

CITY OF LUBBOCK MASTER PLAN UPDATE

APPENDIX 1

DECEMBER 2019



OVERLAND

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CONSOLIDATED PLAN IMPLEMENTATION MATRIX

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CONSOLIDATED PLAN IMPLEMENTATION MATRIX:

This is a curated and consolidated list of implementation priorities from prior plans viewed through the lens of the Downtown Master Plan Update which are recommended to be brought forward.

TASK	RESPONSIBLE ENTITY	TIME-LINE	ORIGINAL PLAN ORIGIN
POLICY & LAND USE			
Incorporate a Master Organization as a legal entity. Identify and solicit membership. Fund and staff the entity with an executive director and an assistant. Identify sub-groups of members responsible for: <ul style="list-style-type: none"> Public/private communication coordination Monitoring of development proposals and support those found favorable in front of appropriate approval boards 	City	I	RAP
Create an independent leadership entity to coordinate and drive downtown development. Build in a strategy to make the entity fiscally self-sustaining (other than for capital improvements and special projects) after five years.	DLE; LEDA; City; downtown stakeholders	I	ILT
Prioritize and promote Broadway and Buddy Holly-facing sites as preferred development infill sites.	City; DLE	I	RAP
Increase and diversify Downtown Core housing stock. Identify the most appropriate market segments to initiate residential return to downtown. Categories may include: Senior housing, Empty-nesters, Affordable housing, Multi-family housing, High-density townhomes, Lofts and condominiums, for-rent and for-sale and Student housing.	City; DLE; private sector	I, II, III	RAP, PL
Continue discussions with the County/Jail for consolidation of services outside of Downtown Core.	City; County	II	RAP
Identify potential conflicts between Master Plan uses and social services such as homeless shelters and soup kitchens. If conflicts exist, take early, pro-active action to find suitable relocation options.	City	I	RAP
Reevaluate liquor laws within the Downtown Core. Consider allowing package liquor sales to encourage new businesses.	DLE; private sector	I, II	RAP
Establish a proactive planning process to mitigate adverse impacts of streetscape improvements upon downtown businesses.	DLE	I	RAP
Implement the plan recommendations on physical redevelopment and business development. <ul style="list-style-type: none"> Focus on downtown: Broadway and Avenue J. Expand and grow the Cultural Arts District. Expand and grow the Depot Entertainment District. Renovate the Lubbock Memorial Civic Center. Actively develop downtown housing. 	DLE	I	ILT
Support existing corridor plans and the development of new plans. Schedule more public events downtown.	City; LEDA	I	PL
Streamline and remove onerous requirements and inconsistencies in the Downtown Zoning Districts.	City	I	PL
Keep and periodically update an assessment of needed implementation tasks for Downtown.	City; DLE	I	PL
Revise the zoning, subdivision, and other related land development ordinances into a Unified Development Code (UDC) to match the planning and engineering goals of the Plan to an implementation mechanism.	City	I	PL
Build planning and economic development capacity in City Hall. Enlist more development and design staffing and expertise in City Hall.	City; LEDA	I	SDAT
Develop more aggressive public-sector financial incentives to support Downtown development.	City; DLE	I	SDAT
Improve City-Texas Tech relationship.	City; TTU	I	SDAT

TASK	RESPONSIBLE ENTITY	TIME-LINE	ORIGINAL PLAN ORIGIN
URBAN DESIGN			
Form a special district entity for Downtown Lubbock to assist the public and private sectors in managing Downtown maintenance, security, and marketing. This entity may require a professional organization that mediates between the public and private sectors, to manage Downtown and at least partially fund Downtown	City; DLE	I	SDAT
Formulate a brick streets plan, identifying streets to be removed and streets to be renovated.	City	I	RAP
Implement an 'active windows' program, where vacant ground-floor storefronts are used for window displays of local interest, activities and attractions.	City; DLE; VL	I	RAP
Standardize curb ramps within the Downtown Core. Ensure ADA accessibility, and outline a replacement program for existing ramps as well as new ramps for streets to be rebuilt.	City	I, II, III	RAP
Reduce the number of blank walls on buildings, particularly on north/south pedestrian streets that have few doors and lots of sides of buildings, replacing them with appropriate enhancements such as art, murals, screens of historic photos of downtown and the community.	City; DLE	I, II	RAP
Require existing private surface lots that do remain in the Downtown Core, particularly those facing Broadway, Buddy Holly and Ave J, to provide appropriate screening from the street, whether with plant materials or low walls.	City	I, II, III	RAP
Explore establishment of a Downtown Management Entity that immediately addresses the maintenance of sidewalks, striping, traffic control devices, street and pedestrian lights, and signage.	City; DLE	I	RAP
Sustain adequate maintenance of public areas including sidewalk and crosswalk surfaces, street and pedestrian lights, and readability of all Downtown signage.	City; DLE	I, II, III	RAP
Maintain adequate lighting for safety and aesthetics.	City	I, II, III	RAP
Require an open space component to all new downtown residential construction projects; open space may be aggregated on a multi-phase project, or cash-in-lieu may be paid to fund public open space within the Core.	City	I, II, III	RAP
Enhance Courthouse park to better address Broadway. This project is an excellent candidate for collaboration with a Texas Tech landscape architecture studio.	City; County	II	RAP
Initiate a comprehensive signage and wayfinding program that makes it easy to find and get around Downtown. Program should begin at the airport and continue into the Downtown Core. Types of signage include: <ul style="list-style-type: none"> • Gateways • Directional signage • Public parking signage 	City; DLE; COC; VL	I	RAP
Complete design of new Gateway signage.	City; COC; VL	I, II	RAP
Amend relevant city ordinances/guidelines to enable building owners and tenants to hang banners, awnings, signage, utilize sandwich boards, and add facade lighting and other building embellishments that enliven the Downtown. All of these elements must be carefully worded though to assure a consistent and not overwhelming/chaotic outdoor environment.	City	I	RAP
Evaluate downtown streetscape requirements. Remove present conflicts to encourage vertical mixed-use in the zoning code.	City	I	PL

TASK	RESPONSIBLE ENTITY	TIME-LINE	ORIGINAL PLAN ORIGIN
INFRASTRUCTURE, TRANSPORTATION & UTILITIES			
Begin discussions with owners of private surface parking for shared parking and public parking programs.	City	I	RAP
<ul style="list-style-type: none"> Develop a parking management strategy. Focus on short-term parking and visitor lots. Evaluate existing hourly limits on parking—whether more parking should be limited, if time limits are appropriate, etc. 	City	I	RAP
Explore shared-parking opportunities with existing churches within and immediate to the Core, as well as existing downtown businesses that have dedicated lots that are not in use in the evenings.	City; churches; private owners	I	RAP
Develop a standard public parking identification system that is attractive and easily identifiable by users. This standard signage should be used for all public lots and should clearly identify them as public.	City; DLE	II	RAP
Once solutions to downtown parking issues have been implemented, coordinate a community outreach campaign to change current perception of 'not enough parking'.	City; DLE; VL	II	RAP
Create recreational bike and pedestrian loops that allow non-vehicular access to parks just outside of the Downtown Core.	City	III	RAP
Provide adequate bicycle facilities at visitor destinations and public facilities, as well as on-street locations.	City; property owners	II	RAP
Provide shuttle connection along Avenue J, between the Arts & Convention District, and between Texas Tech and the Depot Entertainment District.	Citibus; City; DLE	II	RAP
Prepare a comprehensive capital-improvements plan and program to anticipate and funding necessary for public infrastructure. Plan should align with phasing plan for near term development projects, and cover: <ul style="list-style-type: none"> Roadways Water Sewer Electric Telephone Parks Open space and trails High-speed communication 	City	I	RAP
Work with utility companies to remove redundant or decommissioned infrastructure located in alleys.	City; DLE	I	RAP
Enhance Transportation & Parking Alternatives. As Lubbock's downtown develops and densifies, it will require having in place more alternative transportation options and additional structured parking.	City	I, II, III	RAP SDAT

TASK	RESPONSIBLE ENTITY	TIME-LINE	ORIGINAL PLAN ORIGIN
ECONOMIC DEVELOPMENT			
Initiate direct business outreach to encourage businesses to consider returning to the Downtown Core. Enlist both existing Core businesses and marketing personnel to make these contacts.	COC; LEDA; City	I, II, III	RAP
Continue to produce marketing brochures aimed at tourists that indicate, with mapped locations, where festivals and related interest activities take place and ways to get there.	VL; DLE	I, II, III	RAP
Make the Downtown Core visitor friendly by updating tourism pamphlets and other information to market the retail streets and local festivals. Update/create tourism, local resident, and employee maps that identify retail and pedestrian streets, public parking, cultural, civic, and entertainment venues.	VL; City	I, II, III	RAP
Undertake a community outreach program to build support for and participation in Downtown Revitalization. Promote volunteer positions on revitalization committees, or with downtown-based organizations.	City; DLE	I	RAP
Downtown needs a clean approach to public and private improvements. It will be important to revisit these existing requirements to remove inconsistencies, prepare a new Capital Improvements Plan, and encourage reinvestment in downtown.	City	I	PL
Embrace Equitable Economic Development. This will enable increases in job opportunities and business creation for current residents as well as help Lubbock attract new people and businesses so that the metro economy becomes more diverse and resilient.	City; LEDA	I	SDAT
ARTS, ENTERTAINMENT & CULTURE			
Establish an "Art in Public Places" program that showcases local and regional artists.	City; CAE; DLE	II, III	RAP
Emphasize, strengthen, and promote visual and performing arts. Develop and grow entertainment venues and opportunities by supporting festivals and arts and entertainment districts.	CAE; LEPAAs; LHUCA; LAA; VL; City; Education Institutions	I, II, III	ILT
FUNDING			
Review and update established economic incentive policies in context with goals for the Downtown Core. Potential areas include: <ul style="list-style-type: none"> • Building permit and utility fee reductions and deferrals • Historic preservation easements • Relocation assistance • Site clearing/demolition • Property tax abatement • Historic preservation tax incentives 	City; DLE	I	RAP

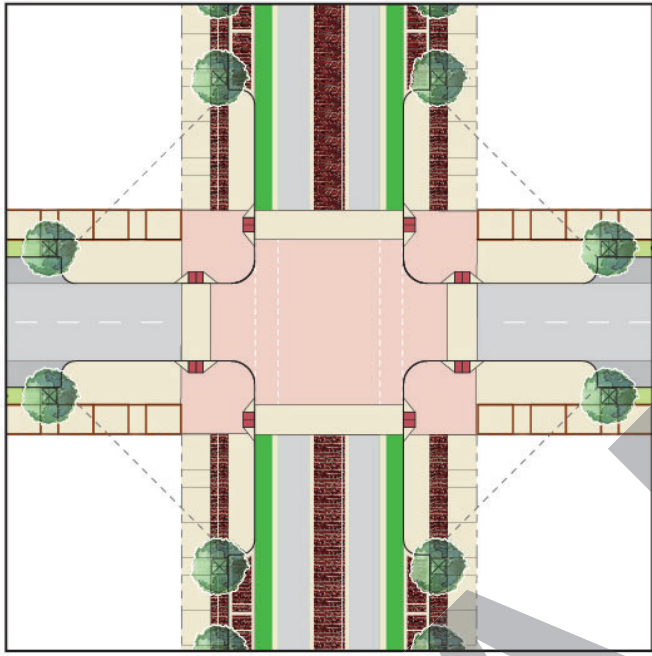
Abbreviation Key:

- City: City of Lubbock
- COC: Chambers of Commerce
- DLE: Downtown Leadership Entity*
- CAE: Various Cultural and Arts Entities
- LEDA: Lubbock Economic Development Alliance
- LAA: Lubbock Arts Alliance
- LEPAAs: Lubbock Entertainment and Performing Arts Association
- LHUCA: Louise Hopkins Underwood Center for the Arts
- VL: Visit Lubbock / the Convention and Visitor's Bureau
- I: Early Phase, 1-3 Years
- II: Mid Phase, 3-6 Years
- III: Late Phase, 6-10 Years
- RAP - Downtown Revitalization Action Plan, 2008
- ILT - Imagine Lubbock Together, 2011
- PL - Plan Lubbock 2040 Comprehensive Plan, 2018
- SDAT - AIA SDAT Report, 2018

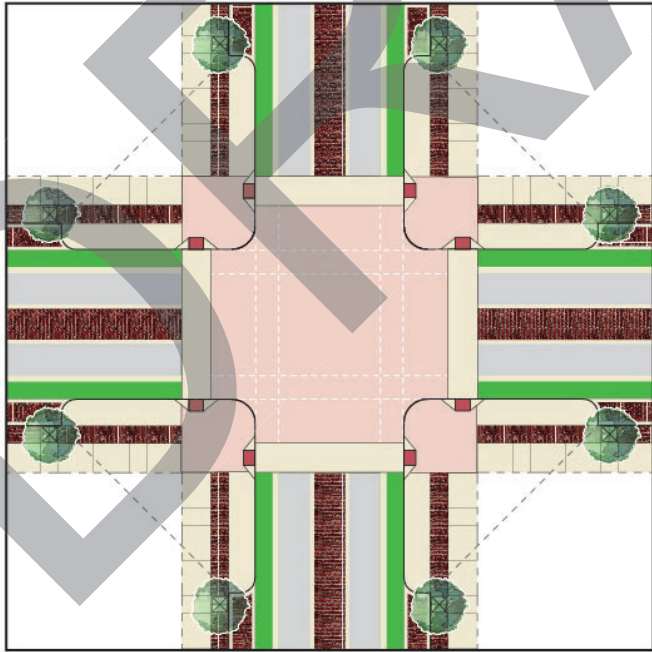
* The Downtown Leadership Entity represents the TIF Board and / or a master development entity. (This would ultimately become the Downtown Master Organizing Entity)

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UPDATED DIAGRAMS









Brick and Non-Brick



Brick and Brick

FIGURE 4: INTERSECTION PAVING CONCEPTS

-  ASPHALT
-  CONCRETE 1
-  CONCRETE 2
-  HISTORIC BRICK
-  NEW BRICK
-  PAINTED BIKE LANE

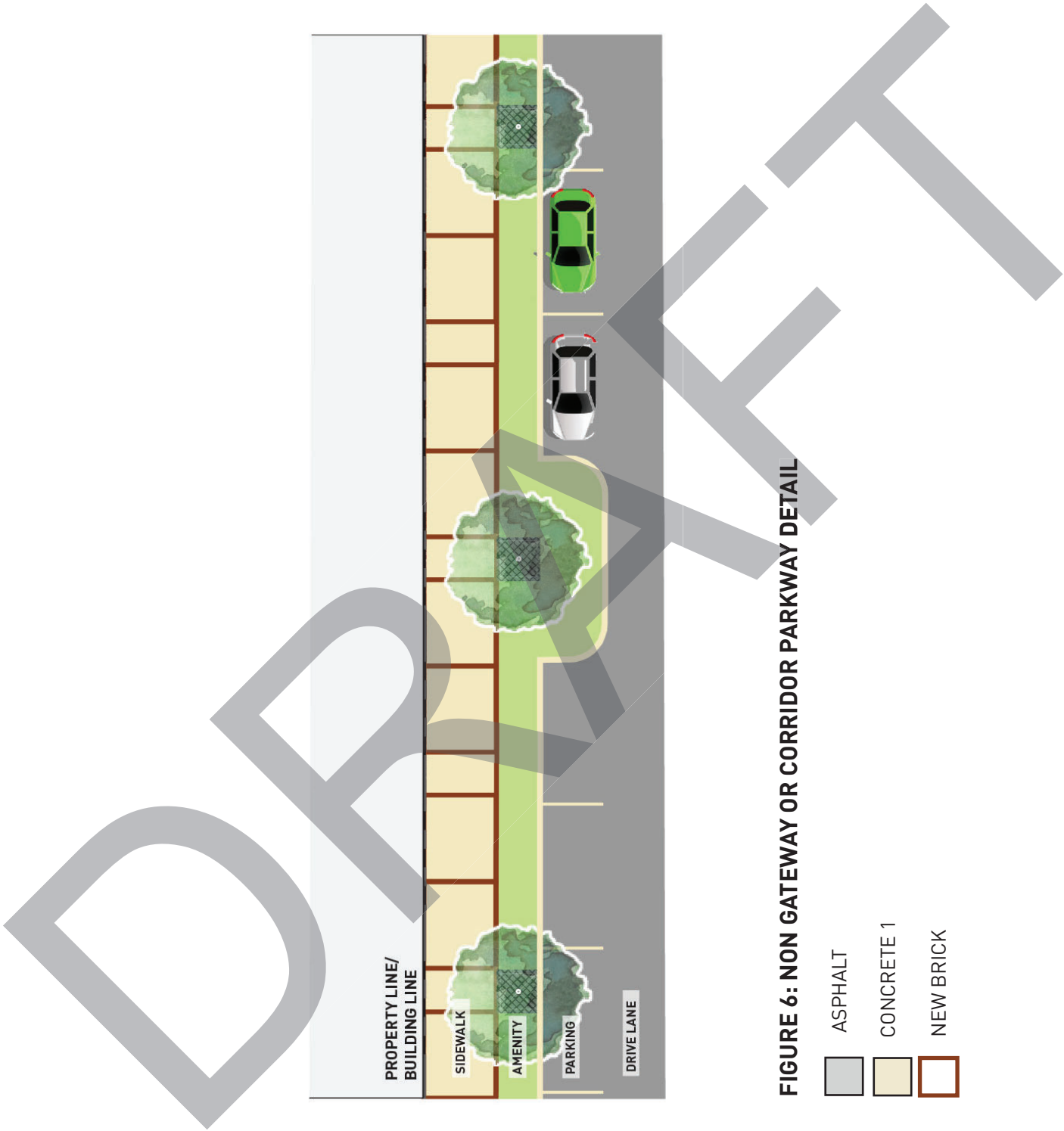



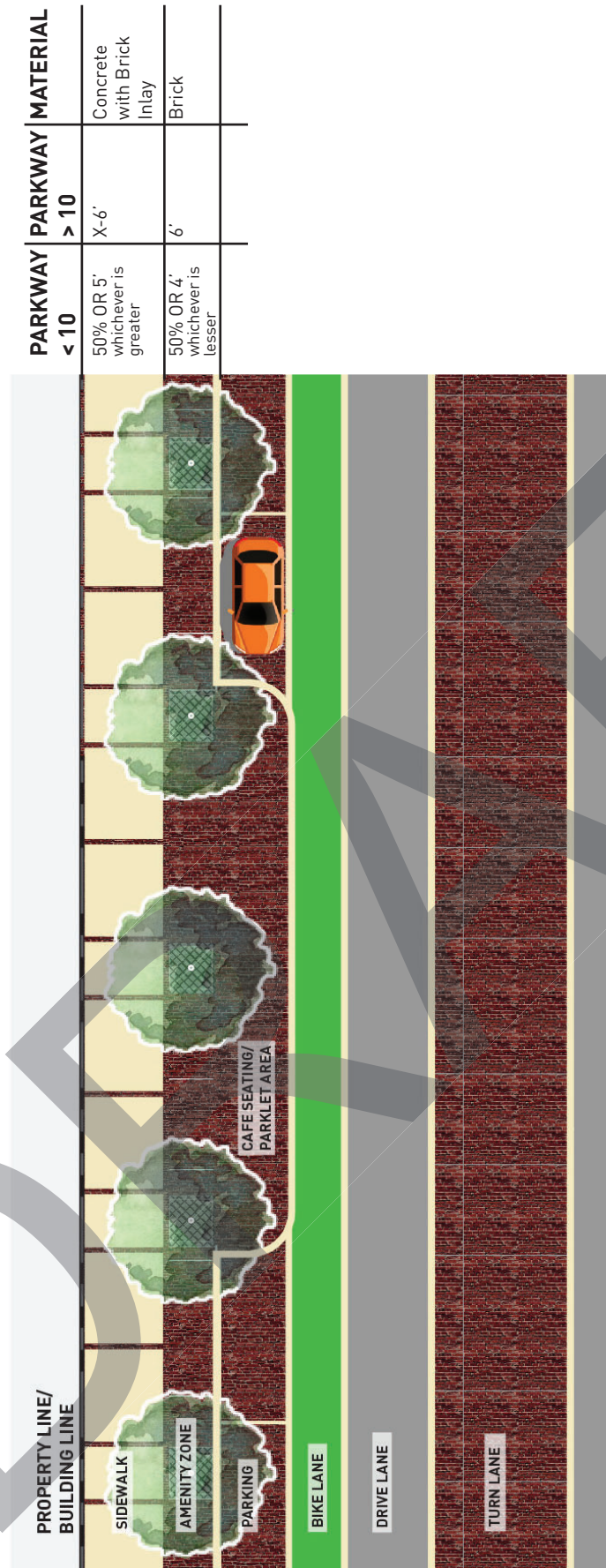






FIGURE 6: NON GATEWAY OR CORRIDOR PARKWAY DETAIL

-  ASPHALT
-  CONCRETE 1
-  NEW BRICK



PARKWAY < 10	PARKWAY > 10	PARKWAY MATERIAL
50% OR 5' whichever is greater	X-6'	Concrete with Brick Inlay
50% OR 4' whichever is lesser	6'	Brick

FIGURE 7: CORRIDOR AND GATEWAY PARKWAY

-  ASPHALT
-  CONCRETE 1
-  HISTORIC BRICK
-  PAINTED BIKE LANE

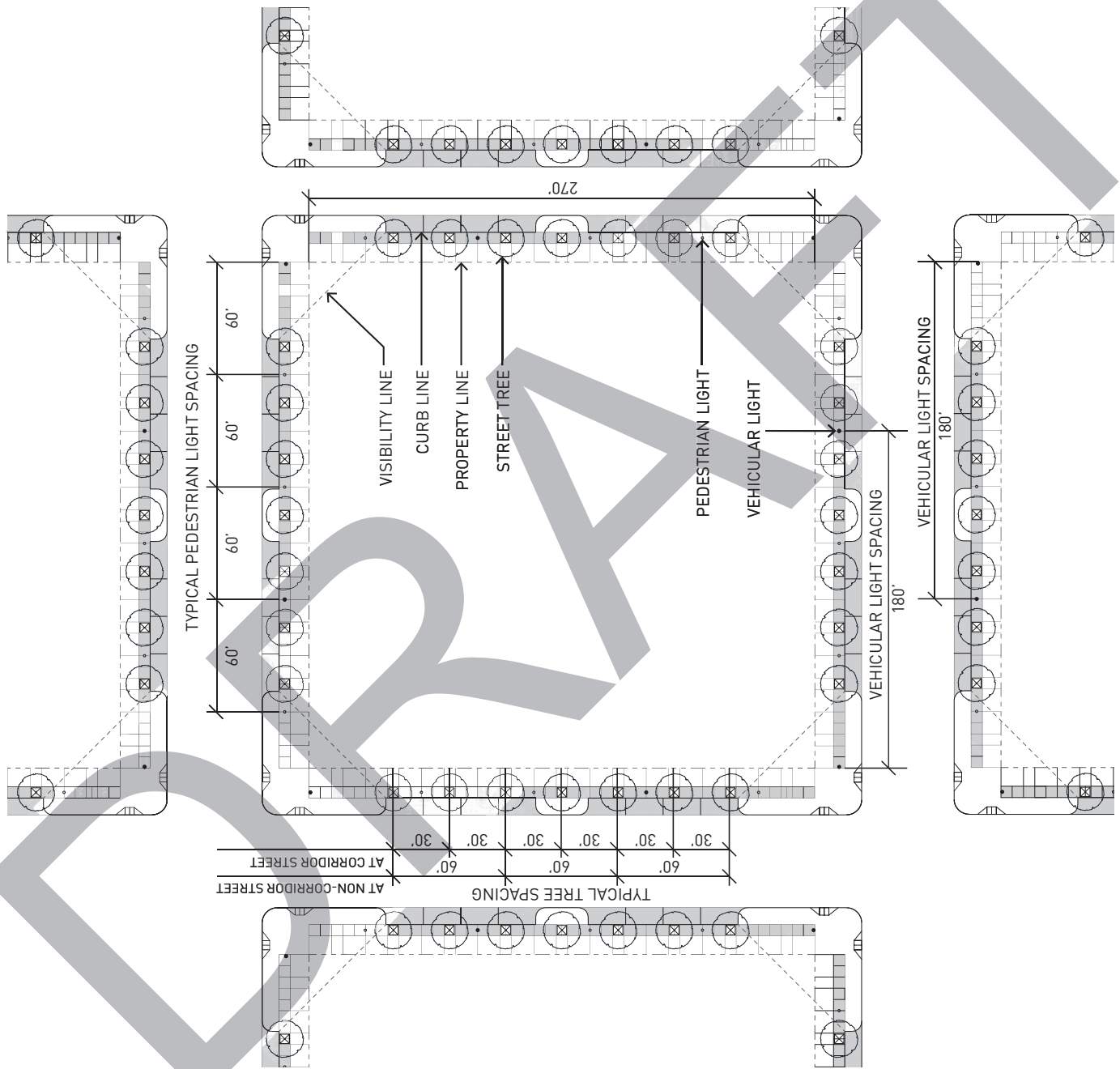


FIGURE 10: TYPICAL BLOCK SPACING DIAGRAM FOR TREES AND LIGHTS

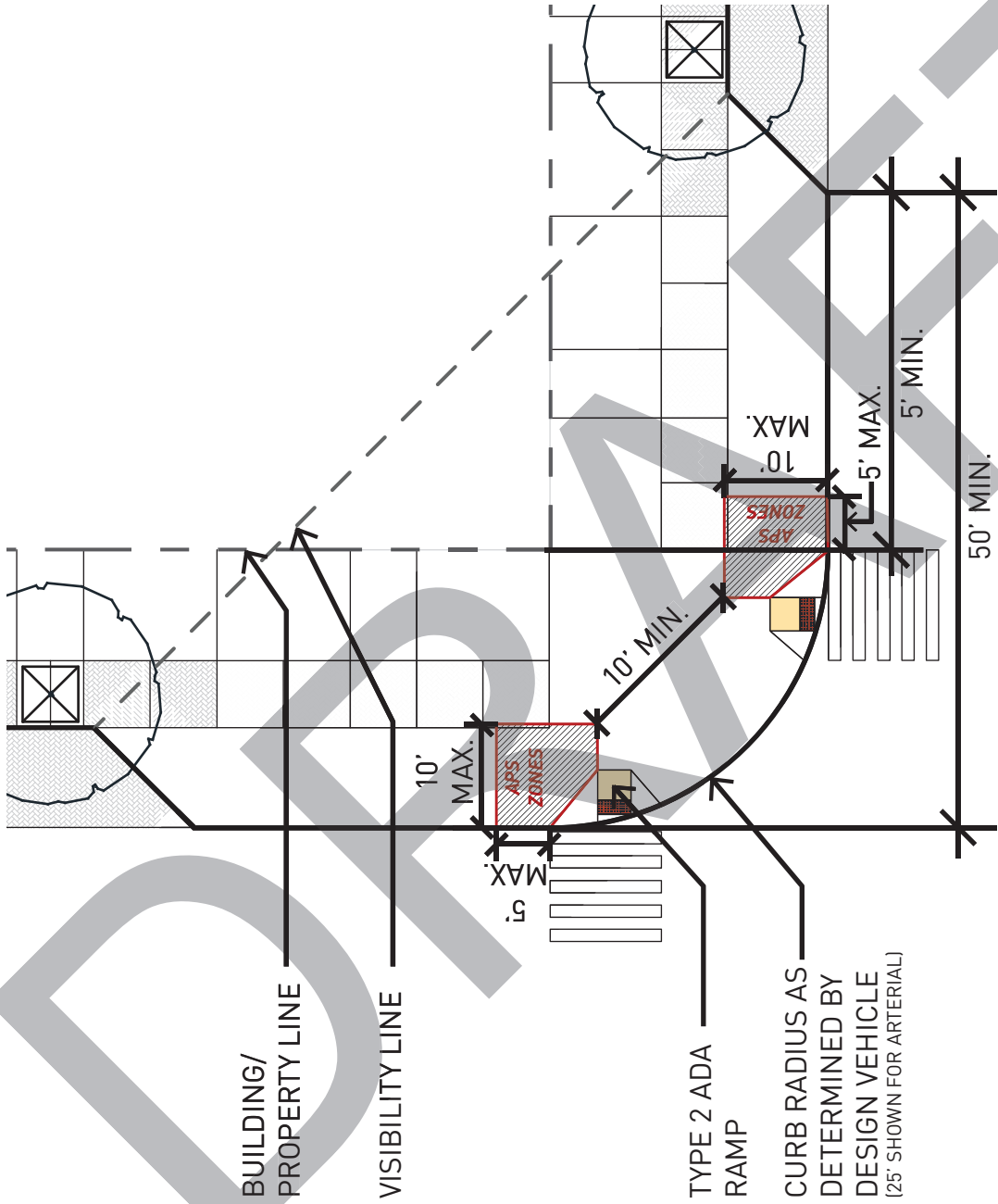



FIGURE 10.1: TYPICAL BULB-OUT DETAIL

-  RAMPED SURFACE
-  DETECTION STRIP
-  ACCESSIBLE PEDESTRIAN SIGNAL (APS) ZONE

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REDLINES

Design Standards for the Central Business District

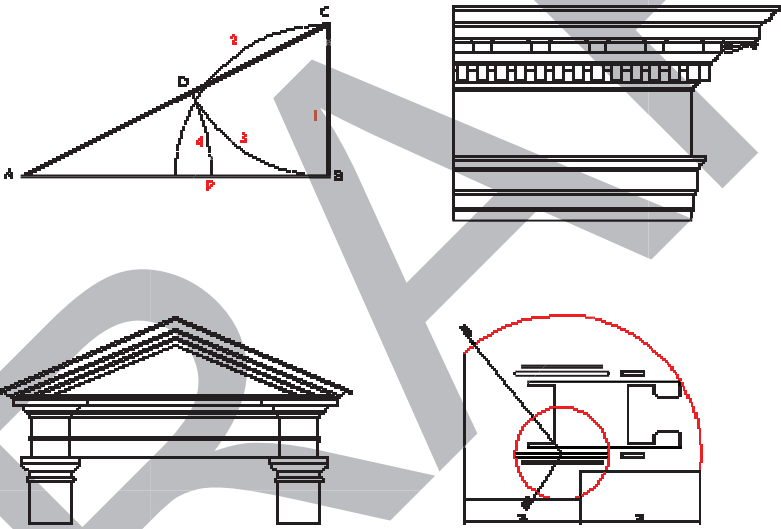
"Redline" Comments reflecting Downtown Master
Plan Update - December 2019



City of Lubbock, Texas

June 1999

Design Standards



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JUNE 1999

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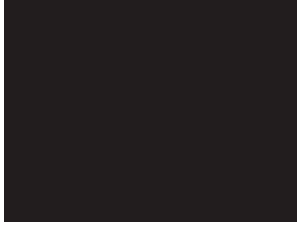
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Introduction

BACKGROUND

The need for guidance for projects in downtown Lubbock was first considered in the 1989 *Central Business District Revitalization Plan*. As the Urban Design and Historic Preservation Commission set goals for its activities and made recommendations to the *Goals for the 21st Century* committee in the early 1990s, the issue of design guidelines in Central Lubbock and accompanying zoning ordinance revision resurfaced. The resulting goals relating to urban design standards are included in the appendix of this document.

In 1995, the Lubbock City Council authorized the Urban Design and Historic Preservation Commission to develop design guidelines and zoning ordinance revisions for the Central Business District and Broadway Corridor that would address the specific needs of downtown Lubbock. The Commission invited interested groups, including the Lubbock AIA, the Lubbock Heritage Society, Lubbock Chamber of Commerce, Broadway Festivals, Inc., the Committee of Churches, Lubbock Commercial Realtors, the Depot District, CenterCorp, and Overton neighborhood associations, to join in the process.



The group's study included careful review of all applicable codes, and resulted in the development of four new zoning districts to specifically address the needs of Central Lubbock. This document, *Design Standards for the Central Business District*, is incorporated in each of those zoning districts by reference. The standards and ordinances are among the tools for implementation of the community goals concerning downtown Lubbock.

GOAL OF THE STANDARDS

This document presents design standards for four historically significant areas of downtown Lubbock. The standards are not meant to dictate solutions, but rather to provide a common basis for making decisions about design that may affect individual properties and the overall character of these distinctive areas. They are designed to provide a consistent yet flexible approach for the preparation and review of development and redevelopment plans by defining a range of appropriate responses to a variety of specific design issues.

OBJECTIVES OF THE STANDARDS

The standards in this document are intended to aid in the preservation of Lubbock's cultural and historic resources within the Central Business Districts, and to promote new construction that is compatible with the character of the architecture within the surrounding area. A further intent is to provide information for property owners to use in making design decisions about their buildings.

The standards inform the community about the exterior design policies for these districts. They also reflect an approach to design that will help sustain the character of the area and build the Central Business District into a strong, identifiable area which will attract investment and reinvestment in properties.

This document provides City staff, the Urban Design and Historic Preservation Commission (UDHPC), the Planning and Zoning Commission, Zoning Board of Adjustment and the City Council with a basis for making informed, consistent decisions about proposed projects in the central Lubbock area.

Specifically, it is the intent of these standards to:

- Protect and enhance the sense of time and place conveyed by the historic downtown area by preserving and enhancing its architectural integrity and identity,
- Preserve, enhance and reuse significant existing architectural assets in downtown Lubbock,
- Encourage new construction that is compatible in design, materials, color and texture with existing historic structures,
- Minimize negative impacts on adjacent properties from incompatible development, thus protecting property values and investments, and
- Convey a sense of human scale that will encourage pedestrian activity.

These are good objectives but the Design Standards should be folded into new Downtown Form-based code to improve effectiveness and clarity.

MANDATED BY THE ZONING ORDINANCE

The standards in this document are incorporated by reference in the City of Lubbock Zoning Ordinance, and are intended to guide development in the CB-1, CB-2, CB-3 and CB-4 zoning districts. The Zoning Ordinance sets out the authority of the Senior Planner to review and approve development plans under the CB zoning districts.

The standards address all exterior construction changes in the CB zoning districts. All buildings, structures, objects and sites must go through the design review process outlined in the Zoning Ordinance for that district before any alteration may be made to the building, structure, object, or site. The review process only applies to exterior additions, renovations, and new construction.

IMPROVEMENTS NOT REQUIRED

It is important to note that neither the standards in this document nor the Zoning Ordinance requires property owners or tenants to initiate repairs or modifications to existing developments; and there is no deadline by which properties must come into "compliance." The *Design Standards* are meant to be used when a construction project is initiated by a property owner or tenant, either to alter the exterior of an existing structure or to construct a new one. Though the standards are intended as a guide for any development or renovation project, enforcement by the city will be initiated when a construction permit is required.

USING THE STANDARDS

Property owners, real estate agents, tenants, contractors and architects should use the standards when planning projects in the CB zoning districts. This will help establish an appropriate direction for the design.

All projects with exterior renovations are subject to review. Applicants should hold a pre-application conference with the Senior Planner and/or city staff. When an application for a construction permit in one of the CB zones is submitted, it must contain all information required by the CB zoning districts in addition to that required by the construction permit process and other ordinances. Prior to issuance of a permit, the Senior Planner will determine if the proposed project meets the intent of the zoning ordinance and the *Design Standards for the Central Business District*.

If the Senior Planner determines that a proposal contains "unique circumstances which cannot be accommodated" by the standards of a zoning district or the *Design Standards for the Central Business District*, the plans will be referred to the Urban Design and Historic Preservation Commission (UDHPC). The Commission shall use the CB zoning ordinances and the *Design Standards* to make recommendations. Upon recommendation by the Commission, the Senior Planner may vary the requirements of the *Design Standards* so long as the requirements of Section 29-19 of the Zoning Ordinance, the CB zoning districts, are not altered. Variances from the requirements of Section 29-19, even if recommended by the UDHPC, must be approved by the Zoning Board of Adjustment.

City should provide checklist of items required for development application.

Distinguish between standards for new construction and additions/ renovation to historic buildings. It does a disservice to both with standards are conflated. It may water down standards for the historic buildings and make development unnecessarily complicated for new construction. Downtown Lubbock isn't any one architectural style so new construction buildings shouldn't be held to the same standards as the historic context, as long as the appropriate urban design standards are enforced.

CB subdistrict boundaries (if they remain) should be re-evaluated per the outcome of the master plan update and the downtown FBC.



CB-1 West Broadway

West Broadway is historically a residential area, and many formerly residential buildings have been converted to other land uses over the last 50 years. The residential development pattern and building style provides the district with a distinctive character. New buildings and exterior renovations should apply the form and materials common in the original residential neighborhood.

The design standards below reflect some of the essential characteristics of this district—building setback, roof shape and materials, landscaping and window styles.

SITE AND BUILDING ORIENTATION

The location and orientation of the building, entrance, parking and landscaping on a lot are important in retaining the overall character of an area, regardless of whether the project is residential, commercial, industrial or mixed use.



Landscaped front yards with parking to the side and rear of the main building are an important feature of the West Broadway District

Building Setbacks. West Broadway's many original residential yards maintain a unifying characteristic in spite of changes in land use over the last 50 years. Typically, buildings are oriented parallel to the adjacent streets and set back from the street with a landscaped front yard. New buildings should be set back similarly.

Building Entrances. The primary building entrance should be similar in scale to those of neighboring structures. Buildings shall have a front-facing, clearly defined entry in the primary facade, similar to the orientation of neighboring historic structures.

Location of Parking. Parking on-site in front of buildings is undesirable. Off-street parking should be placed adjacent to the alley at the rear of the property, or situated on another property in accordance with the CB-1 District of the City of Lubbock Zoning Ordinance.

BUILDING MASS AND SCALE

Building mass and scale are affected by such things as height, width, articulation, detailing, setback from property lines, materials used, amount of openings, roof form and other features.



This new structure is large, but the form is articulated like a residential building in terms of form, detail and roof shape.

Buildings in the West Broadway District should be residential in scale, with walls that are articulated into different planes. New construction should be similar in mass and scale to other structures found in the district, particularly neighboring historic buildings.

Building Width. Repeat the historic pattern of building width which has been dictated by lot width. If new buildings cover more than one or two lots, facade elements

In general, be more specific about what standards are required and what standards are recommended. Recommended standards are generally discouraged, due to being hard to administer - either make something required or try to incentivize recommended standards so they can be required.

should reduce the visual width of the building. Examples of those elements that give the impression of multiple structures include varying parapet or roof heights, alternating projecting and recessed sections of wall and window arrangements.

Building Articulation. Divide large buildings horizontally and vertically into sections that approximate the scale of existing historic structures within the district. Typical historic features that reduce the mass of large facades include columns or pilasters at regular intervals, repetitive patterns of openings and horizontal masonry bands at each floor level.

The size, alignment and repetition of facade elements such as windows, window sills, awnings, moldings and cornices should reflect the district's historic buildings—especially any neighboring historic structures. These features need not be exact reproductions of historic elements nor be traditional in execution. Contemporary facades can use similar methods to break up large building faces into smaller units.

Building Roofs. Pitched roofs are encouraged, and should be either hipped or gabled. Roofs should have a rise of at least four inches to a run of twelve inches.

Flat roofs should be avoided unless they are indicative of a particular style which is common in the district.

Single-slope shed roofs and roof styles such as onion domes, mansard or vaulted roofs are inappropriate as they are styles not common to the architecture of the district.

PROPORTION AND SHAPE OF ELEMENTS

The proportion and shape of building elements help to determine how well a building will relate to existing developments in the District.

Different architectural styles contain distinctly different proportions and shapes.



This structure maintains the residential shape of windows and doors, and the "solid-to-void" ratio.

Solid to Void Ratio. New construction should approach the same ratio of solid (walls) to void (window and door openings) as neighboring structures. Facades of tradi-

tional housing had a relatively small ratio of window and door openings to total wall area (30 to 35%) on both floors. The design and composition of these elements in new and renovated facades should be similar to this proportion.

Shape of Windows. Historic windows common to this district are vertical in form, rather than horizontal; have rectangular shapes; and have divided glass, rather than large expanses of plate glass. The design of new windows should be consistent with these characteristics.

Historic upper-story windows are typically vertical in form and have rectangular tops.

Exotic Building Styles. Imitation of exotic building styles—i.e. Chinese, Polynesian, Alpine, etc.—is prohibited.

BUILDING MATERIALS

Depending on the type and use of building materials, a project can complement existing development or detract from it. Also, certain materials like brick, stone and certain types of stucco require little maintenance, while others require a lot of attention to keep the project in a state of good repair.



Building materials are typically brick with stone, brick or wood trim.

Exterior building materials for new construction must be durable and similar in size, scale, color and finish to historic materials. Materials should be used in a manner consistent with traditional methods of construction. This is of particular importance in the case of an addition to a historic or significant older structure, or a new structure adjacent to an older one.

Facade Materials. Materials for primary faces of all new buildings and renovated exteriors shall include one or more of the following materials: unpainted clay or concrete brick, natural stone, cast stone, stucco, wood lap siding. Accent materials may include architectural decorative material (such as copper, bronze, anodized aluminum, stainless steel, porcelain enamel, natural materials, or other similar materials that do not require painting). Traditional brick sizes (3 5/8" x 7 5/8" x 2 5/8") and

Be more explicit about standards for new construction vs additions/remodels of historic structures. New construction can be compatible with historic buildings while still using modern materials and methods of construction.

materials are encouraged as a complement to the existing historic structures.

Paneled materials in large sections are out of scale with materials used traditionally in this previously residential neighborhood, and are inappropriate. Corrugated metal siding, plywood, or other composite sheet or panel materials may not be used. In addition, imitation sidings of vinyl, aluminum, steel and other materials are inconsistent with traditional facades and should not be used.

Roofing Materials. Roofing materials exposed to view from the street are limited to unpainted wood shingles, composition shingles in a muted or natural wood color, prefinished metal roofing panels in a muted color, clay, concrete and architectural metal tiles, or architectural decorative materials. Metal clad roofs that are not architecturally decorative or gravel roofs in excess of a pitch of ½ inch in 12 inches shall not be exposed above the fascia or parapet walls.

Trim Materials. Acceptable trim materials include brick, cast stone, natural stone, ceramic tile, wood, concrete or architectural decorative metals.

Windows and Doors. Windows and doors should be comprised of wood, glass, painted metal or architectural decorative metal appropriate for the style.

Metal or vinyl clad wood windows and clear or unfinished aluminum windows and storm windows must be finished in a color typical of historic windows or in a color that complements other finished materials.

Reflective Glass. Mirrored or reflective glass, dark tinted glass and glass block units are inconsistent with the historic architecture of this District. The maximum allowable daylight reflectance of glass used as an exterior building material should not exceed fifteen (15) percent. Dark tinted glass is any single pane glass that at one-quarter-inch (1/4") thickness has an average daylight transmittance of less than seventy-four (74) percent, or any insulated glass with an average daylight transmittance of less than sixty-five (65) percent.

Fences. Fencing materials shall be limited to wood pickets (painted or natural), painted wrought iron, smooth to medium coarse stucco over concrete masonry units, clay or concrete brick, and stone. No chain link fencing shall be visible from Broadway.

SECURITY

Security bars have become a common method of preventing loss of property. However, inappropriate use of them can detract from property values in an

area and can even discourage customers.

Security Bars. Measures should be taken so that window and door security bars and shutters do not detract from the character of the district. Care should be taken that such security hardware should be compatible with the style of the building.

Wrought iron bars placed over the storefront windows are particularly detrimental to the facade's appearance and promote feelings of vulnerability. Wrought iron security grills are acceptable only if installed on the interior of the glass in this district.

AWNINGS AND CANOPIES

Awnings and canopies provide shelter from wind and sun in pedestrian areas, protect interior furnishings and finishes from fading caused by direct sunlight, allow reflected light to enter the interior without increasing heat load and add architectural interest or historic ambiance to structures. However, the appropriateness of awnings to a building's architectural style should be considered before installing them.



Awnings and canopies should be consistent with the style and materials of the main structure

Location. Awnings and canopies should be placed at the top of openings, but they should not hide important architectural details and elements.

Residential Buildings. Awnings should not be continuous along the entire face of the structure. Place individual awnings over single windows or other openings.

Shape. The shape of awnings and canopies should fit the shape of the openings—round or arched awnings over arched openings and rectangular shed awnings over rectangular openings. Odd shapes, bullnose awnings and bubble awnings are inappropriate.

Operable Awnings. Operable awnings are encouraged, but rigid frame awnings also may be used.

Materials. Acceptable materials are canvas or woven acrylic over painted steel or anodized aluminum frames. Shiny vinyl or plastic fabrics are prohibited, as are prefabricated metal awnings. Canopies should be constructed of a material consistent with the building's style.

If awnings and canopies are encouraged, have a corresponding allowance for encroachment of awnings in to setbacks and ROW if needed

Color. The color of awnings and canopies should be compatible with the overall color scheme for the project. (See the section on “Use of Color” for more information.)

Lighting. Internally illuminated awnings are prohibited.

FINISHES

Finishes primarily protect materials from deterioration, but can also add charm and character to a structure and a district. The proper use and maintenance of finishes is important to the longevity of the building. They should always be of a type and composition that are appropriate for the materials to which they will be applied. In fact, inappropriate finishes can actually harm materials.

Matte Finish. Simple finishes are preferred and should be matte, not polished.

Masonry. Brick and stone should not be painted.

Lap Siding. Lap siding should be finished in a solid color.

Stucco. Stucco should be smooth to medium coarse in texture.

USE OF COLOR

Color can help to coordinate facade elements into an overall composition—one that will highlight features of the facade. Distinctive architectural elements may be accented with a contrasting color. Any color scheme should be subdued, not garish, and in keeping with the character and color schemes of nearby structures.



Colors should reflect the building style and be muted.

Compatible Colors. Trim colors should be selected that are compatible with other, more permanent building materials on the structure, such as brick, stone or stucco. The natural colors of these primary materials should dominate the color scheme from the street.

Limit the number of colors used in the color scheme. If the entire wall surface or “body” of the structure is painted, one base color should be chosen for the majority of the surface. Trim, including horizontal and vertical trim boards, porch framing and columns and window framing, should be painted in a color that compliments the base shade.

Window sash, doors and/or shutters may be painted in a third color.

Bright Colors. Fluorescent exterior colors are prohibited. Extremely bright colors should be used in small amounts and for accent only. An extremely bright or fluorescent color is a color defined by the Munsell Book of Color as having a minimum value or eight (8) and a minimum chroma of ten (10).

PARKING AREAS

Where off-street parking is necessary, parking lots should be unobtrusive, attractive and secure in order to preserve and enhance the character of the area. Careful location of off-street parking and screening of parking areas from the street lessen the visual impact of parking.



Parking areas should be unobtrusive, attractive and secure.

Appearance and Security. To improve the appearance and comfort of parking areas, planting beds with shade trees and lighting should be utilized throughout the parking lot. These features should also be planned carefully to promote safety and security. Limbs of trees over parking areas should provide at least seven (7) feet of clearance. Shrubs should be low enough to provide a sense of security for the user. See the Exterior Lighting section for information on parking lot lighting.

Parking Lot Screen. When parking can not be placed to the rear of the main building, the parking areas shall be screened by a three (3) foot high fence set back at least six (6) feet from the front property line. The required solid fencing should be constructed of brick, stone, wood, stuccoed concrete masonry units or wrought iron. All fencing which is visible from a public area should be architecturally compatible with the primary structure. The area between the fence and property line must be landscaped.

SCREENING

Unattractive features of a building should be screened from public view, such as dumpsters, utilities, air conditioner compressors and solar energy devices. Outdoor dining must have low level screening to protect from wind blown trash, yet

preserve visibility.

Outdoor Dining. Outdoor dining areas must be completely surrounded by “an architecturally compatible” fence designed to prevent trash from being blown onto adjacent areas. In a front yard, such fencing shall be three (3) feet in height.

Screening Material. Screening fences must be constructed of brick, stone, decorative concrete masonry units, stuccoed concrete masonry units, or metal (wrought iron, steel or aluminum bars).

Rooftop Equipment. All roof-mounted mechanical equipment more than three (3) feet in height should be screened from view from any street. Screening materials must be architecturally compatible with materials used elsewhere on the structure. Mansard roofs may not be used.

(See the “Parking Areas” section for parking screening.)

LANDSCAPE AREAS

Landscaping helps to soften the harshness of development, and creates attractive areas to view, visit and use. Trees and shrubs help to reduce the amount of wind and dust in an area. Landscaping is especially important for patios, sidewalks and parking areas.



Landscaping softens development and reduces wind and dust in the area.

Minimum Required. Landscaping enhances both the pedestrian experience and the historic character of this formerly residential neighborhood. The front yard shall be landscaped according to the standards of the CB-1 zoning district.

Highlight Architectural Features. Plant materials should be used to highlight building features. Avoid hiding important architectural details and building entrances.

Street Trees. Trees located in the parkway shall be single trunked, a minimum of two and one-half inch (2 1/2”) caliper, and planted in a manner similar to the diagram in the Appendix.

Irrigation. An automatic underground irrigation system is preferred for all landscaped areas, both on the development tract and in the parkway.

(See the “Parking Areas” section for parking lot landscaping.)

EXTERIOR LIGHTING

Suitable lighting for different types of uses is important to the ambiance of a district. In addition, lighting provides safety for vehicular and pedestrian traffic, aids in the prevention of crime and provides a sense of security for users. The type of lighting should be appropriate for the intended use of the illumination.

Use of Lighting. Lighting may be used to illuminate architectural details, building entries, signage, sidewalks, alleys and parking areas. However, lighting should not dominate a facade or the street.

Building lighting should be directed away from neighboring residential structures. Lighting fixture lamps should be shielded to focus light where it is needed.

Types of Lighting. Incandescent is “warm” in appearance and metal halide is a truly “white” light. Fluorescent lighting and mercury vapor lighting tend to be blue and high pressure sodium lighting is slightly orange. Incandescent and metal halide lighting yield the most accurate and attractive colors for people and merchandise and are therefore preferred in pedestrian and retail areas. Mercury vapor may be used for security lighting of large parking areas. High pressure sodium should be avoided for area lighting, but may be used to floodlight a building.

Building Light Fixtures. Choose fixtures, whether wall-mounted or on poles, that complement the style of the structure and the District. Fully recessed downlights, pole lights and gooseneck lights are encouraged since these are consistent with the historic character of the area.

In the West Broadway District, lighting fixtures should be coordinated with plantings, buildings, utilities, and the Broadway Streetscape Plan in terms of their location, size and height.

Parking Lot Fixtures. Lighting in parking areas should be higher in intensity and height above the ground than that intended solely for pedestrians. Lamp heights should be between fifteen (15) and thirty (30) feet, and metal halide and mercury vapor lamps are acceptable.

Other Lighting. Landscape and facade lighting is encouraged.

Given west Texas location should dark sky lighting be required?

SIGNAGE

Signage serves two functions—to convey information and to attract attention. The overall facade composition, including ornamental details, color and materials, should be considered when determining the location, size and character of signage.



Signage should respect the architecture, materials and colors of the main building.

Sign Design. Consider both pedestrian and vehicular traffic in selecting and designing signage.

Signage and the Building. Signage should be low-key in order to avoid competition with the architecture of the structure. Materials and design should be compatible with the building's materials and style.

Locate signs so that they emphasize design elements of the facade, but do not obscure architectural details, windows or other significant features. Signs can also reinforce the horizontal lines of moldings and transoms, and accent architectural details when placed appropriately.

The design and style of both the lettering and sign should complement the style of the building. Signs for multiple businesses in a single building should be designed with similar materials, backs and lettering styles.

Materials. Glass, painted wood, painted metal or architectural decorative metals such as copper, bronze, brass, aluminum or stainless steel are appropriate sign materials. Unfinished, non-decorative materials, including unpainted wood and highly reflective materials are discouraged. Plastic is only allowed as individual three dimensional letters applied to a sign or building, or where the face of an existing sign is to be replaced with like materials.

Sign Lighting. Sign lighting should be indirect, not bright and glaring. Internal illumination of signs is prohibited. Neon lighting should be used only in small amounts and where appropriate to the building design.

Sign Review. The Urban Design and Historic Preservation Commission may determine that there are "unique circumstances" that warrant varying the *Design Standards for the Central Business District* for signage, and may make recommendations to the Senior Planner for such modification.

Facilitate public ROW license with streamlined process and fee structure that encourages desired outcomes.

ENCROACHMENTS INTO RIGHT-OF-WAY

A license must be secured for any use of the public right-of-way. Licenses may be granted for:

- Canopies/Awnings
- Outdoor dining
- Pedestrian street lights
- Planters

Trees and other plant materials located in the parkway (the area between the property line and the curb) shall not require a license provided they are shown on an approved site plan.



See generic comments in CB-1 Section that are applicable to all CB sub-districts

CB-2 Downtown

Consideration should be made, and standards provided for parking garages.

Downtown Lubbock has always been a business and government district containing a broad variety of types and styles of development and will continue largely as an office district. The key objective is compatibility of new construction with adjacent buildings and the district's historic development.

SITE AND BUILDING ORIENTATION

The location and orientation of the building, entrance, parking and landscaping on a lot are important in retaining the overall character of an area, regardless of whether the project is residential, commercial, industrial, or mixed use.



Buildings should be located adjacent to the sidewalk with clearly identified front-facing entries.

Building Location and Orientation. New buildings in the Downtown District should be visually and physically compatible in their siting and orientation with their neighbors, particularly those that are significant historic structures. Buildings should be set near or on the front property line to maintain a consistent "street wall."

Buildings should be oriented parallel to the adjacent streets, not angled.

Building Entrances. The primary building entrance should be similar in scale to those of neighboring structures. Although a building may be large, entries should be scaled to the pedestrian level, thus making the building more appealing and the interior space more inviting.

Buildings shall have a front-facing, clearly defined entry in the primary facade, similar to the orientation of historic structures.

Parking Location. Parking on-site in front of buildings is undesirable. Where large amounts of off-street parking is required in the CB-2 District, it should be placed adjacent to the alley at the rear of the property, or similarly situated on another property in accordance with the CB-2 Section of the Zoning Code.

BUILDING MASS AND SCALE

Building mass and scale are affected by such things as height, width, articulation, detailing, setback from property lines, materials used, amount of openings, roof form and other features. New construction should be similar in mass and scale to other structures found in the district— particularly neighboring historic buildings.



Articulation and detail should blend with historic buildings, as in this addition to an existing building.

Building Height and Width. Structures in the Downtown District are usually large—often more than two floors in height—and extend across the width of the lot. Their facades are generally flat and rectangular in form. New buildings should be developed in a similar manner.

Repeat the historic pattern of building width which has been dictated by lot width. If new buildings cover more than one or two lots, facade elements should reduce

Standards should be provided for mass and scale but not necessarily constrained to "neighboring historic buildings" as this can be overly restrictive

the visual width of the building. Examples of those elements that give the impression of multiple structures include varying parapet heights, alternating projecting and recessed sections of wall and window arrangements.

New offices and stores need not match the height of neighboring structures exactly, but should be similar to adjacent building heights at the street facade.

Building Articulation. Divide large buildings horizontally and vertically into sections that approximate the scale of existing historic structures within the district. Typical historic features that reduce the mass of large facades include columns or pilasters at regular intervals, repetitive patterns of openings and horizontal masonry bands at each floor level. These features need not be exact reproductions of historic elements nor be traditional in execution. Contemporary facades can use similar methods to break up large building faces into smaller units.

The size, alignment and repetition of facade elements such as windows, window sills, awnings, moldings and cornices should reflect the district's historic buildings, especially any neighboring historic structures.

Building Roofs. Most of the historic commercial structures in the downtown area have flat roofs with parapet walls that extend above the roof. This treatment is encouraged for new structures.

A projected cornice at the top of the parapet (a common historic feature), should be considered in the design of new buildings. A cornice serves to screen roofs and mechanical equipment and to provide architectural interest and historic character.

Single-slope shed roofs, mansard and vaulted roofs, and exotic roofs such as onion domes are inappropriate, since they are styles not common to the architecture of downtown Lubbock.

The DT FBC should help make some of these building design standards more explicit.

PROPORTION AND SHAPE OF ELEMENTS

The proportion and shape of building elements help to determine how well a building will relate to existing developments in the district. Different architectural styles contain distinctly different proportions and shapes.



Windows at grade make a building attractive to pedestrians.

Windows. Historically, urban storefront buildings had a large amount of window area on the first floor to appeal to pedestrian traffic. First floor facades generally consist of between 80 and 90% glass, usually a series of large windows extending nearly the width of the building. New and renovated facades should attempt to achieve a similar style and amount of ground floor window area.

Historic upper story windows in urban areas are vertical in form rather than horizontal, have rectangular tops, and have multi-paned, divided glass. The upper floor windows of a street-facing facade are smaller proportionally than the first floor windows.

Exotic Building Styles. Imitation of exotic building styles—i.e. Chinese, Polynesian, Alpine, etc.—is prohibited.

BUILDING MATERIALS

Depending on the type and use of building materials, a project can complement existing development or detract from it. Certain materials, like brick, stone and certain types of stucco, require little maintenance, while others require attention to keep the project in a state of good repair.



Facade materials are mainly brick and stone in the Downtown District.

Exterior building materials for new construction should be durable and similar in size, scale, color

and finish to historic materials. Materials should be used in a manner consistent with traditional methods of construction. This is of particular importance in the case of an addition to a historic or significant older structure or a new structure that abuts an older one.

Facade Materials. Facade materials for all new buildings and exterior renovations should include one or more of the following materials—unpainted clay or concrete brick, terra-cotta, natural stone, cast stone, granite, marble, travertine or architectural decorative material (such as copper, bronze, anodized aluminum, stainless steel, porcelain enamel or other similar materials that do not require painting).

Paneled materials in large sections are out of scale with materials used traditionally, and are inappropriate in this district. Metal siding, plywood or other composite sheet or panel materials may not be used.

In addition, imitation siding comprised of vinyl, aluminum, steel and other materials, are inconsistent with traditional commercial facades and are not allowed.

Trim Materials. Acceptable trim materials include brick, cast stone, natural stone, ceramic tile, wood, concrete or architectural decorative metals.

Windows and Doors. Windows and doors should be comprised of wood, glass, painted metal, or architectural decorative metal appropriate for the style.

Metal or vinyl clad wood windows and clear or unfinished aluminum windows and storm windows must be finished in a color typical of historic windows or in a color that complements the colors of other finished materials.

Reflective Glass. Mirrored or reflective glass, dark tinted glass and glass block units are inconsistent with the historic architecture of this district. The maximum allowable daylight reflectance of glass used as an exterior building material should not exceed fifteen (15) percent. Dark tinted glass is any single pane glass that at one-quarter inch (1/4") thickness has an average daylight transmittance of less than seventy-four (74) percent, or any insulated glass with an average daylight transmittance of less than sixty-five (65) percent.

Roof Materials. Roofing materials which are visible from the street are limited to clay, concrete or metal tiles, prefinished metal roofing panels in a muted color, or architectural decorative materials. Metal clad roofs that are not architecturally decorative or gravel roofs in excess of a pitch of 1/2 inch in 12 inches shall not be

exposed above the fascia or parapet walls.

Fences. Fencing materials shall be limited to wood pickets (painted or natural), painted wrought iron, smooth to medium coarse stucco over concrete masonry units, clay or concrete brick, and stone. Chain link fences may not be visible from Broadway.

SECURITY

Security bars have become a common method of preventing loss of property. However, inappropriate use of them can detract from property values in an area and can even discourage customers.

Security Bars. Measures should be taken so that window and door security bars and shutters do not detract from the character of the district. Security hardware should be compatible with the style of the building.

Wrought iron bars placed over the storefront windows are particularly detrimental to the facade's appearance and promote feelings of vulnerability. Wrought iron security grills are acceptable only if installed on the interior of the glass in this district.

AWNINGS AND CANOPIES

Awnings and canopies provide shelter from wind and sun in pedestrian areas, protect interior furnishings and finishes from fading caused by direct sunlight, allow reflected light to enter the interior without increasing heat load and add architectural interest or historic ambiance to structures. However, the appropriateness of awnings to a building's architectural style should be considered before installing them.



Awnings and canopies should be appropriate for the style and materials of the main building.

Location. Awnings and canopies should be placed at the top of openings, but they should not hide important architectural details and elements.

Shape. The shape of awnings and canopies should fit the shape of the openings—round or arched awnings over arched openings and rectangular shed awnings over

For new construction in a downtown with eclectic building styles it doesn't make sense to micro manage materials, finishes and methods. Materials should be regulated to ensure quality and good urban design but it can be counter-productive to apply standards that are more appropriate to historic buildings to new construction also.

rectangular openings. Odd shapes, bullnose awnings and bubble awnings are inappropriate.

Operable Awnings. Operable awnings are encouraged, but rigid frame awnings also may be considered.

Materials. Acceptable awning materials are canvas or woven acrylic over painted steel or anodized aluminum frames. Shiny vinyl or plastic fabrics should be avoided, as should prefabricated metal awnings. Canopies should be constructed of a material consistent with the architecture.

Color. The color of awnings and canopies should be compatible with the overall color scheme for the project. (See the "Use of Color" section for more information.)

Lighting. Internally illuminated awnings are prohibited.

FINISHES

Finishes primarily protect materials from deterioration, but can also add charm and character to a structure and a district. The proper use and maintenance of finishes is important to the longevity of the building. They should always be of a type and composition that are appropriate for the materials to which they will be applied. In fact, inappropriate finishes can actually harm materials.

Matte Finish. Simple finishes are preferred and should be matte, not polished.

Masonry. Brick and stone should not be painted.

Lap Siding. Lap siding should be finished in a solid color—either paint or prefinished.

Stucco. Stucco should be smooth to medium coarse in texture.

USE OF COLOR

Color can help to coordinate facade elements into an overall composition—one that will highlight features of the facade. Distinctive architectural elements may be dramatized with a contrasting color. Any color scheme should be subdued, not garish, and in keeping with the character and color schemes of nearby structures.

Compatible Trim Color. Trim colors should be selected that are compatible with other, more permanent building materials on the structure, such as brick, stone or stucco. The natural colors of these primary materials should dominate the color scheme from the street.

Limit the number of colors used in the color scheme. If

the entire wall surface or "body" of the structure is painted, one base color should be chosen for the majority of the surface. Trim, including horizontal and vertical trim boards, window framing, porch framing and columns should be painted in a color that complements the base shade. Window sashes, doors and/or shutters may be painted in a third color.

Bright Colors. Extremely bright or fluorescent exterior colors are discouraged. Bright colors should be used in small amounts, and for accent only. An extremely bright or fluorescent color is a color defined by the Munsell Book of Color as having a minimum value or eight (8) and a minimum chroma of ten (10).

PARKING AREAS

Where off-street parking is necessary, parking lots should be unobtrusive, attractive and secure in order to preserve and enhance the character of the area. Careful location of off-street parking and screening of parking areas from the street lessen the visual impact of parking.



Screening and landscaping make parking areas attractive and unobtrusive.

Appearance and Security. To improve the appearance and comfort of parking areas, planting beds with shade trees and lighting should be utilized throughout the parking lot. These features should also be planned carefully to promote safety and security. Limbs of trees over parking areas should provide at least seven (7) feet of clearance. Shrubs should be low enough to provide a sense of security for the user.

Curb Cuts. No new curb cuts are allowed on Broadway. New access shall be from alleys or side streets.

Parking Lot Screen. When parking can not be placed to the rear of the main building, the parking areas shall be screened by a two and one-half foot (2 1/2') high fence set at the property line. The required solid fencing should be constructed of brick, stone, wood, stuccoed concrete masonry units, or wrought iron. All fencing which is visible from a public area should be architecturally compatible with the primary structure. The area be-

Consideration should be made, and standards provided for parking garages.

tween the fence and property line must be landscaped. See the "Exterior Lighting" section for parking lot lighting information.)

SCREENING

Unattractive features of a building, such as dumpsters, utilities, air conditioner compressors and solar energy devices, should be screened from public view. Outdoor dining must have low level screening to protect from wind blown trash, yet preserve visibility.



Outdoor dining should be screened from adjacent roadways.

Outdoor Dining. Outdoor dining areas must be completely surrounded by "an architecturally compatible" fence designed to prevent trash from being blown onto adjacent areas. In a front yard, such fencing shall be three (3) feet in height.

Screening Material. Screening fences must be constructed of brick, stone, decorative concrete masonry units, stuccoed concrete masonry units or metal (wrought iron, steel or aluminum bars).

Rooftop Equipment. All roof-mounted mechanical equipment more than three (3) feet in height should be screened from view from any street. Screening materials for rooftop equipment must be of a material architecturally compatible with the materials used elsewhere on the structure.

(See the section on Parking Areas for parking screening.)

LANDSCAPE AREAS

Landscaping helps to soften the harshness of development and creates attractive areas to view, visit and use. Trees and shrubs help to reduce the amount of wind and dust in an area. Landscaping is especially important for patios, sidewalks and parking areas.



Landscaping can make pedestrian areas comfortable and make projects attractive.

Required Landscaping. Though facades placed directly on the front property line are encouraged in this area, any front yard must be landscaped according to the standards of the CB-2 zoning district.

Highlight Architectural Features. Plant materials should be used to highlight building features. Avoid hiding important architectural details and building entrances.

Street Trees. Trees located in the parkway shall be single trunked, a minimum of two and one-half inch (2 1/2") caliper, and planted in a manner similar to the diagram in the Appendix.

Irrigation. An automatic under ground irrigation system is preferred for all landscaped areas, both on the development tract and in the parkway.

(See the "Parking Areas" section for parking lot landscaping.)

EXTERIOR LIGHTING

Suitable lighting for different types of uses is important to the ambiance of a district. In addition, lighting provides safety for vehicular and pedestrian traffic, aids in the prevention of crime and provides a sense of security for users. The type of lighting should be appropriate for the intended use of the illumination.

Use of Lighting. Lighting may be used to illuminate architectural details, building entries, signage, sidewalks, alleys and parking areas. However, lighting should not dominate a facade or the street.

Building lighting should be directed away from neighboring residential structures. Lighting fixture lamps should

be shielded to focus light where it is needed.

Types of Lighting. Incandescent is “warm” in appearance and metal halide is a truly “white” light. Fluorescent lighting and mercury vapor lighting tend to be blue and high pressure sodium lighting is slightly orange. Incandescent and metal halide lighting yield the most accurate and attractive colors for people and merchandise and are therefore preferred in pedestrian and retail areas. Mercury vapor may be used for security lighting of large parking areas. High pressure sodium should be avoided for area lighting, but may be used to floodlight a building.

Lighting Fixtures. Choose fixtures, whether wall-mounted or on poles, that complement the style of the structure and the district. Fully recessed downlights, pole lights and gooseneck lights are encouraged since they are consistent with the historic character of the area.

In the Downtown District, lighting fixtures should be coordinated with plantings, buildings, utilities, and the Broadway Streetscape Plan in terms of location, size and height.

Parking Lot Fixtures. Lighting in parking areas should be higher in intensity and height above the ground than that intended solely for pedestrians. Lamp heights should be between fifteen (15) and thirty (30) feet and metal halide and mercury vapor lamps are acceptable.

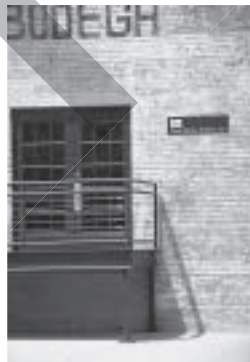
Other Lighting. Lighting of facades and landscaping is encouraged.

SIGNAGE

Signage serves two functions—to convey information and to attract attention. The overall facade composition, including ornamental details, color and materials, should be considered when determining the location, size and character of signage.

Sign Design. Consider both pedestrian and vehicular traffic in selecting and designing signage.

Signage and the Building. Signage should be low-key to avoid competing with the architecture of the structure.



Signage should be appropriate for the architecture of the building.

Materials should be compatible with the building’s materials and style.

Locate signs so that they emphasize design elements of the facade, but do not obscure architectural details, windows or other significant features. Signs can also reinforce the horizontal lines of moldings and transoms and accent architectural details when placed appropriately.

The design and style of both the lettering and sign should complement the style of the building. Signs for multiple businesses on a single building should be designed with similar materials, backs and lettering styles.

Materials. Glass, painted wood, painted metal or architectural decorative metals such as copper, bronze, brass, aluminum or stainless steel are appropriate sign materials. Unfinished, non-decorative materials, including unpainted wood and highly reflective materials, are discouraged. Plastic is only allowed as individual three dimensional letters applied to a sign or building.

Sign Lighting. Sign lighting should be indirect, not bright and glaring. Internal illumination of signs is prohibited. Neon decoration and signs should be used only in small amounts, and where appropriate to the building design.

Sign Review. The Urban Design and Historic Preservation Commission may determine that there are “unique circumstances” that warrant varying the *Design Standards for the Central Business District* for signage, and may make recommendations to the Senior Planner for such modification.

ENCROACHMENTS INTO RIGHT-OF-WAY

A license must be secured for any use of the public right-of-way. Licenses may be granted for—

- Pedestrian street lights
- Projecting wall signs
- Canopies/Awnings
- Outdoor dining
- Planters

Trees and other plant materials located in the parkway (the area between the property line and the curb) shall not require a license provided they are shown on an approved site plan.



See generic comments in CB-1 and CB-2 sections that are applicable to all CB sub-districts

CB-3 General CBD

The General CBD (CB-3) District is located south of the Downtown (CB-2) District. This historically residential area has changed considerably over the years—evolving into commercial, industrial, residential, and civic structures. Although the area is diverse in character, new buildings in this District should respect their surroundings by being visually and physically compatible with their neighbors—particularly those that are historic structures. The guidelines for the CB-3 District respect that diversity by giving building owners, developers and architects more freedom in design than other Downtown districts while trying to maintain the ambiance of this historic area of the city.

SITE AND BUILDING ORIENTATION

The location and orientation of the building, entrance, parking and landscaping on a lot are important in retaining the overall character of an area, regardless of whether the project is residential, commercial, industrial, or mixed use.



Front facing buildings with no parking lots in front contribute to the area.

Building Location and Orientation. New buildings in the General CBD District should be visually and physically compatible in their siting and orientation with their neighbors.

Buildings should be oriented parallel to the adjacent streets, not angled.

Building Entrances. The primary building entrance

should be similar in scale to those of neighboring structures. Although a building may be large, entries should be scaled to the pedestrian level, thus making the building more appealing and the interior space more inviting.

Buildings shall have a front-facing, clearly defined entry in the primary facade, similar to the orientation of historic structures.

Parking Location. Parking on-site in front of buildings is generally undesirable. However, it may be acceptable if this feature is consistent with neighboring properties. If a large amount of off-street parking is required, consider placing it adjacent to the alley at the rear of the property, or on another property according to the standards of the CB-3 Zoning District.

BUILDING MASS AND SCALE

Building mass and scale are affected by such things as height, width, articulation, detailing, setback from property lines, materials used, amount of openings, roof form, and other features. New construction should be similar in mass and scale to other structures found in the district, particularly neighboring historic buildings.



Height, mass, materials and detailing build on the special character of the district.

Building Width. Repeat the historic pattern of building width which has been dictated by lot width. If new buildings cover more than one or two lots, facade elements should reduce the visual width of the building. Examples

of those elements that give the impression of multiple structures include varying parapet heights, alternating projecting and recessed sections of wall and window arrangements.

Building Articulation. Divide large buildings horizontally and vertically into sections that approximate the scale of existing historic structures within the district. Typical historic features that reduce the mass of large facades include columns or pilasters at regular intervals, repetitive patterns of openings and horizontal masonry bands at each floor level. These features need not be exact reproductions of historic elements nor be traditional in execution. Contemporary facades can use similar methods to break up large building faces into smaller units.

The size, alignment and repetition of facade elements such as windows, window sills, awnings, moldings and cornices should reflect the district's historic buildings—especially any neighboring historic structures.

Building Roofs. Single-slope shed roofs, mansard and vaulted roofs and exotic roofs such as onion domes are inappropriate, as they are styles not common to the architecture of downtown Lubbock.

PROPORTION AND SHAPE OF ELEMENTS

The proportion and shape of building elements help to determine how well a building will relate to existing developments in the district. Different architectural styles contain distinctly different proportions and shapes.



The proportion and shape of buildings are important to blending with existing buildings to create a unified district.

Solid to Void Ratios. New construction should approach the same ratio of solid (walls) to void (window and door openings) as neighboring structures. A great amount of variation in the characteristic ratio of wall to window and door openings is inappropriate.

Windows. Large storefront windows are inappropriate alongside neighboring buildings with small, vertically shaped single windows.

Historic upper-story windows are typically vertical in form and have rectangular tops.

Exotic Building Styles. Imitation of exotic building styles—i.e. Chinese, Polynesian, Alpine, etc.—is prohibited.

BUILDING MATERIALS

Depending on the type and use of building materials, a project can complement existing development or detract from it. Also, certain materials like brick, stone and certain types of stucco require little maintenance, while others require of attention to keep the building in good repair.



Building materials are largely brick and stone.

Exterior building materials for new construction should be similar in size, scale, color and finish to historic materials. Materials should be used in a manner consistent with traditional methods of construction. This is of particular importance in the case of an addition to a historic or significant older structure, or a new structure that abuts an older one.

Facade Materials. On each wall adjacent to a street, all new buildings and those proposed for exterior renovation should have an exterior facade that is predominantly masonry (such as brick, stone, stucco, exposed aggregate, finished concrete or decorative concrete block), wood, glass or architectural decorative material (such as copper, bronze, anodized aluminum, stainless steel, porcelain enamel, natural materials or other similar materials that do not require painting). However, vinyl siding is discouraged for potentially historic buildings.

Trim Materials. Acceptable trim materials include brick, cast stone, natural stone, ceramic tile, wood, concrete or architectural decorative metals.

Windows and Doors. Windows and doors should be comprised of wood, glass, painted metal, or architectural decorative metal appropriate for the style.

Metal or vinyl clad wood windows and clear or unfinished aluminum windows and storm windows should be finished in a color typical of historic windows or in a color that complements the colors of other finished materials.

Roof Materials. Roofing materials which are visible

from the street are limited to wood shingles, prefinished metal roofing panels in a muted color, clay, concrete or metal tiles or architectural decorative materials. Metal clad roofs that are not architecturally decorative or gravel roofs in excess of a pitch of ½ inch in 12 inches shall not be exposed above the fascia or parapet walls.

SECURITY

Security bars have become a common method of preventing loss of property. However, inappropriate use of them can detract from property values in an area and can even discourage customers.

Security Bars. Measures should be taken so that window and door security bars and shutters do not detract from the character of the district. Care should be taken that such security hardware should be compatible with the style of the building.

AWNINGS AND CANOPIES

Awnings and canopies provide shelter from wind and sun in pedestrian areas, protect interior furnishings and finishes from fading caused by direct sunlight, allow reflected light to enter the interior without increasing heat load and add architectural interest or historic ambiance to structures. However, the appropriateness of awnings to a building's architectural style should be considered before installing them.



Awnings and canopies can serve functional purposes as well as adding style.

Location. Awnings and canopies should be placed at the top of openings, but they should not hide important architectural details and elements.

Shape. The shape of awnings and canopies should fit the shape of the openings—round or arched awnings over arched openings and rectangular shed awnings over rectangular openings. Odd shapes, bullnose awnings and bubble awnings are inappropriate.

Operable Awnings. Operable awnings are encouraged, but rigid frame awnings also may be considered.

Materials. Acceptable awning materials are canvas or woven acrylic over painted steel or anodized aluminum

frames. Shiny vinyl or plastic fabrics should be avoided, as should prefabricated metal awnings. Canopies should be constructed of a material consistent with the architecture.

Color. The color of awnings and canopies should be compatible with the overall color scheme for the project. (See the “Use of Color” section for more information.)

FINISHES

Finishes primarily protect materials from deterioration, but can also add charm and character to a structure and a district. The proper use and maintenance of finishes is important to the longevity of the building. They should always be of a type and composition that are appropriate for the materials to which they will be applied. In fact, inappropriate finishes can actually harm materials.

Matte Finish. Simple finishes are preferred and should be matte, not polished.

Masonry. Brick and stone should not be painted.

Lap Siding. Lap siding should be finished in a solid color—either paint or prefinished.

Stucco. Stucco should be smooth to medium coarse in texture.

USE OF COLOR

Color can help to coordinate facade elements into an overall composition—one that will highlight features of the facade. Distinctive architectural elements may be dramatized with a contrasting color. Any color scheme should be subdued, not garish, and in keeping with the character and color schemes of nearby structures.

Compatible Trim Color. Trim colors should be selected that are compatible with other, more permanent building materials on the structure, such as brick, stone or stucco. The natural colors of these primary materials should dominate the color scheme from the street.

Limit the number of colors used in the color scheme. If the entire wall surface or “body” of the structure is painted, one base color should be chosen for the majority of the surface. Trim, including horizontal and vertical trim boards, window framing, porch framing and columns, and should be painted in a color that complements the base shade. Window sash, doors and/or shutters may be painted in a third color.

Bright Colors. Extremely bright or fluorescent exterior

colors are discouraged. Bright colors should be used in small amounts and for accent only. An extremely bright or fluorescent color is a color defined by the Munsell Book of Color as having a minimum value or eight (8) and a minimum chroma of ten (10).

PARKING AREAS

Where off-street parking is necessary, parking lots should be unobtrusive, attractive and secure in order to preserve and enhance the character of the area. Careful location of off-street parking and screening of parking areas from the street lessen the visual impact of parking.



Parking lots can be attractive and safe.

Appearance and Security. To improve the appearance and comfort of parking areas, planting beds with shade trees and lighting should be utilized throughout the parking lot. These features should also be planned carefully to promote safety and security. Limbs of trees over parking areas should provide at least seven (7) feet of clearance. Shrubs should be low enough to provide a sense of security for the user.

Parking Lot Screen. Although not required, consider screening off-street parking which is located immediately adjacent to any street by a solid fence two and one-half feet (2 1/2') in height. Any area between a fence and the property line should be landscaped. Fencing should be architecturally compatible with the primary structure.

(See the "Exterior Lighting" section for information on parking lot lighting.)

SCREENING

Unattractive features of a building, such as dumpsters, utilities, air conditioner compressors and solar energy devices, should be screened from public view. Outdoor dining must have low level screening to protect from wind blown trash, yet preserve visibility.

Outdoor Dining. Outdoor dining areas must be completely surrounded by "an architecturally compatible" fence designed to prevent trash from being blown onto adjacent areas. In a front yard, such fencing shall be three (3) feet in height.

Screening Material. Screening fences must be constructed of brick, stone, decorative concrete masonry units, stuccoed concrete masonry units or metal (wrought iron, steel or aluminum bars).

Rooftop Equipment. All roof mounted mechanical equipment more than three (3) feet in height should be screened from view from any street. Screening materials must be architecturally compatible with materials used elsewhere on the structure.

(See the "Parking Areas" section for parking screening.)

LANDSCAPE AREAS

Landscaping helps to soften the harshness of development, and creates attractive areas to view, visit and use. Trees and shrubs help to reduce the amount of wind and dust in an area. Landscaping is especially important for patios, sidewalks and parking areas.



Landscaping contributes to the attractiveness of a project and of an area.

Required Landscaping.

Landscape areas enhance a building's facade, as well as the character of the entire district. Front yards must be landscaped according to the CB-3 zoning district standards.

Highlight Architectural Features. Plant materials should be used to highlight building features; however, avoid hiding important architectural details and building entrances.

Street Trees. Trees located in the parkway shall be single trunked, a minimum of two and one-half inch (2 1/2") caliper, and planted in a manner similar to the diagram in the Appendix.

Irrigation. An automatic under ground irrigation system is preferred for all landscaped areas, both on the development tract and in the parkway.

(See the "Parking Areas" section for landscape treatment of parking lots.)

EXTERIOR LIGHTING

Suitable lighting for different types of uses is important to the ambiance of a district. In addition, lighting provides safety for vehicular and pedestrian

traffic, aids in the prevention of crime and provides a sense of security for users. The type of lighting should be appropriate for the intended use of the illumination.

Use of Lighting. Lighting may be used to illuminate architectural details, building entries, signage, sidewalks, alleys and parking areas. However, lighting should not dominate a facade or the street.

Building lighting should be directed away from neighboring residential structures. Lighting fixture lamps should be shielded to focus light where it is needed.

Types of Lighting. Incandescent is “warm” in appearance and metal halide is a truly “white” light. Fluorescent lighting and mercury vapor lighting tend to be blue and high pressure sodium lighting is slightly orange. Incandescent and metal halide lighting yield the most accurate and attractive colors for people and merchandise and are therefore preferred in pedestrian and retail areas. Mercury vapor may be used for security lighting of large parking areas. High pressure sodium should be avoided for area lighting, but may be used to floodlight a building.

Lighting Fixtures. Choose fixtures, whether wall-mounted or on poles, that complement the style of the structure and the district. Fully recessed downlights, pole lights and gooseneck lights are encouraged since they are consistent with the historic character of the area.

Parking Lot Fixtures. Lighting in parking areas should be higher in intensity and height above the ground than that intended solely for pedestrians. Lamp heights should be between fifteen (15) and thirty (30) feet, and metal halide and mercury vapor lamps are acceptable.

Lighting of Buildings. When it is desired by the property owner to light their building, it should be accomplished using a concealed source of lighting which is screened from pedestrian areas and any adjacent residential buildings.

SIGNAGE

Signage serves two functions—to convey information and to attract attention. The overall facade composition, including ornamental details, color and materials, should be considered when determining the location, size and character of signage.

Sign Design. Consider both pedestrian and vehicular traffic in selecting and designing signage.

Signage and the Building. Signage should be low-key to avoid competition with the architecture of the structure. Materials and design should be compatible with the building’s materials and style.



Signs should primarily identify the business

Locate signs so that they emphasize design elements of the facade, but do not obscure architectural details, windows or other significant features. Signs can also reinforce the horizontal lines of moldings and transoms and accent architectural details.

The design and style of both the lettering and sign should complement the style of the building. Signs for multiple businesses on a single building should be designed with similar materials, backs and lettering styles.

Materials. Glass, painted wood, painted metal or architectural decorative metals such as copper, bronze, brass, aluminum or stainless steel are appropriate sign materials. Unfinished, non-decorative materials, including unpainted wood and highly reflective materials, are discouraged. Plastic is not recommended, other than as individual three dimensional letters applied to a sign or building or where the face of an existing sign is to be replaced with like materials.

Sign Lighting. Sign lighting should be indirect, not bright and glaring. Internal illumination of signs is discouraged. Neon decoration and signage should be used only in small amounts, and where appropriate to the building design.

Sign Review. The Urban Design and Historic Preservation Commission may determine that there are “unique circumstances” that warrant varying the *Design Standards for the Central Business District* for signage, and may make recommendations to the Senior Planner for such modification.

ENCROACHMENTS INTO RIGHT-OF-WAY

A license must be secured for any use of the public right-of-way. Licenses may be granted for:

- Pedestrian street lights
- Projecting wall signs

**CB-3
General CBD**

- Canopies and awnings
- Outdoor dining areas
- Planters

Trees and other plant materials located in the parkway (the area between the property line and the curb) shall not require a license provided they are shown on an approved site plan.

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See generic comments in CB-1 and CB-2 sections that are applicable to all CB sub-districts

CB-4 Depot District

The CB-4 zoning district, which contains a variety of land uses, comprises the southeast portion of the downtown area. Included within its boundary is the Depot District, an entertainment venue enjoying considerable success with the opening of several restaurants, nightclubs, commercial businesses, and the reopening of the Cactus Theater. The most significant structure in this area is the Ft. Worth and Denver South Plains Railroad Depot, now known as the Buddy Holly Center.

Although this district is diverse in character, new buildings in CB-4 should respect their surroundings by being visually and physically compatible with their mostly small industrial and commercial neighbors, particularly if they are potentially significant structures. The guidelines for CB-4 are intended to promote that diversity by giving building owners, developers and architects freedom in design, while trying to maintain the ambiance of this historic area of the city.

SITE AND BUILDING ORIENTATION

The location and orientation of the building, entrance, parking and landscaping on a lot are important in retaining the overall character of an area, regardless of whether the project is residential, commercial, industrial or mixed use.



Buildings should be adjacent to the sidewalk with a clearly defined entry.

Building Location and Orientation. New buildings in the Depot District should be visually and physically compatible in their siting and orientation with their neighbors, particularly those that are significant historic structures. Buildings should be set near or on the front property line to maintain a consistent “street wall.” Buildings should be oriented parallel to the adjacent streets, not angled.

Building Entrances. The primary building entrance should be similar in scale to those of neighboring structures. Entries should be scaled to the pedestrian level, thus making the building more appealing, and the interior space more inviting.

Buildings shall have a front-facing, clearly defined entry in the primary facade, similar to the orientation of historic structures.

Parking Location. Where on-site parking is provided, it should not be located in front of the principal building.

BUILDING MASS AND SCALE

Building mass and scale are affected by such things as height, width, articulation, detailing, setback from property lines, materials used, amount of openings, roof form and other features. New construction in the Depot District should be similar in mass and scale to other structures found in the district, particularly neighboring historic buildings.



A building's mass and scale can be modified using pilasters, parapet details and changes in materials.

Building Width. Repeat the historic pattern of building width which has been dictated by lot width. If new buildings cover more than one or two lots, facade elements should reduce the visual width of the building. Examples of those elements that give the impression of multiple structures include varying parapet heights, alternating projecting and recessed sections of wall and window arrangements.

Building Articulation. Divide large buildings horizontally and vertically into sections that approximate the scale of existing historic structures within the district. Typical historic features that reduce the mass of large facades include columns or pilasters at regular intervals, repetitive patterns of openings and horizontal masonry bands at each floor level. These features need not be exact reproductions of historic elements nor be traditional in execution. Contemporary facades can use similar methods to break up large building faces into smaller units.

The size, alignment and repetition of facade elements such as windows, window sills, awnings, moldings and cornices should reflect the District's historic buildings, especially any neighboring historic structures.

Building Height. New buildings need not match the height of neighboring structures exactly, but should be similar to adjacent building heights at the street facade.

Building Roofs. Roof types in this district are mostly flat, usually with parapets. For this reason, mansard roofs, A-frame structures and steeply pitched or exotic styled roofs are inappropriate.

PROPORTION AND SHAPE OF ELEMENTS

The proportion and shape of building elements help to determine how well a building will relate to existing developments in the District. Different architectural styles contain distinctly different proportions and shapes.

Solid to Void Ratios. New construction should approach the same ratio of solid (walls) to void (window and door openings) as neighboring structures. A great amount of variation in the characteristic ratio of wall to window and door openings is inappropriate.

Windows. Large, rectangular storefront windows are



Articulation to parapets contribute to the district.

prevalent in this district, although upper floor windows may be much smaller. Small, vertically shaped single windows, pointed windows, and round windows are inconsistent with the character of these simple structures.

Historic upper-story windows are typically vertical in form and have rectangular tops.

Exotic Building Styles. Imitation of exotic building styles—i.e. Chinese, Polynesian, Alpine, etc.—is prohibited.

BUILDING MATERIALS

Depending on the type and use of building materials, a project can complement existing development or detract from it. Also, certain materials like brick, stone and certain types of stucco require little maintenance, while others require attention to keep the project in a state of good repair.



Facade materials are primarily brick with some stucco facades.

Exterior building materials for new construction must be durable and similar in size, scale, color and finish to historic materials. Materials should be used in a manner consistent with traditional methods of construction. This is of particular importance in the case of an addition to a historic or significant older structure or a new structure that abuts an older one.

Facade Materials. On each wall adjacent to a street, all new buildings and those proposed for exterior renovation shall have an exterior facade of not less than seventy-five (75) percent masonry (such as brick, stone, stucco, exposed aggregate, finished concrete or decorative concrete block), wood, glass or architectural decorative material (such as copper, bronze, anodized aluminum, stainless steel, porcelain enamel, natural materials or other similar materials that do not require painting). However, vinyl siding is discouraged for potentially historic buildings.

Trim Materials. Acceptable trim materials include brick, cast stone, natural stone, ceramic tile, wood, concrete or architectural decorative metals.

Windows and Doors. Windows and doors should be comprised of wood, glass, painted metal or architect-

tural decorative metal appropriate for the style.

Metal or vinyl clad wood windows and clear or unfinished aluminum windows and storm windows should be finished in a color typical of historic windows or in a color that complements the colors of other finished materials. Storm windows should be compatible with the windows they are covering.

Reflective Glass. Mirrored or reflective glass, dark tinted glass and glass block units are inconsistent with the historic architecture of this district. The maximum allowable daylight reflectance of glass used as an exterior building material should not exceed fifteen (15) percent. Dark tinted glass is any single pane glass that at one-quarter inch (1/4") thickness has an average daylight transmittance of less than seventy-four (74) percent, or any insulated glass with an average daylight transmittance of less than sixty-five (65) percent.

Roof Materials. Roofing materials exposed to view from the street shall be limited to clay, concrete or metal tiles; prefinished metal roofing panels in a muted color; or architectural decorative materials. Metal clad roofs that are not architecturally decorative or gravel roofs in excess of a pitch of 1/2 inch in 12 inches shall not be exposed above the fascia or parapet walls.

Fences. Recommended fencing materials are painted wrought iron, smooth to medium coarse stucco over concrete masonry units, clay or concrete brick, and stone.

SECURITY

Security bars have become a common method of preventing loss of property. However, inappropriate use can detract from property values in an area and can even discourage customers.

Security Bars. Measures should be taken so that window and door security bars and shutters do not detract from the character of the district. Security hardware should be compatible with the style of the building.

AWNINGS AND CANOPIES

Awnings and canopies provide shelter from wind and sun in pedestrian areas, protect interior furnishings and finishes from fading caused by direct sunlight, allow reflected light to enter the interior without increasing heat load and add architectural interest or historic ambiance to structures. However, the appropriateness of awnings to a building's architectural style should be considered before installing them.



Awnings add shelter for pedestrians and provide an opportunity for business identification

Location. Awnings and canopies should be placed at the top of openings, but they should not hide important architectural details and elements.

Shape. The shape of awnings and canopies should fit the shape of the openings—round or arched awnings over arched openings and rectangular shed awnings over rectangular openings. Odd shapes, bullnose awnings and bubble awnings are inappropriate for residential and historic structures.

Operable Awnings. Operable awnings are encouraged, but rigid frame awnings also may be considered.

Materials. Acceptable awning materials are canvas or woven acrylic over painted steel or anodized aluminum frames. Shiny vinyl or plastic fabrics should be avoided, as should prefabricated metal awnings. Canopies should be constructed of a material consistent with the architecture.

Color. The color of awnings and canopies should be compatible with the overall color scheme for the project. (See the "Use of Color" section for more information.)

Lighting. Internally illuminated awnings are discouraged.

FINISHES

Finishes primarily protect materials from deterioration, but can also add charm and character to a structure and a district. The proper use and maintenance of finishes is important to the longevity of the building. They should always be of a type and composition that are appropriate for the materials to which they will be applied. In fact, inappropriate finishes can actually harm materials.

Matte Finish. Simple finishes are preferred and should be matte, not polished.

Masonry. Brick and stone should not be painted.

Lap Siding. Lap siding should be finished in a solid color.

Stucco. Stucco should be smooth to medium coarse in texture.

USE OF COLOR

Color can help to coordinate facade elements into an overall composition—one that will highlight features of the facade. Distinctive architectural elements may be dramatized with a contrasting color. Any color scheme should be subdued, not garish, and in keeping with the character and color schemes of nearby structures.

Compatible Trim Color. Trim colors should be selected that are compatible with other, more permanent building materials on the structure, such as brick, stone or stucco. The natural colors of these primary materials should dominate the color scheme from the street.

Limit the number of colors used in the color scheme. If the entire wall surface or “body” of the structure is painted, only one base color should be chosen for the majority of the surface. Trim, including horizontal and vertical trim boards, window framing, porch framing and columns, should be painted in a color that complements the base shade. Window sash, doors and/or shutters may be painted in a third color.

Bright Colors. Extremely bright or fluorescent exterior colors are discouraged. Bright colors should be used in small amounts and for accent only. An extremely bright or fluorescent color is a color defined by the Munsell Book of Color as having a minimum value or eight (8) and a minimum chroma of ten (10).

PARKING AREAS

Where off-street parking is provided, parking lots should be unobtrusive, attractive and secure in order to preserve and enhance the character of the area. Careful location of off-street parking and screening of parking areas from the street lessen the visual impact of parking.



Trees in a parking lot provide comfort and soften the view of cars.

Appearance and Safety. To improve the appearance and comfort of parking areas, planting beds with shade trees and lighting should be utilized throughout the parking lot. These features should also be planned carefully to promote safety and security. Limbs of trees over parking areas should provide at least seven (7) feet of clearance. Shrubs should be low enough to provide a sense of security for the user.

Parking Lot Screening. Although not required, consider screening off-street parking which is located immediately adjacent to any street by a solid fence two and one-half feet (2 1/2') in height. Fencing should be architecturally compatible with the primary structure.

(See the “Exterior Lighting” section for parking lot lighting information.)

SCREENING

Unattractive features of a building, such as dumpsters, utilities, air conditioner compressors and solar energy devices, should be screened from public view. Outdoor dining must have low level screening to protect from wind blown trash, yet preserve visibility.



Architecturally compatible screening of outdoor dining.

Outdoor Dining. Outdoor dining areas must be completely surrounded by “an architecturally compatible” fence designed to prevent trash from being blown onto adjacent areas. In a front yard, such fencing shall be three (3) feet in height.

Screening Material. Screening fences must be constructed of brick, stone, decorative concrete masonry units, stuccoed concrete masonry units or metal (wrought iron, steel or aluminum bars).

Rooftop Screening. All roof mounted mechanical equipment more than three (3) feet in height, should be screened from view from any street. Screening materials must be architecturally compatible with the materials used elsewhere on the structure.

(See the "Parking Areas" section for parking lot screening.)

LANDSCAPE AREAS

Landscaping helps to soften the harshness of development and creates attractive areas to view, visit and use. Trees and shrubs help to reduce the amount of wind and dust in an area. Landscaping is especially important for patios, sidewalks and parking areas.



Street trees attract pedestrians.

Although landscape areas can dramatically enhance a building's appearance, this district never had an abundance of plant materials, particularly in front of the building line. The focus for landscaping in this district should include parking lots, dining patios and courtyards. In addition, street trees should be planted in the public right-of-way along the sidewalk to provide an attractive pedestrian environment.

Highlight Architectural Features. Plant materials should be used to highlight building features. Avoid hiding important architectural details and building entrances.

Street Trees. Trees located in the parkway shall be single trunked, a minimum of two and one-half inch (2 1/2") caliper, and planted in a manner similar to the diagram in the Appendix.

Irrigation. An automatic underground irrigation system is preferred for all landscaped areas, both on the development tract and in the parkway.

(See the "Parking Areas" section for landscape treatment of parking lots.)

EXTERIOR LIGHTING

Suitable lighting for different types of uses is important to the ambience of a district. In addition, lighting provides safety for vehicular and pedestrian traffic, aids in the prevention of crime and provides a sense of security for users. The type of lighting should be appropriate for the intended use of the illumination.



Neon lighting is compatible with the Depot District.

Use of Lighting. Lighting may be used to illuminate architectural details, building entries, signage, sidewalks, alleys and parking areas. However, lighting should not dominate a facade or the street.

Building lighting should be directed away from neighboring residential structures. Lighting fixture lamps should be shielded to focus light where it is needed.

Types of Lighting. Incandescent is "warm" in appearance and metal halide is a truly "white" light. Fluorescent lighting and mercury vapor lighting tend to be blue and high pressure sodium lighting is slightly orange. Incandescent and metal halide lighting yield the most accurate and attractive colors for people and merchandise and are therefore preferred in pedestrian and retail areas. Mercury vapor may be used for security lighting of large parking areas. High pressure sodium should be avoided for area lighting, but may be used to floodlight a building.

Lighting Fixtures. Choose fixtures, whether wall-mounted or on poles, that complement the style of the structure and the District. Fully recessed downlights, pole lights and gooseneck lights are encouraged since they are consistent with the historic character of the area.

Parking Lot Fixtures. Lighting in parking areas should be higher in intensity and height above the ground than that intended solely for pedestrians. In the CB-4 District, parking area lamps should be between fifteen (15) and thirty (30) feet above the ground, and florescent, metal halide and mercury vapor lamps are acceptable. Parking lighting should be compatible in style with pedestrian area lighting and parking lot landscape design.

Lighting of Buildings. Lighting of buildings and landscape areas is encouraged.

SIGNAGE

In the Depot District, signage serves three functions—to convey information, to attract attention and to add to the ambiance of the entertainment district. The overall facade composition, including ornamental details, color and materials, should be considered when determining the location, size and character of signage.

Sign Design. Consider both pedestrian and vehicular traffic in selecting and designing signage.

Signage and the Building. Signage should complement, rather than compete with the architecture of the structure. Materials and design should be compatible with the building's materials and style.

Locate signs so that they emphasize design elements of the facade, but do not obscure architectural details, windows or other significant features. Signs can also reinforce the horizontal lines of moldings and transoms, and accent architectural details when placed appropriately.

The design and style of both the lettering and sign should complement the style of the building. Signs for multiple businesses on a single building should be designed with similar materials, backs and lettering styles.

Materials. Glass, painted wood, painted metal or architectural decorative metals such as copper, bronze, brass, aluminum or stainless steel are appropriate sign materials. Unfinished, non-decorative materials, including unpainted wood and highly reflective materials, are discouraged. Plastic is only allowed as individual three dimensional letters applied to a sign or building.

Sign Lighting. Sign lighting should be indirect, not bright and glaring. Internal illumination of signs is discouraged. Neon decoration and signage is consistent with the Depot District, but should be used only where



Neon signs are compatible with the Depot District.

appropriate to the building design.

Sign Review. The Urban Design and Historic Preservation Commission may determine that there are "unique circumstances" that warrant varying the *Design Standards for the Central Business District* for signage, and may make recommendations to the Senior Planner for such modification.

ENCROACHMENTS INTO RIGHT-OF-WAY

A license must be secured for any use of the public right-of-way. Licenses may be granted for:

- Pedestrian street lights
- Projecting wall signs
- Canopies and awnings
- Outdoor dining areas
- Planters

Trees and other plant materials located in the parkway (the area between the property line and the curb), shall not require a license, provided they are shown on an approved site plan.

Appendix

**COMMUNITY GOALS RELATED TO
URBAN DESIGN**

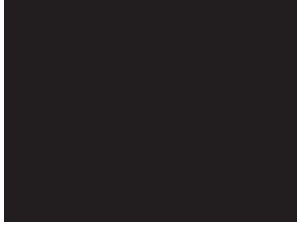
**STANDARDS FOR THE REPAIR AND
REPLACEMENT OF BUILDING MATERIALS
AND FEATURES**

APPROPRIATE PLANT MATERIALS

PARKWAY PLANTING STANDARD

DEFINITIONS



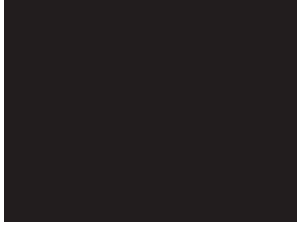


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Community Goals Relating to Urban Design

The following are from ***Goals for Lubbock: A Vision Into The 21st Century***, adopted by the Lubbock City Council in 1995 on the recommendation of a 100 member citizen committee:

- *Ensure a high quality visual image and compatible land uses for Lubbock through developmental standards and codes enforcement. (Land Use and Urban Design, Goal 1)*
- *Ensure quality urban design. (Land Use and Urban Design, Goal 3)*
- *Promote the preservation and revitalization of older buildings, neighborhoods and commercial areas and the development of vacant land within the current city limits. (Land Use and Urban Design, Goal 4)*
- *Establish a positive identity for downtown Lubbock, including the Central Business District, Broadway Corridor and the Depot District, as the civic, cultural, entertainment, governmental and financial center of the City. (Land Use and Urban Design, Goal 5)*
- *Enhance the visual and architectural character of unique areas of downtown Lubbock by preparing architectural and landscape design standards that address restoration, renovation, new construction, traffic circulation and pedestrian scale streetscape for each specific area. (Land Use and Urban Design, Objective 5.2)*
- *Recognize, preserve and protect Lubbock's heritage and historic resources. (Land Use and Urban Design, Goal 7)*
- *Revitalize Downtown Lubbock as a focal point for entertainment, arts and business. (Recreation, Parks, Entertainment, Cultural Affairs, Goal 1)*
- *Position the visual and performing arts as a vital part of Lubbock's quality of life, to establish the City as a regional center for the arts. (Recreation, Parks, Entertainment, Cultural Affairs, Goal 6)*



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Standards for the Repair and Replacement of Building Materials and Features

When existing buildings are being altered, added to, or repaired, the standards set out in this section should be considered. They include standards established by the Secretary of the Interior for repair and replacement of historic building materials and features, but are applicable to most renovation projects. The word historic, when used in this context, does not mean that a building has been listed on the National Register of Historic Places or designated as a Lubbock Historic Landmark. Instead, it refers to the place of a building in history as a product of the time at which it was built.

GENERAL

Contemporary Design. Contemporary design for alterations and additions to existing properties will not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, or when such design is compatible with the size, color, material, and character of the property, neighborhood, or environment.

New Additions. New additions should be compatible with the main building, but should be recognized as products of their own time and not hinder the ability to interpret the design character of the original building. They should not compete with the original structure in detail or size. Whenever possible, new additions or alterations should be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original building, structure, object, or site would be unimpaired.

Deteriorated Features. Wherever possible, deteriorated architectural features, including porches, gutters and downspouts, should be repaired rather than replaced. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities.

Repair or replacement of missing architectural features should be based on accurate duplications of features. Their design should be substantiated by historical, physical, or pictorial evidence rather than be based upon con-

jectural designs or the availability of different architectural elements from other buildings or structures.

EXTERIOR BUILDING FEATURES

The "CB" districts contain a wealth of architecture remaining from Lubbock's early years. Such structures are filled with character-defining features that, collectively, establish a sense of place, a sense of human scale and add rich detail to the buildings. These elements draw pedestrian activity to the street, making it lively and economically viable. Because of these attributes, it is crucial that these important architectural artifacts be preserved and enhanced.

Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, object, or site should be kept, protected, and maintained, where possible. The removal or alteration of any historic material or significant architectural features that would diminish the overall historic character of the building should be avoided.

For example, in the CB-1 district, typical residential features that should be preserved include vertically oriented windows, entrances, decorative architectural detailing, front porches, cornice molding, original glass, and well-kept lawns. In other areas, commercial or retail structures have features such as large first floor display windows; smaller, vertically oriented upper windows; clerestory or transom windows; kickplates, base, or bulkhead panels below display windows; original glass; cornices; entrances; and sidewalk canopies.

The relationship of buildings to each other, setbacks, fence patterns, views, driveways and walkways, and street trees together create the character of a district or neighborhood as much, and sometimes more, than the buildings themselves. The relationship between buildings and landscape features on a site should be an integral part of planning for every work project.

Building Site

Identifying, retaining, and preserving features of the site are important in defining a building's overall historic character. Site features may include circulation systems such as walks, paths or parking; vegetation such as trees, shrubs or herbaceous plant material; furnishings such as lights, fences or benches; and decorative elements such as sculpture, statuary or monuments.

Recommended Treatments for Sites

- √ Protect and maintain buildings and sites by providing proper drainage to assure that water does not erode foundation walls; drain toward the building; or damage or erode the landscape.
- √ Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features.
- √ Preserve important landscape features, including ongoing maintenance of historic plant material.

Not Recommended for Sites

- X Altering buildings and their features or site features which are important in defining the overall historic character of the property so that the character is diminished.
- X Removing or relocating buildings, landscape features, fencing, or plant material, thus destroying the historic relationship between buildings and the landscape.
- X Allowing important landscape features to be lost or damaged due to a lack of maintenance.
- X Using replacement material that does not match the building site feature.

Entrances and Porches

Entrances and porches are often the focus of historic building, particularly on primary elevations. Along with functional and decorative features such as doors, steps, balustrades, pilasters, and entablatures, entrances can be extremely important in defining the overall character of a building.

Recommended Treatments for Entrances and Porches

- √ Protect and maintain masonry, wood, and metal components of entrances and porches through appropriate surface treatments such as cleaning, rust

and paint removal, and reapplication of paint or other finish.

- √ Replace extensively deteriorated or missing parts of repeated entrance and porch features, such as balustrades, cornices, entablatures, columns, sidelights, and stairs, when there are surviving prototypes. The new work should match the old in material, design, color, and texture.

Not Recommended for Entrances and Porches

- X Changing the position, design, and/or proportions of historic entrances and porches and that are visible from public streets and sidewalks. Obscuring features with awnings, coverings or signage.
- X Altering entrances and porches which are important in defining the overall historic character of the building so that the character is diminished.
- X Removing material that could be repaired or using improper repair techniques.

Windows

The character of a building is strongly affected by the size, shape, proportion and division of panes in its windows. Trim colors can further accentuate window character.

Mass-produced windows, mail-order distribution, and changing architectural styles made it possible to obtain a wide range of window designs and light patterns in sash. The size, shape and pattern of windows and type of glass contribute greatly to the overall appearance of the building.

Recommended Treatments for Windows

- √ Retaining historic glass panes, an important historic feature, is encouraged in all cases, except where safety glass or wire glass is required by code. Glass used in windows should appear similar to that use historically. Transparent, clear glass is appropriate, while opaque, tinted or mirror glass is not appropriate. If replacement is necessary, owners are encouraged to use insulated glass due to its performance qualities.

- √ Protect and maintain the wood and architectural metals which comprise the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating

systems. Re-caulk and replace or install weatherstripping to improve thermal efficiency.

✓ If necessary, repair window frames and sash by patching, piecing-in, or reinforcing. If replacement of deteriorated or missing parts is required, new work should match old in material, design, color, and texture.

Not Recommended for Windows

X Altering windows or windows features which are important in defining the historic character of the building.

X Changing the historic appearance of windows by replacing materials, finishes, or colors which noticeably change the sash, depth of reveal, and muntin configuration; the reflectivity and color of the glazing; or the appearance of the frame.

X Peeling paint, broken glass, stuck sash, and high air infiltration are no indication that windows are beyond repair. Replacing an entire window when limited replacement of deteriorated and missing parts would repair it is inappropriate.

Storefronts

The storefront is usually the most prominent feature of a historic commercial building, playing a crucial role in a store's advertising and merchandising strategy—particularly for pedestrians. The rest of the building is often visually related to the storefront through a unity of form and detail. Thus, window patterns on the upper floors, cornice elements, and other decorative features should be carefully retained.

Early storefronts featured bay windows with multiple panes or lights and small display areas. Recessed entrances provided shelter for sidewalk patrons and further enlarged the amount of window display. In the 1920s and 1930s, aluminum, colored structural glass, stainless steel, glass block, neon, and other new materials were introduced.

Recommended Treatments for Storefronts

✓ Protect and maintain masonry, wood, and metals which comprise storefronts through appropriate treatments such as cleaning, rust removal, limited paint removal, and reapplication of paint or finishes.

✓ Repair storefronts by reinforcing the historic materials and by employing recognized preservation methods.

✓ Replacement of extensively deteriorated or missing parts of storefronts should match the old in materials, design, color, and texture.

✓ Install awnings or canopies in original locations when historic evidence demonstrates that an awning or canopy once existed.

Not Recommended for Storefronts

X Altering storefronts or their features which are important in defining the overall historic character of the building so that the character is diminished.

X Stripping storefronts of historic materials such as wood, cast iron, terra cotta, carrara glass, and brick.

X Installation of awnings or canopies that are different in basic form from the original awnings or canopies.

X Installation of awnings or canopies that cover or damage important architectural details or elements.

Roofs

The shape of a roof and the size, color and patterning of the roofing material are important design elements of many historic buildings. In addition, a weather tight roof is essential to the long-term preservation of the entire structure. Historic roofing reflects the availability of materials, levels of construction technology, weather conditions, and cost.

Although wood shingles were the most common roofing materials in early Lubbock, they were rapidly replaced by other materials, particularly for commercial structures. Early Lubbock buildings may include a variety of 20th century building materials, including clay tile, slate, and metal roofing materials such as corrugated metal, galvanized metal, tin-plate, copper, lead, and zinc. New roofing materials such as built-up roll roofing, and concrete, asbestos, and asphalt shingles were developed in the 20th century and are found on many Lubbock buildings.

Recommended Treatments for Roofs

✓ Repair damaged or deteriorated roofing, flashing, sheathing, and framing to insure structural integrity and waterproofing.

✓ Clean gutters and downspouts on a regular basis.

✓ Where roofs are visible, consider repair and replacement with identical materials, if possible. New materials should match the old in material, design,

color, and texture.

Not Recommended for Roofs

X Changing the style, color or construction of an existing, historic roof. Altering a roof may destroy the architectural integrity of a structure.

X Changing the profile of an existing parapet.

X Locating rooftop mechanical and security equipment in a conspicuous place and in a way that diminishes the historic character of the building.

EXTERIOR BUILDING MATERIALS

Masonry

Masonry building materials, including stone, brick, and terra cotta, are among the more durable materials used in construction. The most common masonry used in the CB districts is brick. Because of the relatively recent construction date of Lubbock's brick buildings, their brick quality is very high. This is due to the 20th century perfection of the extrusion process, which made brick modules uniform and durable. The kinds of stone most commonly encountered on historic buildings include various types of sandstone, limestone, marble, granite, slate and fieldstone. Terra cotta is a kiln-dried clay product popular from the late 19th century until the 1930s. It was used primarily for trim and details, and only one Lubbock facade, the Kress Building, is entirely sheathed in terra cotta.

Recommended Methods for the Cleaning and Repair of Masonry

√ Protect and maintain masonry by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features.

√ While masonry is extremely durable, it is also very susceptible to damage by improper maintenance or repair techniques and harsh or abrasive cleaning methods.

- Seek professional advice before cleaning any masonry material, including mortar.
- Clean masonry only when necessary to halt deterioration or remove heavy soiling.
- Surface cleaning should be undertaken with

the gentlest means possible using preferred techniques such as low pressure water and detergents, and using natural bristle brushes.

- Carry out masonry surface cleaning tests in unobtrusive locations after it has been determined that cleaning is appropriate.
- Sandblasting and other cleaning methods that will damage the historic building materials should not be used.

√ Repair masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration such as disintegrating mortar, cracks in mortar joints, loose bricks, damp walls, or damaged plasterwork.

- Remove deteriorated mortar by carefully hand-raking the joints to avoid damaging the masonry.
- Duplicate old mortar in strength, composition, color and texture.
- Replicate the old mortar joints in both width and in profile.

√ Repair stucco by removing the damaged material and patching with new stucco that duplicates the old in strength, composition, color, and texture.

√ Cut damaged concrete back to remove the source of deterioration. The new patch must be applied carefully so it will bond satisfactorily with, and match, the historic concrete.

Not Recommended for the Cleaning and Repair of Masonry

X Altering masonry features which are important in defining the overall historic character of the building so that the character is diminished.

X Applying paint, stucco or other coatings to masonry that has been historically unpainted or uncoated.

X Removing paint from historically painted masonry.

X Removing sound mortar from sound joints, then repointing the entire building for a uniform appearance.

X Repointing with mortar of high portland cement content (unless it is the content of the historic mortar). This can result in damage to the historic material as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar.

- X Repointing with a synthetic caulking compound.
- X Changing the width or joint profile when repointing.
- X Removing sound stucco; or repairing with new stucco that is stronger than the historic material or does not convey the same visual appearance.
- X Applying waterproof, water repellent, or non-historic coatings as a substitute for repointing and masonry repairs. Coatings are frequently unnecessary, expensive, and may change the appearance of masonry as well as accelerate its deterioration.
- X Replacing an entire masonry feature such as a column or stairway when limited replacement of deteriorated and missing parts is appropriate.
- X Using replacement material that does not match the historic masonry feature.

Wood and Paint

Wood has played a central role in American building during every period and in every style, particularly in a region like the South Plains where heavier materials made transportation difficult and expensive until the arrival of the railroad in 1907. Whether as structural members, exterior cladding, roofing, interior finishes, or decorative features, wood is frequently an essential component of historic buildings.

Because it can be easily shaped, wood is used for architectural features such as clapboard siding, cornices, brackets, entablatures, shutters, doors and window sash and frames, columns, and balustrades. These wooden features, both functional and decorative, are often important in defining the character of the building.

Recommended Methods for the Cleaning and Repair of Wood

- √ Preserve and repair wood features that are important in defining the overall historic character of the building.
- √ Apply chemical preservatives to wood features such as beam ends that are exposed to decay hazards and are traditionally unpainted. Retain coatings such as paint that help protect the wood from moisture and ultraviolet light. Inspect painted wood surfaces to determine whether repainting is necessary or if cleaning is all that is required.
- √ Paint removal should be considered only where there is paint surface deterioration and as part of an overall maintenance program which involves repainting

or the application of other protective coatings. Use compatible paints following proper surface preparation, as some latex paints will not bond well to earlier oil-base paints without an appropriate primer and peeling may occur soon after painting.

√ Evaluate the condition of the wood to determine whether more than protection and maintenance are required, such as repairs or replacement. Always determine the presence of wood rot and termites or other pests and take appropriate action. Repair wood features by patching, piecing-in, consolidating, or otherwise reinforcing the wood using recognized preservation methods.

√ If replacement is necessary, reproduce the original element in material, design, color, texture, and detailing.

Not Recommended for the Cleaning and Repair of Wood

- X Altering wood features which are important in defining the overall historic character of the building so that the character is diminished.
- X Replacing historic wood features instead of repairing or replacing only the deteriorated wood.
- X Using chemical preservatives such as creosote which, unless they were used historically, can change the appearance of wood features.
- X Stripping paint or other coatings to reveal bare wood, thus exposing historically coated surfaces to the effects of accelerated weathering.
- X Using destructive paint removal methods such as thermal devices, torches, sandblasting and waterblasting which can irreversibly damage historic woodwork.
- X Using new colors that are out of character with the historic building or district.
- X Using replacement material that does not match the historic wood feature.

Metal

Architectural metal features—such as sheet metal cornices, siding, roofs, storefronts, rolled metal doors, window sash, entablatures, and hardware—are often decorative and may be important in defining the overall character of historic structures. Metals commonly used include lead, tin, zinc, copper, bronze, brass, iron, steel, and aluminum. Identification is critical to differentiate between metals prior to work as each metal has unique

properties and requires different treatments. Preserve architectural metal features such as columns, roofs, window hoods, storefronts, and smoke stacks.

Recommended Methods for the Cleaning and Repair of Metal

✓ Use methods appropriate to the particular metal when cleaning architectural metals to remove corrosion prior to repainting or applying other appropriate protective coatings. Avoid harsh and abrasive cleaning methods when removing paint or rust.

✓ Keep joints soldered or caulked, and maintain protective coatings. Apply appropriate paint or other coating systems after cleaning to decrease the material's corrosion rate.

✓ Repair architectural metal features by patching, piecing-in, or otherwise reinforcing the metal using recognized preservation methods. Replace deteriorated metal features with matching elements. If this is not feasible, consider a simplified version that expresses the basic lines of the original. Alternative materials may be considered if they convey a texture and finish similar to that of the original metal.

✓ Replace corroded flashing around chimneys, vents, dormers, and other projections. Avoid combining metals in roof repairs as this can cause additional corrosion.

Not Recommended for the Cleaning and Repair of Metal

X Altering architectural metal features which are important in defining the overall historic character of the building so that the character is diminished.

X Changing the type of finish or its historic color or accent scheme.

X Placing incompatible metals together without providing a reliable separation material. Such incompatibility can result in galvanic corrosion—e.g., copper will corrode cast iron, steel, tin, and aluminum.

X Exposing metals which were intended to be protected from the environment.

X Applying paint or other coatings to metals such as copper, bronze, or stainless steel that were meant to be exposed.

X Using cleaning methods which alter or damage the historic color, texture, and finish of the metal, or

cleaning when and with methods that are inappropriate for the metal.

X Removing the patina of historic metal.

X Cleaning soft metals such as lead, tin, copper, and zinc with grit blasting which will abrade the surface of the metal.

X Removing architectural metals that could be repaired or using improper repair techniques.

X Using replacement material that does not match the historic metal feature.

SPECIAL REQUIREMENTS

Accessibility Standards

The Americans with Disabilities Act (ADA) mandates that all places of public accommodation be accessible to all users. These standards should not prevent or inhibit compliance with accessibility laws, however, work on a historic property must be carefully planned and undertaken so that it does not result in the loss of character-defining spaces, features, and finishes. The goal is to provide the highest level of access with the lowest level of impact. Note that special provisions for historic buildings exist in the law that allow some alternatives in meeting the ADA standards. Consult the Texas Historical Commission for recommendations.

Recommended Treatments for Accessibility

✓ Identify the historic building's character-defining spaces, features, and finishes so that accessibility code-required work will not result in their damage or loss.

✓ Comply with barrier-free access requirements in such a manner that character-defining spaces, features, and finishes are preserved.

✓ Find solutions to meet accessibility requirements that minimize the impact on the historic building and its site, such as compatible ramps, paths, and lifts.

Not Recommended for Accessibility

X Altering, damaging, or destroying character-defining features in attempting to comply with accessibility requirements.

X Making modifications for accessibility without considering the impact on the historic building and its site.

Energy Efficiency

The use of energy conservation methods in building design is encouraged. Prior to retrofitting historic buildings to make them more energy efficient, identify and evaluate existing historic features to assess their inherent energy-conserving potential. These features include shutters, transoms, skylights, canopies, porches, and plantings.

Recommended Treatments for Energy Efficiency

- √ Storm windows should be installed on the interior of windows so that the exterior appearance is unchanged. However, if exterior storm windows must be used, they should complement the sash treatment.
- √ Energy conservation should be compatible with the historic building.
- √ Solar collection devices should not alter roof lines, nor should they detract from or obscure distinctive architectural features.

Not Recommended for Energy Efficiency

- X Removing existing window sashes and glass and replacing with windows of a different design, or partially or entirely closed up with solid materials.
- X Removing historic shading devices rather than keeping them in an operable condition.
- X Replacing historic multi-paned sash with new thermal sash utilizing false muntins.
- X Replacing windows or transoms with fixed thermal glazing or permitting windows and transoms to remain inoperable rather than utilizing them for their energy conserving potential.
- X Installing interior storm windows that allow moisture to accumulate and damage the window.
- X Installing new exterior storm windows which are incongruous with the existing sash in size or color.
- X Removing plant materials, trees, and landscape features that perform passive solar energy functions.

HEALTH AND SAFETY CONSIDERATIONS

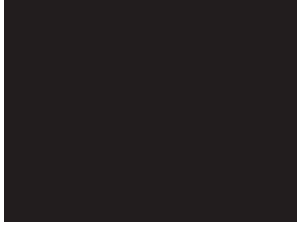
Some historic building materials (urea formaldehyde, asbestos, lead paint, etc.) contain toxic substances that are potentially hazardous to building occupants. Following careful investigation and analysis, some form of abatement may be required.

Recommended Treatments for Health and Safety

- √ Identify the historic building's character-defining spaces, features, and finishes so that code-required work will not result in their damage or loss.
- √ Comply with health and safety codes in such a manner that character-defining spaces, features, and finishes are preserved.

Not Recommended for Health and Safety

- X Altering, damaging, or destroying character-defining spaces, features, and finishes while making modifications to a building or site to comply with safety codes.
- X Removing unhealthful building materials without regard to personal and environmental safety.



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APPROPRIATE PLANT MATERIALS

The following plant materials are suited to Lubbock's climate, and shall be used for all planting required by the CB ordinances. Other materials may be used, but must be part of an approved landscape plan.

Trees

<i>Carya illinoensis</i>	Pecan
<i>Cercis canadensis</i>	Texas Redbud
<i>Cercocarpus montanus</i> var. <i>Argenteus</i>	Silverleaf Mountain Mahogany
<i>Chilopsis linearis</i>	Desert Willow
<i>Gleditsia triacanthos</i>	Thornless Honey Locust
<i>Gleditsia triacanthos</i> 'Shademaster'	Shademaster Honey Locust
<i>Ilex vomitoria</i>	Yaupon Holly
<i>Lagerstroemia indica</i>	Crepe Myrtle
<i>Leucophyllum frutescens</i>	Texas Sage, Cenizo
<i>Magnolia grandiflora</i> 'Majestic Beauty'	Magnolia
<i>Malus</i>	Flowering Crabapple
<i>Pistacia chinensis</i>	Chinese Pistache
<i>Prunus caroliniana</i>	Carolina Cherry Laurel
<i>Pyracantha</i>	Firebush
<i>Pyrus Calleryana</i> 'Bradford'	Bradford Pear
<i>Quercus macrocarpa</i>	Bur Oak
<i>Quercus shumardii</i>	Shumard Red Oak
<i>Quercus texana</i>	Texas Red Oak
<i>Quercus virginiana</i>	Live Oak
<i>Ulmus crassifolia</i>	Cedar Elm
<i>Ulmus parvifolia</i>	Little Leaf or Chinese Elm
<i>Ulmus parvifolia</i> 'allee'	Allee Lacebark Elm
<i>Vitex agnus-castus</i>	Chaste Tree
<i>X-cupressocyparis leyland</i>	Leyland Cypress
Evergreen Trees	
<i>Pinus edulis</i>	Pinon Pine
<i>Pinus ularica</i>	Eldarica Pine
<i>Pinus thunbergiana</i>	Japanese Black Pine
<i>Quercus fusiformis</i>	Live Oak

Shrubs

<i>Abelia grandiflora</i> 'Edward Goucher'	Abelia
<i>Berberis thunbergii</i> 'Crimson Pygmy'	Dwarf Barberry
<i>Buddleia davidii</i>	Butterfly Bush
<i>Buxus microphylla asiatica</i>	Boxwood
<i>Buxus microphylla japonica</i>	Japanese Boxwood
Cacti	Many varieties
<i>Cotoneaster glaucophyllus</i>	Cotoneaster
<i>Cotoneaster horizontalis</i>	Rock Cotoneaster
<i>Elaeagnus angustifolia</i>	Russian Olive
<i>Euonymus kiautschovica</i>	Manhattan Euonymus
<i>Fallugia paradoxa</i>	Apache Plume
<i>Forsythia intermedia</i>	Border Forsythia
<i>Hesperaloe parviflora</i>	Red Yucca
<i>Hibiscus syriacus</i>	Rose of Sharon, Althaea
<i>Ilex cornuta</i> 'Dwarf Burford'	Dwarf Burford Holly
<i>Ilex vomitoria</i>	Yaupon Holly
<i>Ilex vomitoria</i> 'Nana'	Dwarf Yaupon Holly
<i>Ilex</i> 'Nellie R. Stevens'	Nellie Stevens Holly
<i>Juniperus procumbens</i> 'Nana'	Procumbent Juniper
<i>Lagerstromia</i>	Crepe Myrtle
<i>Leucophyllum frutescens</i>	Texas Sage
<i>Mahonia aquifolium</i> 'Compact'	Oregon Grape
<i>Nandina domestica</i>	Heavenly Bamboo
<i>Photinia frazeri</i>	Frazer Photinia
<i>Raphiolepis indica</i>	Indian Hawthorn
<i>Rosa</i>	Rose, many varieties
<i>Spiraea vanhouttei</i>	Spiraea
<i>Taxus media</i> 'Densiflora'	Dense Yew

Vines

Clematis

Dolichos lablab

Lonicera sempervirens

Wisteria macrostachya

Clematis

Hyacinth Bean

Coral Honeysuckle

Texas Wisteria

Ground Covers

Euonymus fortunei

Euonymus fortunei 'Colorata'

Hedera helix

Juniperus horizontalis

Juniperus horizontalis 'Blue Rug'

Liriope muscari

Lonicera japonica 'Hall's Japanese'

Lonicera japonica 'Purple-leaf'

Parthenocisus quinquefolia

Vinca major

Wintercreeper

Purpleleaf Euonymous

English Ivy

Creeper Juniper

Blue Rug Juniper

Lilyturf, "Monkeygrass"

Honeysuckle

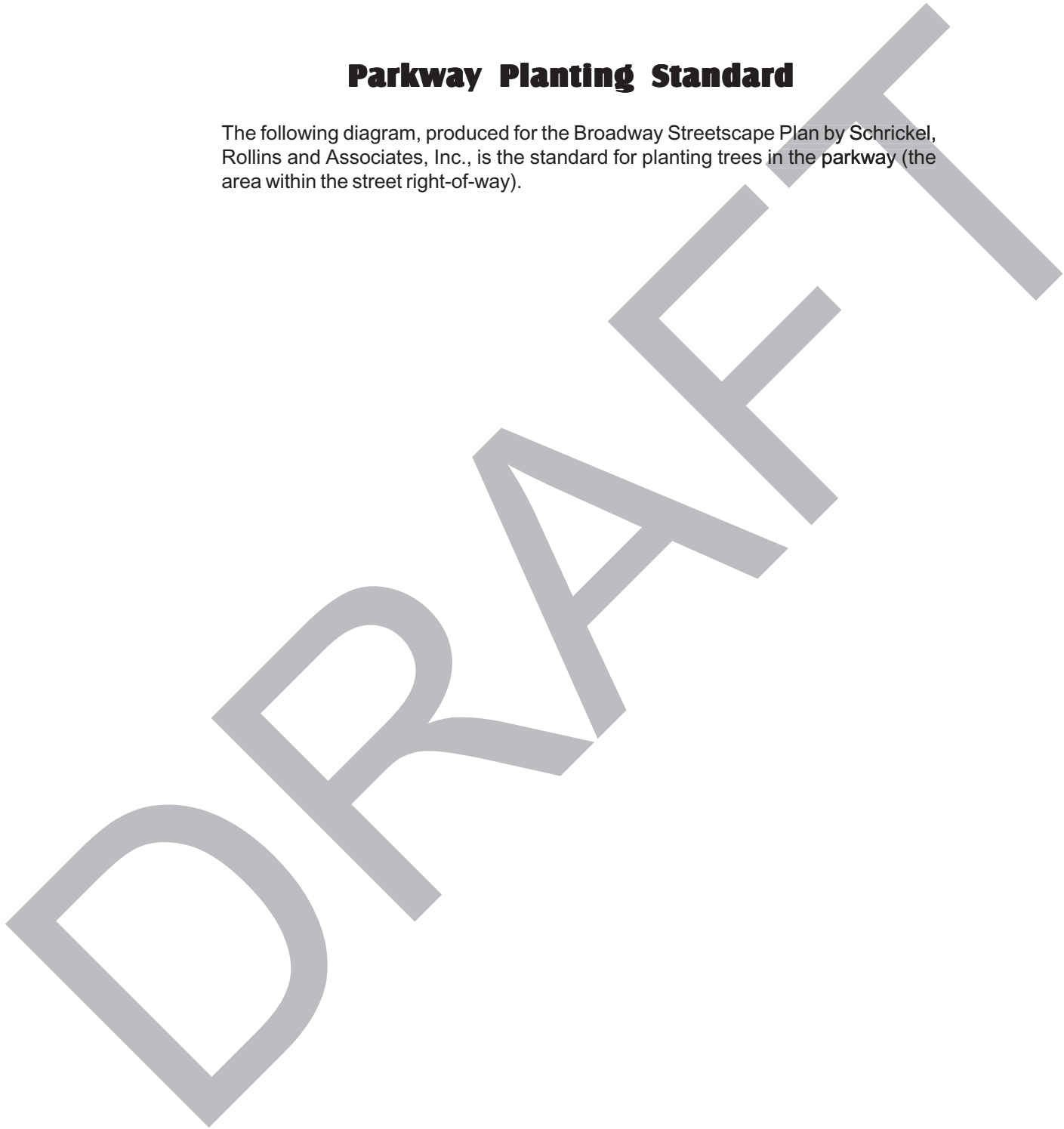
Purple Honeysuckle

Virginia Creeper

Periwinkle, Vinca

Parkway Planting Standard

The following diagram, produced for the Broadway Streetscape Plan by Schrickel, Rollins and Associates, Inc., is the standard for planting trees in the parkway (the area within the street right-of-way).



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Definitions

Adaptive Use: Converting a building to a use other than that for which it was originally designed. Every reasonable effort should be made to adapt a property in a manner that requires minimal alteration of the building, structure or site and its environment. Building uses that are closely related to the original or a new use that requires minimal changes to the existing structure are preferred and should prove to be more cost effective.

Architectural Decorative Material: Materials such as copper, bronze, anodized aluminum, stainless steel, porcelain enamel, natural materials or other similar materials that do not require painting.

Articulation: The treatment of a building or other object such that the parts are highlighted three dimensionally. Typically, walls are stepped back or forward, windows are inset into the wall, roof lines are changed and entries are highlighted.

Awning: Any structure attached to the wall of a building which was built and designed for the purpose of cosmetics or for shading a window, door or sidewalk. Awnings are not integral to the building, are typically triangular or curved in cross section and are generally comprised of a metal frame and canvas or other fabric.



Canopy: Any structure of a permanent fixed nature attached to or independent of the main structure, built and designed for the purpose of shielding from the elements, or a roof-like structure of a permanent nature which is supported by or projects from the wall of a structure. The typical form of a canopy is flat, and in historic architecture, the outer edges are often suspended by chain, metal cable or columns.

Mansard Roof: A mainly stylistic treatment, of French derivation, of the top edge of a building. Contemporary mansard roofs typically screen flat roofs by employing modified treatments of a parapet wall.

Preservation: Applying measures to sustain the existing form, integrity and material of a building or structure. This treatment requires retention of the greatest amount of historic fabric, along with the building's historic form, features and detailing as they have evolved over time.

Reconstruction: Reproducing by new construction the exact form and detail of a vanished building, structure or object as it appeared at a specific period of time, primarily for interpretive purposes.

Rehabilitation: Returning a property to a state which makes a contemporary use possible, while still preserving those portions or features of the property which are significant to its historic, architectural or cultural values. Rehabilitation may include the adaptive use of the building and major or minor additions may also occur.

Renovation: Improving by repair. In renovation, the usefulness and appearance of the building is enhanced. The basic character and significant details are respected and preserved, but some sympathetic alterations may occur. Alterations should be reversible so that future owners may restore the building to its original design.

Restoration: Reproducing the appearance of a building exactly as it looked at a particular moment in time; reproducing a pure style, either interior or exterior. This process may include removal of later work or the replacement of missing historic features. Use a restoration approach for missing details or features of a historic building when the features have been determined to be particularly significant to the character of the structure and when the original configuration is accurately and adequately documented.

Downtown Public Improvements Design Standards

City of Lubbock, Texas

February, 2018
Approved by the City Council



"Redline" Comments reflecting Downtown Master
Plan Update - December 2019

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CHAPTER 1: Introduction

Overview

In 2008 the City Council of the City of Lubbock (Council) adopted the *City of Lubbock Downtown Revitalization Action Plan (CBD Action Plan)* to articulate the preferred vision for the revitalization process of the Central Business District (CBD) of the City of Lubbock (see Figure 2). The *CBD Action Plan* was shaped after extensive citizen input through a collaborative effort between the urban design consulting firm ED&AW, Inc. from Denver, Colorado, the economic development firm Development Strategies of St. Louis, Missouri, local design firm Parkhill, Smith, and Cooper, Inc., and the City of Lubbock (City). The City's Planning Department adjusted the boundaries of the *CBD Action Plan* areas slightly to coordinate with existing and proposed zoning in the CBD.

While the *CBD Action Plan* provides a vision for the CBD, more specific technical guidance is needed for a coherent, unified design in the CBD. This document is just one of several documents needed to guide that design.

The primary mechanism for private sector redevelopment is the CBD zoning districts in the City of Lubbock Code of Ordinances (Code). The Council, on the recommendation of the Planning and Zoning Commission (P&Z), adopted the CBD zoning districts into the Code that provide for the specific needs of different areas of the CBD, including those identified in the *CBD Action Plan*.

Like other sections of the Code, each CBD zoning district includes standards for: height and building orientation; building mass and scale; parking areas; and, landscape areas. Each of the CBD zoning districts fully adopts the *Design Standards for the Central Business District (CBD Design Standards)* in order to provide more detailed design standards for new construction and rehabilitation projects in

the CBD. The *CBD Design Standards* provide a mechanism for review and approval of construction and remodeling plans within the CBD zoning districts, including an appeals process.

This document, the *Downtown Public Improvements Design Standards (Public Improvements Standards)*, serves as the second guide for CBD development. While the CBD zoning districts, and the *CBD Design Standards* that are incorporated within them, govern private property within the CBD, they also include requirements for parts of the public right-of-way. These *Public Improvements Standards* do not replicate the requirements of the CBD zoning districts, but set a minimum standard for all right-of-way improvements in the CBD.

These *Public Improvements Standards* provide a basic design concept for right-of-way improvements in the CBD that can be used by the City and by private developers. The public improvements suggested in these *Public Improvements Standards* will create a desirable environment for downtown life while providing a framework for private development in the CBD. These *Public Improvements Standards* will apply within the boundaries shown on *Figure 1: Public Improvements Standards Boundary*.

Rebuilding the right-of-way improvements in the CBD will generally follow the pattern of private development. These *Public Improvements Standards* apply to all projects within the CBD, whether privately funded by developers of adjacent property, or publicly funded by the City or any other governmental entity.

Using the Downtown Public Improvements Design Standards

These *Public Improvements Standards* apply to any project in the CBD that:

1. Affects the *façade** of the structure on or in which the project is planned;
2. Requires a building permit; and
3. Is valued at one hundred thousand dollars (\$100,000) or more.

The developer of any such project is required to have a building permit pre-application meeting with the City of Lubbock Director of Planning, or his designee, prior to the issuance of a building permit for the project. The Director of Planning, in consultation with the Director of Parks and other City staff members, will determine if the proposed project meets the intent of the CBD Action Plan and these Public Improvements Standards. If the Director of Planning determines that the project satisfies the requirements of the CBD Action Plan and these Public Improvements Standards, then the project can proceed through the City's normal building permit process. The Director of Planning, in consultation with respective members of City Staff, may require that the developer of a project produce documentation that provides evidence as to the value of the project. If a proposed project is in the public right-of-way, or if a proposed project directly affects the public right-of-way, then these Public Improvements Standards shall apply to the project even if the project would have otherwise been exempt from these Public Improvements Standards. If a proposed project is the result of an act of God, a natural disaster, or an event beyond the control of all parties related to the proposed project, then these Public Improvements Standards shall not apply.

If the Director of Planning determines that the project does not satisfy the requirements of the *CBD Action Plan* and these *Public Improvements Standards*, then the developer of the project has two (2) options:

1. The developer can bring the project into conformance with the *CBD Action Plan* and these *Public Improvements Standards*; or,

2. The developer can work with City Planning staff to request that the Urban Design and Historic Preservation Committee (UDHPC) waive certain requirements in the *CBD Action Plan* and these *Public Improvements Standards* for the project. The UDHPC may approve the application as submitted, approve the application with conditions, or deny the application. When conditions are attached to a project's approval, the conditions will require modifications to the proposed design that are necessary to ensure the project's conditional compliance with these *Public Improvements Standards*.

The developer of the project may bring to the Zoning Board of Adjustment (ZBA) of the City an appeal of the decision of the UDHPC concerning the project.

**For the purposes of these Public Improvements Standards, a façade includes the walkway, parking area, landscape, building edge, building signage, and the exterior of any building within the CBD. Exterior painting or changes to the interior of a building that do not affect the exterior of the building are not subject to these Public Improvements Standards. Public projects that undergo a public review or comment process do not require a review by the UDHPC, but still require standard permitting and staff review.*



There is tremendous value in a harmonious and quality public realm in a downtown. That being said the expense of improving the space in front of a property as part of an overall development or redevelopment can often be a major impediment especially for small and mid-scale projects. A program should be explored to allow for a partial fee-in-lieu program or cost assistance paid for from TIF (or other funding), or deferral of improvements to allow for whole block face improvements vs. a piece meal approach, that can cause undue disruption for businesses and be less efficient from a cost and constructibility standpoint. For example, a sliding scale could be applied based on what percentage a developer should pay for out of pocket based on the scale of development project. A block length of streetscape improvements is a much heavier burden for a 100,000 minor remodel than it would be for a multiple million dollar new construction development.



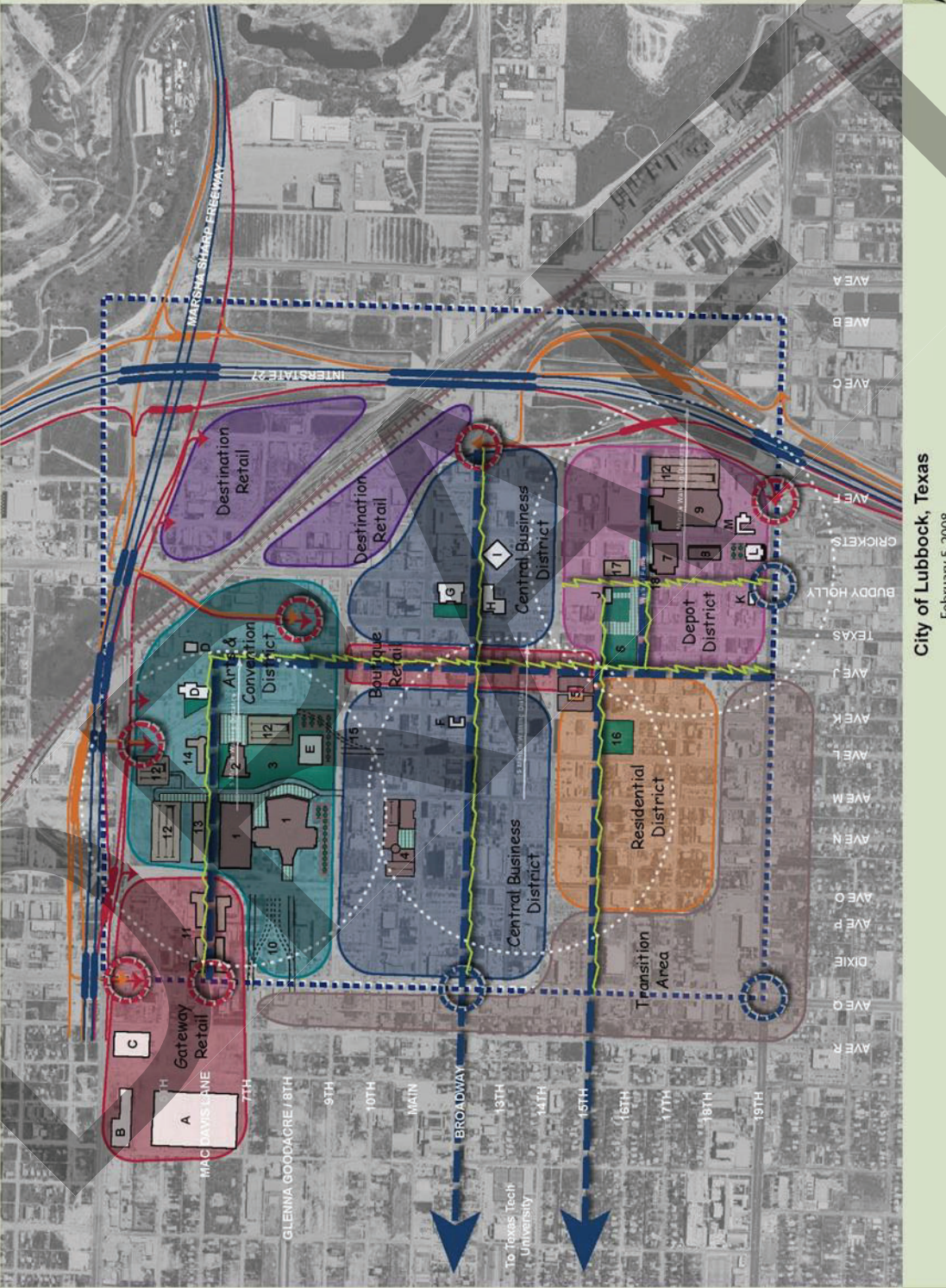
Figure 1: Public Improvements Standards Boundary

DOWNTOWN REVITALIZATION ACTION PLAN

Preferred Primary Districts & Catalytic Projects

Legend

- Downtown Core** (Blue dashed line)
- Land Use Districts** (Color-coded areas)
- Key Buildings / Projects: Existing or On-the-Board**
 - A: Gateway Retail
 - B: Paid Retail
 - C: Paid Retail
 - D: LHUCA
 - E: Library
 - F: Library
 - G: Library
 - H: Library
 - I: Library
 - J: Library
 - K: Library
 - L: Library
 - M: Library
- Proposed Catalytic**
 - 1: Civic Center Renovation & Expansion
 - 2: Performing Arts Center
 - 3: Office Park Project
 - 4: Office Park Project
 - 5: Mixed-use Residential
 - 6: Festival Park
 - 7: Movie Theater
 - 8: Colgate Hall of Fame
 - 9: Arena
- Supporting Elements**
 - 10: Glenna Goodacre / 7th Avenue Extension
 - 11: Parking Garages
 - 12: Arts-related Offices
 - 13: Convention Hotel
 - 14: Avenue L Street
 - 15: Residential Park
 - 16: Boutique Hotel
 - 17: Walk of Fame
 - 18: Walk of Fame
- Open Space / Plaza** (Green area)
- Transportation**
 - Highway Throughways
 - NB / WB Ramps
 - SB / EB Ramps
 - Highway Bridges
 - BNSF Railroad
 - Key Connectors
 - Proposed Street Closures
 - Proposed Street Alignments
 - Streets for People
 - Wayfinding Gateways
 - Identity Gateways



City of Lubbock, Texas
February 5, 2008

Figure 2: Downtown Revitalization Action Plan (CBD Action Plan)

The UDC rewrite should incorporate these standards in the code with provisions that allow for some greater flexibility as indicated in the prior comment

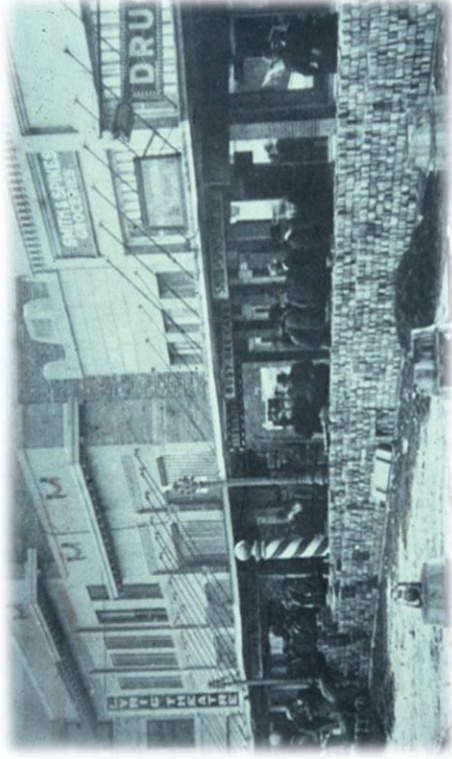
CHAPTER 2: Design Concepts

The CBD is distinguished from other parts of Lubbock by the presence of numerous historic buildings sites, the use of time-honored building materials, and the large scale of buildings at the street level. As the CBD returns to a center for living, working, and recreation, a consistent urban character will need to be maintained in the CBD through the use of historical elements and appropriate building scale.

Although each of the CBD zoning districts has unique needs and opportunities for redevelopment, the right-of-way elements provided in these *Public Improvements Standards* will be coordinated throughout the CBD. Street furnishings are a fundamental component to the success of street and neighborhood aesthetic cohesiveness. Street furnishings provide places for people to sit, deposit trash, and secure bicycles. Beyond the functional benefits, the right street furnishings can attract and engage the public by creating a safe, comfortable, and welcoming environment.

Historic Brick Pavers

Many of the streets in the CBD are paved with fired clay brick pavers. These bricked streets were built during the 1920's and 1930's primarily by the City's public works programs. Over the years, much of the historic brick removed from CBD streets during reconstruction projects has been stored for future repair, construction, and reuse. If a project in the CBD requires the use of brick pavers, a developer should use such stored historic brick before using new or non-historic brick pavers. Before a property owner or developer completes the design of or begins construction on a CBD project, the property owner or developer should contact the City to verify the available quantity and size of historic brick pavers that are required for the project.



In 2006, the Council adopted revisions to the Code that protected most of the existing brick pavers in the CBD. The Code was amended to, among other things:

- Provide continued protection of brick streets and alleys by requiring appropriate repairs as outlined in the 1982 resolution and the repair details prepared by Streets Engineering;
- Specify that all bricks salvaged from any removal or repair of streets will remain the property of the City; and
- Specify a review process for removal that allows an UDHPC determination with appeal to the Council, using the same concept of review and appeal that currently governs Lubbock Historic Landmark Certificates of Appropriateness.

Requirements for the repair and maintenance of brick streets are addressed in the Code in Section 36.07.011 Brick Streets, Section 36.08.006 Brick Alleys, and Section 40.03.3224. The UDHPC has made recommendations for continued preservation and improvement of brick streets. See *Figure 3: UDHPC Recommendations for Historic Brick Streets*.

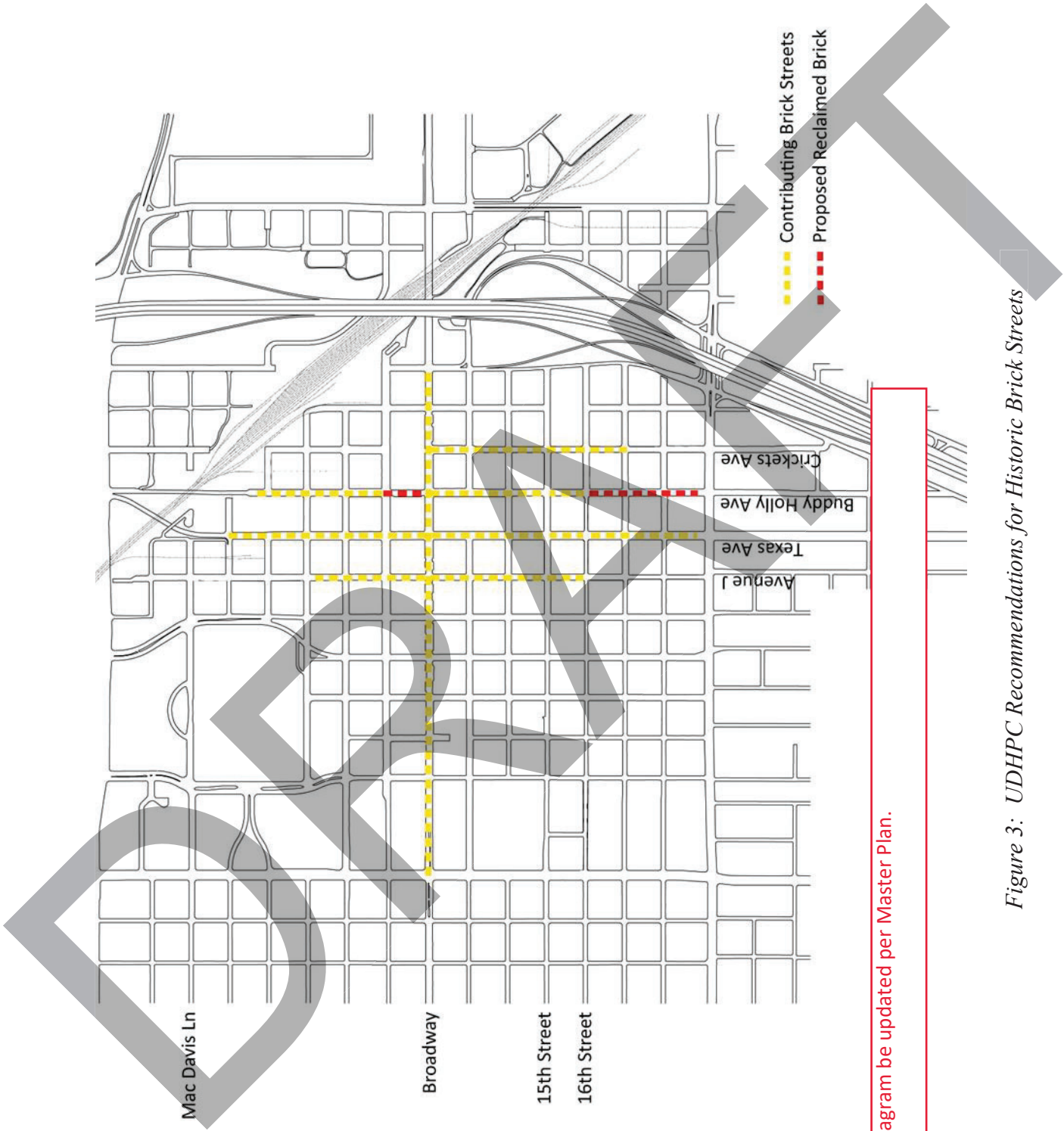


Figure 3: UDHPC Recommendations for Historic Brick Streets

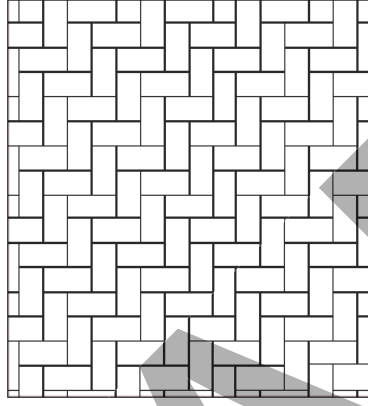
Specialty Paving

Sidewalks, and related pavement elements such as crosswalks, direct movement, define space, and provide for pedestrian safety. Enhanced pedestrian crossings at intersections will facilitate pedestrian movement and help slow traffic. Specialty paving adds visual interest and articulates special landscape features.

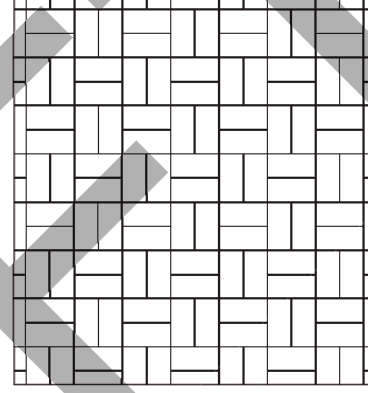
In the CBD, differing patterns and materials will identify and separate the different spaces of the sidewalk environment. However, sidewalk surfaces should present a consistent and unifying element in the district. Sidewalks will be built to existing City construction standards, though the Lubbock Building Board of Appeals can consider alternate styles.

- The approved brick pavers for sidewalk and crosswalk enhancement are the Pavestone Holland Stone Parkway Series (non-chamfered edges) in the Antique Buff, Antique Red, or Antique Terra Cotta color patterns or equivalent as approved by Director of Planning.
- Subject to landscape plan review, this series may be used in sidewalk projects encompassing one full block face or more. Selected concrete pavers should comprise at least fifty percent (50%) of the sidewalk surface area. See *Figure 7: Corridor and Gateway Parkway*
- The clear pedestrian path of the sidewalks should be at least five feet (5') wide when the total parkway width is less than ten feet (10') wide, with the remaining width serving as the amenity zone. If the total parkway width is ten feet (10') wide or greater, the sidewalk should be fifty percent (50%) of the width of the total parkway, with the remaining width serving as the amenity zone as approved by Director of Planning.

- Paver patterns should be consistent within sidewalk spaces by block, for example, one pattern for the primary walkway and one pattern for the hardscape apron between tree grates. Sidewalk design and materials will be approved as part of the permit or contract review process.
- Approved paving patterns are Herringbone, Parquet, and Runner Bond. Please see the following three (3) examples of each.

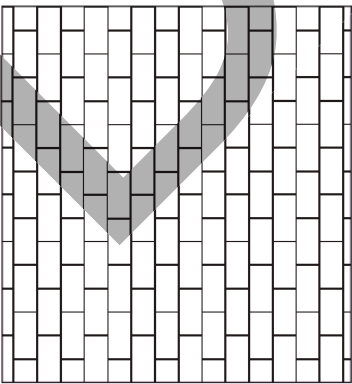


HERRINGBONE (2)

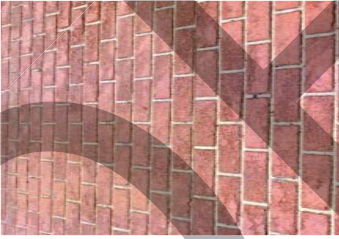


PARQUET (5)





RUNNER BOND (7)



Please note the Stack pattern is not approved.

- Specialty paving may be used to extend the sidewalk visually across the street at selected gateway and corridor intersections. All crosswalks shall be approved concrete pavers with concrete banding. No historic brick surfaces will be disturbed to create intersection paving features. All four (4) sides shall be updated at once.

Exposed aggregate concrete is not an approved paving surface for redevelopment in the CBD.

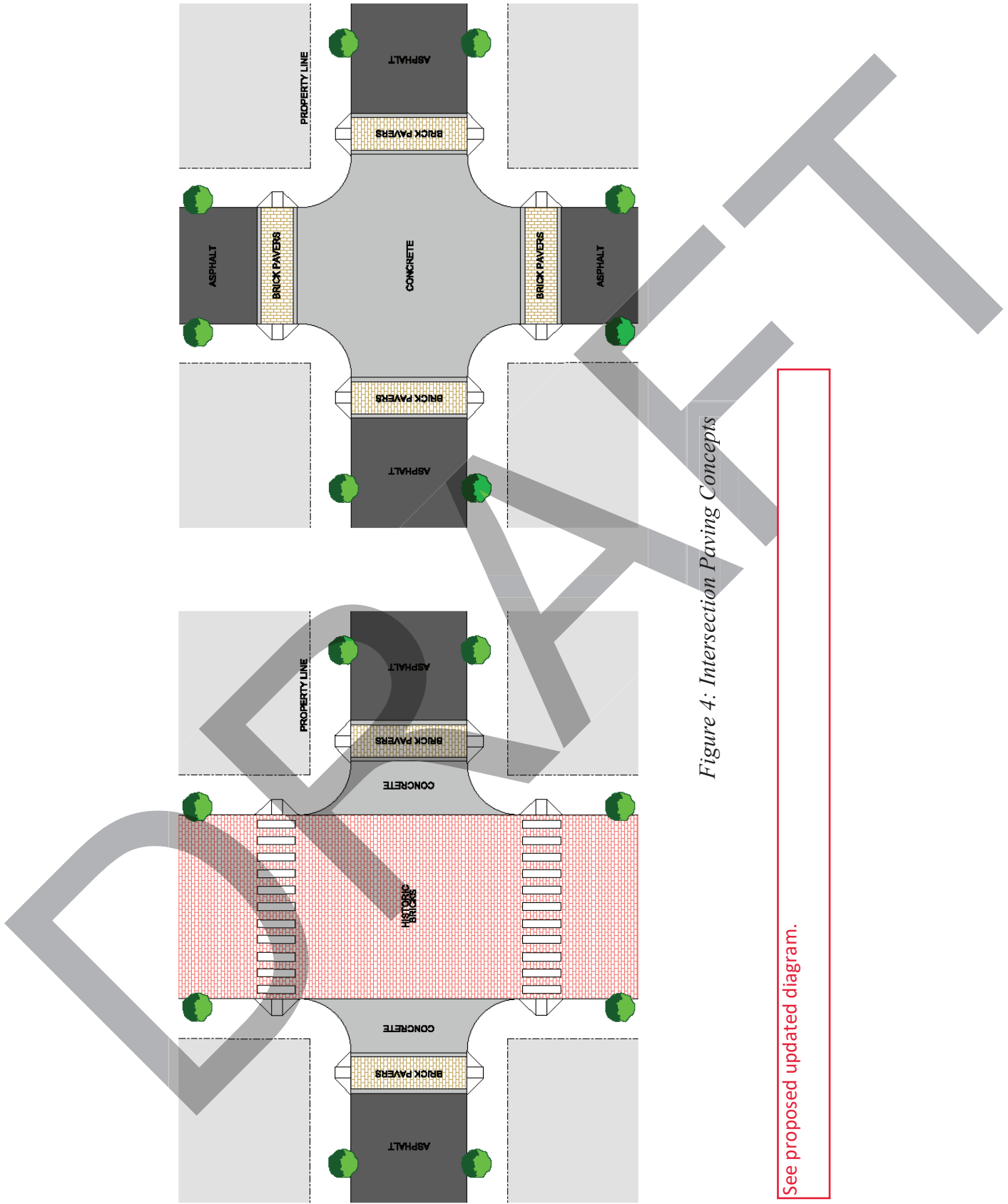


Figure 4: Intersection Paving Concepts

See proposed updated diagram.

Specialty Vehicular and Pedestrian Lighting

Lighting is important both for the safety and ambiance of a neighborhood. Pedestrian level lighting further reinforces the human scale of the CBD and encourages outdoor activity.

In the CBD, specialty lighting fixtures have been selected to provide a unique identity for the area. Two (2) levels of lighting poles have been selected to provide flexibility in the public right-of-way: a medium pedestrian light standard and a tall vehicular or roadway lighting standard.

- Specialty vehicular lighting will be restricted to gateway and corridor streets as identified in *Chapter 3. Gateway and Corridor Streets*.
- Street and pedestrian lighting is specified in *Appendix A: Vehicular and Pedestrian Lighting Specifications*.
- Specialty pedestrian lighting is required on all gateway and corridor streets and for any projects encompassing a full block face or more and may be installed for smaller projects if approved in the landscape plan review.
- A lighting plan will be submitted to and approved by the City on all projects where lighting is required or proposed in the right-of-way.
- Pedestrian lighting shall be tied to streetlights for power.

The following general conditions will apply in every area where specialty lighting is used. More detailed information is included in *Appendix A: Vehicular and Pedestrian Lighting Specifications*.

- Lighting will include full cutoff or cutoff lighting fixtures as defined by the Illuminating Engineering Society of North America (IES).
- All new vehicular and pedestrian lighting shall be LED to provide a white-colored light that is excellent for color clarity.
- Pedestrian lighting will be spaced evenly along the block in relationship to each other and to the street centerline. Across the street relationships should also be considered, as well as spacing to provide illumination at alley intersections.
- Vehicular lighting will be placed at every intersection, with at least one additional light at mid-block.

Public Parks, Plazas, and Features

Several parks and open spaces have been proposed in the *CBD Action Plan* to serve the public by providing green spaces. These spaces will serve as anchors for the proposed districts. Designs for these public spaces shall conform to these *Public Improvements Standards* and specific plans will be reviewed under the process outlined in this document.

Public Art and Banners

Public art is a major component in enhancing a community's visual image. In the CBD, sculpture, architectural trellises, pavilions, and similar symbolic structures will add interest to public parks, plazas, and squares. Many of these elements have already been implemented in various parts of the CBD and new works should complement existing art. In addition, banners from vehicular light standards on gateway and corridor streets will add to the urban ambiance of the CBD.

Any proposed artwork or banner in the public right-of-way should be submitted to the City for consideration and approval before the work is installed. Artwork and banners will meet all Code requirements and be approved by the City's Planning Department. Any such artwork or banner may neither have a business name included nor be an artistic expression of the particular type of business on the parcel.

Street Signage

Street signs, stop signs, parking signs, directional signs, and informational signs will be coordinated to establish a unified appearance within the CBD.

- Signage should be placed to ensure a clear pedestrian pathway without restricting visibility at intersections

- The City shall provide a decorative logo on street sign toppers as recommended by the CBD Tax Increment Financing Board.

- Signs shall be installed in a visually pleasing manner that coordinates with the rest of the street amenities. However, all devices will be installed in accordance with the latest edition of the Texas Manual on Uniform Traffic Control Devices (TMUTCD).

Utilities

Resolution 2011-R0287, adopted by the City on July 14, 2011, noted that "among the goals and objectives of the Downtown Revitalization Plan were the goals of reducing the fragmentation of blocks caused by bidirectional alleys, [and] working with utilities to consolidate and locate physical infrastructure located in these alleys." In adopting this Resolution, the "City Council has determined that it is reasonably necessary for all utilities located overhead in the streets and alleys of the Downtown area to be relocated into an underground duct system as this public improvement is installed by the City of Lubbock" and provided a mechanism for notification of utility relocation.

The City's intent is to keep the alleys and pedestrian area of the right-of-way clear of utility obstructions, including poles and control boxes. The pre-application conference with the Director of Planning will include discussion on the requirements for underground utility placement and positioning and the relocation of aboveground obstructions into the City-installed underground duct system.

Public and private utility services should be placed to avoid trees and not to disrupt their alignment or spacing. Special attention must be paid to preserving visual access at corners for pedestrians and motorists. Utilities should be placed before any right-of-way improvements are made.

Master Plan Update provides greater detail on utility relocation and priority improvements

Traffic signal boxes, transformers, telephone switching boxes, or other utilities that cannot be located underground or accommodated by easements on adjacent private property should be located away from building entrances and main views within the right-of-way.

Any utility boxes that are visible in the right-of-way shall be flat black or forest green.

Bollards

Although bollards are not encouraged, they may be needed in some areas for pedestrian safety, and will be approved on a case-by-case basis by the Director of Planning in the landscape plan review. Lighted bollards will not be allowed.

Benches

Benches in the CBD shall be Witt Oakley Standard Collection, Item **M6-BCH-ARM-BK**, 72 inch slatted metal bench with armrest, powder coated flat black, or equal as approved by Director of Planning.



*Witt Oakley Standard Collection
Item M6-BCH-ARM-BK*

Trash Receptacles

Trash Receptacles shall be Witt Oakley Standard Collection, thirty-six (36) Gallon Steel Bar Receptacle, Item **M3601-FT-BK**, powder coated black. Installed at the Southwest Corner of all gateway and corridor intersections.

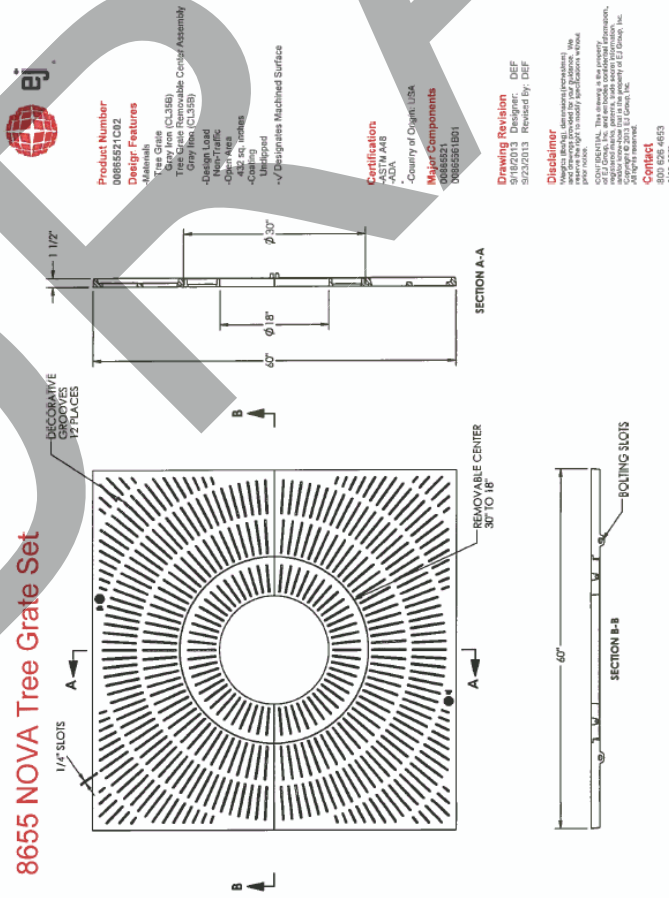


*Witt Oakley Standard Collection
Item M3601-FT-BK*

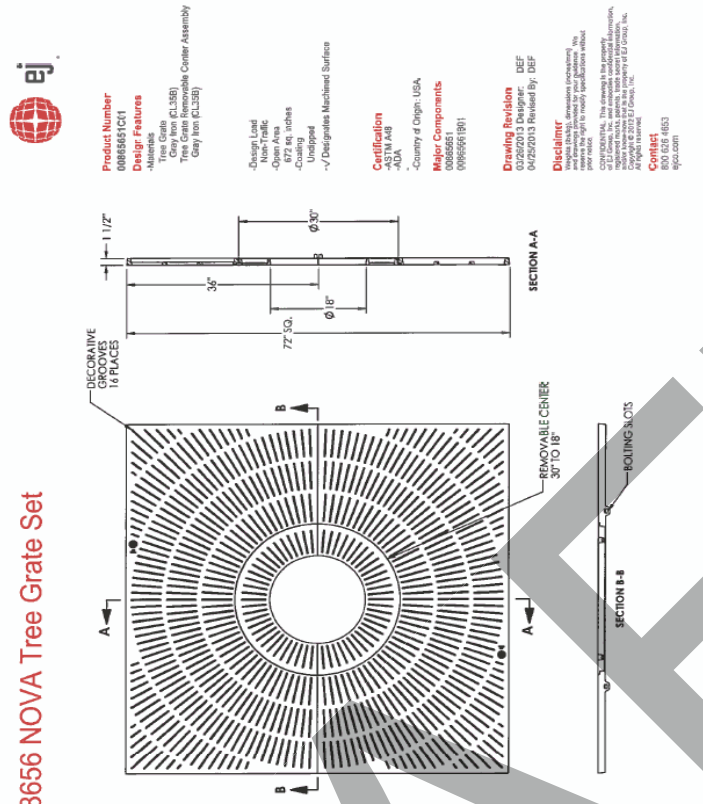
Tree Grates

The selected tree grates for the CBD shall be East Jordan Iron Works **8655** Nova sixty inch (60") square gray iron or **8656** Nova seventy-two inch (72") square gray iron, or equal as approved by the Director of Planning.

8655 NOVA Tree Grate Set



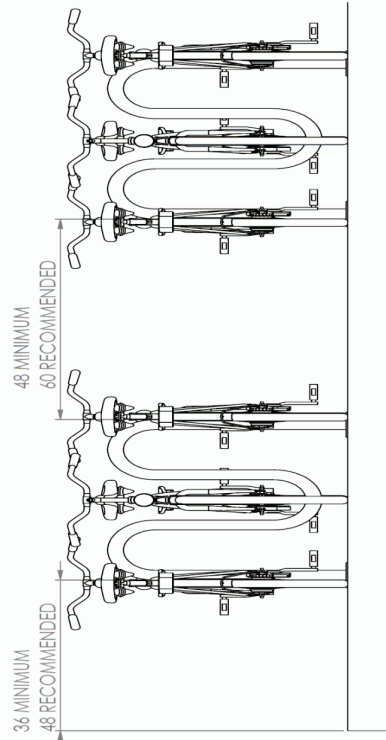
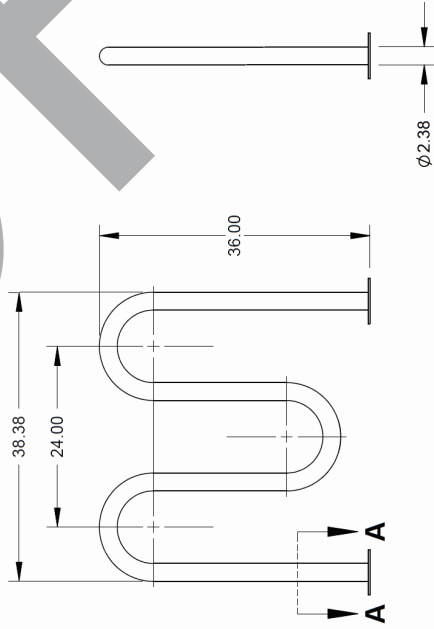
8656 NOVA Tree Grate Set



Bicycle Racks

Bicycle racks shall be Saris Parking Outdoor Bike Rack, Wave Rack, with capacity of five (5) bikes, Model No. 2163, tube size greater than two inch (2") with a flanged mount, powder coated black, or equal as approved by Director of Planning.

2163



Bus Stops

Bus shelters are only allowed on designated bus routes in the CBD. Bus shelters will include seating and provide for protection from the wind and sun. Bus shelters placed as part of a private redevelopment effort must be reviewed by the City and Citibus.

CHAPTER 3: Gateway and Corridor Streets

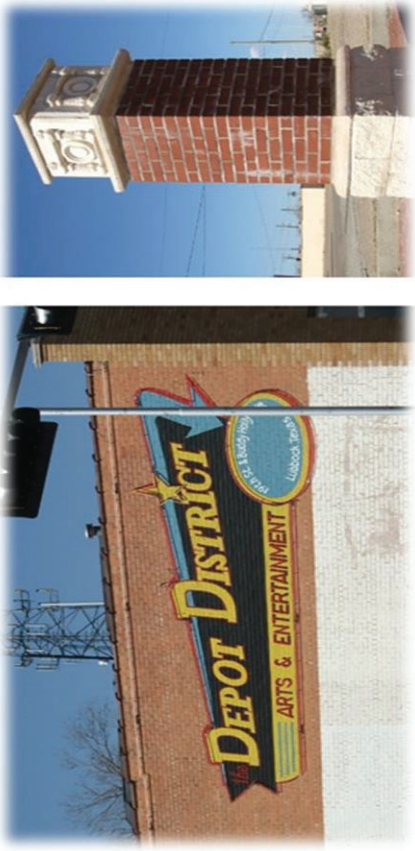
Introduction

During the initial studies of the CBD, a framework for improvements was established by first identifying the main gateway and corridor streets that define the area. Gateway features, specialty paving, landscaping, street furnishings, and banners on light poles will serve as unifying elements and contribute to the ambiance of gateway and corridor streets. See *Figure 5: Gateways and Corridors*.

The gateway streets include the portions of Avenue Q, 19th Street, Broadway Avenue, Buddy Holly Avenue, Mac Davis Lane, Glenna Goodacre Boulevard, and Avenue L shown on *Figure 5: Gateways and Corridors*. Avenue J, 15th Street, and 16th Street are corridor streets connecting different areas of the CBD. Since 19th Street and Avenue Q are under the jurisdiction of the Texas Department of Transportation (TxDOT), any improvements on those streets must be approved by and coordinated with TxDOT's District Office in Lubbock.

Certain amenities will be limited to gateway and corridor streets. Street furnishings will be spaced along each block, including three benches, a trash receptacle, and two bicycle racks per block face. Specialty vehicular lighting where banners can be displayed will help define the special nature of these streets. Banner locations will be limited to these streets. Unique pedestrian crossings, including specialty paving, will add to the character of the street by further defining intersections and promoting pedestrian safety.

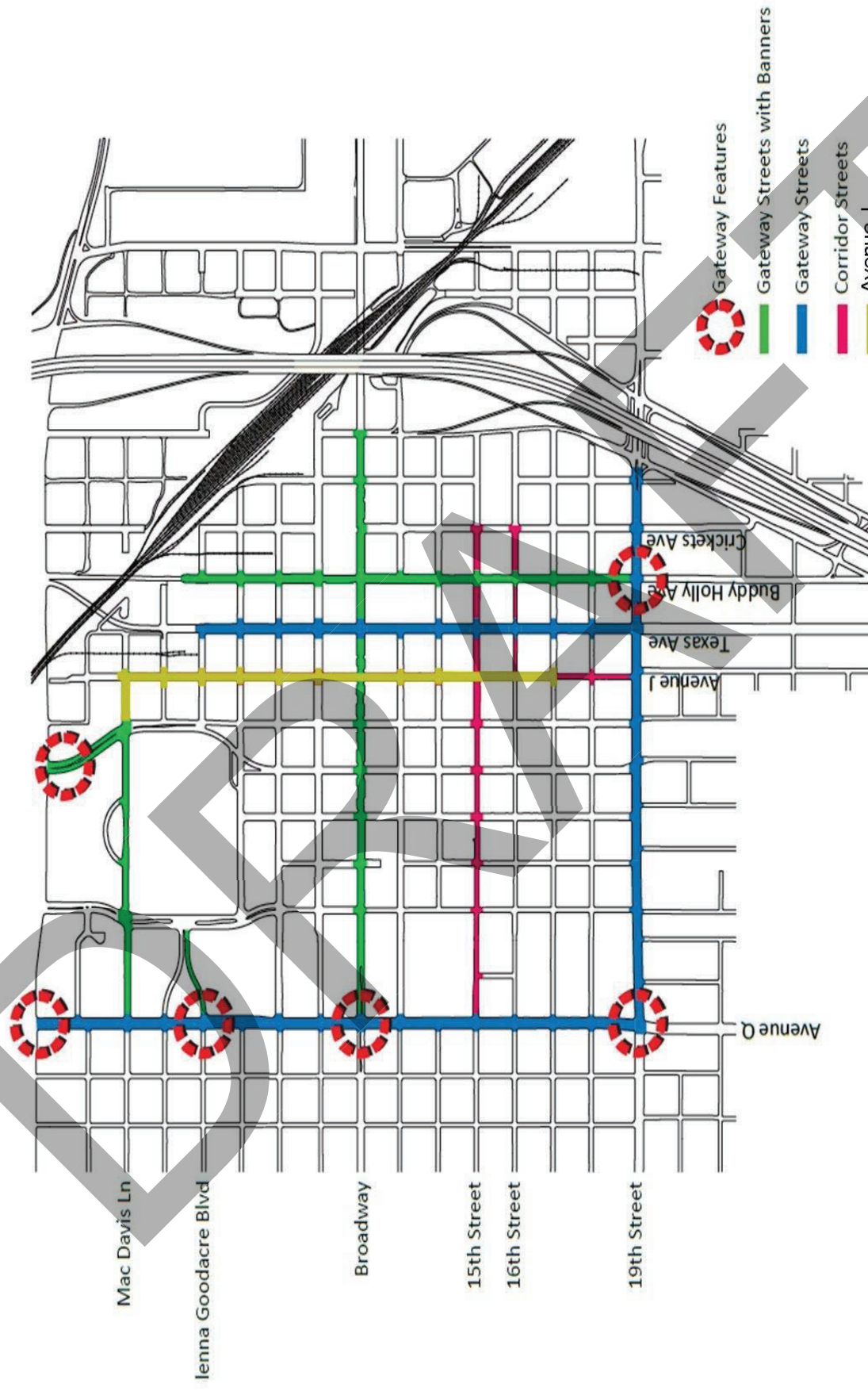
Master Plan Update provides greater detail on street improvements to Ave Q



Markers and monuments create a sense of arrival into the CBD as well as transition between CBD zoning districts. Such features give the first impression of a place. The CBD has several identified gateway points that will require a special treatment. Recommended locations of gateway features are indicated on *Figure 5: Gateways and Corridors*.

Traffic Impact

Any development that expects to generate high average daily traffic (ADT) or high traffic due to regularly-scheduled events shall be required to conduct and provide the City with results from traffic studies. The traffic studies should show analysis with current street layouts or proposed street modifications. Current and future impacts to the CBD's pedestrian, vehicular, and transit circulation should be considered in the traffic analysis.



Propose this diagram be updated per Master Plan.

Figure 5: Gateway and Corridors

Gateway Streets

Gateway streets are the major streets into the CBD and the introduction of the CBD to most travelers. See *Figure 5: Gateway and Corridors*. These streets typically have a higher volume of vehicular traffic. Because of their higher traffic carrying capacity, gateway streets should have less frequent vehicular access points or curb cuts. The size and number of vehicular access points or curb cuts per site development on the Gateway and Corridor streets will be coordinated with the City for staff for approval.

Broadway Avenue

Broadway Avenue has historically been the spine of the CBD, linking the entrance to Texas Tech University and the CBD. In 1995, improvements on Broadway Avenue between University Avenue and Martin Luther King Boulevard were completed with a major TxDOT grant. Pedestrian and vehicular lighting, street trees, and specialty paving were early efforts to establish an urban design theme for the CBD.

Some changes will be needed to unify Broadway Avenue's existing enhancements with those proposed for the rest of the corridor. Any redevelopment of property along the Broadway corridor will be required to match the style and design of the existing corridor as best possible with additional requirements of required site furnishings as per this document.

Buddy Holly Avenue

Buddy Holly Avenue is already established as the gateway to the Depot District. It also serves as a corridor through the CBD, terminating at IH-27 on both the north and south. The Buddy Holly Avenue right-of-way measures one hundred feet (100') between

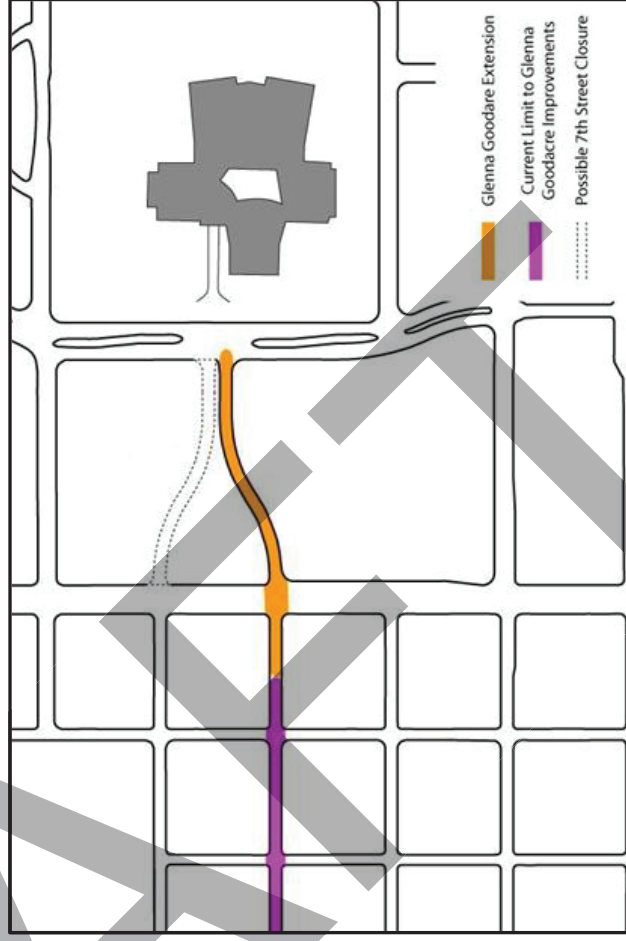
property lines. This expansive width allows for multiple lanes of vehicular traffic, tree-lined streets, and on-street parking.

Mac Davis Lane

Mac Davis Lane is a gateway into the Memorial Civic Center and Arts District from Avenue Q. A special treatment is necessary to distinguish arrival into these special zones. Additional trees located on properties adjacent to the right-of-way will create a park-like setting within the Civic Center district.

Glenna Goodacre Boulevard

During the redevelopment of North Overton, Glenna Goodacre Boulevard was designated as the central spine through that neighborhood. Extending the Glenna Goodacre improvements across Avenue Q to Avenue O will enhance the entry to the Civic Center.



Corridor Streets

Corridor streets serve as the crucial links between districts within the CBD. The most important of these is Avenue J, which has been identified as the best link between the Depot District and the Arts District. Similarly, portions of 15th Street and 16th Street will serve as corridors within the Depot District. Special street conditions are necessary for such corridors in order to accommodate pedestrian activity. The identified gateway streets mentioned previously will also serve as corridor streets.

Avenue J

Avenue J will serve as the link between the Depot District and the Arts District. Avenue J was proposed in the *Central Business District Action Plan* to become a ground-floor retail corridor. It is important that Avenue J shall be developed as a pedestrian friendly retail corridor with limited parallel parking directly on Avenue J.

The Avenue J right-of-way measures seventy-five feet (75') between property lines. This presents a complex design challenge as the corridor must allow for pedestrian and cyclist activities, street amenities and plantings, outdoor dining spaces, and lanes for medium-level vehicular traffic.

Avenue J is proposed as the main retail spine between the Depot District and the Arts District. It is important that the right-of-way improvements within this corridor promote a pedestrian-friendly environment.

Removal of existing angled parking along Avenue J will provide additional area for pedestrian traffic. An increased level of pedestrian seating will accommodate outdoor activity. Additional trash receptacles will ensure the cleanliness of the corridor and extra bike racks will promote transportation by bicycle.

15th Street & 16th Streets

15th Street and 16th Street between Avenue J and Crickets Avenue are also corridor streets with the Depot District and will receive a similar treatment to Avenue J.

Master Plan Update provides greater detail on streetscape priorities

The UDC rewrite should incorporate these or similar standards in the code

CHAPTER 4: Landscaping

General Landscaping

The following general landscaping standards apply to all public right-of-way in the CBD and should be used as a supplement to the existing requirements for right-of-way maintenance in the Code. Lubbock has a semi-arid climate with a limited selection of native plant material that can thrive on the small amount of annual rainfall received. Therefore, it is in the best interest of the City to pursue landscaping enhancements that promote water conservation.

When a private developer initiates a project in the CBD, a landscape plan will be submitted as part of a building permit request. During zoning review, the Director of Planning will coordinate review of the landscape and irrigation plan with the Director of Parks.

- Coordination of any landscaping shall be done as to not interfere with existing pipes and utilities.
- All plant material planted in the public right-of-way, including trees, will be irrigated. Permanent, automatic irrigation systems will be installed and tested prior to the installation of any plant material. Irrigation systems will utilize drip irrigation, subsurface irrigation, or other water-conserving methods or technologies where possible.
- Irrigation shall be maintained and paid by the landowner.
- The use of a hose bib for irrigation in the public right-of-way, as allowed elsewhere in the Code, shall not be allowed within the area included in these *Public Improvements Standards*.
- A balance of trees, shrubs, ornamental grasses, and groundcover is encouraged. Climate-adapted plant species

should predominate for hardiness in urban conditions and to minimize maintenance. See *Appendix B: Plant Materials* for a list of selected plant materials for the CBD.

- Trees, shrubs, ornamental grasses, and groundcovers of the same species should be massed in groupings. Individual plants should only be planted when the intent is to highlight the species due to its unique color or form. Plantings with similar watering patterns will be grouped within the proper irrigation zones.
- The use of flowering or brightly colored foliage creates color and interest. Seasonal color is encouraged as an accent to permanent bed plantings.
- The use of raised planters is highly encouraged to make plantings visible and easier to maintain where foot traffic is dense or parkway width is limited.
- Planting beds shall be dressed with a minimum of one and one-half inches (1.5”) of “Jog Blend” limestone screenings mulch from R.E. Jones Gravel Company, Slaton, Texas, or equivalent, or as pre-approved by the Director of Planning, or three inches (3”) of shredded cedar bark mulch to retain soil moisture, establish healthy root systems, and reduce weeds.
- The use of shade trees is encouraged in and around surface parking lots, streets, and other large areas of paving. Deciduous trees on the south and west sides of buildings and public use areas add shade in the summer and allow filtered light in the winter.

- Trees in or adjacent to the right-of-way will be trimmed so that foliage is less than eighty inches (80”) above the top of curb of the adjacent street. Plant materials other than trees in the right-of-way may not exceed two to three feet (2’-3’) in height as required by the Code, Section 40.03.212.
- Turf will only be used in low-density residential parkways, single-family yards, public parks, and open spaces exceeding four hundred square feet (400 sqft) in the CB-3 Zoning District.

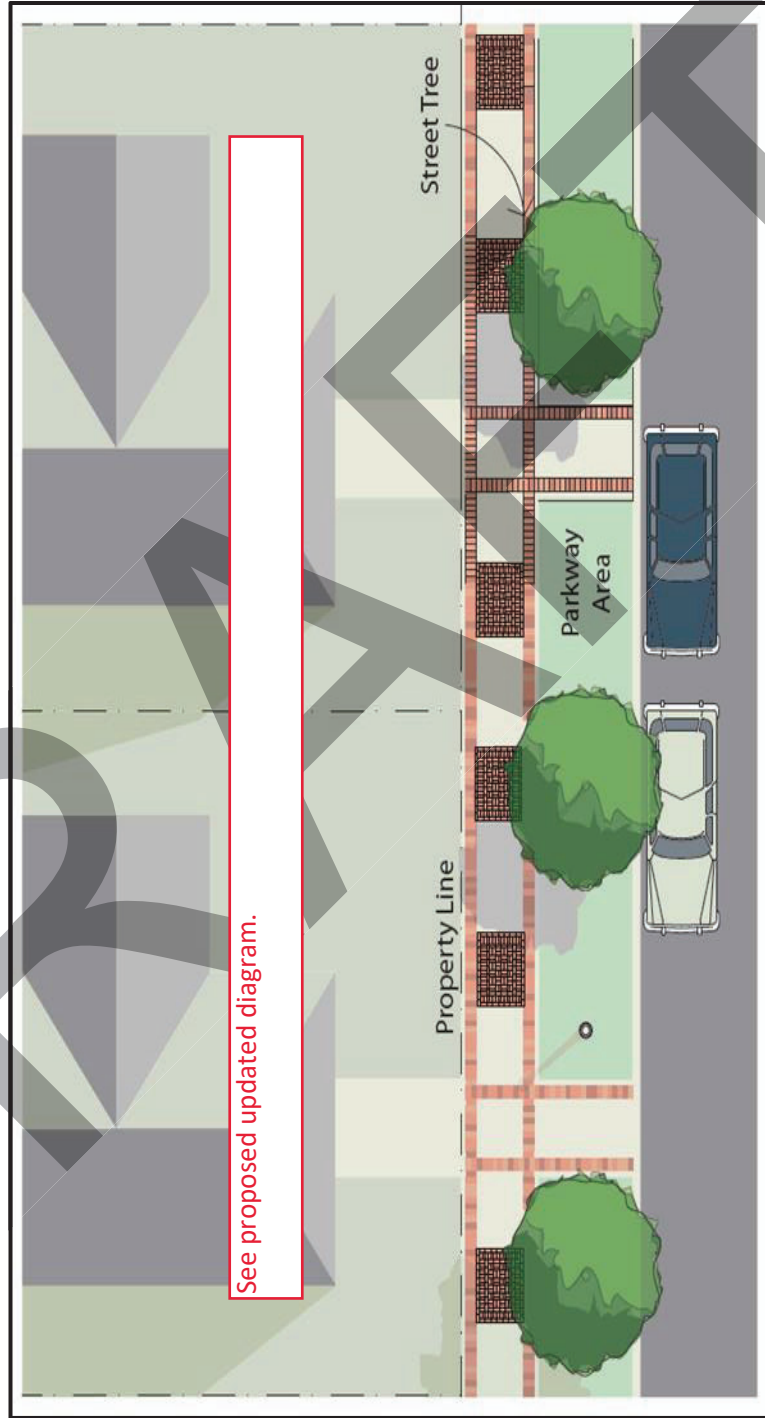


Figure 6: Non Gateway or Corridor Parkway Detail

See proposed updated diagram.

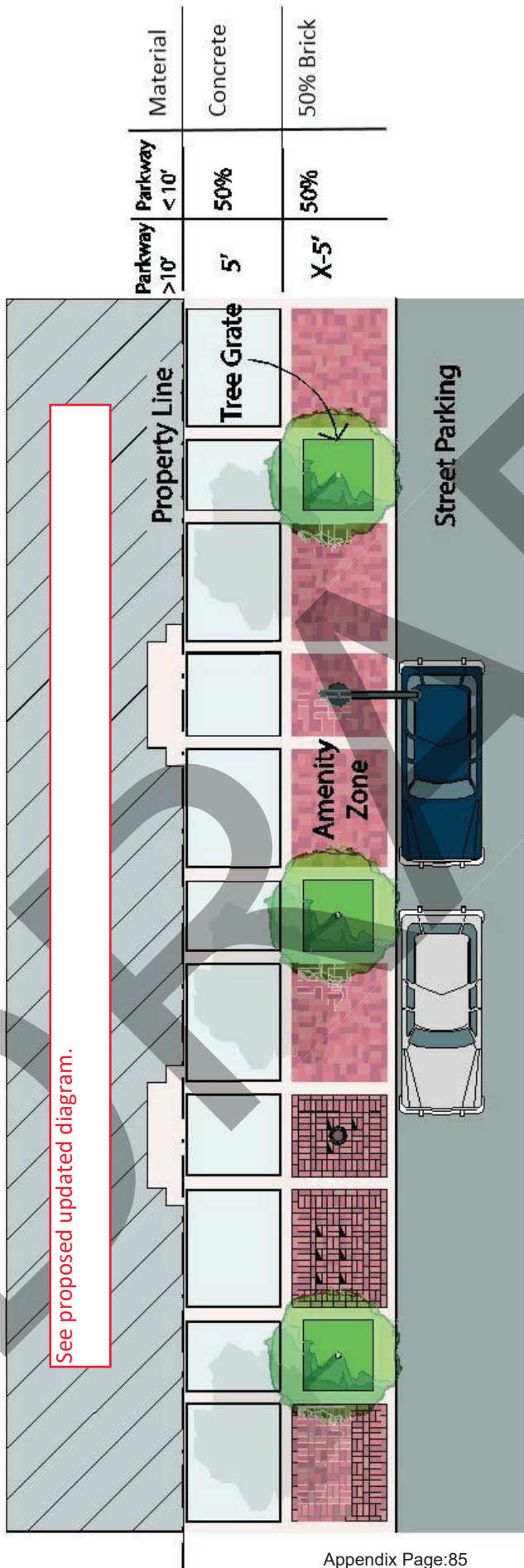


Figure 7: Corridor and Gateway Parkway

Street Tree Framework

Street trees are inviting and help define major gateways and corridors in the CBD. They soften the edges where buildings meet the street, offer shade to pedestrians, and help cool the pedestrian environment.

In order to establish a consistent design concept for public spaces in the CBD, Figure 9: Street Tree Framework Plan, specifies the specific tree species for each street and at each intersection. Trees will have a minimum four-inch (4") caliper as measured by ANSI standard nursery practices.

The following general street tree standards apply to all streets or adjacent properties undergoing improvements and should be used with Figure 9: Street Tree Framework Plan in developing landscape plans.

- Street trees are required on all streets or adjacent properties undergoing improvements. Space trees a maximum of sixty feet (60') on center along a street block with allowance for variations in spacing for curb cuts, alleys, and drives.
- The sixty-foot (60') spacing is derived from the historic block dimension of most CBD blocks being approximately two hundred fifty feet (250') square with twenty-foot (20') alleys in the center for a total block dimension of two hundred seventy feet (270'). One (1) tree per every sixty feet (60) should allow for an approximately forty-five feet (45') of clear zone from the property line corners of each block and five (5) subsequent trees in the midblock zone per historic two hundred seventy feet (270') of block face. See *Figure 10: Typical Block Spacing Diagram*.

- Trees shall be aligned and in straight rows, parallel to the curb. Ideally, trees will be centered in the space in which they are planted but need to line up along the continuous length of the street when possible. Align trees across the street and space them evenly along the block in relationship to each other and to the street centerline where possible.
- Adjustments can be made for blocks not having the traditional dimensions, but tree spacing should be kept proportional. Where blocks have been consolidated, this spacing should be maintained as closely as possible to coordinate with spacing throughout the CBD. See Figure 10: Typical Block Spacing Diagram.
- Existing trees and their root systems should be protected during construction through the use of barricades and fencing.
- Tree grates are required for trees in the right-of-way in all zoning districts except CB-3. Tree grates provide for the required exchange of water and oxygen for tree roots while still providing a navigable surface for pedestrian walking. See *Tree Grate Detail, Page 14*.

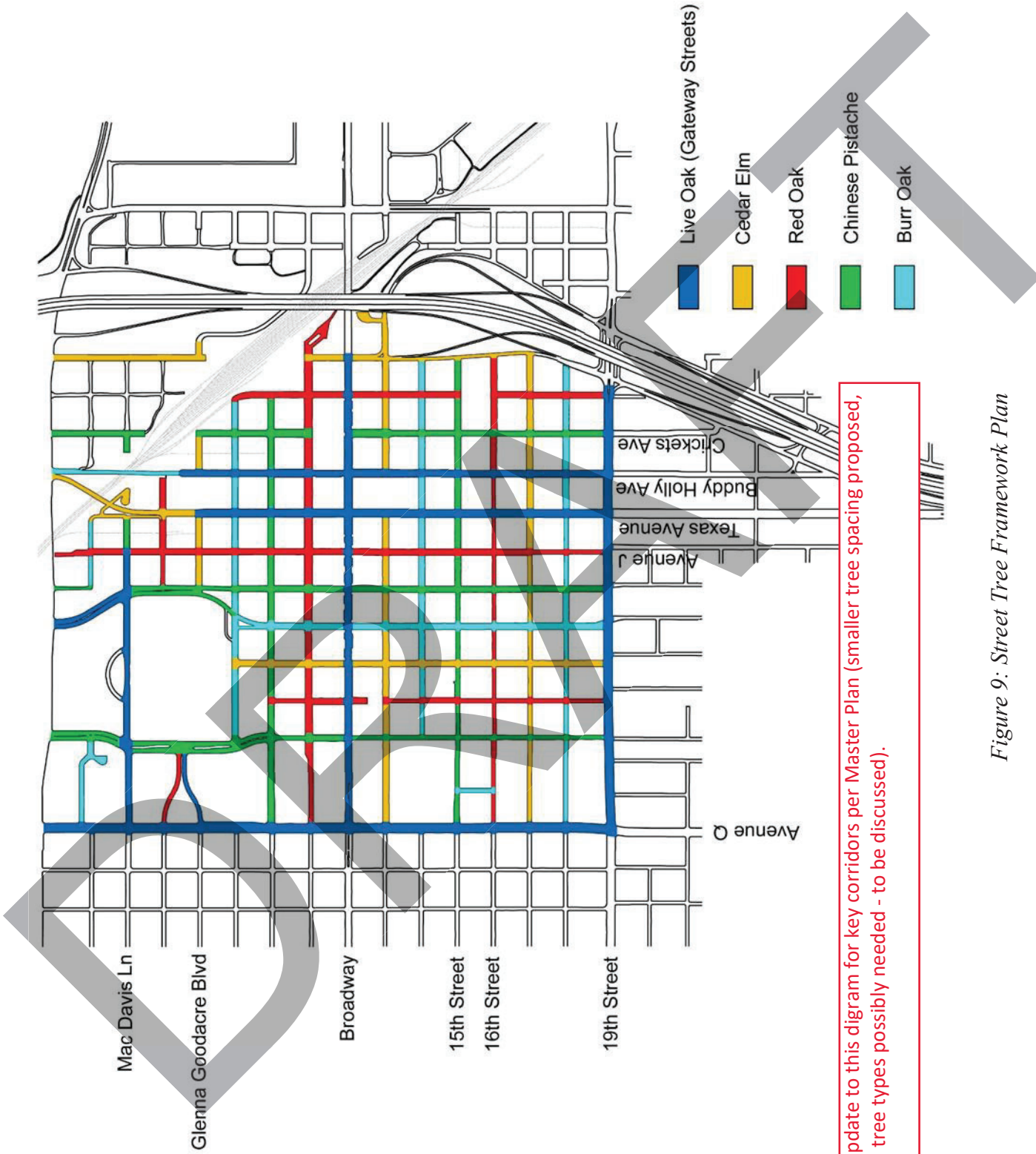


Figure 9: Street Tree Framework Plan

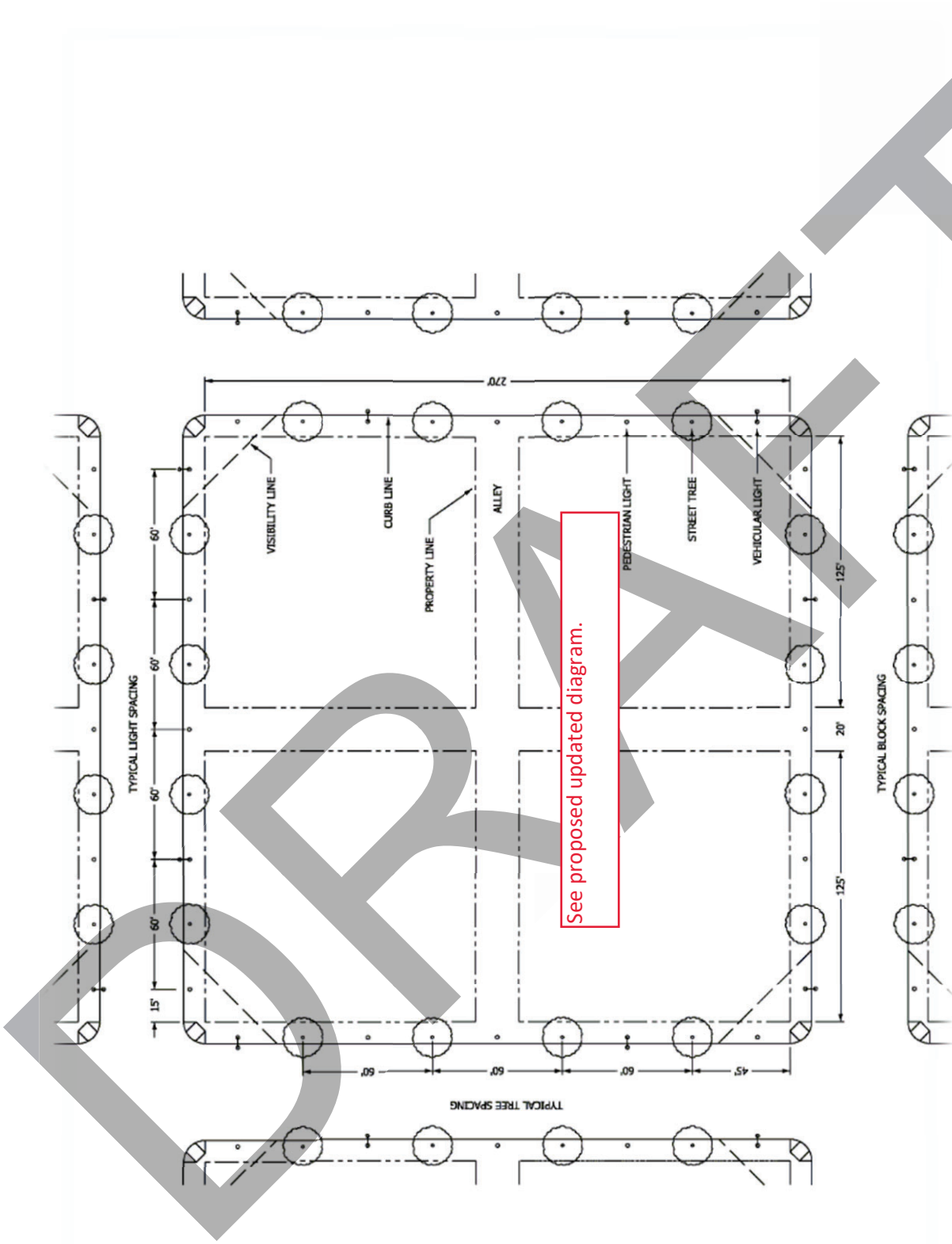


Figure 10: Typical Block Spacing Diagram for Trees and Lights

View Obstruction

Section 29-30 (i), Lubbock Code of Ordinances

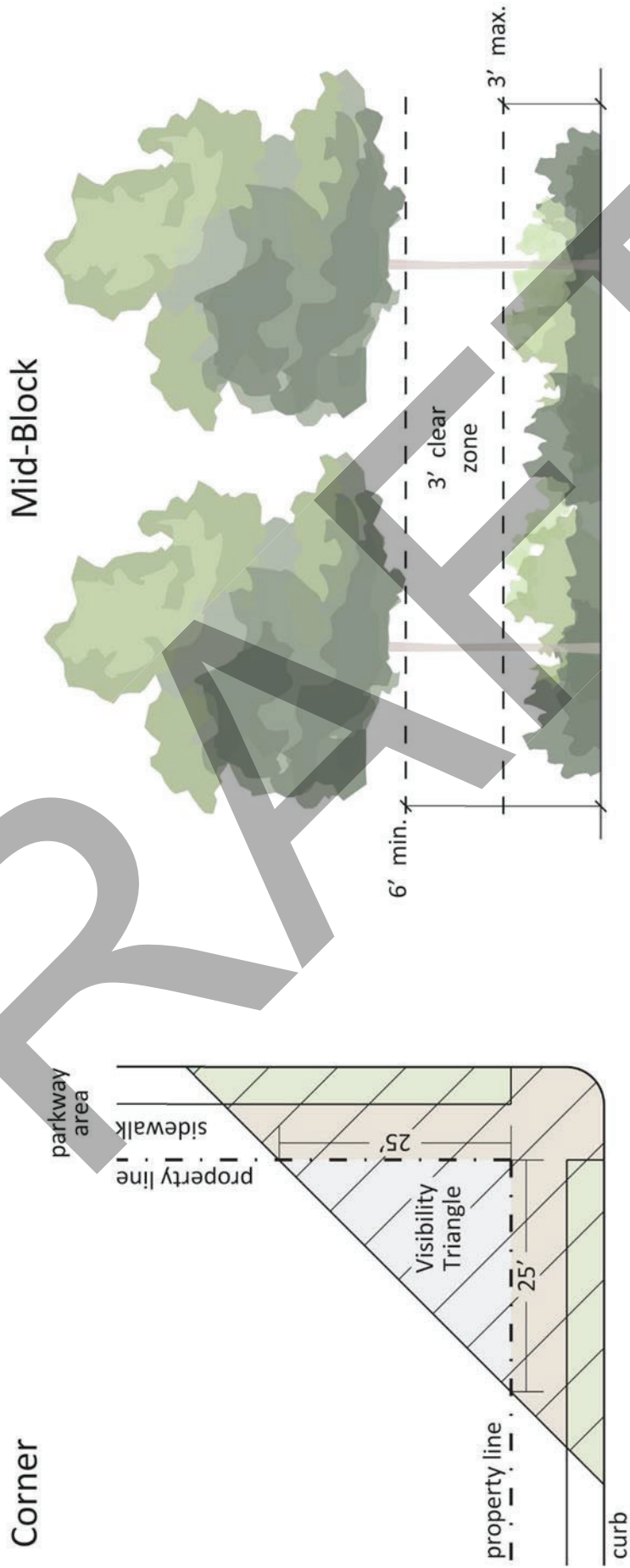


Figure 11: View Obstruction Illustration

Appendix A: Street and Pedestrian Lighting Specification

Lighting is important both for safety and for the ambiance of the neighborhood. Pedestrian level lighting further reinforces the human scale of the neighborhood and encourages outdoor activity. Two (2) levels of light standards have been selected to provide flexibility in the public right-of-way: a medium pedestrian light pole and a tall vehicular or roadway lighting pole. In addition, a coordinating wall-mounted fixture is provided for use on private properties adjacent to the right-of-way. All lighting shall include full cutoff and cutoff lighting fixtures as defined by the Illuminating Engineering Society of North America (IES), and all vehicular and pedestrian lighting in the CBD shall be LED to provide a white-colored light that is excellent for color clarity.

Vehicular lighting poles on Gateway and Corridor Streets identified in Chapter 4 will include both inserts spun into the standards for banner arms.

Approved Pedestrian Lights

- Poles – American LitePole; Round Tapered Steel; Catalog Number **RNS-10-40-11-PT-PCBL** Round Non-Tapered Pole, ten feet (10’) in height, base diameter of four inches (4”), Gauge 11 wall thickness (0.1196 inches), Anchor Base, Powder Coated in Black. With Decorative Split Base Cover.
- Luminaires – Omero MRP LED Area Luminaire; Model **MRP LED 1 638350/40K SR2 MVOLT DBLXD 350mA** with MultiVolt option in Black

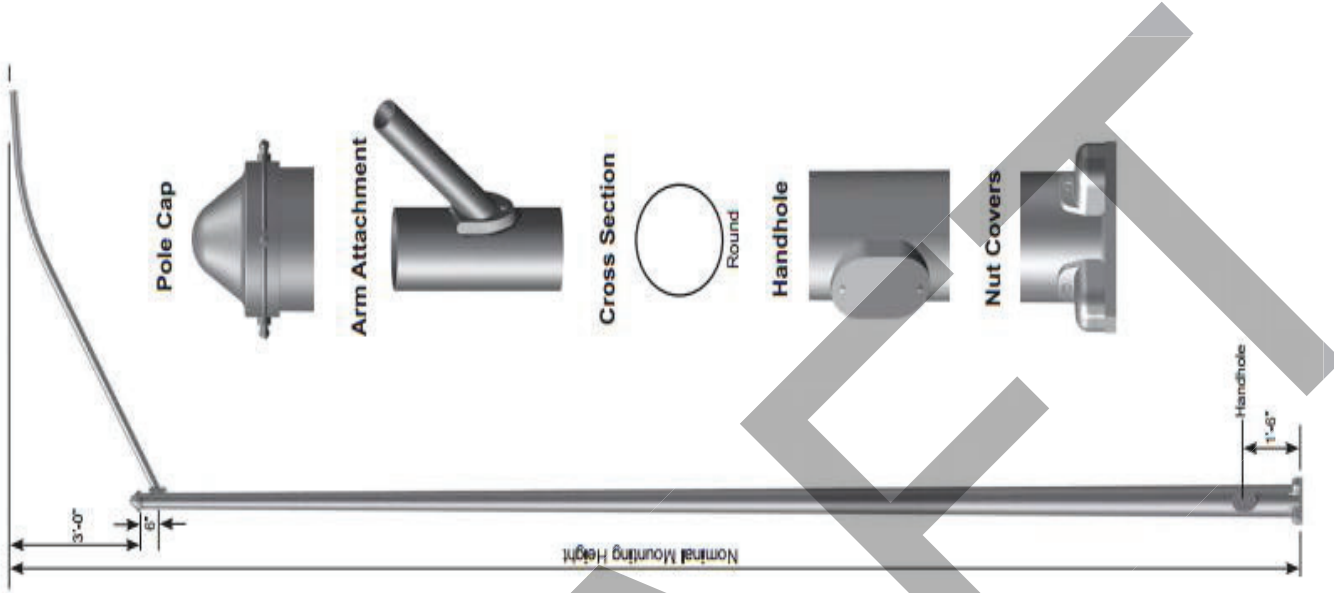
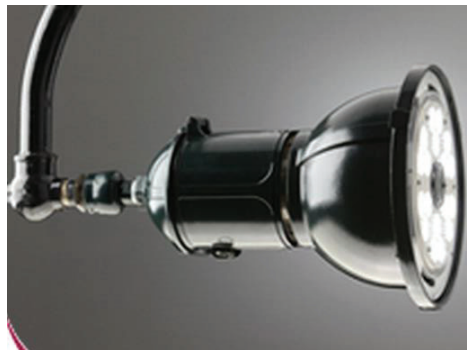


Approved Wall-Mounted Area Light

Some circumstances may call for flush-mount pedestrian or area lighting on building facades. If private property owners wish to coordinate with the streetscape lighting, it must be done with the Director of Planning.

Approved Vehicular Lights

- Poles – Valmont Industries, Inc., twenty-five feet (25') above grade, arm length six feet (6'), Breakaway coupling, Black in color; Model **DS500-R700A220-8S-FP-BK-V1**
- Pole Clamshell Base – Valmont Industries, Inc., Washington series, twenty-four inches (24") in diameter and eighteen inches (18") in height, Steel in material, Black in color; Model **WA24AC-BK**
- Luminaries – King Luminaire Inc., Pendant Series, Solitaire style with sag lens, LED lighting; Model **K803-FASA-III-165-SSL-1600-120-BK**



Pedestrian and Vehicular Lighting Spacing

- Vehicular lighting should be placed at every intersection with additional lights the greater of at least one (1) per mid block or one (1) per every one hundred twenty-five feet (125') of continuous block length along each block face. Vehicular lighting at intersections should include two (2) lights per intersection on diagonally opposing corners. Preferably, all intersection lights will be on the southwest and northeast corners of intersections. Each block face should include a minimum of two (2) vehicular lights; one (1) light at an intersection and one (1) light near mid-block. Where obstructions at these locations exist, a plan review should be coordinated with the City.

- Pedestrian lighting should be spaced every sixty feet (60') on center along each side of a block, centered between street trees. The dimension of sixty feet (60') is derived from the historic block dimension of most CBD blocks being two hundred seventy feet (270') square. One (1) pedestrian light per every sixty feet (60') should allow for five (5) pedestrian or vehicular lights per the historic two hundred seventy feet (270') of each block face. Where vehicular lights are required, they may be substituted for a pedestrian light. Where blocks have been consolidated, this spacing should be maintained as best possible to tie to the spacing throughout the CBD.

Pedestrian and Vehicular Lighting Exception for Residential

The following conditions will apply for residential redevelopment projects encompassing one (1) block face or more with traditional single-family, townhouse, duplex, or similar medium density residential housing.

- Pedestrian light poles serving blocks with residential structures should generally be spaced evenly in relationship to the street trees. They should be spaced every one hundred twenty five feet (125') on center along each side of a block. The dimension of one hundred twenty five feet (125') is derived from the historic block dimension of most Downtown blocks being two hundred fifty feet (250') square. One (1) pedestrian light per every one hundred twenty five feet (125') should allow for one (1) pedestrian light per historic two hundred fifty feet (250') of each block face. Where vehicular lights are required, they may be substituted for a pedestrian light. Where blocks have been consolidated, this spacing should be maintained where feasible to tie to the spacing throughout the remaining area.
- Light poles will not obstruct a walkway into a residential yard.
- Vehicular lighting should be spaced at every intersection with additional lights per every two hundred seventy feet (270') of continuous block length along each side of a block. Vehicular lighting at intersections should include two (2) lights per intersection on diagonally opposing corners. Preferably, all intersection lights will be on the southwest and northeast corners of intersections.

Appendix B: Plant Materials

Street Trees within the Right-of-Way

All street trees, whether in planter pockets or parkways, shall be single-trunked and have a minimum four-inch (4") caliper as measured by ANSI standard nursery practices. Coniferous pines or upright evergreens such as junipers and cedars are not allowed as street trees.

Austrian Pine
Bur Oak
Cedar Elm
Chinese Pistache
Chitalpa
Desert Willow
Live Oak
Red Oak
Texas Red Oak
Thornless Honeylocust
Thornless Mesquite
Japanese Zelkova
Vitex
Yaupon Holly

Pinus nigra
Quercus macrocarpa
Ulmus crassifolia
Pistacia chinensis
Chilopsis x catapla
Chilopsis linearis
Quercus virginiana
Quercus shumardii
Quercus buckleyii 'Texana'
Gleditsia triachanthos inermis
Prosopis glandulosa 'Maverick'
Zelkova serrate 'Green Vase'
Vitex angus-castus
Ilex vomitoria

Accent Trees

Accent trees may only be used in the right-of-way at gateways and special intersections and will have a minimum four-inch (4") caliper as measured by ANSI standard nursery practices. They may not be used to fulfill the street tree requirement.

Allee Lacebark Elm
Bald Cypress

Ulmus parvifolia 'Allee'
Taxodium distichum

Street Shrubs and Low-Height Perennials

The following species may be used in the right-of-way planting pockets.

Autumn Joy Sedum
Autumn Sage
Blackfoot Daisy
Blanket Flower
Brown-Eyed Susan
Coreopsis
Dianthus
Dwarf Mexican Petunia
Guara
Indian Hawthorn
Lantana
Siberica Iris
Stella de Oro Dwarf Daylily
Texas Sage
Yarrow

Sedum x 'Autumn Joy'
Salvia greggii
Melampodium leucanthum
Gaillardia pulchella
Rudbeckia hirta
Coreopsis spp.
Dianthus spp.
Ruellia brittoniana
Gaura lindheimeri
Raphiolepis indica
Lantana spp.
Iris sibirica
Hemerocallis x 'Stella de Oro'
Leucophyllum frutescens
Achillea spp.

Other Plant Materials

Shrubs and Perennials

Artemisia
Aster
Barberry
Butterfly Bush
Columbine
Forsythia
Red Yucca
Rose (Multiple Varieties)
Russian Sage
Sedum
Silverberry
Spirea
Yellow Yucca

Artemisia spp.
Aster spp.
Barberry spp.
Buddleia davidii
Aquilegia spp.
Forsythia intermedia
Hesperaloe parviflora
Rosa spp.
Perovskia atriplicifolia
Sedum spp.
Elaeagnus ebbingei
Spirea vanhouttei
Hesperaloe parviflora

Vines

Coral Honeysuckle
Five Leaf Akebia
Purple Honeysuckle
Texas Wisteria

Lonicera sempervirens
Akebia quinata
Lonicera japonica 'Purpurea'
Wisteria frutescens

Groundcovers

Blue Rug Juniper
Dusty Miller
Green or Gray Santolina
Huntington Carpet Rosemary
Ice Plant
Lambs Ear
Purple leaf Euonymous
Verbena
Winter creeper

Juniperus horizontalis 'Wiltonii'
Senecio cineraria
Santolina virans
Rosmarinus officinalis 'Huntington Carpet'
Carpobrotus edulis
Stachys spp.
Euonymous fortune 'Colorado'
Verbena canadensis
Euonymous fortune

Ornamental Grasses

Big Blue Lily Turf
Blue Grama Grass
Blue Lyme Grass
Buffalo Grass
Fountain Grass
Giant Liriope
Hameln Grass
Japanese Ribbon Grass
Japanese Silvergrass
Karl Forester Feather Reed Grass
Lindheimer's Muhly
Northern Seat Oats
Purple Fountain Grass
Side Oats Grama

Liriope muscari
Buchloe gracilis
Elymus arenarius
Buchloe dactyloides
Pennisetum alopecuroides
Liriope muscari 'Gigantea'
Pennisetum alopecuroides 'Hamlen'
Phalaris arundinacea
Miscanthus sinensis 'Variegata'
Calamagrostis acutiflora 'Karl Forester'
Muhlenbergia linheimeri
Chasmanthium latifolium
Pennisetum staceum 'Rubrum'
Bouteloua curtipendula

Sec. 29-19.1. "CB-2" Central Business District, Broadway/13th/Main.

(a) Purpose. The urban core of the Lubbock Central Business District is a unique area of the city with special needs addressed in this ordinance [chapter]. The purpose of this district is to provide realistic, modern standards for new development and encourage renewal and revitalization of existing development. The review process hereby established promotes this purpose.

(b) General provisions.

(1) All uses within this district shall be of wholesale or retail sales, service, general or professional office, or residential use.

Use table needs to be reviewed, simplified and updated to reflect modern uses and policy goals for downtown

(2) All business shall be conducted entirely within a building. Outside storage and/or display of any type is prohibited. Accessory pass-out windows and/or pickup and delivery to customers while still in their motor vehicles shall be prohibited unless specifically allowed by this code.

Allowance should be given to outdoor and sidewalk dining

(3) Any residential use within this district, other than freestanding residential structures (apartment buildings, townhomes, garden homes, duplexes or single-family), must meet the provisions of the commercial building code.

(4) All structures shall be in keeping with the average value and construction of the existing development in the area.

Vague statement recommend removal

(5) Plan review requirement: No construction permit, unless it is for interior renovation only of an existing structure, shall be issued within the "CB-2" District until a plan review as required by this section has been completed and plans approved. The proponent shall provide any items required for plan review.

(6) All warehousing shall be in conjunction with on premise retail and or wholesale sales. All supplemental storage shall be attached to or adjacent to the principal building on this site and be subject to all requirements pertaining to the principal building.

(c) Permitted uses. Use table needs to be reviewed, simplified and updated to reflect modern uses and policy goals for downtown

(1) Any use unconditionally permitted in the "CB-1" District.

(2) Agriculture implement and tractor sales and services (totally within a building).

(3) Ambulance service.

(4) Apartments as specified in the "A-2" section.

(4a) Arts and crafts store.

(4b) Banks, and saving and loan companies, including motor banks and/or accessory pass-out windows.

(4c) Bicycle and lawnmower sales and repair shops.

(5) Builder's supply. All materials must be in a building.

(6) Bus station.

- (7) Cafe supply dealer, fixtures.
- (8) Candy plant.
- (9) Canvas goods shop, tents and awnings (no manufacturing).
- (10) Cleaning, dyeing or dry cleaning shops.
- (11) Commercial parking lot or building. No gasoline sales permitted.
- (12) Commercial private clubs and teenage clubs.
- (12a) Consignment clothing store. (No outside storage or display.)
- (12b) Convalescent or sick room supplies.
- (13) Dairy supply dealer.
- (14) Dance hall (no mixed alcoholic beverage sales permitted).
- (15) Department store, discount center, family center.
- (16) Electrical supply dealer.
- (17) Feed store with no grinding, packaging, or mixing of feed permitted.
- (17a) Florist shop.
- (18) Frozen food lockers.
- (19) Furniture store, new and used. (All merchandise must be in a building).
- (20) Game room, pool, billiard and/or domino parlor (no mixed alcoholic beverage sales permitted).
- (20a) Gift shop.
- (20b) Grocery store. In areas allowed by state and local laws, permit the sale of alcoholic beverages for off-premises consumption as an incidental use as defined in section [29-3\(59\)](#).
- (21) Tamale plant.
- (21a) Hobby shop.
- (22) Hotel or motel.
- (22a) Household appliance sales and repair shop.
- (23) Janitorial or cleaning service.
- (24) Job printing and lithographing.

- (25) Laboratory, chemical, general analysis.
- (26) Lumber yard, with no mill. All materials must be within a building.
- (26a) Laundry and dry cleaning not exceeding over five thousand (5,000) square feet of gross floor area. Accessory pass-out windows and/or pickup and delivery of laundry from customers while still in their motor vehicle shall be permitted.
- (27) Magazine agency.
- (28) Motorcycle shop, including sales, rentals and service. (Outside display of motorcycles for sale or rent permitted.)
- (29) Nightclub, bar or lounge.
- (30) Nonprofit training center with retail sales.
- (30a) Package store.
- (31) Paint, tile, carpet, wall covering, and floor covering store.
- (32) Pest control service.
- (33) Pet shop - totally within a building.
- (34) Plumbing service, as defined in section 2.92 [[29-3\(92\)](#)].
- (35) Print shop.
- (36) Private community centers for the recreational and social use of the residents of an addition, subdivision, housing development, or apartment complex which is operated by an association or incorporated group for their use and benefit. Such center may contain a swimming pool, volleyball, tennis and croquet courts, parking lot, playground equipment and other similar recreational facilities. Such use shall be of the nature described above and shall be operated for the benefit and use of the occupants only as a part of the development.
- (37) Produce market. (Totally within a building.)
- (38) Quick tune or quick oil change facilities.
- (39) Radio, stereo, or television repair shops.
- (40) Rental store (no outside storage or display).
- (41) Reserved.
- (42) Restaurants when designed for service and consumption of food inside the building, except that accessory passout windows and outside dining areas/patios shall be permitted as defined in section [29-3\(97.1.1\)](#) and [29-3\(97.1.2\)](#) and the yard requirement section of this ordinance at [29-19.1\(e\)](#).
- (43) Road machinery sales and service (totally within a building).

- (44) Secondhand goods store or pawnshop.
- (44a) Self-service laundry or washateria and dry cleaning pick-up stations. Accessory pass-out windows and/or delivery of laundry from customers while still in their motor vehicle shall be permitted.
- (45) Sign shops, limited to window lettering, painted wall signs, banners and desk signs.
- (46) Skating rinks.
- (46a) Sporting goods store.
- (47) Store fixtures sales (no manufacturing permitted).
- (48) Theaters and motion picture shows (includes multiple screens).
- (49) Tire, battery and accessory stores.
- (50) Upholstery shops, furniture (No outside storage permitted).
- (51) Wholesale house, sales office and storage - No cotton storage.
- (d) Conditional uses. The following uses may be permitted when approved by the zoning board of adjustment as specified in section 25[[29-28](#)].
- (1) Shared or leased parking within six hundred (600) feet of the property when business circumstances, location of parking spaces and normal hours of use are conducive to both businesses, and such arrangement is demonstrated by a letter of agreement between the two (2) parties.
- (1a) Alcohol sales, in areas allowed by state and local laws, permit the sale of alcoholic beverages for off-premises consumption as an incidental use in any business unconditionally permitted in this district, as defined in section [29-3](#)(59). (No accessory pass-out windows and/or delivery to customers while still in their motor vehicles shall be permitted.)
- (2) Outside dining patios with front setbacks of less than twenty-five (25) feet, unless allowed by the yard requirement section of this ordinance at [29-19.1](#)(e)(1). This should be a permitted rather than conditional use
- (2a) Permit in any business the use of an accessory pass-out window and/or delivery to customers while still in their motor vehicles.
- (3) Public utility installations such as, but not limited to, railroad right-of-way and tracks, transformer stations, transmission lines, telephone exchanges, lift stations, pumping stations, but in no event shall this be construed as permitting such uses as garages and shops, railroad yards, loading yards or warehouses.
- (e) Yard requirements.
- (1) Front yard. Any lot line adjacent to a dedicated street (not an alley) shall be a front.
- a. The front yard setback for structures and outdoor dining areas/patios shall be no less than the average setback established by the development on the adjacent lot or lots.

b. On corner lots, the front setback shall be no less than zero (0) feet and no greater than the setback established by the development on the adjacent lot. This can cause confusion when adjacent lots are vacant.

c. In no event, however, shall any garage have less than a twenty (20) foot front setback.

d. Structures and outdoor dining areas/patios must meet the vision clearance requirements of this section.

(2) Rear yard. There shall be no rear yard requirement.

(3) Side yard. There shall be no side yard requirement.

(4) Projections into required yards.

a. Bay windows with a gross floor area of less than or equal to twelve (12) square feet, cornices, belt courses, eaves, sills, awnings, canopies, and chimneys may extend two (2) feet into any required yard.

b. Unenclosed fire escapes, stairways, porch overhangs and/or balconies, covered or uncovered, may extend four (4) feet into any required yard.

(f) Lot width. There shall be no minimum lot width.

(g) Lot area. There shall be no lot area requirement.

(h) Lot coverage. There shall be no lot coverage requirement.

(i) Floor area ratio. There shall be no floor area ratio requirement.

(j) Height limit. There shall be no height requirement.

(k) Separation. No bar, cocktail lounge, private club, nightclub or dance hall shall be located within six hundred (600) feet of any established bar, lounge, private club, nightclub, or dance hall. This distance shall be measured in a direct line from front door to front door.

(l) Off-street parking.

Consider modification of this requirement as it could stifle new businesses.

(1) Off-street parking requirements.

Reduce, modify and simplify parking requirement per a holistic parking strategy.

a. Boarding or rooming houses - One space for each occupant.

b. Churches and other places of worship - One paved off-street parking space for each eight (8) seats in the auditorium. If pews are used, each twenty (20) inches in length shall equal one seat.

c. Convalescent, nursing, maternity and geriatric homes and personal care facilities - Three (3) spaces for each five (5) beds.

d. Day nurseries - One space for each three hundred (300) square feet of gross floor area.

e. Funeral home or mortuary - One space for each eight (8) seats in the chapel.

f. Game rooms, pool, billiard and/or domino parlors - One space for each one hundred (100) square feet of gross floor area.

- g. Hospital - Two (2) spaces for each bed.
 - h. Nightclub, bar, lounge, or dance hall - One space for each one hundred (100) square feet of gross floor area.
 - i. Residential units - One space for each efficiency unit, one and one-half (1 1/2) spaces for each one bedroom unit, two (2) spaces for each unit with two (2) or more bedrooms, plus one additional space for each four (4) units in the development. Townhomes, garden homes, duplexes and single-family shall comply with the "R-1" and "R-2" parking standards.
 - j. Restaurants serving or not serving mixed alcoholic beverages - One space for each one hundred (100) square feet of gross floor area, except that outside dining areas/patios with fewer than two hundred fifty (250) square feet shall not be included in the gross square footage. Any outside dining areas/patios larger than two hundred fifty (250) square feet shall have the entire area included in the gross square footage.
 - k. Semi-public uses such as YMCA, YWCA, scouts, boys club, etc. - One space for each five hundred (500) square feet in activity areas such as gymnasium or swimming pools plus one space for each two hundred (200) square feet of other building areas.
 - l. Theaters and motion picture shows (including multiple screens) - One (1) space for each eight (8) seats.
 - m. All permitted uses not listed above - One space for each three hundred (300) square feet of floor area.
 - n. Conditional uses - The required number of spaces shall be set by the zoning board of adjustment, based on the requirements for that use or similar type uses in this or other districts.
- (2) Off-street parking provisions.
- a. Required off-street parking may be on-site or on property under common ownership within six hundred (600) feet of the property.
 - b. Shared or leased parking shall be subject to approval by the zoning board of adjustment under section [29-19.1\(d\)\(1\)](#).
 - c. Any lighting of drives or parking areas shall be so designed as not to cause any glare on any other residential or apartment zoned area in the vicinity.
 - d. Off-street parking shall be screened in accordance with section [29-19.1\(o\)\(6\)](#).
 - e. Plans for off-street parking areas shall be submitted to be checked and approved as to access, ingress and egress by the city traffic engineer under the terms of this district and the city's driveway regulations.
 - f. No off-street parking areas shall be allowed in front of buildings on Broadway. Parking areas may be installed at the side or at the rear of a structure. If the parking area is on a corner property all curb cuts shall be on the north/south street.
 - g. No overhead or garage doors shall be allowed facing Broadway.
 - h. Recreational vehicles and oversized recreational equipment or trailers may be stored on paved parking lots, but not in any landscaped area.

1. In no event shall storage of recreational vehicles or oversized recreational equipment or trailers be allowed in the right-of-way or parkway.

2. No person shall occupy or use any recreational vehicles as living or sleeping quarters, except as allowed in subsection i. below.

i. Exceptions to recreational vehicle requirements in section [29-19.1\(1\)\(2\)h.](#) above:

1. Any recreational vehicle, oversized recreational equipment or trailer parked by its owner who is a Lubbock resident, on his lot, while engaged in active loading or unloading for a period not exceeding forty-eight (48) hours in a five-day period.

2. The recreational vehicle of a non-Lubbock resident on the lot or parcel of a person he is visiting. However, the recreational vehicle shall only be allowed to be parked on the lot for a maximum of fourteen (14) days during a thirty-day period.

3. Recreational vehicles parked on private parking lots of hospitals and/or clinics where parking of such vehicles is allowed.

4. Any pop-up or tent campers stored in the collapsed position.

(m) Plan review. Persons developing property within the "CB" districts are strongly encouraged to schedule a pre-application conference with the planning department. Plans submitted under the provisions of this section should convey the exterior design elements of a development and illustrate the property's relationship to its surroundings. A complete set of documents shall include the following information:

(1) Completed project application form.

(2) Owner or representative's name, address, phone and project title.

(3) Photographs illustrating the condition of the property, including all facades of any existing buildings.

(4) Site plans, maps and/or elevation drawings of proposed structures. All submissions should be to scale and illustrate:

a. All property lines, north arrow and scale.

b. All streets, alleys and easements, both existing and proposed.

c. Architectural character and use of materials, including mechanical equipment and other visible items associated with the structure or development lot. Illustrations should include:

1. Elevation drawings, photographs and other supporting materials to illustrate the proposed renovation.

2. Specifications for all materials to be used, including samples if necessary for complete understanding.

3. Color specifications with samples preferred.

d. Location and dimensions of buildings and structures.

e. Building height and setback from adjacent right-of-way lines.

- f. Proposed ingress and egress to property, and traffic flow and control.
 - g. Off-street parking and loading areas, including any additional information required to calculate parking requirements.
 - h. Type, dimension, and character of screening.
 - i. Location, size and design of signs, existing and proposed.
 - j. Location, height and design of outdoor lighting.
 - k. Landscape and irrigation plan for the development lot, including specifications for hard-surface landscape materials.
- (5) Other information that will assist in the evaluation of site development is encouraged, but not required.
- (n) Plan review process.
- (1) Prior to issuance of a construction permit, complete plans as described in section [29-19.1\(m\)\(1\)--\(5\)](#) shall be submitted to the planning department. The senior planner or his designated representative shall determine by review of such plans whether the proposed development meets the intent of this section and the "Design Standards for the Central Business District," dated 1999, a copy of which is attached hereto and incorporated in this ordinance as if fully set forth. Within ten (10) working days of receipt by the planning department, both the proponent and the building official will be informed in writing of the senior planner's decision including the need for review by the urban design and historic preservation commission as described in section [29-19.1\(n\)\(2\)](#), or any conditions for approval. The senior planner's decision may be appealed in writing to the zoning board of adjustment by the applicant or other interested person within thirty (30) days of the written decision in accordance with section [29-28](#).
- Combine Zoning and Design standards in the LDC rewrite to facilitate development process and administration
- (2) If the senior planner determines that the proposal contains unique circumstances which cannot be accommodated by the standards of this zoning district and the "Design Standards for the Central Business District," the senior planner shall notify the proponent in writing and the plans shall be placed on the next available agenda of the urban design and historic preservation commission for recommendations. The commission shall use this section and the design standards to determine whether the development meets the intent of each and to make recommendations. Factors to be considered by the commission in making their recommendation and attaching conditions include: the extent to which the proposal differs from the design standards or the standards of the ordinance, the impact of these modifications on existing and future development in the area, and the public purpose to be served by permitting the requested modifications.
- (3) Upon recommendation by the commission, the senior planner may vary the requirements of the design standards so long as the requirements of section [29-19.1](#) are not altered. Variances from the requirements of section [29-19.1](#), even if recommended by the commission, must be approved by the zoning board of adjustment in accordance with section [29-28](#). The commission shall provide its recommendations in writing to the applicant and to the zoning board of adjustment.
- (o) Landscaping requirements.
- (1) No less than ninety (90) percent of the required front yard excluding paved curb returns or driveways up to a minimum of ten (10) percent of the total development lot area shall be landscaped and permanently maintained, except that:

- a. Interior courtyards shall not be included in any required landscaping.
- b. Buildings with zero (0) front and side setback shall not be required to have any on-site landscaping except that when a structure with zero (0) setback has adjacent parking ten (10) percent of that parking area must be landscaped.
- Modify standards so that plazas, widened sidewalks, outdoor dining, etc. can meet landscape requirements in small setback conditions
- (2) The parkway areas of adjacent rights-of-way, excluding paved curb cuts and driveways, shall be landscaped and permanently maintained. This shall be in addition to the landscaping required above. Any landscaping placed in the parkway must be in compliance with section [29-30\(b\)\(6\)i.3.](#) of the zoning ordinance.
- (3) All required landscaping must be visible from the public right-of-way and placed for maximum enhancement of the property and the Broadway Corridor.
- (4) Landscaping shall meet the requirements of section [29-3\(62\)](#), except that hard surface materials shall include only brick, stone, and modular pavers. Landscaping shall not include the use of smooth, patterned, colored or aggregate poured-in-place concrete or asphalt.
- (5) Any landscaping placed within the visibility triangle of a corner lot shall be in compliance with the vision clearance standards of this section.
- (6) Off-street parking of motor vehicles immediately adjacent to any street shall be screened from the street by a two and one-half foot (2 1/2) solid fence. Such fencing shall be placed immediately adjacent to the parking area in accordance with subsection [29-19.1\(p\)\(1\)](#) of this section and set back no more than six (6) feet. The area between the fence and the property line, if any, must be landscaped and permanently maintained according to the landscape section of this ordinance.
- (7) All landscaped areas on the development tract and adjacent parkway shall have immediate availability of water (i.e., a water faucet) or an irrigation system, either system to be capable of sustaining plant materials. Irrigation systems shall meet acceptable industry standards.
- (8) Irrigation systems adjacent to public streets shall not spray onto adjacent streets or gutters.
- (9) When seasonal conditions warrant, the building official may issue a temporary certificate of occupancy for sixty (60), ninety (90), or one hundred twenty (120) days pending completion of landscaping. No final certificate of occupancy shall be issued prior to completion of landscape requirements.
- (p) Vision clearance.
- (1) Front yards. In a front yard, no wall, fence or other structure shall be erected in any part of the front yard that would be higher than a line extending from a point two and one-half (2 1/2) feet above the natural ground level at the front lot line to a point four and one-half (4 1/2) feet above the natural ground level at a depth of twenty-five (25) feet from the front lot line.
- (2) Corner lots. It shall be unlawful to set out, construct, maintain, or permit or cause to be set out, constructed, or maintained any tree, shrub, plant, sign or structure or any other view obstruction having a height greater than two (2) feet as measured from the top of the curb of the adjacent streets within the intersection visibility triangle. This restriction shall not apply to traffic control signs and signals, street signs or utility poles placed within such area by authority of the city. Intersection visibility triangle shall mean a triangle sight area, at all intersections, which shall include that portion of public right-of-way and any corner lot within a triangle formed by a diagonal line extending through points on the two (2) property lines twenty-five (25) feet from the street corner intersection of the property lines (or that point of intersection of the property lines extended) and intersecting the curb lines.

(3) Parkway. It shall be unlawful to set out, construct, maintain, or permit to be maintained, set out or constructed any shrub or plant (excluding trees), sign or structure, or any other view obstruction having a height of greater than three (3) feet, as measured from the top of the curb of the adjacent street, in the parkway area. All trees with a trunk diameter greater than two (2) inches measured three (3) feet above ground level that are within any of the parkway area shall be trimmed so that no foliage is less than six (6) feet above the top of the curb of the adjacent street. No evergreen or coniferous species of tree shall be allowed in the parkway.

(4) This section shall not apply to traffic control signs and signals, street signs, mail boxes which are less than two (2) feet long on each side which is perpendicular to the street, or utility poles placed within the parkway. No such tree, shrub or plant, sign or structure (including mailboxes) shall be allowed to interfere with the free passage of vehicles on the street or of pedestrians on the sidewalk or to obscure the view of motor vehicle operators of any traffic control device or street sign or otherwise create a traffic hazard.

(Ord. No. 10173, § 2, 6-24-99; Ord. No. 2009-O0058, § 7, 7-8-09; Ord. No. 2009-O0059, § 9, 7-8-09)

Sec. 29-19.2. "CB-3" Central Business District, General.

(a) Purpose. The purpose of this district is to provide realistic, modern standards for new development and encourage renewal and revitalization of existing development in the transitional area surrounding the central business core. The review process hereby established promotes this purpose.

(b) General provisions.

(1) All uses within this district shall be of wholesale and retail sales, service, general or professional office, or residential use.

Use table needs to be reviewed, simplified and updated to reflect modern uses and policy goals for downtown

(2) All business shall be conducted entirely within a building. Outside storage and/or display of any type shall be prohibited, except as indicated. Accessory pass-out windows and/or pickup and delivery to customers while still in their motor vehicles shall be prohibited unless specifically allowed by this code.

Allowance should be given to outdoor and sidewalk dining

(3) Any residential use within this district, other than freestanding residential structures (apartment buildings, townhomes, garden homes, duplexes or single-family), must meet the provisions of the commercial building code.

(4) All structures shall be in keeping with the average value and construction of the existing development in the area.

Vague statement recommend removal

(5) Plan review requirement. No construction permit, unless it is for interior renovation only of an existing structure, shall be issued within the "CB-3" District until a plan review as required by this section has been completed and plans approved. The proponent shall provide any items required for plan review.

(6) All warehousing shall be in conjunction with on-premises retail and or wholesale sales. All supplemental storage shall be attached to or adjacent to the principal building on this site and be subject to all requirements pertaining to the principal building.

(c) Permitted uses. Any use unconditionally permitted in the "C-3," "IHC," "IHO," "CB-1," or "CB-2" Districts.

Use table needs to be reviewed, simplified and updated to reflect modern uses and policy goals for downtown

(d) Conditional uses. The following uses may be permitted when approved by the zoning board of adjustment as specified in section 25[29-28].

(1) Shared or leased parking within six hundred (600) feet of the property when business circumstances, location of parking spaces and normal hours of use are conducive to both businesses, and such arrangement is demonstrated by a letter of agreement between the two (2) parties.

(1a) Alcohol sales, in areas allowed by state and local laws, permit the sale of alcoholic beverages for off-premises consumption as an incidental use in any business unconditionally permitted in this district, as defined in section 29-3(59). (No accessory pass-out windows and/or delivery to customers while still in their motor vehicles shall be permitted.)

(2) Outside dining patios with front setbacks of less than twenty-five (25) feet, unless allowed by the yard requirement subsection of this section at 29-19.2(e)(1).

This should be a permitted rather than conditional use

(3) Permit in any business the use of an accessory pass-out window and/or delivery to customers while still in their motor vehicle.

(e) Yard requirements.

(1) Front yard. Any lot line adjacent to a dedicated street (not an alley) shall be a front.

a. The front yard setback for structures and outdoor dining areas/patios shall be no less than the average setback established by the development on the adjacent lot or lots.

b. On development tracts adjacent to vacant land, the minimum setback shall meet the average established setback in the immediate vicinity. Better to provide a standard range. "Immediate vicinity" is vague

c. In no event, however, shall any garage have less than a twenty (20) foot front setback.

d. Structures and outdoor dining areas/patios must meet the vision clearance requirements of this section.

(2) Rear yard. There shall be no rear yard requirement.

(3) Side yard. There shall be no side yard requirement.

(4) Projections into required yards.

a. Bay windows with a gross floor area of less than or equal to twelve (12) square feet, cornices, belt courses, eaves, sills, awnings, canopies, and chimneys may extend two (2) feet into any required yard.

b. Unenclosed fire escapes, stairways, porch overhangs and/or balconies, covered or uncovered, may extend four (4) feet into any required yard.

(f) Lot width. There shall be no minimum lot width.

(g) Lot area. There shall be no lot area requirement.

(h) Lot coverage. There shall be no lot coverage requirement.

(i) Floor area ratio. There shall be no floor area ratio requirement.

(j) Height limit. There shall be no height requirement.

(k) Separation. No bar, cocktail lounge, private club, nightclub or dance hall shall be located within six hundred (600) feet of any established bar, lounge, private club, nightclub, or dance hall. This distance shall be measured in a direct line from front door to front door.

(l) Off-street parking.

Consider modification of this requirement as it could stifle new businesses.

(1) Off-street parking requirements.

Reduce, modify and simplify parking requirement per a holistic parking strategy.

a. Boarding or rooming houses - One space for each occupant.

b. Churches and other places of worship - One paved off-street parking space for each eight (8) seats in the auditorium. If pews are used, each twenty (20) inches in length shall equal one seat.

c. Convalescent, nursing, maternity and geriatric homes and personal care facilities - Three (3) spaces for each five (5) beds.

- d. Day nurseries - One space for each three hundred (300) square feet of gross floor area.
- e. Funeral home or mortuary - One space for each eight (8) seats in the chapel.
- f. Game rooms, pool, billiard and/or domino parlors - One space for each one hundred (100) square feet of gross floor area.
- g. Hospital - Two (2) spaces for each bed.
- h. Nightclub, bar, lounge, or dance hall - One space for each one hundred (100) square feet of gross floor area.
- i. Residential units - One space for each efficiency unit, one and one-half (1 1/2) spaces for each one bedroom unit, two (2) spaces for each unit with two (2) or more bedrooms, plus one additional space for each four (4) units in the development. Townhomes, garden homes, duplexes and single family shall comply with the "R-1" and "R-2" parking standards.
- j. Restaurants serving or not serving mixed alcoholic beverages - One space for each one hundred (100) square feet of gross floor area, except that outside dining areas/patios with fewer than two hundred fifty (250) square feet shall not be included in the gross square footage. Any outside dining areas/patios larger than two hundred fifty (250) square feet shall have the entire area included in the gross square footage.
- k. Semi-public uses such as YMCA, YWCA, scouts, boys club, etc. - One space for each five hundred (500) square feet in activity areas such as gymnasium or swimming pools plus one space for each two hundred (200) square feet of other building areas.
- l. Theaters and motion picture shows (including multiple screens) - One (1) space for each eight (8) seats.
- m. All permitted uses not listed above - One space for each three hundred (300) square feet of floor area.
- n. Conditional uses - The required number of spaces shall be set by the zoning board of adjustment, based on the requirements for that use or similar type uses in this or other districts.

(2) Off-street parking provisions.

- a. Required off-street parking may be on-site or on property under common ownership within six hundred (600) feet of the property.
- b. Shared or leased parking shall be subject to approval by the zoning board of adjustment under section [29-19.2\(d\)\(1\)](#).
- c. Any lighting of drives or parking areas shall be so designed as not to cause any glare on any other residential or apartment zoned area in the vicinity.
- d. Plans for off-street parking areas shall be submitted to be checked and approved as to access, ingress and egress by the city traffic engineer under the terms of this district and the city's driveway regulations.
- e. Recreational vehicles and oversized recreational equipment or trailers may be stored on paved parking lots, but not in any landscaped area.

1. In no event shall storage of recreational vehicles or oversized recreational equipment or trailers be allowed in the right-of-way or parkway.

2. No person shall occupy or use any recreational vehicles as living or sleeping quarters, except as allowed in subsection g below.

f. Exceptions to recreational vehicle requirements in section [29-19.2\(1\)\(2\)e.](#) above:

1. Any recreational vehicle, oversized recreational equipment or trailer parked by its owner who is a Lubbock resident, on his lot, while engaged in active loading or unloading for a period not exceeding forty-eight (48) hours in a five-day period.

2. The recreational vehicle of a non-Lubbock resident on the lot or parcel of a person he is visiting. However, the recreational vehicle shall only be allowed to be parked on the lot for a maximum of fourteen (14) days during a thirty-day period.

3. Recreational vehicles parked on private parking lots of hospitals and/or clinics where parking of such vehicles is allowed.

4. Any pop-up or tent campers stored in the collapsed position.

(m) Plan review. Persons developing property within the "CB" districts are strongly encouraged to schedule a pre-application conference with the planning department. Plans submitted under the provisions of this section should convey the exterior design elements of a development and illustrate the property's relationship to its surroundings. A complete set of documents shall include the following information:

(1) Completed project application form.

(2) Owner or representative's name, address, phone and project title.

(3) Photographs illustrating the condition of the property, including all facades of any existing buildings.

(4) Site plans, maps and/or elevation drawings of proposed structures. All submissions should be to scale and illustrate:

a. All property lines, north arrow and scale.

b. All streets, alleys and easements, both existing and proposed.

c. Architectural character and use of materials, including mechanical equipment and other visible items associated with the structure or development lot. Illustrations should include:

1. Elevation drawings, photographs and other supporting materials to illustrate the proposed renovation.

2. Specifications for all materials to be used, including samples if necessary for complete understanding.

3. Color specifications with samples preferred.

d. Location and dimensions of buildings and structures.

e. Building height and setback from adjacent right-of-way lines.

- f. Proposed ingress and egress to property, and traffic flow and control.
 - g. Off-street parking and loading areas, including any additional information required to calculate parking requirements.
 - h. Type, dimension, and character of screening.
 - i. Location, size and design of signs, existing and proposed.
 - j. Location, height and design of outdoor lighting.
 - k. Landscape and irrigation plan for the development lot, including specifications for hard-surface landscape materials.
- (5) Other information, which will assist in the evaluation of site development, is encouraged, but not required.
- (n) Plan review process.
- (1) Prior to issuance of a construction permit, complete plans as described in section [29-19.2\(m\)\(1\)--\(5\)](#) shall be submitted to the planning department. The senior planner or his designated representative shall determine by review of such plans whether the proposed development meets the intent of this section and the "Design Standards for the Central Business District," dated 1999, a copy of which is incorporated by reference as if fully set forth. Within ten (10) working days of receipt by the planning department, both the proponent and the building official will be informed in writing of the senior planner's decision, including the need for review by the urban design and historic preservation commission as described in section [29-19.2\(n\)\(2\)](#) below, or any conditions for approval. The senior planner's decision may be appealed in writing to the zoning board of adjustment by the applicant or other interested person within thirty days of the written decision in accordance with [29-28](#).
- Combine Zoning and Design standards in the LDC rewrite to facilitate development process and administration
- (2) If the senior planner determines that the proposal contains unique circumstances which cannot be accommodated by the standards of this zoning district and the "Design Standards for the Central Business District," the senior planner shall notify the proponent in writing and the plans shall be placed on the next available agenda of the urban design and historic preservation commission for recommendations. The commission shall use this section and the design standards to determine whether the development meets the intent of each and to make recommendations. Factors to be considered by the commission in making their recommendation and attaching conditions include: the extent to which the proposal differs from the design standards or the standards of the ordinance, the impact of these modifications on existing and future development in the area, and the public purpose to be served by permitting the requested modifications.
- (3) Upon recommendation by the commission, the senior planner may vary the requirements of the design standards so long as the requirements of section [29-19.2](#) are not altered. Variances from the requirements of section [29-19.2](#), even if recommended by the Commission, must be approved by the zoning board of adjustment in accordance with section [29-28](#). The commission shall provide its recommendations in writing to the applicant and to the zoning board of adjustment.
- (o) Landscaping requirements.
- (1) No less than ninety (90) percent of the required front yard excluding paved curb returns or driveways up to a minimum of five (5) percent of the total development lot area shall be landscaped and permanently maintained, except that:

- a. Interior courtyards shall not be included in any required landscaping.
- b. Buildings with zero (0) front and side setback shall not be required to have any on-site landscaping except that when a structure with zero (0) setback has adjacent parking five (5) percent of that parking area must be landscaped.

Modify standards so that plazas, widened sidewalks, outdoor dining, etc. can meet landscape requirements in small setback conditions

- (2) The parkway areas of adjacent rights-of-way, excluding paved curb cuts and driveways shall be landscaped and permanently maintained. This shall be in addition to the landscaping required above. Any landscaping placed in the parkway must be in compliance with section [29-30\(b\)\(6\)i.3.](#) of the zoning ordinance.
- (3) All required landscaping must be visible from the public right-of-way and placed for maximum enhancement of the property.
- (4) Landscaping shall meet the requirements of section [29-3\(62\)](#).
- (5) Any landscaping placed within the visibility triangle of a corner lot shall be in compliance with the vision clearance standards of this section.
- (6) All landscaped areas on the development tract and adjacent parkway shall have immediate availability of water (i.e., a water faucet) or an irrigation system, either system to be capable of sustaining plant materials. Irrigation systems shall meet acceptable industry standards.
- (7) Irrigation systems adjacent to public streets shall not spray onto adjacent streets or gutters.
- (8) When seasonal conditions warrant, the building official may issue a temporary certificate of occupancy for sixty (60), ninety (90), or one hundred twenty (120) days pending completion of landscaping. No final certificate of occupancy shall be issued prior to completion of landscape requirements.
- (p) Vision clearance.
- (1) Front yards. In a front yard, no wall, fence or other structure shall be erected in any part of the front yard that would be higher than a line extending from a point two and one-half (2 1/2) feet above the natural ground level at the front lot line to a point four and one-half (4 1/2) feet above the natural ground level at a depth of twenty-five (25) feet from the front lot line.
- (2) Corner lots. It shall be unlawful to set out, construct, maintain, or permit or cause to be set out, constructed, or maintained any tree, shrub, plant, sign or structure or any other view obstruction having a height greater than two (2) feet as measured from the top of the curb of the adjacent streets within the intersection visibility triangle. This restriction shall not apply to traffic control signs and signals, street signs or utility poles placed within such area by authority of the city. Intersection visibility triangle shall mean a triangle sight area, at all intersections, which shall include that portion of public right-of-way and any corner lot within a triangle formed by a diagonal line extending through points on the two (2) property lines twenty-five (25) feet from the street corner intersection of the property lines (or that point of intersection of the property lines extended) and intersecting the curb lines.
- (3) Parkway. It shall be unlawful to set out, construct, maintain, or permit to be maintained, set out or constructed any shrub or plant (excluding trees), sign or structure, or any other view obstruction having a height of greater than three (3) feet, as measured from the top of the curb of the adjacent street, in the parkway area. All trees with a trunk diameter greater than two (2) inches measured three (3) feet above ground level that are within any of the parkway area shall be trimmed so that no foliage is less than six (6) feet above the top of the curb of the adjacent street. No evergreen or coniferous species of tree shall be allowed in the parkway.

(4) This section shall not apply to traffic control signs and signals, street signs, mail boxes which are less than two (2) feet long on each side which is perpendicular to the street, or utility poles placed within the parkway. No such tree, shrub or plant, sign or structure (including mailboxes) shall be allowed to interfere with the free passage of vehicles on the street or of pedestrians on the sidewalk or to obscure the view of motor vehicle operators of any traffic control device or street sign or otherwise create a traffic hazard.

(Ord. No. 10173, § 3, 6-24-99; Ord. No. 2009-O0058, § 8, 7-8-09; Ord. No. 2009-O0059, § 10, 7-8-09)

DRAFT

Sec. 29-19.3. "CB-4" Depot District.

(a) Purpose. The Depot District is a unique and diverse area of the city with special needs addressed in this section. The purpose of this district is to provide realistic modern standards for new development and encourage renewal and revitalization of existing development. The review process hereby established promotes this purpose.

(b) General provisions.

(1) All uses within this district shall be of wholesale and retail sales, service, general or professional office, or residential use.

Use table needs to be reviewed, simplified and updated to reflect modern uses and policy goals for downtown

(2) All business shall be conducted entirely within a building. Outside storage and/or display of any type shall be prohibited, except as indicated. Accessory pass-out windows and/or pickup and delivery to customers while still in their motor vehicles shall be prohibited unless specifically allowed by this code.

Allowance should be given to outdoor and sidewalk dining

(3) Any residential use within this district, other than freestanding residential structures (apartment buildings, townhomes, garden homes, duplexes or single-family), must meet the provisions of the commercial building code.

(4) All structures shall be in keeping with the average value and construction of the existing development in the area.

Vague statement recommend removal

(5) Plan review requirement. No construction permit, unless it is for interior renovation only of an existing structure, shall be issued within the "CB-4" District until a plan review as required by this section has been completed and plans approved. The proponent shall provide any items required for plan review.

(6) All warehousing shall be in conjunction with on premise retail and or wholesale sales. All supplemental storage shall be attached to or adjacent to the principal building on this site and be subject to all requirements pertaining to the principal building.

(7) Nonconforming businesses within the district boundaries existing as of the effective date of this section, shall be allowed to expand within the provisions of this section.

(c) Permitted uses.

Use table needs to be reviewed, simplified and updated to reflect modern uses and policy goals for downtown

(1) Any use unconditionally permitted in the "C-3," "IHC," "IHO," "CB-1," or "CB-2" Districts.

(d) Conditional uses. The following uses may be permitted when approved by the zoning board of adjustment as specified in section 25[29-28].

(1a) Alcohol sales, in areas allowed by state and local laws, permit the sale of alcoholic beverages for off-premises consumption as an incidental use in any business unconditionally permitted in this district, as defined in section 29-3(59). (No accessory pass-out windows and/or delivery to customers while still in their motor vehicles shall be permitted.)

(1) Outside dining patios with front setbacks of less than twenty-five (25) feet, unless allowed by the yard requirement subsection of this section at 29-19.3(e)(1).

This should be a permitted rather than conditional use

(2) Outdoor markets, limited to farm products and new merchandise.

(3) Permit in any business the use of an accessory pass-out window and/or delivery to customers while still in their motor vehicle.

(e) Yard requirements.

(1) Front yard. Any lot line adjacent to a dedicated street shall be a front.

a. The front yard setback for structures and outdoor dining areas/patios shall be no less than the average setback established by the development on the adjacent lot or lots.

b. On corner lots, the front setback shall be no less than zero (0) feet and no greater than the setback established by the development on the adjacent lot.

c. On development tracts adjacent to vacant land, the minimum setback shall meet the average established setback in the immediate vicinity. Better to provide a standard range. "Immediate vicinity" is vague

d. In no event, however, shall any garage have less than a twenty (20) foot front setback.

e. Structures and outdoor dining areas/patios must meet the vision clearance requirements of this section.

(2) Rear yard. There shall be no rear yard requirement.

(3) Side yard. There shall be no side yard requirement.

(4) Projections into required yards.

a. Bay windows with a gross floor area of less than or equal to twelve (12) square feet, cornices, belt courses, eaves, sills, awnings, canopies, and chimneys may extend two (2) feet into any required yard.

b. Unenclosed fire escapes, stairways, porch overhangs and/or balconies, covered or uncovered, may extend four (4) feet into the required front or rear yard.

(f) Lot width. There shall be no minimum lot width.

(g) Lot area. There shall be no lot area requirement.

(h) Lot coverage. There shall be no lot coverage requirement.

(i) Floor area ratio. There shall be no floor area ratio requirement.

(j) Height limit. There shall be no height requirement.

(k) Separation. There shall be no minimum separation requirement for any bar, lounge, private club, nightclub or dance hall.

Reduce, modify and simplify parking requirement per a holistic parking strategy.

(l) Off-street parking.

(1) Off-street parking requirements.

a. Boarding or rooming houses - One space for each occupant.

- b. Churches and other places of worship - One paved off-street parking space for each eight (8) seats in the auditorium. If pews are used, each twenty (20) inches in length shall equal one seat.
 - c. Convalescent, nursing, maternity and geriatric homes and personal care facilities - Three (3) spaces for each five (5) beds.
 - d. Day nurseries - One space for each three hundred (300) square feet of gross floor area.
 - e. Funeral home or mortuary - One space for each eight (8) seats in the chapel.
 - f. Game rooms, pool, billiard and/or domino parlors - One space for each one hundred (100) square feet of gross floor area.
 - g. Hospital - Two (2) spaces for each bed.
 - h. Nightclub, bar, lounge, or dance hall - One space for each one hundred (100) square feet of gross floor area.
 - i. Residential units - One space for each efficiency unit, one and one-half (1 1/2) spaces for each one bedroom unit, two (2) spaces for each unit with two (2) or more bedrooms, plus one additional space for each four (4) units in the development. Townhomes, garden homes, duplexes and single-family shall comply with the "R-1" and "R-2" parking standards.
 - j. Restaurants serving or not serving mixed alcoholic beverages - One space for each one hundred (100) square feet of gross floor area, except that outside dining areas/patios with fewer than two hundred fifty (250) square feet shall not be included in the gross square footage. Any outside dining areas/patios larger than two hundred fifty (250) square feet shall have the entire area included in the gross square footage.
 - k. Semi-public uses such as YMCA, YWCA, scouts, boys club, etc. - One space for each five hundred (500) square feet in activity areas such as gymnasium or swimming pools plus one space for each two hundred (200) square feet of other building areas.
 - l. Theaters and motion picture shows (including multiple screens) - One (1) space for each eight (8) seats.
 - m. All permitted uses not listed above - One space for each three hundred (300) square feet of floor area.
 - n. Conditional uses - The required number of spaces shall be set by the zoning board of adjustment, based on the requirements for that use or similar type uses in this or other districts.
- (2) Off-street parking provisions.
- a. Required off-street parking (including shared or leased parking demonstrated by a letter of agreement between the two parties) may be on-site or on property within six hundred (600) feet of the property.
 - b. Any lighting of drives or parking areas shall be so designed as not to cause any glare on any other residential or apartment zoned area in the vicinity.
 - c. Plans for off-street parking areas shall be submitted to be checked and approved as to access, ingress and egress by the city traffic engineer under the terms of this district and the city's driveway regulations.

d. Recreational vehicles and oversized recreational equipment or trailers may be stored on paved parking lots, but not in any landscaped area.

1. In no event shall storage of recreational vehicles or oversized recreational equipment or trailers be allowed in the right-of-way or parkway.

2. No person shall occupy or use any recreational vehicles as living or sleeping quarters, except as allowed in subsection e. below.

e. Exceptions to recreational vehicle requirements in section [29-19.2\(1\)\(2\)d.](#) above:

1. Any recreational vehicle, oversized recreational equipment or trailer parked by its owner who is a Lubbock resident, on his lot, while engaged in active loading or unloading for a period not exceeding forty-eight (48) hours in a five-day period.

2. The recreational vehicle of a non-Lubbock resident on the lot or parcel of a person he is visiting. However, the recreational vehicle shall only be allowed to be parked on the lot for a maximum of fourteen (14) days during a thirty-day period.

3. Recreational vehicles parked on private parking lots of hospitals and/or clinics where parking of such vehicles is allowed.

4. Any pop-up or tent campers stored in the collapsed position.

(m) Plan review. Persons developing property within the "CB" districts are strongly encouraged to schedule a pre-application conference with the planning department. Plans submitted under the provisions of this section should convey the exterior design elements of a development and illustrate the property's relationship to its surroundings. A complete set of documents shall include the following information:

(1) Completed project application form.

(2) Owner or representative's name, address, phone and project title.

(3) Photographs illustrating the condition of the property, including all facades of any existing buildings.

(4) Site plans, maps and/or elevation drawings of proposed structures. All submissions should be to scale and illustrate:

a. All property lines, north arrow and scale.

b. All streets, alleys and easements, both existing and proposed.

c. Architectural character and use of materials, including mechanical equipment and other visible items associated with the structure or development lot. Illustrations should include:

1. Elevation drawings, photographs and other supporting materials to illustrate the proposed renovation.

2. Specifications for all materials to be used, including samples if necessary for complete understanding.

3. Color specifications with samples preferred.

- d. Location and dimensions of buildings and structures.
- e. Building height and setback from adjacent right-of-way lines.
- f. Proposed ingress and egress to property, and traffic flow and control.
- g. Off-street parking and loading areas, including any additional information required to calculate parking requirements.
- h. Type, dimension, and character of screening.
- i. Location, size and design of signs, existing and proposed.
- j. Location, height and design of outdoor lighting.
- k. Landscape and irrigation plan for the development lot, including specifications for hard-surface landscape materials.

(5) Other information that will assist in the evaluation of site development is encouraged, but not required.

(n) Plan review process.

(1) Prior to issuance of a construction permit, complete plans as described in section [29-19.3\(m\)\(1\)--\(5\)](#) shall be submitted to the planning department. The senior planner or his designated representative shall determine by review of such plans whether the proposed development meets the intent of this section and the "Design Standards for the Central Business District," dated 1999, a copy of which is incorporated by reference as if fully set forth. Within ten (10) working days of receipt by the planning department, both the proponent and the building official will be informed in writing of the senior planner's decision, including the need for review by the urban design historic preservation commission, as described in section [29-19.3\(n\)\(2\)](#) below, or any conditions for approval. The senior planner's decision may be appealed in writing to the zoning board of adjustment by the applicant or other interested person within thirty (30) days of the written decision in accordance with section [29-28](#).

Combine Zoning and Design standards in the LDC rewrite to facilitate development process and administration

(2) If the senior planner determines that the proposal contains unique circumstances which cannot be accommodated by the standards of this zoning district and the "Design Standards for the Central Business District," the senior planner shall notify the proponent in writing and the plans shall be placed on the next available agenda of the urban design and historic preservation commission for recommendations. The commission shall use this section and the design standards to determine whether the development meets the intent of each and to make recommendations. Factors to be considered by the commission in making their recommendation and attaching conditions include: the extent to which the proposal differs from the design standards or the standards of the ordinance, the impact of these modifications on existing and future development in the area, and the public purpose to be served by permitting the requested modifications.

(3) Upon recommendation by the commission, the senior planner may vary the requirements of the design standards so long as the requirements of section [29-19.3](#) are not altered. Variances from the requirements of section [29-19.3](#), even if recommended by the Commission, must be approved by the zoning board of adjustment in accordance with section [29-28](#). The commission shall provide its recommendations in writing to the applicant and to the zoning board of adjustment.

(o) Landscaping requirements.

(1) No less than ninety (90) percent of the required front yard excluding paved curb returns or driveways up to a minimum of five (5) percent of the total development lot area shall be landscaped and permanently maintained, except that:

a. Interior courtyards shall not be included in any required landscaping.

b. Buildings with zero (0) front and side setback shall not be required to have any on-site landscaping except that when a structure with zero (0) setback has adjacent parking five (5) percent of that parking area must be landscaped.

Modify standards so that plazas, widened sidewalks, outdoor dining, etc. can meet landscape requirements in small setback conditions

(2) The parkway areas of adjacent rights-of-way, excluding paved curb cuts and driveways shall be landscaped and permanently maintained. This shall be in addition to the landscaping required above. Any landscaping placed in the parkway must be in compliance with section [29-30\(b\)\(6\)i.3.](#) of the zoning ordinance.

(3) All required landscaping must be visible from the public right-of-way and placed for maximum enhancement of the property.

(4) Landscaping shall meet the requirements of section [29-3\(62\)](#).

(5) Any landscaping placed within the visibility triangle of a corner lot shall be in compliance with the vision clearance standards of this section.

(6) All landscaped areas on the development tract and adjacent parkway shall have immediate availability of water (i.e., a water faucet) or an irrigation system, either system to be capable of sustaining plant materials. Irrigation systems shall meet acceptable industry standards.

(7) Irrigation systems adjacent to public streets shall not spray onto adjacent streets or gutters.

(8) When seasonal conditions warrant, the building official may issue a temporary certificate of occupancy for sixty (60), ninety (90), or one hundred twenty (120) days pending completion of landscaping. No final certificate of occupancy shall be issued prior to completion of landscape requirements.

(p) Vision clearance.

(1) Front yards. In a front yard, no wall, fence or other structure shall be erected in any part of the front yard that would be higher than a line extending from a point two and one-half (2 1/2) feet above the natural ground level at the front lot line to a point four and one-half (4 1/2) feet above the natural ground level at a depth of twenty-five (25) feet from the front lot line.

(2) Corner lots. It shall be unlawful to set out, construct, maintain, or permit or cause to be set out, constructed, or maintained any tree, shrub, plant, sign or structure or any other view obstruction having a height greater than two (2) feet as measured from the top of the curb of the adjacent streets within the intersection visibility triangle. This restriction shall not apply to traffic control signs and signals, street signs or utility poles placed within such area by authority of the city. Intersection visibility triangle shall mean a triangle sight area, at all intersections, which shall include that portion of public right-of-way and any corner lot within a triangle formed by a diagonal line extending through points on the two (2) property lines twenty-five (25) feet from the street corner intersection of the property lines (or that point of intersection of the property lines extended) and intersecting the curb lines.

(3) Parkway. It shall be unlawful to set out, construct, maintain, or permit to be maintained, set out or constructed any shrub or plant (excluding trees), sign or structure, or any other view obstruction having a height

of greater than three (3) feet, as measured from the top of the curb of the adjacent street, in the parkway area. All trees with a trunk diameter greater than two (2) inches measured three (3) feet above ground level that are within any of the parkway area shall be trimmed so that no foliage is less than six (6) feet above the top of the curb of the adjacent street. No evergreen or coniferous species of tree shall be allowed in the parkway.

(4) This section shall not apply to traffic control signs and signals, street signs, mail boxes which are less than two (2) feet long on each side which is perpendicular to the street, or utility poles placed within the parkway. No such tree, shrub or plant, sign or structure (including mailboxes) shall be allowed to interfere with the free passage of vehicles on the street or of pedestrians on the sidewalk or to obscure the view of motor vehicle operators of any traffic control device or street sign or otherwise create a traffic hazard.

(Ord. No. 10173, § 4, 6-24-99; Ord. No. 10205, § 1, 10-14-99; Ord. No. 2009-O0058, § 9, 7-8-09; Ord. No. 2009-O0059, § 11, 7-8-09)

Division 19.1 “CB-5” Central Business District, Civic Center

Sec. 40.03.2151 Purpose

The urban core of the Lubbock Central Business District is a unique area of the city with special needs addressed in this division. The purpose of this district is to provide realistic, modern standards for new development and encourage renewal and revitalization of existing development. The review process hereby established promotes this purpose. (Ordinance 2012-O0007, sec. 1, adopted 2/9/2012)

Sec. 40.03.2152 General provisions

(a) All uses within this district shall be of retail sales, service, general or professional office, or residential.

Use table needs to be reviewed, simplified and updated to reflect modern uses and policy goals for downtown

(b) All business shall be conducted entirely within a building, except that restaurants shall be permitted outside dining areas/patios as defined in [section 40.01.003](#)(138). Outside storage and/or display of any type is prohibited.

(c) Any residential use within this district must meet the provisions of the commercial building code.

Consider changing so smaller scale residential like townhouses and small multifamily don't have to meet commercial requirements similar to other CB zones.

(d) All structures shall be consistent with the character of the existing development in the area.

Vague statement recommend removal

(e) Plan review requirement: No construction permit, unless it is for interior renovation only of an existing structure, shall be issued within the “CB-5” District until a plan review as required by this section has been completed and plans approved. The proponent shall provide any items required for plan review.

(f) All warehousing shall be in conjunction with on-premises retail sales. All supplemental storage shall be attached to or adjacent to the principal building on the site and be subject to all requirements pertaining to the principal building.

(Ordinance 2012-O0007, sec. 1, adopted 2/9/2012)

Sec. 40.03.2153 Permitted uses

Permitted uses in this district are the following:

Use table needs to be reviewed, simplified and updated to reflect modern uses and policy goals for downtown

- (1) Accessory buildings are subject to all other requirements of this division (all materials must match primary structure). Temporary construction and/or field sales office provided said structure is approved by the codes administrator. Said structure must be removed within ten days of written notice from the codes administrator.
- (2) Ambulance service.
- (3) Antique shop.
- (4) Art galleries.
- (5) Arts and crafts store.
- (6) Bake shop, candy store, delicatessen, donut shop, pie shop.
- (7) Banks and savings and loan companies.
- (8) Baseball field/park.
- (9) Beauty or barber shops.
- (10) Bicycle sales and repair shops.
- (11) Book or stationery shops or newsstand.
- (12) Camera shop.
- (13) Churches and other places of worship.
- (14) Civic center, performing arts center.
- (15) Coin and stamp shops.
- (16) Coin-operated machines, five (5) or less skill or pleasure coin-operated machines as an incidental use to any permitted use in this district.
- (17) Commercial parking lot or building. No gasoline sales permitted.
- (18) Commercial private clubs and teenage clubs.
- (19) Convalescent, nursing, orphan, maternity and geriatric homes and personal care facilities.
- (20) Dance hall (no mixed alcoholic beverage sales permitted).

- (21) Day nurseries.
- (22) Department store, discount center, family center.
- (23) Dress shop.
- (24) Drug store. In areas allowed by state and local laws, permit the sale of alcoholic beverages for off-premises consumption as an incidental use. (No accessory pass-out windows and/or delivery to customers while still in their motor vehicles shall be permitted for any product other than prescription medications.)
- (25) Duplicating/copy service.
- (26) Fire stations.
- (27) Florist shop.
- (28) Funeral home or mortuary. (Ambulance service permitted.)
- (29) Gift shop.
- (30) Grocery store with not over three thousand (3,000) square feet of total floor area. In areas allowed by state and local laws, permit the sale of alcoholic beverages for off-premises consumption as an incidental use. (No gasoline sales, no accessory pass-out windows and/or delivery to customers while still in their motor vehicles shall be permitted.)
- (31) Hobby shop.
- (32) Hospital, clinic or medical office.
- (33) Hotel or motel.
- (34) Lodges, sorority and fraternity houses.
- (35) Loft apartment (conversion and new).
- (36) Magazine agency.
- (37) Museum.
- (38) Music or video shop.
- (39) Nightclub, bar or lounge.

- (40) Office supply - no printing operation permitted.
- (41) Offices, general and professional.
- (42) Oil and gas wells (subject to conditions of [article 8.07](#), oil and gas drilling, of this code).
- (43) Package store.
- (44) Parking areas and/or buildings.
- (45) Private schools having a curriculum equivalent to that of public schools.
- (46) Public parks and recreational facilities owned by the city, including party houses and/or community centers.
- (47) Public schools.
- (48) Radio studio, with no tower or antenna.
- (49) Restaurants with sales of mixed alcoholic beverages as an incidental use. Accessory passout windows and outside dining areas/patios shall be permitted as defined in [section 40.01.003\(137\)](#) and [40.01.003\(138\)](#).
- (50) Restaurants when designed for service and consumption of food inside the building except that accessory passout windows and outside dining areas/patios shall be permitted as defined in [section 40.01.003\(137\)](#) and [40.01.003\(138\)](#).
- (51) Semi-public uses such as community clubhouses, YMCA, YWCA, boy scouts, girl scouts, boys clubs, and little theaters.
- (52) Skating rinks.
- (53) Studios: art, teaching, dance, music, drama, photographic, interior decorating.
- (54) Tailor shop.
- (55) Townhouse/condominiums (conversion and new) as defined in the specific use district.

(56) Theaters and motion picture shows (includes multiple screens).

(Ordinance 2012-O0007, sec. 1, adopted 2/9/2012)

Sec. 40.03.2154 Conditional uses

The following uses may be permitted when approved by the zoning board of adjustment as specified in [article 40.02, division 2](#) of this chapter.

(1) Shared or leased parking within six hundred (600) feet of the property when business circumstances, location of parking spaces and normal hours of use are conducive to both businesses, and such arrangement is demonstrated by a letter of agreement between the two (2) parties.

(2) Outside dining patios with front setbacks of less than twenty-five (25) feet, unless allowed by the yard requirement [section 40.03.2155\(a\)\(1\)](#) This should be a permitted rather than conditional use

(3) A bar, cocktail lounge, private club, nightclub, or dance hall with less than six hundred (600) feet of separation from any established bar, cocktail lounge, private club, nightclub, or dance hall. This distance shall be measured in a direct line from front door to front door. Consider modification of this requirement as it could stifle new businesses.

(4) Public utility installations such as, but not limited to, railroad right-of-way and tracks, transformer stations, transmission lines, telephone exchanges, lift stations, pumping stations, but in no event shall this be construed as permitting such uses as garages and shops, railroad yards, loading yards or warehouses.

(Ordinance 2012-O0007, sec. 1, adopted 2/9/2012)

Sec. 40.03.2155 Yard requirements

(a) Front yard. Any lot line adjacent to a dedicated street (not an alley) shall be a front.

(1) The front yard setback for structures and outdoor dining areas/patios shall be no less than the average setback established by the development on the adjacent lot or lots. If there is only a developed lot on one side, then the development shall match the existing setback. If there is no adjacent development, the required minimum setback shall be five (5) feet.

(2) However, any lot that fronts on a thoroughfare or expressway shall have a setback of not less than forty-three (43) feet from the property line adjacent to the thoroughfare or expressway.

(3) On corner lots, the front setback shall be no less than zero (0) feet and no greater than the setback established by the development on the adjacent lot.

(4) In no event, however, shall any garage have less than a twenty (20) foot front setback.

(5) Structures and outdoor dining areas/patios must meet the vision clearance requirements of this section.

(b) Rear yard. There shall be no rear yard requirement. (Fire and building codes may dictate differently.)

(c) Side yard. There shall be no side yard requirement. (Fire and building codes may dictate differently.)

(d) Projections into required yards.

(1) Bay windows with a gross floor area of less than or equal to twelve (12) square feet, cornices, belt courses, eaves, sills, awnings, canopies, and chimneys may extend two (2) feet into any required yard.

(2) Unenclosed fire escapes, stairways, covered doorways, porch overhangs and/or balconies, covered or uncovered, may extend four (4) feet into any required yard.

(Ordinance 2012-O0007, sec. 1, adopted 2/9/2012)

Sec. 40.03.2156 Lot width

There shall be no minimum lot width. (Ordinance 2012-O0007, sec. 1, adopted 2/9/2012)

Sec. 40.03.2157 Lot area

There shall be no lot area requirement. (Ordinance 2012-O0007, sec. 1, adopted 2/9/2012)

Sec. 40.03.2158 Lot coverage

There shall be no lot coverage requirement. (Ordinance 2012-O0007, sec. 1, adopted 2/9/2012)

Sec. 40.03.2159 Floor area ratio

There shall be no floor area ratio requirement. (Ordinance 2012-O0007, sec. 1, adopted 2/9/2012)

Sec. 40.03.2160 Height limit

There shall be no height requirement. (Ordinance 2012-O0007, sec. 1, adopted 2/9/2012)

Sec. 40.03.2161 Separation

No bar, cocktail lounge, private club, nightclub or dance hall shall be located within six hundred (600) feet of any established bar, lounge, private club, nightclub, or dance hall, unless conditionally allowed under [section 40.03.2154](#)(3) of this division. This distance shall be measured in a direct line from front door to front door. (Ordinance 2012-O0007, sec. 1, adopted 2/9/2012)

Consider modification of this requirement as it could stifle new businesses.

Sec. 40.03.2162 Off-street parking

(a) Off-street parking requirements.

Reduce, modify and simplify parking requirement per a holistic parking strategy.

- (1) Churches and other places of worship. One paved off-street parking space for each eight (8) seats in the auditorium. If pews are used, each twenty (20) inches in length shall equal one seat.
- (2) Clinic, medical. One space per two hundred (200) square feet of gross floor area.
- (3) Day nurseries. One space for each three hundred (300) square feet of gross floor area.
- (4) Funeral home or mortuary. One space for each eight (8) seats in the chapel.
- (5) Hospital. Two (2) spaces for each bed.
- (6) Loft apartment. One space for each efficiency unit, one and one-half (1-1/2) spaces for each one bedroom unit, two (2) spaces for each unit with two (2) or more bedrooms, plus one additional space for each four (4) units in the development.
- (7) Nightclub, bar, lounge, or dance hall. One space for each one hundred (100) square feet of gross floor area.

- (8) Performing arts center. 1 space per 4 seats.
- (9) Restaurants serving or not serving mixed alcoholic beverages. One space for each one hundred (100) square feet of gross floor area, except that outside dining areas/patios with fewer than two hundred fifty (250) square feet shall not be included in the gross square footage. Any outside dining areas/patios larger than two hundred fifty (250) square feet shall have the entire area included in the gross square footage.
- (10) Semi-public uses such as YMCA, YWCA, scouts, boys club, etc. One space for each five hundred (500) square feet in activity areas such as gymnasium or swimming pools plus one space for each two hundred (200) square feet of other building areas.
- (11) Theaters and motion picture shows (including multiple screens). One (1) space for each eight (8) seats.
- (12) Townhomes. Two spaces per unit.
- (13) All permitted uses not listed above. One space for each three hundred (300) square feet of floor area.
- (14) Conditional uses. The required number of spaces shall be set by the zoning board of adjustment, based on the requirements for that use or similar type uses in this or other districts.

(b) Off-street parking provisions.

- (1) Required off-street parking may be on site or on property under common ownership within three hundred (300) feet of the property.
- (2) Shared or leased parking shall be subject to approval by the zoning board of adjustment under [section 40.03.2154\(1\)](#).
- (3) Any lighting of drives or parking areas shall be so designed as not to cause any glare on any other residential or apartment zoned area in the vicinity.
- (4) Off-street parking shall be screened in accordance with [section 40.03.2165\(f\)](#).
- (5) Plans for off-street parking areas shall be submitted to be checked and approved as to access, ingress and egress by the city traffic engineer under the terms of this district and the city's driveway regulations.

(6) No off-street parking areas shall be allowed in front of buildings on Mac Davis Lane, Glenna Goodacre Boulevard, or any street bordering the Civic Center. Parking areas may be installed at the side or at the rear of a structure.

(7) No overhead or garage doors shall be allowed facing Avenue Q, Mac Davis Lane, Glenna Goodacre Boulevard, Marsha Sharp Freeway, or any street bordering the Civic Center.

(8) Recreational vehicles and oversized recreational equipment or trailers may be stored on paved parking lots, but not in any landscaped area.

(A) In no event shall storage of recreational vehicles or oversized recreational equipment or trailers be allowed in the right-of-way or parkway.

(B) No person shall occupy or use any recreational vehicles as living or sleeping quarters, except as allowed in subsection (9) below.

(9) Exceptions to recreational vehicle requirements in subsection (8) above:

(A) Any recreational vehicle, oversized recreational equipment or trailer parked by its owner who is a Lubbock resident, on his lot, while engaged in active loading or unloading for a period not exceeding forty-eight (48) hours in a five-day period.

(B) The recreational vehicle of a non-Lubbock resident on the lot or parcel of a person he is visiting. However, the recreational vehicle shall only be allowed to be parked on the lot for a maximum of fourteen (14) days during a thirty-day period.

(C) Recreational vehicles parked on private parking lots of hospitals and/or clinics where parking of such vehicles is allowed.

(D) Recreational vehicles parked on parking lots of the civic center where parking of such vehicles is allowed (subject to any civic center policies and regulations).

(Ordinance 2012-O0007, sec. 1, adopted 2/9/2012)

Sec. 40.03.2163 Plan review

Persons developing property within the “CB” districts are strongly encouraged to schedule a pre-application conference with the planning department. Plans submitted under the provisions of this section should convey the exterior design elements of a development and illustrate the property’s relationship to its surroundings. A complete set of documents shall include the following information:

- (1) Completed project application form.
- (2) Owner or representative’s name, address, phone and project title.
- (3) Photographs illustrating the condition of the property, including all facades of any existing buildings.
- (4) Site plans, maps and/or elevation drawings of proposed structures. All submissions should be to scale and illustrate:
 - (A) All property lines, north arrow and scale.
 - (B) All streets, alleys and easements, both existing and proposed.
 - (C) Architectural character and use of materials, including mechanical equipment and other visible items associated with the structure or development lot. Illustrations should include:
 - (i) Elevation drawings, photographs and other supporting materials to illustrate the proposed renovation.
 - (ii) Specifications for all materials to be used, including samples if necessary for complete understanding.
 - (iii) Color specifications with samples preferred.
 - (D) Location and dimensions of buildings and structures.
 - (E) Building height and setback from adjacent right-of-way lines.
 - (F) Proposed ingress and egress to property, and traffic flow and control.

(G) Off-street parking and loading areas, including any additional information required to calculate parking requirements.

(H) Type, dimension, and character of screening.

(I) Location, size and design of signs, existing and proposed.

(J) Location, height and design of outdoor lighting.

(K) Landscape and irrigation plan for the development lot, including specifications for hard-surface landscape materials.

(5) Other information that will assist in the evaluation of site development is encouraged, but not required.

(Ordinance 2012-O0007, sec. 1, adopted 2/9/2012)

Sec. 40.03.2164 Plan review process

(a) Prior to issuance of a construction permit, complete plans as described in [section 40.03.2163\(1\)–\(5\)](#) shall be submitted to the planning department. The senior planner or his designated representative shall determine by review of such plans whether the proposed development meets the intent of this section and the “Design Standards for the Central Business District,” dated 1999, a copy of which is attached hereto and incorporated by reference as if fully set forth. Any development within the CB-5 district shall follow the CB-3 guidelines in the “Design Standards for the Central Business District.” Within ten (10) working days of receipt by the planning department, both the proponent and the building official will be informed in writing of the senior planner’s decision including the need for review by the urban design and historic preservation commission as described in subsection (b), or any conditions for approval. The senior planner’s decision may be appealed in writing to the zoning board of adjustment by the applicant or other interested person within thirty (30) days of the written decision in accordance with [article 40.02, division 2](#) of this chapter.

Combine Zoning and Design standards in the LDC rewrite to facilitate development process and administration

(b) If the senior planner determines that the proposal contains unique circumstances which cannot be accommodated by the standards of this zoning district and the “Design Standards for the Central Business District,” the senior planner shall notify the proponent in writing and the plans shall be placed on the next available agenda of the urban design and historic preservation commission for recommendations. The commission shall use this section and the design standards to determine whether the development meets the intent of

each and to make recommendations. Factors to be considered by the commission in making its recommendation and attaching conditions include: the extent to which the proposal differs from the design standards or the standards of the ordinance, the impact of these modifications on existing and future development in the area, and the public purpose to be served by permitting the requested modifications.

(c) Upon recommendation by the commission, the senior planner may vary the requirements of the design standards so long as the requirements of this division are not altered. Variances from the requirements of this division even if recommended by the commission, must be approved by the zoning board of adjustment in accordance with [article 40.02, division 2](#) of this chapter. The commission shall provide its recommendations in writing to the applicant and to the zoning board of adjustment.

(Ordinance 2012-O0007, sec. 1, adopted 2/9/2012)

Sec. 40.03.2165 Landscaping requirements

(a) No less than ninety (90) percent of the required front yard excluding paved curb returns or driveways up to a minimum of ten (10) percent of the total development lot area shall be landscaped and permanently maintained, except that:

(1) Interior courtyards shall not be included in any required landscaping.

(2) Buildings with zero (0) front and side setback shall not be required to have any on-site landscaping except that when a structure with zero (0) setback has adjacent parking ten (10) percent of that parking area must be landscaped and visible from the street, either in front or elevated (ex. shrubs and trees visible c

Modify standards so that plazas, widened sidewalks, outdoor dining, etc. can meet landscape requirements in small setback conditions

(b) The parkway areas of adjacent rights-of-way, excluding paved curb cuts and driveways, shall be landscaped and permanently maintained. This shall be in addition to the landscaping required above. Any landscaping placed in the parkway must be in compliance with [section 40.02.002\(f\)\(9\)](#) of the zoning ordinance and the Downtown Public Improvements Guidelines.

(c) All required landscaping must be visible from the public right-of-way and placed for maximum enhancement of the property and the Civic Center Area.

(d) Landscaping shall meet the requirements of [section 40.01.003\(88\)](#), except that required landscaping on the development lot may incorporate no more than ten (10) percent hard surface materials within the landscaping. Hard surface

materials shall include only brick, stone, and modular pavers. Landscaping shall not include the use of smooth, patterned, colored or aggregate poured-in-place concrete or asphalt.

(e) Any landscaping placed within the visibility triangle of a corner lot shall be in compliance with the vision clearance standards of this section.

(f) Off-street parking of motor vehicles immediately adjacent to any street shall be screened from the street by a two and one-half foot (2-1/2) solid fence. Such fencing shall be placed immediately adjacent to the parking area in accordance with [section 40.03.2166\(a\)](#) of this division and set back no more than six (6) feet. The area between the fence and the property line, if any, must be landscaped and permanently maintained according to the landscape section of this ordinance.

(g) All landscaped areas on the development tract and adjacent parkway shall have immediate availability of water (i.e., a water faucet) or an irrigation system, either system to be capable of sustaining plant materials. Irrigation systems shall meet acceptable industry standards.

(h) Irrigation systems adjacent to public streets shall not spray onto adjacent streets or gutters.

(i) When seasonal conditions warrant, the building official may issue a temporary certificate of occupancy for sixty (60), ninety (90), or one hundred twenty (120) days pending completion of landscaping. No final certificate of occupancy shall be issued prior to completion of landscape requirements.

(Ordinance 2012-O0007, sec. 1, adopted 2/9/2012)

Sec. 40.03.2166 Vision clearance

(a) Front yards. In a front yard, no wall, fence or other structure shall be erected in any part of the front yard that would be higher than a line extending from a point two and one-half (2-1/2) feet above the natural ground level at the front lot line to a point four and one-half (4-1/2) feet above the natural ground level at a depth of twenty-five (25) feet from the front lot line.

(b) Corner lots. It shall be unlawful to set out, construct, maintain, or permit or cause to be set out, constructed, or maintained any tree, shrub, plant, sign or structure or any other view obstruction having a height greater than two (2) feet as measured from the top of the curb of the adjacent streets within the intersection visibility triangle. This restriction shall not apply to traffic-control signs and signals, street signs or utility poles placed within

such area by authority of the city. Intersection visibility triangle shall mean a triangle sight area, at all intersections, which shall include that portion of public right-of-way and any corner lot within a triangle formed by a diagonal line extending through points on the two (2) property lines twenty-five (25) feet from the street corner intersection of the property lines (or that point of intersection of the property lines extended) and intersecting the curblines.

(c) Parkways. It shall be unlawful to set out, construct, maintain, or permit to be maintained, set out or constructed any shrub or plant (excluding trees), sign or structure, or any other view obstruction having a height of greater than three (3) feet, as measured from the top of the curb of the adjacent street, in the parkway area. All trees with a trunk diameter greater than two (2) inches measured three (3) feet above ground level that are within any of the parkway area shall be trimmed so that no foliage is less than six (6) feet above the top of the curb of the adjacent street. No evergreen or coniferous species of tree shall be allowed in the parkway.

(d) This section shall not apply to traffic-control signs and signals, street signs, mailboxes which are less than two (2) feet long on each side which is perpendicular to the street, or utility poles placed within the parkway. No such tree, shrub or plant, sign or structure (including mailboxes) shall be allowed to interfere with the free passage of vehicles on the street or of pedestrians on the sidewalk or to obscure the view of motor vehicle operators of any traffic control device or street sign or otherwise create a traffic hazard.

(Ordinance 2012-O0007, sec. 1, adopted 2/9/2012)

Secs. 40.03.2167–40.03.2230 Reserved

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 40 OF THE CODE OF ORDINANCES, CITY OF LUBBOCK, TEXAS, ENTITLED, "ZONING;" ARTICLE 40.03, "DISTRICTS" BY ADDING DIVISION 19.2 ENTITLED "CB-6 CENTRAL BUSINESS DISTRICT, ARTS" TO ESTABLISH ZONING DISTRICT "CB-6 CENTRAL BUSINESS DISTRICT, ARTS"; PROVIDING A PENALTY; PROVIDING A SAVINGS CLAUSE; AND PROVIDING FOR PUBLICATION.

WHEREAS, the urban core of the Lubbock Central Business District is a unique area of the city with special zoning needs; and

WHEREAS, the City Council of the City of Lubbock desires to facilitate renewal and revitalization of these areas and provide realistic modern standards of development; and

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 finds 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 Maps have been fully complied with, including giving notices in compliance with 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, 1997), 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:

SECTION 1. THAT Chapter 40, Article 40.03 of the Code of Ordinances, City of Lubbock, Texas, is hereby amended by adding a new division to be numbered 19.2 which said division reads as follows:

Division 19.2. "CB-6" Central Business District, Arts.

Sec. 40.03.2181 Purpose

The urban core of the Lubbock Central Business District is a unique area of the city with special needs addressed in this division. The purpose of this district is to provide realistic, modern standards for new development and encourage renewal and revitalization of existing development. The review process hereby established promotes this purpose.

Sec. 40.03.2182 General provisions.

(a) All uses within this district shall be retail sales, services, general or professional office studios (residential or commercial) light industrial type, wholesale or industrial sales as they relate to the arts.

(b) Any residential use within this district, other than freestanding residential structures (apartment buildings, townhomes, garden homes, duplexes or single-family), must meet the provisions of the commercial building code.

(c) No use shall otherwise be permitted which is or would reasonably be injurious to the occupants of the adjacent premises or area by reason of the emission of dust, smoke, odor, glare, noise, vibration, trash, junk, water spray, or by reason of any condition which would amount to a public nuisance at common law.

(d) When proposed development in this district is adjacent to any residentially zoned district, on either side or to the rear, even if separated by a street or alley, a six-foot solid screening fence of wood or masonry construction shall be installed and permanently maintained on the development lot along the adjacent property line except that when in the opinion of the planning commission, all or portions of such fence does not serve the public interest, this provision shall not apply. A solid wall of a building when permitted to be located on the property line, shall constitute adequate screening.

(e) Outside storage of materials and goods shall be screened so as not to be visible from any portion of the expressway right-of-way or adjacent thoroughfares. Outside display in conjunction with the on premises gallery, sale or rental of art shall be permitted, subject to the regulations of this district.

(f) Site plan requirement. No construction permit shall be issued within the CB-6 District until a site plan as required by this section has been approved. The proponent shall provide the site plan.

Sec. 40.03.2183 Permitted uses

Permitted uses in this district are the following:

Use table needs to be reviewed, simplified and updated to reflect modern uses and policy goals for downtown

- (1) Art displays. Art shall be allowed as an outside display. Any art shall comply with the vision clearance of this section. No art shall otherwise be permitted which is or would reasonably be injurious to the neighborhood residents or which would interfere with the reasonable use and enjoyment of their property by reason of the emission of dust, smoke, odor, glare, noise, vibration, trash, junk, water spray, or by reason of any condition which would amount to a public nuisance at common law.
- (2) Art gallery and/or museum.
- (3) Bake shop
- (4) Candle manufacturing.
- (5) Glassblowing.
- (6) Greenhouse and plant nursery.
- (7) Grocery store with not over three thousand (3,000) square feet of total floor area. In areas allowed by state and local laws, permit the sale of alcoholic beverages for off-premises consumption as an incidental use. (No gasoline sales, no accessory pass-out windows and/or delivery to customers while still in their motor vehicles shall be permitted.)
- (8) Hotel or motel.
- (9) Loft apartment (conversion and new).
- (10) Offices.
- (11) Oil and gas wells (subject to conditions of article 8.07, oil and gas drilling, of this code).
- (12) Ornamental iron works.
- (13) Outdoor art gallery and/or museum.
- (14) Package store (No accessory pass-out windows and/or delivery to customers while still in their motor vehicles shall be permitted.)
- (15) Performing arts centers.
- (16) Restaurants. (Business permitted outside of building).

(17) Restaurants, with the sale of alcoholic beverages as an incidental use, except that no mixed alcoholic beverage sales shall be made or delivered to occupants in motor vehicles.

(18) Retail sales.

(19) Studios--Art, teaching, dance, music, drama, photographic, interior decorating.

(20) Wholesale/Warehouse – intended for the sale and storage of art and or art supplies.

(21) Antennas, towers or alternative tower structures other than a radio, television or microwave broadcasting or transmission facilities approved by the planning department pursuant to the standards of administrative review provided by section Sec. 40.02.002(h) herein. However, antennas or towers located on property owned by a federal, state or local government entity shall be exempt from the requirements of this chapter, provided a license, contract or lease authorizing such antenna or tower has been approved by the governing authority of the applicable governmental entity.

Sec. 40.03.2184 Conditional uses

The following uses may be permitted when approved by the zoning board of adjustment as specified in Article 40.02, division 2 of this Chapter.

(1) Shared or leased parking within six hundred (600) feet of the property when business circumstances, location of parking spaces and normal hours of use are conducive to both businesses, and such arrangement is demonstrated by a letter of agreement between the two (2) parties.

(2) A bar, cocktail lounge, private club, nightclub, or dance hall with less than six hundred (600) feet of separation from any established bar, cocktail lounge, private club, nightclub, or dance hall. This distance shall be measured in a direct line from front door to front door.

Consider modification of this requirement as it could stifle new businesses.

(3) Dance hall (no mixed alcoholic beverage sales permitted).

(4) Game room, pool, billiard and/or domino parlor.

(5) Nightclub, bar or lounge.

Sec. 40.03.2185 Yard requirements

(a) *Front yard.* Any lot line adjacent to a dedicated street (not an alley) shall be a front.

(1) The front yard setback for structures and outdoor dining areas/patios shall be no less than the average setback established by the development on the adjacent lot or lots. However, any lot that fronts on a thoroughfare or expressway shall have a setback of not less than forty-three (43) feet from the thoroughfare or expressway.

This can cause confusion when adjacent lots are vacant.

(2) On corner lots, the front setback shall be no less than zero (0) feet and no greater than the setback established by the development on the adjacent lot.

(3) In no event, however, shall any garage have less than a twenty (20) foot front setback.

(4) Structures and outdoor dining areas/patios must meet the vision clearance requirements of this section.

(b) *Rear and side yard.* There shall be no rear or side yard requirement.

(c) *Projections into required yards.*

(1) Cornices, eaves, sills, canopies, and chimneys may extend two (2) feet into any required yard. Bay windows are not permitted under this section.

(2) Unenclosed fire escapes, stairways, and/or balconies, covered or uncovered, may extend four (4) feet into the required front or rear yard.

Sec. 40.03.2186 Lot width

There shall be no minimum lot width.

Sec. 40.03.2187 Lot area

There shall be no lot area requirements.

Sec. 40.03.2188 Lot coverage

There shall be no lot coverage requirements.

Sec. 40.03.2189 Floor area ratio

There shall be no floor area ratio requirements.

Sec. 40.03.2190 Height

No building or structure within the CB-6 District shall exceed forty (40) feet in height above existing grade, except that buildings may exceed forty (40) feet when the front,

side, and rear yards are increased one foot beyond required setbacks for each additional foot of height such buildings exceed forty (40) feet.

(a) Structures permitted above height. Penthouse or roof structures for the housing of elevators, stairways, tanks, ventilating fans, or similar equipment required to operate and maintain the building, and fire or parapet walls, skylights, towers, steeples, flagpoles, chimneys, smokestacks, water tanks, silos, grain elevators, or similar structures may be erected above the height limits herein prescribed, but no penthouse or roof structure, or any space above the height limit shall be allowed for the purpose of providing additional floor space.

Sec. 40.03.2191 Separation

Any bar, cocktail lounge, private club, night club or dance hall shall be located a minimum of two hundred (200) feet from any residentially zoned property. (This distance shall be measured in a direct line from the nearest wall of the structure in which the use is located to the residential district line. No bar, cocktail lounge, private club, night club or dance hall shall be located within six hundred (600) feet of any established bar, lounge, private club, night club or dance hall. (This distance shall be measured in a direct line from front door to front door.)

Sec. 40.03.2192 Off-street parking

(a) *Off-street parking--Required.*

Reduce, modify and simplify parking requirement per a holistic parking strategy.

(1) Hotels and motels—Two (2) spaces for each three (3) units, plus the required spaces for incidental or accessory uses based on the square footage devoted to those uses.

(2) Loft apartment. One space for each efficiency unit, one and one-half (1-1/2) spaces for each one bedroom unit, two (2) spaces for each unit with two (2) or more bedrooms, plus one additional space for each four (4) units in the development.

(3) Performing arts center. 1 space per 4 seats.

(4) Restaurants serving or not serving mixed alcoholic beverages. One space for each one hundred (100) square feet of gross floor area, except that outside dining areas/patios with fewer than two hundred fifty (250) square feet shall not be included in the gross square footage. Any outside dining areas/patios larger than two hundred fifty (250) square feet shall have the entire area included in the gross square footage.

(5) All permitted uses not listed above. One space for each three hundred (300) square feet of floor area.

(b) *Off-street parking provisions.*

(1) Required off-street parking may be on site or on property under common ownership within three hundred (300) feet of the property.

(2) Shared or leased parking shall be subject to approval by the zoning board of adjustment under section 40.03.2184(1).

(3) Any lighting of drives or parking areas shall be so designed as not to cause any glare on any other residential or apartment zoned area in the vicinity.

(4) Off-street parking shall be screened in accordance with section 40.03.2195(h)(2).

(5) Plans for off-street parking areas shall be submitted to be checked and approved as to access, ingress and egress by the city traffic engineer under the terms of this district and the city's driveway regulations.

(6) No off-street parking areas shall be allowed in front of buildings on Mac Davis Lane or Glenna Goodacre Boulevard. Parking areas may be installed at the side or at the rear of a structure.

(7) No overhead or garage doors shall be allowed facing Mac Davis Lane, Glenna Goodacre Boulevard, or Marsha Sharp Freeway.

(8) Recreational vehicles and oversized recreational equipment or trailers may be stored on paved parking lots, but not in any landscaped area.

(a) In no event shall storage of recreational vehicles or oversized recreational equipment or trailers be allowed in the right-of-way or parkway.

(b) No person shall occupy or use any recreational vehicles as living or sleeping quarters, except as allowed in subsection (9) below.

(9) Exceptions to recreational vehicle requirements in subsection (8) above:

(a) Any recreational vehicle, oversized recreational equipment or trailer parked by its owner who is a Lubbock resident, on his lot, while engaged in active loading or unloading for a period not exceeding forty-eight (48) hours in a five-day period.

(b) The recreational vehicle of a non-Lubbock resident on the lot or parcel of a person he is visiting. However, the recreational vehicle shall only be allowed to be parked on the lot for a maximum of fourteen (14) days during a thirty-day period.

- (c) Recreational vehicles parked on private parking lots of hospitals and/or clinics where parking of such vehicles is allowed.

Sec. 40.03.2193 Plan review

Persons developing property within the "CB" districts are strongly encouraged to schedule a pre-application conference with the planning department. Plans submitted under the provisions of this section should convey the exterior design elements of a development and illustrate the property's relationship to its surroundings. A complete set of documents shall include the following information:

- (1) Completed project application form.
- (2) Owner or representative's name, address, phone and project title.
- (3) Photographs illustrating the condition of the property, including all facades of any existing buildings.
- (4) Site plans, maps and/or elevation drawings of proposed structures. All submissions should be to scale and illustrate:
 - a. All property lines, north arrow and scale.
 - b. All streets, alleys and easements, both existing and proposed.
 - c. Architectural character and use of materials, including mechanical equipment and other visible items associated with the structure or development lot. Illustrations should include:
 - (i) Elevation drawings, photographs and other supporting materials to illustrate the proposed renovation.
 - (ii) Specifications for all materials to be used, including samples if necessary for complete understanding.
 - (iii) Color specifications with samples preferred.
 - d. Location and dimensions of buildings and structures.
 - e. Building height and setback from adjacent right-of-way lines.
 - f. Proposed ingress and egress to property, and traffic flow and control.
 - g. Off-street parking and loading areas, including any additional information required to calculate parking requirements.

- h. Type, dimension, and character of screening.
 - i. Location, size and design of signs, existing and proposed.
 - j. Location, height and design of outdoor lighting.
 - k. Landscape and irrigation plan for the development lot, including specifications for hard-surface landscape materials.
- (5) Other information that will assist in the evaluation of site development is encouraged, but not required.

Sec. 40.03.2194 Plan review process

Prior to issuance of a construction permit, a site plan shall be submitted to the codes administrator which contains each item noted at section 40.03.2193. The codes administrator or designated representative shall determine that the proposed development meets the letter and intent of this section by review of the site plan. Should a difference of opinion about compliance arise between a proponent and codes administration, the site plan shall be placed on the next available agenda of the planning commission as “other business” for resolution.

Sec. 40.03.2195 Development standards

(a) Ingress/egress.

- (1) There shall be no less than twenty-five (25) feet between driveway cuts along interstate highway frontage roads, regardless of lot or tract lines and/or ownership.
- (2) When conditions warrant, the planning and zoning commission may require the proponent to dedicate and construct right-hand turn lanes along interstate highway frontage roads to aid ingress/egress to developing property.

(b) Building materials and construction.

- (1) Each wall or facade of a new or renovated building, or new or renovated portions of buildings, intended as office or public reception areas which are adjacent to a street in the “CB-6” zoning district shall have an exterior composition or facade of not less than seventy-five percent (75%) masonry (such as brick, stone, stucco, exposed aggregate, finished concrete) or decorative material (such as copper, bronze, anodized aluminum, stainless steel, porcelain enamel, natural materials or other similar materials that do not require painting). Any wall or facade or portion of a wall or facade of such new or renovated building not enclosing office or public reception areas may use factory color-

coated metal wall panels. Fasteners or exposed bolts/screws shall be painted the same factory color as the metal wall panels. Such panels shall be a minimum of twenty-six (26) gauge.

(2) Architectural decorative materials may be allowed on roofs. However, metal clad roofs that are not architecturally decorative (see (1) above) or gravel roofs shall not be exposed above the horizontal line above the fascia or parapet wall in excess of a pitch of 2 in 12.

(3) Equipment, if located on the roof and more than three (3) feet in height, shall be screened from view on the horizontal plane.

(c) Loading and truck storage areas. No truck loading/unloading facilities shall be located on a building wall fronting on any interstate highway. No truck trailer or tractor parking shall be located between the front building line and the front property line for any lot with frontage along an interstate highway and interstate highway access roads.

(d) Utilities. All on-site utilities shall be located underground or be approved by the planning and zoning commission.

(e) Outdoor storage. All outside storage areas shall be behind a minimum six-foot screening fence. Materials shall not be stacked or stored to exceed the height of the screening fence. All storage areas and fencing shall be behind the front building line.

(f) Outdoor lighting. Outdoor lighting systems must be designed so as to not cause any glare on adjacent roadways and property. All light fixtures used to illuminate advertising signs or buildings shall be screened from view from the public right-of-way.

(g) Microwave and satellite dishes. Microwave dishes outside any building shall be screened. Such dishes shall not be located between the front building line, as that line extends to the side property lines, and the front property line. Nor shall dishes be located on the roof of any building in an CB-6 District wherein any portion of the dish is visible from the main lanes of the interstate highway.

(h) Landscaping.

(1) No less than ninety (90) percent of the required front yard excluding paved curb returns or driveways up to a minimum of ten (10) percent of the total development lot area shall be landscaped and permanently maintained. Interior courtyards shall not be included in the required landscaping. Buildings with a zero (0) front and side setback shall not be required to have any on-site landscaping except that when a structure with zero (0) setback has adjacent parking ten (10) percent of that parking area must be landscaped and visible from the street, either in front or elevated (ex. Shrubs and trees visible over vehicles). Any landscaping placed within the visibility triangle of a corner lot must be in compliance with section 40.02.002(f)(9)(B) of the Zoning Ordinance.

(2) Off-street parking of motor vehicles immediately adjacent to any street shall be screened from the street by a two and one-half foot (2-1/2) solid fence. Such fencing shall be placed immediately adjacent to the parking area in accordance with section 40.03.2196(a) of this division and set back no more than six (6) feet. The area between the fence and the property line, if any, must be landscaped and permanently maintained according to the landscape section of this ordinance.

(3) The parkway areas shall be landscaped and permanently maintained. This shall be in addition to the landscaping required above. Any landscaping placed in the parkway must be in compliance with section 40.02.002(f)(9)(C) of the Zoning Ordinance.

(4) All landscaped areas on the development tract and adjacent parkway shall have immediate availability of water (i.e., a water faucet) or an irrigation system, either system to be capable of sustaining plant materials. Irrigation systems shall meet acceptable industry standards. Parkway irrigation systems adjacent to public streets shall not spray onto adjacent streets or gutters.

(5) When seasonal conditions warrant, the building official may issue a temporary certificate of occupancy for sixty (60), ninety (90), or one hundred twenty (120) days pending completion of landscaping. No final certificate of occupancy shall be issued prior to completion of landscape requirements.

Sec. 40.03.2196 Vision clearance

(a) Front yards. In a required front yard, no wall, fence or other structure shall be erected in any part of the required front yard that would be higher than a line extending from a point two and one-half (2-1/2) feet above the natural ground level at the front lot line to a point four and one-half (4-1/2) feet above the natural ground level at the depth of the required front yard.

(b) Corner lots. It shall be unlawful to set out, construct, maintain, or permit or cause to be set out, constructed, or maintained any tree, shrub, plant, sign, or structure, or any other view obstruction having a height greater than two (2) feet as measured from the top of the curb of the adjacent streets within the intersection visibility triangle. This restriction shall not apply to traffic control signs and signals, street signs, or utility poles placed within such area by authority of the City Council.

Intersection visibility triangle shall mean a triangle sight area, at all intersections, which shall include that portion of public right-of-way and any corner lot within a triangle formed by a diagonal line extending through points on the two (2) property lines twenty-five (25) feet from the street corner intersection of the property lines (or that point of intersection of the property lines extended) and intersecting the curblines.

(c) Parkways. It shall be unlawful to set out, construct, maintain or permit to be maintained, set out or constructed any shrub or plant (excluding trees), sign or structure,

or any other view obstruction having a height of greater than three (3) feet, as measured from the top of the curb of the adjacent street, in the parkway area. All trees with a trunk diameter greater than two (2) inches measured three (3) feet above ground level that are within any of the parkway area shall be trimmed so that no foliage is less than six (6) feet above the top of the curb of the adjacent street. No evergreen or coniferous species of tree shall be allowed in the parkway.

This section shall not apply to traffic control signs and signals, street signs, mail boxes which are less than two (2) feet long on each side which is perpendicular to the street, or utility poles placed within the parkway. No such tree, shrub or plant, sign or structure (including mailboxes) shall be allowed to interfere with the free passage of vehicles on the street or of pedestrians on the sidewalk or to obscure the view of motor vehicle operators of any traffic control device or street sign or otherwise create a traffic hazard.

SECTION 2. THAT violation of any provision 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 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 _____.

Passed by the City Council on second reading on _____.

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

DRAFT

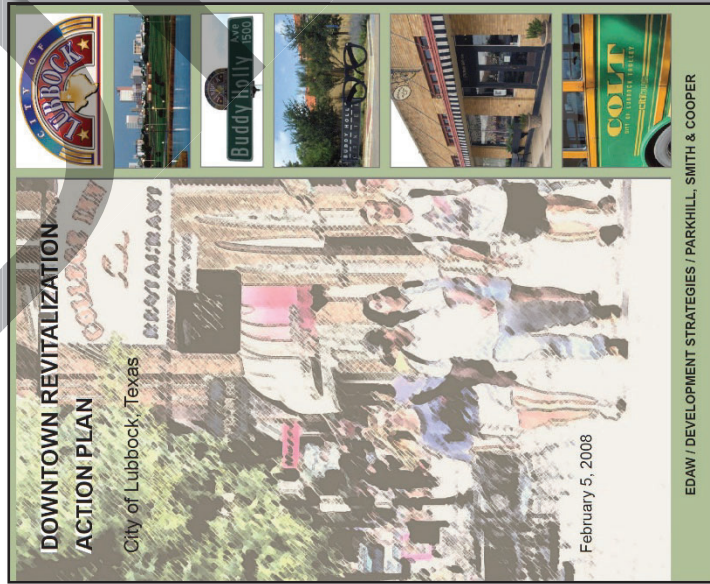
vw/CityAtt/Chad/Zones/OrdPublicHrg CB-6
June 13, 2012

REVIEW OF PREVIOUS PLANS

DRAFT

Lubbock Downtown Master Plan Update
 Summary of Findings from Previous Planning Initiatives Relevant to the Downtown Master Plan Update

Downtown Revitalization Plan, 2008



Study Area: Downtown square mile section and adjacent surrounding influence areas

Scope: Four Phases of work- Assessment, Visioning, Action Plan and Implementation. The Assessment includes - Existing Conditions, Existing Document Review, Land Use Regulation Review, Placemaking Inventory, Parking Study, Evaluation of Transportation and Utility Infrastructure and drainage issues. The Scope also includes a Market Analysis which fed into development program and phasing strategy.

Planning Team: Consultant lead – EDAW; Guidance and Implementation – Downtown Redevelopment Commission.

Relevant Executive Summary Excerpts:

Visioning:

Over 350 participants in the initial public meeting. General Takeaways “desire for a pedestrian-friendly, beautiful downtown with a mix of uses and architectural styles. The groups supported increasing downtown housing and enhancing the strengths of the existing Depot Entertainment District and Arts District, as well as a desire to develop additional ‘districts’ with unique personalities. Desired additions to the Downtown scene centered around entertainment, dining and shopping. Improvements to the transportation system and public safety were also noted as necessary to stimulate redevelopment.”

Catalytic Projects:

The redevelopment of downtown is anticipated to be driven by several large projects that would spur additional private investment. “Based on the information gathered during the assessment and visioning phases, the Consultant Team selected six **catalytic projects** that hold great potential for Downtown redevelopment; these projects included an **arena, performing arts center, upscale hotel, movie theater / retail complex, residential development, and civic center renovation / expansion.**”

Preferred Plan:

Based on public input to three different planning scenarios a “Preferred Plan” was created that divided “the Downtown area into seven broad land-use districts and disperses catalytic

projects and supporting elements throughout these districts in a manner that best complements key buildings / projects that are existing and on the board.” (The Preferred Plan is included at the end of this section)

These seven districts are:

- **Arts & Convention District:** includes a new park, a new performing arts center, a renovated and expanded civic center, an upscale hotel, parking garages, arts-related offices, and transportation improvements, which build off the energy of the existing Louise Hopkins Underwood Center for the Arts and the Mahon Library.
- **Central Business District:** includes new office space, a boutique retail corridor along Avenue J, a new civic building on the site of the existing jail, and a new park at the intersection of Broadway and Buddy Holly, which will support the redevelopment of the Pioneer Hotel into condominiums.
- **Depot Entertainment District:** includes a movie theater, a new two block park, a multi-purpose arena, a collegiate hall of fame, a relocated walk of fame, and a boutique hotel, which will complement the existing Cactus Theater and Buddy Holly Center and the upcoming visitor’s center.
- **Residential District:** includes townhomes and condominiums with ground-floor retail and a new neighborhood park on 15th Street.
- **Gateway Retail District:** includes pedestrian-scaled retail shops along Mac Davis Lane east of Avenue Q, which will draw energy from the existing Wal-Mart and surrounding stores further west to the Downtown Core.
- **Destination Retail District:** includes large- and mid-box retail centers, as well as the possibility of light industrial, technology research and development, or business campus activities.
- **Transition District:** includes a variety of uses on Avenue Q and 19th Street that must be ‘good neighbors’ to adjacent uses in the Downtown Core

Implementation Subtopics:

To implement the RAP attention should be given to the following categories:

- **Economic development:** Support both existing business and recruit across the state and nationally for new tenants
- **Policy and Land Use:** The plan calls for the city to take an active role in plan implementation through the hiring of a position within the city to act as an “Action Plan Liaison” and the hiring of a master developer or entity to implement the plan. “Two entities are recommended as having primary roles in implementing the Action Plan and fostering major revitalization efforts in the downtown area — the City of

Lubbock and one of two other parties: (1) an oversight corporation called Downtown Lubbock 2020 or (2) a master land developer to be selected by the City.”

Additionally, an explicit recommendation to encourage redevelopment is to “re-evaluate the City zoning ordinance, making modifications as appropriate to encourage a denser, more urban pattern of land use. The City should also adopt the proposed CB zone districts, as well as update and expand the existing design standards for these districts. To further encourage private investment, particularly residential development, a land trust should be created to acquire and hold key properties for future development in accordance with the Action Plan.”

- **Urban Design:** A key implementation recommendation is to modify the Parks and Open Space Master Plan to create a more walkable urban environment. “Modifications to certain streets are also proposed and would include planted parkways, expanded pedestrian walkways and bike lanes.”
- **Transportation & Utilities:** Lastly, attention is encouraged to the infrastructure systems in downtown. “A true evaluation of public parking needs and availability must be carried out, and a *Downtown Parking Management Strategy* should be drafted. Bike routes and paths should be improved within the Core and throughout the city. As redevelopment occurs, Citibus should expand public transportation services to include regular shuttle service between Texas Tech and the Depot Entertainment District, and the Depot Entertainment District and the Arts District, along Avenue J. Downtown utilities and services such as water, electric, telecommunications (including fiber optic) should be upgraded and relocated underground throughout the Core to levels that are ‘development-ready’.”

Funding & Phasing Recommendations

The RAP outlines several sources of financing including:

- Tax Increment Financing (TIF)
- Public/Private Sector Partnerships
- Public Improvement Districts (PID)
- Economic Development Corporations
- Texas Enterprise Fund
- City/County Venue Tax
- General Obligation Bond Issue
- SBA Section 504 Loans
- Community Development Block Grants
- EDA Grants and Loans

Economic and Fiscal Impacts

The plan provides an ambitious and detailed redevelopment impact report showing the total amount of development and the tax and jobs benefits. The full breakdown of values is provided in Appendix H – Phasing Spreadsheets.

Excerpts/ Recommendations for Further Consideration:

The RAP contains many specific recommendations that may be worth further consideration for the Master Plan Update. These include:

Chapter 2: Existing Conditions:

- **Parking:** “On-street parking consists of a fairly even mix of 1-hour, 2-hour and unrestricted parking. Of the approximately 1,400 spaces available to the public (there is an additional pool of on-street parking that is restricted to loading, government use, etc.), approximately one-third is 1-hour, one third is 2-hour and one-third is unrestricted.” (pg. 27) The On-Street Parking Map shows the location of on-street parking in the Downtown Core.
- **Real Estate Market Potential:** “The potential highest and best use for downtown Lubbock is not a single use, but rather the co-location of a variety of complementary uses. For example, retail development potential can be enhanced by the addition of housing units, hotel rooms, office space, and destination entertainment that draws from a regional population base. Likewise, the downtown housing market is bolstered by robust employment opportunities nearby while the hotel occupancy is supported by entertainment and office uses. Nevertheless, each component or use must be evaluated separately to determine market demand, with the understanding that its presence in a mixed-use downtown will contribute to a collective value that is greater than the sum of each component.” (pg.62)
- **Real Estate Development Opportunity:** There are general comments about opportunities and constraints that still have relevance in 2019 that can be found on pages 91 to 94.

Chapter 3: Visioning

- **Visual Preference Survey:** Robust participation showed preference generally for more traditional architecture of various styles and pedestrian friendly design. (pg. 101-104)
- **Goals & Objectives:** Many of the Goals and Objectives to implement those goals are relevant for Downtown still today. The Goals are broken into five categories (Land Use, Economic Development, Policy, Urban Design, Transportation and Utility Infrastructure) and can be found on pages 112 to 120.

Chapter 4: Draft Plans

The three draft plans were built on a series of scenarios that were driven by large “Catalytic Projects” anchoring many of the districts. These include: a Civic Center Renovation/ Expansion, Upscale Hotel, Arena, Performing Arts Center, Movie Theater and Retail. These major projects were then reinforced through public investments in “Supporting Elements” including; Parks, a Visitors Center, Enhanced Depot District, Enhanced Arts District, New City Hall, Urban Education Campus, Flex Tech Uses, Baseball Stadium/ National Collegiate Hall of Fame, and using Land Banking for future major uses.

Chapter 5: Preferred Plan

The Preferred Plan reflects some important thinking at a macro scale, the details can be found in the image at the end of this section and on pages 169 to 189.

The Preferred Plan also makes some very specific recommendations that are worth remaining in the conversation to carry forward in the Master Plan Update.

**Streetscape Typology
"Streets for People"**

- Mac Davis Lane - Arts District - create pedestrian scale and seasonal accents, including plantings and banners
- Broadway - Carry existing enhancements from Ave Q to I-27 underpass
- 16th Street - Depot District - pedestrian-focused, four-season environment; include special paving enhancements
- 15th Street - Ave J to Buddy Holly - special paving to link Residential to Depot District
- Avenue J - Variety of streetscape elements to create a "main street" feel. Pedestrian lighting, benches, and landscaping to promote street-level activity
- Buddy Holly - Depot District - landscaping between sidewalk and parking lanes.

Vehicular Greenways:

- Close a lane of traffic each way on Avenue Q to allow wider sidewalks and a planted center median
- Narrow lanes on Texas and Buddy Holly to allow tree plantings and wider sidewalks.
- Proposed Cross-sections are shown on pages 192 to 195

Brick Streets:

Plan recommendation to keep brick on many streets because it “marks the heart of and defines a district”. The recommendation is to:

- Keep Broadway brick
- Keep Avenue J brick, and extend from 16th to 19th, and from 9th to Mac Davis

- Special pave/enhance streetscapes and intersections on 15th & 16th Between Avenue J and Crickets Ave
- Brick-pave Crickets and Buddy Holly in the Depot District.
- Remove Main St. and all other brick so that “the impact of special brick streets in not diluted” (pg. 196)

Parking Strategy:

- Fill existing surface lots on Broadway, Avenue J, and Buddy Holly with buildings
- No street-facing surface parking on Broadway, Avenue J, and Buddy Holly
- City-developed parking structures - south of Main, north of 13th St.; east of Avenue K and both sides of Texas; Maybe on Broadway, Avenue J, or Buddy Holly if ground-floor not parking
- Four (4) Parking Structures identified in draft plans (pg. 199)

Bus, Circulator & Bike Routes

- Add bus circulator routes between Arts District and Depot District, and between Depot District and Texas Tech
- Add bike lanes to portions of Avenue Q, Avenue O, Texas Ave., Buddy Holly, Glenna Goodacre, 9th St, and 15th St. (pg. 200)

Chapter 6, Implementation Action Plan

Urban Design - Streetscape

- Create Street Tree diagram omitted from 1999 CBD Standards; Create a street tree master plan
- Create a citywide Bike Master Plan; consider connections Downtown
- Create a Parks & Open Space Master Plan; distributed through Downtown; Chosen by location; Consider open-space dedication or in-lieu-of arrangement; Work with County to convert parking around old courthouse into a public park
- Create and implement a comprehensive signage package addressing wayfinding and identity (pg. 238)

Transportations & Utilities

- Create a Downtown Parking Management Strategy; consider shared parking, restriping, enforcement, parking reservoirs outside downtown Core
- Require bike parking facilities in all new projects
- Upgrade utilities to be "development-ready" (pg. 240)

Prioritized Action List: Review for relevant tasks on pages 241-252

Selected Downtown RAP Maps:

- Historic Landmarks
- Existing Land Use
- On-Street Parking Inventory
- Ownership Map
- Wet Utility Map
- Brick Streets Plan
- Off-Street Parking Plan
- Transportation Plan
- TIF District
- Phasing Plan

Observations Relative to 2019 Downtown Master Plan Update:

1. The 2008 RAP is a very detailed plan built with extensive community/ stakeholder outreach and oversight. Much of the data and smaller scale recommendations have as much relevance now as in 2008. The lack of action in downtown over the past decade may be a function of a lack of organization until recently but may also be in part to this plan being overly reliant on several large catalytic projects. This approach is often less resilient to changes in the marketplace and public appetite for investment. Although some of these projects have come to fruition in one form or another the opportunity to focus on many mid-level developments rather than several large ones.
2. A downtown should not be reliant on only large influxes of investment but rather dozens of more block and building scale investments, like what is currently being constructed and planned. These more realistic scaled investments can be leveraged through public investment including many of the “Supporting Elements” that the RAP recommends. Interestingly, the approach of catalytic projects and supporting elements, did lay the groundwork for some major movement over the past decade. Although there has been limited spin off development, several of the catalytic projects appear to be moving forward as well as some investment in the “Supporting Elements”. This Master Plan Update can serve to improve the effectiveness by adding some specificity filtered through current market dynamics to the ambitious approach from 2008.
3. The Master Plan Update may serve well to rather than showing wholesale redevelopment of a majority of the blocks in downtown – suggest a more fine-grained redevelopment scenario that better reflects, property ownership, a more common incremental approach to redevelopment and a phasing timeline that better reflects market absorption rates. This also paired with a more realistic time frame for public investment in utilities, transportation infrastructure, streetscape, etc. would yield an achievable redevelopment expectation.
4. In addition, to scale and phasing a prioritized list of public investments that would provide some idea of public return on investment would be helpful. For example, there seems to be a reoccurring view that the burying of dry utilities may be a primary factor in encouraging new development. Certainly, attention should be given to this topic in the Master Plan Update, quality utilities with an aesthetic appearance do matter but with so many other fundamental issues at play perhaps investment should be funded relative to the potential positive impact on development.

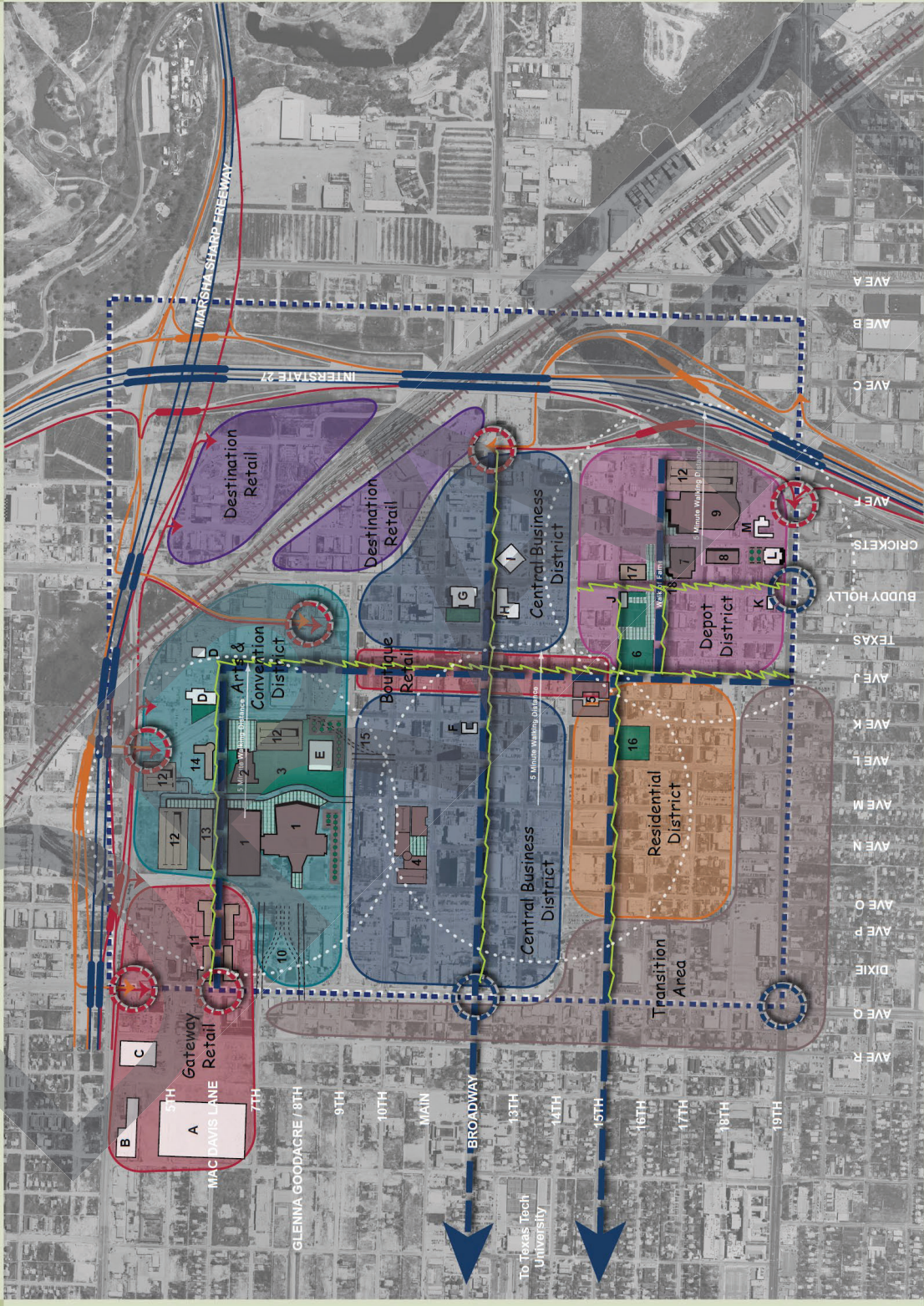
5. Interestingly, in the appendix of the plan a brief review of a March 1989 Redevelopment Plan for Downtown Lubbock is included and almost all of the same list of downtown problems and liabilities are the same 30 years ago as they were identified 20 years later in the 2008 report and an additional 10 years later in the Master Plan Update. This should tell us that the issues are not insurmountable just that the right approach to overcoming them has not been implemented yet.

DOWNTOWN REVITALIZATION ACTION PLAN

Preferred Primary Districts & Catalytic Projects

Legend

- Downtown Core**
- Land Use Districts**
- Key Buildings / Projects: Existing or On-the-Board**
 - A Wal-Mart
 - B Pad Retail
 - C Pad Retail
 - D LRUCA
 - E Pioneer Hotel Condos
 - F County Courthouse
 - G Federal Building
 - H Cibus Transfer Plaza
 - I Needles Building
 - J Visitor Center
 - K Visitor Center
 - L Biddy Holly Center
 - M Biddy Holly Center
- Proposed Catalytic Projects & Primary Building Entries**
 - 1 Expansion, Renovation & Expansion
 - 2 Performing Arts Center
 - 3 Heritage Park
 - 4 Office Flex Project
 - 5 Mixed-Use Residential
 - 6 Festival Park
 - 7 Festival Park
 - 8 Colgate Hall of Fame
 - 9 Arena
- Supporting Elements**
 - 10 Glenna Goodacre / Gateway Park
 - 11 Gateway Park
 - 12 Parking Garages
 - 13 Arts-related Offices
 - 14 Convention Hotel
 - 15 Avenue L Street
 - 16 Improvements
 - 17 Boutique Hotel
 - 18 Walk of Fame
- Parking - Surface**
- Open Space / Plaza**
- Transportation**
 - Highway Throughways
 - NB / WB Ramps
 - SB / EB Ramps
 - Highway Bridges
 - BNSF Railroad
 - Key Connectors
 - Proposed Street Closures
 - Proposed Street Alignments
 - Streets for People
- Wayfinding Gateways**
- Identity Gateways**



City of Lubbock, Texas
February 5, 2008

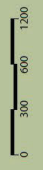
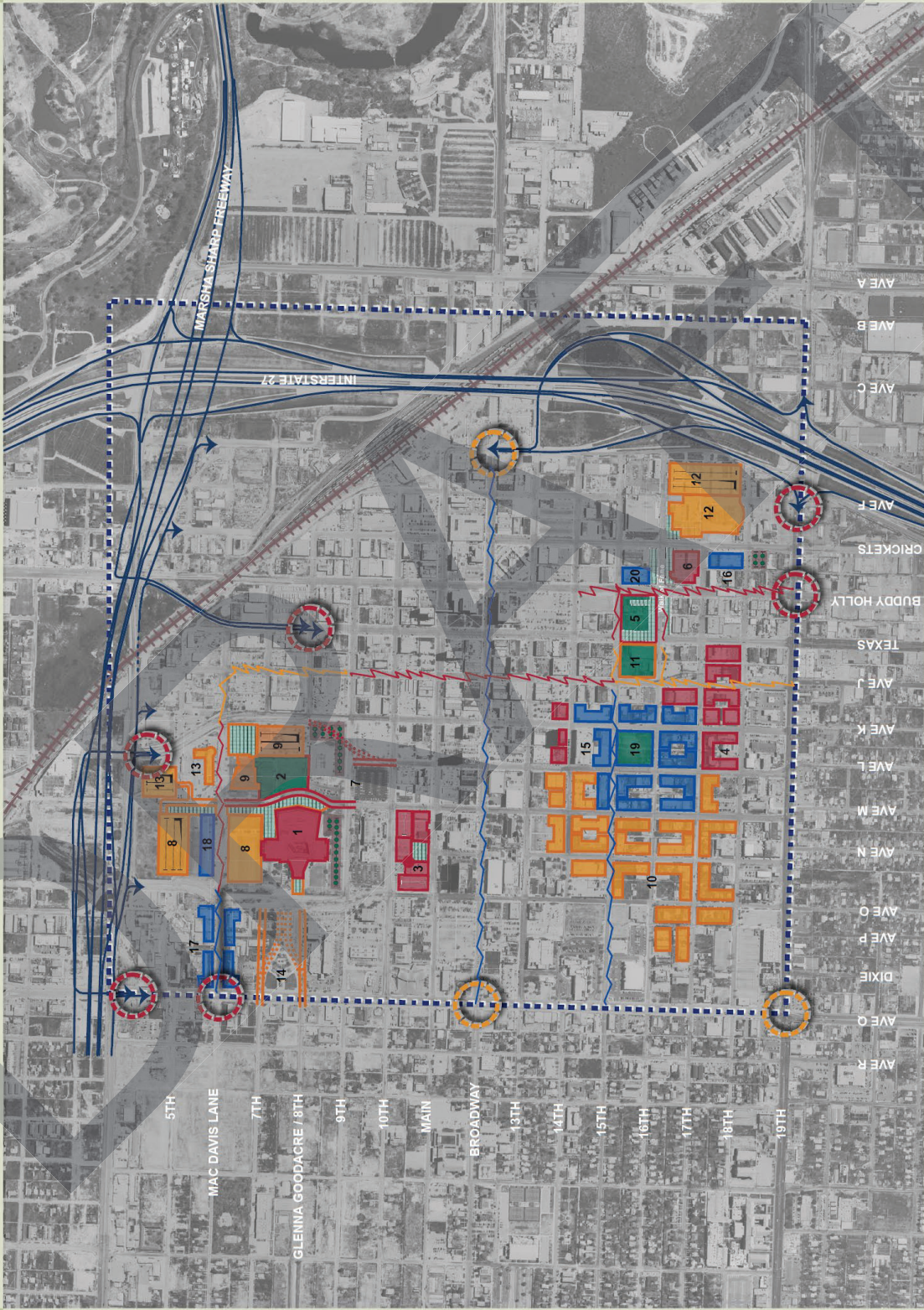


DOWNTOWN REVITALIZATION ACTION PLAN

Phasing Plan

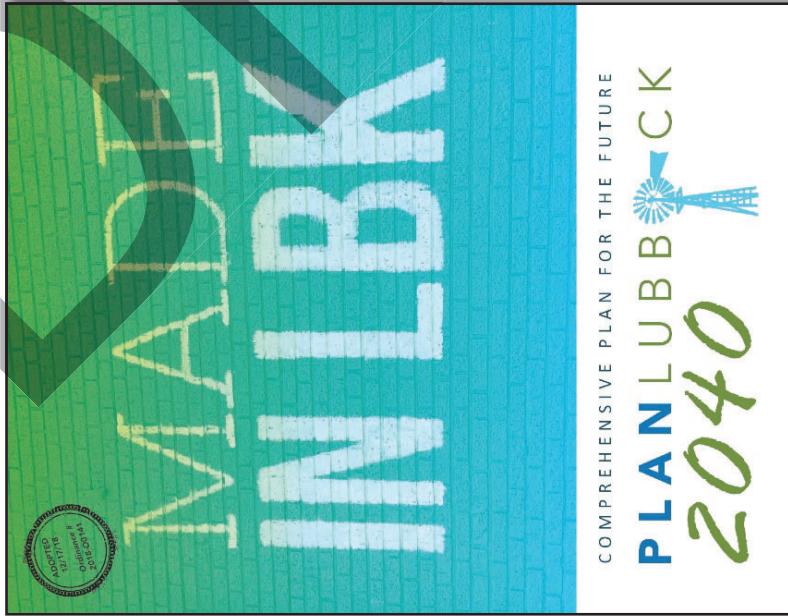
Legend

- Downtown Core**
- Transportation**
 - Highway Throughways
 - BNSF Railroad
- Early Phase: 0 - 4 Years**
 - Catalytic Projects**
 - Civic Center Renovation
 - Heritage Park
 - Office Flex Project
 - Mixed-Use Residential
 - Festival Park Phase 1
 - Movie Theater
 - Supporting Elements**
 - Arts and Convention District Street
 - Proposed Street Closure
 - Proposed Street Alignment
 - Streets for People
- Mid Phase: 5 - 8 Years**
 - Catalytic Projects**
 - Center Expansion with Parking
 - Performing Arts Center with Parking Garage
 - Mixed-Use Residential: 50% of Total
 - Festival Park Phase 2
 - Arena with Parking
 - Supporting Elements**
 - Upscale Hotel with Parking
 - Glenna Goodacre Extension
 - Street Closure
 - Proposed Street Alignment
 - Streets for People
- Late Phase: 9 - 12 Years**
 - Catalytic Projects**
 - Mixed-Use Residential: 50% of Total
 - Collegiate Hall of Fame
 - Supporting Elements**
 - Gateway Retail
 - Arts-related Offices
 - Residential Park
 - Boutique Hotels
 - Streets for People



City of Lubbock, Texas
February 5, 2008

Comprehensive Plan: Plan Lubbock 2040, 2019



Study Area: City Limits and ETJ

Scope: Long-range planning tool for municipal staff, decision-makers, and citizens to direct the growth and physical development of a community for 20 years, or more.
Comprehensive Plan consists of Parts:

- Executive Summary
- Community Snapshot
- Vision and Goals
- Future Land Use
- Transportation
- Infrastructure
- Economic Development
- Community Livability
- Parks, Trails, & Open Space
- Implementation

Planning Team: Consultant lead – Freese and Nichols, Inc.; Guidance – Comprehensive Plan Advisory Committee (CPAC)

Relevant Executive Summary Excerpts:

Land Use Overview:

The current City limits span 87,018 acres, equivalent to 136 square miles. Approximately 65 percent of land within the City is developed. Of this developed land, 33 percent is composed of residential, specifically low density. Nonresidential uses compose 17 percent of developed land. Public uses account for 21 percent of Lubbock’s developed land.

Priority Recommendations: (Selection)

- Development of a well-thought-out impact fee program for the funding of roadway projects. Consideration should be given to including water and wastewater impact fees in the program.
- Revise the zoning and subdivision ordinances into a Unified Development Code (UDC) to match the planning and engineering goals outlined in this Plan.

- The Texas Tech University, Broadway, Downtown, and Canyon Lakes areas are some of the most important corridors within Lubbock. The City should formally adopt the Cultural Arts District Corridor concept and extend it to the Canyon Lakes area. The proposed district should be enlarged to include other key destinations and Texas Tech University buildings. Downtown needs a clear approach to public and private improvements. It will be important to revisit these existing requirements to remove inconsistencies, prepare a new Capital Improvements Plan, and encourage reinvestment in Downtown.

Zoning and Subdivision Ordinances:

- **CBD Design Guidelines:**

Lubbock has multiple sets of regulations that stipulate development standards within the City's core. Each CBD zoning district includes standards for height and building orientation, building mass and scale, parking areas, and landscape areas.

These include:

- 1999 Design Standards for the Central Business District
- Central Business District - CB-2 (Broadway/13th/Main)
- Central Business District - CB-3 (General)
- Central Business District - CB-4 (Depot)
- Central Business District - CB-5 (Civic Center)
- Central Business District - CB-6 (Arts)

- **Downtown Public Improvements Design Standards:**

"Intended to serve as the implementing arm of the Downtown Revitalization Action Plan for public improvements, this document is designed to work in tandem with the CBD zoning districts. This document is unique because it includes requirements for parts of the public right-of-way. The Downtown Public Improvements Design Standards do not replicate the requirements of the CBD Ordinances, but set a minimum standard for all right-of-way improvements in the area." (pg.12)

Previous Plans:

- **Cultural District Recertification Study**

"The Lubbock Arts Alliance commissioned a study of the Cultural District in 2017 to identify how to further enhance the District as it prepares to seek recertification with the Texas Commission on the Arts in 2019. The Study identified several areas for improvement of the District, many of which are applicable to this Comprehensive Plan. Because the Arts

and Cultural District runs through many of Lubbock’s most iconic and popular neighborhoods, the recommendations provided within the Recertification Study merit careful consideration and incorporation into City policy as appropriate.” (pg. 13)

Vision for Lubbock: (Selection)

There are many references to the revitalization of Downtown in in the community comments and vision for Lubbock. The core ideas are high-level organization for issues and challenges facing Lubbock. “The core ideas were developed through input from the CPAC, online survey, and public. Each core idea has a goal or statement that will tie directly to specific recommendations, strategies, and actions in this Comprehensive Plan.”

- **Growth Management:** Encourage infill development inside of the loop, specifically in north and east Lubbock, Balance Lubbock’s southwest growth with other areas of the City, Develop a fiscally balanced Future Land Use Plan.
- **Major Corridors:** Improve certain major corridors by re-examining land use patterns, revitalizing aging sites, and re-purposing deteriorating areas
- **Downtown:** Support downtown revitalization as a vibrant place for businesses, government, visitors, events, housing, arts, entertainment, recreation, and shopping. Connect downtown to Texas Tech University and Canyon Lakes. Create more walkable areas in downtown and reduce the auto-footprint
- **Special Districts:** Create improvement initiatives to enhance existing and potential special districts found throughout Lubbock. Brand special districts with a unique identity. Create connectivity between all special districts
- **Connectivity With Local Universities:** Continue to support the strategic plan priorities for local universities and leverage associated opportunities
- **Vibrant Neighborhoods and Housing Variety:** Protect and strengthen existing neighborhoods and promote a range of housing choices. Develop neighborhood maintenance strategies specific to each neighborhood. Design guidelines for infill development specific to each neighborhood
- **Parks and Recreation Greenprint:** Provide parks and recreational amenities throughout Lubbock to support quality of life, local character, revitalization, and image. Create more connectivity between neighborhoods and park amenities. Provide parkland in areas of new development
- **Canyon Lakes:** Capitalize on the Canyon Lakes amenities as a key asset and defining community character
- **Gateways and Identity:** Enhance the overall visual identity for key portals and major roadways into Lubbock. (pg. 40)

Future Land Use

Mixed Use is identified as the primary future land use for Downtown. This is fitting, as Downtown is described as “an example of both horizontal and vertical Mixed Use. Downtown was previously established as the Central Business District, though recent planning initiatives have expanded the area to include a vibrant mix of high-rise office, public, retail, and residential uses - a trend that is expected to continue. Downtown will continue to be a destination for visitors, encouraging walkability, and serve as an asset for community events.

- Industrial and Heavy Commercial uses should not be permitted Downtown.
- Downtown is intended for a mixture of non-residential and residential land uses.
- Easy walking access to shopping and dining is an ideal characteristic of Downtown.
- The mix of uses can be both horizontal and vertical.
- Future improvements could include enhanced connectivity and residential units such as townhouses, lofts, live-work, and condos. (pg. 59)

Existing Infrastructure

Water System Rehabilitation/Renewal: Water lines in the oldest part of Downtown have reached their design life and present increased maintenance demands and costs. The Downtown area was evaluated so rehabilitation and replacement efforts could be prioritized. (pg. 118)

Economic Development

The City of Lubbock does not have an Economic Development department; this role is filled by the Lubbock Economic Development Alliance (LEDA) and Market Lubbock Incorporated (MLI), whose missions are to stimulate the economy by growing high-paying jobs and investing in public improvements and improving the quality of life in the process. LEDA works directly with the business community throughout Texas and the United States to achieve this mission.

LEDA and MLI have several economic development initiatives that are applicable to this Comprehensive Plan:

- Workforce recruitment/retention through design, destinations, and amenities (LEDA)
- Downtown streetscape improvements (MLI)
- Downtown maintenance and building codes conducive to vertical mixed use (MLI)
- Encourage Downtown business growth, activity and enhancement to destination attractions and amenities (MLI) (pg.134)

Community Livability: Downtown

“While it was traditionally viewed as a Central Business District (CBD), there has been a paradigm shift more recently to introduce a broad range of land uses including residential and retail. This is an important and exciting change for Lubbock because Downtown Lubbock serves as a key connector between Texas Tech and the Canyon Lakes. Moreover, Downtown Lubbock is rich with opportunities including the Arts and Depot Districts, adjacent Overton neighborhoods, iconic architecture, existing infrastructure, and paved brick streets.”

Current Planning Efforts

Downtown’s vision and developments are shaped by several overlapping documents, including:

- Downtown Revitalization Action Plan (2008)
- Arts Lubbock Plan (2018)
- CBD Zoning District and Downtown CBD Design Guidelines
- Public Improvement Standards

Incentives for Development

Market Lubbock Incorporated (MLI) offers several incentives aimed at redeveloping Downtown Lubbock:

- Downtown Grant Program: Reimbursements for building renovations and facade and streetscape improvements
- City of Lubbock and Lubbock County tax abatements

Key Conditions

Strengths

- Utilities
- Building inventory
- Proximity to TTU and neighborhoods
- Location of City offices (i.e., Citizens Tower)

Weaknesses

- I-27 as barrier
- Energy/activity focused in other areas
- Identity
- Low amount of housing
- Not bike/ped-friendly
- Lack of greenspace or plazas

Opportunities

- Update and streamline plans and regulations
- Link to adjacent areas
- Support redevelopment
- Strengthen identity

Challenges

- Market demand
- Building schematics
- Parking availability
- Multiple regulatory documents
- Outdated/unimplementable plans (pg. 154)

Planning Trend - Revitalizing Downtowns Through Innovation

“Innovation districts are an emerging trend in planning and community development. Coined by the Brookings Institution, a think tank that has come to specialize in the topic, innovation districts are described as “a place where leading-edge institutions and companies cluster and connect with start-ups, business incubators and accelerators.” Brookings goes on to say that the purpose of these districts is to “Spur productive, inclusive, and sustainable economic development by helping companies, entrepreneurs, universities, researchers and investors—across sectors and disciplines—co-invent and co-produce new discoveries for the market.” The foundation of an innovation district includes three types of assets, all of which Lubbock has - economic, physical, and networking.”

Economic:

- Firms, institutions and organizations that drive, cultivate or support an innovation-rich environment
- Research, medical, and tech institutions/firms/start-ups; creative fields
- Incubators, accelerators, shared working spaces and local high schools, job training firms and community colleges
- Amenities: medical offices, grocery stores, restaurants, coffee bars, small hotels, local retail

Physical:

- Public: Designed to be digitally accessible and to encourage networking
- Private: Shared work and lab spaces; smaller, affordable areas for start-ups
- Micro-housing with smaller apartments that have access to larger public spaces
- Removing barriers and replacing them with connectivity and open spaces
- Infrastructure investments

- Broadband, transit, road improvements, streetscaping, parking

Networking:

- Workshops and training sessions for specific fields
- Industry-specific conferences
- Networking events
- Summer camps
- Choreographed open spaces (pg. 155)

Community Livability Recommendations:

Conduct a Diagnostic Assessment of Existing Plans and Regulations

Conduct diagnostic assessment of existing plans and regulations (i.e., Downtown Action Plan) to identify elements that are applicable or missing elements; consolidate all Downtown planning efforts and policies into one document; and focus on providing stronger analyses and implementation strategies. A comprehensive Downtown strategy should:

- Identify the boundary of Downtown and consistently use this boundary for implementation strategies, such as overlay and financing districts.
- Update the design standards so that they reflect the needs, conditions, and vision of Downtown as well as to remove existing conflicts. This should include both buildings and the streetscape (landscaping, facades, and screening/buffering, etc.).
- Address redevelopment and nonconforming uses with a focus on the highest and best uses to make Downtown a hub for activity; this will also need to include engineering studies of existing building schematics. Land use studies of Downtown should also consider development of urban housing options and should be considered in conjunction with the recommendation to consider an innovation district.
- Develop a program to identify and prioritize key parcels and help promote larger-scaled development in key areas of Downtown, including possible funding sources.
- Strengthen identity through branding, streetscape enhancements, greenspace, and events; consider ways to enhance the physical connections to adjacent areas while solidifying Downtown as a unique area. This should include prioritizing the bicyclist and pedestrian experience, including safety, connectivity, and desirability.
- Review and revise existing parking regulations. If necessary, conduct a parking study to identify different parking options available to the City and the feasibility of each.
- Identify, prioritize, and pursue projects that can be funded through grants and public/private partnerships. (pg. 162)

Review Plans Upon Further Adoption

Upon adoption of any future Downtown or special district plan, the Comprehensive Plan, Zoning Ordinance, and other pertinent documents should be reviewed to ensure that they are aligned. Inconsistencies should be removed, and the goals and objectives updated.

Attract Destination Amenities to Downtown

Continue to attract destination amenities to Downtown Lubbock. Consider internal relocation incentives and encourage locally owned boutique retailers, restaurants, entertainment, and hotels to relocate to Downtown. (pg. 163)

Consider an Innovation District

Study the concept of an innovation district and consider launching one or incorporating key elements.

- Conduct a market study to identify the industry or industries that could support an innovation district in Lubbock (i.e., tech, healthcare, agriculture, or design).
- Identify resources within the community that could anchor an innovation district, such as Texas Tech/TTUHSC or major industry employers.
- Form an exploratory committee composed of City leadership, educational institutions, industry employers, developers, and community organizers to consider where an innovation district would be the most successful and beneficial to the community.
- Identify the initial boundary and create an overlay or special district in the Zoning Ordinance that will permit the necessary development, redevelopment, and use of buildings as well as the use of open space. Determine the desirable balance of land uses in the district and consider the use of a quota system to protect that balance.
- Prioritize aesthetic and public improvements in this area and consider the use of Tax Increment Financing (TIF) or a Tax Increment Reinvestment Zone (TIRZ) to enhance the streetscape, accommodate multimodal accessibility, create gathering spaces, and implement branding.
- Develop a program to identify and prioritize key parcels and help promote larger-scale development in Downtown.
- Identify and recruit business incubators and accelerators. Identify buildings that are ideal for flexible workspaces, workshops/studios, and live-work communities. (pg. 164)

Implementation Matrix (Selections that are relevant to Downtown) (pg.222)

Goal	Recommendation	Responsible Entity	\$	Timeline
E. Continue economic development initiatives with minor changes.	12. Evaluate downtown streetscape requirements. Remove present conflicts to encourage vertical mixed-use.	LEDA and City Council	\$	Priority 1-2 years
G. Encourage placemaking in and around Texas Tech University, downtown, and the Canyon Lakes areas.	19. Develop branding and streetscape enhancements. 20. Support existing corridor plans and the development of new plans. Schedule more public events downtown.	City Council, Planning Department, and Engineering Department	\$	2-5 years
J. Continue to enhance downtown.	29. Streamline and remove development requirements and inconsistencies. 30. Prepare a diagnostic report/assessment of needed tasks.	LEDA and Planning Department	\$	5-10 years

Recommended Plan Priorities (Selected)

“Although all recommendations made throughout the Comprehensive Plan are important to the vision of Lubbock, some should be initiated as soon as possible. The following are deemed the most important policies/actions within this plan” (pg. 225)

- Revise the zoning, subdivision, and other related land development ordinances into a Unified Development Code (UDC) to match the planning and engineering goals of the Plan to an implementation mechanism.
- The Texas Tech University, Broadway, Downtown, and Canyon Lakes areas are some of the most important corridors within Lubbock. The City should formally adopt the Cultural Arts District Corridor concept and extend it to the Canyon Lakes area. The proposed district should be enlarged to include other key destinations and Texas Tech University buildings.
- Downtown needs a clean approach to public and private improvements. It will be important to revisit these existing requirements to remove inconsistencies, prepare a new Capital Improvements Plan, and encourage reinvestment in downtown.

Observations Relative to 2019 Downtown Master Plan Update:

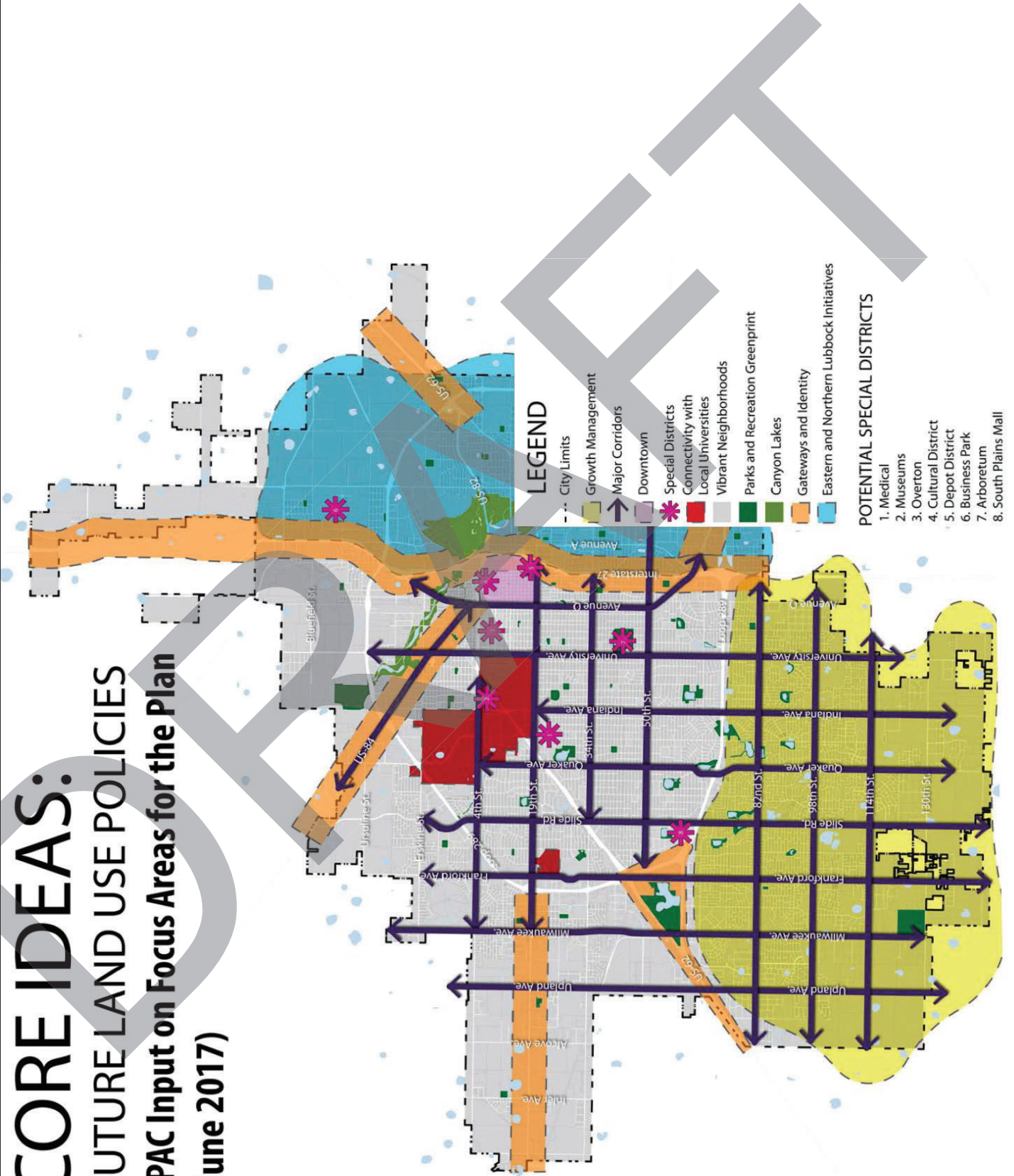
1. The Lubbock Plan 2040 is by its nature comprehensive in nature and visionary for the long term. There is some mention and focus of the role of Downtown but as we heard from some stakeholders in the Downtown Master Plan Update, Downtown itself does not hold as large of a role in the mind and heart of the average Lubbock Citizen as it probably could.
2. Predictably given the nature of this plan much of the focus is on the amount of growth that will be absorbed in as of yet undeveloped or un-annexed areas on the outskirts of town. Presumably those areas will be the location of a substantial amount of the growth, but the Downtown Master Plan Update may serve to shift some of that narrative to capturing significant growth in redevelopment areas already served by infrastructure and utilities - in this case downtown.
3. In addition, there is significant focus on economic development. It is stated in the economic development chapter that “There are two kinds of economic development tools: incentives and reimbursements” (pg. 135) While this is true in a certain sense it would be helpful to broaden this viewpoint through work in the Master Plan Update that an understanding is built that having a successful, vibrant, creative downtown that captures the dollars and imagination of Lubbock is a powerful economic development tool in itself. This is true both for local business growth and retention but also, maybe even more so, for business recruitment, being able to point towards the active “Hub” within “Hub City”.

CORE IDEAS:

FUTURE LAND USE POLICIES

CPAC Input on Focus Areas for the Plan

(June 2017)



Design Standards for the CBD, 1999

Design Standards for the
Central Business District



City of Lubbock, Texas

June 1999

Study Area: Downtown – CB Zoned Areas

Scope: “This document presents design standards for four historically significant areas of downtown Lubbock. The standards are not meant to dictate solutions, but rather to provide a common basis for making decisions about design that may affect individual properties and the overall character of these distinctive areas. They are designed to provide a consistent yet flexible approach for the preparation and review of development and redevelopment plans by defining a range of appropriate responses to a variety of specific design issues.” (pg. 5)

Planning Team: Consultant lead – J.D. Wilson & Associates; Guidance and Implementation – Lubbock Urban-Design and Historic Preservation Commission.

Relevant Excerpts:

Intent of Design Standards:

- Protect and enhance the sense of time and place conveyed by the historic downtown area by preserving and enhancing its architectural integrity and identity,
- Preserve, enhance and reuse significant existing architectural assets in downtown Lubbock,
- Encourage new construction that is compatible in design, materials, color and texture with existing historic structures,
- Minimize negative impacts on adjacent properties from incompatible development, thus protecting property values and investments, and
- Convey a sense of human scale that will encourage pedestrian activity. (pg. 5)

Applicability of Design Standards:

The design standards are incorporated by reference in the zoning code and are applicable to exterior modifications on when a construction permit is required.

“The standards address all exterior construction changes in the CB zoning districts. All buildings, structures, objects and sites must go through the design review process outlined in the Zoning Ordinance for that district before any alteration may be made to the building, structure, object, or site. The review process only applies to exterior additions, renovations, and new construction.” (pg. 6)

“It is important to note that neither the standards in this document nor the Zoning Ordinance requires property owners or tenants to initiate repairs or modifications to existing developments; and there is no deadline by which properties must come into “compliance.” The *Design Standards* are meant to be used when a construction project is initiated by a property owner or tenant, either to alter the exterior of an existing structure or to construct a new one. Though the standards are intended as a guide for any development or renovation project, enforcement by the city will be initiated when a construction permit is required.” (pg. 6)

There is some accommodation of flexibility built into the standards.

“If the Senior Planner determines that a proposal contains “unique circumstances which cannot be accommodated” by the standards of a zoning district or the Design Standards for the Central Business District, the plans will be referred to the Urban Design and Historic Preservation Commission (UDHPC). The Commission shall use the CB zoning ordinances and the Design Standards to make recommendations. Upon recommendation by the Commission, the Senior Planner may vary the requirements of the Design Standards so long as the requirements of Section 29-19 of the Zoning Ordinance, the CB zoning districts, are not altered. Variances from the requirements of Section 29-19, even if recommended by the UDHPC, must be approved by the Zoning Board of Adjustment.” (pg. 6)

Design Standards Per Zoning District:

CB-1 West Broadway

Character Summary - “West Broadway is historically a residential area, and many formerly residential buildings have been converted to other land uses over the last 50 years. The residential development pattern and building style provides the district with a distinctive character. New buildings and exterior renovations should apply the form and materials common in the original residential neighborhood.” (pg. 7)

CB- 2 Downtown

Character Summary - “Downtown Lubbock has always been a business and government district containing a broad variety of types and styles of development and will continue largely as an office district. The key objective is compatibility of new construction with adjacent buildings and the district’s historic development.” (pg. 13)

Key Takeaways:

- Parking Location - Not on street, in front; adjacent to the alley at the rear, or on another property (pg. 13)
- Parking Areas - plantings, trees, and lighting in lots; No new curb cuts on Broadway (pg. 16)
- Licenses may be granted for pedestrian streetlights, projecting wall signs, canopies/awnings, outdoor dining and planters (pg. 18)

CB-3 General CBD

Character Summary - “The General CBD (CB-3) District is located south of the Downtown (CB-2) District. This historically residential area has changed considerably over the years—evolving into commercial, industrial, residential, and civic structures. Although the area is diverse in character, new buildings in this District should respect their surroundings by being visually and physically compatible with their neighbors— particularly those that are historic structures. The guidelines for the CB-3 District respect that diversity by giving building owners, developers and architects more freedom in design than other Downtown districts while trying to maintain the ambiance of this historic area of the city.” (pg. 19)

Key Takeaways:

- Similar requirements to parking location, screening and landscaping as CB-2

CB-4 Depot District

Character Summary - “The CB-4 zoning district, which contains a variety of land uses, comprises the southeast portion of the downtown area. Included within its boundary is the Depot District, an entertainment venue enjoying considerable success with the opening of several restaurants, nightclubs, commercial businesses, and the reopening of the Cactus Theater. The most significant structure in this area is the Ft. Worth and Denver South Plains Railroad Depot, now known as the Buddy Holly Center. Although this district is diverse in character, new buildings in CB-4 should respect their surroundings by being visually and physically compatible with their mostly small industrial and commercial neighbors, particularly if they are potentially significant structures. The guidelines for CB-4 are intended to promote that diversity by giving building owners, developers and architects freedom in design, while trying to maintain the ambiance of this historic area of the city.” (pg. 25)

Key Takeaways:

- Similar requirements to parking location, screening and landscaping as CB-2

Community Goals Relating to Urban Design

In order to show continuity between plans its worth reviewing a reference in the Design Standards to goals in a previous plan – “Lubbock: A Vision into the 21st Century, adopted by the Lubbock City Council in 1995”

- Ensure a high-quality visual image and compatible land uses for Lubbock through developmental standards and codes enforcement. (Land Use and Urban Design, Goal 1)
- Ensure quality urban design. (Land Use and Urban Design, Goal 3)
- Promote the preservation and revitalization of older buildings, neighborhoods and commercial areas and the development of vacant land within the current city limits. (Land Use and Urban Design, Goal 4)
- Establish a positive identity for downtown Lubbock, including the Central Business District, Broadway Corridor and the Depot District, as the civic, cultural, entertainment, governmental and financial center of the City. (Land Use and Urban Design, Goal 5)
- Enhance the visual and architectural character of unique areas of downtown Lubbock by preparing architectural and landscape design standards that address restoration, renovation, new construction, traffic circulation and pedestrian scale streetscape for each specific area. (Land Use and Urban Design, Objective 5.2)
- Recognize, preserve and protect Lubbock’s heritage and historic resources. (Land Use and Urban Design, Goal 7)
- Revitalize Downtown Lubbock as a focal point for entertainment, arts and business. (Recreation, Parks, Entertainment, Cultural Affairs, Goal 1)
- Position the visual and performing arts as a vital part of Lubbock’s quality of life, to establish the City as a regional center for the arts. (Recreation, Parks, Entertainment, Cultural Affairs, Goal 6) (pg. 33)

Standards for the Repair and Replacement of Building Materials and Features

The Design Standards includes a section with detailed instructions from the Secretary of the Interior on the repair and replacement under a variety of scenarios. It is worth reviewing these standards for compatibility with any detailed zoning update or design recommendations.

“When existing buildings are being altered, added to, or repaired, the standards set out in this section should be considered. They include standards established by the Secretary of the Interior for repair and replacement of historic building materials and features but are applicable to most renovation projects. The word historic, when used in this context, does not mean that a building has been listed on the National Register of Historic Places or designated as a Lubbock Historic Landmark. Instead, it refers to the place of a building in history as a product of the time at which it was built.” (pg. 35)

Observations Relative to 2019 Downtown Master Plan Update:

1. The UDC code rewrite that is underway today provides the opportunity, using some level of form-based codes in the Downtown, to be more detailed on preferred building placement. The existing design standards talk about compatibility with existing buildings and creating a street wall but in many cases where new construction is being built on vacant lots there needs to be more detail provided on where the best building placement is for facilitating a walkable downtown. Much of the 1999 Design Standards should be incorporated in to the updated UDC, specifically through the Downtown Form Based Code. This simplified “one-stop” should make application of standards easier.
2. There don’t appear to be any design standards tailored for the CBD 5 and CBD 6 Areas that were added later for the Civic Center Area and Arts District Area respectively. This also can be evaluated as part of the UDC rewrite.
3. Much of the content of the Design Standards, although adopted by ordinance, are recommended standards. This approach can be confusing and not helpful. The recommendation would be to either only include required standards or create incentives for recommended standards so they can be made mandatory.
4. There needs to be a distinction between standards for new construction and additions/ renovation to historic buildings. It does a disservice to both with standards are conflated. It may water-down standards for the historic buildings and make development unnecessarily complicated for new construction. Downtown Lubbock isn’t any one architectural style so new construction buildings shouldn’t be held to the same standards as the historic context, as long as the appropriate urban design standards are enforced. This is especially applicable to building materials and methods of construction.
5. In addition, the 2008 Downtown Revitalization Action Plan includes the following detailed recommendations on updates to the Design Standards that are worth highlighting again as part of this Master Plan Update. “The *Design Standards for the Central Business District*, incorporated by reference as part of the Zoning Code, prescribe more specific requirements for new development in the CB districts. Neither the *Design Standards* nor the Zoning Code require existing structures to be brought into compliance with these updated regulations. There are a small number of issues in the *Design Standards* which could be clarified to make a more complete document:
 - *Rooftop Equipment*: Rooftop equipment must be screened, but the document does not specify screened from where – from pedestrian view, or from view in an adjacent structure.
 - *Materials*: The document identifies stucco as an allowed material, but does not specify whether synthetic stucco, also known as EIFS (Exterior Insulating and Finish Systems), is also permitted. If EIFS is permitted, it should not be allowed on the first floor of buildings, due to the material’s fragile nature.
 - *Dark Skies*: The document makes no reference to any requirements regarding partial or full cut-off lighting fixtures. The City may wish to assess its goals regarding lighting and consider including guidance in this area.
 - *Parking Screening*: The document discusses screening parking that is visible from the street with a low fence (this screening is required in CB-1 and CB-2 and suggested in CB-3 and CB-4). We would suggest that this fence be required in all districts, and that landscaping be

added to the requirement. The optimal condition would be a 2.5- to 3-foot fence set a minimum of 3 feet from the property line, with landscaping between the fence and the public sidewalk.

The *City of Lubbock Sign Code* contains standard and quantitative requirements for exterior signage. There are certain types of signage, such as projecting blade signs that could improve the scale and texture of downtown that are not allowed by the current code. City staff have told the Team that a draft *Sign Code* modification, which would expand permitted signage types, has been prepared and is under review. (Summaries of the Zoning Code, *Design Standards* and *Sign Code* can be found in Appendix D of the 2008 RAP)

Downtown Public Improvement Design Standards, 2018



Study Area: Downtown – Public Improvement Standards Boundary

Scope: These standards came out of the 2008 CBD Action Plan in order to provide more specific technical guidance for a “coherent, unified design in the CBD.” (pg. 3) This document is meant to be a second set of design standards to operate alongside the 1999 Design Standards, which operate for areas in the CBD right-of-way.

Relevant Excerpts:

Applicability. These Public Improvements Standards apply to any project in the CBD that:

- Affects the façade of the structure on or in which the project is planned; (Façade includes walkways, parking area, landscape, building edge, building signage, or the exterior of any CDB building)
- Requires a building permit; and
- Is valued at one hundred thousand dollars (\$100,000) or more. (pg.4)

The intent is that improvements would be made on a case by case basis following private development (pg.4)

Chapter 2: Design Concepts

Historic Brick Pavers

- 2006 City council decision to protect pavers. All repairs and maintenance must be done to prescribed city standards. (pg.6)
- Map depicts UDHPC Recommendation for Historic Brick Streets (pg. 7)
- 50% Paver requirement for sidewalks and crosswalks. Three patterns are recommended (pg. 8)

Specialty Vehicular and pedestrian lighting
 Specialty Vehicular and pedestrian lighting for all gateway and corridor streets indicated with specific light standards and spacing provided (pg. 11)

Utilities
 General recommendation to relocate overhead public and private utilities in alleys into underground ducts per a 2011 council directive. (pg. 12)

Street Furniture
 Benches, Trash Receptacles, Tree Grates and Bike Racks standards and spacing provided. (pg. 13-15)

Chapter 3: Gateway and Corridor Streets
 Map showing the Gateway Streets (Avenue Q, 19th, Broadway, Buddy Holly, Mac Davis, Glenna Goodacre, and Avenue L) and the Corridor Streets (Avenue J, 15th, and 16th) (pg. 17)

Chapter 4: Landscaping
 General and Streetscape Landscaping criteria (pg. 20-22)
 Street Tree Standards and Framework Plan (pg. 23-24)

Observations Relative to 2019 Downtown Master Plan Update:

1. There is tremendous value in a harmonious and quality public realm in a downtown. That being said the expense of improving the space in front of a property as part of an overall development or redevelopment can often be a major impediment especially for small and mid-scale projects. A program should be explored to allow for a partial fee-in-lieu program or cost assistance paid for from TIF (or other funding), or deferral of improvements to allow for whole block face improvements vs. a piece meal approach, that can cause undue disruption for businesses and be less efficient from a cost and constructability standpoint. For example, a sliding scale could be applied based on what percentage a developer should pay for out of pocket based on the scale of development project. A block length of streetscape improvements is a much heavier burden for a 100,000 minor remodel than it would be for a multiple million-dollar new construction development.
2. The UDC rewrite should incorporate these standards in the code with provisions that allow for some greater flexibility.

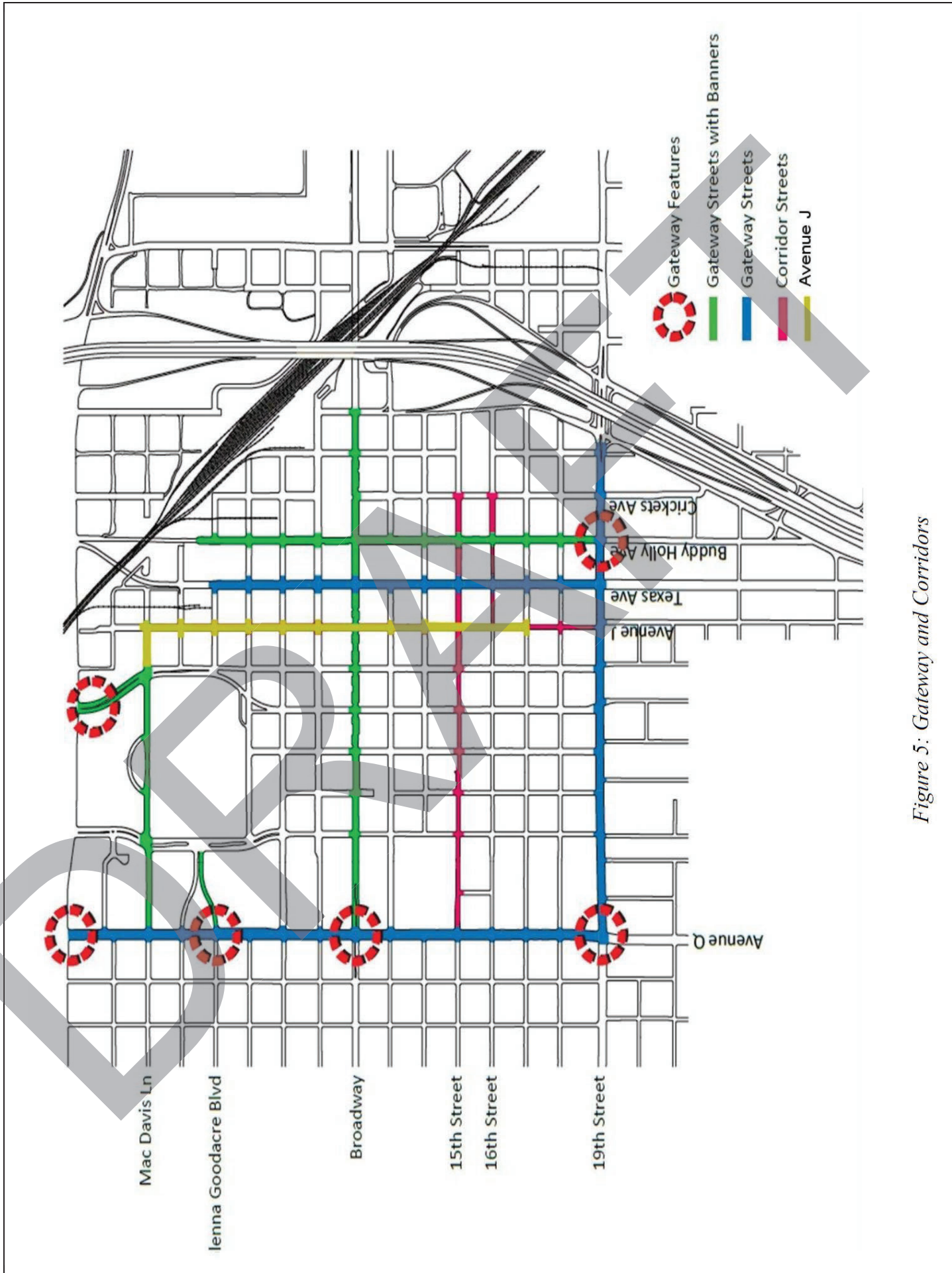


Figure 5: Gateway and Corridors

Imagine Lubbock Together Plan, 2013



Study Area: Lubbock City Limits

Scope: “engage the community and develop a vision and strategic plan for the futures.” (pg. 1)

Planning Team: Consultant lead – ACP Visioning + Planning with Dover Kohl & Partners; Guidance – Imagine Lubbock Together steering committee

Relevant Excerpts:

Major Themes (pg.4)

- Imagine Lubbock Together calls for cooperation among local governments, institutions, businesses, and the community
- Imagine Lubbock Together advocates making the city a regional center for the arts, entertainment, and shopping.
- Imagine Lubbock Together champions development and redevelopment that creates beautiful places
- Imagine Lubbock Together demands a revitalized, prosperous, and attractive downtown.
- Imagine Lubbock Together establishes the notion that the city is a fundamental economic entity.

Goals (pg.5)

- The Partnership category includes the following four goals: Water, Community Spirit, Natural Resources, and Government.
- The People category includes the following four goals: Education, Safety, Social Equity, and Health.
- The Place category includes the following five goals: Downtown, Development Patterns, Roads and Transit, Beautification, and Biking and Walking. (Downtown was selected as the highest priority goal, with a 44% response from participants)
Downtown - A revitalized downtown, connected to Texas Tech University, attracts residents, visitors, students and businesses with attractive buildings, housing, vibrant shops, markets, restaurants, and cultural facilities and events.
- The Play category includes the following three goals: Attraction and Events, Parks and Recreation, and Arts and Culture.

- The Prosperity category includes the following four goals: Economic Development, Jobs and Workforce, Marketing and Image, and Shopping, Restaurants, and Nightlife.

What If: A Vision of Place – Design Charrette for Downtown. (pg. 10)

“Downtown Lubbock has the advantage of a very complete and well-connected historic street grid. This strong underlying structure will facilitate gradual infill of individual parcels over time as the Downtown increases in vibrancy. Today, Downtown Lubbock has a very large inventory of vacant and underutilized parcels. Cues for the architectural and urban grammar that might be used as these parcels are infilled can be taken from the fragments of excellent urban fabric that exist. The priority for infill should be to create complete places. Investment energy should be focused on one street segment, one block at a time. Once the first segment is transformed, it can form a seed from which additional improvements can grow over time.”

Downtown Charrette Design concepts (pg. 11-19)

3. Process

Through Public Engagement Process - “This chapter describes the public engagement process implemented to create the Imagine Lubbock Together vision. It included four steps: Understanding the City, Generating Ideas from the Public, Writing and Prioritizing Goals, and the Lubbock Design Charrette.” (pg. 21)

4. Strategic Implementation Plan

“Implementation of Imagine Lubbock Together will require a tremendous amount of collaboration and cooperation among institutions, government, and business. It will require champions and stewards. It will require focus and tenacity. It will require steady community pressure.” (pg. 27)

Implementation for Downtown - Revitalize the core of downtown.

“A thriving downtown is a sign of a healthy community. Having an economically healthy, culturally vibrant downtown offers benefits such as providing activities for younger people... providing opportunities for entrepreneurship and retaining college graduates and other young professionals.” (pg. 43)

Step 1: Create an independent entity to coordinate and drive downtown development.

There is an enormous need for an entity to coordinate and drive downtown development. Without a skilled organization actively driving the downtown development process, downtown Lubbock simply will not become the healthy economic engine and the vibrant cultural hub the city envisioned during Imagine Lubbock Together. The entity should have strong support from

both public and private sectors and from a broad range of stakeholders throughout the district and the community. (pg. 43)

- SUB-STEP: Build in a strategy to make the entity fiscally self-sustaining (other than for capital improvements and special projects) after five years.

Step 2: Implement the charrette’s recommendations on physical redevelopment and on business development. (pg. 45)

- SUB-STEP: Focus primary attention on Broadway and Avenue J. The area immediately surrounding the intersection of Broadway and Avenue J was downtown’s historic 100% commercial center.
- SUB-STEP: Expand and grow the Cultural Arts District. Impetus for the growth and expansion of the Cultural Arts District will initially come from the building of a new Performing Arts Center in the district.
- SUB-STEP: Expand and grow the Depot Entertainment District.
- SUB-STEP: Renovate the Lubbock Memorial Civic Center.
- SUB-STEP: Actively develop downtown housing.
- SUB-STEP: Develop and grow entertainment venues and opportunities by supporting festivals and arts and entertainment districts. The process of the rediscovery of downtown will require re-imagining it. It will require changing the mind-set of residents and visitors.

Step 3: Strengthen downtown’s retail and restaurant base. (pg. 47)

With more than 6,000 people working within one-half mile of the intersection of Broadway and Avenue J, downtown Lubbock already has a very strong potential market of downtown shoppers.

- SUB-STEP: Tap into strong potential downtown retail, office, and residential markets.

Who (Responsible Entities for Implementation) (pg. 47)

Imagine Lubbock Together recommends that the Lubbock Chamber of Commerce create an independent entity to coordinate downtown development in conjunction with the downtown master developer and planner, Lubbock Downtown Development, Corp. (LDCC), and the Downtown Tax Increment Finance (TIF) committee. To jump-start Implementation, the independent entity should:

- Develop a solid strategic plan for its first 3-5 years of operation.
- Convene downtown interests and review the vision and charrette recommendations.
- Raise operational funds.
- Solicit and encourage development and activities in the focus area following the steps and sub-steps included in this chapter.

	<p>Downtown: The Playbook The Downtown Playbook is an addendum to the description of steps and sub-steps found in the downtown section of this chapter. The Playbook focuses on the sub-steps. For each it outlines several ideas and doable implementation tasks and provides suggestions, guidance, examples, and references. (pg. 58-68)</p> <p>5. Implementation Matrix Imagine Lubbock Together will “outsource” implementation to the community. Doing so will entail handholding, coordination, communication, and management of tasks to ensure that implementation happens and is sustained over time. (pg. 83)</p>
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<p>Observations Relative to 2019 Downtown Master Plan Update:</p> <ol style="list-style-type: none"> 1. This plan in another example of great aspirational planning work built on extensive public engagement and input that failed to have lasting traction. It does seem that many of the high-level concepts and goals were carried over to the 2019 Comprehensive Plan but many of the detailed recommendations, especially relevant to downtown were not followed through. Imagine Lubbock Together does have a detailed implementation matrix with responsible parties. Many of these recommendations should continue to live on. With a central guiding entity taking responsibility for implementation. This is reinforced through step one of the downtown implementation plan which is “Create an independent entity to coordinate and drive downtown development.” 2. There was follow through and success on many of the Arts and Culture Recommendations which proves things can happen when there is the proper focus and alignment (and funding) 3. The Downtown Playbook addendum is an excellent resource for idea and case studies demonstrating the ideas to implement the sub-steps. 	
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Image: Implementation Matrix for Downtown

4. DOWNTOWN

Revitalize the core of downtown.

STEPS	SUB-STEPS	WHO SHOULD LEAD	WHAT OTHER ORGANIZATIONS SHOULD BE INVOLVED?	MEASURING SUCCESS	TIME-FRAME
STEP 1: Create an independent entity to coordinate and drive downtown development.	<ul style="list-style-type: none"> Build in a strategy to make the entity fiscally self-sustaining (other than for capital improvements and special projects) after five years. 	The Downtown Independent Entity convened by Imagine Lubbock Together and hosted by the Lubbock Chamber of Commerce	Lubbock Downtown Development Corporation, Downtown TIF Board, Lubbock Economic Development Alliance, City of Lubbock, master downtown developer/planner, property owners, not-for-profits and other downtown stakeholders	<p>The Downtown Independent Entity is organized, funded, and staffed.</p> <p>Long term funding is achieved.</p>	Immediate 3 to 5 years Ongoing
STEP 2: Implement the charrette's recommendations on physical redevelopment and on business development.	<ul style="list-style-type: none"> Focus on downtown: Broadway and Avenue J. Expand and grow the Cultural Arts District. Expand and grow the Depot Entertainment District. Renovate the Lubbock Memorial Civic Center. Actively develop downtown housing. Divert the Canyon Lakes water for water features throughout downtown and Canyon Lakes areas. Develop and grow entertainment venues and opportunities by supporting festivals and arts and entertainment districts. Tap into a strong potential downtown retail, office, and residential markets. 	The Downtown Independent Entity	Lubbock Downtown Development Corporation, Downtown TIF Board, Lubbock Economic Development Alliance, City of Lubbock, master downtown developer/planner, Texas Tech School of Architecture and Urban Design, Civic Lubbock	<p>The Downtown Independent Entity, working with the city, developers and realtors should identify indicators of success and benchmarks in areas such as:</p> <ul style="list-style-type: none"> Ground breakings and open houses for new development or redevelopment projects Media coverage Tax base increase Number of historic or damaged structures renovated Jobs created 	Immediate Ongoing

AIA SDAT Report: Lubbock, TX Creating a Vibrant Downtown, 2018



Study Area: Downtown with a primary focus on the LHUCA Area.

Scope: "...the downtown is not the bustling, busy and vibrant heart of the community that one would expect given all these assets and positive indicators. The feedback the community provided to the SDAT team during our listening sessions and in the public town hall meeting helped us understand some of the reasons. That information helped our team draw on our experience in communities not unlike Lubbock that have transformed their downtowns, and gave us a foundation for Lubbock-appropriate recommendations and strategies for moving Lubbock toward the downtown that the community visualizes" (pg. 3)

Planning Team: AIA Sustainable Design Assessment Team (SDAT)

Relevant Excerpts:

What We Heard- "We heard from community leaders and stakeholders in a series of listening sessions, in tours of the community, and then from the public in a town hall-style meeting at LHUCA's Firehouse Theatre." (pg. 4)

The Plan (Key Points)

- **Strategic Prioritizing**
 "...with the large network of streets in your downtown, you, like most communities, should not attempt to enhance every street at the onset of this strategy to connect your Districts. You must prioritize and focus your resources. This study recommends that you start with improvements along Avenue J between the Arts District and the Broadway Commercial District and along Texas and Buddy Holly Avenues between the Broadway Commercial District and the Depot District. Illustrations of suggested streetscape improvements can be found on page 25 of this report." (pg. 7)
- **Vibrant Peopled Districts**
 "As we looked at each of the Districts, and the prioritized connections between them, we saw opportunities for creating anchoring public amenities/parks that could become the front yard for destination activities, for new residential development, and for supporting retail/commercial and eateries. These places can host events, that can provide opportunities to play, that can soften downtown and that can give people a pot to come together as community." (pg. 10)

• **Leveraging Buddy Holly Hall**

“Lubbock’s public/private investment in the new Buddy Holly Hall is an important catalyst that is intended – with its location – to trigger interest in private development in the downtown....To do this, the area around the BHH needs to become denser and more urban, more mixed in use. This proposal suggests a new “central park” at the center of this new area of mixed-use development. This public park can provide an appropriate front door worthy of the Hall. It can also provide a gathering and celebratory space; a space for educational programming of the Hall.” (pg. 11)

• **Broadway Commercial District**

“Broadway is one of Lubbock’s primary “addresses” as home to numerous legacy religious campuses and as the formal link between Texas Tech and the downtown. An area we are calling the Broadway Commercial District is evolving as a place where there is a concentration of significant private re-investment and small-scale entrepreneurial ventures. The decision to relocate city hall into this center of downtown with the renovation of the old Citizen’s tower is an important reinforcement of this momentum and critical mass.” (pg.18)

• **Depot District**

“Connecting the Depot District to the Broadway Commercial District is illustrated on two north/south corridors: Texas Avenue and Buddy Holly Avenue. The distances here are not far but the lack of a pedestrian oriented route with user-friendly street amenities like plantings, lighting, benches and way-finding makes the walk seem unappealing.” (pg. 23)

• **Enhanced Pedestrian Street Recommendations** (pg. 25-31)

• **Enhanced Gateways** (pg. 32-33)

Implementation – Systems

The vision the community described to the team can only be realized if Lubbock considers changing many of its systems, relationships, and strategies.

1. Building planning and economic development capacity in City Hall. (pg.43)

- Enlist more development and design staffing and expertise in City Hall... investing in more development and design staff and consultants is not a drain on the treasury; it will be a good investment with a favorable cost-benefit ratio. In the current environment, more staff and consulting help would mean that more projects would be produced more expeditiously. More projects produced sooner would mean more jobs and tax revenues for the City.
- Discontinue or seriously revise the city’s “master developer” agreement. Several years ago, may have been the right time for “insiders” to control Downtown. Today

is the time to encourage a diversity of developers and development types that reflect the range of citizenry in the Lubbock community.

- Develop more aggressive public-sector financial incentives to support Downtown development. The City has taken a conservative approach to financial incentives for development. Such an approach can produce a couple of good projects at a time, but it can't produce the Downtown that you envision.

2. City-Texas Tech relationship. (pg.43)

Texas Tech is one of America's great universities, but, other than the Urban Tech program, the university doesn't "play ball" in Downtown.

3. Forming a special district for Downtown Lubbock. (pg.44)

To assist the public and private sectors in managing Downtown maintenance, security, marketing, and the like may require a professional organization that mediates between the public and private sectors, which is why the SDAT recommends that the City of Lubbock consider forming a special district to manage Downtown and at least partially fund Downtown improvements.

- Develop and implement a public process to involve all stakeholders—City officials, property owners, business owners, merchants, restaurateurs, cultural institutions, and area residents—in creating a Downtown district. Our understanding is that a special district requires the assent of 50 percent of the property owners within the proposed district both by number and by property value.
- Weigh the pros and cons of forming a more private-sector-oriented Municipal Improvement District with those of a more public-sector-oriented Public Improvement District. Discussing the merits of each with Downtown organizations in other Texas cities—e.g., Downtown Austin Alliance, Downtown Dallas Inc., Central Houston Inc., and Centro San Antonio—would be a worthwhile endeavor.
- Consider creating a special district that addresses Downtown Lubbock's programmatic needs—maintenance, security, public-space management, marketing and communications, special events, parking and transportation services, homeless services, etc.—as well as Downtown's public project needs. Downtown Lubbock needs both better management and better infrastructure.

Implementation- Economic Development

- 1. Expand alternative funding incentives and their uses to achieve downtown redevelopment goals. (pg. 46-48)**

The City has used several creative financing sources and partnerships. Our experience in multiple cities including many in Texas, suggests the need to expand your portfolio in order to achieve a vibrant downtown with a durable mix of uses. Adding these tools to projects adds complexity but also increases the viability of desired projects that otherwise might be possible.

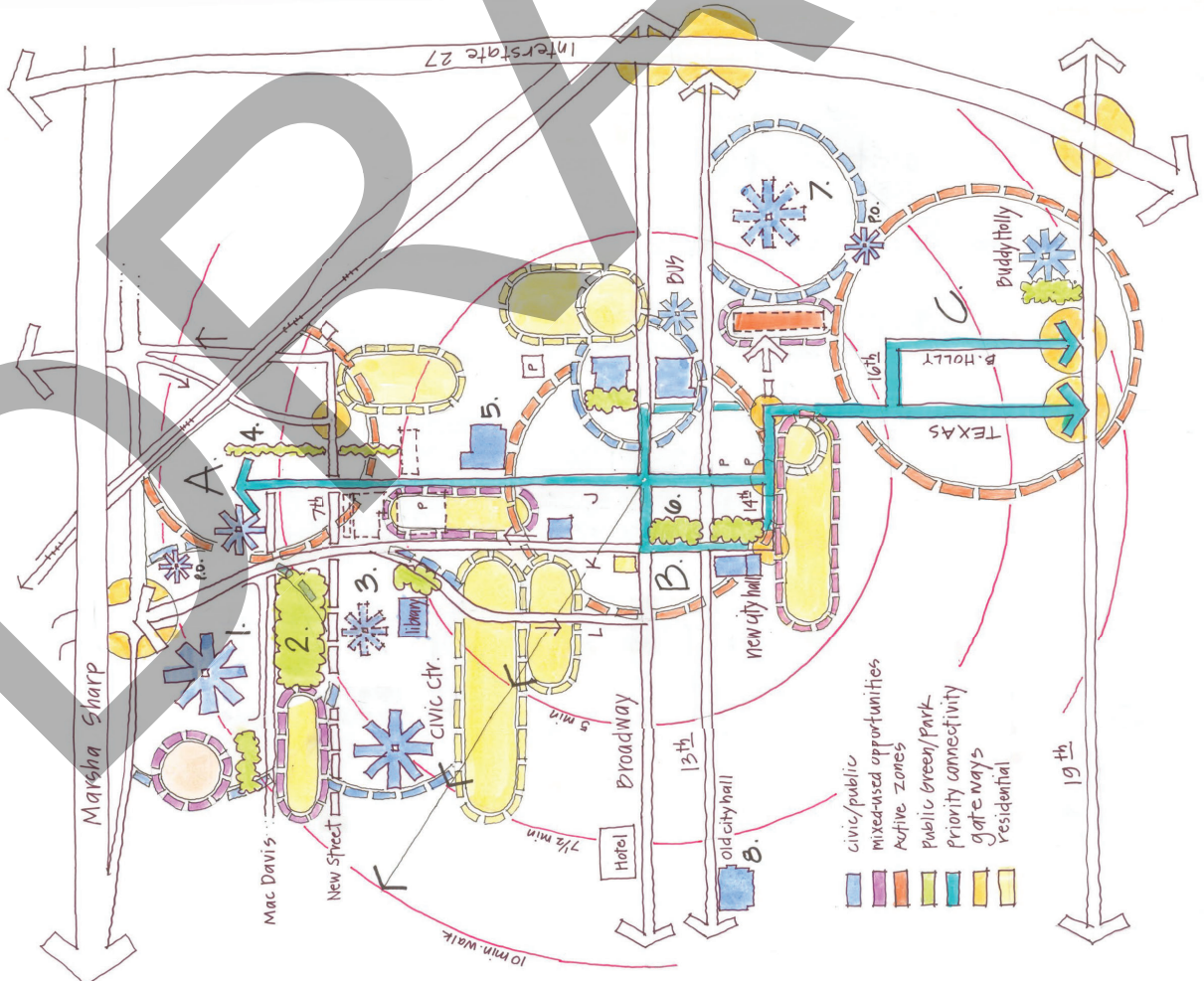
- **Tax Increment Financing (TIF).** In Texas TIF can be used to help pay for open spaces, workforce and affordable housing, parking structures, mass transit capital improvements, façade improvement, adaptive re-use of buildings, in addition to more traditional infrastructure projects.
- **Public Improvement District (PID).** PIDs, are geographic areas in which most property owners agree to be assessed in order to help achieve desired improvements. Most frequently they're used to help downtowns and business districts with infrastructure improvements such as streetscapes, street furnishing and lighting, as well as clean and safe programs. They can also, according to Texas statutes, be used to assist in workforce development and affordable housing, among other eligible uses on a long list.
- **Tax Credits – Historic, New Markets, Affordable Housing.** There are a variety of tax credits that should be aggressively pursued to help achieve a downtown mix of uses and building types that will bring more residents and businesses into the core area.
- **Opportunity Zones (OZs).** OZs are a new financing instrument crafted by the current federal administration. They enable individuals and institutions to reinvest their capital gains from real estate, stock or other acceptable transactions, to be reinvested in economic development projects located within state designation OZs.
- **Economic Development and Workforce/Affordable Housing Bonds.** Several cities around the country, including some in both Texas and Oklahoma, have issued General Obligation bonds to provide resources to help diversify/expand their economies and/or enable the creation of more workforce or affordable housing to serve area residents.
- **Parking Bonds.** Various cities use funds they collect from meter revenue, parking fines and their parking garages (if they have these), to issue parking bonds. These bonds are paid off with monies from these sources and are used to construct strategically located parking garages that can help stimulate new development as well as redevelopment of existing buildings.
- **Real Estate Investment Trust (REIT).** REITs offer a way for individuals and institutions to invest in various types of real estate without having to deal with construction and management issues. They are essentially a form of stock ownership in real estate.

- **Philanthropy.** Lubbock has a proven track record of philanthropic investments in the arts, educational facilities, parks and other important elements of its constitution. More and more cities are now seeing foundations, trusts and other philanthropic forms making investments in community building, affordable housing and workforce development.
 - **Multi-family property tax exemption programs.** Several states offer property tax relief for historic buildings, economic development projects and/or affordable housing. We understand that Texas offers a variety of exemptions for affordable and moderate-income housing.
 - **Public Utility Seed Fund for affordable and workforce housing.**
- 2. Enhance Transportation & Parking Alternatives.** (pg.49)
As Lubbock’s downtown develops and densifies, it will require having in place more alternative transportation options and additional structured parking (which should be constructed in a convertible manner).
- 3. Embrace Equitable Economic Development.** (pg.50)
This will enable increases in job opportunities and business creation for current residents as well as help Lubbock attract new people and businesses so that the metro economy becomes more diverse and resilient, and the City, County and school districts realize a stronger tax base.

Observations Relative to 2019 Downtown Master Plan Update:

1. The SDAT report contains public and stakeholder outreach that reinforces many of the same opportunities and threats that have been common through all the plans.
2. The plan contains a robust implementation section that has many short, mid and long term proposed actions. As like many of the prior planning efforts there is not an entity that is accountable for leading implementation so there is the risk that good ideas will die due to inaction.
3. As this is the most recent planning efforts some of the implementation recommendations are particularly relevant, especially related to the systems and financing recommendations.

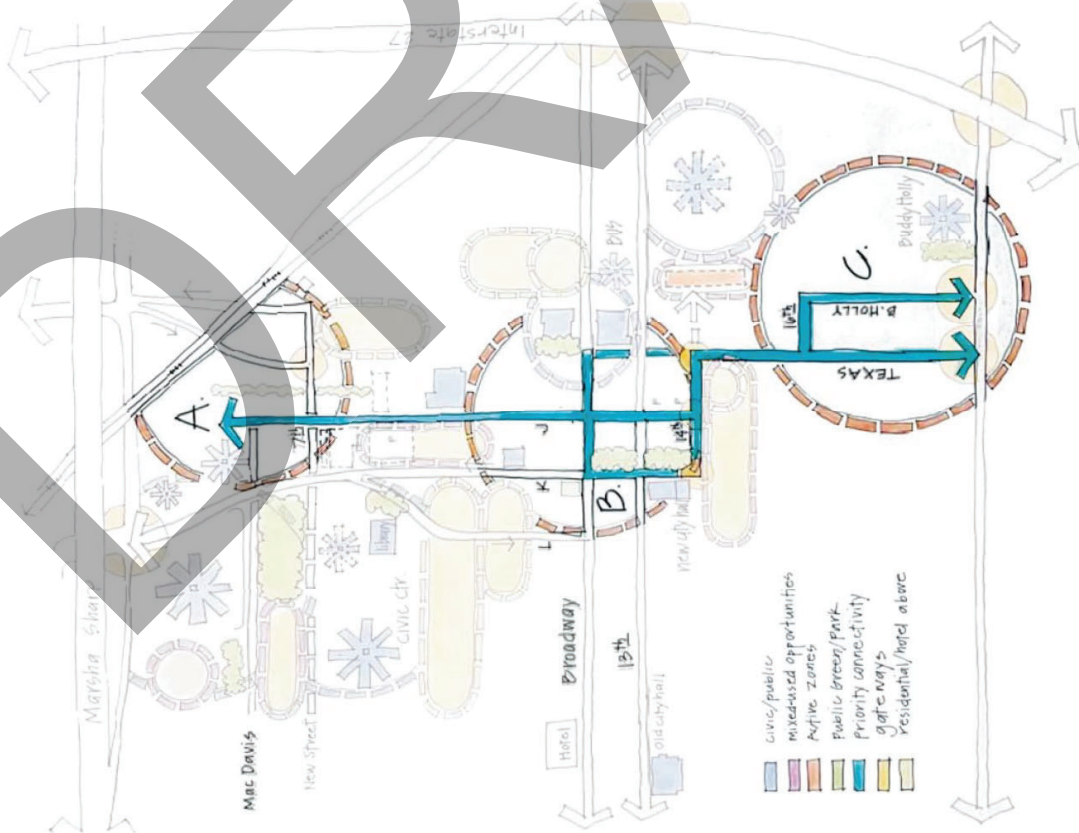
Concept/ Connectivity Diagram



Illustrative Plan



Vibrant Peopled Districts



- A. ARTS DISTRICT**
- B. BROADWAY COMMERCIAL DISTRICT**
- C. DEPOT DISTRICT**

Downtown Street Plan Overlay

- DISTRICT STRUCTURE
- PARK/PUBLIC SPACE
- DOWNTOWN GATEWAY
- ENHANCED DOWNTOWN



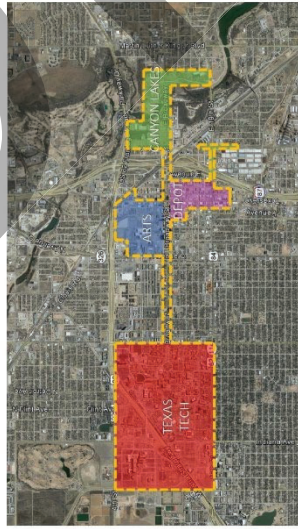
DOWNTOWN LIBRICK GATEWAYS AND ENHANCED PEDESTRIAN STREETS



Lubbock Cultural District Recertification Study, 2017

Lubbock Cultural District

Recertification Study



December 2017

Performed for: The Lubbock Arts Alliance
Funded by: The CH Foundation

Parkhill, Smith & Cooper Inc.
4222 85th Street
Lubbock, TX 79424
806.473.2200
www.TeamPSC.com



Study Area: Lubbock Cultural District

Scope: “The Lubbock Cultural District was recognized by the Texas Commission on the Arts in 2009...Lubbock has undoubtedly felt a positive impact from its Cultural District designation and wants to keep the designation through the recertification process. Both the qualitative and quantitative indicators point to successful growth and perception of the District and its benefit as a catalyst for Lubbock. As a regional hub to many for education, healthcare, business and cultural activities, Lubbock is both rural in its geographic location and urban in its complexity and cultural offerings for such a wide area of the Texas panhandle and West Texas. The Lubbock Arts Alliance and its many sponsors, donors and allies hope to continue to fulfill their mission to this region with the added designation of the Cultural District and its subsequent benefits for years to come.”

Planning Team: Consultant lead – Parkhill, Smith & Cooper Inc.; Funded by: The CH Foundation.

Relevant Excerpts:

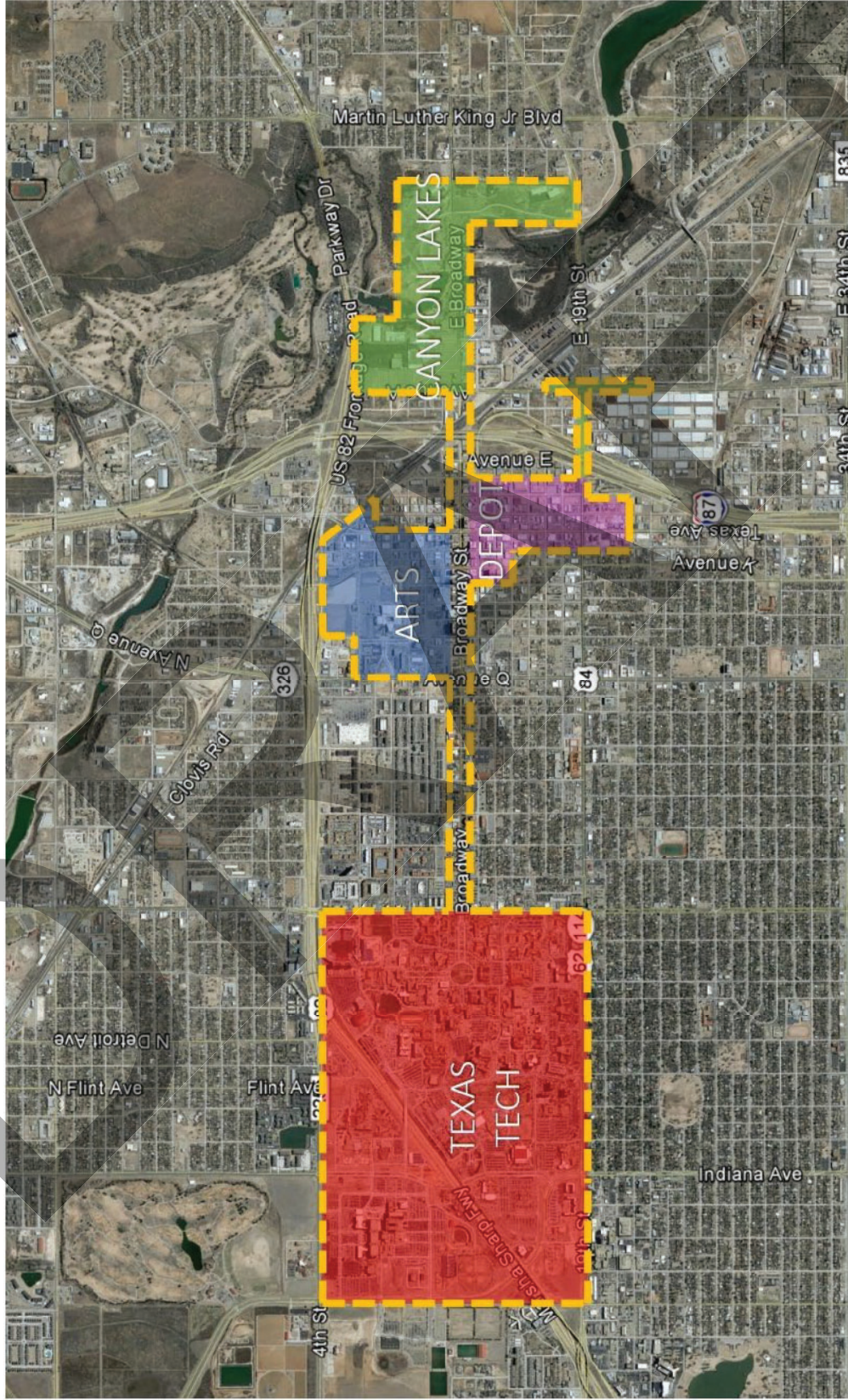
Part One: Future Objectives (selections)

- Objective 2:** Wayfinding and visible District demarcation need to be provided. (pg. 13-15)
- Objective 3:** Litter cleanup, receptacles and lighting need attention for the perception of a well-kept and well-lit District. (pg. 19)
- Objective 4:** Parking needs to be quantified and identified for events. (pg. 22-23)
- Objective 7:** Signature pieces of public art are needed at key gateways. Temporary public art is needed on rotation throughout the district to add to its identification and interest. (pg. 30)
- Objective 8:** Identifiable and distinguishable crosswalks and accessible routes need to be included to reinforce the District identity and boundary and give priority to pedestrian accessibility versus cars. (pg. 31)
- Objective 9:** Increasing foot traffic needs to be a priority through special events or awareness campaigns. (pg. 32)

Observations Relative to 2019 Downtown Master Plan Update:

1. The executive summary, although talking specifically about the Cultural District does document many of the successes in downtown over the past decade.

2. Many of the Future Objectives overlap with or are similar to the 2008 RAP Downtown recommendations and 2018 Public Design Standards.



LUBBOCK CULTURAL DISTRICT RECERTIFICATION STUDY

Final Proposed Lubbock Cultural District Boundary with Neighborhoods

DRAFT

CRP

26 October 2019

Samantha Schwarze
Overland
San Antonio, TX

Re: Downtown Lubbock Master Plan Update LIHTC Impact

This memo serves to provide some background information on the Low-Income Housing Tax Credit (LIHTC) program generally and the Concerted Revitalization Plan (CRP) as it applies to Texas Department of Housing and Community Affairs (TDHCA) applicants specifically. The applicability of this memo is an understanding of how the Downtown Lubbock Master Plan update can be a foundational document for a CRP application and improve the competitiveness for LIHTC financing for residential projects where there is significant need and opportunity in Downtown Lubbock.

The content of this memo is certainly not comprehensive in nature but should assist in “connecting the dots” between the planning and coordination efforts underway in Downtown with the requirements that a LIHTC applicant would have to provide. This will enable the Master Plan Update document to include or be mindful of the requirements so that it can act as a ready resource for interested parties.

Background Information

The LIHTC program originated through Congressional authority in 1986. Designed to be a market-based, poverty-reducing strategy to increase the supply of affordable housing to households making no more than 30 percent of the area median income (AMI). The subsidies provided by tax credits allow for below-market rents for qualified tenants.

Each year state Housing Finance Agencies (HFA) allocate designed credits through a competitive process based on a qualified allocation plan (QAP). Each state has a unique process that is guided by only vague standards in Section 42 of the IRS code. There is a requirement that applicants have a CRP to reduce poverty, but it leaves the interpretation of what a CRP should include to the individual states. The purpose of the CRP approach is that it provides an alternative path to pursuing LIHTC funding for residential development projects. This is a much more nuanced approach than just using the Opportunity Index as a qualifier and allows communities to build on existing and planned revitalization efforts.

Texas Specific Standards

The Texas CRP Application (included in Appendix A) has been modified in recent years to require more specific information from the applicants. Downtown Lubbock seems to meet many of the application requirements, as the application distinguishes between urban and rural sites and includes urban design standards more specific for urban sites. It allows for, what is called, “distinct areas” – this is not specifically defined but a downtown seems to be an idea “distinct area”. In addition, the application asks for a narrative on how that distinct area was “once vital and lapsed into a condition requiring concerted revitalization”. The application requires a maximum of two local planning documents to provide a foundation for the revitalization efforts. These plans must be specific to the area, i.e. city-wide comprehensive plans are not sufficient but a Downtown Master Plan for that distinct area would suffice. A TIRZ plan for the area would also qualify. The scoring favors areas that have quality urban design and have enough social resources.

The CRP requires that problems in the area are clearly identified through a public participation process and be systematic and ongoing problems such as:

- long-term disinvestment, such as significant presence of residential and/or commercial blight, streets infrastructure neglect, and/or sidewalks in significant disrepair;
- declining quality of life for area residents, such as high levels of violent crime, property crime, gang activity, or other significant criminal matters such as the manufacture or distribution of illegal substances or overt illegal activities;
- lack of a robust economy for that neighborhood area, or, if economic revitalization is already underway, lack of new affordable housing options for long-term residents.

Many of these types of problems are prevalent in Downtown Lubbock. In addition, the CRP must provide for how the problems should be addressed and prioritized. The Plan should also include goals that “have a history of sufficient, documented and committed funding to accomplish its purposes on its established timetable. This funding must be flowing in accordance with the plan, such that the problems identified within the plan are currently being or have been sufficiently addressed.”

Effectiveness

A valuable resource that discusses the relative effectiveness of CRP’s in Texas and documents the changes to the LIHTC over the past several years is a report from Megan Randall, “Redefining Revitalization: An Analysis of Community Revitalization in Texas’ Low Income Housing Tax Credit Program.” This report provides an overview of the Treasury and HUD LIHTC program requirements generally and the effectiveness of the Texas Requirements and scoring system specifically. It summarizes that the state requirements are improving and producing better results and more impactful funding over time but there are still opportunities for improvement and clarification.

Randall also provides insight through literature review on the factors that contribute to successful neighborhood revitalization. The report states “many factors contribute to successful neighborhood revitalization, and it is difficult to define a generalizable model across communities with different needs. One trend in the literature on revitalization, however, is clear: investment in subsidized housing alone is insufficient to transform a neighborhood, and *comprehensive* efforts are necessary to produce sustainable neighborhood change.” (p. 8) The author reinforces that the evidence shows LITIC investment is not enough and that “community revitalization plan standards should contain elements beyond housing.” (p. 8) The Downtown Lubbock Master Plan will be more comprehensive in nature and will provide the larger context for housing to be a piece of a reemerging downtown. The Author provides strategies that should be part of the larger revitalization context that include:

- Institutional and service mechanisms (e.g. childcare and healthcare facilities, anchor institutions, grocery stores, schools and school quality, coordinated human and social service delivery)
- Social interactive mechanisms (e.g. collective efficacy, social capital and networks, neighborhood organizing)
- Environmental mechanisms (e.g. crime, safety, built environment, density, and walkability)
- Geographical mechanisms (e.g. metro and city-level trends, marginalization, access to jobs, disinvestment in neighborhoods due to segregation and sprawl)
- Residential mobility (e.g. household instability, churning movers, homelessness prevention)
“ (p. 8)

Overtime the TDHCA has incorporated some of these types of items into their scoring criteria. Randall provides research showing that as the scoring criteria has been made more detailed the content of applications have increased in quality. “In 2013, TDHCA also newly required developers to submit the actual revitalization plan for TDHCA to review and established loose standards for plan content. This revision represented TDHCA’s first step toward upholding the tenet of comprehensiveness in its revitalization plan standards.” (p. 15)

Scoring Criteria

This section summarizes the scoring criteria and will highlight how a potential project in Downtown Lubbock could score in a general sense. The CRP Application has a somewhat complex multi-tiered scoring system. As can be seen by reading through the following criteria, the Downtown Lubbock Master Plan has the potential to be an integral piece of a successful CRP application.

CRP Application Scoring Criteria:

- Applications will receive four (4) points for a letter from the appropriate local official providing documentation of measurable improvements within the revitalization area.
- Applications may receive (2) points in addition to those above if the Development is explicitly identified in a resolution by the municipality or county as contributing more than any other to the concerted revitalization efforts of the municipality or county (as applicable).
- Applications will receive (1) point if the development is in a location that would score at least 4 points under the following criteria. (Following each criteria, a conjecture, in parenthesis, is made on if a hypothetical project in Downtown Lubbock would qualify. Although this is just an estimate it indicates that likely a project in Downtown Lubbock would easily meet the 4-point threshold)
 - The Development Site is located on a route, with sidewalks for pedestrians, that is 1/2 mile or less from the entrance to a public park with a playground or from a multiuse hike-bike trail. The entirety of the sidewalk route must consist of smooth hard surfaces, curb ramps, and marked pedestrian crossings when traversing a street. (1 point) (Potentially can be met with proposed park improvements)
 - The Development Site is located on a route, with sidewalks for pedestrians, that is within a specified distance from the entrance of a public transportation stop or station with a route schedule that provides regular service to employment and basic services. The entirety of the sidewalk route must consist of smooth hard surfaces, curb ramps, and marked pedestrian crossings when traversing a street. Only one of the following may be selected.
 - The Development Site is 1/2 mile or less from the stop or station and the scheduled service is beyond 8 a.m. to 5 p.m., plus weekend service (both Saturday and Sunday). (1 point); or (Yes)
 - The Development Site is 1/2 mile or less from the stop or station and the scheduled service arrives every 15 minutes, on average, between 6 a.m. and 8 p.m., every day of the week. (2 points) (Not likely given the frequency of the existing Citibus system)
 - The Development Site is located within 1 mile of a full-service grocery store. (1 point) (Yes – The Walmart on Avenue Q would likely qualify)
 - The Development Site is located within 1 mile of a pharmacy. (1 point) (Yes – The Walmart on Avenue Q would likely qualify)
 - The Development Site is located within 3 miles of a health-related facility, such as a full-service hospital, community health center, minor emergency center, emergency room or urgent care facility. Physician offices and physician specialty offices are not considered in this category. (1 point) (Yes – UMC Health)
 - The Development Site is within 2 miles of a center that is licensed by the Department of Family and Protective Services (DFPS) specifically to provide a school-age program

or to provide a childcare program for infants, toddlers, and/or pre-kindergarten. The Application must include evidence from DFPS that the center meets the above requirements. (1 point)

- The Development Site is in a census tract with a property crime rate of 26 per 1,000 persons or less as defined by neighborhoodscout.com, or local law enforcement data sources. (1 point) (Further study would be needed to confirm existing crime rate)
- The development Site is located within 1 mile of a public library. (1 point) (Yes- Mahon Public Library)
- The Development Site is located within 5 miles of an accredited university or community college, as confirmed by the Texas Higher Education Coordination Board (THECB). (1 point) (Yes – Texas Tech and South Plains College)
- Development Site is in a census tract where the percentage of adults age 25 and older with an Associate's Degree or higher is 27% or higher as tabulated by the most recent American Community Survey 5-year Estimate. (1 point) (Further study would be needed to confirm)
- Development Site is within 1 mile of an indoor recreation facility available to the public. Examples include a gym, health club, a bowling alley, a theater, or a municipal or county community center. (1 point) (Potentially)
- Development Site is within 1 mile of an outdoor, dedicated, and permanent recreation facility available to the public. Examples include swimming pools or splash pads, tennis courts, golf courses, softball fields, or basketball courts. (1 point) (Potentially)
- Development Site is within 1 mile of community, civic or service organizations that provide regular and recurring substantive services, beyond exclusively congregational or member-affiliated activities, available to the entire community (this could include religious organizations or organizations like the Kiwanis or Rotary Club as long as they make services available without regard to affiliation or membership). (1 point) (Yes – many facilities and organizations operating in Downtown)
- Development Site is in the current service area of Meals on Wheels or similar nonprofit service that provides regular visits and meals to individuals in their homes. (1 point) (Potentially)

In addition to the criteria above points can be awarded based on a formula to measure poverty, in the census tract relative to the region.

A CRP application also requires that a map be prepared that includes the proposed Development Site and location of and distance to the amenities in the criteria above.

Case Study

The City of Plano prepared a CRP that uses, in part, a downtown plan as a foundational document for the CRP. The CRP presents the required information in an easy to follow and strait forward manner. It demonstrates need by including data for household income of residents in area - % of households below AMI and % of school children that qualify for free or reduced cost lunch through the Nation School Lunch Program. The plan also clearly presents relevant plan priorities, which include:

- Preserving Neighborhoods through rehabilitation (restoration) and new construction of mixed income housing types.
- Creating Pedestrian-Friendly Streets, which will assist in improved access to DART stations and hike and bike trails that help to improve the quality of life of residents.
- Establishing More Variety of Uses that includes mixed housing options, public services and facilities, office, restaurant, retail, personal services, and general apparel and household goods stores.
- Cultivating the Arts District for aspiring and current artists to display their art and for City of Plano public-art venues to be accessible to residents. (p. 3)

Importantly, the plan also is clear on funding sources and amounts to meet the plan priorities. For example, it states funding comes from “a combination of local and federal funds, and fee waivers. The City’s TIF District and NEZ will serve as the primary local funding mechanism for carrying out the bulk of the priorities in the Plan.” (p. 3) Potential other sources of funds CDBG and HOME investment Partnership grant funds from HUD.

Applicability for the Downtown Lubbock Master Plan Update

Lessons and applicability have been included throughout this memo but some specific items for consideration include the recommendation to create a robust implementation section that is a ready reference for a future CRP Application. Based on the scoring criteria, Downtown Lubbock is already competitive, and the recommendations and best practices presented in the Downtown Lubbock Master Plan update will only serve to strengthen the competitiveness. A Downtown management non-profit that acts as the coordinating authority for Downtown can be the advocate and speak for local downtown business and residents with a single strong voice and can help organization efforts when the time comes to prepare a CRP application.

Downtown Lubbock has the opportunity to buck the trend of LIHTC projects occurring in “high-poverty, low-opportunity neighborhoods” and rather be built in the neighborhood that is shared by all of Lubbock and benefit from being at the center of both physical and social investments.



Please let us know if you have any further questions. We hope that this proves to be valuable in the discussion of housing delivery in Downtown and incorporation of some of this content into the Master Plan Update.

Regards,

Rob Parsons
GH Townbuilders

512-565-2321

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Works Cited:

“Redefining Revitalization: An Analysis of Community Revitalization in Texas’ Low Income Housing Tax Credit Program”. Megan Randall, Graduate Student, Master of Public Affairs & Master of Science in Community and Regional Planning Department of Community and Regional Planning, The University of Texas at Austin School of Architecture. January 2016.

http://soa.utexas.edu/sites/default/disk/Redefining%20Revitalization_Randall_2016.pdf

“Concerted Revitalization Plan - City of Plano, Texas”. 2019.

<https://www.plano.gov/DocumentCenter/View/28854/City-of-Plano-Concerted-Revitalization-Plan?bidId=>

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Appendix A:

Concerted Revitalization Plan ("CRP") Application Packet (Applicable Urban Portion of Packet)



Concerted Revitalization Plan ("CRP") Application Packet

The purpose of the packet is to formalize the process by which Concerted Revitalization Plans ("CRP") are described and submitted pursuant to 10 TAC §11.9(d)(7) of the Qualified Allocation Plan ("QAP"). The CRP and all supporting documentation must be uploaded to the Department's ServU system along with this packet, as a separate document from the Application. Refer to the Multifamily Programs Procedures Manual posted at <http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm> for an explanation of the process to set-up a Serv-U Account if needed.

Application # _____ Development Name _____

Development City _____ Development County _____

The Application claims no points under 10 TAC §11.9(c)(4) related to Opportunity Index.

My Development Site is located in an area that is:

Urban

Rural (skip to page 4 of the packet)

My Development Site is located in a distinct area known locally as (or named by the CRP as) _____ that is larger than the assisted housing footprint.

This packet includes a description of the area targeted for revitalization, including common attributes and problems, which can be found at (document name, page number(s), etc) _____.

This packet includes a description of how this area was once vital and how it has lapsed into a condition requiring concerted revitalization, which can be found at (document name, page number(s), etc.) _____.

A CRP covering the area mentioned above has been developed and executed. The CRP consists of the following local planning document(s):

- The document(s) is included in its entirety.
 The document(s) can be found online at _____.

NOTE: Per the requirements of 10 TAC §11.9(d)(7)(A)(ii), a plan may consist of one or multiple, but complementary, local planning documents that together create a cohesive agenda for the plan’s specific area. **No more than two (2) local plans may be submitted for each proposed Development.** A Consolidated Plan, One-year Action Plan or any other plan prepared to meet HUD requirements will not meet the requirements, unless evidence is presented that additional efforts have been undertaken to meet the requirements in the QAP. The concerted revitalization plan may be a Tax Increment Reinvestment Zone (“TIRZ”) or Tax Increment Finance (“TIF) or similar plan. A city- or county-wide comprehensive plan, by itself, does not equate to a concerted revitalization plan.

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The URBAN CRP meets the following criteria as required by 10 TAC §11.9(d)(7)(A)(iii)(I-IV):

1. The concerted revitalization plan, or each of the local planning documents that compose the plan, must have been adopted by the municipality or county in which the Development Site is located.
 - This packet includes the resolution(s) adopting the plan or local planning documents that compose the plan; or
 - This packet includes the resolution(s) of delegation and other evidence in the form of certifications by authorized persons confirming the adoption of the plan(s) and budget(s).

2. The problems in the revitalization area must be identified through a process in which affected local residents had an opportunity to express their views on problems facing the area, and how those problems should be addressed and prioritized. A description of eligible problems for a CRP are found at 10 TAC §11.9(d)(7)(A)(iii)(II)(a) through (c).
 - A description of the process for public input on the problems in the plan can be found at (document name, page number(s), etc) _____.
 - A description of the problems identified by the process can be found at (document name, page number(s), etc) _____.
 - A description of how the process determined how the problems should be addressed and prioritized can be found at (document name, page number(s), etc) _____.

3. The goals of the adopted plan must have a history of sufficient, documented and committed funding to accomplish its purposes on its established timetable. This funding must be flowing in accordance with the plan, such that the problems identified within the plan are currently being or have been sufficiently addressed.
 - A description of the goals of the plan can be found at (document name, page number(s), etc) _____.
 - A description of the plan's timetable can be found at (document name, page number(s), etc) _____.
 - A description of sufficient, documented and committed funding for the plan can be found at (document name, page number(s), etc) _____, which documents at least \$_____ in funding for the plan.
 - Evidence that the funding has been flowing to address the problems identified in the plan, or that the problems have been sufficiently addressed, can be found at (document name, page number(s), etc) _____.

4. The plan must either be current at the time of Application and must officially continue for a minimum of three years thereafter OR the work to address the items in need of mitigation or rehabilitation has begun and, additionally, the Applicant must include confirmation from a public official who oversees the

plan that accomplishment of those objectives is on schedule and there are no budgetary or other obstacles to accomplishing the purposes of the plan.

The plan is current at the time of Application, and the effective period for the plan is _____ and can be found at (document name, page number(s), etc) _____; or

Evidence that the work to address problems in the plan has begun can be found at (document name, page number(s), etc) _____; AND.

Confirmation from a public official that accomplishment of those objectives is on schedule and there are no budgetary or other obstacles can be found at (document name, page number(s), etc) _____.

Provide any comments or additional information in the box below, if applicable.

URBAN CRP Requested Scoring. Points may be selected under 1, 2, and 3 below for no more than a total of 7 points.

1. Applications will receive four (4) points for a letter from the appropriate local official providing documentation of measurable improvements within the revitalization area based on the targeted efforts outlined in the plan and in reference to the requirements of 10 TAC §11.9(d)(7)(A)(iii)(I-IV). The letter must also discuss how the improvements will lead to an appropriate area for the placement of housing.

A letter from a public official is included in this packet (an adopted resolution may be submitted in place of a letter).

2. Applications may receive (2) points in addition to those above if the Development is explicitly identified in a resolution by the municipality or county as contributing more than any other to the concerted revitalization efforts of the municipality or county (as applicable).

An adopted resolution from the city of _____ is included in this packet (a letter MAY NOT be submitted in place of a resolution).

An adopted resolution from _____ county is included in this packet (a letter MAY NOT be submitted in place of a resolution).

NOTE: A municipality or county may only identify one Development per CRP area during each Application Round for the additional points under this subclause, unless the concerted revitalization plan includes more than one distinct area within the city or county, in which case a resolution may be provided for each Development in its respective area. The resolution from the Governing Body of the municipality or county that approved the plan is required to be submitted in the Application. If multiple Applications submit resolutions under this subclause from the same Governing Body for the same CRP area, none of the Applications shall be eligible for the additional points, unless the resolutions address the respective and distinct areas described in the plan.

3. Applications will receive (1) point in addition to those under 1. and 2. above if the development is in a location that would score at least 4 points under Opportunity Index, §11.9(c)(4)(B), except for the criteria found in §11.9(c)(4)(A) and subparagraphs §11.9(c)(4)(A)(i) and §11.9(c)(4)(A)(ii).

Development Site is within the required radius of the eligible amenities and/or services listed below, pursuant to §11.9(c)(4)(B)(i) of the QAP.

A map showing the Development Site, location of and distance to the amenities, and evidence that the amenity meets all requirements of the rule, as applicable, is included.

Provide any comments or additional information in the box below, if applicable.

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OVERLAND