



**Planning and Zoning Commission  
Agenda  
Regular Meeting  
February 2, 2012  
6:00 p.m.  
City Council Chambers**

- 1) Call to Order  
Welcome and Introductions
- 2) Approval of Minutes  
January 5, 2012, Regular meeting
- 3) Public Hearing 6:00 p.m.
  - 3.1) **ZONE CASE NO. 3159:** Continued request of Cori Davis (for Across the Street Ministries) for a zoning change from R-1 to A-2 limited to church and church related uses on Lot 1, Block 5, Vandelia Village Addition (2001 60<sup>th</sup> Street).
  - 3.2) **ZONE CASE NO. 3173:** Request of Bill Tipton (for T & B, Ltd) for a zoning change from M-1 to M-2 Specific Use for wholesale propane sales and all permitted M-1 uses on 3.423 acres of unplatted land out of Block A, Section 5 (south of East Municipal Drive, west of Guava Avenue).
- 4) Other Business:
  - 4.1) Conduct a public hearing to consider an ordinance that will prohibit the use of intermodal shipping containers (sea containers) as components for primary residential structures in the R-1 and R-2 Zoning Districts.
- 5) Plats:

**Rule 12**

1. **Niraj Investments Addition, Tracts 2-A-1-A and 2-A-1-B** (Located north of 66<sup>th</sup> Street and west of Interstate Highway 27).

**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, county 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, county 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 instruments 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 28.09.046 and Section 30.03.073 of the Lubbock Code of Ordinances.
2. Show all existing and proposed public and private easements and adjacent street names on the face of the plat.
  3. Other statements required on the face of the plat:
    - a. None
  4. No access to Interstate Highway 27 is to be permitted for Tract 2-A-1-A (TxDOT).
  5. One (1) access point to Interstate Highway 27 is permitted for Tract 2-A-1-B in accordance with the Texas Department of Transportation Access Management Manual (TxDOT).
  6. Revised calculations are required in order to verify new easement capacity.

Notes:

1. Water and Sewer are currently available in existing easements to the north and east of the property for taps.

**Preliminary Plat**

2. **Reunion Park Addition, Lots 72 through 222 and Tracts A through E (Previously Fountain Hills Addition)** (Located south of 98<sup>th</sup> Street and east of Milwaukee Avenue).  
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, county 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,

- county 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 instruments 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 28.09.046 and Section 30.03.073 of the Lubbock Code of Ordinances.
2. Show all existing and proposed public and private easements and adjacent street names on the face of the plat.
  3. Other statements required on the face of the plat:
    - a. None.
  4. Close the drainage easements along 101<sup>st</sup> Street, 101<sup>st</sup> Place, 102<sup>nd</sup> Street, the alley between 101<sup>st</sup> Place and 102<sup>nd</sup> Street and the alley between 102<sup>nd</sup> Street and 103<sup>rd</sup> Street.
  5. Easements dedicated by CCFN# 2006034589 shall be closed by ordinance. Easements dedicated by CCFN#’s 2009045625, 2011010321, 2011010322, & 2011010323 shall be closed upon platting.
  6. Provide the Fire Department with proposed street widths and allowed parking on Kewanee Avenue between 98<sup>th</sup> Street and 100<sup>th</sup> Street.
  7. A Final Drainage Analysis is required prior to submittal of respective final plats.
  8. A plan review of both the water and sewer lines is required for approval of construction by Water Utilities.

### **Rule 12**

3. **Justin Bolton Addition, Tracts A-1 and B through E** (Located north of 19<sup>th</sup> Street and east of LaSalle Avenue).

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, county 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,

county 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 instruments 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 28.09.046 and Section 30.03.073 of the Lubbock Code of Ordinances.
2. Show all existing and proposed public and private easements and adjacent street names on the face of the plat.
  3. Other statements required on the face of the plat:
    - a. Provide easements in accordance with plats on file at LP&L Distribution Engineering.
  4. Provide a drainage analysis for the site.

Notes:

1. Water and Sewer are currently available in existing easements.

Adjourn

The above referenced NOTICE OF MEETING was posted on the bulletin board outside the east entrance of City Hall, 1625 13<sup>th</sup> Street, Lubbock, Texas, on the 27<sup>th</sup> \_ day of January, 2012 at 12:00 noon.

By: \_\_\_\_\_

The Planning and Zoning Commission meetings are available to all persons regardless of disability. If you require special assistance, please contact the City of Lubbock at 806-775-2120 or write to P.O. Box 2000, Lubbock, Texas, 79457, at least 48 hours in advance of the meeting.