

**NOTICE OF THE PLANNING AND ZONING COMMISSION
PLATS MEETING**

MEMBERS: **CLAY CONDRA-CHAIR, JEFFERY F. LOWRY-VICE CHAIR, RYAN CURRY, GREG GARLAND, NANCY GARRETT, RICE HORKEY, HENRY LOZADA, TODD MCKEE, AND RUBEN YOUNG**

Notice hereby given that the regularly scheduled meeting of the Planning and Zoning Commission consideration of Plats will be held on **THURSDAY, SEPTEMBER 2, 2010 at 7:00 P.M.**, Council Chamber, 1625 13th Street, Lubbock, Texas.

City of Lubbock Planning and Zoning meetings are available to all persons regardless of disability. If you require special assistance, please contact the Planning Department at 775-2102 or write to P.O. Box 2000, Lubbock, Texas 79457, at least 48 hours in advance of the meeting.

PLATS

Final Plat

1. BACON CREST ADDITION, TRACT C: (Located at West of Lola Avenue and North of 68th Street).

Recommend approval subject to the following conditions:

1. The following shall be indicated and/or stated on the face of the plat:
 - a. All streets, alleys, and indicated easements are herein dedicated.
 - b. All easements dedicated hereby shall entitle the city, or the utility company using such easements to the right to remove, repair or replace any lines, pipes, conduits or poles within such easements as may be determined by the city or utility company without the city, county or utility company being responsible or liable for the replacement of improvements, paving or surfacing of the easements necessitated by such repair or replacement. Easements shall not be fenced or otherwise obstructed.
 - c. All electrical service within the city of Lubbock shall be in accordance with the "Underground Utilities Policy" statement of the Lubbock Planning and Zoning Commission.
 - d. All existing or proposed utility service to and on tracts indicated by this plat shall be contained in the public right of way and public or private utility easements. Utility service installation requested at a future date, and not within an easement indicated by this plat, shall be within a proper utility easement granted by the owner of said property by separate recorded instrument prior to the provision of such service. Such separate easement costs shall be at the expense of the property owner.
 - e. Any relocation or revision of existing facilities shall be the developer's expense. Compensation shall be made prior to recording any portion of the final plat.
 - f. No building permit shall be issued on any survey certificate that is not in accordance with an approved final plat unless an exception is provided by Planning Commission Policy or by the Lubbock Code of Ordinances.
 - g. Minimum floor elevation shall conform to the requirements of the Lubbock Drainage Criteria Manual, as adopted by Resolution No. 5718 and Section 6-80MM.5 (Supplements #71) and 21-31 of the Lubbock Code of Ordinances.
2. Show all existing and proposed public and private easements on the face of the plat.
3. Other statements required on the face of the plat:
 - a. Provide a blanket garbage collection easement.
 - b. Provide a blanket UUE, TPE, and SEE to franchise utilities.
 - c. Where 68th Street curves northwesterly, indicate the transition to Ironton Avenue at the street stub, not at the north line of Tract A, Bacon Crest.
 - d. Amend the 15' UUE to a 20' UUE.
 - e. Tie the plat to a Section corner or a previously platted corner.

COMMENTS:

1. One additional streetlight will be required.

RULE 12

2. JUSTIN BOLTON ADDITION, TRACT A: (Located East of LaSalle Avenue and North of 19th Street).

Recommend approval subject to the following conditions:

1. The following shall be indicated and/or stated on the face of the plat:
 - a. All streets, alleys, and indicated easements are herein dedicated.
 - b. All easements dedicated hereby shall entitle the city, or the utility company using such easements to the right to remove, repair or replace any lines, pipes, conduits or poles within such easements as may be determined by the city or utility company without the city, county or utility company being responsible or liable for the replacement of improvements, paving or surfacing of the easements necessitated by such repair or replacement. Easements shall not be fenced or otherwise obstructed.
 - c. All electrical service within the city of Lubbock shall be in accordance with the "Underground Utilities Policy" statement of the Lubbock Planning and Zoning Commission.
 - d. All existing or proposed utility service to and on tracts indicated by this plat shall be contained in the public right of way and public or private utility easements. Utility service installation requested at a future date, and not within an easement indicated by this plat, shall be within a proper utility easement granted by the owner of said property by separate recorded instrument prior to the provision of such service. Such separate easement costs shall be at the expense of the property owner.
 - e. Any relocation or revision of existing facilities shall be the developer's expense. Compensation shall be made prior to recording any portion of the final plat.
 - f. No building permit shall be issued on any survey certificate that is not in accordance with an approved final plat unless an exception is provided by Planning Commission Policy or by the Lubbock Code of Ordinances.
 - g. Minimum floor elevation shall conform to the requirements of the Lubbock Drainage Criteria Manual, as adopted by Resolution No. 5718 and Section 6-80MM.5 (Supplements #71) and 21-31 of the Lubbock Code of Ordinances.
2. Show all existing and proposed public and private easements on the face of the plat.
3. Other statements required on the face of the plat:
 - a. Provide an easement for an NTS fiber optic cable on the west 40'.

COMMENTS:

1. Access to State Highway 114 shall be limited to ingress/egress locations.
2. Portion of plat abutting LaSalle Avenue is not wide enough to permit a driveway.
3. A site grading plan shall be submitted.

RULE 12

3. SOUTH BROOK ADDITION, Lots 87-A-1-A through 89-A-1-A, A Replat of Lots 87-A-1 through 89-A-1: (Located West of Avenue T and North of 89th Street).

Recommend approval subject to the following conditions:

1. The following shall be indicated and/or stated on the face of the plat:
 - a. All streets, alleys, and indicated easements are herein dedicated.
 - b. All easements dedicated hereby shall entitle the city, or the utility company using such easements to the right to remove, repair or replace any lines, pipes, conduits or poles within such easements as may be determined by the city or utility company without the city, county or utility company being responsible or liable for the replacement of improvements, paving or surfacing of the easements necessitated by such repair or replacement. Easements shall not be fenced or otherwise obstructed.
 - c. All electrical service within the city of Lubbock shall be in accordance with the "Underground Utilities Policy" statement of the Lubbock Planning and Zoning Commission.
 - d. All existing or proposed utility service to and on tracts indicated by this plat shall be contained in the public right of way and public or private utility easements. Utility service installation requested at a future date, and not within an easement indicated by this plat, shall be within a proper utility easement granted by the owner of said property by separate recorded instrument prior to the provision of such service. Such separate easement costs shall be at the expense of the property owner.
 - e. Any relocation or revision of existing facilities shall be the developer's expense. Compensation shall be made prior to recording any portion of the final plat.
 - f. No building permit shall be issued on any survey certificate that is not in accordance with an approved final plat unless an exception is provided by Planning Commission Policy or by the Lubbock Code of Ordinances.
 - g. Minimum floor elevation shall conform to the requirements of the Lubbock Drainage Criteria Manual, as adopted by Resolution No. 5718 and Section 6-80MM.5 (Supplements #71) and 21-31 of the Lubbock Code of Ordinances.
2. Show all existing and proposed public and private easements on the face of the plat.
3. Other statements required on the face of the plat:
 - a. None.

**NOTICE DULY POSTED THIS 27TH DAY
AUGUST, 2010, AT 9:00 A.M.**

BY: _____
Lois Benedict

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