

Matthew Hadley, Chair
Joe Phea, Vice-Chair
D’Juana McPherson, Member
Shannon Spencer, Member
Jose Valenciano, Member



Danielle Craig, Alternate
Michael J. Gomez, Alternate
Rafael Gutierrez, Alternate
Tracy Thomason, Alternate

**Zoning Board of Adjustment
Regular Meeting
May 15, 2025 at 8:30 am**

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

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

The Zoning Board of Adjustment meetings are available to all persons regardless of disability. If you require special assistance, please contact the City of Lubbock at 806-775-2108, email cityplanning@mylubbock.us, or write to P.O. Box 2000, Lubbock, Texas, 79457, at least 48 hours in advance of the meeting.

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

Regular Meeting

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

- 3) Approval of Minutes

- 3.1 March 20, 2025 Regular Meeting

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

- 4.1 **Case V-5169:** UBuildit-Lubbock for Massey Orthodontics/Northside JC Investments, LLC

Request for a Variance to vary the clearance requirement for a wall sign from 8 feet to 3 feet for a total variance of 5 feet, on property zoned Neighborhood Commercial District (NC), per Section 39.03.023.d.4 at:

- 805 North Frankford Avenue, located north of Erskine Street and west of Frankford Avenue, CDJ Buyers Group Addition, Tract A.

- 4.2 **Case V-5170:** Charles A. Mencia III

Request for a Variance to vary the rear setback requirement for a detached rear-facing garage from 20 feet to

6 inches, for a total variance of 19 feet 6 inches, on property zoned Low Density Single-Family District (SF-2), per Section 39.02.020.c.2.B.iii, at:

- 3301 44th Street, located south of 44th Street and west of Hartford Avenue, Slaton Myrtle Addition, Block 21, Lot 72 and the east 10 feet of Lot 71.

4.3 Case V-5171: ADC The Design Build Group DBA Anderson Fine Homes

Request for Variance to vary the rear setback requirements for an addition to a residential structure from 15 feet to 18 inches, for a total variance of 13 feet 6 inches, on property zoned Low Density Single-Family District (SF-2), per Section 39.02.004.c.4.A at:

- 4801 116th Street, located west of Utica Avenue and south of 116th Street, Oakmont Estates Addition, Lot 26.

4.4 Case V-5172: Quick Roofing for Enrique Trevino

Request for a Variance to vary the minimum rear setback requirement for an addition to a residential structure from 15 feet to 0 feet, for a total variance of 15 feet, on property zoned Low Density Single-Family District (SF-2), per Section 39.02.004.c.4.A, at:

- 6109 74th Street, located west of Iola Avenue and south of 74th Street, Bacon Crest Addition, Lot 270.

5) Adjourn

The above referenced NOTICE OF MEETING was posted on the bulletin board outside the south entrance of Citizens Tower 1314 Avenue K, Lubbock, Texas, on the _____ day of April 2025 at _____ A.M.

By: _____