



Planning and Zoning Commission Meeting

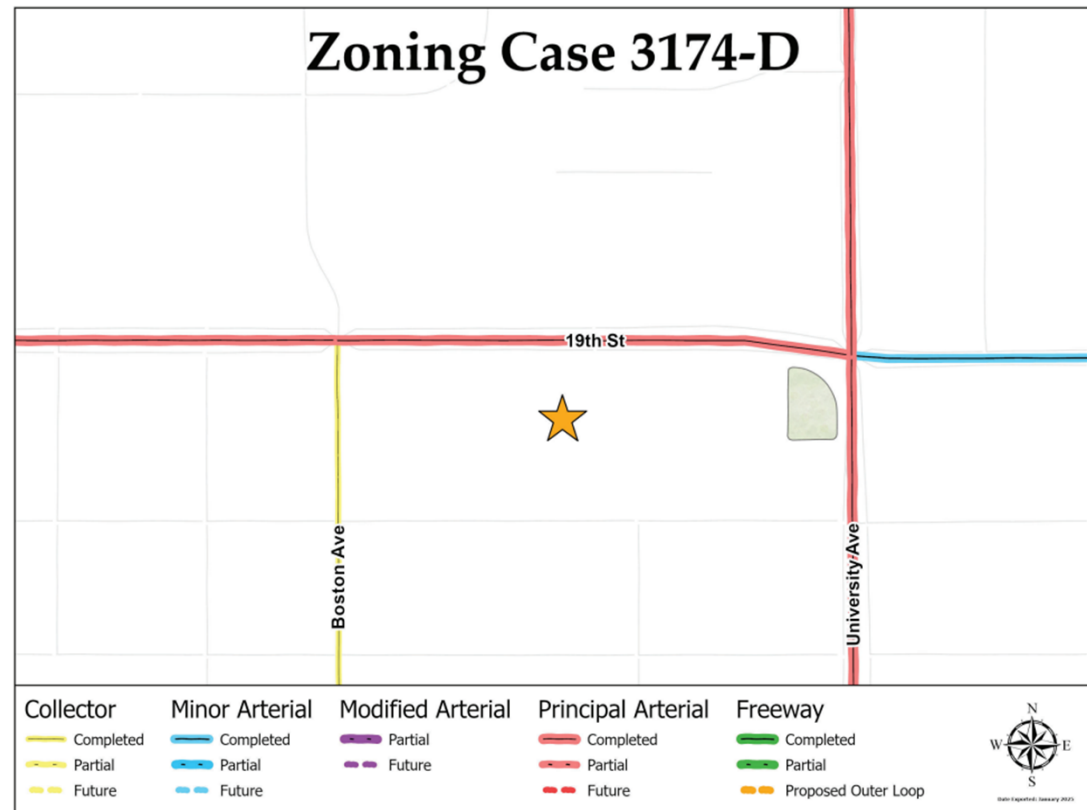
February 6, 2025



Zone Case 3174-D

District 3

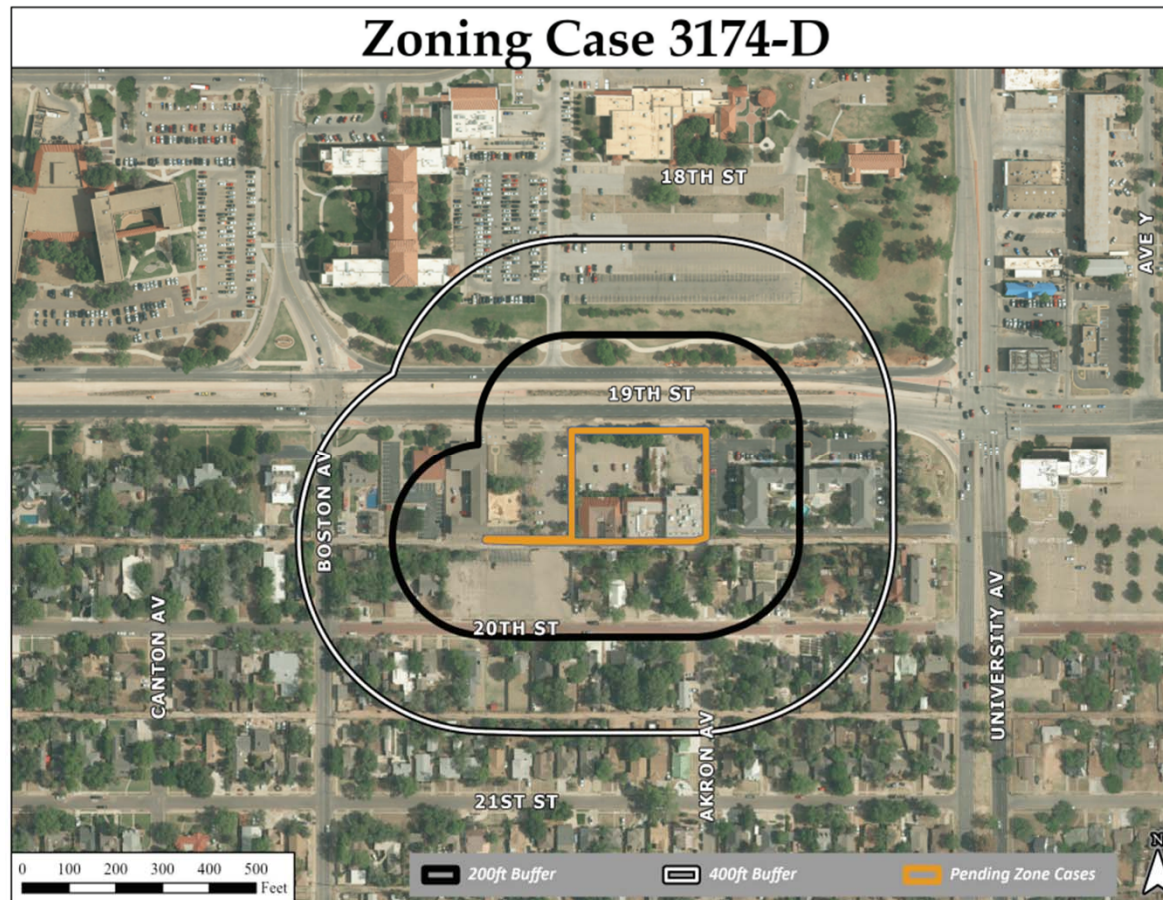
- **APPLICANT:** AMD Engineering, LLC for Texas District LCMS and Generator 1, LLC
- **PURPOSE:** Rezone from **SF-2** and **HC** to **HDR**
- **Notifications:** 61 sent
 - 25 in favor (18 outside notification boundary)
 - 17 in opposition (2 outside notification boundary)



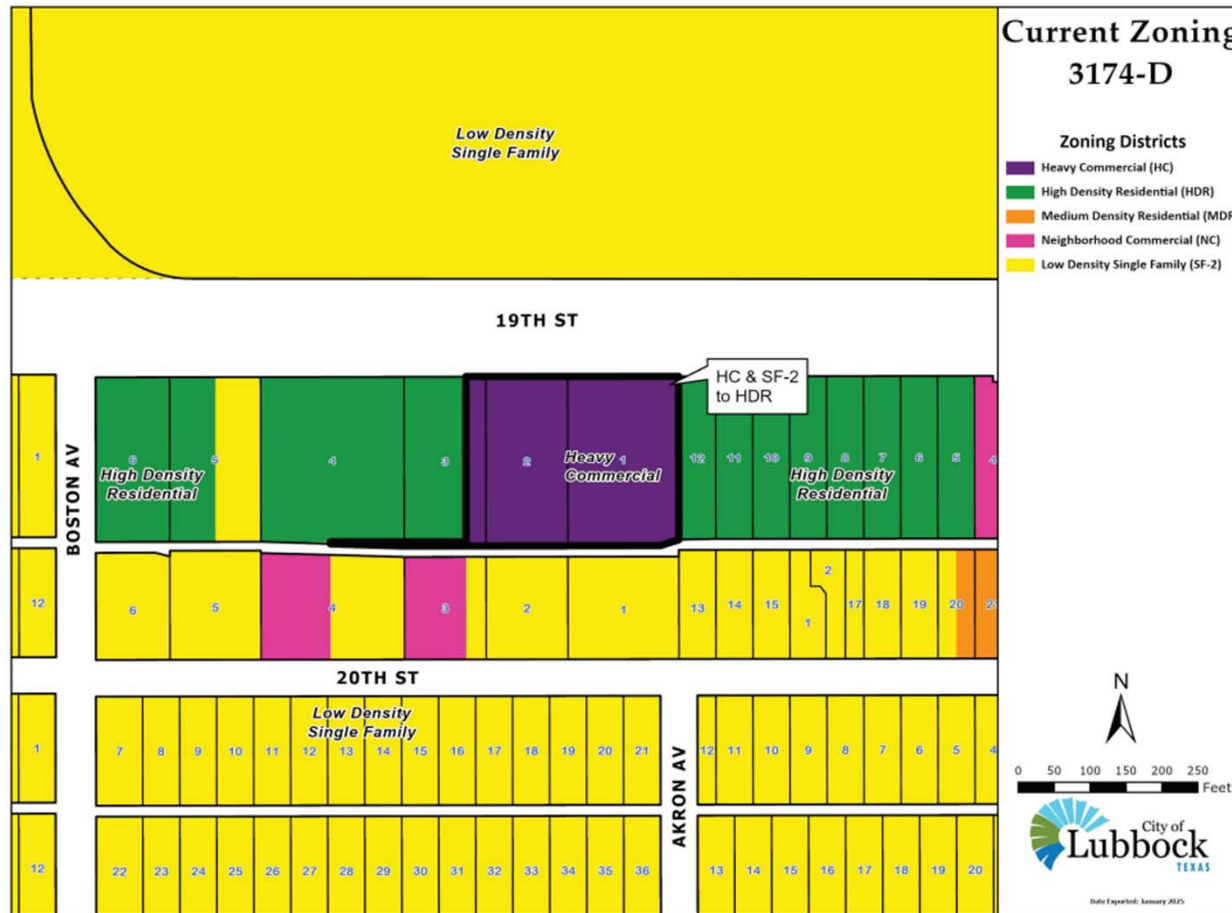
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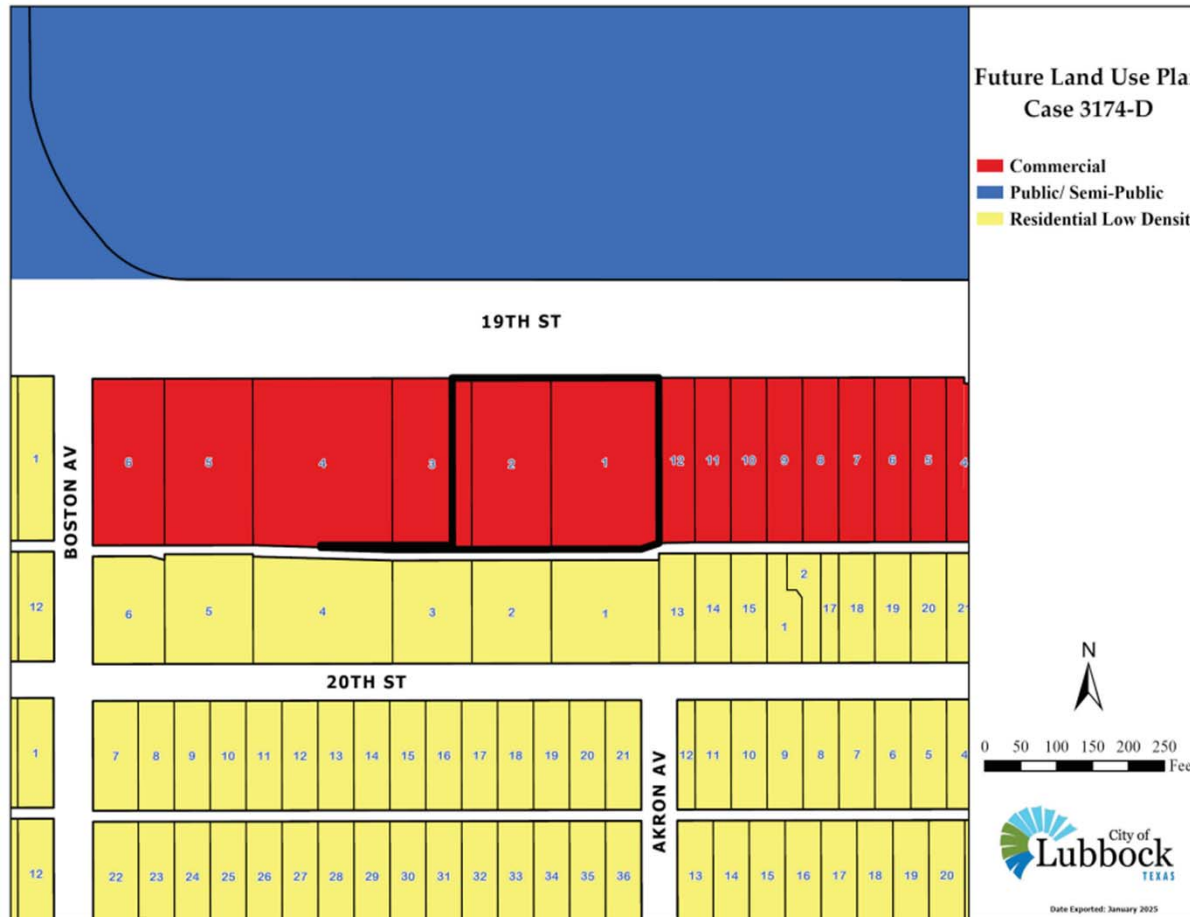
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South View – Subject property



North View

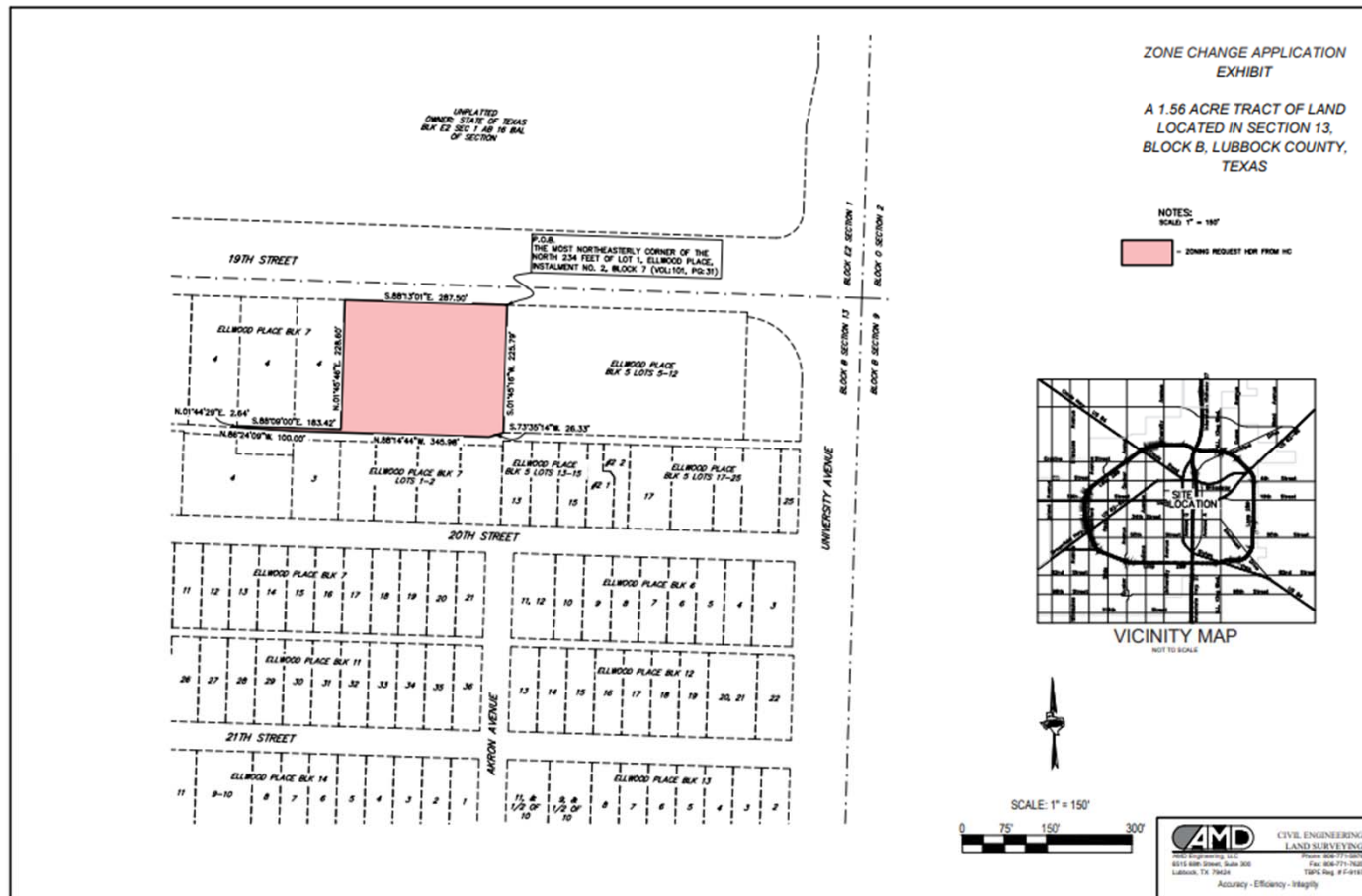


East View



West View

Zone Case 3174-D



Zone Code 3174-D

Heavy Commercial Uses:

- Travel Plaza
- Brewpub, Microbrewery, Microdistillery, or Microwinery
- Building Materials and Hardware Sales
- Fuel Sales
- Heavy Machinery Sales Rentals
- Hotel or Motel
- Kennel
- Manufactured Home Sale and Storage
- Office, General
- Personal Services
- Recreational Vehicle Parks and Campgrounds
- Repair Service
- Veterinary Clinic and/or Service, Large Animal
- Automobile/ Vehicle Repair and Auto Body

High Density Residential Uses:

- Bank, Credit Union, and Financial Services
- Grocery (Food Sales)
- Office, General
- Personal Service
- Repair Service
- Restaurant
- Retail Service
- Studio (Arts, Crafts, or Recording)

Analysis



- CONFORMANCE WITH COMPREHENSIVE PLAN PRINCIPLES AND FUTURE LAND USE MAP (required per §211.004 of the Texas Local Government Code)
 - The Future Land Use Map designates this area for Commercial land uses. While the proposed zone change to HDR is not in conformance with this designation, it is appropriate in this location, as the HDR District does allow for a combination of residential, commercial, and mixed use.
- CONSISTENT WITH ZONING ORDINANCE
 - The proposed zone change is in conformance with the zoning ordinance and will be appropriate at the proposed location.

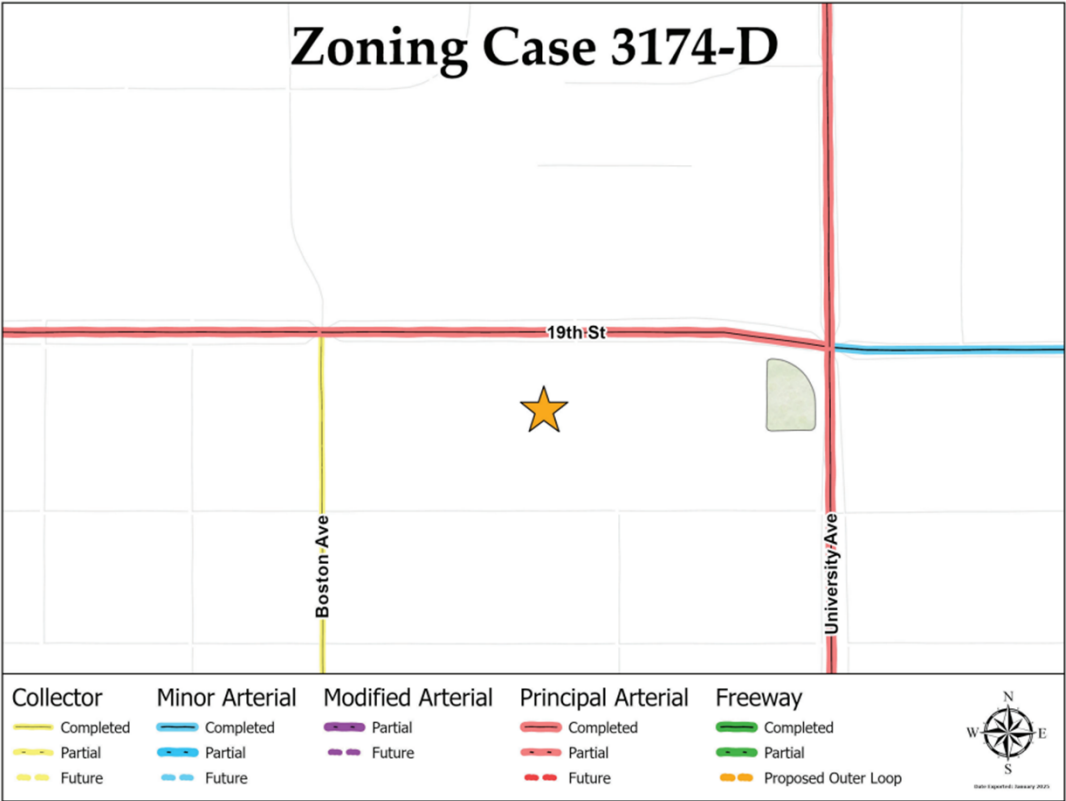
Analysis



- CONSISTENT WITH SURROUNDING AREA/ADJACENT USES
 - The proposed zone change is compatible with the surrounding area and is adjacent to HDR zoning to the east and west.
- INTENSITY OF USE ON PROPOSED PARCEL
 - The subject property is located on 19th Street, which is designated as a Principal Arterial, by the Master Thoroughfare Plan, 2018.

Zone Case 3174-D

- **STAFF:** Staff has no objection to the request.



Planning Department

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