

**CITY OF LUMBERTON  
PLANNING & ZONING COMMISSION  
LUMBERTON CITY HALL COUNCIL CHAMBERS  
SEPTEMBER 5, 2017 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 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..
- 2) For the purpose of discussion and possible action on a variance request submitted by Alan and Ashley Molina to encroach upon the side and rear setback line to extend their existing driveway. They 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, l# 1541/478 2/3/06, Lumberton, Hardin County, Texas.
- 3) For the purpose of discussion and possible action on a variance request submitted by Chris Havard to encroach upon his side building setback line to extend his existing driveway. He also would 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,l# 2016-66510 07/19/2016, Lumberton, Hardin County, Texas. . The building setback lines for Boykin West are 10’.
- 4) For the purpose of discussion and possible action on a variance 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 30 foot

road frontage. The property is located at 1380 W Walton, AB 490, J Walea Survey, P# 490-2-X-C Tract 1B, l# 2016-65117 5/25/2016, Lumberton, Hardin County, Texas.

- 5) For the purpose of discussion and possible action on a request for a Specific Use Permit submitted by Blake and Jessica Higginbotham on behalf of Scott Shelander to place a gym in an existing building that has previously housed a gym in a C-2 location. The property is located at 118 Country Lane, AB 14, E Duncan Survey, P# 14-161-A-4, l#996/506, Lumberton, Hardin County, Texas.
  
- 6) For the purpose of discussion and possible action on a request for a Specific Use Permit submitted by Tiffiny Emerson on behalf of Jody Key to place a Day Nursery in a C-2 location. The property is located at 349 S Main Street, AB 53, S K Van Meter Survey, P#53-232-A, l# 2015-59211 10/01/2015, Lumberton, Hardin County, Texas.

### **Citizen Participation**

### **Discussion and Possible Action**

### **Adjournment**

I do hereby certify on the 1<sup>st</sup> day of September, 2017, 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