

Matthew Hadley, Chair
Joe Phea, Vice-Chair
D’Juana McPherson, Member
Catherine Paulino Salcido, Member
Shannon Spencer, Member



Danielle Craig, Alternate
Steven Devenport, Alternate
Tracy Thomason, Alternate
Jose Valenciano, Alternate

**Zoning Board of Adjustment
Regular Meeting
February 20, 2025 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, 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.

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 January 16, 2024 Regular Meeting

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

- 4.1 **Case V-4063-A:** Hugo Reed and Associates, Inc. for Fall River, LLC

Request for a Variance to vary the front setback requirement for a monument sign from 20 feet to 5 feet, for a total variance of 15 feet, and to vary the setback requirement from a driveway curb cut from 10 feet to 1 foot, for a total variance of 9 feet on property zoned Auto-Urban Commercial District (AC), per Sections 39.02.023.j and 39.03.023.b.6.A at:

- 3217 34th Street, located east of Hartford Avenue and south of 34th Street, Pressley-Davis Addition, Block 1, Lots 1 and 2.

4.2 Case V-4698-A: Skyrite Sign Co. for Lubbock Christian School

Request for a Variance to vary the front setback requirement for a monument sign from 20 feet to 0 feet, for a total variance of 20 feet, on property zoned Low Density Single-Family District (SF-2) and High Density Residential District (HDR), per Sections 39.02.004.c.7.B, 39.02.004.e.7.B, and 39.03.023.j, at:

- 2604 Dover Avenue, located south of 26th Street and west of Dover Avenue, Lubbock Christian Schools Addition, Tract A.

4.3 Case V-5166: Sign Resource, LLC for MS289, LLC and Circle K Stores, Inc.

Request for a Variance to vary the maximum allowed height for a pole sign located on an expressway from 29 feet 9 inches to 50 feet, for a total variance of 20 feet 3 inches, and to vary the maximum allowed area from 120 square feet to 371 square feet, for a total variance of 251 square feet, and to vary the maximum allowed width from 15 feet to 22 feet, for a total variance of 7 feet, and to vary the front setback requirement from 61 feet to 33 feet, for a total variance of 28 feet, on property zoned Industrial Park District (IP), per Section 39.03.023.j, at:

- 6004 45th Street, located north of Marsha Sharp Freeway and west of West Loop 289, Santa Fe Park Addition, Lot 2-A-3-B-1.

4.4 Case V-5167: Max Glover

Request for a Variance to vary the maximum allowed area for an accessory building to occupy, from 10% of the lot area to 15% for a total variance of 5%, on property zoned Low Density Single-Family District (SF-2), per Section 39.02.020.b.3.H, at:

- 517 78th Street, located south of 78th Street and east of Avenue F, Martin Ameen Addition, Block 10, Lot 9.

5) Administrative Appeals-Public Hearings

5.1 Case A-64: Brady & Hamilton for MVP Raider Park Garage, LLC

Request for an Administrative Appeal of staff's interpretation of sign regulations, as applied to the denial of permit number SIGN-198754-2024, on property zoned General District (MU-3), at:

- 2522 Marsha Sharp Freeway, located east of Boston Avenue and north of Marsha Sharp Freeway, R & N Isom Addition, Tract A and closed ROW.

6) Other Business

6.1 Discuss and take action on the 2025 Zoning Board of Adjustment Meeting Schedule

7) 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 February 2025 at _____ A.M.

By: _____