

**CITY OF LUMBERTON
PLANNING & ZONING COMMISSION
LUMBERTON CITY HALL COUNCIL CHAMBERS
836 N MAIN STREET, LUMBERTON, TEXAS
JANUARY 3, 2023, 7:00 PM
REGULAR MEETING**

A G E N D A

Call to Order:

Citizen Participation:

Minutes: **December 5, 2022 Public Hearing
December 5, 2022 Regular Meeting**

Old Business:

ITEM # Z230111 Swearing in of the Planning and Zoning Commission positions that will expire January 1, 2023. The expiring positions are: Co-Chairwoman Dana Hogg, Commissioner Roger Dillon, Commissioner Ryan Ard and Commissioner Darryl Ford. Motion was made and seconded by City Council to appoint these Commissioners for another two-year term with the exception of Commissioner Darryl Ford. Co-Chairwoman Dana Hogg will be resigning, and Joey Schoen will take her position. Commissioner Ford will be replaced by Nate Shaw, due to illness.

ITEM # Z230112 Discussion and possible action 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.

ITEM # Z230113 Discussion and possible action 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.

New Business:

ITEM # Z230114 Discussion and possible action on a variance request submitted by John Rollins, on behalf of Chris Arnaud, to divide this property into two lots with a replat. The property is located at 380 Fletcher Lane, Lot 1, Block 1, Abstract 454, of the Fletcher Place Minor Plat, P#FP-1, Lumberton, Hardin County, Texas.

ITEM # Z230115 Discussion and possible action on a variance request submitted by Roger Baird to divide this property into two lots. Neither of these lots will have a 75' road frontage. The property is located at 107 Harrell Road, Abstract 2, in the Francisco Arriola Survey, Lumberton, Hardin County, Texas.

ITEM # Z230116 Discussion and possible action on a variance request submitted by Marty Guidry to encroach upon the east side building set back line to within 1' to 2' of the property line, to pour concrete for a new construction driveway. The property is located at 112 Temporary Lane, Abstract 53, in the S K VanMeter Survey, Tract #157 and 158, Lumberton, Hardin County, Texas.

ITEM # Z230117 Discussion and possible action on a variance request submitted by Walmart to construct a new wall sign that exceeds the 4' requirement of City of Lumberton Ordinances, Section 50-567 (l). This sign will also extend above the roofline of the building. The property is located at 100 N LHS Drive, Abstract 2, in the Francisco Arriola Survey, Tract 1A, Lumberton, Hardin County, Texas.

These Items will appear on the Agenda for Lumberton City Council on Monday, January 9, 2023, at 7:00 pm.

Future Agenda Items

Adjournment

I do hereby certify on the 22nd day of December, 2022, at 12:00 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 Clerk