

**CITY OF LUMBERTON
PLANNING & ZONING COMMISSION
LUMBERTON CITY HALL COUNCIL CHAMBERS
836 N MAIN STREET, LUMBERTON, TEXAS
FEBRUARY 3, 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 Curtis White, of Curtis White Contractors, Inc., on behalf of Kevin Laughlin, to encroach upon the east side building setback line to pour concrete for parking, to within 2' from the property line. The property is located at 120 Country Lane, Tract 5A, Abstract Number 14, in the Elisha Duncan League, Lumberton, Hardin County, Texas.
- 2) **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 parking, to within 5' of the property line. The property is located at 120 Country Lane, Tract 5A, Abstract Number 14, in the Elisha Duncan League, Lumberton, Hardin County, Texas.
- 3) **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 rear building setback line to within 12' to pour concrete for parking. The property is located at 120 Country Lane, Tract 5A, Abstract Number 14, in the Elisha Duncan League, Lumberton, Hardin County, Texas.
- 4) **For the purpose of discussion and possible public comments** on a variance request submitted by Kris Crawford to encroach upon the south side building setback line to pour concrete to widen and extend an existing driveway to within 2' of the property line, and to the rear corner of the house. The property is located at 233 Cody Lane, Lot 7, Block 7 of Woosley Palms Phase 5, Abstract Number 588, in the J. F. Callihan Survey, Lumberton, Hardin County, Texas.
- 5) **For the purpose of discussion and possible public comments** on a variance request submitted by Brian and Sally Kunk to encroach upon the side building setback line to pour concrete to widen and extend the existing driveway to within 2' of the property line. The property is located at 7748 Cobblestone Terrace, Lot 8, Block 2, Boykin West Subdivision, Lumberton, Hardin County, Texas.
- 6) **For the purpose of discussion and possible public comments** on a variance request submitted by Tommy Blanchard to build his home and drain the rear and side of his property to Walton Creek with the natural flow of the property. This property is located at PIDN# 10141, W Walton, Abstract Number 36, in the A Lancaster Survey, Tract 26, Lumberton, Hardin County, Texas.
- 7) **For the purpose of discussion and possible public comments** on a variance request submitted by Sidney and Allyssa Richard to encroach upon the rear and side building setback lines to within 5' of the property line to construct a 22X22 pool house as well as an outdoor kitchen under the same roof. The property is located at 101 Gracie Lane, Lot 15 of the Cascades Subdivision, Abstract Number 14, in the Elisha Duncan League, Lumberton, Hardin County, Texas.

- 8) **For the purpose of discussion and possible public comments** on a variance request submitted by Howard and Tomi Yezak to encroach upon the rear building setback line to within 13' and the side building setback line to within 5' of the property lines, to build an 8'X10' accessory building. The property is located at 5625 Lexington Circle, Lot 16, Block 12, in the Stonegate Subdivision, Abstract Number 21, in the C A Felder League, Lumberton, Hardin County, Texas.
- 9) **For the purpose of discussion and possible public comments** on a request submitted by Kevin Boykin of Boykin Homes, to approve the Preliminary Plat of Copper Point Phase 5. He would also like to drain the rear of lots 171-174 to the rear of the property. The property is located in Abstract Number 46, in the R C Rogers Survey, Lumberton, Hardin County, Texas.
- 10) **For the purpose of discussion and possible public comments** on a request submitted by Kevin Boykin of Boykin Homes, to approve the Preliminary Plat of Copper Point Phase 6. He would also like to drain the rear of lots 225, 226, 203-212 to the rear of the property. The property is located in Abstract Number 46, in the R C Rogers Survey, Lumberton, Hardin County, Texas.

These Items will appear on the Agenda for Lumberton City Council on Monday, February 10, 2025, at 6:30 pm.

Citizen Participation

Adjournment:

I do hereby certify on the 31st 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.

Steve Clark, City Manager

Attest:

Anita M Price, Zoning Secretary