

**CITY OF LUMBERTON  
PLANNING & ZONING COMMISSION  
LUMBERTON CITY HALL COUNCIL CHAMBERS  
836 N MAIN STREET, LUMBERTON, TEXAS  
JANUARY 6, 2025, 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 Daniel Smith, to encroach upon the rear building setback line to within 5' of the property line, as well as the side building setback line, to pour concrete for a driveway to his accessory building, from Kerrville Lane. The property is located at 6505 Georgetown, Westwood Heights Subdivision, Phase IV, Section C, Block 8, Lot 33, Abstract No. 2, in the Francisco Arriola Survey, Lumberton, Hardin County, Texas.
- 2) **For the purpose of discussion and possible public comments** on a variance request submitted by David Spoon to build a 30'X50' accessory building on his 3.42 acres of land. The property is located at 950 Bryan Lane, Beaumont Colony South, Block J, Lot Pt of 9, Lumberton, Hardin County, Texas.
- 3) **For the purpose of discussion and possible public comments** on a variance request submitted by David Spoon to build this 30'X50' accessory building with a 17' peak, instead of the required maximum of 14'. The property is located at 950 Bryan Lane, Beaumont Colony South, Block J, Lot Pt of 9, Lumberton, Hardin County, Texas.
- 4) **For the purpose of discussion and possible public comments** on a variance request submitted by David Spoon to encroach upon his north property line to within approximately 84' and his east property line to within approximately 95' for this 30'X50' accessory building. The property is located at 950 Bryan Lane, Beaumont Colony South, Block J, Lot Pt of 9, Lumberton, Hardin County, Texas.
- 5) **For the purpose of discussion and possible public comments** on a variance request submitted by Jeff Brushaber, of DJM Contractors, LTD., to drain the rear of this property into the existing drainage that goes across the rear of the property, to Main Street. The property is located at 130 Isom, in the Weaver Subdivision, Lot 20, Lumberton, Hardin County, Texas.
- 6) **For the purpose of discussion and possible public comments** on a variance request submitted by Mike Hawkins to make adjustments to his proposed Cluster Housing Development located on Thomas Road. He would like to extend the street to 1,040 linear feet, instead of the required 800' maximum for a cul-de-sac. The property is located at 283 Thomas Road, Tract 103, Abstract Number 14 in the Elisha Duncan Survey, Lumberton, Hardin County, Texas.
- 7) **For the purpose of discussion and possible public comments** on a variance request submitted by Mike Hawkins to make adjustments to his proposed Cluster Housing Development located on Thomas Road. He would like to reduce the required lot size of 6,500 square feet minimum, to 5,100 square feet. The property is located at 283 Thomas Road, Tract 103, Abstract Number 14 in the Elisha Duncan Survey, Lumberton, Hardin County, Texas.

- 8) **For the purpose of discussion and possible public comments** on a variance request submitted by Mike Hawkins to make adjustments to his proposed Cluster Housing Development located on Thomas Road. He would like for the front and rear building setback lines to be 19', instead of the required minimum 25'. The property is located at 283 Thomas Road, Tract 103, Abstract Number 14 in the Elisha Duncan Survey, Lumberton, Hardin County, Texas.
- 9) **For the purpose of discussion and possible public comments** on a variance request submitted by Dylan Ainsworth and Matthew Beard, of JLT Capital, to rezone their property to entirely C-2 Community Business District. The property is currently zoned C-2 for the first 250' from the front property line with the remainder being zoned R-1 Residential Single Family Dwelling Site Built Homes. The property is located at 567 Main Street, Tract 2, Abstract 14, in the Elisha Duncan Survey, Lumberton, Hardin County, Texas.
- 10) **For the purpose of discussion and possible public comments** on a variance request submitted by Dylan Ainsworth and Matthew Beard, of JLT Capital, for the south side building setback line to be 20' instead of the required minimum of 40'. The property is located at 567 Main Street, Tract 2, Abstract 14, in the Elisha Duncan Survey, Lumberton, Hardin County, Texas.
- 11) **For the purpose of discussion and possible public comments** on a variance request submitted by Dylan Ainsworth and Matthew Beard, of JLT Capital, for the rear building setback line to be 30' instead of the required minimum of 50'. The property is located at 567 Main Street, Tract 2, Abstract 14, in the Elisha Duncan Survey, Lumberton, Hardin County, Texas.
- 12) **For the purpose of discussion and possible public comments** on a variance request submitted by Curtis White, of Curtis White Contractors, Inc., on behalf of Kevin Laughlin, to encroach upon the west side building setback line to pour concrete for a solid driveway from the front parking lot to the rear parking lot to allow for additional entrance and parking. The property is located at 120 Country Lane, Tract 5A, Abstract Number 14, in the Elisha Duncan Survey, Lumberton, Hardin County, Texas.
- 13) **For the purpose of discussion and possible public comments** on a variance request submitted by Jack Brumley to encroach upon his east rear building setback line to within 30' of the rear property line, to pour concrete for a driveway. The property is located at Dennis Drive, Lot 1C of the replat of Lot 1 Alpha Center Subdivision, Volume 4, Page 315 Plat Records, Hardin County, Lumberton, Hardin County, Texas.
- 14) **For the purpose of discussion and possible public comments** on a variance request submitted by Jack Brumley to encroach upon his north side building setback line to the side property line for a driveway. The property is located at Dennis Drive, Lot 1C of the replat of Lot 1 Alpha Center Subdivision, Volume 4, Page 315 Plat Records, Hardin County, Lumberton, Hardin County, Texas.

These Items will appear on the Agenda for Lumberton City Council on Monday, January 6, 2025, at 6:30 pm.

### **Citizen Participation**

#### **Adjournment:**

I do hereby certify on the 3<sup>rd</sup> day of January, 2025, 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