

Tech Terrace UNIT Neighborhood Association

Called special meeting: Tuesday, September 13, 2022, 6:01pm

Location: Forrest Heights united Methodist Church

Minutes: recorded by Cynthia Curry

Officers present: Cyndi Pratas President, Melissa Grimes Vice President, Cynthia Curry Secretary, Jeff Lee, Laura James Treasurer, Chris Winn, Neo McAdams, Ann Howe, Grant Gerlich, , Traci Smith SE Quadrant Representative, Chris Winn Safety Committee, a quorum was present.

Cyndi Pratas: Welcome and thanks to many in attendance, Forest Heights UMC for meeting hall, introduction of Don Richards as mediator, Mark McBrayer city council representative, Wilson Bowling for providing statistics, and George Hardberger owner of the Godbold, for being mindful of the situation and keeping the neighborhood association in the loop.

Reason for meeting: to present facts about the status of the proposed zoning change to allow developers to build student housing on the site currently occupied by the Godbold Center, and to decide whether the TTUNIT will take a position on the proposed change and what that position will be.

Don Richards: The Godbold Project has requested a zone change to demo the existing buildings on site including the historic hospital and University Club and Café J as well as the Lutheran Student Center. Law requires notice of plans to neighbors on the same block meaning that only the Stay Bridge Hotel, the Latter-Day Saints Student Center, Woodrow House Bed and Breakfast, and owners of the single-family homes surrounding them were notified. Hardberger and the Lutherans are in favor of the zoning change. The proposed zone is CB2 (Central Business District). The proposed change could be like the North Overton development.

The plan is to construct student housing for 740+, retail space around the edges, 4-story housing on 20th, 5 story housing and a parking garage on 19th street.

Floor opened for discussion of the pros and cons of this plan:

Pros: A quarter of a million in tax revenue for the city of Lubbock

Cons: Population density

Encroachment on single family neighborhood

Traffic congestion-particularly along 20th, and along Boston

Noise level from planned rooftop patio

Crime

Loss of historic landmark(s)

Detrimental to surrounding historic neighborhood-many homes have historical markers

Discussion:

- Don Richards would like to see TTUNIT oppose zoning change with a smart, organized proposal.
- A 700+-bed development would likely bring more cars than the estimated 500.
- Many residents spoke of current difficulties driving and parking in the TTUNIT. (Chris Winn, Traci Smith, Laurin Prather, others)
- Zoning change would set a precedent for future changes further eroding the character of the TTUNIT.
- Unique character and personality of the TTUNIT would be lost/replaced by the cookie-cutter look of other cities.
- TTUNIT should appoint a committee to negotiate/propose other plans.

- 700+-bed housing would require improvements to the infrastructure, plumbing.
- Worry over the “creep effect” in the coming years.
- What would the effect be on property values in the TTUNIT?
- Encouraged to look at the City of Lubbock website or <https://www.techterraceunit.org/student-housing-proposal.html> for descriptions of PD and CA zoning as opposed to CB2.
- Current traffic is hard to navigate with all the parking on side streets.
- Intersection of 19th and Boston is already at capacity during the day.
- Many young children live in the TTUNIT, attend Roscoe Wilson elementary and Hutchinson middle school. Increased traffic is a danger to them.
- Planners in other cities require developers to purchase the entire block which would negatively affect the single-family homes and the bed & breakfast. This is not required in Lubbock at this time, but that could change.
- Concern for the historic houses in our neighborhood and the negative effect this development would have on them.
- Some in the meeting wanted to resist all development/all encroachment, some willing to negotiate. We were warned by neighbors from South Overton to resist because of the wholesale demolition of single-family homes in the North Overton development. Noted that most of the retail space in the North Overton development is sitting empty at this time.
- Increase in population density equals more crime.
- Holle Humphries read from the City’s Planning Committee’s Mission statement (see addendum) which drew applause because it is in line with what TTUNIT wants to see happen.
- A gentleman from the audience proposed that there could be alternatives available if pursued.
- City Councilman Mark McBrayer said his vote is with TTUNIT but warned that he is just one vote. The TTUNIT needs to persuade others on the council to vote with TTUNIT.

Resulting motions to act on:

#1. Motion that TTUNIT Neighborhood Association does not support the current proposal to replace the Godbold Center with student housing and parking as it is currently planned and proposed.

Seconded and passed

#2 Motion to support development that complies with TTUNIT purpose and mission statement as well as the City of Lubbock Planning Department mission statement.

Seconded and passed

#3 Motion to form an ad hoc committee, appointed by the board of directors of TTUNIT, to find facts, report, and further advise.

Seconded and passed

Cyndi Pratas then gave a brief list of the activities coming up soon in the TTUNIT and introduced the association members in charge of those activities. She asked for volunteers to serve on the ad hoc committee and adjourned the meeting at 7:46pm.

Addendum

Copied from the City of Lubbock Planning website:

Our Mission

- Promoting the stability of existing land uses that conform with a comprehensive plan and to protect them from inharmonious influences and harmful intrusions.
- Promoting a harmonious, convenient, workable relationship among land uses.
- Encouraging quality development through effective planning which utilizes modern innovations of urban design.
- Promoting and protecting the aesthetic quality of the city, by conserving and enhancing the taxable values of land and buildings throughout the city.
- Protecting and enhancing areas of scenic, historic or cultural importance.
- Providing adequate light and air.
- Encouraging proper population densities and preventing the overcrowding of structures.
- Providing adequate protection for community investments in water, sewerage, streets, schools, parks and other community facilities.
- Promoting a safe, effective traffic circulation system.
- Providing safety from fire and other dangers

Copied from Planning and Zoning Committee agenda, September 1, 2022

District 3

5.6

Zone Case 3471: OJD Engineering, LLC for Texas District of the Lutheran Church – Missouri Synod and Generator I, LLC, request for a zone change from Commercial District (C-4) Specific Use, Commercial District (C-4), Local Retail District (C-2) Specific Use, Multifamily District (R-3) and Single-Family District (R-1) to Central Business District, Broadway/13th/Main (CB-2) at: • 2601, 2605, 2615 19th Street and property generally located between 19th and 20th Street, west of University Avenue, Ellwood Place Addition, Block 7, the north 234 feet of Lots 1-3 & the west 83.5 feet of the south 141 feet of Lot 3 & the west 94 feet of the south 129 feet of Lot 4 & the south 111.5 feet of the east 100 feet of Lot 4 and the north part of the East 100 feet of Lot 4.

The above agenda item was tabled until October 6, 2022