

**CITY OF LUMBERTON  
PLANNING & ZONING COMMISSION  
LUMBERTON CITY HALL COUNCIL CHAMBERS  
836 N MAIN STREET, LUMBERTON, TEXAS  
NOVEMBER 1, 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 variance request submitted by DJM Contractors, on behalf of Jason and Cecil Rumery, to encroach upon their south side building setback line to pour concrete to extend and widen their existing driveway to within 3.54' of the property line. The property is located at 6525 Columbus Circle, Lot 16, Block 8, Westwood Heights, Phase IV, Section B Plat 4-193-A, P#WWHIV-8-16, I# 2018-89526 10/18/2018, Lumberton, Hardin County, Texas.
- 2) **For the purpose of discussion and possible public comments** on a variance request submitted by Ryan Canizaro, of RTC Homes, on behalf of James Lavergne, to encroach upon their north side building setback line as well as the rear building setback line to pour concrete for two driveways. The property is located at 505 Andrew, Lot 43, Gracelake Estates, P# GL-43, I# 2020-102053 02/20/2020, Francisco Arriola League, Abstract #2, Lumberton, Hardin County, Texas.
- 3) **For the purpose of discussion and possible public comments** on a variance request submitted by Greg Michel to place a 1,200 square feet accessory building in his back yard. The property is located at 107 Bumstead Road, Lot 2, Minor Plat of Freedom Manor II, Abstract 206, A Franklin Survey, P# 206-11-2-A-1, I# 2021-114415 05/03/2021, Lumberton, Hardin County, Texas.
- 4) **For the purpose of discussion and possible public comments** on variance request submitted by Ron Bordelon of Pan American Engineers, on behalf of Murphy Oil USA, Inc., to construct a sign 25' in height instead of the required 20'. He also would like to request the sign face of 128.27' instead of 100'. The property is located at 90 N LHS Drive, Abstract 2, F Arriola Survey, P# 2-10-A-3, I# 1667/417 02/14/2008, Lumberton, Hardin County, Texas.
- 5) **For the purpose of discussion and possible public comments** on a zone change request submitted by Zach Rowe of Whiteley Oliver, on behalf of First Financial Bank, to rezone the property past the 250' C-2 zone line from R-1, Single Family Site Built Homes District, to C-2, Community Business District. The property is located at 119 N LHS Drive, Lot 2 Block 1, Cavens Cove as per plat 4-207-A, P# CCV-1-2, I# 2019-92366 2/7/2019, Lumberton, Hardin County, Texas.
- 6) **For the purpose of discussion and possible public comments** on a zone change request submitted by James Landers to rezone his entire lot past the 250' C-2 zone line from R-1, Single Family Site Built Homes District, to C-2, Community Business District. The property is located at 1570 West Walton Road, Lot 8, Block D, Beaumont Colony South, P# K33-D-8, I# 951/328, Lumberton, Hardin County, Texas.
- 7) **For the purpose of discussion and possible public comments** on variance request submitted by Chris Jenkins to encroach upon his rear building setback line to build an outdoor kitchen. The property is located at 1275 Kala's Circle, Lot 38, Copper Point, Phase 1, P# CPT-38, I# 2018-81486 01/08/2018, Lumberton, Hardin County, Texas.

These Items will appear on the Agenda for Lumberton City Council on Monday, November 8, 2021 at 6:30pm.

**Citizen Participation**

**Discussion and Possible Action**

**Adjournment**

I do hereby certify on the 29<sup>th</sup> day of October 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.

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Steve Clark, City Manager

**Attest:**

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Anita M. Price, Zoning Secretary