

**CITY OF LUMBERTON  
PLANNING & ZONING COMMISSION  
LUMBERTON CITY HALL COUNCIL CHAMBERS  
836 N MAIN STREET, LUMBERTON, TEXAS  
JUNE 3, 2024, 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 Allen Carney, on behalf of Al Moreau, to pour concrete to install a 14-foot-wide drive-through on the south side of the shopping center, which would encroach 14 feet into the 25-foot set back. The property is located at 697 South Main Street, Abstract 14, Track 7, in the Elisha Duncan League, Lumberton, Hardin County, Texas.
- 2) **For the purpose of discussion and possible public comments** on a variance request submitted by Travis Kelley to encroach upon the side setback line to pour concrete for a remodel. The property is located at 1220 Pinehill Lane Abstract No. 53, S. K. VanMeter League, Lumberton, Hardin County, Texas.
- 3) **For the purpose of discussion and possible public comments** on a variance request submitted by Mark Bounds, of JLMB Homes, to allow for the rear portion of the property to drain towards the rear of the lot into the swale ditch, which drains to the ditch on Ned Road. The property is located at 276 E Chance, Abstract 21, in the Charles A Felder League, Lot 1, Minor Plat of JLMB, Lumberton, Hardin County, Texas.
- 4) **For the purpose of discussion and possible public comments** on a variance request submitted by Mark Bounds, of JLMB Homes, to allow for the rear portion of the property to drain towards the rear of the lot into the swale ditch, which drains to the ditch on Ned Road. The property is located at 278 E Chance, Abstract 21, in the Charles A Felder League, Lot 2, Minor Plat of JLMB, Lumberton, Hardin County, Texas.
- 5) **For the purpose of discussion and possible public comments** on amending the City of Lumberton's Zoning Ordinance found in Chapter 50 to provide regulations for Massage Establishments.

These Items will appear on the Agenda for Lumberton City Council on Monday, June 10, 2024, at 6:30 pm.

**Citizen Participation**

**Adjournment:**

I do hereby certify on the 31<sup>ST</sup> day of May, 2024, 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