

**CITY OF LUMBERTON**  
**PUBLIC HEARING 6:30 P.M.**  
**JULY 8, 2024**

**AGENDA**

- A) MEETING CALLED TO ORDER
- B) INVOCATION AND PLEDGE OF ALLEGIANCE
- C) PUBLIC FORUM

*DISCUSSION AND INFORMATION CONCERNING THE FOLLOWING:*

- 1) 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.
- 2) Variance request submitted by Travis Kelley to encroach upon the side setback line to replace an old carport with a new carport. The property is located at 1220 Pinehill Lane Abstract No. 53, S. K. VanMeter League, Lumberton, Hardin County, Texas.
- 3) 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.
- 4) 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.
- 5) 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.
- 6) Variance 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.
- 7) 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.
- 8) Variance submitted 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.

9) 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.

10) ADJOURNMENT

---

STEVE CLARK  
CITY MANAGER

On the 5<sup>th</sup> day of July 2024 at 5:00 P.M., the original of this instrument was posted on a window of the City Hall readily accessible to the general public at all times.

---

DARLA HARRINGTON  
CITY SECRETARY