

**CITY OF LUMBERTON
PLANNING & ZONING COMMISSION
LUMBERTON CITY HALL COUNCIL CHAMBERS
836 N MAIN STREET, LUMBERTON, TEXAS
JULY 6, 2021 6:30 PM
PUBLIC HEARING**

A G E N D A

Call to Order:

Invocation:

Pledge of Allegiance:

Public Hearing:

- 1) **For the purpose of discussion and possible public comments** on a zone change request submitted by Randall Jones, President and CEO of Goodwill Industries Southeast Texas and Southwest Louisiana, on behalf of BG Foods, Inc., to rezone property located beyond the 250' C-2 zone line, from R-1 Single-Family Dwelling District to C-2 Community Business District. The property is located north and west of McDonald's, at 115 N Main Street, Abstract 53, S K Van Meter League, P#53-73-A, Lumberton, Hardin County, Texas.
- 2) **For the purpose of discussion and possible public comments** on a variance request submitted by Randall Jones, President and CEO of Goodwill Industries Southeast Texas and Southwest Louisiana, on behalf of BG Foods, Inc., to encroach upon the north and south side building setback lines to pour concrete for entrances as well as parking. The property is located north and west of McDonald's, at 115 N Main Street, Abstract 53, S K Van Meter League, P#53-73-A, Lumberton, Hardin County, Texas.
- 3) **For the purpose of discussion and possible public comments** on a variance request submitted by Randall Jones, President and CEO of Goodwill Industries Southeast Texas and Southwest Louisiana, on behalf of BG Foods, Inc., to encroach upon the rear building setback line to within 30' of the rear property line. The property is located north and west of McDonald's at 115 N Main Street, Abstract 53, S K Van Meter League, P#53-73-A, Lumberton, Hardin County, Texas.
- 4) **For the purpose of discussion and possible public comments** on a variance request submitted by Randall Jones, President and CEO of Goodwill Industries Southeast Texas and Southwest Louisiana, on behalf of BG Foods, Inc., to encroach upon the front building setback line, adjacent to McDonald's rear property line, to within 10' of the property line. The property is located north and west of McDonald's at 115 N Main Street, Abstract 53, S K Van Meter League, P#53-73-A, Lumberton, Hardin County, Texas.
- 5) **For the purpose of discussion and possible public comments** on a variance request submitted by Randall Jones, President and CEO of Goodwill Industries Southeast Texas and Southwest Louisiana, on behalf of BG Foods, Inc., to encroach upon the side building setback line, adjacent to McDonald's north property line, to within 2' of the property line. The property is located north and west of McDonald's at 115 N Main Street, Abstract 53, S K Van Meter League, P#53-73-A, Lumberton, Hardin County, Texas.

- 6) **For the purpose of discussion and possible public comments** on a zone change request submitted by Arfeen Properties to rezone property located beyond the 250' C-2 zone line from R-1 Single-Family Dwelling District to C-2 Community Business District. The property is located at 344 S Main Street, Abstract 53, S K Van Meter League, P#53-63, Tract 128, l# 2016-62747 02/25/2016, Lumberton, Hardin County, Texas.
- 7) **For the purpose of discussion and possible public comments** on a variance request submitted by Mike Hawkins of Hawkins Homes, to move a single-family dwelling onto a lot located within the City Limits of Lumberton, Texas. The house is 1300 sq. ft. and will be renovated and have a detached garage after placement. The property is located at the north corner of S Village Creek Parkway and Dennis Road at 255 Dennis Road, Lot 2B of Minor Plat Mike Hawkins, Abstract 14, E Duncan Survey, P#14-94-B, l# 1609/797, Lumberton, Hardin County, Texas.
- 8) **For the purpose of discussion and possible public comments** on a variance request submitted by DJM Contractors to encroach upon the rear building setback line to within 11' of the rear property line. The property is located at 128 Beechwood, Lots 25 and 26 Beechwood Subdivision, Abstract 36, A Lancaster Survey, P#BW-26, l# 2020-102858 3/20/2020, Lumberton, Hardin County, Texas.
- 9) **For the purpose of discussion and possible public comments** on a request submitted by Dennis Williams to approve a Replat of a replat of Lot 4A and 4B Westwood Plaza, Vol. 4, Pg. 120, Plat Records HC into Lot 4A-1 and Lot 4B-1, Westwood Plaza, Abstract 2, Francisco Arriola Survey, Lumberton, Hardin County, Texas.
- 10) **For the purpose of discussion and possible public comments** to consider an amendment to the City's Zoning Ordinance under Chapter 50, Division 6, Section 50-332 for the purpose of permitting secondhand goods stores within the C-2 business district.
- 11) **For the purpose of discussion and possible public comments** to consider amendments to various sections of the City's Zoning Ordinance under Chapter 50 for the purpose of amending regulations of off-street parking.

These Items will appear on the Agenda for Lumberton City Council on Monday, April 12, 2021 at 6:30pm.

Citizen Participation

Discussion and Possible Action

Adjournment

I do hereby certify on the 2nd day of July 2021 at 5:00 p.m., the original of this instrument was posted in the window bulletin board outside City Hall readily accessible to the general public at all times in accordance with the Texas Open Meeting Act, Texas Government Code, Chapter 551.

Steve Clark, City Manager

Attest:

Anita M. Price, Zoning Secretary