



located at 283 Thomas Road, Tract 103, Abstract Number 14 in the Elisha Duncan Survey, Lumberton, Hardin County, Texas.

**ITEM # Z251119 Discussion and possible action** on a variance request submitted by Mike Hawkins to make adjustments to his proposed Cluster Housing Development located on Thomas Road. He would like for the front and rear building setback lines to be 19', instead of the required minimum 25'. The property is located at 283 Thomas Road, Tract 103, Abstract Number 14 in the Elisha Duncan Survey, Lumberton, Hardin County, Texas.

**ITEM # Z251110 Discussion and possible action** on a variance request submitted by Dylan Ainsworth and Matthew Beard, of JLT Capital, to rezone their property to entirely C-2 Community Business District. The property is currently zoned C-2 for the first 250' from the front property line with the remainder being zoned R-1 Residential Single Family Dwelling Site Built Homes. The property is located at 567 Main Street, Tract 2, Abstract 14, in the Elisha Duncan Survey, Lumberton, Hardin County, Texas.

**ITEM # Z251111 Discussion and possible action** on a variance request submitted by Dylan Ainsworth and Matthew Beard, of JLT Capital, for the south side building setback line to be 20' instead of the required minimum of 40'. The property is located at 567 Main Street, Tract 2, Abstract 14, in the Elisha Duncan Survey, Lumberton, Hardin County, Texas.

**ITEM # Z251112 Discussion and possible action** on a variance request submitted by Dylan Ainsworth and Matthew Beard, of JLT Capital, for the rear building setback line to be 30' instead of the required minimum of 50'. The property is located at 567 Main Street, Tract 2, Abstract 14, in the Elisha Duncan Survey, Lumberton, Hardin County, Texas.

**ITEM # Z251113 Discussion and possible action** on a variance request submitted by Curtis White, of Curtis White Contractors, Inc., on behalf of Kevin Laughlin, to encroach upon the west side building setback line to pour concrete for a solid driveway from the front parking lot to the rear parking lot to allow for additional entrance and parking. The property is located at 120 Country Lane, Tract 5A, Abstract Number 14, in the Elisha Duncan Survey, Lumberton, Hardin County, Texas.

**ITEM # Z251114 Discussion and possible action** on a variance request submitted by Jack Brumley to encroach upon his east rear building setback line to within 30' of the rear property line, to pour concrete for a driveway. The property is located at Dennis Drive, Lot 1C of the replat of Lot 1 Alpha Center Subdivision, Volume 4, Page 315 Plat Records, Hardin County, Lumberton, Hardin County, Texas.

**ITEM # Z251115 Discussion and possible action** on a variance request submitted by Jack Brumley to encroach upon his north side building setback line to the side property line for a driveway. The property is located at Dennis Drive, Lot 1C of the replat of Lot 1 Alpha Center Subdivision, Volume 4, Page 315 Plat Records, Hardin County, Lumberton, Hardin County, Texas.

**ITEM # Z251116 Discussion and possible action** on a request submitted by Kevin Boykin to amend Copper Point Phase 3 plat correcting distances for lots 107 and 109. The property is located in the R C Rogers Survey, Abstract Number 46, Lumberton, Hardin County, Texas.

#### **Future Agenda Items**

None

#### **Adjournment:**

I do hereby certify on the 3<sup>rd</sup> of January, 2025, at 12:00 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 Secretary