



# Up Campus @ Texas Tech

## 19th Street Mixed-Use Student Housing

## 20th Street Apartment Homes

Lubbock, TX

Texas Tech Campus





Up Campus Student Housing

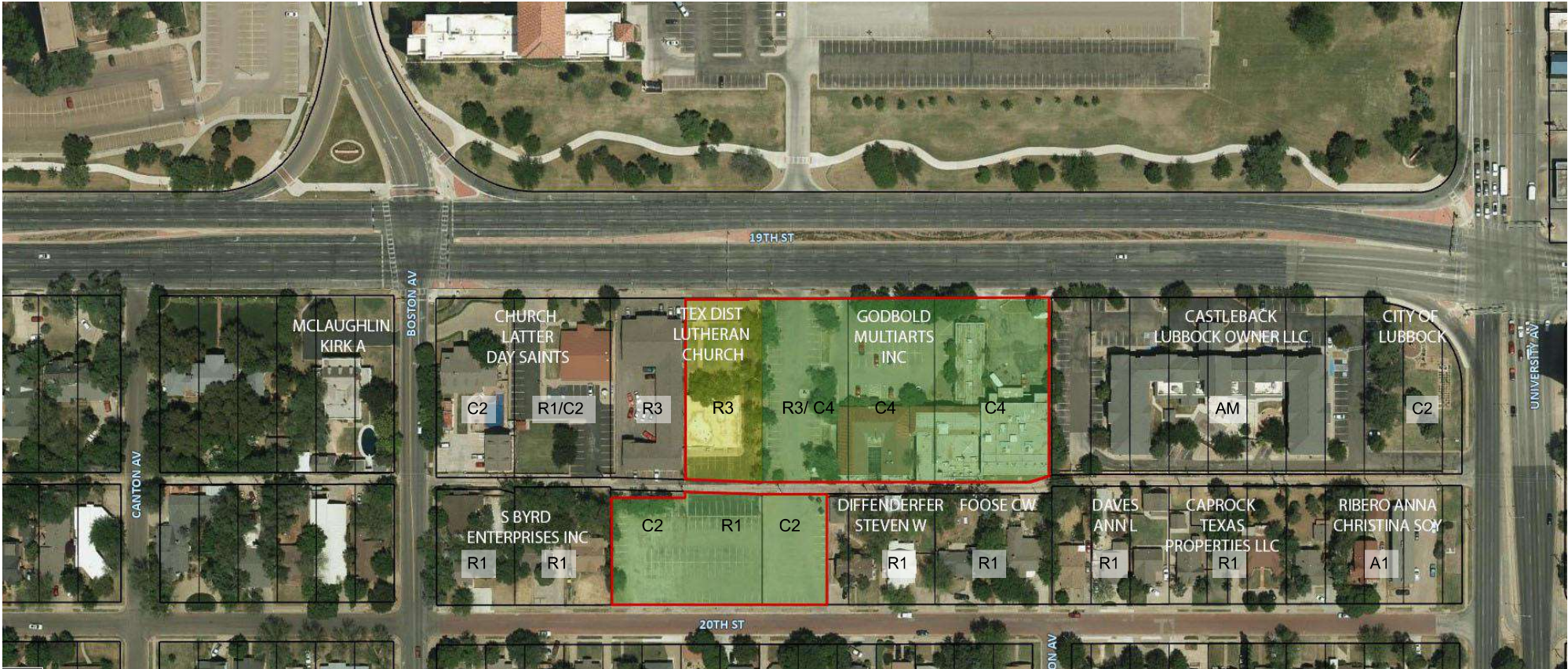
Planning and Zoning Package



Submitted For February 2, 2023 PZC

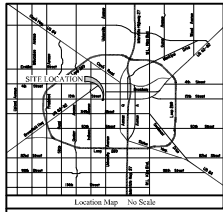


ZONING KEY	
	C-4: No Height Limit
	C-2: No Height Limit
	R-3
	R-1



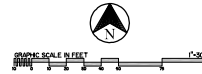
Current Zoning Districts

19th and 20th Street Developments | Lubbock, TX

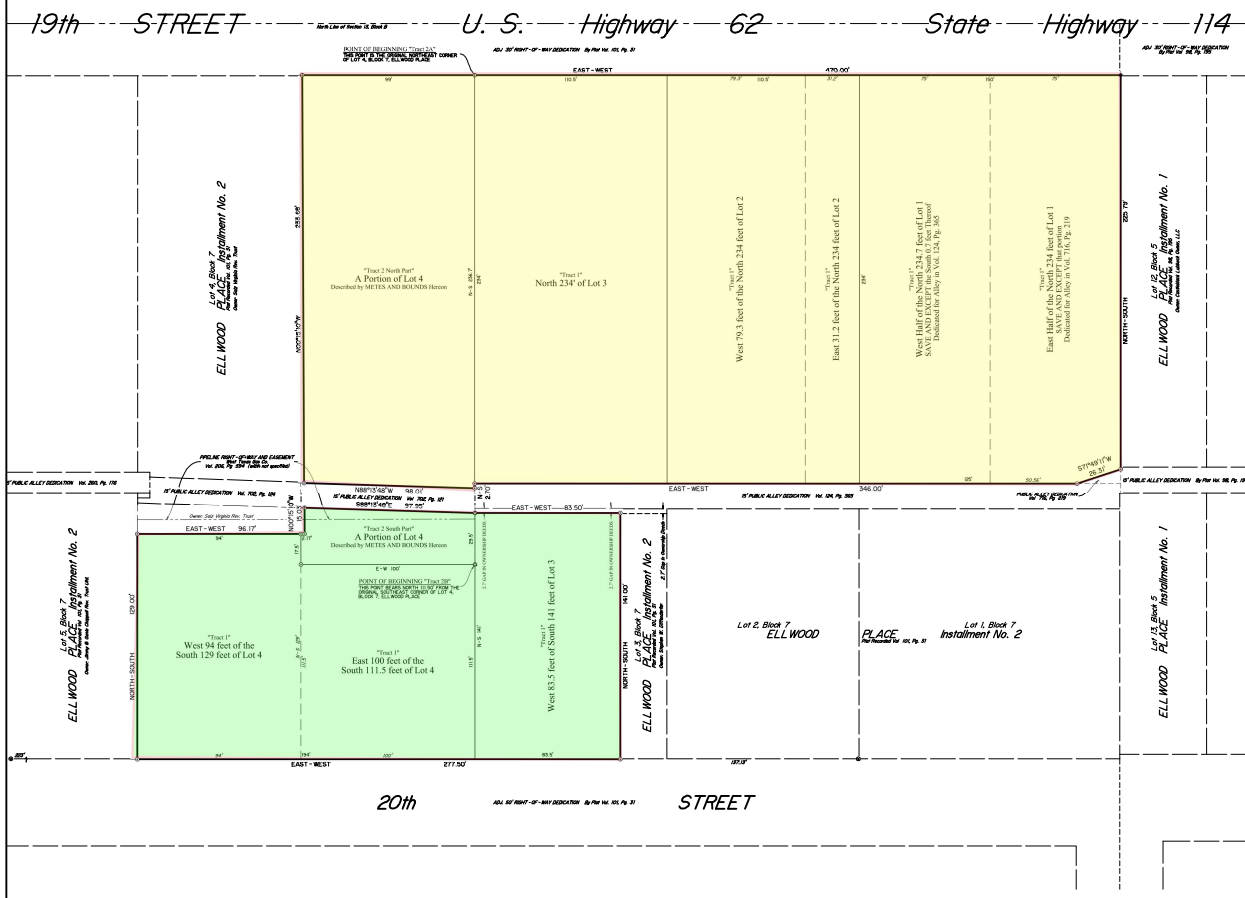


- NOTES:**
- HEAVY LINES INDICATE PLAT LIMITS.
  - CONTINGENT INSTRUMENTS AS TOLDS ARE SHOWN.
  - SET 1/2" BURN ROD WITH CAP AND MARK.
  - SET 1/2" METAL BURN ROD WITH WIPER "HRA".
  - OUT "CROSS" IN CONCRETE.
  - FOUND "CROSS" IN CONCRETE.
  - FOUND 2" W/ IRON PIPE.
  - FOUND 2" W/ IRON PIPE WITH CAP.
  - TOP OF CURB ELEVATION.
  - POINT OF ELEVATION.
  - TOP OF CURB ELEVATION.
  - STAND-UP CURB.
  - GUTTER ELEVATION.
  - FINISHED FLOOR ELEVATION.
  - ADD BOOK TO ALL ELEVATIONS FOR ACTUAL.
  - ADD DATA:
  - WATER METER.
  - GAS METER.
  - HYDRANT.
  - METAL BOLLARD.
  - WOOD BOLLARD.
  - APPROXIMATE EDGE OF ASPHALT.
  - FENCE.
  - OVERHEAD UTILITY LINES.
  - CONCRETE.
  - ASPHALT PAVED.
  - WATER VALVE.
  - UTILITY LINE.
  - LOW SIGN.
  - SEWER CLEAN-OUT.
  - WATER METER.
  - WATER VALVE.
  - GUTTER LINE.
  - STAND-UP CURB.
  - CURB AND GUTTER.

**"ALTA/NSPS LAND TITLE SURVEY"**  
 PERIMETER, IMPROVEMENT AND TOPOGRAPHIC  
 SURVEY OF A PORTION OF LOTS 1-4, BLOCK 7  
**ELLWOOD PLACE Installation No. 1**  
 AN ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS  
 ACCORDING TO THE MAP, PLAT AND/OR DECLARATION DEED  
 THEREOF RECORDED IN VOLUME 101, PAGE 31 OF THE  
 DEED RECORDS OF LUBBOCK COUNTY, TEXAS



PD CA PD A-1



**LEGAL DESCRIPTION:**

**"Tract 1"**  
 The East Half of the North 234 feet of Lot 1, Block 7, SAVE AND EXCEPT that portion dedicated for alley in Volume 716, Page 219 of the Deed Records of Lubbock County, Texas, the West Half of the North 234 feet of Lot 1, Block 7, SAVE AND EXCEPT the South 0.7 feet thereof dedicated for alley in Volume 124, Page 365 of the Deed Records of Lubbock County, Texas, the East 31.2 feet of the North 234 feet of Lot 2, Block 7, the West 79.2 feet of the North 234 feet of Lot 2, Block 7, the South 234 feet of Lot 2, Block 7, the West 93.5 feet of South 345 feet of Lot 3, Block 7, the East 100 feet of the South 111.5 feet of Lot 4, Block 7, the West 94 feet of the South 129 feet of Lot 4, Block 7, Ellwood Place, Installation 2, an addition to the City of Lubbock, Lubbock County, Texas, according to the map, plat and/or declaration deed recorded in Volume 101, Page 31 of the Deed Records of Lubbock County, Texas.

**"Tract 2 North Part"**  
 METES AND BOUNDS DESCRIPTION of a portion of Lot 4, Block 7, Ellwood Place, Installation 2, an addition to the City of Lubbock, Lubbock County, Texas, according to the map, plat and/or declaration deed thereof recorded in Volume 101, Page 31 of the Deed Records of Lubbock County, Texas, being further described as follows:  
 BEGINNING at a "cross" cut in concrete in the South right-of-way line of 19th Street (U. S. Highway 62, State Highway 114), declared by plat recorded in Volume 101, Page 31 of the Deed Records of Lubbock County, Texas, for the original Northeast corner of said Lot 4 and this tract;

THENCE South, along the Eastern boundary of said Lot 4, at 234.00 feet to a 1/2" iron rod with cap marked "HRA" set for the Northeast corner of a 15 foot alley dedication described in Volume 124, Page 365 of the Deed Records of Lubbock County, Texas, continuing to a nail distance of 236.70 feet to a 1/2" iron rod with cap marked "HRA" set for the Northeast corner of a 15 foot alley dedication described in Volume 702, Page 21 of the Deed Records of Lubbock County, Texas and the Southeast corner of this tract;

THENCE N. 88°13'48" W., along the North line of said 15 foot alley, a distance of 98.00 feet to a 1/2" iron rod with cap marked "HRA" set for the Southwest corner of this tract;

THENCE N. 00°15'10" W., a distance of 233.60 feet to a "cross" cut in concrete in the said South right-of-way line for the Northwest corner of this tract;

THENCE East, along said South right-of-way line, a distance of 99.00 feet to the Point of Beginning.

**"Tract 3 South Part"**  
 METES AND BOUNDS DESCRIPTION of a portion of Lot 4, Block 7, Ellwood Place, Installation 2, an addition to the City of Lubbock, Lubbock County, Texas, according to the map, plat and/or declaration deed thereof recorded in Volume 101, Page 31 of the Deed Records of Lubbock County, Texas, being further described as follows:  
 BEGINNING at a "MAG" nail with washer marked "HRA" set in the Eastern boundary of said Lot 4, for the Southeast corner of this tract, which bears North a distance of 111.50 feet from the original Southeast corner of said Lot 4 and 894 feet;

THENCE West a distance of 100.00 feet to a 1/2" iron rod with cap marked "HRA" set for the Southwest corner of this tract;

THENCE North a distance of 17.50 feet to a 1/2" iron rod with cap marked "HRA" set for the most Westerly Northeast corner of this tract;

THENCE East a distance of 237 feet to a 1/2" iron rod with cap marked "HRA" set for an "old" corner of this tract;

THENCE N. 00°15'10" W., a distance of 15.03 feet to a "cross" cut in concrete in the South line of a 5 foot alley dedication described in Volume 702, Page 21 of the Deed Records of Lubbock County, Texas for the most Northerly-Northeast corner of this tract;

THENCE S. 88°13'48" E., along said South alley line, a distance of 97.95 feet to a "MAG" nail with washer set in the Eastern boundary of said Lot 4, for the Northeast corner of this tract;

THENCE South, along the Eastern boundary of said Lot 4, a distance of 29.50 feet to the Point of Beginning.

Beginning as to the recorded final plat of Ellwood Place, Installation 2, an addition to the City of Lubbock, Lubbock County, Texas, according to the map, plat and/or declaration deed thereof recorded in Volume 101, Page 31 of the Deed Records of Lubbock County, Texas, previously surveyed and accepted as being North-South at East-West.

**FLOOD STATEMENT**  
 As graphically plotted on Panel 05 of 500 of the Flood Insurance Rate Map published by the Federal Emergency Management Agency (FEA) for Lubbock County, Texas and incorporated herein, Map No. 480303095 E, effective date September 18, 2002 and Revised September 28, 2007, this property lies in **ZONE X**.

**GROUND LAND AREA**  
 These tracts contain a total of 147,994 square feet + 3,397 area within the plat limits.

**ZONING**  
 There are currently 191 standard parking spaces + 3 parking spaces designated handicapped for a total of 194 parking spaces visible on these tracts.

**PARKING**  
 There are currently 191 standard parking spaces + 3 parking spaces designated handicapped for a total of 194 parking spaces visible on these tracts.

**UTILITY WARNING**  
 As required by ALTA specs a utility maps has not been provided to the surveyor by the client at the time of this survey, therefore underground utilities cannot be addressed.

**ALTA NOTES**  
 There is no evidence of recent earth moving, building construction, or building additions observed in the process of conducting the fieldwork.  
 There are no proposed changes in street right-of-way lines. There is no evidence of recent street or alley's construction or repairs observed in the process of conducting the fieldwork.

**TITLE COMMITMENT**  
 A current title commitment shown on this survey was taken from title commitment provided by Western Title Company as agent for First American Title Guaranty Company, Title Policy CF No. 87034 with an effective date of May 5, 2022 and issue date of May 12, 2022 and from title commitment provided by HD City Title, LLC as agent for Stewart Title Guaranty Company, Title Policy CF No. 2200270391 with an effective date of June 26, 2022 and issue date of July 6, 2022. Record research done by 084 surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property. Schedule "B" items have been noted or shown herein as to the extent they encumber the property (there are no survey related items noted except as further addressed below). Surveyor expresses no opinion regarding the condition or sufficiency of the remaining items listed in the commitment and this is beyond the scope of Surveyor's services and/or commitment.  
 Stewart Title Guaranty Company, Title Policy CF No. 2200270391 Title Commitment, Schedule B, Item 10.4 - Pipeline Right-of-Way and Easement recorded in Volume 206, Page 594 of the Deed Records of Lubbock County, Texas. AS SHOWN AND PLOTTED HEREON.

**REMARKS**  
 Benchmark derived from GPS observation and processed through NGS OPUS-RS NAD83 (CDRS 96).

This is 19h Campus Holding, LLC, a Delaware limited liability company, First American Title Guaranty Company and Western Title Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2023 Minimum Standard Detail Requirements for ALTA/NSPS and Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(3), 8, 9, 10, 11(a), 13, 14, 16, 17, 18, and 19 of Table A thereof. The field work was completed on May 3, 2022.

*Brian Carroll*  
 Brian Carroll  
 Registered Professional Land Surveyor  
 No. 5410 State of Texas  
 email: bcarroll@bgsurvey.com



Sheet 1 of 3  
 ELLWOOD PLACE  
 Installation No. 1  
 Installation No. 2



**Zoning Change Map**

**19th and 20th Street Developments | Lubbock, TX**

December 29, 2022



Existing Street View at 19th Street



Future Street View at 19th Street



Existing Street View of future site at 20th Street



Existing Street View at 20th Street



Future Street View at 20th Street

## **PROJECT SUMMARY:**

### **19<sup>th</sup> Street part: Commercial-Apartment District (CA) with a Planned Development (PD)**

- A Planned Development (PD) with an underlying Commercial Apartment (CA) zoning district **will allow effective implementation of a Mixed-Use Residential over Retail project** consistent with smart growth objectives to provide housing, retail-restaurant near Texas Tech campus.
- The proposed development will consist of apartment units, off-street parking, indoor-outdoor Amenity space, public Retail space, and an **improved streetscape with planters, trees, and benches along 19<sup>th</sup> Street.**
- Parking for Building A is entirely provided by the parking garage on the PD-CA lot. Building A will access 19<sup>th</sup> street as shown, and the location was approved via email by TxDOT.
- The plans incorporate multiple **Open Spaces** inside and outside the project in the form of exterior courtyards, rooftop amenity spaces, indoor/outdoor fitness area for resident use, and an outdoor Retail Plaza that will incorporate important **"Plains Hospital"** architectural elements, including the "Plains Hospital" concrete frieze above the door, the "Medallion", and important cast sills, cornices.
- The Retail outdoor Plaza provides a central place for the neighborhood gathering – the Plaza can be named in conjunction with the Tech Terrace neighborhood committee
- This mixed-use primarily residential development will serve as a transition from the adjacent hotel commercial use to east, institutional residential use (Texas Tech) to the north, the apartments to the west, down towards the detached residential uses to the south.
- **Texas Tech University will continue to grow**, along with the need for purpose-built student housing and this development provides safe and pedestrian-oriented housing for students.
- Building mechanical units to be placed as to not be visible from street-level.
- Dumpsters for Trash collection to be housed inside parking garage and trash room serviced from Alley.
- The Alley will be improved and widened along the length of the project, and power lines along north side of alley are intended to be undergrounded per discussions with LPL.

### **20<sup>th</sup> Street part: Family Apartment District (A-1) with a Planned Development (PD)**

- A Planned Development (PD) with an underlying Family Apartment District (A-1) zoning district **will allow effective matching of use and transition of height, density with Detached Homes adjacent to the R-1 homes to the east and west (mostly rental homes with more than 2 unrelated persons in them).**
- The proposed development will consist of Detached Homes, detached Garages along the Alley, and improved streetscape with trees along 20<sup>th</sup> Street. (There will be no driveways to 20<sup>th</sup> Street)
- Parking for Detached Homes is entirely provided by the garages on the PD A-1 lot (the parking for the Homes is not on 19<sup>th</sup> Street side).
- The Alley will be improved and widened along the length of the project, and power lines along north side of alley are intended to be undergrounded per discussions with LPL.

## **PROJECT ACCESS & UTILITIES SUMMARY:**

- Street:
  - Building A will access 19<sup>th</sup> street as shown, and location was approved via email by TxDOT.
  - Detached Homes.
  - Service vehicles will access both buildings from the Alley.
- Water Utility:
  - Building A will access the 10" water main that is in 19<sup>th</sup> Street. Upgrades to this water main will be completed as necessary to accommodate the development.
  - Detached Homes will access the 6" water main that is in 20<sup>th</sup> Street.
- Sanitary Sewer Utility:
  - Building A will access the sanitary sewer main that is in the alley. The 6" clay pipe will be replaced as needed with a up to 12" PVC pipe from University Avenue to the site to accommodate the development.
  - Detached Homes will access the sanitary sewer main that is in the alley. The 6" clay pipe will be replaced with a 12" PVC pipe from University Avenue to the site to accommodate the development.
- Electrical Utility:
  - Building A will access the electrical that is in the alley. Upgrades to the electrical system will be completed as necessary to accommodate the development.
  - Detached Homes will access the electrical that is in the alley. Upgrades to the electrical system will be completed as necessary to accommodate the development.

**Proposed Deviations of the PD from the underlying CA Zoning District Standards and UDC intent**

This second table is for the MULTIFAMILY APARTMENT building along 20th Street: Proposed Zoning PD-CA

Section	Zoning Criteria	Existing Zoning: C4 (primary existing zoning)	Base Zoning District (CA) requirement	Unified Development Code (HDR)	Proposed PD-CA	Deviation from CA zoning? (any deviation from UDC?)
40.03.2233	<b>Permitted Uses</b> (examples)	Autoshops, RV Sales, Building Supply, Bus Station, Feed store, Furniture Store, Garden Center, Gas station, Golf driving range, Home Improvement center, Hotel-Motel, Lab-Chemical, Laundry, Lumber Yard, Office/Warehouse, Public utility installations, Restaurants, Tattoo studio, Vet...	Any use in A-2 (High Density Apartment District), Restaurants, Shops, Grocery (<3,000 sf)	Mixed housing types, including mid-rise apartments located in a planned development, mixed-use. Buildings are constructed to the street edge, occupy 80% or more of lot, building mass height scale transition to neighboring land uses. Vertical Mixed-Use HDR, FAR 4.0	Mixed-use Residential over Retail-Commercial-Restaurant	Complies, no deviation
40.03.1156	<b>Yard requirements</b>					
	Front yard	43 feet, or no less than <u>average</u> of adjacent lots (20 ft to west on Apartments, 40 feet to east on Hotel = 30 feet)	43 feet, or no less than <u>average</u> of adjacent lots (20 ft to west on Apartments, 40 feet to east on Hotel = 30 feet)	10 feet	20 feet typical	Reduction from 30 Feet to 20 Feet
	Rear yard	None, except adjacent to R, shall be 10 feet for 2-story structure	None, except 5 feet to any street; adjacent to R-1 shall be 1 ft	20 feet adjacent to Non-Res, 50 feet adjacent to Res	10 feet (on north side of Alley) 10 feet (on south side of Alley)	Yes, but Existing Godbold buildings are 3.5 over the Property line
	Side yard	None, except adjacent to R, shall be 10 feet for 2-story structure	None, except 5 feet to any street	15 feet adjacent to Non-Res, 50 feet adjacent to Res	10 feet	Yes, but existing adjacent buildings all deviate (see aerial below)
	Projections	Cornices, eaves: 2 ft; Balconies: 4 ft	Cornices, eaves: 2 ft; Balconies: 4 ft		Cornices, eaves: 2 ft; Balconies: 4 ft	Complies, no deviation
40.03.1157	<b>Lot width</b>	No minimum	No minimum	40 feet	As shown	Complies, no deviation
40.03.1158	<b>Lot area</b>	No minimum	No minimum	N/A	Land Area (north of Alley): 109,872 SF (Total site: 3.397 Ac (147,994 SF))	Complies, no deviation
40.03.1159	<b>Lot coverage</b>	No lot coverage requirement	No lot coverage requirement	No lot coverage requirement	Coverage: 74% (Building A: 80,925 SF; Land area: 109,872 SF)	Complies, no deviation
40.03.1160	<b>Floor area ratio</b>	No floor area ratio requirement	No floor area ratio requirement (hence, no density or intensity limit)	4.0 FAR x 147,994 SF (3.397 Acres) = 591,976 SF Allowed	Floor Area Ratio: 260,000 SF Max; 2.39 FAR max	Complies, no deviation from CA
40.03.1161	<b>Height limit</b>	No height limit, 24' adjacent to R-1, except no height limit, but +2 feet for each 1 foot above 24 ft (87-88 Feet tall possible)	No height limit	60 feet	59'-11" feet for Building A Residential Roof;  South face of Parking Deck is < 60 Feet	Complies, no deviation from CA; Complies with UDC intent
40.03.1162	<b>Parking</b>	Total Generally 1 per 300 SF of floor area Residential Retail	456 444 13	368 356 13	481 466 15	Complies, no deviation Complies, no deviation Complies, no deviation
40.03.1163	<b>Landscaping</b>					
	Open space	5% of total development area	20% of Total dev't area (21,974 SF Required, 25% at Ground)	5% Common Open Space	22,000+ SF Open Space provided over 1/4 of Open Space requirement is at Ground Level	Complies, no deviation
	Parkway area		Shall be landscaped and permanently maintained	Required	Shall be landscaped and permanently maintained	Complies, no deviation
	Irrigation		Required		Provided	Complies, no deviation
40.03.1164	<b>Vision clearance</b>					
	Front yards, Fences		No wall, fence in front yard higher than 4.5' at front yard		Plan complies, No Fence in 19th Street Front Yard	Complies, no deviation (Final landscape plans to comply)
	Front yards, Fences		No wall, fence in front yard higher than 4.5' at front yard		Aluminum Picket Fence along Side Yards for Building A (behind Retail, Lobby) Aluminum Picket Fence along Rear Yard for Building A (Along Alley, except none at Garage)	
	Parkway area		No ground signs, landscaping obstructions (shrubs, plants, evergreens)		Plan complies	Complies, no deviation (Final landscape plans to comply)
	Irrigation					

**Proposed Deviations of the PD from the underlying A1 Zoning District Standards and UDC intent**

Version 5

**Site on 20th Street**  
**Purpose of PD-A1** A1 Zoning (similar to R1, but allows more than 2 unrelated)

**Site on 19th Street**  
**Purpose of PD-CA:** Commercial-Apartment (CA) zoning: To allow residential-commercial buildings to develop within or adjacent to commercial districts. Commercial uses should be compatible with residential uses. When proposed development is adjacent to any residentially zoned property, the proposed development shall be designed to provide for maximum compatibility with the adjacent development. Architectural design, landscaping, screening, and parking areas shall be properly provided to ensure maximum protection of lower-density areas.

Unified Development Code (UDC) zoning: The provisions of the UDC are specifically intended to implement the relevant priorities of [Plan Lubbock 2040, a Comprehensive Plan for the Future](#)

**This first table is for the DETACHED HOMES along 20th Street: Proposed Zoning PD-A1**

Section	Zoning Criteria	Existing Zoning: C2, R1 (primary existing zoning)	Base Zoning District (A1) requirement	Unified Development Code ( )	Proposed PD-A1	Deviation from A1 zoning? (any deviation from UDC?)
for A1						
40.03.551	<b>Permitted Uses</b> (examples)		Any use in R-1, Multi-Family dwellings and apartments		Detached Homes with 5 Bedrooms	Complies, no deviation
40.03.556	<b>Yard requirements</b>					
	Front yard	25 feet in R1 43 feet in C2	25 feet min, except when landscaped, may be 15 feet		> 25 feet minimum	Complies, no deviation, setbacks are larger than 25 feet
	Rear yard	15 feet in R1	15 feet (property to rear (north) is R3 (the R1 is to side (east-west) so rear doesn't apply)		15 feet	Complies, no deviation
	Side yard	5 feet in R1	5 feet for 1 Story structure, 10 feet for 2 Story structure 50' setback for adjacent to R-1		10 feet minimum @ east-west ends (2-Story homes)	Deviation from A1 base req't; No deviation from R1 requirements
	Projections	R1: Cornices, eaves: 2 ft ; Balconies: 4 ft	Cornices, eaves: 2 ft ; Balconies: 4 ft		Cornices, eaves: 2 ft ; Balconies: 4 ft	Complies, no deviation
40.03.557	<b>Lot width</b>	No minimum in R1	50 feet minimum		277+ feet lot width	Complies, no deviation
40.03.558	<b>Lot area</b>	5,000 SF minimum in R1 (approx. 35-39 feet wide with lot depth)	6,000 SF minimum in A1		Land Area = 38,165 SF	Complies, no deviation
40.03.559	<b>Lot coverage</b>	50% in R1	40%, except that accessory uses (garages) may cover added 5%		Coverage= 37%; Area of Homes, Garages: 14,040 SF ; Land: 38,165 SF	Complies, no deviation
40.03.560	<b>Floor area ratio</b>	No floor area ratio requirement	0.5 FAR (19,082 SF Allowed)		Floor Area Ratio is less than 16,000 SF (0.42 FAR)	Complies, no deviation
40.03.561	<b>Height limit</b>	35 feet (2 Story)	35 Feet (2 Story)		< 35 feet (2 story Homes)	Complies, no deviation
40.03.562	<b>Parking</b>	Two (2) spaces for Single-family dwellings  See C2 parking requirements in 40.03.1522	Two (2) spaces for Single Family Dwellings Two (2) spaces for each Unit w 2BR or more + 1 space/4 Units = 16		33 spaces (21 garage spaces plus 12 apron spaces)	Complies, no deviation (see Parking Summary table)
40.03.563	<b>Landscaping</b>					
	Open space	N/A	20% of total development area	Required	> 20% of total development area on PD A1 site	Complies, no deviation
	Landscape area	None required	Shall be landscaped and permanently maintained		Shall be landscaped and permanently maintained	Complies, no deviation
	Parkway area	No LS taller than 3' in parkway	Required		Provided	Complies, no deviation
	Irrigation					
40.03.564	<b>Alley screening</b>		6 Foot Screening Fence on Side and Rear if P&Z requires		6' High Fence in between Garages	Complies, no deviation
40.03.565	<b>Vision clearance</b>					
	Front yards, Fences		No wall, fence in Front Yard allowed		All fences are behind the front setback Aluminum Fence along side lot line as shown Solid Wood along E side Lot 1, W side Lot 7	Complies, no deviation Complies, no deviation
			No ground signs, landscaping obstructions (shrubs, plants, evergreens)		Plan complies	Complies, no deviation (Final landscape plans to comply)





The provisions of this UDC are specifically intended to:

- a. **Comprehensive Plan.**
  - 1. Implement the relevant priorities of **Plan Lubbock 2040, a Comprehensive Plan for the Future;**
  - 2. Provide for orderly growth and development; and
  - 3. Ensure that land uses and zoning changes are in conformance with the **Comprehensive Plan and Future Land Use Map.**
- b. **Public Health and Safety.** Protect public health, safety, and environmental quality by:
  - 1. Providing adequate light and air;
  - 2. Promoting a safe, effective traffic circulation system;
  - 3. Providing safety from fire and other dangers; and
  - 4. Encouraging proper population densities.

- c. **Quality of Life.** Protect the quality of life of City residents, business owners, employees, and visitors by:
  - 1. Improving the City's appearance through the regulation of design, where such regulations are appropriate and allowed by State law;
  - 2. Protecting property against blight and depreciation by facilitating reinvestment, redevelopment, and infill development;
  - 3. Promoting walkability;
  - 4. Protecting and strengthening existing neighborhoods;
  - 5. Promoting a range of housing choices;
  - 6. Protecting and enhancing areas of scenic, historic, or cultural importance; and
  - 7. Encouraging connectivity between neighborhoods, public and private amenities, and areas for work, recreation, and commerce.
- d. **Economic Development.** Encourage economic opportunities, particularly those that have meaningful multiplier effects in the local economy by promoting the vitality and development of mixed-use, commercial, and industrial districts.



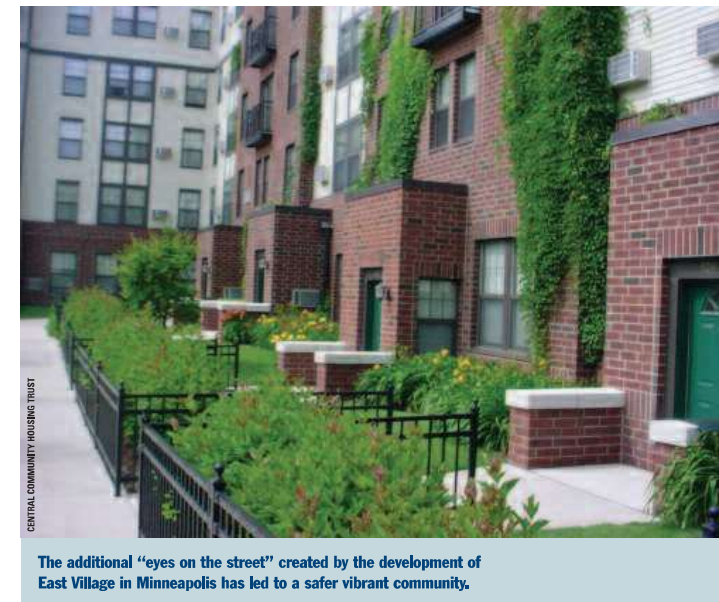
## Urban Land Institute: Study on Density

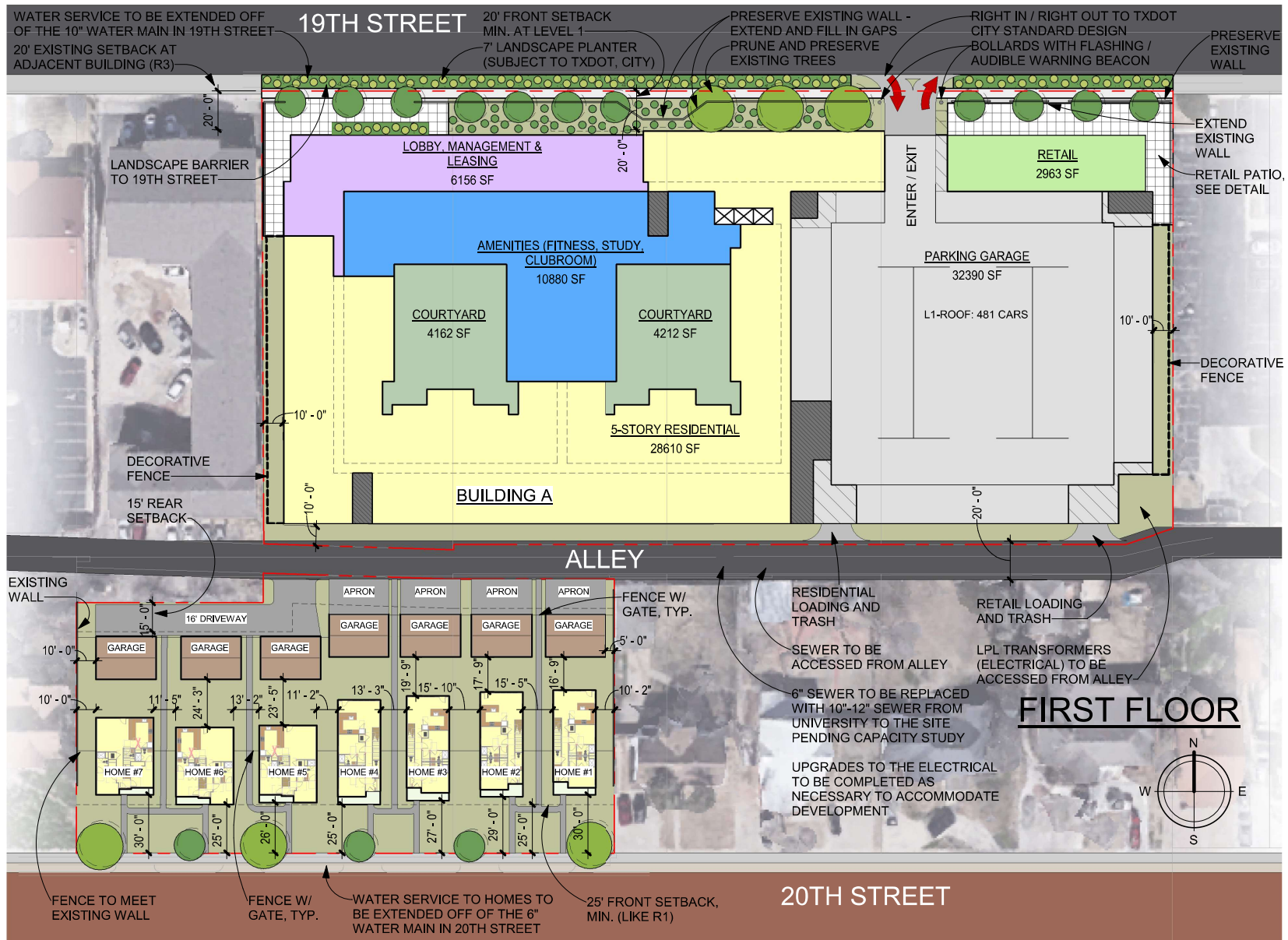
- Study in Irving, Texas found no link between density and crime
- Crime reports tend to characterize multifamily properties as a single "house" and may record every visit to an apartment community as happening at a single house
  - o To truly compare crime rates between higher-density and single-family homes, each household in the higher-density development should be a separate "house"
  - o When compared this way, crime rates between housing types are comparable
- ULI study of different housing types shows that higher-density housing is significantly less likely to be burglarized than single-family house

"One reason for the misconception that crime and density are related could be that crime reports tend to characterize multifamily properties as a single "house" and may record every visit to an apartment community as happening at a single house. But a multifamily property with 250 units is more accurately defined as 250 houses.

To truly compare crime rates between multifamily properties and single-family houses, the officer would have to count each household in the multifamily community as the equivalent of a separate single-family household. When they do so, many find what the previous studies prove: that crime rates between different housing types are comparable.

Higher-density developments can actually help reduce crime by increasing pedestrian activity and fostering a 24-hour community that puts more "eyes on the street"<sup>34</sup> at all times. Many residents say they chose higher-density housing specifically because they felt more secure there; they feel safer because there are more people coming and going, making it more difficult for criminals to act without being discovered."





PD-CA  
MULTIFAMILY APARTMENT BUILDING A ON 19TH STREET

PD-A1  
DETACHED HOMES ON 20TH STREET

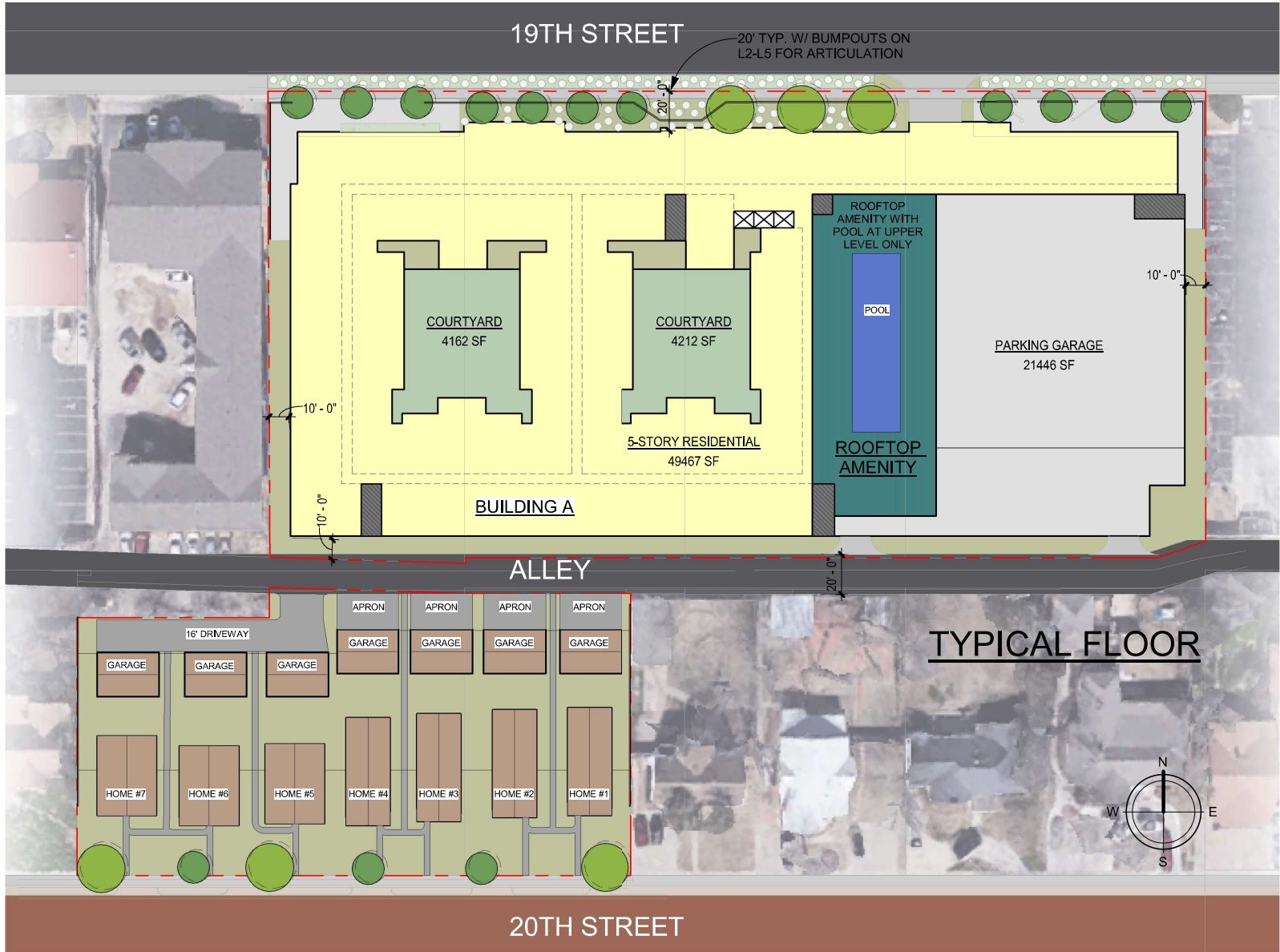


Concept Site Plan - First Floor

19th and 20th Street Developments | Lubbock, TX

December 29, 2022

PD-CA  
 MULTIFAMILY  
 APARTMENT  
 BUILDING A ON  
 19TH STREET



PD-A1  
 DETACHED  
 HOMES ON  
 20TH STREET



Future View | Overall View on 19th St.



ARTISTIC BRICK MOSAIC



CULTURALLY SIGNIFICANT "PLAINS" ENTRANCE & HEADER AT NEW PATIO



VIGNETTE VIEW OF CULTURALLY SIGNIFICANT ENTRANCE & MEDALLION

PRESERVE EXISTING WALL - EXTEND AND FILL IN GAPS

Future View | Street Level on 19th St.



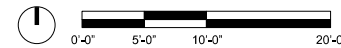
BRICK DETAIL  
IN PAVERS



DECORATIVE  
FENCE & WALL @  
PROPERTY LINE



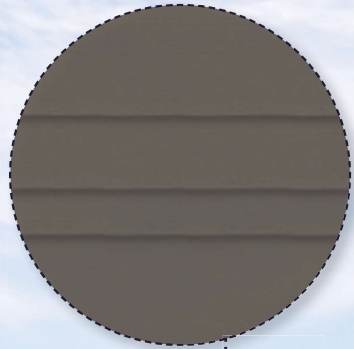
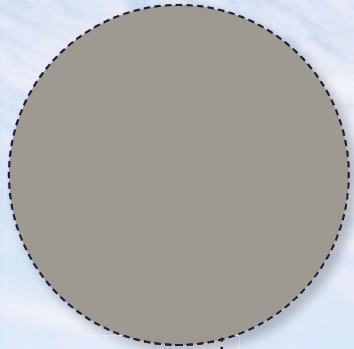
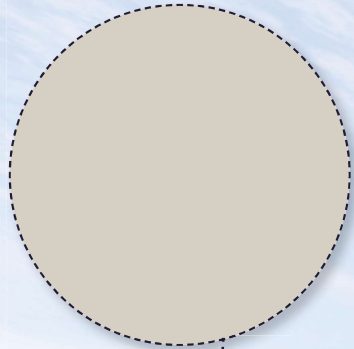
CULTURALLY  
SIGNIFICANT  
"PLAINS" ENTRANCE  
& HEADER AT NEW PATIO





Future View | Street Level on 19th St.





**CEMENTITIOUS PANEL  
W/ REVEAL**  
SHERWIN-WILLIAMS 7632  
MODERN GRAY

**CEMENTITIOUS PANEL  
W/ REVEAL**  
SHERWIN-WILLIAMS 9170  
GLACIER

**CEMENTITIOUS  
LAP SIDING**  
SHERWIN-WILLIAMS 7047  
PORPOISE

**CEMENTITIOUS  
LAP SIDING**  
WOODTONE  
SUMMER WHEAT

**MASONRY (BRICK)**  
ACME BRICK  
SADDLEBROOK

**ARTISTIC BRICK  
MOSAIC**



**Material Board**

**Building B Previous Design:** (For November Planning & Zoning meeting)

- 3 Stories (R1 height is 35')
- Parking moved to the Parking Deck in Building A
- Open courtyard design fronting 20th Street
- Arches incorporated on balconies, similar to the Wells-Carpenter residence hall
- Increased building front Setback along 20th Street



Previous Design | Street Level on 20th St.

Seven Detached Homes, Two Stories maximum,  
see Concept Site Plan



Future View | Street Level on 20th St.