

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



Renee Cage  
Aviraj Patel  
Brandon Hardaway  
Terri Morris

**Planning and Zoning Commission Agenda  
October 5, 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 [cityplanning@mylubbock.us](mailto:cityplanning@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**

- 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 August 30, 2023 Special Planning and Zoning Commission Meeting
- 2.2 September 7, 2023 Regular Planning and Zoning Commission Meeting

**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 Branch Estates

Representative: R2M Engineering

Lots/Tracts: Tracts A and B

Size & Location: 4.451 acres east of North County Road 1700 and north of County Road 6300, in the Lubbock ETJ.

#### 3.1.2 Cooper Park

Representative: Hugo Reed and Associates, Inc.

Lots/Tracts: Lots 1 – 83 and Tracts A - Q

Size & Location: 107.43 acres north of Loop 88 (F.M. 1585) and west of Frankford Avenue, in southwest Lubbock.

#### 3.1.3 Elkhart Townhomes

Representative: Cobb, Fendley & Associates, Inc.

Lots/Tracts: Tracts A thru E & Lots 1 thru 62

Size & Location: 4.44 acres north of 114<sup>th</sup> Street and west of Elkhart Avenue, in south Lubbock.

#### 3.1.4 Human Bean

Representative: Delta Land Surveying & Engineering, LLC

Lots/Tracts: Tracts A and B

Size & Location: 3.918 acres south of 82<sup>nd</sup> Street and east of Saratoga Avenue, in south Lubbock.

#### 3.1.5 Park Hill

Representative: OJD Engineering, LLC

Lots/Tracts: Block 1, Lots 8-A and 8-B

Size & Location: 0.17 acres south of 34<sup>th</sup> Street and east of Flint Avenue, in central Lubbock.

#### 3.1.6 Prater

Representative: Hagar, Brown, & Dorsey LLC

Lots/Tracts: Tracts A & B

Size & Location: 2.85 acres north of 114<sup>th</sup> Street and east of University Avenue, in south Lubbock.

#### 3.1.7 Paradise Business Park

Representative: Delta Land Surveying and Engineering, LLC

Lots/Tracts: Tracts A – G

Size & Location: 5.524 acres south of 116<sup>th</sup> Street and west of Frankford Avenue, in southwest Lubbock.

#### 3.1.8 Travis Tubbs

Representative: Delta Land Surveying and Engineering, LLC

Lots/Tracts: Tracts A-1 through A-3

Size & Location: 5.811 acres south of 8<sup>th</sup> Street and west of Frankford Avenue, in west Lubbock.

#### 3.1.9 Western Meadows Addition

Representative: JPH Land Surveying, Inc.

Lots/Tracts: Lot 53-A-1

Size & Location: 1.043 acres south of 54<sup>th</sup> Street and east of Slide Road, in central 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 Action Gypsum

Representative: Delta Land Surveying and Engineering, LLC

Lots/Tracts: Tract A

Size & Location: 5.571 acres south of 114<sup>th</sup> Street and east of Indiana Avenue, in south Lubbock.

### 3.2.2 Bacon Crest

Representative: AMD Engineering, LLC

Lots/Tracts: Tract F-1

Size & Location: 16.194 acres south of 66<sup>th</sup> Street and west of Iola Avenue, in southwest Lubbock.

### 3.2.3 Cypress Ranch

Representative: AMD Engineering, LLC

Lots/Tracts: Lots 325 through 424

Size & Location: 12.276 acres north of 34<sup>th</sup> Street and east of Inler Avenue, in west Lubbock.

### 3.2.4 Cypress Ranch

Representative: AMD Engineering, LLC

Lots/Tracts: Lots 425 through 462

Size & Location: 6.192 acres north of 34<sup>th</sup> Street and east of Inler Avenue, in west Lubbock.

### 3.2.5 Cypress Ranch

Representative: AMD Engineering, LLC

Lots/Tracts: Lots 463 through 511

Size & Location: 6.496 acres north of 34<sup>th</sup> Street and east of Inler Avenue, in west Lubbock.

### 3.2.6 Cypress Ranch

Representative: AMD Engineering, LLC

Lots/Tracts: Lots 512 through 563

Size & Location: 8.157 acres south of 19<sup>th</sup> Street and west of Fairbank Avenue, in west Lubbock.

#### 3.2.7 Human Bean

Representative: Delta Land Surveying and Engineering, LLC

Lots/Tracts: Tract A

Size & Location: 0.6884 acres south of 82<sup>nd</sup> Street and east of Saratoga Avenue, in southwest Lubbock.

#### 3.2.8 Maddox

Representative: R2M Engineering

Lots/Tracts: Block 5, Lots 16A, 18A, 20A

Size & Location: 0.452 acres east of North Elgin Avenue and south of Auburn Street, in north Lubbock.

#### 3.2.9 Paradise Business Park

Representative: Delta Land Surveying and Engineering, LLC

Lots/Tracts: Tracts A through F

Size & Location: 2.179 acres south of 116<sup>th</sup> Street and west of Frankford Avenue, in southwest Lubbock.

#### 3.2.10 Park Hill

Representative: OJD Engineering, LLC

Lots/Tracts: Lots 8-A and 8-B

Size & Location: 0.17 acres east of Flint Avenue and south of 34<sup>th</sup> Street, in south Lubbock.

#### 3.2.11 Terra Vista

Representative: AMD Engineering, LLC

Lots/Tracts:	Lots 141 through 202, and Tract B
Size & Location:	12.714 acres south of 9 <sup>th</sup> Street and west of Upland Avenue, in west Lubbock.

#### 3.2.12 Travis Tubbs

Representative:	Delta Land Surveying and Engineering, LLC
Lots/Tracts:	Tracts A-1 and A-2
Size & Location:	1.650 acres west of 8 <sup>th</sup> Street and west of Frankford Avenue, in north Lubbock.

#### 3.2.13 Uptown West

Representative:	Delta Land Surveying and Engineering, LLC
Lots/Tracts:	Tract A
Size & location:	3.475 acres west of North Genoa Avenue and north of Erskine Street, in north Lubbock.

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

#### 3.3.1 Cooper Park – Playa 200

Representative:	Hugo Reed and Associates, Inc.
Lots/Tracts:	Tracts A & B
Location/Caption:	41.0 acres north of 130 <sup>th</sup> Street (FM 1585), west of Frankford Avenue, in south Lubbock.
Playa Lake:	L200in sub-basin K801

## 4. Regular Agenda

### 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 Inler Park

Representative: Hugo Reed & Associates, Inc.

Lots/Tracts: Lot 1 (Sewer Delay)

Size & Location: 0.8568 acres north of 19<sup>th</sup> Street and east of Inler Avenue, in west Lubbock.

#### 4.1.1 Inler Park

Representative: Hugo Reed & Associates, Inc.

Lots/Tracts: Lot 2 (Sewer Delay)

Size & Location: 1.285 acres south of 13<sup>th</sup> Street and east of Inler Avenue, in west Lubbock.

### 5. Zone Changes - Public Hearings

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

#### **District 2**

5.1 **Zone Case 0388-A:** Chapman Harvey Architects, Inc for Mario B. Mohan & Jonathan Ruiz, request for a zone change from Two-Family District (R-2) to High-Density Apartment District (A-2), at:

- 1801 East 14<sup>th</sup> Street, located north of East 14<sup>th</sup> Street and east of Redbud Avenue, on 3.642 acres of unplatted land out of Block 0, Section 4.

### 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 September at \_\_\_\_\_ AM./P.M.

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