

**CITY OF LUMBERTON  
PLANNING & ZONING COMMISSION  
LUMBERTON CITY HALL COUNCIL CHAMBERS  
836 N MAIN STREET, LUMBERTON, TEXAS  
NOVEMBER 2, 2020 7:00 PM  
REGULAR MEETING**

**A G E N D A**

**Call to Order:**

**Citizen Participation:**

**Minutes:**                   **October 5, 2020 Public Hearing  
October 5, 2020 Regular Meeting**

**Old Business:**

**New Business:**

**ITEM # Z201111 Discussion and possible action** on a request submitted by Norma Glawson to approve the Replat of Lot 4A, Homebuilders Association Subdivision, Volume 4, Page 48A, Plat Records into Lots 4A-2 and 4B-2, Homebuilders Association Subdivision, Abstract Number 53, S.K. Van Meter League, Lumberton, Hardin County, Texas.

**ITEM # Z201112 Discussion and possible action** on a variance request submitted by Norma Glawson to construct a 30' driveway and utility easement across lot 4A-2 to access lot 4B-2 from Trahan Road. The property is located at 194 Trahan Road, and is a Replat of Lot 4A, Homebuilders Association Subdivision, Volume 4, Page 48A, Plat Records into Lots 4A-2 and 4B-2, Homebuilders Association Subdivision, Abstract Number 53, S.K. Van Meter League, Lumberton, Hardin County, Texas.

**ITEM # Z201113 Discussion and possible action** on a zone change request submitted by Matthew Priest to rezone the entire Lot 1 of the Proposed Minor Plat of Storage World from C-2 (Community Business District) and R-1 (Single-Family Site Built Homes District) to I-1(Light Industrial District). He would also like to rezone the northern portion of Lot 2, of the same Minor Plat, that is located above the 250' C-2 zone line from R-1 to C-2. The property is located at 290 FM 421, AB 46, in the R.C. Rodgers Survey, P# 46-8-X-B, l# 943/469, and AB 46, in the R.C. Rodgers Survey, P#46-8-X-G-1, l#1010/696, Lumberton, Hardin County, Texas.

**ITEM # Z201114 Discussion and possible action** on a request submitted by Jacob and Brittney Dominick to approve the Replat of Lot 4, Palladium Estates, Vol. 4, Pg. 187A, PRHC into Lots 4A and 4B Palladium Estates, Abstract No. 14, in the Elisha Duncan League, P# 14-107, Tract 16, l# 2016-68841 & 2016-69864, 630 S Village Creek Parkway, Lumberton, Hardin County, Texas.

**ITEM # Z201115 Discussion and possible action** on a request submitted by Jacob and Brittney Dominick to rezone proposed Lot 4A of the above mentioned replat of Lot 4 of Palladium Estates, Vol. 4, Pg. 187A, PRHC, west of the 250' C-2 zone line, from R-1(Single-Family Site Built Homes District) to C-2. The property is located at 630 S Village Creek Parkway. Abstract No. 14, in the Elisha Duncan League, Lumberton, Hardin County, Texas.  
And, they also ask that the entire 4B lot be zoned R-1.

**ITEM # Z201116 Discussion and possible action** on proposed amendments to Chapter 36 Section 23 (Drainage) and Chapter 42 Subdivisions, Section 25 (Requirements for storm drainage on streets with curb and gutter) of the City of Lumberton, Texas Code of Ordinances.

These Items will appear on the Agenda for Lumberton City Council on Monday, November 2, 2020 at 6:30pm.

### **Future Agenda Items**

### **Adjournment**

I do hereby certify on the 30<sup>th</sup> day of October, 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