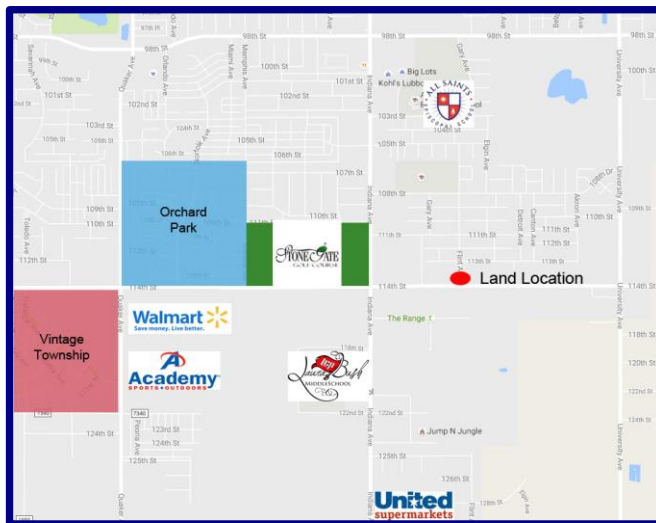
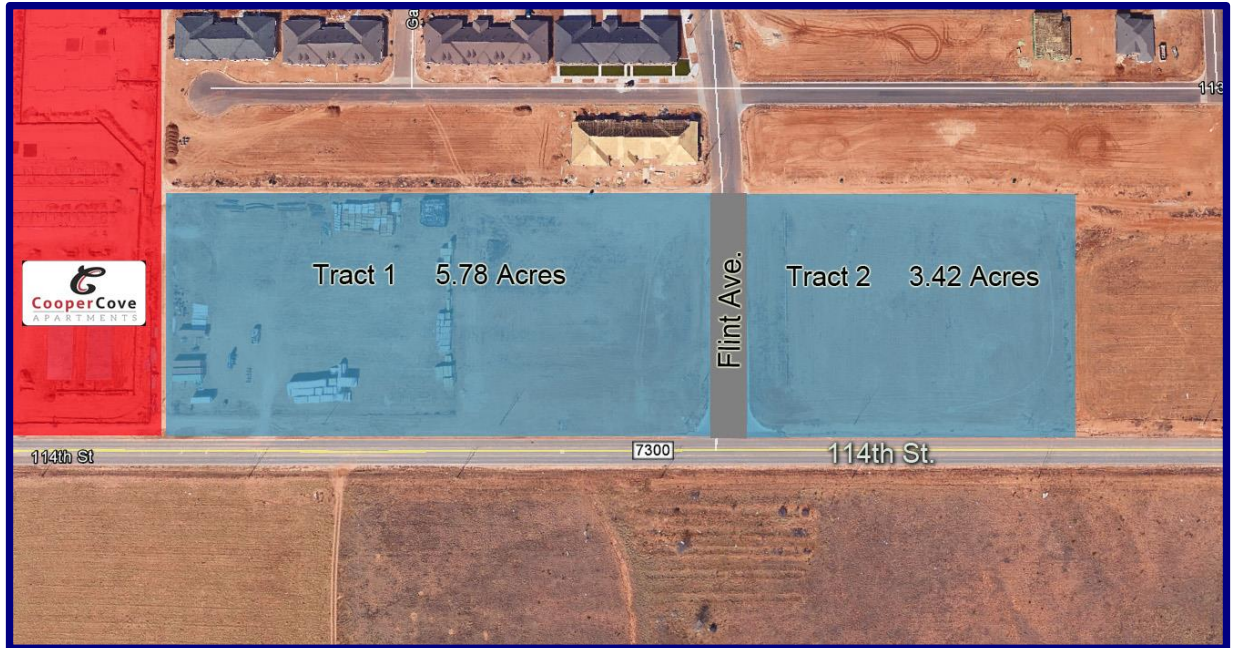


**FOR SALE**  
 114<sup>th</sup> St. Frontage  
 Between Indiana and University Ave.  
 Lubbock, TX

Gordon Wilkerson  
*office* 806.474.2207  
*cell* 806.441.4307  
*fax* 806.474.2216



**Total Land Size: 9.28 Acres**

- Tract 1: 5.78 Acres
- Tract 2: 3.42 Acres
- 1184 ft. of 114<sup>th</sup> Frontage
- 300 ft. depth
- Will divide or sell together

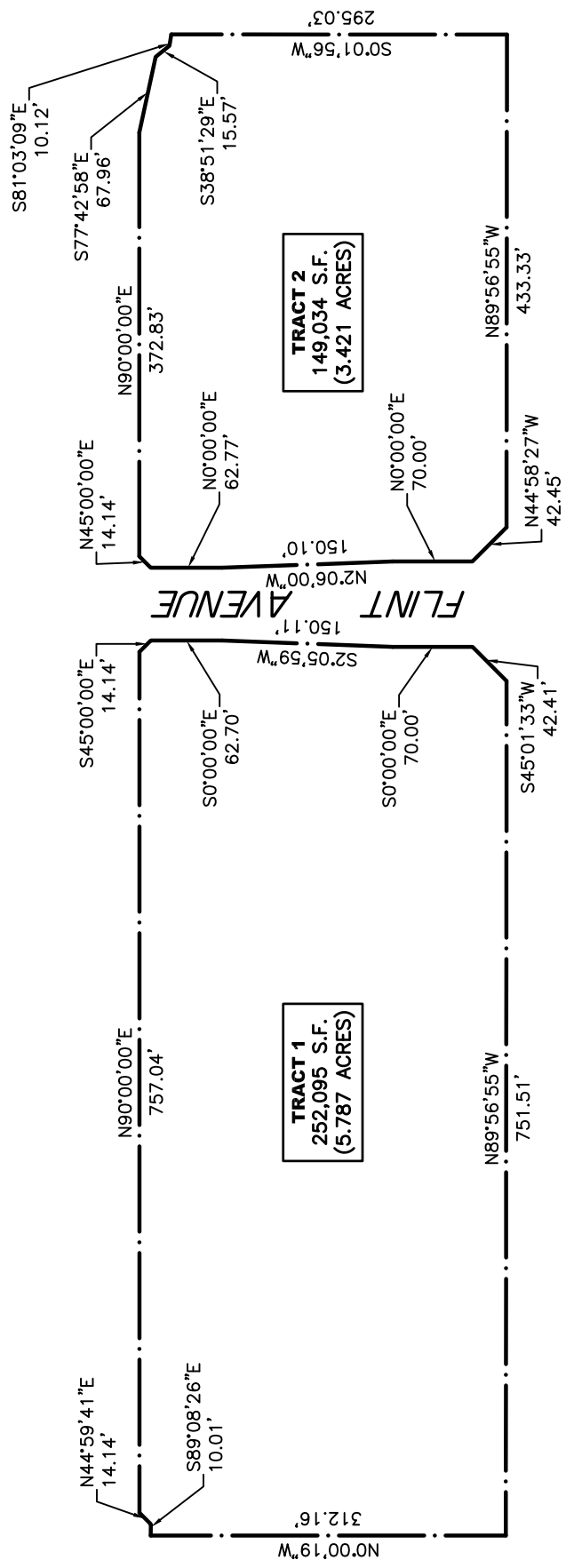
**Zoning: IHI with restrictions**

### Commercial Real Estate Services

Gordon Wilkerson  
 office 806.474.2207  
 cell 806.441.4307  
 fax 806.474.2216

Will Wilkerson  
 office 806.474.2210  
 cell 214.843.8221  
 fax 806.474.2216

Any information given herewith is obtained from sources we consider reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and conditions or change in price without notice. The information supplied herein is for informational purposes only and shall not constitute a warranty or assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently.



**SITE PLAN**

SCALE: 1" = 150'

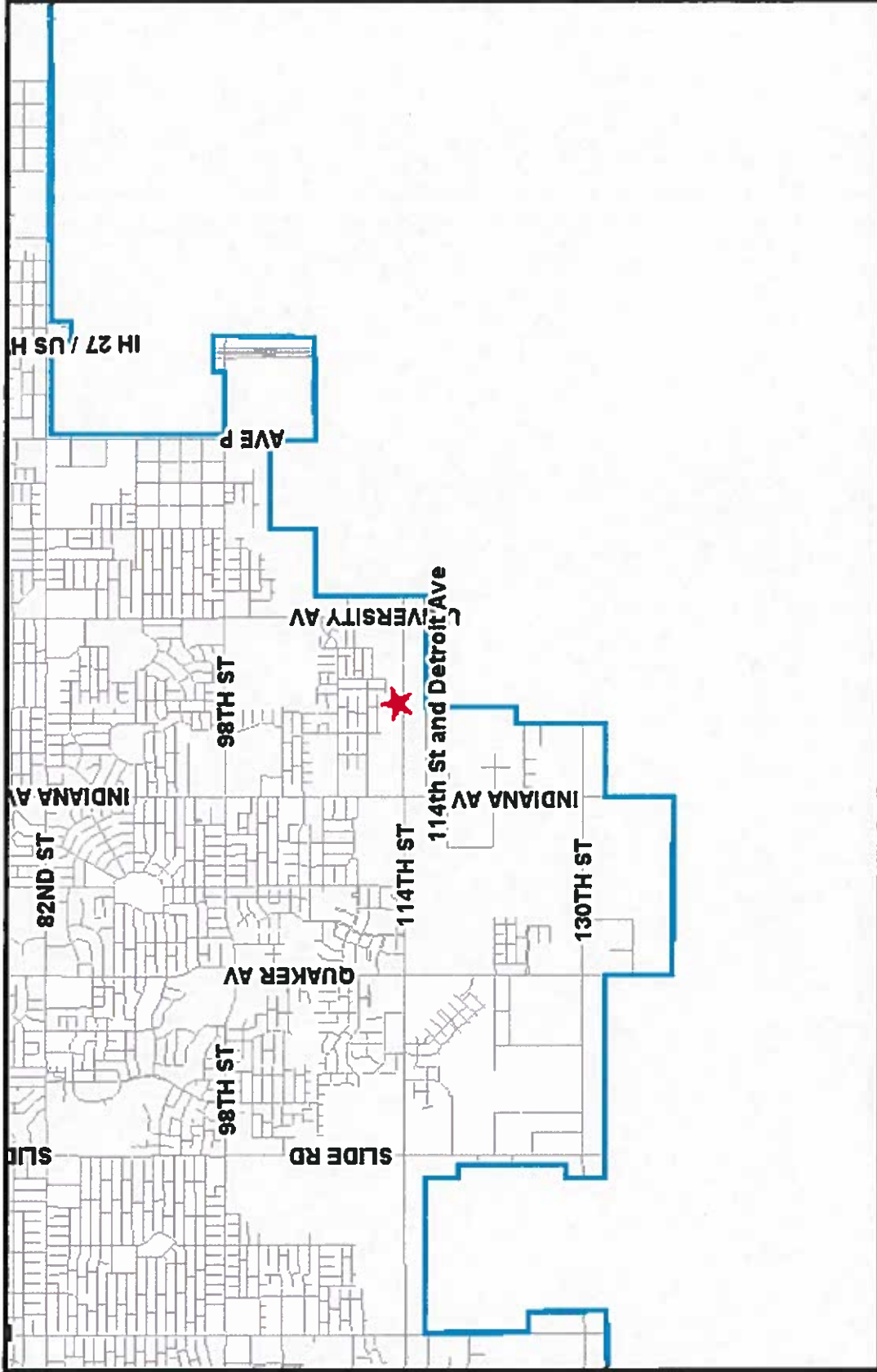
**Wilkerson**  
PROPERTIES INC.

Commercial & Industrial  
Development, Management & Brokerage  
Phone: (806) 474-2223  
Fax: (806) 474-2216  
501 E. 66th Street  
Lubbock, Texas 79404

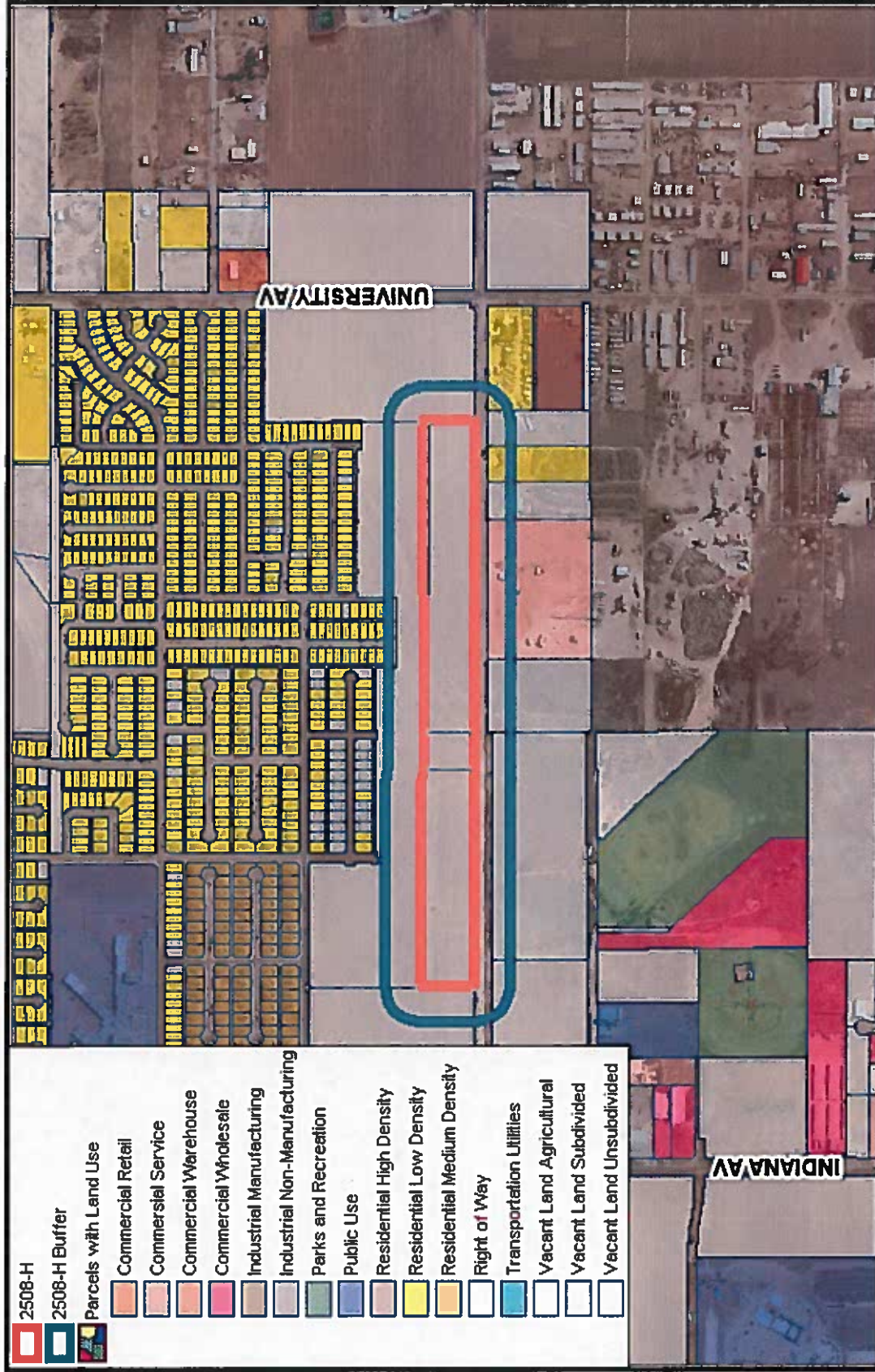
114th & FLINT  
Date: 08/22/2016  
Drawn by: JWT, JCH  
Checked by:

Rev:

**A1**

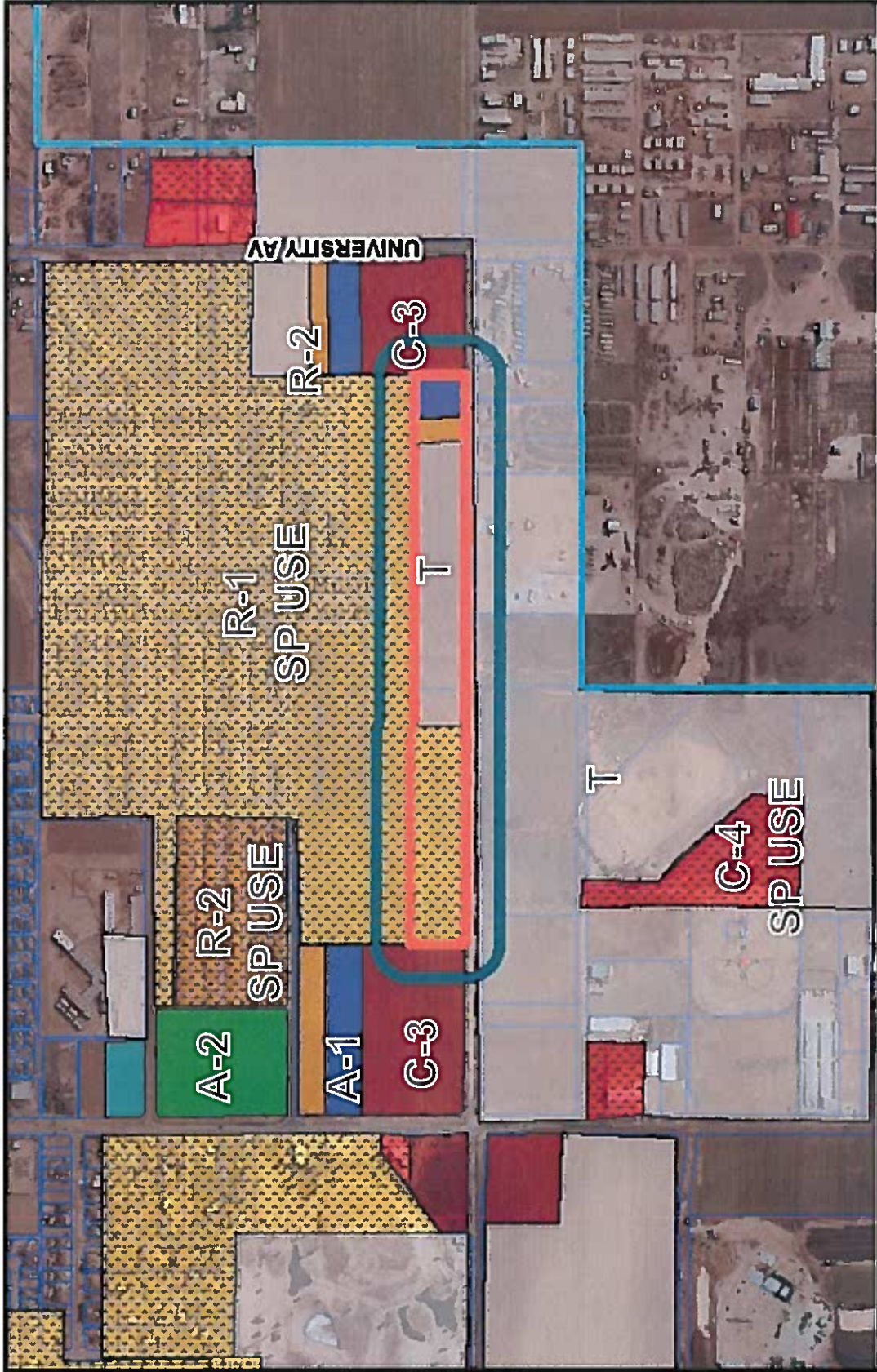


# P.Z.C. Case 2508-H



## P.Z.C. Case 2508-H

Request of AMD Engineering, LLC (for Norton Baker and Lubbock Land Co, LLC) for a zoning change from R-1, R-1 Specific Use, R-2 and A-1 to IHI Specific Use for and office warehouse and storage unit facilities, 114<sup>th</sup> Street between Indiana Avenue and University Avenue



# P.Z.C. Case 2508-H Zoning

ORDINANCE NO. 2013-00013

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 7084 AND THE OFFICIAL MAP OF THE CITY OF LUBBOCK MAKING THE FOLLOWING CHANGES: ZONE CASE NO. 2508-H; A ZONING CHANGE FROM R-1, R-1 SPECIFIC USE, R-2 AND A-1 TO IHI ZONING DISTRICT FOR OFFICE WAREHOUSE AND STORAGE UNIT FACILITIES ON 25.33 ACRES OF UNPLATTED LAND OUT OF BLOCK E-2, SECTION 19, LUBBOCK, TEXAS; PROVIDING A PENALTY; SUBJECT TO CONDITIONS; 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, the 1986 Comprehensive Land Use Plan as amended is a guide to help the Lubbock Planning and Zoning Commission and City Council determine the physical development of the community; however, planning is a continuous process and change is inevitable; and

WHEREAS, the Lubbock Planning and Zoning Commission and City Council recognize that the zone change is a minor deviation from the 1986 Comprehensive Land Use Plan as amended, which protects public and private commitments that have been previously based on the Plan; and

WHEREAS, all conditions precedent required by law for a valid amendment to the Zoning Ordinance and Map have been fully compiled 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 Ordinances 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. 2508-H**

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 R-1, R-1 Specific Use, R-2, and A-1 to IHI zoning district for office warehouse and storage unit facilities on 25.33 acres of unplatted land out of Block E-2, Section 19, City of Lubbock, Lubbock County, Texas located at 114<sup>th</sup> Street between Indiana Avenue and University Avenue, subject to conditions and being further described as follows:

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

**SUBJECT TO THE FOLLOWING CONDITIONS:**

1. **THAT the zoning for Interstate Industrial is limited to only two permitted uses:**
  - a. **Office warehouse facilities; and**
  - b. **Storage buildings (mini warehouse in the Code).**
2. **THAT for the proposed storage building development, a site plan and elevation of the proposed project shall be reviewed and approved by the Planning Commission.**

SECTION 2. THAT violation of any provisions of this Ordinance shall be deemed a misdemeanor punishable by a 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.

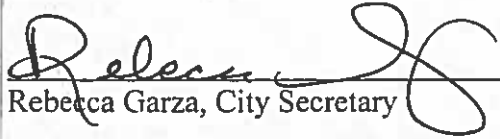
AND IT IS SO ORDERED.

Passed by the City Council on first reading on January 31, 2013.

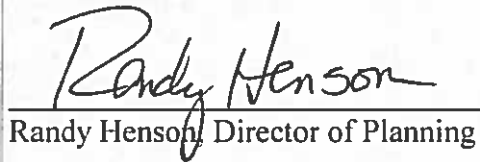
Passed by the City Council on second reading on February 13, 2013.

  
\_\_\_\_\_  
GLEN C. ROBERTSON, MAYOR

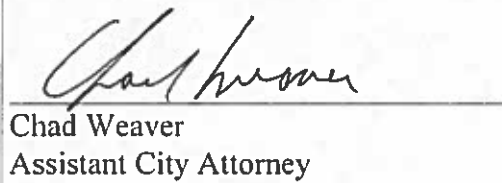
ATTEST:

  
Rebecca Garza, City Secretary

APPROVED AS TO CONTENT:

  
Randy Henson, Director of Planning

APPROVED AS TO FORM:

  
Chad Weaver  
Assistant City Attorney

vw/CityAtt/Chad/Zones/ZC2508-H  
January 8, 2013