



Legal Aid of North West Texas

COMMUNITY REVITALIZATION PROJECT
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October 18, 2018

MEMORANDUM

To: Freese and Nichols, Inc., and
Comprehensive Plan Advisory Committee

From: The Alliance of East Lubbock Neighborhood Associations

Re: Written Recommendations from the Alliance, Approved by CPAC

Introduction

On behalf of the Alliance of East Lubbock Neighborhood Associations (Alliance), thank you for addressing our concerns about the Lubbock 2040 Comprehensive Plan. The below memorializes the combination of the document presented at the October 16, 2018 CPAC meeting and the *additional revisions (italicized)* proposed by the Alliance that were confirmed by the CPAC committee.

The CPAC voted to approve this combination as an addendum, which will directly be included into the 2040 Comprehensive Plan. Thank you again for working with the community to address these issues related to the 2040 Comprehensive Plan.

Approved Revisions

- 1) In either the Transportation or Community Livability chapter, add a recommendation to 'leverage the City's involvement in the anticipated Master Transit Plan to fill gaps in existing transit coverage.'
 - a) Ensure avenues for public involvement in the plan and maintain a transparent planning process.
 - b) In the plan, recommend and prioritize strategies which enhance or expand coverage in under or unserved areas, specifically:
 - i) Creating more transit stops in northern and eastern Lubbock, specifically stops which connect neighborhoods to amenities, employment centers, and schools
 - ii) Extending hours of operation in transit-dependent areas, potentially to 11 p.m.
 - iii) Providing transit coverage on Sunday
 - iv) Providing stops which are sheltered, ADA compliant, and accessible by sidewalk
 - v) *Providing new fixed routes to South and West Lubbock, specifically provide access to Milwaukee and 114th Street. Also, include new fixed routes to Yellow House Canyon and other non-serviced communities. Finally, create a*

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more efficient public transit system with increased route times and more effective route access.

- c) *Give Neighborhood Associations in the Alliance and South Plains Hunger Solutions a “seat at the table” during implementation of future public transit plans, especially including the 2019 Public Transit Fixed Route Study.*
 - d) *Implementation Matrix –*
 - (1) *Place these recommendations in summary into the Implementation Matrix*
 - (2) *Responsible Entity: Planning and Engineering Department, Public Transit Advisory Board*
 - (3) *Monetary Amount- \$\$\$*
 - (4) *Priority: 1-2 years alongside the Public Transit Fixed Route Study*
- 2) *Recommend a study and enforcement policy to enable equity in roadway and infrastructure funding. Utilize neighborhood planning to study these issues and receive input. Specifically, study the dynamic of funds and projects between the Master Transit Plan, MPO, and existing roadway and infrastructure projects to create a study and enforce these policies.*
- a) *Implementation Matrix –*
 - (1) *Place these recommendations in summary into the Implementation Matrix*
 - (2) *Responsible Entity: Planning Department; Engineering Department; Metropolitan Planning Organization; City Council*
 - (3) *Monetary Value- \$\$\$*
 - (4) *Priority: 1-2 years*
- 3) *In the recommendation for a neighborhood planning program, clarify that neighborhood plans:*
- a) *Should be supported and funded as a City program with the intent of implementing the resulting recommendations*
 - b) *Can and should conduct a localized review in the Future Land Use Map (FLUM) to determine if revisions are appropriate and report findings to the Planning Department and P&Z*
 - c) *Can and should conduct localized and parcel-level analyses relating to environmental remediation and site development/redevelopment potential*
 - b) *Build a “Connection Team” from the City to develop consistent communication with neighborhoods, social service agencies, and other groups involved in the 2040 Comprehensive Plan process. Form a “Post 2040 Group” contact list from the community that includes Neighborhood Associations, South Plains Hunger Solutions, and others interested parties to update and provide comments on the process of enforcing the 2040 Plan and this addendum section.*
 - a) *Implementation Matrix:*
 - (1) *Include a separate recommendation to fund and enforce the findings of the blue ribbon committee independent research study mentioned on page 182.*
 - (2) *Monetary Value: Increase the neighborhood study’s budget from \$ to \$\$\$ as vital parcel level analyses, scientific studies, and work towards specific revisions will require extended resources.*
 - (3) *Timeline: Continue the 1-2 year priority already enforced in Goal K.*

- 4) In the recommendation to revise the zoning and subdivision ordinance:
 - a) Clarify that the following elements will be strengthened:
 - i) Residential adjacency (for nonresidential uses), *specifically, disallow expansion or new development of heavy commercial or industrial sites adjacent to, downwind, or downstream from existing and planned residential development. Prioritize this as the first amendment into the UDC as this is an existing hazard to the community.*
 - ii) Buffering and setbacks
 - iii) Permitted uses within zoning categories
 - iv) Processes for addressing nonconforming uses—*specifically, recommend a long-term plan to remove industrial uses adjacent to residential neighborhoods.*
 - b) *Recommendation: Planning and Zoning should utilize the next two months to change to FLUM to reflect above recommendations:*
 - (1) *Examples of these recommendations: Changing industrial zoning of abandoned facilities' locations to mixed use which will not allow further industrial use, find and create buffer zones and create a viable type of ordinance which can actually establish this standard of zoning, and develop other solutions which solve the problems from 4(a)(i-iv).*
 - b) *Include Section 4 into the Implementation Matrix under Goal A. Add this to the "Recommended Plan Priorities" on page 225 as these are hazardous conditions for residents of these communities.*
 - c) Add a recommendation that there be at least one opportunity for public input at the beginning and end of the code rewrite *and give notification from the "Connection Team" to the "Post 2040 Group" to make sure the City notifies the community directly.*

- 5) In the Community Livability chapter, provide additional information on the environmental assessment and remediation processes
 - a) *Recommend that the assessment process maximize transparency and accountability of deliberations. To this end, recommend the following measures:*
 - (1) *Facilitate and provide opportunity for meaningful and effective public participation by including Post 2040 Group in assessment and remediation process.*
 - (2) *Ensure that information required for assessment is obtained and made available to the public in a timely fashion and with enough time to provide meaningful input;*
 - b) *Recommend that the remediation method selection is transparent and accountable. In selecting a remedy, the relevant authority should include:*
 - (1) *Explicit justification for the decision, including elaboration of the decision criteria and consideration of alternatives;*
 - (2) *Explicit consideration of information, comments, and evidence provided by the public, including establishing that the remedy selected meets the needs and addresses the concerns of the public.*

Conclusion

Please contact us if you have any questions about this document. We look forward to continuing our work with you.

Sincerely,

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