

**CITY OF LUMBERTON
PLANNING & ZONING COMMISSION
LUMBERTON CITY HALL COUNCIL CHAMBERS
JANUARY 6, 2020 7:00 pm**

REGULAR MEETING

A G E N D A

Call to Order:

Citizen Participation:

Minutes: **December 2, 2019 Public Hearing
December 2, 2019 Regular Meeting**

Old Business: None.

New Business:

ITEM # Z200111 Swearing in of Planning & Zoning Commission Positions that expired January 1, 2020. The expiring positions are: Chairman Steven Stafford, Commissioner Vicki Mouton and Commissioner Kelly Ensinger.

ITEM # Z200112 Discussion and possible action on a variance request submitted by Tim Isenblitter to divide his property into three lots with a common access easement to each lot. The lots would not have the required 75' of road frontage. One of the lots will be 1 acre, another will be 1.5 acres and the remaining lot will be approximately 5.08 acres. The property is approximately 7.58 acres of land located at 128 Creek Road, AB 21, in the C A Felder Survey, P#21-18-A, l#2017-77248 9/12/2017, Lumberton, Hardin County, Texas.

ITEM # Z200113 Discussion and possible action on a variance request submitted by Helen Johnson to divide her property, which has two houses on it, into two lots. Both lots would have less than the required 75' road of road frontage. The property is approximately .46 acres located at 223 Church Loop, AB 14, in the E Duncan Survey, P#14-203, Tract S-18, l#1438/776, Lumberton, Hardin County, Texas.

ITEM # Z200114 Discussion and possible action on a variance request submitted by Jessica and Jerrith Stoute, of JT&I Custom Homes, LLC, to encroach upon the west side building setback lines to within 2' of the property line to construct a concrete driveway for a side garage. The property is located at 217 Pindo Palm Drive, Lot 26, Block 4, Woosley Palms, Phase 3, P# WP3-4-26, l#2019-97772 08/30/2019, Lumberton, Hardin County, Texas.

ITEM # Z200115 Discussion and possible action on a variance request submitted by Pierce Harrington to encroach upon the rear building setback lines to within 20' of the property line and the north side building setback lines to within 5' of the property line, to construct a 40x60 accessory building and carport. The property is located at 225 Jena Lane, Lot 19, Block 1, Chance Estates, P# CL31-19, l#2016-69204 10/27/2016, Lumberton, Hardin County, Texas.

ITEM # Z200116 Discussion and possible action on a variance request submitted by Jacob Hannah, on behalf of Bret Forsyth, to encroach upon the north side building setback line to within 2' of the property line to widen and extend the existing concrete driveway. The property is

located at 108 Saylor's Way, Lot 49, The Cascades Subdivision, P# TC-49, I#2018-85889 6/11/2018, Lumberton, Hardin County, Texas.

ITEM # Z200117 Discussion and possible action on a request submitted by Verizon Wireless for a Specific Use Permit to construct a 150 ft. monopole design cell tower. The tower would be located at 314 N LHS Drive, AB 2, in the F Arriola Survey, Lot 1, Rinh Estates, P# 2-66-A, Tract 48, I#1759/23 1/5/10, Lumberton, Hardin County, Texas.

Future Agenda Items

Adjournment

I do hereby certify on the 3rd day of January 2020, 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