

**ORDINANCE NO. 2024-00066**

**AN ORDINANCE AMENDING ZONING ORDINANCE NO. 7084 AND THE OFFICIAL MAP OF THE CITY OF LUBBOCK MAKING THE FOLLOWING CHANGES: ZONE CASE NO. 3501; A ZONING CHANGE FROM SF-2 TO HC ZONING DISTRICT AT 11311 UNIVERSITY AVENUE, LOCATED EAST OF UNIVERSITY AVENUE AND NORTH OF 114<sup>TH</sup> STREET, ON 7.145 ACRES OF UNPLATTED LAND OUT OF BLOCK E, SECTION 10, LUBBOCK, TEXAS; PROVIDING A PENALTY; PROVIDING A SAVINGS CLAUSE; AND, PROVIDING FOR PUBLICATION.**

**WHEREAS**, the proposed changes in zoning as hereinafter made have been duly presented to the Planning and Zoning Commission for its recommendation which was received by the City Council and, after due consideration, the City Council found that due to changed conditions, it would be expedient and in the interest of the public health, safety and general welfare to make those proposed changes in zoning; and

**WHEREAS**, all conditions precedent required by law for a valid amendment to the Zoning Ordinance and Map have been fully complied with, including giving notices in compliance with Section 40.01.005 of the Code of Ordinances, City of Lubbock, Texas, and the notices provided by the Texas Local Government Code §211.007 (Vernon, 1990), and notice was duly published in the Lubbock Avalanche-Journal more than fifteen (15) days prior to the date of the public hearing before the City Council on such proposed amendment, and the public hearing according to said notice, was held in the City Council Chamber of the Municipal Building, Lubbock, Texas, at which time persons appeared in support of the proposal; and after said hearing, it was by the City Council determined that it would be in the public interest, due to changed conditions, that the Zoning Ordinance and the Zoning Map be amended in the manner hereinafter set forth in the body of this Ordinance and this Ordinance having been introduced prior to first reading hereof; **NOW THEREFORE:**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LUBBOCK:**

**ZONE CASE NO. 3501**

**SECTION 1. THAT** Ordinance No. 7084 and the Official Zoning Map are amended as follows:

A change of zoning under the provisions of Section 40.01.005 of the Code of Ordinances of the City of Lubbock from **SF-2** to **HC** zoning district at **11311 University Avenue, located east of University Avenue and north of 114<sup>th</sup> Street, on 7.145 acres of unplatted land out of Block E, Section 10**, City of Lubbock, Lubbock County, Texas, and being further described as follows:

**METES AND BOUNDS DESCRIPTION: Attached as Exhibit "A".**

**SECTION 2. THAT** violation of any provision of this Ordinance shall be deemed a misdemeanor punishable by fine not to exceed Two Thousand and No/100 Dollars (\$2,000.00) as provided in Section 40.01.006 of the Zoning Ordinance of the City of Lubbock.

**SECTION 3. THAT** should any paragraph, sentence, clause, phrase or word of this Ordinance be declared unconstitutional or invalid for any reason, the remainder of this Ordinance shall not be affected thereby.

**SECTION 4. THAT** the City Secretary is hereby authorized to cause publication of the descriptive caption of this Ordinance as an alternative method provided by law.

**AND IT IS SO ORDERED.**

**Passed by the City Council on first reading on April 23, 2024.**

**Passed by the City Council on second reading on May 14, 2024.**

/s/ Tray Payne  
**TRAY PAYNE, MAYOR**

**ATTEST:**

/s/ Courtney Paz  
Courtney Paz, City Secretary

**APPROVED AS TO CONTENT:**

/s/ Victor Escamilla for  
Kristen Sager, Director of Planning

**APPROVED AS TO FORM:**

/s/ Kelli Leisure  
Kelli Leisure, Senior Assistant City Attorney



## Exhibit "A"

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5012 50<sup>th</sup> Street, Suite 204 Lubbock, TX 79414 P: (806) 783-9944 F: (806) 783-9966

### Legal Description for 7.145-Acres out of the South Half of Section of Section 10, Block E

A 7.145-acre Tract out of a remainder tract in the South half of Section 10, Block E, Abstract 493 GC & SF RR Co. Survey, Lubbock County, Texas conveyed to Estate Charles Prater in Instrument Number (Instr. No.) 2021767713 of the Official Public Records of Lubbock County (OPRLC), Texas and being further described by metes and bounds as follows:

BEGINNING at a found P/K nail in the South Section line of said Section 10, and being in the approximate centerline of 114<sup>th</sup> Street, and also being the southernmost SW corner of this tract, having Texas North Central State Plane Coordinates of N: 7241784.736 E: 941520.059, from which the calculated SW corner of said Section 10 bears N 88°12'30" W a distance of 355.07'

THENCE through the interior of said Prater tract N 01°48'24" E a distance of 350.12' to a found iron pin w/orange cap "HRB 4664" for an interior ell in this tract;

THENCE through the interior of said Prater tract N 88°11'17" W passing a found iron w/orange cap "HRB 4664" pin at a distance of 355.05', and continuing a total distance to 355.05' to a found PK nail in the approximate southbound lane of University Ave, point being the westernmost SW corner of this tract;

THENCE N 01°48'41" E a distance of 309.75' to a found PK nail in the approximate centerline of University Ave. for the Northwest corner of this tract and being the SW corner of Falcon's Nest Tract "A", dedicated instr. No. 2022045636 OPRLC;

THENCE S 88°11'53" E along the common boundary of said Tract "A" a distance of 660.00' to a point being the Northeast corner of this tract and being the NW corner of Falcon's Nest Tract "B", dedicated inst. No. 2021046697 OPRLC;

THENCE S 01°48'41" W along the common boundary of said Tract "B" passing a found iron pin at a distance of 610.00' and continuing a total distance of 659.88' to a found PK nail for the Southeast corner of this tract, and being the SW corner of said Tract "B", also being in the South line of said Section 10;

THENCE N 88°12'30" W along the South line of said Section 10 a distance of 304.93' to the point of BEGINNING and containing 7.145-Acres.

BEARING AND COORDINATE BASIS:  
TX N.C.Z. coordinate system NAD 83(2011, Epoch 2010).

These field notes were prepared under the supervision of Jeryl D. Hart, Jr., RPLS No. 1871 based on an actual survey on the ground on February 2024.

Jeryl D. Hart, Jr., RPLS No. 1871

Date: 02/27/2024

Texas Registered Engineering Firm F-9992  
Texas Licensed Survey Firm 10193863  
Texas Licensed Asbestos Consultant Agency 100535  
MSHA and OSHA Authorized Outreach Trainers  
HUB & DBE Certified Firm