

**CITY OF LUMBERTON
PLANNING & ZONING COMMISSION
LUMBERTON CITY HALL COUNCIL CHAMBERS
JUNE 3, 2019 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 Michael and Susanna Bloss to encroach upon their rear building setback line to within approximately 3' from the rear property line to replace an old, existing accessory building with a new one that will have the dimensions of 12'x7 ½ ' x 7 ½ ' tall. The side building setback lines are 7 ½' and the rear setback line is 25'. The property is located at 103 Emery Lane, Lots 1 and 2, Emery Estates, P# EME-1-2, l# 1567/166 7/3/06, Lumberton, Hardin County, Texas.
- 2) For the purpose of discussion and possible action on a variance request submitted by Jerry and Tiffany McFarland to encroach upon their side building setback line to widen the existing driveway, to the property line. The side building setback line is 10'. The property is located at 7654 Cobblestone Terrace, Lot 30, Block 6, Boykin Place Unit 4, AB 53, S K VanMeter, P# BOY-PL-6-30, l# 1547/677 03/14/2006, Lumberton, Hardin County, Texas.
- 3) For the purpose of discussion and possible action on a variance request submitted by Kevin Jones of KJ Contractors, LLC, to drain the back half of the yard to the rear of the property. He will connect to the proposed drainage system to be installed by Kevin Boykin along Forest Road. The property is located at 1400 Kala's Circle, Lot 27, Copper Point Phase I, P# CPT-27, l# 2018-88696 09/20/2018, Lumberton, Hardin County, Texas.
- 4) For the purpose of discussion and possible action on a variance request submitted by Kevin Boykin to drain approximately 35% of lots 50-66 to the rear of the property. The property is located in Copper Point Phase 2, Lots 50-66, Abstract 46, R. C. Rodgers Survey, P# 46-8-X, Tract 2, l# 1393/5420, Lumberton, Hardin County, Texas.
- 5) For the purpose of discussion and possible action on a request submitted by Mike Colton, on behalf of James Stratton and Bobby Stratton, to approve a Preliminary Plat for Allen Street Townhomes, Lot 1 Block 1. The property is located at 165 Allen Street in the SK VanMeter Survey, Abstract Number 53, Lumberton, Hardin County, Texas.
- 6) For the purpose of discussion and possible action on a zone change request submitted by Golden Triangle Consulting Engineers on behalf of Riceland Senior Living Lumberton, LLC, to rezone the rear 2.32 acres from C-2 to R-2 to build an

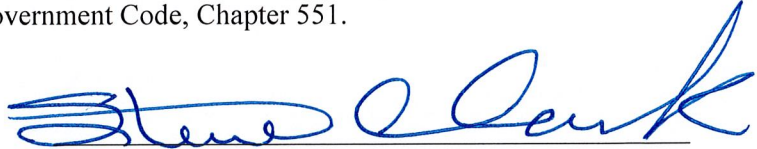
apartment complex. The property is approximately 4.51 acres located in the Francisco Arriola League, Abstract two, Hardin County, Texas.

Citizen Participation

Discussion and Possible Action

Adjournment

I do hereby certify on the 31st day of May, 2019, 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 Secretary

CITY OF LUMBERTON
PLANNING & ZONING COMMISSION
LUMBERTON CITY HALL COUNCIL CHAMBERS
JUNE 3, 2019 7:00 pm

REGULAR MEETING

A G E N D A

Call to Order:

Citizen Participation:

Minutes: May 6, 2019 Public Hearing
 May 6, 2019 Regular Meeting

Old Business:

New Business:

ITEM # Z19611 Discussion and possible action on a variance request submitted by Michael and Susanna Bloss to encroach upon their rear building setback line to within approximately 3' from the rear property line to replace an old, existing accessory building with a new one that will have the dimensions of 12'x7 ½' x 7 ½' tall. The side building setback lines are 7 ½' and the rear setback line is 25'. The property is located at 103 Emery Lane, Lots 1 and 2, Emery Estates, P# EME-1-2, l# 1567/166 7/3/06, Lumberton, Hardin County, Texas.

ITEM # Z19612 Discussion and possible action on a variance request submitted by Jerry and Tiffany McFarland to encroach upon their side building setback line to widen the existing driveway, to the property line. The side building setback line is 10'. The property is located at 7654 Cobblestone Terrace, Lot 30, Block 6, Boykin Place Unit 4, AB 53, S K VanMeter, P# BOY-PL-6-30, l# 1547/677 03/14/2006, Lumberton, Hardin County, Texas.

ITEM # Z19613 Discussion and possible action on a variance request submitted by Kevin Jones of KJ Contractors, LLC, to drain the back half of the yard to the rear of the property. He will connect to the proposed drainage system to be installed by Kevin Boykin along Forest Road. The property is located at 1400 Kala's Circle, Lot 27, Copper Point Phase I, P# CPT-27, l# 2018-88696 09/20/2018, Lumberton, Hardin County, Texas.

ITEM # Z19614 Discussion and possible action on a variance request submitted by Kevin Boykin to drain approximately 35% of lots 50-66 to the rear of the property. The property is located in Copper Point Phase 2, Lots 50-66, Abstract 46, R. C. Rodgers Survey, P# 46-8-X, Tract 2, l# 1393/5420, Lumberton, Hardin County, Texas.

ITEM # Z19615 Discussion and possible action on a request submitted by Mike Colton, on behalf of James Stratton and Bobby Stratton, to approve a Preliminary Plat for Allen Street Townhomes, Lot 1 Block 1. The property is located at 165 Allen Street in the SK VanMeter Survey, Abstract Number 53, Lumberton, Hardin County, Texas.

ITEM # Z19616 Discussion and possible action on a zone change request submitted by Golden Triangle Consulting Engineers on behalf of Riceland Senior Living Lumberton, LLC, to rezone the rear 2.32 acres from C-2 to R-2 to build an apartment complex. The property is

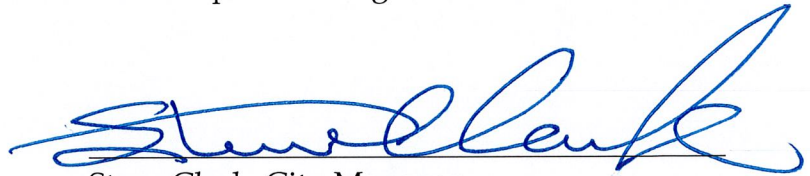
approximately 4.51 acres located in the Francisco Arriola League, Abstract two, Hardin County, Texas.

ITEM # Z19617 Discussion and possible action on a request submitted by Chuck King, of King Homes, to approve the Final Plat for Woosley Palms Phase Three, Block Two, Lots 50, 63 Thru 65, Block Three, Lots 8 Thru 14, Block Four, Lots 13 Thru 36. The property is located in the J.F. Callihan Survey, Abstract No 588, Lumberton, Hardin County, Texas.

Future Agenda Items

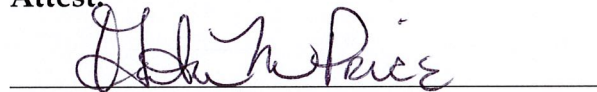
Adjournment

I do hereby certify on the 31st day of May 2019, 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