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

AGENDA

Call to Order:

Citizen Participation:

Minutes: June 2, 2025, Public Hearing

June 2, 2025, Special Meeting

Old Business:

ITEM # Z25612 Discussion and possible action on a variance request submitted by Frankie Randazzo, of Loose Boot Holdings, LLC., to approve a 20' building setback line on the north side of Lot 364-A, as well as the rear of both lots. The properties are located at 364 N LHS Drive and 364-A N LHS Drive, Abstract No. 2, in the Francisco Arriola Survey, Tract 31, P# 2-49 and P# 2-49-A, Lumberton, Hardin County, Texas.

New Business:

ITEM # Z25711 Discussion and possible action on a variance request submitted by Robert Cole to encroach upon the north side building setback line to within 18" of the property line to install a carport on an existing slab (Section 42-15 City Ordinances). The property is located at 170 El Pinto Drive, El Pino Section 2, Lot 16, Abstract Number 785, in the James Kilgore Survey, Lumberton, Hardin County, Texas.

ITEM # Z25712 Discussion and possible action on a variance request submitted by John Richmond to encroach upon his west side and rear building setback lines to within 5' of the property lines, to construct a 10'X16' accessory building on concrete skids (Section 50-537 City Ordinances). The property is located at 212 Saylors Way, The Cascades, Lot 36, Abstract Number 14, in the Elisha Duncan League, Lumberton, Hardin County, Texas.

ITEM # Z25713 Discussion and possible action on a variance request submitted by Randyll and Darla Eason to pour concrete to add a 20'X20' extension on their existing 1500 square feet accessory building (Section 50-537). The property is located at 230 Jena Lane, Chance Estates, Block 1, Lots 25 and 26, Abstract Number 468, in the Amos Thomas Survey, Lumberton, Hardin County, Texas. ITEM # Z25714 Discussion and possible action on a variance request submitted by Mark Scott to encroach upon his east side building setback line to within 10' of the property line and the rear building setback line to within 12' of the property line, to construct a 792 square feet accessory building on a concrete slab (Section 50-537 and Section 42-15 City Ordinances). The property is located at 2 Briarcliff Lane, Briarwick Place, Lot 31, Abstract Number 206, in the A Franklin Survey, Lumberton, Hardin County, Texas.

ITEM # Z25715 Discussion and possible action on a variance request submitted by Mark Scott to build the accessory building 6' from his house (Section 50-537 City Ordinances). The property is located at 2 Briarcliff Lane, Briarwick Place, Lot 31, Abstract Number 206, in the A Franklin Survey, Lumberton, Hardin County, Texas.

ITEM # Z25716 Discussion and possible action on a variance request submitted by Mark Scott to widen his existing driveway. The property is located at 2 Briarcliff Lane, Briarwick Place, Lot 31, Abstract Number 206, in the A Franklin Survey, Lumberton, Hardin County, Texas.

ITEM # **Z25717 Discussion and possible action** on a request submitted by Jimmy Duplissey, of Greentree Enterprises, LP to replat Lot 1C and Lot 1E, Block 1, Soaring Dove Place, Vol 4, Pg 311 and 311A, Plat Records, Hardin County, Texas, into Lots 1C-1, 1F, 1G, 1H and 1I, Block 1, Soaring Dove Place, in the Francisco Arriola League, Abstract No. 2 and the R C Rogers Survey, Abstract No. 46, Lumberton, Hardin County, Texas.

Future	Agenda	Items
None		

Adjournment:

I do hereby certify on the 3rd day of July, 2025, 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		