

**CITY OF LUMBERTON
PLANNING & ZONING COMMISSION
LUMBERTON CITY HALL COUNCIL CHAMBERS
836 N MAIN STREET, LUMBERTON, TEXAS
DECEMBER 5, 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 variance request submitted by Marc Coburn, of Emerson Development, LLC, to change the footprint of the house at this location. He would like to remodel the entire house as well as add an additional 1000' of living space. This would encroach upon the north side building setback line. The lot is zoned C-2. The house is located at 1656 FM 3513, Abstract 419, located in the M Peveto Survey, Tract #48 P# 419-74, Lumberton, Hardin County, Texas.
- 2) **For the purpose of discussion and possible public comments** on a variance request submitted by Phillip Mattingly to encroach upon the rear building setback line to within 5' of the rear property line to construct a 10'X14' accessory building. He would also like to encroach upon the east side building setback line to within 5' of the side property line. The property is located at 6950 Woodridge Drive, Lot 17, Block 11, Abstract 2, located in the Francisco Arriola Survey, Westwood Heights, Phase V, P# WWHV-11-17, Lumberton, Hardin County, Texas.
- 3) **For the purpose of discussion and possible public comments** on a request submitted by Michael Ferguson, on behalf of Faith Assembly of God Church, to divide the Church property into two lots with a Minor Plat, to move the property line. The property is located at 190 Will Lane, Abstract 53, located in the S K VanMeter Survey, P# 53-326, Lumberton, Hardin County, Texas.
- 4) **For the purpose of discussion and possible public comments** on a request submitted by Mark Alston to rezone his property from C-1 (Neighborhood Business District) with 14 hours of operation to C-2 (Community Business District) with 24 hours of operation. The property is approximately .77 acres located at 526 North LHS Drive, Abstract 499, located in the James Walea Survey, Block A, Tract 1, P# 490-1-R, Lumberton, Hardin County, Texas.
- 5) **For the purpose of discussion and possible public comments** on a request submitted by Mark Alston to change the rear building setback line from the required 50' to 20' with the 20' green space included within the setback line. The property is approximately .77 acres located at 526 North LHS Drive, Abstract 499, located in the James Walea Survey, Block A, Tract 1, P# 490-1-R, Lumberton, Hardin County, Texas.
- 6) **For the purpose of discussion and possible public comments** on a request submitted by Blue Wave Carwash to approve the amended plat of Lots 1 & 2, Block 1 into Lots 1A & 2A, Block 1, Abstract 14, located in the Elisha Duncan Survey. The property is located at 710 S Main Street, Lumberton, Hardin County, Texas.
- 7) **For the purpose of discussion and possible public comments** on a variance request submitted by Blue Wave Carwash to encroach upon the east side setback line of Lot 2A, as well as the west side setback line of Lot 1A, to pour concrete for a common driveway, The Property is located at 710 S Main Street, Abstract 14, located in the Elisha Duncan Survey, Lumberton, Hardin County, Texas.

These Items will appear on the Agenda for Lumberton City Council on Monday, December 12, 2022, at 6:30 pm.

Citizen Participation

Discussion and Possible Action

Adjournment:

I do hereby certify on the 2nd day of December, 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