

# CITY OF LUMBERTON

**TO: COUNCIL MEMBERS AND PATRONS**  
**SUBJECT: REGULAR CITY COUNCIL MEETING**  
**DATE: MAY 10, 2021 TIME: 7:00 P.M.**  
**PLACE: LUMBERTON CITY HALL COUNCIL CHAMBERS**

## **\*\* AGENDA \*\***

### **Welcome**

**Call the meeting to Order**  
**Invocation and Pledge of Allegiance**  
**Citizen's Participation**  
**Announcements/City Business**  
**Committee Reports**  
**Consent Agenda**  
Approval of Minutes of April 26, 2021 Regular Meeting

### **Old Business**

### **New Business**

- Item # 210511 – CANVASS VOTES OF MAY 1, 2021 GENERAL ELECTION*  
*Escrutinio 1 de mayo 2021 Elección General*
- Item # 210512 – MOTION DECLARING RESULTS OF ELECTION*  
*Movimiento declaración de los resultados de las elecciones*
- Item # 210513 – ADMINISTER PRE-OATH TO NEWLY ELECTED OFFICERS*  
*Administrar pre-juramento para recién elegidos oficiales*

### **\*\*\*\* OATH OF OFFICE – NEWLY ELECTED MEMBERS \*\*\*\***

- Item # 210514 – Appoint 2021-'22 Mayor Pro Tem*
- Item # 210515 – Discussion and Possible Action – Zoning Commission Recommendation*  
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 # 210516 – Discussion and Possible Action – Zoning Commission Recommendation*  
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 # 210517* – Discussion and Possible Action – Zoning Commission Recommendation  
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 # 210518* – Discussion and Possible Action – Zoning Commission Recommendation  
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 # 210519* – Discussion and Possible Action – Zoning Commission Recommendation  
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 # 2105110* – Discussion and Possible Action – Zoning Commission Recommendation  
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 # 2105111* – Discussion and Possible Action – Zoning Commission Recommendation  
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 # 2105112* – Discussion and Possible Action – Zoning Commission Recommendation  
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 in the proposed Long Leaf Subdivision, Section 1A out of the R.A. Sumrall Survey, Abstract 1, Lumberton, Hardin County, Texas.

*Item # 2105113* – Discussion and Possible Action – Zoning Commission Recommendation

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 in the proposed Long Leaf Subdivision, Section 1A out of the R.A. Sumrall Survey, Abstract 1, Lumberton, Hardin County, Texas.

*Item # 2105114* – Discussion and Possible Action – Zoning Commission Recommendation

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 in the proposed Long Leaf Subdivision, Section 1A out of the R.A. Sumrall Survey, Abstract 1, Lumberton, Hardin County, Texas.

*Item # 2105115* – Discussion and Possible Action – Zoning Commission Recommendation

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 # 2105116* – Discussion and Possible Action – Zoning Commission Recommendation

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

## **Monthly Reports**

Departmental Reports

## **Mayor's Report**

## **City Manager's Report**

## **Police Chief's Report**

## **Executive Session**

A.) PENDING/CONTEMPLATED LITIGATION – SECTION 551.071

B.) LAND ACQUISITION – SECTION 551.072

C.) PERSONNEL – SECTION 551.074

## **Action on Executive Session Items**

## **Items for Future Agenda**

## **Adjournment**

**Executive Session, closed, under Texas Government Code Section 551.071, 551.072 and 551.074 (Private Consultation with City's Attorney, Land Acquisition and Personnel)**

**If, during the course of the meeting, any discussion of any item on the agenda should be held in a closed meeting, the Council will conduct a closed meeting in accordance with the Texas Open Meetings Act, Tex. Govt. Code, Chapter 551, Subchapters D and E.**

CITY SECRETARY

CITY MANAGER