

**CITY OF LUMBERTON
PLANNING & ZONING COMMISSION
LUMBERTON CITY HALL COUNCIL CHAMBERS
836 N MAIN STREET, LUMBERTON, TEXAS
JULY 1, 7:00 PM
REGULAR MEETING**

A G E N D A

Call to Order:

Citizen Participation:

Minutes: **June 3, 2024 Public Hearing
June 3, 2024 Regular Meeting**

Old Business:

ITEM # Z24613 Discussion and possible action 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.

New Business:

ITEM # Z24711 Discussion and possible action on a request submitted by Debbie Hanna, founder of Restorations Ranch and Senior Natural Living, LLC, to amend the Minor Plat of Restorations Ranch and Senior Natural Living Development dated 8/16/2023. The property is located in the M W Bumstead Survey, in the Charles A Felder League, Abstract No. 21, Lumberton, Hardin County, Texas.

ITEM # Z24712 Discussion and possible action comments on a request submitted by Debbie Hanna, founder of Restorations Ranch and Senior Natural Living, LLC, to rezone the entire Lot 2 of the proposed Amended Plat of Restorations Ranch and Senior Natural Living Development to C-2. The property is located in the M W Bumstead Survey in the Charles A Felder League, Abstract No. 21, Lumberton, Hardin County, Texas.

ITEM # Z24713 Discussion and possible action on a variance request, submitted by Debbie Hanna, founder of Restorations Ranch and Senior Natural Living, LLC, to Section 50-338 (b)(1) that requires an 8' opaque fence around the C-2 zoned property adjacent to R-1 zoned residential areas. The property is located in the M W Bumstead Survey in the Charles A Felder League, Abstract No. 21, Lumberton, Hardin County, Texas.

ITEM # Z24714 Discussion and possible action on a request submitted by James Abshire, of Abshire Building Group, to approve the revised Preliminary Plat and construction plans for River Birch Phase III. The property is located at Abstract No. 46, Rogers R. C. Survey, Lumberton, Hardin County, Texas.

ITEM # Z24715 Discussion and possible action on a variance request submitted by Kurt Nolen to build a 24'X40' RV/carport to within 30 inches of his east side property line. The property is located at 164 Beechwood Drive, Lot 16, Abstract 493, Lumberton, Hardin County, Texas.

ITEM # Z24716 Discussion and possible action comments on a variance request submitted by Kurt Nolen to drain the runoff from the east side of his carport, to the rear of the property. The property is located at 164 Beechwood Drive, Lot 16, Abstract 493, Lumberton, Hardin County, Texas.

ITEM # Z24717 Discussion and possible action on a request submitted by Jack Brumley to replat Lot 1 of the Minor Plat of Alpha Center Subdivision. The property is located at 863 and 871 S Main Street, Lot #1, in the Elisha Duncan League, Abstract No. 14, Lumberton, Hardin County, Texas.

ITEM # Z24718 Discussion and possible action on a variance request submitted by Travis Kelley to encroach upon the side setback line to replace an old carport with a new carport within the same footprint. The property is located at 1220 Pinehill Lane Abstract No. 53, S. K. VanMeter League, Lumberton, Hardin County, Texas.

Future Agenda Items

Adjournment:

I do hereby certify on the 28th day of June, 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.

Steve Clark, City Manager

Attest:

Anita M Price, Zoning Secretary