

# CITY OF LUMBERTON

**TO: COUNCIL MEMBERS AND PATRONS**  
**SUBJECT: REGULAR CITY COUNCIL MEETING**  
**DATE: MAY 8, 2023 TIME: 7:00 P.M.**  
**PLACE: LUMBERTON CITY HALL COUNCIL CHAMBERS**

## **\*\* AGENDA \*\***

**Welcome**

**Call the meeting to order**

**Invocation and Pledge of Allegiance**

**Citizen's Participation**

**Announcements/City Business**

**Committee Reports**

**Consent Agenda**

Approval of Minutes of April 24, 2023 Regular Meeting

**Old Business**

**New Business**

*Item #230511* – Discussion and Possible Action – Zoning Commission Recommendation

A 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**

Lot 4-100 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 #230512* – Discussion and Possible Action – Zoning Commission Recommendation  
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 #230513* – Discussion and Possible Action – Zoning Commission Recommendation  
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 #230514* – Discussion and Possible Action – Zoning Commission Recommendation  
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’x 24’ (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 # 230515* - Discussion and Possible Action – Zoning Commission Recommendation  
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 #230516* - Discussion and Possible Action – Zoning Commission Recommendation  
A request submitted by Curtis Bloodworth to amend the plat of Brushy Creek Estates II Lots 20 and 21, to move a lot line. The property is located at 20 John Loop, Brushy Creek Estates II, Lots 20 and 21, P#BC-EST-220-L, 1# 2020-104218 5/20/2020, Lumberton, Hardin County, Texas.

*Item #230517* – Discussion and Possible Action – Zoning Commission Recommendation  
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, 1# 2017-79694 11/16/2014, Lumberton, Hardin County, Texas.

*Item #230518* – Discussion and Possible Action – Zoning Commission Recommendation  
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, 1# 2017-79694 11/16/2014, Lumberton, Hardin County, Texas.

## **Monthly Reports**

Departmental Reports

## **Mayor’s Report**

## **City Manager’s Report**

## **Police Chief’s Report**

## **Executive Session**

- A.) PENDING/CONTEMPLATED LITIGATION – SECTION 551.071
- B.) LAND ACQUISITION – SECTION 551.072
- C.) PERSONNEL – SECTION 551.074

## **Action on Executive Session Items**

## **Items for Future Agenda**

## **Adjournment**

**Executive Session, closed, under Texas Government Code Section 551.071, 551.072 and 551.074 (Private Consultation with City’s Attorney, Land Acquisition and Personnel)**

**If, during the course of the meeting, any discussion of any item on the agenda should be held in a closed meeting, the Council will conduct a closed meeting in accordance with the Texas Open Meetings Act, Tex. Govt. Code, Chapter 551, Subchapters D and E.**