

**CITY OF LUBBOCK  
SPECIAL CITY COUNCIL MEETING  
OCTOBER 14, 2008  
3:00 P. M.**

**The City Council of the City of Lubbock, Texas met in special session on the 14th day of October, 2008, in the City Council Chambers, first floor, City Hall, 1625 13th Street, Lubbock, Texas at 3:00 P. M.**

**3:00 P.M. CITY COUNCIL CONVENED  
City Council Chambers, 1625 13th Street, Lubbock, Texas**

**Present: Mayor Tom Martin, Mayor Pro Tem Jim Gilbreath, Council Member Paul R. Beane, Council Member Linda DeLeon, Council Member Todd R. Klein, Council Member John Leonard, Council Member Floyd Price**

**Absent: No One**

**1. REGULAR AGENDA**

- 1.1. Public Hearing 3:00 p.m. - Planning : Conduct a public hearing on proposed annexation of the land area between 660 feet east of the center line of Frankford Avenue, 660 feet south of the center line of Farm to Market Road 1585, 55 feet west of the center line of Alcove Avenue, all south of the existing city limits south of 114th Street.**

Mayor Martin opened the public hearing at 3:32 p.m. David Mangold, Chris McClure, Brad Birdsong, Aubrey Stark, John Boling, Steven Littlejohn, Steve Miller, Jody York, Armon Abbe, and Terry Fortenberry appeared before Council to speak in opposition of proposed annexation of the land area between 660 feet east of the center line of Frankford Avenue, 660 feet south of the center line of Farm to Market Road 1585, 55 feet west of the center line of Alcove Avenue, all south of the existing city limits south of 114th Street. No one appeared before Council in favor of the proposed annexation. Mayor Martin closed the hearing at 4:01 p.m.

Randy Henson, Director of Planning, gave comments and answered questions from Council.

During the July 10, 2008, City Council Work Session, the City Council discussed potential areas for annexation and the process for annexation. The City Council identified as an annexation priority the land area between 660 feet east of the center line of Frankford Avenue, 660 feet south of the center line of Farm to Market Road 1585 (FM 1585), 55 feet west of the center line of Alcove Avenue, all south of the existing city limits south of 114th Street. The three square miles along the south boundary of Lubbock are located in the

immediate path of current community growth. Two sections to the east between 114th Street and FM 1585 were annexed several years ago. FM 1585 is a major artery for the southern part of Lubbock County and, as property adjacent to FM 1585 develops, annexation will benefit the county. To date, many residential and business uses have developed with no coordination and little governance of curb returns, which are critical as the area continues to develop and traffic increases.

On September 25, 2008, the City Council approved a resolution directing the Planning Department to prepare a service plan for the area to be annexed, and directed the City Attorney to prepare an annexation ordinance for consideration by the City Council to annex the area pursuant to the Subchapter C-1 procedure of Chapter 43 of the Local Government Code. The proposed ordinance, map showing the area to be annexed, and the proposed service plan are provided.

Public hearings scheduled on October 14 and October 25, 2008, allow an opportunity for the City Council to receive comments on the proposed ordinance. A minimum of 30 days before the first scheduled public hearing, staff mailed notices to property owners on record at the Lubbock County Appraisal District. Public hearings were advertised as required in the Lubbock Avalanche Journal. The date of the first public hearing is the point from which all the scheduled events must occur according to State of Texas annexation law.

Annexation is the process by which a city extends its municipal services, regulations, voting privileges, and taxing authority to new territory, and is normally proposed for an area in the immediate path of growth to prevent undesirable development patterns. Cities annex territory to provide urbanizing areas with municipal services and to exercise regulatory authority necessary to protect public health, safety and welfare. Annexation is a means of managing growth and providing zoning controls through an orderly process according to the Comprehensive Land Use Plan and within the scope of the Zoning Code and Building Codes.

Staff recommends approval.

**4:05 P.M. CITY COUNCIL RECESSED**

**4:15 P.M. CITY COUNCIL RECOVERED**

**City Council Chambers**

- 1.2. Contract Resolution - City Council: Resolution No. 2008-R0399 authorizing the Mayor to execute a lease agreement with Tech Hockey Club to use City Bank Coliseum to conduct collegiate hockey games, practices, recreational ice programs, and hockey camps.**

Jeff Griffith, Tech Hockey Club Representative, gave comments and answered questions from Council.

Motion was made by Council Member Klein, seconded by Council Member Price to approve Resolution 2008-R0399 as recommended by Council Member Klein. Motion carried; 7 Ayes, 0 Nays.

## **2. WORK SESSION/BUSINESS AGENDA**

### **2.1. Update on the feasibility study examining the possibility of using Tara House for a visitor center at 19th Street and Crickets Avenue. Rob Allison, Development Services Assistant City Manager (15 minutes)**

During the May 22, 2008, Work Session, Rob Allison updated the City Council on the status of the Visitor Center project and discussed how the project fits into the Downtown Revitalization Site Plan and the Downtown Entertainment District. Discussion of the proposed site for a new visitor center (19th Street and Crickets Avenue) included photographs of Tara House (used as the General Office for Rip Griffin Companies) and the possibility of relocating the Tara House to the proposed site.

Mayor Martin stated the purpose of today's work session was to discuss the feasibility of using the Tara House for a visitor center at 19<sup>th</sup> Street and Crickets Avenue.

Rob Allison, Development Services Assistant City Manager, presented the results of the feasibility study. He stated the report, provided by Parkhill, Smith and Cooper, showed that only 4,412 gross square feet of the 11,803 square feet of the building was feasible to move to the 19<sup>th</sup> Street and Crickets Avenue location. The study revealed the following current conditions of the Tara Building:

- The building is in fair condition and can be relocated/moved
- Roof condition has significant water damage; missing shingles; and hail damage
- Plumbing system is over 50 years old
- Water heaters are in poor condition
- Heating and cooling systems would not comply with energy code
- Lighting systems are residential and using higher energy
- The plumbing, mechanical and electrical would require full replacement
- Accessibility Code – increase exits, provide ramps, require an elevator, and a fire sprinkler system
- Possible environmental hazards, and

- Moving costs are between \$70,000 to \$80,000

Mr. Allison further stated the relocation, renovation, upgrade of utility systems and other code related issues provides minimal cost savings, if any, to use as a Visitor Center. Steven O'Neal, Chief Building Official, stated the Tara Building does meet current City code. Mr. Allison also outlined other issues and options with the building. Due to the Slide Road extensions, Mr. Allison recommends having the building and utilities moved by January 2009. Mr. Allison presented options for the Tara Building. The options were: 1) relocate the building; 2) put out a request for proposal to offer the building to be moved with a landmark designation; or 3) if no interest is in the market, request a demolition permit.

Consensus from City Council to put out a request for proposal (RFP), and to direct Lee Ann Dumbauld, City Manager, to begin the RFP process as soon as possible.

#### **4:34 P.M. CITY COUNCIL ADJOURNED**

There being no further business to come before Council, Mayor Martin adjourned the meeting.