

Jeremy Hamilton, Chair  
Matthew Hadley, Vice-Chair  
Catherine Paulino Salcido,  
Member  
Joe Phea, Member  
Zane Vaughn, Member



Christopher Coke, Alternate  
Steven Devenport, Alternante  
D’Juana McPherson, Alternate  
Shannon Spencer, Alternate

## **Zoning Board of Adjustment Agenda**

**Regular Meeting  
June 15, 2023 at 8:30 am**

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

***Pursuant to the Executive Orders of Governor Abbott, and other authority provided by the Texas Attorney General, the Zoning Board of Adjustment will convene in-person only.***

The 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 806-775-2108, 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.

The Zoning Board of Adjustment of the City of Lubbock, Texas reserves the right to meet in closed session on any of the items listed below should the need arise and if applicable pursuant to authorization by Section 551.071 of the Texas Government Code.

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### **Regular Meeting**

- 1) Call to Order - Welcome and Introductions
- 2) Citizen Comments - According to HB 2840, any citizen wishing to appear before a regular meeting of the Zoning Board of Adjustment, regarding any matter posted on the Zoning Board of Adjustment Agenda, shall complete the sign-up form provided at the meeting, no later than 8:30 a.m.

- 3) Approval of Minutes

3.1 May 18, 2023 Regular meeting

- 4) Special Exceptions - Public Hearings  
*[Zoning Board of Adjustment has final authority for approval.]*

- 4.1 **E-2743-A:** Ron Holson for Caycee Holson

Request for a Special Exception to permit as an accessory use to an owner occupied structure, the use of an accessory living unit which was converted to a secondary living unit prior to November 20, 1980, that is not eligible for registration as a legal nonconforming apartment, on property zoned Two-Family District (R-2), per Section 40.02.055 (b)(16), at:

- 2309 25<sup>th</sup> Street, located south of 25<sup>th</sup> Street, east of Avenue X, McCrummen’s Second Addition, Block 68, Lot 5.

- 4.2 **Case E-2761/V-5092:** Freddi and Sarah Harris for Lamont Ford

Request for a Special Exception to allow a customary home occupation for wig sales, and request for a Variance to vary the rear setback requirement for an accessory building from 5 feet to 3 feet, for a total variance of 2 feet, on property zoned Single-Family District (R-1), per Sections 40.03.204 (1) and 40.03.206 (b), at:

- 601 North Spruce Avenue, located north of East Erskine Street and west of North Spruce Avenue, King's Dominion Addition, Lot 12.

#### 4.3 Case E-2762/ V-5094: Jennifer Hamrick

Request for a Special Exception to permit a guest house as a conditional use, and to vary the minimum lot area requirement for a guest house from ten thousand five hundred (10,500) square feet to seven thousand one hundred and sixteen (7,116) square feet, on property zoned Two-Family District (R-2), per Section 40.03.204 (8), at:

- 2003 31<sup>st</sup> Street, located south of 31<sup>st</sup> Street and west of Avenue T, McCrummen's Second Addition, Block 47, Lot 2.

#### 4.4 Case E-2763: Janie Hartzell for Robert Huerta

Request for a Special Exception to allow more than four adult dogs as a conditional use (8 dogs total), on property zoned Single-Family District (R-1), per Section 40.03.204 (10), at:

- 2306 1<sup>st</sup> Street, located east of North Waco Avenue and north of 1<sup>st</sup> Street, Livermore Addition, Block 3, Lot 3.

#### 4.5 Case E-2764: Woodberry Properties

Request for a Special Exception to allow a tattoo studio as a conditional use, on property zoned Local Retail District (C-2), per Section 40.03.1514 (21), at:

- 3610 34<sup>th</sup> Street, located west of Knoxville Avenue and north of 34<sup>th</sup> Street, Taylor Heights Addition, Block 3, Lots 13 - 15.

### 5) Variances - Public Hearings

*[Zoning Board of Adjustment has final authority for approval.]*

#### 5.1 Case V-4981-A: Oscar and Connie Lopez

Request for a Variance to vary the front setback requirement for a carport from 20 feet to 0 feet, for a total variance of 20 feet, on property zoned Single-Family District (R-1) Specific Use for reduced setbacks, per Section 40.03.206 (a), at:

- 1933 76<sup>th</sup> Street, located south of 76<sup>th</sup> Street and east of Avenue U, South Pointe Addition, Lot 47.

#### 5.2 Case V-5091: Tom & Kyla Sell

Request for a Variance to vary the rear setback requirement for a single-family residence from 15 feet to 0 feet, for a total variance of 15 feet, on property zoned Single-Family District (R-1), per Section 40.03.206 (b), at:

- 4507 19<sup>th</sup> Street, located south of 19<sup>th</sup> Street and east of Toledo Avenue, Cain Terrace Addition, Block 1, Lot 4.

5.3 **Case V-5093:** Victor Ritcherson

Request for a Variance to vary the rear setback requirement for a rear facing garage from 20 feet to 2 feet, for a total variance of 18 feet, on property zoned Single-Family District (R-1) Specific Use for reduced setbacks, per Section 40.03.206 (b), at:

- 9701 Vernon Avenue, located east of Vernon Avenue and south of 97<sup>th</sup> Street, Southridge Addition, Lot 21.

5.4 **Case V-5095:** Chad Lowdermilk and Lisa Smith

Request for a Variance to vary the rear setback requirement for an accessory building from 15 feet to 0 feet, for a total variance of 15 feet and to vary the side setback requirement from 5 feet to 0, feet for a total variance of 5 feet, on property zoned Single-Family District (R-1) Specific Use for reduced setbacks, per Sections 40.03.206 (b) and (c), at:

- 2122 136<sup>th</sup> Street, located north of 136<sup>th</sup> Street and east of Vernon Avenue, Bell Farms Addition, Lot 78.

Adjourn

The above referenced NOTICE OF MEETING was posted on the bulletin board outside the south entrance of Citizens Tower 1314 Avenue K, Lubbock, Texas, on the \_\_\_\_\_ day of May 2023 at \_\_\_\_\_ A.M./P.M.

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