

**CITY OF LUMBERTON  
PLANNING & ZONING COMMISSION  
LUMBERTON CITY HALL COUNCIL CHAMBERS  
836 N MAIN STREET, LUMBERTON, TEXAS  
NOVEMBER 7, 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 Dan Priest to rezone his property from R-1 (Single-Family Dwelling District) to C-2 (Community Business District). The property is located at 317 S Main Street, Tract 140, Abstract 53, in the S K VanMeter Survey, P#53-230, l#2012-33951, Lumberton, Hardin County, Texas.
- 2) **For the purpose of discussion and possible public comments** on a zone change request submitted by Blue Sky Interests, LTD. to rezone their property from R-1 (Single-Family Dwelling District) to C-2 (Community Business District). The property is located on S Main Street, PIDN# 12981, Tract 124, Abstract 53, in the S K VanMeter Survey, P# 53-229, l#2019-97250 8/9/2019, Lumberton, Hardin County, Texas. They would also like to rezone the connecting property from R-1 to C-2, PIDN# 78464, Lot 1, Minor Plat of McDaniel Acres Plat, Abstract 53, in the S K VanMeter Survey, P# 53-150-A, l# 2020-105654 07/13/2020, Lumberton, Hardin County, Texas.
- 3) **For the purpose of discussion and possible public comments** on a variance request submitted by Bobby and JoAnn Wegner to construct a swimming pool in their side yard encroaching upon the rear building setback lines. The property is located at 125 Emerald Drive, located in the Brookdale Garden Homes Subdivision, Abstract 468, Lot 2, Block 2, P#BDG2-2, Lumberton, Hardin County, Texas.
- 4) **For the purpose of discussion and possible public comments** on a variance request submitted by Nicholas & Jamie Halliburton to build a 1500 square feet accessory building on their property, instead of the maximum requirement of 800'. The property is located at 210 Holmes Road, Lot 4A, Abstract 14, in the E Duncan Survey, Homewood Addition, P# HWA-3, l# 2018-84914 05/08/2018, Lumberton, Hardin County, Texas.
- 5) **For the purpose of discussion and possible public comments** on a variance request submitted by GCVI Group, LLC, on behalf of Eddie Arnaud, to divide this property into 2 lots. Lot 1 would meet the 75' road frontage requirement of the City of Lumberton, Lot 2 would not meet this requirement. The property is located at 430 S Main Street, Tract 131, Abstract 53, in the S K VanMeter Survey, P# 53-280, l# 2014-49652 09/09/2014, Lumberton, Hardin County, Texas.
- 6) **For the purpose of discussion and possible public comments** on a variance request submitted by CND Signs, on behalf of Take 5 Oil Change, to install a wall sign that is 4' 10" instead of the maximum requirement of 4'. The property is located at 123 S LSH Drive, Lot 1B, Block 1, Soaring Dove Place, Abstract 2, in the Francisco Arriola League, and Abstract 46, in the R C Rogers Survey, Lumberton, Hardin County, Texas.
- 7) **For the purpose of discussion and possible public comments** on a variance request submitted by Ricky Martinez Catfish Cabin to paint a sign on the roof of the building. He also asks for a variance from the wall sign ordinance. The property is located at 192 S LHS Drive, Abstract 46, in the R C Rogers Survey, P#46-8-XE, l# 1009/694, Lumberton, Hardin County, Texas.
- 8) **For the purpose of discussion and possible public comments** on a request submitted by Whiteley Oliver, LLC., on behalf of Bobbie Bodle, to replat a portion of Lot 1 into Lots 1D & 1E, Bodle Estates,

Abstract No. 36, in the A Lancaster Survey and Abstract No. 21, in the Charles A. Felder Survey, Lumberton, Hardin County, Texas. Neither lot will meet the required 75' road frontage.

These Items will appear on the Agenda for Lumberton City Council on Monday, November 14, 2022, at 6:30 pm.

**Citizen Participation**

**Discussion and Possible Action**

**Adjournment:**

I do hereby certify on the 4<sup>th</sup> day of November, 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.

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Steve Clark, City Manager

**Attest:**

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Anita M. Price, Zoning Secretary