

**CITY OF LUMBERTON
PUBLIC HEARING 6:30 P.M.
SEPTEMBER 24, 2018**

AGENDA

- A) MEETING CALLED TO ORDER
- B) INVOCATION AND PLEDGE OF ALLEGIANCE
- C) PUBLIC FORUM

DISCUSSION AND INFORMATION CONCERNING THE FOLLOWING:

- 1) Discuss a Variance Request submitted by Kenneth and Christina Mason to encroach upon their side building setback line to extend their existing driveway. The property is located at 6635 Jasper Circle, Lot 40, Block 9, Westwood Heights Phase III, P# WWHIII-9-40, 1# 2014-45561 03/26/2014, Lumberton, Hardin County, Texas.
- 2) Discuss a Variance Request submitted 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 Pitts, Abstract 53, P# 53-335-A, 1# 1676/61 4/10/08, Lumberton, Hardin County, Texas.
- 3) Discuss a Variance Request submitted IHP Enterprises, LLC to rezone property located at 370 N. L.H.S. Drive, that portion beyond the 250 feet zone line from R-1 to C-2. The property is located in the Francisco Arriola League, Abstract No. 2, Lumberton, Hardin County, Texas.
- 4) Discuss a Variance Request submitted IHP Enterprises, LLC to rezone property located at 376 N. L.H.S. Drive, that portion beyond the 250 feet zone line from R-1 to C-2. The property is located in the Francisco Arriola League, Abstract No. 2, Lumberton, Hardin County, Texas
- 5) Discuss 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 South Main Street, 729 South Main Street, and 755 South Main Street located in the E Duncan Survey, Abstract 14, Lumberton, Hardin County, Texas
- 6) Discuss 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 toward the rear, where the storm water will be run into a swale ditch. The property is located in the Francisco Arriola Survey, Abstract No. 2, Lumberton, Hardin County, Texas
- 7) Discuss a Variance 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 South L.H.S. Drive. The property is located in the Francisco Arriola Survey, Abstract No. 2, Lumberton, Hardin County, Texas

- 8) Discuss a Variance Request Submitted by Mark Whiteley & Associates, Inc., on behalf of Jimmy Duplissey and Greentree Enterprises, L.P., that Tract "A", the remaining 22.4292 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
- 9) Discuss a Variance Request Submitted by Mark Whiteley & Associates, Inc., on behalf of Jimmy Duplissey and Greentree Enterprises, L.P., that the portion of Tract "D" being that portion beyond the existing 250 feet zoning boundary currently zoned R-1 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
- 10) Discuss a Variance Request Submitted by Mark Whiteley & Associates, Inc., on behalf of Jimmy Duplissey and Greentree Enterprises, L.P., request that all of Tract "E" currently zoned R-1 to 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

11) ADJOURNMENT

STEVE CLARK
CITY MANAGER

On the 21st day of September, 2018 at 5:00 P.M., the original of this instrument was posted on a window of the City Hall readily accessible to the general public at all times.

SUSAN COLLINS
CITY SECRETARY