

**CITY OF LUMBERTON
PLANNING & ZONING COMMISSION
LUMBERTON CITY HALL COUNCIL CHAMBERS
836 N MAIN STREET, LUMBERTON, TEXAS
APRIL 5, 2022 7:00 PM
REGULAR MEETING**

A G E N D A

Call to Order:

Citizen Participation:

Minutes: **March 7, 2022 Public Hearing
March 7, 2022 Regular Meeting**

Old Business: None

New Business:

ITEM # Z22411 Discussion and possible action on a variance request submitted by Margarete Stehle to encroach upon her south building setback line, to within 4' of the property line, to pour concrete for a driveway to the back yard. The property is located at 7708 Moonglow Circle, Lot 2, Block 3, Boykin West, P# BW-3-2, l# 1296/592, Lumberton, Hardin County, Texas.

ITEM # Z22412 Discussion and possible action on a variance request submitted by Margarete Stehle to encroach upon her south side building setback line and west rear building setback line to within 4' of those property lines to construct a 25x25 accessory building. The property is located at 7708 Moonglow Circle, Lot 2, Block 3, Boykin West, P# BW-3-2, l# 1296/592, Lumberton, Hardin County, Texas.

ITEM # Z22413 Discussion and possible action on a variance request submitted by Brandon Barnhart of Freedom Properties, to encroach upon his east side building setback line to within 2' of the property line to pour concrete for a driveway for a side garage. The property is located at 207 Pindo Palm, Lot 12, Block 3, Woosley Palms, Phase 3, P# WP3-3-12, l#2021-115540 6/3/2021, Lumberton, Hardin County, Texas.

ITEM # Z22414 Discussion and possible action on a variance request submitted by David Knight of J D Knight Construction, LLC, to encroach upon the north rear building setback line 7' to build a home. The property is located at 114 Pindo Palm, Lot 58, Block 2, Woosley Palms, Phase 4, P# WP4-2-58, l#2021-112677 3/17/2021, Lumberton, Hardin County, Texas.

ITEM # Z22415 Discussion and possible action on a variance request submitted by Eddie Byrd to encroach upon his south side building setback to within 2' of the property line to pour concrete for a driveway. The property is located at 6686 Georgetown, Lot 16, Block 11, Westwood Heights, Phase V, Section 1, P# WWHV-11-16 2021-113614 4/9/2021, Lumberton, Hardin County, Texas.

ITEM # Z22416 Discussion and possible action on a variance request submitted by Eddie Byrd to encroach upon the south side building setback line and the east rear building setback line to within 5' of those property lines to build a 16x20 accessory building. The property is located at 6686 Georgetown, Lot 16, Block 11, Westwood Heights, Phase V, Section 1, P# WWHV-11-16 2021-113614 4/9/2021, Lumberton, Hardin County, Texas.

ITEM # Z22417 Discussion and possible action on a variance request submitted by Stephen K Swearingen to build a 30x30 accessory building to within 10' of his rear property line. The property is located at 265 Sarah Lane, Lot 6, Westchase Est, Phase II, P# WCE-11-6, l# 1770/315 005576-000060, Lumberton, Hardin County, Texas.

ITEM # Z22418 Discussion and possible action on a variance request submitted by Stephen K Swearingen to encroach upon his rear building setback line to pour concrete to build a driveway from Hampshire Lane to his back yard, to the accessory building. The property is located at 265 Sarah Lane, Lot 6, Westchase Est, Phase II, P# WCE-11-6, l# 1770/315 005576-000060, Lumberton, Hardin County, Texas.

ITEM # Z22419 Discussion and possible action on a request submitted by Michael Minter to approve the replat of lot 1 of Minter Addition, Lots 1 and 2, Volume 4, Page 31A, PRHC, Elisha Duncan League, Abstract No. 14, Lumberton, Hardin County, Texas, into Minter Addition Lot 1-A and Lot 1-B, Elisha Duncan League, Abstract No. 14, Lumberton, Hardin County, Texas. The property is located at 115 Matthews Lane, P# MTR-10, l# 1415/786, Lumberton, Hardin County, Texas.

ITEM # Z224110 Discussion and possible action on a request submitted by Mark Whiteley & Associates, LLC on behalf of HudProp, LLC. to approve the replat of a replat of Lot 4B-1, Westwood Plaza, Volume 4, Page 253, PRHC, Francisco Arriola Survey, Abstract No. 2, Lumberton, Hardin County, Texas into Lot 4B-1-A and Lot 4B-1-B, Westwood Plaza, Francisco Arriola Survey, Abstract No. 2, Lumberton, Hardin County, Texas.

These Items will appear on the Agenda for Lumberton City Council on Monday, April 11, 2022 at 6:30pm.

Future Agenda Items

Adjournment

I do hereby certify on the 1st day of April, 2022, 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