

**CITY OF LUMBERTON
PLANNING & ZONING COMMISSION
LUMBERTON CITY HALL COUNCIL CHAMBERS
OCTOBER 7, 2019 6:30 PM**

PUBLIC HEARING

A G E N D A

Call to Order:

Invocation:

Pledge of Allegiance:

Public Hearing:

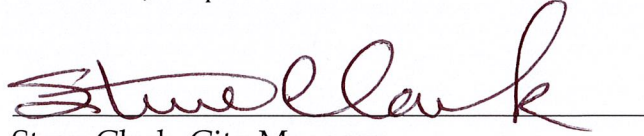
- 1) For the purpose of discussion and possible action on a variance request submitted by Kevin and Lauren Tate to encroach upon their side setback line by 3' to widen and extend their existing driveway. The property is located at 104 Cherry Drive, Lot 2, in the Golden Eagle Subdivision, Abstract 21, in the C. A. Felder Survey, P# 21-24-A, l# 2018-86478 07/02/2018, Lumberton, Hardin County, Texas.
- 2) For the purpose of discussion and possible action on a variance request submitted by JT & I Custom Homes to drain a portion of this lot to the storm drain ditch located immediately adjacent to this property on the east side. The property is located at 214 Mandavilla Way, Lot 1 Block 4, Woosley Palms Phase 2A, P# WP2-4-1, l# 2018-90726 12/06/2018, Lumberton, Hardin County, Texas.
- 3) For the purpose of discussion and possible action on a variance request submitted by Leo Paladino on behalf of the John S. Dana Estate to divide approximately 6.61 acres with a Minor Plat. One of the lots will have 50' road frontage on W Walton Road instead of the required 75'. The property is located at 935 W Walton Road, in the A Franklin Survey, Abstract 206, P#206-8, Tract 12, the A Franklin Survey, Abstract 206, P# 206-9, Tract 11, and the A Lancaster Survey, Abstract 36, P#36-15-E-1, Tract 7-7A, Lumberton, Hardin County, Texas.
- 4) For the purpose of discussion and possible action on a variance request submitted by Ryan Walton on behalf of June Walton to divide approximately 5.89 acres into two separate lots with a Minor Plat. The original lot does not have road frontage on W Walton Road, however, it will have an access and maintenance agreement in place. The property is located at 475 W Walton Road, in the A Lancaster Survey, Abstract 36, P# 36-25, Tract 22, l# 2016-69325 11/02/2016, Lumberton, Hardin County, Texas.

Citizen Participation

Discussion and Possible Action

Adjournment

I do hereby certify on the 4th day of October, 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
OCTOBER 7, 2019 7:00 pm

REGULAR MEETING

A G E N D A

Call to Order:

Citizen Participation:

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

Old Business: ITEM # Z19913 Discussion and possible action on a zone change request submitted by Efren Zapata, Jr. to rezone the rear portion of this lot past the C-2, Community Business District zone line from R-1, Residential Single-Family Dwelling District, to C-2, Community Business District. The property is located at 330 S Main Street, in the S K VanMeter Survey, Abstract 53, P#53-219, Tract 127, Lumberton, Hardin County, Texas.

ITEM # Z19914 Discussion and possible action on a variance request submitted by Efren Zapata, Jr. to pour concrete for parking within 20' of the rear setback line and within 10' of the side setback lines. The property is located at 330 S Main Street, in the S K VanMeter Survey, Abstract 53, P#53-219, Tract 127, Lumberton, Hardin County, Texas.

New Business:

ITEM # Z191011 Discussion and possible action on a request submitted by DJM Contractors to approve the Final Plat of Westwood Heights Phase V. The property is approximately 26.873 acres of land located in the S.K. Van Meter League, Abstract Number 53, Lumberton, Hardin County, Texas.

ITEM # Z191012 Discussion and possible action on a variance request submitted by Kevin and Lauren Tate to encroach upon their side setback line by 3' to widen and extend their existing driveway. The property is located at 104 Cherry Drive, Lot 2, in the Golden Eagle Subdivision, Abstract 21, in the C. A. Felder Survey, P# 21-24-A, l# 2018-86478 07/02/2018, Lumberton, Hardin County, Texas.

ITEM # Z191013 Discussion and possible action on a variance request submitted by JT & I Custom Homes to drain a portion of this lot to the storm drain ditch located immediately adjacent to this property on the east side. The property is located at 214 Mandavilla Way, Lot 1 Block 4, Woosley Palms Phase 2A, P# WP2-4-1, l# 2018-90726 12/06/2018, Lumberton, Hardin County, Texas.

ITEM # Z191014 Discussion and possible action on a variance request submitted by Leo Paladino on behalf of the John S. Dana Estate to divide approximately 6.61 acres with a Minor Plat. One of the lots will have 50' road frontage on W Walton Road instead of the required 75'. The

property is located at 935 W Walton Road, in the A Franklin Survey, Abstract 206, P#206-8, Tract 12, the A Franklin Survey, Abstract 206, P# 206-9, Tract 11, and the A Lancaster Survey, Abstract 36, P#36-15-E-1, Tract 7-7A, Lumberton, Hardin County, Texas.

ITEM # Z191015 Discussion and possible action on a variance request submitted by Ryan Walton on behalf of June Walton to divide approximately 5.89 acres into two separate lots with a Minor Plat. The original lot does not have road frontage on W Walton Road, however, it will have an access and maintenance agreement in place. The property is located at 475 W Walton Road, in the A Lancaster Survey, Abstract 36, P# 36-25, Tract 22, l# 2016-69325 11/02/2016, Lumberton, Hardin County, Texas.

Future Agenda Items

Adjournment

I do hereby certify on the 4th day of October 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