

**CITY OF LUMBERTON  
PLANNING & ZONING COMMISSION  
LUMBERTON CITY HALL COUNCIL CHAMBERS  
836 N MAIN STREET, LUMBERTON, TEXAS  
AUGUST 7, 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 variance request submitted by Calvin Gauthier, of S&C Builders, LLC., to encroach upon the south side building setback line 5” (five inches) due to home encroachment. The property is located at 1275 Miss Kyndal, Lot 76, Copper Point Phase 2, Abstract Number 46, located in the R C Rogers Survey, Lumberton, Hardin County, Texas.
- 2) **For the purpose of discussion and possible public comments** on a variance request submitted by James Abshire, of Abshire Builders, to have 50’ of road frontage for specific Lots 2-8 and Lots 16-23, in the proposed cluster housing portion of the new development of River Birch Phase III, on Winding Brook Court. The property is located at PIDN# 57301, Abstract Number 46, located in the R C Rogers Survey, Lumberton, Hardin County, Texas.
- 3) **For the purpose of discussion and possible public comments** on a variance request submitted by Jonathan and Jennifer Lee to place their swimming pool 7’6” from their home instead of the required 9’6”, as well as the spa being 5’ from the house instead of 6’. This request is made due to the unique shape of the property. The property is located at 170 Hidden Grove Court, River Birch Phase II, Block 12, Lot 3, Abstract Number 46, located in the R C Rogers Survey, Lumberton, Hardin County, Texas.
- 4) **For the purpose of discussion and possible public comments** on a request submitted by E.K. McCauley to divide his property into two lots with a Minor Plat. The property is located at 1860 Hwy 96 S, Abstract 419, located in the Michael Peveto Survey, Tract 2A, Lumberton, Hardin County, Texas.
- 5) **For the purpose of discussion and possible public comments** on a on a request submitted by Kathy and Steve Kellas to divide their property into two lots with a Minor Plat. The property is located at 111 Cherry Drive, in the unrecorded Greenwood Addition, Block 5, Lots 4 and 5, Lumberton, Hardin County, Texas.

These Items will appear on the Agenda for Lumberton City Council on Monday, August 14, 2023, at 6:30 pm.

**Citizen Participation**

**Adjournment:**

I do hereby certify on the 4th day of August 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.

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Steve Clark, City Manager

**Attest:**

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Anita M Price, Zoning Secretary