

James Bell, Chair
Brandon Hardaway, Vice Chair
Zach Sawyer
Jordan Wheatley
Tanner Noble



Susan Tomlinson
Renee Cage
Terri Morris
Scott Gloyna

**Planning and Zoning Commission Agenda
May 2, 2024
Regular Meeting 6:00 P.M.**

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

The Planning and Zoning Commission 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 Planning and Zoning Commission 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 Agenda

1. Call to Order
 - 1.1 Citizen Comments – According to Lubbock Planning and Zoning Commission Rules, any citizen wishing to appear before a regular meeting of the Planning and Zoning Commission, regarding any matter posted on the Planning and Zoning Commission Agenda below, shall complete the sign-up form provided at the meeting, no later than 6:00 p.m.
2. Approval of Minutes
 - 2.1 April 4, 2024 Planning and Zoning Commission Meeting
3. Zone Changes - Public Hearings

[Planning & Zoning Commission makes recommendation; City Council has final authority for approval.]

District 1

- 3.1 **Zone Case 2016-E:** Parkhill for Thomas Kenneth Abraham, request for a zone change from Medium Density Residential District (MDR) to High Density Residential District (HDR), at:

- 2401 through 2413 14th Street and 2402 through 2416 15th Street, located east of University and south of 14th Street, Overton Addition, Block 102, Lots 1 through 7 and Lots 17 through 24 and the portion of alley between Lots 1 through 7 and Lots 18 through 24.

District 1

- 3.2 **Zone Case 3224-A:** Lone Star Suds, LLC for Centric Capital Partners, Inc., request for a zone change from Neighborhood Commercial District (NC) and Auto-Urban Commercial District (AC) to Auto-Urban Commercial District(AC), at:

- 2401 19th Street, located south of 19th Street and west of Avenue X, Ellwood Place Addition, Block 1, the east 140 feet of Lot 1.

District 1

- 3.3 **Zone Case 3503:** Westar Commercial Realty for Steven F. Burleson, request for a zone change from Low Density Single-Family District (SF-2) to Heavy Commercial District (HC), at:

- 4505 North Interstate 27, located west of North Interstate 27, and north of Regis Street, Teal Addition, Lot 2.

District 1

- 3.4 **Zone Case 3504:** R Rios Enterprises 806, LLC for 5 Berg Holdings, LLC, request for a zone change from Low Density Single-Family District (SF-2) to Heavy Commercial District (HC), at:

- 2416, 2406, 2402 Erskine Street and 2407 Grinnell Street, located east of North University Avenue and north of Erskine Street, the north 480 feet of Tull Addition, Block 1, and approximately 3.3 acres of unplatted land out of Block A, Section 16.

District 3

- 3.5 **Zone Case 1112-F:** Clovis Sign Service for Southwest Convenience Stores, request for a zone change from Low Density Single-Family District (SF-2) to Auto-Urban Commercial District (AC), at:

- 5002 Quaker Avenue, located south of 50th Street and west of Quaker Avenue, Sylvan Dell Heights Addition, Block 1, Lot 1-A.

District 4

- 3.6 **Zone Case 2925-A:** AMD Engineering, LLC for Diocese of Lubbock , request for a zone change from High Density Residential (HDR) to Neighborhood Commercial District (NC), at:

- Generally located north of 111th Street and east of Indiana Avenue, on 4.22 acres of land out of John the Baptist Addition, Tract A.

District 5

- 3.7 **Zone Case 2933-I:** Steen Realty Group at Keller Williams Realty for Terra Firma Acquisitions, LLC , request for a zone change from Low Density Single-Family District (SF-2) and High Density Residential District (HDR) to Office District (OF) and Auto-Urban Commercial District (AC), at:
- 9102 and 9602 Milwaukee Avenue, located south of 94th Street, west of Milwaukee Avenue, and north of 98th Street on 26.6 acres of unplatted land out of Block AK, Section 27.

District 6

- 3.8 **Zone Case 1893-FF:** Delta Land Surveying for Wag 2.0, LLC, request for a zone change from Medium Density Residential District (MDR) to Low Density Single-Family District (SF-2), at:
- Generally located west of Homestead Avenue and north and south of 3rd Street on approximately 2.07 acres of unplatted land out of Block JS, Section 2.

District 6

- 3.9 **Zone Case 2538-LL:** OJD Engineering, LLC for YATESIIBY LC, request for a zone change from Low Density Single-Family District (SF-2) to Heavy Commercial District (HC), at:
- 7502 and 7446 19th Street, located north of 19th Street and west of Wausau Avenue, Furgeson Tracts Addition, Lot 1 and approximately 2.545 acres of unplatted land out of Block D6, Section 1.

4. Adjourn

The above referenced NOTICE OF MEETING was posted on the south entrance of Citizens Tower, 1314 Avenue K, Lubbock, Texas, on the _____ day of April at _____ AM./P.M.

By: _____

PLANNING AND ZONING COMMISSION MEETING MINUTES

APRIL 4, 2024 AT 6:00 P.M.

1314 AVENUE K COUNCIL CHAMBERS

MEMBERS PRESENT: CHAIR JAMES BELL, VICE-CHAIR BRANDON HARDAWAY, JORDAN WHEATLEY, TANNER NOBLE, ZACH SAWYER, TERRI MORRIS, RENEE CAGE, AND SCOTT GLOYNA

MEMBERS ABSENT: SUSAN TOMLINSON

STAFF PRESENT: KELLI LEISURE, VICTOR ESCAMILLA, SHANE SPENCER, ASHLEY PADILLA, GREGORY HERNANDEZ, VICTORIA LEWELLING, CASSIE BERMEA, AND KAREN EDWARDS

CHAIR JAMES BELL called the regular meeting of the Planning and Zoning Commission to order at 6:00 p.m. and gave a brief description of how the meeting would proceed.

1. Call to Order - Welcome and Introductions

- 1.1 Citizen Comments – According to Lubbock Planning and Zoning Commission Rules, any citizen wishing to appear before a regular meeting of the Planning and Zoning Commission, regarding any matter posted on the Planning and Zoning Commission Agenda below, shall complete the sign-up form provided at the meeting, no later than 6:00 p.m.

There were none.

2. Approval of Minutes

2.1 March 7, 2024 Regular Planning and Zoning Commission Meeting

In the matter of meeting minutes from March 7, 2024 , a motion was made by **ZACH SAWYER** and seconded by **TANNER NOBLE** to approve the minutes as presented and the Commission members voted 8 (in favor) to 0 (in opposition) to approve the motion.

3. Zone Changes – Public Hearings

[Planning & Zoning Commission makes recommendation; City Council has final authority for approval.]

District 1

- 3.1 **Zone Case 3499:** Autrey Engineering for Alliance Credit Union, request for a zone change from Neighborhood Commercial District (NC) to Auto-Urban Commercial District (AC), at:

- 2202 and 2206 34th Street, located north of 34th Street and west of Avenue V, Highland Park Addition, Block 12, Lots 18, 19 and 20.

PLANNER CASSIE BERMEA stated there were sixty-eight (68) notifications sent out with seven (7) returned in favor. Staff shared the location of the property, including pictures and maps and discussed the surrounding properties. Staff recommends approval of the request.

APPLICANT WESTIN McCOWEN, 16913 FM 179, Wolfforth, for Autrey Engineering, representing Alliance Credit Union, advised they are requesting the zone change in order to sell used vehicles. He can answer any questions.

CHAIR JAMES BELL asked if the used cars to be sold were vehicles repossessed by Alliance. **Applicant Mr. McCowen** responded in the affirmative.

No one spoke in favor or in opposition to the request.

JORDAN WHEATLEY advised there are other commercial uses nearby and this would be a nice addition to the area. **CHAIR BELL** agreed.

In the matter of **Zone Case 3499**, a motion was made by **TANNER NOBLE** and seconded by **BRANDON HARDAWAY** to approve the zone case. The commission voted 8 (in favor) to 0 (in opposition) to approve the motion. The case will be forwarded to City Council for consideration.

District 1

- 3.2 **Zone Case 3500:** Hugo Reed and Associates, Inc. for PLANT-AS-DNPS-003-1, LLC, request for a zone change from Low Density Single-Family District (SF-2) to Residential Estates District (RE), at:

- 4901, 5002, 5004, and 5401 East Erskine Street, located southeast of East Highway 62, north and south of East Erskine Street, and north of Acuff Road, on 693.3 acres of unplatted land out of Block A, Sections 23 and 26.

PLANNER ASHLEY PADILLA stated there were one hundred and seventy-one (171) notifications sent out with two (2) returned in opposition. Staff shared the location of the property including pictures and maps and discussed the surrounding property. Staff recommends approval of this request.

APPLICANT TERRY HOLEMAN, 1601 Avenue N, with Hugo Reed & Associates, Inc., discussed Plant Ag Systems out of Fort Lauderdale, Florida. High-tech crop production is their focus. The only zone for this large crop greenhouse is Residential Estates (RE). The land is over 600 acres. The project consists of low-level greenhouses. There are also packhouses for tracking greenhouse produce. The interior roadway network includes employee parking. The southern portion will consist of a playa lake, which will serve as a buffer. Water is captured in smaller reclamation areas. Vehicle routing is used, with two to three trucks passing daily. Upgrades will be made to the thoroughfares around the site. The project is low-impact to surrounding areas, adding neither noise pollution nor height. It will bring many jobs to our area. Attempts were made by Mr. Holeman to reach the opposing parties. He spoke only with Alice Martinez. Her worries were property taxes and flooding. This non-residential land use is

unrelated to her residential home, so her property taxes should not be affected. Despite Ms. Martinez's fears of flooding, she was assured that all engineering requirements would be followed and that no adverse flooding would result.

APPLICANT TROY BATHMAN, 872 Saint James Court, Fairview, Texas, representative of Plant Ag Systems, explained the company uses Dutch hydroponic technology. Their produce is high quality, and they grow five times as much as other farms. They were designed and positioned closer to populations to reduce the delivery period between production and consumption. A product can be tracked from germination to harvest to shelf. Using technology, consumers can learn about product quality. Furthermore, the technology allows retailers to track consumer needs. A shorter footprint is achieved by producing locally and supplying retailers locally. Rainwater collected by greenhouse gutters is piped into holding tanks and purified before reuse. Recovering water contributes to the company's sustainability goals.

No one spoke in favor or in opposition to the request.

TANNER NOBLE asked for an estimate on how many jobs the project is expected to bring.

APPLICANT TROY BATHMAN estimated each facility to have 700-900 employees.

In the matter of **Zone Case 2565-G**, a motion was made by **BRANDON HARDAWAY** and seconded by **JORDAN WHEATLEY** to approve the zone case as presented. The commission voted 8 (in favor) to 0 (in opposition) to approve the motion. The case will be forwarded to City Council for consideration.

District 2

3.3 **Zone Case 0769-B:** 3R & P Holdings, LLC, request for a zone change from Low Density Single-Family District (SF-2) to Heavy Commercial District (HC), at:

- 1611 82nd Street, located south of 82nd Street and west of Avenue P, on 3.053 acres of unplatted land out of Block E, Section 9.

PLANNER SHANE SPENCER stated there were fifty-four (54) notifications sent out with two (2) returned in opposition. Staff shared the location of the property, including pictures and maps and discussed the surrounding properties. Staff recommends approval of the request.

APPLICANT ROHIT MITTAL, 1611 82nd Street, representing 3R & P Holdings, advised this tract of land is envisioned for Class A contractor shops. Since it was next to an LP&L substation and off 82nd Street, they were surprised to find the property zoned residential. The construction will look like a shopping center, with contractors' garage access at the back. In short, very low-intensity contractor shops.

No one spoke in favor or in opposition to the request.

In the matter of **Zone Case 0769-B**, a motion was made by **ZACH SAWYER** and seconded by **JORDAN WHEATLEY** to approve the request. The Commission members voted 8 (in favor) to 0 (in opposition) to approve the motion. The case will be forwarded to City Council for consideration.

District 2

- 3.4 **Zone Case 3501:** VIA Real Estate, LLC, for The Estate of Charles E. Prater, request for a zone change from Low Density Single-Family District (SF-2) to Heavy Commercial District (HC), at:

- 11311 University Avenue, located east of University Avenue and north of 114th Street, on 7.145 acres of unplatted land out of Block E, Section 10.

PLANNER ASHLEY PADILLA stated there were twenty (20) notifications sent out and none returned. Staff shared the location of the property including pictures and maps and discussed the surrounding property. Staff recommends approval of this request.

APPLICANT JT SHELTON, 13105 Dover Avenue, President of VIA Real Estate, advised that he had nothing to add. Staff said it all and they have been great to work with. He is available for questions.

No one spoke in favor or in opposition to the request.

In the matter of **Zone Case 3501**, a motion was made by **JORDAN WHEATLEY** and seconded by **ZACH SAWYER** to approve the request. The Commission members voted 8 (in favor) to 0 (in opposition) to approve the motion. The case will be forwarded to City Council for consideration.

District 5

- 3.5 **Zone Case 3502:** Hub City Main Street Investments, LLC, request for a zone change from Low Density Single-Family (SF-2) to Heavy Commercial District (HC), at:

- 6708 66th Street, located west of Norwich Avenue and north of 66th Street, Zephyr Addition, Tract A and approximately 0.56 acres of unplatted land out of Block AK, Section 35.

PLANNER GREG HERNANDEZ stated there were nine (9) notifications sent out with four (4) returned in favor. Staff shared the location of the property, including pictures and maps and discussed the surrounding properties. A graphic of the property from April 2nd was added by staff due to a complaint called in. Staff recommends approval of the request.

BRANDON HARDAWAY asked staff for the basis of the complaint called in. Staff responded that it was a complaint to report the business as already operating.

APPLICANT MONT McCLENDON, 1500 Broadway, representing McDougal, stated the land had been annexed into the city and given the required lowest designation. Before its annexation, the building had already been established and operating as a commercial establishment since the 1960s.

Residential uses are still 600 feet away from this location. The request is to continue using the land as it has since the 1960s.

No one spoke in favor of this request.

OPPOSED - JOE KELLY, 6628 West 66th Street, with the American Legion, stated he is not necessarily opposed, but when he called about how the rezone would affect his property, he was never given an answer. He is here to get that answer.

PLANNING MANAGER VICTOR ESCAMILLA, remarked that as the proponent stated, the property has been a commercially used property since before it was annexed into the city in 1999. There will not not be much of an effect to anyone's property to have it rezoned.

SCOTT GLOYNA asked **Mr. Escamilla** what kind of fencing requirements or set backs are going to be required.

PLANNING MANAGER VICTOR ESCAMILLA stated that only new construction, or beyond 50% of the current appraised value of the property would require such UDC regulations to be required.

OPPOSED - BILL MORGAN, 6810 Rochester Avenue, advised he is representing fifty-two homeowners as president of the Papalote Estates HOA. Their objections to the zone change are based on two grounds. As the exit ramp off Marsha Sharp terminates at the entrance to 66th Street, traffic in that area is already terrible. The heavy commercial segment attracts bigger vehicles and trailers. There is a lot of difficulty navigating this particular area. It may take 15 minutes for heavier trucks to get a clear shot out of the business. Furthermore, the commercial zoning allows for uses such as bars, smoke shops, and manufactured home storage yards, none of which are appropriate for this area.

OPPOSED - GARY BENNETT, 6613 Rochester Avenue, also in Papalote Estates, pointed out there is a fire station, an elementary school, and other businesses nearby, including 4 Golf. 4 Golf is zoned the same as what's requested by the applicant. The noise made by 4 Golf has been complained about many times. On weekends, they blast headbanger music so loud you can't sleep until 2 a.m. There isn't enough driveway space to maneuver trucks off the property in question. The intersection here had a recent multi-fatality wreck. It's a wreck hotspot. The Marsha Sharp access road at 66th and the turn at the western end of the street makes it impossible to leave the western end of the street. Even regular vehicles can't merge with traffic in time, let alone bigger, commercial vehicles. People living in the area are his main concern. At the rear of one of these properties is a hazardous waste site. Water drains into McAllister Park through a drainage ditch. It's time to limit these businesses' uses. This building has had at least five owners since it was a tree nursery. Although the building has been kept nice, the addition of commercial vehicles to the already congested and dangerous traffic does not lessen their concern.

OPPOSED - IDA BLESSEN, 7206 78th Street, also a Papalote Estates resident, is concerned about the Upland expansion. It is on hold, but once they start it up, it is expected that traffic from 156 homes will empty out to 66th or to 82nd Street. 82nd Street is never an option because there is no traffic light. Neither way is ideal, but 66th is not wide enough. She is unsure about the number of commercial rental vehicles they can fit on the property, but there does not seem to be enough room to maneuver big rental

equipment on trailers in and out of the property with the lack of room on this lot. The fire station and elementary school is down the road and empty out onto 66th as well.

JORDAN WHEATLEY asked to see the picture staff took on April 2nd of the current operation. He asked staff if the proponent was renting equipment from this location.

PLANNER GREG HERNANDEZ responded in the affirmative.

CHAIR JAMES BELL remarked about the lumber yard across the street being zoned industrial. He added that looking at the map, he agrees the whole area looks like a hodge-podge of zoning.

JORDAN WHEATLEY asked proponent, **Mr. McClendon**, if the intended use was for equipment rental or if the plan is for some other use.

APPLICANT MONT McCLENDON advised the use will stay the same sort of commercial uses that have been at the location since the sixties. It is indoor and outdoor storage and a stackyard. He advised the zone change is not to change the use but to fit the use that has always been there. There are no plans to demo and add a use that is more-intense or will add noise.

In the matter of **Zone Case 3502**, a motion was made by **SCOTT GLOYNA** and seconded by **ZACH SAWYER** to approve the request. The Commission members voted 7 (in favor) to 1 (in opposition) to approve the motion. The case will be forwarded to City Council for consideration.

RENEE CAGE cast the vote in opposition.

District 6

3.6 **Zone Case 3181-C:** Delta Land Surveying and Engineering for Juan Miguel Hernandez, request for a zone change from Office District (OF) to Neighborhood Commercial District (NC), at:

- Generally located west of North Frankford Avenue and south of Kemper Street, on 3.572 acres of unplatted land out of Block JS, Section 7.5. Adjourn at 7:46 p.m.

PLANNER VICTORIA LEWELLING stated there were eighty-one (81) notifications sent out with one (1) returned in favor. Staff shared the location of the property including pictures and maps and discussed the surrounding property. Staff recommends approval of this request.

CHAIR JAMES BELL asked staff if the request for NC zoning was to make the one Office designation in the area fit the rest of the NC zoning. Staff responded in the affirmative.

APPLICANT ROBERT KENNEDY, 1310 Jarvis Street, representing Delta Land Surveying, advised he had nothing to add, but was available for questions.

No one spoke in favor or in opposition to the request.

In the matter of **Zone Case 3181-C**, a motion was made by **ZACH SAWYER** and seconded by **BRANDON HARDAWAY** to approve the request. The Commission members voted 8 (in favor) to 0 (in opposition) to approve the motion. The case will be forwarded to City Council for consideration.

4. Adjourned at 6:55 p.m.

Minutes approved:

Dated: _____

By: _____
James Bell, Chair

Planning Department
S/Planning/Boards and Commissions/P&Z/Minutes/2024/April

Staff Report		Zone Case 2016-E
Planning and Zoning Commission		May 2, 2024

Applicant Parkhill

Property Owner Thomas Kenneth Abraham

Council District 1

Recommendations

- Staff recommends approval of the request.

Prior Board or Council Action

- February 7, 1921, Ordinance No. 197: The subject properties were annexed into City limits.
- March 13, 1941, Ordinance No. 661: The Original Zoning Ordinance and Map designated these properties as District D - Apartments (High).
- April 6, 1955, Ordinance No. 1695: The 1955 Zoning Code designated the properties as Multi-Family District (R-3).
- October 8, 1975, Zone Case 2016, Ordinance No. 7153: The properties were rezoned from Multi-Family District (R-3) to Family Apartment District (A-1).
- May 9, 2023, Ordinance No. 2023-00054 (effective October 1, 2023): The subject property was rezoned from A-1 to Medium Density Residential (MDR) with the adoption of the Unified Development Code.
- July 27, 2023, Zone Case 2016-D: The Planning and Zoning Commission recommended approval of a zone change request from A-1 to High-Rise Apartment District (A-3) with a Planned Development (PUD) by a vote of 4-3-0.
- August 22, 2023, Zone Case 2016-D: City Council denied the zone change request by a vote of 3-4-0.

Notification Summary

- Notifications Sent: 99
- Received In Favor: 48 (21 outside the notification boundary)
- Received In Opposition: 8

Site Conditions and History

The subject properties were platted on August 2, 1908 as Overton Addition, Block 102, Lots 1 through 7 and 17 through 24. Currently, the properties are vacant.

Adjacent Property Development

The subject properties are surrounded by residential housing to the north, south, and east, with parking lots and commercial property to the west. Properties to the north, south, and east are zoned Medium Density Residential District (MDR). Properties to the west are zoned MDR with Auto-Urban Commercial District (AC) along University Avenue. The South Overton National Residential Historic District is located east of the subject properties. The subject properties are not contained within the historic district.

Item Summary

The subject properties are addressed as 2401 through 2413 14th Street and 2402 through 2416 15th Street, located east of University Avenue and south of 14th Street, Overton Addition, Block 102, Lots 1 through 7, Lots 17 through 24, and the portion of alley between Lots 1 through 7 and Lots 18 through 24 (to be closed). The applicant is requesting a zone change from Medium Density Residential District (MDR) to High Density Residential District (HDR).

Current zoning: Medium Density Residential (MDR)

Requested zoning: High Density Residential (HDR)

Purpose Statements

The purpose of the Medium Density Residential District “is to provide for a village neighborhood environment of smaller-sized lots, to include dwellings such as duplexes, townhouses, and multiplexes.”

The purpose of the High Density Residential District is to include “Mid-to-high-rise apartment development in a mixed-use district or center. The district consists of detached single-family garden homes, live-work buildings, and other vertically mixed-use buildings. Urban open space may be used for plazas and squares.”

Traffic Network/Infrastructure Impacts

The location is along Avenue X and 14th Street (both of which are designated as Local Streets), 15th Street (which is designated as a Collector Street), and near University Avenue, which is designated as a Principal Arterial, by the Master Thoroughfare Plan, 2018. Local Streets provide access to smaller, destination-oriented areas, such as neighborhoods, subdivisions or local business districts. Collectors provide access and movement within residential, commercial, and industrial areas. Principal Arterials are continuous routes whose function is to serve high volume needs of local traffic and regional traffic.

Compatibility with Surrounding Property

The proposed zone change is compatible with the surrounding area. HDR is appropriate to adjacent MDR land uses. The HDR district is a suitable buffer between the commercial properties along University Avenue and the neighborhood to the east.

Conformance with the Comprehensive Plan Principles and Future Land Use Map

The Future Land Use Map designates this area for Residential Low Density. Although the proposed zone change to HDR would not be in conformance with the Future Land Use Plan, the request is in conformance with the Comprehensive Plan Principles with close proximity to Texas Tech University and University Avenue.

Conformance with Zoning Ordinance

The proposed zone change is in conformance with the zoning ordinance. The property is located near a Principal Arterial and is appropriate adjacent to nearby land uses.

Suitability of Property for Allowed Uses

The property is suitable for the proposed use, though additional improvements may be necessary.

Attachments

- A. Case Information
- B. Thoroughfare Map
- C. Notification Map
- D. Aerial Map
- E. Zoning Map
- F. Future Land Use Map
- G. Photos
- H. Application and supporting documentation
- I. Notification Replies

Staff Contacts

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Planning and Zoning Manager
Planning Department
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Case Information: Zone Case 2016-E



Allowable Uses: [High Density Residential \(HDR\)](#)

Transportation: The proposed development has point of access from 14th Street, 15th Street, Avenue X, and near University Avenue.

Thoroughfare	Existing	Per Thoroughfare Development Plan
Avenue X Avenue, <i>Local Street, Completed</i>	R.O.W. 50 feet, two-lane, undivided, paved	R.O.W. 50 feet, two-lane, undivided, paved
14 th Street, <i>Local Street, Completed</i>	R.O.W. 60 feet, two-lane, Undivided, bricked	R.O.W. 60 feet, two-lane, undivided, bricked
15 th street, <i>Collector Street, Completed</i>	R.O.W. 60 feet, two-lane, Undivided, paved	R.O.W. 64 feet, four-lane, Undivided, paved
University Avenue, <i>Principal Arterial, Completed</i>	R.O.W 102 feet, six-lane, Divided, paved	R.O.W 110 feet, six-lane. Divided, paved

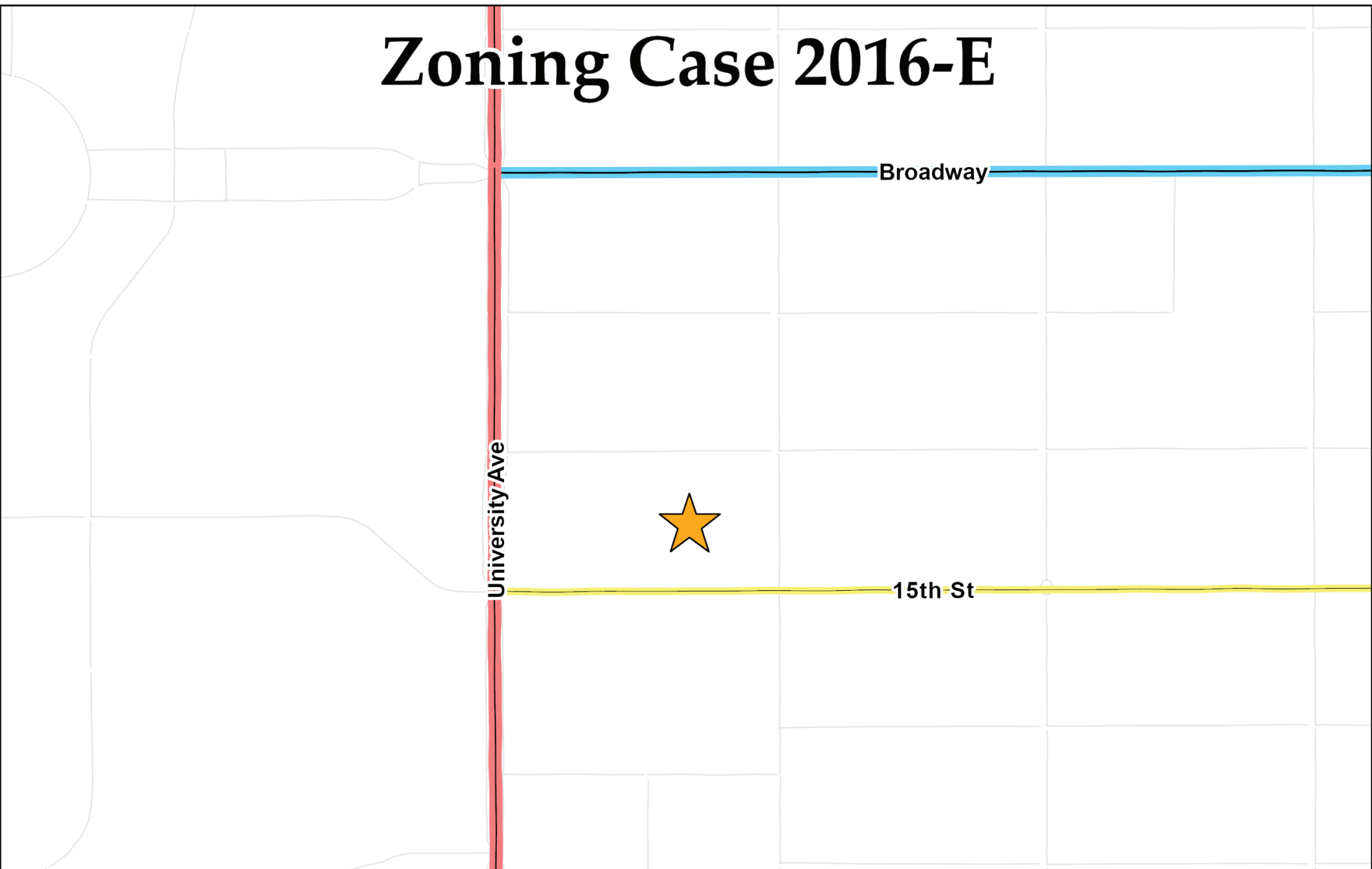
Engineering Comments: No comments.

Public Works Comments: No comments.

Building Safety Comments: No comments.

Fire Marshal Comments: No comments.

Zoning Case 2016-E



Collector

- Completed
- Partial
- Future

Minor Arterial

- Completed
- Partial
- Future

Modified Arterial

- Partial
- Future

Principal Arterial

- Completed
- Partial
- Future

Freeway





- Completed
- Partial
- Proposed Outer Loop



PZC Mailout Notifications Received



Legend

-  LCAD.DBO.TaxParcel
-  LocatorPnt2016_E
-  MailoutBuffer2016_E_200ft
-  MailoutBuffer2016_E_400ft

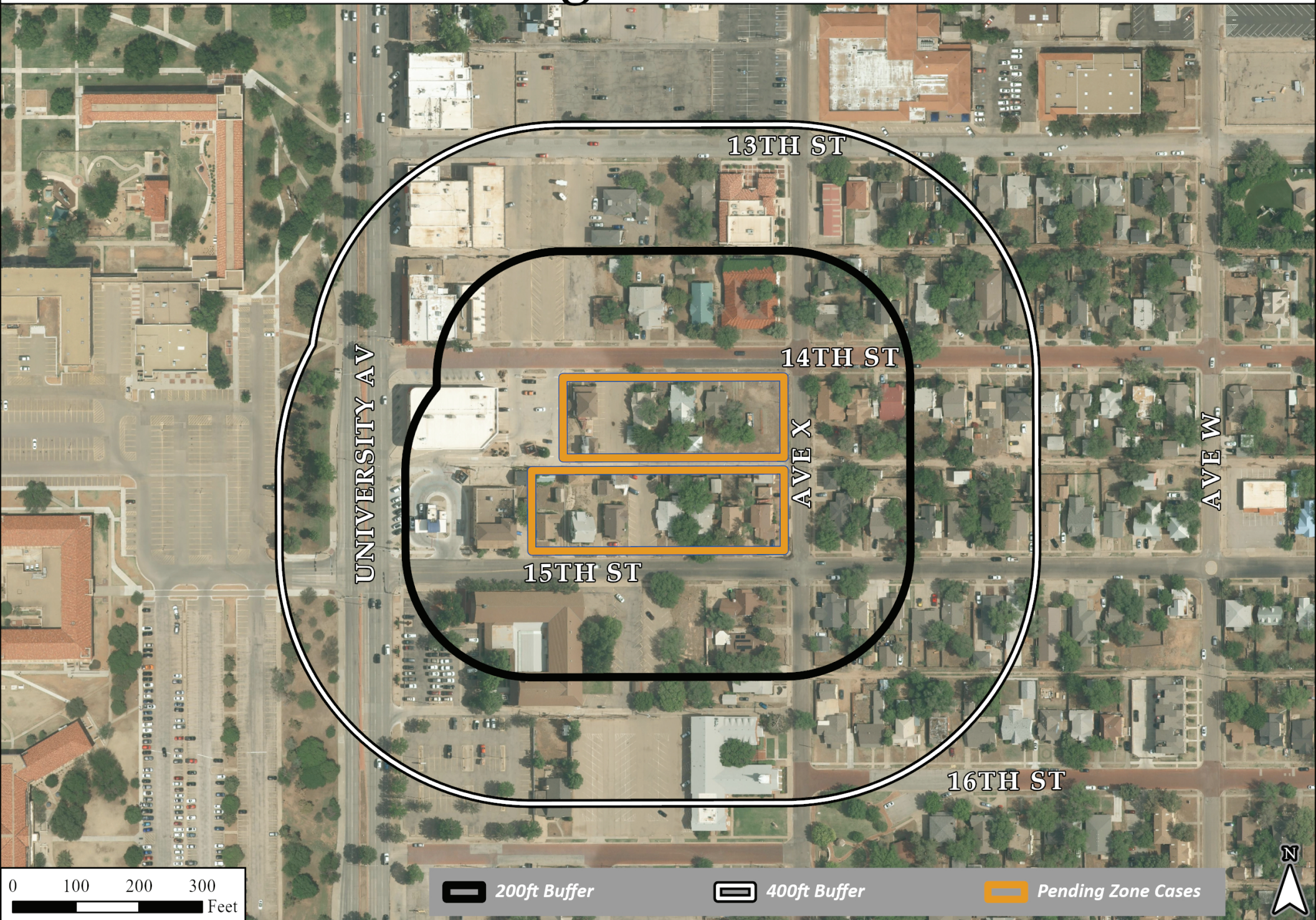
Notification Result

-  In Favor
-  Opposed








Created by Planning Department
Date: 4/25/2024

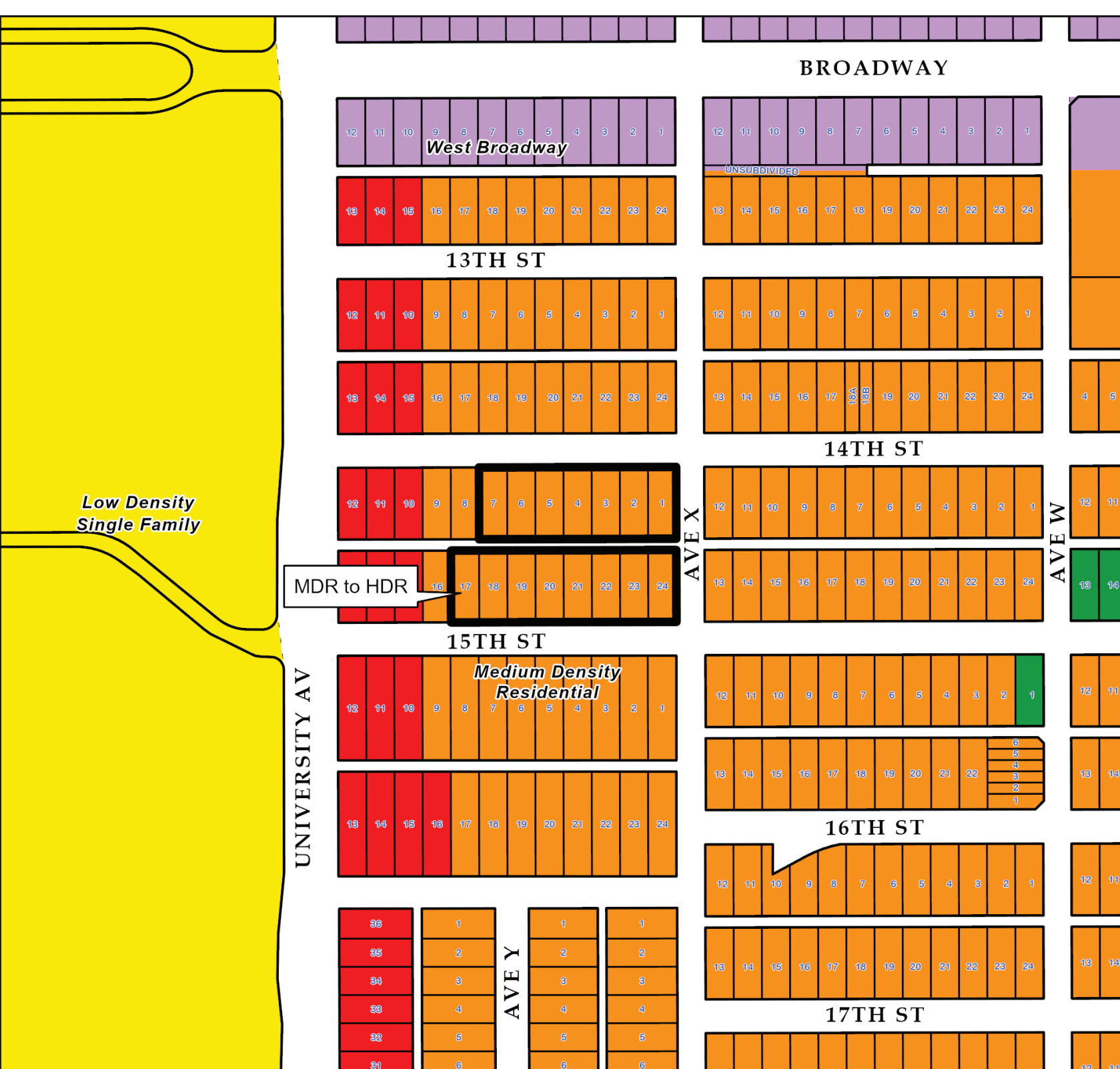
Zoning Case 2016-E



Current Zoning 2016-E

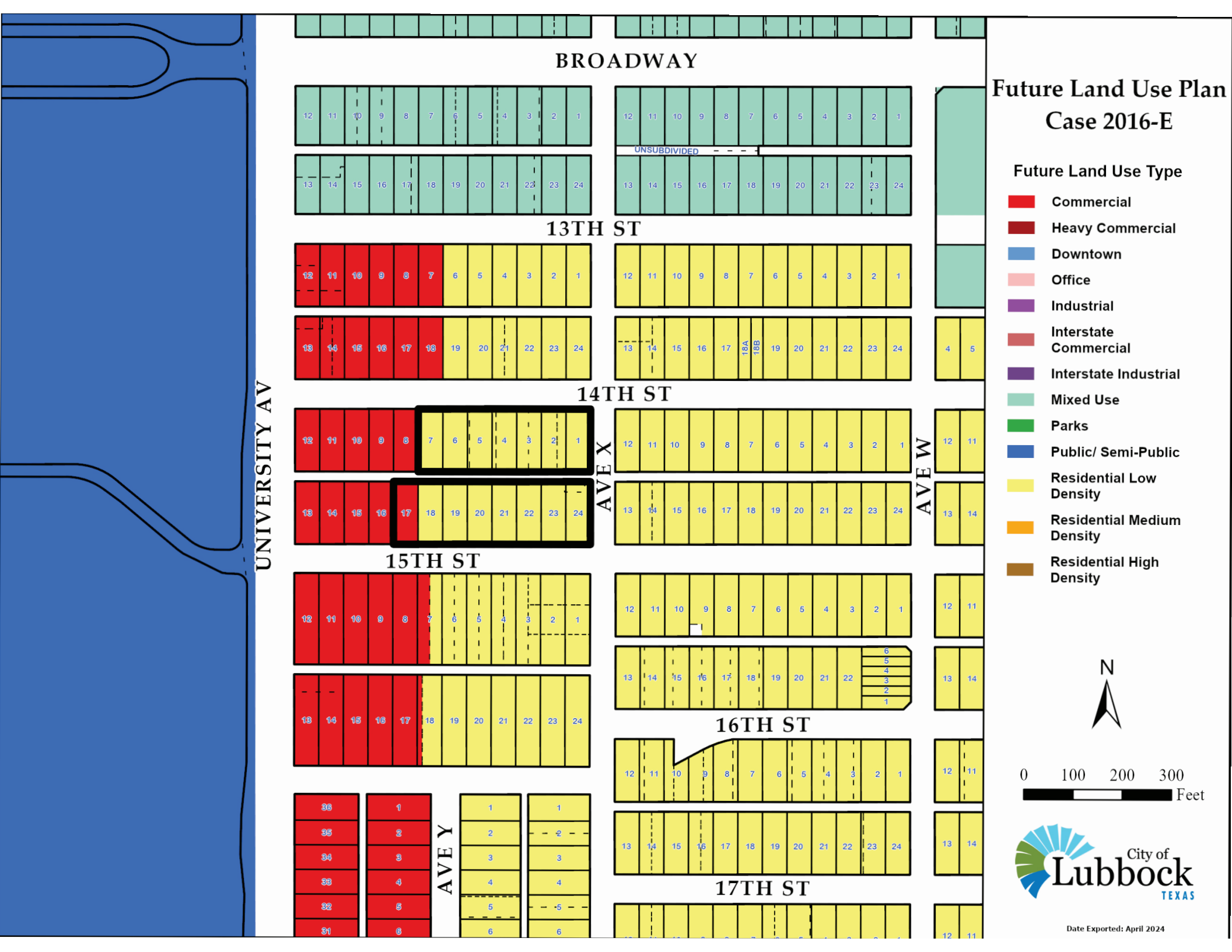
Zoning Districts

-  Auto-Urban Commercial (AC)
-  High Density Residential (HDR)
-  Medium Density Residential (MDR)
-  West Broadway (MU-1)
-  Low Density Single Family (SF-2)



0 100 200 300
Feet





Future Land Use Plan
Case 2016-E

Future Land Use Type

- Commercial
- Heavy Commercial
- Downtown
- Office
- Industrial
- Interstate Commercial
- Interstate Industrial
- Mixed Use
- Parks
- Public/ Semi-Public
- Residential Low Density
- Residential Medium Density
- Residential High Density



0 100 200 300 Feet



2016-E View from 15th Street



View of subject property to the north.



View to the east.



View to the south.



View to the west.



Lubbock Planning Department
PO Box 2000 / 1314 Avenue K
Lubbock, TX 79457
APPLICATION FOR ZONING CHANGE

Project Information

Location or Address: 2413 14th Street
Lots/Tracts: Lots 1-7 and 17-24
Survey & Abstract: Block 102, Overton Addition
Metes and Bounds Attached: Yes ☒ No ☐ Total Acreage of Request: 2.35
Existing Land Use: Undeveloped Existing Zoning: Medium Density Residential
Requested Zoning: High Density Residential
If property is not subdivided, will a preliminary plat be submitted? Yes ☐ No ☒

Representative/Agent Information (if different from owner)

Firm Name: Parkhill
Name: Johna Anthony
Address: 4222 85th Street City: Lubbock State: TX
ZIP Code: 79423 Telephone: 806-473-2200 Email: [REDACTED]
Applicant's Signature: Johna Anthony
Date: 03/27/2024 Printed Name: Johna Anthony

Owner Information

Firm Name: _____
Owner: Thomas Kenneth Abraham
Address: 1317 University Avenue City: Lubbock State: TX
ZIP Code: 79401 Telephone: 806-787-3633 Email: [REDACTED]
Property Owner's Signature: Thomas Kenneth Abraham
Date: 3/25/2024 Printed Name: Thomas Kenneth Abraham

Preparer Information

Preparer's Signature: Johna Anthony
Date: 03/27/2024 Printed Name: Johna Anthony

For City Use Only

Zone Case No: _____ Planning and Zoning Commission Date: _____
Request for zoning change from: _____ To: _____
Lots: _____ Blocks: _____
Addition: _____

By signing this application, Applicant agrees and warrants that any and all materials submitted to the City in support or reference to this application are not protected by copyrights or, in cases of potential copyrighted materials, the Applicant is the sole owner of any copyrighted interest and grants to the City permission and license to reproduce, publish, distribute and utilize such materials.

If you have any questions pertaining to the zoning process, please contact the City of Lubbock Planning Department
Lubbock at (806) 775-3100 or by e-mail at cityplanning@cityoflubbock.com



March 27, 2024

Ms. Kristen Sager
Director of Planning
City of Lubbock
1314 Avenue K
Lubbock, Texas 79401

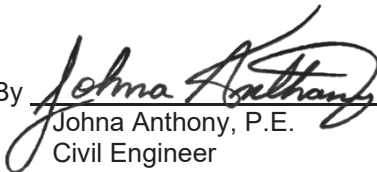
Re:

Dear Ms. Sager:

We are requesting a zoning change from Medium Density Residential to High Density Residential for lots 1-7 and 17-24 of Block 102 Overton Addition to the City of Lubbock. This change is to convert several vacant lots to a single mid-rise development, which will accommodate a 7-story multifamily residential facility. This development will provide future residents with a flexible housing option directly adjacent to campus, improve the overall aesthetic of the Overton area, and will make needed improvements to existing aging public infrastructure.

Sincerely,

PARKHILL

By _____
Johna Anthony, P.E.
Civil Engineer

**METES AND BOUNDS DESCRIPTIONS OF
LOTS 1 THROUGH 7 & LOTS 17 THROUGH 24, BLOCK 102,
OVERTON ADDITION TO THE CITY OF LUBBOCK,
LUBBOCK COUNTY, TEXAS**

Two tracts of land, being all of Lots 1 through 7 and all of Lots 17 through 24, Block 102, Overton Addition to the City of Lubbock, Lubbock County, Texas, according to the map, plat and/or dedication deed thereof recorded in Volume 18, Page 610 of the Deed Records of Lubbock County, Texas, said tracts being described as the North Tract and South Tract respectively by metes and bounds as follows:

North Tract: 44,611 square feet (1.024 acres)

BEGINNING at a 1/2-inch iron rod with a plastic cap marked "PARKHILL RPLS 6453" set for the northeast corner of Lot 1, Block 102 of said Overton Addition, for the northeast corner of this tract, whence a 1-inch iron pipe found at the northeast corner of Block 53 of said Overton Addition bears *South 88 degrees 17 minutes 55 seconds East* a distance of 1950.16 feet (previously called 1950 feet);

(1) THENCE *South 01 degrees 42 minutes 55 seconds West* a distance of 127.35 feet (previously called 127.5 feet) to a 1/2-inch iron rod with a plastic cap marked "PARKHILL RPLS 6453" set for the southeast corner of said Lot 1, Block 102, for the southeast corner of this tract, whence a 3/8-inch iron rod found at the southeast corner of said Block 102 bears *South 01 degrees 42 minutes 55 seconds West* a distance of 147.35 feet;

(2) THENCE *North 88 degrees 19 minutes 35 seconds West*, along the south line of Lots 1, 2, 3, 4, 5, 6 and 7, of said Block 102, a distance of 350.08 feet (previously called 350 feet) to a 1/2-inch iron rod with a plastic cap marked "PARKHILL RPLS 6453" set for the southwest corner of said Lot 7 for the southwest corner of this tract, whence a "MAG" nail found at the southwest corner of Lot 12 of said Block 102 bears *North 88 degrees 19 minutes 35 seconds West* a distance of 250.02 feet (previously called 250 feet);

(3) THENCE *North 01 degrees 43 minutes 30 seconds East* a distance of 127.52 feet (previously called 127.5 feet) to a 1/2-inch iron rod with an orange plastic cap found at the northwest corner of said Lot 7 for the northwest corner of this tract;

(4) THENCE *South 88 degrees 17 minutes 55 seconds East*, along the north line of said Lots 7, 6, 5, 4, 3, 2 and 1, a distance of 350.05 feet (previously called 350 feet) to the **POINT OF BEGINNING**.

South Tract: 50,994 square feet (1.171 acres)

BEGINNING at a 3/8-inch iron rod found at the southeast corner of Lot 24, Block 102 of said Overton Addition, for the southeast corner of this tract;

(1) THENCE *North 88 degrees 21 minutes 16 seconds West*, along the south line of Lots 24, 23, 22, 21, 20, 19, 18 and 17 of said Block 102, a distance of 400.12 feet (previously called 400 feet) to an "X" cut on concrete found at the southwest corner of said Lot 17 for the southwest corner of this tract, whence a "Crow's Foot" cut on concrete found at the southwest corner of said Block 102 bears *North 88 degrees 21 minutes 16 seconds West* a distance of 200.06 feet (previously called 200 feet);

(2) THENCE *North 01 degrees 43 minutes 35 seconds East* a distance of 127.55 feet (previously called 127.5 feet) to a 1/2-inch iron rod with a plastic cap marked "PARKHILL RPLS 6453" set for the northwest corner of said Lot 17 and the northwest corner of this tract;

(3) THENCE *South 88 degrees 19 minutes 35 seconds East*, along the north line of said Lots 17, 18, 19, 20, 21, 22, 23 and 24, a distance of 400.09 feet (previously called 400 feet) to a 1/2-inch iron rod with a plastic cap marked "PARKHILL RPLS 6453" set for the northeast corner of said Lot 24 and the northeast corner of this tract, whence a 1/2-inch iron rod set for the northeast corner of said Block 102 bears *North 01 degrees 42 minutes 55 seconds East* a distance of 147.35 feet (previously called 147.5 feet) and a 1-inch iron pipe found at the northeast corner of Block 53 of said Overton Addition bears *North 01 degrees 42 minutes 55 seconds East* a distance of 147.35 feet and *South 88 degrees 17 minutes 55 seconds East* a distance of 1950.16 feet (previously called 1950 feet).

(4) THENCE *South 01 degrees 42 minutes 55 seconds West*, along the east line of said Lot 24, a distance of 127.35 feet (previously called 127.5 feet) to the **POINT OF BEGINNING**.

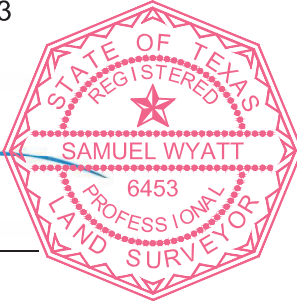
Bearings called in this description are based on the Texas Coordinate System, North Zone 4201, North American Datum of 1983. Distances called in this description are at surface. Areas reported hereon are based on calculations made from surface distances. This survey is subject to any facts which may be disclosed by a full and accurate title search. Record documents other than those shown may affect this tract. A plat of this survey accompanies this description.

Surveyed on the ground: April 26, 2023

Signed: May 04, 2023



Samuel Wyatt
R.P.L.S. 6453



City of Lubbock, TX
Planning Department
Planning and Zoning Commission
Reply Form

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If you have any questions pertaining to the case, please call the City of Lubbock Planning Department at 806-775-2108.

Please check one of the following to indicate if you are in favor of, or opposed to, the zone change requested by: P&Z Case No.: **2016-E**

In Favor



Opposed



Reasons and/or Comments:

Print Name

Dane Swinburn

Signature:

Address:

2314 16th 1910 29th

Address of Property Owned:



Phone Number:

806-441-4868

Email:



Zone Case Number: **2016-E**

R55935

Recipient 76 of 99

SWINBURN, DEREK DANE

8213 ALCOVE AVE

LUBBOCK TX 79424

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
Reply Form

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Please check one of the following to indicate if you are in favor of, or opposed to, the zone change requested by: **P&Z Case No.: 2016-E**

In Favor ☒

Opposed ☐

Reasons and/or Comments:

I am proud to be in favor of this project that will over the next 100 plus years:
Provide walkable housing to 1000s of Texas Tech Students;
Millions of property tax dollars to the City of Lubbock;
Provide Sales Tax Dollars from central Lubbock merchants to help city budget needs.

The next three years will bring 1000's of high-paying construction jobs to central Lubbock. Rental income from these construction employees helps property owners in South Overton.

This development will be great for recruiting when prospective students see walkable brand-new modern housing options with covered parking right across the street from campus.

Print Name: Thomas Kenneth Abraham
Signature: Thomas Kenneth Abraham
Address: 1317 University Ave., Lubbock, TX 79401
Address of Property Owned: 2416-14th St., Lubbock, TX 79401
Phone Number: 806-787-3633
Email: [REDACTED]

Zone Case Number: **2016-E**
ABRAHAM, KEN
1317 UNIVERSITY AVE
LUBBOCK TX 79401-3609

R60844

Recipient 2 of 99

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
Reply Form

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In Favor ☒

Opposed ☐

Reasons and/or Comments:

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Print Name

Thomas Kenneth Abraham

Signature:

Thomas Kenneth Abraham

Address:

1317 University Ave., Lubbock, TX 79401

Address of Property Owned:

2406-14th St., Lubbock, TX 79401

Phone Number:

806-787-3633

Email:

[REDACTED]

Zone Case Number: **2016-E**

R60972

Recipient 4 of 99

ABRAHAM, THOMAS K

1317 UNIVERSITY AVE

LUBBOCK TX 79401-3609

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
Reply Form

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In Favor



Opposed



Reasons and/or Comments:

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Millions of property tax dollars to the City of Lubbock;
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Print Name

Thomas Kenneth Abraham

Signature:

Thomas Kenneth Abraham

Address:

1317 University Ave., Lubbock, TX 79401

Address of Property Owned:

2407-14th St., Lubbock, TX 79401

Phone Number:

806-787-3633

Email:



Zone Case Number: **2016-E**

R61077

Recipient 12 of 99

ABRAHAM, THOMAS K

1317 UNIVERSITY AVE

LUBBOCK TX 79401-3609

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
Reply Form

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zone change requested by: **P&Z Case No.:** **2016-E**

In Favor ☒

Opposed ☐

Reasons and/or Comments:

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Print Name

Thomas Kenneth Abraham

Signature:

Thomas Kenneth Abraham

Address:

1317 University Ave., Lubbock, TX 79401

Address of Property Owned:

2321-14th St., Lubbock, TX 79401

Phone Number:

806-787-3633

Email:

[REDACTED]

Zone Case Number: **2016-E**

R56412

Recipient 15 of 99

ABRAHAM, THOMAS K

1317 UNIVERSITY AVE

LUBBOCK TX 79401-3609

20

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
Reply Form

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In Favor ☒

Opposed ☐

Reasons and/or Comments:

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Print Name

Thomas Kenneth Abraham

Signature:

Thomas Kenneth Abraham

Address:

1317 University Ave., Lubbock, TX 79401

Address of Property Owned:

2406-15th St., Lubbock, TX 79401

Phone Number:

806-787-3633

Email:

[REDACTED]

Zone Case Number: **2016-E**

R61497

Recipient 16 of 99

ABRAHAM, THOMAS K

1317 UNIVERSITY AVE

LUBBOCK TX 79401-3609

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
Reply Form

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zone change requested by: P&Z Case No.: **2016-E**

In Favor ☒

Opposed ☐

Reasons and/or Comments:

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Millions of property tax dollars to the City of Lubbock;
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Print Name Thomas Kenneth Abraham
Signature: Thomas Kenneth Abraham
Address: 1317 University Ave., Lubbock, TX 79401
Address of Property Owned: 2404-14th St., Lubbock, TX 79401
Phone Number: 806-787-3633
Email: [REDACTED]

Zone Case Number: **2016-E**
ABRAHAM, THOMAS K
1317 UNIVERSITY AVE
LUBBOCK TX 79401-3609

R60997

Recipient 25 of 99

12

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
Reply Form

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Please check one of the following to indicate if you are in favor of, or opposed to, the

zone change requested by:

P&Z Case No.: 2016-E

In Favor ☒

Opposed ☐

Reasons and/or Comments:

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Print Name

Thomas Kenneth Abraham

Signature:

Thomas Kenneth Abraham

Address:

1317 University Ave., Lubbock, TX 79401

Address of Property Owned:

2401-14th St., Lubbock, TX 79401

Phone Number:

806-787-3633

Email:

Zone Case Number: **2016-E**

R61023

Recipient 27 of 99

ABRAHAM, THOMAS K

1317 UNIVERSITY AVE

LUBBOCK TX 79401-3609

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
Reply Form

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zone change requested by: **P&Z Case No.: 2016-E**

In Favor ☒

Opposed ☐

Reasons and/or Comments:

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Print Name Thomas Kenneth Abraham

Signature: Thomas Kenneth Abraham

Address: 1317 University Ave, Lubbock, TX 79401

Address of Property Owned: 2424-14th St, Lubbock, TX 79401

Phone Number: 806-787-3633

Email: [REDACTED]

Zone Case Number: **2016-E**

R60745

Recipient 28 of 99

ABRAHAM, KENNETH

% TOMKEN INVESTMENTS 1317 UNIVERSITY AVE

LUBBOCK TX 79401-3609

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
Reply Form

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In Favor ☒

Opposed ☐

Reasons and/or Comments:

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Print Name: Thomas Kenneth Abraham
Signature: Thomas Kenneth Abraham
Address: 1317 University Ave., Lubbock, TX 79401
Address of Property Owned: 2405 - 13th St., Lubbock, TX 79401
Phone Number: 806-787-3633
Email: [REDACTED]

Zone Case Number: **2016-E**

R60480

Recipient 29 of 99

ABRAHAM, KENNETH

% TOMKEN INVESTMENTS 1317 UNIVERSITY AVE

LUBBOCK TX 79401-3609

3

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
Reply Form

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In Favor ☒

Opposed ☐

Reasons and/or Comments:

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Print Name

Thomas Kenneth Abraham

Signature:

Thomas Kenneth Abraham

Address:

1317 University Ave., Lubbock, TX 79401

Address of Property Owned:

2319-14th St., Lubbock, TX 79401

Phone Number:

806-787-3633

Email:

[REDACTED]

Zone Case Number: **2016-E**

R56387

Recipient 31 of 99

ABRAHAM, THOMAS K

1317 UNIVERSITY AVE

LUBBOCK TX 79401-3609

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
Reply Form

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zone change requested by: **P&Z Case No.:** **2016-E**

In Favor ☒

Opposed ☐

Reasons and/or Comments:

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Print Name

Thomas Kenneth Abraham

Signature:

Thomas Kenneth Abraham

Address:

1317 University Ave., Lubbock, TX 79401

Address of Property Owned:

2411-14th St, Lubbock, TX 79401

Phone Number:

806-787-3633

Email:

[REDACTED]

Zone Case Number: **2016-E**

R61158

Recipient 34 of 99

ABRAHAM, THOMAS K

1317 UNIVERSITY AVE

LUBBOCK TX 79401-3609

17

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
Reply Form

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In Favor ☒

Opposed ☐

Reasons and/or Comments:

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Print Name

Thomas Kenneth Abraham

Signature:

Thomas Kenneth Abraham

Address:

1317 University Ave., Lubbock, TX 79401

Address of Property Owned:

2413 - 14th St., Lubbock, TX 79401

Phone Number:

806-787-3633

Email:

[REDACTED]

Zone Case Number: **2016-E**

R61178

Recipient 37 of 99

ABRAHAM, THOMAS K

1317 UNIVERSITY AVE

LUBBOCK TX 79401-3609

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
Reply Form

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In Favor ☒

Opposed ☐

Reasons and/or Comments:

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Millions of property tax dollars to the City of Lubbock;
Provide Sales Tax Dollars from central Lubbock merchants to help city budget needs.
The next three years will bring 1000's of high-paying construction jobs to central Lubbock.
Rental income from these construction employees helps property owners in South Overton.

This development will be great for recruiting when prospective students see walkable brand-new modern housing options with covered parking right across the street from campus.

Print Name: Thomas Kenneth Abraham
Signature: Thomas Kenneth Abraham
Address: 1317 University Ave, Lubbock, TX 79401
Address of Property Owned: 2412-14th Street, Lubbock, TX 79401
Phone Number: 806-787-3636
Email: [REDACTED]

Zone Case Number: **2016-E**

R60919

Recipient 38 of 99

ABRAHAM, THOMAS K

1317 UNIVERSITY AVE

LUBBOCK TX 79401-3609

13

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
Reply Form

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If you have any questions pertaining to the case, please call the City of Lubbock Planning Department at 806-775-2108.

Please check one of the following to indicate if you are in favor of, or opposed to, the zone change requested by: **P&Z Case No.: 2016-E**

In Favor ☒

Opposed ☐

Reasons and/or Comments:

I am proud to be in favor of this project that will over the next 100 plus years:
Provide walkable housing to 1000s of Texas Tech Students;
Millions of property tax dollars to the City of Lubbock;
Provide Sales Tax Dollars from central Lubbock merchants to help city budget needs.

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Print Name

Thomas Kenneth Abraham

Signature:

Thomas Kenneth Abraham

Address:

1317 University Ave., Lubbock, TX 79401

Address of Property Owned:

2405-14th St., Lubbock, TX 79401

Phone Number:

806-787-3633

Email:

[REDACTED]

Zone Case Number: **2016-E**

R61049

Recipient 43 of 99

ABRAHAM, THOMAS K

1317 UNIVERSITY AVE

LUBBOCK TX 79401-3609

15

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
Reply Form

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In Favor ☒

Opposed ☐

Reasons and/or Comments:

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Provide Sales Tax Dollars from central Lubbock merchants to help city budget needs.

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Print Name

Thomas Kenneth Abraham

Signature:

Thomas Kenneth Abraham

Address:

1317 University Ave., Lubbock, TX 79401

Address of Property Owned:

2409-14th St., Lubbock, TX 79401

Phone Number:

806-787-3633

Email:

[REDACTED]

Zone Case Number: **2016-E**

R61134

Recipient 44 of 99

ABRAHAM, THOMAS K

1317 UNIVERSITY AVE

LUBBOCK TX 79401-3609

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
Reply Form

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In Favor



Opposed



Reasons and/or Comments:

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Millions of property tax dollars to the City of Lubbock;
Provide Sales Tax Dollars from central Lubbock merchants to help city budget needs.

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Print Name

Thomas Kenneth Abraham

Signature:

Thomas Kenneth Abraham

Address:

1317 University Ave, Lubbock, TX 79401

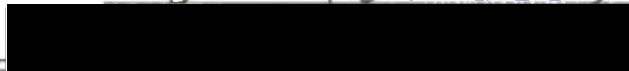
Address of Property Owned:

2408-15th St, Lubbock, TX 79401

Phone Number:

806-787-3633

Email:



Zone Case Number: **2016-E**

R61472

Recipient 48 of 99

ABRAHAM, THOMAS K

1317 UNIVERSITY AVE

LUBBOCK TX 79401-3609

5

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
Reply Form

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In Favor ✓

Opposed

Reasons and/or Comments:

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Provide walkable housing to 1000s of Texas Tech Students;
Millions of property tax dollars to the City of Lubbock;
Provide Sales Tax Dollars from central Lubbock merchants to help city budget needs.
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Rental income from these construction employees helps property owners in South Overton.

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Print Name

Thomas Kenneth Abraham

Signature:

Thomas Kenneth Abraham

Address:

1317 University Ave., Lubbock, TX 79401

Address of Property Owned:

2323-14th St., Lubbock, TX 79401

Phone Number:

806-787-3633

Email:

[REDACTED]

Zone Case Number: **2016-E**

R56459

Recipient 72 of 99

ABRAHAM, THOMAS K

1317 UNIVERSITY AVE

LUBBOCK TX 79401-3609

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
Reply Form

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In Favor ☒

Opposed ☐

Reasons and/or Comments:

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Provide walkable housing to 1000s of Texas Tech Students;
Millions of property tax dollars to the City of Lubbock;
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Print Name

Thomas Kenneth Abraham

Signature:

Thomas Kenneth Abraham

Address:

1317 University Ave., Lubbock, TX 79401

Address of Property Owned:

2316-16th St, Lubbock, TX 79401

Phone Number:

806-787-3633

Email:

Zone Case Number: **2016-E**

R55877

Recipient 73 of 99

ABRAHAM, THOMAS K

1317 UNIVERSITY AVE

LUBBOCK TX 79401-3609

18

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
Reply Form

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zone change requested by: **P&Z Case No.: 2016-E**

In Favor ✓

Opposed

Reasons and/or Comments:

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Provide walkable housing to 1000s of Texas Tech Students;
Millions of property tax dollars to the City of Lubbock;
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Print Name

Thomas Kenneth Abraham

Signature:

Thomas Kenneth Abraham

Address:

1317 University Ave, Lubbock, TX 79401

Address of Property Owned:

2416 - 15th St, Lubbock, TX 79401

Phone Number:

806-787-3633

Email:

[REDACTED]

Zone Case Number: **2016-E**

R61390

Recipient 78 of 99

ABRAHAM, THOMAS K

1317 UNIVERSITY AVE

LUBBOCK TX 79401-3609

21

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
Reply Form

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In Favor ☒

Opposed ☐

Reasons and/or Comments:

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Provide walkable housing to 1000s of Texas Tech Students;
Millions of property tax dollars to the City of Lubbock;
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Print Name: Thomas Kenneth Abraham
Signature: Thomas Kenneth Abraham
Address: 1317 University Ave., Lubbock, TX 79401
Address of Property Owned: 2404 15th St., Lubbock, TX 79401
Phone Number: 806-787-3633
Email: [REDACTED]

Zone Case Number: **2016-E**
ABRAHAM, THOMAS K
1317 UNIVERSITY AVE
LUBBOCK TX 79401-3609

R61525

Recipient 83 of 99

24

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
Reply Form

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In Favor ☒

Opposed ☐

Reasons and/or Comments:

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Provide walkable housing to 1000s of Texas Tech Students;
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Print Name

Thomas Kenneth Abraham

Signature:

Thomas Kenneth Abraham

Address:

1317 University Ave., Lubbock, TX 79401

Address of Property Owned:

1502 Ave X, Lubbock, TX 79401

Phone Number:

806-787-3633

Email:

[REDACTED]

Zone Case Number: **2016-E**

R61669

Recipient 85 of 99

ABRAHAM, THOMAS K

1317 UNIVERSITY AVE

LUBBOCK TX 79401-3609

27

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
Reply Form

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In Favor ☒

Opposed ☐

Reasons and/or Comments:

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Print Name Thomas Kenneth Abraham
Signature: Thomas Kenneth Abraham
Address: 1317 University Ave. Lubbock, TX 79401
Address of Property Owned: 2414 15th St. Lubbock, TX 79401
Phone Number: 806-787-3633
Email: [REDACTED]

Zone Case Number: **2016-E**
ABRAHAM, THOMAS K
1317 UNIVERSITY AVE
LUBBOCK TX 79401-3609

R61415

Recipient 86 of 99

23

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
Reply Form

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In Favor ☒

Opposed ☐

Reasons and/or Comments:

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Print Name: Thomas Kenneth Abraham
Signature: Thomas Kenneth Abraham
Address: 1317 University Ave., Lubbock, TX 79401
Address of Property Owned: 2410 15th St., Lubbock, TX 79401
Phone Number: 806-787-3633
Email: [REDACTED]

Zone Case Number: **2016-E**

R61620

Recipient 87 of 99

ABRAHAM, THOMAS K
1317 UNIVERSITY AVE
LUBBOCK TX 79401-3609

29

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
Reply Form

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In Favor ☒

Opposed ☐

Reasons and/or Comments:

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Print Name Thomas Kenneth Abraham
Signature: Thomas Kenneth Abraham
Address: 1317 University Ave., Lubbock, TX 79401
Address of Property Owned: 2405 15th St, Lubbock, TX 79401
Phone Number: 806-787-3633
Email: [REDACTED]

Zone Case Number: **2016-E**
ABRAHAM, THOMAS KENNETH
1317 UNIVERSITY AVE
LUBBOCK TX 79401-3609

R61721

Recipient 89 of 99

22

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
Reply Form

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In Favor ☒

Opposed ☐

Reasons and/or Comments:

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Provide Sales Tax Dollars from central Lubbock merchants to help city budget needs.

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Rental income from these construction employees helps property owners in South Overton.

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Print Name: Thomas Kenneth Abraham
Signature: Thomas Kenneth Abraham
Address: 1317 University Ave, Lubbock, TX 79401
Address of Property Owned: 2402 15th St, Lubbock, TX 79401
Phone Number: 806-787-3633
Email: [REDACTED]

Zone Case Number: **2016-E**

R61554

Recipient 92 of 99

ABRAHAM, KENNETH

% TOMKEN INVESTMENTS 1317 UNIVERSITY AVE

LUBBOCK TX 79401-3609

26

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
Reply Form

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zone change requested by: **P&Z Case No.: 2016-E**

In Favor ✓

Opposed

Reasons and/or Comments:

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Millions of property tax dollars to the City of Lubbock;
Provide Sales Tax Dollars from central Lubbock merchants to help city budget needs.

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Print Name Thomas Kenneth Abraham
Signature: Thomas Kenneth Abraham
Address: 1317 University Ave., Lubbock, TX 79401
Address of Property Owned: 2412 15th St, Lubbock, TX 79401
Phone Number: 806-787-3633
Email: [REDACTED]

Zone Case Number: **2016-E**
ABRAHAM, THOMAS K
1317 UNIVERSITY AVE
LUBBOCK TX 79401-3609

R61442

Recipient 99 of 99

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
Reply Form

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In Favor ☒

Opposed ☐

Reasons and/or Comments:

Keeping adequate student housing numbers in our community must be a priority. This development is a great benefit to Lubbock and an important upgrade for our community that relies on Texas Tech University. The proposed development is absolutely necessary and the area it is proposed in is catered for this project.

Print Name Zach Allen

Signature: [Signature]

Address: 4607 7th St.

Address of Property Owned: 4607 7th St

Phone Number: 806 790 5745

Email: [Redacted]

Zone Case Number: **2016-E**

ABRAHAM, THOMAS K

1317 UNIVERSITY AVE

LUBBOCK TX 79401-3609

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
Reply Form

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Please check one of the following to indicate if you are in favor of, or opposed to, the zone change requested by: P&Z Case No.: **2016-E**

In Favor ☒

Opposed ☐

Reasons and/or Comments:

Print Name

Signature:

Address:

Address of Property Owned:

Phone Number:

Email:

Zone Case Number: **2016-E**

ABRAHAM, THOMAS K

1317 UNIVERSITY AVE

LUBBOCK TX 79401-3609

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
Reply Form

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Please check one of the following to indicate if you are in favor of, or opposed to, the zone change requested by: P&Z Case No.: **2016-E**

In Favor ☒

Opposed ☐

Reasons and/or Comments:

AS A TTU ALUM, I BELIEVE IT IS IMPERATIVE TO MAINTAIN ADEQUATE STUDENT HOUSING THAT IS WITHIN WALKING DISTANCE TO THE CAMPUS. I BELIEVE THIS PROJECT WOULD BENEFIT THE CITY OF LUBBOCK & TTU FOR MANY YEARS.

Print Name

JACOB KIRKLAND

Signature:

Jacob Kirkland

Address:

1402 CRICKETS AVE, 79401

Address of Property Owned:

Phone Number:

806-548-0143

Email:

[REDACTED]

Zone Case Number: **2016-E**

ABRAHAM, THOMAS K

1317 UNIVERSITY AVE

LUBBOCK TX 79401-3609

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
Reply Form

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Please check one of the following to indicate if you are in favor of, or opposed to, the zone change requested by: P&Z Case No.: **2016-E**

In Favor ☒

Opposed ☐

Reasons and/or Comments:

THIS IS THE ONLY TYPE OF DEVELOPMENT THAT CAN BE SUSTAINABLE IN THIS LOCATION. IT WILL BE A BENEFIT TO THE SURROUNDING AREA.

Print Name

CHAD HUNTHORN

Signature:



Address:

1402 CRICKETS AVE. , 79401

Address of Property Owned:

Phone Number:

806-598-0153

Email:

Zone Case Number: **2016-E**

ABRAHAM, THOMAS K

1317 UNIVERSITY AVE

LUBBOCK TX 79401-3609

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
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In Favor ☒

Opposed ☐

Reasons and/or Comments:

The city of Lubbock is growing exponentially due to Texas Tech university growth over the past few years. Not only is more housing a necessity but an opportunity for more economical impact for the community.

Print Name

Cameron Cohen

Signature:

Cameron Cohen

Address:

4410 121st Lane, Lubbock, TX 79424

Address of Property Owned:



Phone Number:

512-855-3224

Email:

[REDACTED]

Zone Case Number: **2016-E**

ABRAHAM, THOMAS K

1317 UNIVERSITY AVE

LUBBOCK TX 79401-3609

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
Reply Form

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If you have any questions pertaining to the case, please call the City of Lubbock Planning Department at 806-775-2108.

Please check one of the following to indicate if you are in favor of, or opposed to, the zone change requested by: P&Z Case No.: **2016-E**

In Favor ☒

Opposed ☐

Reasons and/or Comments:

More student housing near the Texas Tech campus is a great opportunity, not only for the students, but Lubbock as a community.

Print Name

Alexandra Marks

Signature:

Alexandra Marks

Address:

8602 Elkridge Ave, Lubbock, TX 79423

Address of Property Owned:

Phone Number:

806-317-2127

Email:

Zone Case Number: **2016-E**

ABRAHAM, THOMAS K

1317 UNIVERSITY AVE

LUBBOCK TX 79401-3609

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
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In Favor ☒

Opposed ☐

Reasons and/or Comments:

As a Texas Tech alumnus, this provides a great opportunity to offer much needed student housing, in close proximity to the university.

Print Name

Ryan Farquhar

Signature:

Ryan Farquhar

Address:

6312 73rd St

Address of Property Owned:

Phone Number:

806-445-4744

Email:

[REDACTED]

Zone Case Number: **2016-E**

ABRAHAM, THOMAS K

1317 UNIVERSITY AVE

LUBBOCK TX 79401-3609

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
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In Favor ☒

Opposed ☐

Reasons and/or Comments:

Student housing close to the University would be great for housing more students off campus and help with the current housing crisis.

Print Name

Heather Miller

Signature:

Heather Miller

Address:

P.O. Box 132 New Deal, Texas 79350

Address of Property Owned:

38 E. Encino New Deal

Phone Number:

806-939-9812

Email:

Zone Case Number: **2016-E**

ABRAHAM, THOMAS K

1317 UNIVERSITY AVE

LUBBOCK TX 79401-3609

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
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In Favor

☒

Opposed

☐

Reasons and/or Comments:

My daughter will be attending TT in the fall and additional housing would be great

Print Name

Stacy Lambert

Signature:

Stacy Lambert

Address:

7604 63rd Lubbock TX 79407

Address of Property Owned:

7606 63rd

Phone Number:

806-535-6232

Email:

Zone Case Number: **2016-E**

ABRAHAM, THOMAS K

1317 UNIVERSITY AVE

LUBBOCK TX 79401-3609

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
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In Favor ☒

Opposed ☐

Reasons and/or Comments:

New Student housing by TTU would be great!

Print Name

Colten Nance

Signature:

Colten Nance

Address:

3202 Warsaw

Address of Property Owned:

3202 Warsaw

Phone Number:

806-773-0295

Email:

Zone Case Number: 2016-E

ABRAHAM, THOMAS K

1317 UNIVERSITY AVE

LUBBOCK TX 79401-3609

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
Reply Form

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In Favor ☒

Opposed ☐

Reasons and/or Comments:

I think new student housing in that area by Tech would bring a lot of energy and excitement to campus & the surrounding area

Print Name

Parker Hutchens

Signature:



Address:

7916 Vicksbury Avenue

Address of Property Owned:

7916 Vicksbury Avenue

Phone Number:

806-445-1505

Email:



Zone Case Number: **2016-E**

ABRAHAM, THOMAS K

1317 UNIVERSITY AVE

LUBBOCK TX 79401-3609

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
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Please check one of the following to indicate if you are in favor of, or opposed to, the zone change requested by: P&Z Case No.: **2016-E**

In Favor ☒

Opposed ☐

Reasons and/or Comments:

Student Housing in the Texas Tech Community
would benefit local commerce and students from out
of state.

Print Name Bradley Onischuk

Signature: [Signature]

Address: 5318 CR 7675

Address of Property Owned: _____

Phone Number: 806-317-4511

Email: [Redacted]

Zone Case Number: **2016-E**

ABRAHAM, THOMAS K

1317 UNIVERSITY AVE

LUBBOCK TX 79401-3609

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
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Please check one of the following to indicate if you are in favor of, or opposed to, the

zone change requested by:

P&Z Case No.: • 2016-E

In Favor



Opposed



Reasons and/or Comments:

Print Name Bettina Sanchez

Signature: 

Address: 10005 NCR 2750 LBBK, TX 79403

Address of Property Owned: - Same -

Phone Number: (806) 239-9861

Email: n/a

Zone Case Number: 2016-E

ABRAHAM, THOMAS K

1317 UNIVERSITY AVE

LUBBOCK TX 79401-3609

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
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Please check one of the following to indicate if you are in favor of, or opposed to, the zone change requested by: P&Z Case No.: **2016-E**

In Favor



Opposed



Reasons and/or Comments:

Print Name

Jackie Hernandez

Signature:

Jackie Hernandez

Address:

1929 N 2nd St Tahoka, TX 79373

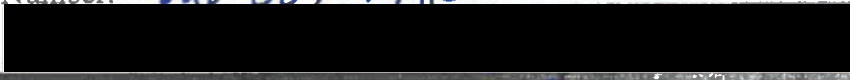
Address of Property Owned:

1929 N 2nd St Tahoka, TX 79373

Phone Number:

840-329-1785

Email:



Zone Case Number: **2016-E**

ABRAHAM, THOMAS K

1317 UNIVERSITY AVE

LUBBOCK TX 79401-3609

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
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Please check one of the following to indicate if you are in favor of, or opposed to, the zone change requested by: P&Z Case No.: **2016-E**

In Favor



Opposed



Reasons and/or Comments:

Print Name

LISA FELDMAN

Signature:

Lisa Feldman

Address:

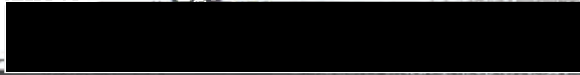
801 Ellington Ave. Renoir, Tx. 79358

Address of Property Owned:

Phone Number:

806-535-5385

Email:



Zone Case Number: **2016-E**

ABRAHAM, THOMAS K

1317 UNIVERSITY AVE

LUBBOCK TX 79401-3609

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
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In Favor



Opposed



Reasons and/or Comments:

Print Name

Franklin Perce

Signature:

Frank Perce

Address:

1209 Auburn ST

Address of Property Owned:

Phone Number:

806-543-0787

Email:

Zone Case Number: 2016-E

ABRAHAM, THOMAS K

1317 UNIVERSITY AVE

LUBBOCK TX 79401-3609

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
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In Favor

☒

Opposed

☐

Reasons and/or Comments:

Print Name

Layne Steph

Signature:

Layne Steph

Address:

20 2601 27th

Address of Property Owned:

Phone Number:

806-670-2385

Email:

[REDACTED]

Zone Case Number: **2016-E**

ABRAHAM, THOMAS K

1317 UNIVERSITY AVE

LUBBOCK TX 79401-3609

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
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In Favor



Opposed



Reasons and/or Comments:

Give students a choice to live that is close to campus

Print Name

Kristie Gilliam

Signature:

Kristie Gilliam

Address:

6031-76th St.

Address of Property Owned:

same

Phone Number:

806-559-7393

Email:



Zone Case Number: **2016-E**

ABRAHAM, THOMAS K

1317 UNIVERSITY AVE

LUBBOCK

TX

79401-3609

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
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Please check one of the following to indicate if you are in favor of, or opposed to, the zone change requested by: P&Z Case No.: **2016-E**

In Favor



Opposed



Reasons and/or Comments:

Print Name

Debbie Cunniss

Signature:

Debbie Cunniss

Address:

5509-80TH St

Address of Property Owned:

5509-80TH St

Phone Number:

(806) 696-9291

Email:



Zone Case Number: **2016-E**

ABRAHAM, THOMAS K

1317 UNIVERSITY AVE

LUBBOCK TX 79401-3609

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
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In Favor

☒

Opposed

☐

Reasons and/or Comments:

Print Name

Janet Rawson

Signature:

J Rawson

Address:

5301 11th St 79414

Address of Property Owned:

Phone Number:

280.475.8781

Email:

[REDACTED]

Zone Case Number: **2016-E**

ABRAHAM, THOMAS K

1317 UNIVERSITY AVE

LUBBOCK

TX 79401-3609

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
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In Favor

☒

Opposed

☐

Reasons and/or Comments:

Print Name

Emily Torres

Signature:

Emily Torres

Address:

1307 24th St

Address of Property Owned:

Phone Number: 806-283-4328

Email:

Zone Case Number: **2016-E**

ABRAHAM, THOMAS K

1317 UNIVERSITY AVE

LUBBOCK TX 79401-3609

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
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In Favor ☐

Opposed ☒

Reasons and/or Comments:

Since Mr. Abraham is not sharing his plan for the property, we can only infer that his plans are the same (or worse) than last August's case (less than 1 year ago). We are still concerned about height, density, parking, traffic on residential streets, trash, and other issues related to high density housing. We are also concerned about the impact on the adjacent neighborhood where we also own property. St. John's United Methodist Church.

Print Name

Signature:

Address:

Address of Property Owned:

Phone Number:

Email:

Zone Case Number: **2016-E**

R61855

Recipient 82 of 99

METHODIST CHURCH ST JOHNS

1501 UNIVERSITY AVE

LUBBOCK TX 79401-4496

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
Reply Form

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Please check one of the following to indicate if you are in favor of, or opposed to, the zone change requested by: **P&Z Case No.: 2016-E**

In Favor ☐

Opposed ☒

Reasons and/or Comments:

See reply for 1501 University Ave

Print Name: St John's United Methodist Church
Signature: Sally Still Abbe, Trustee Chair
Address: 1501 University Ave
Address of Property Owned: 2411 15th St
Phone Number: 806-762-0123
Email: [REDACTED]

Zone Case Number: **2016-E**
METHODIST CHURCH ST JOHNS
1501 UNIVERSITY AVE
LUBBOCK TX 79401-4496

R61833

Recipient 77 of 99

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
Reply Form

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Please check one of the following to indicate if you are in favor of, or opposed to, the zone change requested by: P&Z Case No.: **2016-E**

In Favor

☐

Opposed

☒

Reasons and/or Comments:

See reply for 1501 University Ave

Print Name St. John's United Methodist Church

Signature: Sally Still Abbe Justice Chair

Address: 1501 University Ave

Address of Property Owned: 2409 15th St

Phone Number: 806-762-0123

Email: [REDACTED]

Zone Case Number: **2016-E**

R61773

Recipient 90 of 99

ST JOHNS UNITED METH CHURCH

1501 UNIVERSITY AVE

LUBBOCK TX 79401-4496

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
Reply Form

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Please check one of the following to indicate if you are in favor of, or opposed to, the zone change requested by: P&Z Case No.: **2016-E**

In Favor

Opposed

☐
☒

Reasons and/or Comments:

See reply for 1501 University

Print Name: St. John's United Methodist Church
Signature: Sally Still Abbe
Address: 1501 University Ave.
Address of Property Owned: 1507 University Ave
Phone Number: 806-762-0123
Email: [REDACTED]

Zone Case Number: **2016-E**
METHODIST CHURCH ST JOHNS
1501 UNIVERSITY AVE
LUBBOCK TX 79401-4496

R61878

Recipient 93 of 99

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
Reply Form

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Please check one of the following to indicate if you are in favor of, or opposed to, the zone change requested by: **P&Z Case No.: 2016-E**

In Favor ☐

Opposed ☒

Reasons and/or Comments:

See reply for 1501 University

Print Name: St. John's United Methodist Church
Signature: Sally Still Abbe, Trustee Chair
Address: 1501 University Ave.
Address of Property Owned: 1509 University Ave
Phone Number: 806-762-0123
Email: [REDACTED]

Zone Case Number: **2016-E**
METHODIST CHURCH ST JOHNS
1501 UNIVERSITY AVE
LUBBOCK TX 79401-4496

R61901

Recipient 74 of 99

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
Reply Form

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Please check one of the following to indicate if you are in favor of, or opposed to, the zone change requested by: P&Z Case No.: **2016-E**

In Favor

Opposed

☐ ☒

Reasons and/or Comments:

See reply for 1501 University

Print Name: St. John's United Methodist Church
Signature: Sally Still Abbe, Justice Chair
Address: 1501 University Ave
Address of Property Owned: 2420 16th St
Phone Number: 806-762-0123
Email: [REDACTED]

Zone Case Number: **2016-E**
METHODIST CHURCH ST JOHNS
1501 UNIVERSITY AVE
LUBBOCK TX 79401-4496

R61925

Recipient 17 of 99

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
Reply Form

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Please check one of the following to indicate if you are in favor of, or opposed to, the zone change requested by: P&Z Case No.: **2016-E**

In Favor ☐

Opposed ☒

Reasons and/or Comments:

See reply for 1501 University

Print Name: St. John's United Methodist Church
Signature: Sally Seel Ace, Trustee Chair
Address: 1501 University Ave
Address of Property Owned: 2418 16th St
Phone Number: 806-762-0123
Email: [REDACTED]

Zone Case Number: **2016-E**
METHODIST CHURCH ST JOHNS
1501 UNIVERSITY AVE
LUBBOCK TX 79401-4496

R61955

Recipient 88 of 99

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
Reply Form

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Please check one of the following to indicate if you are in favor of, or opposed to, the zone change requested by: P&Z Case No.: **2016-E**

In Favor

Opposed

X

Reasons and/or Comments:

See reply form for 1501 University

Print Name St. John's United Methodist Church
Signature: Sally Steel Ace, Trustee Chair
Address: 1501 University Ave
Address of Property Owned: 2416 16th St
Phone Number: 806 - 762-0123
Email: [REDACTED]

Zone Case Number: **2016-E**
METHODIST CHURCH ST JOHNS
1501 UNIVERSITY AVE
LUBBOCK TX 79401-4496

R61981

Recipient 52 of 99

Staff Report		Zone Case 3224-A
Planning and Zoning Commission		May 2, 2024

<u>Applicant</u>	Lone Star Suds, LLC
<u>Property Owner</u>	Centric Capital Partners, Inc.
<u>Council District</u>	1

Recommendations

- Staff recommends approval of the request.

Prior Board or Council Action

- December 17, 1925, Ordinance No. 0328: The subject property was annexed into City limits.
- March 13, 1941, Ordinance No. 0661: The subject property was zoned General Retail District (C-3).
- April 6, 1955, Ordinance No. 1695: The subject property was rezoned from C-3 to Heavy Commercial District (C-4).
- March 13, 2014, Zone Case 3224, Ordinance No. 2014-00021: The northern portion of the subject property was rezoned from C-4 to Local Retail District (C-2).
- May 9, 2023, Ordinance No. 2023-00054 (effective October 1, 2023): The subject property was rezoned from C-2 and C-4 to Neighborhood Commercial District (NC) and Auto-Urban Commercial District (AC) with the adoption of the Unified Development Code.

Notification Summary

- Notifications Sent: 70
- Received In Favor: 0
- Received In Opposition: 1

Site Conditions and History

The subject property was platted on January 5, 1925 as Ellwood Place Addition, Block 1, Lots 1 through 4 and Lots 33 through 36. The subject property was replatted as Ellwood Place Addition, Block 1, Lot 1 on November 21, 1975. The subject property occupies the east 140 feet of Lot 1 and is currently developed with a restaurant (currently vacant).

Adjacent Property Development

Properties to the north, east and west are zoned NC, and are developed with various commercial businesses. To the south, the properties are zoned High Density Residential District (HDR), and are developed with commercial uses.

Zoning Request and Analysis

Item Summary

The subject property is addressed as 2401 19th Street, located south of 19th Street and west of Avenue X. The applicant requests a zone change from Neighborhood Commercial District (NC) and Auto-Urban Commercial District (AC) to Auto-Urban Commercial District (AC).

Current zoning: Neighborhood Commercial District (NC) and Auto-Urban Commercial District (AC)

Requested zoning: Auto-Urban Commercial District (AC)

Intent Statements

The purpose of the current Neighborhood Commercial (NC) zoning is “...to provide for small-scale retail and moderate density residential uses located away from major intersections (nodes), with building and site design standards that are compatible and have adjacent residential uses.”

The purpose of the current Auto-Urban Commercial (AC) zoning is “... to provide for a broad range of single-use and multi-tenant centers that vary in scale, and that provide for retail, service, and office uses typically with on-site surface parking. The district may be located along major thoroughfares or at nodes with increased intensity.”

The intent of the proposed Auto-Urban Commercial (AC) zoning is “... to provide for a broad range of single-use and multi-tenant centers that vary in scale, and that provide for retail, service, and office uses typically with on-site surface parking. The district may be located along major thoroughfares or at nodes with increased intensity.”

Traffic Network/Infrastructure Impacts

The proposed zone change is along 19th Street and Avenue X. The Master Thoroughfare Plan, 2018, designates 19th Street as a Minor Arterial and Avenue X as a Local Street. Arterial Streets are continuous routes whose function is to serve the high-volume needs of local traffic and regional traffic. Local Streets provide access to smaller, destination-oriented areas, such as neighborhoods, subdivisions or local business districts.

Compatibility with Surrounding Property

The proposed zone change is compatible with the surrounding area and will not change the character of the existing development.

Conformance with Comprehensive Plan Principles and Future Land Use Map

The Future Land Use Map designates this area for “Commercial Uses”. The proposed zone change to AC would be in conformance with the Commercial designation. This request would be appropriate next to adjacent lower intensity commercial land uses, and fronting along an Arterial Street.

Conformance with Zoning Ordinance

The proposed zone change is in conformance with the zoning ordinance. The properties are located along an arterial, and the requested zoning district is appropriate adjacent to the nearby commercial land uses.

Suitability of Property for Allowed Uses

The property is suitable for the proposed use and will not need any additional public improvements.

Attachments

- A. Case Information
- B. Thoroughfare Plan Map
- D. Aerial Map
- E. Zoning Map
- F. Future Land Use Map
- G. Photos
- H. Application and supporting documentation

Staff Contacts

Cassie Bermea
Planner
Planning Department
806-775-2096
cassiebermea@mylubbock.us

Victor Escamilla
Planning and Zoning Manager
Planning Department
806-775-3029
vescamilla@mylubbock.us

Case Information: Zone Case 3224-A



Allowable Uses: [Auto-Urban Commercial \(AC\)](#)

Transportation: The proposed development has a point of access from 19th Street.

Thoroughfare	Existing	Per Thoroughfare Development Plan
19 th Street, <i>Minor Arterial</i>	R.O.W. 92 feet, five-lane, undivided, paved	R.O.W. 100 feet, five-lane, undivided, paved
Avenue X, Local Street	R.O.W. 40 feet, two-lane, undivided, paved	R.O.W. 40 feet, two-lane, undivided, paved

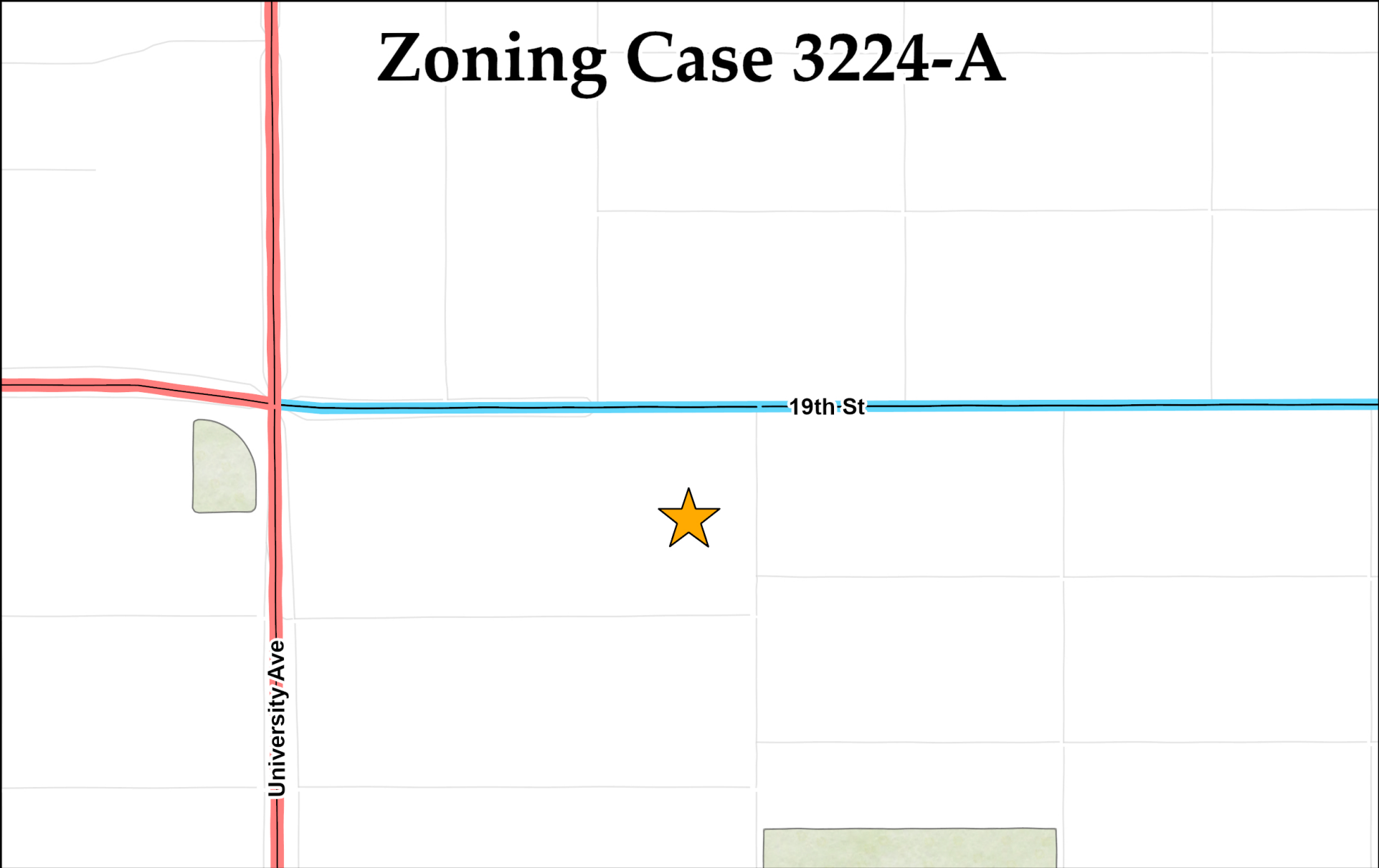
Engineering Comments: No comments.

Public Works Comments: No comments.

Building Safety Comments: No comments.

Fire Marshal Comments: No comments.

Zoning Case 3224-A



Collector

- Completed
- Partial
- Future

Minor Arterial

- Completed
- Partial
- Future

Modified Arterial

- Partial
- Future

Principal Arterial

- Completed
- Partial
- Future

Freeway

- Completed
- Partial
- Proposed Outer Loop



PZC Mailout Notifications Received




Legend


◆ LocatorPnt3224_A


Notification Result

 In Favor

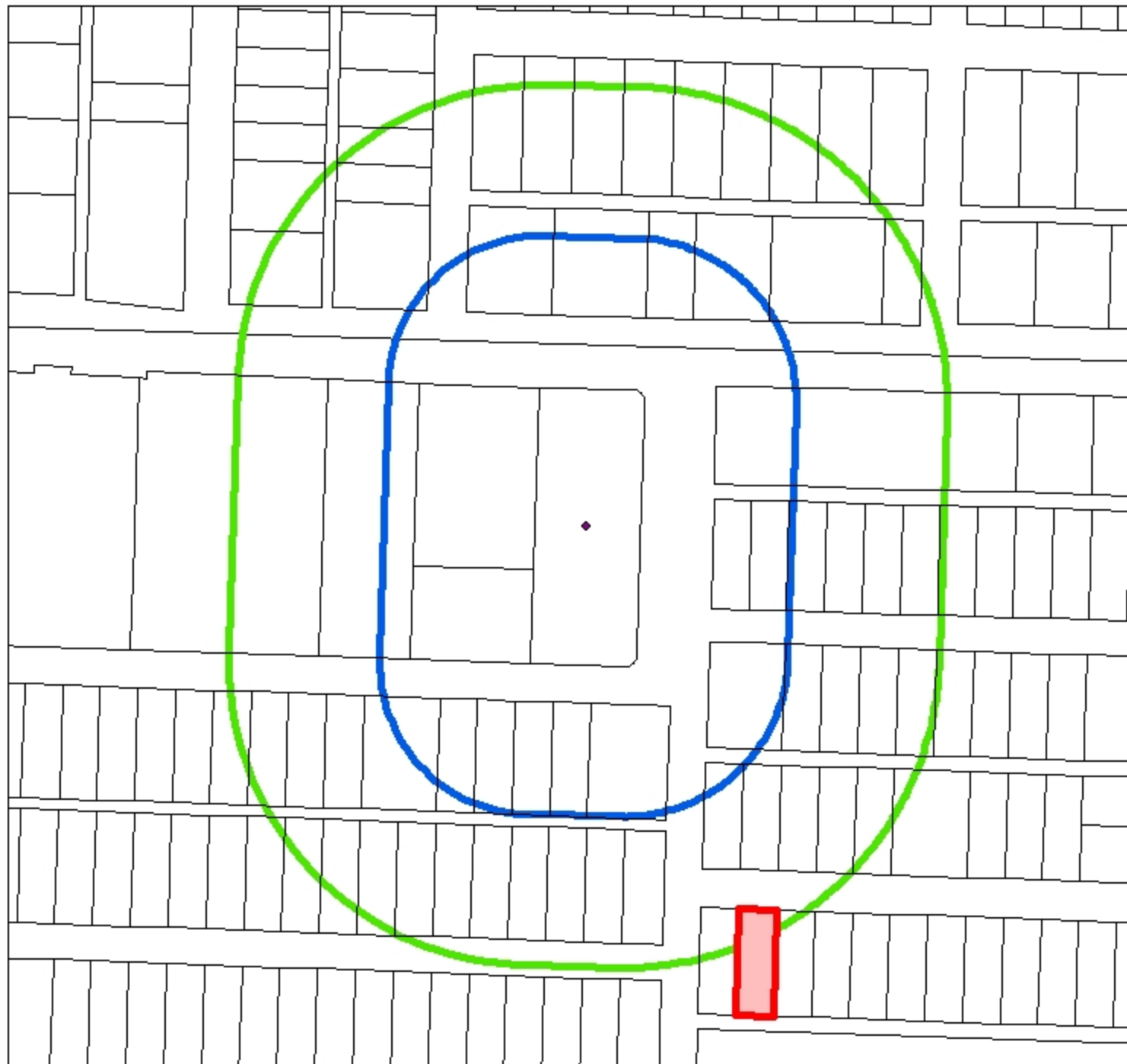
 No Feedback

 Opposed

 MailoutBuffer3224_A_400ft

 MailoutBuffer3224_A_200ft

 LCAD.DBO.TaxParcel



0 115 230 460 Feet

Created by Planning Department
Date: 4/25/2024

Zoning Case 3224-A

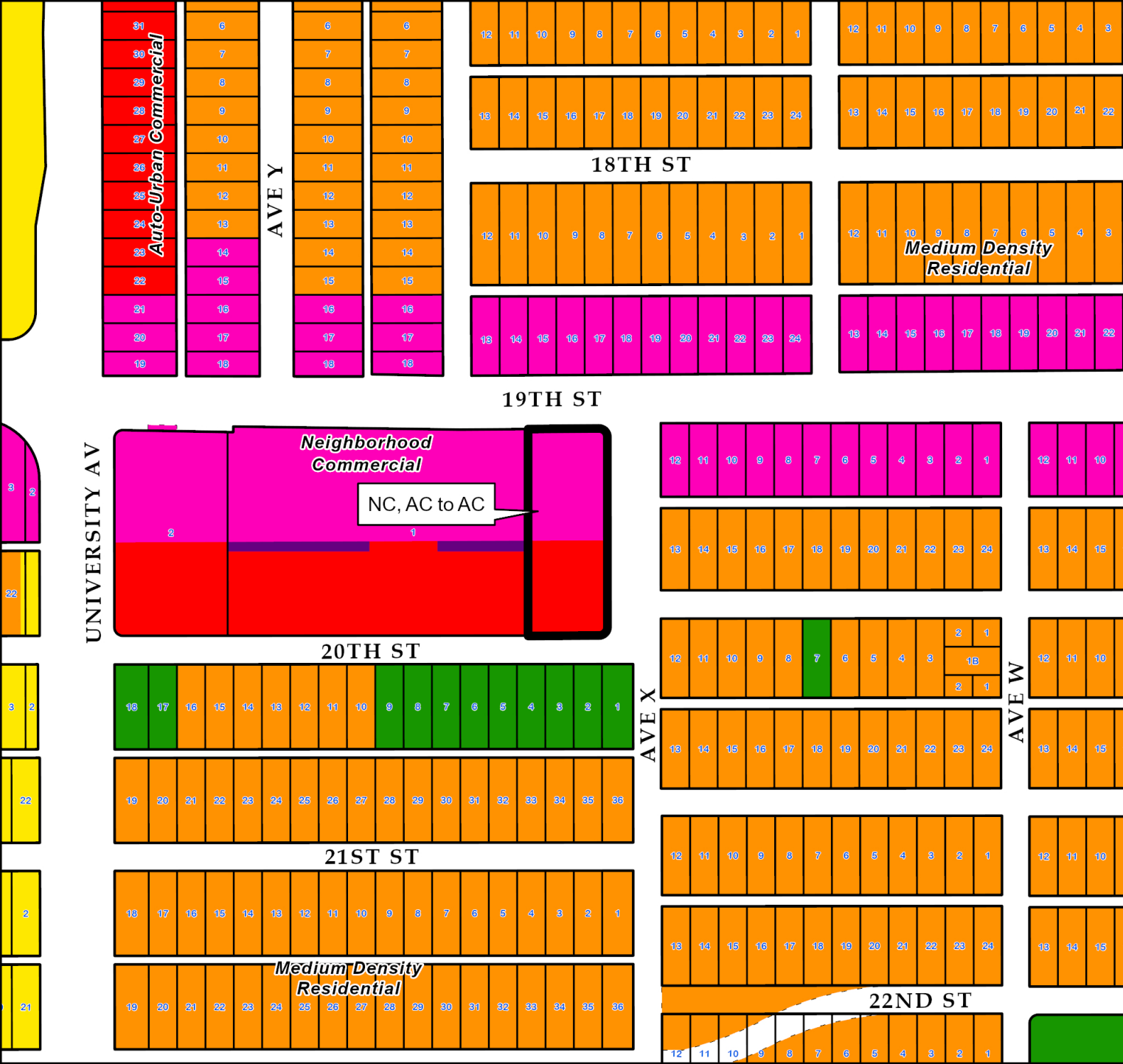


Current Zoning

3224-A

Zoning Districts

-  Auto-Urban Commercial (AC)
-  Heavy Commercial (HC)
-  High Density Residential (HDR)
-  Medium Density Residential (MDR)
-  Neighborhood Commercial (NC)
-  Low Density Single Family (SF-2)



0 100 200 300
Feet





Future Land Use Plan

Case 3224-A

Future Land Use Type

- Commercial
- Heavy Commercial
- Downtown
- Office
- Industrial
- Interstate Commercial
- Interstate Industrial
- Mixed Use
- Parks
- Public/ Semi-Public
- Residential Low Density
- Residential Medium Density
- Residential High Density





West View.



East View.



North View.



South View.

3224-A



Lubbock Planning Department
PO Box 2000 / 1314 Avenue K
Lubbock, TX 79457
APPLICATION FOR ZONING CHANGE

Project Information

Location or Address: 2401 19th Street, Lubbock, Texas 79401
Lots/Tracts: ELLWOOD Place - Block 1 - E. 140' of Lot 1
Survey & Abstract: _____
Metes and Bounds Attached: Yes ☐ No ☒ Total Acreage of Request: 1.17
Existing Land Use: Commercial Service Existing Zoning: Neighborhood Commercial (NC) & Auto-Urban Commercial (AC)
Requested Zoning: Auto-Urban Commercial (AC) for Entire Tract
If property is not subdivided, will a preliminary plat be submitted? Yes ☐ No ☒

Representative/Agent Information (if different from owner)

Firm Name: Lone Star Suds, LLC
Name: Landon Willess
Address: 16706 CR 1940 City: Lubbock State: TX
ZIP Code: 80424 Telephone: _____ Email: _____
Applicant's Signature: [Signature]
Date: 3/25/24 Printed Name: Landon Willess

Owner Information

Firm Name: Centric Capital Partners, Inc.
Owner: CCP Wendy Lubbock 4.23 LP
Address: 8333 Douglas Avenue, Suite 1500 City: Dallas State: TX
ZIP Code: 75225 Telephone: 214-365-4815 Email: [Redacted]
Property Owner's Signature: [Signature]
Date: 3/25/2024 Printed Name: Charles D. Corson

Preparer Information

Preparer's Signature: [Signature]
Date: 3/25/24 Printed Name: Landon Willess

For City Use Only

Zone Case No: _____ Planning and Zoning Commission Date: _____
Request for zoning change from: _____ To: _____
Lots: _____ Blocks: _____
Addition: _____

By signing this application, Applicant agrees and warrants that any and all materials submitted to the City in support or reference to this application are not protected by copyrights or, in cases of potential copyrighted materials, the Applicant is the sole owner of any copyrighted interest and grants to the City permission and license to reproduce, publish, distribute and utilize such materials.

If you have any questions pertaining to the zoning process, please contact the City of Lubbock Planning Department by phone at (806) 775 - 2108 or by e-mail at cityplanning@mylubbock.us.

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
Reply Form

If for any reason you will be unable to attend the public hearing advertised by this notice, and wish to present your comments regarding the case, please complete this form and return it to the Secretary of the Planning and Zoning Commission, c/o Planning Department, P.O. Box 2000, Lubbock, TX 79457 or email to CityPlanning@mylubbock.us.

If you have any questions pertaining to the case, please call the City of Lubbock Planning Department at 806-775-2108.

Please check one of the following to indicate if you are in favor of, or opposed to, the zone change requested by: P&Z Case No.: **3224-A**

In Favor

Opposed

Reasons and/or Comments:

Print Name

Signature:

Address:

Address of Property Owned:

Phone Number:

Email:

Zone Case Number: **3224-A** R118535
GIBSON, BARBARA J ESTATE OF
CHERI STRAIT INDEPENDENT PO BOX 6946
LUBBOCK TX 79493



Staff Report		Zone Case 3503
Planning and Zoning Commission		May 2, 2024

Applicant Westar Commercial Realty

Property Owner Steven F. Burleson

Council District 1

Recommendations

- Staff recommends approval of this request.

Prior Board or Council Action

- October 28, 1971, Ordinance No. 6201: The subject property was annexed into the city limits and zoned Transition District (T).
- May 9, 2023, Ordinance No. 2023-00054 (effective October 1, 2023): The subject property was rezoned from T to Low Density Single-Family District (SF-2) with the adoption of the Unified Development Code.

Notification Summary

- Notifications Sent: 11
- Received In Favor: 0
- Received In Opposition: 0

Site Conditions and History

The subject property was platted as Teal Addition, Lot 2 on April 6, 1940, and was developed with a residential home in 1949.

Adjacent Property Development

The property to the north is zoned SF-2 and is developed with a residential home. To the west, the property is zoned SF-2 and remains vacant. To the south, the property is zoned Heavy Commercial District (HC) and is developed with a retail business next to vacant land. To the east is North Interstate 27.

Zoning Request and Analysis

Item Summary

The subject property is addressed as 4505 North Intersate 27, located west of North Intersate 27 and north of Regis Street. The applicant requests a zone change from Low Density Single-Family District (SF-2) to Heavy Commercial District (HC).

Current zoning: Low Density Single-Family District (SF-2)

Requested zoning: Heavy Commercial District (HC)

Intent Statements

The purpose of the Low Density Single-Family District (SF-2) is to provide two types of residential subdivisions:

- A. Conventional. Smaller to moderately sized lots for dwellings on public utilities. Any open space is located on private lots.
- B. Cluster. Clustering of smaller-sized lots for dwellings with an increased percentage of common open space compared to cluster developments in the SF-1 district to maintain the intended character of the district while providing for buffering between lower and higher density adjacent neighborhoods, as well as for recreational amenities and resources protection.

The purpose of the proposed Heavy Commercial District (HC) is “...to provide for development of heavy vehicle repair, wholesale trade, and warehousing and freight movement uses that typically are characterized by outside storage of materials or merchandise. The district should be located away from residential areas or, if unavoidable, should be heavily buffered.”

Traffic Network/Infrastructure Impacts

The proposed rezoning location will be along North Interstate 27. The Master Thoroughfare Plan, 2018, designates North Interstate 27 as a Freeway. Freeways are intended to move high volumes of automobile traffic at relatively high speeds over long distances.

Compatibility with Surrounding Property

The proposed zone change is compatible with the surrounding area and will not change the character of the existing development.

Conformance with Comprehensive Plan Principles and Future Land Use Map

The Future Land Use Map designates this area for “Commercial” land uses. The proposed zone change to HC would be in conformance with the Commercial designation and appropriate next to adjacent land uses and fronting onto a freeway.

Conformance with Zoning Ordinance

The proposed zone change is in conformance with the zoning ordinance and will be appropriate at the proposed location.

Suitability of Property for Allowed Uses

The property is suitable for the proposed use and will not need additional public improvements to support the intensity of uses described in the Heavy Commercial (HC) District.

Attachments

- A. Case Information
- B. Thoroughfare Plan Map
- C. Notification Map
- D. Aerial Map
- E. Zoning Map
- F. Future Land Use Map
- G. Photos
- H. Application and supporting documentation
- I. Notification Responses

Staff Contacts

Ashley Padilla
Planner
Planning Department
806-775-2107
ashleypadilla@mylubbock.us

Victor Escamilla
Planning and Zoning Manager
Planning Department
806-775-3029
vescamilla@mylubbock.us

Case Information: Zone Case 3503



Allowable Uses: [Heavy Commercial District \(HC\)](#)

Transportation: The proposed development has an access point from North Interstate 27.

Thoroughfare	Existing	Per Thoroughfare Development Plan
North Interstate Highway 27	R.O.W. 340 feet, eight-lane, undivided, paved	R.O.W. 340 feet, eight-lane, undivided, paved

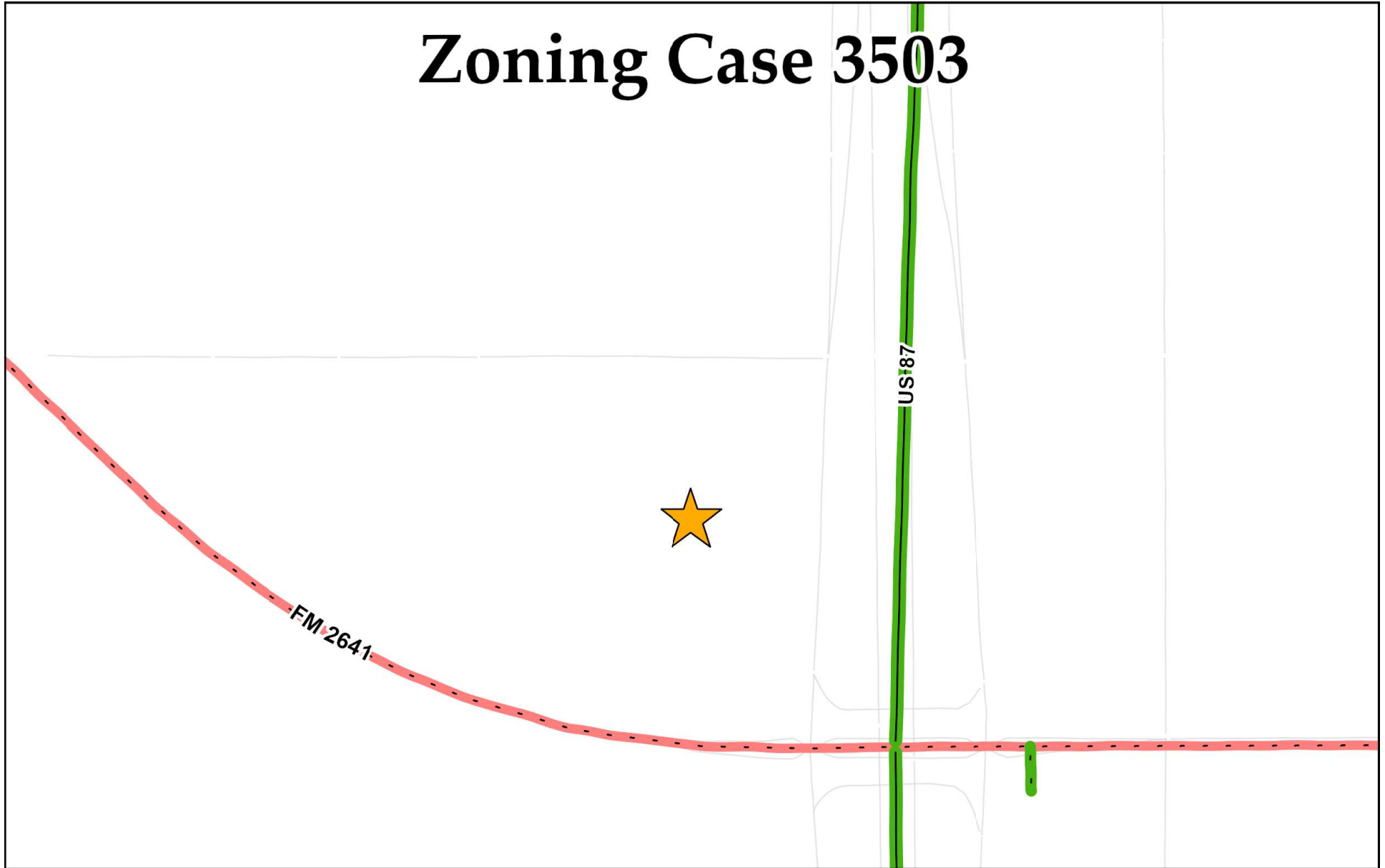
Engineering Comments: No comments.

Public Works Comments: No comments.

Building Safety Comments: No comments.

Fire Marshal Comments: No comments.

Zoning Case 3503



Collector

- Completed
- - Partial
- ... Future

Minor Arterial

- Completed
- - Partial
- ... Future

Modified Arterial

- - Partial
- ... Future

Principal Arterial

- Completed
- - Partial
- ... Future

Freeway

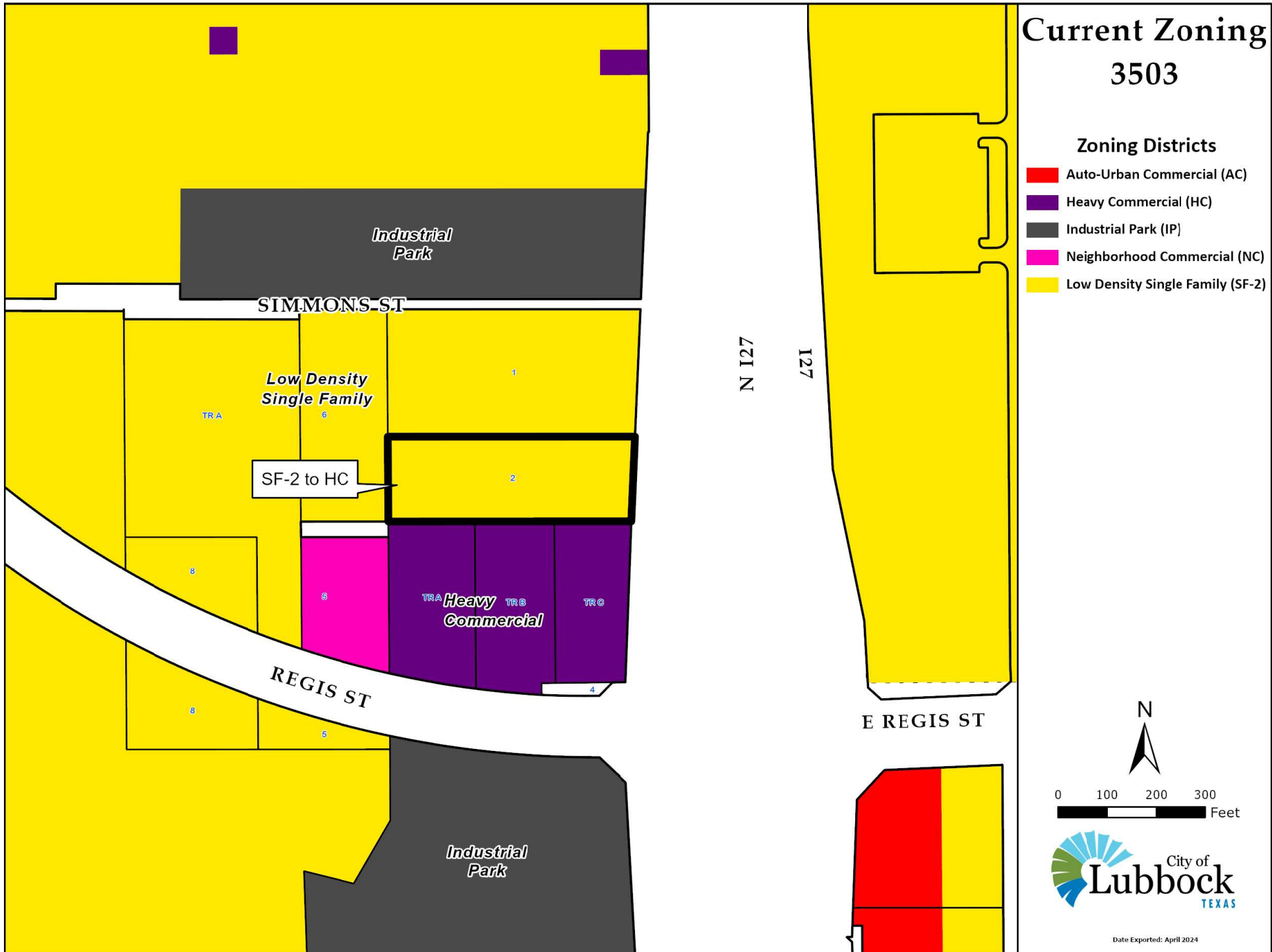
- Completed
- - Partial
- ... Proposed Outer Loop

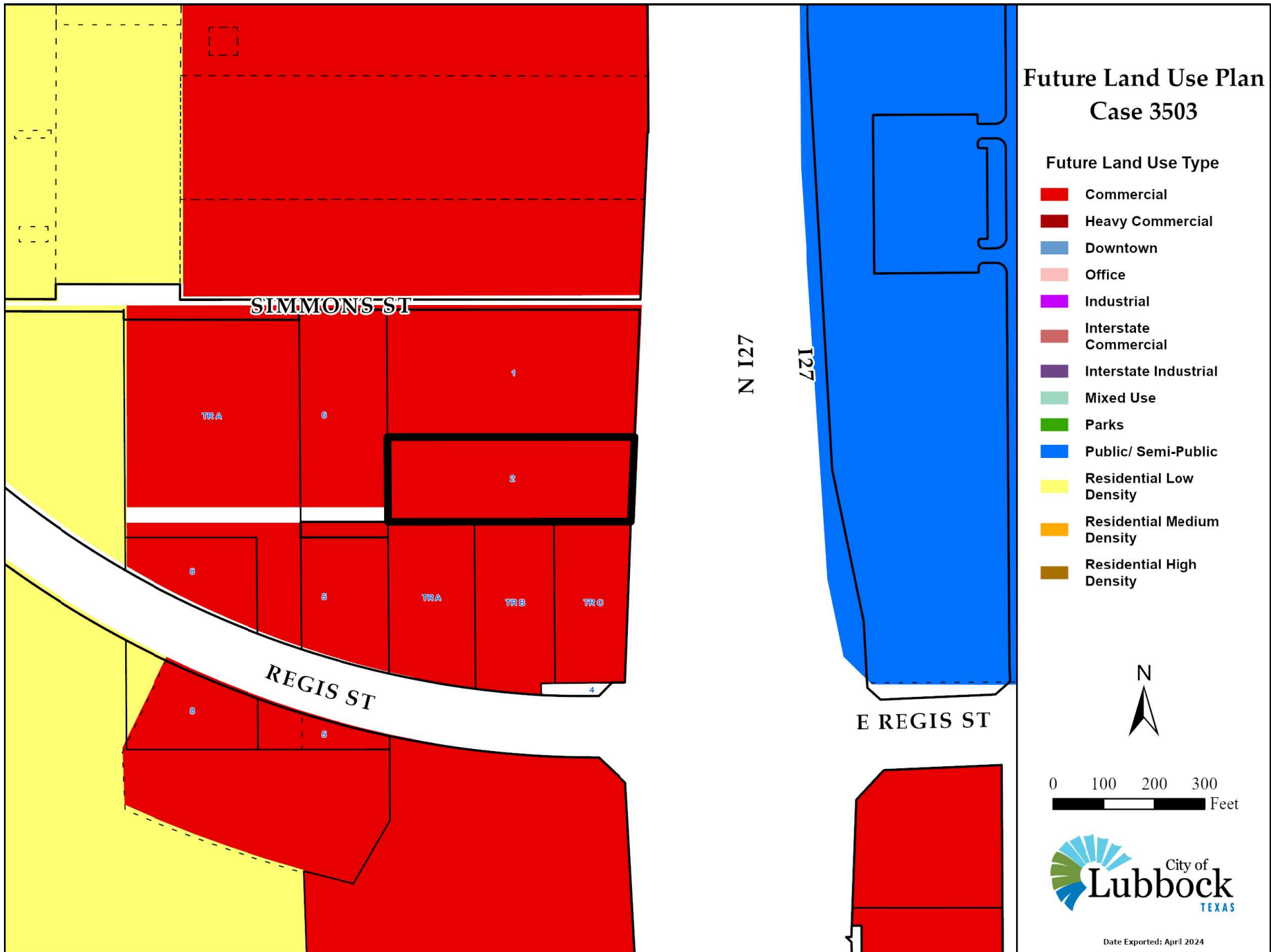


Date Exported: April 2024

Zoning Case 3503







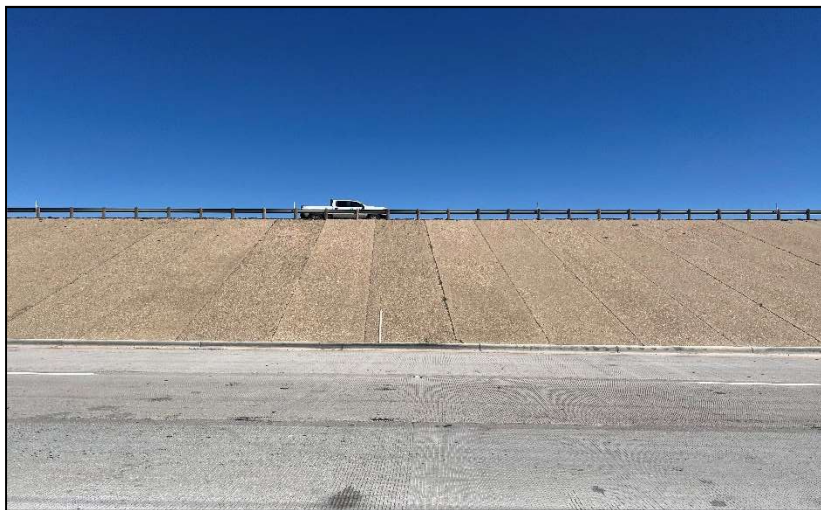
3503



Subject Property. View to the West.



View to the north.



View to the east.



View to the south.



Lubbock Planning Department
PO Box 2000 / 1314 Avenue K
Lubbock, TX 79457
APPLICATION FOR ZONING CHANGE

Project Information

Location or Address: 4505 N I-27
Lots/Tracts: TEAL L 2, City of Lubbock, Lubbock County Texas
Survey & Abstract: _____
Metes and Bounds Attached: Yes ☐ No ☒ Total Acreage of Request: 1.86
Existing Land Use: Mixed Existing Zoning: Residential
Requested Zoning: Heavy Commercial
If property is not subdivided, will a preliminary plat be submitted? Yes ☐ No ☒

Representative/Agent Information (if different from owner)

Firm Name: Westar Commercial Realty
Name: Kevin Watt
Address: 5709 79th City: Lubbock State: Tx
ZIP Code: 79424 Telephone: 8067785072 Email: _____
Applicant's Signature: _____
Date: _____ Printed Name: Kevin Watt

Owner Information

Firm Name: Steven F. Burleson
Owner: Steven F. Burleson
Address: Po Box 5171 City: Lubbock State: Texas
ZIP Code: 79408-5171 Telephone: 806 535-8404 Email: _____
Property Owner's Signature: Steven F. Burleson
Date: 3/5/2024 Printed Name: STEVEN F. BURLESON

Preparer Information

Preparer's Signature: _____
Date: _____ Printed Name: _____

For City Use Only

Zone Case No: _____ Planning and Zoning Commission Date: _____
Request for zoning change from: _____ To: _____
Lots: _____ Blocks: _____
Addition: _____

If you have any questions pertaining to the zoning process, please contact the City of Lubbock Planning Department by phone at (806) 775 - 2108 or by e-mail at cityplanning@mylubbock.us.

Staff Report		Zone Case 3504
Planning and Zoning Commission		May 2, 2024

Applicant R Rios Enterprises 806, LLC

Property Owner 5 Berg Holdings, LLC

Council District 1

Recommendations

- Staff recommends approval of the request.

Prior Board or Council Action

- September 11, 1952, Ordinance No. 1252: The subject properties were annexed into City limits and zoned Single-Family District (R-1).
- May 9, 2023, Ordinance No. 2023-00054 (effective October 1, 2023): The subject properties were rezoned from R-1 to Low Density Single-Family District (SF-2) with the adoption of the Unified Development Code.

Notification Summary

- Notifications Sent: 31
- Received In Favor: 0
- Received In Opposition: 1

Site Conditions and History

The subject properties consist of the north 480 feet of Tull Addition, Block 1 and approximately 3.3 acres of unplatted land out of Block A, Section 16, and are currently developed as commercial property.

Adjacent Property Development

The subject property is surrounded by Light Industrial District (LI) to the north and west. To the east is Low Density Single-Family District (SF-2) and LI zoning. Properties to the south are zoned Heavy Commercial District (HC). The properties to the north, south, and east are used for commercial uses, and to the west is a baseball field.

Item Summary

The subject properties are addressed as 2416, 2406, and 2402 Erskine Street and 2407 Grinnell Street, located east of North University Avenue and north of Erskine Street, the north 480 feet of Tull Addition, Block 1 and approximately 3.3 acres of unplatted land out of Block A, Section 16. The applicant is requesting a zone change from Low Density Single-Family District (SF-2) to Heavy Commercial District (HC).

Current zoning: Low Density Single-Family District (SF-2)

Requested zoning: Heavy Commercial District (HC)

Purpose Statements

The purpose of Low Density Single-Family District is to include “smaller to moderately-sized lots for dwellings on public utilities. Any open space is located on private lots.”

The purpose of Heavy Commercial District (HC) “is to provide for development of heavy vehicle repair, wholesale trade and warehousing and freight movement uses that typically are characterized by the outside storage of materials or merchandise. The district should be located away from residential areas or, if unavoidable, should be heavily buffered.”

Traffic Network/Infrastructure Impacts

The location is along Grinnell Street and Avenue X, which are designated as local streets. The properties are also along North University Avenue, which is designated as a Principal Arterial, and Erskine Street, which is designated as Minor Arterial, by the Master Thoroughfare Plan, 2018. Local Streets provide access to smaller, destination-oriented areas, such as neighborhoods, subdivisions or local business districts. Arterials are continuous routes whose function is to serve high volume needs of local traffic and regional traffic.

Compatibility with Surrounding Property

The proposed zone change is compatible with the surrounding area and will not change the character of the existing development. The property is developed as a commercial property, and the zone change would bring the property into compliance with the current City of Lubbock Ordinance.

Conformance with the Comprehensive Plan Principles and Future Land Use Map

The Future Land Use Map designates this area for Commercial uses. This request does conform to this designation and would be appropriate in close proximity to the adjacent zoning districts and land uses. Therefore, this request is in complete conformance with the Comprehensive Plan principles.

Conformance with Zoning Ordinance

The proposed zone change is in conformance with the zoning ordinance. The property is located along a Principal Arterial and is appropriate in adjacency to nearby land uses.

Suitability of Property for Allowed Uses

The property may be suitable for the proposed use, though additional improvements may be necessary.

Attachments

- A. Case Information
- B. Thoroughfare Map
- C. Notification Map
- D. Aerial Map
- E. Zoning Map
- F. Future Land Use Map
- G. Photos
- H. Application and supporting documentation
- I. Notification Replies

Staff Contacts

Gregory Hernandez
Planner
Planning Department
806-775-3147
ghernandez@mylubbock.us

Victor Escamilla
Planning and Zoning Manager
Planning Department
806-775-3029
vescamilla@mylubbock.us

Case Information: Zone Case 3504



Allowable Uses: [Heavy Commercial \(HC\)](#)

Transportation: The proposed development has point of access from Erskine Street, North Avenue X, Grinnell Street, and North University Avenue.

Thoroughfare	Existing	Per Thoroughfare Development Plan
<i>N. Avenue X, Local Street, Completed</i>	R.O.W. 60 feet, two-lane, undivided, paved	R.O.W. 60 feet, two-lane, undivided, paved
<i>Grinnell Street, Local Street, Completed</i>	R.O.W. 60 feet, two-lane, Undivided, paved	R.O.W. 60 feet, two-lane, undivided, paved
<i>Erskine Street, Minor Arterial Street, Completed</i>	R.O.W. 100 feet, four-lane, Undivided, paved	R.O.W. 100 feet, four-lane, Undivided, paved
<i>University Avenue, Principal Arterial, Completed</i>	R.O.W 110 feet, six-lane, Divided, paved	R.O.W 110 feet, six-lane, Divided, paved

Engineering Comments: No comments.

Public Works Comments: No comments.

Building Safety Comments: No comments.

Fire Marshal Comments: No comments.

Zoning Case 3504







Collector	Minor Arterial	Modified Arterial	Principal Arterial	Freeway
Completed	Completed	Partial	Completed	Completed
Partial	Partial	Future	Partial	Partial
Future	Future		Future	Proposed Outer Loop



PZC Mailout Notifications Received



Legend

-  LCAD.DBO.TaxParcel
-  LocatorPnt3504
-  MailoutBuffer3504_200ft
-  MailoutBuffer3504_400ft

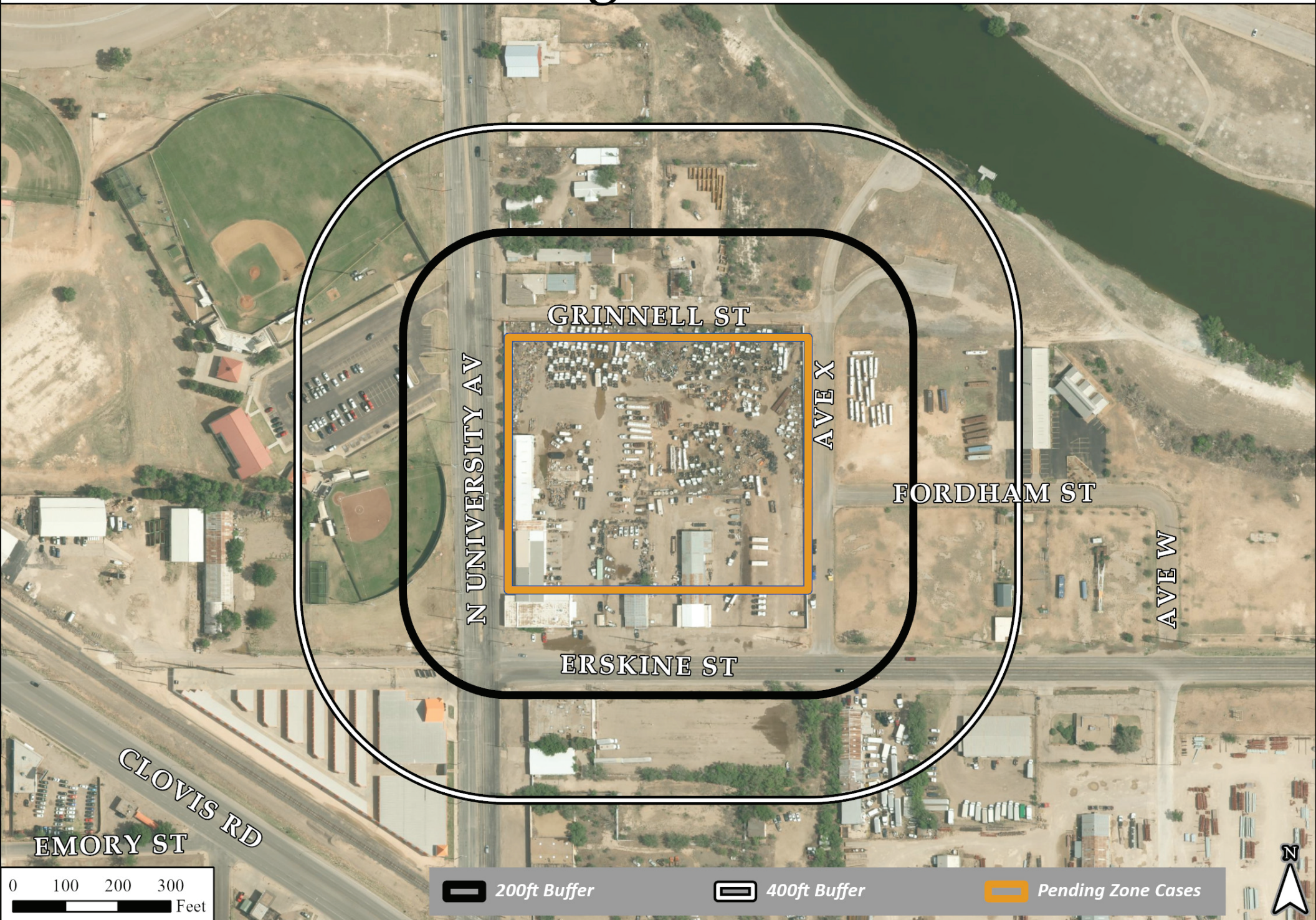
Notification Result

-  In Favor
-  Opposed



Created by Planning Department
Date: 4/23/2024

Zoning Case 3504

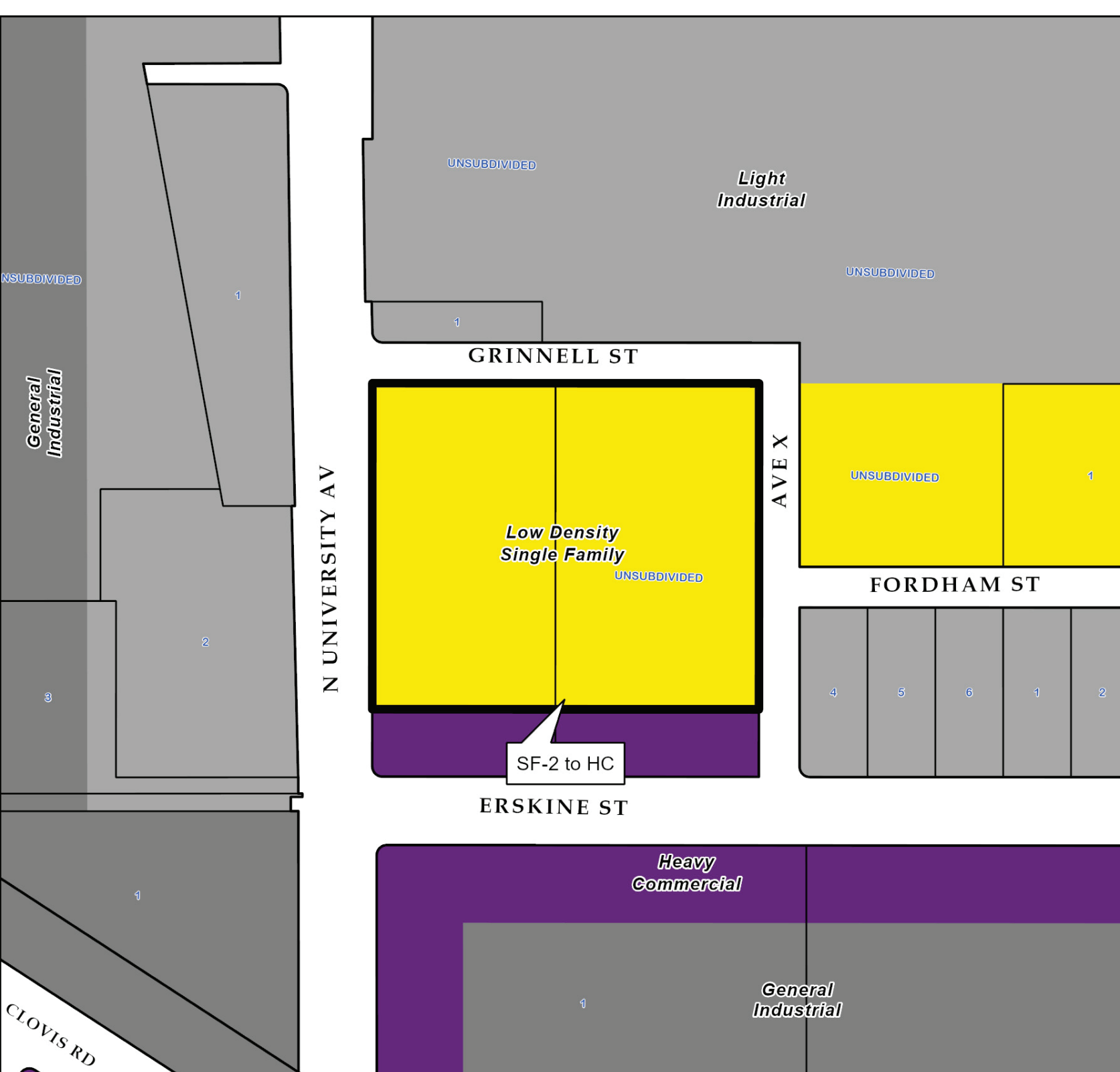


Current Zoning

3504

Zoning Districts

-  General Industrial (GI)
-  Heavy Commercial (HC)
-  Light Industrial (LI)
-  Low Density Single Family (SF-2)



0 100 200 300 Feet



Future Land Use Plan Case 3504

Future Land Use Type

- Commercial
- Heavy Commercial
- Downtown
- Office
- Industrial
- Interstate Commercial
- Interstate Industrial
- Mixed Use
- Parks
- Public/ Semi-Public
- Residential Low Density
- Residential Medium Density
- Residential High Density



0 100 200 300
Feet



Date Exported: April 2024



3504 from Erskine



View of subject property to the north.



View to the east.



View to the south.



View to the west.

3504 from N. University



View of subject property to the east.



View to the east.



View to the south.



View to the west.



Lubbock Planning Department
PO Box 2000 / 1314 Avenue K
Lubbock, TX 79457

APPLICATION FOR ZONING CHANGE

Project Information

Location or Address: 2416 Erskine St., 2406 Erskine St., 2402 Erskine St.
Lots/Tracts: see attached metes & bounds
Survey & Abstract: _____
Metes and Bounds Attached: Yes ☒ No ☐ Total Acreage of Request: 6.3 acres
Existing Land Use: Heavy Industrial Existing Zoning: SF-2
Requested Zoning: Heavy Industrial Heavy Commercial (HC)
If property is not subdivided, will a preliminary plat be submitted? Yes ☐ No ☒

Representative/Agent Information (if different from owner)

~~Firm Name: _____
Name: _____
Address: _____ City: _____ State: _____
ZIP Code: _____ Telephone: _____ Email: _____
Applicant's Signature: _____
Date: _____ Printed Name: _____~~

Owner Information

Firm Name: 5 Berg Holdings LLC
Owner: 5 Berg Holdings LLC
Address: 2310 Fordham St City: Lubbock State: TX
ZIP Code: 79415 Telephone: 806-741-1080 Email: [REDACTED]
Property Owner's Signature: [Signature]
Date: 3/12/24 Printed Name: Saskia Allen

Preparer Information

Preparer's Signature: [Signature]
Date: 3/12/24 Printed Name: Saskia Allen

For City Use Only

Zone Case No: _____ Planning and Zoning Commission Date: _____
Request for zoning change from: _____ To: _____
Lots: _____ Blocks: _____
Addition: _____

By signing this application, Applicant agrees and warrants that any and all materials submitted to the City in support or reference to this application are not protected by copyrights or, in cases of potential copyrighted materials, the Applicant is the sole owner of any copyrighted interest and grants to the City permission and license to reproduce, publish, distribute and utilize such materials.

If you have any questions pertaining to the zoning process, please contact the City of Lubbock Planning Department by phone at (806) 775 - 2108 or by e-mail at cityplanning@mylubbock.us.



Lubbock Planning Department
PO Box 2000 / 1314 Avenue K
Lubbock, TX 79457
APPLICATION FOR ZONING CHANGE

Project Information

Location or Address: 2402, 2406 & 2416 Perkins and 2407 Grinnel St.
Lots/Tracts: See Attached metes
Survey & Abstract: _____
Metes and Bounds Attached: Yes ☐ No ☒ Total Acreage of Request: 6.3 acres
Existing Land Use: Industrial manufacturing Existing Zoning: SF-2
Requested Zoning: Heavy Commercial (HC)
If property is not subdivided, will a preliminary plat be submitted? Yes ☐ No ☐

Representative/Agent Information (if different from owner)

Firm Name: R RWS ENTERPRISE, 806 LLC
Name: Manuel RWS
Address: 510 N UNIVERSITY City: Lubbock State: TX
ZIP Code: 79407 Telephone: 806-549-0169 Email: [REDACTED]
Applicant's Signature: [Signature]
Date: 3-13-24 Printed Name: Manuel RWS

Owner Information

Firm Name: _____
Owner: _____
Address: _____ City: _____ State: _____
ZIP Code: _____ Telephone: _____ Email: _____
Property Owner's Signature: _____
Date: _____ Printed Name: _____

Preparer Information

Preparer's Signature: _____
Date: _____ Printed Name: _____

For City Use Only

Zone Case No: _____ Planning and Zoning Commission Date: _____
Request for zoning change from: _____ To: _____
Lots: _____ Blocks: _____
Addition: _____

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If you have any questions pertaining to the zoning process, please contact the City of Lubbock Planning Department by phone at (806) 775 - 2108 or by e-mail at cityplanning@mylubbock.us.

**MINUTES OF THE SPECIAL MEETING
OF THE MANAGERS AND SHAREHOLDERS
OF
5 BERG HOLDINGS, LLC**

A special meeting of the Board of Directors and Shareholders of 5 BERG HOLDINGS, LLC., a Texas corporation, was held at the principal office of the Corporation in Lubbock, Texas, on June 1, 2018, at the hour of 9 o'clock, ^{a.m.}~~p.m.~~

The Corporation's shareholders, PIETER BERGSTEIN, KARA BERGSTEIN, PETRA BERGSTEIN TRUST and SASKIA BERGSTEIN, were present at the meeting.

The Managers present at such meeting were PIETER BERGSTEIN and LOU ANN BERGSTEIN, constituting all of the Managers of the Corporation.

The Corporation's Manager, PIETER BERGSTEIN, acted as Chairman of the meeting, and the Corporation's Manager, LOU ANN BERGSTEIN acted as Secretary of the meeting.

The Chairman then stated that the signature of each of the Shareholders and Managers at the end of these minutes constituted a waiver of notice of this meeting.

The Chairman stated SASKIA BERGSTEIN should have authorization to negotiate and deal with banking, real estate sales and purchases and other financial matters needed and/or requested by the LLC. After a full discussion and upon motions duly made, seconded and unanimously carried, it was:

RESOLVED, that SASKIA BERGSTEIN should have the power and authority to conduct financial matters for the company, including borrowing money and buying and selling property.

There being no further business to come before the meeting, the same was, upon motion duly made, adjourned.

ATTEST:



PIETER BERGSTEIN, Chairman



LOU ANN BERGSTEN, Secretary

Shareholders:

PIETER BERGSTEIN:

By: 
KARA BERGSTEIN D'Alise

By: Kara Bergstein D'Alise

PETRA BERGSTEIN TRUST

By: 

SASKIA BERGSTEIN

By: 

Managers: 
PIETER BERGSTEIN


LOU ANN BERGSTEIN

METES AND BOUNDS DESCRIPTION of an approximate 6.3 acre tract, being the North 480 feet of Block 1, Tull Addition to the City of Lubbock, Lubbock County, Texas, according to the map, plat and/or dedication deed thereof recorded in Volume 1027, Page 213 of the Deed Records of Lubbock County, Texas, the North 480 feet of the tract described under County Clerk File No. 2014039323 of the Official Public Records of Lubbock County, Texas, all of the tract described under County Clerk File No. 2018025237 of the Official Public Records of Lubbock County, Texas and the North 180 feet of the tract described under County Clerk File No. 2018017297 of the Official Public Records of Lubbock County, Texas, located in the Southwest Quarter of Section 16, Block A, Lubbock County, Texas, being further described as follows:

BEGINNING at a point in the East right-of-way line of University Avenue and in the Western boundary of said Block 1, Tull Addition, for the Southwest corner of this tract, which bears East an approximate distance of 60 feet and North an approximate distance of 150 feet from the Southwest corner of Section 16, Block A, Lubbock County, Texas;

THENCE North, along the East right-of-way line of University Avenue and Western boundary of said Block 1, Tull Addition, at an approximate distance of 480 feet to a point in the South right-of-way line of Grinnell Street for the Northwest corner of this tract;

THENCE East, along the South right-of-way line of Grinnell Street and the Northern boundary of said Block 1, Tull Addition, at an approximate distance of 270 feet pass the Northwest corner of said tract described under County Clerk File No. 2018025237, at an approximate distance of 445 pass the Northwest corner of said tract described under County Clerk File No. 2014039323, for an approximate total distance of 570 feet to a point in West right-of-way line of Avenue X, for the Northeast corner of said tract described under County Clerk File No. 2014039323 and this tract;

THENCE South, along the West right-of-way line of Avenue X and the Eastern boundary of said tract described under County Clerk File No. 2014039323, a distance of 480.00 feet to a point for the Southeast corner of this tract;

THENCE West an approximate distance of 570 feet to the Point of Beginning.

FOR CONTRACT PURPOSES ONLY. DOES NOT REPRESENT AN ACTUAL ON THE GROUND SURVEY.

Prepared For: MR3 Entertainment

March 8, 2024

LEGEND

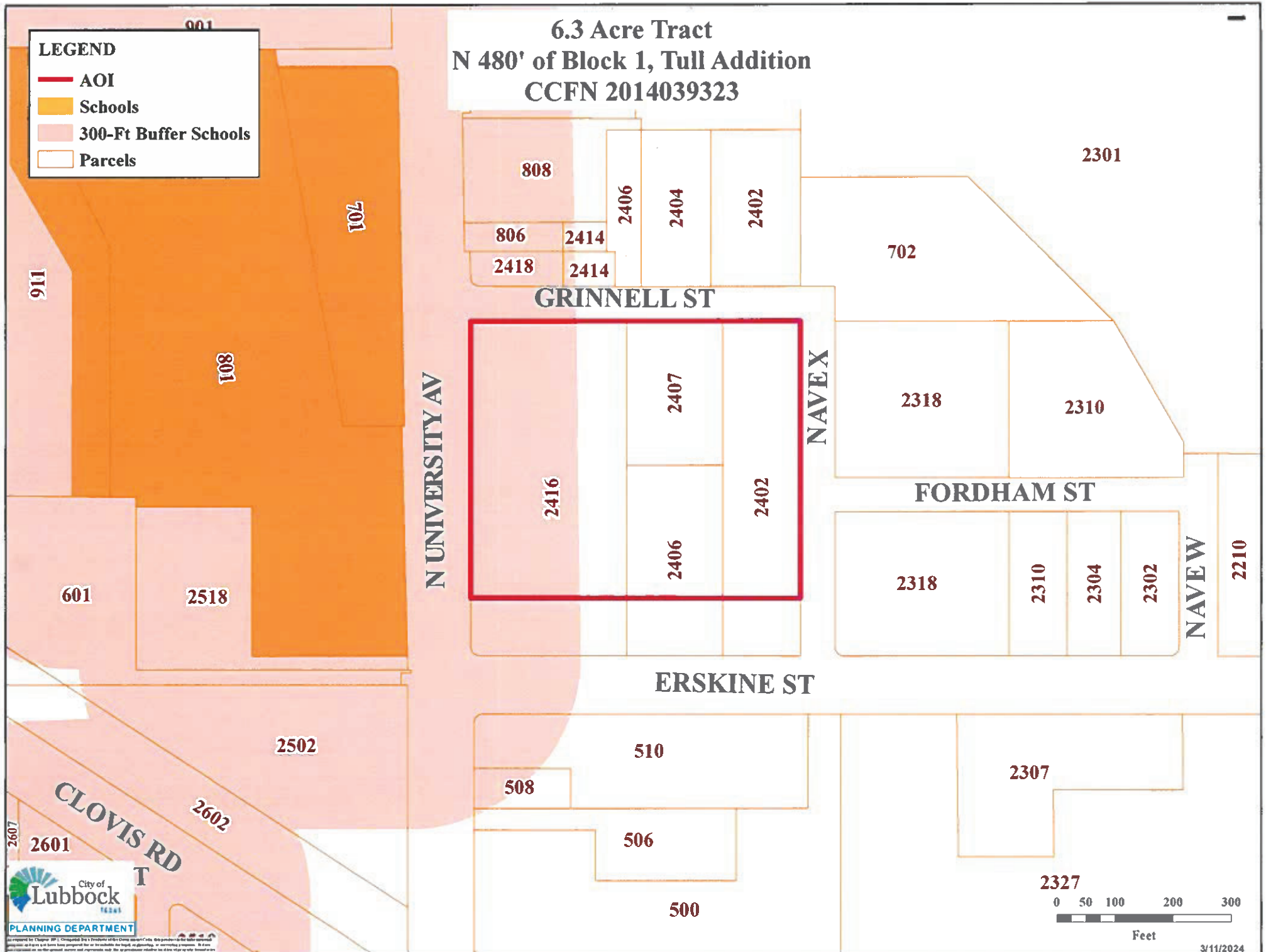
— AOI

Schools

300-Ft Buffer Schools

Parcels

**6.3 Acre Tract
N 480' of Block 1, Tull Addition
CCFN 2014039323**



City of Lubbock, TX
Planning Department
Planning and Zoning Commission
Reply Form

If for any reason you will be unable to attend the public hearing advertised by this notice, and wish to present your comments regarding the case, please complete this form and return it to the Secretary of the Planning and Zoning Commission, c/o Planning Department, P.O. Box 2000, Lubbock, TX 79457 or email to CityPlanning@mylubbock.us.

If you have any questions pertaining to the case, please call the City of Lubbock Planning Department at 806-775-2108.

Please check one of the following to indicate if you are in favor of, or opposed to, the zone change requested by: P&Z Case No.: **3504**

In Favor _____

Opposed ☒

Reasons and/or Comments:

Print Name BING SHI
Signature: Bing Shi
Address: 4316 cobalt Bloom ct, Arlington, TX
Address of Property Owned: R86806
Phone Number: 817-480-4804
Email: [REDACTED]

Zone Case Number: **3504**

R86806

Recipient 12 of 31

BING INTERNATIONAL LLC

4316 COBALT BLOOM CT

ARLINGTON TX 76005

Staff Report		Zone Case 1112-F
Planning and Zoning Commission		May 2, 2024

Applicant Clovis Sign Service

Property Owner Southwest Convenience Stores

Council District 3

Recommendations

- Staff recommends approval of this request.

Prior Board or Council Action

- February 26, 1953, Ordinance No. 1316: The subject property was annexed into City limits.
- May 28, 1953, Zone Case 427, Ordinance No. 1392: The subject property was zoned Single-Family District (A).
- June 28, 1963, Zone Case 1112 Ordinance No. 4128: A specific use was granted for a "Shopping Center use including "C-2" (Local Retail District) uses and service station" on the subject property.
- May 9, 2023, Ordinance No. 2023-00054 (effective October 1, 2023): The subject property was rezoned from Single-Family District (R-1) to Low Density Single-Family District (SF-2) with the adoption of the Unified Development Code.

Notification Summary

- Notifications Sent: 32
- Received In Favor: 1
- Received In Opposition: 1

Site Conditions and History

This property was originally platted as Sylvan Dell Heights Addition Block 1, Lot 1 on August 7, 1952, and later replatted as Sylvan Dell Heights Addition, Block 1, Lot 1-A on October 14, 1963. The gas station on the subject property was built in 1982.

Adjacent Property Development

The property to the north consists of a vacant lot and a shopping center, with a shopping center to the west and south, and a medical clinic to the east. There is property zoned Auto-Urban Commercial District (AC) to the north with property zoned SF-2 to the west and south. To the east is property zoned Neighborhood Commercial District (NC).

Zoning Request and Analysis

Item Summary

The subject property is currently addressed as 5002 Quaker Avenue, located south of 50th Street and west of Quaker Avenue, Sylvan Dell Heights Addition, Block 1, Lot 1-A. The applicant is requesting a zone change from Low Density Single-Family District (SF-2) to Auto-Urban Commercial District (AC).

Current zoning: Low Density Single-Family District (SF-2)

Requested overlay: Auto-Urban Commercial District (AC)

Intent Statements

The purpose of the Low Density Single-Family (SF-2) district is "to provide two types of residential subdivisions:

- A. Conventional. Smaller to moderately-sized lots for dwellings on public utilities. Any open space is located on private lots.
- B. Cluster. Clustering of smaller-sized lots for dwellings with in increased percentage of common open space compared to cluster developments in the SF-1 district to maintain the intended character of the district while providing for buffering between lower and higher density adjacent neighborhoods, as well as for recreational amenities and resources protection."

The intent of the proposed Auto-Urban Commercial District is "...to provide for a broad range of single-use and multi-tenant centers that vary in scale, and that provide for retail, service, and office uses typically with on-site surface parking. The district may be located along major thoroughfares or at nodes with increased intensity."

Traffic Network/Infrastructure Impacts

The location is along 50th Street and Quaker Avenue, which are designated as a Principal Arterial and a Minor Arterial, respectively, by the Master Thoroughfare Plan, 2018. Arterials provide connectivity across the transportation network and are continuous routes whose function is to serve high volume needs to local traffic and regional traffic.

Compatibility with Surrounding Property

The proposed zone change is compatible with the surrounding area and will not change the character of the existing development. The subject and surrounding properties have housed commercial land uses for decades and the requested zoning district will not change the intensity of the property's use.

Conformance with Comprehensive Plan Principles and Future Land Use Map

The Future Land Use Map designates this area for Commercial land uses. The request conforms to this designation and would be appropriate along major thoroughfares and in close proximity to the adjacent zoning districts. Therefore, this request is in complete conformance with the Comprehensive Plan principles.

Conformance with Zoning Ordinance

The proposed zone change is in conformance with the zoning ordinance. The property is located along major thoroughfares and is appropriate adjacent to nearby land uses.

Suitability of Property for Allowed Uses

The property may be suitable for the proposed use.

Attachments

- A. Case Information
- B. Thoroughfare Plan Map
- C. Notification Map
- D. Location Map
- E. Aerial Map
- F. Zoning Map
- G. Photos
- H. Application and supporting documentation
- I. Notification Responses

Staff Contacts

Shane Spencer
Planner
Planning Department
806-775-2103

sspencer@mylubbock.us

Victor Escamilla
Planning and Zoning Manager
Planning Department
806-775-3029

vescamilla@mylubbock.us

Case Information: Zone Case 1112-F

**Allowable Uses:**

[Auto-Urban Commercial District \(AC\)](#)

Transportation:

The proposed development has points of access from 50th Street and Quaker Avenue.

Thoroughfare	Existing	Per Thoroughfare Development Plan
50 th Street, Principal Arterial, Complete	R.O.W. 110 feet, 7 lane, undivided, paved.	R.O.W. 110 feet, 7 lane, undivided, paved.
Quaker Avenue, Minor Arterial, Complete	R.O.W. 90 feet, 5 lane, undivided, paved.	R.O.W. 100 feet, 5 lane, undivided, paved.

Engineering Comments:

No comments.

Public Works Comments:

No comments.

Building Safety Comments:

No comments.

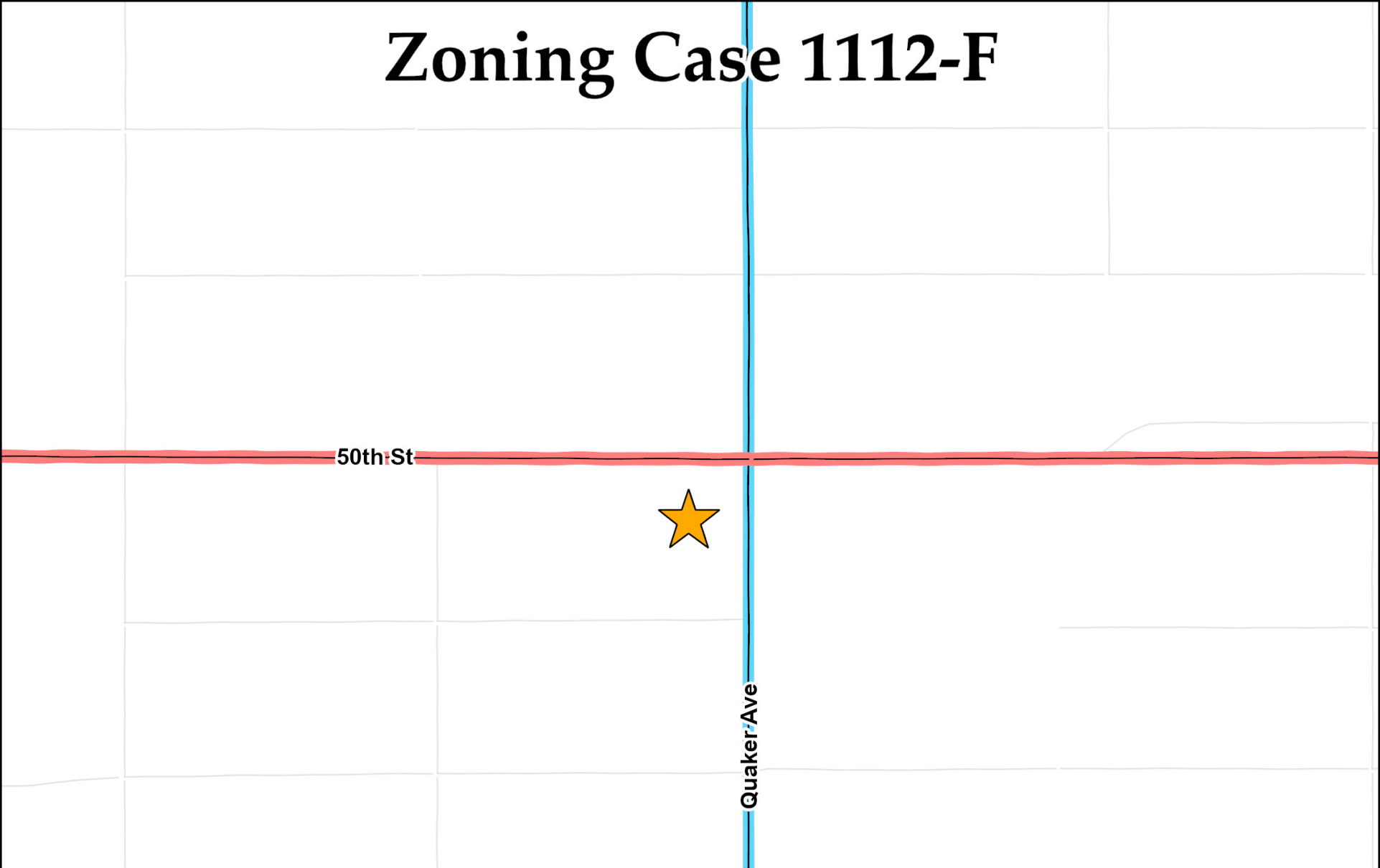
Fire Marshal Comments:

No comments.

Draft Planning and Zoning Commission Minutes

n/a

Zoning Case 1112-F



Collector

- Completed
- Partial
- Future

Minor Arterial

- Completed
- Partial
- Future

Modified Arterial

- Partial
- Future

Principal Arterial

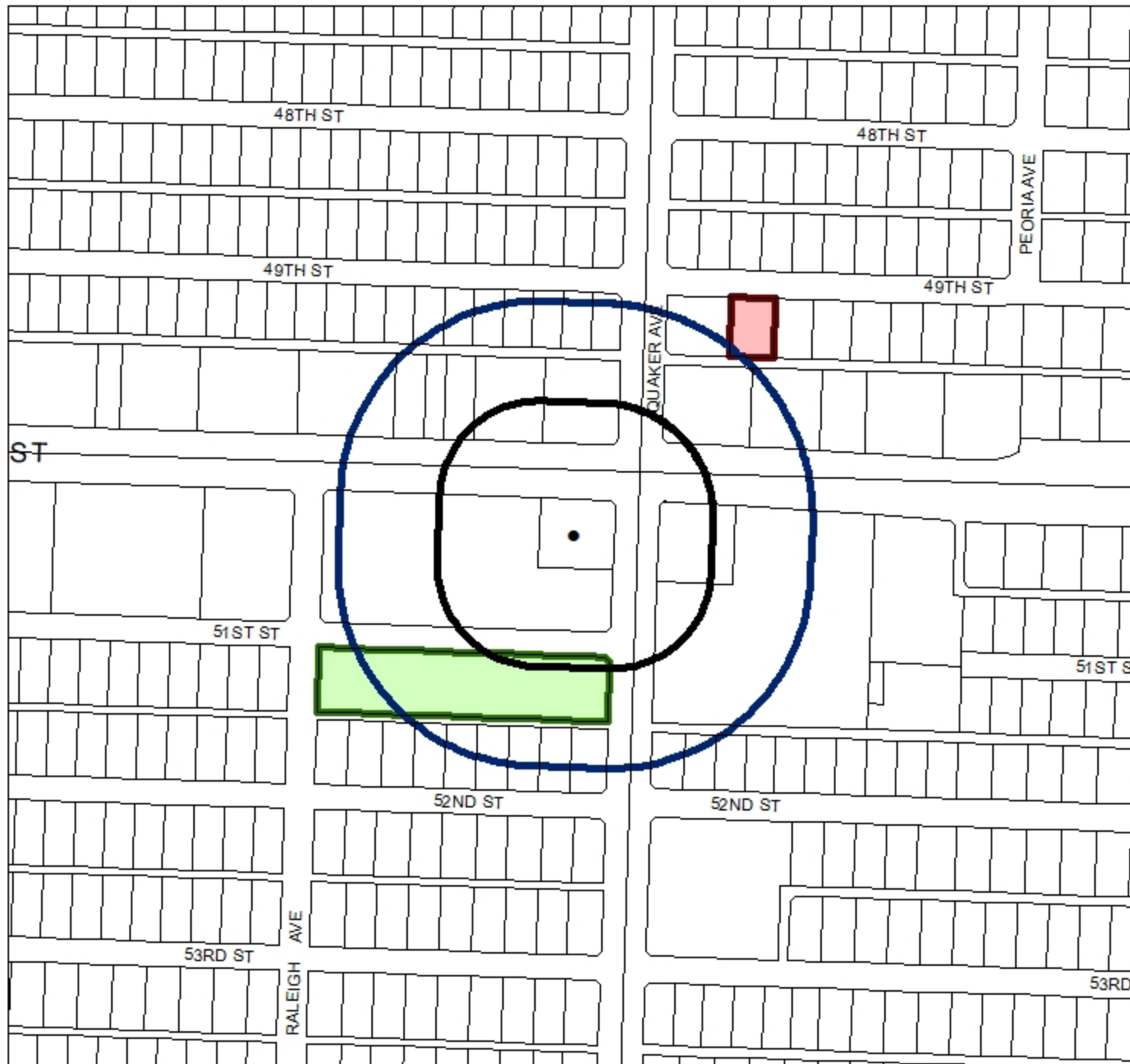
- Completed
- Partial
- Future

Freeway

- Completed
- Partial
- Proposed Outer Loop



PZC Mailout Notifications Received



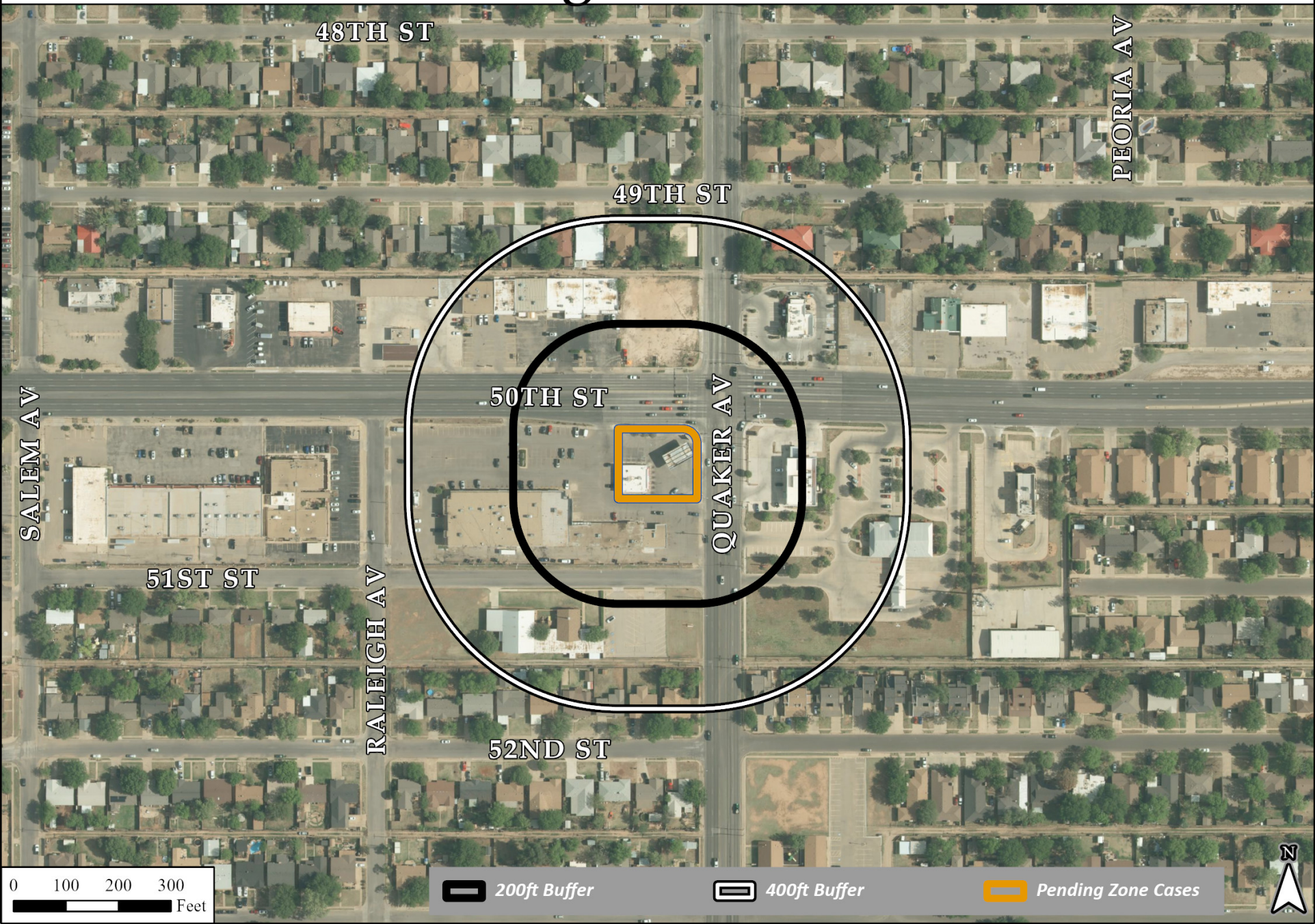
Legend

- LocatorPnt1112_F
- MailoutBuffer1112_F_200ft
- MailoutBuffer1112_F_400ft
- Notification Result**
 - In Favor
 - Opposed

Created by Planning Department
Date: 4/25/2024

0 180 360 720 Feet

Zoning Case 1112-F



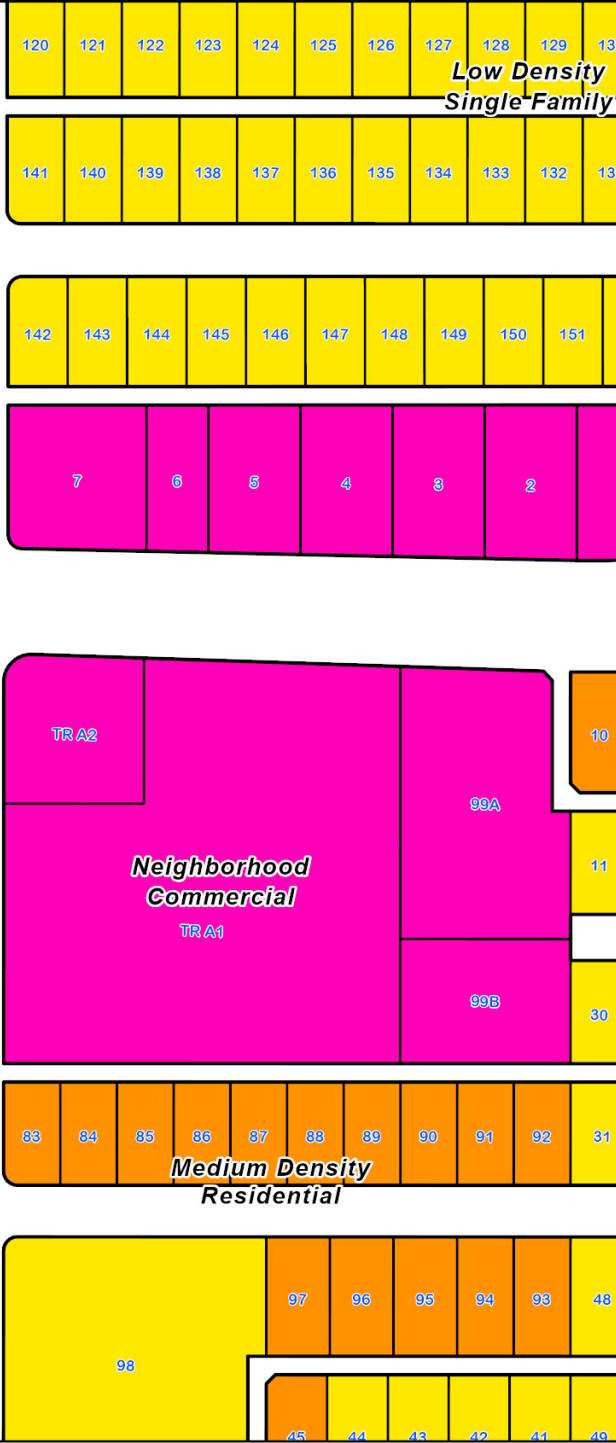
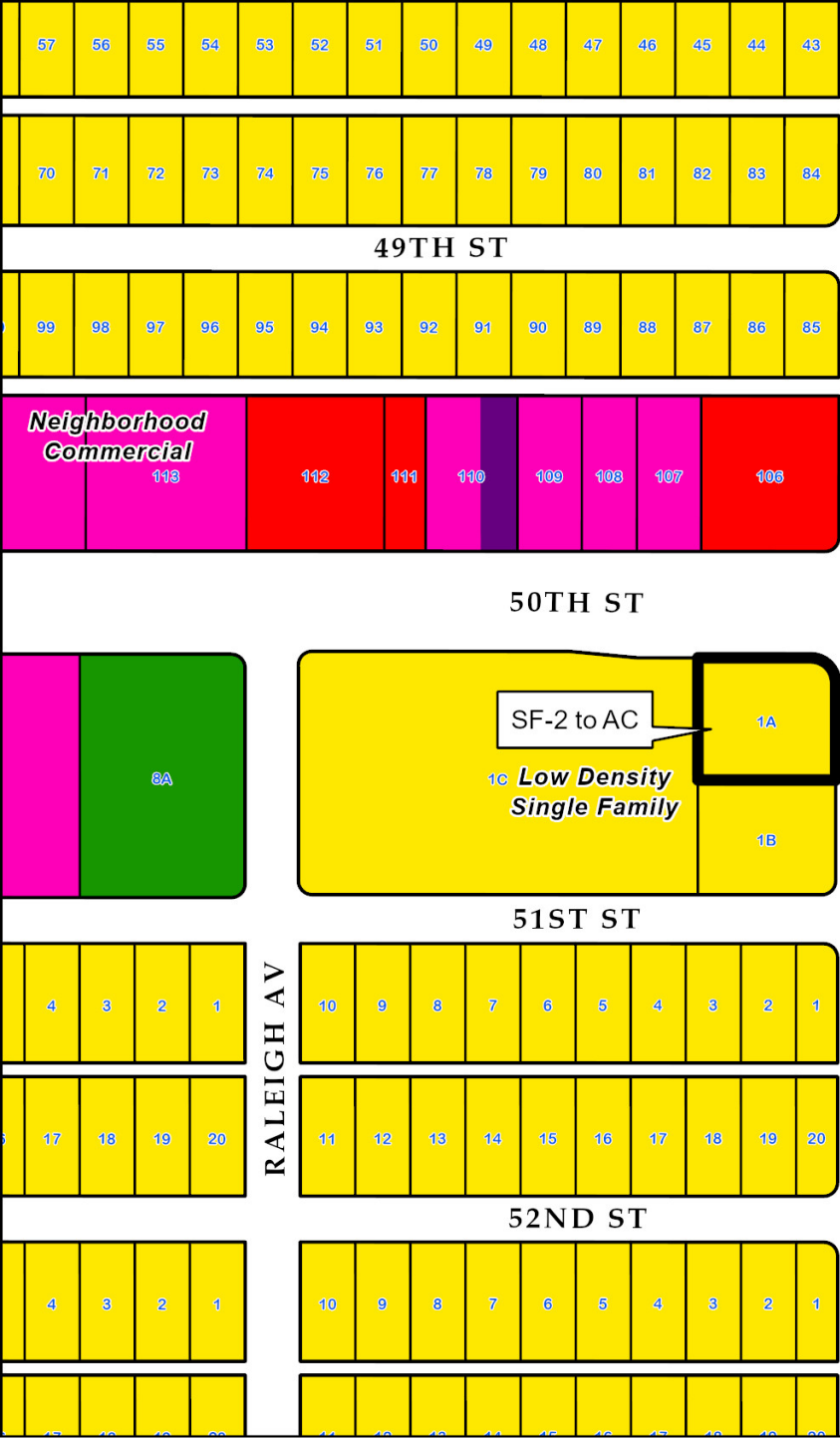
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Feet

200ft Buffer

400ft Buffer

Pending Zone Cases

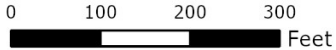


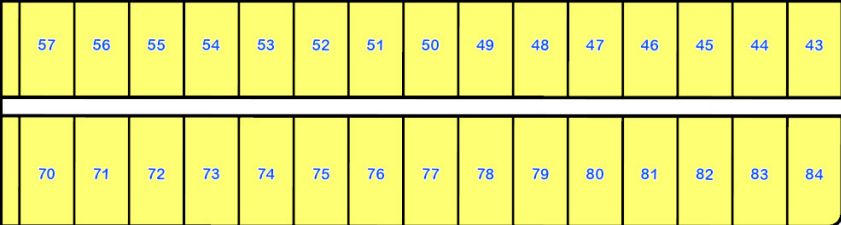


Current Zoning 1112-F

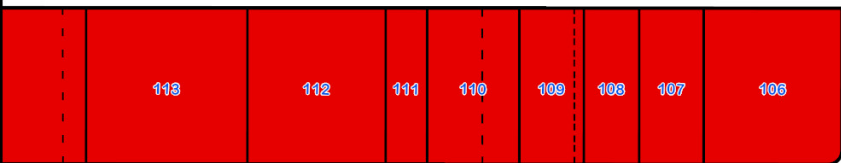
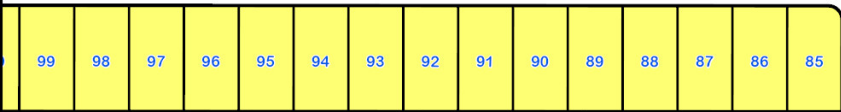
Zoning Districts

- Auto-Urban Commercial (AC)
- Heavy Commercial (HC)
- High Density Residential (HDR)
- Medium Density Residential (MDR)
- Neighborhood Commercial (NC)
- Low Density Single Family (SF-2)

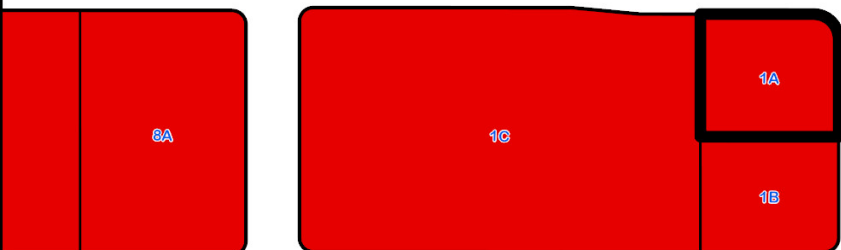




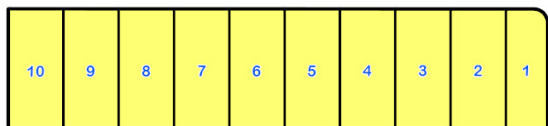
49TH ST



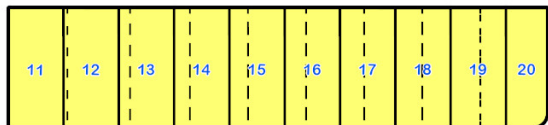
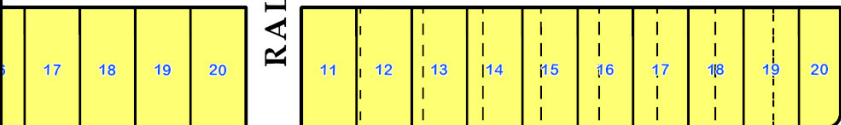
50TH ST



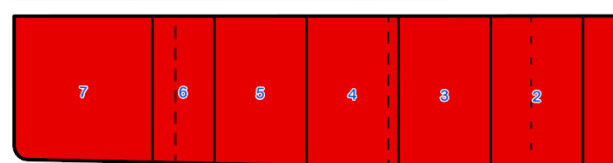
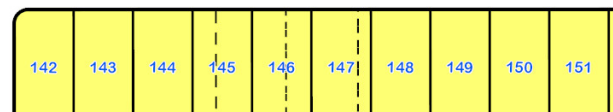
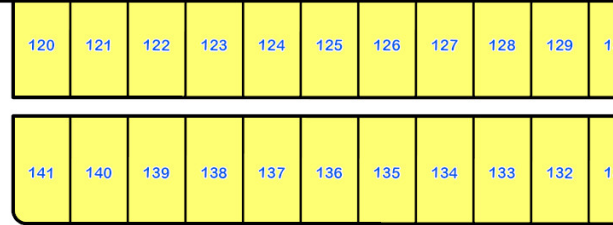
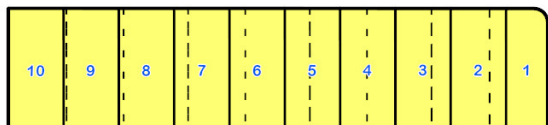
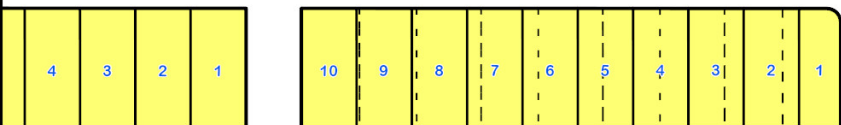
51ST ST



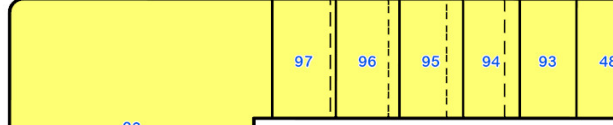
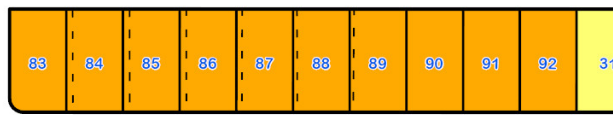
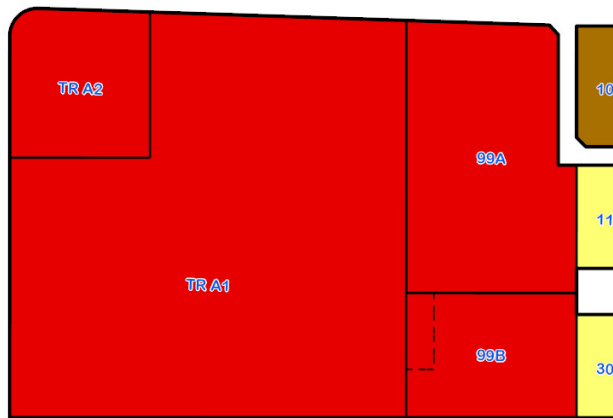
RALEIGH AV



52ND ST



QUAKER AV



Future Land Use Plan Case 1112-F

Future Land Use Type

- Commercial
- Heavy Commercial
- Downtown
- Office
- Industrial
- Interstate Commercial
- Interstate Industrial
- Mixed Use
- Parks
- Public/ Semi-Public
- Residential Low Density
- Residential Medium Density
- Residential High Density



0 100 200 300 Feet



1112-F



View west. Subject property.



View east.



View north.



View south.



Lubbock Planning Department
PO Box 2000 / 1314 Avenue K
Lubbock, TX 79457
APPLICATION FOR ZONING CHANGE

Project Information

Location or Address: 5002 Quaker Ave

Lots/Tracts: _____

Survey & Abstract: _____

Metes and Bounds Attached: Yes ☐ No ☒ Total Acreage of Request: 0.45

Existing Land Use: Commercial Retail Existing Zoning: Low Density Single Family (SF-2)

Requested Zoning: Auto Commercial

If property is not subdivided, will a preliminary plat be submitted? Yes ☐ No ☒

Representative/Agent Information (if different from owner)

Firm Name: Clovis Sign Service

Name: Jordyn Stowe

Address: 1312 E 1st Street City: Clovis State: NM

ZIP Code: 88101 Telephone: 575-763-5623 Email: [REDACTED]

Applicant's Signature: Jordyn Stowe

Date: 3/25/2024 Printed Name: Jordyn Stowe

Owner Information

Firm Name: SOUTHWEST CONVENIENCE STORES

Owner: SOUTHWEST CONVENIENCE STORES

Address: PO BOX 682148 City: FRANKLIN State: NM

ZIP Code: 37068 Telephone: _____ Email: _____

Property Owner's Signature: Brian Veasman

Date: 3/26/2024 Printed Name: Brian Veasman

Preparer Information

Preparer's Signature: Jordyn Stowe

Date: 3/25/2024 Printed Name: Jordyn Stowe

For City Use Only

Zone Case No: _____ Planning and Zoning Commission Date: _____

Request for zoning change from: _____ To: _____

Lots: _____ Blocks: _____

Addition: _____

By signing this application, Applicant agrees and warrants that any and all materials submitted to the City in support or reference to this application are not protected by copyrights or, in cases of potential copyrighted materials, the Applicant is the sole owner of any copyrighted interest and grants to the City permission and license to reproduce, publish, distribute and utilize such materials.

If you have any questions pertaining to the zoning process, please contact the City of Lubbock Planning Department by phone at (806) 775 - 2108 or by e-mail at cityplanning@mylubbock.us.

Parcel: SOUTHWEST CONVENIENCE STORES

LCAD ID:	R121614
PIN:	59960
APN:	83000000000100001000
Current Land Use:	Commercial Retail
Owner Name:	SOUTHWEST CONVENIENCE STORES
Owner Address:	PO BOX 682148
Owner City:	FRANKLIN
Owner State:	TN
Owner Zip:	37068
Legal Description:	SYLVAN DELL HTS BLK 1 L 1A
Subdivision:	SYLVAN DELL HEIGHTS
Area:	19,793.46 sq ft 0.45 acres
# Parking Spaces:	15
Land Value:	\$99,210.00
Improved Value:	\$201,168.00
Total Value:	\$316,122.00





City of Lubbock, TX
Planning Department
Planning and Zoning Commission
Reply Form

If for any reason you will be unable to attend the public hearing advertised by this notice, and wish to present your comments regarding the case, please complete this form and return it to the Secretary of the Planning and Zoning Commission, c/o Planning Department, P.O. Box 2000, Lubbock, TX 79457 or email to CityPlanning@mylubbock.us.

If you have any questions pertaining to the case, please call the City of Lubbock Planning Department at 806-775-2108.

Please check one of the following to indicate if you are in favor of, or opposed to, the

zone change requested by: P&Z Case No.: **1112-F**

In Favor



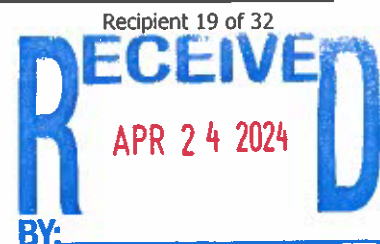
Opposed



Reasons and/or Comments:

Print Name Monty Hilliard
Signature: Monty A. Hilliard
Address: 4405 51ST STREET
Address of Property Owned: Quaker Avenue Baptist Church
Phone Number: 806.799.6159
Email: [REDACTED]

Zone Case Number: **1112-F** R121662
BAPTIST CHURCH QUAKER AVE
4405 51ST ST
LUBBOCK TX 79414-4010



City of Lubbock, TX
Planning Department
Planning and Zoning Commission
Reply Form

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If you have any questions pertaining to the case, please call the City of Lubbock Planning Department at 806-775-2108.

Please check one of the following to indicate if you are in favor of, or opposed to, the zone change requested by: P&Z Case No.: **1112-F**

In Favor

Opposed



Reasons and/or Comments:

WILL BRING MORE NOISE & ACCIDENTS
TO AN ALREADY BUSY INTERSECTION.

Print Name: DONALD L. VENTLE JR.
Signature: [Signature]
Address: 4315 49TH ST LUBBOCK TX 79413
Address of Property Owned: 4315 49TH ST
Phone Number: 806 777 1965
Email: [Redacted]

Zone Case Number: **1112-F**
VENTLE, DONALD L, Jr.
4315 49TH ST
LUBBOCK TX 79413

R100498

Recipient 18 of 32



Staff Report		Zone Case 2925-A
Planning and Zoning Commission		May 2, 2024

Applicant AMD Engineering, LLC

Property Owner Diocese of Lubbock

Council District 4

Recommendations

- Staff recommends approval of the request.

Prior Board or Council Action

- August 23, 1979, Ordinance No. 7900: The subject property was annexed into City limits and zoned Transition District (T).
- February 14, 1985, Zone Case 2508, Ordinance No. 8718: The southern portion of the subject property was zoned from T to Two-Family District (R-2).
- January 23, 2002, Zone Case 2925, Ordinance No. 2002-O0006: The subject property was rezoned from Single-Family District (R-1) and R-2 to High-Density Apartment District (A-2).
- May 9, 2023, Ordinance No. 2023-O0054 (effective October 1, 2023): The subject property was rezoned from A-2 to High Density Residential District (HDR) with the adoption of the Unified Development Code.

Notification Summary

- Notifications Sent: 40
- Received In Favor: 3
- Received In Opposition: 0

Site Conditions and History

This subject property is a 4.22 acre portion of John the Baptist Addition, Tract A, originally platted on June 17, 2016. The subject property is currently vacant.

Adjacent Property Development

The property to the west is developed with garden offices, a church is located to the north, with duplexes to the east and apartments and vacant commercial property to the south. There is property zoned Office District (OF) to the west, with High Density Residential District (HDR) zoning to the north. To the east and south is property zoned Medium Density Residential District (MDR), along with Neighborhood Commercial District (NC) property, also to the south.

Zoning Request and Analysis

Item Summary

The subject property is generally located north of 111th Street and east of Indiana Avenue, on 4.22 acres of land out of John the Baptist Addition, Tract A. The applicant is requesting a zone change from High Density Residential District (HDR) to Neighborhood Commercial District (NC).

Current zoning: High Density Residential District (HDR)

Requested overlay: Neighborhood Commercial District (NC)

Intent Statements

The purpose of the High Density Residential District (HDR) is to provide three types of residential and mixed-use subdivisions:

- A. Conventional. Single-family detached, cottage, or garden homes on public utilities with open space provided on private lots.
- B. Village. Mixed housing types, including townhouses, detached single-family garden homes, and low- to mid-rise apartments, located in a planned development or adjacent to a mixed-use district or center. Buildings are typically in close proximity to the street edge. The building mass, height, and scale transition to the neighboring land uses.
- C. Mixed-Use. Mid- to high-rise apartment development in a mixed-use district or center. The district consists of detached single-family garden homes, live-work buildings, and other vertically mixed-use buildings. Urban open space may be used for plazas and squares.

The intent of the proposed Neighborhood Commercial District (NC) is "...to provide for small-scale retail and moderate density residential uses located away from major intersections (nodes), with building and site design standards that are compatible and have adjacent residential uses."

Traffic Network/Infrastructure Impacts

The location is along Indiana Avenue, which is designated as a Principal Arterial by the Master Thoroughfare Plan, 2018, and also along 111th Street, which is designated as a Local Street. Arterials 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.

Compatibility with Surrounding Property

The proposed zone change is compatible with the surrounding area and will not change the character of the existing development.

Conformance with Comprehensive Plan Principles and Future Land Use Map

The Future Land Use Map designates this area for Low Density Residential land uses. While this request does not conform to this designation, it would be appropriate along a major thoroughfare and adjacent zoning. Alleys and required bufferyards would provide sufficient barriers from lower intensity uses. Therefore, this request is in moderate conformance with the Comprehensive Plan principles.

Conformance with Zoning Ordinance

The proposed zone change is in conformance with the zoning ordinance. The property is located along a major thoroughfare and is appropriate adjacent to nearby land uses.

Suitability of Property for Allowed Uses

The property may be suitable for the proposed use.

Attachments

- A. Case Information
- B. Thoroughfare Plan Map
- C. Notification Map
- D. Location Map
- E. Aerial Map
- F. Zoning Map
- G. Photos
- H. Application and supporting documentation
- I. Notification Responses

Staff Contacts

Shane Spencer
Planner
Planning Department
806-775-2103
sspencer@mylubbock.us

Victor Escamilla
Planning and Zoning Manager
Planning Department
806-775-3029
vescamilla@mylubbock.us

Case Information: Zone Case 2925-A



Allowable Uses: [Neighborhood Commercial District \(NC\)](#)

Transportation: The proposed development has a point of access from 111th Street and Indiana Avenue.

Thoroughfare	Existing	Per Thoroughfare Development Plan
Indiana Avenue, Principal Arterial, Complete	R.O.W. 110 feet, 7 lane, undivided, paved.	R.O.W. 110 feet, 7 lane, undivided, paved.
111 th Street, Local Street, Complete	R.O.W. 60 feet, 2 lane, undivided, paved.	R.O.W. 60 feet, 2 lane, undivided, paved.

Engineering Comments: No comments.

Public Works Comments: No comments.

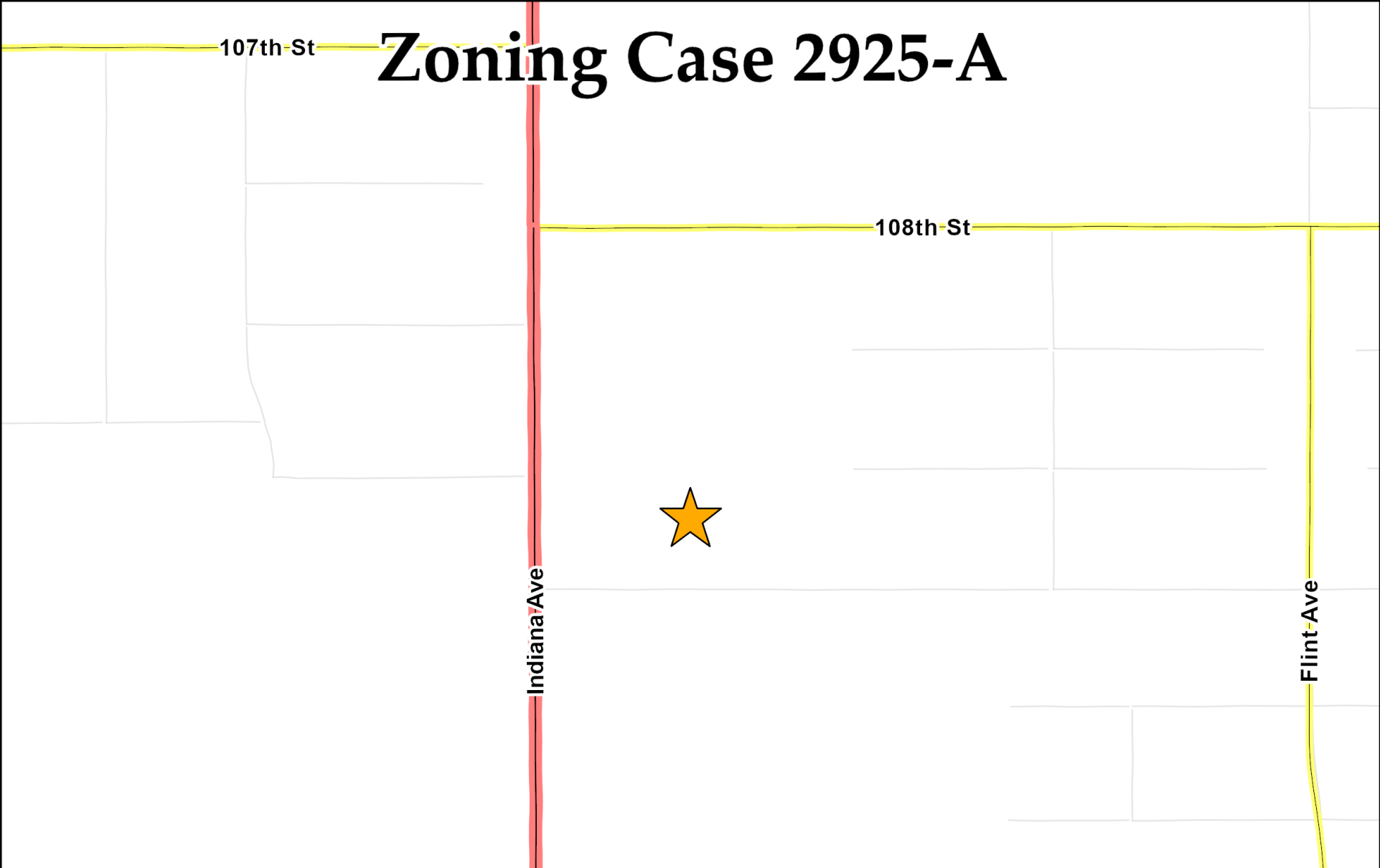
Building Safety Comments: No comments.

Fire Marshal Comments: No comments.

Draft Planning and Zoning Commission Minutes

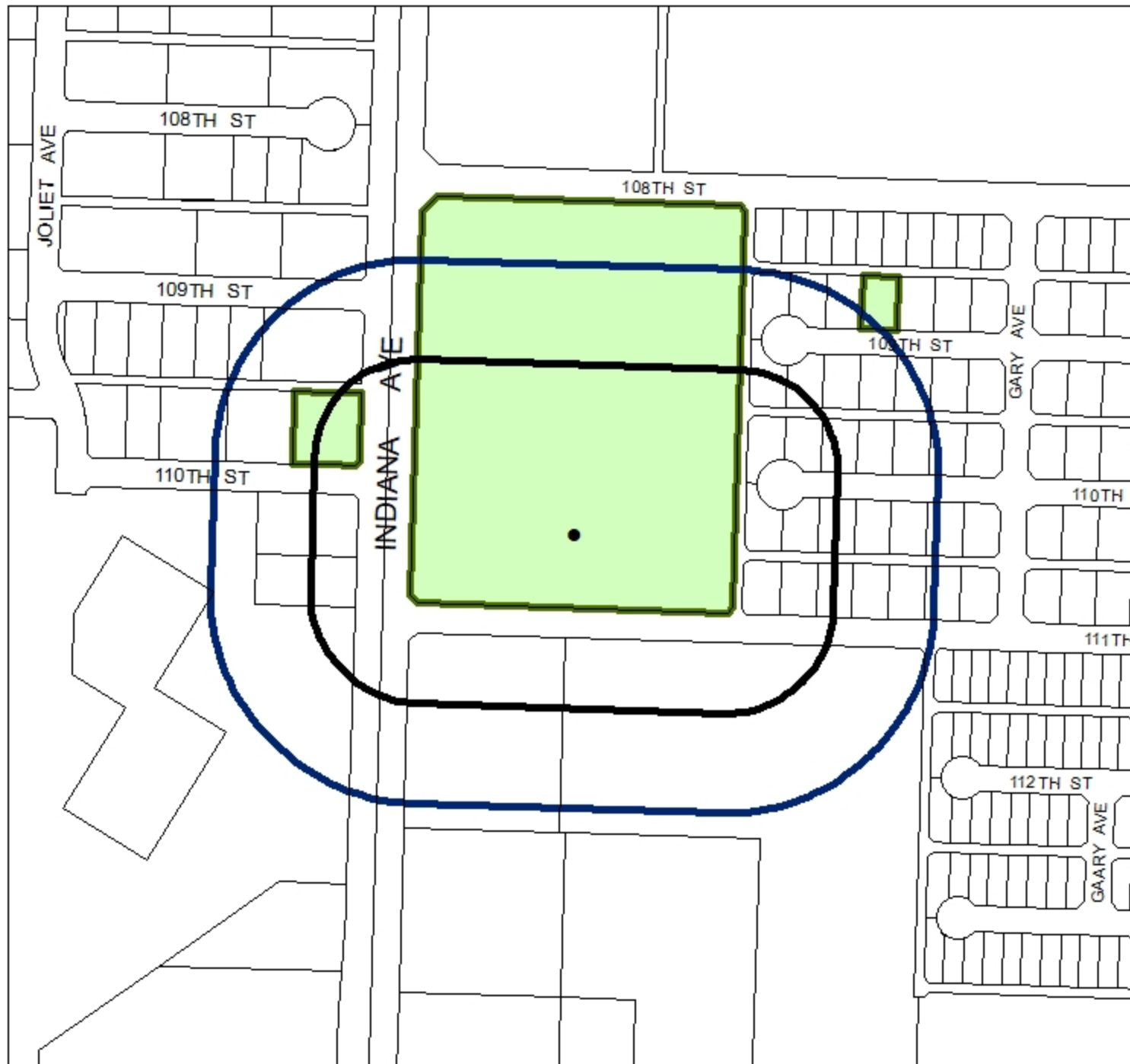
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Zoning Case 2925-A







Collector	Minor Arterial	Modified Arterial	Principal Arterial	Freeway
Completed	Completed	Partial	Completed	Completed
Partial	Partial	Future	Partial	Partial
Future	Future		Future	Proposed Outer Loop

PZC Mailout Notifications Received



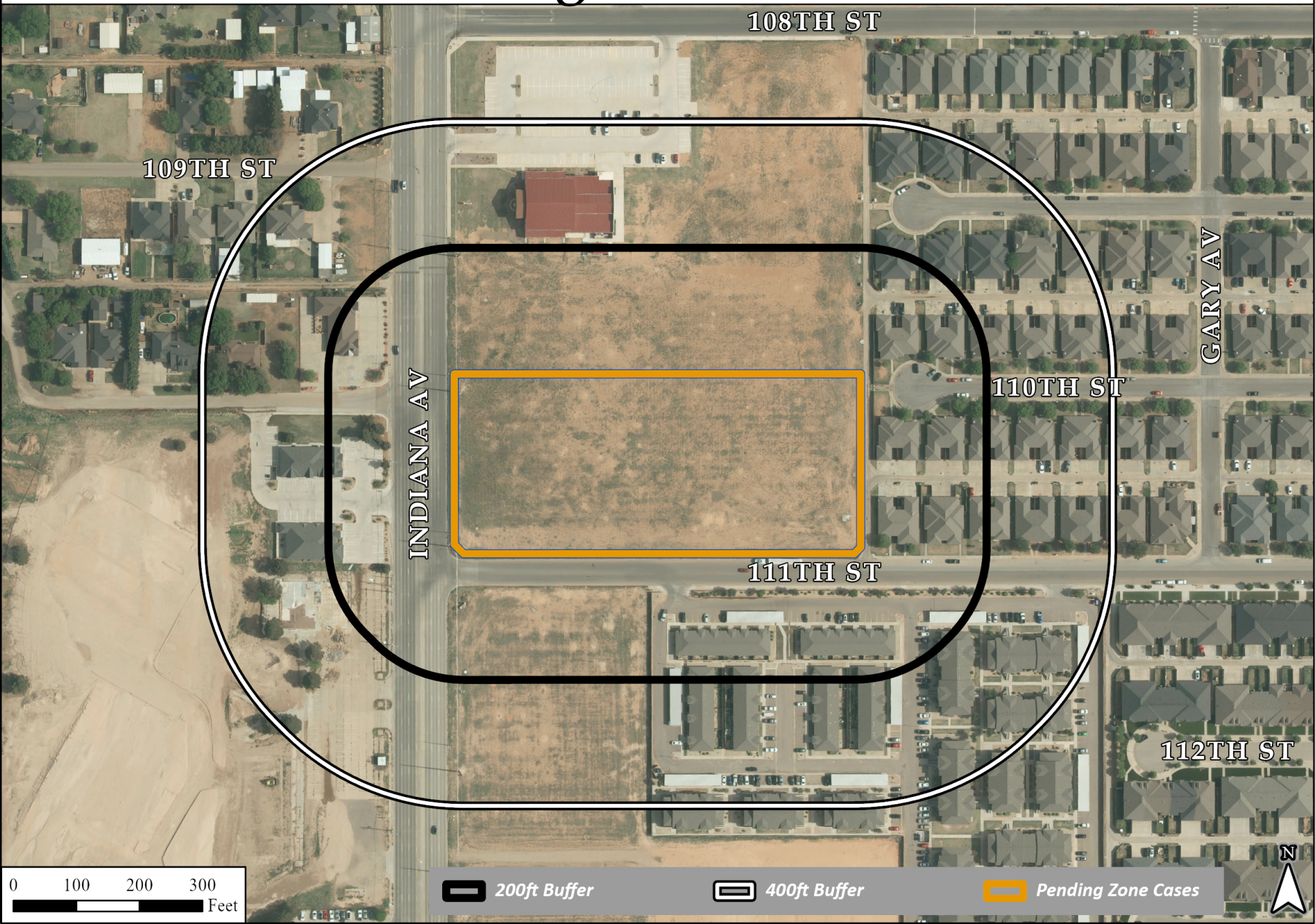
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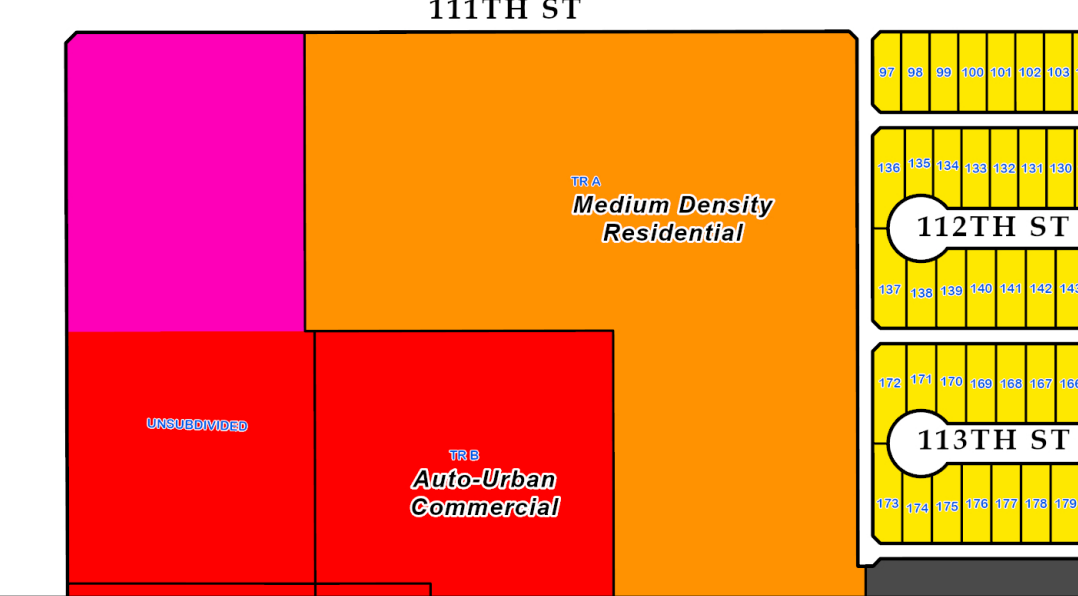
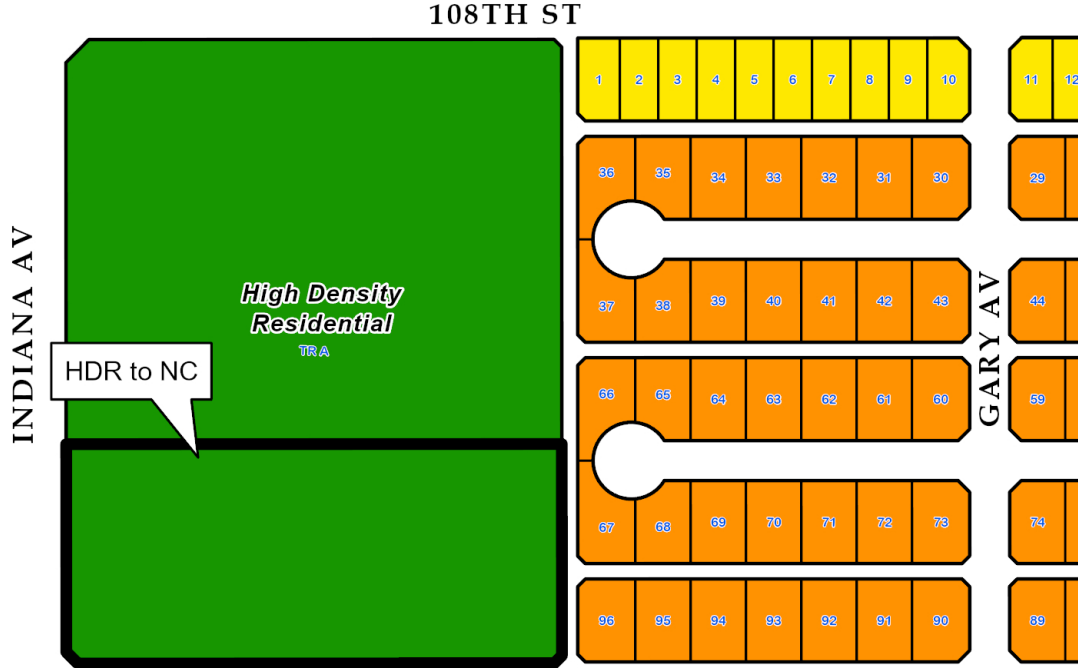
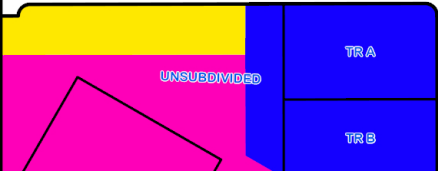
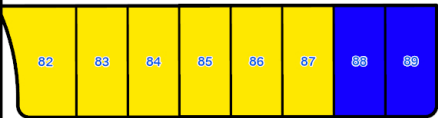
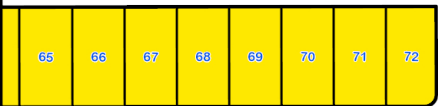
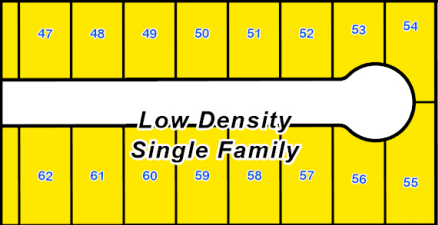
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- Notification Result**
-  In Favor
-  Opposed

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Date: 4/25/2024

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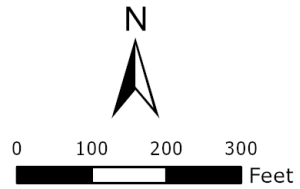
Zoning Case 2925-A

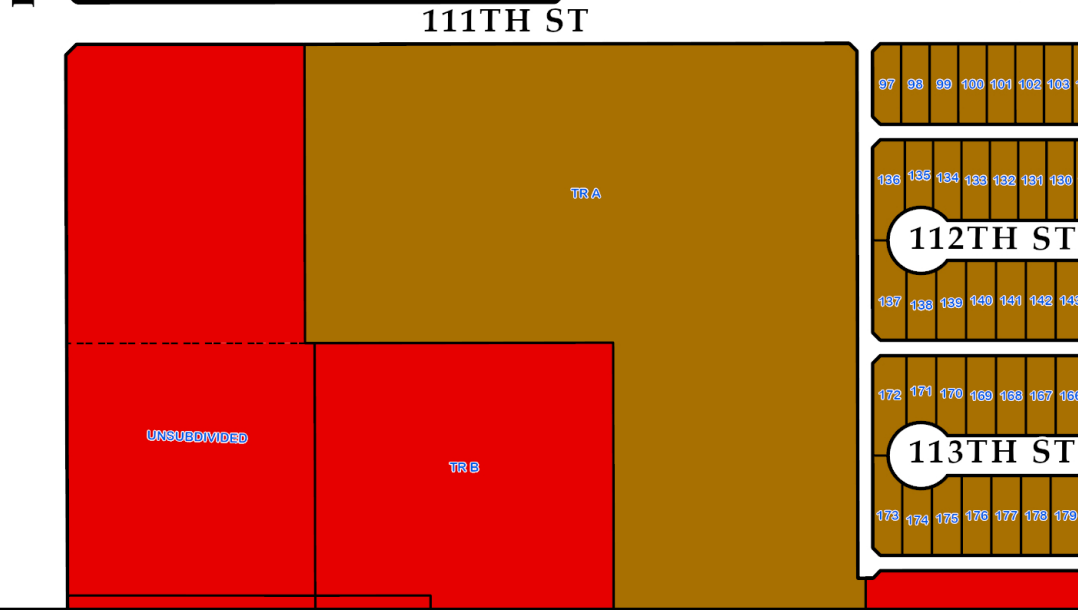
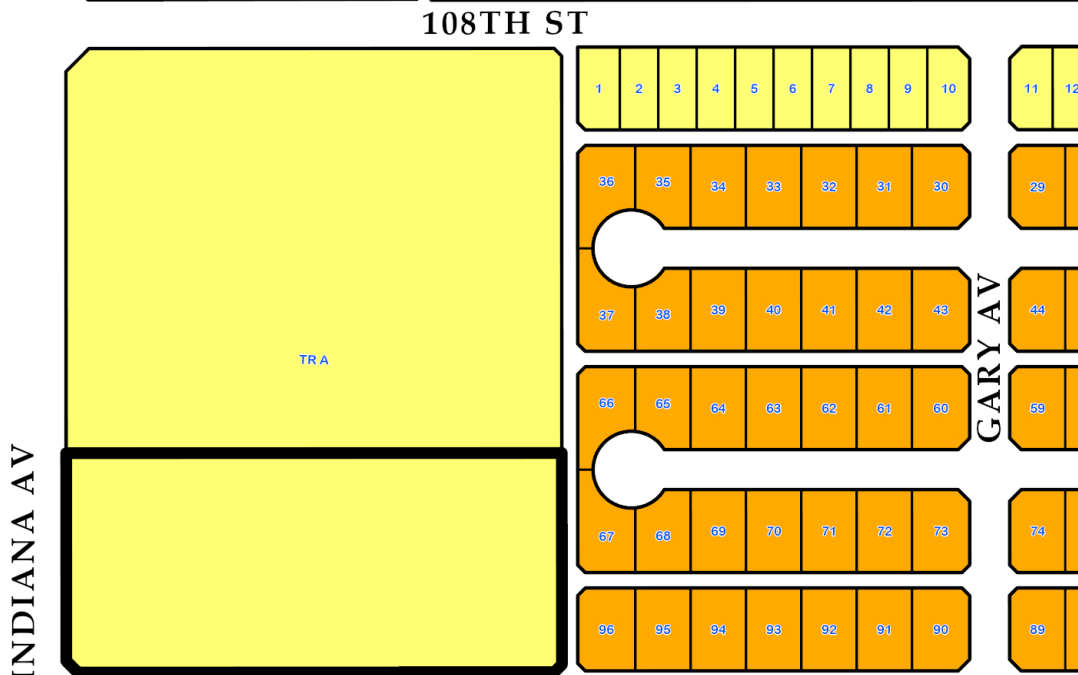
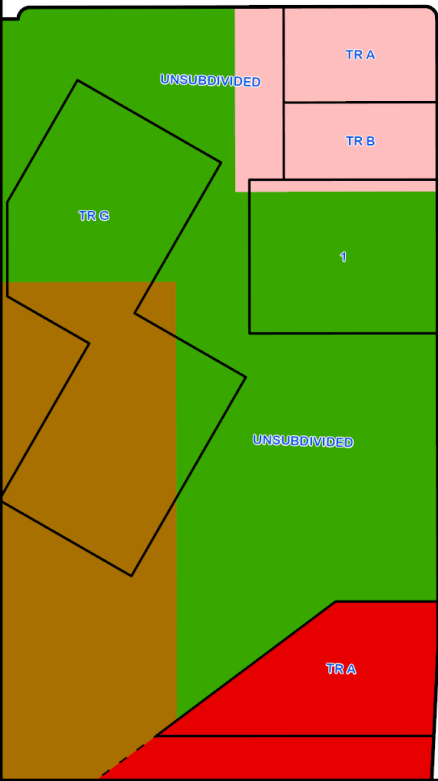
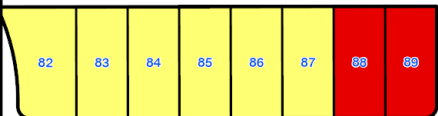
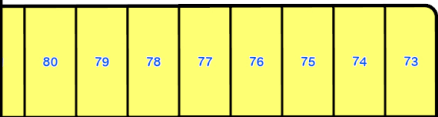
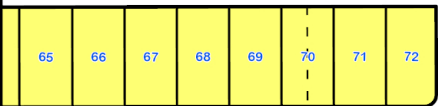
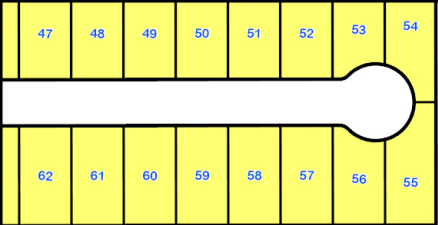




Current Zoning 2925-A

- Zoning Districts**
- Auto-Urban Commercial (AC)
 - Heavy Commercial (HC)
 - High Density Residential (HDR)
 - Industrial Park (IP)
 - Medium Density Residential (MDR)
 - Neighborhood Commercial (NC)
 - Office (OF)
 - Low Density Single Family (SF-2)

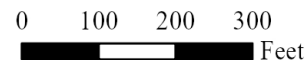




Future Land Use Plan Case 2925-A

Future Land Use Type

- Commercial
- Heavy Commercial
- Downtown
- Office
- Industrial
- Interstate Commercial
- Interstate Industrial
- Mixed Use
- Parks
- Public/ Semi-Public
- Residential Low Density
- Residential Medium Density
- Residential High Density



2925-A



View north. Subject property.



View east.



View south.



View west.



Lubbock Planning Department
PO Box 2000 / 1314 Avenue K
Lubbock, TX 79457
APPLICATION FOR ZONING CHANGE

Project Information

Location or Address: NE Corner of 111th Street and Indiana Ave
Lots/Tracts: A portion of the John the Baptist, Tract A Parcel
Survey & Abstract: Block E2 - Section 19
Metes and Bounds Attached: Yes ☒ No ☐ Total Acreage of Request: 4.22 acres
Existing Land Use: Public/Commercial Existing Zoning: HDR - High Density Residential
Requested Zoning: NC - Neighborhood Commercial
If property is not subdivided, will a preliminary plat be submitted? Yes ☒ No ☐

Representative/Agent Information (if different from owner)

Firm Name: AMD Engineering, LLC
Name: Will Stephens
Address: 6515 68th Street, Suite 300 City: Lubbock State: TX
ZIP Code: 79424 Telephone: 806-771-5976 Email: [REDACTED]
Applicant's Signature: [Signature]
Date: 3/22/2024 Printed Name: Will Stephens

Owner Information

Firm Name: Diocese of Lubbock
Owner: Most Reverend Robert M. Coerver
Address: 4620 - 4th Street City: Lubbock State: TX
ZIP Code: 79416 Telephone: 806-792-3943 Email: [REDACTED]
Property Owner's Signature: [Signature]
Date: 3/22/2024 Printed Name: + Robert M. Coerver

Preparer Information

Preparer's Signature: [Signature]
Date: 3/22/2024 Printed Name: Will Stephens

For City Use Only

Zone Case No: _____ Planning and Zoning Commission Date: _____
Request for zoning change from: _____ To: _____
Lots: _____ Blocks: _____
Addition: _____

By signing this application, Applicant agrees and warrants that any and all materials submitted to the City in support or reference to this application are not protected by copyrights or, in cases of potential copyrighted materials, the Applicant is the sole owner of any copyrighted interest and grants to the City permission and license to reproduce, publish, distribute and utilize such materials.

If you have any questions pertaining to the zoning process, please contact the City of Lubbock Planning Department by phone at (806) 775 - 2108 or by e-mail at cityplanning@mylubbock.us.



DESCRIPTION FOR A ZONING CHANGE REQUEST IN
SECTION 19, BLOCK E-2,
LUBBOCK COUNTY, TEXAS

(Sheet 1 of 2, Sketch of tract attached as Sheet 2)

METES AND BOUNDS DESCRIPTION of a 4.22-acre tract of land located in Section 19, Block E-2, Lubbock County, Texas, prepared for Zone Change Purposes only and being further described as follows:

BEGINNING at a point that is the southeasterly most corner of the south west corner of tract "A", John the Baptist Addition (CCFN: 2016021411)

THENCE N 43° 11' 01" W an approximate distance of 21.21 feet;

THENCE N 01° 48' 35" E an approximate distance of 270.36 feet;

THENCE S 88° 10' 36" E an approximate distance of 644.84 feet;

THENCE S 01° 49' 24" W an approximate distance of 275.35 feet;

THENCE S 46° 49' 26" W an approximate distance of 14.14 feet;

THENCE N 88° 10' 36" W an approximate distance of 619.78 feet to the Point of Beginning and containing approximately 4.22-acres.

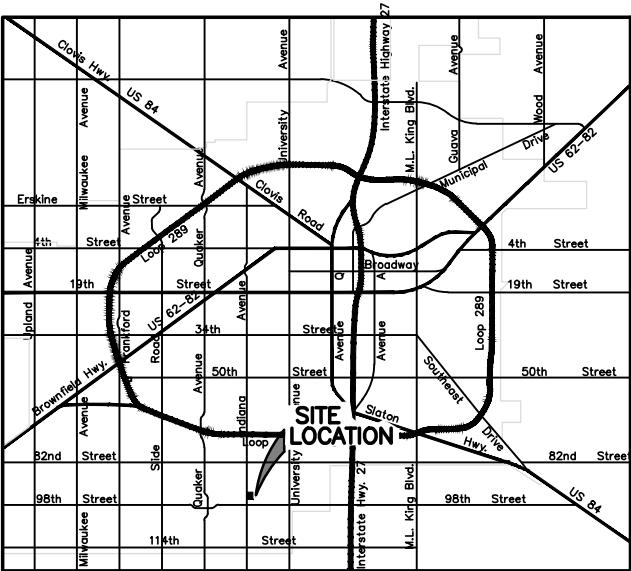
This description was prepared for purposes of a zoning request and does not represent a survey made upon the ground.

Prepared for: Diocese of Lubbock
March 27, 2024

ZONE CHANGE APPLICATION
EXHIBIT

A 4.22 ACRE TRACT OF LAND
LOCATED IN SECTION 19,
BLOCK E2, LUBBOCK COUNTY,
TEXAS

NOTES:
SCALE: 1" = 150'



VICINITY MAP
NOT TO SCALE



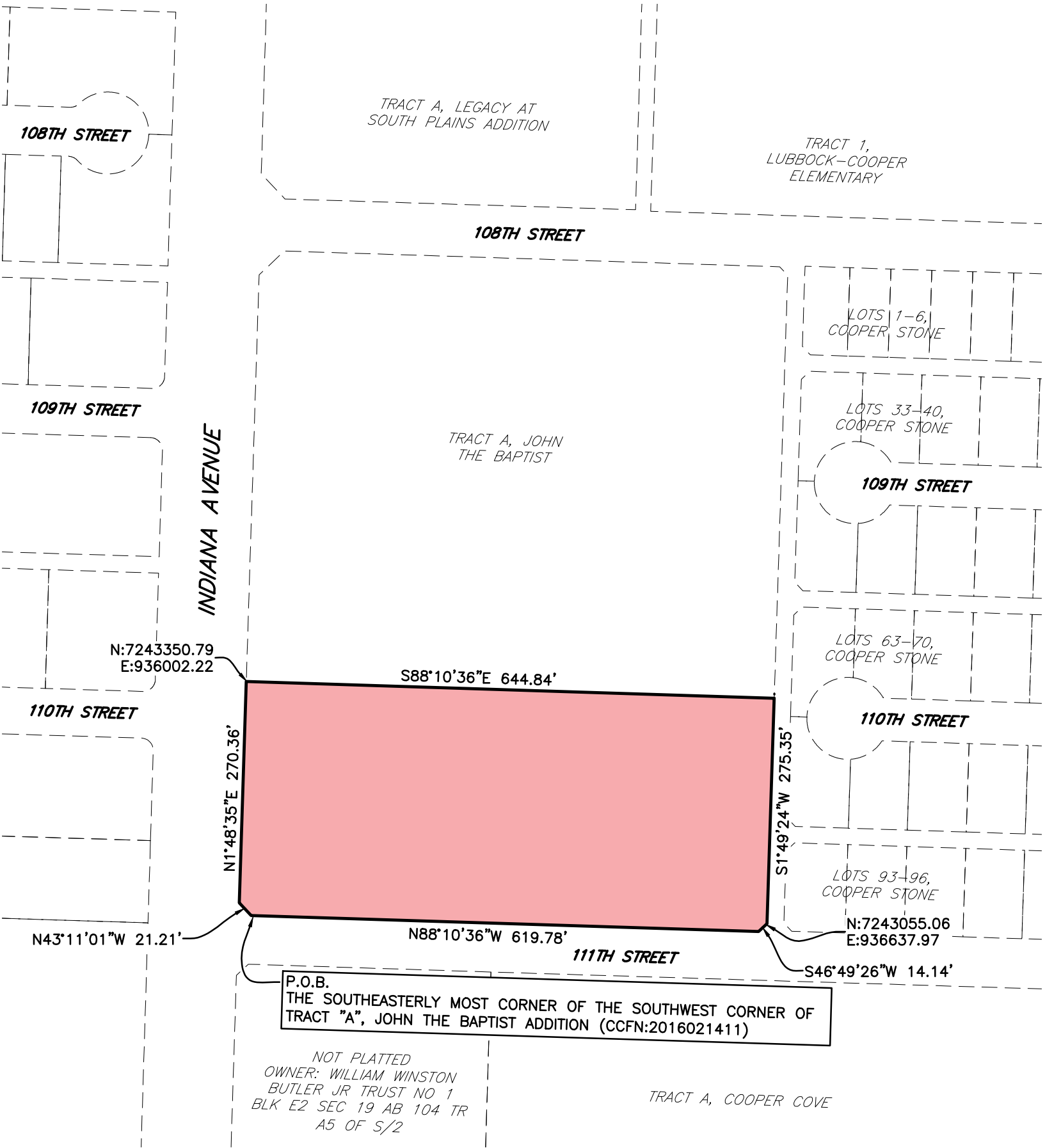
SCALE: 1" = 150'



CIVIL ENGINEERING
LAND SURVEYING

AMD Engineering, LLC
6515 68th Street, Suite 300
Lubbock, TX 79424
Phone: 806-771-5976
Fax: 806-771-7625
TBPE Reg. # F-9197

Accuracy - Efficiency - Integrity



City of Lubbock, TX
Planning Department
Planning and Zoning Commission
Reply Form

If for any reason you will be unable to attend the public hearing advertised by this notice, and wish to present your comments regarding the case, please complete this form and return it to the Secretary of the Planning and Zoning Commission, c/o Planning Department, P.O. Box 2000, Lubbock, TX 79457 or email to CityPlanning@mylubbock.us.

If you have any questions pertaining to the case, please call the City of Lubbock Planning Department at 806-775-2108.

Please check one of the following to indicate if you are in favor of, or opposed to, the zone change requested by: P&Z Case No.: **2925-A**

In Favor

☒

Opposed

☐

Reasons and/or Comments:

Print Name

B. Marty Martin

Signature:

B. Marty Martin

Address:

Address of Property Owned: 10805 Indiana Ave. Lubbock Tx. 79423

Phone Number:

806-792-3943

Email:

Zone Case Number: **2925-A**

R163577

ROMAN CATHOLIC DIOCESE

OF LUBBOCK

303 TOLEDO AVE

LUBBOCK

TX

79416-3236

Recipient 14 of 40

RECEIVED
APR 24 2024
BY:

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
Reply Form

If for any reason you will be unable to attend the public hearing advertised by this notice, and wish to present your comments regarding the case, please complete this form and return it to the Secretary of the Planning and Zoning Commission, c/o Planning Department, P.O. Box 2000, Lubbock, TX 79457 or email to CityPlanning@mylubbock.us.

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Please check one of the following to indicate if you are in favor of, or opposed to, the zone change requested by: **P&Z Case No.: 2925-A**

In Favor ☒

Opposed ☐

Reasons and/or Comments:

Print Name A. Jeanine Brown
Signature: A. Jeanine Brown
Address: 9114 Salem Drive (79424)
Address of Property Owned: 3208-109th St.
Phone Number: 806-777-2186
Email: [REDACTED]

Zone Case Number: **2925-A** R173583
BROWN RAY H & A JEANINE
9114 SALEM DR
LUBBOCK TX 79424



City of Lubbock, TX
Planning Department
Planning and Zoning Commission
Reply Form

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Please check one of the following to indicate if you are in favor of, or opposed to, the zone change requested by: **P&Z Case No.: 2925-A**

In Favor ☒

Opposed ☐

Reasons and/or Comments:

Print Name Gerald + Rebecca R Hudson
Signature: Rebecca R Hudson
Address: 14912 FM 1730
Address of Property Owned: 3402-110th St
Phone Number: 806-441-7325
Email: [REDACTED]

Zone Case Number: **2925-A**
HUDSON GERALD W & REBECCA R
14912 FM 1730
LUBBOCK TX 79424

R83423



Receipt 37 of 40

Staff Report		Zone Case 2933-I
Planning and Zoning Commission		May 2, 2024

Applicant Steen Realty Group at Keller Williams Realty

Property Owner Terra Firma Acquisitions, LLC

Council District 5

Recommendations

- Staff recommends approval of this request.

Prior Board or Council Action

- January 14, 1999, Ordinance No. 10117: The subject property was annexed into the city limits and zoned Transition District (T).
- April 11, 2002, Zone Case 2933, Ordinance No. 2002-00037: The subject properties north of 98th Street were rezoned from T to General Retail District (C-3), High-Density Apartment District (A-2), Garden Office District (GO), and Single-Family District (R-1) Specific Use and Two-Family District (R-2) Specific Use for reduced setbacks.
- December 19, 2006, Zone Case 2933-A, Ordinance No. 2006-00129: The subject property north of 98th Street was rezoned from GO, A-2, R-2, R-1, and T to C-3, A-2 and R-1 Specific Use for Single Family homes with reduced setbacks.
- February 12, 2009, Zone Case 2933-B, Ordinance No. 2009-00006: The subject property north of 98th Street was rezoned from T, C-3, and A-2 to C-3, A-2 and R-1 Specific Use.
- May 9, 2023, Ordinance No. 2023-00054 (effective October 1, 2023): The subject properties were rezoned from T, and R-1 Specific Use for Reduced Setbacks to Low Density Single-Family District (SF-2) and A-2 to High Density Residential District (HDR) with the adoption of the Unified Development Code.
- February 1, 2024, Zone Case 2933-H: The Planning and Zoning Commission voted to postpone the hearing of the request for a zone change from SF-2 and HDR to Neighborhood Commercial District (NC) and Auto-Urban Commercial District (AC) by a vote of 9-0-0.
- March 7, 2024, Zone Case 2933-H: The Planning and Zoning Commission recommended denial of the amended original request of a zone change from SF-2 and HDR to NC and AC to SF-2 and HDR to AC by a vote of 3-5-0. The applicant withdrew their rezoning request from the following City Council hearing.

Notification Summary

- Notifications Sent: 128
- Received In Favor: 0
- Received In Opposition: 1

Site Conditions and History

The subject properties are unplatted and remain vacant.

Adjacent Property Development

Properties to the west and north are zoned SF-2 and are developed with residential homes. To the east, the properties are zoned HDR, and AC, and are developed with an apartment complex and vacant land. To the south, the property is zoned SF-2 and remains vacant.

Zoning Request and Analysis

Item Summary

The subject properties are addressed as 9102 and 9602 Milwaukee Avenue, located north of 98th Street, and west of Milwaukee Avenue. The applicant requests a zone change from Low Density Single-Family District (SF-2) and High Density Residential District (HDR) to Office District (OF) and Auto-Urban Commercial District (AC).

Current zoning: **Low Density Single-Family District (SF-2) and High Density Residential District (HDR)**

Requested zoning: **Office District (OF) and Auto-Urban Commercial District (AC)**

Intent Statements

The purpose of the Low Density Single-Family (SF-2) District is to provide two types of residential subdivisions:

- A. Conventional. Smaller to moderately-sized lots for dwellings on public utilities. Any open space is located on private lots.
- B. Cluster. Clustering of smaller-sized lots for dwellings with in increased percentage of common open space compared to cluster developments in the SF-1 district to maintain the intended character of the district while providing for buffering between lower and higher density adjacent neighborhoods, as well as for recreational amenities and resources protection.

The purpose of the High Density Residential (HDR) District is to provide three types of residential subdivisions:

- A. Conventional. Single-family detached, cottage, or garden homes on public utilities with open space provided on private lots.
- B. Village. Mixed housing types, including townhouses, detached single-family garden homes, and low- to mid-rise apartments, located in a planned development or adjacent to a mixed-use district or center. Buildings are typically in close proximity to the street edge. The building mass, height, and scale transition to the neighboring land uses.
- C. Mixed-Use. Mid-to high-rise apartment development in a mixed-use district or center. The district consists of detached single-family garden homes, live-work buildings, and other vertically mixed-use buildings. Urban open space may be used for plazas and squares.

The intent of the proposed Office District (OF) zoning is “...to provide for development of centers for professional employment. The district can be used as a transition between more intense uses and residential uses with site and building compatibility required with adjacent residential uses.”

The intent of the proposed Auto-Urban Commercial District (AC) zoning is “...to provide for a broad range of single-use and multi-tenant centers that vary in scale, and that provide for retail, service, and office uses typically with on-site surface parking. The district may be located along major thoroughfares or at nodes with increased intensity.”

Traffic Network/Infrastructure Impacts

The proposed rezoning locations will be along 94th Street, Quincy Avenue, 98th Street, and Milwaukee Avenue. The Master Thoroughfare Plan, 2018, designates 94th Street as a Local Street, Quincy Avenue as a Collector, with Milwaukee Avenue, and 98th Street as Principal Arterials. Local Streets provide access to smaller, destination-oriented areas, such as neighborhoods, subdivisions, or local business districts. Collectors provide access and movement within residential, commercial, and industrial areas. Arterial Streets are continuous routes whose function is to serve the high-volume needs of local traffic and regional traffic.

Compatibility with Surrounding Property

The proposed zone change is compatible with the surrounding area and will not change the character of the existing development.

Conformance with Comprehensive Plan Principles and Future Land Use Map

The Future Land Use Map designates this area for “Residential High Density”, and “Residential Medium Density”, land uses. Although the proposed zone change to OF and AC would not be in conformance with the Residential designation, the request would be in moderate conformance with the Comprehensive Plan principles as the OF district would be an appropriate buffer to the SF-2 zoning to the north and the AC would be appropriate next to adjacent land uses, near a retail node, and fronting along two Arterial Streets.

Conformance with Zoning Ordinance

The proposed zone change is in conformance with the zoning ordinance. The properties are located along two major thoroughfares and are appropriately adjacent to the nearby land uses.

Suitability of Property for Allowed Uses

The property is suitable for the proposed use and may need additional public improvements to support the intensity of uses described in the Office and Auto-Urban Commercial zoning districts as the properties are unplatted.

Attachments

- A. Case Information
- B. Thoroughfare Plan Map
- C. Notification Map
- D. Aerial Map
- E. Zoning Map
- F. Future Land Use Map
- G. Photos
- H. Application and supporting documentation
- I. Notification Responses

Staff Contacts

Ashley Padilla
Planner
Planning Department
806-775-2107
ashleypadilla@mylubbock.us

Victor Escamilla
Planning and Zoning Manager
Planning Department
806-775-3029
vescamilla@mylubbock.us

Case Information: Zone Case 2933-I



Allowable Uses:

[Office District \(OF\)](#), [Auto-Urban Commercial District \(AC\)](#)

Transportation:

The proposed development has access points from Milwaukee Avenue, 94th Street, 98th Street and Quincy Avenue.

Thoroughfare	Existing	Per Thoroughfare Development Plan
Milwaukee Avenue, Principal Arterial, Completed	R.O.W. 110 feet, seven-lane, undivided, paved	R.O.W. 110 feet, seven-lane, undivided, paved
94 th Street, Local Street, Completed	R.O.W. 56 feet, Two-lane, undivided, paved	R.O.W. 56 feet, Two-lane, undivided, paved
98 th Street, Principal Arterial, Partially Completed	R.O.W. 115 feet, two-lane, undivided, paved	R.O.W. 110 feet, seven-lane, undivided, paved
Quincy Avenue, Collector, Completed	R.O.W. 120 feet, two-lane, undivided, paved	R.O.W. 120 feet, two-lane, undivided, paved

Engineering Comments:

No comments.

Public Works Comments:

No comments.

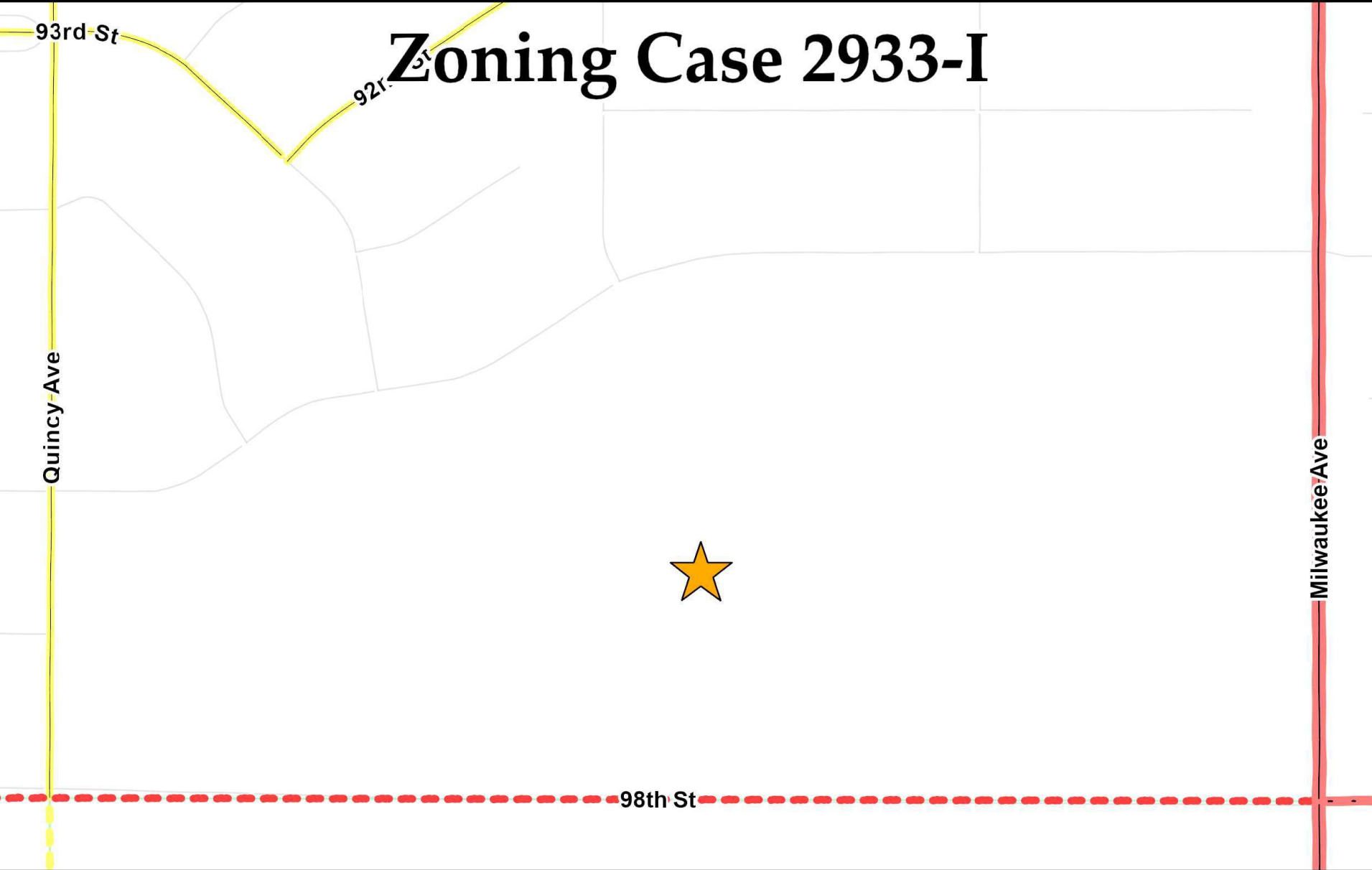
Building Safety Comments:

No comments.

Fire Marshal Comments:

No comments.

Zoning Case 2933-I

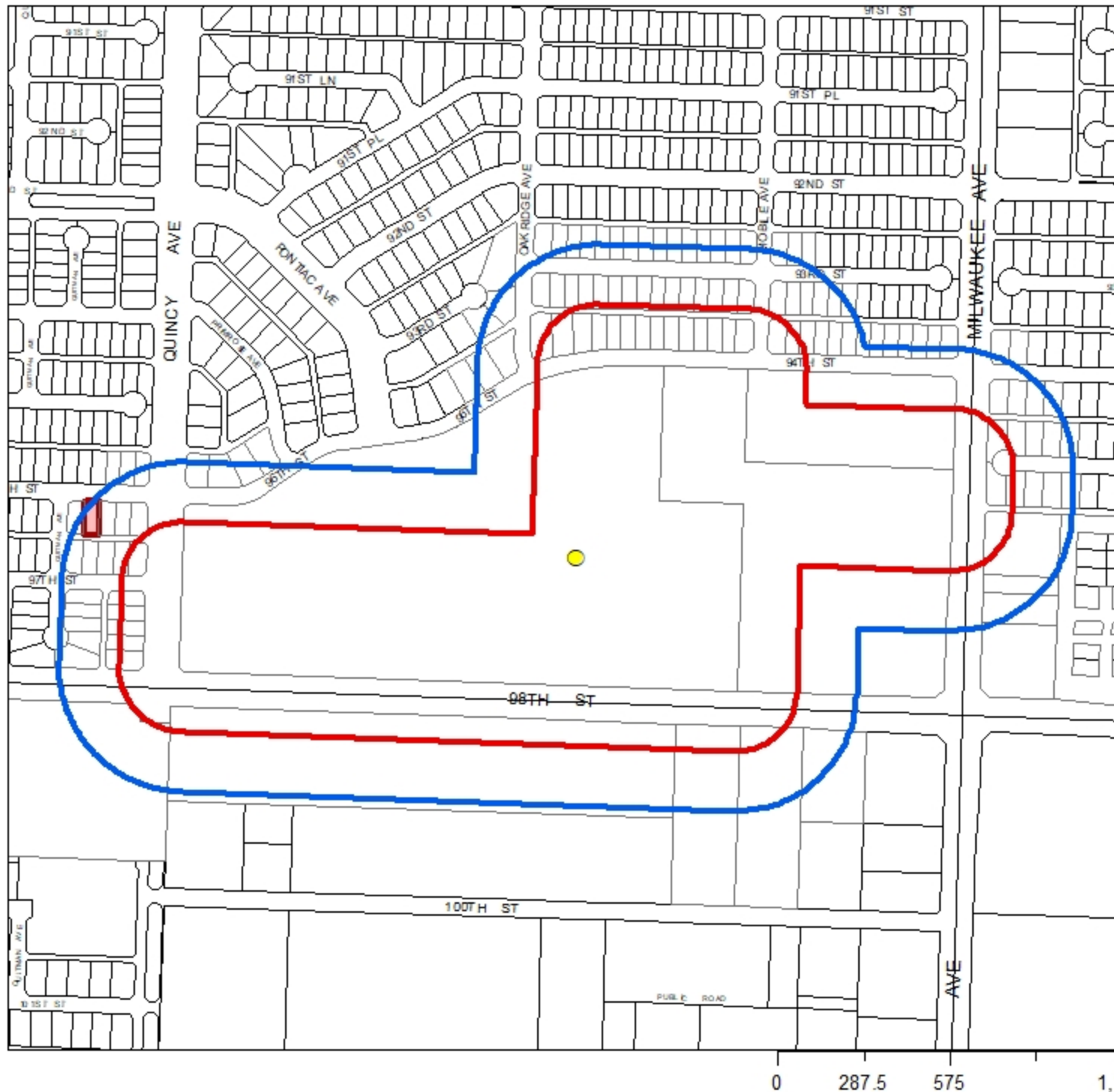


Collector	Minor Arterial	Modified Arterial	Principal Arterial	Freeway
Completed	Completed	Partial	Completed	Completed
Partial	Partial	Future	Partial	Partial
Future	Future		Future	Proposed Outer Loop



Date Exported: April 2024

PZC Mailout Notifications Received



Legend

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- MailoutBuffer2933_I_200ft
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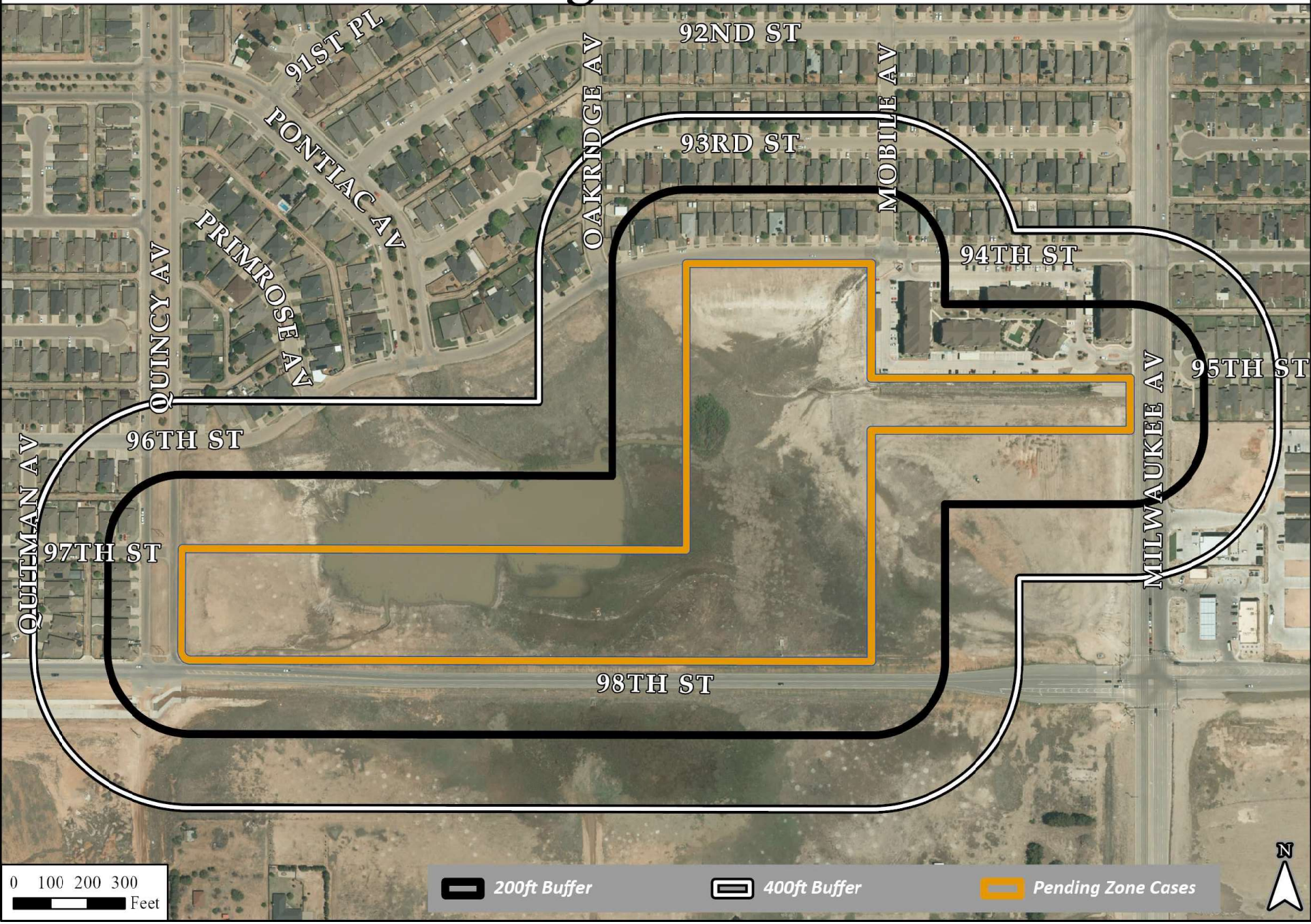
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- In Favor
- No Feedback
- Opposed

Created by Planning Department
Date: 4/23/2024

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Zoning Case 2933-I

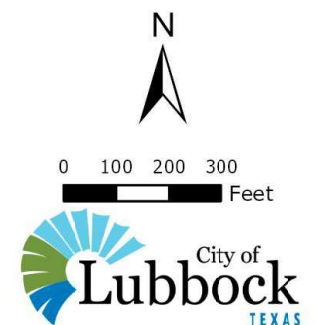
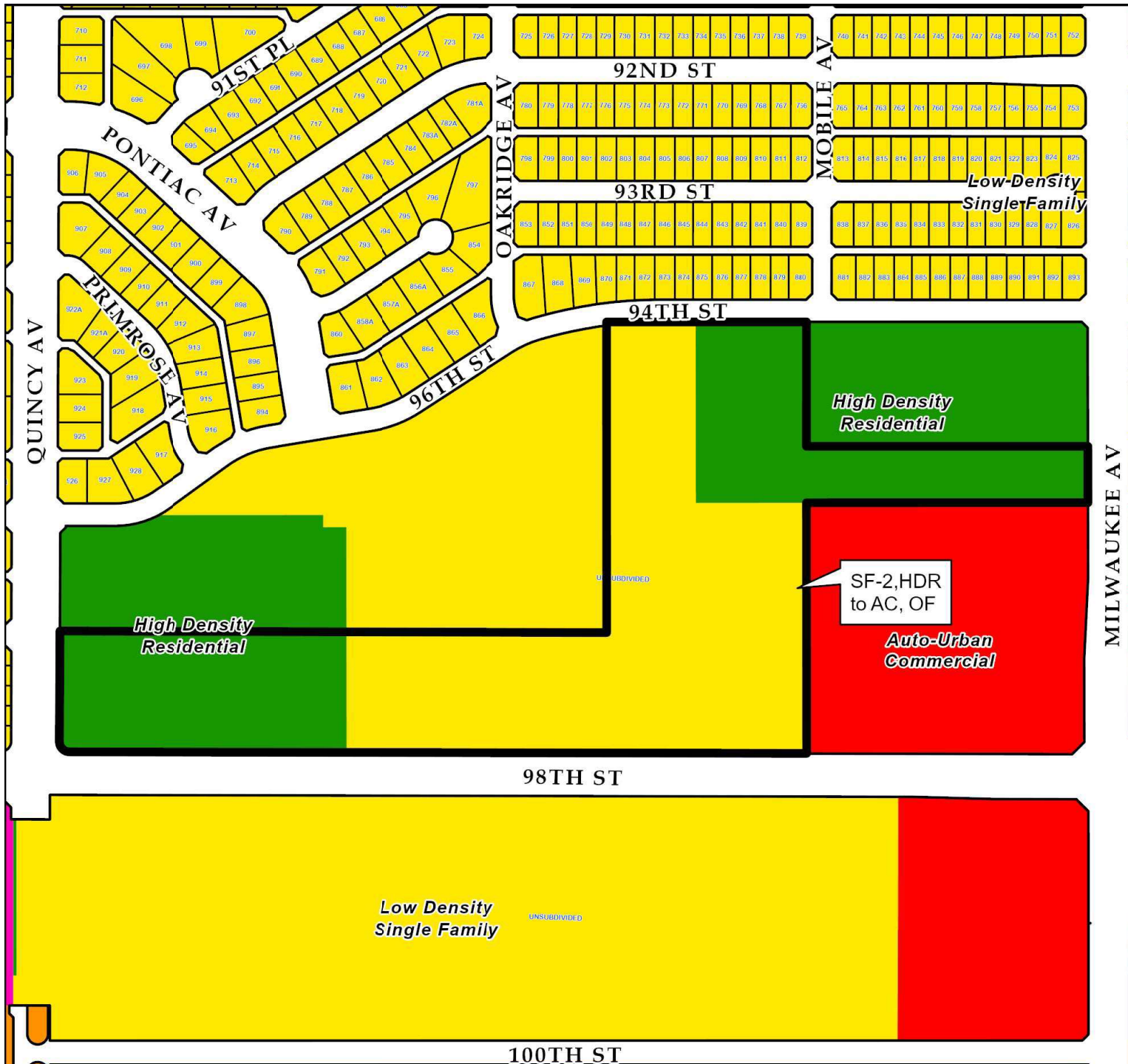


Current Zoning

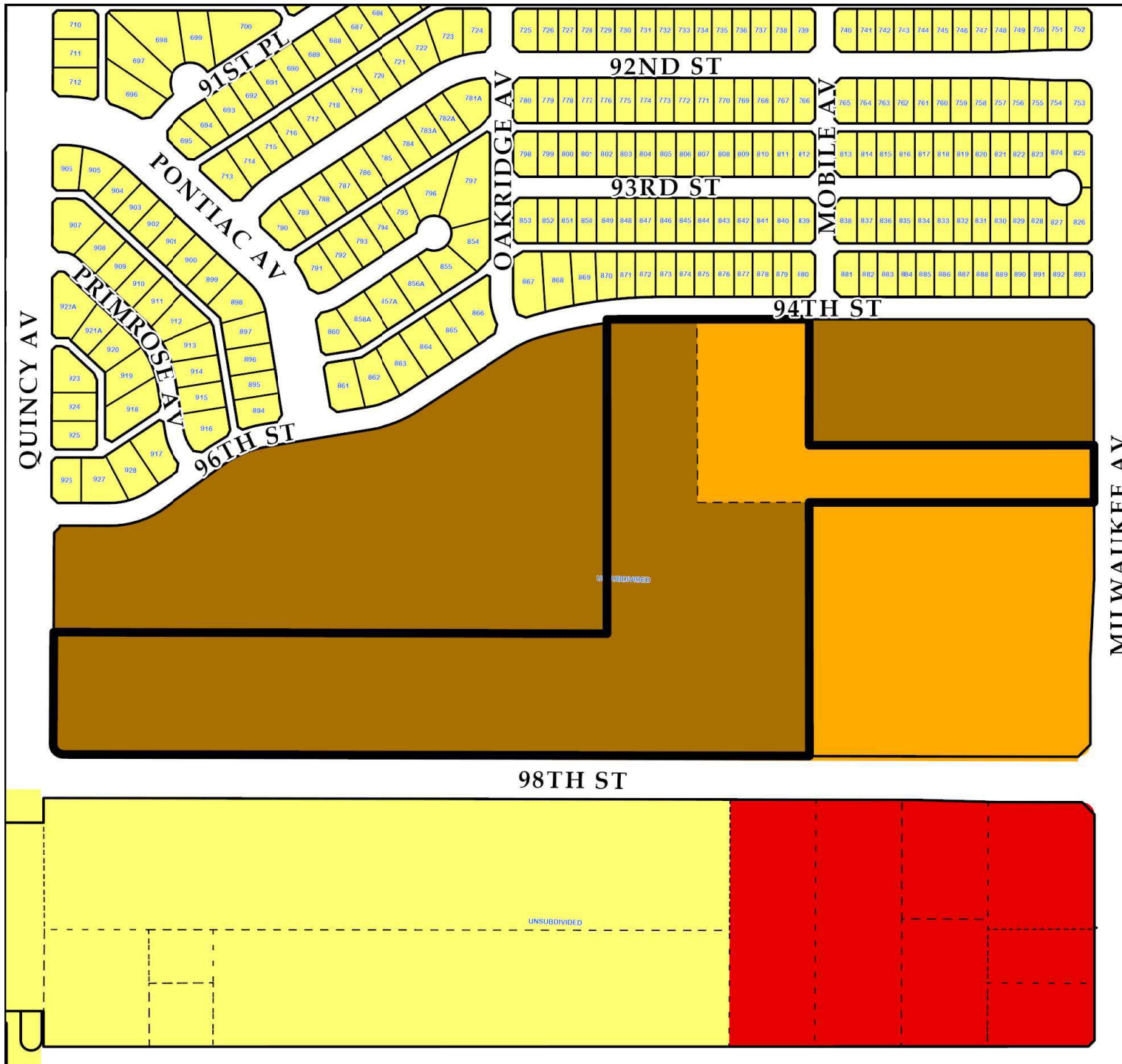
2933-I

Zoning Districts

- Auto-Urban Commercial (AC)
- High Density Residential (HDR)
- Medium Density Residential (MDR)
- Neighborhood Commercial (NC)
- Low Density Single Family (SF-2)



Date Exported: April 2024



Future Land Use Plan Case 2933-I

Future Land Use Type

- Commercial
- Heavy Commercial
- Downtown
- Office
- Industrial
- Interstate Commercial
- Interstate Industrial
- Mixed Use
- Parks
- Public/ Semi-Public
- Residential Low Density
- Residential Medium Density
- Residential High Density



0 100 200 300
Feet



Date Exported: April 2024

2933-I



Subject Property. View to the South.



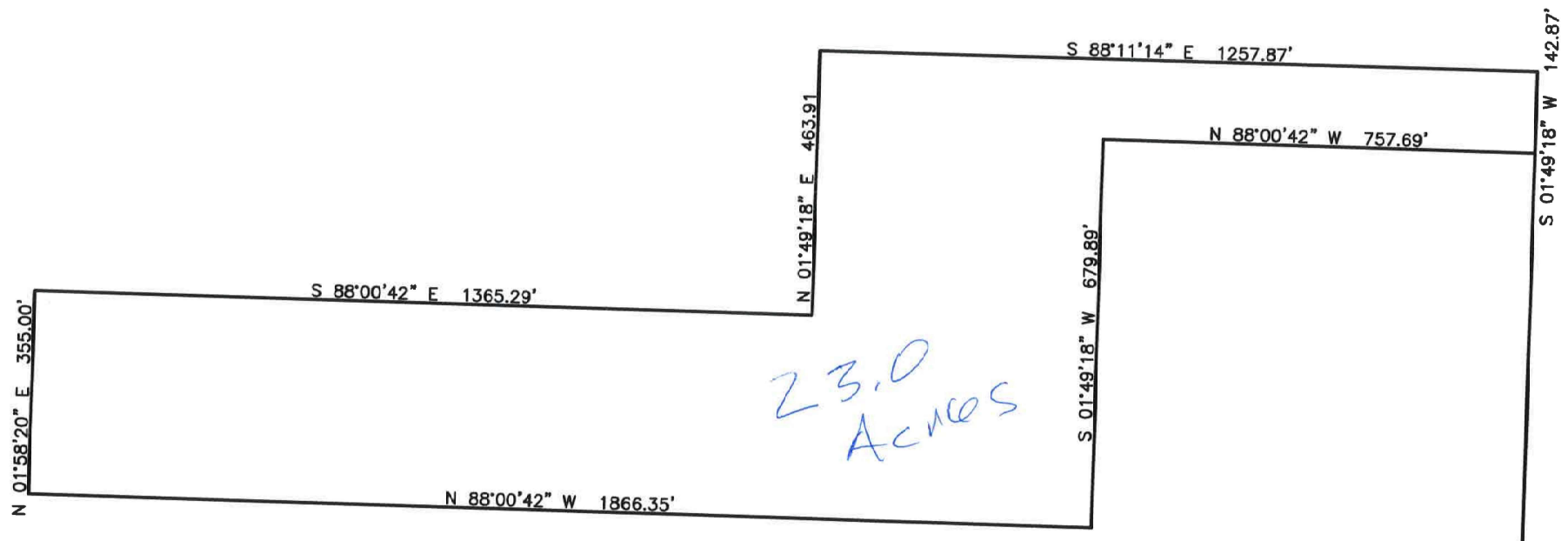
Subject Property. View to the West.



View to the North.



View to the East.



0.966 Acres
0.965 Grid Acres

S 01°49'18" W 310.43'

S 88°11'14" W 500.00'

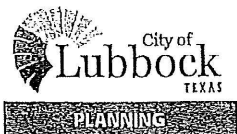
3.6 Acres

S 01°49'18" W 310.43'

N 88°11'14" W 500.00'

N 01°49'18" E
106.15'

Proposed Drainage



Lubbock Planning Department
PO Box 2000 / 1314 Avenue K
Lubbock, TX 79457
APPLICATION FOR ZONING CHANGE

Project Information

Location or Address: NWC 98th St & Milwaukee Ave
Lots/Tracts: unplatted
Survey & Abstract: _____
Metes and Bounds Attached: Yes ☒ No ☐ Total Acreage of Request: 26.6 AC.
Existing Land Use: Vacant Land Existing Zoning: SF-2 & HDR
Requested Zoning: AC & OF
If property is not subdivided, will a preliminary plat be submitted? Yes ☐ No ☐

Representative/Agent Information (if different from owner)

Firm Name: Steen Realty Group at Keller Williams Realty
Name: Jeremy Steen
Address: 10210 Quaker Ave City: Lubbock State: TX
ZIP Code: 79424 Telephone: 806-392-0578 Email: [REDACTED]
Applicant's Signature: _____
Date: 3/27/24 Printed Name: Jeremy Steen

Owner Information

Firm Name: _____
Owner: Terra Firma Acquisitions, LLC
Address: PO Box 64189 City: Lubbock State: TX
ZIP Code: 79464 Telephone: 806-794-1492 Email: [REDACTED]
Property Owner's Signature: _____
Date: 3/27/24 Printed Name: Marc Shipton

Preparer Information

Preparer's Signature: Alan Moore
Date: 3/27/24 Printed Name: Alan Moore

For City Use Only

Zone Case No: _____ Planning and Zoning Commission Date: _____
Request for zoning change from: _____ To: _____
Lots: _____ Blocks: _____
Addition: _____

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Alan Moore
CMS Properties
6306 Iola Ave. Suite 200
Lubbock, Texas 79424
(806) 794-1492
[REDACTED]

March 27, 2024

Planning and Zoning Department
City of Lubbock
1314 Avenue K
Lubbock, Texas 79401

To Whom It May Concern,

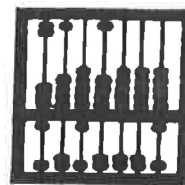
We would like to request a zoning change for the properties at 98th and Milwaukee from HDR and SF-2 to AC and OF as indicated in the documentation attached with this submittal in order to have the option of building commercial-use infrastructures at the locations.

Sincerely,

Alan Moore

ABACUS ENGINEERING SURVEYING

2737 81ST STREET LUBBOCK, TEXAS 79423
(806) 745-7670



"Count on it"

METES AND BOUNDS DESCRIPTION prepared for Zone Change Purposes only on a 23.0 acre tract out of Section 27, Block AK, Lubbock County, Texas being further described as follows:

BEGINNING at the Northeast corner of the Tract described as Tract 7 in City of Lubbock Ordinance Number 2002-00037 for the most Easterly Southeast corner of this tract, from which the Southeast corner of Section 27, bears S 01° 49' 18" W, an approximate distance of 679.89 feet;

THENCE N 88°00'42" W, with the North line of said Tract 7, an approximate distance of 757.69 feet to a corner of this tract;

THENCE S 01°49'18" W, with the West line of said Tract 7, an approximate distance of 679.89 feet to a corner of this tract;

THENCE N 88°00'42" W, with the South line of Section 27, an approximate distance of 1866.35 feet to the Southwest corner of this tract;

THENCE N 01°58'20" E, an approximate distance of 355.00 feet to a point in the East line of Quincy Avenue for a corner of this tract;

THENCE S 88°00'42" E, an approximate distance of 1365.29 feet to a corner of this tract;

THENCE N 01°49'18" E, an approximate distance of 493.91 feet to a corner of this tract;

THENCE S 88°11'14" E, an approximate distance of 1257.87 feet to the Northeast corner of this tract;

THENCE S 01°49'18" W, with the East line of Section 27, an approximate distance of 142.87 feet to the PLACE of BEGINNING and containing 23.0 acres.

METES AND BOUNDS DESCRIPTION prepared for Zone Change Purposes only on a 3.6 acre tract out of Section 27, Block AK, Lubbock County, Texas being further described as follows:

BEGINNING at the Northwest corner of Tract A, the Vineyards, an Addition to the City of Lubbock, Lubbock County, Texas as shown by the Plat recorded in Lubbock County Clerk File Number, 2015009698 for the Northeast corner of this tract;

THENCE S 01°49'18" W, with the West line of said Tract A, an approximate distance of 310.43 feet to the Southeast corner of this tract;

THENCE N 88°11'14" W, an approximate distance of 500 feet to the Southwest corner of this tract;

THENCE N 01°49'18" E, an approximate distance of 310.43 feet to the Northwest corner of this tract;

THENCE S 88°11'14" E, an approximate distance of 500.00 feet the PLACE of BEGINNING and containing 3.6 acres.

Prepared for Zone Change Purposes Only, Does Not represent a Survey

City of Lubbock, TX
Planning Department
Planning and Zoning Commission
Reply Form

If for any reason you will be unable to attend the public hearing advertised by this notice, and wish to present your comments regarding the case, please complete this form and return it to the Secretary of the Planning and Zoning Commission, c/o Planning Department, P.O. Box 2000, Lubbock, TX 79457 or email to CityPlanning@mylubbock.us.

If you have any questions pertaining to the case, please call the City of Lubbock Planning Department at 806-775-2108.

Please check one of the following to indicate if you are in favor of, or opposed to, the zone change requested by: P&Z Case No.: **2933-I**

In Favor

Opposed



Reasons and/or Comments:

Print Name

Breann Williams-Baldwin

Signature:

Breann Baldwin

Address:

6915 96th Street

Address of Property Owned:

6915 96th St.

Phone Number:

806-928-6269

Email:

[REDACTED]

Zone Case Number: **2933-I**
WILLIAMS-BALDWIN, BREANN
6915 96TH ST
LUBBOCK TX 79424

R321761

Recipient 7 of 128



Staff Report		Zone Case 1893-FF
Planning and Zoning Commission		May 2, 2024

Applicant Delta Land Surveying

Property Owner Wag 2.0, LLC

Council District 6

Recommendations

- Staff recommends approval of the request.

Prior Board or Council Action

- April 26, 1973, Ordinance No. 6596: The subject property was annexed into City limits and zoned Transition District (T).
- May 10, 1979, Zone Case 1893-B, Ordinance No. 7853: The subject property was rezoned from T to Single-Family District (R-1).
- November 8, 1984, Zone Case 1893-H, Ordinance No. 8683: The northern portion of the subject property was rezoned from R-1 to Restricted Local Retail District (C-2A).
- May 13, 1993, Zone Case 1893-R, Ordinance No. 9608: The northern portion of the subject property was rezoned from C-2A to Family Apartment District (A-1).
- January 10, 2023, Zone Case 1893-EE, Ordinance No. 2022-00184: The subject property was rezoned from R-1 and A-1 to Two-Family District (R-2).
- May 9, 2023, Ordinance No. 2023-00054 (effective October 1, 2023): The subject property was rezoned from R-2 to Medium Density Residential District (MDR) with the adoption of the Unified Development Code.

Notification Summary

- Notifications Sent: 41
- Received In Favor: 0
- Received In Opposition: 0

Site Conditions and History

The subject property consists of 2.07 acres of undeveloped vacant land out of Block JS, Section 2.

Adjacent Property Development

Properties to the north and west are developed with a golf course, zoned Low Density Single-Family District (SF-2). The properties to the east are zoned MDR and developed with single-family housing. The properties to the south are currently vacant land, zoned Heavy Commercial District (HC).

Zoning Request and Analysis

Item Summary

The subject property is located north and south of 3rd Street and west of Homestead Avenue. The applicant requests a zone change from Medium Density Residential District (MDR) to Low Density Single-Family District (SF-2).

Current zoning: Medium Density Residential District (MDR)

Requested zoning: Low Density Single-Family District (SF-2)

Intent Statements

The intent of the current MDR zoning is “...to provide for a village neighborhood environment of smaller-sized lots, to include dwellings such as duplexes, townhouses, and multiplexes”.

The intent of the proposed SF-2 zoning is to provide for two subdivision types:

- A. *Conventional*. Single-family detached, cottage, or garden homes on public utilities with open space provided on private lots.
- B. *Cluster*. Clustering of smaller-sized lots for dwellings with an increased percentage of common open space compared to cluster developments in the SF-1 district to maintain the intended character of the district while providing for buffering between lower and higher density adjacent neighborhoods, as well as for recreational amenities and resources protection.

Traffic Network/Infrastructure Impacts

The property is located north and south of 3rd Street and west of Homestead Avenue, which are 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. Pedestrian activity is expected to be higher on local streets, while traffic volumes are lower.

Compatibility with Surrounding Property

The proposed zone change is compatible with the surrounding area and will not change the character of the existing development.

Conformance with Comprehensive Plan Principles and Future Land Use Map

The Future Land Use Map designates this area for Public/Semi-Public and Low Density Residential land uses. The proposed zone change is moderately compatible with this designation as it is abutting residential uses and conforms to the comprehensive plan principles.

Conformance with Zoning Ordinance

The proposed zone change is in conformance with the Zoning Ordinance and will be appropriate at the proposed location.

Suitability of Property for Allowed Uses

The property is suitable for the proposed district, as it would not change the characteristics of the existing neighborhood.

Attachments

- A. Case Information
- B. Thoroughfare Plan Map
- C. Notification Map
- D. Aerial Map
- E. Zoning Map
- F. Future Land Use Map
- G. Photos
- H. Application and Supporting Documentation
- I. Notification Responses

Staff Contacts

Victoria Lewelling
Planner
Planning Department
806-775-2021
vwelling@mylubbock.us

Victor Escamilla
Planning and Zoning Manager
Planning Department
806-775-3029
vescamilla@mylubbock.us

Case Information: Zone Case 1893-FF



Allowable Uses: [Low Density Single-Family District \(SF-2\)](#)

Transportation: The proposed development has points of access from 3rd Street.

Thoroughfare	Existing	Per Thoroughfare Development Plan
3 rd Street, <i>Local Street, Partially completed</i>	R.O.W. 60 feet, two-lane, undivided, paved	N/A

Engineering Comments: No comments.

Public Works Comments: No comments.

Building Safety Comments: No comments.

Fire Marshal Comments: No comments.

Zoning Case 1893-FF



FM-2255

Hyden Ave

Frankford Ave

Collector

- Completed
- Partial
- Future

Minor Arterial

- Completed
- Partial
- Future

Modified Arterial

- Partial
- Future

Principal Arterial

- Completed
- Partial
- Future

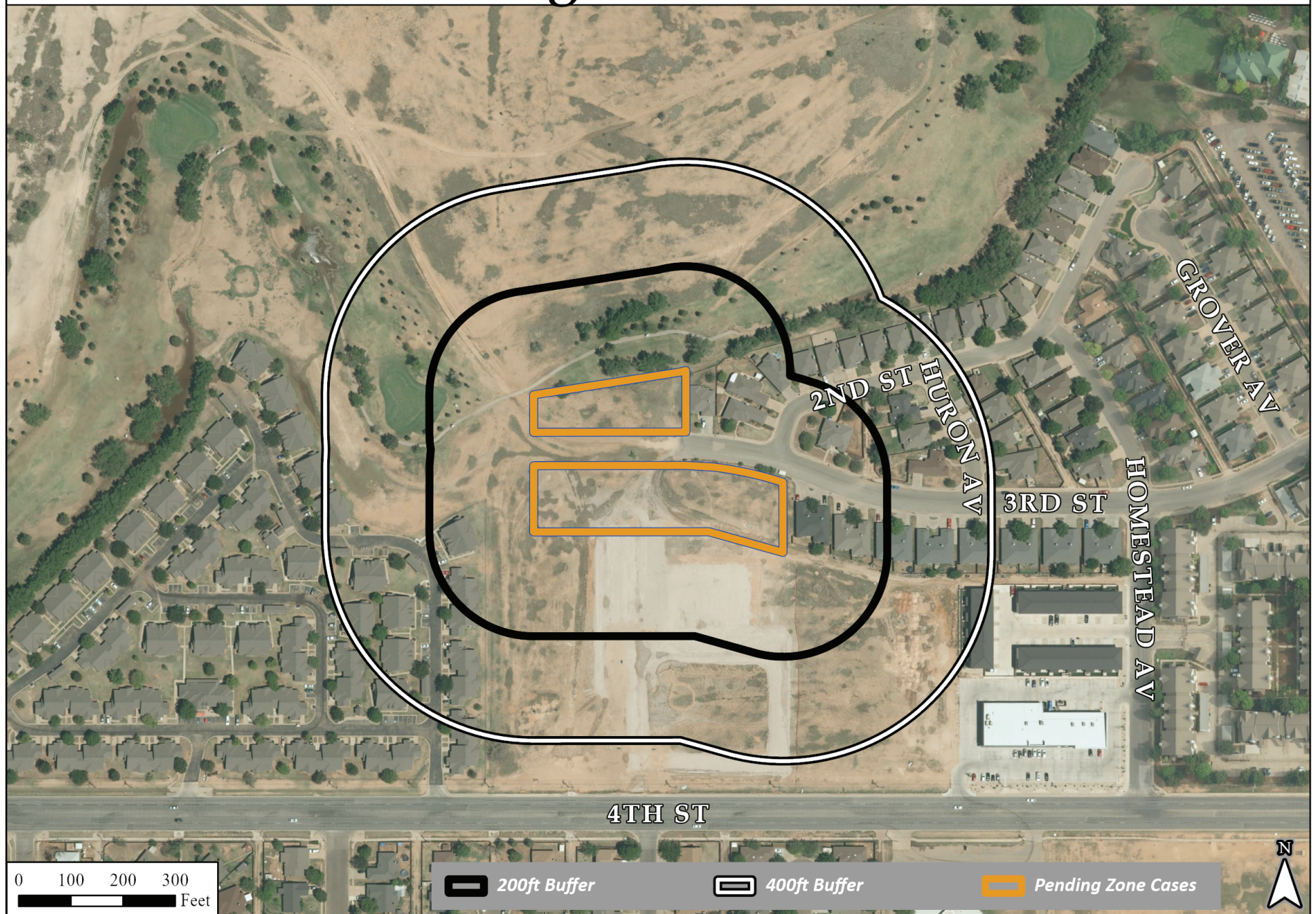
Freeway

- Completed
- Partial
- Proposed Outer Loop



Date Exported: April 2024

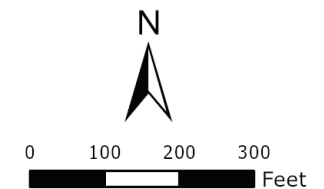
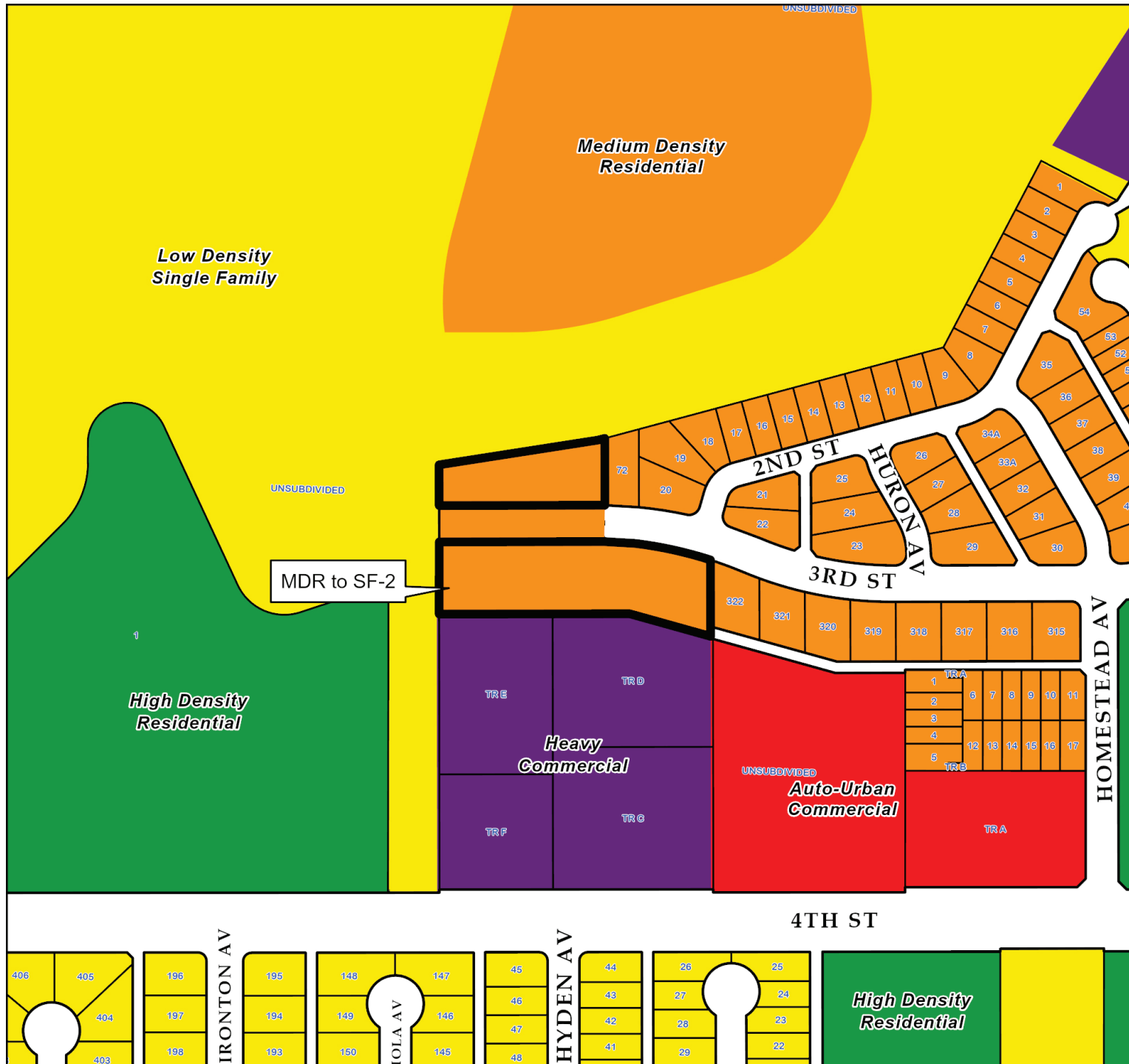
Zoning Case 1893-FF



Current Zoning 1893-FF

Zoning Districts

- Auto-Urban Commercial (AC)
- Heavy Commercial (HC)
- High Density Residential (HDR)
- Medium Density Residential (MDR)
- Neighborhood Commercial (NC)
- Low Density Single Family (SF-2)



Future Land Use Plan Case 1893-FF

Future Land Use Type

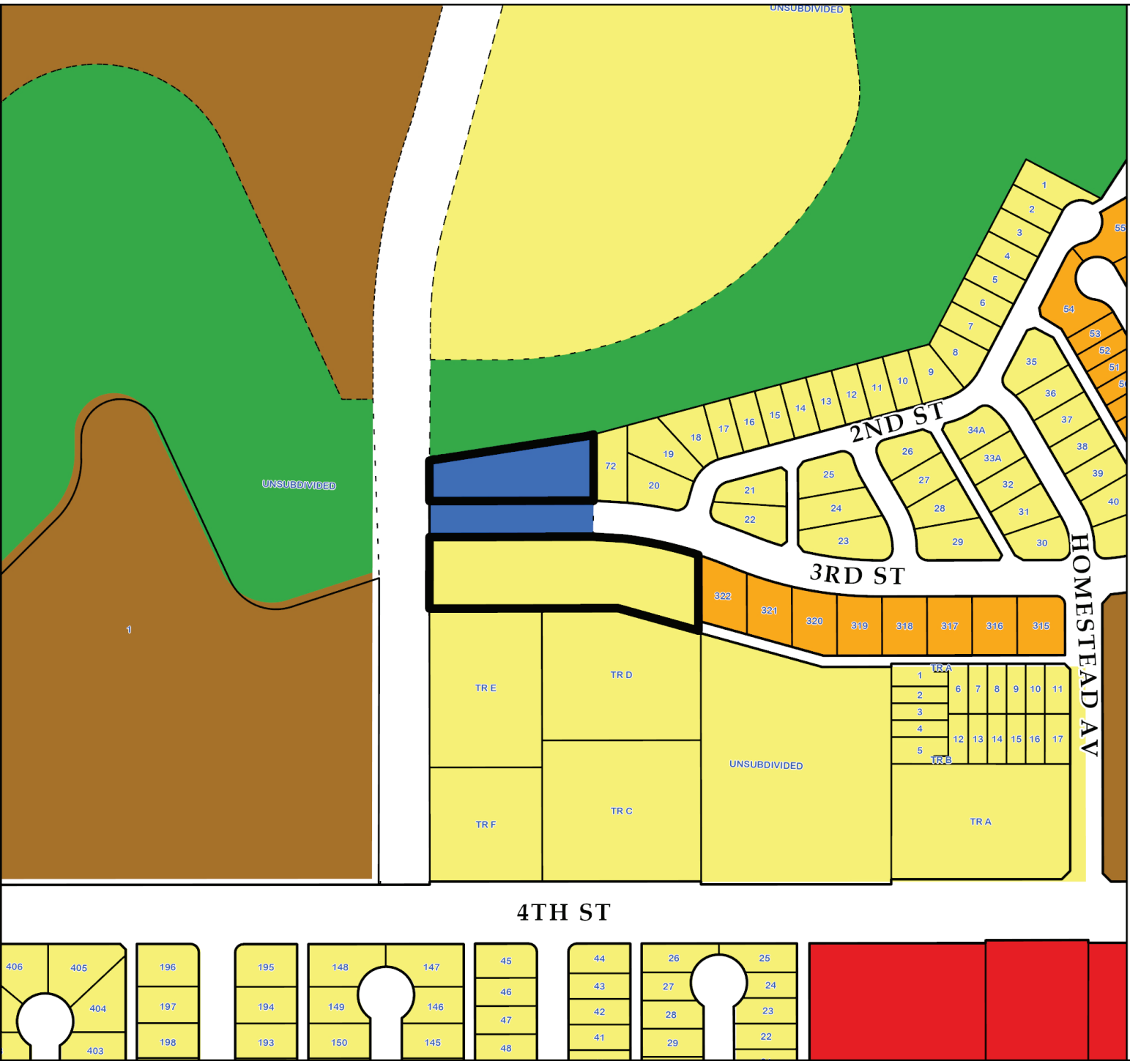
- Commercial
- Heavy Commercial
- Downtown
- Office
- Industrial
- Interstate Commercial
- Interstate Industrial
- Mixed Use
- Parks
- Public/ Semi-Public
- Residential Low Density
- Residential Medium Density
- Residential High Density



0 100 200 300
Feet



Date Exported: April 2024



1893-FF.6017 3rd Street.



View to the south. Subject Property.



View to the east.



View to the north.



View to the west.

TRACT 1

Metes and Bound description of a 0.6255 acre (27,245.7 sq. ft.) tract of land being the same tract of land described in County Clerk File Number (CCFN) 2022016928, Official Public Records of Lubbock County, Texas (OPRLCT), being out of Section 2, Block JS, Lubbock County, Texas, and being more particularly described as follows:

Beginning at a point in the South line of Shadow Hills Golf Course, described in Volume 6547, Page 322, Real Property Records of Lubbock County, Texas (RPRLCT), for the Northwest corner of Lot 72, Shadow Hills Villas according to the Map, Plat and/or Dedication Deed thereof recorded in Volume 6697, Page 133, RPRLCT, and for the Northeast corner of this tract;

Thence S00°07'56"W, leaving said Shadow Hills Golf Course, with the West line of said Lot 72, an approximate distance of 117.6 feet to a point in the North line of 3RD Street, described in Volume 5313, Page 87, RPRLCT, for the Southwest corner of said Lot 72, and for the Southeast corner of this tract;

Thence Northwesterly, leaving said Lot 72, with the North line of said 3RD Street, and with the arc of a curve to the left, an arc length of approximately 14 feet to a point for the end of said curve to the left and for a corner of this tract; said curve having a radius of 737.35 feet, a central angle of 1°04'43", and a chord that bears N89°09'58"W a chord distance of approximately 14 feet;

Thence N89°47'35"W, with the North line of said 3RD Street, approximately 276.2 feet to a point in the East line of that tract described as Tract 5, in Volume 6937, Page 8, RPRLCT, for the Southwest corner of this tract;

Thence N00°12'25"E, leaving said 3RD Street, with the East line of said Tract 5, an approximate distance of 71.7 feet to a point in the South line of said Shadow Hills Golf Course for the Northwest corner of this tract;

Thence N81°28'16"E, leaving said Tract 5, with the South line of said Shadow Hills Golf Course, approximately 281.7 feet to a point for a corner of this tract;

Thence N75°16'41"E, with the South line of said Shadow Hills Golf Course, approximately 11.8 feet to the Point of Beginning.

TRACT 2

Metes and Bounds description of a 1.453 acre (63,290 sq. ft.) tract of land, being a portion of that 7.367 acre tract described in County Clerk File Number (CCFN) 2022010019, Official Public Records of Lubbock County, Texas (OPRLCT), being out of Section 2, Block JS, Lubbock County, Texas, and being more particularly described as follows:

Beginning at a point in the South line of 3RD Street, recorded in Volume 6672, Page 328, Real Property Records of Lubbock County, Texas (RPRLCT), for the Northwest corner of Lot 322, Shadow Hills, an Addition to the City of Lubbock, Lubbock County, Texas, according to the Map, Plat and/or Dedication Deed thereof recorded in Volume 6672, Page 328, RPRLCT, and for the Northeast corner of this tract;

Thence S00°12'25"W, leaving said 3RD Street, with the West line of said Lot 322, approximately 138.1 feet to a point for the Northeast corner of Tract D, Shadow Hills Commercial, an Addition to the City of Lubbock, Lubbock County, Texas according to the Map, Plat and/or Dedication Deed thereof recorded in CCFN 2022054036, OPRLCT, and for the Southeast corner of this tract;

Thence N74°09'03"W, with the North line of said Tract D, approximately 152 feet to a point for a corner of said Tract D, and for a corner of this tract;

Thence N89°47'35"W, with the North line of said Tract D, at approximately 135.7 feet pass the North common corner of said Tract D and Tract E, Said Shadow Hills Commercial, continuing with said Tract E a total approximate distance of 335.7 feet to a point in the East line of the tract described as Tract 5 in Volume 6937, Page 8, RPRLCT, for the Northwest corner of said Tract E, and for the Southwest corner of this tract;

Thence N00°12'25"E, leaving said Tract E, with the East line of said Tract 5, approximately 129.7 feet to a point in the South line of said 3RD Street for the Northwest corner of this tract;

Thence S89°47'35"E, leaving said Tract 5, with the South line of said 3RD Street, approximately 275 feet to a point for a corner of this tract;

Thence Southeasterly, with the South line of said 3RD Street, and with the arc of a curve to the right, an arc length of approximately 210.5 feet to the Point of Beginning; said curve having a radius of 673.27 feet, a central angle of 17°54'44", and a chord that bears S80°50'13"E, a chord distance of approximately 209.6 feet.



**Delta Land Surveying
and Engineering, LLC**

1310 Jarvis Street
Lubbock, TX 79403
806-701-5707

TRACT 1

Metes and Bound description of a 0.6255 acre (27,245.7 sq. ft.) tract of land being the same tract of land described in County Clerk File Number (CCFN) 2022016928, Official Public Records of Lubbock County, Texas (OPRLCT), being out of Section 2, Block JS, Lubbock County, Texas, and being more particularly described as follows:

Beginning at a point in the South line of Shadow Hills Golf Course, described in Volume 6547, Page 322, Real Property Records of Lubbock County, Texas (RPRLCT), for the Northwest corner of Lot 72, Shadow Hills Villas according to the Map, Plat and/or Dedication Deed thereof recorded in Volume 6697, Page 133, RPRLCT, and for the Northeast corner of this tract;

Thence S00°07'56"W, leaving said Shadow Hills Golf Course, with the West line of said Lot 72, an approximate distance of 117.6 feet to a point in the North line of 3RD Street, described in Volume 5313, Page 87, RPRLCT, for the Southwest corner of said Lot 72, and for the Southeast corner of this tract;

Thence Northwesterly, leaving said Lot 72, with the North line of said 3RD Street, and with the arc of a curve to the left, an arc length of approximately 14 feet to a point for the end of said curve to the left and for a corner of this tract; said curve having a radius of 737.35 feet, a central angle of 1°04'43", and a chord that bears N89°09'58"W a chord distance of approximately 14 feet;

Thence N89°47'35"W, with the North line of said 3RD Street, approximately 276.2 feet to a point in the East line of that tract described as Tract 5, in Volume 6937, Page 8, RPRLCT, for the Southwest corner of this tract;

Thence N00°12'25"E, leaving said 3RD Street, with the East line of said Tract 5, an approximate distance of 71.7 feet to a point in the South line of said Shadow Hills Golf Course for the Northwest corner of this tract;

Thence N81°28'16"E, leaving said Tract 5, with the South line of said Shadow Hills Golf Course, approximately 281.7 feet to a point for a corner of this tract;

Thence N75°16'41"E, with the South line of said Shadow Hills Golf Course, approximately 11.8 feet to the Point of Beginning.



**Delta Land Surveying
and Engineering, LLC**
1310 Jarvis Street
Lubbock, TX 79403

TRACT 2

Metes and Bounds description of a 1.453 acre (63,290 sq. ft.) tract of land, being a portion of that 7.367 acre tract described in County Clerk File Number (CCFN) 2022010019, Official Public Records of Lubbock County, Texas (OPRLCT), being out of Section 2, Block JS, Lubbock County, Texas, and being more particularly described as follows:

Beginning at a point in the South line of 3RD Street, recorded in Volume 6672, Page 328, Real Property Records of Lubbock County, Texas (RPRLCT), for the Northwest corner of Lot 322, Shadow Hills, an Addition to the City of Lubbock, Lubbock County, Texas, according to the Map, Plat and/or Dedication Deed thereof recorded in Volume 6672, Page 328, RPRLCT, and for the Northeast corner of this tract;

Thence S00°12'25"W, leaving said 3RD Street, with the West line of said Lot 322, approximately 138.1 feet to a point for the Northeast corner of Tract D, Shadow Hills Commercial, an Addition to the City of Lubbock, Lubbock County, Texas according to the Map, Plat and/or Dedication Deed thereof recorded in CCFN 2022054036, OPRLCT, and for the Southeast corner of this tract;

Thence N74°09'03"W, with the North line of said Tract D, approximately 152 feet to a point for a corner of said Tract D, and for a corner of this tract;

Thence N89°47'35"W, with the North line of said Tract D, at approximately 135.7 feet pass the North common corner of said Tract D and Tract E, Said Shadow Hills Commercial, continuing with said Tract E a total approximate distance of 335.7 feet to a point in the East line of the tract described as Tract 5 in Volume 6937, Page 8, RPRLCT, for the Northwest corner of said Tract E, and for the Southwest corner of this tract;

Thence N00°12'25"E, leaving said Tract E, with the East line of said Tract 5, approximately 129.7 feet to a point in the South line of said 3RD Street for the Northwest corner of this tract;

Thence S89°47'35"E, leaving said Tract 5, with the South line of said 3RD Street, approximately 275 feet to a point for a corner of this tract;

Thence Southeasterly, with the South line of said 3RD Street, and with the arc of a curve to the right, an arc length of approximately 210.5 feet to the Point of Beginning; said curve having a radius of 673.27 feet, a central angle of 17°54'44", and a chord that bears S80°50'13"E, a chord distance of approximately 209.6 feet.

ZONE CASE SKETCH

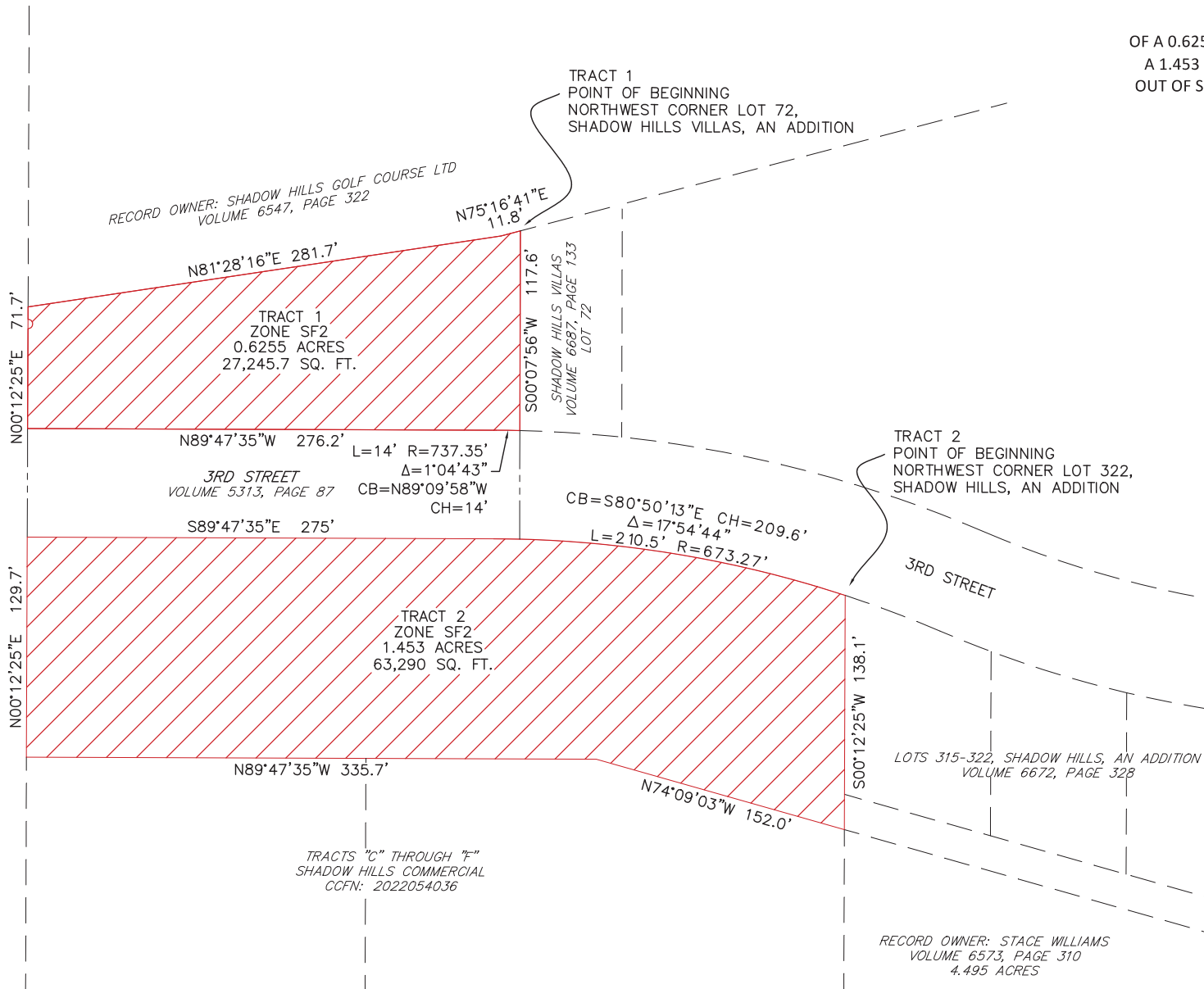
OF A 0.6255 ACRE (27,245.7 SQ. FT.) TRACT OF LAND AND
A 1.453 ACRE (63,290 SQ. FT.) TRACT OF LAND BEING
OUT OF SECTION 2, BLOCK JS, LUBBOCK COUNTY, TEXAS

SCALE: 1" = 60'

SURVEYED FOR:
SEVENTEEN SERVICES
TYLER GENTRY

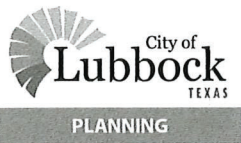


RECORD OWNER:
SHADOW HILLS GOLF COURSE
VOLUME 6937, PAGE 8
TRACT 5



DELTA LAND SURVEYING, LLC
FIRM # 10194496
DELTA ENGINEERING, LLC
FIRM # F-22948
1310 JARVIS STREET
LUBBOCK, TX 79403
806-701-5707

DRAFTED BY: JN REV. BY: JN



Lubbock Planning Department
PO Box 2000 / 1314 Avenue K
Lubbock, TX 79457
APPLICATION FOR ZONING CHANGE

Project Information

Location or Address: West end of 3rd Street Shadow Hills
Lots/Tracts: Unsubdivided BLK JS SEC 2 AB 756 TR 2&3
Survey & Abstract: Section 2, Block JS, Lubbock County, Texas
Metes and Bounds Attached: Yes ☒ No ☐ Total Acreage of Request: 2.078
Existing Land Use: Vacant Existing Zoning: MDR
Requested Zoning: SF2
If property is not subdivided, will a preliminary plat be submitted? Yes ☐ No ☒

Representative/Agent Information (if different from owner)

Firm Name: Delta Land Surveying
Name: Robert Kennedy
Address: 1310 Jarvis Street City: Lubbock State: TX
ZIP Code: 79403 Telephone: 806-701-5707 Email: [REDACTED]
Applicant's Signature: [Signature]
Date: 3/28/2024 Printed Name: Robert Kennedy

Owner Information

Firm Name: _____
Owner: WAG 2.0 LLC
Address: 1500 BROADWAY AVE SUITE 1500 City: LUBBOCK State: TX
ZIP Code: 79401 Telephone: 806.793.0703 Email: [REDACTED]
Property Owner's Signature: [Signature]
Date: March 28, 2024 Printed Name: MONT MCLENDON

Preparer Information

Preparer's Signature: [Signature]
Date: 3-28-2024 Printed Name: Robert Kennedy

For City Use Only

Zone Case No: _____ Planning and Zoning Commission Date: _____
Request for zoning change from: _____ To: _____
Lots: _____ Blocks: _____
Addition: _____

By signing this application, Applicant agrees and warrants that any and all materials submitted to the City in support or reference to this application are not protected by copyrights or, in cases of potential copyrighted materials, the Applicant is the sole owner of any copyrighted interest and grants to the City permission and license to reproduce, publish, distribute and utilize such materials.

If you have any questions pertaining to the zoning process, please contact the City of Lubbock Planning Department by phone at (806) 775 - 2108 or by e-mail at cityplanning@mylubbock.us.

Staff Report		Zone Case 2538-LL
Planning and Zoning Commission		May 2, 2024

Applicant OJD Engineering, LLC

Property Owner YATESIIBY LC

Council District 6

Recommendations

- Staff recommends approval of the request.

Prior Board or Council Action

- September 27, 1984, Ordinance No. 8660: The subject properties were annexed into City limits and zoned Transition District (T).
- October 10, 1985, Zone Case 2538, Ordinance No. 8827: The subject properties were rezoned from T to Single-Family District (R-1).
- May 9, 2023, Ordinance No. 2023-00054 (effective October 1, 2023): The subject properties were rezoned from R-1 to Low Density Single-Family District (SF-2) with the adoption of the Unified Development Code.

Notification Summary

- Notifications Sent: 30
- Received In Favor: 0
- Received In Opposition: 0

Site Conditions and History

The western subject property was originally platted on January 21, 1946 as Furgeson Tracts, Lot 1 and is vacant. The eastern property is currently vacant and unplatted land.

Adjacent Property Development

The properties to the east and north are zoned SF-2, developed with single-family homes and undeveloped land. To the south, the properties are zoned Heavy Commercial District (HC) and are developed with a commercial warehouse and a single-family residence. The property to the west is zoned HC with a single-family house.

Zoning Request and Analysis

Item Summary

The subject properties are addressed as 7502 and 7446 19th Street, located north of 19th Street and west of Wausau Avenue. The applicant requests a zone change from Low Density Single-Family District (SF-2) to Heavy Commercial District (HC).

Current zoning: Low Density Single-Family District (SF-2)

Requested zoning: Heavy Commercial District (HC)

Intent Statements

The purpose of the Low Density Single-Family (SF-2) District is to provide two types of residential subdivisions:

- A. Conventional. Smaller to moderately sized lots for dwellings on public utilities. Any open space is located on private lots.

- B. Cluster. Clustering of smaller-sized lots for dwellings with an increased percentage of common open space compared to cluster developments in the SF-1 district to maintain the intended character of the district while providing for buffering between lower and higher density adjacent neighborhoods, as well as for recreational amenities and resources protection.

The intent of the proposed Heavy Commercial (HC) District zoning is, "... to provide for development of heavy vehicle repair, wholesale trade, and warehousing and freight movement uses that typically are characterized by outside storage of materials or merchandise. The district should be located away from residential areas or, if unavoidable, should be heavily buffered."

Traffic Network/Infrastructure Impacts

The proposed rezoning location will be along 19th Street. The Master Thoroughfare Plan, 2018, designates 19th Street as a Principal Arterial and Wausau Avenue as a Collector. Arterial streets are continuous routes whose function is to serve the high-volume needs of local traffic and regional traffic. Collectors provide access and movement within residential, commercial, and industrial areas.

Compatibility with Surrounding Property

The proposed zone change is compatible with the surrounding area and will not change the character of the existing development.

Conformance with Comprehensive Plan Principles and Future Land Use Map

The Future Land Use Map designates this area for Residential low Density land uses. While not in conformance with this designation, the proposed zone change would be appropriate being adjacent to Heavy Commercial and fronting an Arterial Street. Therefore, this request is in moderate conformance with the Comprehensive Plan principles.

Conformance with Zoning Ordinance

The proposed zone change is in conformance with the zoning ordinance and will be appropriate at the proposed location.

Suitability of Property for Allowed Uses

The property is suitable for the proposed use. It may need additional public improvements to support the intensity of uses described in the Heavy Commercial District, as the property is unplatted.

Attachments

- A. Case Information
- B. Thoroughfare Plan Map
- C. Notification Map
- D. Aerial Map
- E. Zoning Map
- F. Future Land Use Map
- G. Photos
- H. Application and supporting documentation
- I. Notification Responses

Staff Contacts

Cassie Bermea
Planner
Planning Department
806-775-2107
cassiebermea@mylubbock.us

Victor Escamilla
Planning and Zoning Manager
Planning Department
806-775-3029
vescamilla@mylubbock.us

Case Information: Zone Case 2538-LL



Allowable Uses: [Heavy Commercial \(HC\)](#)

Transportation: The proposed development has access points from 19th Street and Wausau Avenue.

Thoroughfare	Existing	Per Thoroughfare Development Plan
19 th Street, Principal Arterial, Partially Completed	R.O.W. 110 feet, five-lane, undivided, paved	R.O.W. 110 feet, seven-lane, undivided, paved
Wausau Avenue, Local Street	R.O.W. 40 feet, two-lane, undivided, paved	R.O.W. 40 feet, two-lane, undivided, paved

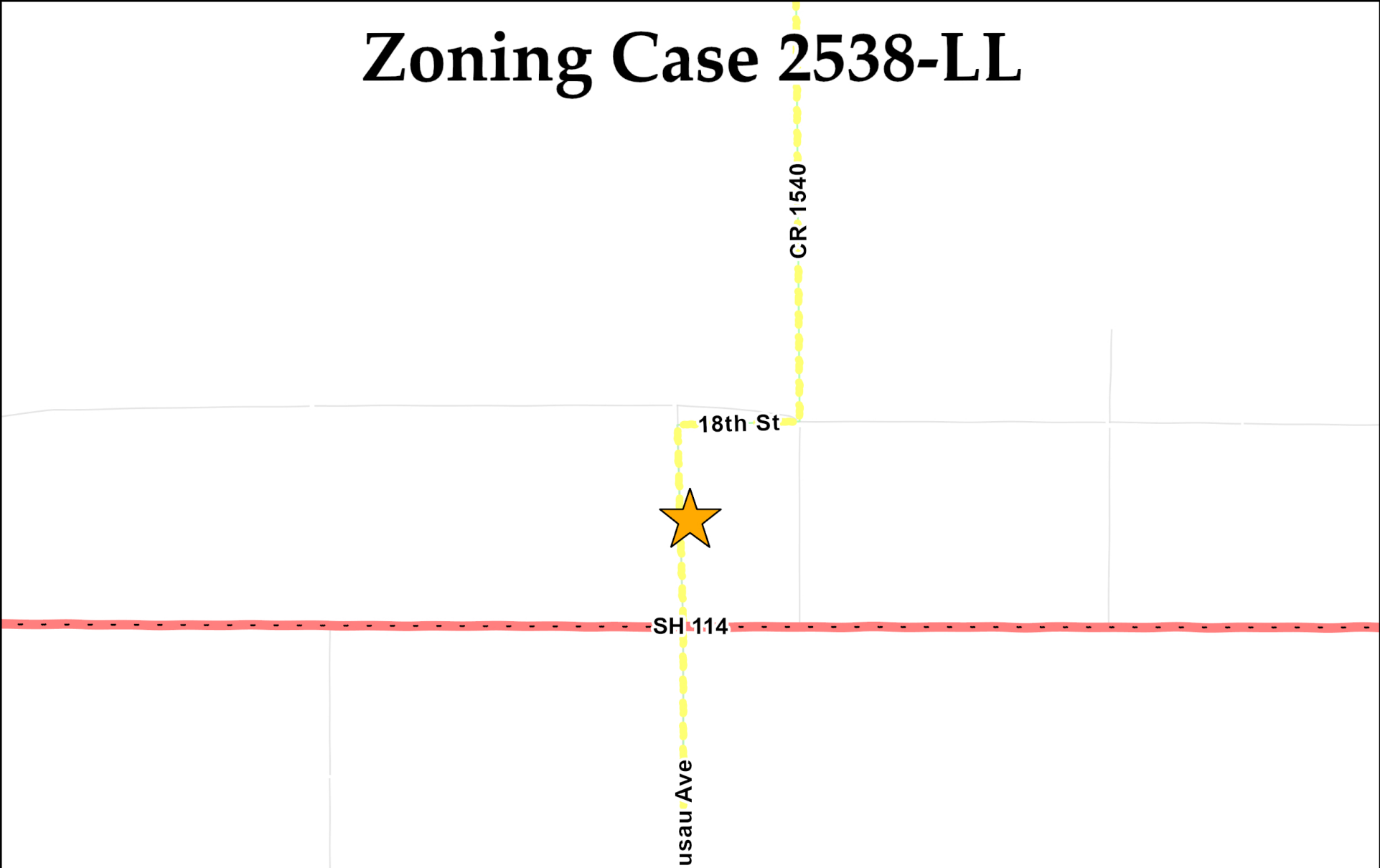
Engineering Comments: No comments.

Public Works Comments: No comments.

Building Safety Comments: No comments.

Fire Marshal Comments: No comments.

Zoning Case 2538-LL



Collector

- Completed
- Partial
- Future

Minor Arterial

- Completed
- Partial
- Future

Modified Arterial

- Partial
- Future

Principal Arterial

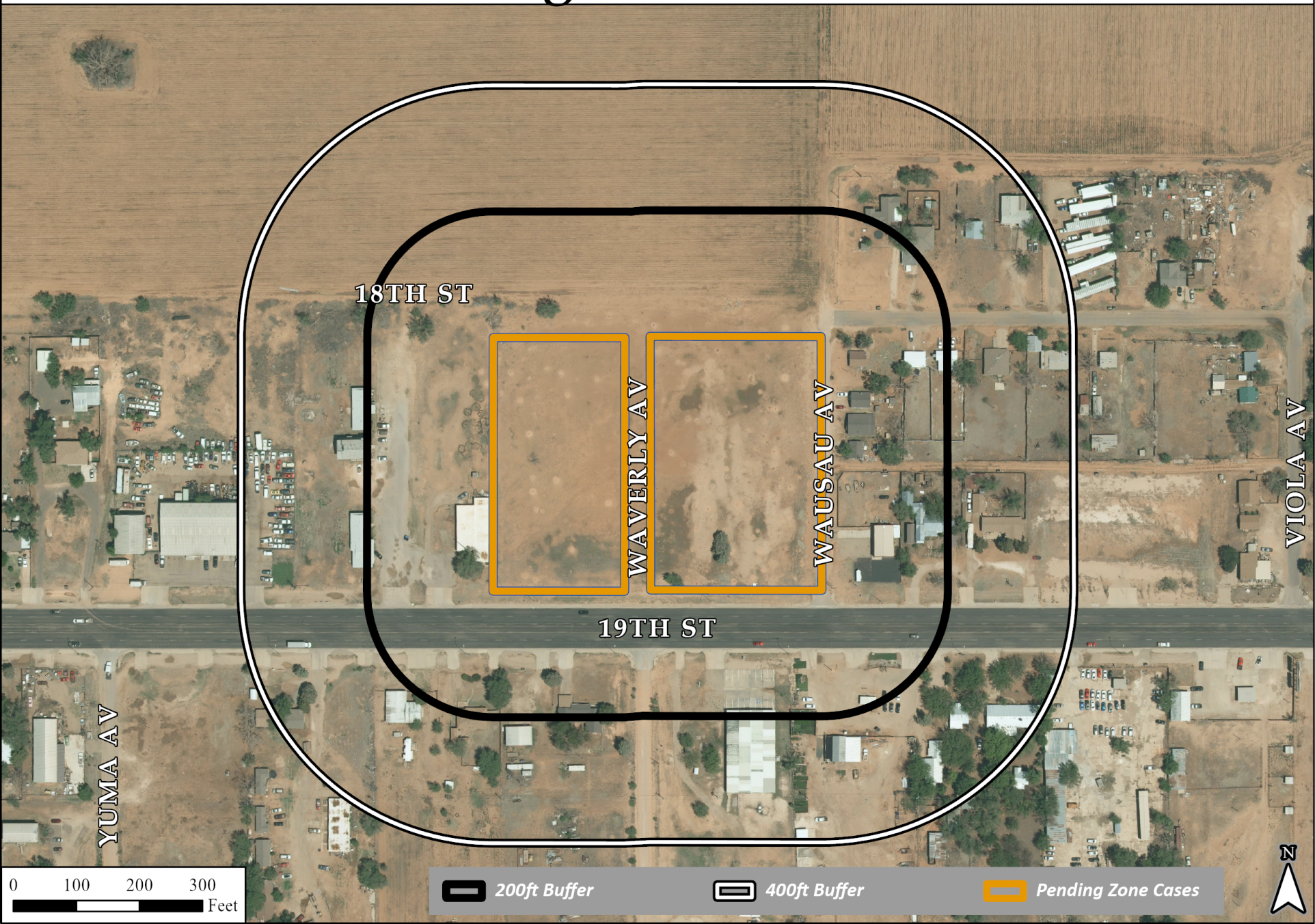
- Completed
- Partial
- Future

Freeway

- Completed
- Partial
- Proposed Outer Loop



Zoning Case 2538-LL



Current Zoning

2538-LL

Zoning Districts

-  Heavy Commercial (HC)
-  Low Density Single Family (SF-2)



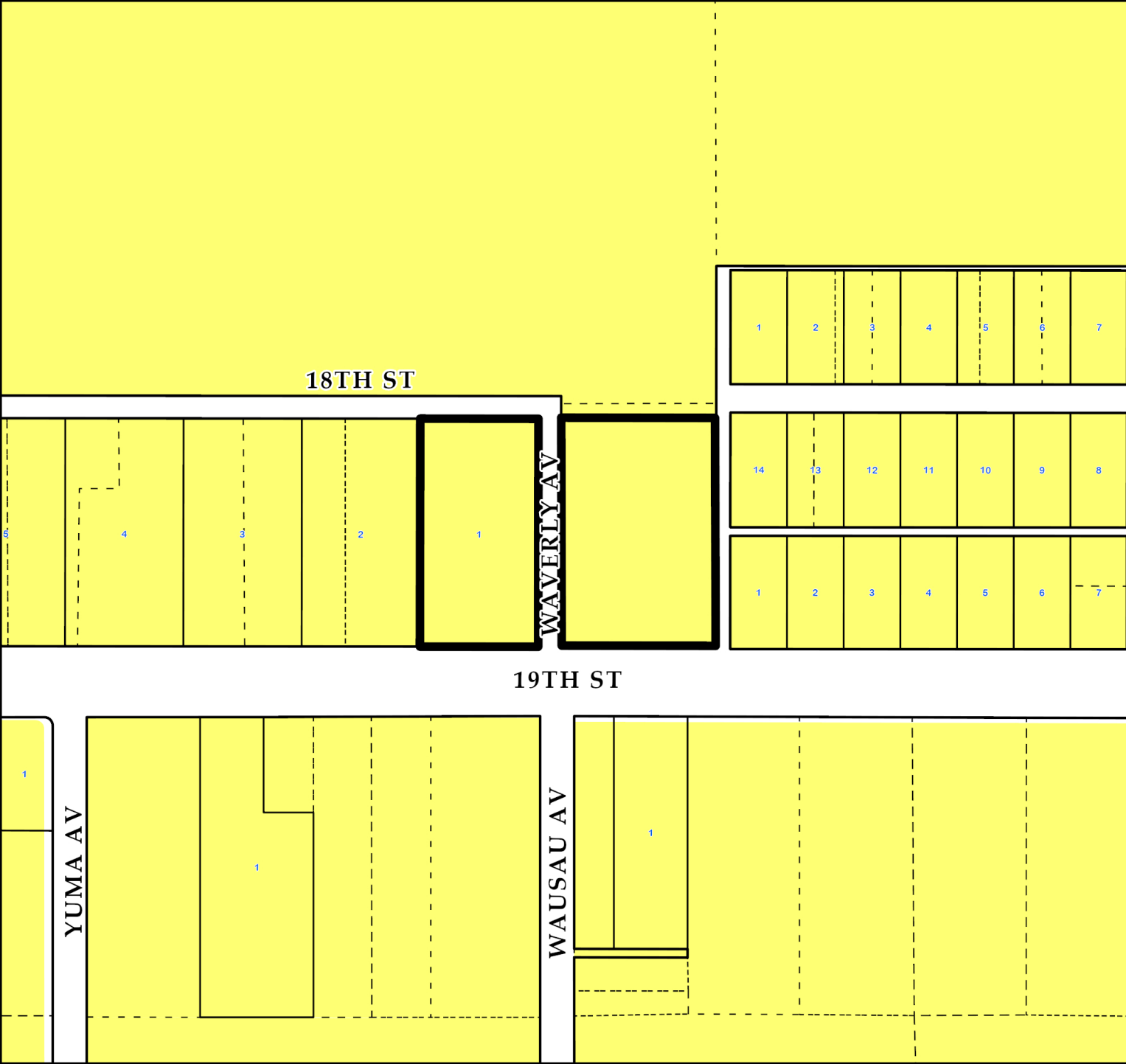
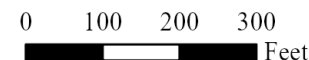
0 100 200 300 Feet



Future Land Use Plan Case 2538-LL

Future Land Use Type

- Commercial
- Heavy Commercial
- Downtown
- Office
- Industrial
- Interstate Commercial
- Interstate Industrial
- Mixed Use
- Parks
- Public/ Semi-Public
- Residential Low Density
- Residential Medium Density
- Residential High Density





West View.



East View.

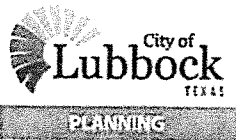


North View.



South View.

2538-LL



Lubbock Planning Department
PO Box 2000 / 1314 Avenue K
Lubbock, TX 79457
APPLICATION FOR ZONING CHANGE

Project Information

Location or Address: (7502 19TH ST Lubbock, TX 79407) & (7446 19TH ST Lubbock, TX 79407)

Lots/Tracts: (FURGESON L 1) & (BLK D6 SEC 1 AB 253 TR 4B1 ACS: 2.545)

Survey & Abstract: See Above

Metes and Bounds Attached: Yes ☐ No ☒ Total Acreage of Request: 2.0 Acres & 2.454 Acres

Existing Land Use: Vacant Land Existing Zoning: Low Density Single Family (SF-2)

Requested Zoning: Heavy Commercial (HC)

If property is not subdivided, will a preliminary plat be submitted? Yes ☐ No ☒

Representative/Agent Information (if different from owner)

Firm Name: OJD Engineering, LLC

Name: Tanner Lansford

Address: 328 E. Hwy 62, Unit #1 City: Wolfforth State: TX

ZIP Code: 79382 Telephone: 806-791-2300 Email: [REDACTED]

Applicant's Signature: [Signature]

Date: 3-27-24 Printed Name: Tanner Lansford

Owner Information

Firm Name: YATESIIBY LC

Owner: Bobby Yates, MGR

Address: 5278 34TH ST City: Lubbock State: TX

ZIP Code: 79407 Telephone: 806-518-4495 Email: [REDACTED]

Property Owner's Signature: [Signature]

Date: 3-27-24 Printed Name: Bobby Yates

Preparer Information

Preparer's Signature: [Signature]

Date: 3-27-24 Printed Name: Tanner Lansford

For City Use Only

Zone Case No: _____ Planning and Zoning Commission Date: _____

Request for zoning change from: _____ To: _____

Lots: _____ Blocks: _____

Addition: _____

By signing this application, Applicant agrees and warrants that any and all materials submitted to the City in support or reference to this application are not protected by copyrights or, in cases of potential copyrighted materials, the Applicant is the sole owner of any copyrighted interest and grants to the City permission and license to reproduce, publish, distribute and utilize such materials.

If you have any questions pertaining to the zoning process, please contact the City of Lubbock Planning Department by phone at (806) 775 - 2108 or by e-mail at cityplanning@mvlubbock.us.



WARRANTY DEED
(STC-jh/GF#55741)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: November 3, 2022

Grantor: CAYMUS COVE LLC, a Texas limited liability company

Grantee: YATESIBY, L.C., a Texas limited liability company

Grantee's Mailing Address: 5278-34th Street, Lubbock, Lubbock County, Texas 79407

Consideration: \$10.00 and other good and valuable consideration, to Grantor paid by Grantee, the receipt and sufficiency of all of which is hereby acknowledged and confessed.

Property (including any improvements):

TRACT I: Metes and Bounds Description of a 2.545 acre tract of land, being out of that 42.36 acre tract of land described as Tract 1 in County Clerk File Number (CCFN) 2022030143, Official Public Records of Lubbock County, Texas (OPRLCT), being out of Section 1, Block D-6, Lubbock County, Texas, and being more particularly described as follows:

Beginning at a point in the East Right of Way line of Waverly Road recorded in Volume 321, Page 59, Deed Records of Lubbock County, Texas (DRLCT), In the North Right of Way line of Highway 114 (19th Street) described in Volume 493, Page 89, DRLCT, for the Southeast corner of Lots 1-11, W.W. Furgeson Subdivision recorded in said Volume 321, Page 59, and for the Southwest corner of this tract, whence a found 1/2" iron rod with red cap bears West, 0.36 feet, and a found 1/2" iron rod with red cap for the Southeast corner of said Lot 1, W.W. Ferguson, bears West, 40.38 feet;

Thence North, leaving said Highway 114, and with the East line of said Waverly Road, 402.40 feet to a set 1/2" iron rod with blue cap marked DELTA LAND SURVEYING for the Northwest corner of this tract, whence a found 1/2" iron rod with red cap for the Northeast corner of said Lot 1 bears West, 40.00 feet, and a found 1/2" iron rod with blue cap marked DELTA LAND SURVEYING for a corner of said 42.36 acre tract bears North, 40.00 feet;

Thence East, leaving said Waverly Road, 275.48 feet to a set 1/2" iron rod with blue cap marked DELTA LAND SURVEYING in the West Right of Way line of Wausau Avenue, dedicated by the plat of Brown Crest Subdivision, Blocks 1-4, recorded in Volume 346, Page 628, DRLCT, for the Northeast corner of this tract, whence a found 1/2" iron rod with yellow cap marked HRA for the Northeast corner of said 42.36 acre tract bears North, 852.31 feet;

Thence South, with said Wausau Avenue, 402.40 feet to a found 1/2" iron rod with blue cap marked DELTA LAND SURVEYING in the North Right of Way line of said Highway 114 for the Southeast corner of this tract;

Thence West, leaving said Wausau Avenue and with said Highway 114, 275.48 feet to the Point of Beginning.

TRACT II: LOT ONE (1), W.W. FURGESON SUB-DIVISION of part of the SW1/4 of Survey 1, Block D-6, Cert. No. 803, H.E. & W.T. Ry. Co., Lubbock County, Texas, according to the Map, Plat and/or Dedication Deed thereof recorded in Volume 321, Page 59 of the Official Public Records of Lubbock County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

SUBJECT TO restrictive covenants as shown of record in Volume 321, Page 59, amended in Volume 394, Page 55 of the Deed Records of Lubbock County, Texas, AS TO TRACT II ONLY.

THERE IS EXCEPTED FROM THIS CONVEYANCE any and all interest, whether whole or an undivided portion thereof, in the oil, gas and other minerals in and under the Property, royalty interest, or interest in royalty, which may be outstanding in parties other than Grantor resulting from prior reservation and/or conveyance by predecessors in title, including but not limited to that certain interest described in instrument of record in Volume

527, Page 416 of the Deed Records of Lubbock County, Texas; and Document No. 2022030143 of the Official Public Records of Lubbock County, Texas.

SUBJECT TO rights, if any, of third parties with respect to any portion of the Property lying within the limits or boundaries of any public or private roadway or alley including but not limited to Volume 493, Page 89, Deed Records of Lubbock County, Texas.

SUBJECT TO Right of Way over and across the South Fifteen feet (S. 15') of said tract as shown by instrument recorded in Volume 491, Page 443, Deed Records of Lubbock County, Texas, AS TO TRACT II ONLY.

SUBJECT TO those matters referenced on survey prepared by Timothy R. Barry, Registered Professional Land Surveyor No. 6823, State of Texas, dated October 25, 2022 , including but not limited to right of way on Southern boundary for 19th Street and overhead electric lines on the Southern boundary of the property; and rights of third parties, if any, thereto.

SUBJECT TO any encroachment, encumbrance, violation, variation, or adverse circumstance affecting title to the Property that would be disclosed by an accurate and complete land survey of the Property, including, without limitation, all visible and apparent easements or uses, and all underground easements or uses, the existence of which may arise by unrecorded grant or by use.

SUBJECT TO rights of parties in possession.

SUBJECT TO rights of tenants under any unrecorded leases or rental agreements, together with any security interests given by tenants in fixtures located on the Property.

SUBJECT TO all leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records of Lubbock County, Texas.

Grantee assumes ad valorem taxes for the year 2022, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which is the obligation of Grantor or Grantee in accordance with Paragraph 13.B. of Unimproved Property Contract by and between Grantor and Grantee dated September 30, 2022.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

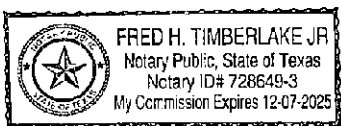
CAYMUS COVE LLC, a Texas limited liability company

By: [Signature]
Preston Despenas, Manager

THE STATE OF TEXAS
COUNTY OF LUBBOCK

BEFORE ME, the undersigned, being a Notary Public in and for the State of Texas, on this day personally appeared Preston Despenas, known to me, or proved to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the instrument as the act of CAYMUS COVE LLC, a Texas limited liability company, and that he executed the instrument on behalf of the limited liability company for the purposes and consideration expressed, and in the capacity hereinabove stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 3rd day of NOVEMBER, 2022.



[Signature]
Notary Public, State of Texas

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
11/04/2022 01:40 PM
FEE: \$30.00
2022031015