

Zach Sawyer, Chair  
Jordan Wheatley, Vice Chair  
Susan Tomlinson  
Tanner Noble



James A. Bell  
Renee Cage  
Aviraj Patel  
Brandon Hardaway

**Planning and Zoning Commission Agenda  
February 2, 2023  
Regular Meeting 6:00 P.M.**

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

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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 806-775-2108, email [kedwards@mylubbock.us](mailto:kedwards@mylubbock.us), or write to P.O. Box 2000, Lubbock, Texas, 79457, at least 48 hours in advance of the meeting.

The Planning and Zoning Commission 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.

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**Regular Agenda**

1. Call to Order - Welcome and Introductions
  - 1.1 Citizen Comments – According to Lubbock Planning and Zoning Commission Rules, any citizen wishing to appear before a regular meeting of the Planning and Zoning Commission, regarding any matter posted on the Planning and Zoning Commission Agenda below, shall complete the sign-up form provided at the meeting, no later than 6:00 p.m.
2. Approval of Minutes
  - 2.1 January 5, 2023
3. Consent Agenda – Items considered to be routine and enacted by one motion without separate discussion. If the Commission desires to discuss an item, that item is removed from the Consent Agenda and considered separately.
  - 3.1 Preliminary Plats – The conceptual design, presented as a drawing, for a proposed subdivision. *[Planning & Zoning Commission has final authority for approval.]*
    - 3.1.1 Brookdale

Representative: OJD Engineering, LLC

Lots/Tracts: Tracts A, B and C  
Size & Location: 4.31 acres north of 34<sup>th</sup> Street, east of Salem Avenue and west of Quaker Avenue, in Central Lubbock.

3.1.2 Brown Estates

Representative: FIF Engineering, LLC  
Lots/Tracts: Lots 1 through 438, Tracts A-F  
Size & Location: 89.6119 acres north of 19<sup>th</sup> Street and west of Upland Avenue, in west Lubbock.

3.1.3 Hydrite

Representative: Abacus Engineering Surveying  
Lots/Tracts: Tract A  
Size & Location: 46.59 acres north of East 66<sup>th</sup> Street, east of Martin Luther King Jr. Boulevard, and west of Southeast Drive, in east Lubbock.

3.1.4 Primrose Pointe

Representative: R2M Engineering LLC  
Lots/Tracts: Tracts J-L  
Size & Location: 0.79 acres north of 68<sup>th</sup> Street and east of Monticello Avenue, in west Lubbock.

3.1.5 Townsend Estates

Representative: Centerline Engineering & Consulting LLC  
Lots/Tracts: Lot 1  
Size & Location: 1.00 acres north of 29<sup>th</sup> Street and east of Upland Avenue, in west Lubbock.

3.2 Rule 12 Plats – plats deemed to be of a routine nature  
*[Planning & Zoning Commission has final authority for approval.]*

3.2.1 Brown Estates

Representative: FIF Engineering, LLC  
Lots/Tracts: Lots 152 through 438, Tract A  
Size & Location: 53.50 acres north of 19<sup>th</sup> Street and west of Upland Avenue, in west Lubbock.

3.2.2 Terra Estates

Representative: Centerline Engineering & Consulting LLC



Lots/Tracts: Tract A  
Size & Location: 2.22 acres north of 19<sup>th</sup> Street and east of Oakridge Avenue, in west Lubbock.

3.2.3 Townsend Estates

Representative: Centerline Engineering & Consulting LLC  
Lots/Tracts: Lot 1  
Size & Location: 1.00 acres north of 29<sup>th</sup> Street and east of Upland Avenue, in west Lubbock.

3.3 Cut and Fill Plans – A plan that indicates a playa lake modification.  
*[Planning & Zoning Commission has final authority for approval.]*

3.3.1 Title: Hill Valley Retention Pond Expansion

Representative: Hugo Reed and Associates, Inc.  
Lots/Tracts: Lots 1 - 440, and Tract A Cut-Fill Plan  
Location/Caption: 4.00 acres north of 11<sup>th</sup> Street and west of Eaton Avenue, in west Lubbock.  
Playa Lake: Retention Pond in sub-basin D105

3.3.2 Title: Quincy Lake

Representative: Delta Engineering  
Lots/Tracts: Lots 1-59  
Location/Caption: 1.0 acres south 98<sup>th</sup> Street, west of Milwaukee Avenue, in west Lubbock.  
Playa Lake: L094 in sub-basin G309B

4. Regular Agenda

4.1 Vacation Plats – plat applications accompanied by requests to legally void a prior plat.  
*[Planning & Zoning Commission has final authority for approval.]*

4.1.1 Bell Farms

Representative: AMD Engineering, LLC  
Lots/Tracts: Lots 1753 through 1806 and Tracts V, W and X  
Size & location: 15.800 acres south of 144<sup>th</sup> Street and east of Avenue S, in south Lubbock

4.1.2 Legacy Ranch South

Representative: Parkhill

Lots/Tracts: Tracts A through G & Lots 1 through 22

Size & location: 34.966 acres west of North County Road 1500 and south of County Road 6200, in northwest Lubbock County ETJ.

4.2 Rule 15 Plats – plat applications accompanied by requests to delay improvements and/or close easements or streets. *[Planning & Zoning Commission has final authority for approval.]*

4.2.1 Bell Farms

Representative: AMD Engineering, LLC

Lots/Tracts: Lots 1753 through 1807, Lots 2087 through 2117 and Tracts V through X (right-of-way closure)

Size & Location: 15.829 acres south of 144<sup>th</sup> Street and east of Avenue S, in south Lubbock.

4.2.2 Jalisco's

Representative: Delta Land Surveying and Engineering

Lots/Tracts: Tracts A & B (water delay, sewer delay, and pavement delay)

Size & Location: 2.768 acres south of 82<sup>nd</sup> Street and west of Wausau Avenue, in southwest Lubbock.

5. Zone Changes - Public Hearings

*[Planning & Zoning Commission makes recommendation; City Council has final authority for approval.]*

**District 1**

5.1 **Zone Case 809-B:** AMD Engineering, LLC for Shanghai Development Company, LLC request a zone change from General Retail District (C-3), Reduced Setback Single-Family District (R-1A), and Industrial Park District (IDP) to High-Density Apartment District (A-2):

- Generally located east of North University Avenue and south of Kent Street, on 11.79 acres of uplatted land out of Section 11, Block A.

**District 1**

5.2 **Zone Case 3145-J:** SK Architecture Group for Shift Automotive request for a zone change from Central Business District, Broadway/13<sup>th</sup>/Main (CB-2) to Central Business District, General (CB-3), at:

- 1111 and 1121 19<sup>th</sup> Street, located south of 19<sup>th</sup> Street and east of Avenue K, Mrs. I. A. Boyd Subdivision, Block 1, Lots 3 through 6 .

## **District 2**

5.3 **Zone Case 0774-B:** Mitzi McEntire request for a zone change from Single-Family District (R-1) to Garden Office District (GO), at:

- 114 82<sup>nd</sup> Street, located north of 82<sup>nd</sup> Street and east of Avenue B, Martin-Ameen Addition, Block 19, Lot 14.

## **District 3**

5.4 **Zone Case 3471-C:** OJD Engineering, LLC for Generator I, LLC request for a zone change from Commercial District (C-4) Specific Use, Commercial District (C-4), Local Retail District (C-2) Specific Use, Multifamily District (R-3) and Single-Family District (R-1) to Commercial Apartment District (CA) and Family Apartment District (A-1) with a Planned Development (PD), at:

- 2601, 2605, 2615 19<sup>th</sup> Street and property generally located between 19<sup>th</sup> and 20<sup>th</sup> Street, west of University Avenue, Ellwood Place Addition, Block 7, the north 234' of Lots 1-3 & the west 83.5' of the south 141' of Lot 3 & the west 94' of the south 129' of Lot 4 & the south 111.5' of the east 100' of lot 4 and the north part of the East 100' of Lot 4.

## **District 6**

5.5 **Zone Case 2538-FF:** Sanjuan Rodriguez for Roseanne Rodriguez request for a zone change from Single-Family District (R-1) to Commercial District (C-4), at:

- 7429 19<sup>th</sup> Street, located south of 19<sup>th</sup> Street and east of Wausau Avenue, on 2.5 acres of unplatted land out of Block AK, Section 42.

6. Adjourn

The above referenced NOTICE OF MEETING was posted on the south entrance of Citizens Tower, 1314 Avenue K, Lubbock, Texas, on the \_\_\_\_\_ day of January at \_\_\_\_\_ AM./P.M.

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

**PLANNING AND ZONING COMMISSION MEETING MINUTES**

**THURSDAY, JANUARY 5, 2023 AT 6:00 PM**

**1314 AVENUE K COUNCIL CHAMBERS**

**MEMBERS PRESENT:** CHAIR ZACH SAWYER, JAMES BELL, SUSAN TOMLINSON, JORDAN WHEATLEY, AVIRAJ PATEL, AND BRANDON HARDAWAY

**MEMBERS ABSENT:** RENEE CAGE AND TANNER NOBLE

**STAFF PRESENT:** KRISTEN SAGER, VICTOR ESCAMILLA, KELLI LEISURE, CASSIE BERMEA, GREG HERNANDEZ, SHANE SPENCER, ROSIE GRAY, AND KAREN EDWARDS

**CHAIR ZACH SAWYER** called the meeting of the Planning and Zoning Commission to order at 6:00 p.m. and gave a brief description of how the meeting would proceed.

1. Call to Order - Welcome and Introductions

1.1 Citizen Comments

There were none.

**CHAIR:** Announced that due to a notification error, **Item 5.4** will be placed on the February 2<sup>nd</sup> Planning and Zoning Agenda. **Item 5.4, Zone Case 2538-FF is postponed.**

2. Approval of Minutes

2.1 December 1, 2022 Minutes

In the matter of meeting minutes from **December 1, 2022**, a motion was made by **JAMES BELL** and seconded by **SUSAN TOMLINSON** to approve the minutes as presented and the Commission members voted 6 (in favor) to 0 (in opposition) to approve the motion.

3. Consent Agenda – Items considered to be routine and enacted by one motion without separate discussion. If the Commission desires to discuss an item, that item is removed from the Consent Agenda and considered separately.

3.1 Preliminary Plats – The conceptual design, presented as a drawing, for a proposed subdivision. *[Planning & Zoning Commission has final authority for approval.]*

3.1.1 Brown Estates

Representative: FIF Engineering, LLC  
Lots/Tracts: Lots 1 through 438, Tracts A-F  
Size & Location: 89.6119 acres north of 19<sup>th</sup> Street and west of Upland Avenue, in west Lubbock.

3.1.2 Centerpointe Industrial Park

Representative: AMD Engineering, LLC  
Lots/Tracts: Lots 1 through 17, and Tract A  
Size & Location: 101.292 acres south of Drake Street and west of North Avenue Q, in north Lubbock.

3.1.3 Centerpointe Ranch

Representative: AMD Engineering, LLC  
Lots/Tracts: Lots 1 through 641, Tracts A through G  
Size & Location: 73.750 acres north of Drake Street and west of North Avenue Q, in north Lubbock.

3.1.4 Hydrite

Representative: Abacus Engineering Surveying  
Lots/Tracts: Tract A  
Size & Location: 46.59 acres north of East 66<sup>th</sup> Street, east of Martin Luther King Jr. Boulevard, and west of Southeast Drive, in east Lubbock.

3.1.5 South Prairie Pointe

Representative: Delta Land Surveying and Engineering  
Lots/Tracts: Lots 1 - 45  
Size & Location: 10.45 acres south of 84<sup>th</sup> Street and east of Avenue U, in south Lubbock.

3.2 Rule 12 Plats – plats deemed to be of a routine nature

*[Planning & Zoning Commission has final authority for approval.]*

3.2.1 Commons Southwest

Representative: Abacus Engineering Surveying  
Lots/Tracts: Tract A  
Size & Location: 6.55 acres south of 98<sup>th</sup> Street and west of Milwaukee Avenue, in south Lubbock.

3.2.2 Jalisco's

Representative: Delta Land Surveying and Engineering  
Lots/Tracts: Tracts A & B  
Size & Location: 2.768 acres south of 82<sup>nd</sup> Street and west of Wausau Avenue, in southwest Lubbock.

3.2.3 South Prairie Pointe

Representative: Delta Land Surveying and Engineering  
Lots/Tracts: Lots 1 - 45  
Size & Location: 10.45 acres south of 84<sup>th</sup> Street and east of Avenue U, in south Lubbock.

3.3 Cut and Fill Plans – A plan that indicates a playa lake modification.  
*[Planning & Zoning Commission has final authority for approval.]*

3.3.1 Title: Cotton Ridge  
Representative: Hugo Reed and Associates, Inc.  
Lots/Tracts: Lots 1 - 130, and Tracts A & B Cut-Fill Plan  
Location/Caption: 5.39 acres south of 98th Street and east of Avenue P, in south Lubbock.  
Playa Lake: L084 in sub-basin G105

**CHAIR:** Announced **Items 3.1.1, 3.1.4, 3.1.5, 3.2.2, and 3.2.3** needed to be removed and voted on separately as staff is recommending denial. Jordan Wheatley will be recusing from **Item 3.1.1**.

In the matter of the Consent Agenda, **excluding Items 3.1.1, 3.1.4, 3.1.5, 3.2.2, and 3.2.3**, a motion was made by **JAMES BELL** and seconded by **SUSAN TOMLINSON** to approve the plats as

presented and the Commission members voted to approve the motion by a vote of 6 (in favor) to 0 (in opposition).

In the matter of the Consent Agenda, **Items 3.1.1, 3.1.4, 3.1.5, 3.2.2, and 3.2.3**, a motion was made by **SUSAN TOMLINSON** and seconded by **AVIRAJ PATEL** to approve the plats as presented and the Commission members voted to approve the motion by a vote of 0 (in favor) to 5 (in opposition). **These plats are denied.**

**JORDAN WHEATLEY** recused from the vote.

4.1 Rule 15 Plats – plat applications accompanied by requests to delay improvements and/or close easements or streets. *[Planning & Zoning Commission has final authority for approval.]*

4.1.1 Builtron

Representative:	Abacus Engineering Surveying
Lots/Tracts:	Lot 1 (paving delay)
Size & Location:	2.00 acres north of East 80 <sup>th</sup> Street and east of Ash Avenue, in south Lubbock.

**PLANNER SHANE SPENCER** shared the conditions from Engineering and GIS. Staff recommends approval of plat with conditions and approval of paving delay.

In the matter of item **4.1.1 Builtron** Rule 15 plat, a motion was made by **JORDAN WHEATLEY** and seconded by **BRANDON HARDAWAY** to approve the plat with conditions and delays. The Commission members voted to approve the motion by a vote of 6 (in favor) to 0 (in opposition).

4.1.2 Executive Mobile Home Park

Representative:	Delta Land Surveying and Engineering
Lots/Tracts:	Tracts 1 and 2 (water delay, sewer delay, and pavement delay)
Size & Location:	10.05 acres north of 34 <sup>th</sup> Street and west of Alcove Avenue, in west Lubbock.

**PLANNER GREG HERNANDEZ** shared the conditions from Engineering and GIS. Staff recommends approval of plat with conditions, and approval of the paving delays. Staff is recommending denial of water and sewer delays per Engineering comments.

In the matter of item **4.1.2 Executive Mobile Home Park** Rule 15 plat, a motion was made by **JAMES BELL** and seconded by **SUSAN TOMLINSON** to approve the plat with conditions and

paving delays, and denial of water and sewer delays. The Commission members voted to approve the motion by a vote of 6 (in favor) to 0 (in opposition).

#### 4.1.3 Liberty Park

Representative: Hugo Reed and Associates, Inc.  
Lots/Tracts: Tracts C-1, C-2, C-3, C-4 (paving delay)  
Size & Location: 2.39 acres north of 82<sup>nd</sup> Street and west of Pontiac Avenue, in west Lubbock.

**PLANNER SHANE SPENCER** shared the conditions from Engineering and GIS. Staff recommends approval with conditions and approval of paving delay.

In the matter of item **4.1.3 Liberty Park** Rule 15 plat, a motion was made by **SUSAN TOMLINSON** and seconded by **JORDAN WHEATLEY** to approve the plat with conditions, and paving delays. The Commission members voted to approve the motion by a vote of 6 (in favor) to 0 (in opposition).

#### 4.1.4 Vandelia Village

Representative: Delta Land Surveying and Engineering  
Lots/Tracts: Block 24, Tracts A-1 and A-2 (water delay, sewer delay, and pavement delay)  
Size & Location: 0.7005 acres north of 66<sup>th</sup> Street and west of Avenue S in central Lubbock.

**PLANNER GREG HERNANDEZ** shared the conditions from Engineering and GIS. Staff recommends approval with conditions and approval of water, sewer and paving delays.

In the matter of item **4.1.4 Vandelia Village** Rule 15 plat, a motion was made by **JORDAN WHEATLEY** and seconded by **SUSAN TOMLINSON** to approve the plat with conditions and delays. The Commission members voted to approve the motion by a vote of 6 (in favor) to 0 (in opposition).

Regular Agenda

5. Zone Changes - Public Hearings



*[Planning & Zoning Commission makes recommendation; City Council has final authority for approval.]*

## **District 1**

5.1 **Zone Case 3094-C:** AMD Engineering for Betenbough Homes, LLC request for a zone change from Two-Family District (R-2) to Garden Office (GO), at:

- 1001 Tulane Street, located south of Tulane Street and west of North Cypress Road, Cypress Grove Addition, Tract A.

**PLANNER CASSIE BERMEA** stated there were fourteen (14) notifications sent out and zero (0) returned. Staff shared the location of the property including pictures and maps and discussed the surrounding property. Staff recommends approval of this request.

**APPLICANT CHRIS BERRY**, 7207 91<sup>st</sup> Street, representing Betenbough Homes, advised the property was a leftover piece, after building residential homes and duplexes to the north. The property is not big enough for a home, so the owner wants to construct an office for his property management company to work from and help maintain nearby properties.

No one spoke in favor or in opposition to the request.

In the matter of **Zone Case 3094-C**, a motion to approve was made by **JORDAN WHEATLEY** and seconded by **AVIRAJ PATEL** and the Commission members voted 6 (in favor) to 0 (in opposition) to approve the motion. The item will be forwarded to City Council for consideration.

## **District 1**

5.2 **Zone Case 3476:** Ben and Jerry's Properties, LLC, request for a zone change from Two-Family District (R-2) to Family Apartment District (A-1), at:

- 1606 27<sup>th</sup> Street, located north of 27<sup>th</sup> Street and west of Avenue P, O'Neill Terrace Annex Addition, Block 15, Lot 2.

**PLANNER GREG HERNANDEZ** stated there were sixteen (16) notifications sent out with two (2) returned in favor and two (2) returned in opposition. The ones in opposition stated concerns with excess parking issues, noise, and increased crime. Staff shared the location of the property including pictures and maps and discussed the surrounding property. Staff recommends approval of this request.

**APPLICANT YARIV ZAFRIR**, 8282 Moberly Lane, Dallas Texas, 75227, stated when the property was purchased, he was not aware there were any zoning issues. The residents were already established, and the property needed a lot of repair. They made repairs and did criminal background checks on residents. They want their residents to be of good quality.

**MEMBER JAMES BELL** asked if all of the units were already rented, and if **Mr. Zafrir** was just trying to get the zoning into compliance. The applicant responded in the affirmative.

**IN FAVOR DARLA ROGERS**, 9803 Buford Avenue, stated she is the Property Manager. Since the applicant has purchased the property, there have been huge improvements made. The applicant put a fence around the property to lessen foot traffic for safety reasons. He also installed safety lights around the perimeter. The aim is to make the property a better part of the community, and **Mr. Zafrir** has certainly done that.

No one spoke in opposition of the request.

In the matter of **Zone Case 3476**, a motion was made by **BRANDON HARDAWAY** and seconded by **SUSAN TOMLINSON** to approve the request and the Commission members voted 6 (in favor) to 0 (in opposition) to approve the motion. The item will be forwarded to City Council for consideration.

## **District 2**

5.3 **Zone Case 3466-A:** Hugo Reed and Associates, Inc. for Cotton Ridge Development, LLC request for a zone change from Reduced Setback Single-Family District (R-1A) and Family Apartment District (A-1) to Family Apartment District (A-1) and Interstate Highway Commercial District (IHC), at:

- 909 98<sup>th</sup> Street, located south of 98<sup>th</sup> Street and west of Highway 87, on 7.4 acres of unplatted land out of Block E, Section 11.

**PLANNER SHANE SPENCER** stated there was one (1) notification sent out and zero (0) returned. Staff shared the location of the property including pictures and maps and discussed the surrounding property. Staff recommends approval of this request.

**APPLICANT TERRY HOLEMAN**, 1601 Avenue N, stated back in August, the comprehensive zoning on this entire development was approve. Since then, drainage issues were found and TxDOT will not allow water drainage toward their highway. The water has to be captured and sent to a detention basin. To channel water to right area while still utilizing the marketability of the property, some residential lots had to be pulled while deepening the commercial side to account for the mechanics of the project.

**CHAIR SAWYER** reiterated the project just moved west, and asked if there was still fifty-feet of drainage.

**APPLICANT TERRY HOLEMAN** replied that was correct. Rather than the commercial tracts being 300-feet deep, they are 350-feet deep, knowing the back 50 feet is unusable.

No one spoke in favor or in opposition of the request.

In the matter of **Zone Case 3466-A**, a motion was made by **JAMES BELL** and seconded by **JORDAN WHEATLEY** to approve the request and the Commission members voted 6 (in favor) to 0 (in opposition) to approve the motion. The item will be forwarded to City Council for consideration.

**District 6 POSTPONED**

5.4 **Zone Case 2538-FF**: Sanjuan Rodriguez for Roseanne Rodriguez request for a zone change from Single-Family District (R-1) to Commercial District (C-4), at:

- 7425 19<sup>th</sup> Street, located south of 19<sup>th</sup> Street and east of Wausau Avenue, on 2.52 acres of unplatted land out of Block AK, Section 42.

6. Other Business

6.1 Elect Chair and Vice Chair

In the matter of Other Business item 6.1, a motion was made by **BRANDON HARDAWAY** to elect **Zach Sawyer as the Chair** and elect **Jordan Wheatley as the Vice-Chair** and seconded by **SUSAN TOMLINSON** to approve the motion and the Commission members voted 5 (in favor) to 0 (in opposition) to approve the motion.

James Bell abstained from voting.

7. Adjourn at 6:23 p.m.

Minutes approved:

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
Zach Sawyer, Chair

\_\_\_\_\_  
Planning Department  
S/Planning/Boards and Commissions/P&Z/Minutes/2023/ January

# Plan Item Review Consolidated Comments Report

Case Number: PRLM-030186-2022

Plat Name: Brookdale, Tracts A-C

Submittal Name Preliminary Plat Dist

Submittal Version V.1

Received Date 01/04/2023

Report Date 01/27/2023

## Conditions

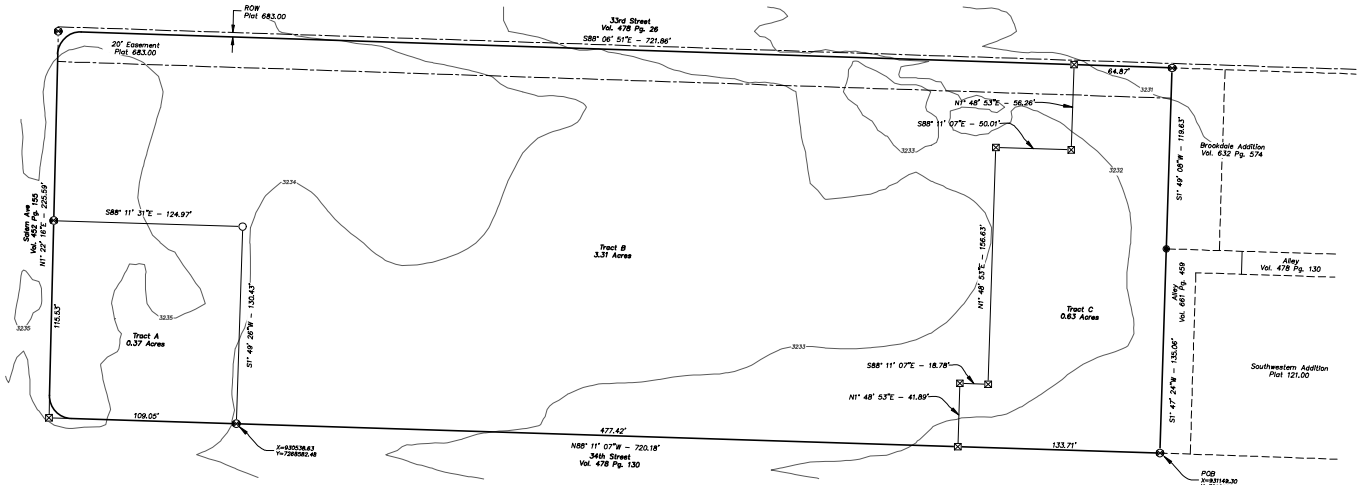
Reviewer	Category	Condition Type	Comments
Michael McKay	Development Engineering Condition	FP-Adjacent Mains No Fees Due	FP-No Adjacent Main Fees Due City of Lubbock Ordinance Section 22.05.02
Michael McKay	Development Engineering Condition	Impact Fees	Impact Fees will be due. See City of Lubbock website. Chapter 41 Lubbock Code of Ordinances <a href="https://ci.lubbock.tx.us/departments/engineering-services/impact-fee">https://ci.lubbock.tx.us/departments/engineering-services/impact-fee</a> Service Area
Ashley Padilla	Planning Condition	Owner Information - Preliminary	Property owner's name, address, and telephone number. 38.03.001.c.5 Please add owners phone number
Katherine Niskanen	GIS Condition	Plat Tie	Tie the proposed plat to a previously recorded plat or to a section corner (Section 38.04.003 (b)).
Katherine Niskanen	GIS Condition	Prelim Plat Bearings and Distances	Plat must show boundary lines, bearings, and distances sufficient to locate the exact area proposed for subdivision (Section 38.03.001 (c (7))). Curves on west end of Plat need bearings and chord distances
Ashley Padilla	Planning Condition	Streets and Easements - Preliminary	The location and width of all streets, alleys, public and private easements, and right-of-way existing or proposed within the subdivision limits, along with the proposed names of streets. A restriction prohibiting the fencing of any easement shall be stated on the face of the plat, unless otherwise provided by this code or approved by the affected user of the easement. 38.03.001(c)(9) Please add the width of all streets. 34th, Salem and 33rd.

## Reviewer Contact Information

Reviewer	Email Address	Phone number
Ashley Padilla	173303@mylubbock.us	806-775-2108
Katherine Niskanen	172803@mylubbock.us	806-775-2104
Michael McKay	171017@mylubbock.us	806-775-2394

BROOKDALE ADDITION

TRACTS "A, B, AND C"  
A REPLAT OF TRACTS 2-9 AND THE WEST 43.475 FEET OF TRACT 2, 4.31 ACRES SITUATED IN BLOCK B, SECTION 17,  
BROOKS & BURLERSON SURVEY, AND ABSTRACT 7, LUBBOCK COUNTY, TEXAS



PLAT NOTES:

1. Heavy lines indicate plot limits.
2. All streets, alleys, and easements within plot limits are hereby dedicated unless otherwise noted.
3. No plat shall be issued on any survey certificate that is not in accordance with an approved plat unless exception is provided by the Planning and Zoning Commission policy or by the Lubbock Code of Ordinances.
4. All utility service shall be in accordance with the underground utilities Policy Statement by the Planning and Zoning Commission of the City of Lubbock, Texas and the provisions of section 37.01.037 of the Lubbock Code of Ordinances.
5. Any relocation or revision of existing facilities shall be at the subdivider's expense. Compensation shall be made prior to the recording of this final plat.
6. All existing or proposed utility services 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 installation of such service. Such easements shall be at the expense of the entity requesting such installation.
7. If easements herein granted shall entitle the city or the utility company using such easements to the right to remove, repair or replace any lines, poles, conduits, or poles within such easements as may be determined by the city or utility company without the city or utility company being responsible or liable for the replacement of improvements, paving, or surfacing of the easement necessitated by such repair, removal, or replacement. Easements designated or intended for vehicular passage (utility and emergency) or pedestrian access shall not be fenced or otherwise obstructed.
8. Any easement or right-of-way shown as "to be dedicated by separate instrument" are shown on the plat for information purposes only. This plat does not dedicate said easements.
9. Minimum floor elevations shall conform to the requirements of the Lubbock Drainage Criteria Manual, as adopted by Ord. 10022, as amended, and Section 28.08.131, Section 28.14.004, and Section 30.01.073 of the Lubbock Code of Ordinances.
10. Public pedestrian access easements are herein granted for persons traveling along the public parkway and needing to enter onto private property for the purpose of crossing a driveway. The easement is limited to those portions of the on-constructed driveway one block which may extend outside public right-of-way onto private property and are constructed for the convenience of the accessible (wheelchair) routes across the back of the driveway. This easement applies to existing and any future drive entrances as constructed.
11. Blanket Cross access easement between all tracts herein granted.
12. If all state description of even certification date herewith accompanies this plat.
13. No abstract of title or title commitment was provided to this surveyor for this proposed plat. Any record research done by this surveyor was made only for the purpose of determining the boundary of this property (and as it may relate to adjoining properties or rights-of-way). Record document other than those shown on this plat may exist and encumber this property. This plat does not constitute or imply a complete title examination and any such title examinations are not the responsibility of this surveyor.
14. Blanket underground utility, transformer pad and substation enclosure easement as required for electric service within the plot limits be granted to Lubbock Power & Light.

"Preliminary Plat, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document."

NOTE:  
P.O.B. = POINT OF BEGINNING.

□ = MAG Nail with "OLD ENG" cap set

● = 630 Nail found "HRA"

○ = 1/2" Iron rod found

⊗ = X in Concrete

Owner: 30030 34th Street Lubbock Partners LLC  
1800 Preston Park Blvd, Suite 104, Plano, Texas 75093, TX

Survey based on U.S. State Plane of 1983

Texas North Central

Distances shown are ground distances.

Scale Factor: 1.00024

Line Legend

Easement Line = - - - - -

Adjoining Line = - - - - -

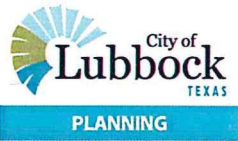
APPROVED this the \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_, by the PLANNING AND ZONING COMMISSION of the CITY OF LUBBOCK, TEXAS

APPROVED \_\_\_\_\_ CHAIRMAN

ATTEST \_\_\_\_\_ DIRECTOR OF PLANNING

Preliminary Plat

DATE: 11-20-2022	PROJECT #22-LS0101	DATE: 11-20-2022
BY: JUD Engineering, LLC	FILED: 11-20-2022	FILED: 11-20-2022
Consulting Engineers & Surveyors	BY: JUD Engineering, LLC	BY: JUD Engineering, LLC
File No. 15090900	BY: JUD Engineering, LLC	BY: JUD Engineering, LLC



Lubbock Planning Department  
PO Box 2000 / 1314 Avenue K  
Lubbock, TX 79457

**APPLICATION FOR PROPOSED PLAT SUBMITTAL**

**Type of Proposed Plat (please check one):**

Preliminary ☒ Rule 12 ☒  
Final for Review ☐ Rule 15 ☐ (indicate purpose for Rule 15 request below)  
Water Delay ☐ Sewer Delay ☐ Pavement Delay ☐  
Easement Closure ☐ Right-of-Way Closure ☐  
Electronic Copy Submitted: Yes ☒ No ☐ Three Hard Copy Sets Submitted: Yes ☐ No ☐

**Project Information**

Proposed Subdivision Name: Brookdale  
Lots/Tracts: Tracts A-C  
Survey & Abstract: Brooks & Burleson Survey, Abstract 7  
Inside City Limits (check one): Yes ☒ No ☐ Total Acreage within Plat Limits: 4.31

**Surveyor/Engineer Information**

Firm Name: OJD Engineering, LLC  
Surveyor/Engineer: Richard E. Johnson  
Address: 328 E. HWY 62 City: Wolfforth State: TX  
ZIP Code: 79382 Telephone: (806) 791-2300 Email: dickie.johnson@ojdengineer.com

**Representative/Agent Information**

Firm Name: OJD Engineering, LLC  
Name: Ben Lewis  
Address: 328 E. HWY 62 City: Wolfforth State: TX  
ZIP Code: 79382 Telephone: (806) 791-2300 Email: Ben.Lewis@ojdengineering.com  
Agent's Signature: [Signature]  
Date: 12/27/2022 Printed Name: Ben Lewis

**Owner Information**

Firm Name: c/o NetCo Investments Inc  
Owner: 30x30 34th Street Lubbock Partners, LLC, a Texas limited liability company  
Address: 1800 Preston Park Blvd, Ste 104 City: Plano State: TX  
ZIP Code: 75093 Telephone: 972-867-1100 Email: kurt@ktkdevpartners.com  
Property Owner's Signature: [Signature]  
Date: 12/14/22 Printed Name: Kurt T. Kurtti

If you have any questions pertaining to the proposed plat or the platting process, please contact the City of Lubbock Planning Department by phone at (806) 775 - 2108 or by e-mail at [cityplanning@mylubbock.us](mailto:cityplanning@mylubbock.us).

**Plan Item Review Consolidated Comments Report**  
**Case Number: PRLM-029819-2022**  
**Plat Name: Brown Estates, Lots 1 through 438,**  
**Tracts A-F**

Submittal Name     Preliminary Plat Dist  
Submittal Version     V.1  
Received Date        10/30/2022  
Report Date          01/27/2023

## **Conditions**

Reviewer	Category	Condition Type	Comments
Michael McKay	Development Engineering Condition	BP-Pedestrian Access Easement	PP/FP Pedestrian Access Easement required at the end of cul-de-sac. They appear to be shown, but are not called out as easements. City of Lubbock Ordinance Section 38.05.001.15
Michael McKay	General Condition	Generic Condition	Show adjustments to 12th Street ROW to match agreed location of ROW limits.
Amanda Romo	GIS Condition	Plat Tie	Tie the proposed plat to a previously recorded plat or to a section corner (Section 38.04.003 (b)).
Michael McKay	Development Engineering Condition	PP-Drainage Impoundment Areas	PP Show drainage impoundment areas. City of Lubbock Ordinance Section 38.03.001.c.15 Need to provide drainage impoundment easement text.
Jennifer Hon	GIS Condition	Prelim Adjacent Plats	Plat must show required information on properties adjacent to the plat boundary (Section 38.03.001 (c) (8)). 1. 806 Land Group LLC owns the unplatted property to the east. Please correct the owner information. 2. Show currently approved prelim information for Hideaway West Lots 1-468 and Burgamy Park Lots 372-569 and Tracts A&B. 3. Remove owner information for the platted properties. It only needs to be shown on unplatted property.
Jennifer Hon	GIS Condition	Prelim Lots/Tracts	Plat must show proposed arrangement of lots and tracts (Section 38.03.001 (c) (12)). 1. Tract F doesn't appear to be within the plat boundary. Please correct this. 2. Label Lot 107.

## **Reviewer Contact Information**

Reviewer	Email Address	Phone number
Amanda Romo	147108@mylubbock.us	806-775-2162
Jennifer Hon	149853@mylubbock.us	806 775-2353
Michael McKay	171017@mylubbock.us	806-775-2394











Lubbock Planning Department  
PO Box 2000 / 1314 Avenue K  
Lubbock, TX 79457

**APPLICATION FOR PROPOSED PLAT SUBMITTAL**

**Type of Proposed Plat (please check one):**

Preliminary ☒ Rule 12 ☐

Final for Review ☐ Rule 15 ☐ (indicate purpose for Rule 15 request below)

Water Delay ☐ Sewer Delay ☐ Pavement Delay ☐

Easement Closure ☐ Right-of-Way Closure ☐

Electronic Copy Submitted: Yes ☒ No ☐ Three Hard Copy Sets Submitted: Yes ☐ No ☒

**Project Information**

Proposed Subdivision Name: Brown Estates

Lots/Tracts: 438

Survey & Abstract: H.E. & W.T.R.R Company Survey, Abstract No. 253

Inside City Limits (check one): Yes ☒ No ☐ Total Acreage within Plat Limits: 89.61

**Surveyor/Engineer Information**

Firm Name: FIF Engineering, LLC

Surveyor/Engineer: Bijay Aryal

Address: 1526 Katy Gap Rd, Suite 804 City: Katy State: TX

ZIP Code: 77494 Telephone: 346-800-4343 Email: BJ@FIFEngineering.com

**Representative/Agent Information**

Firm Name: FIF Engineering, LLC

Name: Steven Pollard

Address: 1526 Katy Gap Rd, Suite 804 City: Katy State: TX

ZIP Code: 77494 Telephone: 346-465-9877 Email: Steven@FIFEngineering.com

Agent's Signature: Steven Pollard

Date: 10/26/2022 Printed Name: STEVEN POLLARD

**Owner Information**

Firm Name: Suvedi Construction Solutions LLC

Owner: Kiriti Suvedi

Address: 741 Milan Court City: Edmond State: OK

ZIP Code: 73034 Telephone: 806-517-1319 Email: ksuvedi@hotmail.com

Property Owner's Signature: K Suvedi

Date: 10/26/2022 Printed Name: KIRITI SUVEDI

If you have any questions pertaining to the proposed plat or the platting process, please contact the City of Lubbock Planning Department by phone at (806) 775 - 2108 or by e-mail at [cityplanning@mylubbock.us](mailto:cityplanning@mylubbock.us).

# Plan Item Review Consolidated Comments Report

Case Number: PRLM-030004-2022

Plat Name: Hydrate, Tract A

Submittal Name Preliminary Plat Dist

Submittal Version V.1

Received Date 12/01/2022

Report Date 12/19/2022

## Conditions

Reviewer	Category	Condition Type	Comments
Roberto Torres	Development Engineering Condition	BP-Conform to Master Thoroughfare Plan	PP/FP The street alignment must be in conformance with the Master Thoroughfare Plan City of Lubbock Ordinance Section 38.05.001.1
Roberto Torres	Development Engineering Condition	BP-Playa Overflow Easement	PP/FP This proposed development is within a defined overflow path. Adequate Playa Lake Overflow conveyance must be provided through dedicated drainage easement. City of Lubbock Drainage Criteria Manual Section 5.3
Roberto Torres	Development Engineering Condition	BP-Public Access to Lot Required	PP/FP Provide public access to lot. City of Lubbock Ordinance Section 38.01.001, Definition of Lot
Roberto Torres	Development Engineering Condition	BP-ROW and Dimensions Required	PP/FP Show streets, easements and alleys with dimensions. City of Lubbock Ordinance Section 38.03.001.c.9. Fifty-five foot (55-ft) Street ROW needs to be dedicated on property.
Roberto Torres	General Condition	Generic Condition	Analysis needed to determine the flood limits on site.
Jennifer Hon	General Condition	Generic Condition	Generic Condition Please use a larger font for the title of this plat so it stands out better (JH GIS)
Roberto Torres	General Condition	Generic Condition	Survey company name needed on plat.
Roberto Torres	General Condition	Generic Condition	The UUE needs to be better defined on the plat (volume and page).
Roberto Torres	General Condition	Generic Condition	Tract A cannot be on both sides of the railroad
Roberto Torres	Development Engineering Condition	Half Width Paving	Roadway dedication (Aspen) needs to be shown on plat. Whenever half width paving is approved the sub divider shall obtain a working easement from the adjacent land owner for installation of the half street improvements in accordance with 38.005.0091 (10).
Katherine Niskanen	GIS Condition	Plat Tie	Tie the proposed plat to a previously recorded plat or to a section corner (Section 38.04.003 (b)).

Roberto Torres	Development Engineering Condition	PP-Drainage Impoundment Areas	PP Show drainage impoundment areas. City of Lubbock Ordinance Section 38.03.001.c.15
Roberto Torres	Development Engineering Condition	PP-Pre-Drain Map Required	PP A preliminary drainage map needs to be submitted. City of Lubbock Ordinance Section 38.03.001.c.16
Jennifer Hon	GIS Condition	Prelim Adjacent Plats	Plat must show required information on properties adjacent to the plat boundary (Section 38.03.001 (c) (8)). 1. Remove owner addresses on the unplatted properties. 2. Label the unplatted properties owned by Pyco Industries Inc.
Jennifer Hon	GIS Condition	Prelim Lots/Tracts	Plat must show proposed arrangement of lots and tracts (Section 38.03.001 (c) (12)). Remove the duplicate label for Tract A.

## **Reviewer Contact Information**

<b>Reviewer</b>	<b>Email Address</b>	<b>Phone number</b>
Jennifer Hon	149853@mylubbock.us	806 775-2353
Katherine Niskanen	172803@mylubbock.us	806-775-2104
Roberto Torres	169548@mylubbock.us	806-775-2339

Released for Review Only.  
DO NOT RECORD THIS PLAT.

(1) Heavy lines indicate plot limits.

- EITHER ALL OR A PORTION OF THIS PROPERTY LIES WITHIN A "SPECIAL FLOOD HAZARD  
BOUNDARY". THESE BOUNDARIES ARE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT  
AGENCY, NOT THIS SURVEYOR. FLOOD HAZARD MAPS ARE ON FILE AT CITY HALL, LUBBOCK AND  
ARE OPEN TO PUBLIC INSPECTION.
- CONTAINS 46.59 ACRES WITHIN THE PLAT LIMITS

LPL - LUBBOCK POWER, LIGHT AND WATER CO  
ATT - AT&T TELEPHONE COMPANY  
UUE - UNDERGROUND UTILITY EASEMENT  
PVT - PRIVATE  
TPE - TRANSFORMER PAD EASEMENT, 4' X 6'  
WLE - WATER UNE EASEMENT  
SEE - SWITCH ENCLOSURE EASEMENT, 6' X 6'  
COFN - LUBBOCK COUNTY CLERK FILE NUMBER

The map shows the University Avenue corridor with various streets intersecting it. Key streets include University Avenue, 14th Street, 15th Street, 16th Street, 17th Street, 18th Street, 19th Street, 20th Street, 21st Street, 22nd Street, 23rd Street, 24th Street, 25th Street, 26th Street, 27th Street, 28th Street, 29th Street, 30th Street, 31st Street, 32nd Street, 33rd Street, 34th Street, 35th Street, 36th Street, 37th Street, 38th Street, 39th Street, 40th Street, 41st Street, 42nd Street, 43rd Street, 44th Street, 45th Street, 46th Street, 47th Street, 48th Street, 49th Street, 50th Street, 51st Street, 52nd Street, 53rd Street, 54th Street, 55th Street, 56th Street, 57th Street, 58th Street, 59th Street, 60th Street, 61st Street, 62nd Street, 63rd Street, 64th Street, 65th Street, 66th Street, 67th Street, 68th Street, 69th Street, 70th Street, 71st Street, 72nd Street, 73rd Street, 74th Street, 75th Street, 76th Street, 77th Street, 78th Street, 79th Street, 80th Street, 81st Street, 82nd Street, 83rd Street, 84th Street, 85th Street, 86th Street, 87th Street, 88th Street, 89th Street, 90th Street, 91st Street, 92nd Street, 93rd Street, 94th Street, 95th Street, 96th Street, 97th Street, 98th Street, 99th Street, 100th Street. The proposed transit station location is marked with a circle and labeled 'SITE'.

Farmers COOP Compress  
P. O. Box 2877  
Lubbock, TX 79408

DDT LANDS  
P. O. Box 366  
Wolfforth, TX 79382

DDT LANDS  
P. O. Box 366  
Wolfforth, TX 79382

Lee Mays  
805 E. 4th Street  
Lubbock, TX 79513



Lubbock Planning Department  
PO Box 2000 / 1314 Avenue K  
Lubbock, TX 79457

**APPLICATION FOR PROPOSED PLAT SUBMITTAL**

**Type of Proposed Plat (please check one):**

Preliminary ☒ Rule 12 ☐  
Final for Review ☐ Rule 15 ☐ (indicate purpose for Rule 15 request below)  
Water Delay ☐ Sewer Delay ☐ Pavement Delay ☐  
Easement Closure ☐ Right-of-Way Closure ☐  
Electronic Copy Submitted: Yes ☒ No ☐ Three Hard Copy Sets Submitted: Yes ☐ No ☒


**Project Information**

Proposed Subdivision Name: Hydrite Addition  
Lots/Tracts: Tract A  
Survey & Abstract: Section 2 Block S, Abstract 446  
Inside City Limits (check one): Yes ☒ No ☐ Total Acreage within Plat Limits: 46.59

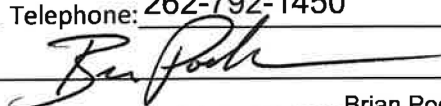
**Surveyor/Engineer Information**

Firm Name: Abacus Engineering Surveying  
Surveyor/Engineer: Jonathan M Cieszinski  
Address: 2737 81st St City: Lubbock State: TX  
ZIP Code: 79423 Telephone: 806-745-7670 Email: jon\_c@abacusengineering.com

**Representative/Agent Information**

Firm Name: Excel Engineering, Inc.  
Name: Ryan Wilgreen, PLS  
Address: 100 Camelot Drive City: Fond du Lac State: WI  
ZIP Code: 54935 Telephone: 920-322-1738 Email: ryan.wilgreen@excelengineer.com  
Agent's Signature:   
Date: 11/30/22 Printed Name: Ryan Wilgreen

**Owner Information**

Firm Name: Hydrite Chemical Co.  
Owner: Hydrite Chemical Co.  
Address: 17385 Golf Pkwy City: Brookfield State: WI  
ZIP Code: 53045 Telephone: 262-792-1450 Email: brian.poehnelt@hydrite.com  
Property Owner's Signature:   
Date: 11/30/2022 Printed Name: Brian Poehnelt (Executive Director of Engineering)

If you have any questions pertaining to the proposed plat or the platting process, please contact the City of Lubbock Planning Department by phone at (806) 775 - 2108 or by e-mail at [cityplanning@mylubbock.us](mailto:cityplanning@mylubbock.us).

# Plan Item Review Consolidated Comments Report

Case Number: PRLM-030177-2022

Plat Name: Primrose Pointe, Tracts J - L

Submittal Name Preliminary Plat Dist

Submittal Version V.1

Received Date 01/04/2023

Report Date 01/26/2023

## **Conditions**

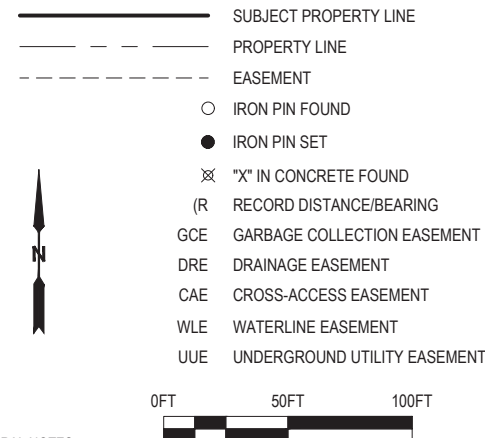
Reviewer	Category	Condition Type	Comments
Michael McKay	General Condition	Generic Condition	Provide legend for abbreviations.
Michael McKay	General Condition	Generic Condition	Remove signature block.
Michael McKay	Development Engineering Condition	Impact Fees	Impact Fees will be due. See City of Lubbock website. Chapter 41 Lubbock Code of Ordinances <a href="https://ci.lubbock.tx.us/departments/engineering-services/impact-fee">https://ci.lubbock.tx.us/departments/engineering-services/impact-fee</a> Service Area
Katherine Niskanen	GIS Condition	Plat Tie	Tie the proposed plat to a previously recorded plat or to a section corner (Section 38.04.003 (b)).
Michael McKay	Development Engineering Condition	PP-Title Pre Plat	PP Title as Preliminary Plat.

## **Reviewer Contact Information**

Reviewer	Email Address	Phone number
Katherine Niskanen	172803@mylubbock.us	806-775-2104
Michael McKay	171017@mylubbock.us	806-775-2394



A 0.79 ACRE TRACT OUT OF NE/4 SECTION 30, BLOCK AK, AB. 1405 G. R.R. CO. SURVEY TO  
THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS



(1) HEAVY LINES INDICATE PLAT LIMITS.

(2) ALL STREETS, ALLEYS, AND EASEMENTS WITHIN PLAT LIMITS ARE HEREIN DEDICATED, UNLESS NOTED OTHERWISE.

(3) 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 THE PLANNING AND ZONING COMMISSION POLICY OR BY THE LUBBOCK CODE OF ORDINANCES.

(4) ALL UTILITY SERVICE SHALL BE IN ACCORDANCE WITH THE UNDERGROUND UTILITIES POLICY STATEMENT BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LUBBOCK, TEXAS AND THE PROVISIONS OF SECTION 36.09.095 OF THE LUBBOCK CODE OF ORDINANCES.

(5) ANY RELOCATION OR REVISION OF EXISTING FACILITIES SHALL BE AT THE SUBDIVIDER'S EXPENSE. COMPENSATION SHALL BE MADE PRIOR TO THE RECORDING OF THIS FINAL PLAT.

(6) ALL EXISTING OR PROPOSED UTILITY SERVICES 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 WITHIN A UTILITY EASEMENT ON 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 EASEMENTS SHALL BE AT THE EXPENSE OF THE ENTITY REQUESTING SUCH INSTALLATION.

(7) ALL EASEMENTS HEREIN GRANTED 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 OR UTILITY COMPANY BEING RESPONSIBLE OR LIABLE FOR THE RELOCATIONS, REPAIRS, OR SURFACING OF THE EASEMENT NECESSITATED BY SUCH REPAIR, REMOVAL, OR REPLACEMENT. EASEMENTS DESIGNATED OR INTENDED FOR VEHICULAR PASSAGE (UTILITY AND EMERGENCY) OR PEDESTRIAN ACCESS SHALL NOT BE FENCED OR OTHERWISE OBSTRUCTED.

(8) ANY EASEMENTS OR RIGHTS-OF-WAY SHOWN AS TO BE DEDICATED BY SEPARATE INSTRUMENT ARE SHOWN ON THIS PLAT FOR INFORMATION PURPOSES ONLY. THIS PLAT DOES NOT DEDICATE SAID EASEMENTS.

(9) MINIMUM FINISHED FLOOR ELEVATIONS AND MECHANICAL EQUIPMENT SHALL CONFORM TO THE REQUIREMENTS OF THE LUBBOCK DRAINAGE CATERING MANUAL, AS ADOPTED BY ORD. 10022, AS AMENDED, AND SECTION 28.09.131 OF SECTION 28.14.004 AND SECTION 30.03.073 OF THE LUBBOCK CODE OF ORDINANCES.

(10) IN ORDER TO PREVENT DAMAGE TO PUBLIC AND PRIVATE UTILITIES AND TO MINIMIZE AND/OR ELIMINATE INTERRUPTION OF UTILITIES SERVICES, THE CITY OF LUBBOCK SOLID WASTE SERVICES DEPARTMENT REQUESTS THAT NO UTILITY RISERS, METER BASES, PEDESTALS, ETC., PUBLIC OR PRIVATE, BE PLACED IN THE CHAMFERED CORNERS OF ALLEY WAYS. ALL ALLEYS SERVED BY THE CITY OF LUBBOCK SOLID WASTE SERVICES DEPARTMENT MUST BE AT LEAST 20 FEET IN WIDTH. ADEQUATE SPACE OF 60 1/2" IS REQUIRED FOR DUMPSITER PLACEMENT IN ALL ALLEY WAYS. ADEQUATE DUMPSITER RATE IS 1 DUMPSITER PER EVERY 4 HOMES.

(11) CONTAINS 0.79 ACRES WITHIN THE PLAT LIMITS.

(12) BEARING AND COORDINATES ARE BASED ON THE TEXAS NORTH CENTRAL ZONE COORDINATE SYSTEM, NAD 83 (2011) EPOCH 2010.0000. DISTANCES ARE SURFACE DISTANCES SCALED AT A COMBINED FACTOR OF 1.0002675416 (NGS 1211).

(13) THE SURVEY SHOWN HEREON WAS PREPARED FROM THE RESULT OF AN ON THE GROUND SURVEY OF THE PROPERTY SHOWN IN DECEMBER 2019. THE SURVEY IS A COMPLETED ASSISTANCE IN COMPLIANCE WITH THE PROFESSIONAL AND TECHNICAL STANDARDS FROMLGATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AS IDENTIFIED IN THE PROFESSIONAL LAND SURVEYING PRACTICES ACT, SECTION 663.13, NO THAT THE CORNER MONUMENTS INDICATED THEREON WERE PROPERLY PLACED. IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF LUBBOCK, TEXAS AND LUBBOCK COUNTY, TEXAS.

(14) BLANKET EASEMENT FOR UNDERGROUND UTILITY, TRANSFORMER PAD, AND SWITCHING ENCLOSURE EASEMENT AS REQUIRED FOR SERVICE WITHIN THE PLAT LIMITS OF LUBBOCK 2021 TOPOGRAPHY DATA AND VERIFIED BY RZM ENGINEERING IN DECEMBER 2022.

(15) 1-Ft contours shown, SOURCED FROM CITY OF LUBBOCK 2021 TOPOGRAPHY DATA AND VERIFIED BY RZM ENGINEERING IN DECEMBER 2022.

1. MONUMENTS SHOWN AS AND ON THIS SURVEY WERE ACCEPTED BY THIS SURVEYOR AS CONTROLLING EVIDENCE DUE TO SUBSTANTIAL AGREEMENT WITH RECORD DOCUMENTS.
2. ALL PLACES SHOWN, UNLESS OTHERWISE NOTED, ARE IN TERMS OF U.S. FOOT; TO APPROXIMATE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE, GRID DISTANCES GIVEN THE DISTANCES SHOWN BY THE COMBINATION FACTOR 0.9998635531.
3. HORIZONTAL DATUM: THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202), IN ACCORDANCE WITH THE TEXAS NATURAL RESOURCES CODE TITLE 2, CHAPTER 2A, AS AMENDED, AND COLLECTED BY GPS REFERENCED TO NAD83 (1) (EPN00 2010.0).
4. VERTICAL DATUM: THE ELEVATIONS SHOWN HEREON ARE BASED UPON THE CONTINENTAL U.S. GEOID 128, AS COLLECTED BY GPS REFERENCED TO NAVD83 (1) (EPN00 2010.0).
5. REFERENCES TO VALUES AND PAGES OR INSTRUMENTS CONTAINED WITH THE NOTES OR REFERENCED ON THIS SURVEY ARE RECORDED WITH THE PUBLIC RECORDS OF THE LUBBOCK COUNTY CLERK.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY THE CITY PLANNING COMMISSION OF THE CITY OF LUBBOCK, TEXAS.

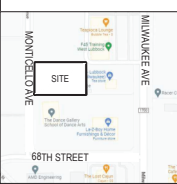
OWNER:  
TIM AND JANET GARRETT  
8713 MILWAUKEE AVE, LUBBOCK TX, 79424  
PH:806-535-8068

ATTEST



PROJECT:  
PRIMROSE POINTE TRACT "J-L"  
22-5906  
R333529 (LCAD)

**LOCATION:**  
6629 MONTICELLO AVE  
LUBBOCK, TX  
LUBBOCK COUNTY

[illegible]

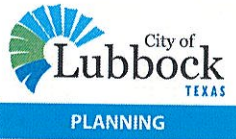
DATE  
12/9/2022

SHEET TITLE  
PRIMROSE  
POINTE TRACT "J-L"

SHEET NO.

1 OF 1





Lubbock Planning Department  
PO Box 2000 / 1314 Avenue K  
Lubbock, TX 79457

### APPLICATION FOR PROPOSED PLAT SUBMITTAL

#### Type of Proposed Plat (please check one):

Preliminary ☒ Rule 12 ☐  
Final for Review ☐ Rule 15 ☐ (indicate purpose for Rule 15 request below)  
Water Delay ☐ Sewer Delay ☐ Pavement Delay ☐  
Easement Closure ☐ Right-of-Way Closure ☐  
Electronic Copy Submitted: Yes ☒ No ☐ Three Hard Copy Sets Submitted: Yes ☒ No ☐

#### Project Information

Proposed Subdivision Name: Primrose Pointe  
Lots/Tracts: J, K, L  
Survey & Abstract: SECTION 30, BLOCK AK, AB 1405, G. R.R. CO.  
Inside City Limits (check one): Yes ☒ No ☐ Total Acreage within Plat Limits: 0.79-acres

#### Surveyor/Engineer Information

Firm Name: R2M Engineering LLC  
Surveyor/Engineer: Jeryl D. Hart, Jr. PE, RPLS  
Address: 5012 50th St. Suite 204 City: Lubbock State: TX  
ZIP Code: 79414 Telephone: 806-783-9944 Email: jhart@r2meng.com

#### Representative/Agent Information

Firm Name: R2M Engineering LLC  
Name: Jeryl D. Hart, Jr. PE, RPLS  
Address: 5012 50th St. Suite 204 City: Lubbock State: TX  
ZIP Code: 79414 Telephone: 806-783-9944 Email: jhart@r2meng.com  
Agent's Signature: [Signature]  
Date: 12-20-2022 Printed Name: Jeryl D. Hart Jr.

#### Owner Information

Firm Name: NextHome Core Realty  
Owner: Tim & Janet Garrett  
Address: 8713 Milwaukee Ave City: Lubbock State: TX  
ZIP Code: 79424 Telephone: 806.535.8068 Email: tim@nexthomecore.com  
Property Owner's Signature: [Signature]  
Date: 12-20-22 Printed Name: Tim GARRETT

By signing this application, Applicant agrees and warrants that any and all materials submitted to the City in support or reference to this application are not protected by copyrights or, in cases of potential copyrighted materials, the Applicant is the sole owner of any copyrighted interest and grants to the City permission and license to reproduce, publish, distribute and utilize such materials.

If you have any questions pertaining to the proposed plat or the platting process, please contact the City of Lubbock Planning Department by phone at (806) 775 - 2108 or by e-mail at [cityplanning@mylubbock.us](mailto:cityplanning@mylubbock.us).

# Plan Item Review Consolidated Comments Report

**Case Number: PRLM-030167-2022**

**Plat Name: Townsend Estates, Lot 1**

Submittal Name Preliminary Plat Dist

Submittal Version V.1

Received Date 12/20/2022

Report Date 01/19/2023

## **Conditions**

Reviewer	Category	Condition Type	Comments
Katherine Niskanen	GIS Condition	Plat Tie	Tie the proposed plat to a previously recorded plat or to a section corner (Section 38.04.003 (b)). Plat tie should reference which corner of which particular Upland Crossing plat
Jennifer Hon	GIS Condition	Prelim Adjacent Plats	Plat must show required information on properties adjacent to the plat boundary (Section 38.03.001 (c) (8)). 1. The currently approved preliminary plat for Upland Crossing Lots 1124-1222 needs to be shown. 2. Correct label for Upland Crossing Lot 801.

## **Reviewer Contact Information**

Reviewer	Email Address	Phone number
Jennifer Hon	149853@mylubbock.us	806 775-2353
Katherine Niskanen	172803@mylubbock.us	806-775-2104

# Lot 1

## Townsend Estates Addition,

### an addition to the City of Lubbock,

### Lubbock County, Texas

#### VICINITY MAP



#### GENERAL SURVEYOR NOTES:

- Heavy Lines indicate plat limits.
- All streets, alleys and easements within plat limits are herein dedicated, unless noted otherwise.
- No building permit shall be issued on any survey certificate that is not in accordance with an approved final plat unless exception is provided by the Planning and Zoning Commission policy or by the Lubbock Code of Ordinances.
- All utility service shall be in accordance with the Underground Utilities Policy Statement by the Planning and Zoning Commission of the City of Lubbock, Texas and the provisions of section 36.09.095 of the Lubbock Code of Ordinances.
- Any relocation or revision of existing facilities shall be at the subdivider's expense. Compensation shall be made prior to the recording of this final plat.
- All existing or proposed utility services 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 easements shall be at the expense of the entity requesting such installation.
- All easements herein granted 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 or utility company being responsible or liable for the replacement of improvements, paving, or surfacing of the easement necessitated by such repair, removal, or replacement. Easements designated or intended for vehicular passage (utility and emergency) or pedestrian access shall not be fenced or otherwise obstructed.
- Any easements or right-of-way shown as 'to be dedicated by separate instrument' are shown on the plat for information purposes only. This plat does not dedicate said easements.
- Minimum floor elevations shall conform to the requirements of the Lubbock Drainage Criteria Manual, as adopted by Ord. 10022, as amended, and Section 28.09.151, Section 28.14.004, and Section 30.03.073 of the Lubbock Code of Ordinances.
- In order to prevent damage to public and private utilities and to minimize or eliminate interruption of utility services, the City of Lubbock Solid Waste Services Department requests that no utility risers, meter bases, pedestals, etc., public or private, be placed in the chamfered corners of alley ways. All alleys serviced by the City of Lubbock Solid Waste Services Department must be at least 20' feet in width. Adequate space of 60 1/2" is required for dumpster placement in all alley ways. Adequate dumpster ratio is 1 dumpster per every 4 homes.
- The survey information shown hereon was prepared from the result of an on the ground survey of the property shown hereon, and has been completed substantially in compliance with the Professional and Technical Standards promulgated by the Texas Board of Professional Land Surveying Practices Act, Section 663. 13.
- Blanket underground utility, transformer pad, and switching enclosure easement as required for service within the plat limits is herein granted to Lubbock Power and Light Company. No other property, beyond the plat limits, will be entitled to use any portion of the property described herein for connection to or transmission of any utility service under the terms of this blanket easement.
- Blanket garbage collection easement as required or service within the plat limits is herein granted.
- Bearings and Coordinate values shown hereon are based upon the Texas Coordinate System, North Central Zone, NAD83 Datum.
- Distances and areas shown hereon are based on horizontal surface measurements in U.S. feet.

#### SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Justin Cantwell, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments and/or other control shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Lubbock, Texas.

Justin Cantwell RPLS 6331  
Date: , 2021

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

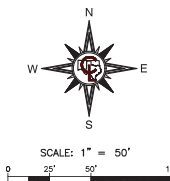
by the Planning and Zoning Commission of the City of Lubbock,  
Texas.

Chairman

Director of Planning

#### LEGEND

- 



#### PRELIMINARY PLAT

for inspection purposes only and in no way official or approved for recording purposes

**Lot 1,**  
**Townsend Estates Addition**  
**Section 43, Block AK, Abstract 184,**  
**E.L. & R.R. RR Co. Survey**  
**Lubbock, Lubbock County, Texas**

**TOTAL ±1.00 Acres December 19, 2022**

OWNER

Cari Hamilton

2801 Upland Ave, Lubbock, Tx 79407

(806) 774-1100



CENTERLINE ENGINEERING & CONSULTING, LLC.  
4112 United Avenue, Lubbock, Texas 79404  
(806) 470-2666  
RPLS Reg. No. P-16713  
RPLS Reg. No. 10194378



Lubbock Planning Department  
PO Box 2000 / 1314 Avenue K  
Lubbock, TX 79457  
**APPLICATION FOR PROPOSED PLAT SUBMITTAL**

**Type of Proposed Plat (please check one):**

Preliminary ☒ Rule 12 ☐  
Final for Review ☐ Rule 15 ☐ (indicate purpose for Rule 15 request below)  
Water Delay ☐ Sewer Delay ☐ Pavement Delay ☐  
Easement Closure ☐ Right-of-Way Closure ☐  
Electronic Copy Submitted: Yes ☒ No ☐ Three Hard Copy Sets Submitted: Yes ☐ No ☒

**Project Information**

Proposed Subdivision Name: Townsend Estates Addition  
Lots/Tracts: Lot 1  
Survey & Abstract: Sec. 43, Blk. AK, Abs. 184, E.L. & R.R. RR Co. Survey  
Inside City Limits (check one): Yes ☒ No ☐ Total Acreage within Plat Limits: 1.00

**Surveyor/Engineer Information**

Firm Name: Centerline Engineering & Consulting LLC  
Surveyor/Engineer: Justin Cantwell  
Address: 8312 Upland Ave City: Lubbock State: Tx  
ZIP Code: 79424 Telephone: (806) 470-8686 Email: jcantwell@centerlineengineering.net

**Representative/Agent Information**

Firm Name: Centerline Engineering & Consulting LLC  
Name: Carter Feldhoff  
Address: 8312 Upland Ave City: Lubbock State: Tx  
ZIP Code: 79424 Telephone: (281) 798-3074 Email: cfeldhoff@centerlineengineering.net  
Agent's Signature: Carter Feldhoff  
Date: 12/19/2022 Printed Name: Carter Feldhoff

**Owner Information**

Firm Name: \_\_\_\_\_  
Owner: Cari Hamilton and James Townsend, II  
Address: 6812 Rochester Ave. City: Lubbock State: TX  
ZIP Code: 79424 Telephone: 806-774-6100 Email: carihamilton@yahoo.com  
Property Owner's Signature: Cari Hamilton  
Date: 12/19/2022 Printed Name: Cari Hamilton

If you have any questions pertaining to the proposed plat or the platting process, please contact the City of Lubbock Planning Department by phone at (806) 775 - 2108 or by e-mail at [cityplanning@mylubbock.us](mailto:cityplanning@mylubbock.us).

# Plan Item Review Consolidated Comments Report

## Case Number: FPLT-029467-2022

### Plat Name: Brown Estates, Lots 152-438 & Tract A (Rule 12)

Submittal Name     Plat Recording Review

Submittal Version     V.1

Received Date     09/28/2022

Report Date     01/19/2023

Submittal Name     Plat Distribution

Submittal Version     V.1

Received Date     10/03/2022

Report Date     01/19/2023

## Conditions

Reviewer	Category	Condition Type	Comments
Jennifer Hon	GIS Condition	Adjacent Unplatted Land	Plat must show owners of record on adjacent unplatted land (Section 38.04.004 (d)). 1. Label owners of record on all unplatted properties. 2. 806 Land Group LLC owns the unplatted property to the east. Please correct the owner information. 3. Before final recording review, please remove lot lines and labels for the unrecorded portion of Brown Estates.
Michael McKay	Development Engineering Condition	Engineering Fees	FP - Any outstanding fees for this or related review(s) shall be paid prior to the construction set issuance. 38.04.002(b) review fees, 38.04.002(e) testing and inspection. 38.04.007(b) any outstanding engineering fees for recording plat
Michael McKay	Development Engineering Condition	FP-Cut Fill Required	FP The cut and fill activities must be completed and as built documents (drawings and density reports) submitted for review prior to filing of final plat unless a bond in lieu is approved by the City Engineer. City of Lubbock Ordinance Section 38.07.002.c
Michael McKay	Development Engineering Condition	FP-DAR Required	FP Submit Drainage Analysis Report. Submittal Requirements are located in the City of Lubbock Drainage Criteria Manual. After review of the drainage report, additional drainage easements/channels may need to be dedicated. City of Lubbock Ordinance Section 38.04.007.a.5
Michael McKay	Development Engineering Condition	FP-Letter of Credit	FP Water, sewer and paving infrastructure must be constructed or a letter of credit provided before plat will be filed at the courthouse City of Lubbock Ordinance Section 38.09.009.a

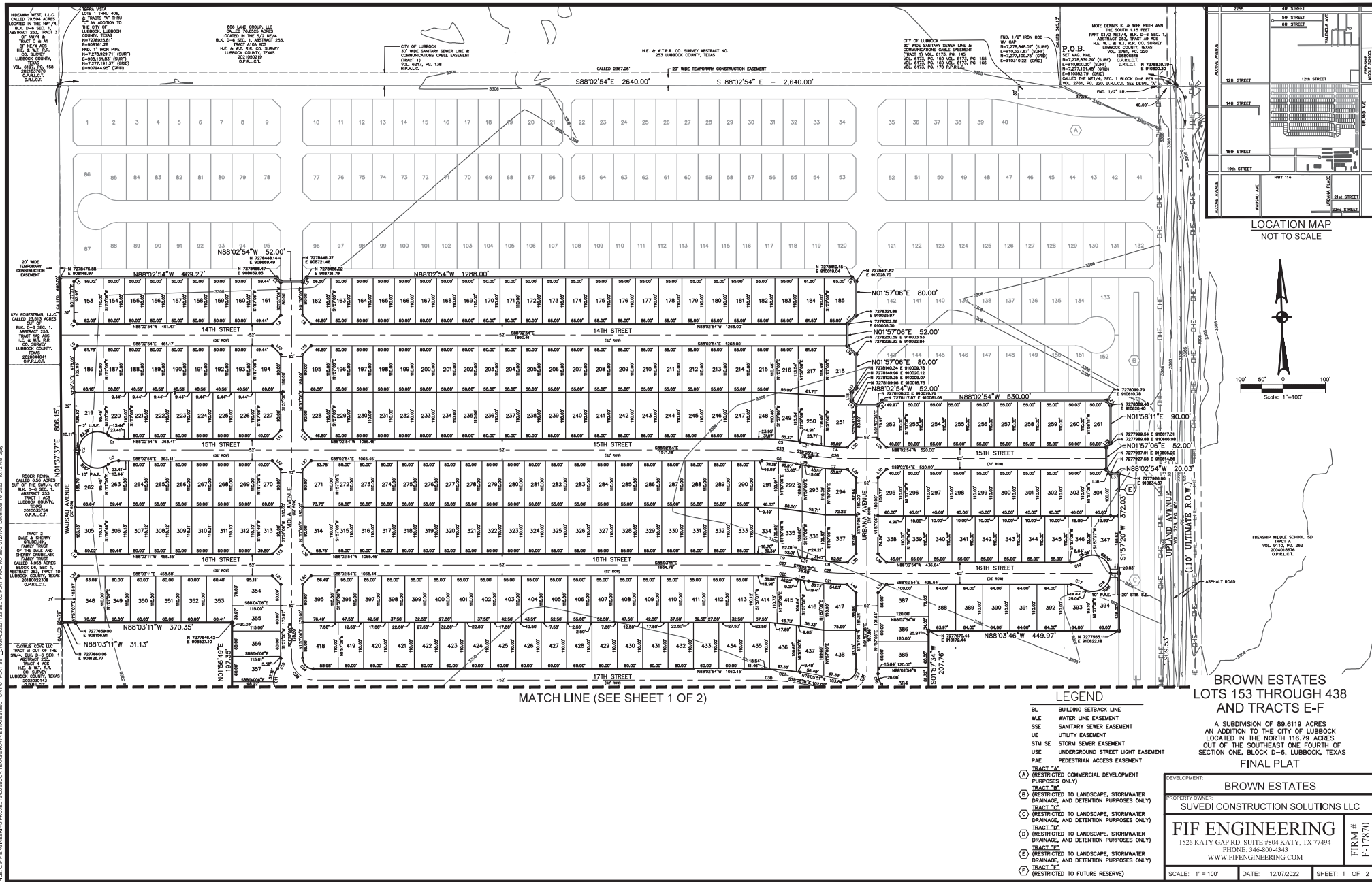
Michael McKay	Development Engineering Condition	FP-Paving Plans Required	FP Submit Paving Plans to the Engineering Department. Submittal requirements are located in the City of Lubbock Engineering Minimum Design Standards and Specifications. City of Lubbock Ordinance Section 38.09.003.b
Michael McKay	Development Engineering Condition	FP-Pre Plat Comments Not Addressed	FP Address Preliminary Plat comments in Final Plat. City of Lubbock Ordinance Section 38.04.004.d
Michael McKay	Development Engineering Condition	FP-Sign Fees	FP Fees for 14 stop signs (\$200 per sign) and 18 street name markers (\$200 per sign) for a total of \$6,400 for sign pro rata fees. City of Lubbock Ordinance Section 38.09.006.b
Michael McKay	Development Engineering Condition	FP-Standard Notes Required	FP Show Standard Notes text. City of Lubbock Ordinance Section 38.04.005.c
Michael McKay	Development Engineering Condition	FP-Submit Water/Sewer Plans	FP Submit Water and Sewer Plans to the Engineering Department. Submittal requirements are located in the City of Lubbock Engineering Minimum Design Standards and Specifications. City of Lubbock Ordinance Section 38.09.004.a
Michael McKay	General Condition	Generic Condition	An acceptable Drainage Analysis will be required to confirm the pond areas shown on this plat. This drainage analysis may also trigger the requirement for a cut and fill plan.
Michael McKay	General Condition	Generic Condition	Clean up General Notes.
Roberto Torres	General Condition	Generic Condition	Generic Condition Must submit a preliminary plat that shows proposed layout of the site. One has not been submitted to date.
Michael McKay	General Condition	Generic Condition	Remove contour lines. This is a final plat.
Michael McKay	Development Engineering Condition	Impact Fees	Impact Fees will be due. See City of Lubbock website. Chapter 41 Lubbock Code of Ordinances <a href="https://ci.lubbock.tx.us/departments/engineering-services/impact-fee">https://ci.lubbock.tx.us/departments/engineering-services/impact-fee</a> Service Area
Jennifer Hon	GIS Condition	Lots/Tracts	Plat must show numbers and letters to identify each lot or tract (Section 38.04.004 (d) (6) (A)). Tract F doesn't appear to be within the plat boundary. Please correct this.
Amanda Romo	GIS Condition	Plat Adjacent Information	Plat must show recording information for all adjacent and abutting plats (Section 38.04.004 (d) (4)). Incorrect recording information for adjacent plat Brown Crest V346 P628 not P631 Incorrect recording information for adjacent plat Tract A1, B use CCFN 200915164 Incorrect recording information for 40' ROW use V729 P403
Jennifer Hon	GIS Condition	Plat Adjacent Information	Plat must show recording information for all adjacent and abutting plats (Section 38.04.004 (d) (4)). Remove owner information for the platted properties. It only needs to be shown on unplatted property.



Amanda Romo	GIS Condition	Plat Bearing and Dimensions	Plat limits and boundary lines of all lots, tracts, street/alley ROW, and easements within the plat area must be shown with accurate dimensions and bearings for straight line segments and radii, chord distances, central angles, and chord bearings for all curve segments (Section 38.04.004 (d) (5) & (7) (A)). Show dimensions for west side of lots 186, 219, 262, 305, 195, 271, 314, 395, 418, 295, 338, 387, 386 Show Dimensions for east side of 194, 270, 313, 294, 337, 417, 438 347, 394 Show Bearings between lots 296-297; 383-384; 382-383; 215-217; 291-293; 414-416; 358-359
Amanda Romo	GIS Condition	Plat Tie	Tie the proposed plat to a previously recorded plat or to a section corner (Section 38.04.003 (b)).
Shane Spencer	Planning Condition	Required Notices - Final	Every final plat shall contain the notices given by Section 38.04.005 All notices from Section 38.04.005 (C) must be on the face of the plat word for word. Remove duplicates, only place required notices.

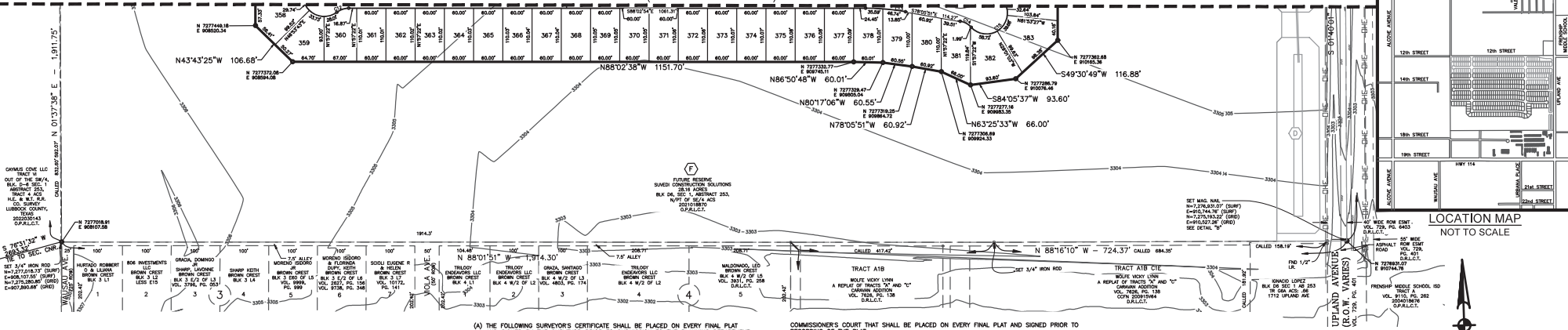
## **Reviewer Contact Information**

<b>Reviewer</b>	<b>Email Address</b>	<b>Phone number</b>
Amanda Romo	147108@mylubbock.us	806-775-2162
Jennifer Hon	149853@mylubbock.us	806 775-2353
Michael McKay	171017@mylubbock.us	806-775-2394
Roberto Torres	169548@mylubbock.us	806-775-2339
Shane Spencer	169261@mylubbock.us	806-775-3156





MATCH LINE (SEE SHEET 2 OF 2)



LINE TABLE	
LINE #	BEARING LENGTH
L1	N46°47'22"E 141.0'
L2	S43°02'54"E 141.4'
L3	S46°57'06"W 28.28'
L4	N43°12'36"W 10.03'

LINE TABLE	
LINE #	BEARING LENGTH
L23	N46°57'06"E 14.14'
L24	S43°02'54"E 14.14'
L25	S46°57'06"W 28.28'
L26	N43°12'36"W 10.03'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD ARC LENGTH
C1	40.00'	37°19'40"	N89°23'04"W	25.60' 28.06'
C2	43.00'	25°43'19"	S1°57'06"W	68.39' 191.12'
C3	40.00'	37°19'40"	N73°17'17"E	25.60' 28.06'

LINE TABLE	
LINE #	BEARING LENGTH
L5	N46°57'06"E 14.14'
L6	S43°02'54"E 14.14'
L7	S46°57'06"W 28.28'
L8	N43°12'36"W 10.03'

LINE TABLE	
LINE #	BEARING LENGTH
L27	N46°57'06"E 28.28'
L28	S78°05'51"E 28.68'
L29	S43°02'54"E 28.28'
L30	S46°57'15"W 28.07'
L31	N78°05'51"E 28.68'
L32	N43°12'36"W 28.28'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD ARC LENGTH
C4	474.00'	10°07'44"	N83°09'43"W	83.69' 83.80'
C5	526.00'	9°57'03"	N83°04'22"W	91.24' 91.35'

LINE TABLE	
LINE #	BEARING LENGTH
L9	N46°47'22"E 9.97'
L10	S43°02'54"E 28.28'
L11	S46°57'06"W 28.28'
L12	S43°02'54"E 28.28'
L13	S46°57'06"W 28.42'
L14	N43°12'36"W 9.94'

LINE TABLE	
LINE #	BEARING LENGTH
L33	N46°57'06"E 28.28'
L34	S43°02'54"E 14.14'
L35	S80°07'43"E 20.03'
L36	N46°55'21"E 9.79'
L37	S43°02'54"E 28.15'
L38	N46°57'06"E 28.28'
L39	N43°12'36"W 28.28'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD ARC LENGTH
C10	40.00'	37°19'53"	S20°36'56"W	25.60' 28.06'
C11	43.00'	16°41'40"	S43°02'54"E	85.23' 123.60'
C12	39.00'	37°05'09"	N73°08'44"E	25.41' 25.86'
C13	40.00'	37°19'40"	S59°28'01"E	25.60' 28.06'
C14	43.00'	17°43'22"	N51°55'38"E	85.90' 131.04'
C15	40.00'	37°19'53"	N16°42'46"W	25.60' 28.06'
C16	40.00'	37°19'40"	S69°23'04"E	25.60' 28.06'
C17	43.00'	12°19'40"	N85°36'56"E	77.07' 95.56'
C18	40.00'	37°19'40"	S73°17'17"W	25.60' 28.06'
C19	43.00'	12°19'40"	N61°42'43"W	77.07' 95.56'

LINE TABLE	
LINE #	BEARING LENGTH
L15	N46°57'06"E 28.28'
L16	S43°02'54"E 28.28'
L17	S47°07'54"W 14.14'
L18	S17°07'54"W 20.00'
L19	S43°02'54"E 14.14'
L20	S46°57'06"W 28.28'
L21	N78°05'51"E 28.68'
L22	N43°12'36"W 28.28'

LINE TABLE	
LINE #	BEARING LENGTH
L40	N46°57'06"E 28.28'
L41	S77°57'21"E 28.68'
L42	S46°57'04"E 29.34'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD ARC LENGTH
C20	481.96'	9°47'13"	S83°07'20"E	82.23' 82.33'
C21	39.00'	9°57'03"	S83°04'22"E	91.24' 91.35'
C22	25.00'	99°57'50"	S51°55'41"W	38.28' 43.62'
C23	526.00'	9°57'03"	N83°04'22"W	91.24' 91.35'
C24	25.00'	90°00'00"	N43°02'54"W	35.36' 39.27'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD ARC LENGTH
C25	500.00	9.95	S83°04'22"E	86.73 86.84
C26	500.00	9.95	S83°04'22"E	86.73 86.84
C27	500.00	9.95	S83°04'22"E	86.73 86.84
C28	500.00	9.95	S83°04'22"E	86.73 86.84
C29	52.50	80.00	S43°02'54"E	74.25 82.47
C30	500.00	9.95	S83°04'22"E	86.73 86.84
C31	52.50	99.95	N51°55'38"E	80.41 91.58

CL ALIGNMENT CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD ARC LENGTH
C25	500.00	9.95	S83°04'22"E	86.73 86.84
C26	500.00	9.95	S83°04'22"E	86.73 86.84
C27	500.00	9.95	S83°04'22"E	86.73 86.84
C28	500.00	9.95	S83°04'22"E	86.73 86.84
C29	52.50	80.00	S43°02'54"E	74.25 82.47
C30	500.00	9.95	S83°04'22"E	86.73 86.84
C31	52.50	99.95	N51°55'38"E	80.41 91.58

(A) THE FOLLOWING SURVEYOR'S CERTIFICATE SHALL BE PLACED ON EVERY FINAL PLAT AND SIGNED BY THE SURVEYOR PRIOR TO SUBMISSION TO THE PLANNING DEPARTMENT. KNOW ALL MEN BY THESE PRESENTS:

I, DAVID L. WILSON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS AND/OR OTHER CONTROL SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF LUBBOCK, TEXAS.

(B) THE FOLLOWING CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING COMMISSION SHALL BE PLACED ON EVERY FINAL PLAT AND SIGNED PRIOR TO RECORDING OF THE PLAT DOCUMENTS AT THE COURTHOUSE.

APPROVED THIS 20 DAY OF NOVEMBER, 2022, BY THE COMMISSIONERS COURT OF THE COUNTY OF LUBBOCK, TEXAS.

(C) THE FOLLOWING NOTICES SHALL BE STATED ON THE FACE OF EVERY PLAT:

1. HEAVY LINES INDICATE PLAT LIMITS.

2. ALL STREETS, ALLEYS, AND EASEMENTS WITHIN PLAT LIMITS ARE HEREBY DEDICATED UNLESS NOTED OTHERWISE.

3. NO BUILDING PERMIT SHALL BE ISSUED ON ANY SURVEY CERTIFICATE THAT IS NOT IN ACCORDANCE WITH AN APPROVED FINAL PLAT UNLESS EXCEPTION IS PROVIDED BY THE PLANNING AND ZONING COMMISSION POLICY OR BY THE LUBBOCK CODE OF ORDINANCES.

4. ALL UTILITY SERVICE SHALL BE IN ACCORDANCE WITH THE UNDERGROUND UTILITIES POLICY STATEMENT BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LUBBOCK, TEXAS AND THE PROVISIONS OF SECTION 36.09.095 OF THE LUBBOCK CODE OF ORDINANCES.

5. ANY RELOCATION OR REVISION OF EXISTING FACILITIES SHALL BE AT THE SUBDIVIDER'S EXPENSE. COMPENSATION SHALL BE MADE PRIOR TO THE RECORDING OF THIS FINAL PLAT.

6. ALL EXISTING OR PROPOSED UTILITY SERVICES 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 EASEMENTS SHALL BE AT THE EXPENSE OF THE ENTITY REQUESTING SUCH INSTALLATION.

7. ALL EASEMENTS HEREBY GRANTED 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 OR UTILITY COMPANY BEING RESPONSIBLE OR LIABLE FOR THE REPLACEMENT OF IMPROVEMENTS, PAVING, OR SURFACING OF THE EASEMENT NECESSITATED BY SUCH REPAIR, REMOVAL, OR REPLACEMENT. EASEMENTS DESIGNATED OR INTENDED FOR VEHICULAR PASSAGE (UTILITY AND EMERGENCY) OR PEDESTRIAN ACCESS SHALL NOT BE FENCED OR OTHERWISE OBSTRUCTED.

8. ANY EASEMENTS OR RIGHTS-OF-WAY SHOWN AS TO BE DEDICATED BY SEPARATE INSTRUMENT ARE SHOWN ON THE PLAT FOR INFORMATION PURPOSES ONLY. THIS PLAT DOES NOT DEDICATE SAID EASEMENTS.

9. MINIMUM FLOOR ELEVATIONS SHALL CONFORM TO THE REQUIREMENTS OF THE LUBBOCK DRAINAGE CRITERIA MANUAL, AS ADOPTED BY ORD. 10022, AS AMENDED, AND SECTION 28.09.131, SECTION 28.14.004, AND SECTION 30.03.073 OF THE LUBBOCK CODE OF ORDINANCES.

(D) THE FOLLOWING NOTICES SHALL BE STATED ON THE FACE OF THE PLAT WHEN THEY APPLY TO THAT PARTICULAR PLAT:

1. ANY NOTICES REQUIRED IN SECTION 38.04.008 FOR LAKE OR FLOOD HAZARD AREAS.

2. BLANKET SOLID WASTE COLLECTION EASEMENT AS REQUIRED FOR SERVICE WITHIN THE PLAT LIMITS OR INSERT SPECIFIC LOT OR TRACT DESIGNATION IS HEREBY GRANTED.

3. BLANKET (INSERT UNDERGROUND IF APPLICABLE) UTILITY EASEMENT AS REQUIRED FOR SERVICE WITHIN THE PLAT LIMITS OR INSERT SPECIFIC LOT OR TRACT DESIGNATION IS HEREBY GRANTED TO (INSERT NAME OF PUBLIC, PRIVATE OR FRANCHISE UTILITY OR CERTIFICATED SERVICE PROVIDER OF TELECOMMUNICATIONS).

4. PUBLIC PEDESTRIAN ACCESS EASEMENT IS HEREBY GRANTED FOR PERSONS TRAVELING ALONG THE PUBLIC PARKWAY AND NEEDING TO ENTER ONTO PRIVATE PROPERTY FOR PURPOSES OF CROSSING A DRAINAGE OR OVERPASS OR FOR THE PURPOSE OF PORTIONS OF THE AS-CONSTRUCTED DRIVEWAYS AND WALKS WHICH MAY EXTEND OUTSIDE PUBLIC RIGHT-OF-WAY AND ONTO PRIVATE PROPERTY AND ARE CONSTRUCTED FOR THE CONTINUANCE OF THE ACCESSIBLE ROUTES ACROSS THE BACK OF THE DRIVEWAY. THIS EASEMENT APPLIES TO EXISTING AND ANY FUTURE DRIVE ENTRANCES AS CONSTRUCTED.

5. PLATS IN THE CITY'S EXTRAJURISDICTIONAL JURISDICTION SHALL INCLUDE A CERTIFICATE OF APPROVAL BY THE CITY.

COMMISSIONER'S COURT THAT SHALL BE PLACED ON EVERY FINAL PLAT AND SIGNED PRIOR TO RECORDING OF THE PLAT DOCUMENTS AT THE COURTHOUSE.

APPROVED THIS 20 DAY OF NOVEMBER, 2022, BY THE COMMISSIONERS COURT OF THE COUNTY OF LUBBOCK, TEXAS.

COUNTY JUDGE ATTEST

COUNTY CLERK (ORDINANCE 2012-00039, SEC. 1, ADOPTED 5/3/2012)

1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83) 2001 ADJUSTMENT AS DEFINED BY GPS RTK OBSERVATIONS. COORDINATES SHOWN HEREON ARE SURFACE AND DISTANCES SHOWN ARE SURFACE HORIZONTAL AND MAY BE CONVERTED TO GRID BY APPLYING A COMBINED SCALE FACTOR OF 0.999761185.

2. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "C" (UNSHADED) BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 43302C0000, E. REVISED SEPTEMBER 28, 2007.

3. HEAVY LINES INDICATE PLAT LIMITS.

4. ALL STREETS, ALLEYS, AND EASEMENTS WITHIN PLAT LIMITS ARE HEREBY DEDICATED UNLESS OTHERWISE NOTED.

5. 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 THE PLANNING AND ZONING COMMISSION.

6. ALL UTILITY SERVICE SHALL BE IN ACCORDANCE WITH THE CITY OF LUBBOCK PLANNING AND ZONING COMMISSION "UNDERGROUND UTILITIES POLICY" AND THE PROVISIONS OF SECTION 36.09.095 OF THE CITY OF LUBBOCK CODE OF ORDINANCES.

7. ANY RELOCATION OR REVISION OF EXISTING FACILITIES SHALL BE AT THE SUBDIVIDER'S EXPENSE. COMPENSATION SHALL BE MADE PRIOR TO RECORDING OF THE FINAL PLAT.

8. ALL EXISTING OR PROPOSED UTILITY SERVICES 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 EASEMENTS SHALL BE AT THE EXPENSE OF THE ENTITY REQUESTING SUCH SERVICE.

9. ALL EASEMENTS HEREBY GRANTED 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 OR UTILITY COMPANY BEING RESPONSIBLE OR LIABLE FOR THE REPLACEMENT OF IMPROVEMENTS, PAVING, OR SURFACING OF THE EASEMENT NECESSITATED BY SUCH REPAIR, REMOVAL, OR REPLACEMENT. EASEMENTS DESIGNATED OR INTENDED FOR VEHICULAR PASSAGE (UTILITY AND EMERGENCY) OR PEDESTRIAN ACCESS SHALL NOT BE FENCED OR OTHERWISE OBSTRUCTED.

10. ANY EASEMENTS OR RIGHTS-OF-WAY SHOWN AS TO BE DEDICATED BY SEPARATE INSTRUMENT ARE SHOWN FOR INFORMATION PURPOSES ONLY. THIS PLAT DOES NOT DEDICATE SAID EASEMENTS.

11. MINIMUM FLOOR ELEVATIONS SHALL CONFORM TO THE REQUIREMENTS OF THE LUBBOCK DRAINAGE CRITERIA MANUAL, AS ADOPTED BY ORDINANCE 10022, AS AMENDED, AND SECTION 28.09.131, SECTION 28.14.004 AND SECTION 30.03.073 OF THE LUBBOCK CODE OF ORDINANCES.

12. IN ORDER TO PREVENT DAMAGE TO PUBLIC AND PRIVATE UTILITIES AND TO MINIMIZE AND/OR ELIMINATE INTERRUPTION OF UTILITY SERVICES, THE CITY OF LUBBOCK SOLID WASTE SERVICES DEPARTMENT REQUESTS THAT NO UTILITY RISERS, METER BASES, PEDESTALS, ETC., PUBLIC OR PRIVATE, BE PLACED IN THE CHAMFERED CORNERS OF ALLEYS.

APPROVED THIS 20 DAY OF NOVEMBER, 2022, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LUBBOCK, TEXAS.

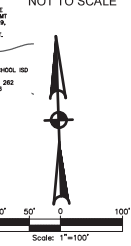
Chairman

Director of Planning

KNOW ALL MEN BY THESE PRESENTS:

That I, DAVID L. WILSON, do hereby certify that I prepared this plat from an ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS AND/OR OTHER CONTROL SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF LUBBOCK, TEXAS.

LOCATION MAP NOT TO SCALE



**BROWN ESTATES**  
LOTS 153 THROUGH 438  
AND TRACTS E-F

A SUBDIVISION OF 89.619 ACRES  
AN ADDITION TO THE CITY OF LUBBOCK  
LOCATED IN THE NORTH 116.79 ACRES  
OUT OF THE SOUTHEAST ONE-FOURTH OF  
SECTION ONE, BLOCK D-6, LUBBOCK, TEXAS

FINAL PLAT

LEGEND	
BL	BUILDING SETBACK LINE
WLE	WATER LINE EASEMENT
SSE	SANITARY SEWER EASEMENT
UE	UTILITY EASEMENT
STM SE	STORM SEWER EASEMENT
USE	UNDERGROUND STREET LIGHT EASEMENT
PAE	PEDESTRIAN ACCESS EASEMENT

- (A) (RESTRICTED COMMERCIAL DEVELOPMENT PURPOSES ONLY)  
(B) (RESTRICTED TO LANDSCAPE, STORMWATER DRAINAGE, AND DETENTION PURPOSES ONLY)  
(C) (RESTRICTED TO LANDSCAPE, STORMWATER DRAINAGE, AND DETENTION PURPOSES ONLY)  
(D) (RESTRICTED TO LANDSCAPE, STORMWATER DRAINAGE, AND DETENTION PURPOSES ONLY)  
(E) (RESTRICTED TO LANDSCAPE, STORMWATER DRAINAGE, AND DETENTION PURPOSES ONLY)

**BROWN ESTATES**  
DEVELOPER  
PROPERTY OWNER  
**SUVEDI CONSTRUCTION SOLUTIONS LLC**  
**FIF ENGINEERING**  
1526 KATY GAP RD. SUITE #804 KATY, TX 77494  
PHONE: 346-800-4343  
WWW.FIFENGINEERING.COM  
SCALE: 1"=100' DATE: 12/07/2022 SHEET: 2 OF 2

FIRM #  
1-17570



Lubbock Planning Department  
PO Box 2000 / 1314 Avenue K  
Lubbock, TX 79457

APPLICATION FOR PROPOSED PLAT SUBMITTAL

Type of Proposed Plat (please check one):

Preliminary ☐ Rule 12 ☐  
Final for Review ☒ Rule 15 ☐ (indicate purpose for Rule 15 request below)  
Water Delay ☐ Sewer Delay ☐ Pavement Delay ☐  
Easement Closure ☐ Right-of-Way Closure ☐  
Electronic Copy Submitted: Yes ☒ No ☐ Three Hard Copy Sets Submitted: Yes ☐ No ☒

Project Information

Proposed Subdivision Name: Brown Estates  
Lots/Tracts: 285  
Survey & Abstract: H.E. & W.T.R.R Company Survey, Abstract No. 253  
Inside City Limits (check one): Yes ☒ No ☐ Total Acreage within Plat Limits: 53.50

Surveyor/Engineer Information

Firm Name: FIF Engineering, LLC  
Surveyor/Engineer: Bijay Aryal  
Address: 1526 Katy Gap Rd, Suite 804 City: Katy State: TX  
ZIP Code: 77494 Telephone: 346-800-4343 Email: BJ@FIFengineering.com

Representative/Agent Information

Firm Name: FIF Engineering, LLC  
Name: Steven Pollard  
Address: 1526 Katy Gap Rd, Suite 804 City: Katy State: TX  
ZIP Code: 77494 Telephone: 346-465-9877 Email: Steven@FIFengineering.com  
Agent's Signature: Steven Pollard  
Date: 09/27/2022 Printed Name: STEVEN POLLARD

Owner Information

Firm Name: Suvedi Construction Solutions LLC  
Owner: Kiriti Suvedi  
Address: 741 Milan Court City: Edmond State: OK  
ZIP Code: 73034 Telephone: 806-517-1319 Email: ksuvedi@hotmail.com  
Property Owner's Signature: K Suvedi  
Date: 9/28/2022 Printed Name: KIRITI SUVEDI

If you have any questions pertaining to the proposed plat or the platting process, please contact the City of Lubbock Planning Department by phone at (806) 775 - 2108 or by e-mail at [cityplanning@mylubbock.us](mailto:cityplanning@mylubbock.us).

# Plan Item Review Consolidated Comments Report

Case Number: FPLT-030144-2022

Plat Name: Terra Estates, Tract A

Submittal Name     Plat Distribution

Submittal Version     V.1

Received Date     12/20/2022

Report Date     01/12/2023

## **Conditions**

Reviewer	Category	Condition Type	Comments
Trevor Overman	Right-of-Way Condition	Closure Approval	The proposed closure must be approved by City Council prior to recording the proposed plat. Section 38.04.007.a.8
Trevor Overman	Development Engineering Condition	FP-Paving Plans Required	FP Submit Paving Plans to the Engineering Department. Submittal requirements are located in the City of Lubbock Engineering Minimum Design Standards and Specifications. City of Lubbock Ordinance Section 38.09.003.b
Trevor Overman	Development Engineering Condition	FP-SFHA Statement	FP A portion of this plat is in the Special Flood Hazard Area and the statement needs to added to the face of the plat: "Either all or a portion of this surveyed property lies within a 'Special Flood Hazard Boundary.' These boundaries are established by the Federal Emergency Management Agency, not this surveyor. Flood hazard maps are on file at City Hall, Lubbock, Texas and are open for public inspection." City of Lubbock Ordinance Section 36.04.006.a
Jennifer Hon	General Condition	Generic Condition	Generic Condition This is a replat of Terra Estates Lots 8 & 9. Please update the description to include this information.
Trevor Overman	Development Engineering Condition	Impact Fees	Impact Fees will be due. See City of Lubbock website. Chapter 41 Lubbock Code of Ordinances <a href="https://ci.lubbock.tx.us/departments/engineering-services/impact-fee">https://ci.lubbock.tx.us/departments/engineering-services/impact-fee</a> Service Area
Katherine Niskanen	GIS Condition	Plat Adjacent Information	Plat must show recording information for all adjacent and abutting plats (Section 38.04.004 (d) (4)). Missing recording information for Terra Estates Lots 1-18, 23-40, 45-53 (V1069 P546). Recording information missing for Mr Postman Tract A (V8345 P155) Does not need to show ownership information for plat-dedicated lane
Jennifer Hon	GIS Condition	Plat Adjacent Information	Plat must show recording information for all adjacent and abutting plats (Section 38.04.004 (d) (4)). Show the boundary for Mr Postman Tract B1.

Katherine Niskanen	GIS Condition	Plat Bearing and Dimensions	Plat limits and boundary lines of all lots, tracts, street/alley ROW, and easements within the plat area must be shown with accurate dimensions and bearings for straight line segments and radii, chord distances, central angles, and chord bearings for all curve segments (Section 38.04.004 (d) (5) & (7) (A)). Missing Lot dimensions for tract to east, north, and west where adjacent to Alley
Katherine Niskanen	GIS Condition	Plat ROW and Easements	Plat must show recording information for existing easements within the plat area and adjacent rights-of-way and easements. Easement purposes and restrictions of use must also be shown (Section 38.04.004 (d) (7) (c)). Missing 10' OPE in western portion of Tract A (2015032479) and 20' UUE+GSE NE of Tract A (V2362 P183)
Jennifer Hon	GIS Condition	Street Names	Coordinate street names with City of Lubbock staff. (Article 36.03 and Section 38.05.001) 1. Label 19th Street as 19th Street (State Highway 114) 2. Remove the Mr Postman Tr A text to the left of this street label.

## **Reviewer Contact Information**

<b>Reviewer</b>	<b>Email Address</b>	<b>Phone number</b>
Jennifer Hon	149853@mylubbock.us	806 775-2353
Katherine Niskanen	172803@mylubbock.us	806-775-2104
Trevor Overman	158869@mylubbock.us	806-775-2346



Planning Department  
Comment Sheet for Plat Review

Date: Monday, January 9, 2023

Plat Name: Terra Estates, Tract A

Type of Plat: Final/Replat

Proponent/Requests:

**Comments Due: February 2<sup>nd</sup>, 2023**

Please double-click the appropriate box to create a check:

☐

**Plat is satisfactory as drawn**

☒

**Propose the following comments/corrections:**

New development voids existing driveway access and new access permits must be obtained and follow TxDOT's Access Management Manual on spacing. **A proposed drive off SH 114 (19<sup>th</sup> Street) can be analyzed but will not be guaranteed.**

Commercial tracts will have to comply with TXDOT's driveway spacing requirements in the Access Management Manual.

A landscaping plan is required to verify line of sight requirements as outlined in the AASHTO Green Book. As part of the landscaping plan, please submit the type and variety of all proposed plants. No plant shall be placed where pruning will be required in the future to maintain safe sight distances. Boulders will not be allowed. All landscaping materials shall remain in the planting area and secured by a perimeter border to prevent material from washing into the roadway.

Pre and Post-Development Drainage analysis per TxDOT's "Developer's Outfall into a TxDOT Drainage Facility Policy" is required before a plat can be finalized. This should be included with every Plat proposal. Driveway permits will not be approved until a drainage analysis is completed and approved.

***Comments prepared by: Jonathon Suttle, EIT***

***Department or Company: Texas Department of Transportation***

*TRACT A*

A circular inset map showing the project location. The map highlights the intersection of Navajo Ave and 19th St. Other streets shown include 14th St, 15th St, and 15th Dr. A black rectangle on Navajo Ave indicates the site location. The text "Site Location" is placed over the map.

1. Heavy Lines indicate plot limits.
2. All streets, alleys and easements within plot limits are herein dedicated, unless noted otherwise.
3. No building permit shall be issued on any survey certificate that is not in accordance with an approved final plat unless the same is provided by the Planning and Zoning Commission or by the Lubbock Code of Ordinances.
4. All utility service shall be in accordance with the Underground Utilities Policy Statement by the Planning and Zoning Commission of the City of Lubbock, Texas and the provisions of section 36.09.095 of the Lubbock Code of Ordinances.
5. Any relocation or revision of existing facilities shall be at the subdivider's expense. Compensation shall be made prior to the recording of this final plat.
6. All existing or proposed utility services 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 on 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 easements shall be at the expense of the utility requesting such installation.
7. All easements herein granted 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 or utility company being responsible or liable for the replacement of improvements, paving or surfacing of the easement necessitated by such repair, removal, or replacement. Easements designated or intended for vehicular passage (utility and emergency) or pedestrian access shall not be fenced or otherwise obstructed.
8. Any easements or rights-of-way shown as to be dedicated by separate instrument<sup>1</sup> are shown on the plat for information purposes only. This plat does not dedicate said easements.
9. Minimum floor elevations shall conform to the requirements of the Lubbock Drainage Criteria Manual, as adopted by Ord. 100,000, Series A, amended, Section 09.131 of the Code of Ordinances, and Section 30.03.073 of the Lubbock Code of Ordinances.
10. In order to prevent damage to public and private utilities and to minimize or eliminate interruption of utility services, the City of Lubbock Solid Waste Services Department requests that no utility risers, meter bases, pedestals, etc., public or private, be placed in the character of a ditch or drainage way. All utility services by the City of Lubbock Solid Waste Services Department must be at least 20' feet in width. Adequate slope of 60 1/2" is required for dumpster placement in all alley ways. Adequate dumpster ratio is 1 dumpster per every 4

That I, Justin Cantwell, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments and/or other control shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Lubbock, Texas.

Date: . 2022

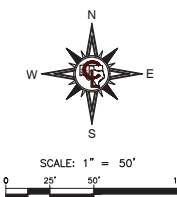
Approved this                      day of                      , 20

by the Planning and Zoning Commission of the City of Lubbock,  
Texas.

Chairman

Director of Planning

● - Found 1/2" Iron Rod  
 ⊗ - Found Iron Pipe  
 ⊗ - Found "X" in Concrete  
 --- - Property Line  
 --- - Lot Line  
 --- - Easement Line  
 --- - Right-of-Way Line  
 CCFN - County Clerk File No.  
 V. - Volume  
 P. - Page  
 N - Nothing  
 E - Easting



for inspection purposes only and in no way official or approved for recording purposes

Total ± 2.22 Acres      December 1, 2022



CENTERLINE ENGINEERING & CONSULTING, LLC.  
8312 Upland Avenue, Lubbock, Texas 79424  
(806) 470-8686  
TBPB Reg. No. F-16713  
TBPB Reg. No. 10194328





Lubbock Planning Department  
PO Box 2000 / 1314 Avenue K  
Lubbock, TX 79457

**APPLICATION FOR PROPOSED PLAT SUBMITTAL**

**Type of Proposed Plat (please check one):**

Preliminary ☐ Rule 12 ☒  
Final for Review ☐ Rule 15 ☐ (indicate purpose for Rule 15 request below)  
Water Delay ☐ Sewer Delay ☐ Pavement Delay ☐  
Easement Closure ☐ Right-of-Way Closure ☐  
Electronic Copy Submitted: Yes ☒ No ☐ Three Hard Copy Sets Submitted: Yes ☐ No ☒

**Project Information**

Proposed Subdivision Name: Terra Estates Addition  
Lots/Tracts: Tract A  
Survey & Abstract: Sec. 10, Blk. JS, Abs. 1491, W. Carlisle Survey  
Inside City Limits (check one): Yes ☒ No ☐ Total Acreage within Plat Limits: 2.22

**Surveyor/Engineer Information**

Firm Name: Centerline Engineering & Consulting LLC  
Surveyor/Engineer: Justin Cantwell  
Address: 8312 Upland Ave City: Lubbock State: Tx  
ZIP Code: 79424 Telephone: (806) 470-8686 Email: jcantwell@centerlineengineering.net

**Representative/Agent Information**

Firm Name: Centerline Engineering & Consulting LLC  
Name: Carter Feldhoff  
Address: 8312 Upland Ave City: Lubbock State: Tx  
ZIP Code: 79424 Telephone: (20=81) 798-3074 Email: cfeldhoff@centerlineengineering.net  
Agent's Signature: Carter Feldhoff  
Date: 12/16/2022 Printed Name: Carter Feldhoff

**Owner Information**

Firm Name: Carpet Tech  
Owner: Chet Pharies  
Address: 6602 19th St City: Lubbock State: TX  
ZIP Code: 79407 Telephone: (806) 548-0208 Email: chet@carpettech.com  
Property Owner's Signature: Chet Pharies  
Date: 12-16-22 Printed Name: Chet Pharies

If you have any questions pertaining to the proposed plat or the platting process, please contact the City of Lubbock Planning Department by phone at (806) 775 - 2108 or by e-mail at [cityplanning@mylubbock.us](mailto:cityplanning@mylubbock.us).

# Plan Item Review Consolidated Comments Report

Case Number: FPLT-030168-2022

Plat Name: Townsend Estates, Lot 1

Submittal Name Plat Distribution

Submittal Version V.1

Received Date 12/20/2022

Report Date 01/19/2023

## Conditions

Reviewer	Category	Condition Type	Comments
Joe Schaunaman	Development Engineering Condition	FP-Adjacent Main Fees Due	FP-Adjacent main fees are due in the amount of \$21,879.30. City of Lubbock Ordinance Section 22.05.02
Joe Schaunaman	Development Engineering Condition	Impact Fees	Impact Fees will be due. See City of Lubbock website. Chapter 41 Lubbock Code of Ordinances <a href="https://ci.lubbock.tx.us/departments/engineering-services/impact-fee">https://ci.lubbock.tx.us/departments/engineering-services/impact-fee</a> Service Area A
Jennifer Hon	GIS Condition	Plat Adjacent Information	Plat must show recording information for all adjacent and abutting plats (Section 38.04.004 (d) (4)). Correct label for Upland Crossing Lot 801.
Katherine Niskanen	GIS Condition	Plat Adjacent Information	Plat must show recording information for all adjacent and abutting plats (Section 38.04.004 (d) (4)). Upland Crossing Lots 1-77 & Tr A recording info should be 2019045721 & Upland Crossing Lots 772-823 & Tr K-M should be 2021003474 Ownership information for recorded plats not required
Katherine Niskanen	GIS Condition	Plat Bearing and Dimensions	Plat limits and boundary lines of all lots, tracts, street/alley ROW, and easements within the plat area must be shown with accurate dimensions and bearings for straight line segments and radii, chord distances, central angles, and chord bearings for all curve segments (Section 38.04.004 (d) (5) & (7) (A)). Missing lot dimensions for W, N, and S lot lines
Katherine Niskanen	GIS Condition	Plat ROW and Easements	Plat must show recording information for existing easements within the plat area and adjacent rights-of-way and easements. Easement purposes and restrictions of use must also be shown (Section 38.04.004 (d) (7) (c)). 29th St and alley to north and part of Upland Avenue should be CCF 2019045721 28th St and northern portion of Upland Avenue should be CCFN 2021003474
Katherine Niskanen	GIS Condition	Plat Tie	Tie the proposed plat to a previously recorded plat or to a section corner (Section 38.04.003 (b)). Plat tie should be linked to particular corner of a specific Upland Crossing Plat



## **Reviewer Contact Information**

<b>Reviewer</b>	<b>Email Address</b>	<b>Phone number</b>
Jennifer Hon	149853@mylubbock.us	806 775-2353
Joe Schaunaman	58233@mylubbock.us	806-775-2173
Katherine Niskanen	172803@mylubbock.us	806-775-2104

Lot 1  
Townsend Estates Addition,  
an addition to the City of Lubbock,  
Lubbock County, Texas

VICINITY MAP



GENERAL SURVEYOR NOTES:

1. Heavy Lines indicate plat limits.
2. All streets, alleys and easements within plat limits are herein dedicated, unless noted otherwise.
3. No building permit shall be issued on any survey certificate that is not in accordance with an approved final plat unless exception is provided by the Planning and Zoning Commission policy or by the Lubbock Code of Ordinances.
4. All utility service shall be in accordance with the Underground Utilities Policy Statement by the Planning and Zoning Commission of the City of Lubbock, Texas and the provisions of section 36.09.095 of the Lubbock Code of Ordinances.
5. Any relocation or revision of existing facilities shall be at the subdivider's expense. Compensation shall be made prior to the recording of this final plat.
6. All existing or proposed utility services 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 easements shall be at the expense of the entity requesting such installation.
7. All easements herein granted 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 or utility company being responsible or liable for the replacement of improvements, paving, or surfacing of the easement necessitated by such repair, removal, or replacement. Easements designated or intended for vehicular passage (utility and emergency) or pedestrian access shall not be fenced or otherwise obstructed.
8. Any easements or right-of-way shown as 'to be dedicated by separate instrument' are shown on the plat for information purposes only. This plat does not dedicate said easements.
9. Minimum floor elevations shall conform to the requirements of the Lubbock Drainage Criteria Manual, as adopted by Ord. 10022, as amended, and Section 28.09.151, Section 28.14.004, and Section 30.03.073 of the Lubbock Code of Ordinances.
10. In order to prevent damage to public and private utilities and to minimize or eliminate interruption of utility services, the City of Lubbock Solid Waste Services Department requests that no utility risers, meter bases, pedestals, etc., public or private, be placed in the chamfered corners of alley ways. All alleys serviced by the City of Lubbock Solid Waste Services Department must be at least 20' feet in width. Adequate space of 60 1/2" is required for dumpster placement in all alley ways. Adequate dumpster ratio is 1 dumpster per every 4 homes.
11. The survey information shown hereon was prepared from the result of an on the ground survey of the property shown hereon, and has been completed substantially in compliance with the Professional and Technical Standards promulgated by the Texas Board of Professional Land Surveying Practices Act, Section 663. 13.
12. Blanket underground utility, transformer pad, and switching enclosure easement as required for service within the plat limits is herein granted to Lubbock Power and Light Company. No other property, beyond the plat limits, will be entitled to use any portion of the property described herein for connection to or transmission of any utility service under the terms of this blanket easement.
13. Blanket underground utility easement as required of service within the plat limits is herein granted to SPECT, AT&T, Atmos Energy, NTS, West Texas Gas, and Suddenlink Communications. No other property, beyond the plat limits, will be entitled to use any portion of the property described herein for connection to or transmission of any utility service under the terms of this blanket easement.
14. Blanket garbage collection easement as required or service within the plat limits is herein granted.
15. Bearings and Coordinate values shown hereon are based upon the Texas Coordinate System, North Central Zone, NAD83 Datum.
16. Distances and areas shown hereon are based on horizontal surface measurements in U.S. feet.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Justin Cantwell, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments and/or other control shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Lubbock, Texas.

Justin Cantwell RPLS 6331  
Date: , 2021

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

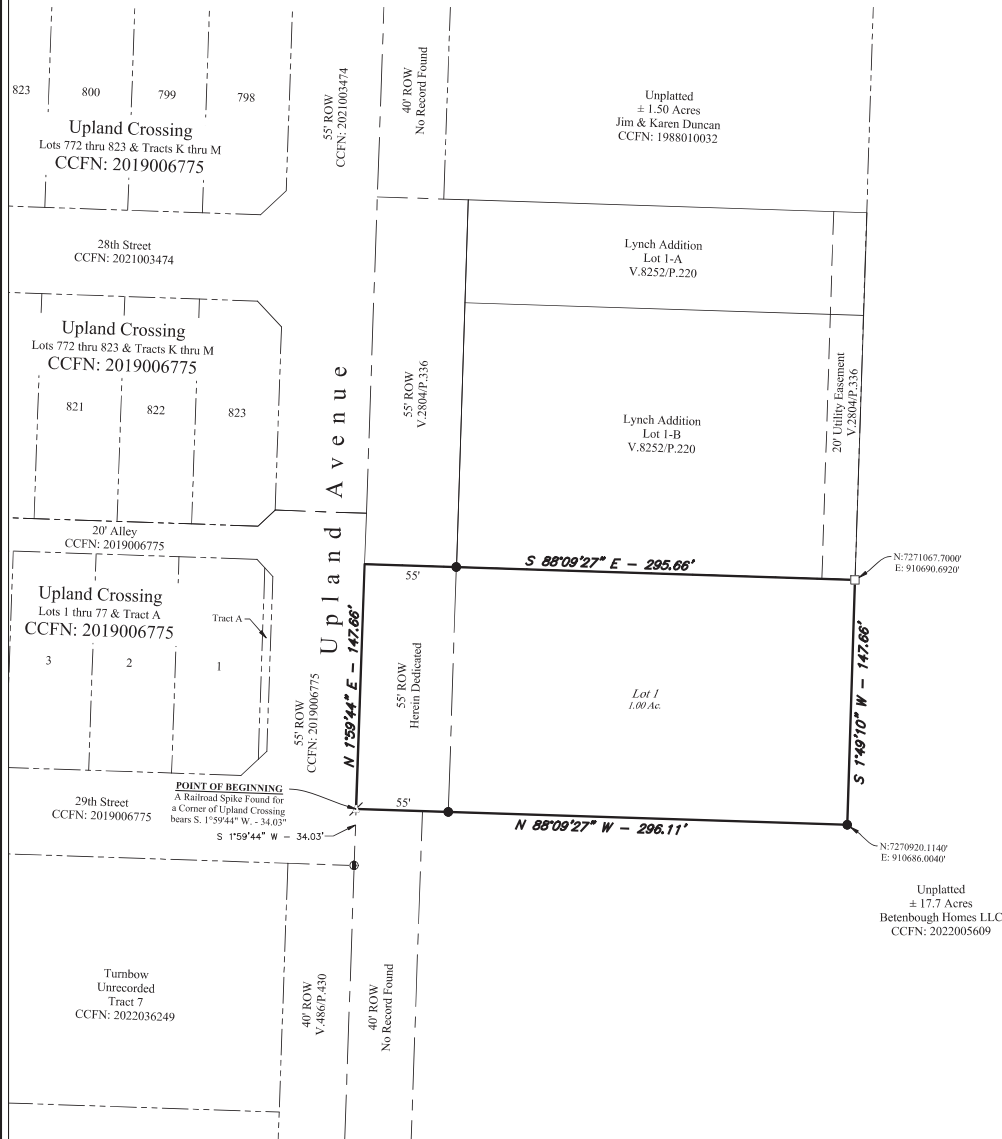
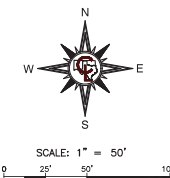
by the Planning and Zoning Commission of the City of Lubbock,  
Texas.

Chairman

Director of Planning

LEGEND

- - Set 1/2" Iron Rod with Cap - "CEC 10194378"
- - Found 1/2" Iron Rod - As Described
- - Found Railroad Spike
- ▲ - Found Mag Nail
- - Plat Limits
- - Lot Line
- - Adjoiner Lot Line
- - Easement Line - As Described
- - Right-of-Way Line - As Described
- V./P. - Volume/Page
- CCFN - County Clerk File No.
- N - Northing
- E - Easting



FINAL PLAT

for inspection purposes only and in no way official or approved for recording purposes

Lot 1,  
Townsend Estates Addition  
Section 43, Block AK, Abstract 184,  
E.L. & R.R. RR Co. Survey  
Lubbock, Lubbock County, Texas

TOTAL ±1.00 Acres December 19, 2022

OWNER  
Cari Hamilton  
2801 Upland Ave, Lubbock, Tx 79407  
(806) 774-6100

CENTERLINE ENGINEERING & CONSULTING, LLC  
4112 United Avenue, Lubbock, Texas 79404  
(806) 470-2666  
100% Eng. Reg. No. P-16713  
100% L.S. Reg. No. 10194378



Lubbock Planning Department  
PO Box 2000 / 1314 Avenue K  
Lubbock, TX 79457

APPLICATION FOR PROPOSED PLAT SUBMITTAL

Type of Proposed Plat (please check one):

Preliminary ☐ Rule 12 ☒  
Final for Review ☐ Rule 15 ☐ (indicate purpose for Rule 15 request below)  
Water Delay ☐ Sewer Delay ☐ Pavement Delay ☐  
Easement Closure ☐ Right-of-Way Closure ☐  
Electronic Copy Submitted: Yes ☒ No ☐ Three Hard Copy Sets Submitted: Yes ☐ No ☒

Project Information

Proposed Subdivision Name: Townsend Estates Addition  
Lots/Tracts: Lot 1  
Survey & Abstract: Sec. 43, Blk. AK, Abs. 184, E.L. & R.R. RR Co. Survey  
Inside City Limits (check one): Yes ☒ No ☐ Total Acreage within Plat Limits: 1.00

Surveyor/Engineer Information

Firm Name: Centerline Engineering & Consulting LLC  
Surveyor/Engineer: Justin Cantwell  
Address: 8312 Upland Ave City: Lubbock State: Tx  
ZIP Code: 79424 Telephone: (806) 470-8686 Email: jcantwell@centerlineengineering.net

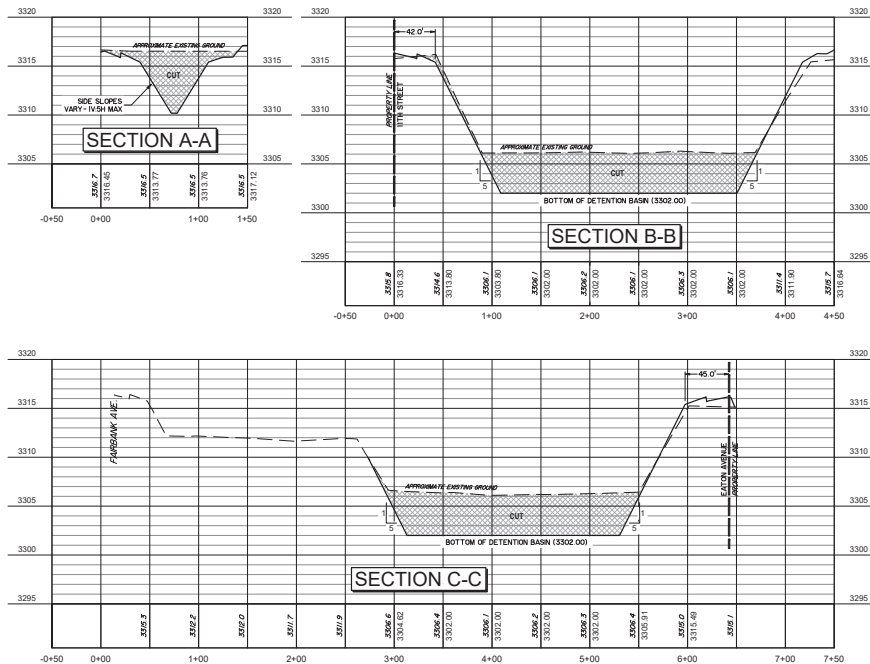
Representative/Agent Information

Firm Name: Centerline Engineering & Consulting LLC  
Name: Carter Feldhoff  
Address: 8312 Upland Ave City: Lubbock State: Tx  
ZIP Code: 79424 Telephone: (281) 798-3074 Email: cfeldhoff@centerlineengineering.net  
Agent's Signature: Carter Feldhoff  
Date: 12/19/2022 Printed Name: Carter Feldhoff

Owner Information

Firm Name: \_\_\_\_\_  
Owner: Cari Hamilton and James Townsend, II  
Address: 6812 Rochester Ave. City: Lubbock State: Tx  
ZIP Code: 79424 Telephone: 806-774-6100 Email: carihamilton@yahoo.com  
Property Owner's Signature: Cari Hamilton  
Date: 12/19/2022 Printed Name: Cari Hamilton

If you have any questions pertaining to the proposed plat or the platting process, please contact the City of Lubbock Planning Department by phone at (806) 775 - 2108 or by e-mail at [cityplanning@mylubbock.us](mailto:cityplanning@mylubbock.us).



#### EARTHWORK TESTING (EMBANKMENT, SUBGRADE, AND FLEXIBLE BASE MATERIALS):

PRIOR TO PLACEMENT OF ANY FILL MATERIALS, SUBGRADE MATERIAL, AND/OR FLEXIBLE BASE MATERIALS, CONTRACTOR SHALL HAVE THE MOISTURE DENSITY CURVE ESTABLISHED AND ATTEMPTS LIMITS DETERMINED FOR USE IN SUBSEQUENT FIELD DENSITY QUALITY CONTROL TESTING. IF MATERIAL DEVIATES, EACH CHANGE IN MATERIAL SHALL BE TESTED AND CLASSIFIED PRIOR TO USE. ALL FILL MATERIAL PLACED IS SUBJECT TO THE APPROVAL OF THE OWNER AND/OR ENGINEER. CONTRACTOR SHALL PAY FOR ALL MATERIAL QUALIFICATIONS TESTING NEEDED TO DEMONSTRATE THE ACCEPTABILITY OF ANY PROPOSED MATERIAL(S). ALL MATERIALS PROPOSED FOR IMPORTATION OR ACTUALLY PLACED ARE SUBJECT TO THE APPROVAL OF THE OWNER AND/OR ENGINEER.

TESTING SHALL BE PERFORMED BY A COMMERCIAL TESTING LABORATORY IN ACCORDANCE WITH AMERICAN SOCIETY FOR TESTING MATERIALS (ASTM) STANDARDS. THE TESTING LABORATORY SHALL BE RETAINED BY THE OWNER.

ALL FILL MATERIALS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE PERCENT (95%) STANDARD PROCTOR DENSITY IN ACCORDANCE WITH ASTM D-698 AND MOISTURE CONTENT SHALL BE WITHIN +/- 2 PERCENT OF LABORATORY-DETERMINED OPTIMUM MOISTURE CONTENT. IMMEDIATELY AHEAD OF PAVING OPERATIONS, CONTRACTOR SHALL SCARIFY AND COMPACT SUBGRADE TO NINETY-EIGHT PERCENT (98%) MODIFIED PROCTOR DENSITY. CONTRACTOR SHALL PAY FOR ANY FIELD DENSITY TESTS NOT MEETING THESE MINIMUM REQUIREMENTS.

FIELD DENSITIES SHALL BE DETERMINED IN ACCORDANCE WITH ASTM D2957 (RUBBER BALLGON DENSITY METHOD), ASTM D2956 (SAND CONE DENSITY METHOD), OR ASTM D2922 (NUCLEAR DENSITY METHOD).

FOUR (4) FIELD DENSITIES SHALL BE TAKEN PER ACRE OF FILL MATERIAL, AND DENSITIES SHALL BE TAKEN FOR EACH SIX-INCH COMPACTED DEPTH, OR PORTION THEREOF, OF SUCCEEDING DEPTHS OF FILL MATERIAL. EACH AREA OF FILL MATERIAL LESS THAN ONE-HALF ACRE SHALL HAVE A MINIMUM OF TWO (2) FIELD DENSITIES FOR EACH SIX-INCH DEPTH, AND AREAS OF FILL MATERIAL BETWEEN ONE-HALF ACRE AND ONE (1) ACRE SHALL HAVE A MINIMUM OF THREE (3) FIELD DENSITIES FOR EACH SIX-INCH DEPTH.

EACH FILL SHALL HAVE A MAXIMUM COMPACTED DEPTH OF SIX (6) INCHES.

THE FIELD DENSITIES SHALL BE TAKEN IN SUCH A MANNER AS TO BE A REPRESENTATIVE SAMPLING OF THE SIX INCH (6") DEPTHS. THE LOCATION OF TESTS SHALL BE PROPORTIONATELY SPACED TO REPRESENT APPROXIMATE EQUAL AREAS OF EACH ACRE BEING TESTED. TESTING SHALL NOT OCCUR AT THE SAME LOCATION IN SUCCEEDING DEPTHS, SO A REPRESENTATIVE SAMPLING OF THE TOTAL FILL MAY BE OBTAINED.

THE LOCATION OF THE FIELD DENSITY TESTS SHALL BE INDICATED UPON A MAP TO BECOME PART OF THE CERTIFIED AS-BUILT CUT AND FILL PLAN. COPIES OF ALL TEST RESULTS WITH LOCATION MAPS SHALL BE FURNISHED TO THE DESIGN ENGINEER AND CITY ENGINEER WITH THE CERTIFIED AS-BUILT CUT AND FILL PLAN.

#### EXISTING UNDERGROUND UTILITIES:

CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING EXCAVATION.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE PROPER NOTIFICATION OF CONSTRUCTION / GRADING ACTIVITIES PRIOR TO BEGINNING PROJECT AND TO FOLLOW ALL APPLICABLE PRIOR TEXAS EXCAVATION SAFETY SYSTEM RULES TO AVOID UTILITY DISRUPTION. REFER TO DG-TESS NOTE.

#### DIG-TESS NOTE:

CONTRACTOR SHALL CONTACT DIG-TESS (1-800-DIG-TESS) FOR UTILITY LOCATES PRIOR TO COMMENCING GRADING / CONSTRUCTION ACTIVITY.

#### CONSTRUCTION STANDARDS:

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT VERSION OF THE CITY OF LUBBOCK MINIMUM DESIGN STANDARDS AND SPECIFICATIONS.

#### FILL MATERIAL AND PLACEMENT REQUIREMENTS:

SITE AREAS TO RECEIVE FILL SHALL BE STRIPPED OF SURFACE VEGETATION AND DELETERIOUS MATERIALS TO A MINIMUM DEPTH OF 3 INCHES BELOW EXISTING GRADE. SUITABLE TOPSOIL MATERIALS THAT ARE STRIPPED SHALL BE STOCKPILED ON-SITE AS DIRECTED BY OWNER. THE STRIPPED SURFACES SHALL THEN BE SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES AND COMPACTED IN-PLACE BEFORE THE INITIAL LIFT OF ANY FILL MATERIAL IS PLACED.

ALL MATERIAL PLACED AS FILL FOR SITE USE SHALL BE "CLEAN" EARTHEN MATERIALS FREE OF DELETERIOUS ANALOGS OF ORGANIC MATERIAL, LARGE ROCK, DEBRIS, OR OTHER MATERIALS. CONSIDERED CONTAMINANTS AND SHALL BE PLACED AND COMPACTED IN 6 INCH LIFTS.

PRIOR TO PLACEMENT OF ANY FILL MATERIAL, CONTRACTOR SHALL HAVE THE SOIL MOISTURE DENSITY CURVE ESTABLISHED AND ATTEMPTS LIMITS DETERMINED FOR USE IN SUBSEQUENT FIELD DENSITY QUALITY CONTROL TESTING. IF THE NATURE OF FILL MATERIAL DEVIATES, EACH MATERIAL SHALL BE TESTED AND CLASSIFIED PRIOR TO USE. ALL FILL MATERIAL PLACED IS SUBJECT TO THE APPROVAL OF THE OWNER AND/OR ENGINEER.

PRIOR TO THE PLACEMENT OF ANY FILL MATERIAL, EXPOSED SUBGRADE MATERIALS SHALL BE PROOF-ROLLED WITH A FULLY LOADED TANDER-A-LE DUMP TRUCK OR EQUIVALENT EQUIPMENT WITH A MINIMUM GROSS WEIGHT OF 20 TONS. ANY SOFT OR PUMPING AREAS SHALL BE ELEVATED TO FIRM GROUND.

IMPORTED SELECT FILL MATERIAL SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS (ASTM D4318, CITY, AND D2487, TEST 107-E):

PARTICLE SIZE: PLASTICITY INDEX RANGE: LIQUID LIMIT: SOIL CLASSIFICATION: GRAVIGATION:

FILL MATERIAL WITH A PLASTICITY INDEX (PI) OF GREATER THAN TWENTY (20) WILL NOT BE ALLOWED IN ANY PUBLIC RIGHT-OF-WAY. THE SUBSTANDARD MATERIAL SHALL BE DISCARDED AT A LOCATION ABOVE THE PREVENTED PEAK WATER SURFACE ELEVATION OF THE PLAYA LAKE, AND SELECT FILL MATERIAL SHALL BE IMPORTED TO THE SITE FOR PLACEMENT WITHIN THE PUBLIC RIGHT-OF-WAY.

#### APPROXIMATE CUT AND FILL VOLUMES:

THE VOLUMES REPORTED HEREIN ARE THE CALCULATED VOLUME DIFFERENCES BETWEEN FINISHED BASIN GRADES AND THE EXISTING SURFACE. OTHER FACTORS SUCH AS SURFACE PREP, FILL LOT AND ELEVATIONS, CUTS TO STREET SUBGRADE, AND FILL COMPACT FACTORS WERE NOT TAKEN INTO ACCOUNT.

APPROXIMATE VOLUME OF CUT = 18,395 CY

APPROXIMATE VOLUME OF FILL = 690 CY

#### ELEVATIONS AND DIMENSIONS:

ALL ELEVATIONS ARE NAVD83. ADD 3500 WHERE NECESSARY TO OBTAIN NAVD83 ELEVATION.

SPOT ELEVATIONS NOT ASSOCIATED WITH CURB-AND-GUTTERS THAT ARE SHOWN WITHOUT DESIGNATION ARE TOP-OF-PAVING OR TOP-OF-FINISHED GRADE.

#### EROSION CONTROL:

THE CONTRACTOR WILL ENSURE THAT THE PROPER TYPES GENERAL PERMIT TWR150000 HAS BEEN OBTAINED PRIOR TO COMMENCING ANY GRADING ACTIVITY. THE CONTRACTOR WILL REFER TO AND PROPERLY CONSTRUCT AND MAINTAIN ALL STORMWATER POLLUTION PREVENTION PLAN MEASURES SET FORTH IN THE TYPES GENERAL PERMIT AND THE SEPARATE SWPS PLAN.

#### RETENTION BASIN STAGE STORAGE

CONTOUR ELEVATION	AREA (ACRES)	CUMULATIVE STORAGE (ACRE-FT)
3302.0	1.20	0.00
3303.0	1.31	1.26
3304.0	1.42	2.62
3305.0	1.54	4.11
3306.0	1.66	5.71
3307.0	1.79	7.43
3308.0	1.92	9.29
3309.0	2.05	11.27
3310.0	2.28	13.44
3311.0	2.61	15.89
3312.0	3.33	18.86
3313.0	4.12	22.58
3314.0	4.56	26.92
3315.0	5.02	31.70
3315.4	5.29	33.76

#### BENCHMARK INFORMATION

CUT BOX WITH 'Y' ON TOP OF CURB ON SOUTHWEST CORNER OF 10TH STREET AND PALER AVENUE.

BM 1: 7919.63

BM 2: 7919.63

BM 3: 7919.63

BM 4: 7919.63

BM 5: 7919.63

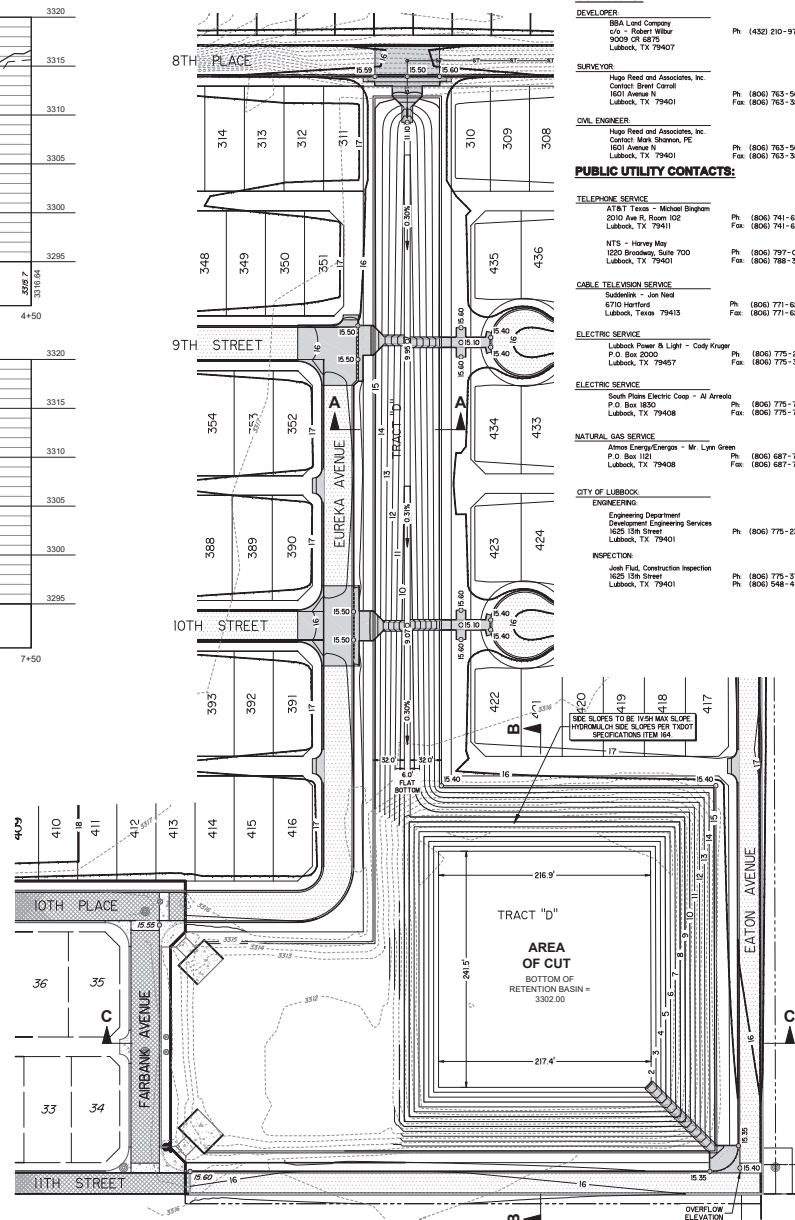
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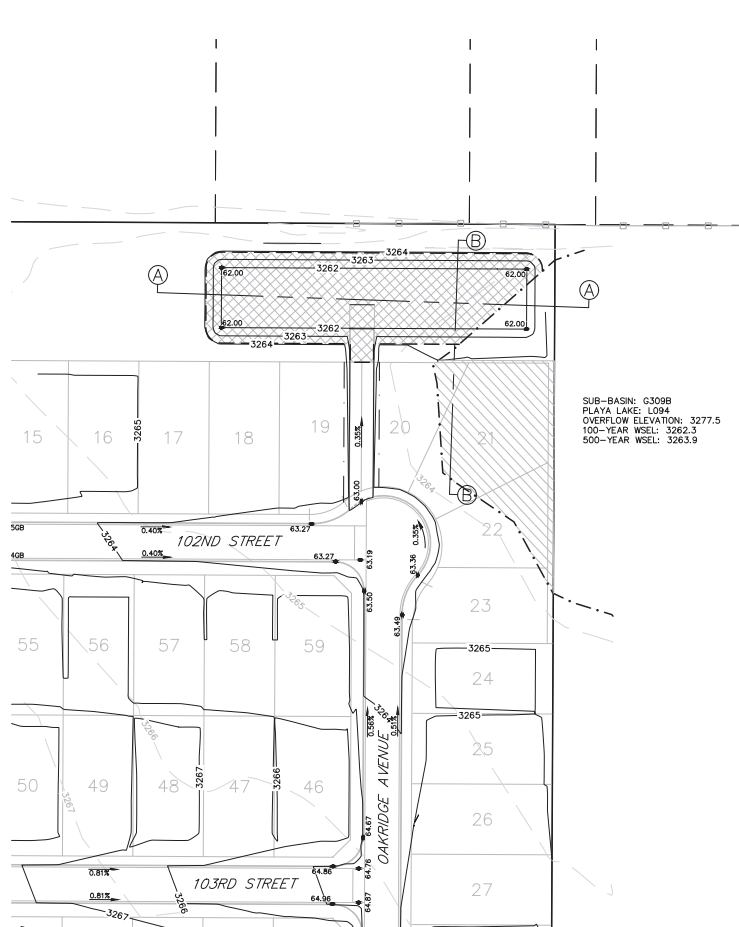
BM 7: 7919.63

BM 8: 7919.63

BM 9: 7919.63

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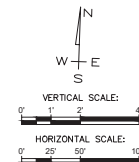




Existing Area within plat limits at 500-year WSEL	0.357 Acres
Reclaimed Area	0.302 Acres
Borrow Area below 500-Year WSEL	0.464 Acres
Proposed Area within plat limits at 500-year WSEL	0.560 Acres
Increase in Playa Lake Area Within Plat Limits	0.560 Acres
Increase in Playa Lake Area Within Plat Limits	40.9%
Plays Lake Volumes in Plat Limits	
Existing Volume below 500-year WSEL	152 Cubic Yards
Volume after Cut-Fill Activities	1,175 Cubic Yards
Net gain in Volume	1,023 Cubic Yards
Amount of Fill placed below WSEL	114 Cubic Yards
Amount of excavation	1,302 Cubic Yards

#### BENCHMARK:

BENCHMARK #1 = 3273.61 (NAVD 1988) "X" IN BOX  
CUT IN BACK OF CURB NEXT TO FIRE HYDRANT  
LOCATED ON THE SOUTHWEST CORNER OF THE PLAT.



#### LEGEND AND NOTES:

- 3200 --- TYPICAL EXISTING CONTOURS
- 320x --- TYPICAL PROPOSED CONTOURS
- - - - - EXISTING 500-YEAR WSEL CONTOUR
- - - - - PROPOSED 500-YEAR WSEL CONTOUR
- - - - - APPROXIMATE EXISTING GROUND (SECTION VIEW)
- - - - - PROPOSED GROUND (SECTION VIEW)
- [Hatched Box] PROPOSED RECLAIMED AREA
- [Cross-hatched Box] PROPOSED BORROW AREA
- [Diagonal Hatched Box] PROPOSED FILL AREA (SECTION VIEW)

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT CITY OF LUBBOCK ENGINEERING MINIMUM DESIGN STANDARDS AND SPECIFICATIONS.

PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS, THE PLAN INCLUDING ALL NOTES, AND ANY OTHER APPLICABLE STANDARDS AND SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION AND ANY SAFETY PRECAUTION PROGRAMS RELATING IN ANY WAY TO THE CONDITIONS OF THE PREMISES.

THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE, INFORMATION, AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL-INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATIONS OF ALL UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGES. THE CONTRACTOR SHALL REPAIR ANY DAMAGES TO EXISTING UTILITIES IMMEDIATELY AND AT NO ADDITIONAL COMPENSATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITY COMPANIES HAVING PROPERTY IN THE AREA OF CONSTRUCTION A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

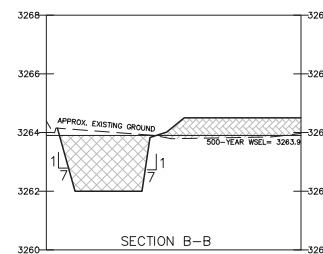
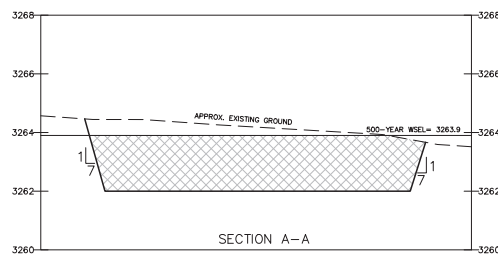
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT.

EXISTING IMPROVEMENT, INCLUDING BUT NOT LIMITED TO: FENCES, GATES, GROUND SURFACES, UTILITY PIPELINES AND DRAINAGE STRUCTURES WHICH ARE REMOVED OR ALTERED TO PERMIT INSTALLATION OF WORK, SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTORS EXPENSE, IN EQUAL OR BETTER CONDITION.

AT ALL TIMES THAT WORK IS PROGRESSING, THE CONTRACTOR SHALL HAVE A DESIGNATED COMPETENT PERSON ON-SITE WHO SHALL BE RESPONSIBLE FOR SUPERVISING THE WORK AND WHOSE DUTY IT WILL BE TO PERFORM REQUIRED SAFETY INSPECTIONS AND TO DIRECT ALL REQUIRED CONSTRUCTION SAFETY ACTIVITIES.

#### CUT-FILL NOTES:

- (1) TESTING SHALL BE PERFORMED BY A COMMERCIAL TESTING LABORATORY IN ACCORDANCE WITH AMERICAN SOCIETY FOR TESTING MATERIALS (ASTM) STANDARDS.
- (2) ALL FILL MATERIALS SHALL BE COMPACTED TO NINETY-FIVE (95) PERCENT STANDARD PROCTOR DENSITY IN ACCORDANCE WITH ASTM D-698.
- (3) FIELD DENSITIES SHALL BE DETERMINED IN ACCORDANCE WITH ASTM D-2167 (RUBBER BALLOON DENSITY METHOD), ASTM D-1556 (SAND CONE DENSITY METHOD) OR ASTM D-2922 (NUCLEAR DENSITY METHOD).
- (4) FOUR (4) FIELD DENSITIES SHALL BE TAKEN PER ACRE OF FILL MATERIAL, AND DENSITIES SHALL BE TAKEN FOR EACH SIX-INCH COMPACTED DEPTH, OR PORTION THEREOF, OF SUCCEEDING DEPTHS OF FILL MATERIAL. EACH AREA OF FILL MATERIAL LESS THAN ONE-HALF ACRE SHALL HAVE A MINIMUM OF TWO (2) FIELD DENSITIES FOR EACH SIX-INCH DEPTH, AND AREAS OF FILL MATERIAL BETWEEN ONE-HALF ACRE AND ONE (1) ACRE SHALL HAVE A MINIMUM OF THREE (3) FIELD DENSITIES FOR EACH SIX-INCH DEPTH.
- (5) EACH LIFT SHALL HAVE A MAXIMUM COMPACTED DEPTH OF SIX (6) INCHES.
- (6) THE FIELD DENSITIES SHALL BE TAKEN IN SUCH A MANNER AS TO BE A REPRESENTATIVE SAMPLING OF THE SIX-INCH DEPTHS. THE LOCATION OF THE TESTS SHALL BE PROPORTIONATELY SPACED TO REPRESENT APPROXIMATE EQUAL AREAS OF EACH ACRE BEING TESTED. TESTING SHALL NOT OCCUR AT THE SAME LOCATION IN SUCCEEDING DEPTHS, SO A REPRESENTATIVE SAMPLING OF THE TOTAL FILL MAY BE OBTAINED.
- (7) THE LOCATION OF THE FIELD DENSITY TESTS SHALL BE INDICATED UPON A MAP TO BECOME A PART OF THE CERTIFIED AS-BUILT CUT AND FILL PLAN.
- (8) COPIES OF ALL TEST RESULTS WITH LOCATION MAPS SHALL BE FURNISHED TO THE CITY ENGINEER WITH THE CERTIFIED AS-BUILT CUT AND FILL PLAN.
- (9) FILL MATERIAL WITH A PLASTICITY INDEX (PI) OF GREATER THAN TWENTY (20) WILL NOT BE ALLOWED IN ANY PUBLIC RIGHT-OF-WAY. THE SUBSTANDARD MATERIAL SHALL BE DISCARDED AT A LOCATION ABOVE THE PREDICTED PEAK WATER ELEVATION OF THE PLAYA LAKE, AND SELECT FILL MATERIAL SHALL BE IMPORTED TO THE SITE FOR PLACEMENT WITHIN THE PUBLIC RIGHT-OF-WAY.



1311 Arroyo Street  
Lubbock, TX 79403  
www.deltasurvey.com

100% Civil Engineer  
Texas Engineering Firm # 20598  
Texas Survey Firm # 1014640

## CUT-FILL PLAN QUINCY LAKE, LOTS 1-59 AN ADDITION LOCATED IN THE CITY OF LUBBOCK LUBBOCK COUNTY, TEXAS

THIS DRAWING IS  
FOR REVIEW PURPOSES  
ONLY UNDER THE  
AUTHORITY OF JOHN  
ADAM NIXON, P.E. No.  
134738 AND SHALL NOT  
BE USED FOR  
CONSTRUCTION  
PURPOSES

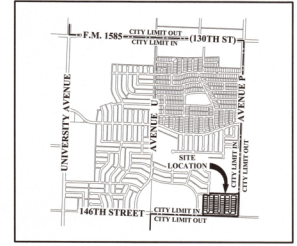
No.	Date	Revisions				
		1	2	3	4	5

#### CUT-FILL PLAN

CF-1



(CORRECTED PLAT)  
**BELL FARMS,**  
LOTS 1753 THROUGH 1806  
AND TRACTS "V", "W", AND "X",  
AN ADDITION TO THE CITY OF LUBBOCK,  
LUBBOCK COUNTY, TEXAS



- NOTES:
- SCALE 1" = 100'
  - HEAVY LINES INDICATE PLAT LIMITS.
  - ALL STREETS, ALLEYS, AND EASEMENTS WITHIN PLAT LIMITS ARE HEREIN DEDICATED, UNLESS NOTED OTHERWISE.
  - 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 THE PLANNING AND ZONING COMMISSION POLICY OR BY THE LUBBOCK CODE OF ORDINANCES.
  - ALL UTILITY SERVICE SHALL BE IN ACCORDANCE WITH THE "UNDERGROUND UTILITIES POLICY" STATEMENT BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LUBBOCK, TEXAS AND THE PROVISIONS OF SECTION 36.09.095 OF THE LUBBOCK CODE OF ORDINANCES.
  - ANY RELOCATION OR REVISION OF EXISTING FACILITIES SHALL BE THE SUBDIVIDERS EXPENSE. COMPENSATION SHALL BE MADE PRIOR TO RECORDING OF THIS FINAL PLAT.
  - ALL EXISTING OR PROPOSED UTILITY SERVICES 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 EASEMENTS SHALL BE AT THE EXPENSE OF THE ENTITY REQUESTING SUCH INSTALLATION.
  - ALL EASEMENTS HEREIN GRANTED 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 OR UTILITY COMPANY BEING RESPONSIBLE OR LIABLE FOR THE REPLACEMENT OF IMPROVEMENTS, PAVING OR SURFACING OF THE EASEMENT NECESSITATED BY SUCH REPAIR, REMOVAL, OR REPLACEMENT. EASEMENTS DESIGNATED OR INTENDED FOR VEHICULAR PASSAGE (UTILITY AND EMERGENCY) OR PEDESTRIAN ACCESS SHALL NOT BE FENCED OR OTHERWISE OBSTRUCTED.
  - ANY EASEMENTS OR RIGHTS-OF-WAY SHOWN AS TO BE DEDICATED BY SEPARATE INSTRUMENT ARE SHOWN ON THE PLAT FOR INFORMATION PURPOSES ONLY. THIS PLAT DOES NOT DEDICATE SAID EASEMENTS.
  - MINIMUM FLOOR ELEVATIONS SHALL CONFORM TO THE REQUIREMENTS OF THE LUBBOCK DRAINAGE CRITERIA MANUAL, AS ADOPTED BY ORDINANCE 10025, AS AMENDED, AND SECTION 26.08.131, SECTION 26.14.004 AND SECTION 26.03.073 OF THE LUBBOCK CODE OF ORDINANCES.
  - IN ORDER TO PREVENT DAMAGE TO PUBLIC AND PRIVATE UTILITIES AND TO MINIMIZE AND/OR ELIMINATE INTERRUPTION OF UTILITY SERVICES, THE CITY OF LUBBOCK SOLID WASTE SERVICES DEPARTMENT REQUESTS THAT NO UTILITY RISERS, METER BASES, PEDESTALS, ETC., PUBLIC OR PRIVATE, BE PLACED IN THE CHAMFERED CORNERS OF ALLEY WAYS.
  - REVISED MAY 4, 2021: CORRECT THE DIMENSION ON THE WEST LINE OF LOT 1800, CORRECT THE DIMENSIONS ON THE NORTH AND SOUTH LINE OF TRACT "V" AND CORRECT THE DIMENSION ON THE EAST LINE OF TRACT "V".
  - DIE = DRAINAGE EASEMENT.
  - PAE = PEDESTRIAN ACCESS EASEMENT.
  - TPE = 4' X 6' (MINIMUM) TRANSFORMER PAD EASEMENT (SPEC), INDICATED BY SYMBOL 25.
  - R-O-W = RIGHT-OF-WAY.
  - UUE = UNDERGROUND UTILITY EASEMENT.
  - CM = CONTROLLING MONUMENT.
  - CCFN = COUNTY CLERK'S FILE NUMBER.
  - PMO = PHYSICAL MONUMENT OF RECORD DIGNITY.
  - ALL CORNERS MONUMENTED WITH 1/2" IRON ROD WITH CAP MARKED "AMD ENGINEERING", UNLESS OTHERWISE SPECIFIED. BEARINGS ARE GRID BEARINGS RELATIVE TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE. THE CONVERGENCE ANGLE TO TRUE NORTH IS 01°07'44". COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE. DISTANCES AS SHOWN HEREON ARE AT SURFACE, U.S. SURVEY FEET. THESE PLAT LIMITS CONTAIN 15.800 ACRES OF LAND. DESCRIPTION OF THESE PLAT LIMITS ARE ON A SEPARATE DOCUMENT, OF SAME DATE HEREWITH.

APPROVED THIS 4 DAY OF March, 2021  
BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LUBBOCK, TEXAS.

*[Signature]*  
CHAIRMAN  
*[Signature]*  
DIRECTOR OF PLANNING

1984.20  
2021024184

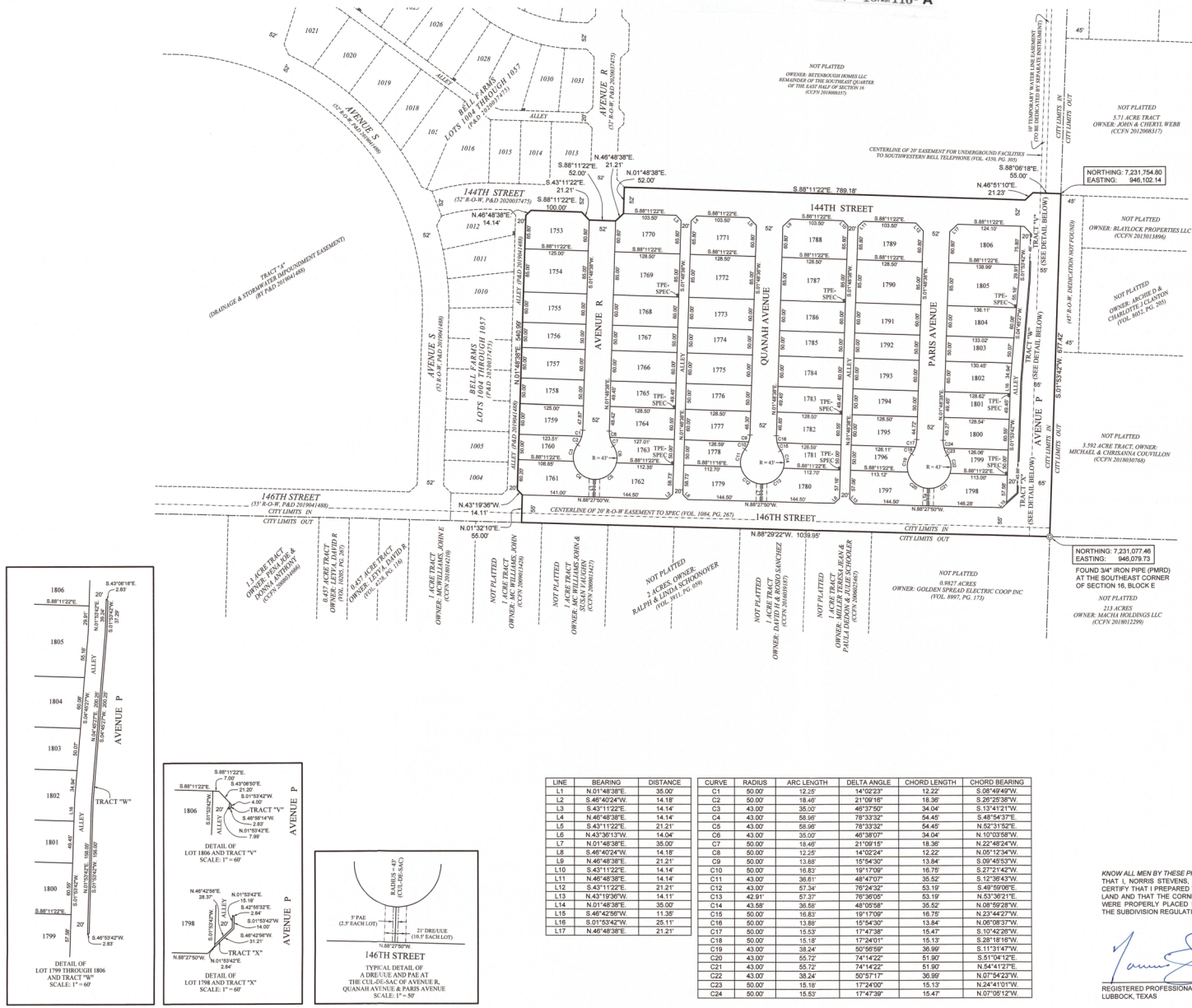
KNOW ALL MEN BY THESE PRESENTS:  
THAT I, NORRIS STEVENS, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS AND OTHER CONTROL SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF LUBBOCK, TEXAS.

*[Signature]*  
REGISTERED PROFESSIONAL LAND SURVEYOR #4339  
LUBBOCK, TEXAS

SURVEYED: APRIL 27, 2021  
REVISED: MAY 04, 2021



**AMD**  
AMD Engineering, LLC  
6115 58th Street, Suite 300  
Lubbock, TX 79424  
Phone: 806-771-5876  
Fax: 806-771-7625  
TPELIS Reg # 10776500  
Accuracy - Efficiency - Integrity  
PROPERTY OWNER: BETENBROUGH HOMES, LLC  
ADDRESS: 6300 83RD STREET, LUBBOCK, TEXAS 79424  
PHONE: 806-779-6494  
JOB NUMBER: 20011  
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LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
L1	N.01°48'38"E	35.00'	C1	50.00'	12.25'	14°02'21"	12.22'	S.08°49'40"E
L2	S.45°40'24"W	14.18'	C2	50.00'	18.48'	21°09'18"	18.36'	S.28°25'38"W
L3	S.43°11'22"E	14.14'	C3	43.00'	35.00'	49°37'50"	34.04'	S.13°41'21"W
L4	N.40°48'38"E	14.14'	C4	43.00'	58.96'	78°33'52"	54.45'	S.48°43'43"E
L5	S.43°11'22"E	21.21'	C5	43.00'	58.96'	78°33'52"	54.45'	N.52°31'53"E
L6	N.43°39'13"W	14.04'	C6	43.00'	35.00'	49°38'07"	34.04'	N.10°10'58"W
L7	N.01°48'38"E	35.00'	C7	50.00'	18.48'	21°09'18"	18.36'	N.22°42'42"W
L8	S.45°40'24"W	14.18'	C8	50.00'	12.25'	14°02'24"	12.22'	N.05°12'34"E
L9	N.40°48'38"E	21.21'	C9	50.00'	13.68'	15°54'30"	13.84'	S.09°45'53"W
L10	S.43°11'22"E	14.14'	C10	50.00'	16.83'	19°17'09"	16.75'	S.27°14'42"W
L11	N.40°48'38"E	14.14'	C11	43.00'	36.81'	48°47'07"	35.52'	S.12°36'43"W
L12	S.43°11'22"E	21.21'	C12	43.00'	57.34'	78°24'32"	53.19'	S.49°50'09"E
L13	N.43°11'09"W	14.11'	C13	43.00'	57.37'	78°26'05"	53.19'	N.53°39'21"E
L14	N.40°48'38"E	35.00'	C14	43.00'	36.80'	48°50'58"	35.52'	N.08°59'28"W
L15	S.45°42'30"W	11.39'	C15	50.00'	16.83'	19°17'09"	16.75'	N.23°44'27"W
L16	S.01°03'42"W	25.11'	C16	50.00'	13.88'	15°54'30"	13.84'	N.00°30'39"W
L17	N.40°48'38"E	21.21'	C17	50.00'	15.53'	17°47'38"	15.47'	S.10°42'28"W
L18			C18	50.00'	15.18'	17°24'01"	15.13'	S.28°18'18"W
L19			C19	43.00'	36.34'	50°09'59"	36.09'	S.11°51'47"W
C20			C20	43.00'	55.72'	74°14'22"	51.80'	S.11°04'12"E
C21			C21	43.00'	55.72'	74°14'22"	51.80'	N.54°41'27"E
C22			C22	43.00'	36.34'	50°07'17"	36.09'	N.07°42'50"W
C23			C23	50.00'	15.18'	17°24'00"	15.13'	N.24°41'01"W
C24			C24	50.00'	15.53'	17°47'39"	15.47'	N.07°05'12"W





Lubbock Planning Department  
PO Box 2000 / 1314 Avenue K  
Lubbock, TX 79457

### APPLICATION FOR PROPOSED PLAT SUBMITTAL

#### Type of Proposed Plat (please check one):

Preliminary ☐ Rule 12 ☒  
 Final for Review ☐ Rule 15 ☐ (indicate purpose for Rule 15 request below)  
     Water Delay ☐ Sewer Delay ☐ Pavement Delay ☐  
     Easement Closure ☐ Right-of-Way Closure ☐  
 Electronic Copy Submitted: Yes ☒ No ☐ Three Hard Copy Sets Submitted: Yes ☐ No ☐


#### Project Information

Proposed Subdivision Name: Vacation of (Corrected Plat) Bell Farms  
 Lots/Tracts: 1753 through 1806 and Tracts "V", "W" and "X"  
 Survey & Abstract: \_\_\_\_\_  
 Inside City Limits (check one): Yes ☒ No ☐ Total Acreage within Plat Limits: 15.800

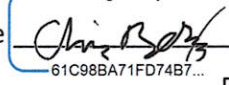
#### Surveyor/Engineer Information

Firm Name: AMD Engineering, LLC  
 Surveyor/Engineer: Landon Merritt  
 Address: 6515 68th Street, Suite 300 City: Lubbock State: TX  
 ZIP Code: 79424 Telephone: 806-771-5676 Email: lmerritt@amdeng.com

#### Representative/Agent Information

Firm Name: AMD Engineering, LLC  
 Name: Brock Moudy  
 Address: 6515 68th Street, Suite 300 City: Lubbock State: TX  
 ZIP Code: 79424 Telephone: 806-771-5676 Email: bmoudy@amdeng.com  
 Agent's Signature:   
 Date: 1/9/2023 Printed Name: Brock Moudy

#### Owner Information

Firm Name: Betenbough Homes, LLC  
 Owner: Chris Berry  
 Address: 6305 82nd Street City: Lubbock State: TX  
 ZIP Code: 79424 Telephone: 806-797-9494 Email: chrisb@betenbough.com  
 Property Owner's Signature:   
 Date: 1/9/2023 Printed Name: Chris Berry

If you have any questions pertaining to the proposed plat or the platting process, please contact the City of Lubbock Planning Department by phone at (806) 775 - 2108 or by e-mail at [cityplanning@mylubbock.us](mailto:cityplanning@mylubbock.us).

2022029666  
2189.00

TRACTS A THROUGH G & LOTS 1 THROUGH 22  
**LEGACY RANCH SOUTH**  
 A SUBDIVISION IN SECTION 30, BLOCK J-S,  
 LUBBOCK COUNTY, TEXAS

BEING UNPLATTED LAND IN THE EAST HALF OF SECTION 30, BLOCK J-S &  
A FE-PLAT OF A.L. OF LOTS 31 AND 32 AND A PORTION OF LOT 33, LEGACY RANCH  
FARENT DEED UNPLATTED LAND: COUNTY CLERK'S FILE NUMBER 2007000139,  
OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY, TEXAS  
PLAT OF LEGACY RANCH PLAT AND DEDICATION NUMBER 2007026404,  
OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY, TEXAS




CONTROL POINT	NORTHING	EASTING	DESCRIPTION
1	7,986.07 87	903,435.14	RADIUS POINT ON CENTERLINE
2	7,988.04 34	904,202.62	PC ON CENTERLINE
3	7,987,988.76	904,307.31	PI ON CENTERLINE
4	7,988,048.01	904,454.62	PB ON CENTERLINE
5	7,988,037.87	905,004.22	PN ON CENTERLINE
6	7,987,988.54	905,881.34	POINT ON CENTERLINE
7	7,987,987.01	906,758.34	POINT ON CENTERLINE
8	7,987,688.23	904,338.51	POINT ON CENTERLINE
9	7,987,889.59	904,340.34	PT ON CENTERLINE

● = FOUND 1/2" IRON ROD WITH CAP "SMITH RPLS 3906" (PMRD)  
 ○ = FOUND "X" CUT ON CONCRETE (CM)  
 ○ = SET 1/2" IRON ROD WITH CAP "PSC RPLS 6453" (UNLESS OTHERWISE INDICATED)

APPROVED THIS 13<sup>th</sup> DAY OF JUNE, 2022  
BY LUBBOCK COUNTY

APPROVED: [Signature] COUNTY JUDGE

APPROVED THIS 14<sup>th</sup> DAY OF Oct, 20 21  
BY THE CITY PLANNING COMMISSION OF THE CITY OF LUBBOCK, TEXAS.

APPROVED  CHAIRMAN

ATTEST Kristen Sager  
DIRECTOR OF PLANNING

KNOW ALL MEN BY THESE PRESENTS:  
THAT I, SAMUEL WYATT, REGISTERED PROFESSIONAL LAND  
PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY  
AND THAT THE CORNER MONUMENTS INDICATED THEREON  
WERE PLACED UNDER MY PERSONAL SUPERVISION

Sandy Wang  
REGISTERED PROFESSIONAL LAND SURVEYOR #6453  
LUBBOCK, TEXAS  
SURVEYED: DECEMBER 13, 2021

## Parkhill

Parkhill.com

TBPELS FIRM REGISTRATION NO. 10194091

SPEC = SOUTH PLAINS ELECTRIC COOPERATIVE.  
LPL = LUBBOCK POWER AND LIGHT  
OPE = OVERHEAD POWERLINE EASEMENT.  
PAE = PIEDMONT ACCESS EASEMENT.  
ULE = UNDERGROUND UTILITY EASEMENT.  
ULU = UNDERGROUND UTILITY EASEMENT.  
ULE = UNDERGROUND UTILITY EASEMENT.  
TPE = TEXAS POWER AND ELECTRIC FAD EASEMENT.  
SE = SWITCH ENCLOSURE EASEMENT.  
SWSE = SOUTHWESTERN PUBLIC SERVICE.  
SE = SOUTHWESTERN SERVICE EASEMENT.  
SWE = SOUTHWESTERN EASEMENT.  
SWST = SOUTHWESTERN BELL TELEPHONE.  
DE = DUNNAGE EASEMENT.  
PAE = PIEDMONT ACCESS EASEMENT.  
PMRO = PHYSICAL MONUMENT OF RECORD DIGITY.  
CEN = COUNTY CLERK'S FILE NUMBER.  
ULE = UNDERGROUND UTILITY EASEMENT.  
PCC = POINT OF COMPOUND CURVE.  
PRC = POINT OF REVERSE CURVATURE.  
RC = RECORD OF CALL.  
M = MEASURED.

DISTANCES AS SHOWN HEREON ARE SURFACE.

BEARINGS AND COORDINATES SHOWN HEREON ARE RELATIVE TO THE TEXAS COORDINATE SYSTEM, NAD83/UTM ZONE 16N.

THESE PLAT LIMITS CONTAIN 24,966 ACRES OF LAND.

DESCRIPTION OF THE PLAT LIMITS IS ON A SEPARATE DOCUMENT, OF SAME DATE HEREWITH.





Lubbock Planning Department  
PO Box 2000 / 1314 Avenue K  
Lubbock, TX 79457

**APPLICATION FOR PROPOSED PLAT SUBMITTAL**

**Type of Proposed Plat (please check one):**

Preliminary

☐

Rule 12

☐

Plat Vacation - \$200.00

Final for Review

☐

Rule 15

☐

(indicate purpose for Rule 15 request below)

Water Delay

☐

Sewer Delay

☐

Pavement Delay

☐

Easement Closure

☐

Right-of-Way Closure

☐

Electronic Copy Submitted:

☐

Yes ☐ No ☐

Three Hard Copy Sets Submitted:

☐

Yes ☐ No ☐

**Project Information**

Proposed Subdivision Name:

Legacy Ranch South

Lots/Tracts:

1-22, Tracts A-G

Survey & Abstract:

Sec 30 Blk JS

Lubbock County, TX

Inside City Limits (check one):

☐

Yes ☐ No ☒

Total Acreage within Plat Limits:

34.966

**Surveyor/Engineer Information**

Firm Name:

Parkhill

Surveyor/Engineer:

Tarek Redwan

Address:

4222 - 85th

City:

Lubbock

State:

TX

ZIP Code:

79423

Telephone:

806-473-2000

Email:

tredwan@parkhill.com

**Representative/Agent Information**

Firm Name:

Name:

Robin Henson

Address:

4284 FM 3261

City:

Ropesville

State:

TX

ZIP Code:

79358

Telephone:

806-638-5706

Email:

legacyranchliving@yahoo.com

Agent's Signature:

Robin Henson

Date:

12-28-22

Printed Name:

Robin Henson

**Owner Information**

Firm Name:

McLegacy Ranch Land Management, LLC

Owner:

Robin Henson

Address:

4284 FM 3261

City:

Ropesville

State:

TX

ZIP Code:

79358

Telephone:

806-638-5706

Email:

legacyranchliving@yahoo.com

Property Owner's Signature:

Robin Henson

Date:

12-28-22

Printed Name:

Robin Henson

By signing this application, Applicant agrees and warrants that any and all materials submitted to the City in support or reference to this application are not protected by copyrights or, in cases of potential copyrighted materials, the Applicant is the sole owner of any copyrighted interest and grants to the City permission and license to reproduce, publish, distribute and utilize such materials.

If you have any questions pertaining to the proposed plat or the platting process, please contact the City of Lubbock Planning Department by phone at (806) 775 - 2108 or by e-mail at [cityplanning@mylubbock.us](mailto:cityplanning@mylubbock.us).

# Plan Item Review Consolidated Comments Report

**Case Number: FPLT-030254-2023**

**Plat Name: Bell Farms, Lots 1753-1807 &  
2087-2117 and Tracts V - X, (Phase 15)**

Submittal Name     Plat Distribution

Submittal Version     V.1

Received Date     01/07/2023

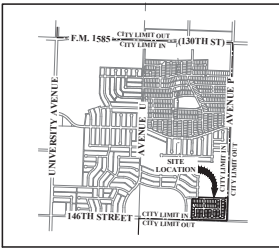
Report Date     01/12/2023

## **Conditions**

Reviewer	Category	Condition Type	Comments
Jennifer Hon	GIS Condition	Lots/Tracts	Plat must show numbers and letters to identify each lot or tract (Section 38.04.004 (d) (6) (A)).
Jennifer Hon	GIS Condition	Plat Adjacent Information	Plat must show recording information for all adjacent and abutting plats (Section 38.04.004 (d) (4)).
Victor Escamilla	General Condition	Plat Vacation and Avenue R Right-of-Way Closure Requests	Plat Vacation and Avenue R Right-of-Way Closure Requests The requested Avenue R Right-of-Way Closure and Plat Vacation of Bell Farms, Lots 1753 - 1806 and Tracts V, W and X (County Clerk Filing Number 2021024184) must be recorded with the Lubbock County Clerk prior to recording the proposed plat. Victor Escamilla (Planning Department)

## **Reviewer Contact Information**

Reviewer	Email Address	Phone number
Jennifer Hon	149853@mylubbock.us	806 775-2353
Victor Escamilla	20217@mylubbock.us	775-3029




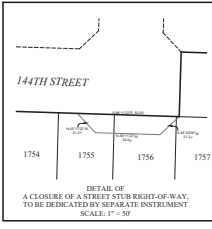
VICINITY MAP  
NOT TO SCALE



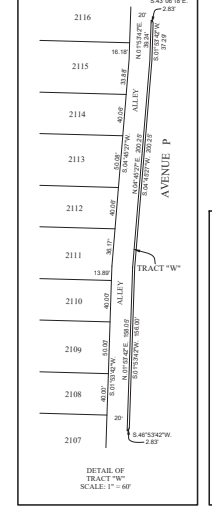
# BELL FARMS, LOTS 1753 THROUGH 1807, LOTS 2087 THROUGH 2117 AND TRACTS "V" THROUGH "X", AN ADDITION TO THE CITY OF LUBBOCK LUBBOCK COUNTY, TEXAS



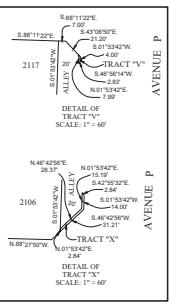
- NOTES:
1. HEAVY LINES INDICATE PLAT LIMITS.
  2. ALL STREETS, ALLEYS, AND EASEMENTS WITHIN PLAT LIMITS ARE HEREIN DEDICATED, UNLESS NOTED OTHERWISE.
  3. NO BUILDING PERMIT SHALL BE ISSUED ON ANY SURVEY CERTIFICATE THAT IS NOT IN ACCORDANCE WITH AN APPROVED FINAL PLAT UNLESS AN EXCEPTION IS PROVIDED BY THE PLANNING AND ZONING COMMISSION POLICY OR BY THE LUBBOCK CODE OF ORDINANCES.
  4. ALL UTILITY SERVICE SHALL BE IN ACCORDANCE WITH THE "UNDERGROUND UTILITIES POLICY" STATEMENT BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LUBBOCK, TEXAS AND THE PROVISIONS OF SECTION 36.09.005 OF THE LUBBOCK CODE OF ORDINANCES.
  5. ANY RELOCATION OR REVISION OF EXISTING FACILITIES SHALL BE THE SUBDIVIDER'S EXPENSE. COMPENSATION SHALL BE MADE PRIOR TO RECORDING OF THIS FINAL PLAT.
  6. ALL EXISTING OR PROPOSED UTILITY SERVICES 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 EASEMENTS SHALL BE AT THE EXPENSE OF THE ENTITY REQUESTING SUCH INSTALLATION.
  7. ALL EASEMENTS HEREIN GRANTED 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 OR UTILITY COMPANY BEING RESPONSIBLE OR LIABLE FOR THE REPLACEMENT OF IMPROVEMENTS, PAVING OR SURFACING OF THE EASEMENT NECESSITATED BY SUCH REPAIR, REMOVAL, OR REPLACEMENT. EASEMENTS DESIGNATED OR INTENDED FOR VEHICULAR PASSAGE (UTILITY AND EMERGENCY) OR PEDESTRIAN ACCESS SHALL NOT BE FENCED OR OTHERWISE OBSTRUCTED.
  8. ANY EASEMENTS OR RIGHTS-OF-WAY SHOWN AS TO BE DEDICATED BY SEPARATE INSTRUMENT ARE SHOWN ON THE PLAT FOR INFORMATION PURPOSES ONLY. THIS PLAT DOES NOT DEDICATE SAID EASEMENTS.
  9. MINIMUM FLOOR ELEVATIONS SHALL CONFORM TO THE REQUIREMENTS OF THE LUBBOCK DRAINAGE CHARTER MANUAL, AS ADOPTED BY ORDINANCE 10022, AS AMENDED, AND SECTION 28.09.131, SECTION 28.14.004 AND SECTION 30.03.073 OF THE LUBBOCK CODE OF ORDINANCES.
  10. IN ORDER TO PREVENT DAMAGE TO PUBLIC AND PRIVATE UTILITIES AND TO MINIMIZE AND OR ELIMINATE INTERRUPTION OF UTILITY SERVICES, THE CITY OF LUBBOCK SOLID WASTE SERVICES DEPARTMENT REQUESTS THAT NO UTILITY RISERS, METER BASES, PEDESTALS, ETC., PUBLIC OR PRIVATE, BE PLACED IN THE CHAMFERED CORNERS OF ALLEYWAYS.
- DRE = DRAINAGE EASEMENT  
PAE = PEDESTRIAN ACCESS EASEMENT  
TPE = 4' X 6' (MINIMUM) TRANSFORMER PAD EASEMENT (SPEC), INDICATED BY SYMBOL.   
B-OW = RIGHT-OF-WAY  
SPEC = SOUTH PLAINS ELECTRIC COOPERATIVE  
CCPN = COUNTY CLERK'S FILE NUMBER  
CM = CONTROLLING MONUMENT  
PMRD = PHYSICAL MONUMENT OF RECORD DIGNITY  
PBD = PLAT AND DEDICATION  
ALL CORNERS MONUMENTED WITH 12" IRON ROD WITH CAP MARKED "AMD ENGINEERING", UNLESS OTHERWISE SPECIFIED.  
BEARINGS AND COORDINATES SHOWN HEREON ARE RELATIVE TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011), TEXAS NORTH CENTRAL ZONE, AS DETERMINED BY A POINT OF ORIGIN LOCATED AT NORTHING: 7,233,840.45 AND EASTING: 941,504.65. THE CONVERGENCE ANGLE IS TRUE NORTH IS (+)01°52'15.62" AND THE COMBINED SCALE FACTOR IS 0.99974948. THESE PLAT LIMITS CONTAIN 15.820 ACRES OF LAND.  
DESCRIPTION OF THESE PLAT LIMITS ARE ON A SEPARATE DOCUMENT, OF SAME DATE HERewith.



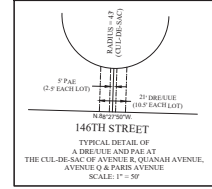
DETAIL OF A CLOSURE OF A STREET RIGHT-OF-WAY TO BE DEDICATED BY SEPARATE INSTRUMENT  
SCALE: 1" = 50'



DETAIL OF TRACT "W"  
SCALE: 1" = 60'



DETAIL OF TRACT "V"  
SCALE: 1" = 60'



TYPICAL DETAIL OF A DRAINAGE AND PAD AT THE CUL-DE-SAC OF AVENUE Q AND PARIS AVENUE  
SCALE: 1" = 50'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE	CHORD BEARINGS
C1	50.00	12.11	12.08	13°52'22"	N.81°31'39"W
C2	50.00	9.60	9.58	10°59'53"	N.89°03'31"W
C3	43.00	28.59	28.07	38°02'37"	N.82°38'22"W
C4	43.00	38.19	36.84	50°52'55"	S.52°52'21"W
C5	43.00	38.19	36.87	50°43'59"	S.02°02'54"W
C6	50.00	11.16	11.14	12°47'36"	S.16°50'16"W
C7	50.00	10.45	10.43	11°58'41"	S.04°27'10"W
C8	50.00	12.30	12.28	14°05'24"	S.08°34'52"W
C9	50.00	18.42	18.31	21°06'14"	S.26°10'42"W
C10	43.00	35.04	34.08	48°41'28"	S.13°23'05"W
C11	43.00	58.52	54.41	78°30'11"	S.49°12'45"W
C12	43.00	51.37	48.37	68°21'13"	S.63°18'35"W
C13	43.00	41.88	40.25	50°48'30"	N.04°49'20"W
C14	43.00	0.70	0.70	0°55'53"	N.33°11'32"W
C15	50.00	30.71	30.23	35°11'59"	N.10°03'39"W
C16	50.00	26.16	25.86	29°58'30"	S.16°31'25"W
C17	50.00	4.55	4.55	5°13'08"	S.34°07'15"W
C18	43.00	37.83	36.71	50°32'27"	S.11°02'56"W
C19	43.00	58.03	52.15	74°59'12"	S.51°08'14"E
C20	43.00	58.03	52.15	74°59'12"	S.54°12'34"E
C21	43.00	37.83	36.71	50°32'27"	N.08°21'15"W
C22	50.00	4.55	4.55	5°13'08"	N.31°02'54"W
C23	50.00	26.16	25.86	29°58'30"	N.13°27'05"W
C24	50.00	26.16	25.86	29°58'30"	N.10°12'29"W
C25	50.00	4.55	4.55	5°13'08"	S.34°07'15"W
C26	43.00	37.83	36.71	50°32'27"	S.11°02'56"W
C27	43.00	58.03	52.15	74°59'12"	S.51°08'14"E
C28	43.00	44.80	42.84	59°45'28"	N.61°39'27"E
C29	43.00	8.84	8.83	11°49'59"	N.27°45'59"W
C30	50.00	30.71	30.23	35°11'59"	N.10°03'39"W
C31	50.00	27.45	27.11	31°27'21"	S.17°19'50"W
C32	50.00	3.28	3.28	3°44'18"	S.34°51'40"W
C33	43.00	39.09	37.78	43°50'52"	N.11°54'58"W
C34	43.00	54.87	51.22	73°06'53"	S.51°54'28"E
C35	43.00	61.31	56.25	81°41'51"	N.50°41'14"E
C36	43.00	32.84	31.87	43°50'52"	N.11°54'58"W
C37	50.00	20.84	20.69	23°52'47"	N.21°43'05"W
C38	50.00	9.87	9.86	11°18'51"	N.04°07'10"W

PLAT FOR REVIEW  
NOT FOR RECORD  
12/28/2022 @ 10:00 A.M.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LUBBOCK, TEXAS.

CHAIRMAN

DIRECTOR OF PLANNING

KNOW ALL MEN BY THESE PRESENTS, THAT MORRIS STUBBS, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS AND/OR OTHER CONTROLS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF LUBBOCK, TEXAS.

REGISTERED PROFESSIONAL LAND SURVEYOR # 4339  
LUBBOCK, TEXAS

SURVEYED: XXXX.XX.2022

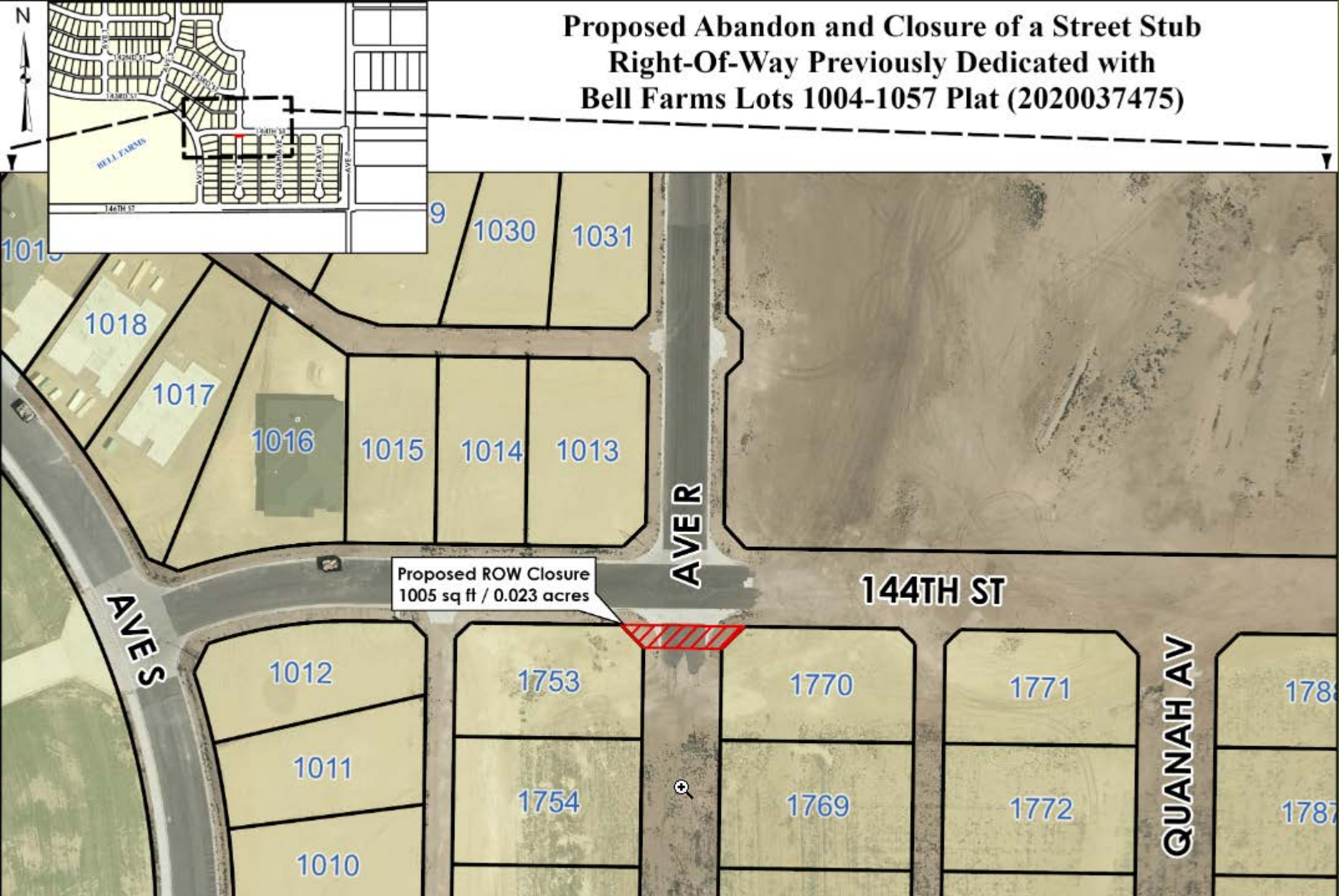
SECTION 16, BLOCK E, C.C. & B.F. CO. SURVEY, ABST NO. 1179

**AMD**  
AMD Engineering, LLC  
6015 68th Street, Suite 300  
Lubbock, TX 79424  
Phone: 806-797-9966  
Fax: 806-771-7825  
TSPS Reg. # 10178800  
Accuracy - Efficiency - Integrity

CIVIL ENGINEERING  
LAND SURVEYING  
PROPERTY OWNER: BETENBOUGH HOMES, LLC  
ADDRESS: 6335 82ND STREET, LUBBOCK, TEXAS 79424  
PHONE: 806-797-9966  
JOB NUMBER: 220752  
DATE: 12/28/2022  
DORIS/CAD



# Proposed Abandon and Closure of a Street Stub Right-Of-Way Previously Dedicated with Bell Farms Lots 1004-1057 Plat (2020037475)



0 100 200 300 400 Feet

**CITY OF LUBBOCK, TEXAS**

**APPLICATION FOR ABANDON & CLOSE THE USE OF PUBLIC  
RIGHT-OF-WAY**

**APPLICANT:** (note: Applicant's name should be the correct name of the person, firm or corporation)

Wes Everett - Betenbough Homes

**ADDRESS:**

6305 82nd St, Lubbock, Tx 79424

**REQUIREMENTS:**

1. Letter requesting Closure
2. Name and Address of Abutting Property Owners
3. Approval of Abutting Property Owners by Signature  
(Written letter from each Property owner)
4. Preliminary Plat Filed with Planning Department

**LEGAL DESCRIPTION OF PUBLIC RIGHT-OF-WAY TO BE  
COVERED BY THE ORDINANCE TO ABANDON A CLOSURE:**

Attached

**PROPOSED USE OF PUBLIC RIGHT-OF-WAY:**

Residential Property

This application shall be accompanied by such reproducible drawings or plans and specifications as are necessary to accurately show the exact locations, size and details of the proposed use of Public Right-of-Way. Also a one-time non-refundable application fee \$250.00 is required to accompany this application.

The issuance or granting of the closure shall not be constructed to be waiver of, or an approval of, any violation of any of the provisions of any applicable City Ordinances unless specifically authorized by the City Council.

**Date:** 12/20/22

Wes Everett

Applicant/Authorized Representative's Signature



BETENBOUGH  
HOMES®

December 20, 2022

City of Lubbock  
Attn: Bayli Bowles  
1208 14<sup>th</sup> Street  
Lubbock, Tx 79401

Re: Bell Farms addition lots 1004-1057

Dear Ms. Bowles:

Betenbough Homes would like to request the closure of a street stub right-of-way. This right-of-way- description is attached in “exhibit A”, and was dedicated with Bell Farms, lots 1004-1057. We have changed the location of some streets, so this portion of the right-of-way is no longer necessary or compatible with the plat for Bell Farms, Lots 1004-1057. Thank you for your consideration of this request.

Sincerely,

Wes Everett  
North Area Land Planner  
Betenbough Homes  
6305 82<sup>nd</sup> Street  
Lubbock, TX 79424  
(806)797-9494





**DESCRIPTION FOR  
A CLOSURE OF A STREET STUB RIGHT-OF-WAY,  
RIGHT-OF-WAY DEDICATED WITH THE PLAT OF  
BELL FARMS, LOTS 1004 THROUGH 1057,  
AN ADDITION TO THE CITY OF LUBBOCK,  
LUBBOCK COUNTY, TEXAS**

(Sheet 2 of 2)

A description for a closure of a street stub right-of-way, right-of-way dedicated with the plat of Bell Farms, Lots 1004 through 1057, an addition to the City of Lubbock, Lubbock County, Texas, hereinafter referred to as Bell Farms 9, as described by the map, plat and/or dedication deed thereof and recorded in County Clerk's File Number(CCFN) 2020037475 of the Official Public Records of Lubbock County, Texas (OPRLCT), said closure contains 0.023 acres (1005 square feet) of land being further described by metes and bounds as follows:

**BEGINNING** at a point in the south right-of-way line of 144<sup>th</sup> Street , being the most northerly northwest corner of Lot 1770 of Bells Farms Lots 1753 through 1806 and Tracts "V", "W" and "X", an addition to the City of Lubbock, Lubbock County, Texas, hereinafter referred to as Bell Farms 15, as described by the map, plat and/or dedication deed thereof, recorded in CCFN 2021024184 of the OPRLCT, and the northeast corner of this right-of-way closure, having coordinates of Northing: 7,231,715.07 and Easting: 945,241.47 of the Texas Coordinate System of 1983 (2011), Texas North Central Zone;

**THENCE** S. 46° 48' 38" W., along the west line of said Lot 1770, a distance of 21.21 feet to a point of intersection in the east right-of-way line of Avenue R, previously dedicated with the plat of said Bell Farms 9, and the most westerly northwest corner of said Lot 1770, for the southeast corner of this right-of-way closure;

**THENCE** N. 88° 11' 22" W. a distance of 52.00 feet to a point of intersection in the west right-of-way line of said Avenue R and the most easterly northeast corner of Lot 1753 of said Bell Farms 15, for the southwest corner of this right-of-way closure;

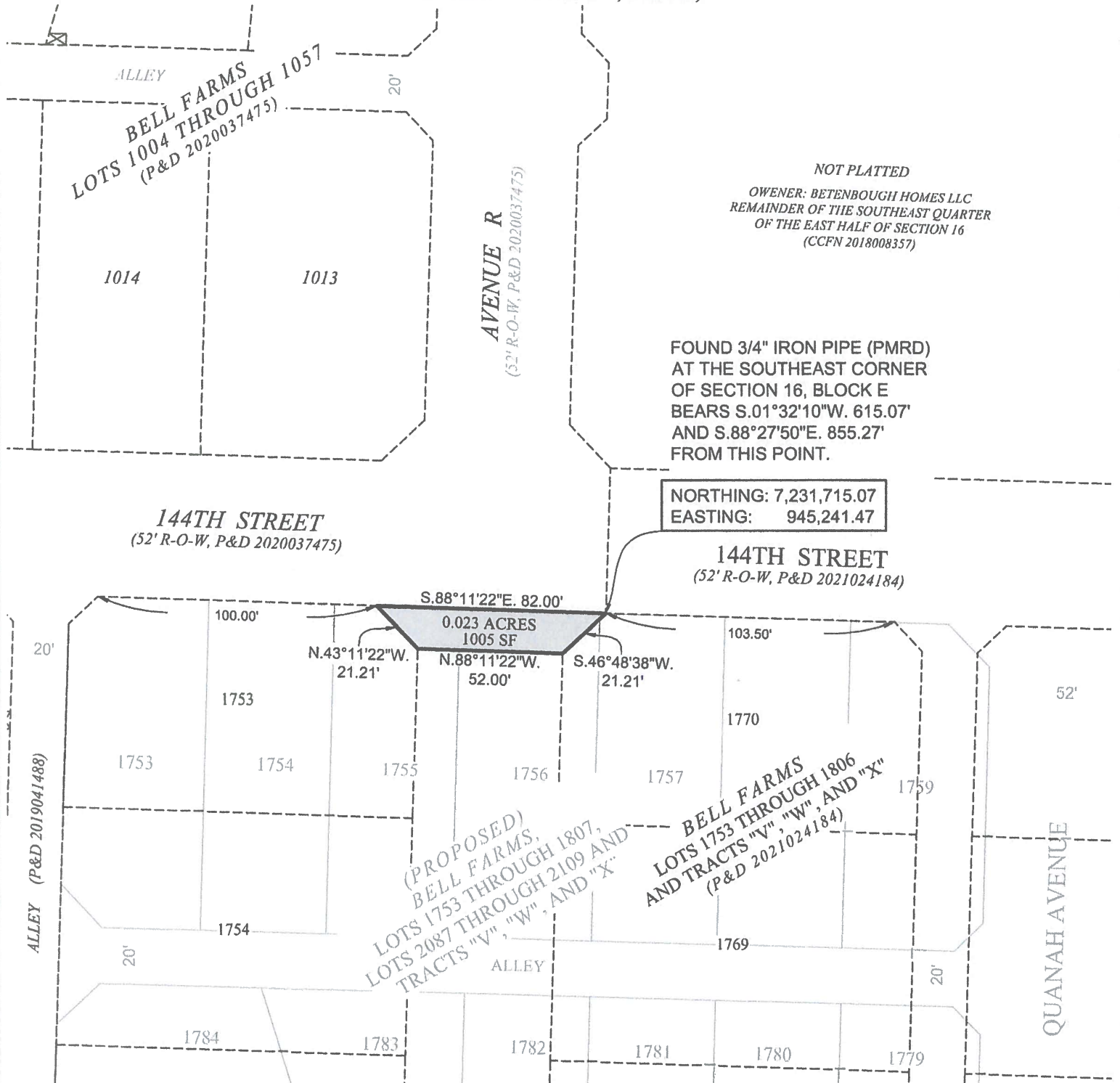
**THENCE** N. 43° 11' 22" W., along the east line of said Lot 1753, a distance of 21.21 feet to a point of intersection in the south right-of-way line of said 144<sup>th</sup> Street and the most northerly northeast corner of said Lot 1753, for the northwest corner of this right-of-way closure;

**THENCE** S. 88° 11' 22" E. a distance of 82.00 feet to the **POINT OF BEGINNING**. Bearing and Coordinates shown hereon are relative to the Texas Coordinate System of 1983 (2011), Texas North Central Zone, as determined by a point of origin located at Northing: 7,233,840.45 and Easting: 941,504.65. The convergence angle to True North is (-)01° 50' 14" and the combined scale factor is 0.99974948. Distances are at surface, in U.S. Survey feet.

220752 – R-O-W Closure

SKETCH OF  
A CLOSURE OF A STREET STUB RIGHT-OF-WAY,  
RIGHT-OF-WAY DEDICATED WITH THE PLAT OF  
BELL FARMS, LOTS 1004 THROUGH 1057,  
AN ADDITION TO THE CITY OF LUBBOCK,  
LUBBOCK COUNTY, TEXAS

(PLAT RECORDED IN COUNTY CLERK'S PLAT  
AND DEDICATION NUMBER 2020037475 OF  
THE OFFICIAL PUBLIC RECORDS OF  
LUBBOCK COUNTY, TEXAS)



LEGEND:  
SCALE: 1" = 50'



HEAVY LINES INDICATE LIMITS OF SURVEY.  
----- = EXISTING LOT LINES.  
----- = PROPOSED LOT LINES.

CCFN = COUNTY CLERK'S FILE NUMBER.  
P&D = PLAT AND DEDICATION NUMBER.  
R-O-W = RIGHT-OF-WAY.

BEARINGS AND COORDINATES SHOWN HEREON ARE RELATIVE  
TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011), TEXAS  
NORTH CENTRAL ZONE, AS DETERMINED BY A POINT OF  
ORIGIN LOCATED AT NORTHING: 7,233,840.45 AND EASTING:  
941,504.65. THE CONVERGENCE ANGLE TO TRUE NORTH IS  
(-)01° 50' 14" AND THE COMBINED SCALE FACTOR IS  
0.99974948.

DISTANCES ARE AT SURFACE, IN U.S. SURVEY FEET.



PREPARED NOVEMBER 30, 2022



SHEET 1 OF 2  
DESCRIPTION ATTACHED AS SHEET 2



AMD Engineering, LLC  
6515 68th Street, Suite 300  
Lubbock, TX 79424

CIVIL ENGINEERING  
LAND SURVEYING

Phone: 806-771-5976  
Fax: 806-771-7625  
TBPELS Reg. # 10178500

Accuracy - Efficiency - Integrity

JOB NUMBER: 220752

CAD  
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Lubbock Planning Department  
PO Box 2000 / 1314 Avenue K  
Lubbock, TX 79457

### APPLICATION FOR PROPOSED PLAT SUBMITTAL

#### Type of Proposed Plat (please check one):

Preliminary ☐ Rule 12 ☒  
Final for Review ☐ Rule 15 ☐ (indicate purpose for Rule 15 request below)  
Water Delay ☐ Sewer Delay ☐ Pavement Delay ☐  
Easement Closure ☐ Right-of-Way Closure ☐  
Electronic Copy Submitted: Yes ☒ No ☐ Three Hard Copy Sets Submitted: Yes ☐ No ☒

#### Project Information

Proposed Subdivision Name: Bell Farms  
Lots/Tracts: 1753-1807 & 2087-2117 & TRACTS "V" - "X"  
Survey & Abstract: \_\_\_\_\_  
Inside City Limits (check one): Yes ☒ No ☐ Total Acreage within Plat Limits: 15.829

#### Surveyor/Engineer Information

Firm Name: AMD Engineering, LLC  
Surveyor/Engineer: Landon Merritt  
Address: 6515 68th Street, Suite 300 City: Lubbock State: TX  
ZIP Code: 79424 Telephone: 806-771-5676 Email: lmerritt@amdeng.com

#### Representative/Agent Information

Firm Name: AMD Engineering, LLC  
Name: Brock Moudy  
Address: 6515 68th Street, Suite 300 City: Lubbock State: TX  
ZIP Code: 79424 Telephone: 806-771-5676 Email: bmoudy@amdeng.com  
Agent's Signature: [Signature]  
Date: 12/28/2022 Printed Name: Brock Moudy

#### Owner Information

Firm Name: Betenbough Homes, LLC  
Owner: Chris Berry  
Address: 6305 82nd Street City: Lubbock State: TX  
ZIP Code: 79424 Telephone: 806-797-9494 Email: chrisb@betenbough.com  
Property Owner's Signature: [Signature]  
Date: 12/28/2022 Printed Name: Chris Berry

If you have any questions pertaining to the proposed plat or the platting process, please contact the City of Lubbock Planning Department by phone at (806) 775 - 2108 or by e-mail at [cityplanning@mylubbock.us](mailto:cityplanning@mylubbock.us).

# Plan Item Review Consolidated Comments Report

Case Number: FPLT-030267-2023

Plat Name: Jalisco's, Tracts A & B

Submittal Name     Plat Distribution

Submittal Version     V.1

Received Date     01/10/2023

Report Date     01/27/2023

## Conditions

Reviewer	Category	Condition Type	Comments
Jennifer Hon	GIS Condition	Adjacent Unplatted Land	Plat must show owners of record on adjacent unplatted land (Section 38.04.004 (d)). Use full owner names on unplatted properties.
Dina Pedroza	Development Engineering Condition	Engineering Fees	FP - Any outstanding fees for this or related review(s) shall be paid prior to the construction set issuance. 38.04.002(b) review fees, 38.04.002(e) testing and inspection. 38.04.007(b) any outstanding engineering fees for recording plat
Dina Pedroza	Development Engineering Condition	FP-Adjacent Main Fees Due	FP-Adjacent main fees are due. City of Lubbock Ordinance Section 22.05.02
Dina Pedroza	Development Engineering Condition	FP-DAR Required	FP Submit Drainage Analysis Report. Submittal Requirements are located in the City of Lubbock Drainage Criteria Manual. After review of the drainage report, additional drainage easements/channels may need to be dedicated. City of Lubbock Ordinance Section 38.04.007.a.5 See DAR-029827-2022
Dina Pedroza	Development Engineering Condition	FP-Denial - Delay in Paving	FP Paving delay not supported by staff. City of Lubbock Ordinance Section 38.09.003.g
Dina Pedroza	Development Engineering Condition	FP-Denial - Delay in Sewer	FP Sewer Delay not supported. City of Lubbock Ordinance Section 38.09.004.b
Dina Pedroza	Development Engineering Condition	FP-Denial - Delay in Water	FP Water Delay not supported. City of Lubbock Ordinance Section 38.09.004.b
Dina Pedroza	Development Engineering Condition	FP-Letter of Credit	FP Water, sewer and paving infrastructure must be constructed or a letter of credit provided before plat will be filed at the courthouse City of Lubbock Ordinance Section 38.09.009.a
Dina Pedroza	Development Engineering Condition	FP-Paving Plans Required	FP Submit Paving Plans to the Engineering Department. Submittal requirements are located in the City of Lubbock Engineering Minimum Design Standards and Specifications. City of Lubbock Ordinance Section 38.09.003.b

Dina Pedroza	Development Engineering Condition	Impact Fees	Impact Fees will be due. See City of Lubbock website. Chapter 41 Lubbock Code of Ordinances <a href="https://ci.lubbock.tx.us/departments/engineering-services/impact-fee">https://ci.lubbock.tx.us/departments/engineering-services/impact-fee</a> -- Service Area F
Katherine Niskanen	GIS Condition	Plat Tie	Tie the proposed plat to a previously recorded plat or to a section corner (Section 38.04.003 (b)). One of the bearings for plat tie is missing an Eastern direction component--it states only "N89-56-30"
Aslyn Henry	Planning Condition	Required Notices - Final	Every final plat shall contain the notices given by Section 38.04.005
Dina Pedroza	General Condition	ROW Dedication	8' of ROW must be dedicated along Wausau Ave.
Dina Pedroza	General Condition	UE Blanket Easement Wording	The notices for blanket underground utility easements on this plat do not correlate to City of Lubbock Ordinance Section 38.04.005.d.3. Wording has been added to the required notices.

## **Reviewer Contact Information**

<b>Reviewer</b>	<b>Email Address</b>	<b>Phone number</b>
Aslyn Henry	177630@mylubbock.us	806 7752120
Dina Pedroza	168928@mylubbock.us	806-775-2364
Jennifer Hon	149853@mylubbock.us	806 775-2353
Katherine Niskanen	172803@mylubbock.us	806-775-2104

Plot Notes:

Scale: 1" = 50'

Heavy lines indicate plat limits.

All streets, alleys, and easements within plat limits are herein dedicated unless noted otherwise.

No building permit shall be issued on any survey certificate that is not in accordance with an approved final plat unless exception is provided by the Planning and Zoning Commission policy or by the Lubbock Code of Ordinances.

All utility service shall be in accordance with the Underground Utilities Policy Statement by the Planning and Zoning Commission of the City of Lubbock, Texas and the provisions of section 37.01.037 of the Lubbock Code of Ordinances.

Any relocation or revision of existing facilities shall be at the subdivider's expense. Compensation shall be made prior to the recording of this final plat.

All existing or proposed utility services 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 easements shall be at the expense of the entity requesting such installation.

All easements herein granted 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 or utility company being responsible or liable for the replacement of improvements, paving, or surfacing of the easement necessitated by such repair, removal, or replacement. Easements designated or intended for vehicular passage (utility and emergency) or pedestrian access shall not be fenced or otherwise obstructed.

Any easements or rights-of-way shown as "to be dedicated by separate instrument" are shown on the plat for information purposes only. This plat does not dedicate said easements."

"Minimum floor elevations shall conform to the requirements of the Lubbock Drainage Criteria Manual, as adopted by Ord. 10022, as amended, and Section 28.09.131, Section 28.14.004, and Section 30.03.073 of the Lubbock Code of Ordinances.

Blanket solid waste collection easement as required for service within the plat limits is herein granted.

Blanket underground utility, transformer pad, and switching enclosure easement as required for service within the plat limits is herein granted to Lubbock Power and Light Company. No other property, beyond the plat limits, will be entitled to use any portion of the property described herein for connection to or transmission of any utility service under the terms of this blanket easement.

Blanket underground utility easement as required of service within the plat limits is herein granted to SPC, AT&T, Atmas Energy, HTS, West Texas Gas, and Suddenlink Communications. No other property, beyond the plat limits, will be entitled to use any portion of the property described herein for connection to or transmission of any utility service under the terms of this blanket easement.

The survey information shown hereon was prepared from the result of an on the ground survey of the property shown hereon, and has been completed substantially in compliance with the Professional and Technical Standards promulgated by the Texas Board of Professional Land Surveying Practices Act, Section 663.13.

Public pedestrian access easement is herein granted for persons traversing along the public parkway and needing to enter onto private property for the purpose of crossing a driveway. The easement is limited to those portions of the as-constructed driveways and walks which may extend outside public right-of-way onto private property and are constructed for the continuance of the accessible routes across the back of the driveway. This easement applies to existing and any future drive entrances as constructed.

General Notes:

- Record documents other than those shown may affect this tract.
- Only those copies which bear an original ink impression seal and signature will be considered a "valid" copy. Delta Land Surveying LLC will not be responsible for anything other than a valid copy of this survey.
- Controlling Monuments are those that were held for the purpose of this survey or agree with this survey.
- Physical monuments of record dignity are those that are expressly called for in the records and can be identified with a reasonable amount of certainty. They are also controlling monuments unless otherwise noted.
- Monuments indicated as found on this survey are not "physical monuments of record dignity" unless otherwise noted.
- Found monuments are accepted by this surveyor as controlling evidence due to substantial agreement with record documents unless otherwise noted.
- Notes and statements shown on this survey in *italics* were provided and/or required by sources other than the signing surveyor. The signing surveyor makes no guarantee to the accuracy, legality, or validity of such statements.
- The signing surveyor's certification only applies to those things which are part of the normal purview of a Registered Professional Land Surveyor in the State of Texas.

Survey Specific Notes:

- Bearings are based on the South Right of Way line of 82ND Street being previously recognized as N89°56'30"E.
- Distances are actual surface distances.
- Field notes prepared on separate document bearing the same date.
- Coordinates shown are based on the Texas Coordinate System of 1983, (North Central Zone). Coordinates are actual grid coordinates and are generated by RTK Observation using the Leica Smartnet Network.
- Tracts A & B contain 2.7682 acres (120,582.70 sq. ft.) within the plat limits.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30'	47.14'	42.44'	S 45°02'21" E	90°02'17"

LINE	BEARING	DISTANCE
L1	S 45°02'21" E	42.44'
L2	N 89°56'30" E	6'



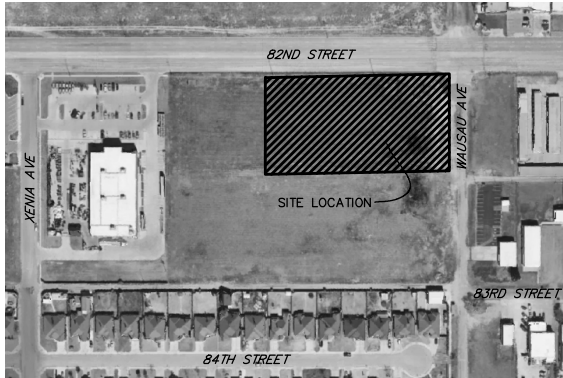
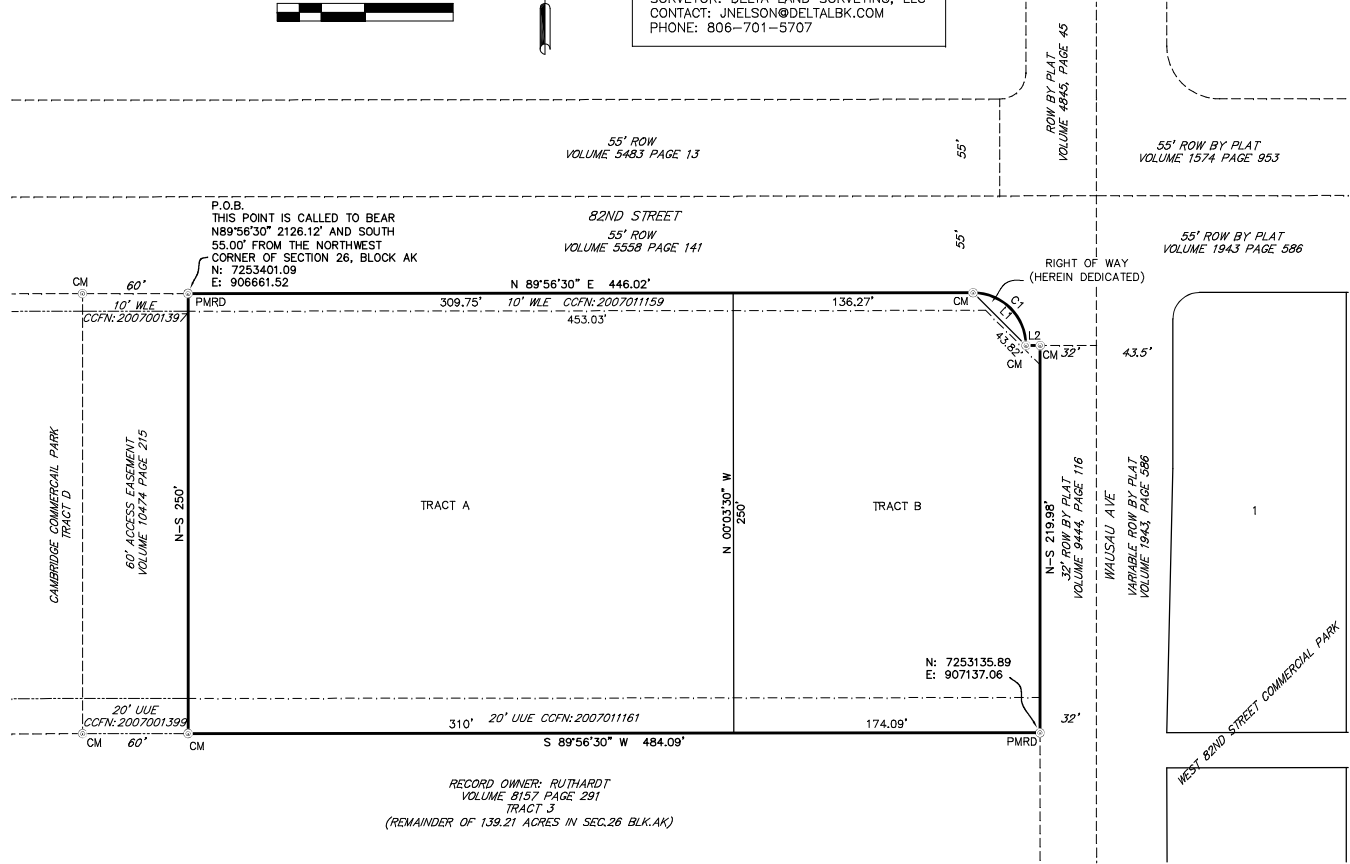
PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

THIS DOCUMENT IS RELEASED FOR REVIEW PURPOSES ONLY.

RELEASE DATE: NOVEMBER 22, 2022

SURVEYOR: DELTA LAND SURVEYING, LLC  
CONTACT: JNELSON@DELTALBK.COM  
PHONE: 806-701-5707

# TRACTS A & B, JALISCO'S ADDITION to the City of Lubbock, Lubbock County, Texas



Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by  
the City Planning and Zoning Commission of the City of Lubbock, Texas.

Approved \_\_\_\_\_ Chairman

Attest \_\_\_\_\_ Director of Planning

KNOW ALL MEN BY THESE PRESENTS: That I, Timothy R. Barry, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments and/or other control shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Lubbock, Texas.

Timothy R. Barry  
Registered Professional Land Surveyor No. 6823  
Survey Date: November 22, 2022  
Delta Land Surveying Project No. 22842

© FD. 1/2" IRON ROD WITH YELLOW CAP  
MARKED HRA  
P.O.B. POINT OF BEGINNING  
CCFN COUNTY CLERK FILE NUMBER  
PMRD PHYSICAL MONUMENT OF RECORD DIGNITY  
WLE WATER LINE EASEMENT  
UUE UNDERGROUND UTILITY EASEMENT  
CM CONTROLLING MONUMENT



DELTA LAND SURVEYING, LLC  
FIRM # 10194496  
DELTA ENGINEERING, LLC  
FIRM # F-22948  
1310 JARVIS STREET  
LUBBOCK, TX 79403  
806-701-5707  
WWW.DELTALBK.COM

DRAFTED BY: KG/CB REV. BY: JN



APPLICATION FOR PROPOSED PLAT SUBMITTAL

Type of Proposed Plat (please check one):

Preliminary ☐ Rule 12 ☒  
 Final for Review ☐ Rule 15 ☐ (indicate purpose for Rule 15 request below)  
 Water Delay ☒ Sewer Delay ☒ Pavement Delay ☒  
 Easement Closure ☐ Right-of-Way Closure ☐  
 Electronic Copy Submitted: Yes ☒ No ☐ Three Hard Copy Sets Submitted: Yes ☐ No ☐

Project Information

Proposed Subdivision Name: JALISCO'S ADDITION  
 Lots/Tracts: TRACTS A & B  
 Survey & Abstract: \_\_\_\_\_  
 Inside City Limits (check one): Yes ☒ No ☐ Total Acreage within Plat Limits: 2.768

Surveyor/Engineer Information

Firm Name: DELTA LAND SURVEYING & ENGINEERING  
 Surveyor/Engineer: JOEY NELSON / ADAM NIXON  
 Address: 1310 JARVIS STREET City: LUBBOCK State: TX  
 ZIP Code: 79403 Telephone: 806-701-5707 Email: JNELSON@DELTA-LBK.COM  
ANIXON@DELTA-LBK.COM

Representative/Agent Information

Firm Name: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_  
 ZIP Code: \_\_\_\_\_ Telephone: \_\_\_\_\_ Email: \_\_\_\_\_  
 Agent's Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_ Printed Name: \_\_\_\_\_

Owner Information

Firm Name: Juan Miguel Hernandez  
 Owner: \_\_\_\_\_  
 Address: 4003 106 St City: Lubbock State: TX  
 ZIP Code: 79423 Telephone: 806-786-7310 Email: miguelhernandez131@yahoo.com  
 Property Owner's Signature: Juan Miguel Hernandez  
 Date: 10-27-22 Printed Name: Juan Miguel Hernandez

If you have any questions pertaining to the proposed plat or the platting process, please contact the City of Lubbock Planning Department by phone at (806) 775 - 2108 or by e-mail at [cityplanning@mylubbock.us](mailto:cityplanning@mylubbock.us).



Staff Report		Zone Case 809-B
Planning and Zoning Commission		February 2, 2023

**Applicant** AMD Engineering, LLC

**Property Owner** Shanghai Development Company, LLC

**Council District** 1

**Recommendations**

- Staff recommends approval of this request.

**Prior Board or Council Action**

- September 11, 1958, Ordinance No. 2536: The subject property was annexed into the City of Lubbock.
- April 6, 1960, Zone Case 809, Ordinance No. 3090: The subject property was zoned Single-Family District (R-1).
- December 17, 1981, Zone Case 2342, Ordinance No. 8265: A portion of the subject property was rezoned from Single-Family District (R-1) to Industrial Park District (IDP).
- October 11, 2022, Zone case 809-A, Ordinance No. 2022-00144: A portion of the subject property was rezoned from Single-Family District (R-1) to Single-Family District with Reduced Setbacks (R-1A) and General Retail District (C-3).

**Notification Summary**

- Notifications Sent: 3
- Received In Favor: 0
- Received In Opposition: 0

**Site Conditions and History**

The subject property is unplatted and undeveloped.

**Adjacent Property Development**

The surrounding properties are zoned Single-Family District (R-1) with a Specific Use for a State School to the west, Single-Family District with Reduced Setbacks (R-1A) and General Retail District (C-3) to the south, and Industrial Park District (IDP) to the east and north. The property to the north, east and south is undeveloped, with a school to the west.

**Zoning Request and Analysis**

**Item Summary**

The subject property is generally located east of North University Avenue and south of Kent Street, on 11.79 acres of unplatted land out of Section 11, Block A. The applicant is requesting a zone change from General Retail District (C-3), Reduced Setback Single-Family District (R-1A), and Industrial Park District (IDP) to High-Density Apartment District (A-2).

**Current zoning:** General Retail District (C-3), Reduced Setback Single-Family District (R-1A), and Industrial Park District (IDP)

**Requested zoning:** High-Density Apartment District (A-2)

### *Intent Statements*

The intent of the current C-3 zoning is "...to provide for general commercial uses which are medium activity centers in terms of generated traffic. Such districts should be adjacent to local or regional thoroughfares such as state or federal highways."

The intent of the current R-1A zoning is "...to promote orderly and proper development of single-family residential units, to protect established and future single-family residential developments from inharmonious and harmful land uses, and to provide a "quality environment" for the residents of the district and city."

The intent of the current IDP zoning is "...to provide industrial park-planned-unit-development along major thoroughfare and expressway corridors so that persons entering the city along those corridors will receive a good first impression and to maintain a quality appearance which will stabilize or increase real property values."

The intent of the proposed A-2 zoning is "...to promote high-density multi-family developments and compatible land uses in harmony with lower-density uses. The regulations are designed to provide the occupants with safe and convenient housing within an aesthetically pleasing environment in proper relationship to adjacent land uses."

### *Traffic Network/Infrastructure Impacts*

The location is along North University Avenue which is designated as a Principle Arterial. Arterials are major thoroughfares designed to carry large quantities of traffic at relatively high speeds.

### *Compatibility with Surrounding Property*

The proposed zone change is compatible with the surrounding area and would not change the character of the existing development.

### *Conformance with Comprehensive Plan Principles and Future Land Use Map*

The Future Land Use Map designates this area for "Low Density Residential" land uses. This request does not conform to this designation, but is appropriate along a major thoroughfare, and also serves as a buffer for single family uses to the east (Comprehensive Plan Pg. 56). Therefore, this request is in moderate conformance with the Comprehensive Plan principles.

### *Conformance with Zoning Ordinance*

The proposed zone change is in conformance with the zoning ordinance. The property is located along a major thoroughfare and is compatible next to adjacent land uses.

### *Suitability of Property for Allowed Uses*

The property is suitable for the proposed zone change, though additional improvements may be necessary.

### **Attachments**

- A. Case Information
- B. Thoroughfare Plan Map
- C. Notification Map
- D. Aerial Map
- E. Zoning Map
- F. Future Land Use Map
- G. Photos
- H. Application and supporting documentation
- I. Notification Responses

### **Staff Contacts**

Shane Spencer  
Planner  
Planning Department

Victor Escamilla  
Planning and Zoning Manager  
Planning Department

806-775-2103  
[sspencer@mylubbock.us](mailto:sspencer@mylubbock.us)

806-775-3029  
[vescamilla@mylubbock.us](mailto:vescamilla@mylubbock.us)



## Case Information: Zone Case 809-B



**Allowable Uses:** [High-Density Apartment District \(A-2\)](#)

**Transportation:** The proposed development has a point of access from North University Avenue.

Thoroughfare	Existing	Per Thoroughfare Development Plan
North University Avenue, Principal Arterial, Partial	R.O.W. 88 feet, 5 lane, undivided, paved.	R.O.W. 110 feet, 7 lanes, undivided, paved

**Engineering Comments:** No comments.

**Public Works Comments:** No comments.

**Building Safety Comments:** No comments.

**Fire Marshal Comments:** No comments.

**Draft Planning and Zoning Commission Minutes**

n/a

# Zoning Case 809-B

CR 6300

University Ave



## Collector

- Completed
- Partial
- Future

## Minor Arterial

- Completed
- Partial
- Future

## Modified Arterial

- Partial
- Future

## Principal Arterial

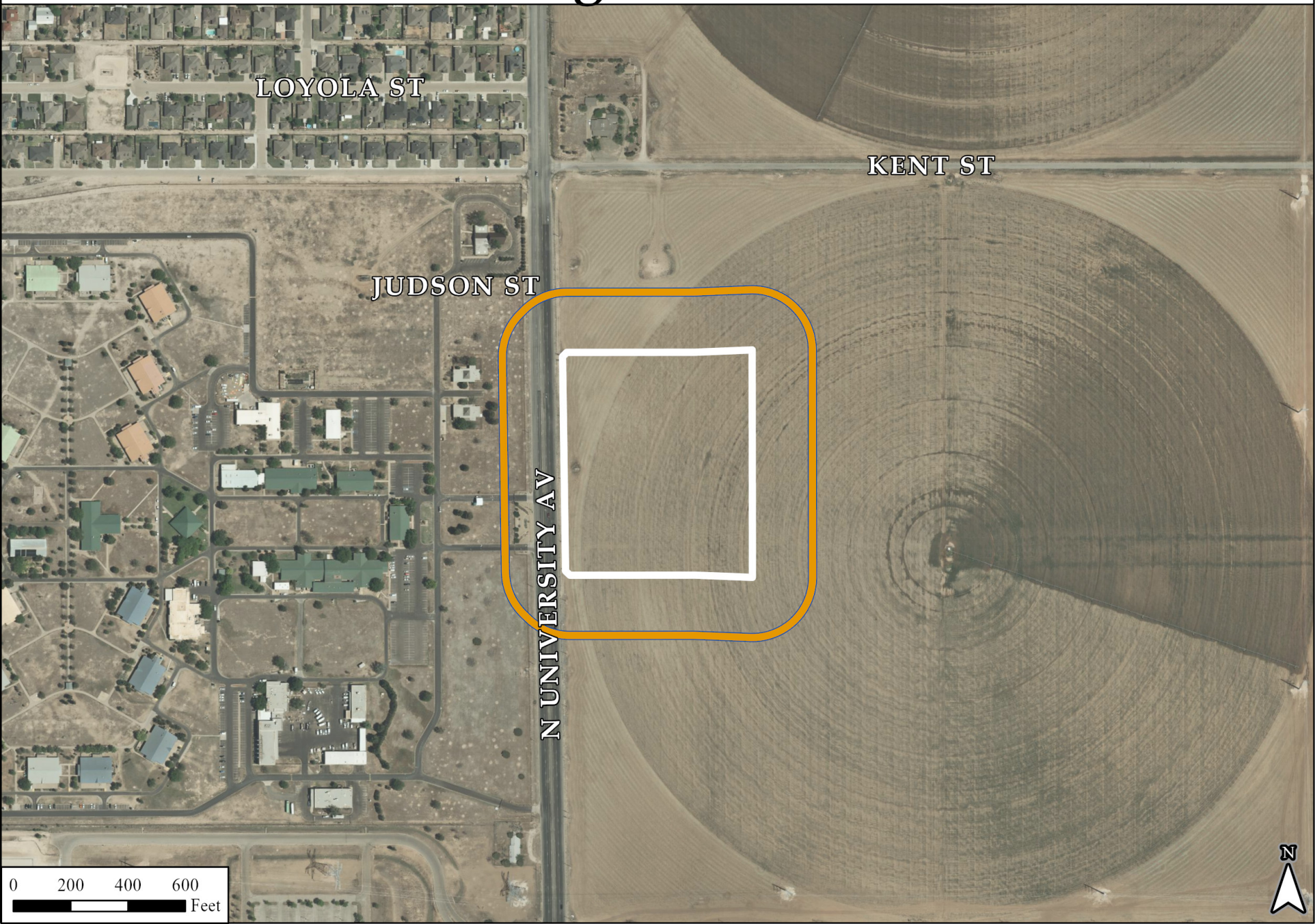
- Completed
- Partial
- Future

## Freeway

- Completed
- Partial
- Proposed Outer Loop



# Zoning Case 809-B



LOYOLA ST

KENT ST

JUDSON ST

N UNIVERSITY AV

0 200 400 600  
Feet








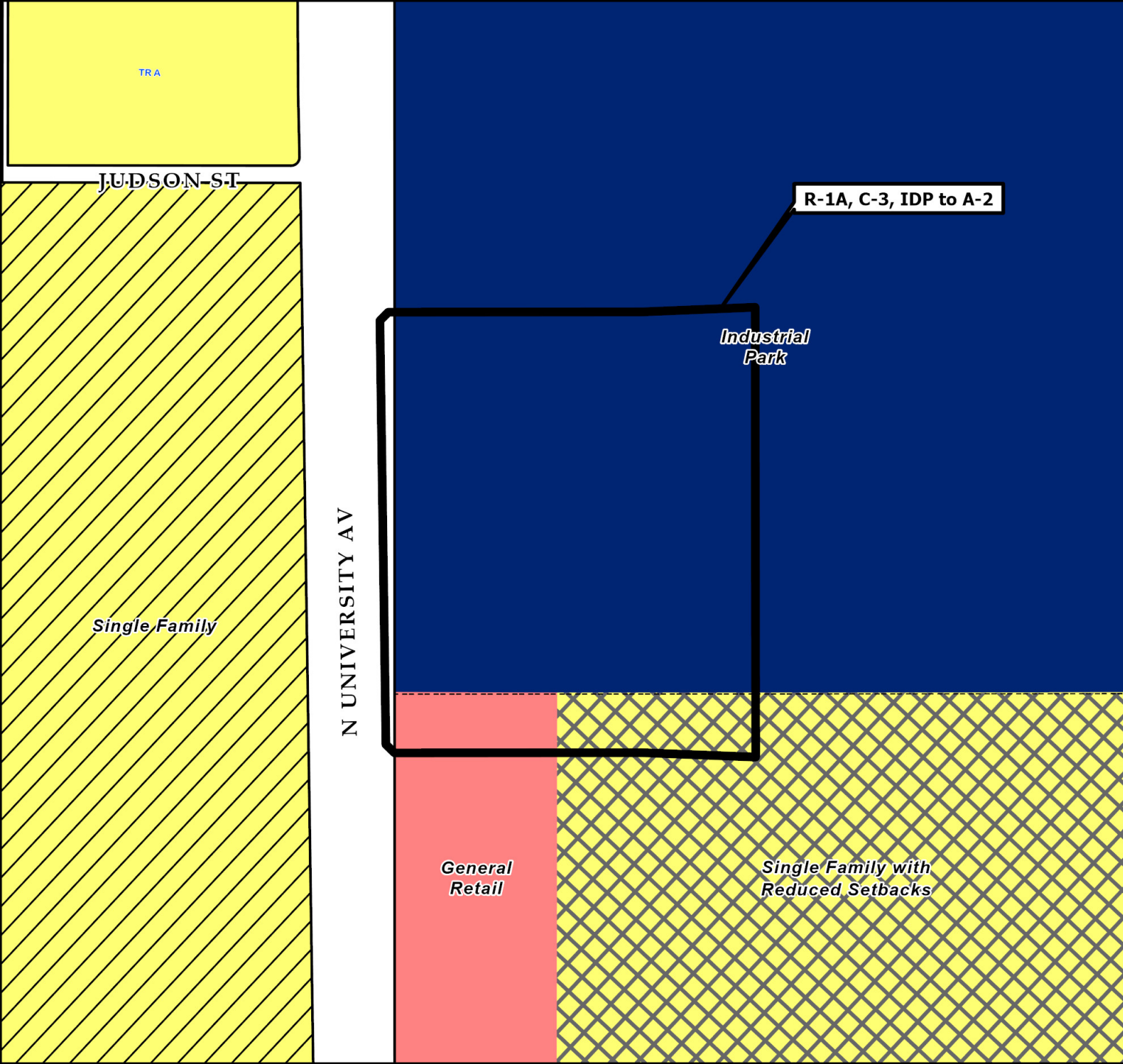


# Current Zoning

## 809-B

### Zoning Districts

-  General Retail
-  Industrial Park
-  Single Family
-  Single Family Specific Use
-  Single Family with Reduced Setbacks



0 100 200 300 Feet



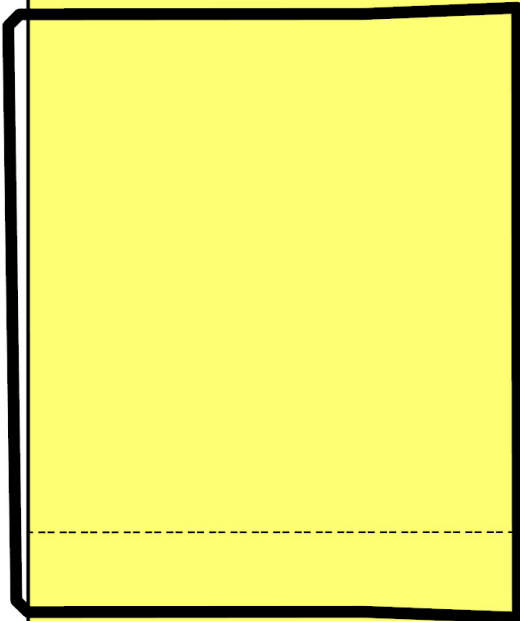
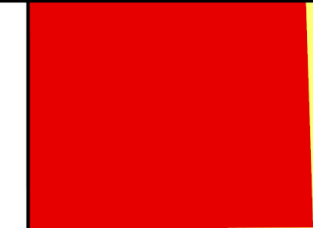


TRA

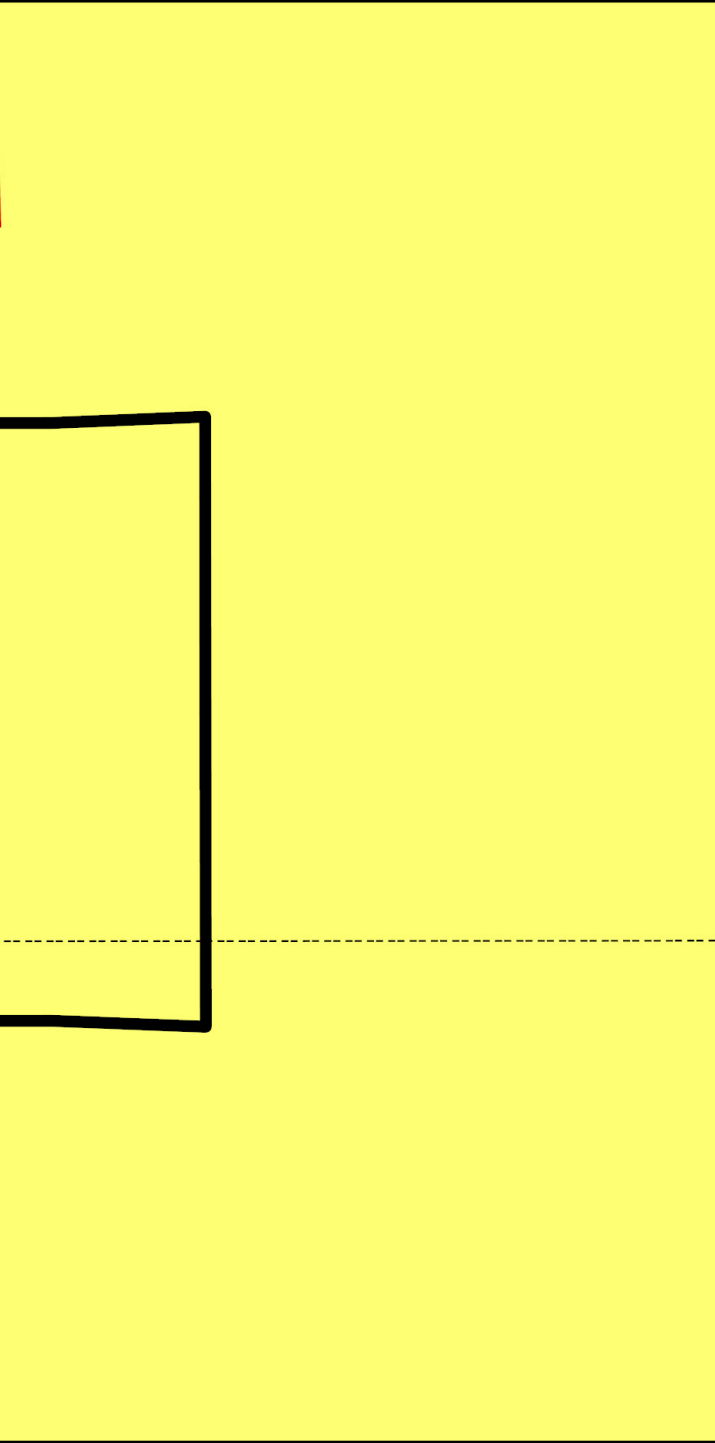
JUDSON ST



N UNIVERSITY AV



Geneva Ave



# Future Land Use Plan Case 809-B

## Future Land Use Type

-  Commercial
-  Heavy Commercial
-  Downtown
-  Office
-  Industrial
-  Interstate Commercial
-  Interstate Industrial
-  Mixed Use
-  Parks
-  Public/ Semi-Public
-  Residential Low Density
-  Residential Medium Density
-  Residential High Density



0 100 200 300 Feet





809-B



View to the north.



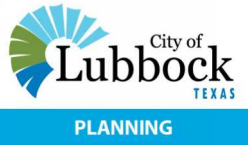
View to the east. Subject Property.



View to the south.



View to the west.



Lubbock Planning Department  
PO Box 2000 / 1314 Avenue K  
Lubbock, TX 79457

## APPLICATION FOR ZONING CHANGE

### Project Information

Location or Address: 11.79 acres of unplatted land located on the east side of N. University Ave, south of Kent Street and north of Drake St.  
 Lots/Tracts: Unplatted  
 Survey & Abstract: Section 11, Block A  
 Metes and Bounds Attached: Yes ☒ No ☐ Total Acreage of Request: 11.79  
 Existing Land Use: \_\_\_\_\_ Existing Zoning: C-3, R1A, and Industrial Park  
 Requested Zoning: A-2  
 If property is not subdivided, will a preliminary plat be submitted? Yes ☒ No ☐

### Representative/Agent Information (if different from owner)

Firm Name: AMD Engineering, LLC  
 Name: Will Stephens, P.E.  
 Address: 6515 68th St., Suite 300 City: Lubbock State: TX  
 ZIP Code: 79424 Telephone: 806-771-5976 Email: wstephens@amdeng.com  
 Applicant's Signature: [Signature]  
 Date: 12/21/2022 Printed Name: Will Stephens, P.E.

### Owner Information

Firm Name: Shanghai Development Company, LLC  
 Owner: George McMahan  
 Address: 7703 Lasalle Avenue City: Lubbock State: TX  
 ZIP Code: 79424 Telephone: 806-790-8007 Email: georgemcmahan@me.com  
 Property Owner's Signature: [Signature]  
 Date: 12/21/2022 Printed Name: George McMahan

### Preparer Information

Preparer's Signature: [Signature]  
 Date: 12/21/2022 Printed Name: Will Stephens, P.E.

### For City Use Only

Zone Case No: \_\_\_\_\_ Planning and Zoning Commission Date: \_\_\_\_\_  
 Request for zoning change from: \_\_\_\_\_ To: \_\_\_\_\_  
 Lots: \_\_\_\_\_ Blocks: \_\_\_\_\_  
 Addition: \_\_\_\_\_

By signing this application, Applicant agrees and warrants that any and all materials submitted to the City in support or reference to this application are not protected by copyrights or, in cases of potential copyrighted materials, the Applicant is the sole owner of any copyrighted interest and grants to the City permission and license to reproduce, publish, distribute and utilize such materials.

If you have any questions pertaining to the zoning process, please contact the City of Lubbock Planning Department by phone at (806) 775 - 2108 or by e-mail at [cityplanning@mylubbock.us](mailto:cityplanning@mylubbock.us).



DESCRIPTION FOR A ZONING CHANGE REQUEST IN  
SECTION 11, BLOCK A,  
LUBBOCK COUNTY, TEXAS

(Sheet 1 of 2, Sketch of tract attached as Sheet 2)

METES AND BOUNDS DESCRIPTION of a 11.79-acre tract of land located in Section 11, Block A, Lubbock County, Texas, prepared for Zone Change Purposes only and being further described as follows:

BEGINNING at a point that bears N 01° 28' 11" E an approximate distance of 663.24 feet to the northwest corner of Section 11, Block A;

THENCE N 46° 37' 05" E an approximate distance of 21.14 feet;

THENCE S 88° 11' 26" E an approximate distance of 447.02 feet;

THENCE N 89° 31' 14" E an approximate distance of 200.33 feet;

THENCE S 01° 48' 34" W an approximate distance of 794.00 feet;

THENCE N 85° 54' 07" W an approximate distance of 200.33 feet;

THENCE N 88° 11' 26" W an approximate distance of 436.90 feet;

THENCE N 43° 41' 07" W an approximate distance of 21.40 feet;

THENCE N 00° 49' 12" E an approximate distance of 1677.40 feet;

THENCE N 01° 25' 36" E an approximate distance of 886.40 feet to the Point of Beginning and containing approximately 11.79-acres.

This description was prepared for purposes of a zoning request and does not represent a survey made upon the ground.

Prepared for: Shanghai Development Company, LLC  
December 21, 2022



ZONE CHANGE APPLICATION  
EXHIBIT  
(SHEET 2)

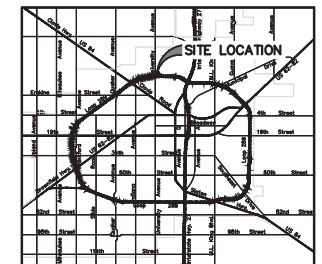
A 11.79 ACRE TRACT OF LAND  
LOCATED IN SECTION 11, BLOCK A  
A, LUBBOCK COUNTY, TEXAS

NOTES:  
SCALE: 1" = 300'

 - ZONING REQUEST TO A-2 FROM R-1A, C-3, AND INDUSTRIAL PARK



SCALE: 1"=300'



VICINITY MAP  
NOT TO SCALE



AMD Engineering, LLC  
6515 68th Street, Suite 300  
Lubbock, TX 79424

CIVIL ENGINEERING  
LAND SURVEYING

Phone: 806-771-5976  
Fax: 806-771-7625  
TBPE Reg. # F-9197

Accuracy - Efficiency - Integrity

P.O.B.  
FROM THIS POINT, THE NORTHWEST  
CORNER OF SECTION 11, BLOCK A  
BEARS N01°28'11"E, 663.24'

N: 7293986.50  
E: 942808.55

LUBBOCK STATE SCHOOL, BLOCK 1

X-FAB ADDITION, TRACT A  
OWNER: X FAB TEXAS INC

NORTH UNIVERSITY  
AVENUE (FM 1264)

KENT STREET

NORTH LINE SECTION 11, BLOCK A

KENT STREET

WEST LINE SECTION 11, BLOCK A

DRAKE STREET

DRAKE STREET

N46°37'05"E 21.14'

S88°11'26"E 447.02'

N89°31'14"E 200.33'

N1°25'36"E 886.40'

N0°49'12"E 1677.40'

N43°41'07"W 21.40'

N88°11'26"W 436.90'

N85°54'07"W 200.33'

N: 7293094.98  
E: 943445.96

UNPLATTED  
SHANGHAI DEVELOPMENT  
COMPANY, LLC

UNPLATTED  
SHANGHAI DEVELOPMENT  
COMPANY, LLC

FUTURE PHASES OF THE  
CENTERPOINTE SUBDIVISION

## Staff Report

Zone Case 3145-J

Planning and Zoning Commission

February 2, 2023

**Applicant** SK Architecture Group

**Property Owner** Shift Automotive

**Council District** 1

### **Recommendations**

- Staff recommends approval of this request.

### **Prior Board or Council Action**

- March 13, 1941, Ordinance No. 661: Mrs. I.A. Boyd Subdivision, Block 1, Lot 6 was annexed into city limits and zoned Multi-Family District (R-3).
- March 13, 1941, Ordinance No. 661: Mrs. I.A. Boyd Subdivision, Block 1, Lots 3 through 5 were annexed into city limits and zoned Commercial District (C-4).
- May 10, 1973, Zone Case 1886, Ordinance No. 6616: Mrs. I. A. Boyd Subdivision, Block 1, Lot 6 was rezoned from (R-3) to Commercial District (C-4).
- December 15, 2010, Zone Case 3145, Ordinance No. 2010-00096: The subject property was rezoned from (C-4) to Central Business District, Broadway/ 13<sup>th</sup>/ Main (CB-2).

### **Notification Summary**

- Notifications Sent: 10
- Received In Favor: 0
- Received In Opposition: 0

### **Site Conditions and History**

The property was platted on September 10, 1924 as Mrs. I.A Boyd Subdivision, Block 1, Lots 3 through 6. Currently, the property has two commercial buildings built in 1958 and 1960.

### **Adjacent Property Development**

The subject property is surrounded by car lots to the west, east, and north with a vacant lot to the south. The zoning to the west is Central Business District, General (CB-3), to the north and east the properties are zoned Central Business District, Broadway/13<sup>th</sup>/Main (CB-2), and to the south is zoned Commercial District (C-4).

### **Item Summary**

The subject property is located at 1111 and 1121 19<sup>th</sup> Street, south of 19<sup>th</sup> Street and east of Avenue K. The Applicant is requesting a zone change from Central Business District, Broadway/ 13<sup>th</sup>/ Main (CB-2) to Central Business District, General (CB-3).

**Current zoning:** Central Business District, Broadway/13<sup>th</sup>/Main (CB-2)

**Requested zoning:** Central Business District, General (CB-3)

### **Intent Statements**

The intent of the current CB-2 zoning is "...to provide realistic, modern standards for new development and encourage renewal and revitalization of existing development."

The intent of the current CB-3 zoning is"... to provide realistic, modern standards for new development and

encourage renewal and revitalization of existing development in the transitional area surrounding the central business core.”

#### *Traffic Network/Infrastructure Impacts*

The location is along 19<sup>th</sup> Street, which is designated as a Minor Arterial and Avenue K which is designated as a Collector by the Master Thoroughfare Plan, 2018. Arterials are continuous routes whose function is to serve high volume needs of local and regional traffic. Collectors provide access and movement within residential, commercial, and industrial areas.

#### *Compatibility with Surrounding Property*

The proposed zone change is compatible with the surrounding area and will not change the character of the existing development.

#### *Conformance with Comprehensive Plan Principles and Future Land Use Map*

The Future Land Use Map designates this area for Commercial uses. The proposed zone change to CB-3 would be in conformance with the Future Land Use Plan.

#### *Conformance with Zoning Ordinance*

The proposed zone change is in conformance with the zoning ordinance. The property is located in an appropriate location along a Minor Arterial and the requested CB-3 zoning is compatible next to adjacent land uses.

#### *Suitability of Property for Allowed Uses*

The property is suitable for the uses allowed in CB-3 district. Additional infrastructure improvements may be necessary.

#### **Attachments**

- A. Case Information
- B. Thoroughfare Map
- C. Notification Map
- D. Aerial Map
- E. Zoning Map
- F. Future Land Use Map
- G. Photos
- H. Application and supporting documentation
- I. Notification Replies

#### **Staff Contacts**

Gregory Hernandez  
Planner  
Planning Department  
806-775-3147  
[ghernandez@mylubbock.us](mailto:ghernandez@mylubbock.us)

Victor Escamilla  
Planning and Zoning Manager  
Planning Department  
806-775-3029  
[vescamilla@mylubbock.us](mailto:vescamilla@mylubbock.us)

## Case Information: Zone Case 3145-J



**Allowable Uses:** [Central Business District, General \(CB-3\)](#)

**Transportation:** The proposed development has points of access from 19<sup>th</sup> Street and Avenue K.

Thoroughfare	Existing	Per Thoroughfare Development Plan
19 <sup>th</sup> Street, <i>Minor Arterial, Completed</i>	R.O.W. 86 feet, four-lane, undivided, paved	R.O.W. 86 feet, four-lane, undivided, paved
Avenue K, <i>Collector, Completed</i>	R.O.W. 50 feet, two-lane, undivided, paved	R.O.W. 50 feet, two-lane, paved

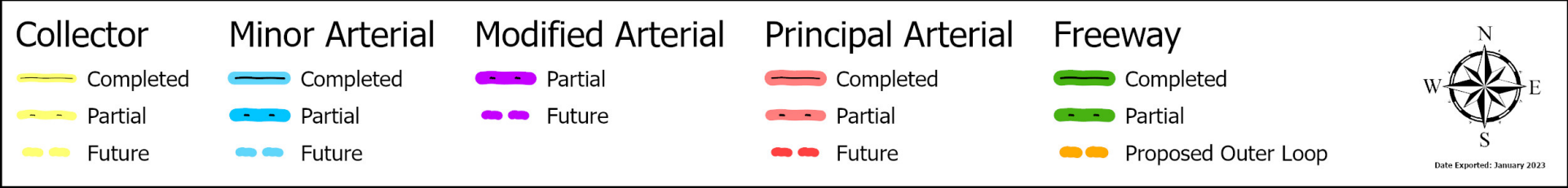
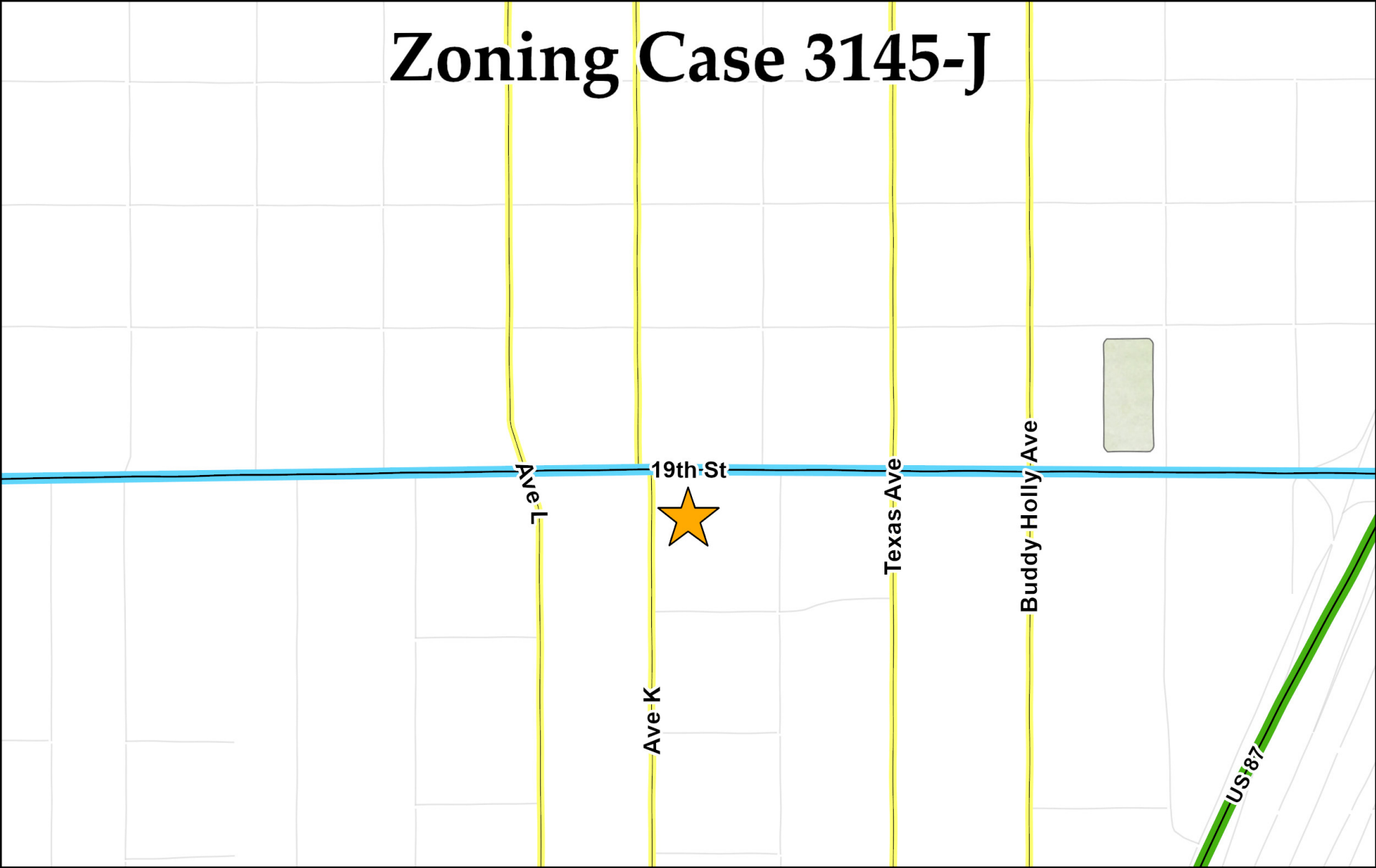
**Engineering Comments:** No comments.

**Public Works Comments:** No comments.

**Building Safety Comments:** No comments.

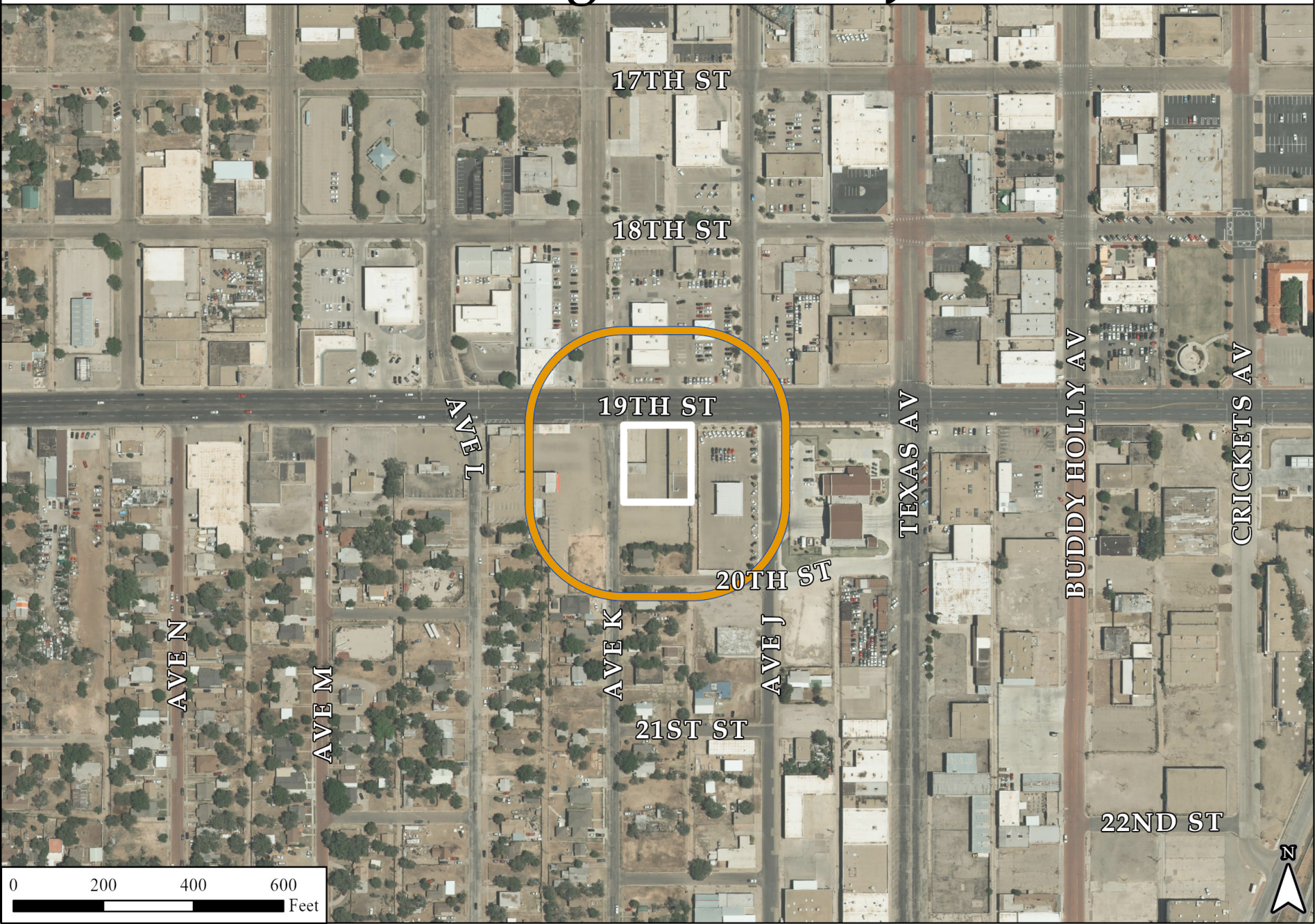
**Fire Marshal Comments:** No comments.

# Zoning Case 3145-J





# Zoning Case 3145-J



17TH ST

18TH ST

19TH ST

20TH ST

21ST ST

22ND ST

AVE L

AVE N

AVE M

AVE K

AVE J

TEXAS AV

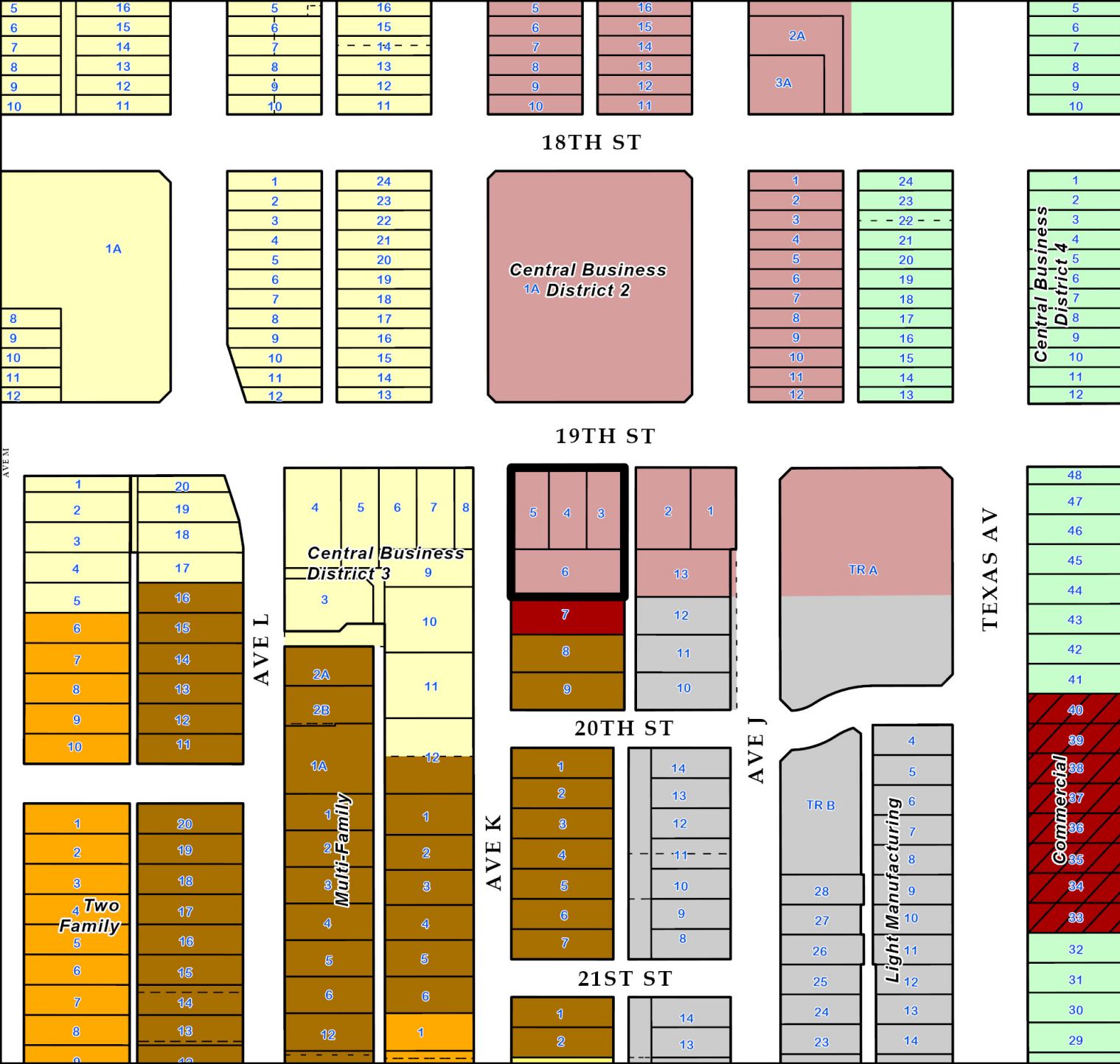
BUDDY HOLLY AV

CRICKETS AV

0 200 400 600 Feet





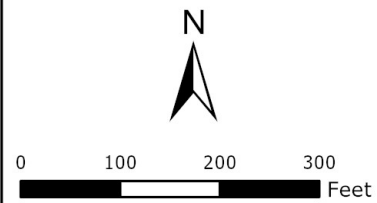


# Current Zoning

## 3145-J

### Zoning Districts

- Commercial
- Commercial Specific Use
- Central Business District 2
- Central Business District 3
- Central Business District 4
- Light Manufacturing
- Single Family
- Two Family
- Multi-Family

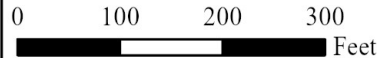




# Future Land Use Plan Case 3145-J

## Future Land Use Type

- Commercial
- Heavy Commercial
- Downtown
- Office
- Industrial
- Interstate Commercial
- Interstate Industrial
- Mixed Use
- Parks
- Public/ Semi-Public
- Residential Low Density
- Residential Medium Density
- Residential High Density



3145-J



View of subject property to the south.



View to the east.

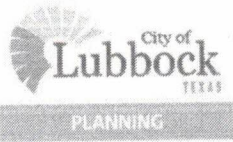


View to the north.



View to the west.





Lubbock Planning Department  
PO Box 2000 / 1314 Avenue K  
Lubbock, TX 79457  
**APPLICATION FOR ZONING CHANGE**

**Project Information**

Location or Address: 1111 19th St  
Lots/Tracts: Boyd I A BLK 1 L 3, 4, & 6 and Boyd I A BLK 1 L 5  
Survey & Abstract: \_\_\_\_\_  
Metes and Bounds Attached: Yes ☐ No ☒ Total Acreage of Request: .589 (20,264sf + 5,397sf)  
Existing Land Use: None Existing Zoning: CB-2  
Requested Zoning: CB-3  
If property is not subdivided, will a preliminary plat be submitted? Yes ☐ No ☒

**Representative/Agent Information (if different from owner)**

Firm Name: SK Architecture Group  
Name: Lori Martin  
Address: 6302 70th Street City: Lubbock State: TX  
ZIP Code: 79424 Telephone: 806-300-8151 Email: lori@skarchgroup.com  
Applicant's Signature: *Lori Martin*  
Date: 12-09-22 Printed Name: Lori Martin

**Owner Information**

Firm Name: Shift Automotive  
Owner: Beard Family Holdings LLC  
Address: 5610 58th St City: Lubbock State: TX  
ZIP Code: 79424 Telephone: 806-993-1094 Email: derekbeard1@gmail.com  
Property Owner's Signature: *Derek Beard*  
Date: 12-09-22 Printed Name: Derek Beard

**Preparer Information**

Preparer's Signature: *Lori Martin*  
Date: 12-09-22 Printed Name: Lori Martin

**For City Use Only**

Zone Case No: \_\_\_\_\_ Planning and Zoning Commission Date: \_\_\_\_\_  
Request for zoning change from: \_\_\_\_\_ To: \_\_\_\_\_  
Lots: \_\_\_\_\_ Blocks: \_\_\_\_\_  
Addition: \_\_\_\_\_

By signing this application, Applicant agrees and warrants that any and all materials submitted to the City in support or reference to this application are not protected by copyrights or, in cases of potential copyrighted materials, the Applicant is the sole owner of any copyrighted interest and grants to the City permission and license to reproduce, publish, distribute and utilize such materials.

If you have any questions pertaining to the zoning process, please contact the City of Lubbock Planning Department by phone at (806) 775 - 2108 or by e-mail at [cityplanning@mylubbock.us](mailto:cityplanning@mylubbock.us).

Staff Report		Zone Case 0774-B
Planning and Zoning Commission		February 2, 2023

**Applicant** Mitzi McEntire

**Property Owner** Mitzi McEntire

**Council District** 2

**Recommendations**

- Staff recommends denial of this request.

**Prior Board or Council Action**

- September 11, 1958, Ordinance No. 2535: The subject property was annexed into the city limits and zoned Transition District (T).
- August 27, 1959, Zone Case 0074, Ordinance No. 2883: This property was rezoned from T to Single-Family District (R-1).

**Notification Summary**

- Notifications Sent: 15
- Received In Favor: 0
- Received In Opposition: 0

**Site Conditions and History**

The subject property was platted as Martin-Ameen Addition, Block 19, Lot 14 on February 11, 1946 and is currently developed with a single-family residence, constructed in 2004.

**Adjacent Property Development**

This property is surrounded by single-family homes zoned Single-Family District (R-1).

**Zoning Request and Analysis**

*Item Summary*

The subject property is addressed as 114 82<sup>nd</sup> Street, located north of 82<sup>nd</sup> Street and east of Avenue B. The applicant requests a zone change from Single-Family District (R-1) to Garden Office District (GO).

**Current zoning:** Single-Family District (R-1)

**Requested zoning:** Garden Office District (GO)

*Intent Statements*

The intent of the current R-1 zoning is “to promote orderly and proper development of single-family residential units; to protect established and future single-family residential developments from inharmonious and harmful land uses; and to provide a “quality environment” for the residents of the district and city.”

The intent of the proposed GO zoning is “to provide for quality garden office development through proper planning and design. The regulations are intended to produce an attractive environment which will ensure the compatibility between offices and adjacent uses and promote a stable environment between residential and commercial uses. When proposed garden office development is adjacent to any residentially zoned property,

design standards and site planning shall provide for maximum compatibility with the adjacent residential zoning districts.”

*Traffic Network/Infrastructure Impacts*

The property is located north of 82<sup>nd</sup> Street, which is designated as a Principal Arterial, and east of Avenue B, which is designated as a Local Street by the Master Thoroughfare Plan, 2018. Arterials are continuous routes whose function is to serve high volume needs of local and regional traffic. Local Streets provide access to smaller, destination-oriented areas such as neighborhoods, subdivisions, or local business districts.

*Compatibility with Surrounding Property*

The proposed zone change is not compatible with the surrounding area and will change the character of the existing development.

*Conformance with Comprehensive Plan Principles and Future Land Use Map*

The Future Land Use Map designates this area for low density residential uses. The proposed zone change would not be compatible with this use.

*Conformance with Zoning Ordinance*

The proposed zone change is not in conformance with the Zoning Ordinance and will not be appropriate at the proposed location.

*Suitability of Property for Allowed Uses*

The property is not suitable for the proposed district, and would require additional improvements.

**Attachments**

- A. Case Information
- B. Thoroughfare Plan Map
- C. Aerial Map
- D. Zoning Map
- E. Future Land Use Map
- F. Photos
- G. Application and Supporting Documentation

**Staff Contacts**

Aslyn Henry  
Planner  
Planning Department  
806-775-2021  
[ahenry@mylubbock.us](mailto:ahenry@mylubbock.us)

Victor Escamilla  
Planning and Zoning Manager  
Planning Department  
806-775-3029  
[vescamilla@mylubbock.us](mailto:vescamilla@mylubbock.us)



## Case Information: Zone Case 0774-B



**Allowable Uses:** [Garden Office District \(GO\)](#)

**Transportation:** The proposed development has a point of access from 82<sup>nd</sup> Street

Thoroughfare	Existing	Per Thoroughfare Development Plan
82 <sup>nd</sup> Street <i>Principal Arterial</i>	R.O.W. 50 feet, two-lane, undivided, paved	R.O.W. 110 feet, seven- lane, undivided, paved

**Engineering Comments:** No comments.

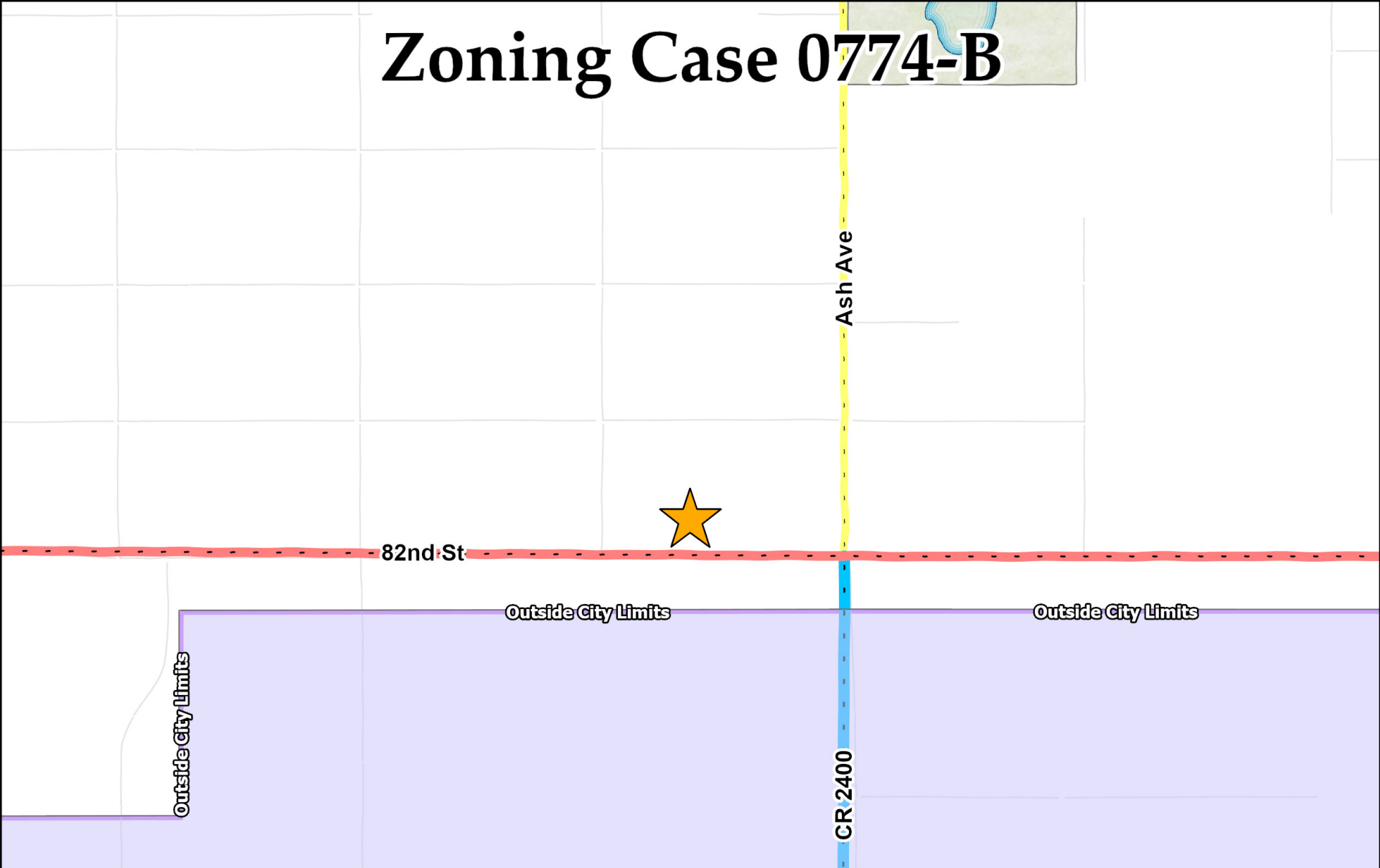
**Public Works Comments:** No comments.

**Building Safety Comments:** No comments.

**Fire Marshal Comments:** No comments.

**Draft Planning and Zoning Commission Minutes**

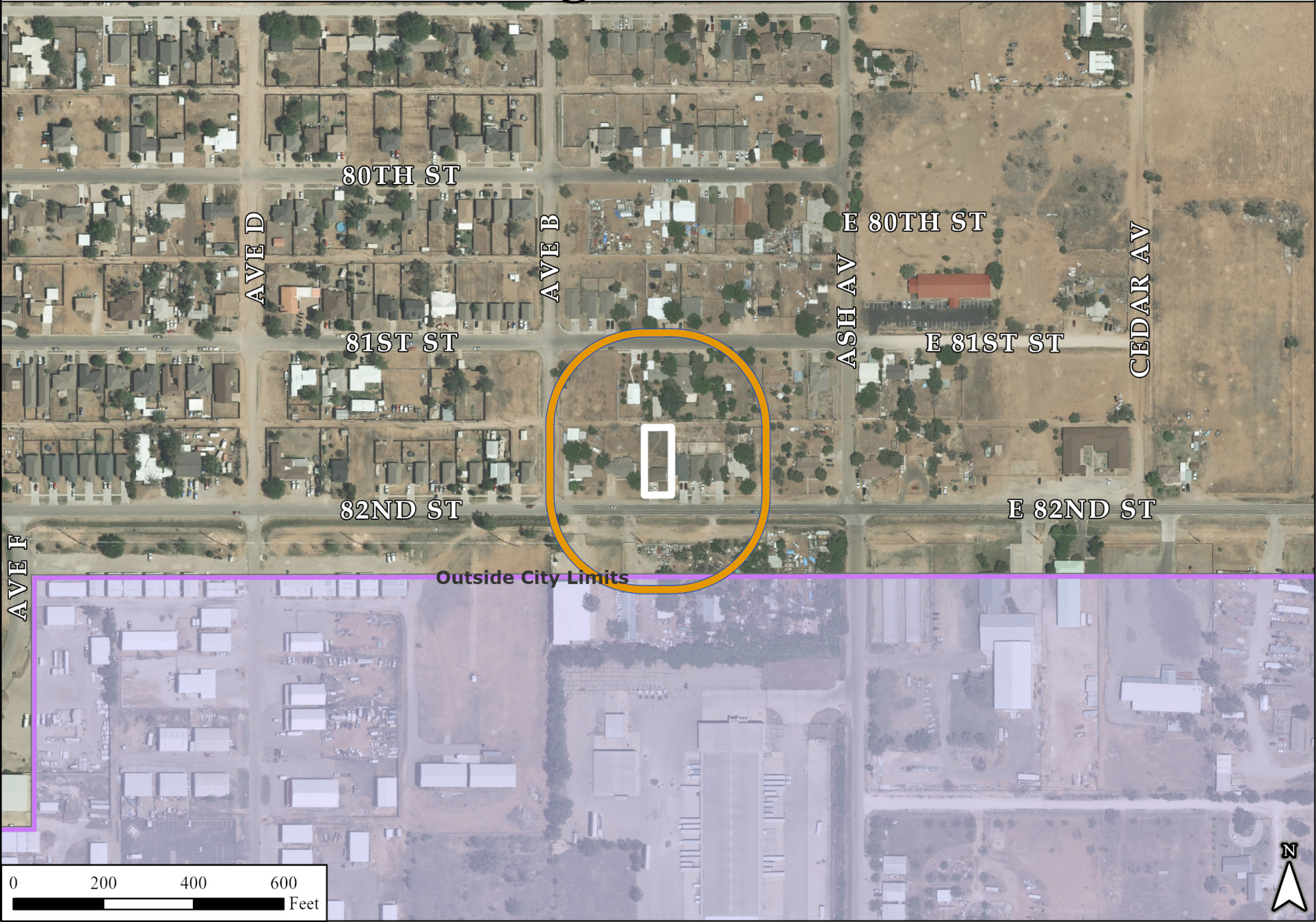
# Zoning Case 0774-B



Collector	Minor Arterial	Modified Arterial	Principal Arterial	Freeway
Completed	Completed	Partial	Completed	Completed
Partial	Partial	Future	Partial	Partial
Future	Future		Future	Proposed Outer Loop

Date Exported: January 2023

# Zoning Case 0774-B

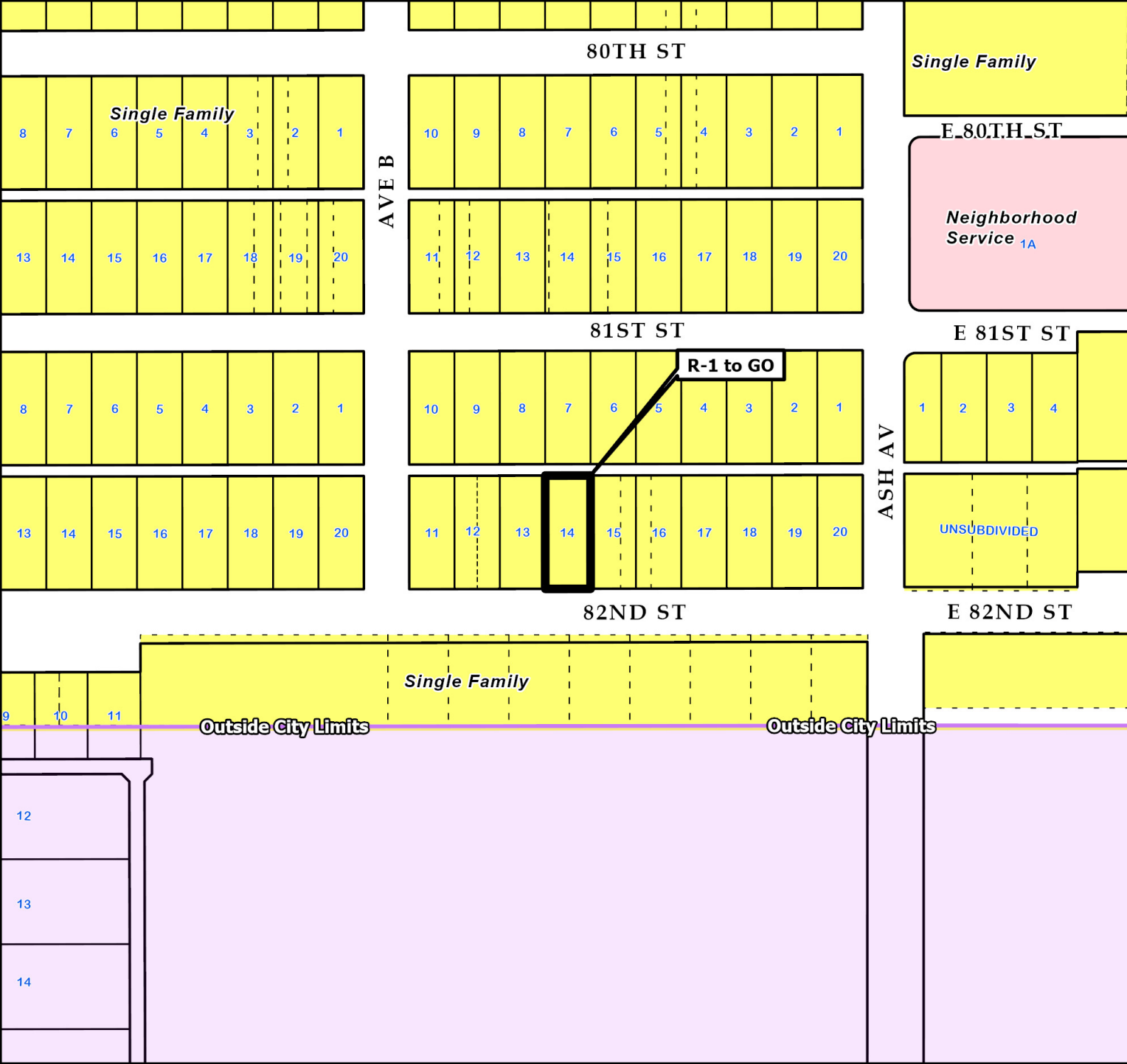


Outside City Limits

0 200 400 600 Feet





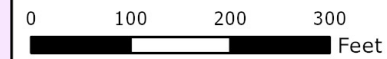


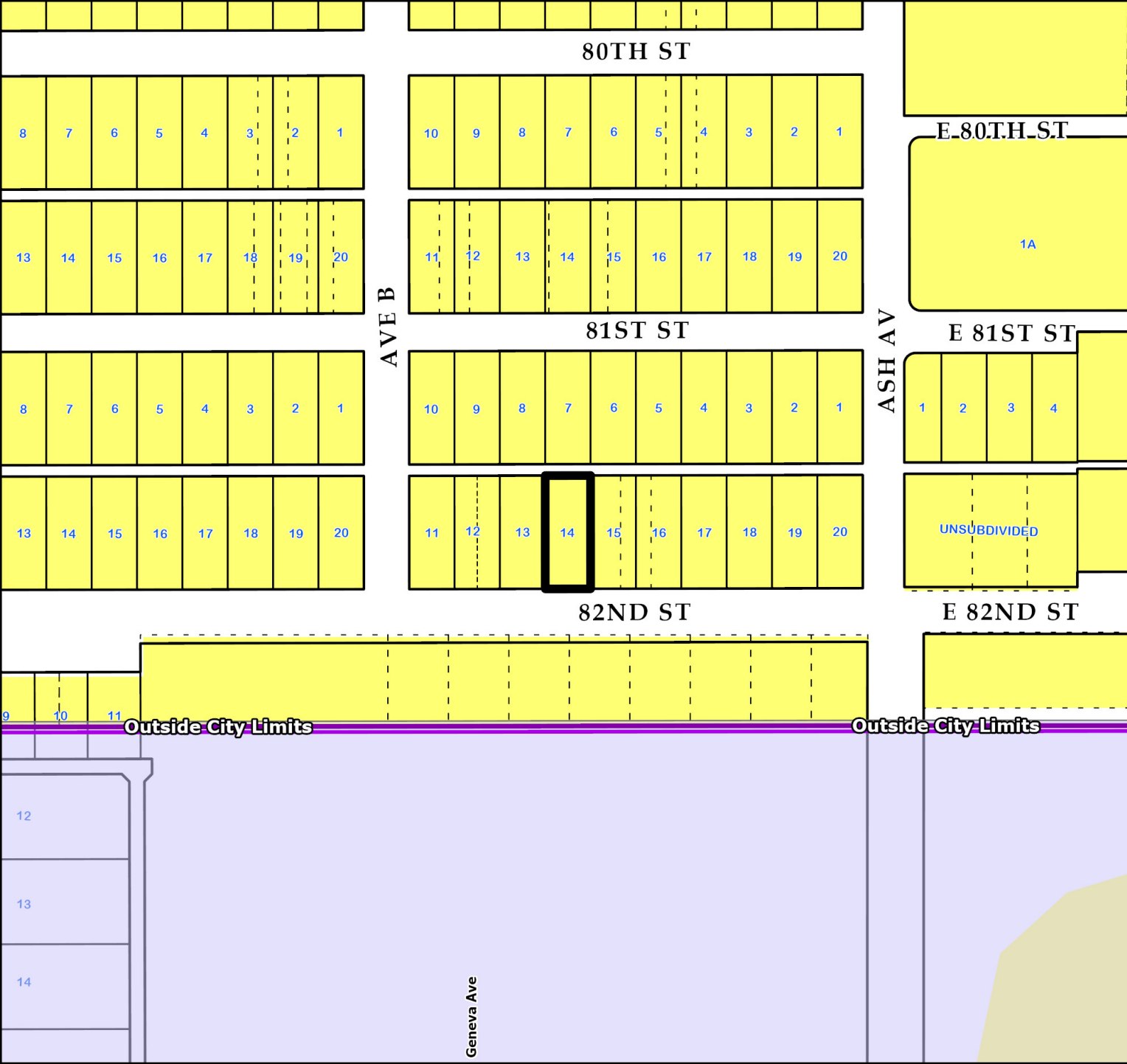
# Current Zoning

## 0774-B

### Zoning Districts

-  Neighborhood Service
-  Single Family

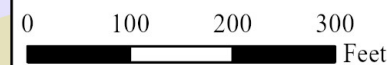




# Future Land Use Plan Case 0774-B

## Future Land Use Type

- Commercial
- Heavy Commercial
- Downtown
- Office
- Industrial
- Interstate Commercial
- Interstate Industrial
- Mixed Use
- Parks
- Public/ Semi-Public
- Residential Low Density
- Residential Medium Density
- Residential High Density







North View—Subject Property.



West View.

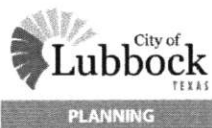


South View.



East View.

0774-B



Lubbock Planning Department  
PO Box 2000 / 1314 Avenue K  
Lubbock, TX 79457  
**APPLICATION FOR ZONING CHANGE**

**Project Information**

Location or Address: 114 82<sup>nd</sup> St  
 Lots/Tracts: Lot 14, Block 9, Martin Ameen  
 Survey & Abstract: \_\_\_\_\_  
 Metes and Bounds Attached: Yes ☐ No ☐ Total Acreage of Request: .21  
 Existing Land Use: Single Family Existing Zoning: R-1  
 Requested Zoning: Garden office  
 If property is not subdivided, will a preliminary plat be submitted? Yes ☐ No ☐

**Representative/Agent Information (if different from owner)**

Firm Name: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_  
 ZIP Code: \_\_\_\_\_ Telephone: \_\_\_\_\_ Email: \_\_\_\_\_  
 Applicant's Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_ Printed Name: \_\_\_\_\_

**Owner Information**

Firm Name: \_\_\_\_\_  
 Owner: Mitzi McEntire  
 Address: PO Box 54052 City: Lubbock State: TX  
 ZIP Code: 79453 Telephone: 806-790-5998 Email: mcentireappraisal@hotmail.com  
 Property Owner's Signature: Mitzi McEntire  
 Date: 12/5/22 Printed Name: Mitzi McEntire

**Preparer Information**

Preparer's Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_ Printed Name: \_\_\_\_\_

**For City Use Only**

Zone Case No: \_\_\_\_\_ Planning and Zoning Commission Date: \_\_\_\_\_  
 Request for zoning change from: \_\_\_\_\_ To: \_\_\_\_\_  
 Lots: \_\_\_\_\_ Blocks: \_\_\_\_\_  
 Addition: \_\_\_\_\_

By signing this application, Applicant agrees and warrants that any and all materials submitted to the City in support or reference to this application are not protected by copyrights or, in cases of potential copyrighted materials, the Applicant is the sole owner of any copyrighted interest and grants to the City permission and license to reproduce, publish, distribute and utilize such materials.

If you have any questions pertaining to the zoning process, please contact the City of Lubbock Planning Department by phone at (806) 775 - 2108 or by e-mail at [cityplanning@mylubbock.us](mailto:cityplanning@mylubbock.us).

Staff Report		Zone Case 3471-C
Planning and Zoning Commission		February 2, 2023

**Applicant** OJD Engineering, LLC

**Property Owner** Generator I, LLC

**Council District** 3

**Recommendations**

- Staff recommends approval of this request.

**Prior Board or Council Action**

- December 17, 1925, Ordinance No. 328: The subject property was annexed into the city limits.
- March 13, 1941, Original Zoning Ordinance 661: The property was zoned Apartment District (D).
- April 6, 1955, Ordinance No. 1695: The subject property was rezoned from Apartment District (D) to Multi-Family District (R-3).
- December 20, 1973, Zone Case 1927, Ordinance No. 6770: This property was rezoned from R-3 to General Retail District (C-3) Specific Use for Hotel or Motel, alcohol sales for on-premises or off-premises consumption as an incidental use.
- May 13, 1982, Zone Case 1927-A, Ordinance No. 8312: A Specific Use to allow parking and professional type office was approved.
- May 13, 1983, Zone Case 1927-B, Ordinance No. 9609: The subject property was rezoned from R-3 and C-3 to Local Retail District (C-2) Specific Use for Theater, Apartments and Staff or Visiting Artist Living Quarters.
- July 8, 2009, Zone Case 2134-D, Ordinance No. 2009-00055: A portion of the subject property was zoned from C-2 Specific Use for Theater and Staff or Visiting Artist Living Quarters to Commercial District (C-4) limited to a restaurant with a separate exterior entrance to a bar area.
- November 16, 2021, Zone Case 1927-C, Ordinance No. 2021-00164: A Specific Use for an Event Center was approved.
- September 1, 2022, Zone Case 3471: A request for a zone change from Single-Family District (R-1), R-3, C-2, and C-4 Specific Use to Central Business District, Broadway/13<sup>th</sup>/Main (CB-2) was postponed by the Planning and Zoning Commission to October 6<sup>th</sup>, 2022.
- October 6, 2022, Zone Case 3471-A: A request for a zone change from Single-Family District (R-1), R-3, C-2, and C-4 Specific Use to Commercial-Apartment District (CA) and Planned Development District (PD) was withdrawn by the applicant prior to the October 6<sup>th</sup>, 2022 meeting.
- November 3, 2022, Zone Case 3471-B: The Planning and Zoning Commission recommended denial for a zone change from Commercial District (C-4) Specific Use, Local Retail District (C-2) Specific Use, Multi-Family District (R-3) and Single-Family District (R-1) to Commercial-Apartment District (CA) and Planned Development District (PD) by a vote of 3-6-0. The request was withdrawn prior to consideration by City Council.

**Notification Summary**

- Notifications Sent: 29
- Received In Favor: 0
- Received In Opposition: 15 (8 from outside the notification boundary)

**Site Conditions and History**

The subject property was originally platted on June 24, 2005 as Ellwood Place Installment No. 2, Block 7, Lots 1 - 4 and is currently legally described as Ellwood Place Addition, Block 7, the north 234 feet of Lots 1-3 & the west 83.5 feet of the south 141 feet of Lot 3 & the west 94 feet of the south 129 feet of Lot 4 & the south

111.5 feet of the east 100 feet of Lot 4 and the north part of the East 100 feet of Lot 4. Since original subdivision, the subject property has been developed with a hospital, commercial retail, a restaurant and bar and student center.

### **Adjacent Property Development**

The property to the east is zoned Apartment Medical District (AM) Specific Use and is developed with a hotel. The properties east and south of the parking lots are zoned Single-Family District (R-1) and are developed with residential homes. The properties to the west are zoned R-3 and R-1 and are developed with residential homes and a student center. The property to the north is zoned R-1 and is developed with Texas Tech University.

### **Zoning Request and Analysis**

#### ***Item Summary***

The subject property is addressed as 2601, 2605 and 2615 19<sup>th</sup> Street and is generally located between 19<sup>th</sup> Street and 20<sup>th</sup> Street, west of University Avenue. The applicant requests a zone change from C-4 Specific Use, R-3, C-2 Specific Use and R-1 to Commercial-Apartment District (CA) and Family Apartment District (A-1) with a Planned Development (PD).

**Current zoning:** Commercial District (C-4) Specific Use, Local Retail District (C-2) Specific Use, Multi-Family District (R-3) and Single-Family District (R-1)

**Requested zoning:** Commercial-Apartment District (CA) and Family Apartment District (A-1) with a Planned Development District (PD)

#### ***Intent Statements***

The intent of the current C-4 zoning is, "...to provide for heavy retail and wholesale commercial uses which serve a city-wide or regional area. Such districts should have frontage on regional thoroughfares such as state or federal highways. Because of the heavy commercial nature of the permitted uses, compatibility with adjacent residential areas should be carefully considered."

The intent of the current Specific Use zoning is, "...to provide for design and land use flexibility in the various districts. This district provides for variations in the land use standards within the [zoning] ordinance, provided the intent, principles, and innovations of modern urban planning and design are used. The regulations require specific site planning on all aspects of proposed development to ensure that any variations of land uses or land use standards will be in harmony with the purposes and objectives of the zoning ordinance."

The intent of the current C-2 zoning is, "...to provide limited local retail and service commercial uses which serve one of several neighborhoods. Such districts may be located on existing thoroughfares or at the intersections of major thoroughfares."

The intent of the current R-3 zoning is, "...The uses and regulations for this district shall be the same as "A-2" High-Density Apartment District."

The intent of the current R-1 zoning is, "...to promote orderly and proper development of single-family residential units; to protect established and future single-family residential developments from inharmonious and harmful land uses; and to provide a "quality environment" for the residents of the district and city."

The intent of the proposed CA zoning is, "...to allow residential-commercial buildings to develop within or adjacent to commercial districts. Commercial uses should be compatible with residential uses. When proposed development is adjacent to any residentially zoned property, the proposed development shall be designed to provide for maximum compatibility with the adjacent development. Architectural design, landscaping, screening, and parking areas shall be properly provided to ensure maximum protection of lower-density uses."

The intent of the proposed A-1 zoning is, "...to promote medium-density, multiple-occupancy development. The regulations are designed to promote family-oriented development, which provides the occupants with the proper environmental quality, and compatibility with lower-density development. The purpose of this district is not to isolate multi-family units, but to encourage compatible residential land uses through effective planning and

urban design. When adjacent to “RR,” “R-1,” “R-1A,” or “R-2” zoned property, the proposed development in this district shall be so designed to provide for maximum compatibility with adjacent development. Architectural design, landscaping, screening, and parking areas shall be properly provided to ensure maximum protection of lower-density uses.”

The intent of the proposed PD regulations are, “...to provide a zoning regulatory process that encourages planning and design, resulting in plans for particular sites that fulfill the goals and objectives of the Comprehensive Plan while allowing for development that could not normally be achieved under conventional zoning regulations. It is the further intent of these regulations to permit development in accordance with such plans for particular sites, provided that the plans are prepared and adopted in accordance with the regulations in this Article.”

#### *Traffic Network/Infrastructure Impacts*

The subject property is along both 19<sup>th</sup> Street and 20<sup>th</sup> Street with 19<sup>th</sup> Street designated as a Principal Arterial and 20<sup>th</sup> Street designated as a Local Street by the Master Thoroughfare Plan, 2018. Arterial streets provide connectivity across the transportation network, and are continuous routes whose function is to serve high volume needs to local traffic and regional traffic. Local Streets provide access to smaller, destination-oriented areas, such as neighborhoods, subdivisions or local business districts.

#### *Compatibility with Surrounding Property*

The proposed zone change is compatible with the surrounding area. There is an apartment complex to the west and a hotel to the east with Texas Tech University to the north. The applicant is proposing apartments for student housing.

#### *Conformance with Comprehensive Plan Principles and Future Land Use Map*

The Future Land Use Map designates the subject property on 19<sup>th</sup> Street for “Commercial” land uses and the subject property on 20<sup>th</sup> Street for “Low Density Residential” land uses. The proposed zone change to CA with a PD would be in conformance with the Commercial designation, as it would allow a mixed use of commercial and apartment living. Although the proposed zone change to A-1 on 20<sup>th</sup> Street is not in conformance with the designation of low-density residential land uses, the Planned Development will establish restrictions to the design, creating units that conform in size and scale to the established homes on this street.

#### *Conformance with Zoning Ordinance*

The proposed zone change is in conformance with the zoning ordinance and is appropriate adjacent to other established residential and commercial zoning and uses.

#### *Suitability of Property for Allowed Uses*

The property is suitable for the proposed use and may require additional improvements.

#### **Attachments**

- A. Case Information
- B. Thoroughfare Plan Map
- C. Notification Map
- D. Aerial Map
- E. Zoning Map
- F. Future Land Use Map
- G. Photos
- H. Application and supporting documentation
- I. Response Letters

#### **Staff Contacts**

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## Case Information: Zone Case 3471-C



**Allowable Uses:** [CA Commercial-Apartment District](#), [A-1 Family Apartment District](#)  
[PD Planned Development District](#)

**Transportation:** The proposed development has points of access from 19<sup>th</sup> Street.

Thoroughfare	Existing	Per Thoroughfare Development Plan
19 <sup>th</sup> Street, <i>Principal Arterial, Completed</i>	R.O.W. 110 feet, seven-lane, undivided, paved	R.O.W. 110 feet, seven-lane, undivided, paved

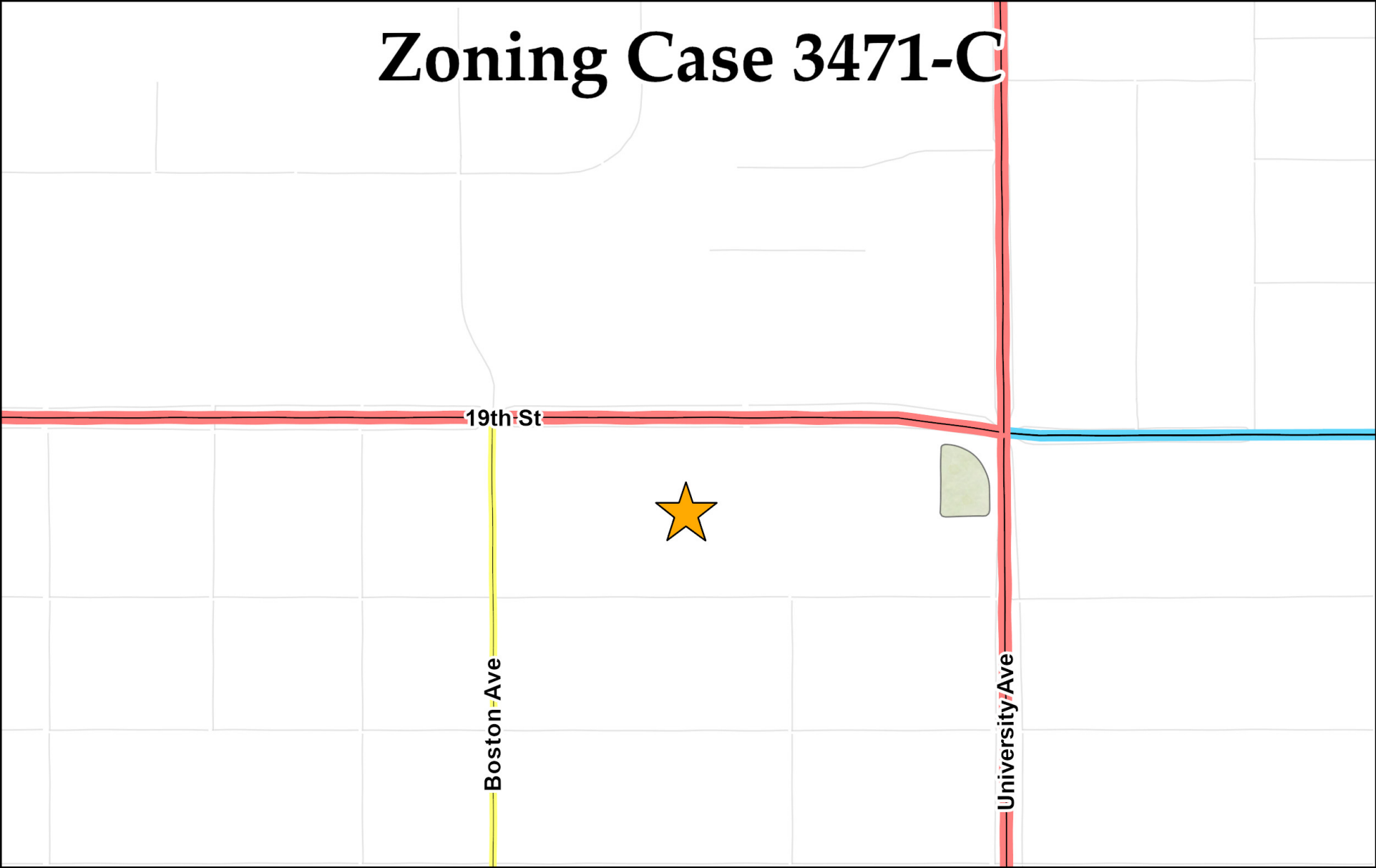
**Engineering Comments:** No comments.

**Public Works Comments:** No comments.

**Building Safety Comments:** No comments.

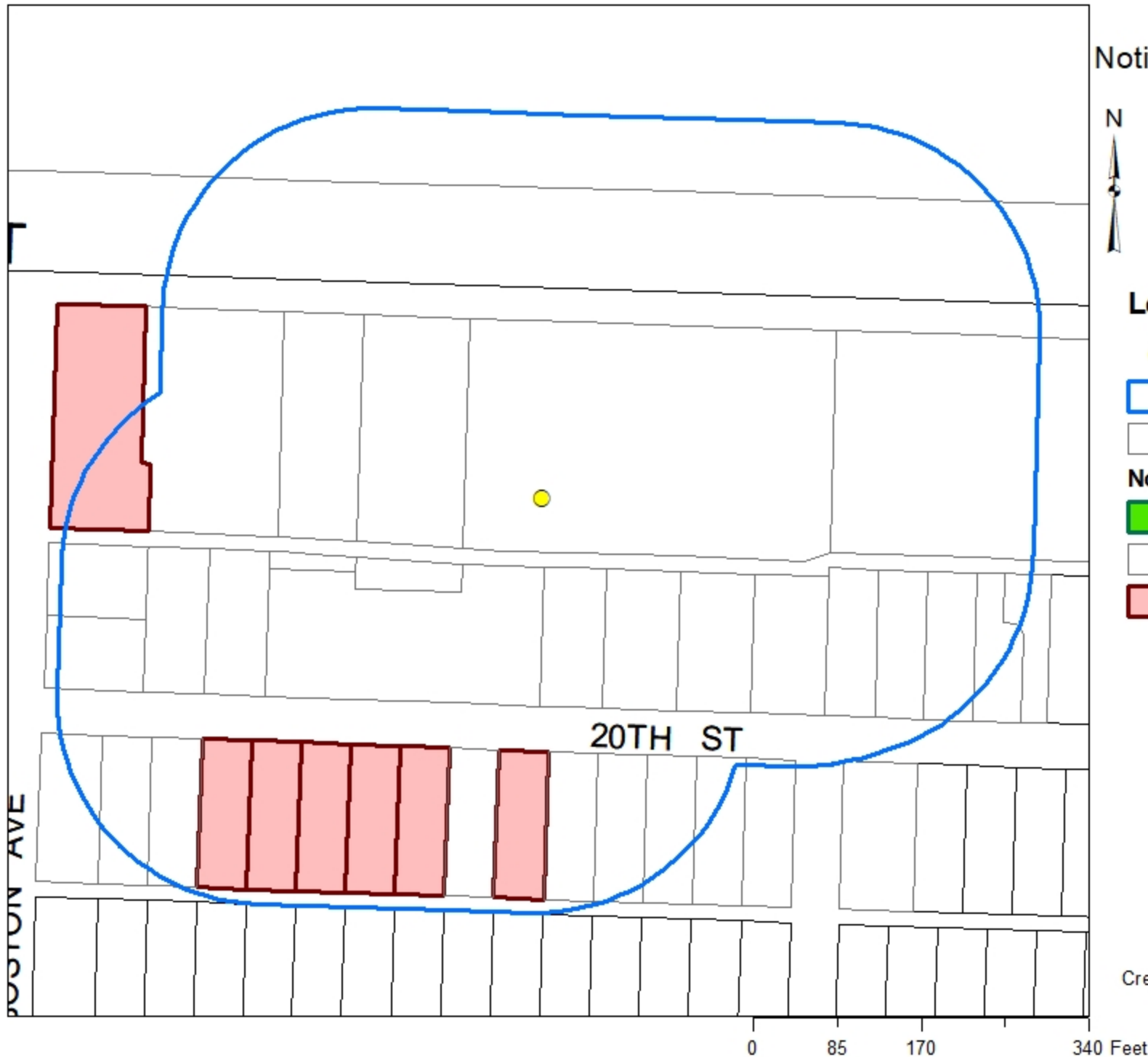
**Fire Marshal Comments:** No comments.

# Zoning Case 3471-C



Collector	Minor Arterial	Modified Arterial	Principal Arterial	Freeway
Completed	Completed	Partial	Completed	Completed
Partial	Partial	Future	Partial	Partial
Future	Future		Future	Proposed Outer Loop

# PZC Mailout Notifications Received



Created by Planning Department  
Date: 1/27/2023



# Zoning Case 3471-C










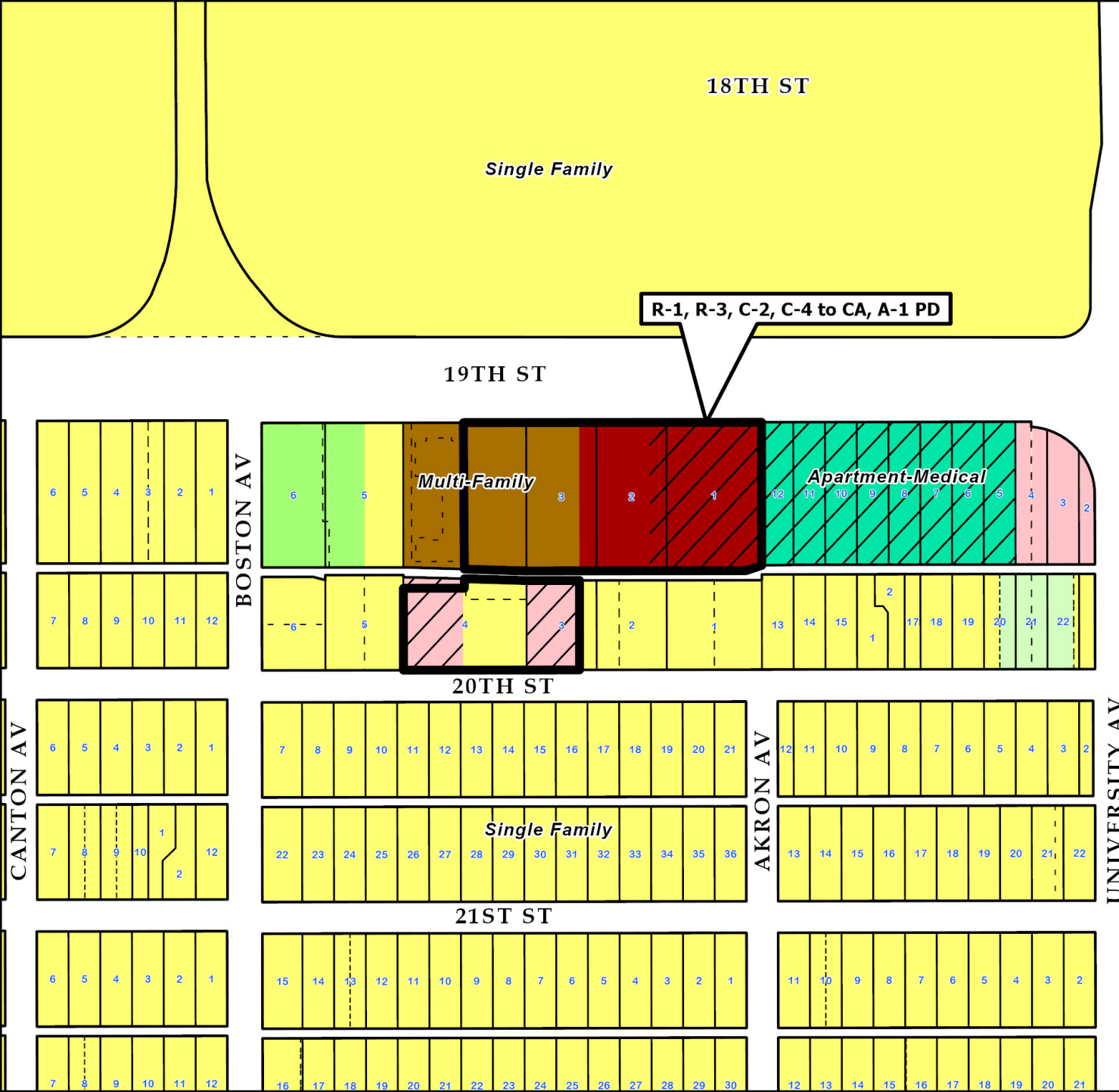


# Current Zoning

## 3471-C

### Zoning Districts

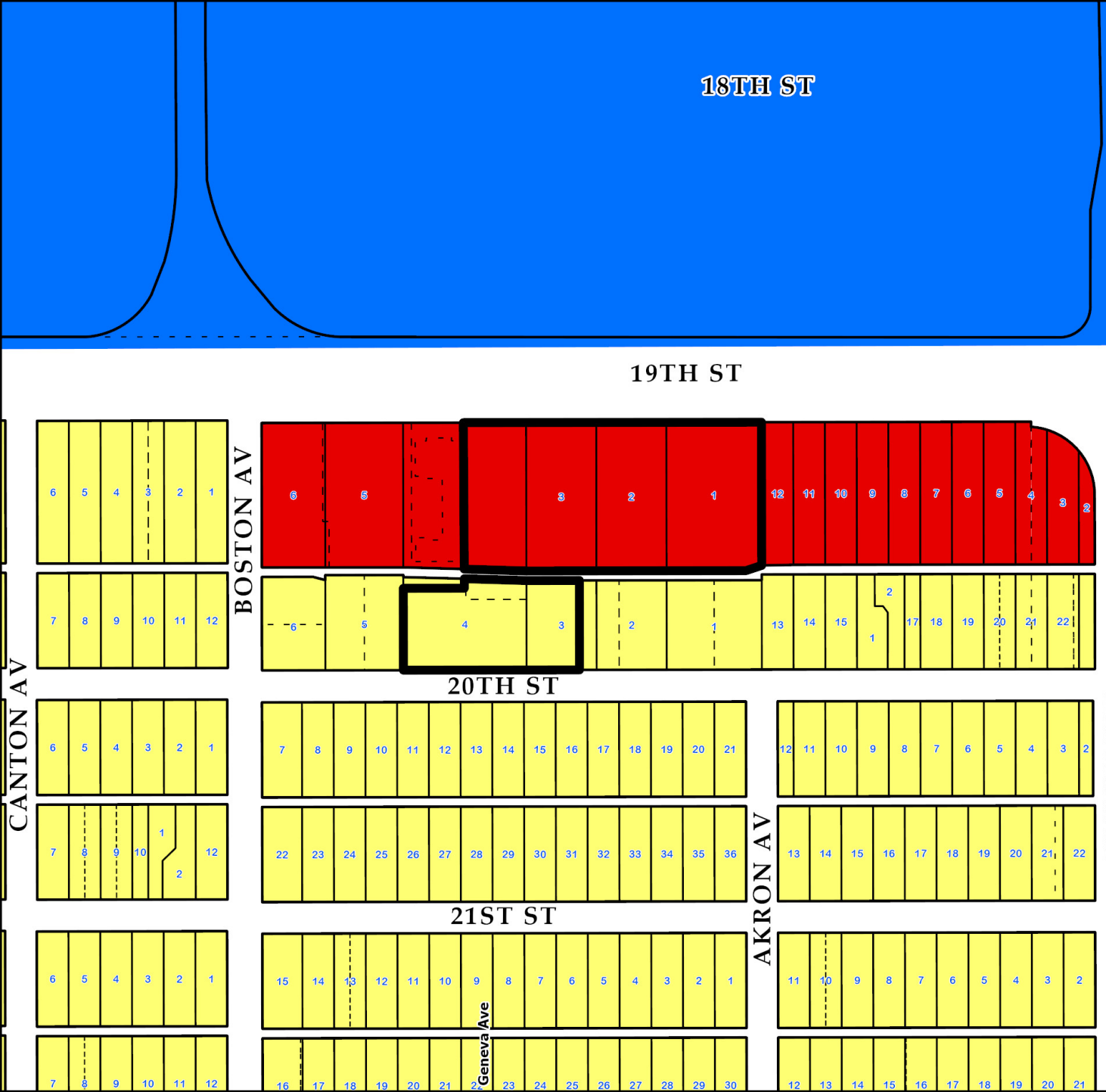
-  Family Apartment
-  High Density Apartment
-  Apartment-Medical Specific Use
-  Local Retail
-  Local Retail Specific Use
-  Commercial
-  Commercial Specific Use
-  Single Family
-  Multi-Family



0 100 200 300 Feet







# Future Land Use Plan Case 3471-C

## Future Land Use Type

- Commercial
- Heavy Commercial
- Downtown
- Office
- Industrial
- Interstate Commercial
- Interstate Industrial
- Mixed Use
- Parks
- Public/ Semi-Public
- Residential Low Density
- Residential Medium Density
- Residential High Density



0 100 200 300  
Feet



3471-A



Subject property. View to the South.



Subject Property. View to the South.



Subject Property. View to the south.



Subject Property. View to the south.

3471-A



View to the east.



View to the west.



View to the north.



3471-A



Parking. View to the North.



View to the east.



View to the south.



View to the west.





# Up Campus @ Texas Tech

## 19th Street Mixed-Use Student Housing

## 20th Street Apartment Homes

Lubbock, TX

Texas Tech Campus

Up Campus Student Housing

Planning and Zoning Package



Submitted For February 2, 2023 PZC on December 28, 2022  
with supplemental slides for February 2, 2023 presentation added







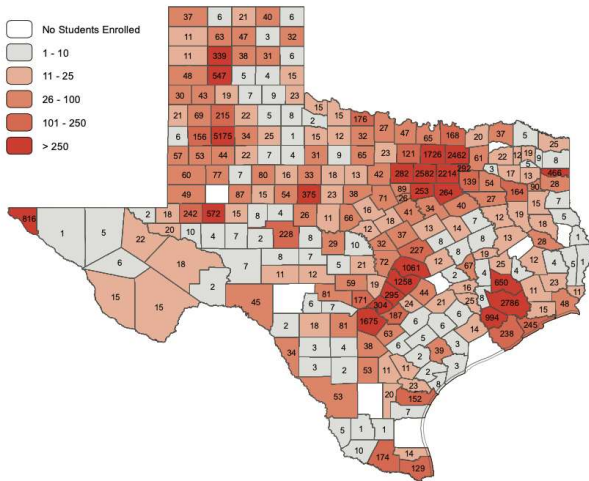
## Texas Tech University Lubbock, TX Fall 2022

Enrollment Trends	2017	2018	2019	2020	2021	2022F	2023F	2024F	2025F	2026F
Enrollment	36,996	38,209	38,742	40,322	40,602	41,349	41,992	42,672	43,268	43,826
Enrollment Change	445	1,213	533	1,580	280	747	643	680	596	558
Enrollment Growth	1.2%	3.3%	1.4%	4.1%	0.7%	1.8%	1.6%	1.6%	1.4%	1.3%

<http://techdata.irs.ttu.edu/DiversityDashboard/Home.html>



## Fall 2020 Distribution of Total Enrollment from Texas by County



13

<https://www.depts.ttu.edu/irim/NEWFACTBOOK/FactSheets/FactSheet-Fall2020.pdf>

STATE	COUNTY	STNAME	CTYNAME	POPESTIMATE2010	POPESTIMATE2020	% Increase 2010 to 2020
48	3	Texas	Andrews County	14,849	18,879	27.10%
48	31	Texas	Blanco County	10,501	12,269	16.80%
48	39	Texas	Brazoria County	314,499	380,518	21.00%
48	65	Texas	Carson County	6,164	5,854	-5.00%
48	71	Texas	Chambers County	35,452	45,590	28.60%
48	85	Texas	Collin County	787,102	1,072,069	36.20%
48	91	Texas	Comal County	109,311	164,812	50.80%
48	121	Texas	Denton County	665,833	919,324	38.10%
48	139	Texas	Ellis County	150,408	191,760	27.50%
48	157	Texas	Fort Bend County	590,177	839,706	42.30%
48	167	Texas	Galveston County	292,492	345,089	18.00%
48	173	Texas	Glasscock County	1,232	1,439	16.80%
48	187	Texas	Guadalupe County	132,581	170,608	28.70%
48	209	Texas	Hays County	158,086	241,365	52.70%
48	257	Texas	Kaufman County	103,880	143,198	37.80%
48	259	Texas	Kendall County	33,594	48,523	44.40%
48	329	Texas	Midland County	136,987	177,863	29.80%
48	339	Texas	Montgomery County	459,223	626,351	36.40%
48	367	Texas	Parker County	117,324	148,198	26.30%
48	383	Texas	Reagan County	3,353	3,833	14.30%
48	397	Texas	Rockwall County	78,971	109,888	39.10%
48	444	Texas	Tarrant County	1,074,907	1,300,503	26.20%
48	491	Texas	Williamson County	426,568	617,855	44.80%
48	493	Texas	Wilson County	43,054	52,023	20.80%
48	501	Texas	Yoakum County	7,852	8,702	10.80%

## Fall 2020 Enrollment by Fastest Growing, Highest HHI Texas Counties

Rank	County	Median Household Income	% Prem. to US Median	Undergrad.	Graduate	Law	Total
1	Rockwall	\$102,800	56%	270	21	1	292
2	Collin	\$101,800	55%	2,300	141	21	2,462
3	Fort Bend	\$99,966	52%	930	59	5	994
4	Kendall	\$97,354	48%	160	9	2	171
5	Denton	\$91,718	40%	1,574	140	12	1,726
6	Williamson	\$91,018	39%	986	70	5	1,061
7	Chambers	\$90,006	37%	13	2	0	15
8	Midland	\$86,359	32%	488	78	6	572
9	Montgomery	\$85,960	31%	594	50	6	650
10	Comal	\$85,905	31%	281	20	3	304
11	Parker	\$84,456	29%	260	21	1	282
12	Brazoria	\$84,047	28%	216	21	1	238
13	Glasscock	\$83,243	27%	14	1	0	15
14	Travis	\$83,146	27%	1,102	136	20	1,258
15	Ellis	\$81,496	24%	235	27	2	264
16	Wilson	\$80,121	22%	51	10	2	63
17	Andrews	\$78,706	20%	45	2	2	49
18	Galveston	\$78,479	20%	223	18	4	245
19	Carson	\$77,421	18%	36	2	0	38
20	Guadalupe	\$76,773	17%	168	18	1	187
21	Hays	\$75,050	14%	270	23	2	295
22	Reagan	\$74,770	14%	5	2	0	7
23	Kaufman	\$74,731	14%	123	16	0	139
24	Blanco	\$73,776	12%	19	0	0	19
25	Yoakum	\$73,525	12%	52	3	2	57
Total				10,415	890	98	11,403
% of Total Enrollment:				25.8%	2.2%	0.2%	28.3%

<https://www.edsurge.com/news/2019-09-12-to-retain-college-students-look-to-academic-support-and-campus-activities-new-report-finds>

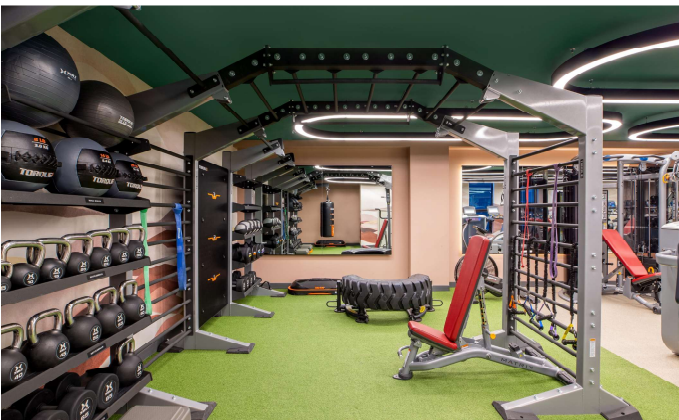


## Growth of TTU Enrollment and Enrollment by County





## 19th and 20th Street Developments | Lubbock, TX January 26, 2023

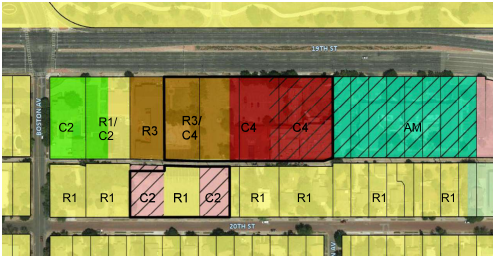
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ZONING KEY	
	C-4: No Height Limit
	C-2: No Height Limit
	R-3
	R-1









Existing Street View at 20th Street (100+ parking spaces)



Future Street View at 20th Street



Existing Street View at 19th Street



Future Street View at 19th Street

OLD PLAN - 20th Street View



NEW PLAN - 20th Street View



OLD PLAN

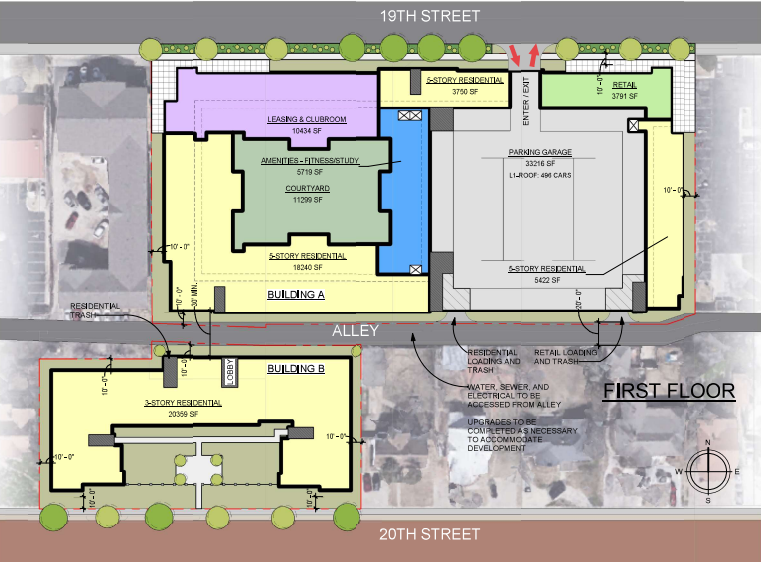


NEW PLAN: Increased front setback, Preserve/extend existing wall

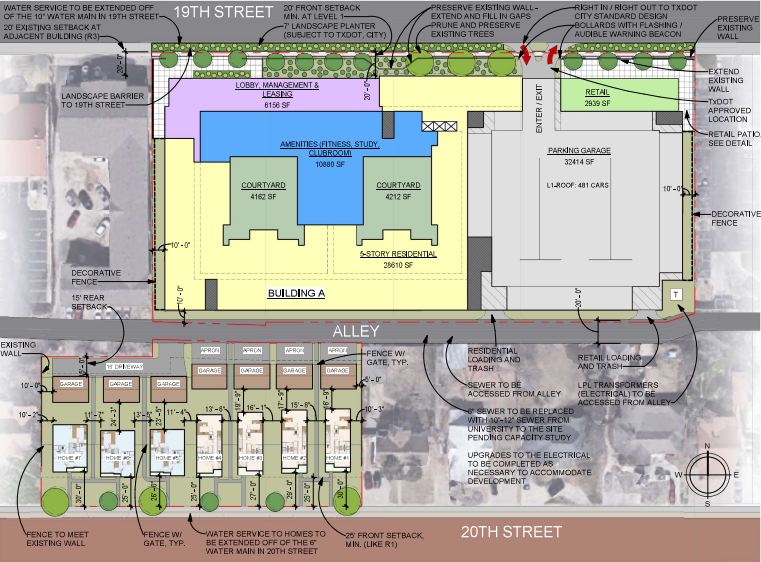




OLD PLAN: All PD-CA both sides of alley

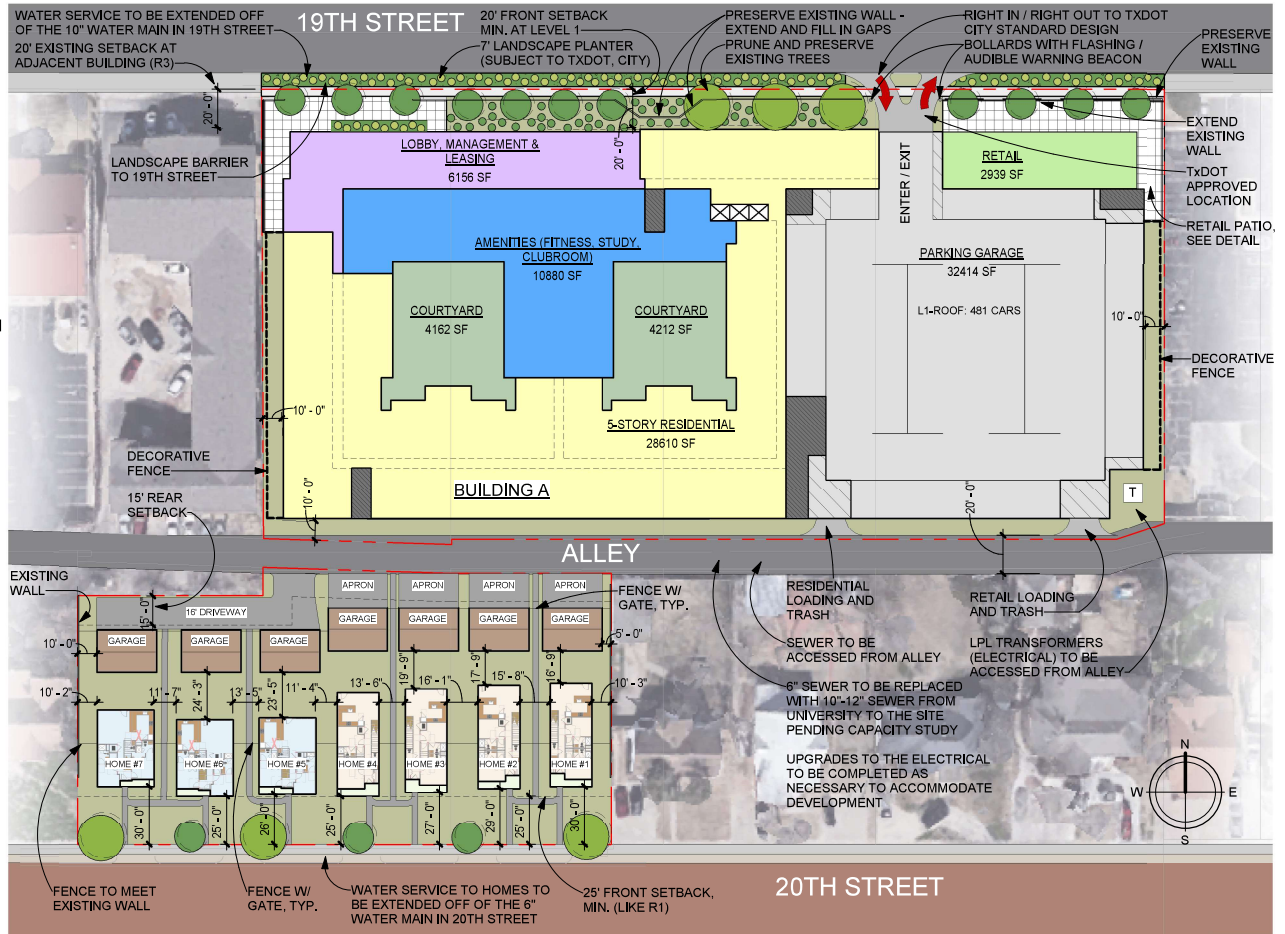


NEW PLAN: PD-CA along 19th Street, PD-A1 along 20th Street



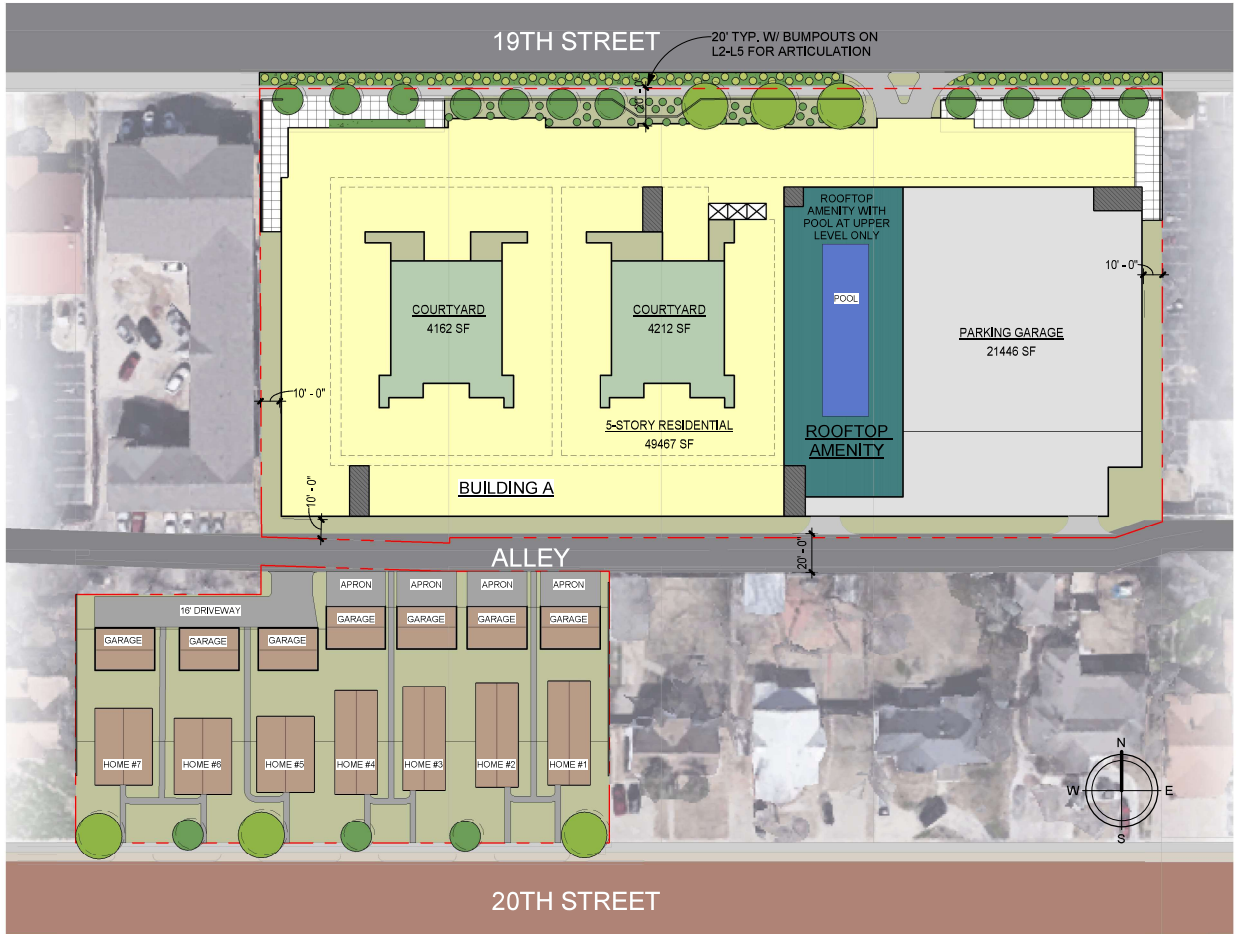
PD-A1

DETACHED  
HOMES ON  
20TH STREET



PD-CA  
MULTIFAMILY  
APARTMENT  
BUILDING A ON  
19TH STREET

PD-A1  
DETACHED  
HOMES ON  
20TH STREET



PROJECT SUMMARY:

19<sup>th</sup> Street part: Commercial-Apartment District (CA) with a Planned Development (PD)

- A Planned Development (PD) with an underlying Commercial Apartment (CA) zoning district **will allow effective implementation of a Mixed-Use Residential over Retail project** consistent with smart growth objectives to provide housing, retail-restaurant near Texas Tech campus.
- The proposed development will consist of apartment units, off-street parking, indoor-outdoor Amenity space, public Retail space, and an **improved streetscape with planters, trees, and benches along 19<sup>th</sup> Street.**
- Parking for Building A is entirely provided by the parking garage on the PD-CA lot. Building A will access 19th street as shown, and the location was approved via email by TxDOT.
- The plans incorporate multiple **Open Spaces** inside and outside the project in the form of exterior courtyards, rooftop amenity spaces, indoor/outdoor fitness area for resident use, and an outdoor Retail Plaza that will incorporate important **"Plains Hospital"** architectural elements, including the "Plains Hospital" concrete frieze above the door, the "Medallion", and important cast sills, cornices.
- The Retail outdoor Plaza provides a central place for the neighborhood gathering – the Plaza can be named in conjunction with the Tech Terrace neighborhood committee
- This mixed-use primarily residential development will serve as a transition from the adjacent hotel commercial use to east, institutional residential use (Texas Tech) to the north, the apartments to the west, down towards the detached residential uses to the south.
- **Texas Tech University** *will continue to grow*, along with the need for purpose-built student housing and this development provides safe and pedestrian-oriented housing for students.
- Building mechanical units to be placed as to not be visible from street-level.
- Dumpsters for Trash collection to be housed inside parking garage and trash room serviced from Alley.
- The Alley will be improved and widened along the length of the project, and power lines along north side of alley are intended to be undergrounded per discussions with LPL.

20<sup>th</sup> Street part: Family Apartment District (A-1) with a Planned Development (PD)

- A Planned Development (PD) with an underlying Family Apartment District (A-1) zoning district **will allow effective matching of use and transition of height, density with Detached Homes adjacent to the R-1 homes to the east and west** (mostly rental homes with more than 2 unrelated persons in them).
- The proposed development will consist of Detached Homes, detached Garages along the Alley, and improved streetscape with trees along 20<sup>th</sup> Street. (There will be no driveways to 20<sup>th</sup> Street)
- Parking for Detached Homes is entirely provided by the garages on the PD A-1 lot (the parking for the Homes is not on 19<sup>th</sup> Street side).
- The Alley will be improved and widened along the length of the project, and power lines along north side of alley are intended to be undergrounded per discussions with LPL.

PROJECT ACCESS & UTILITIES SUMMARY:

- Street:
  - Building A will access 19th street as shown, and location was approved via email by TxDOT.
  - Detached Homes.
  - Service vehicles will access both buildings from the Alley.
- Water Utility:
  - Building A will access the 10" water main that is in 19th Street. Upgrades to this water main will be completed as necessary to accommodate the development.
  - Detached Homes will access the 6" water main that is in 20th Street.
- Sanitary Sewer Utility:
  - Building A will access the sanitary sewer main that is in the alley. The 6" clay pipe will be replaced as needed with a up to 12" PVC pipe from University Avenue to the site to accommodate the development.
  - Detached Homes will access the sanitary sewer main that is in the alley. The 6" clay pipe will be replaced with a 12" PVC pipe from University Avenue to the site to accommodate the development.
- Electrical Utility:
  - Building A will access the electrical that is in the alley. Upgrades to the electrical system will be completed as necessary to accommodate the development.
  - Detached Homes will access the electrical that is in the alley. Upgrades to the electrical system will be completed as necessary to accommodate the development.



**Proposed Deviations of the PD from the underlying CA Zoning District Standards and UDC intent**

This second table is for the MULTIFAMILY APARTMENT building along 20th Street: **Proposed Zoning PD-CA**

Section	Zoning Criteria	Existing Zoning: C4 (primary existing zoning)	Base Zoning District (CA) requirement	Unified Development Code (HDR)	Proposed PD-CA	Deviation from CA zoning? (any deviation from UDC?)
40.03.2233	<b>Permitted Uses</b> (examples)	Autoshops, RV Sales, Building Supply, Bus Station, Feed store, Furniture Store, Garden Center, Gas station, Golf driving range, Home improvement center, Hotel-Motel, Lab-Chemical, Laundry, Lumber Yard, Office/Warehouse, Public utility installations, Restaurants, Tattoo studio, Vet...	Any use in A-2 (High Density Apartment District), Restaurants, Shops, Grocery (<3,000 sf)	Mixed housing types, including mid-rise apartments located in a planned development, mixed-use Buildings are constructed to the street edge, occupy 80% or more of lot, building mass height scale transition to neighboring land uses Vertical Mixed-Use HDR, FAR 4.0	Mixed-use Residential over Retail-Commercial-Restaurant	Complies, no deviation
40.03.1156	<b>Yard requirements</b>					
	Front yard	43 feet, or no less than <u>average</u> of adjacent lots (20 ft to west on Apartments, 40 feet to east on Hotel = 30 feet)	43 feet, or no less than <u>average</u> of adjacent lots (20 ft to west on Apartments, 40 feet to east on Hotel = 30 feet)	10 feet	20 feet typical	Reduction from 30 Feet to 20 Feet
	Rear yard	None, except adjacent to R, shall be 10 feet for 2-story structure	None, except 5 feet to any street; adjacent to R-1 shall be 1 ft	20 feet adjacent to Non-Res, 50 feet adjacent to Res	10 feet (on north side of Alley) 10 feet (on south side of Alley)	Yes, but Existing Godbold buildings are 3.5 over the Property line
	Side yard	None, except adjacent to R, shall be 10 feet for 2-story structure	None, except 5 feet to any street	15 feet adjacent to Non-Res, 50 feet adjacent to Res	10 feet	<b>Yes, but existing adjacent buildings all deviate (see aerial below)</b>
	Projections	Cornices, eaves: 2 ft ; Balconies: 4 ft	Cornices, eaves: 2 ft ; Balconies: 4 ft		Cornices, eaves: 2 ft ; Balconies: 4 ft	Complies, no deviation
40.03.1157	<b>Lot width</b>	No minimum	No minimum	40 feet	As shown	Complies, no deviation
40.03.1158	<b>Lot area</b>	No minimum	No minimum	N/A	Land Area (north of Alley): 109,872 SF (Total site: 3.397 Ac (147,994	Complies, no deviation
40.03.1159	<b>Lot coverage</b>	No lot coverage requirement	No lot coverage requirement	No lot coverage requirement	Coverage: 74% (Building A: 80,925 SF ; Land area: 109,872 SF)	Complies, no deviation
40.03.1160	<b>Floor area ratio</b>	No floor area ratio requirement	No floor area ratio requirement (hence, no density or intensity limits)	4.0 FAR x 147,994 SF (3.397 Acres) = 591,976 SF Allowed	Floor Area Ratio: 260,000 SF Max; 2.39 FAR max	Complies, no deviation from CA
40.03.1161	<b>Height limit</b>	No height limit, 24' adjacent to R-1, except no height limit, but +2 feet for each 1 foot above 24 ft ( <b>57-68 Feet tall possible</b> )	No height limit	60 feet	59'-11" feet for Building A Residential Roof;  South face of Parking Deck is < 60 Feet	Complies, no deviation from CA ; Complies with UDC intent
40.03.1162	<b>Parking</b>	Total Generally 1 per 300 SF of floor area Residential Retail	456 444 13	368 356 13	481 466 15	Complies, no deviation Complies, no deviation Complies, no deviation
40.03.1163	<b>Landscaping</b>					
	Open space	5% of total development area	20% of Total dev't area (21,974 SF Required, 25% at Ground)	5% Common Open Space	22,000+ SF Open Space provided over 1/4 of Open Space requirement is at Ground Level	Complies, no deviation Complies, no deviation
	Parkway area Irrigation		Shall be landscaped and permanently maintained Required	Required	Shall be landscaped and permanently maintained Provided	Complies, no deviation Complies, no deviation
40.03.1164	<b>Vision clearance</b>					
	Front yards, Fences Front yards, Fences		No wall, fence in front yard higher than 4.5' at front yard No wall, fence in front yard higher than 4.5' at front yard		Plan complies, No Fence in 19th Street Front Yard  Aluminum Picket Fence along Side Yards for Building A (behind Retail, Lobby) Aluminum Picket Fence along Rear Yard for Building A (Along Alley, except none at Garage)	Complies, no deviation (Final landscape plans to comply)
	Parkway area Irrigation		No ground signs, landscaping obstructions (shrubs, plants, evergreens)		Plan complies	Complies, no deviation (Final landscape plans to comply)

Proposed Deviations of the PD from the underlying A1 Zoning District Standards and UDC intent

Version 5

Site on 20th Street  
Purpose of PD-A1 A1 Zoning (similar to R1, but allows more than 2 unrelated)

Site on 19th Street  
Purpose of PD-CA: Commercial-Apartment (CA) zoning: To allow residential-commercial buildings to develop within or adjacent to commercial districts. Commercial uses should be compatible with residential uses. When proposed development is adjacent to any residentially zoned property, the proposed development shall be designed to provide for maximum compatibility with the adjacent development. Architectural design, landscaping, screening, and parking areas shall be properly provided to ensure maximum protection of lower-density areas.

Unified Development Code (UDC) zoning: The provisions of the UDC are specifically intended to implement the relevant priorities of [Plan Lubbock 2040](#), a [Comprehensive Plan for the Future](#)

This first table is for the DETACHED HOMES along 20th Street: Proposed Zoning PD-A1

Section	Zoning Criteria	Existing Zoning: C2, R1 (primary existing zoning)	Base Zoning District (A1) requirement	Unified Development Code ( )	Proposed PD-A1	Deviation from A1 zoning? (any deviation from UDC?)
for A1 40.03.551	Permitted Uses (examples)		Any use in R-1, Multi-Family dwellings and apartments		Detached Homes with 5 Bedrooms	Complies, no deviation
40.03.556	Yard requirements					
	Front yard	25 feet in R1 43 feet in C2	25 feet min, except when landscaped, may be 15 feet		> 25 feet minimum	Complies, no deviation, setbacks are larger than 25 feet
	Rear yard	15 feet in R1	15 feet (property to rear (north) is R3 (the R1 is to side (east-west) so rear doesn't apply)		15 feet	Complies, no deviation
	Side yard	5 feet in R1	5 feet for 1 Story structure, 10 feet for 2 Story structure		10 feet minimum @ east-west ends (2-Story homes)	Deviation from A1 base req't; No deviation from R1 requirements
	Projections	R1: Cornices, eaves: 2 ft ; Balconies: 4 ft	50' setback for adjacent to R-1 Cornices, eaves: 2 ft ; Balconies: 4 ft		Cornices, eaves: 2 ft ; Balconies: 4 ft	Complies, no deviation
40.03.557	Lot width	No minimum in R1	50 feet minimum		277+ feet lot width	Complies, no deviation
40.03.558	Lot area	5,000 SF minimum in R1 (approx. 35-39 feet wide with lot depth)	6,000 SF minimum in A1		Land Area = 38,165 SF	Complies, no deviation
40.03.559	Lot coverage	50% in R1	40%, except that accessory uses (garages) may cover added 5%		Coverage= 37%; Area of Homes, Garages: 14,040 SF ; Land: 38,165 SF	Complies, no deviation
40.03.560	Floor area ratio	No floor area ratio requirement	0.5 FAR (19,082 SF Allowed)		Floor Area Ratio is less than 16,000 SF (0.42 FAR)	Complies, no deviation
40.03.561	Height limit	35 feet (2 Story)	35 Feet (2 Story)		< 35 feet (2 story Homes)	Complies, no deviation
40.03.562	Parking	Two (2) spaces for Single-family dwellings See C2 parking requirements in 40.03.1522	Two (2) spaces for Single Family Dwellings Two (2) spaces for each Unit w 2BR or more + 1 space/4 Units = 16		33 spaces (21 garage spaces plus 12 apron spaces)	Complies, no deviation (see Parking Summary table)
40.03.563	Landscaping					
	Open space	N/A	20% of total development area	Required	> 20% of total development area on PD A1 site	Complies, no deviation
	Landscape area	None required	Shall be landscaped and permanently maintained		Shall be landscaped and permanently maintained	Complies, no deviation
	Parkway area	No LS taller than 3' in parkway	Required		Provided	Complies, no deviation
	Irrigation					
40.03.564	Alley screening		6 Foot Screening Fence on Side and Rear if P&Z requires		6' High Fence in between Garages	Complies, no deviation
40.03.565	Vision clearance		No wall, fence in Front Yard allowed		All fences are behind the front setback Aluminum Fence along side lot line as shown Solid Wood along E side Lot 1, W side Lot 7	Complies, no deviation Complies, no deviation
			No ground signs, landscaping obstructions (shrubs, plants, evergreens)		Plan complies	Complies, no deviation (Final landscape plans to comply)



The provisions of this UDC are specifically intended to:

- a. **Comprehensive Plan.**
  1. Implement the relevant priorities of [Plan Lubbock 2040, a Comprehensive Plan for the Future](#);
  2. Provide for orderly growth and development; and
  3. Ensure that land uses and zoning changes are in conformance with the [Comprehensive Plan](#) and Future Land Use Map.
- b. **Public Health and Safety.** Protect public health, safety, and environmental quality by:
  1. Providing adequate light and air;
  2. Promoting a safe, effective traffic circulation system;
  3. Providing safety from fire and other dangers; and
  4. Encouraging proper population densities.
- c. **Quality of Life.** Protect the quality of life of City residents, business owners, employees, and visitors by:
  1. Improving the City's appearance through the regulation of design, where such regulations are appropriate and allowed by State law;
  2. Protecting property against blight and depreciation by facilitating reinvestment, redevelopment, and infill development;
  3. Promoting walkability;
  4. Protecting and strengthening existing neighborhoods;
  5. Promoting a range of housing choices;
  6. Protecting and enhancing areas of scenic, historic, or cultural importance; and
  7. Encouraging connectivity between neighborhoods, public and private amenities, and areas for work, recreation, and commerce.
- d. **Economic Development.** Encourage economic opportunities, particularly those that have meaningful multiplier effects in the local economy by promoting the vitality and development of mixed-use, commercial, and industrial districts.



PARKING CALCULATIONS for 19th & 20th Street Project					DATE 1/6/23
19th Street side:					571 Beds
20th Street side:					35 Beds
Total = 600 to					606 Beds
Parking Requirements for PD CA (MF on 19th Street) by Unit type	# Units <sup>1</sup>	Required per CA zoning	Required Parking per CA zoning	Required Parking per CA zoning	
Studios	51	1.0	1.0 space per Unit	51	
1BR	36	1.5	1.5 space per Unit	54	
2BR	19	2.0	2.0 space per Unit	38	
3-5BR	110	2.0	2.0 space per Unit	220	
			+1 per 4 units	54	
<b>Sub-total: Residential</b>	<b>216</b>			<b>417</b>	73% per Bed
Retail, Restaurant	2,500	200	1 per 200 SF, average CA	13	
<b>Total Parking Required for 19th Street side:</b>				<b>430 spaces</b>	
<b>Proposed Parking with PD CA</b>					
MF Residential along 19th Street			Over (under) Requirement	Parking provided	
			49	466	82% per Bed
Retail/Restaurant/Comm			3	15	
<b>Total Parking Provided with PD CA on 19th Street</b>			<b>52</b>	<b>481 spaces</b>	

Density Comparison	Site Area (Acres)	Dwelling Units	Dwelling Units per Acre
Carlton House	2.56	222	86.7
Suites at Overton Park (corrected site area is net of area in street "ROW")	5.34	298	55.8
Center Suites at Overton Park (corrected site area is net of area in street "ROW")	4.82	277	57.5
The Village at Overton Park	4.25	163	38.4
Ulofts Apartments	2.75	299	108.7
25Twenty	3.65	249	68.2
<b>Average or Sub-Total</b>	<b>23.37</b>	<b>1508</b>	<b>64.5</b>
Median			62.9
<b>Up Campus Project @ 19th-20th St</b>	<b>3.40</b>	<b>223</b>	<b>65.6</b>

Parking Requirements for PD A1 (Homes on 20th Street)	# Units <sup>1</sup>	Required per A1 zoning	Required Parking per A1 zoning	Required Parking per A1 zoning	
2-5BR Units	7	2.0	2.0 space per Unit	14.0	
			+1 per 4 units	1.8	round up
<b>Sub-total: Residential</b>	<b>7</b>			<b>16</b>	45% per Bed
<b>Total Parking Required for 20th Street side:</b>				<b>16 spaces</b>	
<b>Proposed Parking with PD A1</b>					
Detached Homes along 20th Street	3 Garage spaces x 7		Over (under) Requirement	Parking provided	
	+ 3 Apron spaces x 4		17	33	94% per Bed
<b>Total Parking Provided with PD A1 on 20th Street</b>			<b>17</b>	<b>33 spaces</b>	
Notes:					
(1) The number of Units by Unit Type is approx, subject to change under the PD, subject to compliance with Required Parking under base zoning district					
(2) Number of Beds in December 29th Submittal PD Plan = 600-606					



Science Daily:

Science News from research organizations

Denser development is good for single-family home values

Date: June 26, 2012  
Source: University of Washington  
Summary: A study shows that, contrary to popular belief, there's a positive association between higher neighborhood density and the value of single-family residential properties.  
Source: https://www.sciencedaily.com/releases/2012/06/120626151109.htm

Zillow:

Zillow has research data on home values sorted by neighborhood, Zillow data on West Campus in Austin and Axiometrics purpose-built supply data to highlight significant home value appreciation in West Campus despite over 7,000 beds of new supply over the past 5 years:

Appreciation of Typical Home Values in West Campus vs. New Student Supply

	2017	2018	2019	2020	2021	2022	2017 - 2022
Typical Home Value:	\$292,613	\$304,361	\$317,182	\$324,011	\$347,459	\$419,034	+\$143,592
YoY % Change:	+6.2%	+4.0%	+4.2%	+2.2%	+7.2%	+20.6%	+43.2%
New Purpose-Built Beds:	+257	+1,483	+1,725	+1,052	+2,170	+1,039	+7,726

Source: Zillow Home Value Index for Single-Family Homes, Axiometrics

Joint Center for Housing Studies - Harvard University:

Setting the Record Straight

Resistance to multifamily rental housing comes from a variety of sources, including planning or zoning officials, local politicians, civic leaders in communities in which the housing is to be located, proximate neighbors who live or work near the apartment buildings, and other members of the general public. This section focuses on the facts behind the most common arguments made by opponents of new apartment developments, while the following section examines the underlying concerns behind anti-housing claims and how stakeholder claims can be addressed.

Anti-apartment stakeholders tend to rely on similar arguments to keep multifamily rental housing out of their communities. These claims include:

- Multifamily apartments lower the value of single-family homes in the neighborhood.
- People who live in apartments are less desirable neighbors and more likely to engage in crime or other anti-social behavior.
- Apartments overburden schools, produce less revenue for local governments, and require more infrastructure support
- Higher-density housing creates traffic congestion and parking problems.

We will examine each of these, and also offer broader general comments about residential development and the environment.

4

With other types of infrastructure, high-density development actually is more efficient than low-density development. By their very nature, longer sewer lines and sprawling utility (water, gas, and electric) supply systems are more costly; traditional development patterns also dictate expensive road construction. In addition, local governments must provide fire and police protection (as well as other services) over a larger area. By contrast, compact development benefits from economies of scale and geographic scope -- and these benefits are large, potentially saving more than \$125 billion in the 2000-2025 time frame.<sup>11</sup>

<sup>10</sup> Authors' calculations based on George S. Masnick and Eric S. Belsky, "Revised Interim Joint Center Household Projections," Cambridge, MA, 2006, pp. 31-32.  
<sup>11</sup> Mark Muro and Robert Puentes, "Investing In A Better Future: A Review of the Fiscal and Competitive Advantages of Smarter Growth Development Patterns." Washington, DC: Brookings Institution Center on Urban

7

Source: https://www.jchs.harvard.edu/sites/default/files/rr07-14\_obrinsky\_stein.pdf

Our Standard Lease Addresses:

- Tenant Accountability
- Violations (depending on severity, can terminate lease immediately)
- Security Cameras on premises
- Balcony and Patio usage
- Locks and Keys
- Trash and Trash Chute
- No Smoking
- Staff Compliance
- Alcohol, Drugs, and Stolen Property
- Plumbing and Garbage Disposal
- Guests and Deliveries
- Noise
- Common Area usage
- Amenity Use & Outdoor Amenity use
- Haz Mat
- Fire Safety
- Vehicles/Parking usage
- Weapons
- Photographs
- Vandalism
- Use of Unit
- Service Requests
- Tenant Acknowledgement of Security Policy
  - oAcknowledged by both TENANT and GUARANTORS
- Lease Addendum for Drug-Fee, Crime-Free Housing
- Damages and Costs Addendum

## Urban Land Institute: Study on Density

- Study in Irving, Texas found no link between density and crime
- Crime reports tend to characterize multifamily properties as a single "house" and may record every visit to an apartment community as happening at a single house
  - o To truly compare crime rates between higher-density and single-family homes, each household in the higher-density development should be a separate "house"
  - o When compared this way, crime rates between housing types are comparable
- ULI study of different housing types shows that higher-density housing is significantly less likely to be burglarized than single-family house

"One reason for the misconception that crime and density are related could be that crime reports tend to characterize multifamily properties as a single "house" and may record every visit to an apartment community as happening at a single house. But a multifamily property with 250 units is more accurately defined as 250 houses.

To truly compare crime rates between multifamily properties and single-family houses, the officer would have to count each household in the multifamily community as the equivalent of a separate single-family household. When they do so, many find what the previous studies prove: that crime rates between different housing types are comparable.

Higher-density developments can actually help reduce crime by increasing pedestrian activity and fostering a 24-hour community that puts more "eyes on the street" <sup>34</sup> at all times. Many residents say they chose higher-density housing specifically because they felt more secure there; they feel safer because there are more people coming and going, making it more difficult for criminals to act without being discovered."



The additional "eyes on the street" created by the development of East Village in Minneapolis has led to a safer vibrant community.



Future View | Overall View on 19th St.









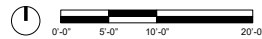
BRICK DETAIL  
IN PAVERS



DECORATIVE  
FENCE & WALL @  
PROPERTY LINE



CULTURALLY  
SIGNIFICANT  
"PLAINS" ENTRANCE  
& HEADER AT NEW PATIO





Future View | Street Level on 19th St.





**Material Board**

**Building B Previous Design:** (For November Planning & Zoning meeting)



**Previous Design | Street Level on 20th**



Seven Detached Homes, Two Stories maximum,  
see Concept Site Plan



Future View | Street Level on 20th St.



Concept Rendering - Detached Homes

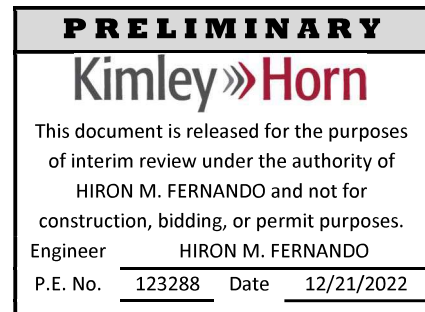
19th and 20th Street Developments | Lubbock, TX  
January 26, 2023



## MEMORANDUM

To: Tyler Ammermann  
Development Manager  
Up Campus Student Living  
560 W Washington Blvd, Suite 200  
Chicago, IL 60661

From: Hiron Fernando, P.E.  
Project Manager  
Kimley-Horn and Associates  
13455 Noel Road  
Two Galleria Tower, Suite 700  
Dallas, TX 75240



Date: December 21<sup>st</sup>, 2022

Subject: Trip Generation Memorandum - Up Campus 19th Street Project (the "Project")

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### *Introduction*

The purpose of this project is to document and evaluate the projected vehicular trips that will be associated with the proposed Project. The proposed development is an off-campus mixed-use student apartment, which is walking distance to the Texas Tech University campus. The development also includes a retail store on the first floor and is located along the south side of 19th Street, between Boston Avenue, from the west, and University Avenue, from the east in Lubbock, TX as shown in **Figure 1**. This memorandum documents and evaluates the total projected site generated trips for the proposed development, along with a comparison of vehicle miles traveled and its impact on the roadway network, and an analysis of the hourly variation over a typical day. Also, this memorandum conducts a traffic operations analysis on the surrounding network of the Project. The Project consists of 600 bedrooms and 3,000 Sq. Ft ground floor retail area. The residential space is separated into two sections: Building A and an area of Detached Homes. Building A is south of 19<sup>th</sup> Street and has 565 beds along with a parking garage with 481 parking spaces. The Detached Homes include 35 beds in 7 homes with parking in individual garages that face the main alley between 19<sup>th</sup> Street and 20<sup>th</sup> Street.

### *Executive Summary*

The location of the proposed Up Campus development plays a large role in limiting the potential traffic impact on the surroundings. Since it will be located within 0.7 miles of the Texas Tech University campus and is a walkable/bikeable distance, it is expected for many trips during the peak school times to be non-vehicular trips.

Based on the analysis presented in this memo, the proposed Up Campus development can be incorporated into the surrounding roadway network. Below are further details to be considered:

1. Due to the close proximity to the Texas Tech University campus, it is expected that many students will walk, bike, or take the bus to campus, rather than driving. The ITE trip generation land use code that was used in this study is very conservative. It can be realistically assumed that fewer vehicles than what is shown on Exhibit A2 will use the roadway facilities on a typical weekday.
2. The standard ITE land use code LUC 225 that was used in **Table 1A** and **Table 4A** is conservative in estimating trip generation (at 3.57). As seen from the collected counts from the Tuscaloosa project, the standard ITE LUC 225 trip rate is higher than observed demand and very conservative over the expected trips for a "next to campus" land use. Due to the actual observed rate being 1.49 trips per bed, it is expected for the subject project to generate less trips than shown in ITE rates. To be conservative, our LOS analysis uses the higher ITE rate. **Table 4A** and **Table 4B** show that in either scenario, the subject project would potentially have 4 to 20 times less roadway VMT impact than other student properties in Lubbock.
3. Due to the proposed site peaking outside of the traditional AM peak hour, there will be less direct impact to the roadway network during this time.
4. This development has the lowest VMT per bed of the similar sized projects surveyed in the vicinity. This will lower the total vehicle emissions, degradation of roadway, and help reduce congestion by taking vehicles off the roadway in total and during peak hours.
5. The results of traffic operations analysis show that the addition of the Project to the existing roadway network will not have a significant impact on the existing traffic operations at 19th Street and University Avenue.

### Trip Generation

Site-generated traffic estimates are determined through a process known as trip generation. Rates and equations are applied to the proposed land use to estimate traffic generated by the development during a specific time interval. The acknowledged source for trip generation rates is the 11th edition of *Trip Generation Manual* published by the Institute of Transportation Engineers (ITE). ITE has established trip rates in nationwide studies of similar land uses. The trips indicated are one-way trips or *trip ends*, where one vehicle entering and exiting the site is counted as one inbound trip and one outbound trip. The one-way trips associated with this development are illustrated in **Table 1A**. Also, **Table 1B** shows the trips generated using the observed rate from an existing Up Campus project in Tuscaloosa, Alabama.

**Table 1A – Up Campus Project Trip Generation (ITE Rate)**

Land Uses	Amount	Units	ITE Code	Daily One-Way Trips	AM Peak Hour One-Way Trips			PM Peak Hour One-Way Trips		
					IN	OUT	TOTAL	IN	OUT	TOTAL
Off-Campus Student Apartment (Low-Rise)	600	Bedrooms	225	2,142	27	45	72	72	72	144
Strip Retail Plaza (<40k)	3,000	Sq. Ft. GFA	822	163	4	3	7	10	10	20
<b>Development Totals</b>										
				<b>Total Net New External Vehicle Trips:</b>	<b>2,305</b>	<b>31</b>	<b>48</b>	<b>79</b>	<b>82</b>	<b>164</b>

Trip Generation rates based on ITE's *Trip Generation Manual*, 11<sup>th</sup> Edition.



Table 1B – Up Campus Project Trip Generation (Observed Rate)

Land Uses	Amount	Units	Observed Rate / ITE Code	Daily One-Way Trips	AM Peak Hour One-Way Trips			PM Peak Hour One-Way Trips		
					IN	OUT	TOTAL	IN	OUT	TOTAL
Off-Campus Student Apartment (Low-Rise)	600	Bedrooms	1.49	894	11	19	30	30	30	60
Strip Retail Plaza (<40k)	3,000	Sq. Ft. GFA	822	163	4	3	7	10	10	20
<b>Development Totals</b>										
<b>Total Net New External Vehicle Trips:</b>				<b>1,057</b>	<b>15</b>	<b>22</b>	<b>37</b>	<b>40</b>	<b>40</b>	<b>80</b>

Trip Generation rates for "Strip Retail Plaza" based on ITE's *Trip Generation Manual*, 11<sup>th</sup> Edition.

### Proposed Site Access and Trip Distribution

The subject development will be served by a right-in/right-out driveway along 19th Street (Drive 1) for which TxDOT has given preliminary approval. There will also be three driveways along the alley between 19th Street and 20th Street. There are two service drives in the back of Building A (one for residential trash-loading and one for retail trash-loading) along the alley. For the 7 Detached Homes north of 20<sup>th</sup> Street, there are 7 garages that have access to the alley. This access point is identified as Drive 2 and is displayed in the Exhibits located in the **Attachments**.

The distribution of the site-generated traffic volumes into and out of the site driveways and onto the street system was based on the area street system characteristics, existing traffic patterns, relative residential density, and the locations of the proposed driveway access to/from the site. **Table 2** displays the general directional distribution percentages assumed for the site. For this analysis, it was assumed that 88% of trips use Drive 1 and 7% of trips use Drive 2 (garages facing the alley) to enter to/exit from the proposed development. The other 5% trips are generated by the vehicles with service purposes, such as the retail trucks and trash trucks which will use the service drives located in the alley.



Figure 1 – Site Vicinity



Map

**Table 2 - General Directional Distribution**

Direction	Percent From/To
North (via University Avenue)	15%
North (via Boston Avenue)	25%
South (via University Avenue)	5%
South (via Boston Avenue)	15%
East (via 19th Street)	10%
West (via 19th Street)	30%

**Exhibit A1** shows the corresponding inbound and outbound traffic assignment percentages. **Exhibit A2** shows the site-generated weekday AM and PM peak hour turning movements. These volumes were obtained by multiplying the trip generation by the traffic assignment percentages.

**Hourly Variation of Generated Trips**

The bar chart shown in **Figure 2** illustrates the hourly distribution of the vehicular trips from 7:00 AM to 10:00 PM computed by the hourly distribution factors by the ITE Trip Generation Manual, 11<sup>th</sup> Edition. These volumes were obtained by multiplying the daily trips by the hourly distribution factors for the ITE land use code 225. As shown in **Figure 2**, the proposed development site traffic peaks at 11 AM and 5 PM. The morning peak hour is outside the traditional peak hour of 7-8 AM. This is a result of the land use being student apartment units; most students travel to class outside the traditional peak hours. As a result of this offset peak hour, the school traffic will not have an outsized impact on the AM peak hour commuter traffic.

**Trip Generation and Vehicle Miles Traveled Analysis**

The memo titled "*Trip & Parking Generation Rate Development Tuscaloosa*" by Sain Associates provides trip volumes for a student housing development (481 beds) located about 2 blocks from the University of Alabama at Tuscaloosa. Therefore, this development is similar to the location of the Subject Project in Lubbock, TX. The observed trip rate for the Tuscaloosa site was 1.49 trips per bed, resulting in 894 equivalent total trips per day for a similar sized student housing development. However, using the trip rate from the ITE Trip Generation land use code 225 results in 2,142 trips per day, which is over half the trips computed by the developer's observed trip rate. Therefore, the trip rate and land use code used for this analysis is very conservative. **Table 3** shows the comparison between the daily trips for the Project in Lubbock, TX and the observed rate from the development in Tuscaloosa, AL.

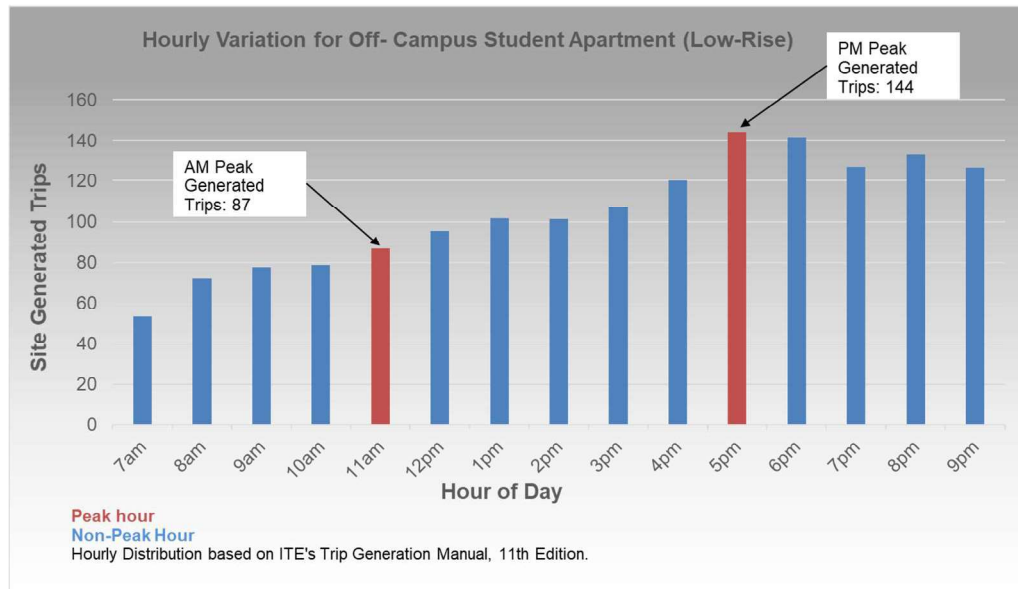


Figure 2 – Hourly Vehicular Trips for a Typical Weekday

Table 3 – Trip Generation (ITE Rate vs. Observed Rate)

Project	Beds*	Trip Rate	Average Trips per Weekday
Up Campus @ Lubbock, TX (Subject Project)	600	3.57	2,142
Up Campus @ Tuscaloosa, AL	600	1.49	894

\* The Up Project in Alabama has 481 beds. All numbers have been adjusted to reflect 600 equivalent beds.

The Attachments also include Student Housing Trip Generation and Vehicle Miles Traveled for the proposed Project as compared to the other student housing properties and apartments occupied by students in Lubbock. All these student properties are located at least 2.3 miles (with many properties at 4-5 miles away) from the on-campus parking lots located between the University Administration Building (in the west) and Student Union Building (in the east).

In this trip generation memorandum, the very conservative ITE trip rate of 3.57 was used for VMT calculation. As can be seen from **Table 4A**, there is almost a 90% decrease in the vehicle miles traveled per bed for the trips generated by the Up Campus proposed development versus the VMT per bed for the furthest residential off-campus property. Using the more realistic trip rate of 1.49 the VMT per bed decreases by 95.6%, which can be seen from **Table 4B**.

**Table 4A – Trip Generation and Vehicle Miles Traveled (Subject Project vs. Other Developments) Using ITE Trip Rate (3.57)**

Project	Beds	Trip Rate	Average Trips per Weekday	Average Driving Distance (use Parking Lot R07)	Vehicle Miles Traveled (VMT) per Weekday	VMT per Bed per Weekday	% Decrease in VMT Bed vs. Farthest Property
Up Campus @ Lubbock, TX (Subject Project)	600	3.57	2,142	0.7	1,499	2.5	-89.5%
Hunters Way	441	3.97	1,751	6.0	10,505	23.8	0.0%
Driftwood	128	3.97	508	5.1	2,592	20.2	-15.0%
Wildwood Lubbock	1005	3.97	3,990	4.3	17,156	17.1	-28.3%
The Avenue @ Lubbock	788	3.97	3,128	4.2	13,139	16.7	-30.0%
The Republic @ Lubbock	853	3.97	3,386	3.1	10,498	12.3	-48.3%
Boston Creek	572	3.97	2,271	2.3	5,223	9.1	-61.7%
Capstone Cottages	969	3.97	3,847	3.7	14,234	14.7	-38.3%
The One @ Lubbock	737	3.97	2,926	5.1	14,922	20.2	-15.0%

\*ITE Land Use Code 225 was used for all comparison projects

**Table 4B – Trip Generation and Vehicle Miles Traveled (Subject Project vs. Other Developments) Using Observed Trip Rate (1.49)**

Project	Beds	Trip Rate	Average Trips per Weekday	Average Driving Distance (use Parking Lot R07)	Vehicle Miles Traveled (VMT) per Weekday	VMT per Bed per Weekday	% Decrease in VMT Bed vs. Farthest Property
Up Campus @ Lubbock, TX (Subject Project)	600	1.49	894	0.7	626	1.0	-95.6%
Hunters Way	441	3.97	1,751	6.0	10,505	23.8	0.0%
Driftwood	128	3.97	508	5.1	2,592	20.2	-15.0%
Wildwood Lubbock	1005	3.97	3,990	4.3	17,156	17.1	-28.3%
The Avenue @ Lubbock	788	3.97	3,128	4.2	13,139	16.7	-30.0%
The Republic @ Lubbock	853	3.97	3,386	3.1	10,498	12.3	-48.3%
Boston Creek	572	3.97	2,271	2.3	5,223	9.1	-61.7%
Capstone Cottages	969	3.97	3,847	3.7	14,234	14.7	-38.3%
The One @ Lubbock	737	3.97	2,926	5.1	14,922	20.2	-15.0%

\*ITE Land Use Code 225 was used for all comparison projects

### Development of 2025 Background and Total Traffic

In order to obtain 2025 background traffic, the existing traffic counts and historic counts<sup>1</sup> near the site were compared to find expected growth trends within the study area. Based on the historic growth in the area, an annual growth rate of 1% was assumed for the background traffic through 2025. To calculate the 2025 background traffic, the existing 2022 traffic was grown by 1% annually for three years. The existing approach volumes were determined using TxDOT's STARS database and in conjunction with information provided by the City of Lubbock.

Site traffic volumes were then added to the background volumes to represent the estimated total (background plus site-generated) traffic conditions for the 2025 study year after completion of the proposed development.

<sup>1</sup> Through TxDOT's Statewide Traffic Analysis and Reporting System (STARS)

### Levels of Service Operation Analysis

Kimley-Horn conducted a traffic operations analysis to determine potential capacity deficiencies in the 2022 and 2025 study years at the study intersections. The acknowledged source for determining overall capacity is the current edition of the *Highway Capacity Manual*. Capacity analysis results are listed in terms of Level of Service (LOS). LOS is a qualitative term describing operating conditions a driver will experience while traveling on a particular street or highway during a specific time interval. It ranges from A (very little delay) to F (long delays and congestion). **Table 5** shows the definition of level of service for signalized and unsignalized intersections.

**Table 5 – Level of Service Definitions**

Level of Service	Signalized Intersection Average Total Delay (sec/veh)	Unsignalized Intersection Average Total Delay (sec/veh)
A	≤10	≤10
B	>10 and ≤20	>10 and ≤15
C	>20 and ≤35	>15 and ≤25
D	>35 and ≤55	>25 and ≤35
E	>55 and ≤80	>35 and ≤50
F	>80	>50

As can be seen from **Table 6**, for the existing 2022 traffic volumes, the intersection of 19th Street at University Avenue perform at LOS D during both AM and PM peak hours. After the addition of 3 years of 1% background traffic to the network, the intersection still performs at LOS D. Finally, after the addition of site-generated traffic to 2025 background traffic, the intersection still operates at LOS D. This shows that the traffic volumes generated by the Project will not have a significant impact on the traffic operations of the intersection of 19th Street at University Avenue.

**Table 6** also shows that Drive 1 operates favorably at LOS A after the addition of Project's site traffic to the existing roadway network. This indicates the traffic generated by the new Up Campus Project will not have a significant impact on the operation of Drive 1.



**Table 6 – Traffic Operational Results – Weekday AM& PM Peak Hours**

INTERSECTION	Peak Hour	2022 Existing Traffic		2025 Background Traffic		2025 Background plus Site Traffic	
		DELAY (SEC/VEH)	LOS	DELAY (SEC/VEH)	LOS	DELAY (SEC/VEH)	LOS
19th Street at University Avenue	AM	38.3	D	39.0	D	39.6	D
	PM	36.2	D	37.2	D	37.8	D
19th Street at Drive 1	AM	-	-	-	-	0.4	A
	PM	-	-	-	-	0.6	A
- No movements in Time Period				Signalized		Unsignalized	

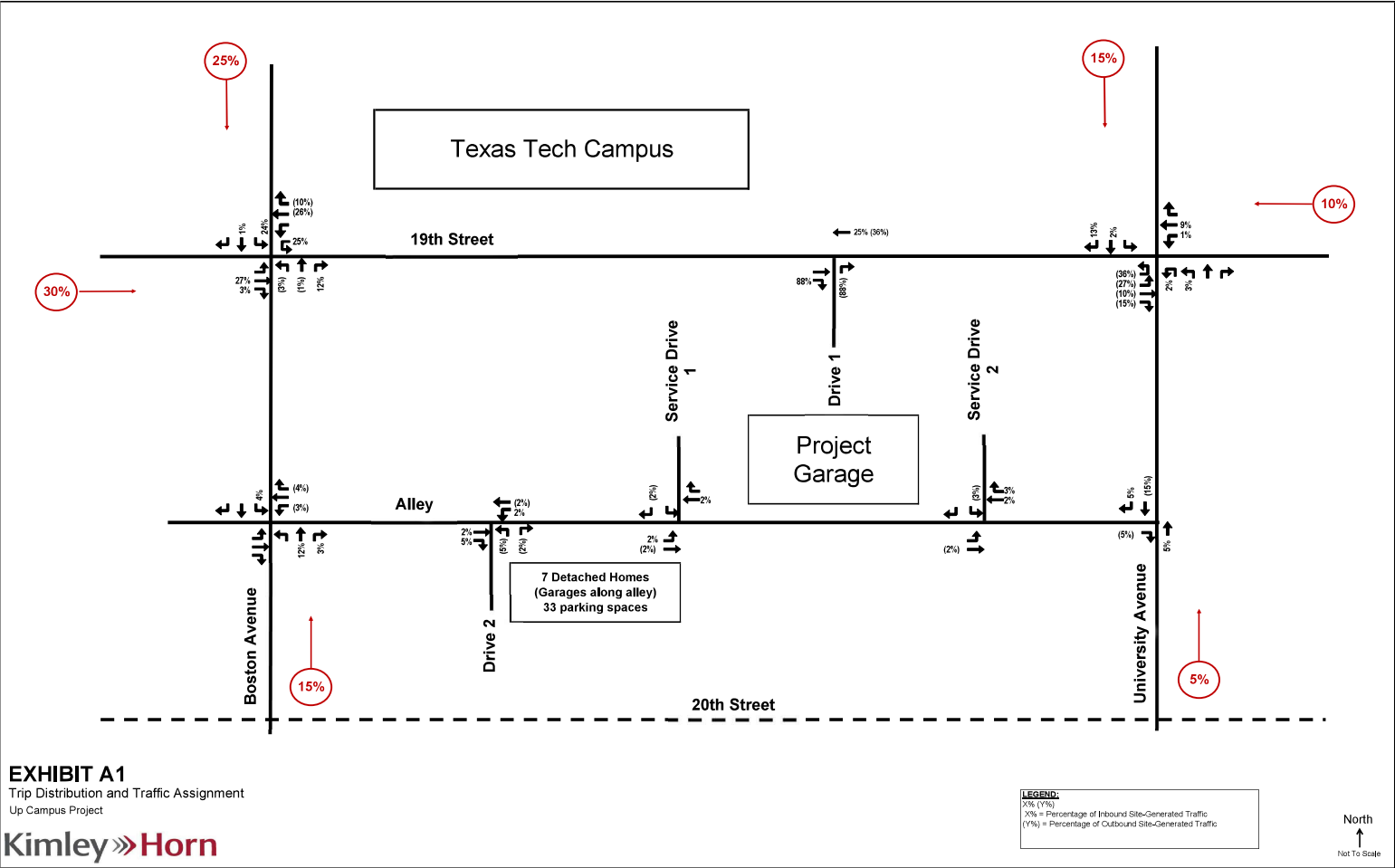
### Summary

The location of the proposed Up Campus development plays a large role in limiting the potential traffic impacts to the surroundings, and since the Site is located 1 block from the Texas Tech University south entrance at Boston Avenue, it is easily walkable and bikeable. For less common vehicle trips to campus, the Site is located about 0.7 miles from Lot R07 near the center of the Texas Tech University.

### END

#### Attachments:

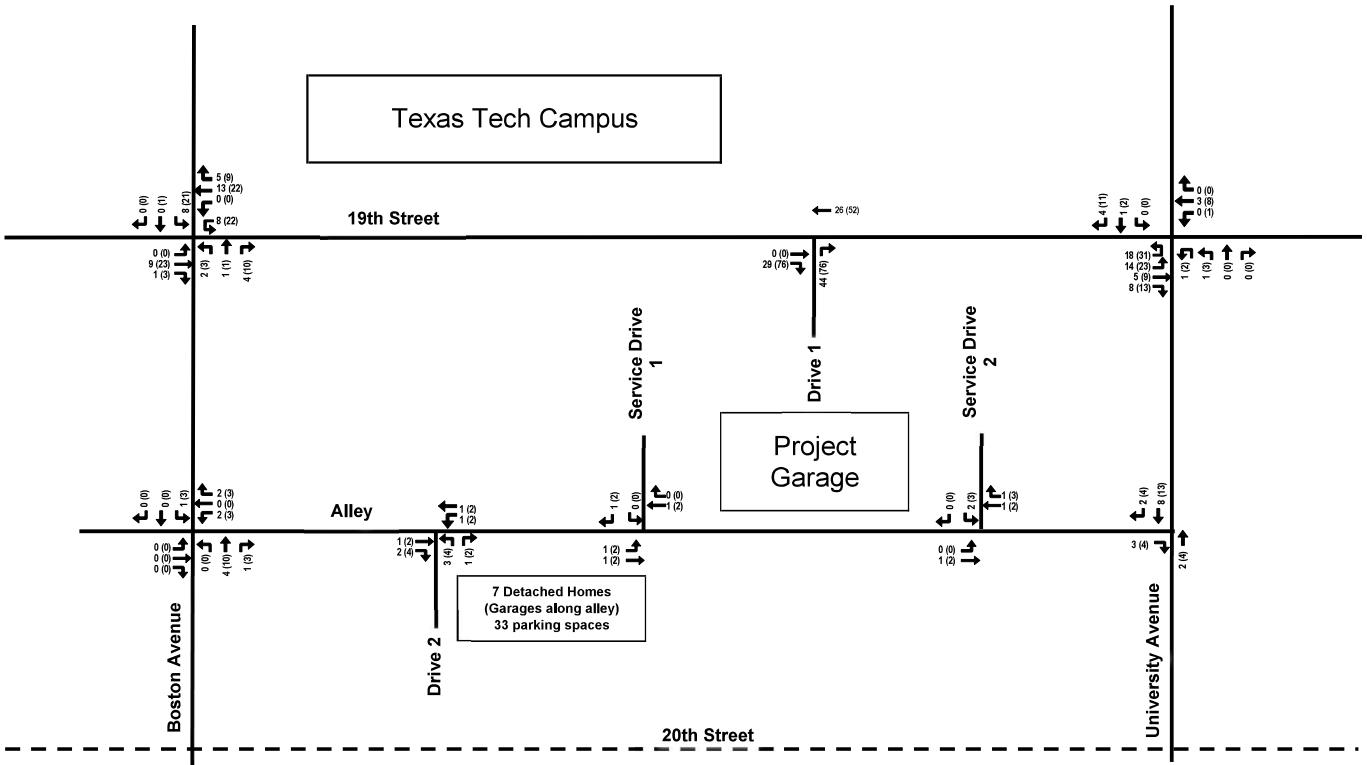
Exhibit A1: Trip Distribution and Traffic Assignment  
Exhibit A2: Site-Generated Traffic Volumes  
Up Campus Conceptual Site Plan  
Student Housing Trip Generation and Vehicle Miles Traveled for multiple residential developments



**EXHIBIT A1**  
Trip Distribution and Traffic Assignment  
Up Campus Project

**EXHIBIT A2**  
 Site-Generated Traffic Volumes  
 Up Campus Project

**Kimley»Horn**

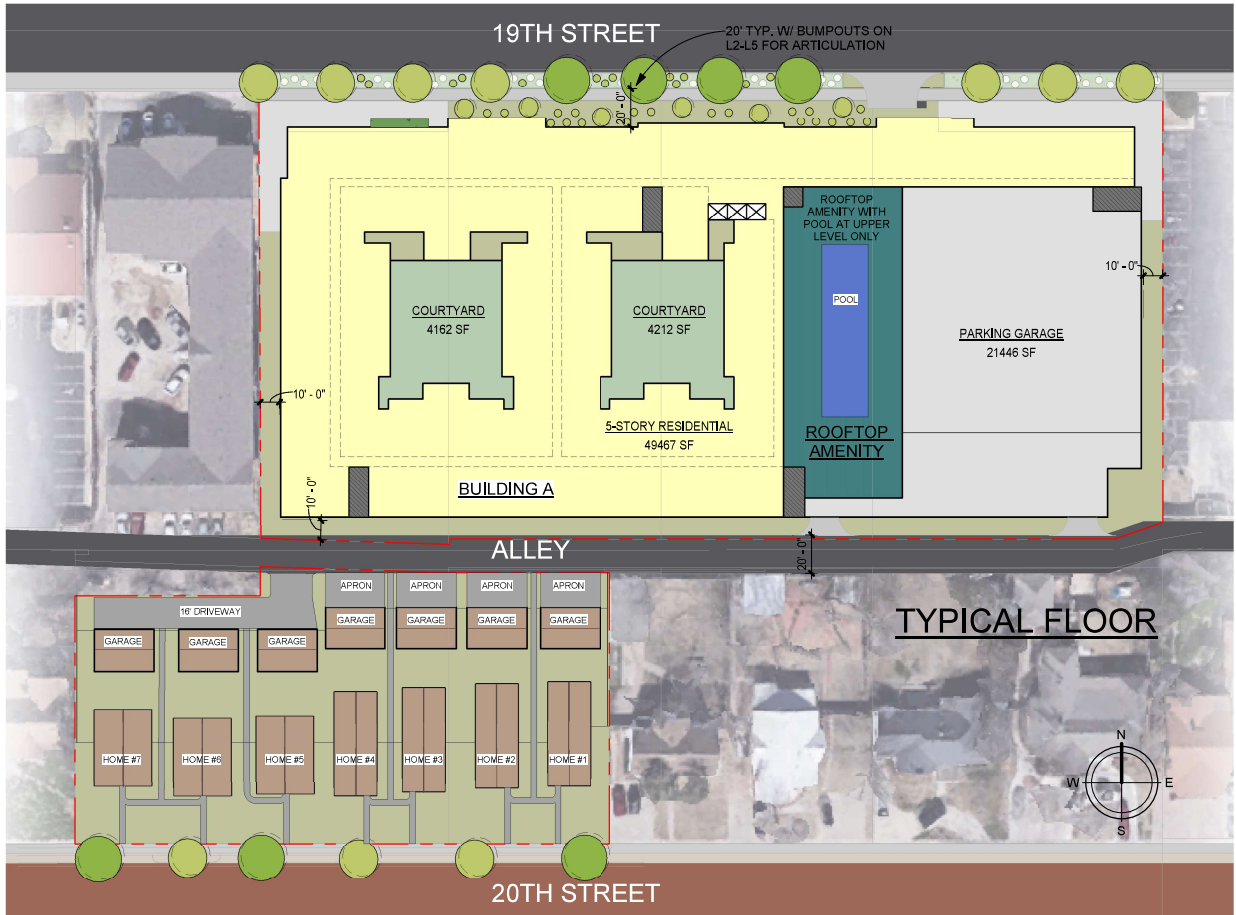


**LEGEND:**  
 X (1) = Weekday AM Peak Hour Turning Movements  
 Y = Weekday PM Peak Hour Turning Movements  
 Volumes may not sum from point to point due to rounding and presence of smaller driveways not included in analysis.

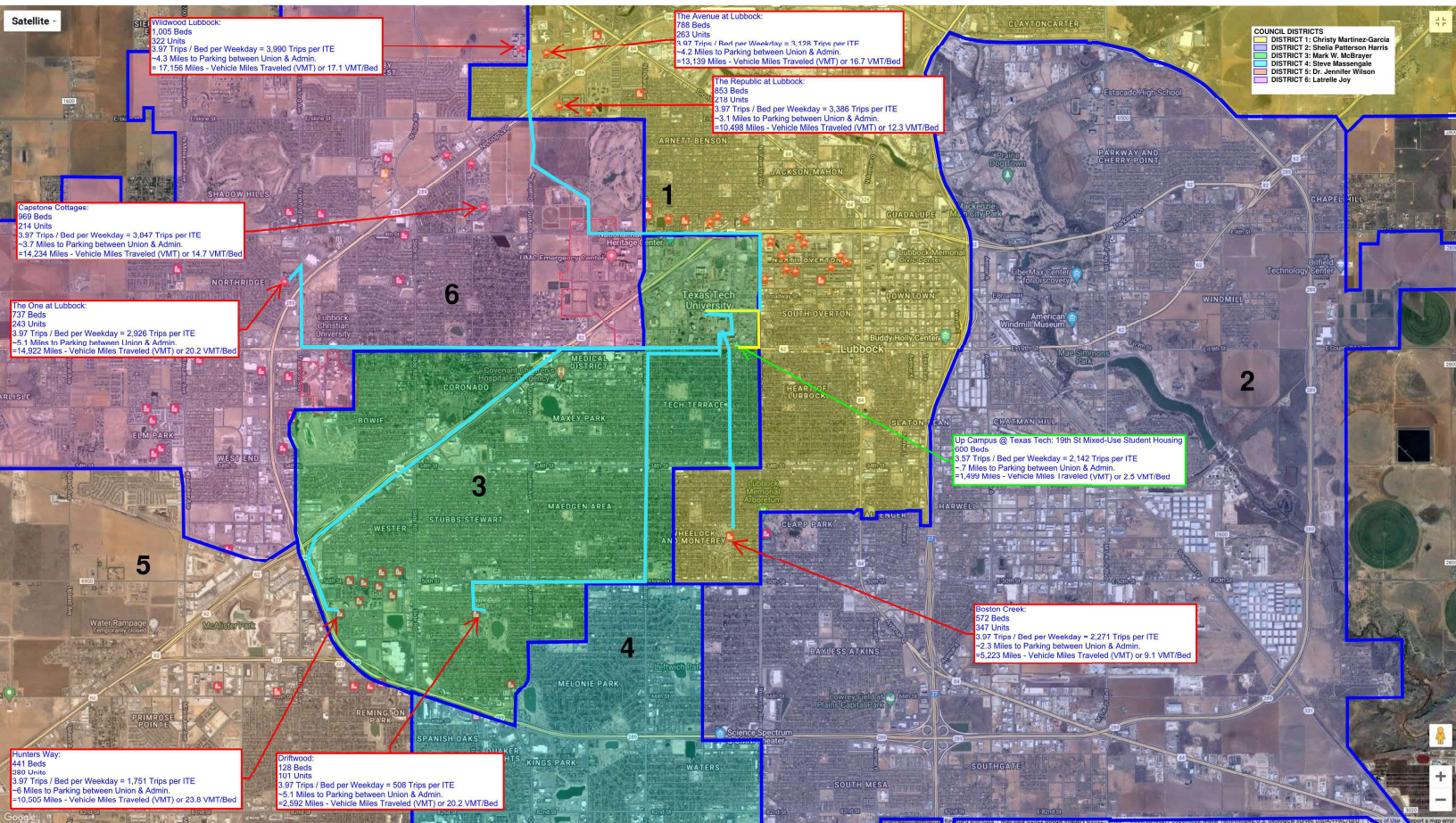
North  
 ↑  
 Not To Scale

PD-CA  
MULTIFAMILY  
APARTMENT  
BUILDING A ON  
19TH ST

PD-A1  
DETACHED  
HOMES ON  
20TH ST










Lubbock Planning Department  
PO Box 2000 / 1314 Avenue K  
Lubbock, TX 79457  
**APPLICATION FOR ZONING CHANGE**

**Project Information**

Location or Address: Along the South side of 19th St. b/w Staybridge Suites & Colony House Apartments  
Lots/Tracts: Portion of Lots 1-4, Block 7  
Survey & Abstract: Ellwood Place Installment No. 1  
Metes and Bounds Attached: Yes ☒ No ☐ Total Acreage of Request: 3.397  
Existing Land Use: Existing Bldgs & Parking Lot Existing Zoning: R-3, C-2, C-4 & R-1  
Requested Zoning: Commercial-Apartment District (CA) & Family Apartment District (A-1) with a Planned Development (PD)  
If property is not subdivided, will a preliminary plat be submitted? Yes ☐ No ☐

**Representative/Agent Information (if different from owner)**

Firm Name: OJD Engineering, LLC  
Name: Michael Adams  
Address: 328 E HWY 62 City: Wolfforth State: TX  
ZIP Code: 79382 Telephone: 806-791-23000 Email: Michael.adams@ojdengineering.com  
Applicant's Signature:   
Date: 12/20/2022 Printed Name: Michael J. Adams

**Owner Information**

Firm Name: \*See Attached\*  
Owner: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_  
ZIP Code: \_\_\_\_\_ Telephone: \_\_\_\_\_ Email: \_\_\_\_\_  
Property Owner's Signature: \_\_\_\_\_  
Date: \_\_\_\_\_ Printed Name: \_\_\_\_\_

**Preparer Information**

Preparer's Signature:   
Date: 12/20/2022 Printed Name: Michael J. Adams

**For City Use Only**

Zone Case No: \_\_\_\_\_ Planning and Zoning Commission Date: \_\_\_\_\_  
Request for zoning change from: \_\_\_\_\_ To: \_\_\_\_\_  
Lots: \_\_\_\_\_ Blocks: \_\_\_\_\_  
Addition: \_\_\_\_\_

If you have any questions pertaining to the zoning process, please contact the City of Lubbock Planning Department by phone at (806) 775 - 2108 or by e-mail at [cityplanning@mylubbock.us](mailto:cityplanning@mylubbock.us).



Lubbock Planning Department

PO Box 2000 / 1314 Avenue K

Lubbock, TX 79457

**APPLICATION FOR ZONING CHANGE**

**OWNER INFORMATION**

Firm Name: Generator I, LLC, a Texas Limited Liability Company

Owner: George Hardberger

Address: PO Box 1219

City: Lubbock

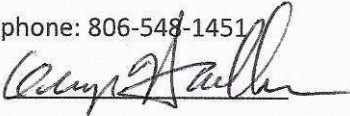
State: TX

Zip Code: 79408

Telephone: 806-548-1451

Email: ghardberger@gmail.com

Property Owner's Signature:



Date: 12/20/2022

Printed Name: George Hardberger

Lubbock Planning Department

PO Box 2000 / 1314 Avenue K

Lubbock, TX 79457

**APPLICATION FOR ZONING CHANGE**

**OWNER INFORMATION**

Firm Name: Texas District of the Lutheran Church – Missouri Synod

Owner: Linda Hagge

Address: 2615 19<sup>th</sup> Street

City: Lubbock

State: TX

Zip Code: 79410

Telephone: 512-926-4272

Email: [lindahagge@txlcms.org](mailto:lindahagge@txlcms.org)

Property Owner's Signature: 

Date: 12/20/2022

Printed Name: Linda Hagge



## Ashley Padilla

---

**From:** CityPlanning  
**Sent:** Friday, January 20, 2023 11:12 AM  
**To:** Ashley Padilla  
**Cc:** Victor Escamilla  
**Subject:** FW: Zone case #3471-C

---

**From:** David Fleming <david@fleminginv.com>  
**Sent:** Friday, January 20, 2023 10:19 AM  
**To:** Kristen Sager <ksager@mylubbock.us>  
**Cc:** CityPlanning <cityplanning@mail.ci.lubbock.tx.us>; Karen Edwards <KEdwards@mail.ci.lubbock.tx.us>; Tech Terrace UNIT Neighborhood <ttunitneighborhoodassociation@gmail.com>  
**Subject:** RE: Zone case #3471-C

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While my primary residence is within the 200' radius of the proposed site, I have not received a zoning change request letter for the above case #3471-C. However, I do want to notify the board of my continued opposition to this plan. The proposed site plan and building plan has not changed significantly since originally filed as #3471-A. My opposition to this zone change remains strong as I believe this development with its extremely high density, is not a good fit for this neighborhood.

Thank you for your consideration,

David

David Fleming, CCIM, CPM  
ITEX – Fleming Investment Properties  
4630 50<sup>th</sup> Street, Suite 618  
Lubbock, Texas 79414  
Cell 806-548-2005  
Office 806-793-7355 x14



---

**From:** David Fleming <[david@fleminginv.com](mailto:david@fleminginv.com)>  
**Sent:** Thursday, November 3, 2022 5:35 PM  
**To:** [ksager@mail.ci.lubbock.tx.us](mailto:ksager@mail.ci.lubbock.tx.us)  
**Subject:** Fwd: Zone case #3471-B

Get [Outlook for iOS](#)

**From:** David Fleming

**Sent:** Thursday, October 27, 2022 2:50:36 PM

**To:** [CityPlanning@mylubbock.us](mailto:CityPlanning@mylubbock.us) <[CityPlanning@mylubbock.us](mailto:CityPlanning@mylubbock.us)>

**Cc:** [kedwards@mylubbock.us](mailto:kedwards@mylubbock.us) <[kedwards@mylubbock.us](mailto:kedwards@mylubbock.us)>; [ttunitneighborhoodassociation@gmail.com](mailto:ttunitneighborhoodassociation@gmail.com) <[ttunitneighborhoodassociation@gmail.com](mailto:ttunitneighborhoodassociation@gmail.com)>

**Subject:** RE: Zone case #3471-B

Members of the Planning and Zoning Commission:

First, let me say 'Thank You' for serving our City as Members of the Planning and Zoning Commission. I know at times, this can be a thankless, volunteer job.

I hope this email will convey my thoughts regarding this zoning case.

The intention of this email is to clearly state that I am opposed to zone case #3471-B.

I have lived at 2629 19<sup>th</sup> Street (Southeast corner of 19<sup>th</sup> & Boston) for the last 27 years. My wife and I own and operate the Woodrow House Bed & Breakfast at this location. We are proud to be residents of the Tech Terrace Neighborhood. I am opposed to this development/zone change for several reasons.

1. The developer plans to bring 740 student housing beds to this location. This is a huge increase in the neighborhood population density. There is no apparent way to increase street access or sizes to handle the traffic this will generate for the immediate area.
2. The developer plans on using the alley for ingress/egress from parts of the development. This alley was never intended to handle ingress/egress to a 740-student housing complex. Unfortunately, the alley is already a busy traffic area with just a small number of low density residential and commercial properties along its route.
3. The primary entrance to the development will be on 19<sup>th</sup> street. But 19<sup>th</sup> is one way at this location due to the center median. Those that miss the entrance are most likely going to make a right hand turn at University Avenue and use the alley, or possibly 20<sup>th</sup> Street, for a secondary entry point. Again, causing more traffic on an otherwise low density, residential single-family street and alley.
4. The alley between 19<sup>th</sup> & 20<sup>th</sup> Street is only 12' wide. As best I can research, it was originally developed in the 1930's. My understanding of the current requirements for alley access on single family garages to be a minimum of 20' wide. And that is with only low density, single-family garage access via the alley.
5. This 740-bed development will be less than 200' from the front door of my personal residence. I ask each of you this, "Would you want this development within 200' of your personal residence?"

I am opposed to zone case #3471-B

Thank you for your time and consideration of this matter.

David Fleming

Woodrow House Bed & Breakfast

2629 19<sup>th</sup> Street

Lubbock, TX 79410

Cell 806-548-2005

Office 806-793-7355 x14



## Ashley Padilla

---

**From:** Nick Jackson <njacks@gmail.com>  
**Sent:** Friday, January 20, 2023 9:34 AM  
**To:** Kristen Sager; Ashley Padilla  
**Cc:** Sarah Cantor  
**Subject:** Opposition to Case 3471-C

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---

My name is Nicholas Jackson and my wife and I (Sarah Cantor, CC'd) are resident homeowners of 2619 20th street (house) & 2617 20th street (additional lot) in the Tech Terrace Neighborhood of Lubbock.

We are writing **to oppose** the request made by UP Campus with regard to its request for a zone change (**Case 3471-C**).

We live immediately across from the parking lot that is part of the proposed zoning change and are concerned about increased traffic, noise, trash, and crime.

This request by the petitioners will pave the way for high-density development that does not suit the character of the neighborhood and (I believe) is not part of the city's plans for this area either.

Respectfully,  
-Nicholas Jackson (602-703-1717)  
-Sarah Cantor (610-368-9943)

## Ashley Padilla

---

**From:** Kristen Sager  
**Sent:** Monday, January 16, 2023 3:06 PM  
**To:** Ashley Padilla  
**Cc:** Victor Escamilla  
**Subject:** Fw: Case #3471-C

---

**From:** Cheryl Weber <cherylweber4@gmail.com>  
**Sent:** Monday, January 16, 2023 11:58:32 AM  
**To:** Kristen Sager  
**Subject:** Case #3471-C

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To: Planning and Zoning Commission members:  
c/o Kristen Sager, Planning Dept. Director

We are 35 year residents of Tech Terrace UNIT Neighborhood, and wish to express our opposition to a change of zoning that would allow construction of densely-populated, multiple-level high-rise housing facilities within our neighborhood, including that of Case #3471-C.

We feel that our current zoning has been working and is appropriate for our neighborhood, which is primarily residential and strongly family oriented in nature, while still allowing for local retail and short-term visitor stays supporting neighborhood and university events and activities.

As I understand it, the City of Lubbock's adopted plans and goals for the future support zoning which will foster and protect the values of family-oriented neighborhoods of low-density residential nature.

For these reasons, please count Cheryl and Fred Weber opposed to the zoning changes proposed by Case #3471-C. Thank you for your help in this matter.  
Sincerely,

Cheryl and Fred Weber  
3319 20th St.  
Lubbock, Tx 79410



## Ashley Padilla

---

**From:** Kristen Sager  
**Sent:** Tuesday, January 17, 2023 1:33 PM  
**To:** Ashley Padilla  
**Cc:** Victor Escamilla  
**Subject:** FW: Chicago-based Up Campus

---

**From:** Charles Yancey <y4at@hotmail.com>  
**Sent:** Tuesday, January 17, 2023 10:01 AM  
**To:** Kristen Sager <ksager@mylubbock.us>  
**Subject:** Chicago-based Up Campus

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Ms. Sager,

My name is Sara Yancey. I have lived in the UNIT neighborhood for 30+ years. I have loved living in this neighborhood and cheer the efforts to block the Chicago-based Up Campus that is proposed for the Godbold property. My husband and I have experienced the gradual transition in our area of the neighborhood from families to TTU rental property. We have mourned the loss of the quiet neighborhood we grew to love when we first moved here. Speaking from experience, I believe that the traffic and parking nightmares in addition to the potential noise level that apartment building would bring to our peaceful community be a detriment to the neighborhood, the schools, and the philosophy of what UNIT represents. Please do NOT change the zoning nor allow this building to sully what UNIT has worked so hard to build and maintain.

Sara Yancey  
Flint & 28<sup>th</sup> Street resident

## Ashley Padilla

---

**From:** Kristen Sager  
**Sent:** Monday, January 9, 2023 11:18 AM  
**To:** Ashley Padilla  
**Subject:** FW: SAVE TECH TERRACE

-----Original Message-----

From: hopemcg90@yahoo.com <hopemcg90@yahoo.com>  
Sent: Monday, January 09, 2023 11:11 AM  
To: Kristen Sager <ksager@mylubbock.us>  
Subject: SAVE TECH TERRACE

<p style="margin:0in;margin-bottom:.0001pt;font-size:16px;font-family:"Times New Roman",serif;text-align:center;">WARNING: This message was sent from outside the City of Lubbock's email system. <p style="margin:0in;margin-bottom:.0001pt;font-size:16px;font-family:"Times New Roman",serif;text-align:center;">It could contain harmful attachments or links to harmful web pages.

SAY NO TO #3471-C!

## Ashley Padilla

---

**From:** Kristen Sager  
**Sent:** Tuesday, January 17, 2023 6:31 PM  
**To:** Ashley Padilla  
**Cc:** Victor Escamilla  
**Subject:** FW: Up Campus Proposal Case #3471-C

---

**From:** redraiderdad62@gmail.com <redraiderdad62@gmail.com>  
**Sent:** Tuesday, January 17, 2023 6:29 PM  
**To:** Kristen Sager <ksager@mylubbock.us>  
**Subject:** Up Campus Proposal Case #3471-C

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Dear Ms. Sager- Planning Department Director,

As you know, Up Campus has filed another new zoning change application to build a mixed-use 600 bed student housing, high-rise apartment building on the Godbold property on 19<sup>th</sup> and 20<sup>th</sup> streets between Boston and University Avenues. Previously, Up Campus had filed and was heard on November 3, 2022. The Planning and Zoning Commission at that time voted 6-3 to not recommend this zone change. The applicant withdrew their case prior to the City Council meeting. Their new proposal, in my wife and I's opinion, is not much different than their first proposal. Instead of 740-bed student housing project they are proposing a 600-bed project. They have made a few changes, but their proposal is not much different than their original proposal, which again was not approved by the Planning and Zoning Commission. What they have proposed is not enough for my wife and I or the Tech Terrace UNIT Neighborhood Association to change or alter our positions. Many of the arguments are the same. But the overarching reason is a high-rise apartment complex is not at all within the character of Tech Terrace.

**Therefore, my wife and I strongly urge you and the other members of the Planning and Zoning Commission to vote against the pending zoning change in the Planning and Zoning Commission hearing to be conducted on Thursday, February 2, 2023.** I and the other residents of Tech Terrace are not against development, but we are against a 600-bed student housing project that is not a match to the single-family homes in Tech Terrace.

When we retired in December 2021, we decided to move to Lubbock and specifically to Tech Terrace. We live on 23<sup>rd</sup> Street at Flint. Recently, the Tech Terrace UNIT Neighborhood Association made it known to the residents of Tech Terrace that the historic Godbold property is going to be re-developed into student housing this time with a 600-bed high rise apartment complex (a second proposal by Up Campus) that is essentially the same as the first project they proposed. A high-rise apartment complex is not at all what Tech Terrace is about. Tech Terrace is a neighborhood of single-family homes and not a high-rise student housing complex.

It is obvious if you read the mission statements of both the TTUNIT Neighborhood Association and the Lubbock Planning Department that a development such as this does not comply with either of these statements. This you need to consider in your vote.

In addition, besides not complying with either mission statement, this development, as proposed, is a terrible idea for the residents of Tech Terrace and especially those that live in around the Godbold property. First and foremost, is the extra traffic this development would cause for this area. Additional cars for a 600-bed complex, not to mention the additional traffic of those visiting the complex, would completely overwhelm this area. This alone is another reason to vote against the zoning change and ultimately against this development.

Finally, my wife and I wholeheartedly support the position as stated by the Tech Terrace UNIT Neighborhood Association in previous correspondence. See my email dated 10/30/22 @ 9:36 pm.

Thank you in advance for your consideration.

Jesse and Roni Allen  
3016 23<sup>rd</sup> Street  
Lubbock, TX 79410



City of Lubbock, TX  
Planning Department  
Planning and Zoning Commission  
Reply Form

If for any reason you will be unable to attend the public hearing advertised by this notice, and wish to present your comments regarding the case, please complete this form and return it to the Secretary of the Planning and Zoning Commission, c/o Planning Department, P.O. Box 2000, Lubbock, TX 79457 or email to CityPlanning@mylubbock.us.

If you have any questions pertaining to the case, please call the City of Lubbock Planning Department at 806-775-2108.

Please check one of the following to indicate if you are in favor of, or opposed to, the zone change requested by: P&Z Case No.: **3471-C**

In Favor ☐

Opposed ☒

Reasons and/or Comments:

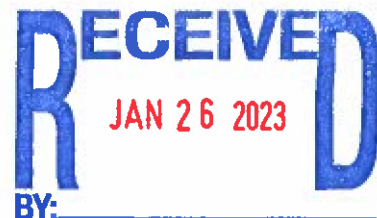
This is not the place (Tech Terrace) for this type of development. Please keep Tech Terrace beauty by not allowing this change.

Print Name Travis Hanson  
Signature: [Signature]  
Address: 2611 20th St  
Address of Property Owned: 2611 20th St  
Phone Number: 806-500-6665  
Email: Astonishventures@gmail.com

Zone Case Number: **3471-C**  
ARCHES NATIONAL HOLDINGS LLC  
5403 COUNTY ROAD 7530  
LUBBOCK TX 79424

R39165

Recipient 8 of 29



**From:** [Nick Jackson](#)  
**To:** [Kristen Sager](#); [Ashley Padilla](#)  
**Cc:** [Sarah Cantor](#)  
**Subject:** Opposition to Case 3471-C  
**Date:** Friday, January 20, 2023 9:34:57 AM

---

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---

My name is Nicholas Jackson and my wife and I (Sarah Cantor, CC'd) are resident homeowners of 2619 20th street (house) & 2617 20th street (additional lot) in the Tech Terrace Neighborhood of Lubbock.

We are writing to oppose the request made by UP Campus with regard to its request for a zone change (**Case 3471-C**).

We live immediately across from the parking lot that is part of the proposed zoning change and are concerned about increased traffic, noise, trash, and crime.

This request by the petitioners will pave the way for high-density development that does not suit the character of the neighborhood and (I believe) is not part of the city's plans for this area either.

Respectfully,  
-Nicholas Jackson (602-703-1717)  
-Sarah Cantor (610-368-9943)

City of Lubbock, TX  
Planning Department  
Planning and Zoning Commission  
Reply Form

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If you have any questions pertaining to the case, please call the City of Lubbock Planning Department at 806-775-2108.

Please check one of the following to indicate if you are in favor of, or opposed to, the zone change requested by: P&Z Case No.: **3471-C**

In Favor

Opposed

☒

Reasons and/or Comments:

Print Name

Nicholas Jackson

Signature:



Address:

2619 20<sup>th</sup> St Lubbock, TX 79410

Address of Property Owned:

2619 20<sup>th</sup> St Lubbock TX

Phone Number:

806-703-1717

Email:

njackson@gmail.com

Zone Case Number: **3471-C**

R39048

Recipient 4 of 29

JACKSON NICHOLAS & SARAH CANTOR

2619 20TH ST

LUBBOCK TX 79410



City of Lubbock  
Planning and Zoning Commission  
1314 Avenue K  
Lubbock TX 79401

Attn: All Members, Planning and Zoning Commission  
January 21, 2023

**Letter #1 of 2 in OPPOSITION for properties owned by Suzanne Ehler**

**#1 2621 20<sup>th</sup>**  
**#2 2623 20<sup>th</sup>**

Re: **OPPOSITION**  
**Zoning Case 3471C AS NOW AMENDED**  
OJD Engineering, LLC  
Texas District of the Lutheran Church and Generator I, LLC

Dear Planning and Zoning Commission member:

Please note that Suzanne Ehler, owner of 2621 20<sup>th</sup> Street – directly across the street from the fourth plan presented by this company oppose the “amended” zoning change request referenced above, and request that you DO NOT approve the zoning change presented by UP Campus to build a 600 bed, “pet friendly” luxury student housing apartment complex encompassing parts of the 2600 block of 19<sup>th</sup> (C-4 specific use/Multi Family) and 20<sup>th</sup> (R-1 and Local Retail specific use) streets.

This is NOT the highest and best use of this site – it’s only the highest use. There are many negative issues that could come from a development of this size being proposed for a site that was never built for this dense development but is apparently expected to absorb a massive increase in population all at once, not one planned over time for the increased infrastructure, traffic flow, and safety of the citizens. promoting a safe, effective traffic circulation system.

There is no enhancement to this neighborhood by placing a “max-fill” 5 story apartment with an adjacent 6 story car park directly adjacent to existing single-family homes and in the middle of a single-family R-1 zoned neighborhood – which is completely contrary to existing zoning regulations and from which we are and should be protected by our own existing zoning code. The sheer density of this proposal would stress existing infrastructure and traffic flow throughout the DIRECTLY adjacent single-family homes and negatively impact every individual living in these homes. One exit onto 19<sup>th</sup> one way right turn only lane of traffic which forces 80% of the cars to circle back through neighborhood blocks to travel any direction other than south and a secondary exit on old brick street (20<sup>th</sup>) for the rest.

We categorically believe that a 600-bed 6 story and 3 story double building encompassing only about 1/2 of a city block with 600 students and 600 cars and who knows how many dogs and cats with no place to walk or defecate except adjacent yards will harm this and any neighborhood and cause mass desertion of family living. This is no way can increase the livability or value of this neighborhood for the city. And the potential future abandonment of a building this size across the street from Texas Tech is and should be a valid concern for our city.

Sincerely,

Suzanne and Mike Ehler  
Owner 2621 20th Street



City of Lubbock  
Planning and Zoning Commission  
1314 Avenue K  
Lubbock TX 79401

Attn: All Members, Planning and Zoning Commission  
January 21, 2023

**Letter #2 of 2 in OPPOSITION for properties owned by Suzanne Ehler**

**#1 2621 20<sup>th</sup>**

**#2 2623 20<sup>th</sup>**

Re: **OPPOSITION**  
**Zoning Case 3471C AS NOW AMENDED**  
OJD Engineering, LLC  
Texas District of the Lutheran Church and Generator I, LLC

Dear Planning and Zoning Commission member:

Please note that Suzanne Ehler, owner of 2623 20<sup>th</sup> Street – directly across the street from the fourth plan presented by this company oppose the “amended” zoning change request referenced above, and request that you DO NOT approve the zoning change presented by UP Campus to build a 600 bed, “pet friendly” luxury student housing apartment complex encompassing parts of the 2600 block of 19<sup>th</sup> (C-4 specific use/Multi Family) and 20<sup>th</sup> (R-1 and Local Retail specific use) streets.

This is NOT the highest and best use of this site – it’s only the highest use. There are many negative issues that could come from a development of this size being proposed for a site that was never built for this dense development but is apparently expected to absorb a massive increase in population all at once, not one planned over time for the increased infrastructure, traffic flow, and safety of the citizens. promoting a safe, effective traffic circulation system.

There is no enhancement to this neighborhood by placing a “max-fill” 5 story apartment with an adjacent 6 story car park directly adjacent to existing single-family homes and in the middle of a single-family R-1 zoned neighborhood – which is completely contrary to existing zoning regulations and from which we are and should be protected by our own existing zoning code. The sheer density of this proposal would stress existing infrastructure and traffic flow throughout the DIRECTLY adjacent single-family homes and negatively impact every individual living in these homes. One exit onto 19<sup>th</sup> one way right turn only lane of traffic which forces 80% of the cars to circle back through neighborhood blocks to travel any direction other than south and a secondary exit on old brick street (20<sup>th</sup>) for the rest.

We categorically believe that a 600-bed 6 story and 3 story double building encompassing only about 1/2 of a city block with 600 students and 600 cars and who knows how many dogs and cats with no place to walk or defecate except adjacent yards will harm this and any neighborhood and cause mass desertion of family living. This is no way can increase the livability or value of this neighborhood for the city. And the potential future abandonment of a building this size across the street from Texas Tech is and should be a valid concern for our city.

Sincerely,

Suzanne and Mike Ehler  
Owner 2623 20th Street

**From:** [CityPlanning](#)  
**To:** [Ashley Padilla](#)  
**Cc:** [Victor Escamilla](#)  
**Subject:** FW: Zone case #3471-C  
**Date:** Friday, January 20, 2023 11:11:43 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)

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**From:** David Fleming <david@fleminginv.com>  
**Sent:** Friday, January 20, 2023 10:19 AM  
**To:** Kristen Sager <ksager@mylubbock.us>  
**Cc:** CityPlanning <cityplanning@mail.ci.lubbock.tx.us>; Karen Edwards <KEdwards@mail.ci.lubbock.tx.us>; Tech Terrace UNIT Neighborhood <ttunitneighborhoodassociation@gmail.com>  
**Subject:** RE: Zone case #3471-C

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While my primary residence is within the 200' radius of the proposed site, I have not received a zoning change request letter for the above case #3471-C. However, I do want to notify the board of my continued opposition to this plan. The proposed site plan and building plan has not changed significantly since originally filed as #3471-A. My opposition to this zone change remains strong as I believe this development with its extremely high density, is not a good fit for this neighborhood. Thank you for your consideration,  
David

David Fleming, CCIM, CPM  
ITEX – Fleming Investment Properties  
4630 50<sup>th</sup> Street, Suite 618  
Lubbock, Texas 79414  
Cell 806-548-2005  
Office 806-793-7355 x14



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**From:** David Fleming <[david@fleminginv.com](mailto:david@fleminginv.com)>  
**Sent:** Thursday, November 3, 2022 5:35 PM  
**To:** [ksager@mail.ci.lubbock.tx.us](mailto:ksager@mail.ci.lubbock.tx.us)  
**Subject:** Fwd: Zone case #3471-B

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**From:** David Fleming

**Sent:** Thursday, October 27, 2022 2:50:36 PM

**To:** [CityPlanning@mylubbock.us](mailto:CityPlanning@mylubbock.us) <[CityPlanning@mylubbock.us](mailto:CityPlanning@mylubbock.us)>

**Cc:** [kedwards@mylubbock.us](mailto:kedwards@mylubbock.us) <[kedwards@mylubbock.us](mailto:kedwards@mylubbock.us)>;  
[ttunitneighborhoodassociation@gmail.com](mailto:ttunitneighborhoodassociation@gmail.com) <[ttunitneighborhoodassociation@gmail.com](mailto:ttunitneighborhoodassociation@gmail.com)>

**Subject:** RE: Zone case #3471-B

Members of the Planning and Zoning Commission:

First, let me say 'Thank You' for serving our City as Members of the Planning and Zoning Commission. I know at times, this can be a thankless, volunteer job.

I hope this email will convey my thoughts regarding this zoning case.

The intention of this email is to clearly state that I am opposed to zone case #3471-B.

I have lived at 2629 19<sup>th</sup> Street (Southeast corner of 19<sup>th</sup> & Boston) for the last 27 years. My wife and I own and operate the Woodrow House Bed & Breakfast at this location. We are proud to be residents of the Tech Terrace Neighborhood. I am opposed to this development/zone change for several reasons.

1. The developer plans to bring 740 student housing beds to this location. This is a huge increase in the neighborhood population density. There is no apparent way to increase street access or sizes to handle the traffic this will generate for the immediate area.
2. The developer plans on using the alley for ingress/egress from parts of the development. This alley was never intended to handle ingress/egress to a 740-student housing complex. Unfortunately, the alley is already a busy traffic area with just a small number of low density residential and commercial properties along its route.
3. The primary entrance to the development will be on 19<sup>th</sup> street. But 19<sup>th</sup> is one way at this location due to the center median. Those that miss the entrance are most likely going to make a right hand turn at University Avenue and use the alley, or possibly 20<sup>th</sup> Street, for a secondary entry point. Again, causing more traffic on an otherwise low density, residential single-family street and alley.
4. The alley between 19<sup>th</sup> & 20<sup>th</sup> Street is only 12' wide. As best I can research, it was originally developed in the 1930's. My understanding of the current requirements for alley access on single family garages to be a minimum of 20' wide. And that is with only low density, single-family garage access via the alley.
5. This 740-bed development will be less than 200' from the front door of my personal residence. I ask each of you this, "Would you want this development within 200' of your personal residence?"

I am opposed to zone case #3471-B

Thank you for your time and consideration of this matter.

David Fleming

Woodrow House Bed & Breakfast

2629 19<sup>th</sup> Street

Lubbock, TX 79410

Cell 806-548-2005

Office 806-793-7355 x14





City of Lubbock, TX  
Planning Department  
Planning and Zoning Commission  
Reply Form

If for any reason you will be unable to attend the public hearing advertised by this notice, and wish to present your comments regarding the case, please complete this form and return it to the Secretary of the Planning and Zoning Commission, c/o Planning Department, P.O. Box 2000, Lubbock, TX 79457 or email to CityPlanning@mylubbock.us.

If you have any questions pertaining to the case, please call the City of Lubbock Planning Department at 806-775-2108.

Please check one of the following to indicate if you are in favor of, or opposed to, the zone change requested by: P&Z Case No.: **3471-C**

In Favor \_\_\_\_\_

Opposed X

Reasons and/or Comments:

*see separate email sent previously*

Print Name DAVID FLEMING

Signature: David Fleming

Address: 2629 - 19th Street, LBK, TX 79410

Address of Property Owned: 2629 - 19th Street, LBK, TX 79410

Phone Number: 806-793-3330

Email: david@FlemingInv.com

Zone Case Number: **3471-C**

R38831

Recipient 21 of 29

FLEMING DAVID A & DAWN M

2629 19TH ST

LUBBOCK TX 79410-1502

**From:** [CityPlanning](#)  
**To:** [Ashley Padilla](#)  
**Cc:** [Victor Escamilla](#)  
**Subject:** FW: P&Z Zone Case Number: 3471-C  
**Date:** Thursday, January 26, 2023 3:04:29 PM

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**From:** Baynetta Jordan <baynetta@baynettajordanattorney.com>  
**Sent:** Thursday, January 26, 2023 1:48 PM  
**To:** CityPlanning <cityplanning@mail.ci.lubbock.tx.us>  
**Subject:** P&Z Zone Case Number: 3471-C

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Dear Commission Members:

I own the property at 2615 20<sup>th</sup> (R39113) which is directly across the street from the proposed 5 bedroom "homes" proposed by the applicant. I also own the property at 2605 21<sup>st</sup> street and I live at 3009 21<sup>st</sup> Street. I am opposed to the zoning change for all of the reasons set forth by the Tech Terrace Unit Neighborhood speakers at the last commission meeting so will not go into detail about many of the reasons for my opposition. My property at 2615 20<sup>th</sup> is currently rented to an older single person who is **not** a student and my property at 2605 21<sup>st</sup> is rented to a couple who both work in the downtown area and are **not** students. My adult daughter lives in my back house and she works downtown next to City Hall. Tech Terrace is home to many people who work at Texas Tech and in the downtown area and has for many years attracted Texas Tech employees. The City of Lubbock is working diligently to revitalize the downtown area which will undoubtedly attract more permanent residents to Tech Terrace. The proposed development will adversely affect the enjoyment and value of the homes in Tech Terrace and therefore I oppose the proposed zone changes and thus the planned high density student housing.

I respectfully request that you vote NO to the proposed changes.

Thank you for your consideration of my opposition.

Baynetta Jordan  
3009 21<sup>st</sup> Street  
Lubbock, TX  
(806) 789-2407

## Ashley Padilla

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**From:** CityPlanning  
**Sent:** Friday, January 20, 2023 11:12 AM  
**To:** Ashley Padilla  
**Cc:** Victor Escamilla  
**Subject:** FW: Zone case #3471-C

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**From:** David Fleming <david@fleminginv.com>  
**Sent:** Friday, January 20, 2023 10:19 AM  
**To:** Kristen Sager <ksager@mylubbock.us>  
**Cc:** CityPlanning <cityplanning@mail.ci.lubbock.tx.us>; Karen Edwards <KEdwards@mail.ci.lubbock.tx.us>; Tech Terrace UNIT Neighborhood <ttunitneighborhoodassociation@gmail.com>  
**Subject:** RE: Zone case #3471-C

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David

David Fleming, CCIM, CPM  
ITEX – Fleming Investment Properties  
4630 50<sup>th</sup> Street, Suite 618  
Lubbock, Texas 79414  
Cell 806-548-2005  
Office 806-793-7355 x14



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**Sent:** Thursday, November 3, 2022 5:35 PM  
**To:** [ksager@mail.ci.lubbock.tx.us](mailto:ksager@mail.ci.lubbock.tx.us)  
**Subject:** Fwd: Zone case #3471-B

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**Sent:** Thursday, October 27, 2022 2:50:36 PM

**To:** [CityPlanning@mylubbock.us](mailto:CityPlanning@mylubbock.us) <[CityPlanning@mylubbock.us](mailto:CityPlanning@mylubbock.us)>

**Cc:** [kedwards@mylubbock.us](mailto:kedwards@mylubbock.us) <[kedwards@mylubbock.us](mailto:kedwards@mylubbock.us)>; [ttunitneighborhoodassociation@gmail.com](mailto:ttunitneighborhoodassociation@gmail.com) <[ttunitneighborhoodassociation@gmail.com](mailto:ttunitneighborhoodassociation@gmail.com)>

**Subject:** RE: Zone case #3471-B

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I am opposed to zone case #3471-B

Thank you for your time and consideration of this matter.

David Fleming

Woodrow House Bed & Breakfast

2629 19<sup>th</sup> Street

Lubbock, TX 79410

Cell 806-548-2005

Office 806-793-7355 x14





January 25, 2023

Richard Murphy  
2911 20<sup>th</sup> St.  
Lubbock, TX 79410  
Resident since 2009

Planning & Zoning Commission  
1314 Ave K  
Lubbock, TX 79401

**Re: Zoning Case #3471-C—Up Campus continues to ignore clear legal requirements**

Dear Members of the Planning & Zoning Commission:

Up Campus's latest application still violates clear requirements of Lubbock zoning ordinances.

Most clearly, Up Campus's proposal to fill the 19<sup>th</sup> St. property with a building approximately 450 feet long, 200 feet wide, and 60 feet tall would require massive deviations from setback requirements that Texas law precludes.

Up Campus's proposal also: (a) excludes information needed to fully calculate parking requirements but nonetheless clearly violates them; (b) does not, as the law requires, document impacts on public services or identify means of mitigation; and (c) makes no effort to provide legally required justifications for deviations from the Future Land Use Map of Plan Lubbock 2040.

Approval of the Up Campus Proposal in its current form would waste everyone's time and resources.

**1. Up Campus proposes massive deviations from setback requirements that cannot be authorized under current law.**

**a. Up Campus proposes massive deviations from CA setback requirements.**

Up Campus proposes to use a Commercial-Apartment (CA) base zone as part of a planned development (PD) for the 19<sup>th</sup> St. building. CA zoning establishes the following setback requirements:

- Front yard: "The minimum front yard shall be ... no less than the average setback established by the development on the adjacent lot or lots." § 40.03.1156(a).
- Rear yard: "Where the property is adjacent to any 'RR,' 'R-1,' 'R-1A,' or 'R-2' zoning district even if separated by an alley, the minimum rear yard shall be one foot for each one foot of total height." § 40.03.1156(a).

Based on my efforts with a tape measure, the average front setback of the neighboring properties is approximately 33 feet. Up Campus calculates an average of 30 feet at these properties. Their proposed building would have a front setback of "20 feet typical." Up Campus Proposal at 7. Even by Up Campus's calculations, it seeks a 10-foot variance across approximately 450 feet fronting on 19<sup>th</sup> St.

Approximately 290 feet of the proposed 19<sup>th</sup> St. building would be across the alley from homes zoned R-1 that front 20<sup>th</sup> St. The required setback across this stretch of 290 feet would be 59 feet

and 11 inches—i.e., the height of the proposed building. Up Campus proposes a rear setback for the 19<sup>th</sup> St. building of 10 feet. It thus seeks a 50-foot variance across approximately 290 feet.<sup>1</sup>

Adding it all up, Up Campus seeks deviations from CA setback requirements that would allow it to expand the 19<sup>th</sup> St. building's footprint by approximately **19,000 sq. feet**. This expansion constitutes approximately 1/5 of the proposed footprint of approximately 90,000 sq. ft.

b. Texas law would not permit such variances under CA zoning.

Up Campus, contrary to the requirements of the PD ordinance, § 40.03.3226(b)(5), has never explained why it wants these massive deviations from Lubbock's zoning laws. The reason, however, is self-evident: Up Campus wants to include more apartments in the 19<sup>th</sup> St. building so it can make more money. Texas law does not permit a variance on this ground.

Section 211.009(a)(3) of the Texas Local Government Code provides that a board of adjustment may authorize a variance

if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship ...

The Texas legislature recently clarified the circumstances under which financial considerations may count as "unnecessary hardship." More specifically, § 211.009(b-1) now provides that, in exercising authority to grant a variance based on unnecessary hardship, a board may consider that "the financial cost of compliance is greater than 50 percent of the appraised value of the structure ...."

Up Campus's (understandable) effort to maximize its profits cannot conceivably satisfy the standard for financial considerations to count as "unnecessary hardship."

c. Up Campus cannot escape the CA's setback requirements by exploiting the PD ordinance.

As a threshold matter, it bears emphasis that the PD ordinance requires Up Campus to offer a rationale for departures from base-zone requirements. *See* 40.03.3226(5) (requiring justifications for proposed deviations from base zone standards). *Compare* Up Campus Proposal at 7 (listing but not explaining deviations).

Up Campus's likely rationale for failing to explain its (massive) deviations becomes clearer on further reading of the PD ordinances. The drafters of these ordinances apparently anticipated that some persons might seek to use them as loopholes to evade otherwise applicable zoning requirements. To prevent this possibility, the ordinance governing Concept Plan Eligibility Criteria provides:

The use of PD development regulations shall not be used for the sole purpose of avoiding the quantitative or dimensional requirements for uses that would already be permitted in the base zoning district. § 40.03.3227(b)(1).

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<sup>1</sup> Up Campus's statements regarding rear setbacks illuminate its approach to this application process. Up Campus states that the Base Zoning requirement for CA for rear setbacks is "None, except 5 feet to any street; adjacent to R-1 shall be 1 ft". Up Campus Proposal at 7. Up Campus somehow left out the ordinance's language that the setback is one foot "for each one foot of total height." It also did not see fit to mention that its requested deviation amounts to 50 feet on a property approximately 230 feet wide.

Adding a belt to go with these suspenders, the ordinance states:

The PD development shall not be allowed solely as a means of increasing the density or intensity of development. § 40.03.3227(b)(6).

*See also* § 40.03.3225(4) (“The PD District shall not be used for the sole purpose of circumventing the zoning regulations ....”).

Up Campus’s proposal for the 19<sup>th</sup> St. property purports that it only deviates from CA base-zone requirements regarding setbacks. Up Campus Proposal at 7. Avoiding CA setback requirements is thus the sole rationale for invoking the PD ordinance. As the provisions just quoted clearly state, however, the PD ordinance may not be used solely to avoid “dimensional requirements” of the base zone or to increase “density or intensity of development.”

In sum, Up Campus seeks to deviate from setbacks to the tune of about 15,000 sq. ft. for a building a football field and a half long. Neither Texas statutory law nor Lubbock zoning ordinances permit this result.<sup>2</sup>

**2. Up Campus’s proposal fails to provide information necessary to fully calculate parking requirements but nonetheless clearly fails to satisfy them.**<sup>3</sup>

CA base-zone requirements for parking specify:

One space for each efficiency unit, one and one-half (1-1/2) spaces for each one-bedroom unit, two (2) spaces for each unit with two (2) bedrooms or more, plus one additional space for each four (4) units in the development. § 40.03.1162(a)(1).

It follows that parking requirements cannot be calculated without knowing the distribution of apartments in terms of their number of bedrooms as well as the total number of units.

Remarkably, Up Campus does not include this information in its proposal.<sup>4</sup> Instead, it simply claims that the CA base zone requires 444 residential spaces and 13 retail spaces. Up Campus Proposal at 7. Up Campus claims to be in compliance because it plans to supply 466 residential spaces and 15 retail spaces. *Id.*

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<sup>2</sup> The PD ordinance itself provides for minimum setbacks of 30 feet “[a]long the perimeter of PD project, adjacent to public road” and of 20 feet “[a]long perimeter of PD project, not adjacent to public road.” § 40.03.3229(2). Smaller setbacks may be approved “in the interest of establishing a consistent relationship of the buildings to the street and sidewalk, so as to form a visually continuous pedestrian-oriented street front.” *Id.* These provisions cannot help Up Campus as: (a) its proposal violates them; (b) it cannot invoke the PD ordinance merely as a means to avoid CA setback requirements (as explained above); and (c) allowing a smaller setback would not create “a consistent relationship of the buildings to the street and sidewalk.”

<sup>3</sup> The Commissioners may recall that, in its previous proposal, Up Campus characterized its parking proposal as meeting the “intent” underlying CA zoning requirements. Up Campus should not get to pick when to honor the “letter” of the law.

<sup>4</sup> The Commissioners may recall another example of Up Campus not supplying key information in its proposal. The first inkling the community had of Up Campus’s “Trip Generator Memorandum” was a Powerpoint slide displayed briefly at the Commission’s November meeting. Fairly read, the PD ordinance forbids this sort of maneuver for reasons of due process. *See* § 40.03.3230 (declaring that the Director of Planning should determine that a Concept Plan Submission is “complete” before transmitting it to the P&Z Commission).

Up Campus's failure to satisfy a basic informational requirement regarding residential parking should be grounds, by itself, for rejection.

Up Campus did provide enough information to determine that its calculations for nonresidential parking are wrong. Up Campus intends to construct 2,963 sq. ft. of retail space at the 19<sup>th</sup> St. property. Up Campus Proposal at 11. The CA base zone requires one space per 150 sq. ft. for this usage—19.75 spaces. § 40.03.1162(a)(9). Rounding up, the proposed building thus requires 20 “retail” spaces. Moreover, Up Campus intends to allocate 6,156 sq. ft. to “Lobby, Management, and Leasing.” Up Campus Proposal at 11. The CA base zone requires one space per 200 sq. ft. for office usage—30.78 parking spaces. § 40.03.1162(a)(7). The base zone requirement for nonresidential purposes is thus 51 spaces, not 13.

In short, (a) we don't know how many residential spaces should be required for the 19<sup>th</sup> St. building, and it should be too late for Up Campus to tell us through the current application; and (b) Up Campus's calculation of required parking spaces for nonresidential purposes is wrong.

It bears noting that the PD ordinance contemplates potential deviations from base-zone parking requirements. To follow this path, however, Up Campus would first need to acknowledge and justify the deviation. § 40.03.3226(b)(5). It would then need to provide “technical information provided by a qualified planning, parking or traffic consultant that verifies that the reduction will not impair the functioning of the developments served, or have an adverse impact on traffic flow on or adjacent to the development.” § 40.03.3229(4).

For whatever reason, Up Campus has done neither of these things, and its current application should be rejected.

### **3. Up Campus's proposal does not satisfy legal requirements for documenting impacts on public facilities and services and identifying means for mitigation.**

The core element of Up Campus's proposal is to construct a building on 19<sup>th</sup> St. that would be about a football field and a half long and five stories tall. Although the Up Campus Proposal itself does not, oddly enough, say so, this building would apparently house 565 people.<sup>5</sup>

The PD ordinance demands:

[d]ocumentation of impacts the proposed development will have on public facilities and services and ways in which these impacts will be mitigated in conjunction with the proposed development. Examples of impacts include, but are not limited to, the level of service at street intersections, residential equivalency units for sewer service, water capacity and school district enrollment. § 40.03.3226(b)(8).

Up Campus's “documentation” of impacts seems to be largely composed of the following bullet points that take up a quarter of a page of its proposal:

---

<sup>5</sup> This figure of 565 appears in the Trip Generation Memorandum of Dec. 21, 2022 that serves as Up Campus's traffic study.

## **PROJECT ACCESS & UTILITIES SUMMARY**

- Street:
  - Building A will access 19<sup>th</sup> street as shown, and location was approved via email by TxDOT.<sup>6</sup>
  - Detached Homes.
  - Service Vehicles will access both buildings from the Alley.
- Water Utility:
  - Building A will access the 10” water main that is in 19<sup>th</sup> Street. Upgrades to this water main will be completed as necessary to accommodate this development.
  - Detached Homes will access the 6” water main that is in 20<sup>th</sup> St.
- Sanitary Sewer Utility:
  - Building A will access the sanitary sewer main that is in the alley. The 6” clay pipe will be replaced as needed with a up to 12” PVC pipe from University Avenue to the site to accommodate the development.
  - Detached Homes will access the sanitary sewer main that is in the alley. The 6” clay pipe will be replaced with a 12” PCV pipe from University Avenue to the site to accommodate this development.
- Electrical Utility:<sup>7</sup>
  - Building A will access the electrical that is in the alley. Upgrades to the electrical system will be completed as necessary to accommodate the development.
  - Detached Homes will access the electrical that is in the alley. Upgrades to the electrical system will be completed as necessary to accommodate the development.

### Up Campus Proposal at 6.

The proposal does also state, “The Alley will be improved and widened along the length of the project, and power lines along north side of alley are intended to be undergrounded per discussions with LPL.” Up Campus Proposal at 6. (It does not, however, explain how Up Campus will obtain the rights necessary to widen the alley. Nor does it mention that the “length of the project” does not actually reach as far as Boston Avenue or University.)

These bullet points amount to Up Campus declaring that it will “do the necessary” after it figures out what is “necessary.” It is ludicrous to suggest that these bullet points satisfy a legal requirement, set forth in Lubbock ordinances, for documentation of impacts on public services and facilities. Certainly, one might expect an experienced developer such as Up Campus to be able to provide such information if it wished to do so.

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<sup>6</sup> Presumably this “approval” by email was not a formal agency action. Up Campus did not see fit to attach it as an exhibit to its proposal.

<sup>7</sup> Regarding utilities, the ALTA/NSPS Land Title Survey partially supplied by Up Campus includes a “Utility Warning” that “as require [sic] by ALTA specs a utility maps [sic] has not been provided to the surveyor by the client at the time of this survey, therefor underground utilities cannot be addressed.” Up Campus Proposal at 3. (Up Campus provided the first of three sheets from this survey.)



#### **4. Up Campus does not explain deviations from the Future Land Use Map of Plan Lubbock 2040.**

The Future Land Use Map of Plan Lubbock 2040 (FLUM) contemplates zoning the 19<sup>th</sup> St. property as Light Retail/Commercial. Plan Lubbock 2040 at 51. Up Campus proposes to build a 565-bedroom complex on this property. The FLUM contemplates zoning the 20<sup>th</sup> St. property as Low Density Residential—i.e., for single-family residences. *See* Plan Lubbock 2040 at 51. Up Campus proposes greater density by way of a series of 5-bedroom row houses.

Although the FLUM is not a zoning map, it is an “important criterion” of the Comprehensive Plan designed to “inform decisions related to land use and zoning.” *Id.* at 68. Plan Lubbock 2040 requires that proposed changes inconsistent with the FLUM be assessed by asking and answering a series of a dozen questions. *Id.* at 62. Some of these questions include:

- Why is the proposed change a more appropriate use than that recommended by the Future Land Use Plan?
- Will the proposed use impact other existing or planned uses in a negative manner?
- [W]ill the proposed use be compatible with, and/or enhance, adjacent existing or planned uses?
- Are adequate buffering and adjacency performance standards required?

To emphasize the importance of this process, Plan Lubbock 2040 also declares, in bolded type, that “[i]t is the burden of the Planning staff to study evidence (and make a recommendation to the Planning & Zoning Commission) that the proposal meets the aforementioned considerations and supports community goals and objectives as set forth within this Plan. The Planning staff should conduct small or specific area studies to determine the appropriateness of requested changes.” *Id.* (Emphasis in original.)

The closest that Up Campus comes to providing a rationale for departing from the FLUM is in a bullet point where it asserts that “Texas Tech University *will continue to grow*, along with the need for purpose-built student housing and this development provides safe and pedestrian-oriented housing for students.” Up Campus Proposal at 6. Up Campus makes no effort at all to document that Texas Tech intends further growth in enrollment. As a developer of student housing, it is presumably more aware than most that, across the country, student enrollments are declining, and Texas, although it is a high growth state, is not immune from this phenomenon. *See, e.g.,* Cobler, *Texas undergraduate enrollment drops*, AXIOS (June 15, 2022) (noting 4.1% drop in undergraduate enrollment in Texas between 2019 and 2022), available at <https://www.axios.com/local/austin/2022/06/15/texas-undergraduate-enrollment-drops>.

Up Campus’s proposal cannot be legally adopted unless City staff follows all the procedures and provides all the explanations required by Plan Lubbock 2040. The Up Campus Proposal provides City staff with essentially no help at all in carrying out these tasks.

With best regards and thanks,

Richard Murphy  
Resident of Tech Terrace since 2009 and member of UNIT Ad Hoc Committee

## Ashley Padilla

---

**From:** Kristen Sager  
**Sent:** Tuesday, January 17, 2023 6:31 PM  
**To:** Ashley Padilla  
**Cc:** Victor Escamilla  
**Subject:** FW: Up Campus Proposal Case #3471-C

---

**From:** redraiderdad62@gmail.com <redraiderdad62@gmail.com>  
**Sent:** Tuesday, January 17, 2023 6:29 PM  
**To:** Kristen Sager <ksager@mylubbock.us>  
**Subject:** Up Campus Proposal Case #3471-C

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Dear Ms. Sager- Planning Department Director,

As you know, Up Campus has filed another new zoning change application to build a mixed-use 600 bed student housing, high-rise apartment building on the Godbold property on 19<sup>th</sup> and 20<sup>th</sup> streets between Boston and University Avenues. Previously, Up Campus had filed and was heard on November 3, 2022. The Planning and Zoning Commission at that time voted 6-3 to not recommend this zone change. The applicant withdrew their case prior to the City Council meeting. Their new proposal, in my wife and I's opinion, is not much different than their first proposal. Instead of 740-bed student housing project they are proposing a 600-bed project. They have made a few changes, but their proposal is not much different than their original proposal, which again was not approved by the Planning and Zoning Commission. What they have proposed is not enough for my wife and I or the Tech Terrace UNIT Neighborhood Association to change or alter our positions. Many of the arguments are the same. But the overarching reason is a high-rise apartment complex is not at all within the character of Tech Terrace.

**Therefore, my wife and I strongly urge you and the other members of the Planning and Zoning Commission to vote against the pending zoning change in the Planning and Zoning Commission hearing to be conducted on Thursday, February 2, 2023.** I and the other residents of Tech Terrace are not against development, but we are against a 600-bed student housing project that is not a match to the single-family homes in Tech Terrace.

When we retired in December 2021, we decided to move to Lubbock and specifically to Tech Terrace. We live on 23<sup>rd</sup> Street at Flint. Recently, the Tech Terrace UNIT Neighborhood Association made it known to the residents of Tech Terrace that the historic Godbold property is going to be re-developed into student housing this time with a 600-bed high rise apartment complex (a second proposal by Up Campus) that is essentially the same as the first project they proposed. A high-rise apartment complex is not at all what Tech Terrace is about. Tech Terrace is a neighborhood of single-family homes and not a high-rise student housing complex.

It is obvious if you read the mission statements of both the TTUNIT Neighborhood Association and the Lubbock Planning Department that a development such as this does not comply with either of these statements. This you need to consider in your vote.

In addition, besides not complying with either mission statement, this development, as proposed, is a terrible idea for the residents of Tech Terrace and especially those that live in around the Godbold property. First and foremost, is the extra traffic this development would cause for this area. Additional cars for a 600-bed complex, not to mention the additional traffic of those visiting the complex, would completely overwhelm this area. This alone is another reason to vote against the zoning change and ultimately against this development.

Finally, my wife and I wholeheartedly support the position as stated by the Tech Terrace UNIT Neighborhood Association in previous correspondence. See my email dated 10/30/22 @ 9:36 pm.

Thank you in advance for your consideration.

Jesse and Roni Allen  
3016 23<sup>rd</sup> Street  
Lubbock, TX 79410

**From:** [Kristen Sager](#)  
**To:** [Ashley Padilla](#)  
**Cc:** [Victor Escamilla](#)  
**Subject:** FW: Response to Planning and Zoning Commission Application 3471-C (Up Campus)  
**Date:** Thursday, January 26, 2023 10:24:31 AM

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**From:** Callum Hetherington <callumjh@gmail.com>  
**Sent:** Thursday, January 26, 2023 9:46 AM  
**To:** Kristen Sager <ksager@mylubbock.us>  
**Subject:** Response to Planning and Zoning Commission Application 3471-C (Up Campus)

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Dear Ms. Sager, members of the Planning and Zoning Commission and Staff  
I am writing to provide comment on the new proposal from Up Campus to develop the former Godbold property in the Tech Terrace neighborhood (case 3471-C).

I am under no illusion that at some point - perhaps as early as 2 February - the Planning and Zoning Commission is going to review a proposal for rezoning and development that is approved and sent to the full City Council for further consideration. Indeed, I am looking forward to the city approving a plan that brings value to its residents, promotes successful and sustainable development and demonstrates that the city is forward thinking with its vision. I am not convinced that the plan on the docket meets these goals, but acknowledge its strengths. Below, I also review what I consider to be some significant weaknesses. I ask that the Commission considers these points and considers whether this is really the best the city can get, or, whether the developers should be asked, at the very least, to comply with current city ordinances, planning regulations, and planning documents?

The Planning and Zoning Commission has the dual roles of promoting development and protecting the city from developments that may have negative outcomes - I ask that they use their knowledge and expertise to push for one more round of improvements that will positively impact the development, the Tech Terrace neighborhood and the city.

The primary challenges I identify with the current plan are:

A) The traffic study is interesting, but approval of the entrance/exit by TXDoT is based on compliance with code, not safety. The study also makes some presumptions about traffic patterns that may not come true. For example, the study suggests Up Campus residents who wish to travel west will U-turn at 19th and University. This is false - ask Google (and other GPS driver assistance Apps) - the best routes, chosen by Artificial Intelligence, that consider efficiency, safety and traffic volume all recommend drivers traveling west turn back through the neighborhood on 20th, up Boston and left onto 19th. Initially, drivers may seek to U-turn on 19th, but I predict that accident rates will cause TXDoT to swiftly prohibit such turns. There is no good solution to this traffic safety conundrum, but there is a cost implication to the Tech Terrace neighborhood (quality of life) and to the city (road maintenance) if traffic on 20th street increases. Perhaps the solution is to find a good balance for how many trips may go through the neighborhood by considering how many units to approve in the development?

B) Any proposed development that needs to waive so many planning and building guidelines and ordinances cannot claim to be making a good faith effort to meet City

planning and vision documents, and my hope is that the Planning and Zoning Commission will ask the developer that if they want to enter the market in our City they comply with our planning restrictions and guidelines. This point is important for three reasons:

- i) The Up Campus model of development, occupancy and selling-on is dependent on demonstrating short term, high revenue, for profit maximization. Up Campus are entitled to maximize profit, but, Planning and Zoning Commission is tasked with balancing the goals of development against the economic benefit and well-being of the city. The Commission adopted a strategic plan to meet these goals and I encourage it to stand by its vision and require developers to comply with them.
- ii) On the other hand, if Up Campus needs to break all the zoning and planning ordinances to make the project financially viable, then they are not working in a free-market; they are requiring a subsidy from the city so that they can make a profit at the city's expense.
- iii) Approving a development with a foot-print that occupies the full plot on 19th street provides no off-street parking for visitors. This significantly undermines the economic viability of the proposed retail space - it is almost certainly doomed to failure. Without space for visitor parking, nobody will travel to the retail space. If it is a restaurant/coffee shop, residents' use of the facility will be suppressed if friends cannot meet them; residents will travel to a mutually convenient locality. Economic success based almost entirely on 500 residents of the development is unlikely to sustain many business ideas.

C) There are also significant concerns over residency load-factors. Pressures on rental markets in the city should be acknowledged, but much of the data in the proposal is erroneous:

- i) Up Campus's persistent claim that Texas Tech University (TTU) will continue to grow is 5 years out of date. The claim has been debunked by every legitimate demographic model for the State of Texas and Texas Tech University. In person enrollments at TTU will plateau at best, and more likely decrease. Arguments that this may be a successful development can only be based on proximity to campus, and the willingness of students to pay for the privilege.
- ii) The claim that the neighborhoods near Texas Tech need more student housing is spurious. The U.N.I.T. neighborhood has lost ~125 properties to the short-term rental market (AirBnB, VRBO etc), and there are currently ~25 rental properties available for occupancy. Adding too large a development at 19th & University may further suppress occupancy rates in the neighborhood. But, more seriously, there may not be the demand for housing that Up Campus requires to meet their targets. Failure of the Up Campus development to meet their necessary occupancy rates may lead to failure of the project in the medium term, depressed rental income across the neighborhood, all of which may lead to lack of investment in upkeep and maintenance, leading to urban blight. Better to build a smaller development, that fits within the set-backs, (and maybe one story lower), and generate more sustainable revenue that brings economic benefit to the city, than a white elephant on a strategically important block in the city that suppresses future development.

On the other hand, I also acknowledge that a new, modern development may have a negative effect on the economic viability of the rental market in the U.N.I.T. neighborhood resulting in lower occupancy rates that may push more properties onto the market for sale, creating opportunities for increased rates of owner-occupied ownership. However, if that occurs as a by-product of the failure of the Up Campus development, then it will be a high price for the city to bear.

Thank you for your time and attention,

Yours sincerely,

Callum J. Hetherington

3120 22nd Street



**From:** [Judy Mayfield](#)  
**To:** [Ashley Padilla](#)  
**Subject:** Letter stating opposition to Godbold area rezoning  
**Date:** Thursday, January 26, 2023 2:33:35 PM

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January 26, 2023

To Ashley Padilla:

I am writing, once again, to state my strong objection to the zoning change that would allow for a large student housing complex (with parking garage and smaller dwellings on 20<sup>th</sup> St.) to be built at the site of the Godbold Center and adjacent properties in the Tech Terrace/UNIT neighborhood. I am aware that Up Campus is now proposing a 600-bed facility rather than 740.

Tech Terrace is currently a jewel of Lubbock neighborhoods. It is diverse, containing a mixture of young families with children, TTU professors, blue-collar singles and families, retired people, students, home-owners, and some renters. As one of the oldest neighborhoods in Lubbock, architectural styles of the houses are varied and the neighborhood is lovely. Pets are cared for, and dogs are walked on leashes.

People are drawn to move into the neighborhood not only because of its diversity and central location, but because of the magnet schools - Lubbock High, Roscoe-Wilson Elementary, and J.T. Hutchinson Middle School. Currently, it's one of Lubbock's most desirable neighborhoods.

It is an outrage that a developer is asking for a zoning change so high-density student housing can be built at the Godbold and surrounding sites. Zoning laws in residential areas exist for a reason, and that reason is to prevent structures and activities that would destroy the integrity of a neighborhood.

A traffic study showed that, if the proposed structures were to be built, students exiting the parking garage to go to TTU campus or west on 19th would have to turn right (east) onto 19<sup>th</sup> Street, turn right again onto University, turn right again into the Tech Terrace neighborhood, and turn right again onto Boston or Flint and travel several blocks to enter campus or go west on 19th. Thus, traffic from this high-density housing, described as being "on the periphery" of Tech Terrace, would be increased ten-fold through the heart of the neighborhood. Our property values would plummet with this type of intrusion.

Pets would be allowed in the Up Campus housing, yet no dog park or green area is provided for walking these pets. Thus, apartment residents would have to walk their dogs in the neighborhood, and students are known for not cleaning up after their dogs. Tim Cole Park at 19<sup>th</sup> and University would become unwalkable and unusable for others. TTU students are also notorious for abandoning their animals when they leave Lubbock in the summers. Thus, Tech Terrace would be overrun in late spring with abandoned animals.

Please vote against the zoning change that would allow these high-density apartments. There are other options for rebuilding on the sites in question - one is a boutique hotel, which I don't believe the neighborhood as a whole would oppose.

Your thoughtful consideration is greatly appreciated.

Judy Mayfield  
3201 21<sup>st</sup> Street  
Lubbock, Texas 79410

## Ashley Padilla

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**From:** Kristen Sager  
**Sent:** Monday, January 16, 2023 3:06 PM  
**To:** Ashley Padilla  
**Cc:** Victor Escamilla  
**Subject:** Fw: Case #3471-C

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**From:** Cheryl Weber <cherylweber4@gmail.com>  
**Sent:** Monday, January 16, 2023 11:58:32 AM  
**To:** Kristen Sager  
**Subject:** Case #3471-C

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To: Planning and Zoning Commission members:  
c/o Kristen Sager, Planning Dept. Director

We are 35 year residents of Tech Terrace UNIT Neighborhood, and wish to express our opposition to a change of zoning that would allow construction of densely-populated, multiple-level high-rise housing facilities within our neighborhood, including that of Case #3471-C.

We feel that our current zoning has been working and is appropriate for our neighborhood, which is primarily residential and strongly family oriented in nature, while still allowing for local retail and short-term visitor stays supporting neighborhood and university events and activities.

As I understand it, the City of Lubbock's adopted plans and goals for the future support zoning which will foster and protect the values of family-oriented neighborhoods of low-density residential nature.

For these reasons, please count Cheryl and Fred Weber opposed to the zoning changes proposed by Case #3471-C. Thank you for your help in this matter.  
Sincerely,

Cheryl and Fred Weber  
3319 20th St.  
Lubbock, Tx 79410

**From:** [Kristen Sager](#)  
**To:** [Ashley Padilla](#)  
**Cc:** [Victor Escamilla](#)  
**Subject:** FW: Letter regarding upcoming P&Z request for zoning variance  
**Date:** Thursday, January 26, 2023 7:57:05 AM

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**From:** Denise Pope <denise@denisepopedesign.com>  
**Sent:** Wednesday, January 25, 2023 8:23 PM  
**To:** Kristen Sager <ksager@mylubbock.us>  
**Cc:** Cyndi Pratas <cpratas1@gmail.com>; Dan Pope <dmpope63@gmail.com>  
**Subject:** Letter regarding upcoming P&Z request for zoning variance

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January 25, 2023

Dear Planning and Zoning:

I would like to submit my opinion on the upcoming hearing regarding the request for a variance for the proposed property at 19<sup>th</sup>/20<sup>th</sup> streets between Boston and University Avenues.

I have lived in Tech Terrace for almost thirty years. In 1994 my husband, Dan Pope and I moved from a historic neighborhood in Nashville, Tennessee and we chose Tech Terrace because it offered a sense of history, excellent neighborhood public schools and established trees.

Since then, we have put our hearts and souls into this neighborhood, because so many of our neighbors do the same. It is a neighborhood, in every sense of the word.

This past year I chaired our annual Tech Terrace Home Tour, and in looking through the 40 year old event binder, I ran across the history of our neighborhood association. It seems that our organization originally formed back in the late 70's, in order to deter an large apartment building from being built in our neighborhood.

Because of that grass roots effort, our neighborhood continues to thrive as a happy and healthy balance of families and college students.

I believe you have heard our desire for new a development that enhances the neighborhood quality here, rather than simply adding more beds and more cars for more students.

I realize that Up Campus has made some concessions, but it is still very apparent that they are investing wholly for their own profit. In contrast, I have heard that there is another developer

waiting in the wings, who have in mind an alternative proposal that would be happily welcomed.

Therefore I respectfully request that the commission resist this first request, from a developer that does not have our city and neighborhood in mind, with the hope that a better suited developer will help us usher in a new and exciting era for this important crossroad in our city.

Very respectfully submitted,

Denise Pope



## Ashley Padilla

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**From:** Kristen Sager  
**Sent:** Tuesday, January 17, 2023 1:33 PM  
**To:** Ashley Padilla  
**Cc:** Victor Escamilla  
**Subject:** FW: Chicago-based Up Campus

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**From:** Charles Yancey <y4at@hotmail.com>  
**Sent:** Tuesday, January 17, 2023 10:01 AM  
**To:** Kristen Sager <ksager@mylubbock.us>  
**Subject:** Chicago-based Up Campus

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Ms. Sager,

My name is Sara Yancey. I have lived in the UNIT neighborhood for 30+ years. I have loved living in this neighborhood and cheer the efforts to block the Chicago-based Up Campus that is proposed for the Godbold property. My husband and I have experienced the gradual transition in our area of the neighborhood from families to TTU rental property. We have mourned the loss of the quiet neighborhood we grew to love when we first moved here. Speaking from experience, I believe that the traffic and parking nightmares in addition to the potential noise level that apartment building would bring to our peaceful community be a detriment to the neighborhood, the schools, and the philosophy of what UNIT represents. Please do NOT change the zoning nor allow this building to sully what UNIT has worked so hard to build and maintain.

Sara Yancey  
Flint & 28<sup>th</sup> Street resident

January 26, 2023

To members of Planning and Zoning Commission:

I am writing again to strongly object to the zoning change that would allow a large student housing project to be built at the site of the Godbold Center and adjacent properties. I understand the new proposal by Up Campus is for 600 beds instead of the original 740 bed proposal. No difference in impact on our neighborhood.

This is still an outrageous proposal. To load that many students into a quiet, peaceful, older neighborhood would be a tragedy for so many reasons, including but not limited to traffic congestion and ingress/egress issues, partying, pet waste, pet abandonment, general degradation of home values and quality of life, etc.

We have fought for years to prevent apartments in the neighborhood. The low density we have now is attractive to families with children, singles, older residents, Texas Tech professors, renters as well as homeowners. We walk, we jog, we ride bikes, we enjoy being outdoors. We enjoy our leisurely visits with neighbors at our coffee shop, our new bakery, our grocery store and pet store. To load 600 students into our lovely, quiet neighborhood would severely impact our way of life.

How many times must we fight against this hugely damaging proposal by Up Campus. Isn't there some limit to how many times they can harass us with their outlandish proposals.

I attach my original letter, as it is just as valid for 600 units as for 740.

Thank you for your consideration,

Jack Thompson

3201 21<sup>st</sup> Street

Lubbock, Texas 79410

To Members of the Planning and Zoning Commission:

I am writing this email to voice my strong opposition to the proposed student housing project of some 740 beds at the Godbold Center and adjacent properties.

It is my view that this project would severely damage our wonderful, historic Tech Terrace UNIT neighborhood.

In about 1986, I served on the Lubbock Overton Project that was formed for the purpose of revitalizing North Overton. In the 1990's, I served on the Magnet Schools Advisory Board and the advisory board for the Tech Terrace UNIT Neighborhood Association under then president Marjorie Manning.

These three committees taught me much about the demise of North Overton and the threat that apartment housing poses to single family neighborhoods. It became clear that the beginning of the end for North Overton was when the city allowed spot zoning for apartments. First students moved in and then criminal elements came to prey on them through burglaries, robberies, drugs, etc. Students left, criminal elements stayed, home owners left and the rest is history. The trigger was clearly apartments. Tech Terrace UNIT residents and the neighborhood association understand this lesson and we have always fought to keep apartments out.

This lesson also came through with the Magnet School Advisory Board. Our magnet schools, Roscoe Wilson, Hutchinson and Lubbock High are indeed a magnet for homeowners with children to move into Tech Terrace. Loading 740 students into the neighborhood would have certainly deterred me and my family from moving to Tech Terrace 44 years ago.

Tech Terrace UNIT is truly a marvel of a neighborhood. We have homeowners, renters, students, professionals, working people, families with children, elderly, a truly wonderful mix of people that make this historic neighborhood a treasure for the city of Lubbock.

Please vote against this proposal to allow student housing to encroach upon our neighborhood. There are better uses for the Godbold and adjacent properties. A small boutique hotel is an idea that I have heard that has merit, saving the Café J piece as a nod to history and then building around it. Let's don't repeat the mistakes of the past by allowing student apartments in a single family environment.

Thank you for your consideration.

Jack Thompson  
3201 21<sup>st</sup> Street  
Lubbock, Texas

## Ashley Padilla

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**From:** Kristen Sager  
**Sent:** Monday, January 9, 2023 11:18 AM  
**To:** Ashley Padilla  
**Subject:** FW: SAVE TECH TERRACE

-----Original Message-----

From: hopemcg90@yahoo.com <hopemcg90@yahoo.com>  
Sent: Monday, January 09, 2023 11:11 AM  
To: Kristen Sager <ksager@mylubbock.us>  
Subject: SAVE TECH TERRACE

<p style="margin:0in;margin-bottom:.0001pt;font-size:16px;font-family:"Times New Roman",serif;text-align:center;">WARNING: This message was sent from outside the City of Lubbock's email system. <p style="margin:0in;margin-bottom:.0001pt;font-size:16px;font-family:"Times New Roman",serif;text-align:center;">It could contain harmful attachments or links to harmful web pages.

SAY NO TO #3471-C!

Staff Report		Zone Case 2538-FF
Planning and Zoning Commission		February 2, 2023

**Applicant** Sanjuan Rodriguez

**Property Owner** Roseanne Rodriguez

**Council District** 6

**Recommendations**

- Staff recommends approval of this request.

**Prior Board or Council Action**

- September 27, 1984, Ordinance No. 8660: The subject property was annexed into the City of Lubbock and zoned Transition District (T).
- October 10, 1985, Zone Case 2538, Ordinance No. 8827: The subject property was rezoned from Transition District (T) to Single-Family District (R-1).

**Notification Summary**

- Notifications Sent: 11
- Received In Favor: 2
- Received In Opposition: 0

**Site Conditions and History**

The property is unplatted and developed with several commercial and storage buildings. There is currently an auto sales business operating on the property.

**Adjacent Property Development**

The surrounding properties are zoned Single-Family District (R-1) and Commercial District (C-4) and developed with single family homes, vacant lots and commercial structures.

**Zoning Request and Analysis**

*Item Summary*

The subject property is addressed as 7425 19th Street, located south of 19th Street and east of Wausau Avenue. The applicant is requesting a zone change from Single-Family District (R-1) to Commercial District (C-4).

**Current zoning:** Single-Family District (R-1)

**Requested zoning:** Commercial District (C-4)

*Intent Statements*

The intent of the current R-1 zoning is "...to promote orderly and proper development of single-family residential units; to protect established and future single-family residential developments from inharmonious and harmful land uses; and to provide a "quality environment" for the residents of the district and city."

The intent of the proposed C-4 zoning is "...to provide for heavy retail and wholesale commercial uses which serve a city-wide or regional area. Such districts should have frontage on regional thoroughfares such as state or federal highways."



#### *Traffic Network/Infrastructure Impacts*

The location is along 19<sup>th</sup> Street which is designated as a Principle Arterial. Arterials are major thoroughfares designed to carry large quantities of traffic at relatively high speeds.

#### *Compatibility with Surrounding Property*

The proposed zone change is compatible with the surrounding area and would not change the character of the existing development.

#### *Conformance with Comprehensive Plan Principles and Future Land Use Map*

The Future Land Use Map designates this area for "Low Density Residential" land uses. This request does not conform to this designation, but is appropriate along a major thoroughfare considering nearby commercial uses and zoning. Therefore, this request is in moderate conformance with the Comprehensive Plan principles.

#### *Conformance with Zoning Ordinance*

The proposed zone change is in conformance with the zoning ordinance. The property is located along a major thoroughfare and is compatible next to adjacent land uses.

#### *Suitability of Property for Allowed Uses*

The property is suitable for the proposed zone change, though additional improvements may be necessary.

#### **Attachments**

- A. Case Information
- B. Thoroughfare Plan Map
- C. Notification Map
- D. Aerial Map
- E. Zoning Map
- F. Future Land Use Map
- G. Photos
- H. Application and supporting documentation
- I. Notification Responses

#### **Staff Contacts**

Shane Spencer  
Planner  
Planning Department  
806-775-2103  
[sspencer@mylubbock.us](mailto:sspencer@mylubbock.us)

Victor Escamilla  
Planning and Zoning Manager  
Planning Department  
806-775-3029  
[vescamilla@mylubbock.us](mailto:vescamilla@mylubbock.us)

## Case Information: Zone Case 2538-FF



**Allowable Uses:** [Commercial District \(C-4\)](#)

**Transportation:** The proposed development has a point of access from 19<sup>th</sup> Street.

Thoroughfare	Existing	Per Thoroughfare Development Plan
19 <sup>th</sup> Street, Principal Arterial, Partial	R.O.W. 66 feet, 5 lane, undivided, paved.	R.O.W. 110 feet, 7 lanes, undivided, paved

**Engineering Comments:** No comments.

**Public Works Comments:** No comments.

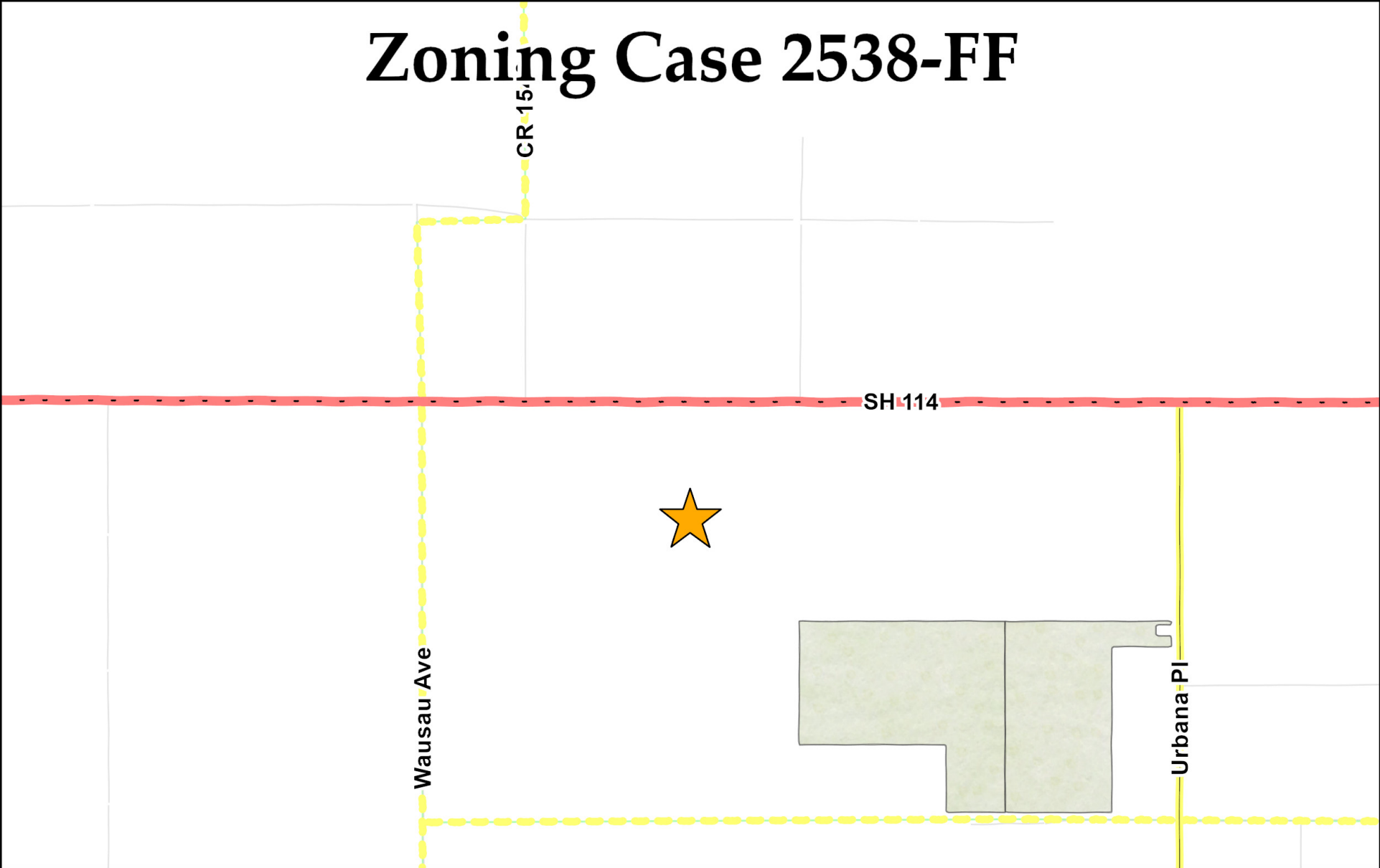
**Building Safety Comments:** No comments.

**Fire Marshal Comments:** No comments.

**Draft Planning and Zoning Commission Minutes**

n/a

# Zoning Case 2538-FF



## Collector

- Completed
- Partial
- Future

## Minor Arterial

- Completed
- Partial
- Future

## Modified Arterial

- Partial
- Future

## Principal Arterial

- Completed
- Partial
- Future

## Freeway

- Completed
- Partial
- Proposed Outer Loop



# PZC Mailout Notifications Received



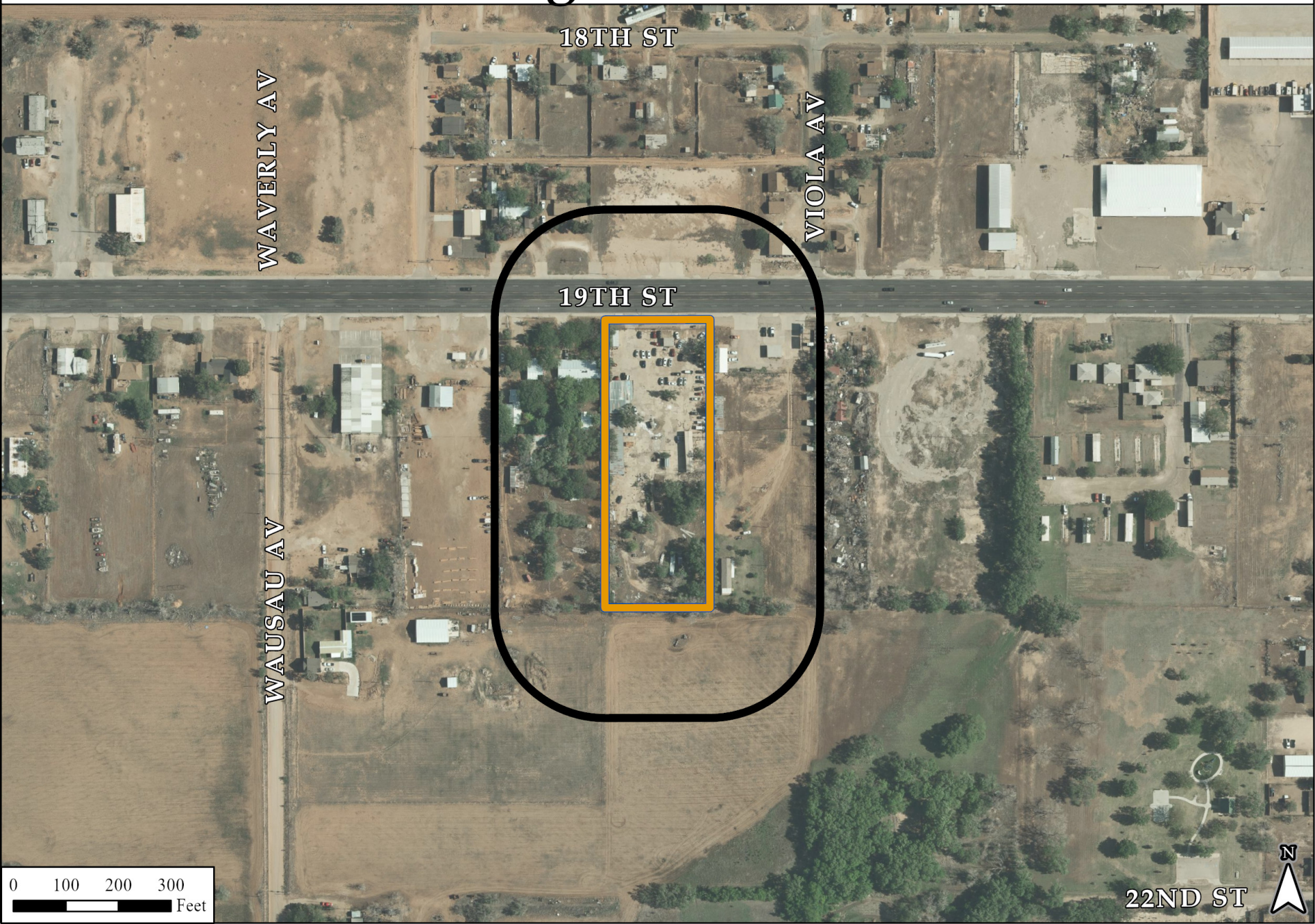
## Legend

- LocatorPnt2538\_FF
- MailoutBuffer2538\_FF
- Notification Result**
  - In Favor
  - Opposed

Created by Planning Department  
Date: 1/27/2023



# Zoning Case 2538-FF



18TH ST

WAVERLY AV

VIOLA AV

19TH ST

WAUSAU AV

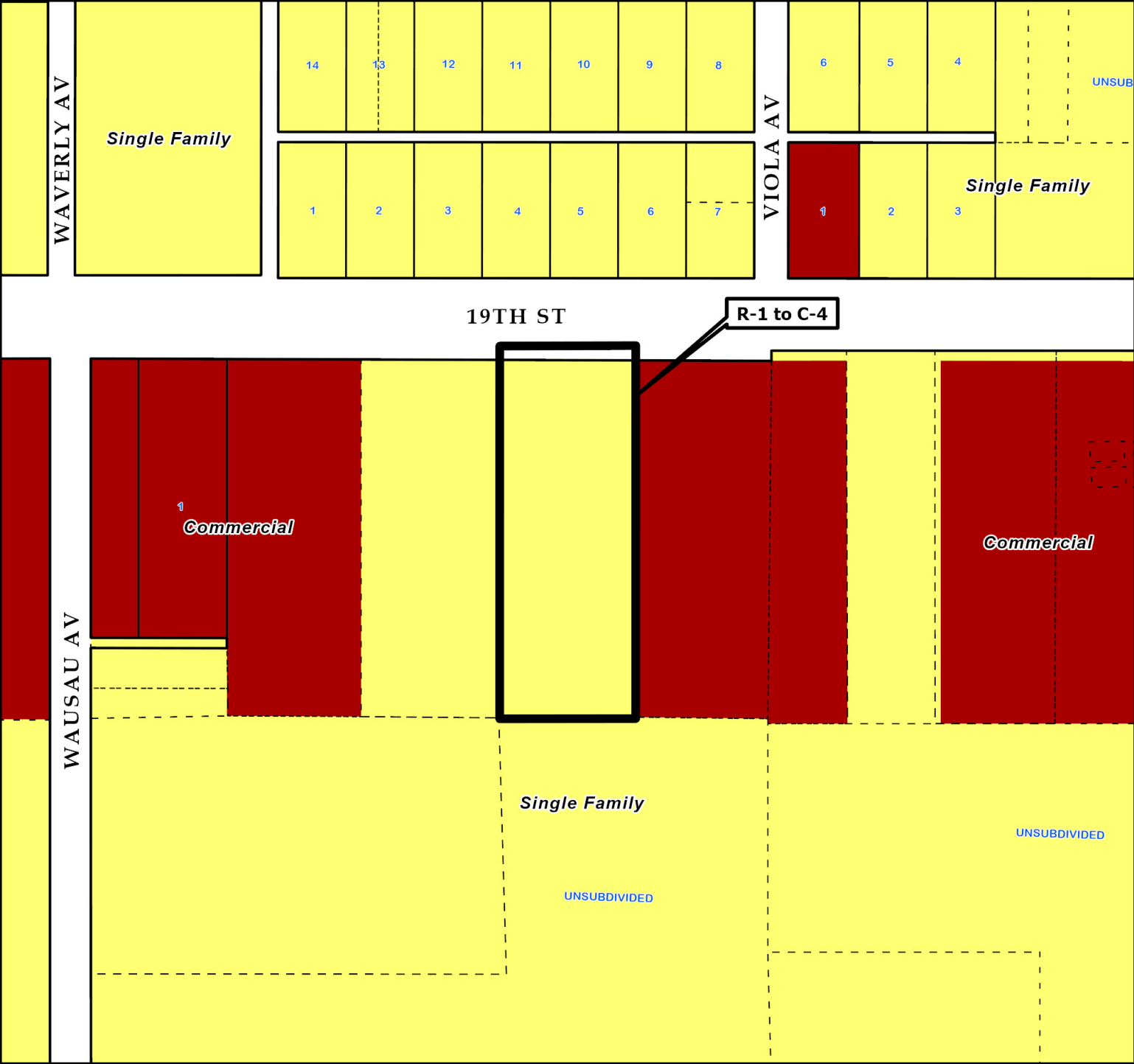
22ND ST

N



0 100 200 300 Feet



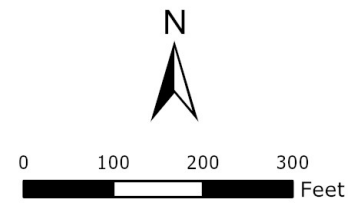


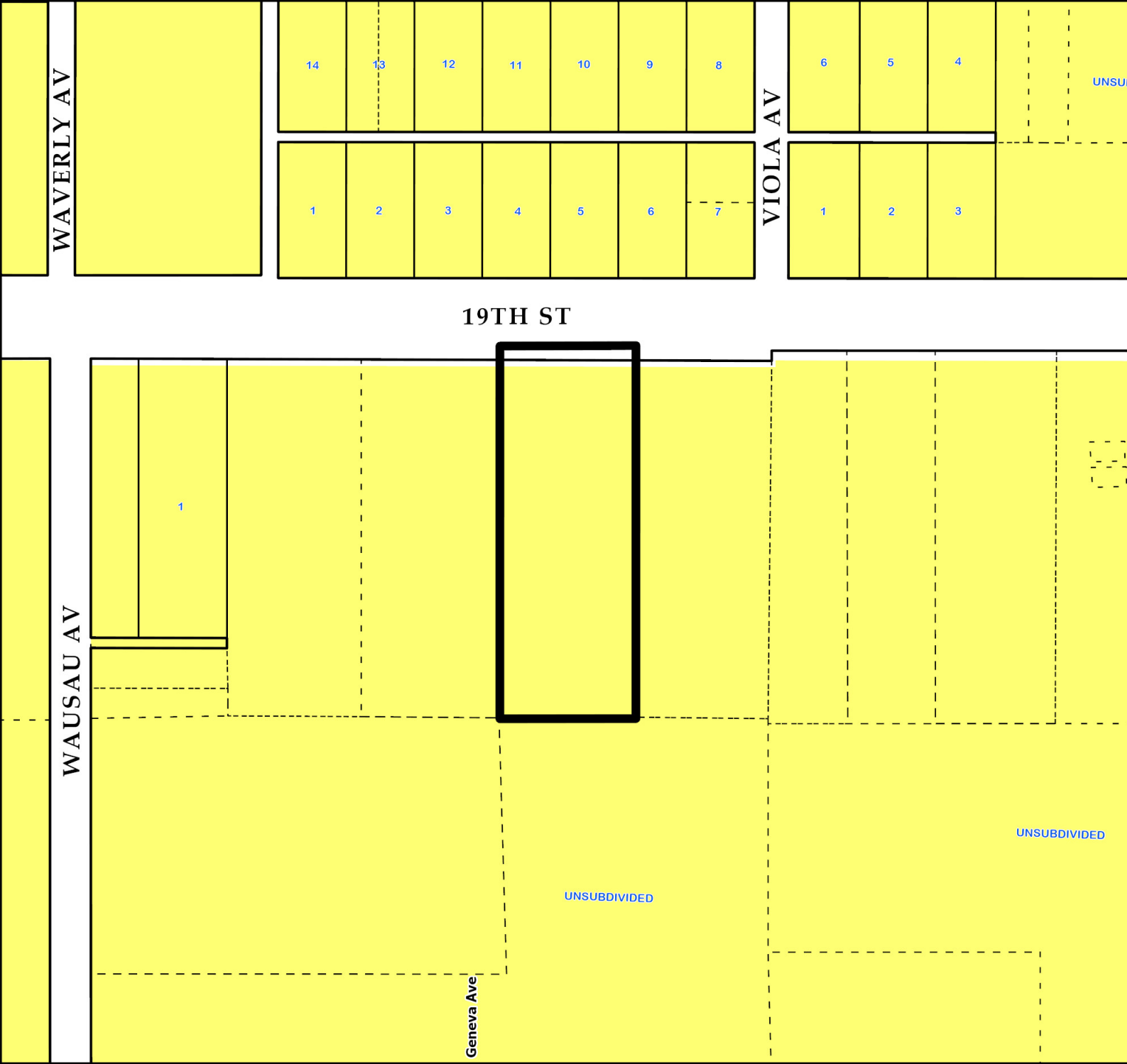
# Current Zoning

## 2538-FF

### Zoning Districts

- Commercial
- Single Family





# Future Land Use Plan

## Case 2538-FF

### Future Land Use Type

- Commercial
- Heavy Commercial
- Downtown
- Office
- Industrial
- Interstate Commercial
- Interstate Industrial
- Mixed Use
- Parks
- Public/ Semi-Public
- Residential Low Density
- Residential Medium Density
- Residential High Density



0 100 200 300 Feet



2538-FF



View to the north.



View to the east.



View to the south. Subject Property.



View to the west.



Lubbock Planning Department  
PO Box 2000 / 1314 Avenue K  
Lubbock, TX 79457  
**APPLICATION FOR ZONING CHANGE**

2538 -FF

**Project Information**

Location or Address: 7425 W 19th Street, Lubbock, Texas

Lots/Tracts: BLK AK SEC 42 AB 1262 TR 11 KILLIAN TRS ACS: 2.52

Survey & Abstract: \_\_\_\_\_

Metes and Bounds Attached: Yes ☐ No ☒ Total Acreage of Request: 2.52

Existing Land Use: Commercial Existing Zoning: Single Family District R1

Requested Zoning: C-4

If property is not subdivided, will a preliminary plat be submitted? Yes ☐ No ☒

**Representative/Agent Information (if different from owner)**

Firm Name: \_\_\_\_\_

Name: Sanjuan Rodriguez

Address: 5711 Peoria City: Lubbock State: Texas

ZIP Code: 79413 Telephone: 8065447199 Email: sanjuan.rodriguez79@gmail

Applicant's Signature: \_\_\_\_\_

Date: 11/17/2022 Printed Name: Sanjuan Rodriguez  
Text

**Owner Information**

Firm Name: \_\_\_\_\_

Owner: Roseanne Rodriguez

Address: 12198 Sanibel Ct City: Reston State: VA

ZIP Code: 20191 Telephone: 8064415422 Email: roseanne.rodriguez82@gmail

Property Owner's Signature: Roseanne Rodriguez

Date: 11/17/2022 Printed Name: Roseanne Rodriguez

**Preparer Information**

Preparer's Signature: \_\_\_\_\_

Date: \_\_\_\_\_ Printed Name: \_\_\_\_\_

**For City Use Only**

Zone Case No: \_\_\_\_\_ Planning and Zoning Commission Date: \_\_\_\_\_

Request for zoning change from: \_\_\_\_\_ To: \_\_\_\_\_

Lots: \_\_\_\_\_ Blocks: \_\_\_\_\_

Addition: \_\_\_\_\_

If you have any questions pertaining to the zoning process, please contact the City of Lubbock Planning Department by phone at (806) 775 - 2108 or by e-mail at [cityplanning@mylubbock.us](mailto:cityplanning@mylubbock.us).



City of Lubbock, TX  
Planning Department  
Planning and Zoning Commission  
Reply Form

If for any reason you will be unable to attend the public hearing advertised by this notice, and wish to present your comments regarding the case, please complete this form and return it to the Secretary of the Planning and Zoning Commission, c/o Planning Department, P.O. Box 2000, Lubbock, TX 79457 or email to [CityPlanning@mylubbock.us](mailto:CityPlanning@mylubbock.us).

If you have any questions pertaining to the case, please call the City of Lubbock Planning Department at 806-775-2108.

Please check one of the following to indicate if you are in favor of, or opposed to, the zone change requested by: P&Z Case No.: **2538-FF**

In Favor ☒

Opposed ☐

Reasons and/or Comments:

Print Name ROBERT SHERWOOD  
Signature: Robt Sherwood  
Address: 2105 WAUSAU AVE. LUBBOCK TX 79407  
Address of Property Owned: \_\_\_\_\_  
Phone Number: (806) 441-0319  
Email: edie.sherwood@yahoo.com

Zone Case Number: **2538-FF**

R25661

Recipient 4 of 11

SHERWOOD, ROBERT

PO BOX 16968

LUBBOCK TX 79490-6968



City of Lubbock, TX  
Planning Department  
Planning and Zoning Commission  
Reply Form

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In Favor



Opposed

☐

Reasons and/or Comments:

Print Name

KIP LEDGERWOOD

Signature:

KIP JR

Address:

PO BOX 16032 79490

Address of Property Owned:

7419 19TH

Phone Number:

806 549-3421

Email:

Ledgerwoodkip@gmail.com

Zone Case Number: **2538-FF**

R106692

Recipient 7 of 11

LEDGERWOOD, KIP

PO BOX 16032

LUBBOCK TX 79490



City of Lubbock, TX  
Planning Department  
Planning and Zoning Commission  
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**Please check one of the following to indicate if you are in favor of, or opposed to, the zone change requested by:**      **P&Z Case No.: 2538-FF**

*In Favor*



*Opposed*



**Reasons and/or Comments:**

Print Name Charles Bolton  
Signature: Charles Bolton  
Address: Box 3176 79452  
Address of Property Owned: 7413-19th  
Phone Number: 806 535 3513  
Email: loader@boltonoil.com

Zone Case Number: **2538-FF**

R111057

Recipient 11 of 11

BOLTON OIL CO LTD

PO BOX 3176

LUBBOCK TX 79452-3176

City of Lubbock, TX  
Planning Department  
Planning and Zoning Commission  
Reply Form

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In Favor

☒

Opposed

☐

Reasons and/or Comments:

?

Print Name

KIP LEDGERWOOD

Signature:

*[Handwritten Signature]*

Address:

PO BOX 16032 79490

Address of Property Owned:

7419 19TH ST

Phone Number:

(806) 549-3421

Email:

Ledgerwood Kip@gmail.com

Zone Case Number: **2538-FF**

R106692

Recipient 7 of 11

LEDGERWOOD, KIP

PO BOX 16032

LUBBOCK TX 79490

