

**CITY OF LUMBERTON
PLANNING & ZONING COMMISSION
LUMBERTON CITY HALL COUNCIL CHAMBERS
MARCH 6, 2017 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 action on a request submitted by Bobby Bodle for approval of the Preliminary Plat for the proposed Cluster Housing Development Walton Creek Subdivision. Walton Creek Subdivision is approximately 6.3728 acres located in the A. Lancaster/Charles A. Felder Survey, Abstract Number 36/21, Lumberton, Hardin County, Texas.

- 2) For the purpose of discussion and possible action on the following variance requests submitted by Bill Cole, Cole Realty Partners, LLC, on behalf of Lumberton MHP, LLC for the orderly development of this property:
 1. To allow lots 12-20 and 68-72 to have less than the required 6000 square feet lot size as required by Sec. 50-433 and Sec. 50-434, but still allow for the minimum setback lines and adequate buildable area.
 2. To allow a blanket perpetual variance to not conform with the requirements of Sec. 50-432 requiring a concrete slab foundation, due to the hardship caused by following these requirements, but rather to comply with applicable manufacturer's requirements.
 3. To allow lots 12-29, 63, 64 and 66-73 to be 40 feet 1 inch in width instead of 50 feet, which allows for a 12' side setback as required by Sec. 50-432 as well as a 16' wide buildable area.
 4. To allow lots 12-20, 63-65, 74 and 76 to be less than 120' in depth as the minimum required by Sec. 50-434.
 5. To allow a density of 7.19 lots/acre instead of a density of 5 lots/acre as the maximum required in Sec. 50-438.
 6. To allow lots 20 and 66 to encroach upon the 15' buffer required in Sec. 50-443 for a 15' buffer along the community's exterior boundary line.

7. To allow asphalt private access drives to match existing drives instead of concrete streets required in Sec.50-449.

Citizen Participation

Discussion and Possible Action

Adjournment

I do hereby certify on the 3rd day of March, 2017, at 5:00 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 Clerk