

Staff Report

Zone Case 3540

City Council

January 27, 2026

Applicant City of Lubbock

Council District 1

Notification Summary

- Notifications Sent: 798
- Received In Favor: 16
- Received In Opposition: 3

Prior Board Action

- January 8, 2026, Zone Case 3540, The Planning and Zoning Commission recommended approval of a zone change from SF-2 and AC to IP and LI by a vote of 7-0-0. However, the owners of the properties submitted written opposition to the request, so a supermajority of 6 out of 7 votes is required for the request to be approved.

Zoning Request and Analysis

Item Summary

Plan Lubbock 2040, the City's Comprehensive Plan, was adopted by the City Council in December 2018. Included in this Plan, is the Future Land Use Map and Future Land Use Plan, which utilized existing conditions, fiscal impact modeling, and community visioning, to provide guidance for Lubbock's future land development. Since then, it has been determined that the current zoning of certain properties, when compared to existing development, are inconsistent with the Future Land Use Map and Future Land Use Plan. Allowing these to continue in their current manner could allow for development patterns that would be inconsistent with the Future Land Use Map, goals of the Future Land Use Plan, and the Comprehensive Plan for the City of Lubbock.

Therefore, the Planning Department contracted with SAFEbuilt, LLC in September 2024 to conduct a Zoning Map Analysis, which was completed in October 2025. The Analysis examined and identified properties throughout the City of Lubbock where the current zoning did not align with the existing land use, adjacent development, or Future Land Use Plan, and made recommendations for rezoning to bring these properties into alignment.

Beginning this month, Planning staff will present a total of 6 separate zone cases with the recommended zone changes, grouping properties by City Council District, starting with District 1.

Current zoning: Low Density Single-Family District (SF-2) and Auto-Urban Commercial District

Recommended zoning: Industrial Park District (IP) and Light Industrial District (LI)

Attachments

- A. Aerial Maps
- B. Current Zoning Maps
- C. Recommended Zoning Maps
- D. Future Land Use Maps
- E. Response Maps
- F. Response Letters

Staff Contacts

Kristen Sager
Director of Planning
Planning Department
806-775-2109
ksager@mylubbock.us