

**CITY OF LUMBERTON  
PLANNING & ZONING COMMISSION  
LUMBERTON CITY HALL COUNCIL CHAMBERS  
836 N MAIN STREET, LUMBERTON, TEXAS  
MAY 3, 2021 7:00 PM  
REGULAR MEETING**

**A G E N D A**

**Call to Order:**

**Citizen Participation:**

**Minutes:** April 5, 2021 Public Hearing  
April 5, 2021 Regular Meeting

**Old Business: None**

**New Business:**

**ITEM # Z21511 Discussion and possible action** on a zone change request submitted by Whiteley Oliver, on behalf of Greentree Enterprises, LP, and M3 Ranger Builders, LLC, the joint developers of the proposed Heritage Highland Subdivision. They request that the 11.42 acres consisting of Lots 1-21, Block 1, and Lots 22-33, Block 2 of the proposed subdivision to be rezoned from C-2 Community Business District and R-2 Multiple Family-Dwelling District to R-1 Single-Family Dwelling District. The property is located at S LHS Drive, Abstract No. 2, F Arriola League, R.C. Rogers Survey, Abstract No. 46, Lumberton, Hardin County, Texas.

**ITEM # Z21512 Discussion and possible action** on a request submitted by Whiteley Oliver, on behalf of Greentree Enterprises, LP, and M3 Ranger Builders, LLC, the joint developers of the proposed Heritage Highland Subdivision, to approve the Preliminary Plat for that subdivision. The property is located at S LHS Drive, Abstract No. 2, F Arriola League, R.C. Rogers Survey, Abstract No. 46, Lumberton, Hardin County, Texas.

**ITEM # Z21513 Discussion and possible action** on a variance request submitted by ALJ Lindsey, E.I.T., on behalf of Starbuck's, to encroach upon the west rear building setback line, the north side building setback line as well as the south side building setback to pour concrete for driveway entrances/exits. The property is located at 121 S LHS Drive., Abstract No. 2, F Arriola League, Lumberton, Hardin County, Texas.

**ITEM # Z21514 Discussion and possible action** on a variance request submitted by Robert and Melissa Erpelding to pour concrete for a portion of their driveway and pour rock on the remainder of the driveway, to their new construction home, instead of the entire driveway being concrete as required in Section 40-118 c (1) of the City of Lumberton's Code of Ordinances. The property is located at 236 Trahan Road, Lot 3 of the Minor Plat SMERPS, Abstract No. 53 in the S.K. VanMeter Survey, p#SM-3, Lumberton, Hardin County, Texas.

**ITEM # Z21515 Discussion and possible action** on a variance request submitted by Larry J and Debra D Smith to pour concrete for a portion of their driveway and pour rock on the remainder of the driveway, to their new construction home, instead of the entire driveway being concrete as required in Section 40-118 c (1) of the City of Lumberton's Code of Ordinances. The property is located at 238 Trahan Road, Lot 2 of the Minor Plat SMERPS, Abstract No. 53 in the S.K. VanMeter Survey, p#SM-2, Lumberton, Hardin County, Texas.

**ITEM # Z21516 Discussion and possible action** on a variance request submitted by Larry and Kimberly Smith to pour concrete for a portion of their driveway and pour rock on the remainder of the driveway, to their new construction home, instead of the entire driveway being concrete as required in Section 40-118 c (1) of the City of Lumberton, Texas City Ordinances. The property is located at 240 Trahan Road, Lot 1 of the Minor Plat SMERPS, Abstract No. 53 in the S.K. VanMeter Survey, p#SM-1, Lumberton, Hardin County, Texas.

**ITEM # Z21517 Discussion and possible action** on a variance request submitted by Mohammed Hamdan to encroach upon the north side building setback line to pour a concrete driveway for a second garage. The property is a corner lot located at 1220 Miss Kyndall, Lot 66 of Copper Point, Phase 2, Abstract No. 46, in the R.C. Rogers Survey, p#CPT2-66, Lumberton, Hardin County, Texas.

**ITEM # Z21518 Discussion and possible action** on a variance request submitted by Elevation Land Solutions on behalf of Patrick Hoffman for Longleaf Subdivision, Section 1A for approval of the following:

- 1) Lot Density minimum of 8,400 SF, 60' Width.

The property is located on FM 421 in the proposed Long Leaf Subdivision, Section 1A out of the R.A. Sumrall Survey, Abstract 1, Lumberton, Hardin County, Texas.

**ITEM # Z21519 Discussion and possible action** on a variance request submitted by Elevation Land Solutions on behalf of Patrick Hoffman for Longleaf Subdivision, Section 1A for approval of the following:

- 2) Yard (Front/Back) 20' front building setback line, 25' rear building setback line.

The property is located on FM 421 in the proposed Long Leaf Subdivision, Section 1A out of the R.A. Sumrall Survey, Abstract 1, Lumberton, Hardin County, Texas.

**ITEM # Z215110 Discussion and possible action** on a variance request submitted by Elevation Land Solutions on behalf of Patrick Hoffman for Longleaf Subdivision, Section 1A for approval of the following:

- 3) An 8' front porch encroachment on the front building setback line.

The property is located on FM 421 in the proposed Long Leaf Subdivision, Section 1A out of the R.A. Sumrall Survey, Abstract 1, Lumberton, Hardin County, Texas.

**ITEM # Z215111 Discussion and possible action** to consider amendments to the City's Zoning Ordinance under Chapter 50, Division 9 – MH Manufactured Housing Community Park District, Section 50-432 for the purpose of supplementing ground surface requirements for transient stands

**ITEM # Z215112 Discussion and possible action** to consider amendments to various sections of the City's Zoning Ordinance under Chapter 50 for the purpose of amending regulations of driveways for clarity and conformity with Chapter 40 of the City of Lumberton's Code of Ordinances.

These Items will appear on the Agenda for Lumberton City Council on Monday, April 12, 2021 at 6:30pm.

**Future Agenda Items**

**Adjournment**

I do hereby certify on the 30<sup>th</sup> day of April 2021, 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