

**CITY OF LUMBERTON
PLANNING & ZONING COMMISSION
LUMBERTON CITY HALL COUNCIL CHAMBERS
836 N MAIN STREET, LUMBERTON, TEXAS
MARCH 4, 2024, 7:00 PM
REGULAR MEETING**

A G E N D A

Call to Order:

Citizen Participation:

Minutes: **February 5, 2024 Public Hearing**
 February 5, 2024 Regular Meeting

Old Business: None

New Business:

ITEM # Z24311 Discussion and possible action on a request submitted by Gus Vasilakis to divide his property into 3 lots with a Minor Plat. Lot 3 will be approximately 8,898 square feet instead of the required minimum 9,000 square feet. The property is located at 728 S Village Creek Parkway, Tract 28, Abstract Number 14, in the Elisha Duncan League, Lumberton, Hardin County, Texas.

ITEM # Z24312 Discussion and possible action on a request submitted by Jack Brumley to divide his tract of land into two lots with a Minor Plat. The property has several buildings and parking areas that have been in place for many years with concrete paving and parking that crosses the proposed lines. Also, there will be multiple residential buildings on proposed Lot 1. The property is located at 841 S Main Street, Abstract Number 14, in the Elisha Duncan League, Lumberton, Hardin County, Texas.

ITEM # Z24313 Discussion and possible action on a variance request submitted by James and Heather Farren to construct a new attached garage. The peak will be 16' instead of the required maximum 14'. The property is located at 7603 Boardwalk, Boykin Place, Block 4, Lot 20, Abstract 53, in the S K VanMeter League, Lumberton, Hardin County, Texas.

ITEM # Z24314 Discussion and possible action on a variance request submitted by James and Heather Farren to widen their existing driveway. It crosses their east side building setback line. The property is located at 7603 Boardwalk, Boykin Place, Block 4, Lot 20, Abstract 53, in the S K VanMeter League, Lumberton, Hardin County, Texas.

ITEM # Z24315 Discussion and possible action on a variance request submitted by Richard Kern to install a separate electrical meter box for his RV because it is so far from the house. His property is located at 111 S Caywood Street, Tract 184, Abstract Number 53, in the S K VanMeter League, Lumberton, Hardin County, Texas.

ITEM # Z24316 Discussion and possible action on a variance request submitted by James and Sheryl Costello, to place a 10'X16' storage shed on their property. They would like to place the building to within 3' of the rear property line and 7 ½ 'of the south side property line. The property is located at 6666 Georgetown Lane, Westwood Heights Subdivision, Block 11, Lot 12, Abstract Number 2, in the Francisco Arriola Survey, Lumberton, Hardin County, Texas.

ITEM # Z24317 Discussion and possible action on a variance request submitted by Shannon Woodard to install a 16'X30' outdoor kitchen to within 6' of the side property line. The property is located at 7636 S Boardwalk, Boykin Place, Block 10, Lot 24, Abstract Number 53, in the S K VanMeter League, Lumberton, Hardin County, Texas.

Future Agenda Items

Adjournment:

I do hereby certify on the 29th day of February, 2024, 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