

**CITY OF LUMBERTON
PLANNING & ZONING COMMISSION
LUMBERTON CITY HALL COUNCIL CHAMBERS
JULY 2, 2018 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 variance request submitted by Chuck King, King Homes, Inc., to encroach upon the north side building setback line to pour concrete for a driveway. Mr. King would also like to request a variance to encroach upon the rear setback line to construct a garage. The property is located at 106 Palmetto Street of Woosley Palms Subdivision, Phase Two "A", Lot 7, Block 3, in the J.F, Callihan Survey, Abstract No. 588, in the , Hardin County, Texas.
- 2) For the purpose of discussion and possible action on a variance request submitted by DJM Contractors to encroach upon the side building setback line to pour a concrete driveway on their corner lot. They would also like to ask for a variance to encroach upon the rear setback line to construct an accessory building. The property is located at 6505 Columbus Circle, Lot 14, Block 8, Westwood Heights Subdivision, Phase IV Section B Plat, 4-193-A, P#WWWHIV-8-14, l#2018-85133 5/15/2018, Lumberton, Hardin County, Texas.
- 3) For the purpose of discussion and possible action on a variance request submitted by Laura and Joel Kressman to encroach upon their side building setback line to pour a concrete driveway and construct an accessory building. The property is located at 215 Dana Street, Abstract 53, in the S.K. Van Meter Survey, P#53-236-3 Tract 164D, l#1108/470, Lumberton, Hardin County, Texas.
- 4) For the purpose of discussion and possible action on a variance request submitted by Barney Lanners to encroach upon his side and rear building setback lines to construct an accessory building. The property is located at 1365 Kala's Circle, Copper Point Phase

1 Subdivision, Lot 47, P#CPT-47, l#2017-77864 10/05/2017,
Lumberton, Hardin County, Texas.

- 5) For the purpose of discussion and possible action on a request submitted by Mark W. Whiteley & Associates, Incorporated, on behalf of MST Lumberton Properties, to approve the Preliminary Plat for Westwood Heights Phase V. The property is located in the Francisco Arriola Survey, Abstract No. 2, Lumberton, Hardin County, Texas.
- 6) For the purpose of discussion and possible action on a request submitted by John Boykin to approve the Preliminary Plats for Copper Point Phase 2. The property is located in the R.C. Rogers Survey, Abstract Number 46, Lumberton, Hardin County, Texas.
- 7) For the purpose of discussion and possible action on a request submitted by John Boykin to approve the Preliminary Plats for Copper Point Phase 7. The property is located in the R.C. Rogers Survey, Abstract Number 46, and Francisco Arriola League, Abstract Number 2, Lumberton, Hardin County, Texas.
- 8) For the purpose of discussion and possible action on a request submitted by John Boykin to approve the Preliminary Plats for Copper Point Phase 8. The property is located in the R.C. Rogers Survey, Abstract Number 46, Lumberton, Hardin County, Texas.
- 9) For the purpose of discussion and possible action on the following proposed ordinance changes:
 - Proposed Amendment to Section 50-305 and Section 50-339- Building Exterior Finish Requirements for C-1 and C-2 zoned areas requiring standards of 100 percent masonry to the building façade and a minimum of 50 percent masonry to the exterior building walls.
 - Proposed Amendment to Chapter 50- Zoning, providing for regulations for Health Clubs/Fitness Centers Establishments and permitted use in C-1 and C-2 zoned areas.
 - Proposed Amendment to Section 50-432 to correct an error pertaining to the minimum lot area required for a manufactured home located in the manufactured housing community park district to 6,000 square feet.
 - Proposed Amendment to Chapter 42 – Subdivision, Section 42-15, clarify the minimum exterior side setback line.

- Proposed Amendment to Sections 50-119 and 50-120 to permit the Planning & Zoning Commission and City Council to hold joint public hearings; providing for notice requirements.

Citizen Participation

Discussion and Possible Action


Adjournment

I do hereby certify on the 29th day of June, 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.



Steve Clark, City Manager

Attest:



Anita M. Price, Zoning Clerk

CITY OF LUMBERTON
PLANNING & ZONING COMMISSION
LUMBERTON CITY HALL COUNCIL CHAMBERS
JULY 2, 2018 7:00 pm

REGULAR MEETING

A G E N D A

Call to Order

Citizen Participation

Minutes June 4, 2018 Public Hearing
 June 4, 2018 Regular Meeting

Old Business

New Business

ITEM # Z18711 Discussion and possible action on a variance request submitted by Chuck King, King Homes, Inc., to encroach upon the north side building setback line to pour concrete for a driveway. Mr. King would also like to request a variance to encroach upon the rear setback line to construct a garage. The property is located at 106 Palmetto Street of Woosley Palms Subdivision, Phase Two "A", Lot 7, Block 3, in the J.F, Callihan Survey, Abstract No. 588, in the , Hardin County, Texas.

ITEM # Z18712 Discussion and possible action on a variance request submitted by DJM Contractors to encroach upon the side building setback line to pour a concrete driveway on their corner lot. They would also like to ask for a variance to encroach upon the rear setback line to construct an accessory building. The property is located at 6505 Columbus Circle, Lot 14, Block 8, Westwood Heights Subdivision, Phase IV Section B Plat, 4-193-A, P#WWWHIV-8-14, l#2018-85133 5/15/2018, Lumberton, Hardin County, Texas.

ITEM # Z18713 Discussion and possible action on a variance request submitted by Laura and Joel Kressman to encroach upon their side building setback line to pour a concrete driveway and construct an accessory building. The property is located at 215 Dana Street, Abstract 53, in the S.K. Van Meter Survey, P#53-236-3 Tract 164D, l#1108/470, Lumberton, Hardin County, Texas.

ITEM # Z18714 Discussion and possible action on a variance request submitted by Barney Lanners to encroach upon his side and rear building setback lines to construct an accessory building. The property is located at 1365 Kala's Circle, Copper Point Phase 1 Subdivision, Lot 47, P#CPT-47, l#2017-77864 10/05/2017, Lumberton, Hardin County, Texas.

ITEM # Z18715 Discussion and possible action on a request submitted by Mark W. Whiteley & Associates, Incorporated, on behalf of MST Lumberton Properties, to approve the Preliminary Plat for Westwood Heights Phase V. The property is located in the Francisco Arriola Survey, Abstract No. 2, Lumberton, Hardin County, Texas.

ITEM # Z18716 Discussion and possible action on a request submitted by John Boykin to approve the Preliminary Plats for Copper Point Phase 2. The property is located in the R.C. Rogers Survey, Abstract Number 46, Lumberton, Hardin County, Texas.

ITEM # Z18717 Discussion and possible action on a request submitted by John Boykin to approve the Preliminary Plats for Copper Point Phase 7. The property is located in the R.C. Rogers Survey, Abstract Number 46, and Francisco Arriola League, Abstract Number 2, Lumberton, Hardin County, Texas.

ITEM # Z18718 Discussion and possible action on a request submitted by John Boykin to approve the Preliminary Plats for Copper Point Phase 8. The property is located in the R.C. Rogers Survey, Abstract Number 46, Lumberton, Hardin County, Texas.

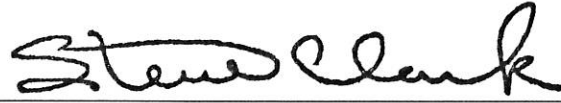
ITEM # Z18719 Discussion and possible action on the following proposed ordinance changes:

- Proposed Amendment to Section 50-305 and Section 50-339- Building Exterior Finish Requirements for C-1 and C-2 zoned areas requiring standards of 100 percent masonry to the building façade and a minimum of 50 percent masonry to the exterior building walls.
- Proposed Amendment to Chapter 50- Zoning, providing for regulations for Health Clubs/Fitness Centers Establishments and permitted use in C-1 and C-2 zoned areas.
- Proposed Amendment to Section 50-432 to correct an error pertaining to the minimum lot area required for a manufactured home located in the manufactured housing community park district to 6,000 square feet.
- Proposed Amendment to Chapter 42 – Subdivision, Section 42-15, clarify the minimum exterior side setback line.
- Proposed Amendment to Sections 50-119 and 50-120 to permit the Planning & Zoning Commission and City Council to hold joint public hearings; providing for notice requirements.

Future Agenda Items

Adjournment

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Steve Clark, City Manager

Attest:



Anita M. Price, Zoning Clerk