

**CITY OF LUMBERTON  
PLANNING & ZONING COMMISSION  
LUMBERTON CITY HALL COUNCIL CHAMBERS  
836 N MAIN STREET, LUMBERTON, TEXAS  
MARCH 4, 2025, 7:00 PM  
REGULAR MEETING**

**A G E N D A**

**Call to Order:**

**Citizen Participation:**

**Minutes:**                      **February 3, 2025 Public Hearing  
February 3, 2025 Regular Meeting**

**Old Business: None**

**New Business:**

**ITEM # Z25311 Discussion and possible action** 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 5' 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.

**ITEM # Z25312 Discussion and possible action** on a variance request submitted by Jose and Makayla Vidal to encroach upon the north, rear building setback line to pour concrete for a 30'X30' accessory building (instead of the maximum required 800 square feet) to within 15.72' of the property line (instead of the required 25'). The property is located at 147 Norwood, in the Oak Forest Subdivision, Blk 1 Lot 24, Abstract 21, in the Charles A Felder Survey, and Abstract 468, in the Amos Thomas Survey, Lumberton, Hardin County, Texas.

**ITEM # Z25313 Discussion and possible action** on a variance request submitted by James Abshire, of the Abshire Building Group, to encroach upon the side building setback lines to pour concrete for a driveway for a side garage. The properties are located at 100 Hidden Grove Court, 475 Hidden Grove Court, and 355 Hidden Grove Court, in River Birch Phase II, Section II-E, Abstract 46, in the R C Rogers Survey, Lumberton, Hardin County, Texas.

**ITEM # Z25314 Discussion and possible action** on a variance request submitted by Shaun and Lisa Smith to encroach upon the rear building setback line to within 10' of the rear property line, to pour concrete to build a patio. The property is located at 230 Hidden Grove, River Birch, Phase II, Block 8, Lot 4, Abstract 46, in the R C Rogers Survey, Lumberton, Hardin County, Texas.

**ITEM # Z25315 Discussion and possible action** on a variance request submitted by Mike Hawkins to rezone his property from C-2 (Community Business District) to R-1 (Residential Single-Family Site Built Homes). The property is located at 255 Dennis Road, Abstract 14, in the Elisha Duncan Survey, Tract 2B, Lumberton, Hardin County, Texas.

**Future Agenda Items**

**None**

**Adjournment:**

I do hereby certify on the 28<sup>TH</sup> of February , 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