

CITY OF LUMBERTON  
PLANNING & ZONING COMMISSION  
LUMBERTON CITY HALL COUNCIL CHAMBERS  
AUGUST 5, 2019 7:00 pm

REGULAR MEETING

A G E N D A

Call to Order:

Citizen Participation:

Minutes:                                July 1, 2019 Public Hearing  
   July 1, 2019 Regular Meeting

Old Business:

New Business:

**ITEM # Z19811 Discussion and possible action** on a request submitted by Mike Hawkins to approve the Preliminary Plat for The Woods Subdivision. The property is approximately 26.873 acres of land located in the S.K. Van Meter League, Abstract Number 53, Lumberton, Hardin County, Texas.

**ITEM # Z19812 Discussion and possible action** on a request submitted by Christopher Arnaud to approve a Preliminary Plat of a proposed subdivision of approximately 7.504 acres of land located in the M.W. Bumstead Survey, out of the Charles A. Felder League, Abstract No. 21, Lumberton, Hardin County, Texas.

**ITEM # Z19813 Discussion and possible action** on a variance request submitted by Wayne Jeffcoat on behalf of Scott Bramer, Kathryn Gobert and Kenneth Gobert to do a Minor Plat with an access easement and agreement instead of 75' of road frontage, to correctly divide the property. The property is located at 192 Jasten Lane and 198 Jasten Lane, part of the A. Thomas Survey, Abstract 468, Lumberton, Hardin County, Texas.

**ITEM # Z19814 Discussion and possible action** on a variance request submitted by Greentree Enterprises to utilize precast storm water structures instead of site-built structures in the proposed Whispering Pines Subdivision. The property is approximately 10.0542 acres of land located in the Francisco Arriola Survey, Abstract Number 2, Lumberton, Hardin County, Texas.

**ITEM # Z19815 Discussion and possible action** on a request submitted by Aimee Kinberling on behalf of Dave Reynolds of Lumberton Mobile Home Park to increase the maximum density of lots per acre to 7 lots per acre instead of 5 lots per acre. The Property is approximately 10.563 acres located at 1119 S Main Street, Lumberton, Hardin County, Texas.

**ITEM # Z19816 Discussion and possible action** on a zone change request submitted by Aimee Kinberling on behalf of Dave Reynolds of Lumberton Mobile Home Park to decrease the required lot area for a manufactured home to 4240 square feet per lot instead of 6000 square feet per lot. The Property is approximately 10.563 acres located at 1119 S Main Street, Lumberton, Hardin County, Texas.

**ITEM # Z19817 Discussion and possible action** on a request submitted by Aimee Kinberling on behalf of Dave Reynolds of Lumberton Mobile Home Park to decrease the required lot width for a manufactured home to 40' instead of 50' and the depth to 106' instead of 120'. The Property is approximately 10.563 acres located at 1119 S Main Street, Lumberton, Hardin County, Texas.

**ITEM # Z19818 Discussion and possible action** on a request submitted by Aimee Kinberling on behalf of Dave Reynolds of Lumberton Mobile Home Park to eliminate the requirement for concrete slabs to be placed beneath manufactured housing and instead comply with state standards for setting these homes. The Property is approximately 10.563 acres located at 1119 S Main Street, Lumberton, Hardin County, Texas.

**ITEM # Z19819 Discussion and possible action** on a request submitted by Aimee Kinberling on behalf of Dave Reynolds of Lumberton Mobile Home Park to reduce the need for the number of required off street parking by painting a fire lane around the entire community. The Property is approximately 10.563 acres located at 1119 S Main Street, Lumberton, Hardin County, Texas.

**ITEM # Z198110 Discussion and possible action** on a request submitted by Aimee Kinberling on behalf of Dave Reynolds of Lumberton Mobile Home Park to allow for asphalt surfacing instead of concrete surfacing. The Property is approximately 10.563 acres located at 1119 S Main Street, Lumberton, Hardin County, Texas.

## **Future Agenda Items**

## **Adjournment**

I do hereby certify on the 2nd day of August 2019, 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.

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Steve Clark, City Manager

**Attest:**

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Anita M. Price, Zoning Clerk