

**CITY OF LUMBERTON
PLANNING & ZONING COMMISSION
LUMBERTON CITY HALL COUNCIL CHAMBERS
SEPTEMBER 4, 2018 6:30 PM**

PUBLIC HEARING

A G E N D A

Call to Order

Invocation

Pledge of Allegiance

Public Hearing

- 1) For the purpose of 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.
- 2) For the purpose of 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.
- 3) For the purpose of 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.
- 4) For the purpose of 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.

- 5) For the purpose of 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.
- 6) For the purpose of 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.
- 7) For the purpose of 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.
- 8) For the purpose of 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.
- 9) Furthermore, Greentree Enterprises requests 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.
- 10) Finally, Greentree Enterprises requests 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.

Citizen Participation

Discussion and Possible Action

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