

**CITY OF LUMBERTON  
PLANNING & ZONING COMMISSION  
LUMBERTON CITY HALL COUNCIL CHAMBERS  
836 N MAIN STREET, LUMBERTON, TEXAS  
NOVEMBER 4, 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 Chris Abdul to construct a 45'X20' (900 Square Feet) accessory building, on a concrete slab, instead of the maximum required 800 square feet. The property is located at 215 E Chance, Lot 2, of the Minor Plat of JLMB I, Abstract No. 21, located in the Charles A Felder League, Lumberton, Hardin County, Texas.
- 2) **For the purpose of discussion and possible public comments** on a variance request submitted by Chris Abdul to construct a 45'X20' accessory building, located beside the house, instead of behind the house. The property is located at 215 E Chance, Lot 2, of the Minor Plat of JLMB I, Abstract No. 21, located in the Charles A Felder League, Lumberton, Hardin County, Texas.
- 3) **For the purpose of discussion and possible public comments** on a variance request submitted by Chris Abdul to construct a 45'X20' accessory building, with the peak of the building being 16 ½' tall, instead of the 14' maximum required by City Ordinance. The property is located at 215 E Chance, Lot 2, of the Minor Plat of JLMB I, Abstract No. 21, located in the Charles A Felder League, Lumberton, Hardin County, Texas.
- 4) **For the purpose of discussion and possible public comments** on a variance request submitted by Cecil Ozment to construct a 40'X30' (1200 Square Feet) accessory building with a 40'X10' (400 Square Feet) awning, on a concrete slab. The property is located at 1220 Pinehill Lane, Village Oaks, P# 53-124-O, Lumberton, Hardin County, Texas.
- 5) **For the purpose of discussion and possible public comments** on a variance request submitted by Justin Hanna to add 600 square feet to his existing 480 square feet accessory building for a total of 1,080 square feet. The existing building is located on his 2.04 acres at 135 Linwood Lane, Abstract No. 2, in the Francisco Arriola Survey, Lumberton, Hardin County, Texas.
- 6) **For the purpose of discussion and possible public comments** on a variance request submitted by Justin Hanna to add an electrical meter to his existing accessory building because it is too far from his house to run lines from the house. The existing building is located on his 2.04 acres at 135 Linwood Lane, Abstract No. 2, in the Francisco Arriola Survey, Lumberton, Hardin County, Texas.

These Items will appear on the Agenda for Lumberton City Council on Tuesday, November 12, 2024, at 6:30 pm.

**Citizen Participation**

**Adjournment:**

I do hereby certify on the 1<sup>st</sup> day of November 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