

CITY OF LUMBERTON
PLANNING & ZONING COMMISSION
LUMBERTON CITY HALL COUNCIL CHAMBERS
SEPTEMBER 4, 2018 7:00 pm

REGULAR MEETING

A G E N D A

Call to Order

Citizen Participation

Minutes August 6, 2018 Public Hearing
August 6, 2018 Regular Meeting

Old Business

New Business

ITEM # Z18911 Discussion and possible action on a zone change by the City of Lumberton in order to bring the development of the Saddle Brook Apartments into conformance with the City Ordinances. They request to rezone to R-2. It was annexed into the City of Lumberton September 1, 2004 and was not properly rezoned at that time. The property is located in the Francisco Arriola Survey, Abstract No. 2, Lumberton, Hardin County, Texas.

ITEM # Z18912 Discussion and possible action on a zone change by the City of Lumberton in order to bring the development of the Anderson Apartments into conformance with the City Ordinances. They request to rezone to R-2. It was annexed into the City of Lumberton September 1, 2004 and was not properly rezoned at that time. The property is located in the Francisco Arriola Survey, Abstract No. 2, Lumberton, Hardin County, Texas.

ITEM # Z18913 Discussion and possible action on a zone change by the City of Lumberton in order to bring the remaining property beyond the zone line at Lumberton Nursing and Rehabilitation to conformance with the use of the property. They request to rezone to C-2 for the remainder of the property. The property is located in S K VanMeter, Abstract No. 53, Lumberton, Hardin County, Texas.

ITEM # Z18914 Discussion and possible action on a variance request submitted by Kenneth and Christina Mason to encroach upon his side building setback line to extend his existing driveway. The property is located at 6635 Jasper Circle, Lot 40, Block 9, Westwood Heights Phase III, P# WWHIII-9-40, l# 2014-45561 03/26/2014, Lumberton, Hardin County, Texas.

ITEM # Z18915 Discussion and possible action on a zone change request submitted by FP & JP Enterprises, Inc., on behalf of Ronald and Stephanie Pitts, to rezone

approximately 3.722 acres from R-1 to C-2. The property is located in the S K VanMeter, Lot 2 of the Minor Plat of R & S Pitt, Abstract 53, P# 53-335-A, l# 1676/61 4/10/08, Lumberton, Hardin County, Texas.

ITEM # Z18916 Discussion and possible action on a zone change request submitted by IHP Enterprises, LLC to rezone property located at 370 N LHS, that portion beyond the 250 feet zone line from R-1 to C-2 for both lots. The properties are located in the Francisco Arriola League, Abstract No.2, Lumberton, Hardin County, Texas.

ITEM # Z18917 Discussion and possible action on a zone change request submitted by IHP Enterprises, LLC to rezone property located at 376 N LHS Drive, that portion beyond the 250 feet zone line from R-1 to C-2 for both lots. The properties are located in the Francisco Arriola League, Abstract No.2, Lumberton, Hardin County, Texas.

ITEM # Z18918 Discussion and possible action on a variance request submitted by C.L. Thomas, Inc., on behalf of Speedy Stop Food Stores, LLC to encroach upon north building setback lines to pour concrete only for vehicle traffic. The property is located at 719 S Main, 729 S Main Street and 755 S Main Street located in the E Duncan Survey, Abstract 14, Lumberton, Hardin County, Texas.

ITEM # Z18919 Discussion and possible action on a request submitted by Mark Whiteley & Associates, Inc., on behalf of Jimmy Duplissey, and Greentree Enterprises, L.P., to approve the Preliminary Plat for the cluster housing development, Whispering Pines Subdivision. The property is located in the Francisco Arriola Survey, Abstract No. 2, Lumberton, Hardin County, Texas.

ITEM # Z189110 Discussion and possible action on a variance request submitted by Mark Whiteley & Associates, Inc., on behalf of Jimmy Duplissey, and Greentree Enterprises, L.P., to allow the proposed lots within the cluster housing development, Whispering Pines Subdivision, to be graded to drain a portion of each lot towards the rear, where the storm water will be collected by curb inlets. The property is located in the Francisco Arriola Survey, Abstract No. 2, Lumberton, Hardin County, Texas.

ITEM # Z189111 Discussion and possible action on a zone change request submitted by Mark Whiteley & Associates, Inc., on behalf of Jimmy Duplissey, and Greentree Enterprises, L.P., to rezone approximately 9.2561 acres, Tract "B", from R-1 to R-2 to allow for the expansion of the Saddle Brook Apartments located at 115 S LHS Drive. The property is located in the Francisco Arriola Survey, Abstract No. 2, Lumberton, Hardin County, Texas.

ITEM # Z189112 Discussion and possible action on a request that Tract "A", the remaining 22.2492 acres out of the called 64.51 acre tract, being that portion beyond the existing 250 feet zoning boundary, be rezoned from R-1 to C-2. The property is

located in the Francisco Arriola Survey, Abstract No. 2, Lumberton, Hardin County, Texas.

ITEM # Z189113 Discussion and possible action on a request that the portion of Tract “D”, being that portion beyond the existing 250 feet zoning boundary currently zoned R-1, and all of Tract “E” be rezoned to C-2 to allow for the full development of the property as commercial real estate. The property is located in the R C Rodgers Survey, Abstract No. 46, Lumberton, Hardin County, Texas.

Future Agenda Items

Adjournment

I do hereby certify on the 31st day of August, 2018, at 5:00 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 Clerk