

**2040 COMPREHENSIVE PLAN IMPLEMENTATION  
CPAC HIGH-PRIORITY PROJECTS**

<b>2040 PLAN PRIORITY ITEM</b>	<b>TASKS</b>	<b>FISCAL IMPACT</b>	<b>STATUS/COMMENTS</b>
<b>IMPACT FEE PROGRAM</b>	<ul style="list-style-type: none"> <li>• Appoint CIAC;</li> <li>• Hire consultant;</li> <li>• Public engagement;</li> <li>• Develop plan &amp; fee structure;</li> <li>• Adopt /Implement</li> </ul>	\$250K funded in current CIP	<p align="center">RFQ pending advertisement Contract award early April 2019</p>
<b>UNIFIED DEVELOPMENT CODE</b>	<ul style="list-style-type: none"> <li>• Hire consultant;</li> <li>• Appoint steering committee;</li> <li>• Perform diagnostics;</li> <li>• Public engagement;</li> <li>• Identify structure/draft code document;</li> <li>• Adopt/implement</li> </ul>	\$575K funded in current CIP	<p align="center">RFQ pending advertisement Contract award early April 2019</p>
<b>PARKLAND DEDICATION REQUIREMENTS</b>	<ul style="list-style-type: none"> <li>• Consider parkland development guidelines;</li> <li>• Develop/incorporate playa/park criteria into the subdivision ordinance;</li> <li>• Consider including the option of dedication and/or fees in lieu of dedication</li> </ul>	None	<p align="center">To be included in work scope of Unified Development Code Process</p>

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<b>2040 PLAN PRIORITY ITEM</b>	<b>TASKS</b>	<b>FISCAL IMPACT</b>	<b>STATUS/COMMENTS</b>
<b>NEIGHBORHOOD PLANNING PROGRAM</b>	<ul style="list-style-type: none"> <li>• Develop a new neighborhood planning program;</li> <li>• Identify program neighborhoods;</li> <li>• Develop sequence &amp; timeline for each neighborhood;</li> <li>• Public engagement;</li> <li>• Develop a series of neighborhood plans for North &amp; East Lubbock</li> </ul>	Requires future budget appropriations	<p>Recommend starting after UDC process is complete due to staff &amp; resource limitations</p> <p align="center">Multi-year project</p>
<b>CULTURAL ARTS DISTRICT CORRIDOR EXTENSION-FORMALLY ADOPT AND DEVELOP CONSISTENT STANDARDS</b>	<ul style="list-style-type: none"> <li>• Review &amp; Consolidate plans in coordination with PlanLubbock 2040;</li> <li>• Streamline/update &amp; remove inconsistencies in development requirements &amp; downtown design standards;</li> <li>• Establish or appoint single entity responsible for oversight, in coordination with the Development Services Division</li> </ul>	Requires future budget appropriations	<p align="center">Consider elements of:</p> <p>Update 2008 Downtown Revitalization Action Plan;</p> <p align="center">2018 AIA Sustainable Design Assessment Team (SDAT) Action Plan</p> <p align="center"><i>Consider Professional Planning Consultant for this effort</i></p>

<p><b>PARK LAND AND PLAYA LAKE RECREATIONAL LINKAGE</b></p>	<ul style="list-style-type: none"> <li>• Update the Parks Master Plan;</li> <li>• Coordinate with Storm Water Master Plan;</li> <li>• Provide linkage to neighborhoods</li> </ul>	<p>Storm Water Master Plan funded in current CIP</p> <p>Funding required in FY 2020 for Parks Master Plan</p>	<p>Storm Water Drainage Criteria Manual to be considered by Council in 2<sup>nd</sup> Quarter of FY 2019</p> <p>Parks Master Plan to begin in 1<sup>st</sup> Quarter of FY 2020</p>
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## **2040 COMPREHENSIVE PLAN IMPLEMENTATION:**

## **IMPACT FEES**

### **What are they?**

An Impact Fee is a one-time fee that is assessed on a new or proposed development project to pay for a portion of the costs of providing public services to the new development. It is governed by Chapter 395 of the Texas Local Government Code (LGC). These fees are assessed at the time of platting and paid at the time of building permit.

### **What are the benefits?**

New development pays for a share of the city's costs to provide infrastructure improvements that serve the new development. This provides an additional funding tool for infrastructure systems and capacity improvements. The fee is proportional to the development impact on the entire infrastructure network. It allows for a balanced funding combination that recognizes the benefits of growth. Because it is prescribed by state legislature, it has a precise and regulated methodology for implementation and application.

### **How is it created?**

The process of creating impact fees will follow these major steps:

1. Advertise a Request for Qualifications (RFQ).
2. Hire consultant.
3. Appoint a Capital Improvements Advisory Committee (CIAC).
4. Develop and Approve Land Use Assumptions, Growth Rates, Load Projections, Impact Fee Capital Improvements Projects (IFCIP).
5. Consider policy guidelines.
6. Conduct public hearings.
7. Development and adoption of impact fee ordinance.

### **What are best practices regarding the development of Impact Fees?**

- Hire consultant to perform study, develop land use assumptions (LUA), develop IFCIP, help develop ordinance, and participate in public hearings.
- Strong Stakeholder involvement and regular meetings with the development community.
- Conduct the study for water, sewer and roadways at the same time.
- Well documented IFCIP supported by master plans (Master Thoroughfare Plan, Water Master Plan, Wastewater Master Plan).
- City Manager and City Council support.
- Must actively manage the process after adoption (Engineering, Planning, CIAC).
- Provide annual certification to the state of Texas of compliance with Chapter 395, LGC.

**What are some of the Texas cities that have imposed Impact Fees?**

- Houston (pop: 2,340,814)
- San Antonio (pop: 1,541,456)
- Austin (pop: 983,366)
- Fort Worth (pop: 893,997)
- El Paso (pop: 692,100)
- Arlington (pop: 401,248)
- Garland (pop: 232,421)
- Grand Prairie (pop: 197,360)
- McKinney (pop: 191,512)
- Frisco (pop: 182,808)

**What funding is available?**

The current CIP includes \$250,000 for this project.

**What is the expected timetable?**

An RFQ has been drafted and can be advertised immediately following the adoption of the Comprehensive Plan. The contract is anticipated for award in April 2019, and the project – once the contract is underway – is expected to take 9 to 12 months.

## **2040 COMPREHENSIVE PLAN IMPLEMENTATION:**

## **UNIFIED DEVELOPMENT CODE**

### **What is it?**

A Unified Development Code (UDC) is an ordinance that combines zoning and subdivision regulations, design guidelines, sign regulations, floodplain and stormwater management into a single document. This is a concept, but is written by the consultant team on behalf of a community – it is not a pre-drafted document, and is not simply an edited version of the current codes.

### **What are the benefits?**

Benefits include the streamlining and coordination of permits and approvals, and the elimination of inconsistencies and outdated policies. All requirements are outlined comprehensively in one place, making it easier for developers, the public, and reviewers to understand and apply the requirements. A UDC utilizes easy-to-read formats and graphics to convey information. By utilizing an approach that focuses mostly on form and less on the separation of uses, it becomes a more flexible tool that adapts to a changing community. There have been no major legal challenges to date on UDC's.

### **How is it created?**

The process of creating a UDC will follow these major steps:

1. Advertise a Request for Qualifications (RFQ).
2. Hire consultant.
3. Appoint steering committee.
4. Perform diagnostic analysis.
5. Conduct community character analysis.
6. Public involvement.
7. Development of draft document.
8. Adoption & implementation of document.

### **What are best practices regarding the development of a UDC?**

- Identifying neighborhoods with elements the community wants to replicate.
- Ensuring standards are connecting to, and will accomplish, what is outlined in PlanLubbock 2040.
- Including related boards and commissions (ex: Planning & Zoning Commission, Zoning Board of Adjustment, Urban Design & Historic Preservation Commission).
- Providing support to the consultant team to create a marketing and engagement plan that results in clear messaging and readily-available information for the public that includes graphics and visual aids.

- Reducing the number of discretionary (requiring boards/commissions) approvals required, and condensing the number of zoning districts and use classifications.
- Finding relevant examples of proof in concept in cities similar to Lubbock, and talking with developers who have experience working with these types of codes.
- Writing a UDC that encompasses the standards needed to ensure the outcomes that have been articulated by the community.
- Identifying and including established groups within the community, and maximizing the number of ways residents can participate who may not be part of these groups.

**What are some of the Texas cities that use a UDC?**

- Frisco (pop: 182,808)
- McKinney (pop: 191,512)
- Grand Prairie (pop: 197,360)
- Garland (pop: 232,421)
- Laredo (pop: 262,034)
- Corpus Christi (pop: 328,183)
- Arlington (pop: 401,248)
- San Antonio (pop: 1,541,456)

**What funding is available?**

The current CIP includes \$575,000 for this project.

**What is the expected timetable?**

An RFQ has been drafted and can be advertised immediately following the adoption of the Comprehensive Plan. The contract is anticipated for award in April 2019, and the project – once the contract is underway – is expected to take 18 to 24 months.

## **2040 COMPREHENSIVE PLAN IMPLEMENTATION:**

## **PARKLAND DEDICATION REQUIREMENTS**

### **What is it?**

Parkland dedication requirements are codified requirements in the City's subdivision ordinance to assess the need for parkland dedication at the time of subdivision. These can have components for land dedication standards, a fee-in-lieu alternative, and/or a parks development fee. These will be part of the Unified Development Code (UDC) project.

### **What are the benefits?**

Benefits include conservation and efficient land use, recreational opportunities, creation of opportunities during the design stage of subdivision and land development (where design flexibility is greatest), reduced reliance on public expenditures, funding potential, and flexibility.

### **What are some of the Texas cities that use parkland dedication ordinances?**

- Denton (pop: 109,833)
- Frisco (pop: 182,808)
- McKinney (pop: 191,512)
- Plano (pop: 240,000)
- Corpus Christi (pop: 328,183)
- San Antonio (pop: 1,541,456)

### **What funding is available?**

The current CIP includes \$575,000 for the UDC, of which this will be a part.

### **What is the expected timetable?**

This will be part of the Unified Development Code (UDC) process.



## **2040 COMPREHENSIVE PLAN IMPLEMENTATION:**

## **NEIGHBORHOOD PLANNING PROGRAM**

### **What is it?**

A neighborhood plan is a comprehensive assessment of conditions, needs, goals, and implementation strategies for the area within a defined neighborhood boundary. While size may vary, typically these focus on either pre-defined boundaries, or boundaries that are easy to convey and contain an area of no more than 30 to 40 blocks. These individual plans include more detail than other types of plans, and planners serve as facilitators, teachers, and negotiators in a participatory planning process. They focus on short and mid-term implementation, with some long range focus, and provide guidance to elected and appointed city officials so that formalized decisions and policies, along with budgeting and capital improvement planning, are compatible with the goals and objectives of that neighborhood.

### **What are the benefits?**

Neighborhood planning has a number of benefits for communities. They build civic capacity, a more knowledgeable public, greater leadership at the grassroots level, and instill trust and connectedness. They also help improve the ability for the City to coordinate services to an area, while breeding better communication and a higher quality of input. They set clear expectations for the role of the City, and for the role of the neighborhood. Furthermore, they are focused on solutions tailored to the unique needs, strengths, and weaknesses of each neighborhood.

### **What are some of the Texas cities that use neighborhood planning?**

- Abilene (pop: 122,871)
- Amarillo (pop: 202,054)
- Garland (pop: 232,421)
- Plano (pop: 240,000)
- Arlington (pop: 401,208)
- El Paso (pop: 692,100)
- San Antonio (pop: 1,541,456)

### **What funding is available?**

There currently is no funding earmarked for this project.

### **What is the expected timetable?**

Recommend starting after UDC process is complete due to staff & resource limitations. This is a multi-year project.

## **2040 COMPREHENSIVE PLAN IMPLEMENTATION:**

## **CULTURAL ARTS DISTRICT CORRIDOR EXTENSION - FORMALLY ADOPT AND DEVELOP CONSISTENT STANDARDS**

### **What is it?**

The Cultural Arts District was established in 2009 as a state cultural district through the Texas Commission on the Arts. In 2017, the Lubbock Arts Alliance commissioned a study of the district to identify how to further enhance it while preparing for recertification in 2019. The boundary encompasses Texas Tech University, the Depot District and Arts District neighborhoods of downtown, and the Canyon Lakes area in North and East Lubbock.

### **What actions are needed?**

- Updates to the 2008 Downtown Revitalization Action Plan
- Consolidation of:
  - Central Business District Design Standards
  - Downtown Public Improvement Design Standards
  - Imagine Lubbock plan
- Incorporation of:
  - Cultural District recertification study and proposed boundaries
  - American Institute of Architects (AIA) Sustainable Design Assessment Team (SDAT) Action Plan
- Streamlining of related processes
- Establish entity for oversight in coordination with Development Services Division

### **What are the benefits?**

The relevant standards and goals for the subject areas are many and diverse. This effort will result in a single, simplified cohesive document, making them easier to understand and apply. Updating the action plan to address completed tasks while identifying new ones for accomplishment in future years makes sense due to the age of that plan. It also provides an opportunity to ensure that City processes in place to execute the goals of these documents are efficient, clear, and correct.

### **What funding is available?**

There currently is no funding earmarked for this project.

### **What is the expected timetable?**

Once funding is established and a contract secured, approximately 12-18 months.

## **2040 COMPREHENSIVE PLAN IMPLEMENTATION:**

## **PARK LAND AND PLAYA LAKE RECREATIONAL LINKAGE**

### **What is it?**

Playa Lakes are an integral component of the City of Lubbock's drainage system and they provide a unique opportunity to leverage their location with a growing need to provide additional park and open space within newly developing areas in the City.

### **What are the benefits?**

By creating a city-wide vision that combines the quality of life desired for more parks along with the drainage necessity of playas, a more consistent approach for park dedication can be examined. An updated Parks Master Plan along with an update to the Drainage Criteria Manual can help set the course for playa lake dedication with new developments. Straightforward criteria can be established for determining which playa lakes can also be utilized as parks and open spaces for recreational use. This criteria will help developers evaluate the need and the criteria in which park land can be dedicated to the City.

### **What funding is available?**

There currently is no funding earmarked for this project.

### **What is the expected timetable?**

Once funding is established and a contract secured, approximately 12-18 months.