

CITY OF LUMBERTON  
PLANNING & ZONING COMMISSION  
LUMBERTON CITY HALL COUNCIL CHAMBERS  
MARCH 20, 2018 7:00 pm

REGULAR MEETING

A G E N D A

Call to Order

Citizen Participation

Minutes February 5, 2017 Public Hearing  
February 5, 2017 Regular Meeting

Old Business

New Business

**ITEM # Z18311 Discussion and possible action** on a variance request submitted by Baker Signs to install a new Wienerschnitzel pole sign 34' 8" tall. The property is located at 190 S Main Street, AB 53, S K VanMeter, P#53-185, Tract 38B & 114, I# 1181/641, Hardin County, Texas.

**ITEM # Z18312 Discussion and possible action** on a variance request submitted by Jeremy and Christine Buxton to encroach upon the side building setback lines to extend their existing driveway on the south side of the house. The property is located at 100 Darla Drive, Lot 2, Block 3, Tall Pines I, P#TPI-3-2, I#1367/207 & 1116/592, Lumberton, Hardin County, Texas.

**ITEM # Z18313 Discussion and possible action** on a variance request submitted by L&L Merrill Enterprises, LTD. to encroach upon the side building setback lines to construct a home. The property is located at 138 River Birch Circle, Lot 1, Block 2, River Birch Place, Phase I Section IIB, P# RBP1-2-1, I# 2017-78567 10/27/2017, Lumberton, Hardin County, Texas.

**ITEM # Z18314 Discussion and possible action** on a variance request submitted by Mike Hawkins to drain lots 1, 9 and 10 to the rear of the property into the detention ponds, and drain lots 3,4 and 5 into a ditch that would drain into the detention ponds. The property is located at Fox Creek Lane, in the Elisha Duncan League, Abstract Number 14, of The Reserve Subdivision, Lumberton, Hardin County, Texas.

**ITEM # Z18315 Discussion and possible action** on variance requests submitted by Kathleen Lorraine Jones, Estate of Connie and Julia Olive, to divide her property by Minor Plat. The variances are as follows: Multiple dwellings on one lot, lack of road frontage for both lots, setback lines, concrete in setback lines and adding that other mobile homes will be prohibited from being added to the property. The property is

located at 151 Welter Road, Abstract 36, A Lancaster Survey, Lumberton, Hardin County, Texas.

**ITEM # Z18316 Discussion and possible action** on a variance request submitted by Stephen Withers to encroach upon the side and rear building setback lines to allow concrete to be poured within 10' of the property lines for their customers at the proposed car wash. Currently, the side building setback lines for the first 250' are 10'. The request is for the next 100', which is zoned C-2 as well. The property is located at 420 S Main Street, Abstract 53, S.K. VanMeter League, 3P# 53-221, I# 2017-77625 9/27/2017, Lumberton, Hardin County, Texas.

**ITEM # Z18317 Discussion and possible action** on a variance request submitted by Chuck King, King Homes, to encroach upon the west side building setback line. The property is located at 210 Mandavilla Way, Lot 3, Block 4 Woosley Palms Phase Two A, P#WP2-4-3, I#2017-72361 03/01/2017, Lumberton, Hardin County, Texas.

**ITEM # Z18318 Discussion and possible action** on a request submitted by Bobby Bodle of Purpose Builders, for approval of the Final Plat of Walton Creek, a Private Cluster Housing Development. The property is located out of and a part of A. Lancaster Survey, Abstract 36 and Charles A. Felder Survey, Abstract 21, Lumberton, Hardin County, Texas.

#### **Future Agenda Items**

#### **Adjournment**

I do hereby certify on the 16<sup>th</sup> day of March, 2018, 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.

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Steve Clark, City Manager

#### **Attest:**

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Anita M. Price, Zoning Clerk