

**CITY OF LUMBERTON  
PLANNING & ZONING COMMISSION  
LUMBERTON CITY HALL COUNCIL CHAMBERS  
JUNE 4, 2018 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 zone change request submitted by Justin M. Babineaux on behalf of Karen Henley to rezone the rear of this property from R-1 residential to C-2 community business district to construct a car wash. The request is for approximately 35.24' more. The front 250' is already zoned C-2 at this time. The property is located on N LHS Drive, in front of Anderson Apartments, PIDN# 61557, Francisco Arriola Survey, Abstract No. 2, Lumberton, Hardin County, Texas.
- 2) Mr Babineaux would also like to request a variance to encroach upon the rear setback lines to pour concrete. The property is located on N LHS Drive, in front of Anderson Apartments, PIDN# 61557, Francisco Arriola Survey, Abstract No. 2, Lumberton, Hardin County, Texas.
- 3) For the purpose of discussion and possible action on a variance request submitted by Ernesto Quintanilla on behalf of Burger King to encroach upon the setback lines to pour concrete. The property is located at 112 S LHS Drive, Francisco Arriola Survey, Abstract No. 2 and R.C. Rogers Survey, Abstract No. 46, Lumberton, Hardin County, Texas.
- 4) For the purpose of discussion and possible action on a zone change request submitted by Ron Davis to rezone approximately 5.4 acres out of 7.24 acres from R-1 residential to C-2 community business district, to develop a retail center. The property is located just north of Church Loop, PIDN# 03575, in the Elisha Duncan League, Abstract No. 14, Lumberton, Hardin County, Texas.

- 5) Mr. Davis also requests a variance to pour concrete within the side and rear setback lines. The property is located just north of Church Loop, PIDN# 03575, in the Elisha Duncan League, Abstract No. 14, Lumberton, Hardin County, Texas.
- 6) 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 construct a carport over his existing driveway. The property is located at 7703 Rosewood Drive Lot 23, Block 2, Boykin West, P# BW-2-23, I# 2016-66510 07/19/2016, Lumberton, Hardin County, Texas.
- 7) For the purpose of discussion and possible action on a variance request submitted by Clint McFarlin to construct an accessory building at the front of his property. The property is located on approximately 3.169 acres of land at 170 Dogwood Lane, Tract 2 of McFarlin Estates, Francisco Arriola Survey, Lumberton, Hardin County, Texas.

### **Citizen Participation**

### **Discussion and Possible Action**

### **Adjournment**

I do hereby certify on the 1<sup>st</sup> day of June, 2018, 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