

CITY OF LUMBERTON
PLANNING & ZONING COMMISSION
LUMBERTON CITY HALL COUNCIL CHAMBERS
JULY 1, 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 Calvin Gauthier of S&C Builders, on behalf of Gilbert and Carol Andrus, to encroach upon the side and rear building setback lines to widen their existing driveway to within 4'7" of the rear property line. The property is a corner lot located at 202 King Palms Way, Lot 23, Woosley Palms, Phase 1, P#WP-1-23, I#2016-63370 03/21/2016, Lumberton, Hardin County, Texas.
- 2) For the purpose of discussion and possible action on a variance request submitted by Calvin Gauthier of S&C Builders, on behalf of Gilbert and Carol Andrus, to encroach upon the rear building setback line to construct a carport to within 4'7" of the rear property line. The property is a corner lot located at 202 King Palms Way, Lot 23, Woosley Palms, Phase 1, P#WP-1-23, I#2016-63370 03/21/2016, Lumberton, Hardin County, Texas.
- 3) For the purpose of discussion and possible action on a variance request submitted by George Killam to divide his approximate 1.414 acres in half to build two homes. The distance across the front of the property is approximately 89.52'. He would like to have one access easement from Briarwick to two separate driveways to the homes. The property is located at 19 Briarwick, in the A. Franklin Survey, Abstract No. 206, P#206-2-A-1, Lumberton, Hardin County, Texas.
- 4) For the purpose of discussion and possible action on a variance request submitted by Chuck King of King Homes to drain the entire rear portion of these lots to the back of the property into the pond. The properties are located at:
 - *102, 104 and 106 Palmetto Palm Street, **Woosley Palms Phase 2-A.**
 - *298 Mandavilla Way and 305 Mandavilla Way, **Woosley Palms Phase 2-B will drain into the storm drain..**
 - *108, 110 and 112 Palmetto Palm Street, **Woosley Palms Phase 3,**
 - *203, 205 and 207 Pindo Palm Drive, **Woosley Palms Phase 3,** Lumberton, Hardin County, Texas.
- 5) For the purpose of discussion and possible action on a request submitted by James Abshire of Abshire Builders to approve the Preliminary Plat for River Birch Phase III, Section II, located in the R. C. Rodgers Survey, Abstract Number 46, Lumberton, Hardin County, Texas.

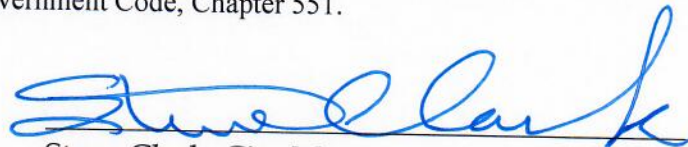
- 6) For the purpose of discussion and possible action on a variance request submitted by James Abshire of Abshire Builders to drain a portion of the rear of lots 9, 10, 11, 12, 13 and 14, Block 8, to the storm drain at the back of the property located in River Birch Phase III, Section II, in the R. C. Rodgers Survey, Abstract Number 46, Lumberton, Hardin County, Texas.
- 7) For the purpose of discussion and possible action on a variance request submitted by James Abshire of Abshire Builders to drain a portion of the rear of lots 5, 6 and 7, Block 8, to the storm drain at the back of the property. These lots are located in River Birch Phase II, Section II-C, located in the R. C. Rodgers Survey, Abstract Number 46, Lumberton, Hardin County, Texas.
- 8) 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 approximately 336.26 feet of the lot from C-2 to R-2 to build an apartment complex. The property is approximately 4.51 acres, located at 341 N LHS Drive, in the Francisco Arriola League, Abstract No. 2, Lumberton, Hardin County, Texas.

Citizen Participation

Discussion and Possible Action

Adjournment

I do hereby certify on the 28th day of June, 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
JULY 1, 2019 7:00 pm

REGULAR MEETING

A G E N D A

Call to Order:

Citizen Participation:

Minutes: June 3, 2019 Public Hearing
June 3, 2019 Regular Meeting

Old Business:

New Business:

ITEM # Z19711 Discussion and possible action on a variance request submitted by Calvin Gauthier of S&C Builders, on behalf of Gilbert and Carol Andrus, to encroach upon the side and rear building setback lines to widen their existing driveway to within 4'7" of the rear property line. The property is a corner lot located at 202 King Palms Way, Lot 23, Woosley Palms, Phase 1, P#WP-1-23, l#2016-63370 03/21/2016, Lumberton, Hardin County, Texas.

ITEM # Z19712 Discussion and possible action on a variance request submitted by Calvin Gauthier of S&C Builders, on behalf of Gilbert and Carol Andrus, to encroach upon the rear building setback line to construct a carport to within 4'7" of the rear property line. The property is a corner lot located at 202 King Palms Way, Lot 23, Woosley Palms, Phase 1, P#WP-1-23, l#2016-63370 03/21/2016, Lumberton, Hardin County, Texas.

ITEM # Z19713 Discussion and possible action on a variance request submitted by George Killam to divide his approximate 1.414 acres in half to build two homes. The distance across the front of the property is approximately 89.52'. He would like to have one access easement from Briarwick to two separate driveways to the homes. The property is located at 19 Briarwick, in the A. Franklin Survey, Abstract No. 206, P#206-2-A-1, Lumberton, Hardin County, Texas.

ITEM # Z19714 Discussion and possible action on a variance request submitted by Chuck King of King Homes to drain the entire rear portion of these lots to the back of the property into the lake. The properties are located at:

*102, 104 and 106 Palmetto Palm Street, **Woosley Palms Phase 2-A.**

*298 Mandavilla Way and 305 Mandavilla Way, **Woosley Palms Phase 2-B will drain into the storm drain.**

*108, 110 and 112 Palmetto Palm Street, **Woosley Palms Phase 3,**

*203, 205 and 207 Pindo Palm Drive, **Woosley Palms Phase 3,** Lumberton, Hardin County, Texas.

ITEM # Z19715 Discussion and possible action on a request submitted by James Abshire of Abshire Builders to approve the Preliminary Plat for River Birch Phase III, Section II, located in the R. C. Rodgers Survey, Abstract Number 46, Lumberton, Hardin County, Texas.

ITEM # Z19716 Discussion and possible action on a variance request submitted by James Abshire of Abshire Builders to drain a portion of the rear of lots 9, 10, 11, 12, 13 and 14, Block 8, to the storm drain at the back of the property located in River Birch Phase III, Section II, in the R. C. Rodgers Survey, Abstract Number 46, Lumberton, Hardin County, Texas.

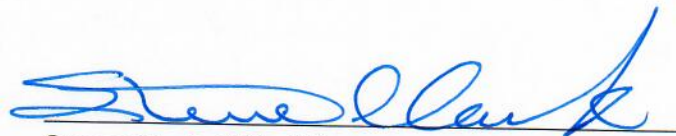
ITEM # Z19717 Discussion and possible action on a variance request submitted by James Abshire of Abshire Builders to drain a portion of the rear of lots 5, 6 and 7, Block 8, to the storm drain at the back of the property. These lots are located in River Birch Phase II, Section II-C, located in the R. C. Rodgers Survey, Abstract Number 46, Lumberton, Hardin County, Texas.

ITEM # Z19718 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 approximately 336.26 feet of the lot from C-2 to R-2 to build an apartment complex. The property is approximately 4.51 acres, located at 341 N LHS Drive, in the Francisco Arriola League, Abstract No. 2, Lumberton, Hardin County, Texas.

Future Agenda Items

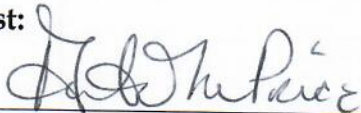
Adjournment

I do hereby certify on the 28th day of June 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