

**CITY OF LUMBERTON  
PLANNING & ZONING COMMISSION  
LUMBERTON CITY HALL COUNCIL CHAMBERS  
836 N MAIN STREET, LUMBERTON, TEXAS  
DECEMBER 5, 2022, 7:00 PM  
REGULAR MEETING**

**A G E N D A**

**Call to Order:**

**Citizen Participation:**

**Minutes:**                                **November 7, 2022 Public Hearing  
November 7, 2022 Regular Meeting**

**Old Business:**

**ITEM # Z221211 Discussion and possible action** on a 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. There would be a shared driveway access. The property is located at 430 S Main Street, Tract 131, Abstract 53, in the S K VanMeter Survey, P# 53-280, I# 2014-49652 09/09/2014, Lumberton, Hardin County, Texas.

**New Business:**

**ITEM # Z221212 Discussion and possible action** on 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.

**ITEM # Z221213 Discussion and possible action** 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.

**ITEM # Z221214 Discussion and possible action** 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.

**ITEM # Z221215 Discussion and possible action** 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.

**ITEM # Z221216 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 # Z221217 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.

**ITEM # Z221218 Discussion and possible action** 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.

**ITEM # Z221219 Discussion and possible action** 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.

**ITEM # Z2212110 Discussion and possible action** on a request submitted by James Abshire of Abshire Builders, to approve the Final Plat for River Birch Phase II, Section II-E, in the R.C. Rogers Survey, Abstract Number 46, Lumberton, Hardin County, Texas.

These Items will appear on the Agenda for Lumberton City Council on Monday, December 12, 2022, at 7:00 pm.

### **Future Agenda Items**

### **Adjournment**

I do hereby certify on the 2<sup>nd</sup> 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 Clerk