

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

A G E N D A

Call to Order:

Citizen Participation:

Minutes: **July 7, 2025, Public Hearing
July 7, 2025, Special Meeting**

Old Business: None

New Business:

ITEM # Z25811 Discussion and possible action on a variance request submitted by James Anderson to encroach upon his east side and rear building setback lines to within 5' of both property lines, to construct an 8'X8' accessory building on skids (Section 50-537 City Ordinances). The property is located at 6910 Woodridge Drive, Westwood Heights, Phase IV, Section A, Block 10, Lot 11, Abstract #2, in the Francisco Arriola Survey, Lumberton, Hardin County, Texas.

ITEM # Z25812 Discussion and possible action of the following proposed amendments to the City of Lumberton Code of Ordinances Chapter 50 (Zoning), Division 6. – C-2 Community Business District:

- **Sec. 50-332 – Use regulations**, to exclude game rooms as a permitted use
- **Sec. 50-341 – Game rooms**, to prohibit game rooms and the operation of amusement redemption machines.

ITEM # Z25813 Discussion and possible action on a request submitted by Patrick Hoffman, of B-E Development, Inc., to approve the Amended Plat of Longleaf Section 1A. The subdivision is 21.10 acres located in the Edwardo Ariola Survey, Abstract No. 1, Lumberton, Hardin County, Texas.

**Future Agenda Items
None**

Adjournment:

I do hereby certify on the 1st day of August, 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