

**CITY OF LUMBERTON  
PLANNING & ZONING COMMISSION  
LUMBERTON CITY HALL COUNCIL CHAMBERS  
FEBRUARY 3, 2020 6:30 PM**

**PUBLIC HEARING**

**A G E N D A**

**Call to Order:**

**Invocation:**

**Pledge of Allegiance:**

**Public Hearing:**

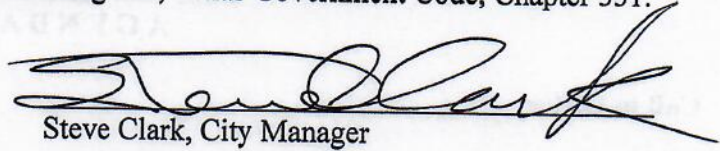
- 1) For the purpose of discussion and possible action on a variance request submitted by the office of Mark W. Whiteley and Associates, Inc., on behalf of Mr. & Mrs. Daws, to drain a portion of the 4.155 acres to the south to a proposed pond, as well as a portion of the property to drain to the west towards Adler Ditch, to build a residence. The property is located in the S K Van Meter League, Parcel # 13123, on the south east corner of the intersection of Pineburr Loop at Forest Road, Lumberton, Hardin County, Texas.
- 2) For the purpose of discussion and possible action on a variance request submitted by the office of Mark W. Whiteley and Associates, Inc., on behalf of Anderson Petit, LLC, to drain portions of Lot 1 of the proposed Anderson Pines Subdivision towards the sides of the lot to the existing ditches adjoining the property. The property is approximately 2.908 acres located in the S K Van Meter League, AB 53, on the north east corner of the intersection of Pineburr Loop at Forest Road, Lumberton, Hardin County, Texas.
- 3) For the purpose of discussion and possible action on a variance request submitted by the office of Mark W. Whiteley and Associates, Inc., on behalf of Anderson Petit, LLC, for the reduced width of Lot 1 of the proposed Anderson Pines Subdivision, to 50 feet of road frontage. The property is approximately 2.908 acres located in the S K Van Meter League, AB 53, on the north east corner of the intersection of Pineburr Loop at Forest Road, Lumberton, Hardin County, Texas.
- 4) For the purpose of discussion and possible action on a variance request submitted by Heights Engineering, LLC, on behalf of their client for the proposed Popeyes development, to encroach upon side setback lines to within 5' of the side property lines and encroach upon the rear setback line to within 10' of the rear property line to pour concrete parking areas. This will create better traffic circulation. The property is located at 108 S LHS Drive, Outlot 2B, Highland Park, AB2, in the F Arriola Survey, Replat 4-198-A, 02/03/2018, P# HLP-OL2-B, I# 1592/714, Lumberton, Hardin County, Texas.

**Citizen Participation**

**Discussion and Possible Action**

**Adjournment**

I do hereby certify on the 31<sup>st</sup> day of January 2020, 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

**CITY OF LUMBERTON  
PLANNING & ZONING COMMISSION  
LUMBERTON CITY HALL COUNCIL CHAMBERS  
FEBRUARY 3, 2020 7:00 pm**

**REGULAR MEETING**

**A G E N D A**

**Call to Order:**

**Citizen Participation:**

**Minutes:**                                 **January 6, 2020 Public Hearing**  
  **January 6, 2020 Regular Meeting**

**Old Business: None.**

**New Business:**

***ITEM # Z200211 Discussion and possible action*** on a variance request submitted by the office of Mark W. Whiteley and Associates, Inc., on behalf of Mr. & Mrs. Daws, to drain a portion of the 4.155 acres to the south to a proposed pond, as well as a portion of the property to drain to the west towards Adler Ditch, to build a residence. The property is located in the S K Van Meter League, Parcel # 13123, on the south east corner of the intersection of Pineburr Loop at Forest Road, Lumberton, Hardin County, Texas.

***ITEM # Z200212 Discussion and possible action*** on a variance request submitted by the office of Mark W. Whiteley and Associates, Inc., on behalf of Anderson Petit, LLC, to drain portions of Lot 1 of the proposed Anderson Pines Subdivision towards the sides of the lot to the existing ditches adjoining the property. The property is approximately 2.908 acres located in the S K Van Meter League, AB 53, on the north east corner of the intersection of Pineburr Loop at Forest Road, Lumberton, Hardin County, Texas.

***ITEM # Z200313 Discussion and possible action*** on a variance request submitted by the office of Mark W. Whiteley and Associates, Inc., on behalf of Anderson Petit, LLC, for the reduced width of Lot 1 to 50 feet of road frontage. The property is approximately 2.908 acres located in the S K Van Meter League, AB 53, on the north east corner of the intersection of Pineburr Loop at Forest Road, Lumberton, Hardin County, Texas.

***ITEM # Z200414 Discussion and possible action*** on a variance request submitted by Heights Engineering, LLC, on behalf of their client for the proposed Popeyes development, to encroach upon side setback lines to within 5' of the side property lines and encroach upon the rear setback line to within 10' of the rear property line to pour concrete parking areas. This will create better traffic circulation. The property is located at 108 S LHS Drive, Outlot 2B, Highland Park, AB2, in the F Arriola Survey, Replat 4-198-A, 02/03/2018, P# HLP-OL2-B, I# 1592/714, Lumberton, Hardin County, Texas.

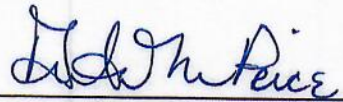
**Future Agenda Items**

**Adjournment**

I do hereby certify on the 31<sup>st</sup> day of January, 2020 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 Secretary