

CITY OF LUMBERTON  
PLANNING & ZONING COMMISSION  
LUMBERTON CITY HALL COUNCIL CHAMBERS  
AUGUST 6, 2018 7:00 pm

REGULAR MEETING

A G E N D A

Call to Order

Citizen Participation

Minutes                                July 2, 2018 Public Hearing  
   July 2, 2018 Regular Meeting

Old Business

New Business

**ITEM # Z18811 Discussion and possible action** on a variance request submitted by Howard and Cindy Cherry to encroach upon rear building setback lines to build a detached garage. The property is located at 5595 Lexington Circle, lots 18 and 19, Block 12, Stonegate, P# SG-12-19, l#2015-57197 07/20/2015, Lumberton, Hardin County, Texas.

**ITEM # Z18812 Discussion and possible action** on a variance request to build the Cherry's detached garage into the side yard and extend into more than 25% of the back yard. The property is located at 5595 Lexington Circle, lots 18 and 19, Block 12, Stonegate, P# SG-12-19, l#2015-57197 07/20/2015, Lumberton, Hardin County, Texas.

**ITEM # Z18813 Discussion and possible action** on a variance request submitted by County Sign, on behalf of Avonlea Jewelers, to build a wall sign 6' 8". Section 50-567 of the City of Lumberton Code of Ordinances states a wall sign should not exceed 4' in height. The property is located at 84 N LHS Drive, Lumberton, Hardin County, Texas.

**ITEM # Z18814 Discussion and possible action** on a variance request submitted by DJM Contractors to encroach upon side building setback lines to pour an extended concrete driveway on the side of the house. The property is located at 6675 Llano, Lot 21, Block 9, Westwood Heights, Phase IV Section A, Plat 4-177-A, P#WWHIV-9-21, l#2018-85133 05/15/2018, Lumberton, Hardin County, Texas.

**ITEM # Z18815 Discussion and possible action** on a request submitted by Mark Whiteley & Associates, Inc., on behalf of Anderson Apartments, Ltd., to approve a Preliminary Plat for Caven's Cove Subdivision located in the Francisco Arriola Survey, Abstract No. 2, Lumberton, Hardin County, Texas.

**ITEM # Z18816 Discussion and possible action** on a request submitted by Mark Whiteley & Associates, Inc., on behalf of Anderson Apartments, Ltd., to approve a Final Plat for Caven's Cove Subdivision located in the Francisco Arriola Survey, Abstract No. 2, Lumberton, Hardin County, Texas.

**ITEM # Z18817 Discussion and possible action** on a request submitted by Chuck King, King Homes, Inc., to approve the Amended Plat of Lots 1 and 2 of Block 5, Woosley Palms, Phase Two "B". This is a Cluster Housing Development in the J.F, Callihan Survey, Abstract No. 588, Lumberton, Hardin County, Texas.

**ITEM # Z18818 Discussion and possible action** on a variance request submitted by C.L. Thomas, Inc., on behalf of Speedy Stop Food Stores, LLC., to encroach upon north building setback lines to pour concrete only for vehicle traffic. The property is located at 719 S Main, 729 S Main Street and 755 S Main Street located in the E Duncan Survey, Abstract 14, Lumberton, Hardin County, Texas.

### **Future Agenda Items**

### **Adjournment**

I do hereby certify on the 3<sup>rd</sup> day of August, 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