

**CITY OF LUMBERTON
PLANNING & ZONING COMMISSION
LUMBERTON CITY HALL COUNCIL CHAMBERS
OCTOBER 1, 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 request submitted by Mark W. Whiteley & Associates, Incorporated, on behalf of MST Lumberton Properties, to approve the Final Plat for Westwood Heights Phase IV, Section C, Lots 33-40, Block 8, Lots 1-7, Block 12, out of and a part of Francisco Arriola Survey, Abstract No. 2, Lumberton, Hardin County, Texas.
- 2) For the purpose of discussion and possible action on a variance request submitted by Chad Carpenter, PE of Homes by W, to drain the rear of his property to an existing ditch at the rear of the property. The property is located at 100 El Pinto, Lot 23, El Pino, Section 2, P#CL2-EP-23, l#2018-83872 04/04/2018, Lumberton, Hardin County, Texas.
- 3) For the purpose of discussion and possible action on a variance request submitted by Calvin Gauthier of S&C Builders to drain a portion of the rear of his property to the storm water drain on the south property line. The property is located at 1480 Kala's Circle, Lot 19, Copper Point Subdivision, Phase 1, P# CPT-19, l# 2018-82081 01/29/2018, Lumberton, Hardin County, Texas.
- 4) For the purpose of discussion and possible action on a variance request submitted by Jared and Jacey-Kay Carter, to encroach upon side building setback lines to extend their existing driveway. The

property is located at 1295 Kala's Circle, Lot 40, Copper Point Subdivision, Phase 1, P#CPT-40, l#2018-83899 04/05/2018, Lumberton, Hardin County, Texas.

- 5) For the purpose of discussion and possible action on a variance request submitted by Shawn Haley of Haley Homes, LLC., to encroach upon the south side building setback lines to construct a home. The property is located at 8205 Royal Oak, The Reserve Subdivision, Lot 19, P# RSV-19, l# 2018-86769 7/12/2018, Lumberton, Hardin County, Texas.
- 6) For the purpose of discussion and possible action on a request submitted by the City of Lumberton on a zone change 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 should be rezoned for the proper use. The property is located at 115 S LHS Drive, in the Francisco Arriola Survey, Abstract No. 2, Lumberton, Hardin County, Texas.
- 7) For the purpose of discussion and possible action on a request submitted by the City of Lumberton for a zone change 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 should be rezoned according to the proper use. The property is located at 115 N LHS Drive, Lot 5 of Caven's Cove Subdivision, in the Francisco Arriola Survey, Abstract No. 2, Lumberton, Hardin County, Texas.
- 8) For the purpose of discussion and possible action on a request submitted by the City of Lumberton on a zone change 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 building was constructed in 1988 before Planning and Zoning was established and uses the entire property. The property is located in S K VanMeter, Abstract No. 53, Lumberton, Hardin County, Texas.

Citizen Participation

Discussion and Possible Action

Adjournment

I do hereby certify on the 28th day of September, 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