

Deborah Bigness, Chair  
Baynetta Jordan, Vice-Chair  
Daniel Biase  
David Chapa  
Mary Crites  
John Garcia III



Randy Henson  
Chad Plunket  
Sheila Powell  
Tamra Walter  
Matthew Weaver

**Urban Design and Historic Preservation Commission Agenda**  
**Regular Meeting**  
**February 17, 2026**  
**5:30pm**

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

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The Urban Design and Historic Preservation 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.

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**Regular Agenda**

1. Call to Order - Welcome and Introductions
2. Citizen Comment - Any citizen wishing to appear before a regular meeting of the Urban Design and Historic Preservation Commission regarding any matter posted on the Urban Design and Historic Preservation Commission Agenda, shall complete the sign-up form provided at the meeting, no later than 5:30 p.m.
3. Approval of Minutes
  - 3.1 January 20, 2026 Regular Meeting
4. Variance Requests - Public Hearings  
*[Urban Design and Historic Preservation Commission has final authority for approval.]*
  - 4.1 Request of Norma Koutsanellos for Mario A Garcia  
  
Consider a request to vary the window, door, and post material requirements for the purpose of replacement on property within the South Overton Overlay District (SOO), per Sections 39.02.013.f.1.A.i, 39.02.013.f.2.B, and 39.02.013.f.2.F, at:
    - 1909 17<sup>th</sup> Street, located south of 17<sup>th</sup> Street and west of Avenue S, Overton Addition, Block 20, Lot 5.
5. Adjourn

The above referenced NOTICE OF MEETING was posted on the bulletin board outside the east entrance of Citizens Tower 1314 Avenue K, Lubbock, Texas, on the \_\_\_\_ day of February 2026 at \_\_\_\_ A. M.

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

# URBAN DESIGN AND HISTORIC PRESERVATION COMMISSION

## Regular Meeting

January 20, 2026 at 5:30 p.m.

Citizen's Tower, Council Chambers, 1314 Avenue K, Lubbock, Texas

**Members Present:** Mary Crites, Randy Henson, Daniel Biase, Tamra Walter, Chad Plunket, John Garcia III and Matthew Weaver

**Members Absent:** Deborah Bigness-Chair, Baynetta Jordan-Vice Chair, David Chapa and Sheila Powell

**Staff Present:** Kristen Sager, Greg Hernandez, Shane Spencer and Rosie Gray

**CHAIR CRITES** welcomed the board members and staff. She called the meeting to order at 5:33 p.m. and gave a brief description of how the meeting would proceed.

### Regular Agenda

1. Call to Order - Welcome and Introductions
2. Citizen Comment - Any citizen wishing to appear before a regular meeting of the Urban Design and Historic Preservation Commission regarding any matter posted on the Urban Design and Historic Preservation Commission Agenda, shall complete the sign-up form provided at the meeting, no later than 5:30 p.m.

There were no public comments.

3. Approval of Minutes

#### 3.1 August 28, 2025 Special Called Meeting

In the matter of meeting minutes from **August 28, 2025**, a motion was made by **TAMRA WALTER** and seconded by **JOHN GARCIA III** to approve the minutes as presented and the Commission members voted unanimously to approve the motion.

4. Variance Requests - Public Hearings

*[Urban Design and Historic Preservation Commission has final authority for approval.]*

#### 4.1 Request of Norma Koutsanellos for Mario A. Garcia, at:

- 1909 17<sup>th</sup> Street, located south of 17<sup>th</sup> Street and west of Avenue S, Overton Addition, Block 20, Lot 5.

**PLANNER SHANE SPENCER** gave a brief description of the request and answered questions from the Commission.

**APPLICANTS NORMA KOUTSANELLOS** and **MARIO A. GARCIA**, 5330 Friar Tuck, Katy, TX 77493, spoke of the living conditions of the residence here in Lubbock at 1909 17<sup>th</sup> Street and their desire to renovate it for their son that resides in the home while attending Texas Tech.

They are interested in repairing the front door and the columns located in front of the house. **MRS. KOUTSANELLOS** stated the windows had been replaced by her husband, who is a contractor in the city of Katy. He replaced the windows because of high winds and sand and damage to the previous windows. Consequently, the City Planning Department was never contacted for information about obtaining a permit to replace the windows.

In the matter of the request to vary the window, door, and post material requirements for the purpose of replacement on property within the South Overton Overlay District (SOO), per Sections 39.02.013.f.1.A.i, 39.02.013.f.2.B, and 39.02.013.f.2.F, a motion was made by **RANDY HENSON** and seconded by **JOHN GARCIA III** to postpone the variance until the next UDHPC meeting on February 17, 2026. The Commission voted seven (7) in favor and zero (0) in opposition to approve the motion.

5. Other Business

5.1 Elect a Chair and a Vice-Chair for 2026

**RANDY HENSON** motioned to elect **DEBORAH BIGNESS** as Chair and **BAYNETTA JORDAN** as Vice-Chair. **DANIEL BIASE** seconded the motion. Commission members voted seven (7) in favor to zero (0) in opposition to approve the motion.

6. Adjourn

Meeting was adjourned at 6:13 p.m.

Minutes Approved:

Date: \_\_\_\_\_

\_\_\_\_\_  
Deborah Bigness, Chair

\_\_\_\_\_  
Planning Department

<b>Staff Report - Variance Request</b>	
Urban Design and Historic Preservation Commission	February 17, 2026

<b><u>Applicant</u></b>	Norma Koutsanellos
<b><u>Property Owner</u></b>	Mario A Garcia
<b><u>Council District</u></b>	1

**Prior Board or Council Action**

- February 8, 1921, Ordinance No. 197: The subject property was annexed into the City limits.
- March 13, 1941, Ordinance 661: The subject property was zoned Two Family District (B).
- January 15, 1992, Case E-1599: A Special Exception was granted to register the property at 1909 17th Street with the main front unit and two apartments in the rear structure by the Zoning Board of Adjustment.
- September 8, 2011, Ordinance No. 2011-00072: The Design and Development Regulations for the South Overton National Residential Historic District were adopted.
- May 9, 2023, Ordinance No. 2023-00054 (effective October 1, 2023): The subject property was rezoned from Two-Family District (R-2) to Medium Density Residential District (MDR) with the adoption of the Unified Development Code.
- January 20, 2026: The variance case taken before the Urban Design and Historic Preservation Commission where it was continued to the February 17th meeting.

**Site Conditions and History**

The building is located at 1909 17th Street, and was constructed in 1927. The property was platted on August 2, 1908 as Overton Addition, Block 20, Lot 16.

**Adjacent Property Development**

The adjacent properties are developed with single or two family homes and zoned Medium Density Residential District (MDR).

**Request and Analysis**

*Item Summary*

The applicant requests to vary the design guidelines as specified in the South Overton National Residential Historic District Design and Development Regulations, for window, door, and post material requirements for the purpose of replacement. Much of this replacement has already taken place prior to application for this variance.

*Construction Activity*

The most recent approved construction occurred in 2023 and early 2024 and the permitted scope included interior remodel only.

*Permit Activity*

To date, no building construction permit has been issued, reviewed, or submitted for the requested scope of work. A complaint concerning the property has been investigated by Code Enforcement Staff.

*Intent Statements*

The intent of the MDR District is, "...to provide for a village neighborhood environment of smaller-sized lots, to include dwellings such as duplexes, townhouses, and multiplexes."

The intent of the Design and Development Regulations South Overton National Residential Historic District is, "... to promote the preservation of the unique character of the South Overton National Residential Historic District by overlaying certain conditions on the existing and future land use zoning."

*Compatibility with Surrounding Property*

The request is to vary window, door and post material requirements. The work done already does not meet South Overton Overlay requirements. Additionally, this property is a contributing property to the South Overton National Historic District. This request would change the character of the surrounding area and would be incompatible with the surrounding properties.

*Conformance with the Comprehensive Plan and other pertinent city plans*

This request is not in keeping with the City of Lubbock 2040 Comprehensive Plan, which envisions creating improvement initiatives to enhance existing and potential special districts as well as to "Brand special districts with a unique identity". (City of Lubbock 2040 Comprehensive Plan, p.40). The applicant is thus requesting the board to allow existing, nonconforming building finish.

**Attachments**

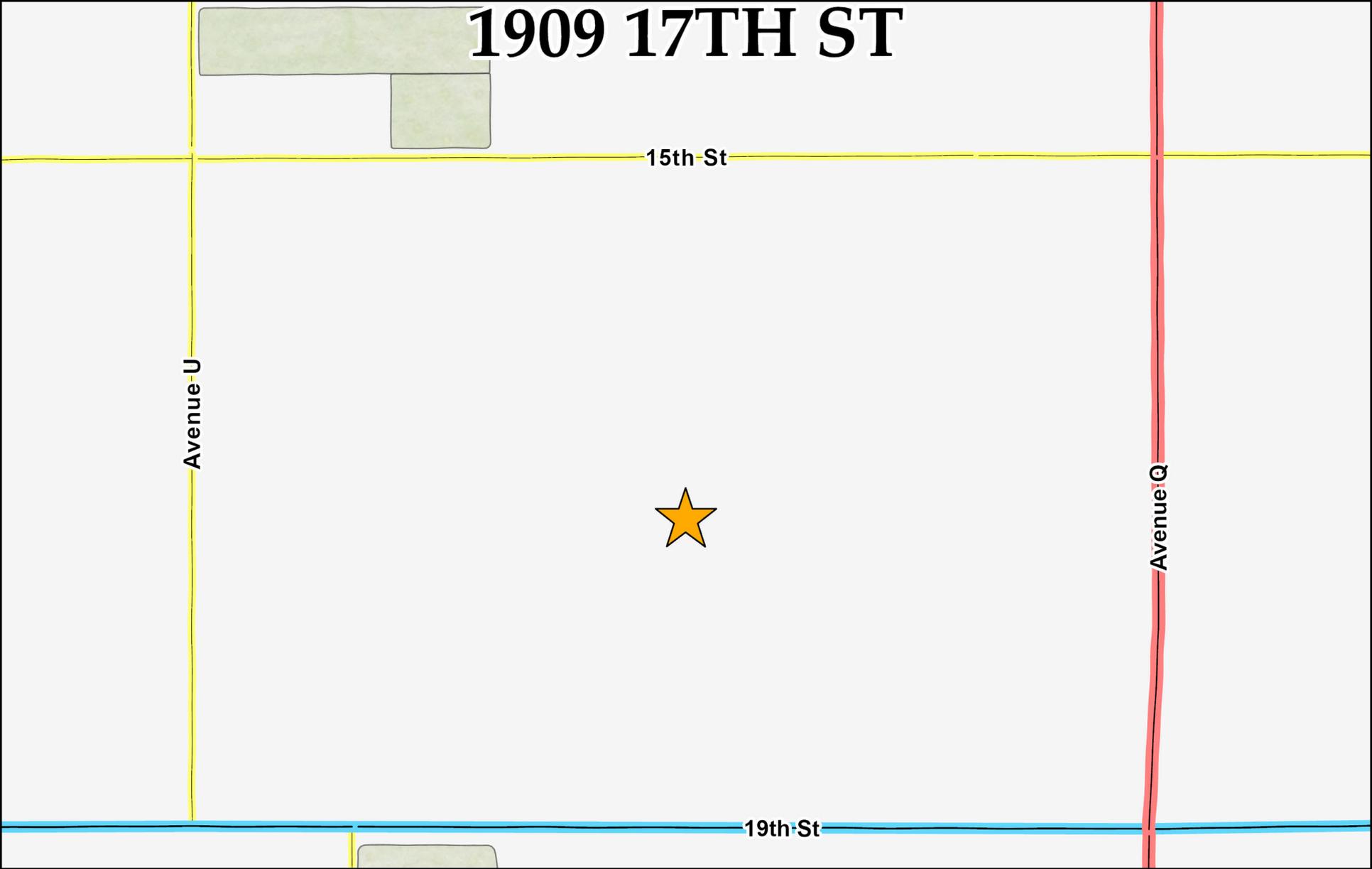
- A. Locator Map
- B. Aerial Map
- C. Photos
- D. Application and Supporting Documents

**Staff Contacts**

Shane Spencer, AICP  
Senior Planner  
Planning Department  
806-775-2103  
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Greg Hernandez  
Planning and Zoning Manager  
Planning Department  
806-775-3147  
[ghernandez@mylubbock.us](mailto:ghernandez@mylubbock.us)

# 1909 17TH ST



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



# 1909 17TH ST



16TH ST

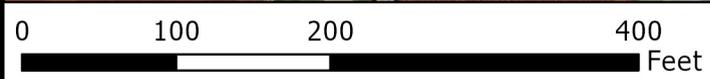
AVE T

17TH ST

AVES

AVE R

18TH ST



 200ft Buffer

 UDHPC Case



1909 17<sup>th</sup> Street



View south. Subject property.



View north.



View east.



View west.

1909 17<sup>th</sup> Street



West side windows, current



East side windows, current

1909 17<sup>th</sup> Street



North side windows, original



West side windows, original



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

APPLICATION FOR URBAN DESIGN & HISTORIC PRESERVATION COMMISSION

Request Information

Variance  Certificate of Appropriateness  Historic Landmark Designation

Location or Address: 1909 17<sup>th</sup> St. Lubbock TX

Type of Request: Window replacement, door, and front Post replacement

Request Details: Replace some window, front door and front Post

Additional Details: windows are already replaced, want to obtain approval to replace door and Post.

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: Norma Koutsanellas

Owner: Mario A Garcia

Address: 5330 Friar Tuck City: Katy State: Tx

ZIP Code: 77493 Telephone: 832 316 1158 Email: [REDACTED]

Property Owner's Signature: [Signature]

Date: 12/12/05 Printed Name: Norma Koutsanellas

For City Use Only

UDHPC Case # \_\_\_\_\_

UDHPC Meeting Date: \_\_\_\_\_

Type of Request \_\_\_\_\_

\_\_\_\_\_ L

Lots: \_\_\_\_\_ Blocks: \_\_\_\_\_

Addition: \_\_\_\_\_

Address: \_\_\_\_\_

If you have any questions pertaining to the Urban Design & Historic Preservation Commission 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).