

**CITY OF LUMBERTON
PLANNING & ZONING COMMISSION
LUMBERTON CITY HALL COUNCIL CHAMBERS
836 N MAIN STREET, LUMBERTON, TEXAS
JULY 6, 2023, 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 request submitted by Frederick Bartz to replat Lot 6 and Lot 7 into Lot 6A and Lot 7A to restructure the lots. The property is located at 930 Bryan Lane, Block J, Abstract 426, in the H. Peace Survey, Beaumont Colony South, Lumberton, Hardin County, Texas.
- 2) **For the purpose of discussion and possible public comments** on a request submitted by John Rollins to replat his property dividing it into three lots. The property is located at 380 Fletcher, Abstract 21, in the M W Bumstead Survey and Charles A Felder League, Lot 1, Block 1, Fletcher Place S/D, Minor Plat, P# FP-1, Lumberton, Hardin County, Texas.
- 3) **For the purpose of discussion and possible public comments** on a variance request submitted by Mike Hawkins, of Hawkins Homes, to encroach upon the west side building setback line to within 2 feet of the property line to pour concrete for a driveway for a side garage. The entrance would be at the front of the lot. The property is located at 230 Sycamore Court, The Woods Subdivision, Lot 45, Abstract Number 53, in the S K VanMeter League, P# TWS-44, Lumberton, Hardin County, Texas.
- 4) **For the purpose of discussion and possible public comments** on a variance request submitted by DJM Contractors, LTD, to encroach upon the rear building setback line to within 5' from the property line to pour a 15' x 15' concrete slab for a pergola, The property is located at 220 Balsam Bend, The Woods Subdivision, Lot 16, Abstract Number 53, in the S K VanMeter League, P# TWS-15, Lumberton, Hardin County, Texas.
- 5) **For the purpose of discussion and possible public comments** on a variance request submitted by Janis Jones to install a separate utility pole for an existing accessory building. The building is too far from the house. The property is located at 116 Church Loop, Tract S6, Abstract Number 14, in the Elisha Duncan Survey, P# 14-130, Lumberton, Hardin County, Texas.
- 6) **For the purpose of discussion and possible public comments** on a variance request submitted by Paul Stephenson, of Education First Federal Credit Union, to install 5' tall wall signs for the bank logo, instead of the required 4' tall wall sign, as per Section 50-567 (1) of the City of Lumberton Ordinances. The property is located at 199 S LHS Drive, Abstract Number 46, in the R C Rodgers Survey, P# 46-9-X, Lumberton, Hardin County, Texas.
- 7) **For the purpose of discussion and possible public comments** on a variance request submitted by Walmart to waive Section 50-553 for Off Street Parking for retail stores in buildings, for the new 4101 square foot addition, and have only 688 parking spaces. The property is located at 100 N LHS Drive, Tract 1A, Abstract Number 2, in the Francisco Arriola Survey, P# 2-10-A-2, Lumberton, Hardin County, Texas.

These Items will appear on the Agenda for Lumberton City Council on Monday, July 10, 2023, at 6:30 pm.

Citizen Participation

Adjournment:

I do hereby certify on the 3rd day of July 2023, 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 Secretary