

**CITY OF LUMBERTON
PLANNING & ZONING COMMISSION
LUMBERTON CITY HALL COUNCIL CHAMBERS
836 N MAIN STREET, LUMBERTON, TEXAS
FEBRUARY 6, 2023, 7:00 PM
REGULAR MEETING**

A G E N D A

Call to Order:

Citizen Participation:

Minutes: **January 3, 2023 Public Hearing**
 January 3, 2023 Regular Meeting

Old Business:
NONE

New Business:

ITEM # Z230211 Discussion and possible action on a request submitted by Costorde LLC, on behalf of Patricia Mossburg, to replat lots 3,4 and 5 of the Final Plat of Park Central. The property is located at 285 Country Lane and 206 South LHS Drive, Abstract No. 46 in the R.C. Rogers Survey, and Abstract No. 14 in the Elisha Duncan League, Lumberton, Hardin County, Texas.

ITEM # Z230212 Discussion and possible action on a variance request submitted by Costorde LLC, on behalf of Patricia Mossburg, to encroach upon the East side building setback line by 16' to pour concrete for a driveway. The property is located at 285 Country Lane and 206 South LHS Drive, Abstract No. 46 in the R.C. Rogers Survey, and Abstract No. 14 in the Elisha Duncan League, Lumberton, Hardin County, Texas.

ITEM # Z230213 Discussion and possible action on a zone change request submitted by Education First to re-zone approximately 0.5 acre at the Northwest corner of parcel 11568 from R-1 Single Family to C-2 Community Business District. The property is located at 199 South LHS Drive, Abstract No. 46, in the R.C. Rogers Survey, P# 46-9-X, I# 2021-114609 05/07/2021, Lumberton, Hardin County, Texas.

ITEM # Z230214 Discussion and possible action on a request submitted by Julie Boothman to move a lot line with a Replat. The property is located at 7696 Cobblestone Terrace, Lots 36 & 37, Block 6, Boykin Place Unit 4, Abstract 53, S K VanMeter, P# BOY-PL-6-37, I# 2013-35209 02/04/2013, Lumberton, Hardin County, Texas.

ITEM # Z230215 Discussion and possible action on a variance request submitted by Thaddeus Jones to encroach upon his North side building setback line to within 4' of the property line, as well as 9' from the rear property line to build an 20X20 accessory building. The property is located at 5750 Lexington Circle, Lot 6 Block 11, Abstract 21, C. A Felder League, P# SG-11-6, I# 2021- 112419 03/15/2021, Lumberton, Hardin County, Texas.

ITEM # Z230216 Discussion and possible action on a variance request submitted by Ivan Hernandez to encroach within 2' of his North side building setback line, to pour concrete to extend his driveway. The property is located at 232 Cody Lane, Woosley Palms, Phase Five, Abstract #588, in the J. F. Callihan Survey, Abstract No. 588, Lumberton, Hardin County, Texas

ITEM # Z230217 Discussion and possible action on a variance request submitted by Mark Bounds to divide his property into three lots with a Replat. Two of the lots would not meet the minimum 75' lot requirement. The property is located at 276 East Chance, Lot 1A Dixon Estates P# 53-138-D HCAD# 19385, I# 2020-101158 01/13/2020, Lumberton, Hardin County, Texas.

ITEM # Z230218 Discussion and possible action on a request submitted by Kurt & Michelle Balla to divide their property with a Replat. The property is located at 370 Fletcher Road, Lot 2 BLK 1 Fletcher Place S/D-Minor Plat P# FP-2 l# 2020-105114 6/24/2020, Lumberton, Hardin County, Texas.

These Items will appear on the Agenda for Lumberton City Council on Monday, February 13, 2023, at 7:00 pm.

Future Agenda Items

Adjournment

I do hereby certify on the 3rd day of February 2022, at 12:00 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