

**CITY OF LUMBERTON  
PLANNING & ZONING COMMISSION  
LUMBERTON CITY HALL COUNCIL CHAMBERS  
836 N MAIN STREET, LUMBERTON, TEXAS  
MARCH 7, 2022 7:00 PM  
REGULAR MEETING**

**A G E N D A**

**Call to Order:**

**Citizen Participation:**

**Minutes:**                               **February 7, 2022 Public Hearing  
February 7, 2022 Regular Meeting**

**Old Business: None**

**New Business:**

**ITEM # Z22311 Discussion and possible action** on a zone change request submitted by Tim Rushing, on behalf of Wayne and Shannon McDaniel, to rezone their property past the 250' C-2 zone line from R-1 (Residential Single-Family Dwelling District) to C-2 (Community Business District). The property is located at 770 FM 421, Abstract 1, in the Francisco Arriola League, P# 1-2-A1, Lumberton, Hardin County, Texas.

**ITEM # Z22312 Discussion and possible action** on a variance request submitted by Tim Rushing, on behalf of Wayne and Shannon McDaniel, to encroach upon their north, east and west side building setback lines to within 10' of the property line, to pour concrete for a commercial driveway and parking only. The property is located at 770 FM 421, Abstract 1, in the E Arriola Survey, P# 1-2-A1, Lumberton, Hardin County, Texas.

**ITEM # Z22313 Discussion and possible action** on a variance request submitted by Tim Rushing, on behalf of Wayne and Shannon McDaniel, to drain their property to the detention pond located behind the rear property line. The property is located at 770 FM 421, Abstract 1, in the E Arriola Survey, P# 1-2-A1, Lumberton, Hardin County, Texas.

**ITEM # Z22314 Discussion and possible action** on a request submitted by Whiteley Oliver, LLC, on behalf of Greentree Enterprises, LP to replat Lot 1 Block 1, Soaring Dove Place, Vol. 4, Pg 248 & 249 PRHC, Abstract No. 2, in the Francisco Arriola League, Lumberton, Hardin County, Texas.

**ITEM # Z22315 Discussion and possible action** on a variance request submitted by Wesley Maxey to drain the rear portion of his lot to the back of the property, due to the drop off to the Village Creek Basin. The property is located at 1129 Alma Drive, Abstract 14, in the Elisha Duncan Survey, P# 14-20-B HCAD# 10344, I#2017-71915 02/10/2017, Lumberton, Hardin County, Texas.

**ITEM # Z22316 Discussion and possible action** on a variance request submitted by Wesley Maxey to pour an asphalt driveway instead of concrete. The property is located at 1129 Alma Drive, Abstract 14, in the Elisha Duncan Survey, P# 14-20-B HCAD# 10344, I#2017-71915 02/10/2017, Lumberton, Hardin County, Texas.

**ITEM # Z22317 Discussion and possible action** on a variance request submitted by Hardy and Susan Hargrove to encroach upon the west side building setback line, to within 7.5' of the property line, to build a 20x30 accessory building. The property is located at 7619 Sir Kevin, Lot 14, Block 10, Boykin Place, Unit 5, Abstract 53, in the S K VanMeter Survey, P# BOY-PL-10-14, I# 1779/933 07/08/2010, Lumberton, Hardin County, Texas.

**ITEM # Z22318 Discussion and possible action** on a zone change request submitted by LaScott Skinner, on behalf of Arfeen Properties, to rezone this property from C-1 (Neighborhood Business District) and C-2 (Community Business District) to entirely C-2. The property is located at 344 S Main Street, Abstract 53, S K Van Meter League, P#53-63, Tract 128, l# 2016-62747 02/25/2016, Lumberton, Hardin County, Texas.

**ITEM # Z22319 Discussion and possible action** on a request submitted by LaScott Skinner, on behalf of Arfeen Properties, for a Specific Use Permit for an education facility at this location. The property is located at 344 S Main Street, Abstract 53, S K Van Meter League, P#53-63, Tract 128, l# 2016-62747 02/25/2016, Lumberton, Hardin County, Texas.

These Items will appear on the Agenda for Lumberton City Council on Monday, March 14, 2022 at 6:30pm.

### **Future Agenda Items**

### **Adjournment**

I do hereby certify on the 4<sup>th</sup> day of March, 2022, 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