

**CITY OF LUMBERTON  
PLANNING & ZONING COMMISSION  
LUMBERTON CITY HALL COUNCIL CHAMBERS  
836 N MAIN STREET, LUMBERTON, TEXAS  
MAY 1, 2023, 7:00 PM  
REGULAR MEETING**

**A G E N D A**

**Call to Order:**

**Citizen Participation:**

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

**Old Business: None**

**New Business:**

**ITEM # Z230511 Discussion and possible action** on a variance request submitted by Chuck King, of King Homes, Inc., to encroach upon side building setback lines on corner lots within Woosley Palms Subdivision, to allow concrete to be poured for driveways. He is also requesting to drain the sides and a portion of the rear of the property, of those same lots, to the adjacent side street. The following are the lots requested:

**Phase 1 – Block 1**

Lot 23-202 King Palms Way, Lot 24-203 Mandavilla Way,

**Phase 1-Block 2**

Lot 7-114 King Palms Way, Lot 8-103 Mandavilla Way, Lot 21-102 Mandavilla Way, Lot 22-103 Mallory Lane, Lot 35-102 Mallory Lane, Lot 36-103 Jordan Gage Lane, Lot 49-102 Jordan Gage Lane,

**Phase 1 Block 3**

Lot 1-202 Mandavilla Way.

**Phase 2A-Block 3**

Lot4-100 Palmetto Palm Street,

**Phase 2A Block 4**

Lot 3-210 Mandavilla Way, Lot 4-201 Heather Lane, Lot 12-200 Heather Lane, Corrected,

**Phase 2B Block 5**

Lot 7-314 Mandavilla Way,

**Phase 3 Block 2**

Lot 50-103 Pindo Palm Drive, Lot 65-100 Pindo Palm Drive,

**Phase 3 Block 3**

Lot 11-114 Palmetto Palm Street, Lot 14-203 Pindo Palm Drive,

**Phase 3 Block 4**

Lot 13-203 Tara Lane, Lot 22-202 Tara Lane, Lot 23-211 Pindo Palm Drive, Lot 36-204 Pindo Palm Drive,

**Phase 5 Block 5**

Lot 1-101 Canary Palm Drive,

**Phase 5 Block 7**

Lot 1-221 Cody Lane, Lot 14-220 Cody Lane,

**Phase 5 Block 9**

Lot 23-201 Canary Palm Drive,

**Phase 6 Block 8**

Lot 1-221 Coco Palms Lane, Lot 14-220 Coco Palms Lane,

**Phase 7 Block 9**

Lot 1-221 Sable Palm Lane, Lumberton, Hardin County, Texas.

**ITEM # Z230512 Discussion and possible action** on a variance request submitted by BCS Lumberton, LLC. to encroach upon the rear building setback line of Lots 1 and 2, as well as the north side of Lot 2 and the south side of Lot 1 building setback lines, to pour concrete for parking and vehicle traffic to within 2' of those property lines. They would also like to request a variance to pour common concrete for the interior lot line of Lots 1 and 2 for parking and vehicle traffic. The property is located at 309 N LHS Drive, Abstract 2, in the Francisco Arriola Survey, Tract 47A, PIDN# 92350, Lumberton, Hardin County, Texas.

**ITEM # Z230513 Discussion and possible action** on a variance request submitted by BCS Lumberton, LLC. to waive the requirement to pour concrete for a Perpetual Ingress and Egress Easement to the north property line of Lot 2 as per Section 36-22. The property is located at 309 N LHS Drive, Abstract 2, in the Francisco Arriola Survey, Tract 47A, PIDN# 92350, Lumberton, Hardin County, Texas.

**ITEM # Z230514 Discussion and possible action comments** on a variance request submitted by Bennett Teer to encroach upon his rear building setback line to within 5' 11" to construct an outdoor kitchen. The property is located at 215 Riverstone Court, River Birch Phase II Section II-D, Lot 10 Block 18, P#RBPII-18-10, I# 2020-107507 9/16/2020, Lumberton, Hardin County, Texas.

**ITEM # Z230515 Discussion and possible comments** on a variance request submitted by Juan Martinez to encroach upon his rear building setback line to within 20' of the rear property line to construct a 30'x24' (720 square feet) accessory building, instead of the maximum 500 square feet building. The property is located at 6515 Woodridge Drive, Westwood Heights, Phase II, Section A, Lot 5, Block 5, P#WWH 5-5, I# 1778/54 06/24/2010, Lumberton, Hardin County, Texas.

**ITEM # Z230516 Discussion and possible** on a variance request submitted by Lanny Smith to encroach upon his west side building setback line to extend and widen his existing driveway to within 6' of that side property line. The property is located at 130 Sara Lane, Westchase Estates, Lot 16, P#WA-16, I# 1682/479, Lumberton, Hardin County, Texas.

**ITEM # Z23057 Discussion and possible** on a request submitted by Curtis Bloodworth to amend the plat of Brushy Creek Estates II Lots 19 and 20, to move a lot line. The property is located at 20 John Loop, Brushy Creek Estates II, Lots 19 and 20, P#BC-EST-220-L, I# 2020-104218 5/20/2020, Lumberton, Hardin County, Texas.

**ITEM # Z230518 Discussion and possible action** on a request submitted by Tenisha Hynes on behalf of Susan Alessi to amend the plat of Boykin West, Lots 4 and 5, to move a lot line. The property is located at 7720 Cobblestone Terrace, Boykin West, Lots 4 and 5, P# BW-2-4, I# 2017-79694 11/16/2014, Lumberton, Hardin County, Texas.

**ITEM # Z230519 Discussion and possible action** on a variance request submitted by Tenisha Hynes on behalf of Susan Alessi to encroach upon the interior lot line building setback lines for the concrete driveways to within 3.7' and 9' of that property line. The property is located at 7720 Cobblestone Terrace, Boykin West, Lots 4 and 5, P# BW-2-4, I# 2017-79694 11/16/2014, Lumberton, Hardin County, Texas

## **Future Agenda Items**

## **Adjournment**

I do hereby certify on the 28<sup>th</sup> day of April 2023, 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.

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Steve Clark, City Manager

**Attest:**

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Anita M Price, Zoning Secretary