



**Zoning Board of Adjustment  
Agenda  
Regular Meeting  
April 21, 2016  
8:15 a.m.  
City Council Chambers**

- 1) Call to Order  
Welcome and Introductions
- 2) Approval of Minutes  
March 22, 2016, Regular meeting
- 3) Public Hearing 8:15 a.m.
  - 3.1) **ZBA Case No. V-4437:** Continued variance request of Mark W. Hindman to vary the front setback requirements for a carport, west 9 feet on Lot 29 and east 51 feet on Lot 30, DePauw McLarty Addition (4704 Marshall Street).
  - 3.2) **ZBA Case No. V-4439:** Continued variance request of Freddie Ramos to vary the rear setback requirements for an accessory building on Lot 283, Day Estates Addition (6404 94<sup>th</sup> Street).
  - 3.3) **ZBA Case No. V-4451:** Variance request of ADC (for Alpha Chi Omega) to vary the parking requirements on Lot 7, Fraternity Addition (#7 Greek Circle).
  - 3.4) **ZBA Case No. V-4452:** Variance request of Hilda Hermosillo to vary the side setback requirements for an accessory building on Lot 252 and west 10 feet on Lot 251, Melonie Gardens Addition (3016 81<sup>st</sup> Street).
  - 3.5) **ZBA Case No. V-4453:** Variance request of Jeremy Dennis to vary the sign requirements for wall signs and freestanding signs on 7.43 acres of unplatted land out of Block JS, Section 7 (1601 N Frankford Avenue).
  - 3.6) **ZBA Case No. E-2452/V-4454:** Special Exception and Variance request of Mitchell Cody (for Dr. Don Robertson) to allow a guest house as a conditional use and vary the definition of a guest house to allow a kitchen on Lot 10, Northridge Addition (3007 Mesa Road).

- 3.7) **ZBA Case No. V-4455:** Variance request of Brad Melcher (for Jo Taylor) to vary the front and side setback requirements for a carport east ½ feet on Lot 11, Block 9, Hillcrest Addition (4806 37<sup>th</sup> Street).
- 3.8) **ZBA Case No. V-3095-A:** Variance request of Jim Swindle to vary the rear setback requirements for an accessory building on Lot 79, Sunridge Addition (5003 104<sup>th</sup> Street).
- 3.9) **ZBA Case No. V-4456:** Variance request of Raul Pena to vary the rear setback requirements for a detached non-rear facing garage on Lot 398, North Pointe Addition (5102 Jarvis Street).
- 3.10) **ZBA Case No. V-4457:** Variance request of Chris Evans (for Reagor Dykes Broadway) to vary the sign requirements and materials for wall signs on Lots 1 through 5, Block 133, Original Town Lubbock (1013 Broadway).
- 3.11) **ZBA Case No. V-4458:** Variance request of Reagor Dykes Auto Group to vary the sign requirements for wall signs east 50 feet on Lots 16 through 20, Block 148, Original Town Lubbock (1101 13<sup>th</sup> Street).
- 3.12) **ZBA Case No. V-4459:** Variance request of John L. and Rebecca M. Albin to vary the side setback requirements for an accessory building on Lot 110, Pheasant Run (5804 76<sup>th</sup> Street).
- 3.13) **ZBA Case No. V-4460:** Variance request of Benton Phillips III to vary the side and rear setback requirements adjacent to a street for a detached garage on Lot 188, Robbie Marion Heights (701 East 79<sup>th</sup> Street).
- 3.14) **ZBA Case No. V-4461:** Variance request of John and Ruth Huberty to vary the front setback requirements for a carport on Lot 62, Sagemont Addition (3510 Dover).
- 3.15) **ZBA Case No. V-4462:** Variance request of Chapman Harvey Architects, Inc. (for Lubbock Meals on Wheels) to vary the parking requirements and screening fence requirements on Lots 5 and 6, west 4 feet on Lot 7, Block 11, Highland Park Addition, and east 24 feet on Lot 10, Lots 11 and 12, Block 4, Massey Heights Addition (2304 through 2314 34<sup>th</sup> Street)
- 3.16) **ZBA Case No. V-4463:** Variance request of Tyler Gragson (for Mitzi Gragson) to vary the side setback requirements for an addition to a residential structure (covered porch) on Lot 6, Block 4, Cooke-Carpenter 2<sup>nd</sup> Addition (3811 29<sup>th</sup> Street).
- 3.17) **ZBA Case No. V-4464:** Variance request of Kendra Hansfeld (for University Medical Center Health System) to vary the parking requirements on 20.084 acres of unplatted land out of Block JS, Section 1, Tract 1C and 4-A-2-A, proposed Tract K, North Park Addition (5202 Colgate Street).

- 3.18) **ZBA Case No. V-4465:** Variance request of Kyle Thomas to vary the rear and side setback requirements for an accessory building on Lot 11, Gatewood Addition (2520 79<sup>th</sup> Street).
- 3.19) **ZBA Case No. V-4466:** Variance request of Luz Cuevas to vary the front setback requirements and vary the parking requirements for an addition to a commercial structure (covered patio) on Lot 3, Wilkerson Addition (2013 North Ash Avenue).
- 3.20) **ZBA Case No. V-4467:** Variance request of Ron Childress (for McGavock Infiniti) to vary the front setback requirements for a commercial structure (car dealership) and vary the landscape requirements on 4.141 acres of unplatted land out of Block AK, Section 36, proposed Tract P, Milwaukee Business Park Addition (6325 and 6329 Spur 327 or East of LaSalle Avenue, South of Spur 327 and North of 62<sup>nd</sup> Street).
- 3.21) **ZBA Case No. V-4468:** Variance request of Arturo Martinez to vary the height requirements for a fence in the required front yard on Lot 14, Block 4, Burleson Osborne Addition (2821 Duke Street).
- 3.22) **ZBA Case No. V-4469:** Variance request of John Hanson to vary the height requirements for a fence in the required front yard on Lot 364, Kings Gate Addition (9713 Norfolk).
- 3.23) **ZBA Case No. E-2453:** Special Exception request of Dolgencorp of Texas, Inc. (for Dollar General Store 12125) to permit the sale of alcoholic beverages for off-premise consumption as an incidental use on Tract A, Parkway Addition (1832 Parkway Drive).
- 3.24) **ZBA Case No. E-2454:** Special Exception request of Dolgencorp of Texas, Inc. (for Dollar General Store 3213) to permit the sale of alcoholic beverages for off-premise consumption as an incidental use on Lots 18 and 19, Block 78, Overton Addition (2224 through 2226 19<sup>th</sup> Street).
- 3.25) **ZBA Case No. E-2455:** Special Exception request of Dolgencorp of Texas, Inc. (for Dollar General Store 13642) to permit the sale of alcoholic beverages for off-premise consumption as an incidental use on Tract A, Cuevas Family Partnership Addition (6401 through 6409 Frankford Avenue).
- 3.26) **ZBA Case No. E-2456:** Special Exception request of Dolgencorp of Texas, Inc. (for Dollar General Store 1875) to permit the sale of alcoholic beverages for off-premise consumption as an incidental use on Lot 511 C, Alford Terrace Addition (908 Slide Road).
- 3.27) **ZBA Case No. E-2457:** Special Exception request of Dolgencorp of Texas, Inc. (for Dollar General Store 1628) to permit the sale of alcoholic beverages for off-premise consumption as an incidental use on Lots 15 through 17, Block 13, College View Addition (2862 34<sup>th</sup> Street).

- 3.28) **ZBA Case No. E-2458:** Special Exception request of Dolgencorp of Texas, Inc. (for Dollar General Store 14228) to permit the sale of alcoholic beverages for off-premise consumption as an incidental use on Tract A, RBA Investments Addition (1621 82<sup>nd</sup> Street).
  - 3.29) **ZBA Case No. E-2459:** Special Exception request of Kevin and Chris Raney to allow livestock as a temporary land use in a relatively undeveloped area on 5 acres of unplatted land out of Block E-2, Section 20 (2813 98<sup>th</sup> Street).
  - 3.30) **ZBA Case No. V-1370-A:** Variance request of Bill Boon (for Lamar Advertising) to vary the sign requirements for an existing billboard on Tract A, Santa Fe Industrial #3 Addition (4202 West Loop 289).
- 4) Other Business
    - 4.1) Obtain clarification from the Board for Garden Homes in the A-1 District.
- 5) Adjourn

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 806-775-2120 or write to P.O. Box 2000, Lubbock, Texas, 79457, at least 48 hours in advance of the meeting.