



# PLANNING AND ZONING COMMISSION APRIL 29, 2025

April 29, 2025 at 5:30 PM

Wolfforth City Hall - 302 Main Street Wolfforth, TX

## AGENDA

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### CALL MEETING TO ORDER

### ROLL CALL AND ESTABLISH A QUORUM

### CITIZEN ENGAGEMENT

This is an opportunity for the public to address the Planning and Zoning Commission regarding an item on the agenda, except public hearings that are included on the agenda. Comments related to public hearings will be heard when the specific hearing begins. Citizen comments are limited to three (3) minutes per speaker, unless the speaker requires the assistance of a translator, in which case the speaker is limited to six (6) minutes, in accordance with applicable law. Each speaker shall approach the designated speaker location, complete the citizen engagement sign in sheet and state his/her name and city of residence before speaking. Speakers shall address the Planning and Zoning Commission with civility that is conducive to appropriate public discussion. Speakers can address only the Planning and Zoning Commission and not individual city officials or employees. The public cannot speak from the gallery but only from the designated speaker location.

### ITEMS FOR INDIVIDUAL CONSIDERATION

1. Consider and take appropriate action on minutes from April 15, 2025.
2. Consider and take appropriate action on preliminary plat for Overlook, Lots 411 through 1067, and Tracts "A" and "B".

### ADJOURN

In accordance with the Americans with Disability Act any person with a disability requiring reasonable accommodation to participate in this meeting should call the City Secretary at 806-855-4120 or send written request to P.O. Box 36 Wolfforth Texas 79382 at least 48 hours in advance of the meeting date.

Certification

I, the undersigned authority do hereby certify that the Notice of Meeting was posted at City Hall of the City of Wolfforth, Texas was posted on April 25, 2025 at 5:00 p.m.

/s/ Tara Tomlinson, Director of Development Services



# PLANNING AND ZONING COMMISSION APRIL 15, 2025

April 15, 2025 at 5:30 PM

Wolfforth City Hall - 302 Main Street Wolfforth, TX

## MINUTES

### CALL MEETING TO ORDER

Kyle Reeves called the meeting to order at 5:31 pm.

### ROLL CALL AND ESTABLISH A QUORUM

### CITIZEN ENGAGEMENT

This is an opportunity for the public to address the Planning and Zoning Commission regarding an item on the agenda, except public hearings that are included on the agenda. Comments related to public hearings will be heard when the specific hearing begins. Citizen comments are limited to three (3) minutes per speaker, unless the speaker requires the assistance of a translator, in which case the speaker is limited to six (6) minutes, in accordance with applicable law. Each speaker shall approach the designated speaker location, complete the citizen engagement sign in sheet and state his/her name and city of residence before speaking. Speakers shall address the Planning and Zoning Commission with civility that is conducive to appropriate public discussion. Speakers can address only the Planning and Zoning Commission and not individual city officials or employees. The public cannot speak from the gallery but only from the designated speaker location.

No one participated in citizen engagement.

### ITEMS FOR INDIVIDUAL CONSIDERATION

1. Consider and take appropriate action on minutes from March 11, 2025.

Motion made by Charlotte McDonald, second by Robert Garcia to approve minutes from March 11, 2025. Motion carried unanimously.

2. Conduct a Public Hearing on a zoning amendment for the Overlook PDD.

Public hearing was opened at 5:31 pm. After no comments, the public hearing was closed at 5:32 pm.

3. Consider and take appropriate action on zoning amendment for the Overlook PDD.

Motion made by Michael Adams, second by Charlotte McDonald to recommend approval on zoning amendment to the Overlook PDD. Motion carried unanimously.

4. Conduct a Public Hearing on a zoning change from R-1 to C-1 at Windsor Estates at Preston Manor Tract A.

Public hearing was open at 5:35 pm. After no comments, the public hearing was closed at 5:36 pm.

5. Consider and take appropriate action on a zoning change from R-1 to C-1 at Windsor Estates at Preston Manor Tract A.

Collin Cole was present to represent Wolfforth Land Company.

Motion was made by Russell Dabbs, second by Robert Garcia to recommend approval of a zoning change from R-1 to C-1 at Windsor Estates at Preston Manor Tract A. Motion carried unanimously, with Michael Adams abstaining.

## ADJOURN

In accordance with the Americans with Disability Act any person with a disability requiring reasonable accommodation to participate in this meeting should call the City Secretary at 806-855-4120 or send written request to P.O. Box 36 Wolfforth Texas 79382 at least 48 hours in advance of the meeting date.

## Certification

I, the undersigned authority do hereby certify that the Notice of Meeting was posted at City Hall of the City of Wolfforth, Texas was posted on April 11, 2025 at 5:00 p.m.

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Robert Garcia, Co-Chair of Planning and Zoning Commission

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Tara Tomlinson, Director of Development Services



## AGENDA ITEM COMMENTARY

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<b>MEETING NAME:</b>	Planning and Zoning Commission
<b>MEETING DATE:</b>	April 29, 2025
<b>ITEM TITLE:</b>	Consider and take appropriate action on preliminary plat for Overlook, Lots 411 through 1067, and Tracts “A” and “B”.
<b>STAFF INITIATOR:</b>	Tara Tomlinson, Director of Development Services

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### BACKGROUND:

In October 2022, the original preliminary plat for Overlook, covering Lots 424 through 1243, was approved by the City Council. At that time, the proposed street layout was reviewed, and unpaved alleys were included per ordinance. The lot configuration was also evaluated. Due to the final platting and filing of Overlook Lots 1 through 410 with the County Clerk’s office, a revised submittal was made for the eastern portion of the development, adjusting lot numbers. After discussions with Overlook Land Group, they decided to eliminate the alleys altogether in accordance with a new ordinance. Additionally, the updated plat removed a portion of the plat, that previously had lots, for a designated site for a future Frenship ISD elementary school and revised the location for the City of Wolfforth’s elevated storage tank (EST) site. In addition to city staff reviewing the plat, the City of Lubbock has also reviewed and approved the preliminary plans, as a portion of the development affects Alcove, which is within Lubbock’s jurisdiction. Adjacent to 12th Street, a 50-foot utility easement extends from Good Prairie to Alcove. Overlook Land Group has signed a maintenance agreement, ensuring that either the development group or, in the future, a Homeowners' Association will be responsible for maintaining this area.

### EXHIBITS:

1. Preliminary Plat

### COMMITTEE ACTION/STAFF RECOMMENDATION:

City staff recommends making a recommendation for approval of the preliminary plat.



Item # 2.

