

Joe McKay, Chair  
Zane Vaughn, Vice Chair  
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Jeremy Hamilton, Member  
Stace Jones, Member



Matthew Hadley, Alternate  
Becky Postar, Alternate  
Joe Phea, Alternate  
Suzanne Baker, Alternate

**Zoning Board of Adjustment Agenda  
Regular Meeting  
July 18, 2019  
8:30 am**

**City Council Chambers  
1625 13<sup>th</sup> Street, Lubbock, Texas**

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

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1) Call to Order - Welcome and Introductions

2) Approval of Minutes

2.1 June 20, 2019 Regular meeting

3) Special Exceptions - Public Hearings

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

3.1 Case E-2625: Hugo Reed and Associates, Inc., for Lubbock BW #5 Properties, LLC

Continued request for Special Exception to allow a health or athletic club of over 35,000 square feet as a conditional use, per Section 40.03.1514 (11) at:

- 4705 112<sup>th</sup> Street, located at the southwest corner of 112<sup>th</sup> Street and Richmond Avenue, on 9.2 acres of unplatted land out of Block E-2 Section 16.

3.2 Case E-2628: Frank Olthoff

Request for Special Exception to allow a Customary Home Occupation for the sale of firearms as a conditional use, per Section 40.03.204 (1) at:

- 10701 Louisville Avenue, located at the southeast corner of 107<sup>th</sup> Street and Louisville Avenue, Lakeview Heights Addition, Lots 151 through 153.

3.3 Case E-2484-A: United Supermarkets, LLC, for United Express #555

Request for Special Exception to allow use of an accessory pass-out window and/or delivery to customers in their motor vehicle as a conditional use, per Section 40.03.1634(6) at:

- 12807 Indiana Avenue, located on the east side of Indiana Avenue, approximately 488 feet north of 130<sup>th</sup> Street, United Indiana Avenue Addition, Tract C.

3.4 Case E-2629: Nicholas Ray Campos

Request for Special Exception to allow the use of a manufactured home for dwelling purposes, per Section 40.02.055(b) (8) at:

- 5502 138<sup>th</sup> Street, located at the northwest corner of Chicago Avenue and 138<sup>th</sup> Street, Frankford Farms South Addition, Tract 9.

3.5 Case E-2630: Aubrey Snodgrass, for S&S Commercial Properties, LTD

Request for Special Exception to allow a tattoo studio (permanent makeup and micro-blading), as a conditional use, per Section 40.03.1514(21) at:

- 3417 98<sup>th</sup> Street, Suite 200, located on the south side of 98<sup>th</sup> Street, approximately 208 feet west of Indiana Avenue, High Country Addition, Tract F.

3.6 Case E-2631: J. Edwin Price, for Pregame LLC

Request for Special Exception to allow on premise consumption of alcohol as a conditional use per Section 40.03.2234 (1) at:

- 2668 34<sup>th</sup> Street, located at the northeast corner of 34<sup>th</sup> Street and Boston Avenue, College View Addition, Block 5, Lot 13 and the west 22 feet of Lot 14.

3.7 Case E-2631-A: J. Edwin Price, for Pregame LLC

Request for Special Exception to allow an accessory pass-out window as a conditional use per Section 40.03.2234 (3) at:

- 2668 34<sup>th</sup> Street, located at the northeast corner of 34<sup>th</sup> Street and Boston Avenue, College View Addition, Block 5, Lot 13 and the west 22 feet of Lot 14

3.8 Case E-2632: Nelda Bustoz

Request for Special Exception to allow the use of a manufactured home for dwelling purposes, per Section 40.02.055(b) (8) at:

- 1714 East 46<sup>th</sup> Street, located on the south side of East 46<sup>th</sup> Street, approximately 887 feet east of Martin Luther King Jr. Boulevard, Clutter 1<sup>st</sup> Addition, Block 6, Lot 4.

3.9 Case E-2633: Matthew Dean and Amber Alexis Smith

Request for Special Exception to allow more than 4 adult dogs (7 dogs) as a conditional use per Section 40.03.204 (10) at:

- 2111 31<sup>st</sup> Street, located on the south side of 31<sup>st</sup> Street, approximately 250 feet west of Avenue U, McCrummen 2<sup>nd</sup> Addition, Block 84, Lot 6 and the east 20 feet of Lot 7.

4) Variances - Public Hearings

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

4.1 Case V-1257-A: Southern Star Lubbock, LP, for Cotton Court.

Request for Variance to vary the wall sign projection requirement from 2 feet to 6 feet 2 inches, for a total variance of 4 feet 2 inches, for a blade sign, per Section 40.04.009 (4) at:

- 1610 Broadway, located at the northwest corner of Broadway and Avenue O, VDC Hotel Addition, Tract A1.

4.2 Case V-1691-B: Wellborn Sign Company, for Double Tree by Hilton.

Request for Variance to vary the spacing requirement for a freestanding sign from 64 feet to 14 feet, for a total variance of 50 feet, per Section 40.04.009 (7)(i)(d) at:

- 505 Avenue Q, located at the northeast corner of Avenue Q and Mac Davis Lane, Safeway Addition Lot 2, less the west 190 feet of the north 100 feet, and Lot 3.

4.3 Case V-1908-D: Garrison Brothers Signs, for Covenant Children's Hospital.

Request for Variance to vary the maximum allowable wall signage from 50 square feet to 1,221 square feet, for a total variance of 1,171 square feet, per Section 40.04.008 (2)(A) at:

- 4000 24<sup>th</sup> Street, located at the northeast corner of 24<sup>th</sup> Street and Nashville Avenue, Saint Mary's Addition, Lot B and the east 827 feet of Lot A.

4.4 Case V-4808-A: AMD Engineering, LLC for RPS Solutions

Request for Variance to vary the required number of parking spaces from 65 spaces to 56 spaces, for a total variance of 9 spaces, per Section 40.03.1402(a)(8)(B) at:

- 5109 84<sup>th</sup> Street, located approximately 451 feet south of 82<sup>nd</sup> Street and 379 feet east of Slide Road, Lakeridge Country Club Estates Addition, Tract I3.

4.5 Case V-4811-A: Darrell Mann, for Karla Bennett.

Request for Variance to vary the rear setback requirement for a two-story addition to a residential structure, from 15 feet to 5 feet, for a total variance of 10 feet, per Section 40.04.206 (b) at:

- 4608 5<sup>th</sup> Street, located on the north side of 5<sup>th</sup> Street, approximately 695 feet east of Toledo Avenue, Rushland Park Addition, Block 29, Lot 2-B.

4.6 Case V-4824: Garrison Bros. Signs, for Bayer Crop Science

Request for Variance to vary the spacing requirement for a freestanding sign from 624 feet to 125 feet, for a total variance of 499 feet, per Section 40.04.009(7)(A)(ii)d. at:

- 11613 North Interstate 27, located at the southwest corner of Utah Street and North Interstate 27, Monsanto Addition, Tract A.

4.7 Case V-4825: Eunice Fern Curry Robertson.

Request for Variance to vary the front setback requirement for a carport from 25 feet to 7 feet 8 inches, for a total variance of 17 feet 4 inches, per Section 40.03.206 (a), at:

- 2111 73<sup>rd</sup> Street, located on the south side of 73<sup>rd</sup> Street, approximately 305 feet west of Avenue U, Beverly Heights Addition, the east 15 feet of Lot 259 and the west 43 feet of Lot 260.

4.8 Case V-4826: Carmen Elizabeth Garza.

Request for Variance to vary the front setback requirement for a carport from 25 feet to 0 feet, for a total variance of 25 feet, per Section 40.03.206 (a) at:

- 1605 58<sup>th</sup> Street, located on the south side of 58<sup>th</sup> Street, approximately 138 feet west of Avenue P, Vandelia Village Addition, Block 1, Lot 3.

4.9 Case V-4826-A: Carmen Elizabeth Garza.

Request for Variance to vary the side setback requirement for a carport from 5 feet to 0 feet, for a total variance of 5 feet, per Section 40.03.206 (c) at:

- 1605 58<sup>th</sup> Street, located on the south side of 58<sup>th</sup> Street, approximately 138 feet west of Avenue P, Vandelia Village Addition, Block 1, Lot 3.

4.10 Case V-4827: Tanner McLarty

Request for Variance to vary the front setback requirement for a carport from 25 feet to 9 feet, for a total variance of 16 feet, per Section 40.03.206(a) at:

- 2818 63<sup>rd</sup> Street, located on the north side of 63<sup>rd</sup> Street, approximately 258 feet east of Elgin Avenue, Caprock Addition, Lot 792.

4.11 Case V-4828: Tuff Shed, for Brian Worman

Request for Variance to vary the side setback requirement for a detached non-rear facing garage,

from 5 feet to 2 feet, for a total variance of 3 feet, per Sections 40.03.206(c) and 40.03.206(d) at:

- 5319 84<sup>th</sup> Street, located on the south side of 84<sup>th</sup> Street, approximately 625 feet east of Chicago Avenue, The Meadows Addition, Lot 847.

4.12 Case V-4828-A: Tuff Shed, for Brian Worman

Request for Variance to vary the rear setback requirement for a detached non-rear facing garage, from 5 feet to 1 foot, for a total variance of 4 feet, per Sections 40.03.206(b) and 40.03.206(d) at:

- 5319 84<sup>th</sup> Street, located on the south side of 84<sup>th</sup> Street, approximately 625 feet east of Chicago Avenue, The Meadows Addition, Lot 847.

4.13 Case V-4829: Wadhwa & Associates, Inc., for Traveler's Inn, LLC.

Request for Variance to vary the front setback requirement for a commercial structure, from 38 feet to 15 feet along Glenna Goodacre Boulevard for a total variance of 23 feet, and from 50 feet to 37 feet along Avenue R, for a total variance of 13 feet, for a commercial structure, per Section 40.03.2155 (a) (1) at:

- 708 Avenue Q, located between 7<sup>th</sup> Street and Glenna Goodacre Boulevard and between Avenue Q and Avenue R, Overton Park Addition, Tracts 19-A and 19-B and 34 feet of closed alley, and Overton Addition, Block 113, Lots 4 and 5 and 210 feet of closed Alley

4.14 Case V-4830: Vonda Wilson.

Request for Variance to vary the rear setback requirement for an accessory building, from 15 feet to 3 feet 10 inches, for a total variance of 11 feet 2 inches, per Section 40.03.206 (b and d) at:

- 2904 East Colgate Street, located on the south side of East Colgate Street, approximately 65 feet east of North Cherry Avenue, Cherry Point Addition, Lot 101.

4.15 Case V-4830-A: Vonda Wilson.

Request for Variance to vary the side setback requirement for an accessory building, from 5 feet to 2 feet 8 inches, for a total variance of 2 feet 4 inches, per Section 40.03.206 (c) at:

- 2904 East Colgate Street, located on the south side of East Colgate Street, approximately 65 feet east of North Cherry Avenue, Cherry Point Addition, Lot 101.

4.16 Case V-4833: Bob Lack, for Madewell Construction

Request for Variance to vary the side setback requirement for a residential structure from 10 feet to 5 feet, for a total variance of 5 feet, per Section 40.03.556(c) at:

- 525 North Chicago Avenue, located at the southwest corner of Emory Street and North Chicago Avenue, Fountain Wood Addition, Lot 95.

4.17 Case V-4834: Hugo Reed and Associates, Inc. for Abbey Glen Partners, LLC

Request for Variance to vary the front setback requirement from 25 feet to 15 feet, for a total variance of 10 feet, per Section 40.03.326(a) at:

- 10601 Chicago Avenue, located on the east side of Chicago Avenue, approximately 150 feet north of 110<sup>th</sup> Street, on 5.8 acres of unplatted land out of Block E2 Section 25.

4.18 Case V-4835: Hugo Reed and Associates, Inc. for the City of Lubbock

Request for Variance to vary the vision clearance requirement for a fence from 2 feet 6 inches to 8 feet, for a total variance of 5 feet 6 inches, per Section 40.03.1045(a) at:

- 1702 East 19th Street, located at the southeast corner of East 19th Street and Martin Luther King Jr. Boulevard, on 3.1 acres of unplatted land out of Block O, Section 4.

The above referenced NOTICE OF MEETING was posted on the bulletin board outside the east entrance of City Hall, 1625 13<sup>th</sup> Street, Lubbock, Texas, on the \_\_\_\_\_ day of July 2019 at \_\_\_\_\_AM./P.M.

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