

**City of Lubbock, Texas**  
**Special City Council Meeting**  
**March 22, 2023**

Tray Payne, Mayor  
Shelia Patterson Harris, Mayor Pro Tem, District 2  
Christy Martinez-Garcia, Councilwoman, District 1  
Mark W. McBrayer, Councilman, District 3  
Steve Massengale, Councilman, District 4  
Dr. Jennifer Wilson, Councilwoman, District 5  
Latrelle Joy, Councilwoman, District 6



W. Jarrett Atkinson, City Manager  
Chad Weaver, City Attorney  
Courtney Paz, Acting City Secretary

<http://www.mylubbock.us>

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

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City of Lubbock City Council Meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary's Office at 775-2061 or write to Post Office Box 2000, Lubbock, Texas 79457 at least 48 hours in advance of the meeting.

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*Note: On occasion the City Council may consider agenda items out of order.*

**8:30 a.m. - The City Council Convenes in City Council Chambers in Open Session. This is a joint meeting with the Planning and Zoning Commission, and members of the Planning and Zoning Commission may participate in the discussion.**

**Regular Agenda**

1. Call to Order - Welcome and Introductions
1. 1. Introductory remarks and Presentation by City of Lubbock Planning Staff on the proposed Unified Development Code and revised Zoning Map
1. 2. Introductory remarks and Presentation by Kendig Keast Collaborative on the proposed Unified Development Code and revised Zoning Map
2. Hold a Joint City Council Meeting and Public Hearing with the Planning and Zoning Commission to discuss the repeal of Chapters 30, 32, 38, and 40 of the City of Lubbock Code of Ordinances, save and except Sections 40.02.070 through 40.02.084, Lubbock Preston Smith International Airport Hazard Area Zoning Regulations, and Sections 30.02.001 through 30.02.004, Lake Alan Henry, and the repeal of the Design Standards for the Central Business Districts, as adopted by Ordinance 10173, the Design and Development Regulations South Overton National Residential Historic District as adopted by Ordinance No. 2011-O0072 and amended by Ordinance No. 2012-O0047, and a Unified Development Code as part of the City of Lubbock Code of Ordinances. In addition, discuss the amendment of Sections 8.04.064 (c)(1), 8.04.064 (d)(1), 8.19.003, and 8.19.006(9) to be consistent with the Unified Development Code, and the repeal of any provisions of the City of Lubbock Code of Ordinances in direct conflict with any provision of the Unified Development Code. In addition, discuss the repeal of the City of Lubbock Zoning Map, as adopted on

07-19-1975, by Ordinance 7084 and as may be amended, and consider a Zoning Map utilizing the new Zoning Districts in the Unified Development Code.

3. Consideration by the Planning and Zoning Commission, including taking action, to make a final report and recommendation, to the Lubbock City Council regarding an Ordinance adopting a Unified Development Code and adopting a new zoning map for the City of Lubbock.
4. Consideration by the City Council, including taking action, on a final report from the Planning and Zoning Commission on an Ordinance adopting a Unified Development Code and adopting a new zoning map for the City of Lubbock.

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### **Agenda Item**

Hold a Joint City Council Meeting and Public Hearing with the Planning and Zoning Commission to discuss the repeal of Chapters 30, 32, 38, and 40 of the City of Lubbock Code of Ordinances, save and except Sections 40.02.070 through 40.02.084, Lubbock Preston Smith International Airport Hazard Area Zoning Regulations, and Sections 30.02.001 through 30.02.004, Lake Alan Henry, and the repeal of the Design Standards for the Central Business Districts, as adopted by Ordinance 10173, the Design and Development Regulations South Overton National Residential Historic District as adopted by Ordinance No. 2011-O0072 and amended by Ordinance No. 2012-O0047, and a Unified Development Code as part of the City of Lubbock Code of Ordinances. In addition, discuss the amendment of Sections 8.04.064 (c)(1), 8.04.064 (d)(1), 8.19.003, and 8.19.006(9) to be consistent with the Unified Development Code, and the repeal of any provisions of the City of Lubbock Code of Ordinances in direct conflict with any provision of the Unified Development Code. In addition, discuss the repeal of the City of Lubbock Zoning Map, as adopted on 07-19-1975, by Ordinance 7084 and as may be amended, and consider a Zoning Map utilizing the new Zoning Districts in the Unified Development Code.

### **Item Summary**

"Plan Lubbock 2040", the City's Comprehensive Plan, was adopted by the City Council in December 2018. This plan contains a framework of goals, action, and timeframes for the City of Lubbock to implement in order to support the vision expressed in the document. One priority in the implementation chapter of this plan is to "revise the zoning and subdivision ordinance in order to implement the Comprehensive Plan recommendations." It recommends a Unified Development Code (UDC) to combine all regulations and standards into a single, cohesive and comprehensive document. This project has included the review, rewrite, and unification, of the zoning and subdivision regulations, sign regulations, drainage regulations, and design and historic district standards, manufactured homes and recreational vehicle parks requirements, and various ancillary development-related regulations. On May 28, 2019, the City Council entered into an agreement with Kendig Keast Collaborative (KKC) for the development of a Unified Development Code.

The City Council and Planning and Zoning Commission have been provided with a hard copy of the proposed UDC. An electronic version of the UDC can be found at the following link:

[Document Viewer | Unified Development Code \(encodeplus.com\)](#)

In addition, a copy of the proposed zoning map can be found at the following link:

[UDC Zoning Map Viewer \(arcgis.com\)](#)

### **Fiscal Impact**

None

### **Staff/Board Recommending**

Erik Rejino, Assistant City Manager  
Robert Wallace, Director of Development Services  
Kristen Sager, Director of Planning

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**Attachments**

Amended Ordinance

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE REPEALING CHAPTERS 30, 32, 38, AND 40 OF THE CITY OF LUBBOCK CODE OF ORDINANCES, SAVE AND EXCEPT SECTIONS 40.02.070-40.02.084, LUBBOCK PRESTON SMITH INTERNATIONAL AIRPORT HAZARD AREA ZONING REGULATIONS, AND SECTIONS 30.02.001-30.02.004, LAKE ALAN HENRY; REPEALING DESIGN STANDARDS FOR THE CENTRAL BUSINESS DISTRICTS, AS ADOPTED BY ORDINANCE NO. 10173; REPEALING DESIGN AND DEVELOPMENT REGULATIONS OF THE SOUTH OVERTON NATIONAL RESIDENTIAL HISTORIC DISTRICT, AS AMENDED BY ORDINANCE NO. 2012-00047; REPEALING ZONING ORDINANCE NO. 7084 OF THE CITY OF LUBBOCK, AND REPLACING SAID ORDINANCES OF THE CITY OF LUBBOCK WITH A UNIFIED DEVELOPMENT CODE (UDC); ADOPTING A NEW CITY OF LUBBOCK ZONING MAP; PROVIDING FOR THE PRINTING OF, AND DISPLAY FOR PUBLIC INSPECTION, A NEW ZONING MAP; PROVIDING AN EFFECTIVE DATE; PROVIDING A REPEALER CLAUSE; 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 at a joint public hearing of the Planning and Zoning Commission and the City of Council of the City of Lubbock held on March 22, 2023 at 8:30 a.m., and after due consideration, the City Council found that, in order to consolidate all development-related ordinances into one document, it would be expedient and in the interest of the public health, safety and general welfare to make those proposed ordinance amendments; and

**WHEREAS**, all conditions precedent required by law for a valid amendment to the City of Lubbock Code of Ordinances, including zoning ordinances and a zoning map, have been fully complied with, including giving notice of the joint public hearing as required by the Texas Local Government Code Sec. 211.007(d), and in accordance with the type of notice passed by the City Council of the City of Lubbock by at least a two-thirds vote on February 28, 2023 by Resolution No. 2023-R0111; and

**WHEREAS**, notice of the joint public hearing was duly published in the Lubbock Avalanche-Journal more than fifteen (15) days prior to the date of the joint public hearing before the City Council and the Planning and Zoning Commission on such proposed amendments and in accordance with the hearing notice schedule as adopted by Resolution No. 2023-R0111, and the joint public hearing according to said notice, was held in the City Council Chamber of Citizens Tower in Lubbock, Texas, at which time persons appeared and had the opportunity to participate in the joint public hearing; and after said hearing, it was by the City Council determined that it would be in the public interest, in order to consolidate all development-related ordinances into one document, that the City of Lubbock Code of Ordinances, including 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:**

**SECTION 1. THAT** the City of Lubbock Code of Ordinances is hereby amended by repealing Chapters 30, 32, 38, and 40 of the City of Lubbock Code of Ordinances in their entirety, save and except Sections 40.02.070-40.02.084, Lubbock Preston Smith International Airport Hazard Area Zoning Regulations, and Sections 30.02.001-30.02.004, Lake Alan Henry; repealing design standards for the Central Business Districts, as adopted by Ordinance No. 10173; repealing design and development regulations of South Overton National Residential Historic District, as amended by Ordinance No. 2012-O0047; repealing Zoning Ordinance No. 7084 of the City of Lubbock and replacing said ordinances of the City of Lubbock with a Unified Development Code (UDC); and adopting a new City of Lubbock zoning map, incorporated herein.

**SECTION 2. THAT** the UDC “Exhibit A” and the amended zoning map as set forth as “Exhibit B”, attached hereto and incorporated herein, are hereby adopted by the City Council of the City of Lubbock.

**SECTION 3. THAT** the UDC and zoning map adopted herein shall have an effective date of July 1, 2023 upon which thereafter the UDC and zoning map shall apply to applications for new development that are filed on or after July 1, 2023.

**SECTION 4. THAT** the City Manager is hereby directed to provide two (2) identical maps of the amended zoning map adopted herein and place one in the office of the City Engineer and one in the office of the City Secretary at a place immediately accessible to any person desiring information reflected thereby, in accordance with City of Lubbock Code of Ordinances Sec. 2.01.001.

**SECTION 5. THAT** this Ordinance shall be cumulative of all other ordinances dealing with the same subject, and any provision of any ordinance in direct conflict with any provision of this Ordinance is hereby repealed, and the provisions of this Ordinance shall supersede any provisions in conflict herewith. All provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

**SECTION 6. THAT** a violation of any provision of this Ordinance shall be deemed a misdemeanor punishable in accordance with state law and Section 1.01.004 of the Code of Ordinances of the City of Lubbock.

**SECTION 7. 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 8. 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 \_\_\_\_\_.

Passed by the City Council on second reading on \_\_\_\_\_.

\_\_\_\_\_  
TRAY PAYNE, MAYOR

**ATTEST:**

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Courtney Paz, Interim City Secretary

**APPROVED AS TO CONTENT:**

  
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Kristen Sager, Director of Planning *for*

**APPROVED AS TO FORM:**

  
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Chad Weaver, City Attorney

Ccdocs://Ordinance adopting UDC and amended zoning map  
3.7.23