

**CITY OF LUMBERTON
PLANNING & ZONING COMMISSION
LUMBERTON CITY HALL COUNCIL CHAMBERS
836 N MAIN STREET, LUMBERTON, TEXAS
MAY 2, 2022 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 Dale Cudd to rezone this property past the 250' C-2 zone line from R-1 (Single-Family Site Built Dwelling District) to C-2 (Community Business District). The property is located at 950 S Village Creek Parkway, AB 14, in the E Duncan Survey, P# 14-75, Tract 112, l#2017-73399 4/4/2017, Lumberton, Hardin County, Texas.
- 2) **For the purpose of discussion and possible public comments** on a zone change request submitted by Dale Cudd to rezone this property past the 250' C-2 zone line from R-1 (Single-Family Site Built Dwelling District) to C-2 (Community Business District). The property is located at 958 S Village Creek Parkway, AB 14, in the E Duncan Survey, P# 14-74, Tract 111, l# 2016-65826, Lumberton, Hardin County, Texas.
- 3) **For the purpose of discussion and possible public comments** on a variance request submitted by Kevin Boykin of Boykin Homes & Land Sales, to drain lots 243-257 and lots 231-242 to the rear of the property from the back of the house to the drainage ditch adjacent to these properties. These properties are located on Brenner Boulevard, in Copper Point, Phase 7 in the R C Rogers Survey, Abstract Number 46 and the Francisco Arriola League, Abstract Number 2, Lumberton, Hardin County, Texas.
- 4) **For the purpose of discussion and possible public comments** on a variance request submitted by Lisa and Nicholas Sawchak to encroach upon their west side building setback line to within 2' of the property line to build a 10' wide concrete driveway to the back yard. The property is located at 230 Parkway Drive, Lot 12, Candlewick Subdivision, in the S K Van Meter League, Abstract No. 53, P# CWK-12, l#2020-107482 9/15/2020, Lumberton, Hardin County, Texas.
- 5) **For the purpose of discussion and possible public comments** on a variance request submitted by Lisa and Nicholas Sawchak to encroach upon the west side building setback line to within 2' of the property line as well as encroach upon the south, rear building setback line to within 15' of the property line to build a 26x30 accessory building. The property is located at 230 Parkway Drive, Lot 12, Candlewick Subdivision, in the S K Van Meter League, Abstract No. 53, P# CWK-12, l#2020-107482 9/15/2020, Lumberton, Hardin County, Texas.
- 6) **For the purpose of discussion and possible public comments** on a variance request submitted by Dylan Richards to encroach upon his south side building setback line to within 1.96' to pour concrete to widen and extend his existing driveway. The property is located at 6699 Georgetown Lane, Lot 13, Blk 10, in the Francisco Arriola Survey, Abstract No. 2, Westwood Heights, Phase V, Section 1, P# WWHV-10-13, l#2021-116452 06/30/2021, Lumberton, Hardin County, Texas.
- 7) **For the purpose of discussion and possible public comments** on a variance request submitted by Cody Perron to encroach upon his rear building setback line to within 10' of the property line to build a 900 square foot accessory building in his back yard. The property is located at 275 Dogwood Lane, Lot 2, in the Francisco Arriola League, Abstract No. 2, Dogwood III, P# DOG-III-2, l# 2017-75614 7/6/2017, Lumberton, Hardin County, Texas.

- 8) **For the purpose of discussion and possible public comments** on a variance request submitted by Jarrot Harwell to encroach upon his rear building setback line to within 5' of the property line to build a 24x20 shop with a 24x20 carport. The property is located at 7773 Rosewood Drive, Lot 13, Block 2, in the R C Rogers Survey, Abstract No 46, Boykin West, P# BW-2-13, l# 1766/600, Lumberton, Hardin County, Texas.

These Items will appear on the Agenda for Lumberton City Council on Monday, Mary 9, 2022, at 7:00pm.

Citizen Participation

Discussion and Possible Action

Adjournment:

I do hereby certify on the 29th day of April, 2022 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