

# CITY OF LUMBERTON

**TO: COUNCIL MEMBERS AND PATRONS**  
**SUBJECT: REGULAR CITY COUNCIL MEETING**  
**DATE: SEPTEMBER 25, 2017 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 September 11, 2017 Regular Meeting

**Old Business**

**New Business**

*Item # 170921* – Discussion and Possible Action – Operating Budget Fiscal Year 2017-'18

*Item # 170922* – Discussion and Possible Action – Request Submitted by Lee Grantz to rezone approximately 6.869 acres from R-1 to R-2 to build townhouses. The property is located on Dana Drive, AB 53, S.K. VanMeter Survey, P # 53-236-J, Tract 146B, 1 # 1753-792, Lumberton, Hardin County, Texas

*Item # 170923* – Discussion and Possible Action – Request Submitted by Riceland Senior Living, LLC on behalf of Mickey Beard, to rezone the property from R-1 to C-2 to build two multi use commercial buildings (strip centers) in the front with an Assisted Living facility in the rear of the property. The property to rezone is the rear portion of approximately 4.501 acres of land located on North L.H.S. Drive, AB 2 F Arriola Survey, P # 2-10-O-3, 1 # 1233/863, Lumberton, Hardin County, Texas. The first 250 deep of this property along North L.H.S. Drive is already zoned C-2 at this time. They would like to have the entire property zoned the same. They are also requesting a Specific Use Permit to build the Senior Assisted Living Facility at the rear of this property

*Item # 170924* – Discussion and Possible Action – Request Submitted by DJM Contractors to encroach upon the rear building setback line to build an accessory building. The property is located at 6655 Llano Lane, Lot 23, Block 9, Westwood Heights,

Phase IV, Section A, Plat 4-177-A, P # WWHIV-9-23, Lumberton, Hardin County, Texas

*Item # 170925* – Discussion and Possible Action - Request Submitted by Alan and Ashley Molina to encroach upon the side and rear setback line to extend their existing driveway. The also request to encroach upon the side and rear building setback line to build a slab for a dog kennel. The property is located at 6275 Jenny Lane, Lot 7, Block 1, Woodridge 1, P# WR1-7, 1# 1541/478 2/3/06, Lumberton, Hardin County, Texas

*Item # 170926* – Discussion and Possible Action – Request Submitted by Chris Havard to encroach upon his side building setback line to extend his existing driveway. He would also like to request a variance to encroach upon his rear building setback line to build an accessory building. The property is located at 7703 Rosewood Drive, Lot 23, Block 2, Boykin West, P# BW-2-23, 1# 2016-66510-07/19/2016, Lumberton, Hardin County, Texas. The building setback lines for Boykin West are ten (10) feet.

*Item # 170927* – Discussion and Possible Action – Request Submitted by Vicki Mills on behalf of Charles Nichols, Executor for the Estate of Betty Nichols, to allow the estate to divide this property into two properties, with the rear lot having a thirty (30) foot road frontage. The property is located at 1380 West Walton Road, AB 490, J Walea Survey, P# 490-2-X-C Tract 1B, 1# 2016-65117 5/25/2016, Lumberton, Hardin County, Texas.

#### **Monthly Reports**

Monthly Financial Reports – July and August 2017

#### **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.**

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SUSAN COLLINS  
CITY SECRETARY

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STEVE CLARK  
CITY MANAGER