

## NOTICE OF THE PLANNING AND ZONING PLATS COMMISSION MEETING

**MEMBERS:**           **MARC CHAPMAN (CHAIR), JEFFERY LOWRY (VICE CHAIR),  
CLAY CONDRA, JEWELL DAVIS, GREG GARLAND, NANCY  
GARRETT, HENRY LOZADA, TODD MCKEE and GREGORY  
RICKS**

Notice hereby given that the regularly scheduled meeting of the Planning and Zoning Commission consideration of Plats will be held on **TUESDAY, JANUARY 6, 2009 at 7:00 P.M.**, Council Chamber, 1625 13<sup>th</sup> Street, Lubbock, Texas.

City of Lubbock Planning and Zoning meetings are available to all persons regardless of disability. If you require special assistance, please contact the Planning Department at 775-2102 or write to P.O. Box 2000, Lubbock, Texas 79457, at least 48 hours in advance of the meeting.

### **RULE 15**

**1.    GEORGE'S RENTALS, LOT 1:** (Located south of 4<sup>th</sup> Street on Upland Avenue).

Recommend approval subject to the following conditions:

1.    The following shall be indicated and/or stated on the face of the plat:
  - a.    All streets, alleys, and indicated easements are herein dedicated.
  - b.    All easements dedicated hereby 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, county or utility company being responsible or liable for the replacement of improvements, paving or surfacing of the easements necessitated by such repair or replacement. Easements shall not be fenced or otherwise obstructed.
  - c.    All electrical service within the city of Lubbock shall be in accordance with the "Underground Utilities Policy" statement of the Lubbock Planning and Zoning Commission.
  - d.    All existing or proposed utility service 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 separate easement costs shall be at the expense of the property owner.

- e. Any relocation or revision of existing facilities shall be the developer's expense. Compensation shall be made prior to recording any portion of the final plat.
  - f. 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 Planning Commission Policy or by the Lubbock Code of Ordinances.
  - g. Minimum floor elevation shall conform to the requirements of the Lubbock Drainage Criteria Manual, as adopted by Resolution No. 5718 and Section 6-80MM.5 (Supplements #71) and 21-31 of the Lubbock Code of Ordinances.
- 2. Show all existing and proposed public and private easements on the face of the plat.
  - 3. Other statements required on the face of the plat:
    - a. There is a street dedication (V. 828 P. 57) along the west 15-feet of this proposed plat. It is shown on the Town & Country Mobil Estates plat from 1992 (east 15-feet on this plat). Although the right of way appears never to have occupied, we don't have any closure info for this ROW. Please determine the status of the 15-foot strip and close it by ordinance if necessary or illustrate it clearly on the proposed plat.

NOTE:

- 1. The applicant is requesting a delay of sewer pro rata and paving (curb and gutter). The Streets Engineering Department does not support the delay for paving. Water Utilities supports the delay of sewer since no public sewer is available.

**PRELIMINARY**

2. **ABBEY GLEN, LOTS 1-218:** (Located north of 114<sup>th</sup> Street and east of Slide Road).

Recommend approval subject to the following conditions:

1. The following shall be indicated and/or stated on the face of the plat:
  - a. All streets, alleys, and indicated easements are herein dedicated.
  - b. All easements dedicated hereby 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, county or utility company being responsible or liable for the replacement of improvements, paving or surfacing of the easements necessitated by such repair or replacement. Easements shall not be fenced or otherwise obstructed.
  - c. All electrical service within the city of Lubbock shall be in accordance with the "Underground Utilities Policy" statement of the Lubbock Planning and Zoning Commission.
  - d. All existing or proposed utility service 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 separate easement costs shall be at the expense of the property owner.
  - e. Any relocation or revision of existing facilities shall be the developer's expense. Compensation shall be made prior to recording any portion of the final plat.
  - f. 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 Planning Commission Policy or by the Lubbock Code of Ordinances.
  - g. Minimum floor elevation shall conform to the requirements of the Lubbock Drainage Criteria Manual, as adopted by Resolution No.

5718 and Section 6-80MM.5 (Supplements #71) and 21-31 of the Lubbock Code of Ordinances.

2. Show all existing and proposed public and private easements on the face of the plat.
3. Other statements required on the face of the plat:
  - a. Rename Brentwood Avenue to be Belmont Avenue.
  - b. Rename Brentwood Drive to be Brentwood Avenue.
  - c. Change Brentwood Avenue adjacent to Lots 207, 208 and 218 to 112<sup>th</sup> Street.
  - d. Provide the ability to locate a fire hydrant at the end of the cul de sac on Beaufort.
  - e. Address range E-W: 5200-5400  
Address range N-S: 10600-11300
  - f. Fifty foot power line easement shall be labeled separately as a Tract for future development of the bike and hike trail. The land will remain private at this point.
4. Tracts B, C, D & E may have a maximum of seven points of access to Slide Road combined. Drives are to be a minimum of 350 feet north of 144<sup>th</sup> Street and spaced no closer than 350 feet apart.
5. Provide a Preliminary Drainage Analysis. An SWP3 will need to be submitted prior to start of construction.

NOTE:

1. As development occurs, the staff is of the opinion that one street connecting to Slide Road would benefit future residents of the new subdivision, somewhere on the north end.

## RULE 12

3. **TUSCAN VILLAS ADDITION, LOTS 45-64:** (Located south of 98<sup>th</sup> Street and west of Indiana Avenue).

Recommend approval subject to the following conditions:

1. The following shall be indicated and/or stated on the face of the plat:
  - a. All streets, alleys, and indicated easements are herein dedicated.
  - b. All easements dedicated hereby 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, county or utility company being responsible or liable for the replacement of improvements, paving or surfacing of the easements necessitated by such repair or replacement. Easements shall not be fenced or otherwise obstructed.
  - c. All electrical service within the city of Lubbock shall be in accordance with the "Underground Utilities Policy" statement of the Lubbock Planning and Zoning Commission.
  - d. All existing or proposed utility service 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 separate easement costs shall be at the expense of the property owner.
  - e. Any relocation or revision of existing facilities shall be the developer's expense. Compensation shall be made prior to recording any portion of the final plat.
  - f. 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 Planning Commission Policy or by the Lubbock Code of Ordinances.
  - g. Minimum floor elevation shall conform to the requirements of the Lubbock Drainage Criteria Manual, as adopted by Resolution No.

5718 and Section 6-80MM.5 (Supplements #71) and 21-31 of the Lubbock Code of Ordinances.

2. Show all existing and proposed public and private easements on the face of the plat.
3. Other statements required on the face of the plat:
  - a. Re-word title to convey that this is a replat of Lots 45-64 not 45-A through 60-A (out of order in the current heading).
  - b. Provide statement on face of plat “this plat is subject to blanket easements previously recorded with Tuscan Villas, Lots 1-66, Volume 10303 Page 152.”
  - c. Street vs. alley lot dimensions on Lots 51-A & 54-A do not agree – provide correct dimensions.
  - d. Need a North arrow.
  - e. Provide standard conformance with the Lubbock Drainage Criteria manual statements.
4. Re-calculate acreage within plat limits (calculation by Planning is 1.58 acres).
5. Any relocation of utilities shall be at the expense of the developer or home builder.

## RULE 12

3. **WEST CHASE ADDITION, TRACTS C-1 AND C-2:** (Located on Loop 289 and Peoria Avenue).

Recommend approval subject to the following conditions:

1. The following shall be indicated and/or stated on the face of the plat:
  - a. All streets, alleys, and indicated easements are herein dedicated.
  - b. All easements dedicated hereby 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, county or utility company being responsible or liable for the replacement of improvements, paving or surfacing of the easements necessitated by such repair or replacement. Easements shall not be fenced or otherwise obstructed.
  - c. All electrical service within the city of Lubbock shall be in accordance with the "Underground Utilities Policy" statement of the Lubbock Planning and Zoning Commission.
  - d. All existing or proposed utility service 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 separate easement costs shall be at the expense of the property owner.
  - e. Any relocation or revision of existing facilities shall be the developer's expense. Compensation shall be made prior to recording any portion of the final plat.
  - f. 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 Planning Commission Policy or by the Lubbock Code of Ordinances.
  - g. Minimum floor elevation shall conform to the requirements of the Lubbock Drainage Criteria Manual, as adopted by Resolution No.

5718 and Section 6-80MM.5 (Supplements #71) and 21-31 of the Lubbock Code of Ordinances.

2. Show all existing and proposed public and private easements on the face of the plat.
3. Other statements required on the face of the plat:
  - a. Change scale in plat notes to 1"=100'.
  - b. Add statement to face of plat, "this replat shall be subject to blanket easements recorded with original plat."
  - c. Add labels for Utility Companies where easement is designated.
  - d. Add recording information (Volume/Page or CCFN) to items previously dedicated through plat or by separate instrument.
  - e. Missing on replat from Tract C (V. 3722 P. 303):
    - (1) 1.5' UUE & 2-SEE for LPL
    - (2) 1-SEE for SPS
  - f. Not indicated on re-plat:
    - (1) 10' UUE for SWBT (Vol. ? P. ?).
    - (2) V.1207 P.118 for 10' UUE.
    - (3) V.3070 P.76 for 30' x 40' DRE.
    - (4) V.3322 P.329 for 20' x 150' DRE-PVT.
    - (5) V.3323 P.1 for 10' UUE along southern side.
    - (6) V? P? for 20' OPE-SPS
  - g. Missing separate instruments on replat:
    - (1) 74<sup>th</sup> Street dedications – V.5039 P.20 & V.5133 P. 36 – will change SW corner of C1.
    - (2) DRE along southern side of Tract C – V.5120 P.245.



- (3) 20 foot UUE across middle of plat and along southern side – V.5072 P.145
  - h. Need to tie plat to an original corner of Tract C or to section corner.
  - i. Closures by Ordinance of a 10' UUE and 10' UWE from Tract C plat – ORD 9852 – V.5089 P.22 – have removed the UWE and part of the UUE.
  - j. Extend 5'UUE-LPL along the eastern boundary of Tract C.
  - k. Provide standard floor hazard statement on the face of the plat and that AE boundaries are established by FEMA (not the surveyor).
  - l. Provide access to water line easement dedicated by Volume 5072 Page 146.
  - m. Extend 20- feet UUE from Lot 4 across Tract C-1 to Tract C-2, a provision to extend water and sewer to Tract C.
4. Processing fee is due.

### CUT AND FILL PLAN

3. **PHEASANT RUN, TRACTS A & D:** (Located at 81<sup>st</sup> Street west of Frankford Avenue).

Recommend approval subject to the following conditions:

1. Modify parking lot design to reduce fill amount. This proposed cut and fill exceeds the 30% limit established with the Lubbock Code.

NOTE:

1. No further reclamation of this lake will be permitted after modification and completion of this cut and fill.

**NOTICE DULY POSTED THIS 30<sup>TH</sup> DAY OF DECEMBER,  
2008 AT 12:00 NOON.**

**BY: \_\_\_\_\_  
Andrea Gaitan**