

**CITY OF LUMBERTON
PLANNING & ZONING COMMISSION
LUMBERTON CITY HALL COUNCIL CHAMBERS
836 N MAIN STREET, LUMBERTON, TEXAS
JUNE 5, 2023, 7:00 PM
REGULAR MEETING**

A G E N D A

Call to Order:

Citizen Participation:

**Minutes: May 1, 2023 Public Hearing
 May 1, 2023 Regular Meeting**

Old Business: None

New Business:

ITEM # Z230611 Discussion and possible action on a variance request submitted by DJM Contractors, LTD. to encroach upon side building setback lines on corner lots within The Woods Subdivision, Abstract Number 53, in the S K Van Meter League, to allow concrete to be poured for driveway entrances on the side street. 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:

Lot 15

220 Balsam Bend,

Lot 21

265 Oakwood Drive,

Lot 27

220 Oakwood Drive.

Lot 32

270 Oakwood Drive, Lumberton, Hardin County, Texas.

ITEM # Z230612 Discussion and possible action on a variance request submitted by DJM Contractors, LTD. to encroach upon side building setback lines on this corner lot within Westwood Heights Subdivision, to allow concrete to be poured for a driveway entrance on the side street. He is also requesting to drain the side and a portion of the rear of the property, of that same lot, to the adjacent side street. The property is located at 6500 Bastrop Circle, Westwood Heights, Phase V Section 2, Abstract Number 2, out of and a part of the Francisco Arriola Survey, P# WWHV-12-21, Lumberton, Hardin County, Texas.

ITEM # Z230613 Discussion and possible action on a variance request submitted by Benjamin Ehchart to waive the height requirement of Section 50-203 of the City of Lumberton Ordinances. He would like to build a home with the height of 46' 3" instead of the maximum of 45'. The property is located at 15 Michael Loop, Brushy Creek Estates II, Lot 43, P# BC-EST-3-20, Lumberton, Hardin County, Texas.

ITEM # Z230614 Discussion and possible action comments on a variance request submitted by Will Harper, of Harper Homes, to waive the sidewalk requirement of Section 40-2 of the City of Lumberton Ordinances. The property is located at 445 E Walton, Minor Plat of Harper Subdivision, Tract B, Abstract Number 21, out of the M W Bumstead Survey, in the Charles A Felder League, P# NOT-4-B, Lumberton, Hardin County, Texas.

ITEM # Z230615 Discussion and possible comments on a variance request submitted by Will Harper, of Harper Homes, to waive the sidewalk requirement of Section 40-2 of the City of Lumberton Ordinances. The property is located at 455 E Walton, Minor Plat of Harper Subdivision, Tract A, Abstract Number 21, out of the M W Bumstead Survey, in the Charles A Felder League, P# NOT-4-B, Lumberton, Hardin County, Texas.

ITEM # Z230616 Discussion and possible on a variance request submitted by Joshua Stewart to waive the exotic animal ordinance Section 4-219, to raise and breed Capybaras, which are exotic animals native to South

America. The property is located at 890 Bryan Lane, Beaumont Colony South, Block J, Lot 3, P# K33-J-3, Lumberton, Hardin County, Texas.

ITEM # Z230617 Discussion and possible on a variance request submitted by Frankie Randazzo of Rikenjaks to waive the wild animal ordinance of Section 4-219 for the City of Lumberton to house small alligators on his property behind the future Rikenjaks. The property is located at 358 N LHS Drive, Abstract Number 2, in the Francisco Arriola Survey, P# 2-52, Lumberton, Hardin County, Texas.

ITEM # Z230618 Discussion and possible action on a variance request submitted by Douglas Van Dorn to waive the accessory building ordinance Section 50-537 (2) (a,b,c) to build a minimum 1200 square feet accessory building on a 2.14 acre property. He would also like to waive the maximum peak requirement and have a 16' peak instead of the required 14'. The property is located at 920 W Chance Road, Abstract Number 2, in the Francisco Arriola Survey, P# 2-22, Lumberton, Hardin County, Texas.

ITEM # Z230619 Discussion and possible action on a request submitted by Donald and Terri McFarlin to divide their property with a replat. The property is located at 570 Whiteoak Drive, Lot 1 of the McFarlin Estates, Abstract Number 2, in the Francisco Arriola Survey, P# 2-3-A, Lumberton, Hardin County, Texas.

Future Agenda Items

Adjournment

I do hereby certify on the 2nd day of June 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.

Steve Clark, City Manager

Attest:

Anita M Price, Zoning Secretary