

**CITY OF LUMBERTON**  
**PUBLIC HEARING 6:30 P.M.**  
**OCTOBER 10, 2022**

**AGENDA**

- A) MEETING CALLED TO ORDER
- B) INVOCATION AND PLEDGE OF ALLEGIANCE
- C) PUBLIC FORUM

*DISCUSSION AND INFORMATION CONCERNING THE FOLLOWING:*

- 1) Request submitted by Deborah Hanna, of Double H Property Management, LLC, to rezone approximately 2 acres from R-1 (Single-Family Dwelling District) to C-2 (Community Business District) with a Specific Use Permit for residences for the aged. The property is located at the rear of 30 W Chance, P#NOT-50, Tract 28 and the rear of 90 W Chance, Abstract 21, in the C A Felder Survey and Bumstead, P#21-57, Lumberton, Hardin County, Texas.
- 2) Zone change request submitted by Deborah Hanna, of Double H Property Management, LLC, to rezone the rear portion of the lot, approximately 16.48', from R-1 (Single-Family Dwelling District) to C-2 (Community Business District). The property is located at 929 N Main Street, P# NOT -45, Tract 35, I# 2016-63864, Lumberton, Hardin County, Texas.
- 3) Variance request submitted by Kevin Boykin, of Boykin Homes and Land Sales, for approval to drain the rear yards of lots 103,104,105,106 to the drainage ditch located behind these lots. The property is located in Copper Point, Phase 3, an 11.868-acre subdivision, Abstract Number 46, in the R C Rogers Survey, Lumberton, Hardin County, Texas. He would also like to request approval to drain the rear yards of lots 137,138,139,140, to the drainage ditch located behind these lots. The property is located in Copper Point, Phase 4, a 13.420-acre subdivision, Abstract Number 46, in the R C Rogers Survey, Lumberton, Hardin County, Texas.
- 4) Request submitted by Jessica and Jerrith Stoute to rezone the rear portion of their lot, approximately 40' deep on the southwest side, from C-2 (Community Business District) to R-1 (Single-Family Dwelling District). The property is located at the southwest corner of W Walton and Bryan Lane, Lot 1, Block 1 Beaumont Colony South, P# K33-1-1, I# 2018-88191, Lumberton, Hardin County, Texas.
- 5) Request submitted by Jessica and Jerrith Stoute for the building setback line to be 25', instead of 50' shown on the original plat, on the north side of the lot on W Walton as well as on the east side of the lot on Bryan Lane. The property is located at the southwest corner of W Walton and Bryan Lane, Lot 1, Block 1 Beaumont Colony South, P# K33-1-1, I# 2018-88191, Lumberton, Hardin County, Texas.
- 6) Request submitted by Jessica and Jerrith Stoute to construct a driveway over each culvert already in place on W Walton and Bryan Lane. The property is located at the southwest corner of W Walton and Bryan Lane, Lot 1, Block 1 Beaumont Colony South, P# K33-1-1, I# 2018-88191, Lumberton, Hardin County, Texas.
- 7) Request submitted by Mark Bounds of JLMB Properties, to divide his property into two lots with a Minor Plat. One of the lots would have the 75' of road frontage and the second lot would have less than the required 75' of road frontage. The property is located at 205 E Chance, NOT BUMSTEAD, P# NOT-19, Tract 66, I# 1417/668, Lumberton, Hardin County, Texas.
- 8) Variance request submitted by Brett Forsyth to waive the required setback ordinance for accessory buildings, to place a 6' x 12' accessory building on the north side of his house to within approximately 5'8" from the property line as well as approximately 10" from his house.

The property is located at 108 Saylor's Way, Lot 49, S01443 The Cascades, Lumberton, Hardin County, Texas.

- 9) Variance request submitted by Reagan Gillespie to waive the required setback ordinance for pools, to build a swimming pool on the east side of his house to within 4 1/2' of his side property line and 4 1/2' to his house. The property is located at 5629 Walton Creek, Lot 28, Walton Creek, P# WCR-28, I# 2019-97841 09/03/2019, Lumberton, Hardin County, Texas

10) ADJOURNMENT

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STEVE CLARK  
CITY MANAGER

On the 7<sup>th</sup> day of October 2022 at 5:00 P.M., the original of this instrument was posted on a window of the City Hall readily accessible to the general public at all times.

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SUSAN COLLINS  
CITY SECRETARY