

**CITY OF LUMBERTON
PLANNING & ZONING COMMISSION
LUMBERTON CITY HALL COUNCIL CHAMBERS
836 N MAIN STREET, LUMBERTON, TEXAS
AUGUST 1, 2022, 7:00 PM
REGULAR MEETING**

A G E N D A

Call to Order:

Citizen Participation:

Minutes: **July 5, 2022 Public Hearing**
 July 5, 2022 Regular Meeting

Old Business: None

New Business:

ITEM # Z22811 Discussion and possible action on a variance request submitted by David and Jackie Maniscalco to drain the water at the back of their lot, to the rear of the property. It is the natural flow for water drainage for that lot. They are also building a swimming pool at this time. The property is located at 3 Taft, Lot 2, Brushy Creek, Abstract 36, in the A Lancaster Survey, P# 36-7-L, l# 873/330, Lumberton, Hardin County, Texas.

ITEM # Z22812 Discussion and possible action on a request submitted by James Garrett Landers to rezone his property from C-2 (Community Business District) and R-1 (Single-Family Site-Built Homes District), to entirely R-1 (Single-Family Site-Built Homes District). The property is located at 1570 W Walton Road, Lot 8, Block D, Beaumont Colony South, Abstract 395, P#K33-D-8, l#2021-118332, Lumberton, Hardin County, Texas.

ITEM # Z22813 Discussion and possible action on a request submitted by Tiffany Thelen of KCG Industrial, on behalf of Henry Adams, of Adams Family Real Estate, to rezone property from R-1 (Single-Family Site-Built Homes District) to C-2 (Community Business District). The property is located at 337 S Main Street, Abstract 53, in the S K Van Meter League, P# 53-232-B, l# 2014-51001 11/3/14, Lumberton, Hardin County, Texas.

ITEM # Z22814 Discussion and possible action on a variance request submitted by Clay Dennis of Aster Management, to drain his water with the natural flow to the rear of the property. The property is located at 102 Greenbriar, Lot 6 of Greenbriar Subdivision, Abstract 53, in the S K Van Meter League, P# CL19-5, Lumberton, Hardin County, Texas.

ITEM # Z22815 Discussion and possible action on a variance request submitted by Clay Dennis of Aster Management, to waive the sidewalk requirement for this property. The property is located at 102 Greenbriar, Lot 6 of Greenbriar Subdivision, Abstract 53, in the S K Van Meter League, P# CL19-5, Lumberton, Hardin County, Texas.

ITEM # Z22816 Discussion and possible action on a request submitted by Chuck King of King Homes, to approve the Preliminary Plat of Woosley Palms Phase Six, Block 8, Lots 1-14, Block 9, Lots 19-21 and Phase Seven, Block 9, Lots 1-18, Abstract No. 588, in the J F Callihan Survey, Lumberton, Hardin County, Texas.

ITEM # Z22817 Discussion and possible action on a request submitted by Calvin Gauthier of S&C Builders, to approve the replat of Lot 1 of Lambright Acres. Volume 4, Page 117-A PRHC, Abstract No. 14, in the Elisha Duncan League, into Lambright Acres Lot 1A and Lot 1B, Abstract No. 14, in the Elisha Duncan League, Lumberton, Hardin County, Texas.

These Items will appear on the Agenda for Lumberton City Council on Monday, August 8, 2022, at 7:00 pm.

Future Agenda Items

Adjournment

I do hereby certify on the 29th day of July, 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