City of Lubbock, Texas
Special City Council Meeting
May 22, 2025

Mark McBrayer, Mayor
Christy Martinez-Garcia, Mayor Pro Tem, District 1
Gordon Harris, Councilman, District 2
David Glasheen Councilman, District 3
Brayden Rose, Councilman, District 4
Dr. Jennifer Wilson, Councilwoman, District 5
Tim Collins, Councilman, District 6

W. Jarrett Atkinson, City Manager
Matt Wade, City Attorney
Courtney Paz, City Secretary

http://www.mylubbock.us

City Council Chambers, Citizens Tower, 1314 Avenue K, Lubbock, Texas

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Executive Session Disclosure Statement: The City Council reserves the right to adjourn into executive session at any time during the course of the meeting to discuss any item listed on this agenda as authorized by Chapter 551 of the Texas Government Code, including but not necessarily limited to §551.071 (Consultation with Attorney), §551.072 (Deliberations regarding Real Property), §551.073 (Deliberations regarding Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations regarding Security Devices), §551.086 (Public Power Utilities: Competitive Matters), §551.087 (Deliberations regarding Economic Development Negotiations).

A quorum of the City Council will be physically present in City Council Chambers located in Citizens Tower, 1314 Avenue K, Lubbock, Texas, as it is the intent of the City Council to have a quorum physically present at this location. One or more members of the City Council, however, may participate in the meeting by video-conference call as permitted under Section 551.127 of the Texas Government Code.

Note: On occasion the City Council may consider agenda items out of order.

6:00 p.m. - The City Council Convenes in City Council Chambers in Open Session. This is a joint meeting with the Planning and Zoning Commission, and members of the Planning and Zoning Commission may participate in the discussion.

Regular Agenda

1. Call to Order - Welcome and Introductions

1. 1. Introductory remarks and Presentation by the City of Lubbock Planning Staff on the proposed Amendments to the Unified Development Code.

1. 2. Hold a Joint Planning and Zoning Commission Meeting and Public Hearing with the City Council to discuss and take action to amend the Unified Development Code (Ordinance No. 2023-O0054) including but not limited to proposed amendments to Section 39.02.002, related to Zoning at the time of Annexation, Section 39.02.004, related to Rear Setback Requirements in the Base Residential Districts, SF-2 zoning, Maximum Building Coverage for Townhouses in the MDR District and High-Density Residential Lot Density and Dimensions, Table 39.02.006.a-3, related to Parking Requirements, Section 39.02.006.f, related to Setback Requirements, and Required Off-Street Loading Facilities in the LI Zoning District, Table 39.02.006.f-2, related to Setback Requirements, Table 39.02.006.f-3, related to Required Off-Street Loading Facilities, Table 39.02.016-1, related to Grocery Stores, Smoke Shops, Manufactured Home Subdivisions, and Cemetery/Funeral Services, Section 39.02.018, related to Smoke Shops and Alcoholic Beverages, On-Site Consumption (Nightclub or Bar), and Automobile and Related Uses, Section 39.02.019, related to Manufactured Home Parks, Smoke Shops, and Batch Plants, Section 39.02.020, related to Personal Service Home Occupations and Outdoor Storage, Section 39.02.022, related to Special Exceptions and Visibility Triangles, Section 39.02.023, related to Infill Compatibility, Table 39.03.004-2, related to the MU-6 Zoning District, Table 39.03.009-2, related to Off-Street Parking, Table 39.03.015-1, related to the MU-6 Zoning District, Section 39.03.016, related to District Bufferyards and the Composition of Bufferyards, Section 39.03.019, related to Irrigation for Required Landscaping, Section 39.03.020, related to Signs, Section 39.03.023, related to Base Residential Districts Sign Standards, Base Public & Nonresidential Districts Sign Standards, Monument Sign Side Setbacks and Setbacks from Driveways and Alleys, Wall Signs, Clearance for Wall Signs, and MU-6 Zoning District, Section 39.03.024, related to the MU-6 Zoning District, Table 39.03.029-2, related to the MU-6 Zoning District, Section 39.04.005, related to Driveway Spacing and Minimum Driveway Throat Length, Section 39.04.012, related to Public Water Systems, Section 39.04.013, related to Public Wastewater Systems, Section 39.04.019, related to Cluster Subdivisions, Table 39.07.012-1, related to Development Review Summary, Section 39.07.032, related to the MU-6 Zoning District, Section 39.07.040, related to Document Requirements for Preliminary Plats, Section 39.07.041, related to Document Requirements and Notices required on a Final Plat, Section 39.07.046, related to Parallel Construction Eligibility, Section 39.08.002, related to Nonconforming Uses, Section 39.10.002, related to the definition of Manufactured Home Subdivisions, Manufactured Home Parks, Front Lot Lines, Cul-De-Sacs, and Vertical Mixed-Use.

1. 3. Discussion regarding timeline and procedures regarding adoption of amendments to the Unified Development Code (Ordinance No. 2023-O0054).

AI# 13463

Special City Council Meeting **1. 2.**

05/22/2025:

Agenda Item

Hold a Joint Planning and Zoning Commission Meeting and Public Hearing with the City Council to discuss and take action to amend the Unified Development Code (Ordinance No. 2023-O0054) including but not limited to proposed amendments to Section 39.02.002, related to Zoning at the time of Annexation, Section 39.02.004, related to Rear Setback Requirements in the Base Residential Districts, SF-2 zoning, Maximum Building Coverage for Townhouses in the MDR District and High-Density Residential Lot Density and Dimensions, Table 39.02.006.a-3, related to Parking Requirements, Section 39.02.006.f, related to Setback Requirements, and Required Off-Street Loading Facilities in the LI Zoning District, Table 39.02.006.f-2, related to Setback Requirements, Table 39.02.006.f-3, related to Required Off-Street Loading Facilities, Table 39.02.016-1, related to Grocery Stores, Smoke Shops, Manufactured Home Subdivisions, and Cemetery/Funeral Services, Section 39.02.018, related to Smoke Shops and Alcoholic Beverages, On-Site Consumption (Nightclub or Bar), and Automobile and Related Uses, Section 39.02.019, related to Manufactured Home Parks, Smoke Shops, and Batch Plants, Section 39.02.020, related to Personal Service Home Occupations and Outdoor Storage, Section 39.02.022, related to Special Exceptions and Visibility Triangles, Section 39.02.023, related to Infill Compatibility, Table 39.03.004-2, related to the MU-6 Zoning District, Table 39.03.009-2, related to Off-Street Parking, Table 39.03.015-1, related to the MU-6 Zoning District, Section 39.03.016, related to District Bufferyards and the Composition of Bufferyards, Section 39.03.019, related to Irrigation for Required Landscaping, Section 39.03.020, related to Signs, Section 39.03.023, related to Base Residential Districts Sign Standards, Base Public & Nonresidential Districts Sign Standards, Monument Sign Side Setbacks and Setbacks from Driveways and Alleys, Wall Signs, Clearance for Wall Signs, and MU-6 Zoning District, Section 39.03.024, related to the MU-6 Zoning District, Table 39.03.029-2, related to the MU-6 Zoning District, Section 39.04.005, related to Driveway Spacing and Minimum Driveway Throat Length, Section 39.04.012, related to Public Water Systems, Section 39.04.013, related to Public Wastewater Systems, Section 39.04.019, related to Cluster Subdivisions, Table 39.07.012-1, related to

Development Review Summary, Section 39.07.032, related to the MU-6 Zoning District, Section 39.07.040, related to Document Requirements for Preliminary Plats, Section 39.07.041, related to Document Requirements and Notices required on a Final Plat, Section 39.07.046, related to Parallel Construction Eligibility, Section 39.08.002, related to Nonconforming Uses, Section 39.10.002, related to the definition of Manufactured Home Subdivisions, Manufactured Home Parks, Front Lot Lines, Cul-De-Sacs, and Vertical Mixed-Use.

Item Summary

The attached amendments will be presented by staff at the joint hearing.

Fiscal Impact

None

Staff/Board Recommending

Eric Rejino, Assistant City Manager
Robert Wallace, Director of Development Services
Planning and Zoning Commission

Attachments

UDC Amendments

2025 Staff Recommended UDC Amendments

1. **Section 39.02.002.d.1.B –**
    a. Annexed and undesignated lands. For the purposes of ensuring that all land has a zoning designation, any land that is annexed into the City shall be zoned Low Density Single-Family (SF-2). However, owners petitioning for annexation may submit a zone change application concurrently with the petition for annexation.

2. **Section 39.02.004.a.4 – Residential Estates (RE) Lot Density and Dimensions – add:**
    C. A one-story wing or extension of the primary structure that does not exceed 50% of the overall width of the primary structure, may have a reduced rear setback of 5 feet. In instances where the rear lot line is adjacent to a paved alley, then the rear setback for the wing or extension may be reduced to 18 inches.

3. **Section 39.02.004.b.4 – Very Low Density Single-Family (SF-1) Lot Density and Dimensions – add:**

    C. A one-story wing or extension of the primary structure that does not exceed 50% of the overall width of the primary structure, may have a reduced rear setback of 5 feet. In instances where the rear lot line is adjacent to a paved alley, then the rear setback for the wing or extension may be reduced to 18 inches.

4. **Section 39.02.004.c.4 – Low Density Single-Family (SF-2) Lot Density and Dimensions – add:**

    C. A one-story wing or extension of the primary structure that does not exceed 50% of the overall width of the primary structure, may have a reduced rear setback of 5 feet. In instances where the rear lot line is adjacent to a paved alley, then the rear setback for the wing or extension may be reduced to 18 inches.

5. **Section 39.02.004.d.4 – Medium Density Residential (MDR) Lot Density and Dimensions – add:**

    C. A one-story wing or extension of the primary structure that does not exceed 50% of the overall width of the primary structure, may have a reduced rear setback of 5 feet. In instances where the rear lot line is adjacent to a paved alley, then the rear setback for the wing or extension may be reduced to 18 inches.

6. **Section 39.02.004.e.4 – High Density Residential (HDR) Lot Density and Dimensions – add:**

    C. A one-story wing or extension of the primary structure that does not exceed 50% of the overall width of the primary structure, may have a reduced rear setback of 5 feet. In instances where the rear lot line is adjacent to a paved alley, then the rear setback for the wing or extension may be reduced to 18 inches.

7. **Table 39.02.004.d-2 – MDR Lot Density and Dimensions**
    a. Change the Maximum Building Coverage for Townhouse from 45% to 70%

Table 39.02.004.d-2 MDR Lot Density and Dimensions						
Standards	Single-Family Detached		Duplex		Townhouse	Apartment or Multiplex
	Garden Home	Cottage	Side by Side	Stacked		
Minimum Lot Area (square feet)	2,200	2,200	2,000 per DU	1,800 per DU	1,300	7,000
Minimum Lot Width (feet)	35	35	40	40	20	50
Maximum Building Height (feet)	35	35	35	45	45	45
Minimum Front Setback (feet)	15	15	15	15	15	15
Minimum Front Setback (feet) (cul-de-sac)	5	5	5	5	5	5
Minimum Side Setback (feet) (Zero Setback Side / Non-Zero Setback Side)	0 / 10	5	5	5	0 / 5	5
Minimum Side Street Setback (feet)	5	5	5	5	5	5
Minimum Rear Setback (feet)	10	10	15	15	10	10
Minimum Common Open Space (percent)	5	5	15	10	5	10
Maximum Building Coverage (percent of lot)	65	65	50	50	45	45

8. **Table 39.02.016-1– Land Use Matrix – Manufactured Home Subdivision**
    a. Remove the land use for a Manufactured Home Subdivision

9. **Table 39.02.016-1– Land Use Matrix – Automobile Structured Parking**
    a. Change Automobile Structured Parking from a Limited Use to a Permitted Use in the MU-2, MU-3, and MU-5 Districts.

10. **Table 39.02.016-1– Land Use Matrix – Automobile Parking Lot (Primary Use)**
    a. Change Automobile Parking Lot (Primary Use) from a Limited Use to a Permitted Use in the MU-2, MU-3, and MU-5 Districts.

11. **Table 39.02.016-1– Land Use Matrix – Grocery (Food Sales)**
    a. Change Grocery (Food Sales) from a Limited Use to a Permitted Use in the AC and HC Districts.

12. **Table 39.02.016-1 – Land Use Matrix – Smoke Shop or Tobacco Store**
    a. Change Smoke Shop or Tobacco Store from a Specific Use in the NC, AC, and HC Districts to a Limited Use and update the Use-Specific Standards link from 32.02.019 to 39.02.018

13. **Section 39.02.018.f – Smoke Shops**
    a. Add Smoke Shops as a Limited Use

Section 39.02.018 Limited Use Standards

Subsection 39.02.018.f Commercial Uses

15. Smoke Shop or Tobacco Store.

A. Minimum Distance from Same Use. In all applicable districts, this use shall be located a minimum distance of 1,000 feet from property line to property line;

B. Minimum Distance from Other Uses. This use shall be located a minimum distance of 600 feet from the following uses, measured as a radius from property line to property line; and

i. Public or private elementary or secondary schools;

, ii. City parks;

iii. Child car or day care centers;

iv. Adult care centers;

v. Hospitals; and

vi. Places of worship.

C. Shall obtain a permit authorizing a smoke shop or Tobacco Store from the Planning Department.

~~15~~ 16. Studio

~~16~~ 17. Veterinary Clinic and/or Service, Small Animal

14. **Section 39.02.018.h.3.B - Alcoholic Beverages, On-Site Consumption (Nightclub or Bar)**
    a. B. *Minimum Distance from Residential*. The use shall be located a minimum of 300 feet from ~~a~~ any residential use ~~district~~, measured as a radius from property lines of the limited use, as depicted with letter "A" in Figure 39.02.018.h-2, *On-Site Alcoholic Beverage Consumption Separation from Residential Use*.

15. **Section 39.02.019.d – Smoke Shops**
    a. Remove Smoke Shops as a Specific Use

Section 39.02.019 Specific Use Standards

d. **Specific Standards for Specific Use.** The following requirements shall be prerequisites to granting approval of each use as a specific use:

~~11. *Smoke Shop or Tobacco Store*.~~

~~A. *Minimum Distance from Same Use*. In all applicable districts, the use shall be located a minimum of 1,000 feet from property line to property line.~~

~~B. *Minimum Distance from Other Uses*. The use shall be located a minimum of 600 feet from the following uses, measured as a radius from property line to property line.~~

~~i. Public or private elementary or secondary schools;~~

~~ii. City parks;~~

~~iii. Child care or day care centers;~~

~~iv. Adult care centers;~~

~~v. Hospitals; and~~

~~vi. Places of worship.~~

~~12~~ 11. *Stockyards*. To operate a stockyard, the following standards shall be met:

16. Update **Section 39.02.019.d.2 - Specific Use Standards – Batch Plant – remove:**
    C. The facility shall only be used for a development project within the City (refer to Section 39.02.021, *Temporary Uses and Structure Standards*, for provisions related to temporary batch plants); and
    D. The duration of the use shall coincide with the use of the facility for a specified construction project. The use shall be removed immediately upon project completion.

17. **Section 39.02.019.d.7 – Standards for Manufactured Home Parks**
    A. Restrictions on Placement of Manufactured Housing.
        i. All manufactured homes placed within a manufactured home park or subdivision shall conform with the standards established for manufactured homes by the National Mobile Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Section 5401 et seq.), and any subsequent modification or amendments to such standards. Except as otherwise allowed by Section ~~28.09.131~~ Section 28.17.003 (HH)

18. **Section 39.02.019 - Specific Use Standards – Manufactured Home Park**

    7. Manufactured Home Park ~~or Manufactured Home Subdivision~~.

    A. Minimum Acreage
        i. Manufactured Home Parks must be a minimum of 10 acres or more in size.

    ~~A.~~ B. *Restrictions on Placement of Manufactured Housing.*

    ~~B.~~ C. *Inspection and Permit*.

19. **Section 39.02.020.c.5.D - Personal Service Home Occupations**

    D. Permitted Structures. ~~Except for personal service home occupations, a~~Any permitted home occupation may take place in the principal or accessory structure~~. Personal service home occupations shall only take place in an accessory structure.~~

20. **Section 39.02.020.d.7.C – Outdoor Storage**
    a. Location. An outdoor storage ~~facility~~ area shall be located to the rear or side of the primary structure and shall be screened on all sides by a minimum six-foot solid wood or masonry screening fence.

21. **Section 39.02.022 Special Exceptions (new section).**

    Section 39.02.022 Special Exceptions

    b. A special exception may be granted when the Zoning Board of Adjustment finds that the granting of the special exception:
        1. Will not be injurious or otherwise detrimental to the public health, safety, morals, and general welfare of the general public; and

2. Will not be substantially or permanently injurious to the property or improvements in such zone or neighborhood in which the property is located; and
3. Will be in harmony with the general purpose and intent of the Unified Development Code.

c. The Zoning Board of Adjustment may, after public notice and hearing, authorize special exceptions to the Unified Development Code as follows:
   i. The maximum number of days for Temporary Uses, allowed and as set forth in Table 39.02.021-1, may be increased for a different duration that does not exceed sixty (60) calendar days. This exception DOES NOT allow a change in the maximum number of events permitted on a single site in a calendar year.
   ii. The designation of the front lot line for development of a property, may be changed from the definition set out in Section 39.10.002. This exception DOES NOT change the definition and approval is only applicable to the property for which the exception is requested.

22. **Section 39.02.022 – Visibility Triangle**

a. The vertical dimensions of this triangle are a minimum of 12 feet vehicular traveled ways, including alleys, streets and easements, and a minimum of eight feet above sidewalks as established in Section 36.01.005, Maintenance of Sidewalks, Parkways, Alleys, etc. — By Abutting Owner, of the City of Lubbock Code of Ordinances. Objects including, but not limited to, vegetation, driveways, new structures, or signs shall not encroach into the visibility triangle except as specifically allowed in this UDC. Shrubs and fences may encroach when their overall height does not exceed 3 feet.

23. **Section 39.02.023.d.2.A – Residential Infill Compatibility**

d. ~~**Residential**~~ **Infill Compatibility**.

~~1.~~ *Applicability*. These ~~residential~~ infill compatibility standards shall apply to any new development ~~of a new residential use~~ or substantial renovation of an existing ~~residential~~ use that meets the following requirements:

A. Not a part of a Planned Development District (PDD) under the previous Zoning Ordinance repealed on the effective date of this UDC;
B. Meets the applicability standards of this Article;
C. Is proposed on a lot that is located on a block face where more than 50 percent of the lots are occupied by an existing ~~single-family and/or two-family~~ structure; and
D. Is served by existing streets.

~~2.~~ *Contextual Front Building Setbacks*.

A. Notwithstanding the minimum front setback requirements of Division 2.2 *Zoning Districts and Standards* ~~Section 39.02.004, *Base Residential Districts*~~, the applicant ~~shall~~ may use a contextual front setback when existing front setbacks differ from the front setback required by the base zoning district. In such circumstances, a contextual front setback may be at a point between the required front setback (as depicted with the letter "A" in Figure 39.02.023-2, *Contextual Front Setback,* below) and the front setback that exists on the closest developed lots that are adjacent (to the left and right of the subject property) and oriented to the same street as the subject lot (as depicted with the letter "B" in Figure 39.02.023-2). If the

subject lot is a corner lot, then the setback may fall at a point between the required setback and front setback that exists on the lot that is adjacent and oriented to the same street as the subject lot.

~~3.~~ *Contextual Rear Setbacks.*

A. Notwithstanding the minimum rear setback requirements of Division 2.2 *Zoning Districts and Standards* ~~Section 39.02.004, *Base Residential Districts*~~, the applicant may apply a contextual rear setback to the primary structure, when existing rear setbacks differ from the rear setback required by the base zoning district. In such circumstances, a contextual rear setback may be at a point between the required rear setback and the rear setback that exists on the closest developed lots that are adjacent (to the left and right of the subject property) and oriented to the same alley right-of-way or rear facing lot or tract lines (where an alley right-of-way is not present) as the subject lot.

24. **Table 39.03.004-2 - Building Compatibility Matrix**

Table 39.03.004-2 Building Compatibility Matrix							
	Base Mixed-Use						
Building Type	**MU-1**	**MU-2**	**MU-3**	**MU-4**	**MU-5**	**MU-6**	**Specific Standards**
Residential							
House	P	P	P	—	—	—	§ 39.03.005a
Duplex	P	—	P	P	—	—	§ 39.03.005b
Multiplex	P	P	P	P	—	P	§ 39.03.005c
Townhouse	P	P	P	P	P	P	§ 39.03.005d
Apartment	P	P	P	P	P	P	§ 39.03.005e
Live-Work	P	P	P	P	P	P	§ 39.03.005f
Nonresidential and Mixed-Use							
Civic and Institutional	P	P	P	P	P	P	§ 39.03.005g
Shop	P	—	—	P	P	P	§ 39.03.005h
General Commercial	P	P	P	P	P	P	§ 39.03.005i
Neighborhood Store	P	P	P	P	P	P	§ 39.03.005j
Liner	P	P	P	P	P	P	§ 39.03.005k

25. **Section 39.03.009.a.6.C – Parking Ratios and Design - Calculation**

a. The parking space requirement for a site with more than one use or for adjacent sites served by a common parking facility is the cumulative total of spaces required for each site or use, except as allowed under Subsection d., Shared Parking, below. However, multi-tenant developments, with a minimum of three tenant spaces consisting of a least one restaurant and one retail sales or personal service use, shall be allowed to apply an average of the parking ratios required for those uses to the entire development.

26. **Table 39.03.015-1- Landscape Points System**

a. Change MU-6 District to the MU-5 District

Table 39.03.015-1 Landscape Points System		
Landscaping Element	**Location and Design**	**Points Earned (+) or Deducted (-)**
Street Yard Trees		
One canopy tree or two ornamental trees per street frontage	▪ Along the street right-of-way.	+10
Foundation Landscaping (as depicted in Figure 39.03.015-1, *Foundation Planting Example*)		
Two ornamental trees or ten shrubs for each 50 linear feet in foundation planting area(s) facing the front setback(s) measured parallel to the building.	▪ In the OF, AC, and LI districts, the foundation plantings may be immediately abutting the foundation or within a maximum of 10 feet of the foundation. If the plantings are not immediately abutting the foundation, then the space between the foundation and plantings shall be designed for pedestrian circulation.	+10
Two ornamental trees or ten shrubs for each 50 linear feet in foundation planting area(s) facing the side setback(s) measured parallel to the building.	▪ In the HDR, NC, and MU-1 through MU-6 districts, the required foundation planting may be met with tree wells, planters, and landscaped plazas. ▪ In the MU-1 through MU-6 districts, where a building uses a gallery or arcade frontage type, such frontage type shall not interfere with the growth of the foundation plantings.	+10

27. **Section 39.03.016.d.4.D – Bufferyards**
    a. When a district bufferyard is required along the ~~rear~~ property line adjacent to an alley, either a minimum seven-foot-tall solid masonry fence meeting the regulations in Paragraph e, *Bufferyard Standards*, or the required landscape bufferyard with a minimum seven-foot-tall solid wood fence, must be installed along the ~~rear~~ property line.

28. **Section 39.03.019.d.5 – Irrigation for Required Landscaping**
    iii. *Backflow Prevention*. Irrigation shall comply with ~~Section 28.10.051~~ Section 28.10 Division 2

29. **Section 39.03.020 – Signs – add:**
    a. Changes to a Freestanding Sign shall be considered a reface, provided the following conditions are met, in which case the sign is not required to come into compliance with the Unified Development Code.
        1. The overall sign area is not increasing;
        2. The overall sign height is not increasing;
        3. The base/pole of the sign is remaining and only the cabinet is being changed; and
        4. The new sign cabinet does not encroach into the established, as-developed setbacks.

30. **Section 39.03.023.b.7.B – Permanent Signs - Monument Signs – Side Setback**
    a. The minimum setback from the side property line ~~is based on~~ shall be 0.25 of the lot frontage:

~~i. 0-150 feet of frontage = 30 foot setback.~~
~~ii. 151-300 feet of frontage = 40 foot setback.~~
~~iii. 301-450 feet of frontage = 50 foot setback.~~
~~iv. > 450 feet of frontage = 60 foot setback.~~

31. **Section 39.03.023.d – Wall Signs - add**:
    a. Structures whose primary use is *Automobile Structured Parking* and have a minimum overall height of 50 feet, shall not be limited to 20% of the building façade for Wall Signs. Instead, the Wall Signs shall not exceed 35% of the area of each façade.

32. **Section 39.03.023.d.4 – Wall Signs – Clearance**

~~4. *Clearance*. Wall signs shall maintain an eight-foot minimum clearance from the ground to the bottom of the sign.~~
~~5.~~ 4. *Sign Area Computation.*
    A. To compute the allowable square footage of sign area, only one side of a double face sign is considered.
    B. For multi-tenant buildings in the NC, AC, OF, HC, IP, LI, GI, MU-1, MU-2, MU-3, MU-4, MU-5, and MU-6 districts, the maximum percentage for tenant space is applied to the primary facade of each individual tenant space on the ground floor of the building. For corner lots, each street-facing facade is considered a "primary facade" for purposes of this Subsection.
~~6.~~ 5. *Illumination*. All wall signs may be back lighted, indirectly lighted, internally lighted, or lighted by spots.
~~7.~~ 6. *Electronic Message Displays*. Electronic message displays are subject to Section 39.03.024, *Temporary, Incidental, and Miscellaneous Signs*.

33. **Section 39.03.023.d.5.B – Wall Signs**
    a. For multi-tenant buildings in the NC, AC, OF, HC, IP, LI, GI, MU-1, MU-2, MU-3, ~~MU-4~~, and MU-5, ~~and MU-6~~ districts, the maximum percentage for tenant space is applied to the primary facade of each individual tenant space on the ground floor of the building. For corner lots, each street-facing facade is considered a "primary facade" for purposes of this Subsection.

34. **Section 39.03.023.e.2 – Murals**
    a. Sign area computation. For multi-tenant buildings in the NC, AC, OF, HC, IP, LI, GI, MU-1, MU-2, MU-3, ~~MU-4~~, and MU-5, ~~and MU-~~6 districts, the maximum percentage for tenant space is applied to the primary facade of each individual tenant space on the ground floor of the building. For corner lots, each street-facing facade is considered a "primary facade" for purposes of this Subsection.

35. **Section 39.03.023.k – Signs – Base Mixed-Use Districts**
    a. Regulations and signs permitted in base mixed-use (MU-1, MU-2, MU-3, ~~MU-4~~, and MU-5, ~~and MU-6~~) districts. The following signs in Base Mixed-Use (MU-1, MU-2, MU-3, ~~MU-4~~, and MU-5, ~~and MU-6~~) Districts shall meet the regulations in this Section and the standards prescribed in Table 39.03.023-3, Base Mixed-Use Districts Sign Standards.

36. **Table 39.03.023-1 Base Residential Districts Sign Standards**

Table 39.03.023-1 Base Residential Districts Sign Standards										
EMD = Electronic Message Display | max = maximum allowed | min = minimum required | ft. = feet | sq. ft. = square feet | -- = not applicable										
Zoning District	**Sign Type**	**Sign Permit Required**	**Number of Signs (max)**	**Sign Area (max)**	**Sign Width (max)**	**Sign Height (max)**	**Sign Setback (min)**	**On-Site Spacing (min)**	**Sign Projection (max)**	**EMD Allowed**
RE, SF-1, SF-2, MDR, and HDR			frontage	= 30 sq. ft. 100-125 ft. = 40 sq. ft.		= 5 ft. >100 ft. = 10 ft.		ing sign		
	Wall	Yes	No Max ~~1 per building~~	10% of Facade ~~48 sq. ft.~~	50% of building facade	--	--	--	18 inches; 0' horizontal projection from wall	No

37. **Table 39.03.023-2 - Base Public & Nonresidential Districts Sign Standards**

Table 39.03.023-2 Base Public & Nonresidential Districts Sign Standards										
EMD = Electronic Message Display | max = maximum allowed | min = minimum required | ft. = feet | sq. ft. = square feet | -- = not applicable										
Zoning District	**Sign Type**	**Sign Permit Required**	**Number of Signs (max)**	**Sign Area (max)**	**Sign Width (max)**	**Sign Height (max)**	**Sign Setback or Placement (min)**	**On-Site Spacing (min)**	**Sign Projection (max)**	**EMD Allowed**
	Monument	Yes	1 per lot, per street frontage	Based on frontage: up to 300 ft.= 50 sq. ft. 300-450 ft. = 120 sq. ft. 451-625 ft. = 180 sq. ft. > 625 ft.= 250 sq. ft.	15 ft.	Based on frontage: up to 300 ft.= 15 ft. 301-450 ft. = 25 ft. 451-625 ft. = 30 ft. >625 ft. = 35 ft.	Based on height: Up to 15 ft. in height = 20 ft. 15 to 25 ft. in height = 30 ft. 25 to 30 ft. in height = 40 ft. 30 to 35 ft. in height = 45 ft.	50 ft. from any other freestanding sign	--	Yes

b. **Proposed Revision:** Amend the required front setback to:

- **i.** Up to 10' in height = 10' setback
- **ii.** Between 10' – 15"in height = 20' setback
- **iii.** Between 15' – 20' in height = 25' setback

iv. Between 20’ – 25’ in height = 30’ setback
v. Between 25’ – 30’ in height = 40’ setback
vi. Between 30’ – 35’ in height = 45’ setback

38. **Section 39.03.024.f.3 - GOBO projection signs**

3. Location.

A. Each principal building in a Base Mixed-Use (MU-1, MU-2, MU-3, ~~MU-4~~, and MU-5, ~~and MU-6~~) district may display one GOBO projection sign.

39. **Section 39.03.024.l – Regulations and Signs Permittted in Base Mixed-Use Districts**

a. Regulations and signs permitted in base mixed-use (MU-1, MU-2, MU-3, ~~MU-4~~, and MU-5, ~~and MU-6~~) districts. The following signs in Base Mixed-Use (MU-1, MU-2, MU-3, ~~MU-4,~~ and MU-5, ~~and MU-6~~) districts shall meet the regulations in this Section and the standards prescribed in Table 39.03.024-3, Base Mixed-Use Temporary, Incidental, and Miscellaneous Sign Standards.

40. **Table 39.03.024.-3 - Base Mixed-Use Temporary, Incidental, and Miscellaneous Sign Standards**

Zoning District	Sign Type	Sign Permit Required
MU-1, MU-2, MU-3, ~~MU-4~~, MU-5, and ~~MU-6~~	Incidental	Yes
	Temporary	No
	Banners	No
	A-Frame or Easel	No
	Flags	No
	Portable	No

41. **Table 39.03.029-2 - Maximum Vertical Illuminance at Lot Lines**

Table 39.03.029-2 Maximum Vertical Illuminance at Lot Lines	
Zoning District of Adjacent Lot	**Vertical Illuminance (maximum)**
RE, SF-1, SF-2, or MDR district	0.5 footcandles
HDR district	1.0 footcandles
NC, AC, OF, LI, GI district	2.0 footcandles
MU-1, MU-2, MU-3, ~~MU-4~~, MU-5, ~~MU-6~~, and any other district	2.5 footcandles
Street or Alley	2.5 footcandles

42. **Table 39.04.005-1 – Driveway Spacing**
    a. Change from 300 feet to 250 feet

Table 39.04.005-1 Minimum Connection Spacing by Street Classification					
Functional Classification		**Number of Lanes**	**Driveway Spacing[1] (D)**	**Minimum Signalized Intersection Spacing[2] (S)**	**Median Opening Spacing[2] (M)**
Arterial	Principal	5–7	300 ft.	1,320 ft.	420-650 ft.
	Modified Principal	5	250 ft.	1,000 ft.	320-530 ft.
	Minor				
Collector	Nonresidential	2–3	60 ft.	600[3] ft.	—
	Residential	2–3	30 ft.	600[3] ft.	—
Local	Nonresidential	2	60 ft.	—	—

43. **Section 39.04.019.c – Cluster**
    a. **Integration of design.** Open space shall be integrated into the development design so as to bring access to significant open space to the maximum number of properties; provided, however, that physical access may be limited if such limitation would materially enhance natural resource management. Subdivisions intending to use the Cluster regulations shall show the area to be dedicated as common open space, to satisfy the open space requirement, within the preliminary plat boundary, or final plat boundary if a preliminary plat is not required.

44. **Section 39.04.005.d.3 Street Network and Design – Driveway Throat Length**
    a. Driveway throat length. Table 39.04.005-3, Minimum Driveway Throat Length, lists the minimum driveway throat length that shall be provided to allow traffic entering the site to be stored on-site without affecting traffic flow on the abutting roadway. Driveway throat length is defined as the distance from the edge of the ~~major~~ arterial street to the first point of conflict in the driveway and is based on the anticipated number of parking spaces.

45. **Section 39.04.013 – Public Wastewater Systems**
    h. Minor wastewater improvements. For wastewater construction projects that are estimated at a cost of less than $20,000.00, the developer may request the City to install

the improvements. The developer shall pay the City the estimated construction cost prior to construction of the improvements

46. **Table 39.07.012-1 Development Review Summary (add Special Exceptions)**

Table 39.07.012-1 Development Review Summary						
PZC=Planning and Zoning Commission | CC= City Council | ZBA=Zoning Board of Adjustment | UDHPC= Urban Design and Historic Preservation Commission | DRC = Development Review Committee | SUP = Specific Use Permit | COA = Certificate of Appropriateness						
Development Application (Reference)	Submittal Timing	Expiration	Review Responsibilities			Applicable Standards
			Recommendation	Final Decision	Appeal	
Variance (39.07.037)	Prior to or concurrent with submittal of a Site Development Plan, Building Permit, or Sign Permit	None	Director of Planning	ZBA	Court of Competent Jurisdiction	Article 39.03
Variance, Floodplain (39.07.038)	Prior to or concurrent with submittal of a Floodplain Development Permit		Floodplain Administrator	ZBA		Article 39.05
Appeal of Administrative Decision (39.07.039)	Within 30 days after a final decision by the Director of Planning, Building Inspector, or City Engineer on a matter addressed in this UDC		ZBA			--
Special Exception 39.02.022	Prior to or concurrent with submittal of a Site Development Plan or Building Permit		Director of Planning	ZBA		Article 39.03

47. **Section 39.07.032.d.2.F – Zone Change - Districts**
    a. West Broadway (MU-1), Broadway (MU-2), General (MU-3), ~~Depot (MU-4),~~ and Civic Center (MU-5), ~~and Arts (MU-6);~~

48. **Section 39.07.041.e - Final Plat - Document Requirements**
    a. 12.Boundary lines of all lots, tracts, and parcels with accurate dimensions, bearings, radii, chord distances, and central angles of all curve segments, for all total curves. Such lines shall be shown in the same manner as required for Preliminary Plats in Section 39.07.040.~~c~~ d, Document Requirements 8;

49. **Section 39.07.041.f.29.7 – Notices required on a Final Plat**
    iv. "Minimum floor elevations shall conform to the requirements of the Lubbock Drainage Criteria Manual, as adopted by Ord. 10022, as amended, and ~~Section 28.09.131~~, ~~Section 28.14.004~~, and ~~Section 30.03.073~~ Section 28.14.004(o) and Section 28.09.131(28) of the Lubbock Code of Ordinances."

50. **Section 39.07.046.c.2 – Parallel Construction Alternative – Eligibility**
    a. Plats that contain only commercial, multi-family, office, and industrial tracts, and only contain four ~~commercial~~ tracts or less; and

51. **Section 39.08.002** - **Nonconforming Uses**
    a. **Nonconforming Use Defined**. A nonconforming use means any use that:
        ii. ~~*Previously*~~ *Nonconforming Use*. ~~On the effective date of this UDC, was previously lawfully established and complied with the applicable regulations in effect at the time it was established, but does not comply with the applicable regulations of this UDC~~ A "nonconforming use" is one that existed legally when the zoning restriction became effective and has continued to exist even though no longer in compliance with currently applicable restrictions; or

52. **Section 39.10.002 - Definitions - Manufactured Home Subdivision**
    a. Remove the definition for Manufactured Home Subdivision

53. **Section 39.10.002 - Definitions - Manufactured Home Park**
    a. **Manufactured Home Park** means any tract of land that is 10 acres or more in size under single ownership, where accommodation is provided for a non-transient manufactured home use. This definition includes mobile homes and travel trailer parks. The use may include a manager's or rental office, pool, laundry, or other amenity designated for the use of the residents of the Manufactured Home Park.

54. **Section 39.10.002 - Definitions – Crescent – add:**
    a. **Crescent**: A bulbous additional right-of-way dedication where two streets intersect creating a crescent shape, which allows for vehicle turning movement and/or access to the lots abutting the right-of-way. Lots fronting onto a crescent shall follow the same minimum front setback requirement as lots fronting onto a cul-de-sac.

55. **Section 39.10.002 - Definitions – Front Lot Line**
    a. **Front Lot Line** means the line on a parcel where the public street right-of-way ends and the owner's property begins. On parcels intended for multi-family, mixed-use, or non-residential development, the front lot line shall be the abutting dedicated street right-of-way of greatest designation, or when two or more lot lines are the same designation, then the lot line of most narrow length that abuts a street right-of-way. On parcels intended for all other residential development, the front lot line shall be the abutting dedicated street right-of-way of least designation, or when two or more lot lines are the same designation, then the lot line of most narrow length that abuts a street right-of-way.

56. **Section 39.10.002 - Definitions - Lot**
    a. **Lot** means the contiguous area of land under one ownership having access to a street, or ~~other public~~ access easement, either occupied or to be occupied, by a building or building group together with accessory buildings and used together with such yards and other open spaces as are required by this UDC, which parcel of land is designated as a

separate and distinct tract with boundaries and is identified by a tract, lot number, or symbol in a duly approved subdivision plat of record.

AI# 13464

Special City Council Meeting **1. 3.**

05/22/2025:

Agenda Item

Discussion regarding timeline and procedures regarding adoption of amendments to the Unified Development Code (Ordinance No. 2023-O0054).

Item Summary

Fiscal Impact

Staff/Board Recommending