City of Lubbock, Texas

COMPREHENSIVE PLAN

COMPREHENSIVE PLAN FOR THE FUTURE

PLAN LUBBOCK 2040

CPAC Meeting #12 – May 30, 2018
Presentation Outline

• Project Update
• Review Implementation
• Review Land Use
• Next Steps
• Public Comment
Project Update
Recaps | Reminders | Schedule
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Interim Future Land Use Map
• Effective: Feb. 1, 2018

Parks, Trails, and Open Space
• Scope and strategy approved by CPAC April 18

Economic Development
• Scope and strategy approved by CPAC April 18
The first draft of the Plan will be prepared after CPAC input has been received on the various elements.

CPAC discussion is used to:

» Corroborate public input
» Balance qualitative and quantitative information
» Establish the high-level direction of the Plan
» Identify key issues
» Guide the consultant team to develop strategies
Elements for Discussion:

• Community Character and Livability ................................... Completed
• Housing ........................................................................ Completed
• Transportation ................................................................. Completed
• Utilities ........................................................................... Completed
• Downtown, Canyon Lakes, and East Lubbock .............. Completed
• Economic Development/Funding ................................. Completed
• Parks, Trails, and Open Space ....................................... Completed

• Future Land Use and Implementation ....................... Today
Implementation
Core Ideas

1. Growth Management
2. Major Corridors
3. Downtown
4. Special Districts
5. Connectivity with Universities
6. Vibrant Neighborhoods
7. Parks and Recreation Greenprint
8. Canyon Lakes
9. Gateways and Identity
10. Lubbock East Initiatives
Recommended Priorities

- Park/playa stormwater design and connectivity concepts
- Impact fees to help fund infrastructure projects
- Continued ED initiatives, but with some changes
- Placemaking in/around TTU, Downtown, and Canyon Lakes
- Neighborhood planning program; emphasis on East Lubbock
- Enhance the Canyon Lakes; streamline existing plans
- Enhance Downtown; streamline existing plans
- Revise Zoning Ordinance to implement Comp Plan recs.
- Incorporate Cultural District Recertification Study
- Corridor design requirements; identify key gateways
- Incorporate County Hazard Mitigation Plan
- Processes for the Implementation Plan
- Annexation/growth policies
- Implement stronger minimum design standards citywide
- Implement Thoroughfare Plan
- FLUP commercial concept
Park/Playa Stormwater Design; Connectivity

Playa Lakes
• Create vision plan
• Parkland dedication; criteria for drainage/recreational use

Connectivity
• Leverage existing connections; connect utility easements
• Bike trails to/through key destinations
Impact Fees

- Roadways and parks
- Appoint a CIAC ASAP after Comp Plan adoption
- Consider adoption of impact fees if at 50% of max
Continued ED initiatives with some changes

- Workforce recruitment/retention through design, destinations, and amenities
- Downtown streetscape improvements/maintenance; building codes conducive to vertical mixed use
- Aesthetic enhancements to airport
- Alternate LEDA funding
  - Convert to Type B; additional 1/8 cent
  - Free up all or portion of 2.1 cents property tax currently used for Visit Lubbock
Placemaking: TTU, Downtown, Canyon Lakes

- Walkability
- Connectivity to/through
- Branding
- Streetscape enhancements
- Public events
Neighborhood planning; Emphasis on East Lubbock

• Master Plan for East Lubbock
• Assist in facilitating neighborhood plans
• Identify key corridors to/through East Lubbock; conduct corridor study
## Neighborhood Planning

### Example Neighborhood Assessments | Bryan, Texas

#### Area 9
- **Size:** 18,243 acres
- **Significant Characteristics:**
  - Outside Bryan’s CBD
  - Outside the city limits
  - Urban sprawl
  - Floodplain to north
  - Adjacent to College Station ETJ
  - Adjacent to FM 1179 and Highway 30
- **Strategies:**
  - Preserve floodplains for future trails and greenspace
  - Plan for and encourage development of a mixed-use, transit-oriented development at the intersection of Highway 30 and proposed Outer Loop Highway as shown on the Thoroughfare Plan
  - Strengthen partnership with Brazos County to regulate subdivision development to achieve high quality developments

#### Area 10
- **Size:** 4,208 acres
- **Significant Characteristics:**
  - Adjacent to College Station and its ETJ
  - Blue Ribbon School - Allen Academy
  - Miramont Country Club and Subdivision
  - Wheeler Ridge Subdivision
  - Park Hudson Trail
  - Significant Floodplain
  - Wide range of housing ages and conditions
  - Location along major thoroughfares (Highway 6, William J. Bryan Parkway, University Drive, and Briarcrest Drive)
- **Strategies:**
  - Create gateway enhancement
  - Consider Neighborhood Plan to protect and conserve existing characteristics

#### Area 11
- **Size:** 3,557 acres
- **Significant Characteristics:**
  - Significant single-family residential subdivision growth
  - Austin’s Colony, Austin’s Estates, and Sierra Subdivisions
  - Partially unincorporated
  - Location along major thoroughfares (Highway 6, FM 1179 and William J. Bryan Parkway)
- **Strategies:**
  - Create gateway enhancement
  - Consider Neighborhood Plan to protect and conserve existing characteristics
Enhance the Canyon Lakes; streamline plans

• Consolidate planning/oversite of the Canyon Lakes and amenities
• Likely as part of the Park Plan, create a masterplan for the Canyon Lakes
• Review and update the Canyon Lakes Policy Zone
Enhance Downtown; streamline plans

• Diagnostic assessment of existing plans and regulations; Identify what is working and what is missing
• Consolidate efforts into one document
• Priority should be to give the City stronger tools for implementation
Revise Zoning Ordinance to implement Comp Plan

- Identify all recs. tied to Zoning or Subdivision Ordinances
- Diagnostic review of existing codes
- Consider a Unified Development Code (UDC)
- Applicable recommendations:
  - Land Use
  - Site/building aesthetics
  - Streetscaping
  - Special/overlay districts
Incorporate Cultural District Recertification Study

- Boundary revisions
- Wayfinding/branding (to and through)
- Corridor aesthetics
- Parking logistics
- Visitor Center
- Public art and gateways
- Pedestrian accessibility
- Routine coordination
Corridor design; identify key gateways

- Streetscape design guidelines
- Directional signage on major roadways
- Pedestrian amenities and wayfinding
- Intersection treatments
- Gateways demarcating special areas
Example Branding Assessment | Duncanville, Texas

<table>
<thead>
<tr>
<th>RECOMMENDATION</th>
<th>GUIDING PRINCIPLES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Designate a member of City staff or hire a staff person, who oversees neighborhood and housing related activities including neighborhood organizing, education and engagement programming, benchmarking, and rental inspection program.</td>
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<tr>
<td>Conduct a branding study and implement to reinforce the City's community character and marketing approach, while engaging residents, business owners, and community groups.</td>
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<td>Create and implement image zone enhancements as individual Opportunity Area begin to transition and redevelop. Review economic conditions annually and modify priority projects accordingly.</td>
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<td>Prioritize and finance one to two major gateways every two years.</td>
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<td>Prioritize and finance two minor gateways annually.</td>
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<td>Create and provide marketing materials to potential developers and tenants targeted specifically according to the future land uses in each Opportunity Area.</td>
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<td>Create an Arts Commission to promote and implement public art throughout Duncanville, helping to enhance the city's identity and character.</td>
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<td>Develop a wayfinding initiative to make it easier for residents, commuters, and visitors to find local destinations, facilities, and information.</td>
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<td>Consider opportunities for major event programming.</td>
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</tbody>
</table>

- Economic Development
- Connectivity
- Community Character & Branding
- Neighborships
- Downtown
- Development/Redevelopment
Incorporate County Hazard Mitigation Plan

“Implement and incorporate smart growth initiatives into...long term community development planning activities.”

- Sustainable design/development
- Resource conservation
- Improved access to goods and services
Processes for the Implementation Plan

• Realistic, implementable recommendations
• Instructions for City staff and leadership
• Implementation matrix identifying:
  • Responsible party
  • General cost v. impact
  • Corresponding plans and documents for each action
<table>
<thead>
<tr>
<th>Recommendation</th>
<th>Action</th>
<th>Policy</th>
<th>CIP</th>
<th>Involved Entities</th>
<th>Cost</th>
<th>Impact</th>
<th>Measures</th>
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<tbody>
<tr>
<td>Generate adequate water storage for consumption and fire protection by increasing</td>
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<td>Development Services</td>
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<td>Milestone: Update existing policies and codes to increase minimum storage capacity.</td>
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<td>capacity from 250,000 gallons to 1,000,000 gallons.</td>
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<td>Public Works</td>
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<td>Benchmark: Identify priority projects and add to CIP.</td>
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<td>Refurbish, replace, and update existing water wells throughout the City.</td>
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<td>Milestone: Identify priority projects.</td>
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<td>Public Works</td>
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<td>Benchmark: Add projects to CIP.</td>
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<td>Update and install new water mains throughout the City to provide a secondary</td>
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<td>Development Services</td>
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<td>Milestone: Identify priority projects.</td>
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<td>source for fire protection.</td>
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<td>Public Works</td>
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<td>Benchmark: Add projects to CIP.</td>
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<td>Update and install new sanitary sewer mains throughout the City to maintain a</td>
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<td>Development Services</td>
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<td>high quality of life and protect environmental areas.</td>
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<td>Public Works</td>
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<td>Benchmark: Add projects to CIP.</td>
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<td>Revise and update the current City design criteria manuals.</td>
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<td>Development Services</td>
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<td>Milestone: Assess current manuals.</td>
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<td>Consultant</td>
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<td>Benchmark: Development of new manuals.</td>
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<td>Develop regulations to limit the amount of impervious surface of future</td>
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<td>Development Services</td>
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<td>Milestone: Develop draft language.</td>
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<td>developments, allowing for additional greenspace and reducing the amount of</td>
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<td>Consultant</td>
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<td>Benchmark: Development of new regulations.</td>
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<td>stormwater runoff.</td>
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<td>Public Works</td>
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<td>Update the zoning ordinance to address the following:</td>
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<td>Development Services</td>
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<td>Milestone: Staff to prepare draft language.</td>
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<td>• Include land use compatibility mechanisms between nonresidential and</td>
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<td>City Council</td>
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<td>Benchmark: City Council to amend the ordinance.</td>
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<td>residential uses</td>
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<td>Planning Commission</td>
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<td>• Add requirements for sign materials (100% masonry/stone or compatible with</td>
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<td>• Require all waste receptacles be screened from public view with a masonry</td>
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Annexation/growth policies

• Discourage further urban development outside of the city limits; encourage it inside of the CL

• Promote development where there is existing infrastructure
  • Infill incentives
  • Impact fees
Stronger design standards citywide

• Building materials
• Lot coverage
• Landscaping
• Signage
• Screening/buffering
Implement Thoroughfare Plan

- Right sizing rights-of-ways
- Long term maintenance strategies
- Access management
- Capital funding through impact fees
FLUP Commercial Concept

Discussed in next section
### How do the Core Ideas Relate to the Plan Recommendations?

<table>
<thead>
<tr>
<th>Priority Actions (not in order of importance)</th>
<th>Growth Mgmt.</th>
<th>Major Corridors</th>
<th>Downtown</th>
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Land Use
Current Policy

• Any place designated as Retail/Commercial on the IFLUP is appropriate for any “commercial or “retail” zoning district.
Current Policy

Existing Commercial and Retail Zoning Districts:

- CA: Commercial Apartment
- C-1: Neighborhood Service
- C-2A: Restricted Local Retail
- C-2: Local Retail
- C-3: General Retail
- C-4: Commercial
- Special Districts (CB-1 to CB-6)
Current Policy

Example Permitted Uses within C-4

- Iron works
- Night club
- Auto body/transmission shop
- Tractor, truck, and boat sales
- Tool/trailer rental
- Dairy supply
- Chemical laboratory
- Commercial laundry
- Mobile home sales
- Feed store
- Bus station
- Frozen food lockers
- Bottling service
• Most applicants for a zoning change request C-4, which is too permissible to be adjacent to single-family areas.

• Most applicants agree that many of the permitted uses are not desirable, but request C-4 because it provides the most flexibility.
Solutions

Short Term

• Adjacent to existing or planned single family residential, between nodes, and along major thoroughfares only allow:
  • General Office (GO)
  • Commercial Apartments (CA)
  • Neighborhood Service (C-1)
  • Restricted Local Retail (C-2A)

Long Term

• Restructure the Zoning Ordinance to allow only the appropriate uses between nodes
• Remove Interstate Commercial and Interstate Industrial districts
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