



City Council Meeting

May 23, 2023

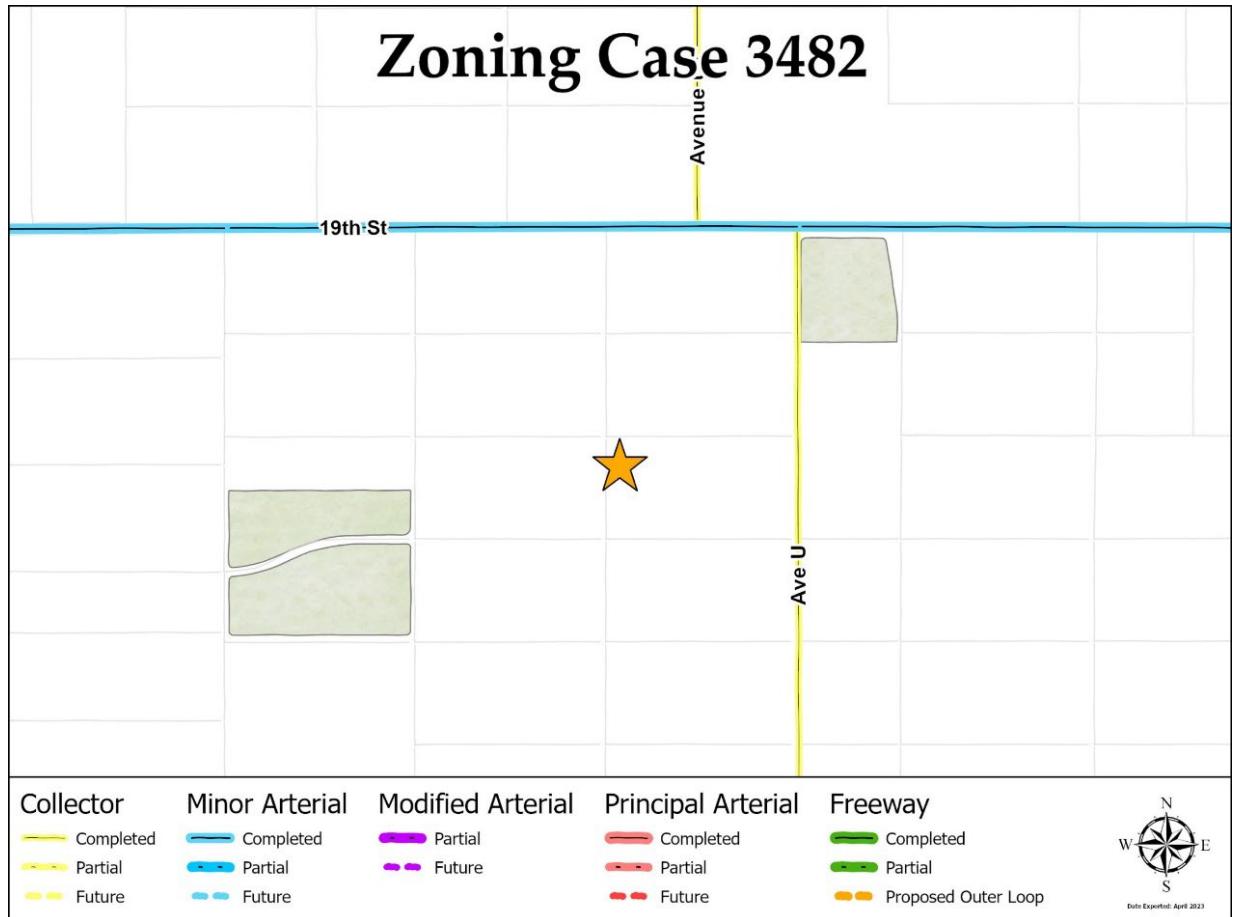


Zone Case 3482

District 1



- **APPLICANT:** Travis Turner for SuGu, LLC
- **PURPOSE:** Rezone from R-2 to A-1
- **NOTIFICATIONS:** 30 sent, 0 in favor, 2 in opposition, 1 neutral



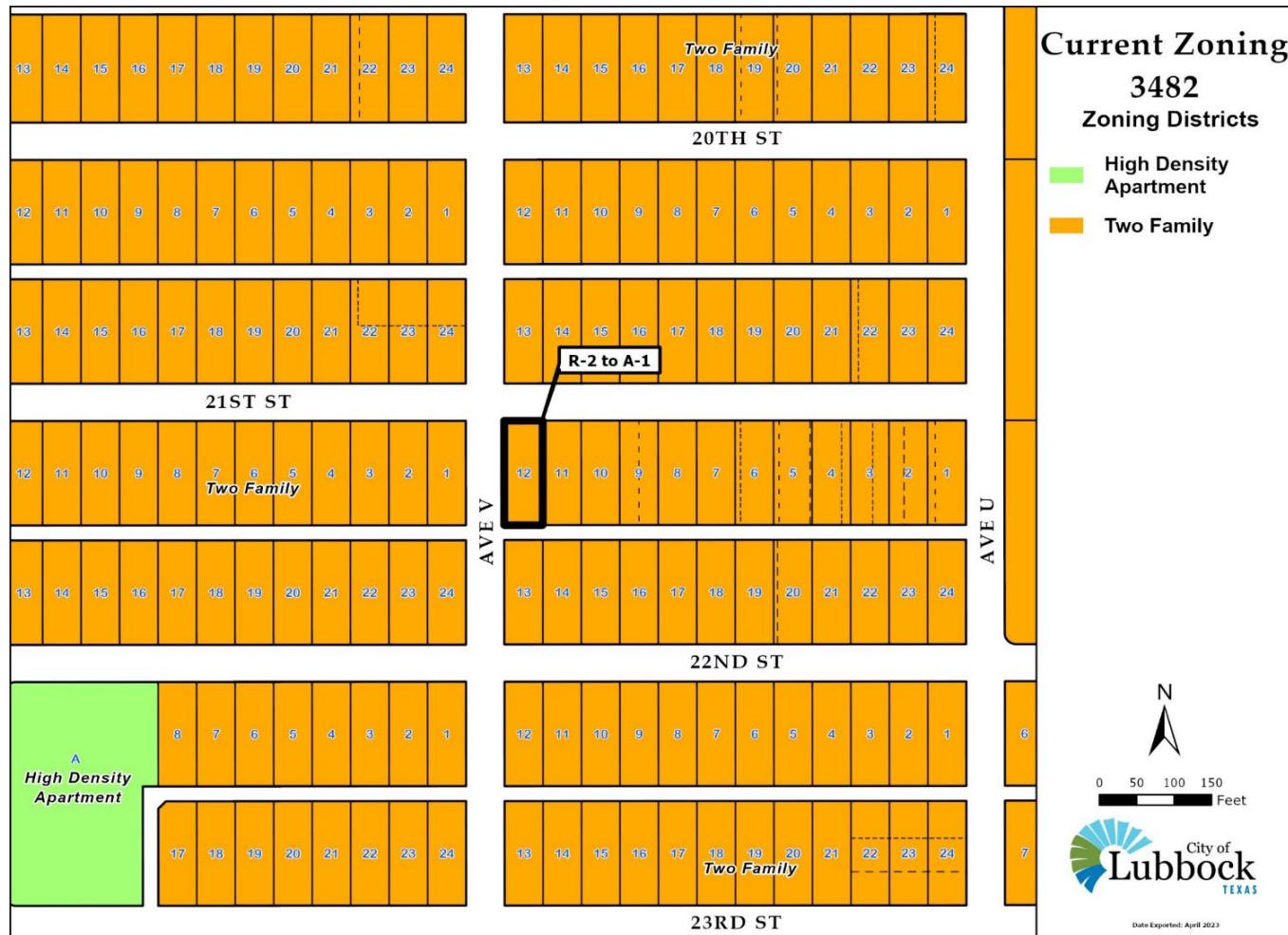
Zone Case 3482



Zone Case 3482



Zone Case 3482



Zone Case 3482



Zone Case 3482



East View



West View



South View



North View

Zone Case 3482

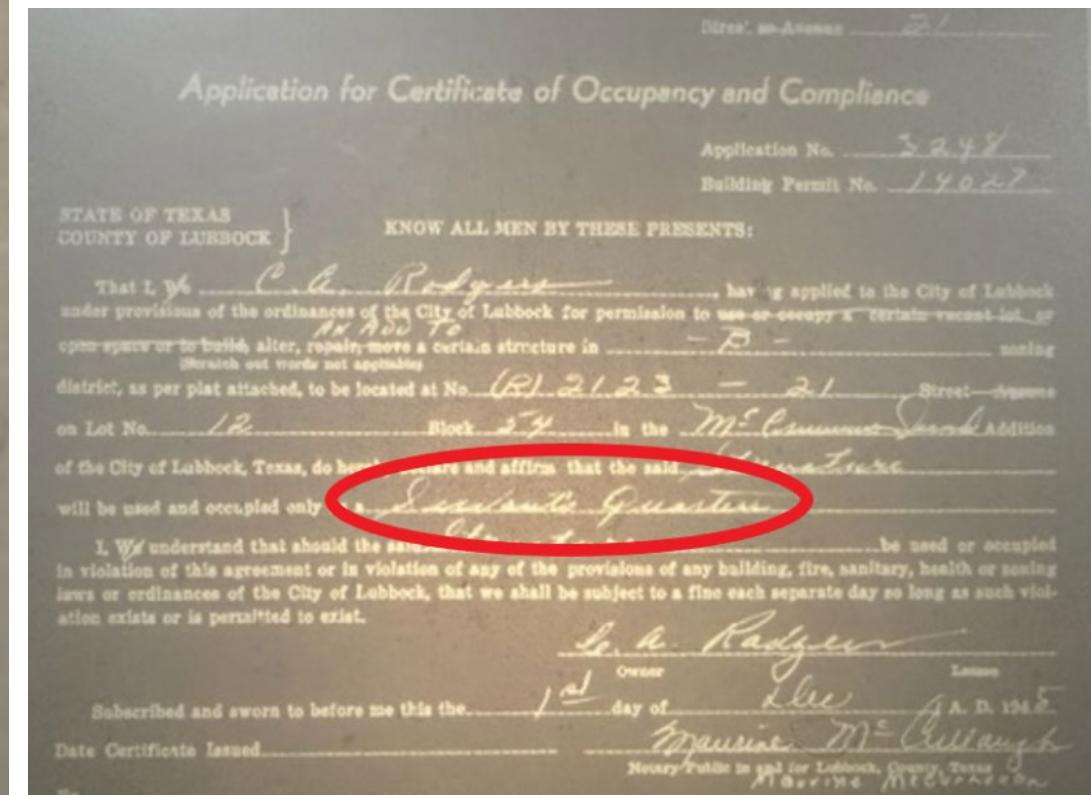
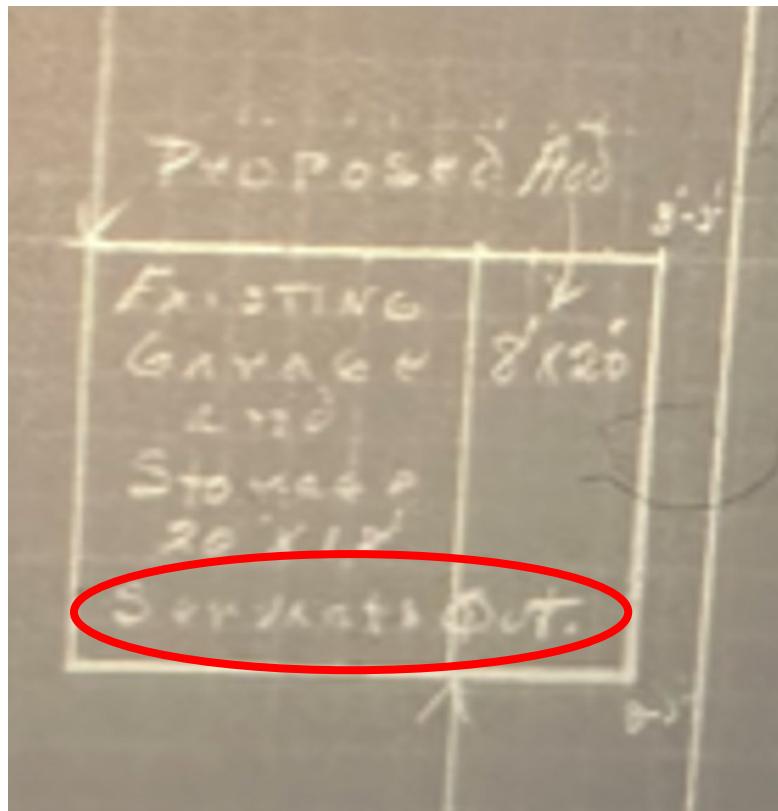
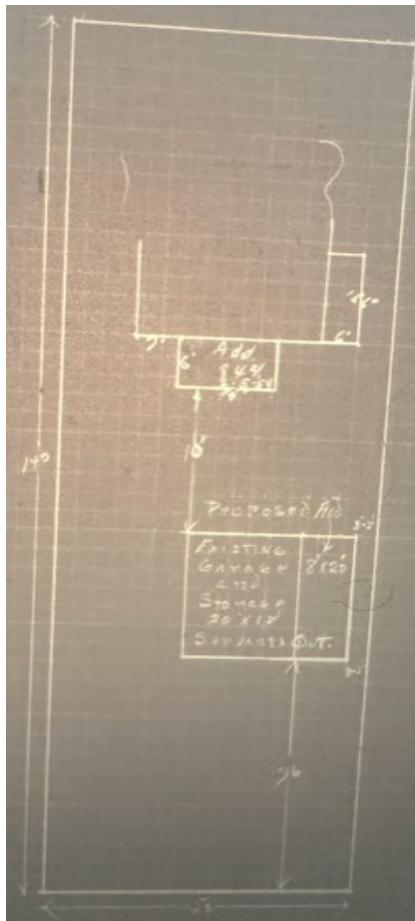


Subject Property – looking northeast from Avenue V

Zone Case 3482



Records from the Building Safety Department indicate the structure directly behind the main home was originally constructed as a garage/storage and was converted to a Servant's Quarters in December 1945.



Zone Case 3482



Additional records from the Building Safety Department indicate all three structures were being used as dwellings in June 1982, as depicted in a permit for gas service for Units A, B, and C on the property.

If the two structures behind the main home were converted to dwellings before November 20, 1980, the owner was required to register the units by May 1, 1981. The City has no record of registration for these units and no record of when they were converted to dwelling units.

If the units were constructed as, or converted to dwellings **before** November 20, 1980, since the property owner failed to register the units, they are in violation and not legally permitted to be used as dwellings.

If they were constructed as or converted to dwellings **after** November 20, 1980, then it was done illegally.

CITY OF LUBBOCK
Application for Plumbing Permit

Lubbock, Texas 6-9 1982

Application is hereby made to the Plumbing Inspector of the City of Lubbock for a permit to install Plumbing at No. 2123-21 St St. A.B.C

Owner E. WINN Permit No. _____

FIXTURES TO BE INSTALLED

Fixture	Quan.	Amount	Fixture	Quan.	Amount
Water Closets			Grate Traps		
Bath Tubs			Catch Basins		
Laundries			Laundry Tubs		
Kitchen Sinks			Refrigerator Drains		
Pantry Sinks			Drink Fountains		
Urinals			Shower Baths		
Washing Machines			Water Heaters		
Sand Traps			Water Htr. Recept.	<u>5.00 ea.</u>	
Gas Service	<u>3</u>		Sewers		<u>45.00</u>
Gas Serv. Recept.			Floor Drains		
Dishwasher			Water Service		
Ordnat			Water Serv. Recept.		
Service Sink					
Lawn Sprinkler					
Water Softener					
					TOTAL <u>100.00</u>

Analysis

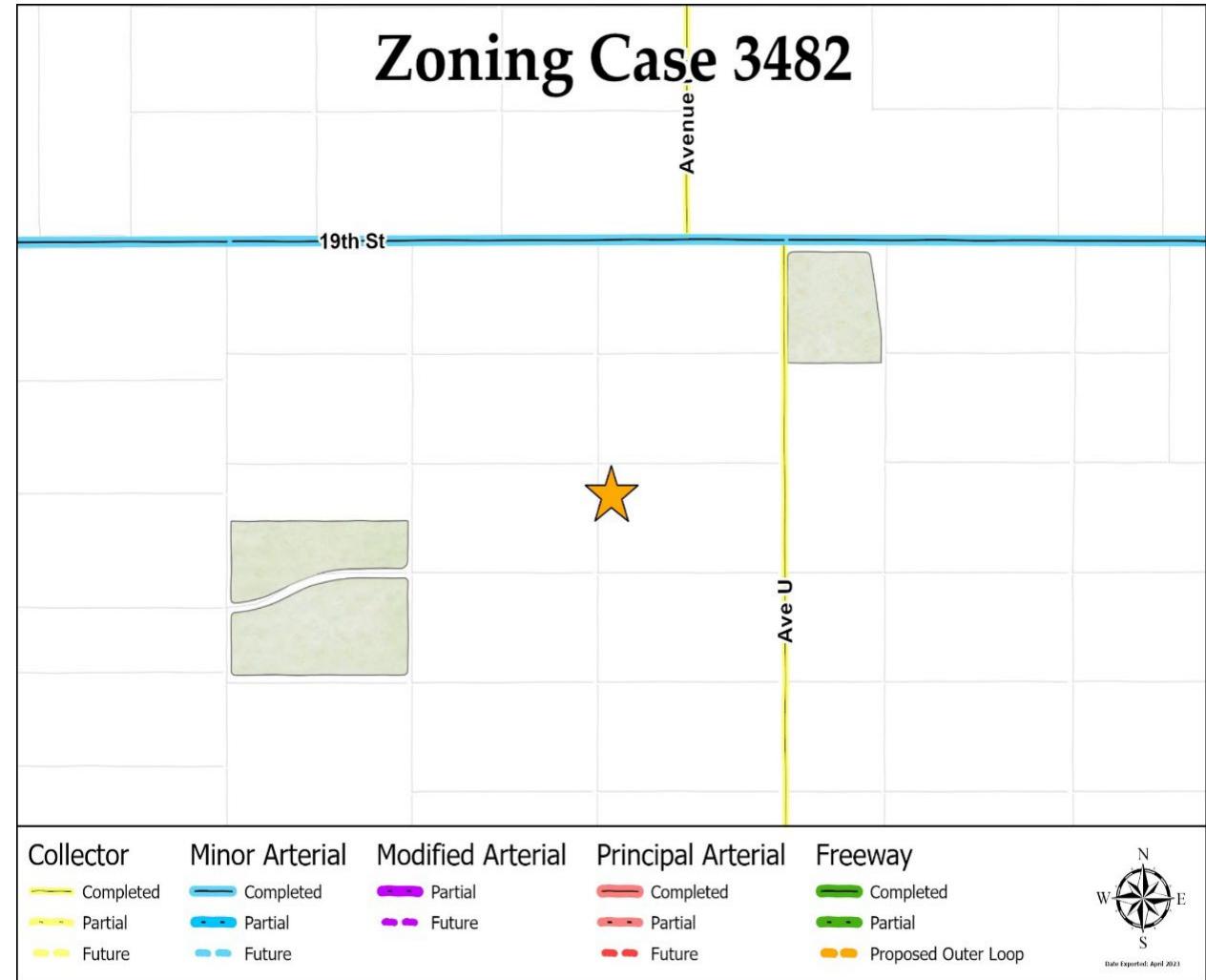
- CONFORMANCE WITH COMPREHENSIVE PLAN PRINCIPLES AND FUTURE LAND USE MAP
(required per §211.004 of the Texas Local Government Code)
 - The Future Land Use Map designates this area for low density residential land uses. The proposed zone change is not compatible with this designation.
- CONSISTENT WITH ZONING ORDINANCE
 - The proposed zone change is not in conformance with the Zoning Ordinance and will not be appropriate at the proposed location.

Analysis

- CONSISTENT WITH SURROUNDING AREA/ADJACENT USES
 - The proposed zone change is not compatible with the surrounding area and will change the character of the existing development.
- INTENSITY OF USE ON PROPOSED PARCEL
 - The property is located south of 21st Street and east of Avenue V, which are both designated as Local Streets by the Master Thoroughfare Plan, 2018. Local Streets provide access to smaller, destination-oriented areas such as neighborhoods, subdivisions, or local business districts.

Zone Case 3482

- **STAFF:** Recommends **DENIAL** of this request.
- **PLANNING AND ZONING COMMISSION:**
Recommends **APPROVAL** of the request by a
vote of 7-0-0.

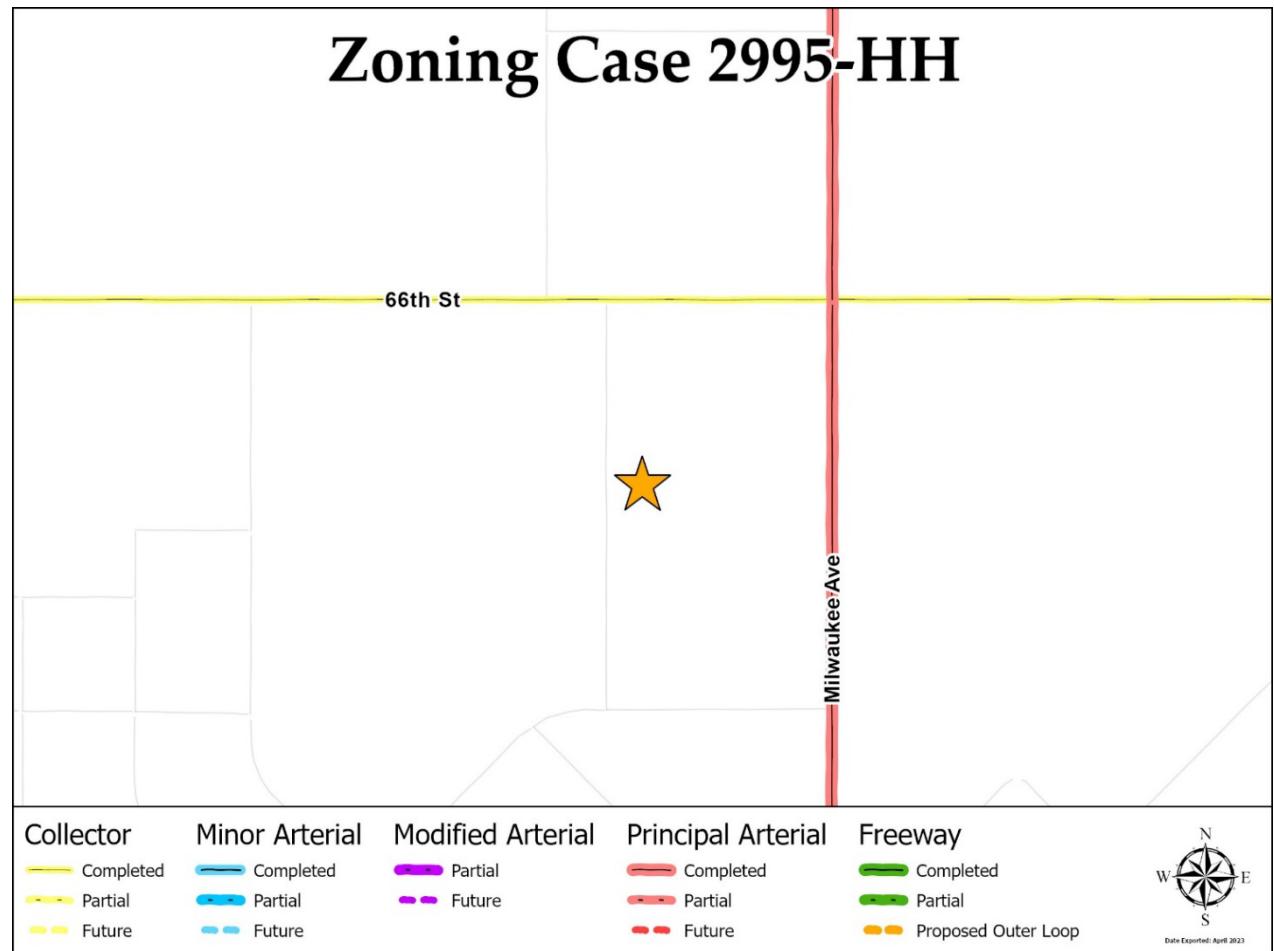


Zone Case 2995-HH

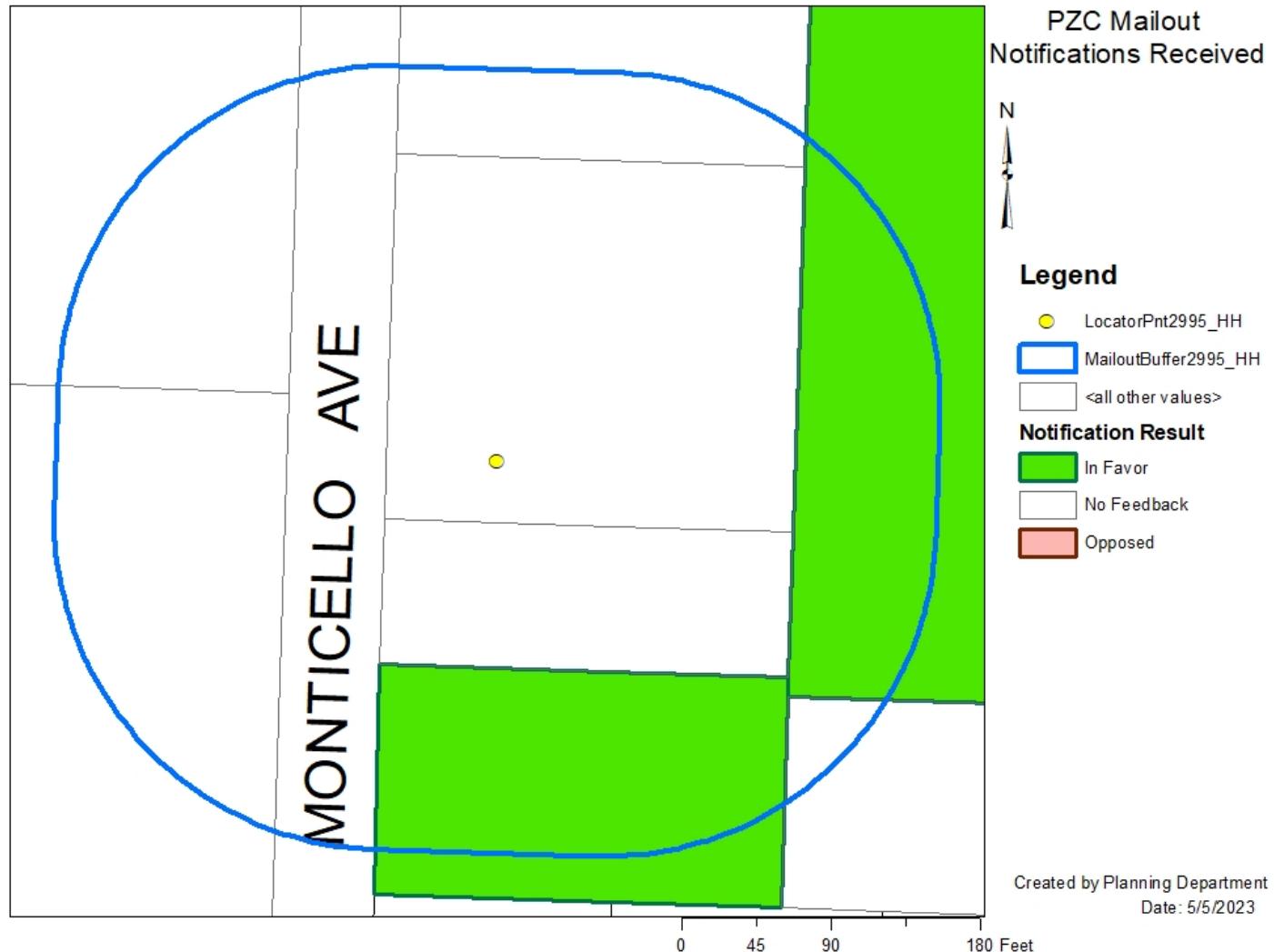
District 5



- **APPLICANT:** Centerline Engineering and Consulting for T. Market Properties, LLC
- **PURPOSE:** Rezone from **R-2 Specific Use** for reduced setbacks to **C-3**.
- **NOTIFICATIONS:** 8 sent, 2 in favor, 0 in opposition



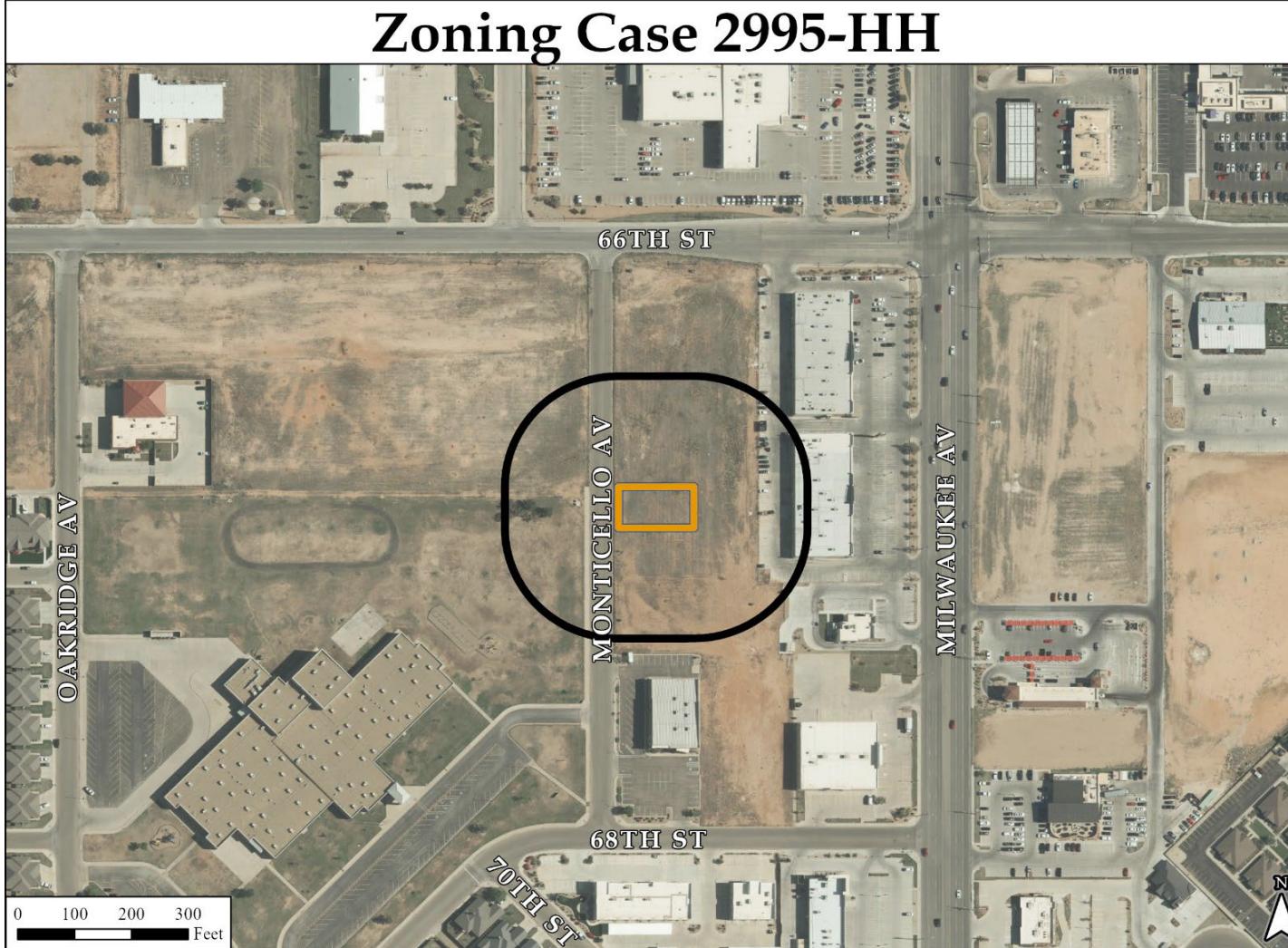
Zone Case 2995-HH



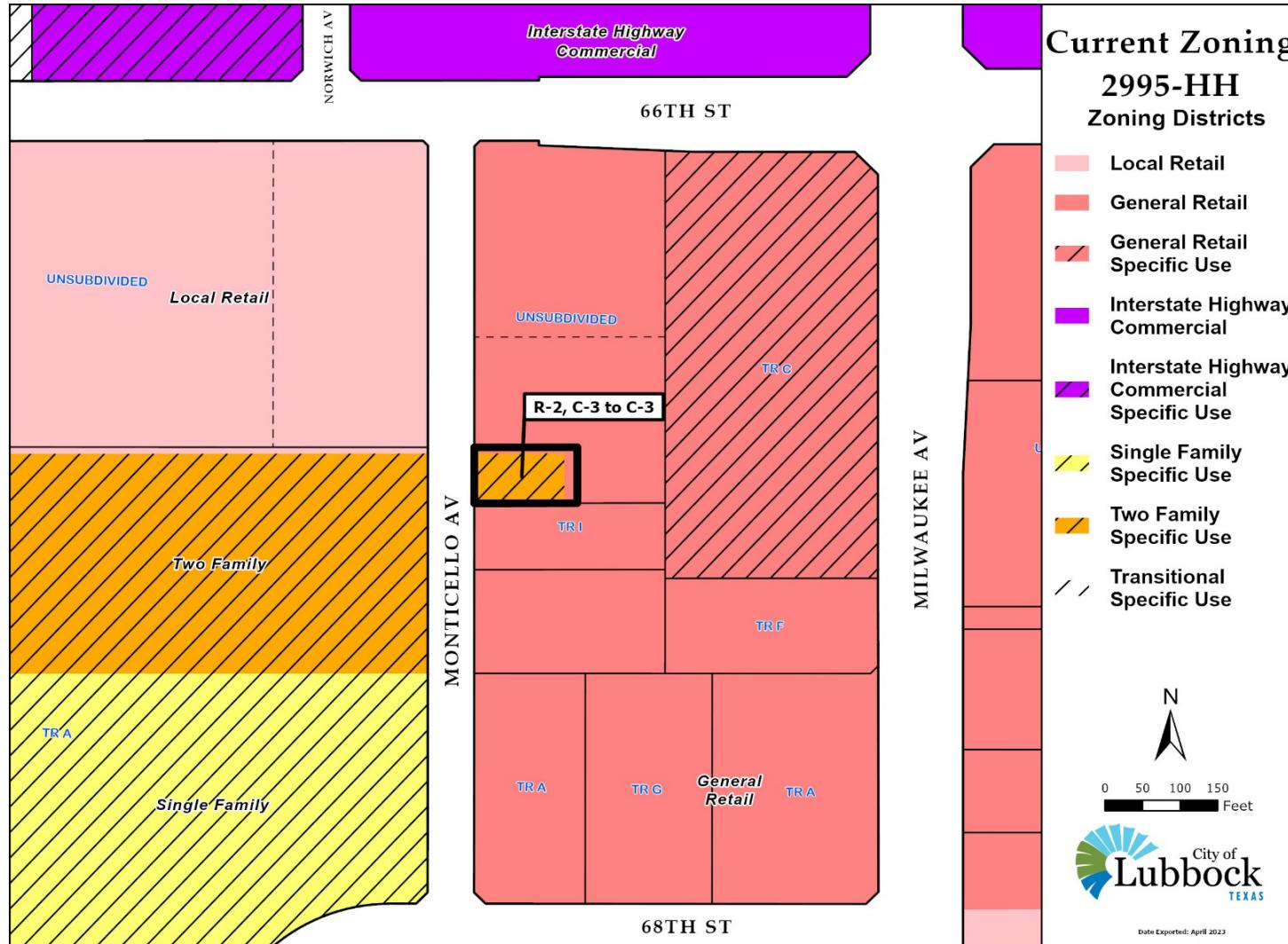
Zone Case 2995-HH



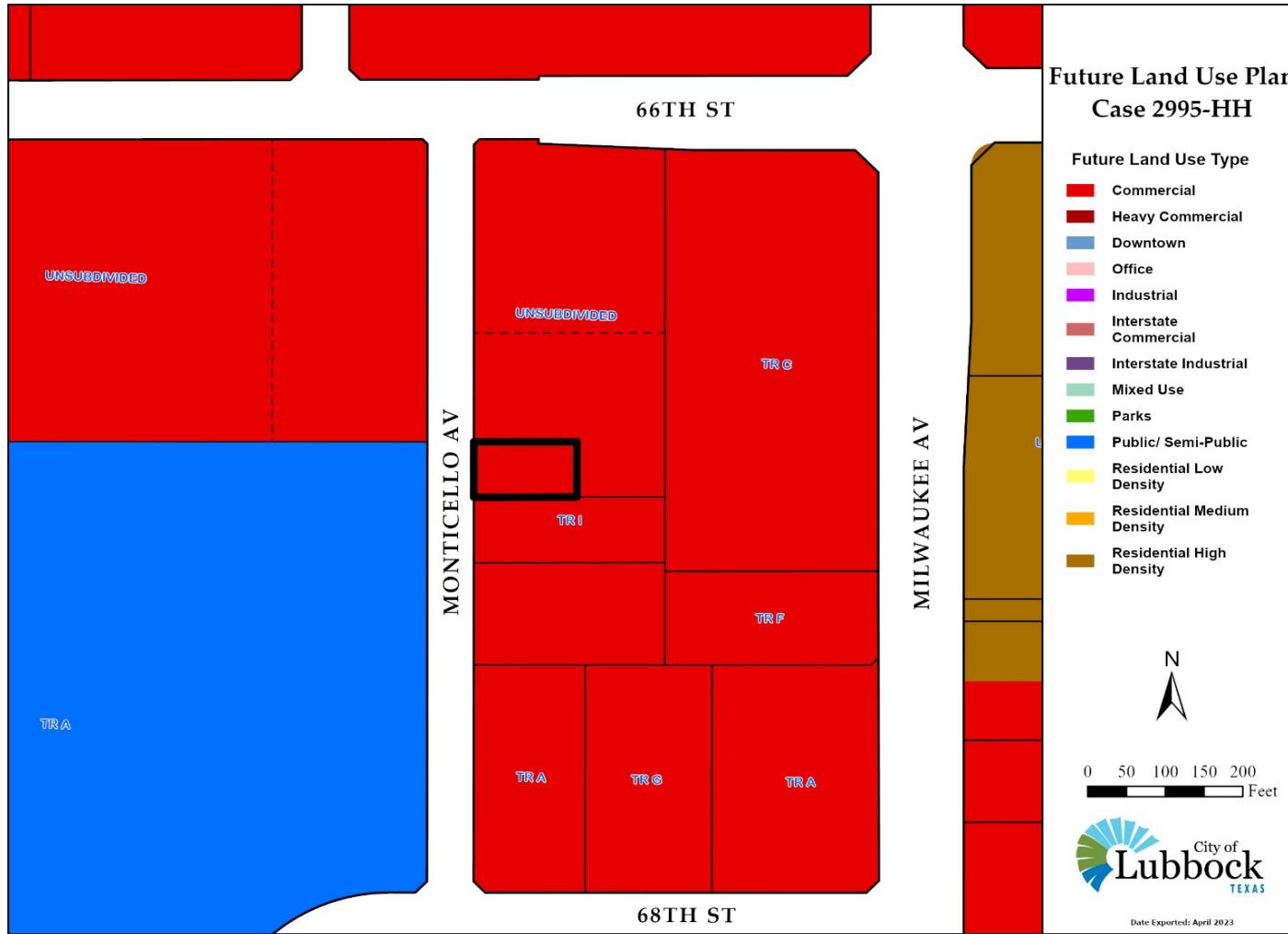
Zoning Case 2995-HH



Zone Case 2995-HH



Zone Case 2995-HH



Zone Case 2995-HH



Subject Property East View



Subject Property West View

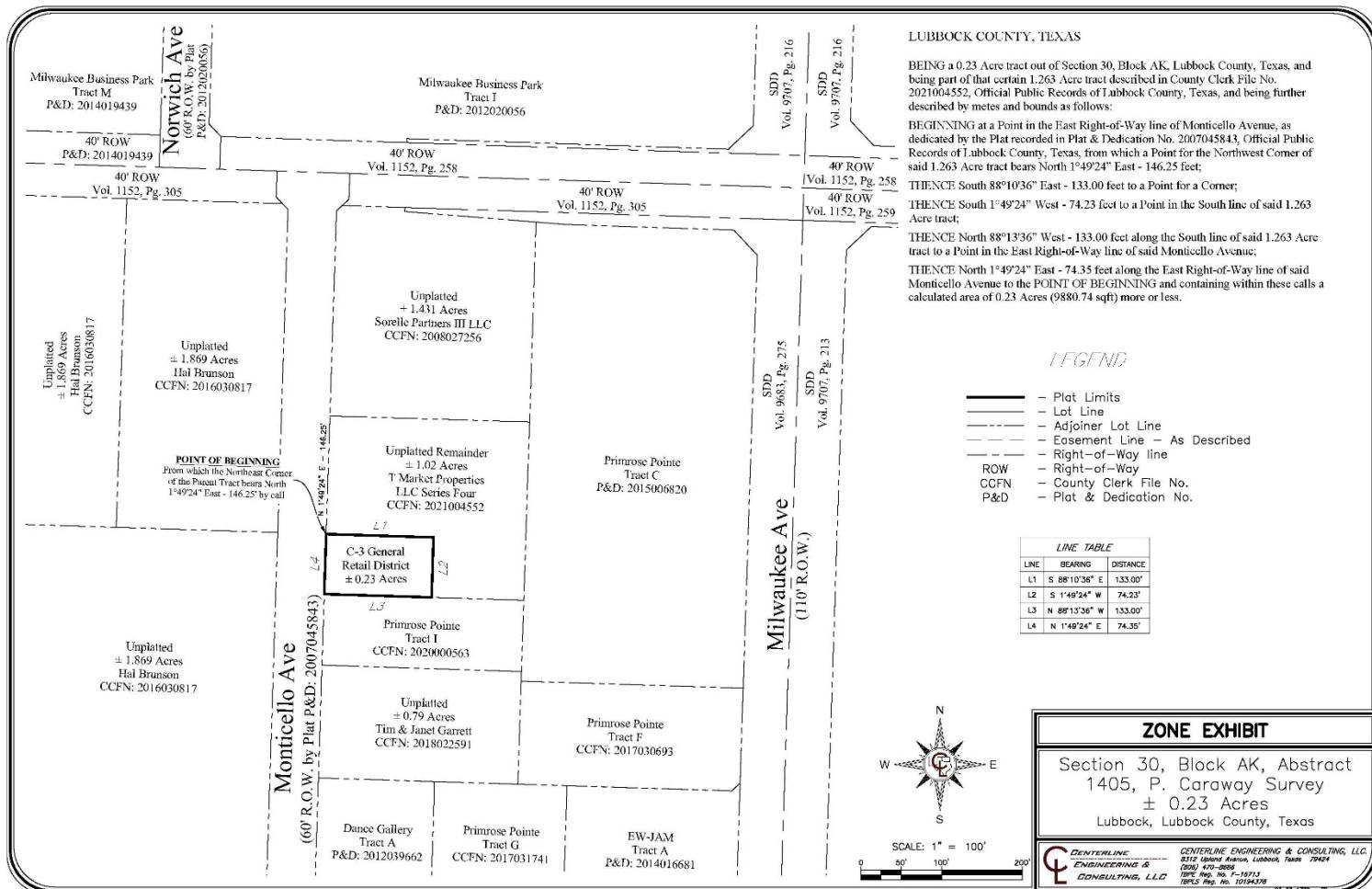


Subject Property South View



Subject Property North View

Zone Case 2995-HH



Analysis

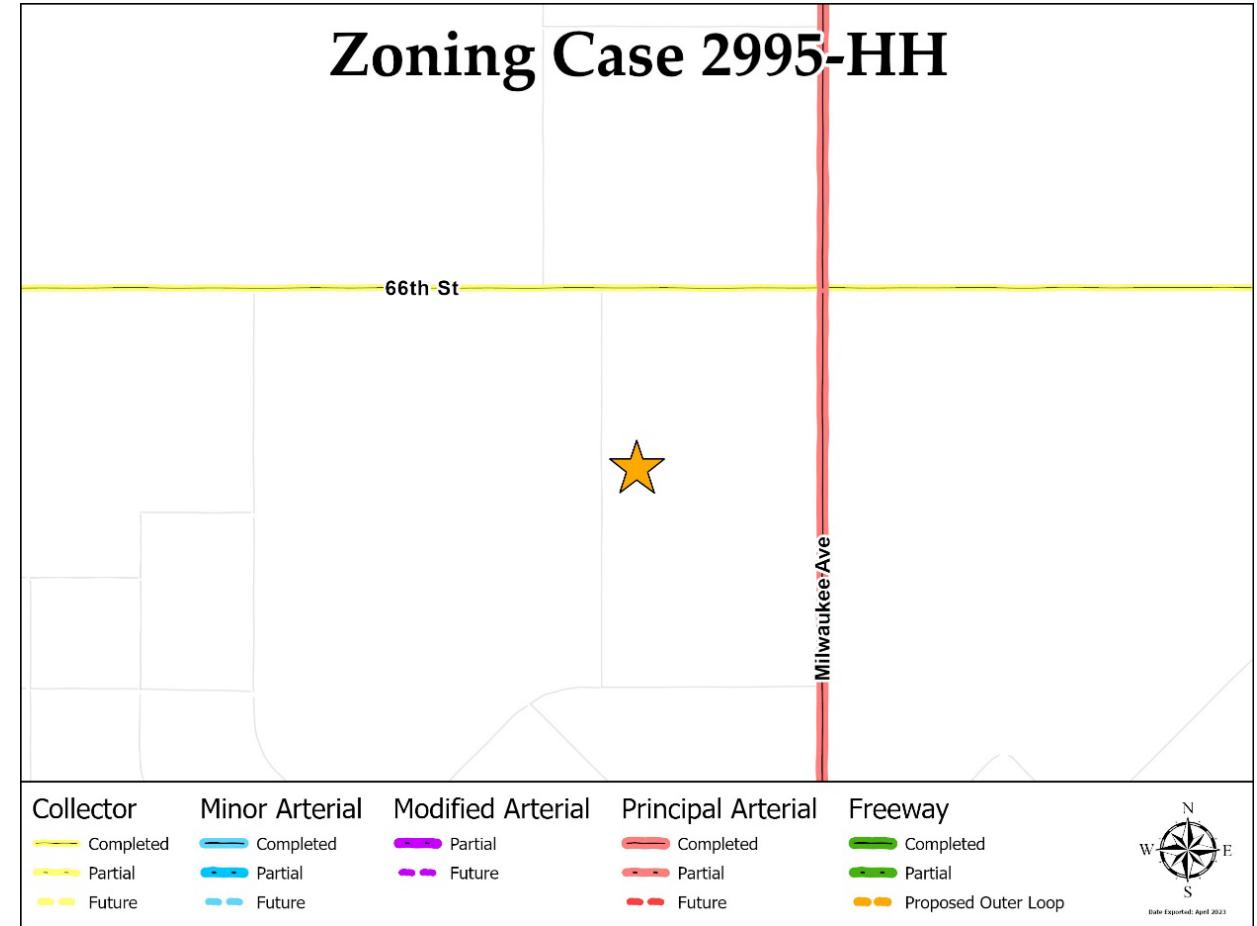
- CONFORMANCE WITH COMPREHENSIVE PLAN PRINCIPLES AND FUTURE LAND USE MAP (*required per §211.004 of the Texas Local Government Code*)
 - The Future Land Use Map designates this area for “Commercial” land use. The proposed zone change to C-3 would be in conformance with this designation, and would conform to the principles of the 2040 Comprehensive Plan. This request would be appropriate next to the existing C-3 zoning that surrounds the property.
- CONSISTENT WITH ZONING ORDINANCE
 - The proposed zoning request is in conformance with the zoning ordinance and is appropriate for this area.

Analysis

- CONSISTENT WITH SURROUNDING AREA/ADJACENT USES
 - The proposed zoning is compatible with the surrounding area and will not change the character of the existing development.
- INTENSITY OF USE ON PROPOSED PARCEL
 - The proposed rezoning location will be along Monticello Avenue. The Master Thoroughfare Plan, 2018, designates Monticello Avenue as a Local Street. Local streets provide access to smaller, destination oriented areas, such as neighborhoods, subdivisions or local business districts.

Zone Case 2995-HH

- **STAFF:** Recommends **APPROVAL** of this request.
- **PLANNING AND ZONING COMMISSION:**
Recommends **APPROVAL** of the request by a vote of 7-0-0.

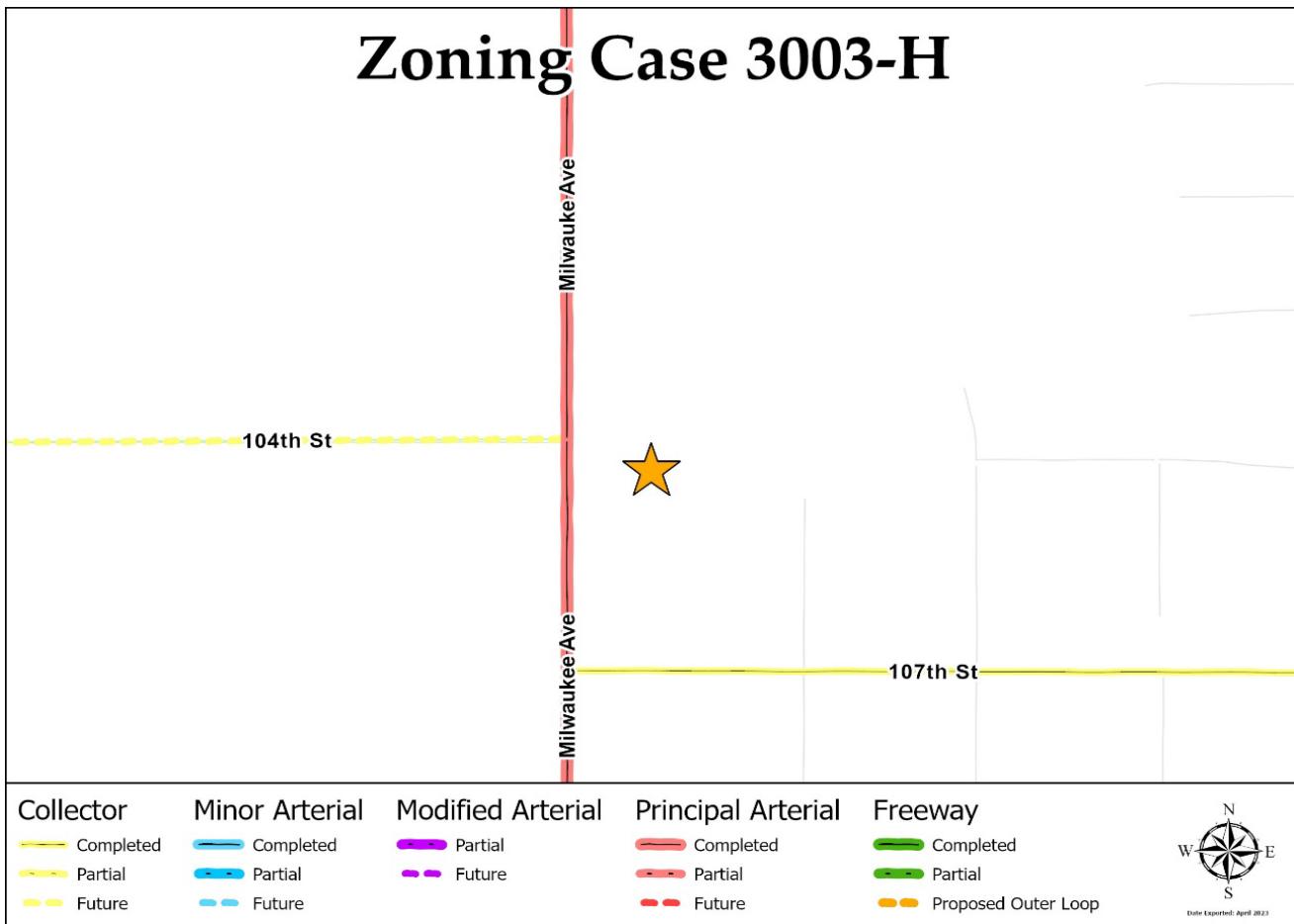


Zone Case 3003-H

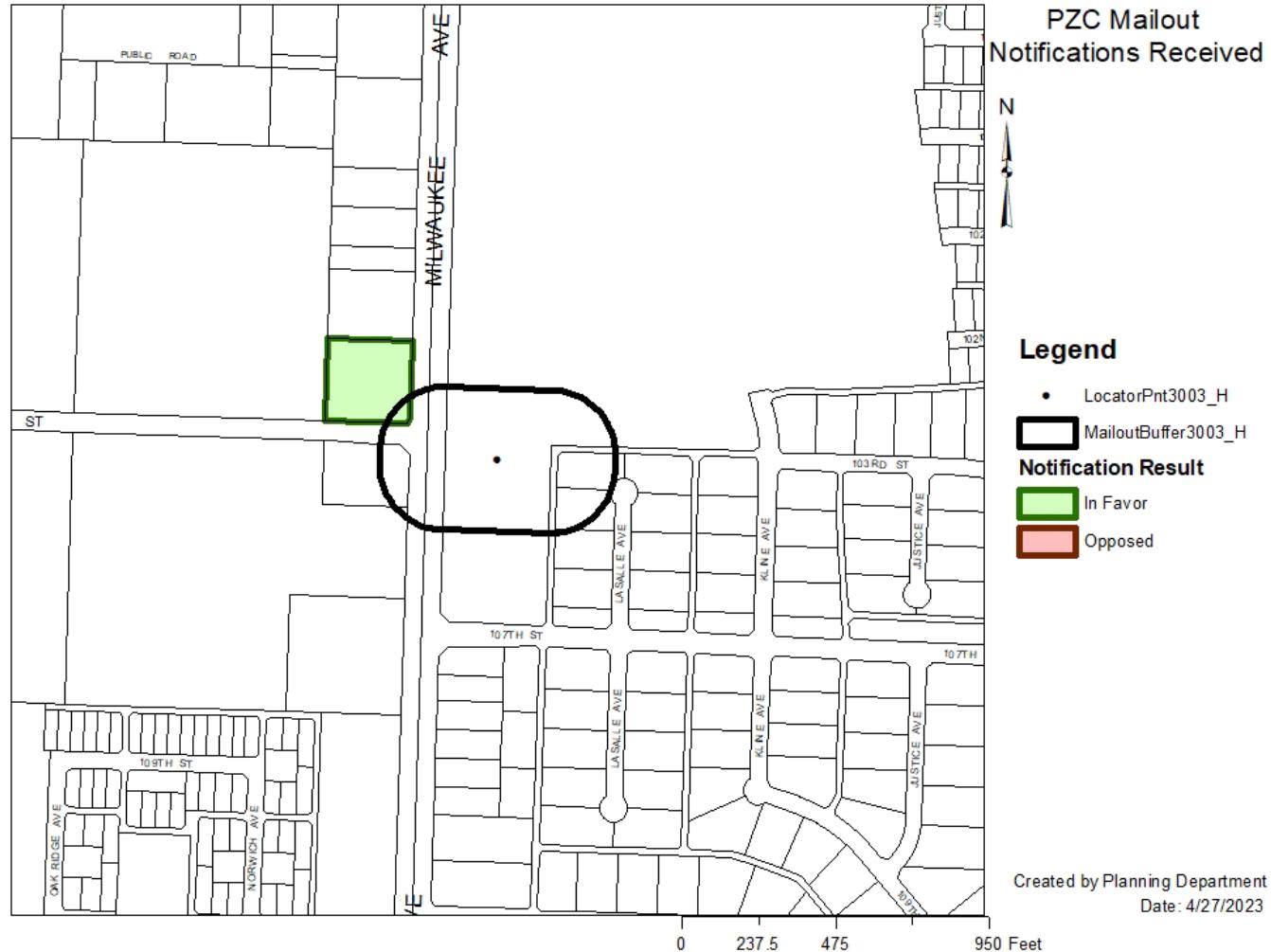
District 5



- **APPLICANT:** Hugo Reed and Associates, Inc. for Fountain Hills LP
- **PURPOSE:** Rezone from **R-1 Specific Use** to **C-2**
- **NOTIFICATIONS:** 7 sent, 1 in favor, 0 in opposition



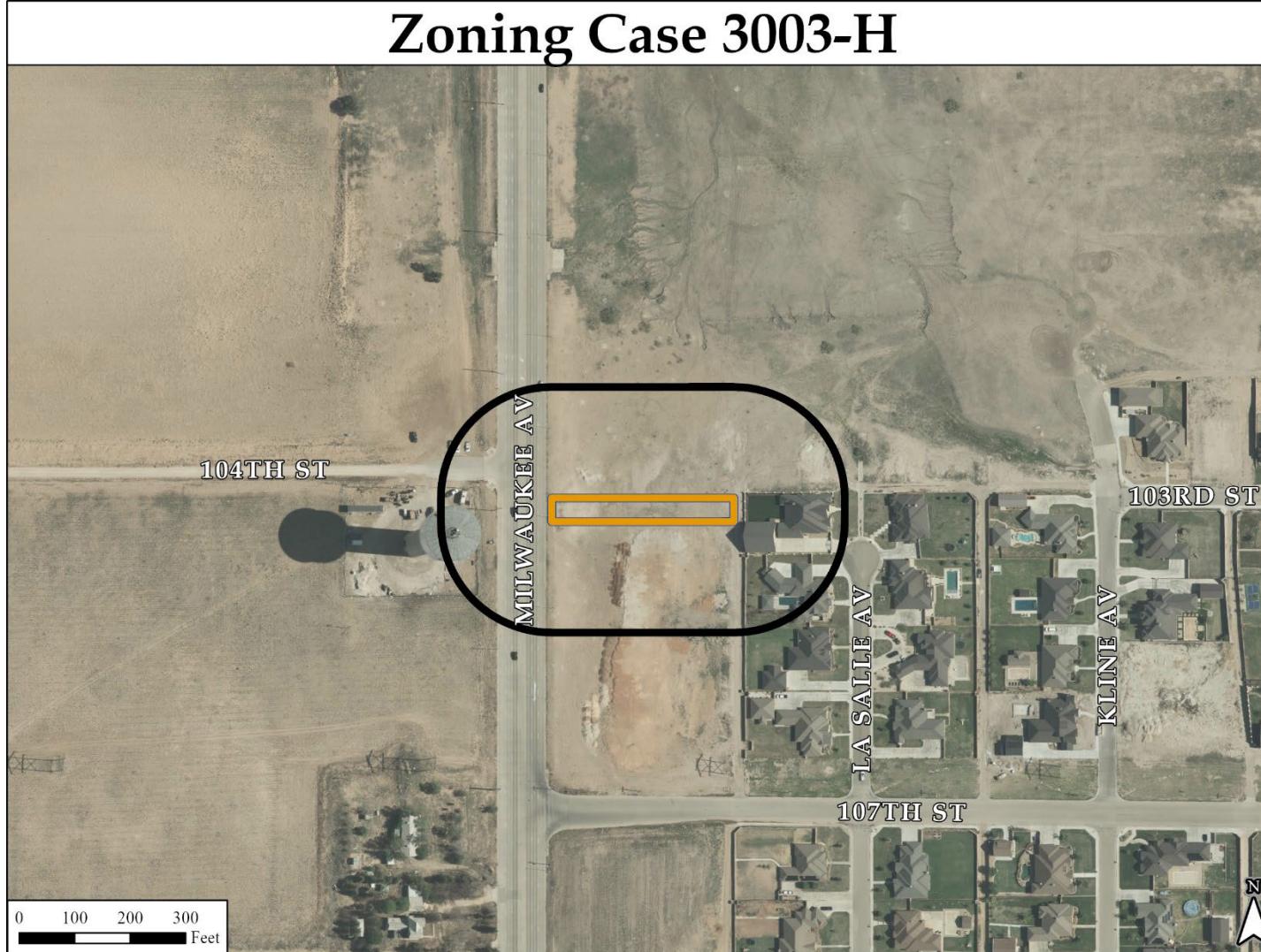
Zone Case 3003-H



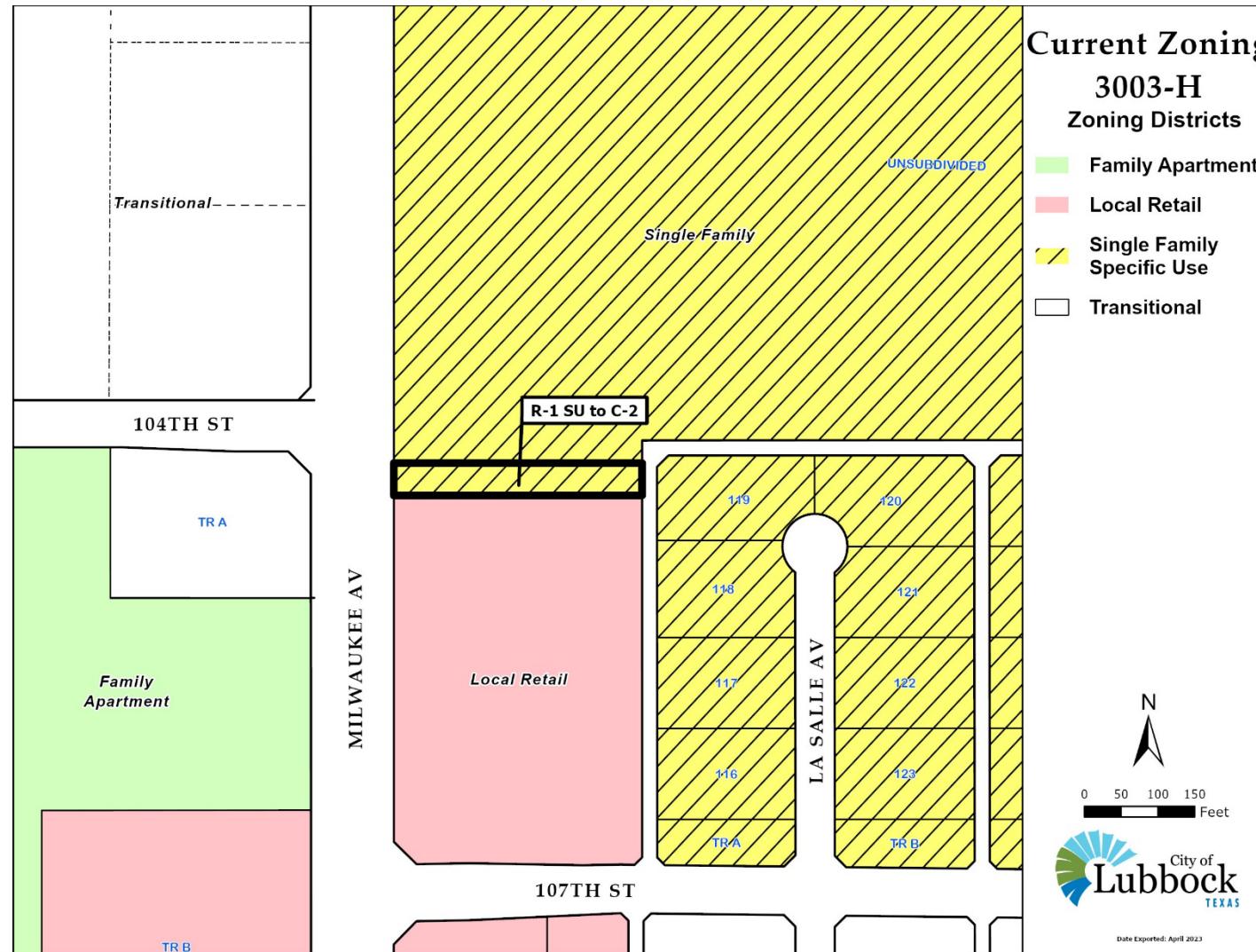
Zone Case 3003-H



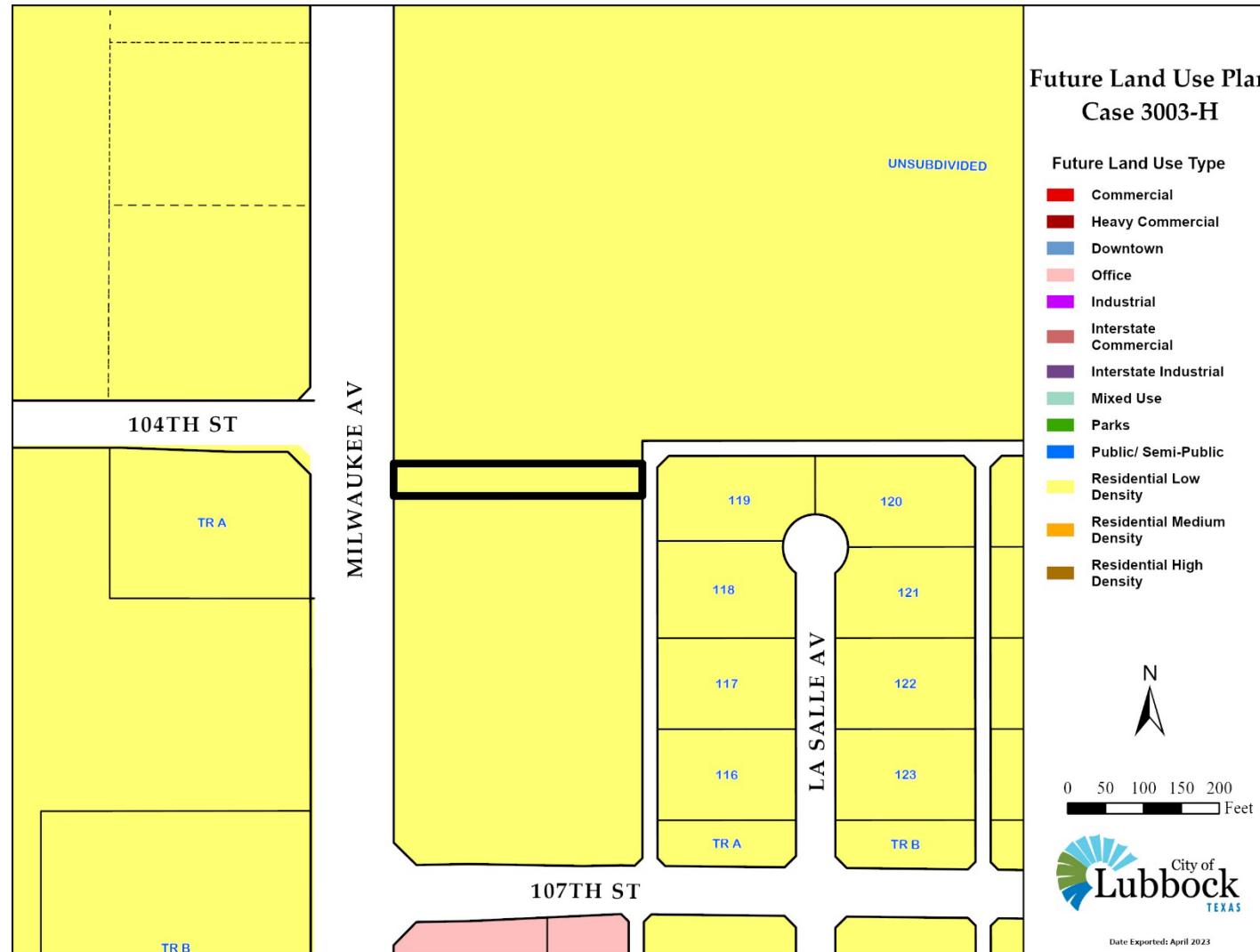
Zoning Case 3003-H



Zone Case 3003-H



Zone Case 3003-H



Zone Case 3003-H



West View-Subject Property



South View



East View



North View

Analysis

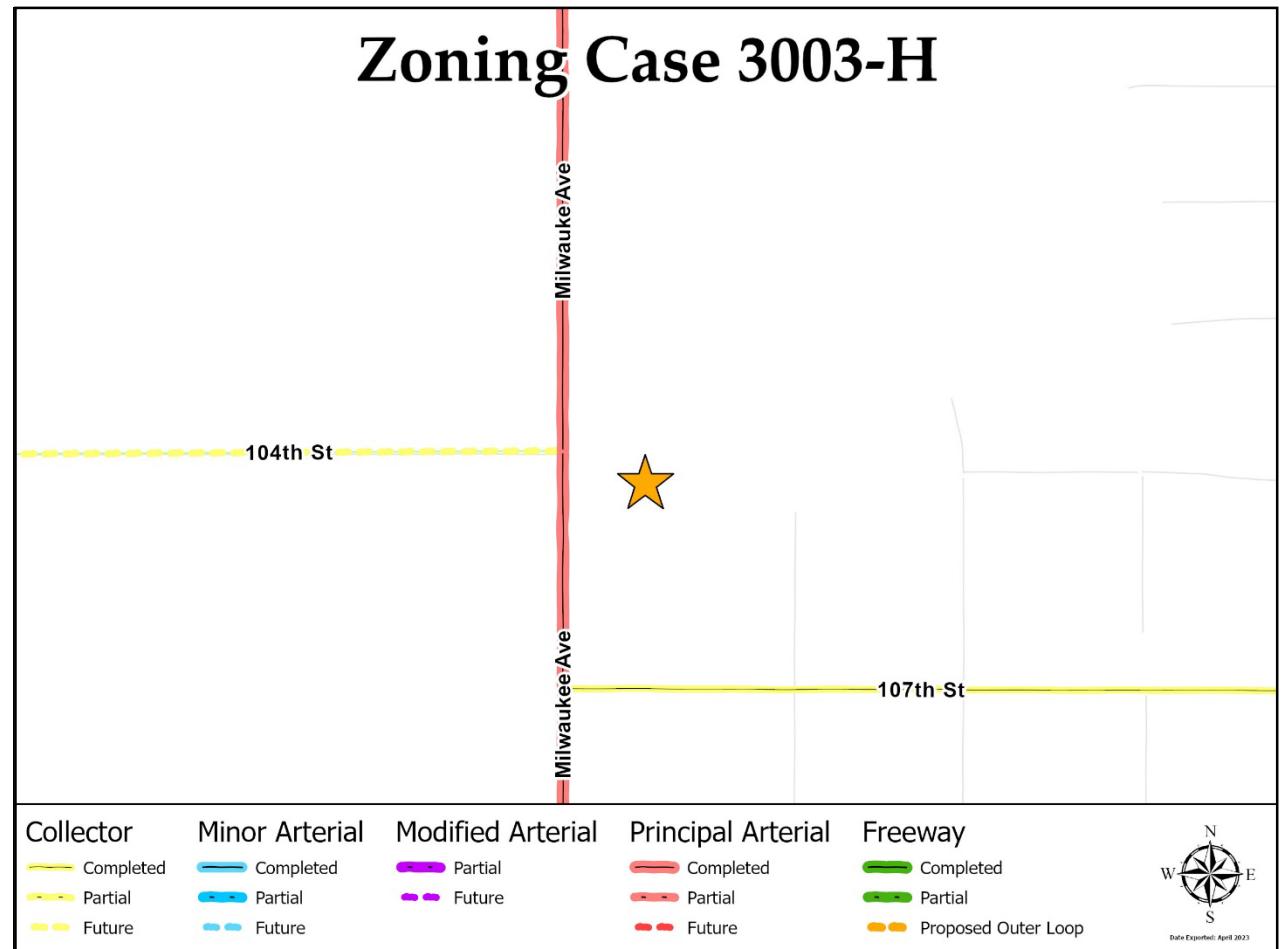
- CONFORMANCE WITH COMPREHENSIVE PLAN PRINCIPLES AND FUTURE LAND USE MAP
(required per §211.004 of the Texas Local Government Code)
 - The Future Land Use Map designates this area for “Low-Density Residential” land uses. This request does not conform to this designation, but would be appropriate next to adjacent residential and commercial land uses, and along a major thoroughfare. Therefore, this request is in moderate conformance with the Comprehensive Plan principles.
- CONSISTENT WITH ZONING ORDINANCE
 - The proposed zone change is in conformance with the zoning ordinance. The property is located adjacent to compatible land uses along a major thoroughfare.

Analysis

- CONSISTENT WITH SURROUNDING AREA/ADJACENT USES
 - The proposed zone change is compatible with the surrounding area and would not change the character of the existing development.
- INTENSITY OF USE ON PROPOSED PARCEL
 - The location is along Milwaukee Avenue which is designated as a Principal Arterial by the Master Thoroughfare Plan 2018. Arterials are major thoroughfares designed to carry large quantities of traffic at relatively high speeds.

Zone Case 3003-H

- **STAFF:** Recommends **APPROVAL** of this request.
- **PLANNING AND ZONING COMMISSION:**
Recommends **APPROVAL** of the request by a
vote of 7-0-0.

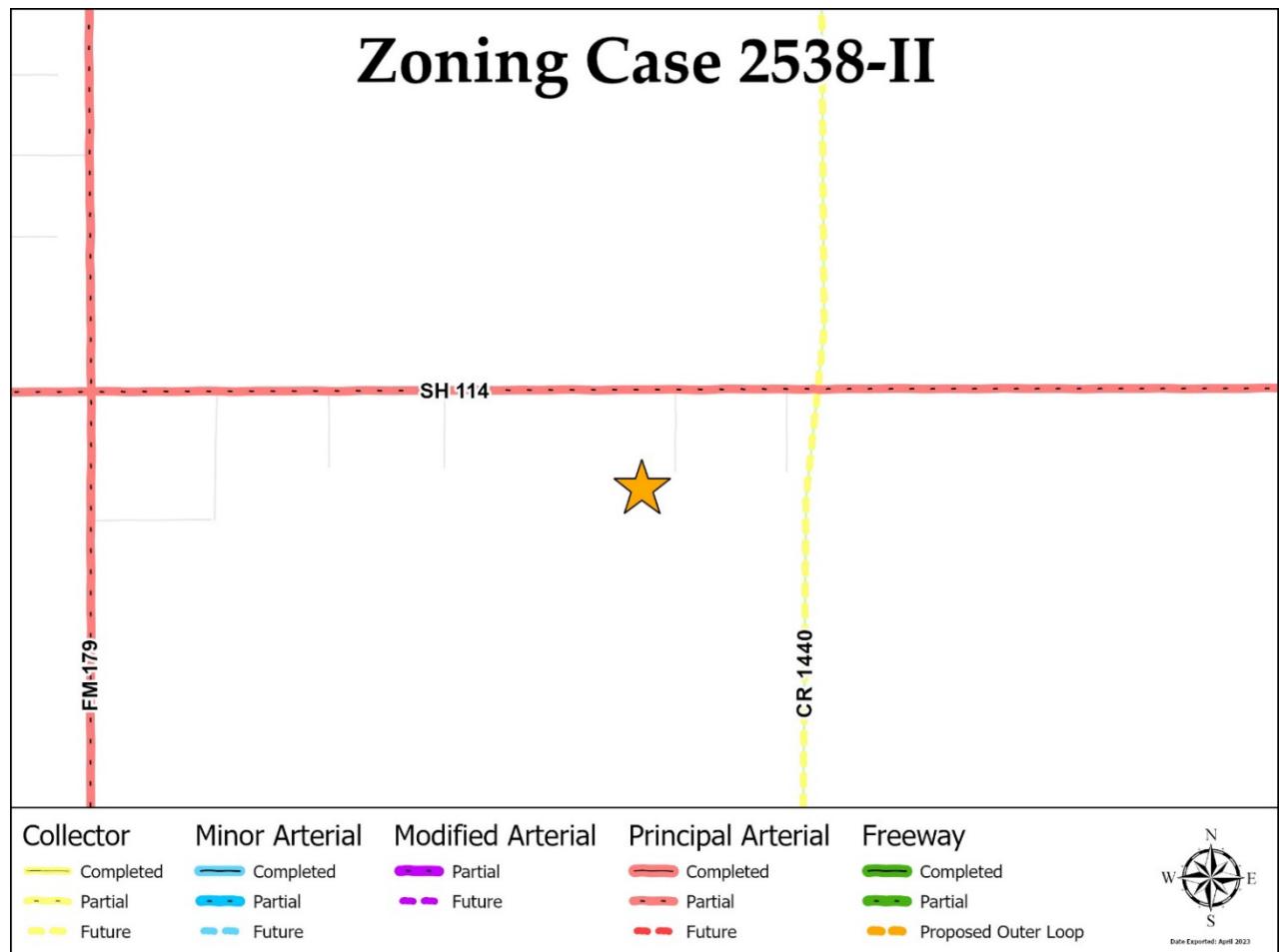


Zone Case 2538-II

District 6



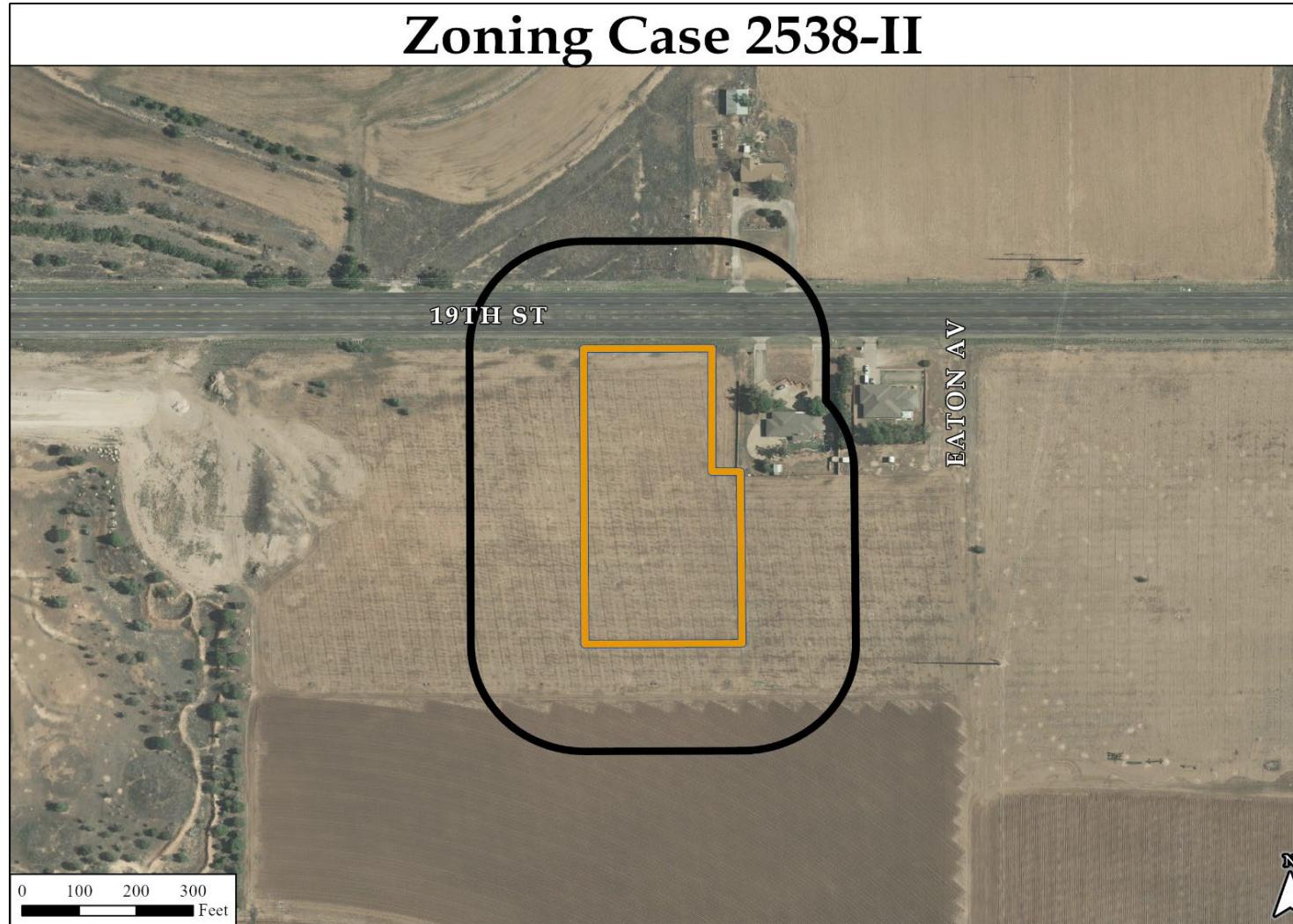
- **APPLICANT:** Westar Commercial Realty for Gebo Distributing Co., Inc.
- **PURPOSE:** Rezone from **R-1** to **M-1**.
- **NOTIFICATIONS:** 8 sent, 4 in favor, 0 in opposition



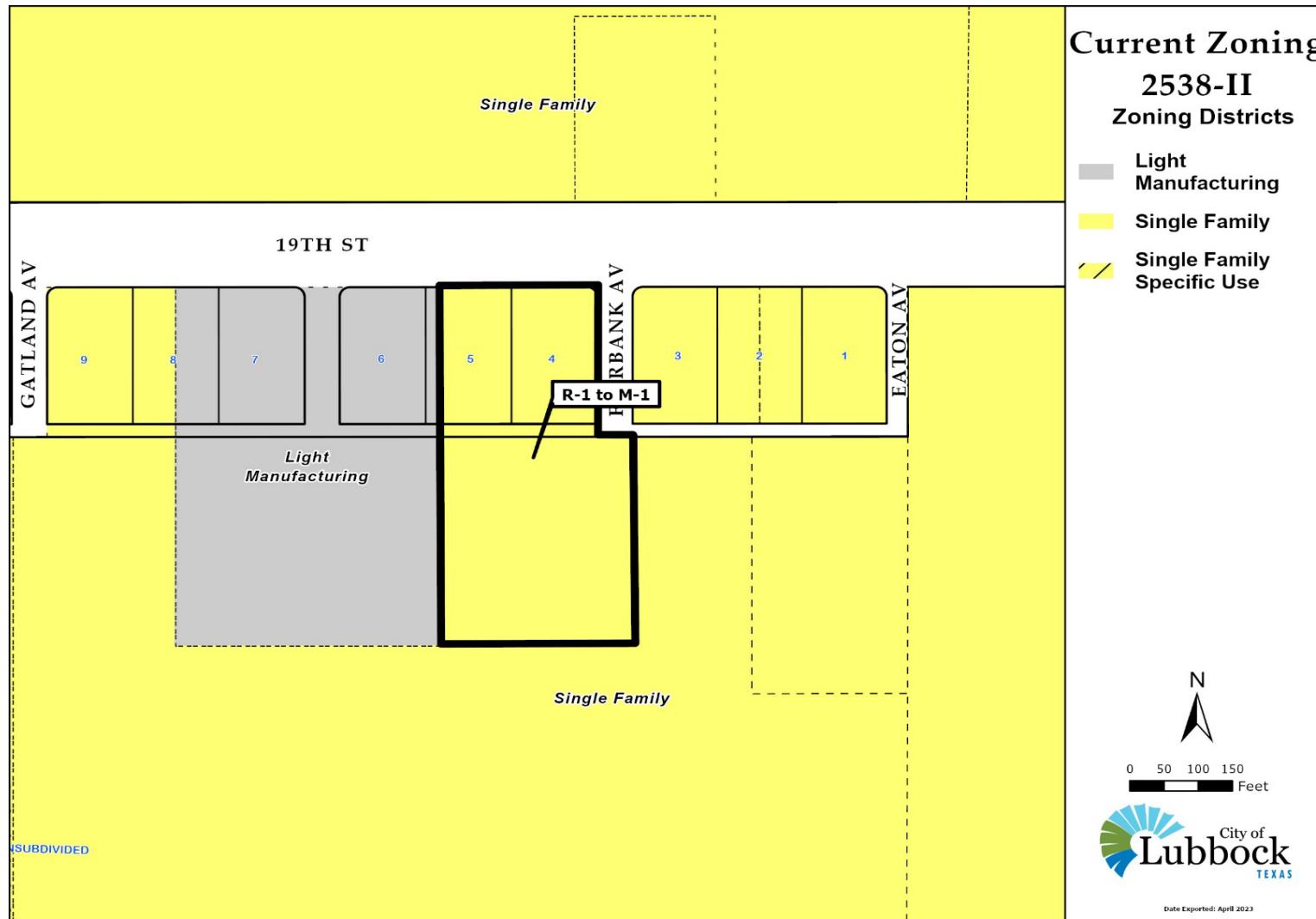
Zone Case 2538-II



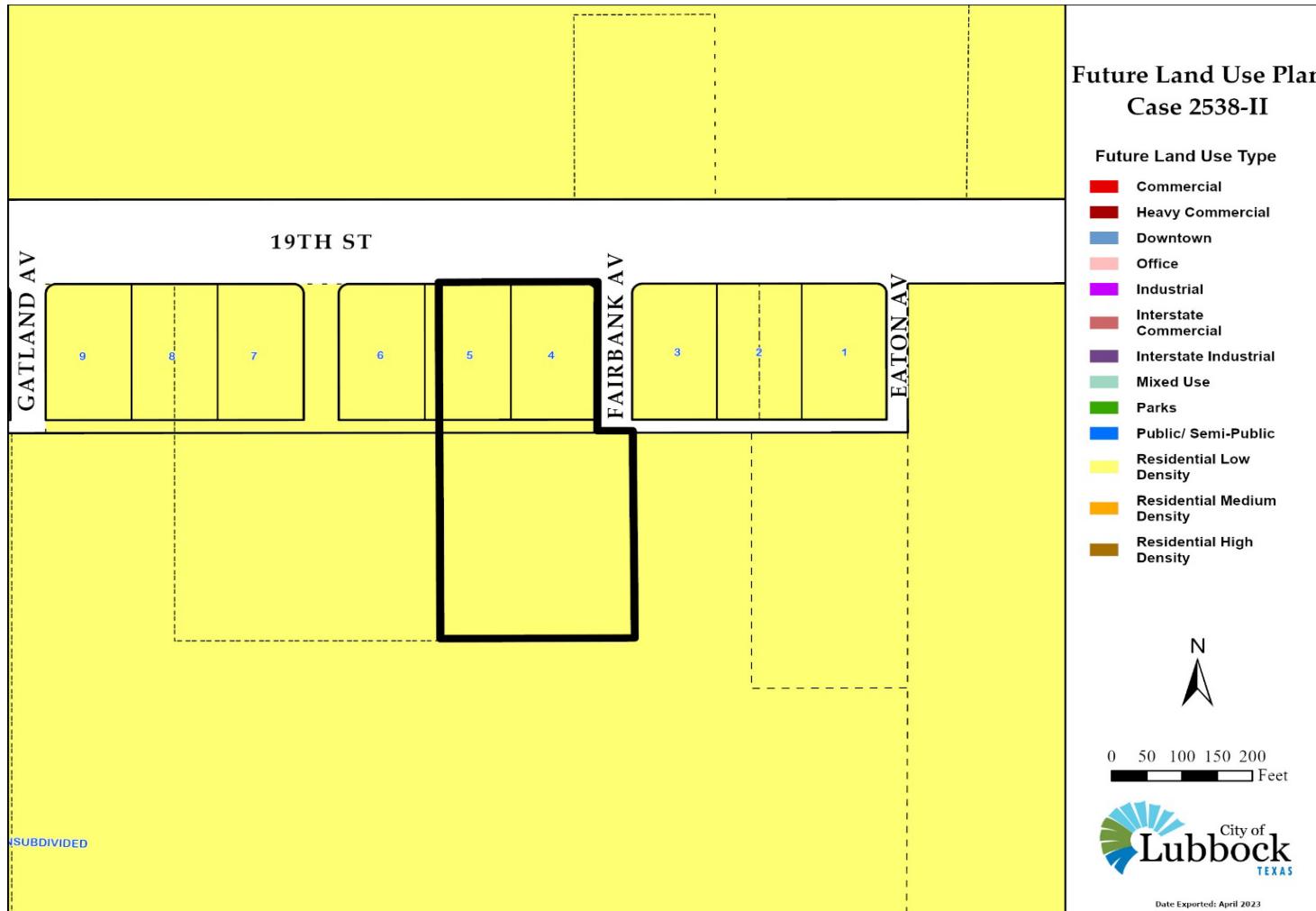
Zone Case 2538-II



Zone Case 2538-II



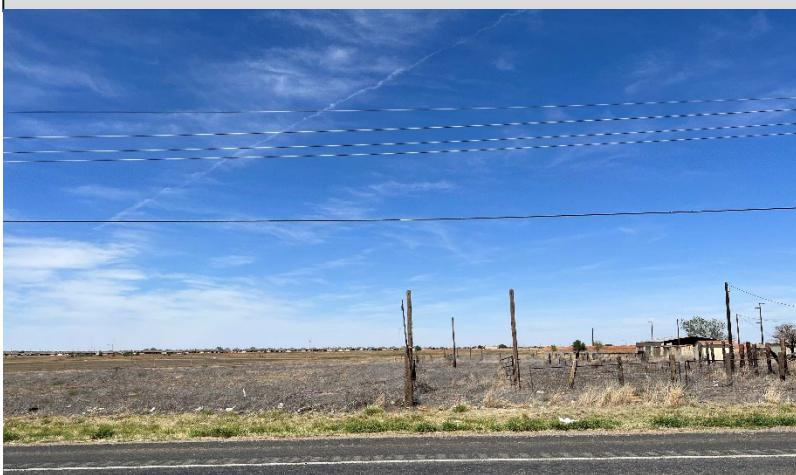
Zone Case 2538-II



Zone Case 2538-II



Subject Property South View



Subject Property North View

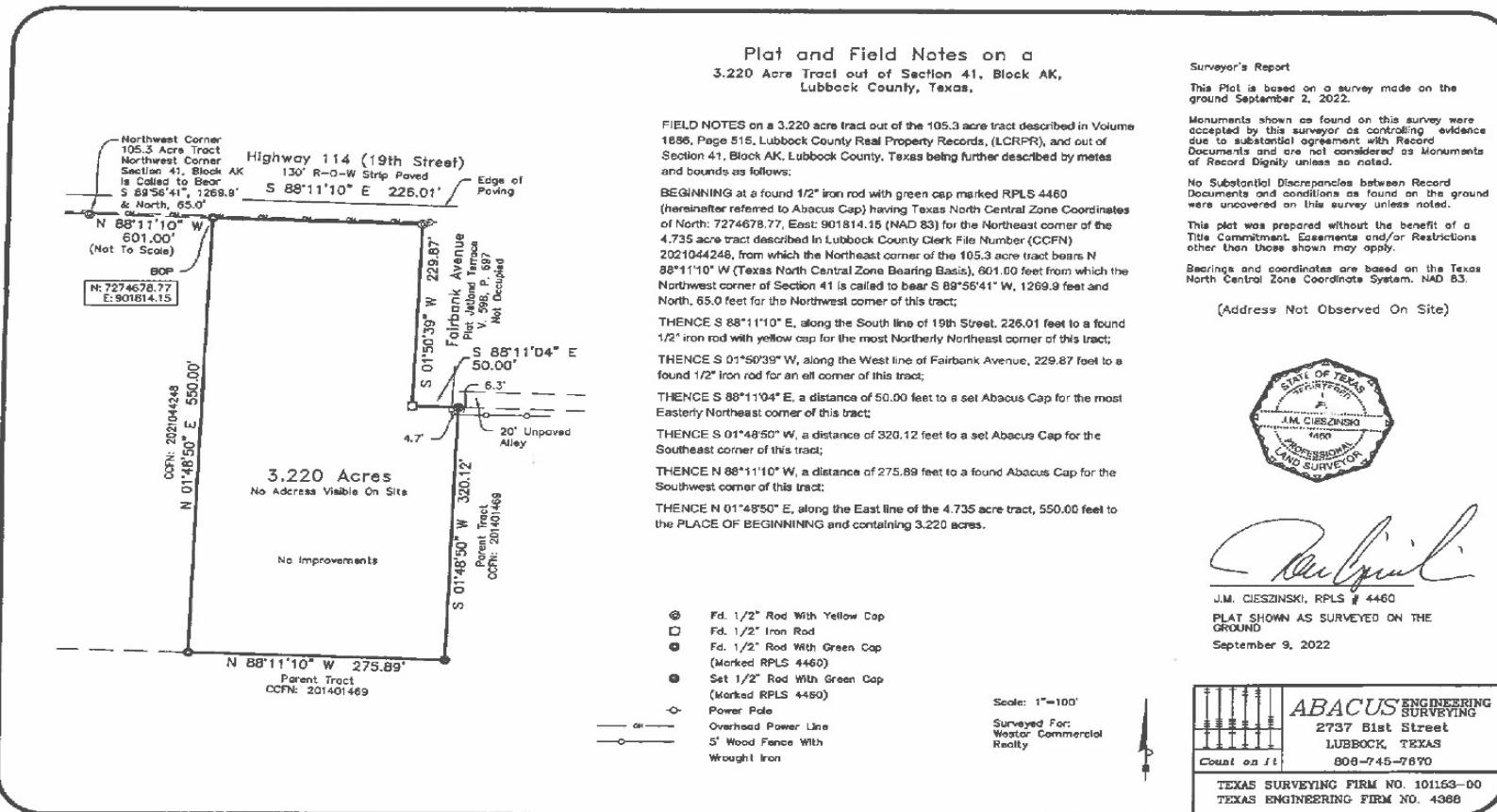


Subject Property West View



Subject Property East View

Zone Case 2538-II



Analysis

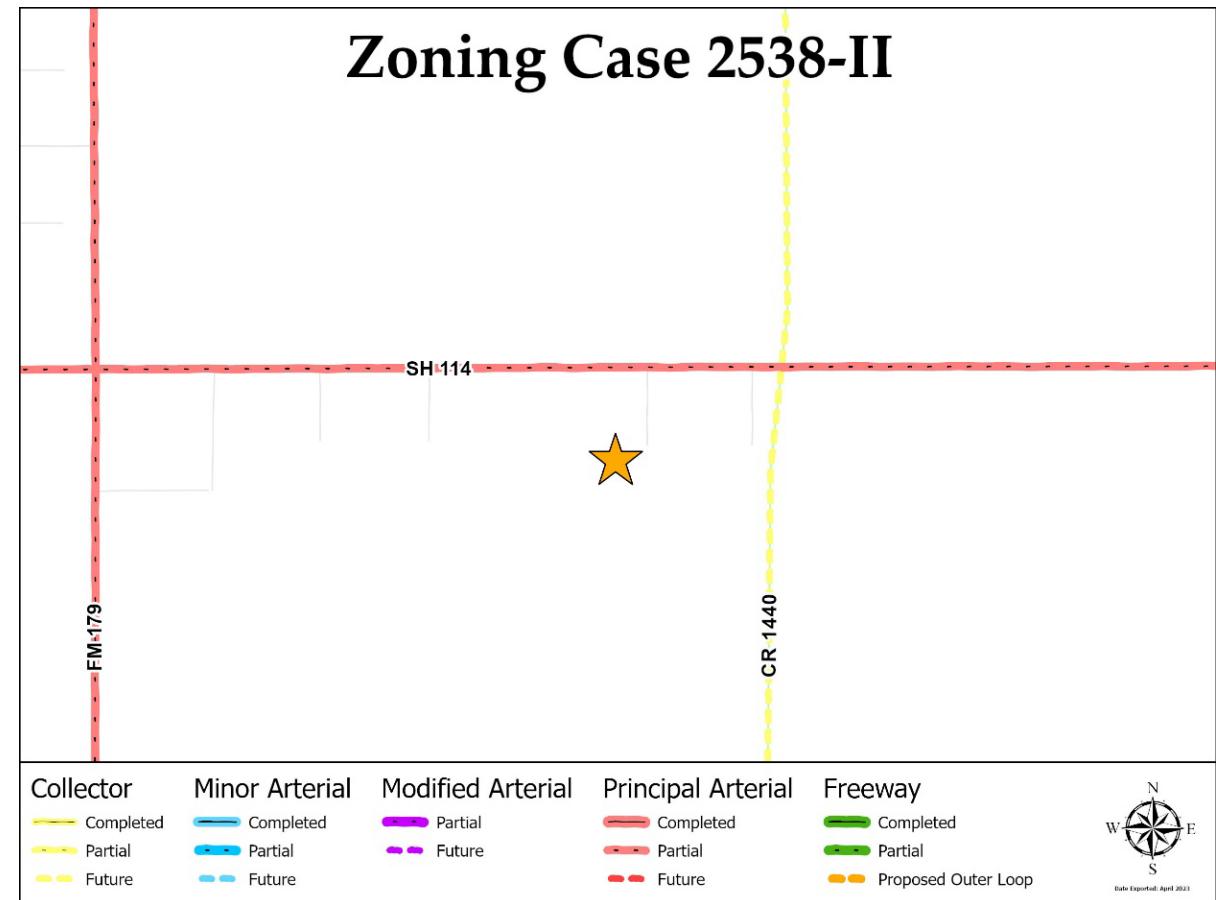
- CONFORMANCE WITH COMPREHENSIVE PLAN PRINCIPLES AND FUTURE LAND USE MAP (*required per §211.004 of the Texas Local Government Code*)
 - The Future Land Use Map designates this area for “Residential Low Density” land use. Although, the proposed zone change to M-1 would not be in conformance with this designation, it is in conformance with the principles of the 2040 Comprehensive Plan and it would be appropriate next to the existing M-1 zoning to the west of the subject property.
- CONSISTENT WITH ZONING ORDINANCE
 - The proposed zoning request is in conformance with the zoning ordinance and is appropriate for this area.

Analysis

- **CONSISTENT WITH SURROUNDING AREA/ADJACENT USES**
 - The proposed zoning is compatible with the surrounding area and will not change the character of the existing development.
- **INTENSITY OF USE ON PROPOSED PARCEL**
 - The proposed rezoning location will be along 19th Street and Fairbank Avenue. The Master Thoroughfare Plan, 2018, designates 19th Street as a Principal Arterial and Fairbank Avenue as a Local Street. Arterial streets provide connectivity across the transportation network and are continuous routes whose function is to serve high volume needs to local traffic and regional traffic. Local Streets provide access to smaller, destination-oriented areas, such as neighborhoods, subdivisions or local business districts.

Zone Case 2538-II

- **STAFF:** Recommends **APPROVAL** of this request.
- **PLANNING AND ZONING COMMISSION:**
Recommends **APPROVAL** of the request by a
vote of 7-0-0.

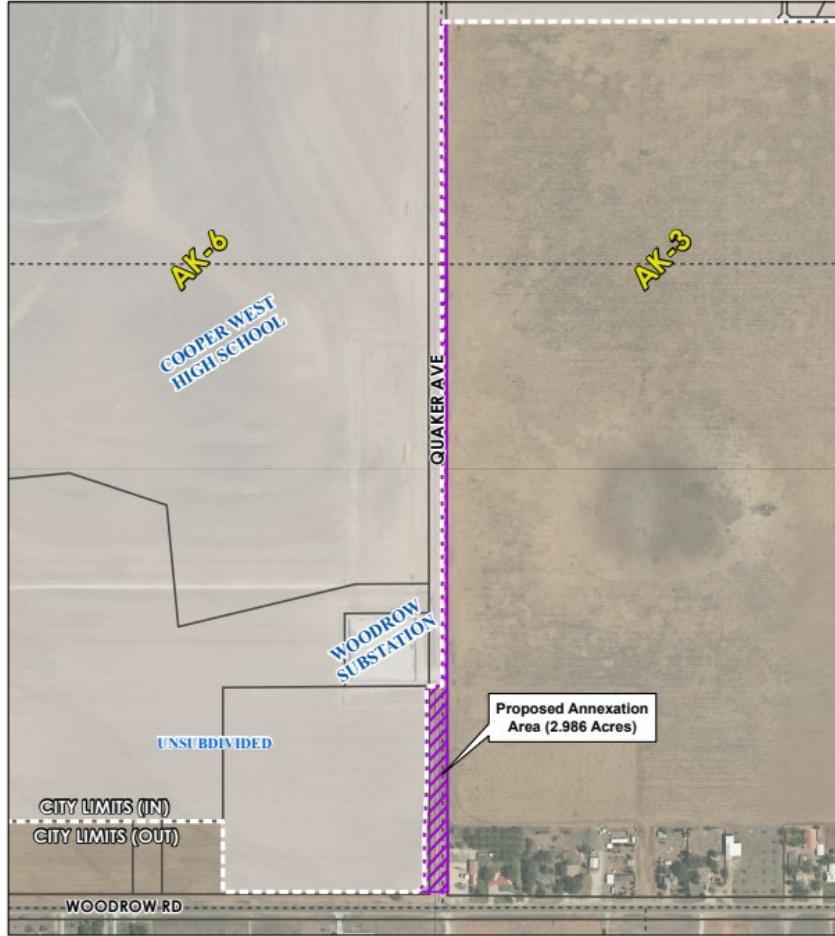


Annexation Agreement – Woodrow Road and Quaker Avenue



- **APPLICANT:** Red Canyon Development, LLC and 14 Texas Real Estate, LLC
- **PURPOSE:** Annexation of approximately 2.986 acres located in Sections 3 & 6, Block AK, Lubbock County
- **LOCATION:** Adjacent to the southern city limits of the City of Lubbock, north of Woodrow Road and west of Quaker Avenue

Annexation Petition of 2.986 Acres
Located in Portions of Sections 3 and 6, Block AK, Lubbock County



Digital Orthophotography - May 2021
As required by Chapter 2051, Geospatial Data Products of the
Government Code, this product is for informational purposes
and may not be used to determine property boundaries for legal
engineering, or surveying purposes. It does not represent an
on-the-ground survey and represents only the approximate relative
location of property boundaries.

0 250 500 750 1000
Feet





Planning Department

CityPlanning@mylubbock.us

(806) 775-2108