

**CITY OF LUMBERTON
PLANNING & ZONING COMMISSION
LUMBERTON CITY HALL COUNCIL CHAMBERS
836 N MAIN STREET, LUMBERTON, TEXAS
OCTOBER 3, 2022, 7:00 PM
REGULAR MEETING**

A G E N D A

Call to Order:

Citizen Participation:

Minutes: **September 6, 2022 Public Hearing
September 6, 2022 Regular Meeting**

Old Business:

ITEM # Z221011 Discussion and possible action on a request submitted by Deborah Hanna, of Double H Property Management, LLC, to rezone approximately 2 acres from R-1 (Single-Family Dwelling District) to C-2 (Community Business District) with a Specific Use Permit for residences for the aged. The property is located at the rear of 30 W Chance, P#NOT-50, Tract 28 and the rear of 90 W Chance, Abstract 21, in the C A Felder Survey and Bumstead, P#21-57, Lumberton, Hardin County, Texas.

New Business:

ITEM # Z221012 Discussion and possible action on a zone change request submitted by Deborah Hanna, of Double H Property Management, LLC, to rezone the rear portion of the lot, approximately 16.48', from R-1 (Single-Family Dwelling District) to C-2 (Community Business District). The property is located at 929 N Main Street, P# NOT -45, Tract 35, I# 2016-63864, Lumberton, Hardin County, Texas.

ITEM # Z221013 Discussion and possible action on a variance request submitted by Kevin Boykin, of Boykin Homes and Land Sales, for approval to drain the rear yards of lots 103,104,105,106 to the drainage ditch located behind these lots. The property is located in Copper Point, Phase 3, an 11.868-acre subdivision, Abstract Number 46, in the R C Rogers Survey, Lumberton, Hardin County, Texas. He would also like to request approval to drain the rear yards of lots 137,138,139,140, to the drainage ditch located behind these lots. The property is located in Copper Point, Phase 4, a 13.420-acre subdivision, Abstract Number 46, in the R C Rogers Survey, Lumberton, Hardin County, Texas.

ITEM # Z221014 Discussion and possible action on a request submitted by Jessica and Jerrith Stoute to rezone the rear portion of their lot, approximately 40' deep on the southwest side, from C-2 (Community Business District) to R-1 (Single-Family Dwelling District). The property is located at the southwest corner of W Walton and Bryan Lane, Lot 1, Block 1 Beaumont Colony South, P# K33-1-1, I# 2018-88191, Lumberton, Hardin County, Texas.

ITEM # Z221015 Discussion and possible action on a request submitted by Jessica and Jerrith Stoute for the building setback line to be 25', instead of 50' shown on the original plat, on the north side of the lot on W Walton as well as on the east side of the lot on Bryan Lane. The property is located at the southwest corner of W Walton and Bryan Lane, Lot 1, Block 1 Beaumont Colony South, P# K33-1-1, I# 2018-88191, Lumberton, Hardin County, Texas.

ITEM # Z221016 Discussion and possible action on a request submitted by Jessica and Jerrith Stoute to construct a driveway over each culvert already in place on W Walton and Bryan Lane. The property is located at the southwest corner of W Walton and Bryan Lane, Lot 1, Block 1 Beaumont Colony South, P# K33-1-1, I# 2018-88191, Lumberton, Hardin County, Texas.

ITEM # Z221017 Discussion and possible action on a request submitted by Mark Bounds of JLMB Properties, to divide his property into two lots with a Minor Plat. One of the lots would have the 75' of road

frontage and the second lot would have less than the required 75' of road frontage. The property is located at 205 E Chance, NOT BUMSTEAD, P# NOT-19, Tract 66, l# 1417/668, Lumberton, Hardin County, Texas.

ITEM # Z221018 Discussion and possible action on a variance request submitted by Brett Forsyth to waive the required setback ordinance for accessory buildings, to place a 6' x 12' accessory building on the north side of his house to within approximately 5'8" from the property line as well as approximately 10" from his house. The property is located at 108 Saylor's Way, Lot 49, S01443 The Cascades, Lumberton, Hardin County, Texas.

ITEM # Z221019 Discussion and possible action on a variance request submitted by Reagan Gillespie to waive the required setback ordinance for pools, to build a swimming pool on the east side of his house to within 4 1/2' of his side property line and 4 1/2' to his house. The property is located at 5629 Walton Creek, Lot 28, Walton Creek, P# WCR-28, l# 2019-97841 09/03/2019, Lumberton, Hardin County, Texas.

These Items will appear on the Agenda for Lumberton City Council on Monday, September 12, 2022, at 7:00 pm.

Future Agenda Items

Adjournment

I do hereby certify on the 30th day of September, 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