

Zane Vaughn, Chair
Jeremy Hamilton, Vice Chair
Matthew Hadley, Member
Jim White, Member
Stace Jones, Member



Becky Postar, Alternate
Joe Phea, Alternate
Catherine Gonzalez- Paulino,
Alternate
D'Juana McPherson, Alternate

**Zoning Board of Adjustment Agenda
Regular Meeting
September 16, 2021 at 8:30 am**

**Citizens Tower, Council Chambers
1314 Avenue K, Lubbock, Texas**

Pursuant to the Executive Orders of Governor Abbott, and other authority provided by the Texas Attorney General, the Zoning Board of Adjustment will convene in-person only.

The Zoning Board of Adjustment meetings are available to all persons regardless of disability. If you require special assistance, please contact the City of Lubbock at 806-775-2108, email cflud@mylubbock.us, or write to P.O. Box 2000, Lubbock, Texas, 79457, at least 48 hours in advance of the meeting.

The Zoning Board of Adjustment of the City of Lubbock, Texas reserves the right to meet in closed session on any of the items listed below should the need arise and if applicable pursuant to authorization by Section 551.071 of the Texas Government Code.

1) Call to Order - Welcome and Introductions

2) Citizen Comments - According to HB 2840, any citizen wishing to appear before a regular meeting of the Zoning Board of Adjustment, regarding any matter posted on the Zoning Board of Adjustment_Agenda, shall complete the sign-up form provided at the meeting, no later than 8:30 a.m.

3) Approval of Minutes

5.1 August 19, 2021 Regular meeting

4) Special Exceptions - Public Hearings

[Zoning Board of Adjustment has final authority for approval.]

4.1 Case E-2702: Cranford Enterprises, LLC

Request for a Special Exception to allow a customary home occupation for a bookkeeping and tax return business as a conditional use on property zoned Single-Family District (R-1) Specific Use for Reduced Setbacks per Section 40.03.204(1), at:

- 6032 74th Street, located east of Iola Avenue, and north of 74th Street, Pheasant Run Addition, Lot 313.

4.2 Case E-2703: Med-Trans Mobility, LLC for Jacqueline Zavala

Request for a Special Exception to allow a special needs transportation service as a customary home occupation, on property zoned Single-Family District (R-1), per Section 40.03.204 (1), at:

- 5618 16th Place, located north of 16th Place and east of Elkhart Avenue, Tracy Heights Addition, Lot 117.

4.3 Case E-2704: AMD Engineering, LLC for North Park Development, Inc.

Request for a Special Exception to allow private community centers for the recreational and social use of the residents of an addition, subdivision, or residential development, which is operated by an association or incorporated group for their use and benefit, on property zoned Two-Family District (R-2), per Section 40.03.324, at:

- 315 North Slide Road, located south of Erskine Street and west of Slide Road, North Park Addition, Lots 1-196 and Tract R.

4.4 Case E-2705: Hugo Reed and Associates, Inc. for FM 1585 Development, LLC and Rocket Partners I, LLC

Request for a Special Exception to allow a private community center for the recreational and social use of the residents of an addition, subdivision, or residential development, which is operated by an association or incorporated group for their use and benefit, on property zoned Single-Family District (R-1) Specific Use, per Section 40.03.204 (6) at:

- Generally located south of 137th Street and west of Elgin Avenue, on 5.3 acres of unplatted land out of Block AK, Section 1.

5) Variances - Public Hearings

[Zoning Board of Adjustment has final authority for approval.]

5.1 Case V-4990: Christobal Hernandez

Request for a Variance to vary the front setback requirement for a carport from 25 feet to 0 feet for a total variance of 25 feet, on property zoned Single-Family District (R-1), per Section 40.03.206(a), at:

- 7419 Globe Avenue, located north of East 76th Street and east of Globe Avenue, Robbie Marion Heights Addition, Lot 50.

5.2 Case V-4991: Estefana Martinez

Request for Variance to vary the front setback requirement for a carport from 25 feet to 13 feet for a total variance of 12 feet and to vary the side setback requirement from 5 feet to 0 feet for a total variance of 5 feet on property zoned Single-Family District (R-1), per Section 40.03.206 (a),(c) at:

- 4317 40th Street, located south of 40th Street and east of Quaker Avenue, Sunset Heights Addition, Block 11, Lot 9.

5.3 Case V-4992: Shane Harvey

Request for a Variance to vary the front setback requirement for a carport from 25 feet to 15 feet, for a total variance of 10 feet, on property zoned Single-Family District (R-1), per Section 40.03.206(a), at:

- 5426 29th Street, located east of Chicago Avenue and north of 29th Street, Green Lawn Addition, Lot 122.

5.4 Case V-4993: Lesa and M Duane Ritter

Request for a Variance to vary the front setback requirement for a carport from 25 feet to 20 feet for a total variance of 5 feet on property zoned Single-Family District (R-1), per Section 40.03.206(a) at:

- 3410 64th Street, located north of 64th Street and west of Indiana Avenue, Melonie Park Addition, Lot 254.

5.5 Case V-4994: Leonard and Suzanne Bates

Request for a Variance to vary the front setback requirement for a carport from 25 feet to 5 feet for a total variance of 20 feet on property zoned Single-Family District (R-1), per Section 40.03.206 (a) at:

- 7506 Avenue V, located south of 75th Street and west of Avenue V, Sandlewood Village Addition, Lot 219.

5.6 Case V-4995: Pete Gotsis for The Barbara Ruth Ricketts Irrevocable Living Trust

Request for a Variance to vary the front setback requirement for a mobile unit stored on property zoned Single-Family District (R-1) from 25 feet to 0 feet, for a total variance of 25 feet, per Section 40.03.211 (c)(4)(A), at:

- 7707 Knoxville Drive, located east of Knoxville Drive and south of Memphis Drive, Melonie Park South Addition, Lot 146.

5.7 Case V-4996: Dave & Buster's Inc. for West End Sheraton, LLC

Request for a variance to vary the required number of parking spaces for a sports grill from 423 spaces to 360 spaces, on property zoned Interstate Highway Commercial District (IHC), per Section 40.03.2852 (a), at:

- 2602 West Loop 289, located south of 26th Street and west of West Loop 289, West End Addition, Tract L.

5.8 Case V-4997: Billy Wood

Request for a Variance to vary the front setback requirement for a carport from 25 feet to 5 feet, for a total variance of 20 feet, on property zoned Single-Family District (R-1), per Section 40.03.206 (a), at:

- 4903 62nd Street, located south of 62nd Street and west of Vicksburg Avenue, Avalon Addition, Block 8, Lot 20.

6) Adjourn

The above referenced NOTICE OF MEETING was posted on the bulletin board outside the south entrance of Citizens Tower 1314 Avenue K, Lubbock, Texas, on the _____ day of September 2021 at _____ A.M./P.M.

By: _____