

# CITY OF LUMBERTON

**TO: COUNCIL MEMBERS AND PATRONS**  
**SUBJECT: REGULAR CITY COUNCIL MEETING**  
**DATE: JULY 8, 2024 TIME: 7:00 P.M.**  
**PLACE: LUMBERTON CITY HALL COUNCIL CHAMBERS**

## **\*\* AGENDA \*\***

**Welcome**

**Call the meeting to order**

**Invocation and Pledge of Allegiance**

**Citizen's Participation**

**Announcements/City Business**

**Committee Reports**

**Consent Agenda**

Approval of Minutes of June 24, 2024 Regular Meeting

**Old Business**

**New Business**

*Item #240711* - Discussion and Possible Action – Approve City of Lumberton Industrial Development Corporation – FY 2024-'25 Operating Budget

*Item #240712* - Discussion and Possible Action – Appoint / Re-Appoint Industrial Development Corporation Directors

*Item #240713* – Discussion and Possible Action – Zoning Commission Recommendation 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.

*Item #240714* -- Discussion and Possible Action – Zoning Commission Recommendation 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.

- Item #240715* - Discussion and Possible Action – Zoning Commission Recommendation 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 #240716* - Discussion and Possible Action – Zoning Commission Recommendation 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 #240717* - Discussion and Possible Action - Zoning Commission Recommendation 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 #240718* - Discussion and Possible Action - Zoning Commission Recommendation 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.
- Item #240719* - Discussion and Possible Action - Zoning Commission Recommendation 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 #2407110* - Discussion and Possible Action – Zoning Commission Recommendation 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.
- Item #2407111* - Discussion and Possible Action – Zoning Commission Recommendation 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.

## **Monthly Reports**

Departmental Reports

## **Mayor’s Report**

**City Manager's Report**

**Police Chief's Report**

**Executive Session**

- A.) PENDING/CONTEMPLATED LITIGATION – SECTION 551.071
- B.) LAND ACQUISITION – SECTION 551.072
- C.) PERSONNEL – SECTION 551.074

**Action on Executive Session Items**

**Items for Future Agenda**

**Adjournment**

**Executive Session, closed, under Texas Government Code Section 551.071, 551.072 and 551.074 (Private Consultation with City's Attorney, Land Acquisition and Personnel)**

**If, during the course of the meeting, any discussion of any item on the agenda should be held in a closed meeting, the Council will conduct a closed meeting in accordance with the Texas Open Meetings Act, Tex. Govt. Code, Chapter 551, Subchapters D and E.**

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DARLA HARRINGTON  
CITY SECRETARY

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STEVE CLARK  
CITY MANAGER