

**CITY OF LUMBERTON  
PLANNING & ZONING COMMISSION  
LUMBERTON CITY HALL COUNCIL CHAMBERS  
836 N MAIN STREET, LUMBERTON, TEXAS  
APRIL 1, 2024, 7:00 PM  
REGULAR MEETING**

**A G E N D A**

**Call to Order:**

**Citizen Participation:**

**Minutes:**                    **March 4, 2024 Public Hearing  
March 4, 2024 Regular Meeting**

**Old Business: None**

**New Business:**

**ITEM # Z24411 Discussion and possible action** on a request submitted by Stephen West, of Leavins Engineering & Design, on behalf of Adams Family Real Estate Partnership, to obtain a specific use permit that would allow for open storage with screening, intended for boat storage rental purposes. The property is located at 337 South Main Street, Abstract No. 53, in the S K VanMeter League, Tract 4, Lumberton, Hardin County, Texas.

**ITEM # Z24412 Discussion and possible action** on a request submitted by Zach Rowe, of Leavins Engineering & Design, to approve the Final Plat of Blanco Street. The property is located at N LHS Drive, Abstract Number, in the Francisco Arriola League, Lumberton, Hardin County, Texas.

**ITEM # Z24413 Discussion and possible action** on request submitted by Jeremy Armour to approve the Replat of Lot #3 of the Fletcher Place Subdivision into Lots 3A & 3B. The property is located at 360 Fetcher Road, Lot #3, in the M.W. Bumstead Survey out of the Charles A. Felder League, Abstract No. 21, Lumberton, Hardin County, Texas.

**ITEM # Z24414 Discussion and possible action** on a request submitted by James Abshire of Abshire Building Group to approve the Preliminary Plat for River Birch Phase 3. The property is located at Abstract No. 46, Rogers R. C. Survey, Lumberton, Hardin County, Texas.

**ITEM # Z24415 Discussion and possible action** on a variance request submitted by Gregg Olmstead to place a 10x14 portable storage shed within 5 feet of the rear property line, with the intention of using trees for concealment. The property is located at 182 Beechwood Drive, Lot N/2 of 7 in Beechwood Subdivision, Abstract No. 36, A. Lancaster Survey, Lumberton, Hardin County, Texas.

**ITEM # Z24416 Discussion and possible action** on a variance request submitted by Deborah Hanna on behalf of Restoration Ranch and Senior Natural Living Development, concerning seven of the proposed thirteen lot sizes for cluster housing. These lots would surpass the maximum size requirements stipulated in the cluster housing provision. The specific lots in question are as follows: Lot 1: 8,323 square feet, Lot 2: 8,903 square feet, Lot 4: 8,397 square feet, Lot 8: 7,900 square feet, Lot 9: 7,926 square feet, Lot 10: 7,894 square feet, Lot 11: 7,906 square feet. The Property is located at 929 N Main Street, Abstract No. 21, in the M.W. Bumstead Survey out of the Charles A. Felder League, Lumberton, Hardin County, Texas.

**ITEM # Z24417 Discussion and possible action** on a variance request submitted by Deborah Hanna on behalf of Restoration Ranch and Senior Natural Living Development, to relinquish the Northern 1,070 feet of existing drainage easement in return for taking over maintenance responsibilities for the existing 425 feet open ditch currently in place. The Property is located at 929 N Main Street, Abstract No. 21, in the M.W. Bumstead Survey out of the Charles A. Felder League, Lumberton, Hardin County, Texas.

**Future Agenda Items**

**Adjournment:**

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

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Steve Clark, City Manager

**Attest:**

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Anita M Price, Zoning Secretary