CITY OF LUMBERTON PLANNING & ZONING COMMISSION LUMBERTON CITY HALL COUNCIL CHAMBERS OCTOBER 1, 2018 7:00 pm

REGULAR MEETING

AGENDA

Call to Order

Citizen Participation

Minutes September 4, 2018 Public Hearing

September 4, 2018 Regular Meeting

Old Business

New Business

ITEM # Z181011 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.

ITEM # Z181012 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.

ITEM # Z181013 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.

ITEM # Z181014 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.

ITEM # Z181015 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.

ITEM # Z181016 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.

ITEM # Z181017 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.

ITEM # Z181018 Discussion and possible action 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.

Future Agenda Items

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.

Attest:	Steve Clark, City Manager	
Anita M. Price, Zoning Clerk		