# CITY OF LUMBERTON PLANNING & ZONING COMMISSION LUMBERTON CITY HALL COUNCIL CHAMBERS MARCH 6, 2017 7:00 pm

#### **REGULAR MEETING**

### AGENDA

Call to Order

**Citizen Participation** 

Minutes

February 21, 2017 Public Hearing February 21, 2017 Regular Meeting

Old Business

#### **New Business**

ITEM # Z17311 **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.

ITEM # Z17312 **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 a16' 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.

## **Future Agenda Items**

## Adjournment

I do hereby certify on the  $3^{\rm rd}$  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:	, 0	
Anita M. Price, Zoning Clerk		