

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

A G E N D A

Call to Order:

Citizen Participation:

Minutes: **June 5, 2023 Public Hearing**
 June 5, 2023 Regular Meeting

Old Business: None

New Business:

ITEM # Z230711 Discussion and possible action on a request submitted by Chuck King, of King Homes, to approve the final plat for Woosley Palms Phase VI. The property is located at Abstract No. 588, in the J.F. Callahan Survey, Block 8, Lots 1-14, Block 9, Lots 19-21, Woosley Palms, Lumberton, Hardin County, Texas.

ITEM # Z230712 Discussion and possible action on a request submitted by Frederick Bartz to replat Lot 6 and Lot 7 into Lot 6A and Lot 7A to restructure the lots. The property is located at 930 Bryan Lane, Block J, Abstract 426, in the H. Peace Survey, Beaumont Colony South, Lumberton, Hardin County, Texas.

ITEM # Z230713 Discussion and possible action on a request submitted by John Rollins to replat his property dividing it into three lots. The property is located at 380 Fletcher, Abstract 21, in the M W Bumstead Survey and Charles A Felder League, Lot 1, Block 1, Fletcher Place S/D, Minor Plat, P# FP-1, Lumberton, Hardin County, Texas.

ITEM # Z230714 Discussion and possible action comments on a variance request submitted by Mike Hawkins, of Hawkins Homes, to encroach upon the west side building setback line to within 2 feet of the property line to pour concrete for a driveway for a side garage. The entrance would be at the front of the lot. The property is located at 230 Sycamore Court, The Woods Subdivision, Lot 45, Abstract Number 53, in the S K VanMeter League, P# TWS-44, Lumberton, Hardin County, Texas.

ITEM # Z230715 Discussion and possible comments on a variance request submitted by DJM Contractors, LTD, to encroach upon the rear building setback line to within 5' of the property line, to pour a 15' x 15' concrete slab for a pergola, The property is located at 220 Balsam Bend, The Woods Subdivision, Lot 16, Abstract Number 53, in the S K VanMeter League, P# TWS-15, Lumberton, Hardin County, Texas.

ITEM # Z230716 Discussion and possible on a variance request submitted by Janis Jones to install a separate utility pole for an existing accessory building. The building is too far from the house. The property is located at 116 Church Loop, Tract S6, Abstract Number 14, in the Elisha Duncan Survey, P# 14-130, Lumberton, Hardin County, Texas.

ITEM # Z230717 Discussion and possible on a variance request submitted by Paul Stephenson, of Education First Federal Credit Union, to install 5' tall wall signs for the bank logo, instead of the required 4' tall wall sign, as per Section 50-567 (1) of the City of Lumberton Ordinances. The property is located at 199 S LHS Drive, Abstract Number 46, in the R C Rodgers Survey, P# 46-9-X, Lumberton, Hardin County, Texas.

ITEM # Z230718 Discussion and possible action on a variance request submitted by Walmart to waive Section 50-553 for Off Street Parking for retail stores in buildings, for the new 4101 square foot addition, and have only 688 parking spaces. The property is located at 100 N LHS Drive, Tract 1A, Abstract Number 2, in the Francisco Arriola Survey, P# 2-10-A-2, Lumberton, Hardin County, Texas.

Future Agenda Items

Adjournment

I do hereby certify on the 3rd day of July 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