



PLANNING AND ZONING JUNE 9, 2026

June 09, 2026 at 5:30 PM

Wolfforth City Hall - 302 Main Street Wolfforth, TX

AGENDA

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 May 12, 2026.
2. PUBLIC HEARING: Conduct a public hearing to receive public comments regarding the Wolfforth Forward Comprehensive Plan.
3. Consider and take appropriate action on a recommendation for the Wolfforth Forward Comprehensive Plan.
4. Consider and take appropriate action on an amendment to Article 3.09 Flood Damage Prevention in the Wolfforth Code of Ordinances.

5. PUBLIC HEARING: Conduct a public hearing on a zoning change from MF/C-2 (Multi-Family/Commercial) to OTM (Old Town Mixed-Use) at BLK AK SEC 25 AB 246 BAL OF SW/4 AC: 46.04.
6. Consider and take appropriate action on a zoning change from MF/C-2 (Multi-Family/Commercial) to OTM (Old Town Mixed-Use) at BLK AK SEC 25 AB 246 BAL OF SW/4 AC: 46.04.

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 June 3, 2026 at 5:00 p.m.

/s/ Tara Tomlinson, Director of Development Services



PLANNING AND ZONING MEETING MAY 12, 2026

May 12, 2026 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

PRESENT

Chair Kyle Reeves
Co-chair Robert Garcia
Charlotte McDonald
Michael Adams
Russell Dabbs

ABSENT

Jonathan Singer

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 comments from the public.

ITEMS FOR INDIVIDUAL CONSIDERATION

1. Consider and take appropriate action on minutes from April 14, 2026.

Motion made by Charlotte McDonald, second by Michael Adams to approve the minutes from April 14, 2026. Motion carried unanimously.

2. PUBLIC HEARING: Conduct a public hearing on a zoning change from R-1 to C-3 for Northeast corner of CR 1300 & CR 7300 at BLK D6 SEC 31 AB 435 TR H ACS AC: 17.00 acres.

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

3. Consider and take appropriate action on a zoning change from R-1 to C-3 for Northeast corner of CR 1300 & CR 7300 at BLK D6 SEC 31 AB 435 TR H ACS AC: 17.00 acres.

Motion made by Michael Adams, second by Robert Garcia to recommend approval of zoning change from R-1 to C-3 for the property along Research Blvd. Motion carried unanimously.

4. Consider and take appropriate action on final plat for Cityside Business Park Tract 3 and 4.

Motion by Charlotte McDonald, second by Robert Garcia to recommend approval of the final plat for Cityside Business Park Tracts 3 and 4. Motion carried unanimously.

ADJOURN

Motion made by Charlotte McDonald, second by Robert Garcia to adjourn the meeting at 5:44 pm. Motion carried unanimously.

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 May 6, 2026 at 5:00 p.m.

ATTEST:

Tara Tomlinson, Director of Development Services



AGENDA ITEM COMMENTARY

Item # 2.

MEETING NAME:	Planning and Zoning Commission
MEETING DATE:	June 9, 2026
ITEM TITLE:	PUBLIC HEARING: Conduct a public hearing to receive public comments regarding the Wolfforth Forward Comprehensive Plan.
STAFF INITIATOR:	Tara Tomlinson, Director of Development Services

BACKGROUND:

Conduct a public hearing to receive public comments regarding the proposed Wolfforth Forward Comprehensive Plan. This hearing provides citizens with the opportunity to express any comments, questions, or concerns related to the plan. In addition, citizens were invited to submit comments through an open public forum available from May 1 through May 31. All comments received were reviewed by staff and addressed as appropriate.

EXHIBITS:

COMMITTEE ACTION/STAFF RECOMMENDATION:

Hold a public hearing.



AGENDA ITEM COMMENTARY

MEETING NAME:	Planning and Zoning Commission
MEETING DATE:	June 9, 2026
ITEM TITLE:	Consider and take appropriate action on a recommendation for the Wolfforth Forward Comprehensive Plan.
STAFF INITIATOR:	Tara Tomlinson, Director of Development Services

BACKGROUND:

In December 2024, the City of Wolfforth issued a Request for Qualifications (RFQ) for the development of a new Comprehensive Plan. While the previous plan, adopted in 2009, served as a valuable guide for the community, the significant growth and development experienced since that time created the need for an updated vision and strategic framework for the city's future.

In April 2025, Kimley-Horn was selected to assist the City and its residents in developing the next Comprehensive Plan. Throughout the planning process, a citizen advisory committee was established and met seven times over the course of the year to help guide the direction and priorities of the plan. In addition, the City Council, Planning and Zoning Commission, and Economic Development Committee each met twice to review progress and provide feedback during key stages of development.

Public engagement was a critical component of the process. Residents and stakeholders were invited to participate in several opportunities to share input and provide feedback on the future of Wolfforth. Early engagement efforts focused on identifying community goals and priorities to help shape the plan's direction. The public was also encouraged to utilize an interactive mapping tool to provide location-specific comments on important topics throughout the city. Finally, residents and interested stakeholders were given the opportunity to review the draft Wolfforth Forward Comprehensive Plan and submit additional comments and recommendations.

Kimley-Horn is here today to present the key components of the draft Wolfforth Forward Comprehensive Plan and to address any public comments received during the process.

EXHIBITS:

COMMITTEE ACTION/STAFF RECOMMENDATION:

Make a recommendation to City Council for the draft Wolfforth Forward Comprehensive Plan.



WolfForth Comprehensive Plan

*Planning and Zoning Commission Meeting
June 9th, 2026*

Meeting Overview

- Comprehensive Plan Overview and Schedule
- Report Structure
- Engagement Process
- Strategic Direction
- Implementation



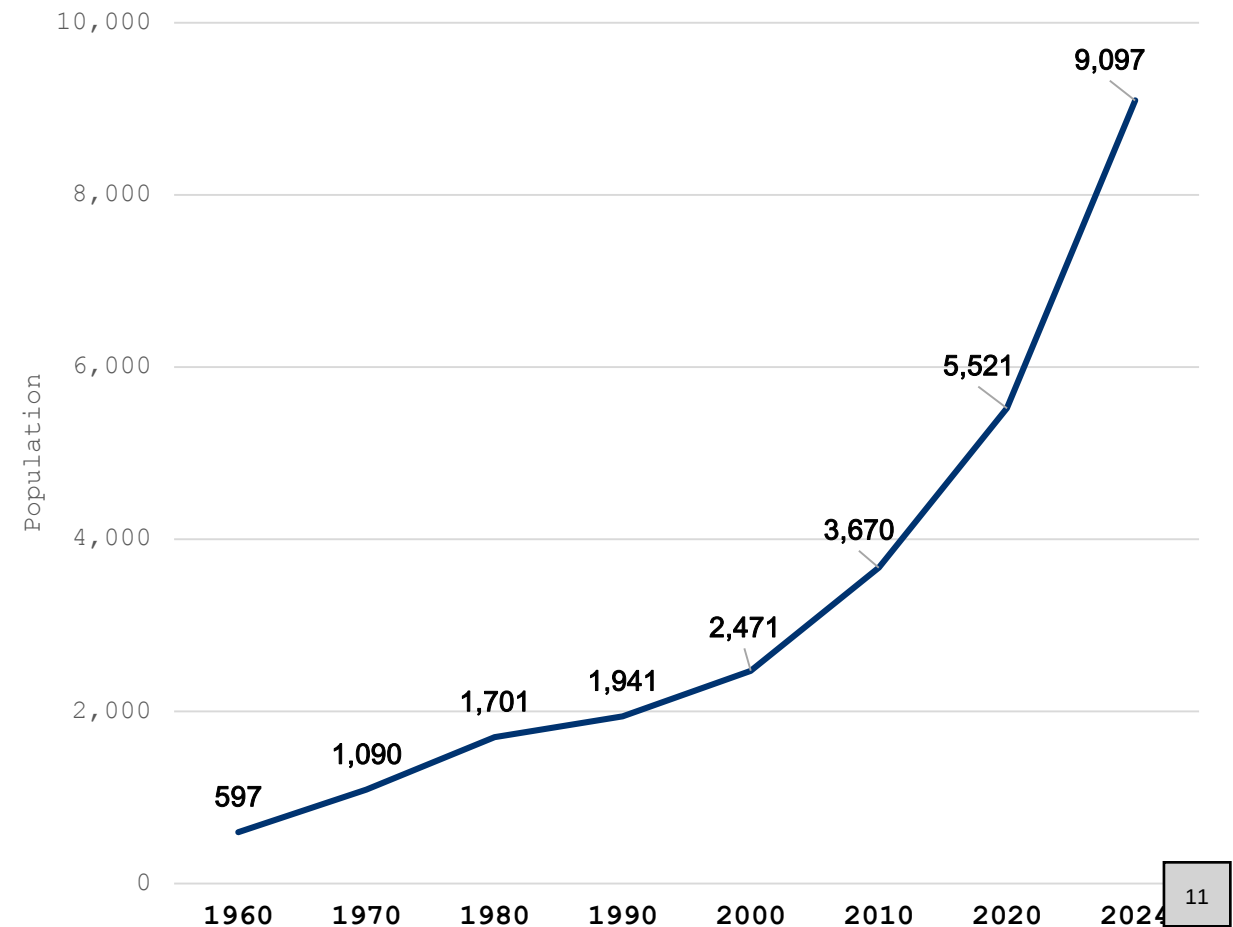
Comprehensive Plan Overview and Schedule

Role of a Comprehensive Plan

- A comprehensive plan is used to coordinate and guide the future establishment of development regulations.
- It provides a basis for future zoning decisions
- It also helps to guide public investments in transportation and other infrastructure improvements to aid in guiding future development
- It is a policy document that includes an implementation plan for use by City staff, and this plan will also provide fiscal impact analysis

Why Prepare a Comprehensive Plan?

- The City has grown:
 - 2010 – 2020: 51% Population increase
 - 2020 – 2024: 65% Population growth in just four years.
- The plan helps with the fiscal planning of city resources.
- Texas Local Government Code requires zoning regulations to be adopted in accordance with a comprehensive plan.



Project Schedule





Report Structure

Report Outline



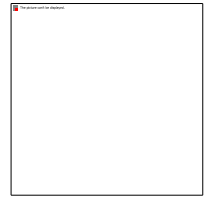
Chapter 1

Introduction



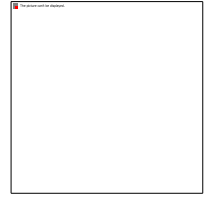
Chapter 2

Community Vision and Strategic Direction



Chapter 3

Future Land Use



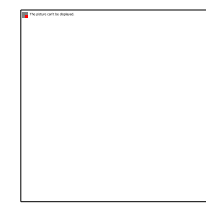
Chapter 4

Mobility and Transportation Strategy



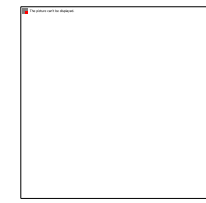
Chapter 5

Economic and Fiscal Strategy



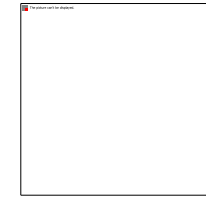
Chapter 6

Housing and Neighborhood Strategy



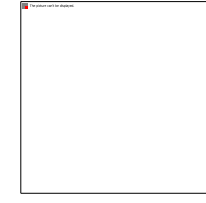
Chapter 7

Environmental & Sustainability Strategy



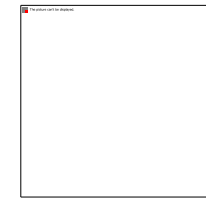
Chapter 8

Public Infrastructure & Community Facilities



Chapter 9

Community Health Strategy



Chapter 10

Implementation



How to use the Wolfforth Forward Document

- **Framework for Future Growth:** Provides an integrated, adaptable framework to guide Wolfforth's future.
- **Alignment with Existing Plans:** It builds upon and aligns with prior planning efforts, including:
 - Wolfforth EDC Strategic Plan 2023-2026
 - 2025 Water Master Plan
 - 2025 Wastewater Master Plan
- **Non-Regulatory but Influential:** While it does not replace zoning regulations, development codes, or other regulatory tools, it:
 - Serves as a guiding document for updates and enhancements to those regulations
 - Informs future decision-making and prioritization



Engagement Process

Types of Engagement

Online Engagement

- Project Website
- Community Survey
- Interactive Map
- Public Comment Period

In-Person Engagement

- An Open House

Stakeholder Engagement

- 7 Advisory Committee Meetings
- 2 Joint Workshops





Strategic Direction

Strategic Direction

- Strategic Direction establishes a long-term vision for the future growth of Wolfforth.
- In the context of Wolfforth's planning process, this involves several key elements that collectively shape and drive the future development of the area:
 - Vision Statement
 - Plan Components
 - Guiding Principles
 - Future Land Use Strategy

Vision Statement

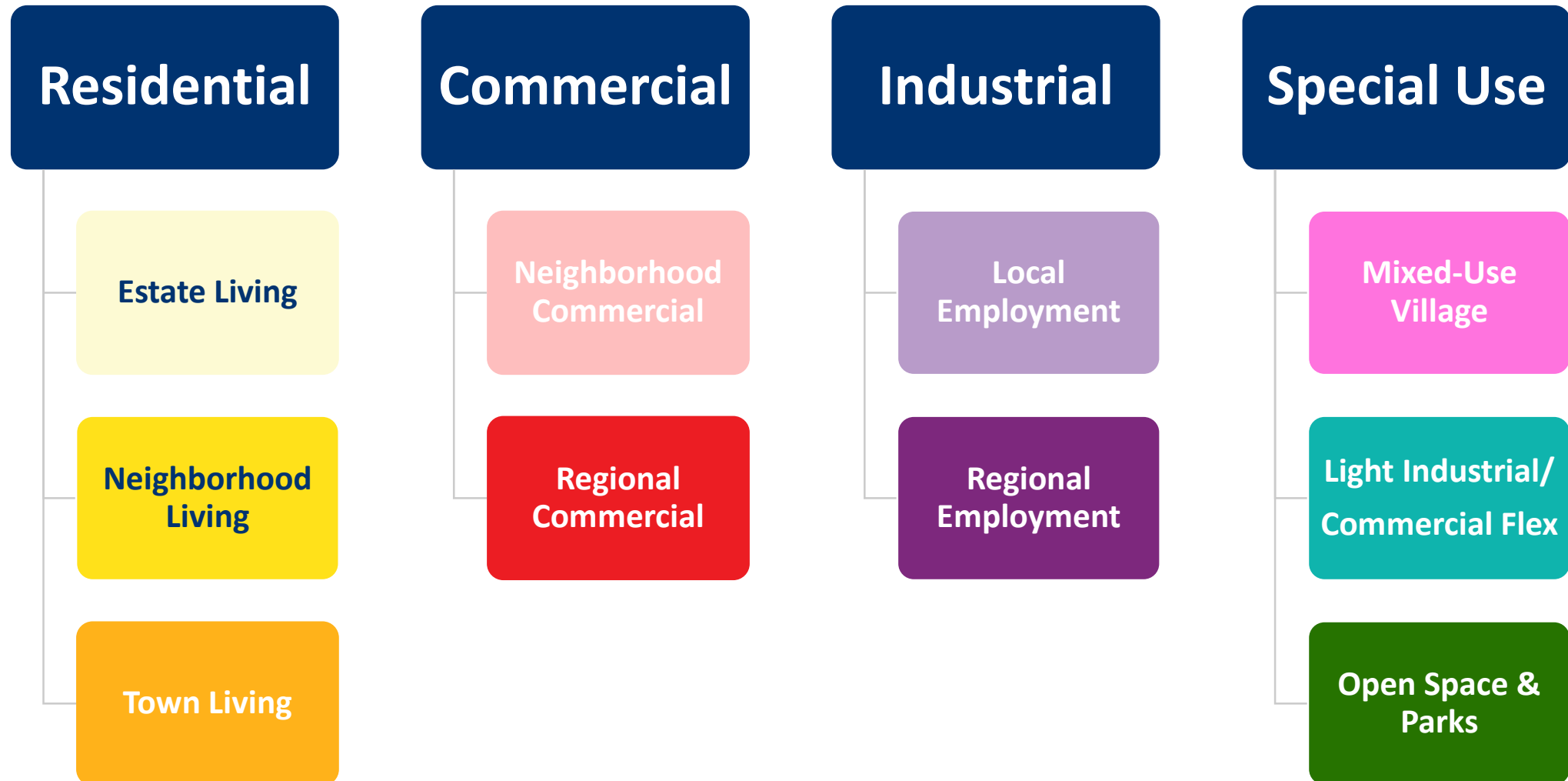
“In Wolfforth, we commit to investing in intentional infrastructure and strategic development, providing a safe and family-friendly community while retaining our small-town feel that fosters commerce and growth.”

Guiding Principles

- **47 Action Items across 6 Plan Components**
 - Mobility and Transportation Strategy
 - 10 Action Items
 - Economic and Fiscal Strategy
 - 9 Action Items
 - Housing and Neighborhood Strategy
 - 6 Action Items
 - Public Infrastructure and Community Facilities
 - 9 Action Items
 - Environmental and Sustainability
 - 7 Action Items
 - Community Health
 - 6 Actions Items

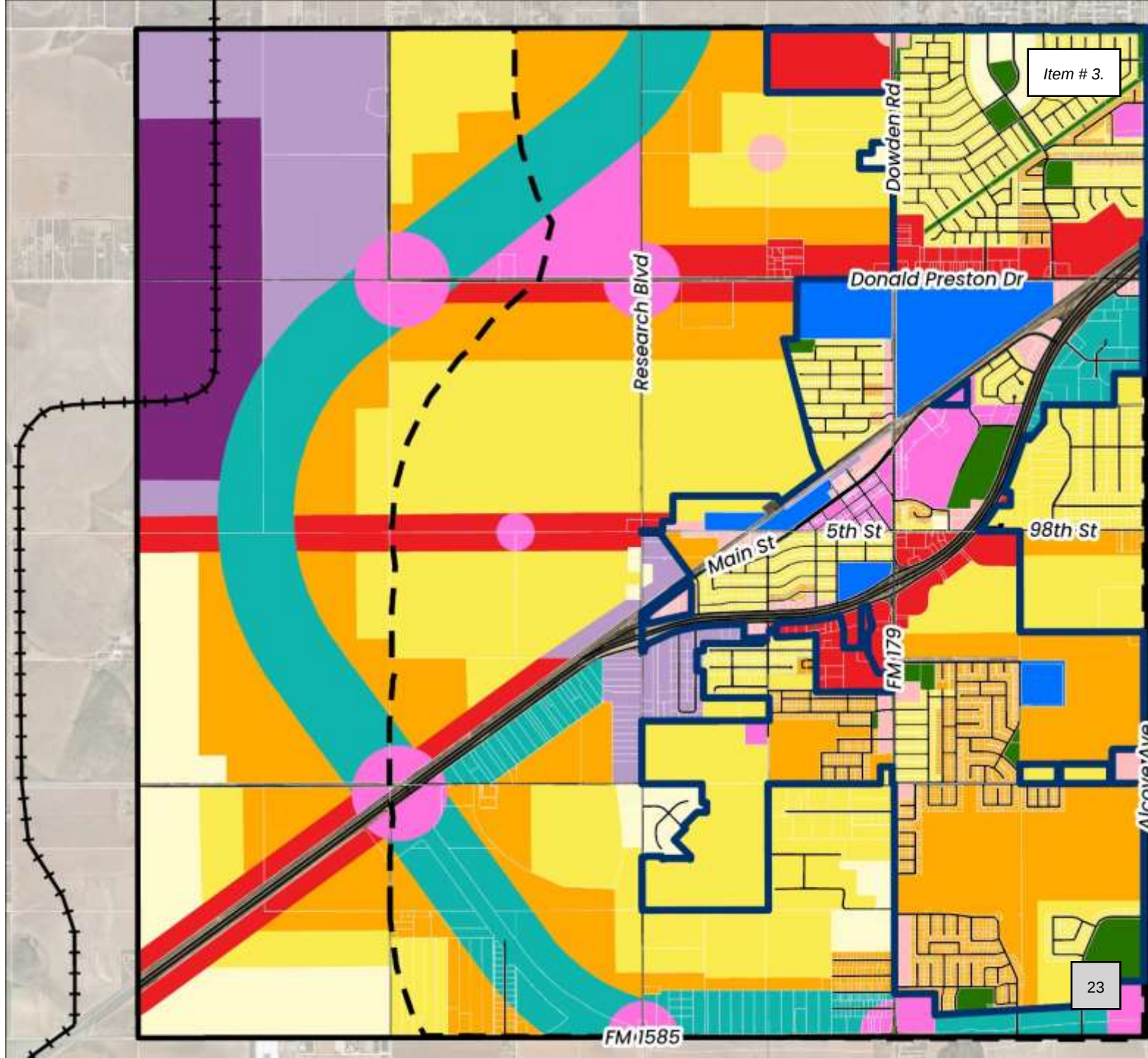
PlaceTypes

PlaceTypes are simplified categories that describe the character, form, and function of different areas in a community



2026 FLUM

Future Land Use Designation	Total Area (Acres)	%
Estate Living	539	5.6%
Neighborhood Living	3,057	31.5%
Town Living	2,216	22.8%
Mixed-Use Village	475	4.9%
Neighborhood Commercial	125	1.3%
Regional Commercial	720	7.4%
Light Industrial /Commercial Flex	1,144	11.8%
Local Employment	619	6.4%
Regional Employment	425	4.4%
Institutional	242	2.5%
Open Space & Parks	148	1.5%
Total	9,709	100%





Implementation

Implementation Matrix

- **Prioritized Actions Items**
 - Focus on strategic timing and resource availability
 - Implementation matrix guides measurable next steps
- **Implementation Key**
 - Action Item
 - Timing
 - Planning Cost
 - Partners

ACTION ID	ACTION ITEM	TIMING	PLANNING COST	PARTNERS
Prioritize parks and open space to fulfill the demand of Wolfforth Residents.				
ES.1	Develop a citywide Parks, Trails, and Open Space Master Plan that establishes community priorities and identifies needed facilities and improvements.	S	\$\$	TPWD
ES.2	Adopt a parkland dedication ordinance to ensure that parks and trail facilities are developed as new residential development occurs.	S	\$	Local Developers
ES.3	Develop a site-specific master plan for Patterson Park.	M	\$\$	Consultants
Strengthen community resilience to ensure preparedness for all hazards.				
ES.4	Adopt a flood damage prevention ordinance to minimize flood impacts on the built environment.	S	\$	Lubbock County, TDEM
ES.5	Collaborate with Lubbock County to implement resilience actions that are specific to Wolfforth.	L	\$\$\$\$	Lubbock County, TDEM
ES.6	Update the City's Risk and Resilience Assessment and Emergency Response Plan to ensure compliance with AWIA requirements.	S	\$	EPA, TCEQ, Lubbock County
ES.7	Continue investing in playa lakes as valuable green spaces and require developments adjacent to the lakes to contribute to their maintenance and improvement.	O	\$\$\$	Local Developers

Questions?

Motion for Recommendation?



THANK YOU!

P&Z Meeting

June 9th, 2026

Public Comment Period

The public comment period remained open for one month and received 17 comments from community members on a variety of topics. The comments received, along with responses from the planning team, are provided below.

Comments

1. Greetings, Studied the Wolfforth Forward Comprehensive Plan, the draft is easy to read and understand. Overall, this project is excellent and appreciate the people involved. The Watco Railway relocation would unlock several issues as addressed in the draft. The impact of Watco Railway has restricted traffic, safety & growth, The relocation would most likely be largest positive impact on our community. Quality of life is my number one priority. The draft plan includes several projects but would like to see more green space & community facilities. A community center centered around family life has the opportunity to provide a meeting place, arts & crafts shows, lectures, lunch & learn seminars for businesses, etc. I do not have any criticism, just encouragement. Job well done.
 - i. Additional green space and community facilities could be explored through a future Parks Master Plan, which would provide a more focused planning process and opportunities for public engagement to help identify community needs, priorities, and desired amenities. Because the Comprehensive Plan addresses a wide range of topics citywide, a Parks Master Plan would allow for more detailed evaluation of park-related improvements and community facility needs.

2. Sports facilities bring people and families to Wolfforth. Our facilities are very outdated. There is no place for girls to play softball or soccer for boys and girls. We need our own facilities and not depend on Lubbock to provide our children and grandchildren recreational needs. "If you build it, they will come".

- i. This comment could be addressed through a future Parks Master Plan, which would allow for a more detailed evaluation of recreational facilities, amenities, and opportunities for upgrades or new additions.

3. We need a Gym! Including a pool.

- i. This comment could be explored through a future Parks Master Plan and public engagement process to help determine community support and the feasibility of adding a gym and pool in the future.

4. The planning is nice but whoever designed the planning is generic. Poorly designed.

- a. The thinking needs to be QUALITY not QUANTITY
 - b. When you build poorly built houses example (Betenbough) or (DR Horton) south end of 82, what comes with poorly cheap homes is bad ppl, plus reduces the value of homes in Preston for example.
 - c. Ppl end up renting and trashing devalue the nice homes we live in
 - d. The new grocery store on 82nd was a bad idea up against one of the best neighborhoods in Wolfforth and the traffic will be terrible. Especially during school
 - e. The stop signs north of town should be lights. But one stop sign is basically waiting for an accident to happen.

- f. Charging for collecting water should be removed. What water you collecting? None!!
 - g. The town needs to stay small and stay with quality not quantity. More you built the worst it gets .
 - h. The reason ppl bought nice house here is because it is outside Lubbock not watch Wolfforth bringing cheap constructed housing and to plan more development.
 - i. This comment raises several important concerns related to development quality and traffic operations. The plan includes development standards intended to support quality growth, such as minimum lot width requirements and provisions for public amenities when smaller lots are proposed. However, building materials are also subject to state law, which limits the City's ability to prohibit materials that are approved under national model building codes. Concerns related to traffic, congestion, and stop sign intersections may be addressed through future traffic studies and coordination on potential signal improvements where warranted. A section on roadway safety countermeasures will be added to the report.
5. Personally as a home owner in Wolfforth I do not think our little town needs to become a little Lubbock. Bringing in duplexes, apartments, and cheaper built housing (yes even single family homes being built in Wolfforth now) only damages the value of the homes already here and with cheaper housing comes trouble for our little town. I also think this United supermarket being built in one of the best neighborhoods in Wolfforth was not a great idea especially for home owners here. We already have lots of traffic because of housing and the school traffic now those of that have to take Cambridge to get to our homes will deal with even more traffic. All of this is just extremely

frustrating. I would not have bought a home in Wolfforth had I known the store was going there. If I wanted a store in my back yard I would have bought inside of Lubbock or on the south end of Lubbock near the HEB since that's where I shop anyways. I didn't move to Wolfforth for convenience to a store. I moved here to not be inside of the "big little" town and traffic of Lubbock. I honestly feel like it's a money grab to build up this quaint little town. We are Wolfforth not Lubbock.

- i. The plan includes development standards intended to support quality growth, such as minimum lot width requirements and provisions for public amenities when smaller lots are proposed. However, building materials are also subject to state law, which limits the City's ability to prohibit materials that are approved under national model building codes.

6. The comprehensive plan is an impressive document. I did not see plans for a public pool. A public pool is desperately needed in the area. Lubbock has closed all of there pools. It would be a big draw for people in the area with possible revenue from admissions and classes such as much needed swim lessons for children, water aerobics, and water zumba that were offered at the Lubbock Public pools previously.

- i. As noted in previous comments, the idea of a community pool could be explored through a future Parks Master Plan and public engagement process to help determine community support, potential programming opportunities, and the feasibility of developing a pool.

7. Nice eating restaurants, shopping, hardware store. Please slow down FM 179 there are a lot of residents in the Harvest area.

- i. Additional retail development can help keep more local spending within Wolfforth and support the city's sales tax base. This is one reason the Future Land Use Plan includes several areas for commercial development. The comment regarding FM 179 traffic is also important, and the plan includes action items related to traffic calming and speeding to help address safety concerns in residential areas. A section on roadway safety countermeasures will be added to the report.

8. Live In Preston manor. A lot of us have and use golf carts. Is there any plans to bring a golf course close to that area we would be able to take out carts too?

- i. No plans right now for a golf course.

9. Personally feel that the greatest consideration of this community's future must be any item relating to its water, or lack thereof. Protecting this resource is vital to the sustainability of the community. Data centers should in no way shape or form be part of any plan for a future for Wolfforth. Any plan that does include these will in fact be its unfortunate demise – they will drain our resources, strain our infrastructure, increase our costs, and benefit no one other than the transplant/temporary construction workers and those who are gaining personally to allow them to encroach upon our town. Am certain there are many other items within the plan that are of course relevant, absolutely so as I review the provided document, but none more pressing than stopping any and all plans as they relate to data centers.

- i. Data Centers will be removed from primary use. The City Council asked for a moratorium on Data Centers for 6 months.

10. A new playground and maybe a splash pad by the lake would be awesome!

- i. Additional parks and amenities would need to be explored in more detail through future planning, as the Comprehensive Plan provides only a broad overview. However, the plan's walkshed analysis does indicate that the city is not fully meeting current park access needs in some areas.

11. The plan is lacking in the area of health in regards to parks and trails.

Patterson Park does not meet the needs of all citizens. It is completely inaccessible for disabled children and disabled parents. There is no accessible play equipment and there is not a way to get to the actual playground if you use a mobility device. There are no accessible paths or trails at the park.

Frenship ISD facilities are mentioned as way to maintain health yet they do not have an accessible playground in the city of Wolfforth. This is an area in which our community is greatly lacking and not meeting the citizens needs.

- i. There is a plans for future Parks Master Plan for Patterson Park that could provide a more detailed review of it and provide the ability for improvement of amenities and accessibility. A City-Wide Park Master Plan would provide the opportunity of reviewing each park's conditions, including accessibility, safety, and equipment needs, while helping identify priorities for upgrades such as accessible routes, trails, and play features. An ADA Transition Plan could also support this effort by identifying barriers and outlining improvements needed to make park facilities and trails more accessible over time.

12. Large fishing park

- a. Revive the Wolfforth pool!
- b. Community center worth of having event such as boxing!
- c. A night district would be huge 3 different style clubs and bars
 - i. Patterson Park and Preston Manor Park function as the City's fishing parks and were last stocked with fish in March 2025. Comments regarding reviving the pool or developing a community center with events and programming could be explored through a future Parks Master Plan, which would provide a more detailed planning process to evaluate current conditions, identify community priorities, and assess public support and feasibility for additional facilities and amenities.

13. I see a lot of generalization and broad approaches, with very little definitive plans. You state the water agreement with Lubbock expires this month, but you don't mention a bridge solution while new wells are up and running.

- a. Why is there no discussion to expand the city limits to the west, enveloping the planned route of Loop 88? This is where retail trade, rental properties, additional tax base can be achieved.
- b. There is also no critique of the previous 2030 plan. How accurate was it? Where did it fail?
- c. All in all, a very conservative, safe approach with no definitive plans or ideas.

- i. Regarding water supply, the City's agreement with Lubbock allows Wolfforth to purchase an increased supply of up to 0.75 million gallons per day beginning June 1, which reduces the need for a separate interim bridge solution. Now with westward expansion toward Loop 88, the City cannot unilaterally annex property. Landowners would need to voluntarily petition for annexation, and under Texas law, the City's jurisdiction generally cannot extend beyond its Extraterritorial Jurisdiction (ETJ) unless property is voluntarily brought into the City through annexation. While the draft plan does not include a detailed critique of the 2030 Comprehensive Plan, that document was reviewed as part of the base studies that informed this update.
- ii. Below comment 17, you will find the text that has been added to the comprehensive plan regarding road ownership and maintenance to help address comments 13 through 17.

14. I would love to see lights at the intersection at Allsup's and Casey administration building. With the increase in traffic it is very hard to get into Casey Administration building or down towards the housing south of the Marsha Sharp Freeway.

- i. Below comment 17, you will find the text that has been added to the comprehensive plan regarding road ownership and maintenance to help address comments 13 through 17.

15. Dowden and HWY 62 intersection needs better traffic control or just expand the lanes.

- a. There needs to be a light or something at the exit leaving E 20th. It is a dangerous road. The speed limit slows down to traffic heading North and speeds up going south.

b. Alcove to 1585 should be paved

- i. Below comment 17, you will find the text that has been added to the comprehensive plan regarding road ownership and maintenance to help address comments 13 through 17.

16. I strongly support the installation of traffic lights at the intersection of FM 179/Dowden Road and Highway 62 in Wolfforth. This intersection has become increasingly dangerous due to the heavy amount of traffic and the rapid growth of the area. There have been numerous accidents at this location, and it is becoming more difficult and unsafe for residents to navigate, especially during peak traffic hours between 7:00–9:00 a.m. and 3:30–6:30 p.m.

- a. In addition, the popularity of Evie Mae's BBQ brings a significant increase in traffic during lunch hours and on weekends, which further contributes to congestion and unsafe driving conditions. With all of the new housing developments being built nearby, the current two-lane roadway can no longer efficiently handle the volume of traffic entering and exiting the intersection.
- b. The installation of traffic lights would not only improve traffic flow, but more importantly, increase safety for the residents of Wolfforth and surrounding communities. Emergency vehicles also face challenges navigating this area safely, and drivers are often put at risk while attempting to move out of the way in already congested traffic conditions.

c. Adding traffic signals at this intersection would be a smart and necessary improvement for the continued growth and safety of the City of Wolfforth.

i. Below comment 17, you will find the text that has been added to the comprehensive plan regarding road ownership and maintenance to address comments 13 through 17.

17. I would love to see traffic lights installed at the all way stop under the Brownfield highway to help with school and work traffic. It never fails that the backup at this intersection is beyond a mile long and it's been the point of a lot of near miss accidents. Every other overpass intersection has a light and it makes sense with the amount of traffic, old and new, to help mitigate the time spent at this intersection as well as an added layer of safety for people traveling southbound on FM179.

i. Below you will find the text that has been added to the comprehensive plan regarding road ownership and maintenance to help address comments 13 through 17.

Regarding traffic concerns, many of the roadways identified by residents are currently outside the jurisdiction and authority of the City of Wolfforth. While these concerns are valid and recognized, the City cannot independently make decisions regarding improvements to roads that are owned and maintained by other entities. For the City of Wolfforth to have direct authority over these roadways, jurisdiction would first need to be transferred to the City. Such a transfer would also shift the responsibility for maintenance, improvements, and associated costs from City of Lubbock or Lubbock County to the taxpayers of Wolfforth, which wouldn't be a fair trade to the Wolfforth taxpayers.

To address transportation challenges collaboratively, the City is exploring opportunities to work with other governmental entities through mechanisms such as

interlocal agreements. Discussions are currently in the early stages with partners including the City of Lubbock and Lubbock County. Roadways that have generated the most concern include 66th Street, 98th Street, 90th Street, and Alcove south of Highway 62/82.

In addition, several transportation improvements requested by residents fall under the jurisdiction of the Texas Department of Transportation rather than the City of Wolfforth. The City will continue to work closely with TxDOT to evaluate traffic conditions and advocate for improvements where needed.

Efforts to improve traffic flow and transportation infrastructure are already underway. Recent and ongoing projects include:

- The widening of Alcove from 66th Street to Highway 62/82 into a three-lane thoroughfare, 100% funded by the City of Wolfforth.
- The reconstruction and concrete reinforcement of Donald Preston Drive from Cambridge Street to Highway 62/82, 100% funded by the City of Wolfforth.
- TxDOT's planned improvements to Highway 179 south of Highway 62/82, which include widening the roadway to a three-lane thoroughfare and installing signalized intersections at the junction of Highway 179 and Highway 62/82, should begin in late Summer/early Fall of 2026.

The City of Wolfforth remains committed to working with regional partners, evaluating transportation needs, and pursuing infrastructure improvements that enhance safety, mobility, and quality of life for residents.



AGENDA ITEM COMMENTARY

Item # 4.

MEETING NAME:	Planning and Zoning Commission
MEETING DATE:	June 9, 2026
ITEM TITLE:	Consider and take appropriate action on an amendment to Article 3.09 Flood Damage Prevention.
STAFF INITIATOR:	Tara Tomlinson, Director of Development Service

BACKGROUND:

As part of the Wolfforth Forward Comprehensive Plan through the Texas General Land Office, updating our current floodplain ordinance was another requirement. Specifically, create flood damage prevention ordinances that require a freeboard of 2 feet above the local base flood elevation. Attached is a draft ordinance revision that has our freeboard of 1 foot increased to 2 feet above base flood elevation.

EXHIBITS:

1. Draft Ordinance

COMMITTEE ACTION/STAFF RECOMMENDATION:

City staff recommends a recommendation to City Council to approve the amendment to Article 3.09 Flood Damage Prevention.

ORDINANCE NO 2026-XXX

AN ORDINANCE AMENDING ARTICLE 3.09 “FLOOD DAMAGE PREVENTION” OF THE CODE OF ORDINANCES OF THE CITY OF WOLFFORTH, TEXAS ,AS AMENDED BY ADOPTING UPDATED REGULATIONS TO COMPLY WITH GUIDELINES ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Wolfforth is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, in order to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions the City has adopted flood damage prevention ordinances; and

WHEREAS, the Federal Emergency Management Agency (FEMA) has issued a revised model ordinance related to flood damage prevention; and

WHEREAS, the City of Wolfforth desires to amend its ordinance to reflect the revised model ordinance provided by FEMA; and

WHEREAS, the Texas State Legislature had delegated the responsibility of local governmental units to adopt regulations that minimize flood losses by enacting the Flood Control Insurance Act set forth in Section 16.315 of the Texas Water Code; and

WHEREAS, after careful consideration, the City Council has determined that it is in the best interests of the citizens of the City of Wolfforth to adopt this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WOLFFORTH, TEXAS:

SECTION 1. § 3.09.018 through § 3.09.021 of Article 3.09 “Flood Damage Prevention” of Chapter 3 “Building Regulations” of the Wolfforth City Code are amended to read as follows and § 3.09.21 Penalties for noncompliance is renumbered as § 3.09.22:

§ 3.09.018 Specific standards for flood hazard reduction.

In all areas of special flood hazards where base flood elevation data has been provided as set forth in section 3.09.007, section 3.09.014(8), or section 3.09.019(c), the following provisions are required:

(1) Residential construction. New construction and substantial improvement of any residential structure shall have the lowest floor (including basement), elevated to two (2) feet above the base flood elevation. A registered professional engineer, architect, or land surveyor shall submit a certification to the floodplain administrator that the standard of this subsection as proposed in section 3.09.015(a), is satisfied.

(2) Nonresidential construction. New construction and substantial improvements of any commercial, industrial or other nonresidential structure shall either have the lowest floor (including basement) elevated to two (2) feet above the base flood level or together with attendant utility and sanitary facilities, be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall develop and/or review structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice as outlined in this subsection. A record of such certification which includes the specific elevation (in relation to mean sea level) to which such structures are floodproofed shall be maintained by the floodplain administrator.

(3) Enclosures. New construction and substantial improvements, with fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:

(A) A minimum of two openings on separate walls having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.

(B) The bottom of all openings shall be no higher than 1 foot above grade.

(C) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

(4) Manufactured homes.

(A) Require that all manufactured homes to be placed within zone A on a community's FHBM or FIRM shall be installed using methods and practices which minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-

the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces.

(B) Require that manufactured homes that are placed or substantially improved within zones A1-30, AH, and AE on the community's FIRM on sites:

- (i) Outside of a manufactured home park or subdivision;
- (ii) In a new manufactured home park or subdivision;
- (iii) In an expansion to an existing manufactured home park or subdivision;
or
- (iv) In an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as a result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to two (2) feet above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

(C) Require that manufactured homes be placed or substantially improved on sites in an existing manufactured home park or subdivision with zones A1-30, AH and AE on the community's FIRM that are not subject to the provisions of subsection (4) of this section be elevated so that either:

- (i) The lowest floor of the manufactured home is at two (2) feet above the base flood elevation; or
- (ii) The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

(5) Recreational vehicles. Require that recreational vehicles placed on sites within zones A1-30, AH, and AE on the community's FIRM either:

- (A) Be on the site for fewer than 180 consecutive days;
- (B) Be fully licensed and ready for highway use; or
- (C) Meet the permit requirements of section 3.09.015(a), and the elevation and anchoring requirements for "manufactured homes" in subsection (4) of this section. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

3.09.019 Standards for subdivision proposals.

- (a) All subdivision proposals including the placement of manufactured home parks and subdivisions shall be consistent with sections 3.09.002, 3.09.003, and 3.09.004 of this article.
- (b) All proposals for the development of subdivisions including the placement of manufactured home parks and subdivisions shall meet floodplain development permit requirements of section 3.09.008; section 3.09.015; and the provisions of sections 3.09.017 through 3.09.021 of this article.
- (c) Base flood elevation data shall be generated for subdivision proposals and other proposed development including the placement of manufactured home parks and subdivisions which is greater than 50 lots or 5 acres, whichever is lesser, if not otherwise provided pursuant to section 3.09.007 or section 3.09.014(8) of this article.
- (d) Base flood elevation data shall be generated by a detailed engineering study for all Zone A areas, within 100 feet of the contour lines of Zone A areas, and other streams not mapped by FEMA, as indicated on the community's FIRM.
- (e) All subdivision proposals including the placement of manufactured home parks and subdivisions shall have adequate drainage provided to reduce exposure to flood hazards.
- (f) All subdivision proposals including the placement of manufactured home parks and subdivisions shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.

3.09.020 Standards for areas of shallow flooding (AO/AH zones).

Located within the areas of special flood hazard established in section 3.09.007, are areas designated as shallow flooding. These areas have special flood hazards associated with flood depths of 1 to 3 feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow; therefore, the following provisions apply:

- (1) All new construction and substantial improvements of residential structures have the lowest floor (including basement) elevated two (2) feet above the base flood elevation or the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least 2 feet if no depth number is specified); or
- (2) All new construction and substantial improvements of nonresidential structures:
 - (A) Have the lowest floor (including basement) elevated two (2) feet above the base flood elevation or the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least two feet if no depth number is specified); or

(B) Together with attendant utility and sanitary facilities be designed so that below the base specified flood depth in an AO zone, or below the base flood elevation in an AH zone, level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads of effects of buoyancy.

(3) A registered professional engineer or architect shall submit a certification to the floodplain administrator that the standards of this section, as proposed in section 3.09.015, are satisfied.

(4) Require within zones AH or AO adequate drainage paths around structures on slopes, to guide floodwaters around and away from proposed structures.

3.09.021 Floodways

Floodways located within areas of special flood hazard established in 3.09.007, are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles and erosion potential, the following provisions shall apply:

(1) Encroachments are prohibited, including fill, new construction, substantial improvements and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.

(2) If 3.09.021(1) above is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of this article.

(3) Under the provisions of 44 CFR Chapter 1, Section 65.12, of the National Flood Insurance Program Regulations, a community may permit encroachments within the adopted regulatory floodway that would result in an increase in base flood elevations, provided that the community first completes all of the provisions required by Section 65.12.

3.09.022 Penalties for noncompliance.

No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this court order and other applicable regulations. Violation of the provisions of this court order by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a misdemeanor. Any person who violates this court order or fails to comply with any of its requirements shall upon conviction thereof be fined not more than \$500.00 for each violation, and in addition shall pay all costs and

expenses involved in the case. Nothing herein contained shall prevent the city from taking such other lawful action as is necessary to prevent or remedy any violation.

SECTION 2. This Ordinance shall be cumulative of all provisions of the Code of Ordinances of the City of Wolfforth, and other applicable City ordinances, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the applicability of the conflicting provisions of such ordinances are hereby repealed as they relate to flood damage prevention.

SECTION 3. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 4. All rights and remedies of the City of Wolfforth are expressly saved as to any of all violations of ordinances affecting the floodplain which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

SECTION 5.

This Ordinance shall be in full force and effect from and after its passage a, and it is so ordained.

PASSED AND APPROVED on this 15th day of June, 2026.

Charles Addington, II, Mayor
City of Wolfforth, TX

ATTEST:

Terri Robinette, City Secretary



AGENDA ITEM COMMENTARY

Item # 5.

MEETING NAME:	Planning and Zoning Commission
MEETING DATE:	June 9, 2026
ITEM TITLE:	PUBLIC HEARING: Conduct a public hearing on a zoning change from MF/C-2 (Multi-Family/Commercial) to OTM (Old Town Mixed-Use) at BLK AK SEC 25 AB 246 BAL OF SW/4 AC: 46.04.
STAFF INITIATOR:	Tara Tomlinson, Director of Development Services

BACKGROUND:

This commentary applies to the next two agenda items:

1. Conduct a public hearing on a zoning change from MF/C-2 to OTM at BLK AK SEC 25 AB 246 BAL OF SW/4 AC: 46.04.
2. Consider and take appropriate action on a zoning change from MF/C-2 to OTM at BLK AK SEC 25 AB 246 BAL OF SW/4 AC: 46.04.

Recently, the Wolfforth EDC purchased approximately 46-acres of land adjacent to Patterson Park. Currently the property is zoned Multi-Family/C-2 (Commercial). The Wolfforth EDC is requesting a zoning amendment that would transition the subject area adjacent to the park from Multi-Family/C-2 (Commercial) into a mixed-use district (Old Town Mixed-Use) intended to support a balanced combination of residential, commercial, and pedestrian-oriented development while enhancing compatibility with surrounding public open space. The mixed-use rezoning is intended to encourage reinvestment in the area, develop a consolidated civic campus, expand opportunities for neighborhood-serving businesses and housing, and create a more active, walkable environment near the park. The proposed mixed-use designation aligns with long-term planning goals encouraging compact development patterns, multimodal access, and activation of areas adjacent to public recreational assets.

EXHIBITS:

1. Public hearing notice
2. Survey
3. Map of area

COMMITTEE ACTION/STAFF RECOMMENDATION:

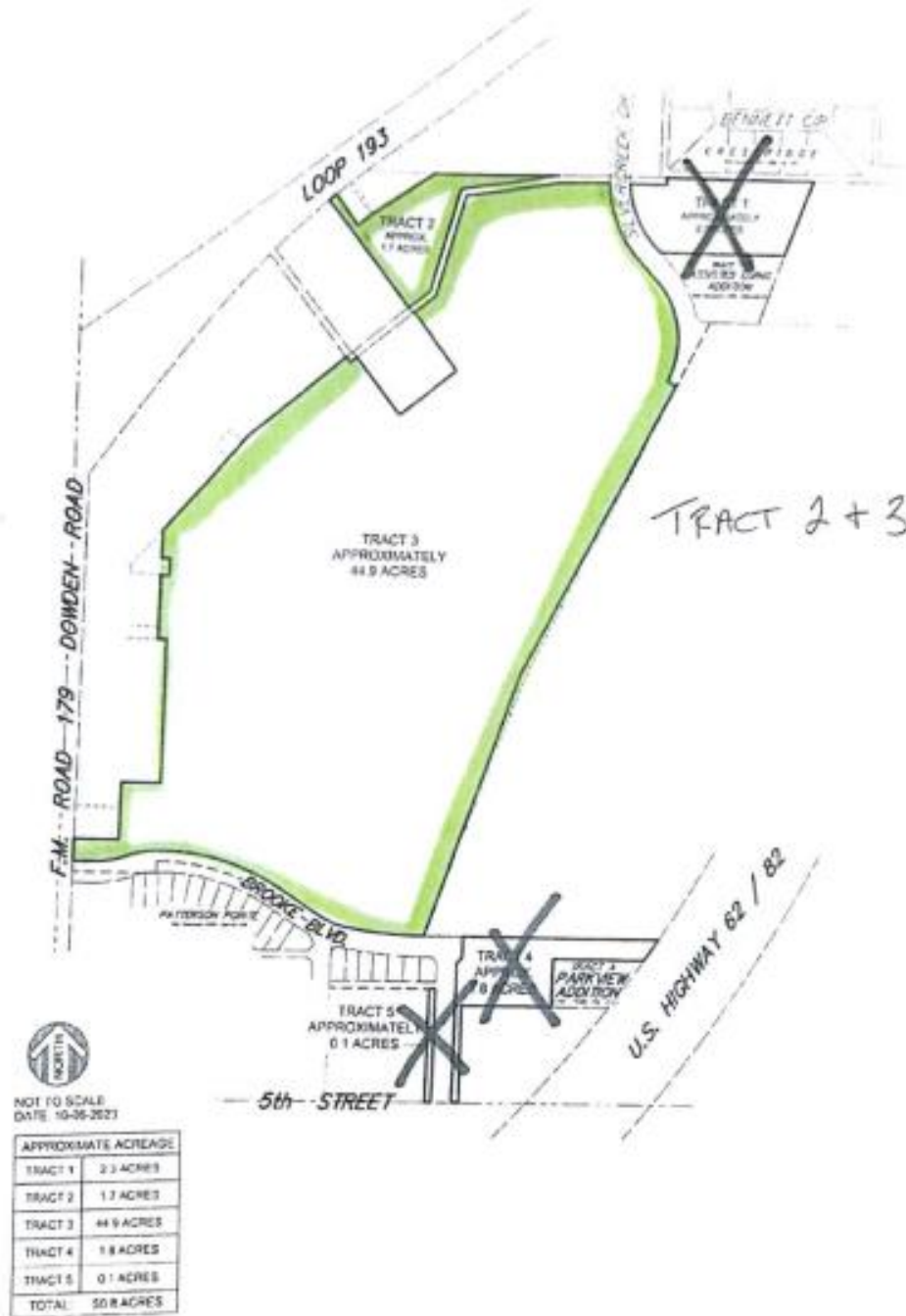
Hold a public hearing.

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Wolfforth Planning and Zoning Commission will meet on June 9, 2026, at 5:30pm and the Wolfforth City Council June 15, 2026 at 6:00pm in the City Hall Meeting Room, 302 Main Street, Wolfforth Texas. The Public Hearings are to receive comment regarding a zoning change by the City of Wolfforth from C-2/MF to OTM (Old Town Mixed-Use) for BLK AK SEC 25 AB 246 BAL OF SW/4 AC: 44.9 Acres Tract 2 and 3. (R64833)

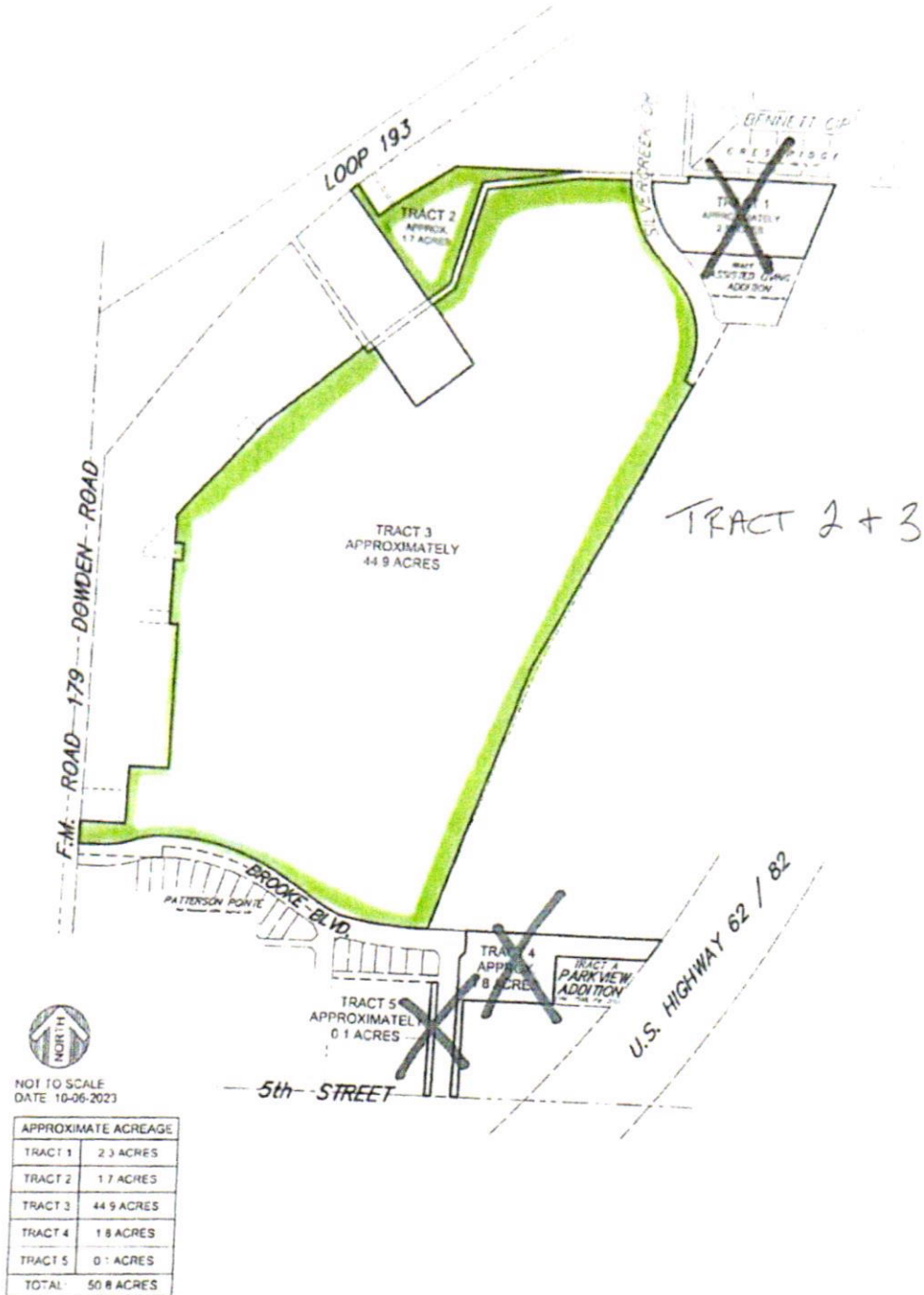
At this time and place all such persons shall have the right to appear and be heard.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 806-855-4120, fax 806-855-4121 or email city.secretary@wolfforthtx.us for further information.



Survey

EXHIBIT 'A'



HR HUGO REED
AND ASSOCIATES, INC.
LAND SURVEYORS • CIVIL ENGINEERS • LAND PLANNERS
TELEPHONE: 817.481.1111 FAX: 817.481.1112
10000 W. 10th Street, Suite 1000, Fort Worth, TX 76132

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§ 14.03.016. Old Town Mixed-Use District.

- (a) Purpose. The Old Town Mixed-Use District is intended to serve as a mixed-use community commercial center. Mutually supportive office, civic, cultural, entertainment, and residential uses are planned to enhance the viability of this mixed-use community commercial center. Multiple, complementary uses may be mixed vertically with the same building. This form of development is arranged around a connected street and sidewalk network that serves vehicle, pedestrian, and bicycle transportation.
- (b) Allowed uses. Uses in Old Town Mixed-Use District shall be generally pedestrian oriented and encourage pedestrian traffic. Any use or combination of uses otherwise authorized by these zoning regulations is allowed. Uses with drive-through lanes, which are discouraged in town center, are permitted only by special use permit. If drive-through lanes are allowed by approval, the use must be mitigated with special design features during site plan review and located at the endcaps of the building site plan.
- (c) Use table, Old Town Mixed-Use Zoning District.

Use	P = Permitted S = Special Use Permit NP = Not Permitted
<i>Commercial Uses</i>	
Retail sales and services-excluded are sales geared towards automobile, including gasoline service stations	P S- if includes drive-through
Banks, credit unions, real estates offices, and property management services- no drive-throughs	P*
Offices for business, professional, and technical uses such as accountants, architects, lawyers, doctors, etc.	P*
Food service uses such as full-service restaurants, cafeterias, and snack bars including cafe seating within a public or private sidewalk area with no obstruction of pedestrian circulation	P S-if includes drive-through
Art, antique, and furniture sales (retail or repair; excludes auto sales and services)	P
Farmers market	S
Veterinary clinic, completely within an enclosed building (no outdoor facilities for overnight storage of animals)	P*
Bed and breakfast establishments	S
Full-service hotels	S
Barber, beauty shop, cosmetologist, or hairdresser	P*
Any use with on-premises alcohol sales as <u>less</u> than 50% of gross sales revenue	P

Use	P = Permitted S = Special Use Permit NP = Not Permitted
Any use with on-premises alcohol sales as <u>more</u> than 50% of gross sales revenue	S
Any use with off-premises alcohol sales at any amount	S
Tasting rooms	S
Sale of used goods	S
<i>Entertainment Uses</i>	
Theaters and cinemas	P
Museums	P*
Fitness, recreational sports, gym, or athletic club	P*
Parks, greens, plazas, squares, and playgrounds	P
Amusement, commercial (indoor)	P
Amusement, commercial (outdoor)	S
Event center/rental hall	S
<i>Institutional and Civic Uses</i>	
Religious institutions	P*
Civic uses (courthouse, city hall, and other public offices)	P*
Assisted living	S
<i>Residential Uses</i>	
Residential apartments and/or condominiums	S- for upper floors
Upper floor residential uses	S

* *Commercial businesses within these categories require that they are over 550 feet from a business that falls under the same use category.*

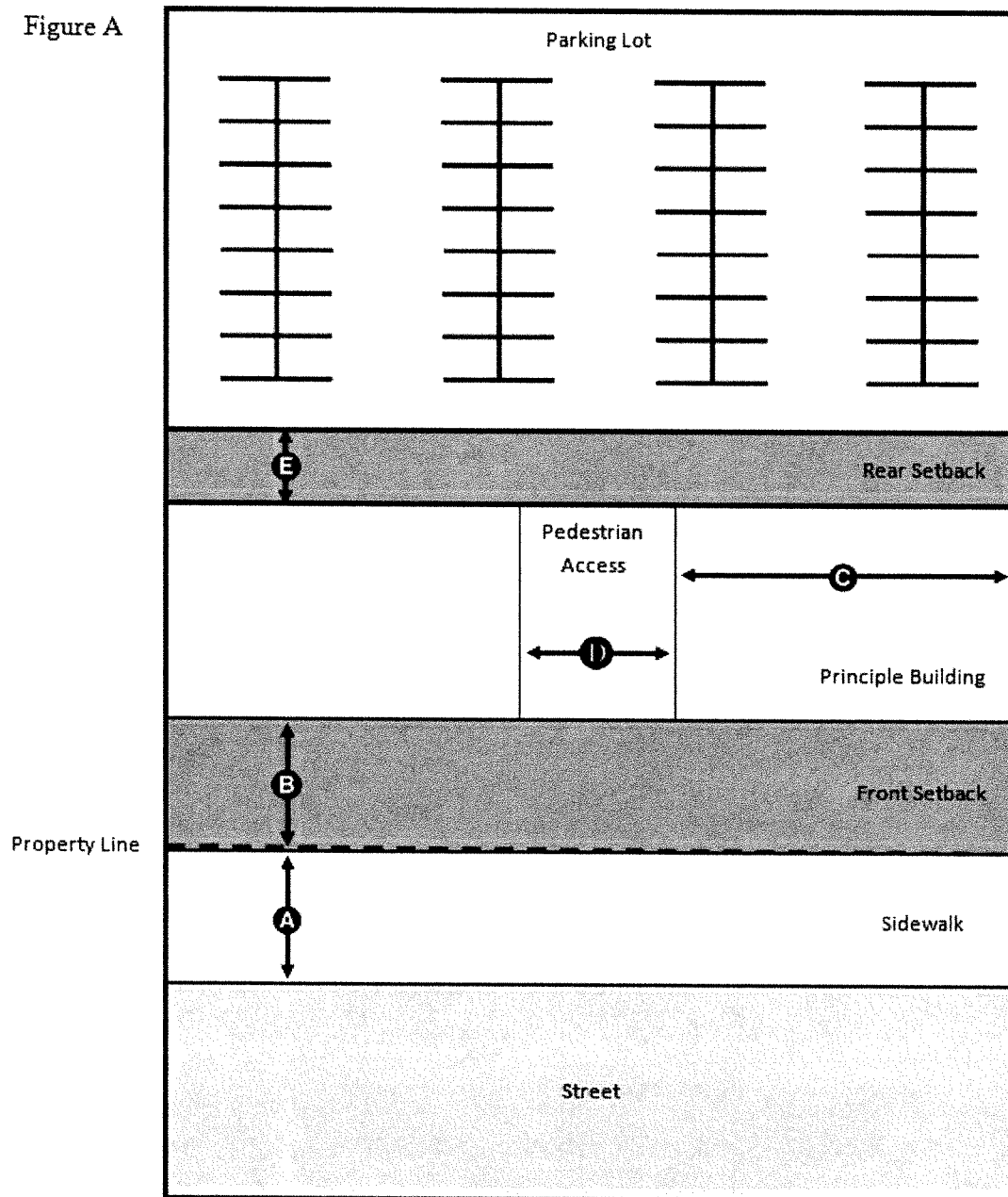
(d) Design standards. The following minimum standards shall be required (See figure A):

- (1) Setbacks. Structures will have zero lot lines. Buildings in this zone shall comply with the following:
 - (A) Zero lot lines are those lines situated so that the roof line of a structure can be located on the side lot boundary without any setback required.
 - (B) The minimum rear setback shall be five (5) feet for a single-story structure and fifteen (15) feet for any multi-story structure.
 - (C) A concrete sidewalk shall be constructed ten (10) feet from curb in a dedicated

public right-of-way.

- (D) The minimum front setback shall be ten (10) feet from sidewalk using concrete or another approved material.
- (E) Pedestrian access shall be placed every two hundred and fifty (250) feet at minimum that are twenty (20) feet in width that shall be constructed with concrete.
- (F) No doors or windows shall be located on any wall located on a zero-lot line.

Figure A



Section	Area Description	Setback Requirement (Figure A)
A	Required Sidewalk	10'
B	Minimum Front Setback from property line	10'
C	Maximum Principle Building Width	250'
D	Minimum Pedestrian Access	20'
E	Minimum Rear Setback from Principle Building	5' - Single Story 15' - Multi-Story

- (2) Parking. All off-street parking requirements will follow the standards set forth in section **14.05.011** and must be located in the rear of the structure.
- (3) Patios. The design of the interior and immediate surroundings of a patio should adhere to the following guidelines:
 - (A) The surface area of an outdoor patio may not exceed the interior floor area of the primary licensed establishment.
 - (B) A fence or vertical barrier may be used to delineate the perimeter of the patio area.
 - (C) Perimeter fences shall not obstruct the line of sight for pedestrians and drivers.
 - (D) Patios shall be located in the front setback or on the rooftop.
- (4) Signs. All permissible signage shall be designed and follow the standards set forth in section 14.04.014.
- (5) Outside storage. No outdoor storage, except for refuse disposal, shall be permitted. Refuse disposal areas shall be landscaped or screened from view.
- (6) Live outdoor music at retail sales and service. Live outdoor music will be permissible during peak hours (defined as Sunday through Thursday from 12:00 p.m. to 10:00 p.m. and Friday, Saturday, and holidays from 12:00 p.m. to 12:00 a.m. Music performances are not to exceed Texas Penal Code 42.01c(2) (85dB or under at property line) at a distance of one hundred (100) meters.
- (7) Live outdoor music at amphitheaters or outdoor events. Live outdoor music will be permissible Friday, Saturday, and holidays from the hours of 12:00 p.m. to 12:00 a.m. A permit must be obtained through the city. Music performances are not to exceed ninety-five decibels (95 dB) at a distance of one hundred (100) meters.
- (8) Principal building standards.
 - (A) Buildings shall be oriented towards the main street.
 - (B) Primary entrances to buildings shall be located on the street along which the

building is oriented. At intersections, corner buildings may have their primary entrances oriented at an angle to the intersection. All primary entrances shall be oriented to the public sidewalk for ease of pedestrian access.

- (C) Building maximum: 3 stories or 45 feet (whichever is less).
- (D) Building material: The wall surface for all buildings on sides adjacent to any street or alley walkway other than glass shall be of one hundred percent (100%) masonry material. Seventy-five percent (75%) of overall wall surfaces other than glass shall be of brick, stone, or cast stone. The remaining twenty-five percent (25%) may be stucco, fibrous cement, split-face block, or other masonry material. The use of any other wall surface material may be approved by the city council at the time of the site plan review.
- (E) Awnings/canopies:
 - (i) Measurements for eaves and awnings on buildings should project a distance of no more than two feet into required setback. (See figure 1)
 - (ii) Canopies may project into required front setbacks for a minimum distance of twenty (20) feet, provided that no supporting structure for such extensions shall be located within the required front setback. Masonry piers will be located at the edge of the curb. (See figure 2)

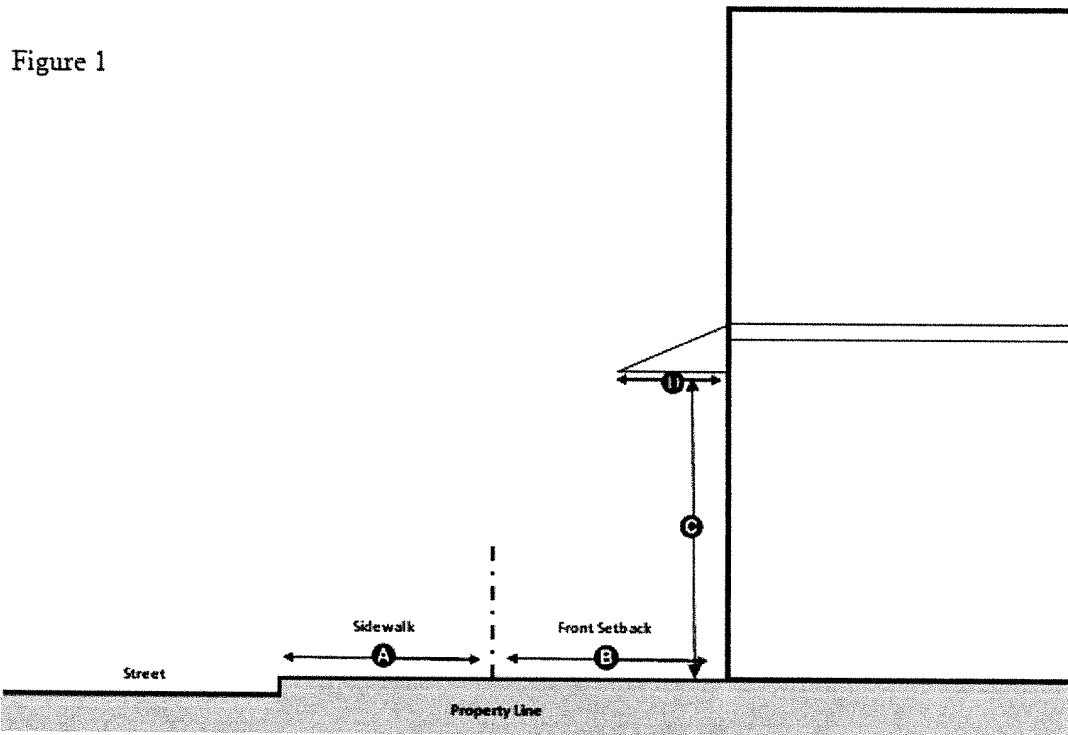
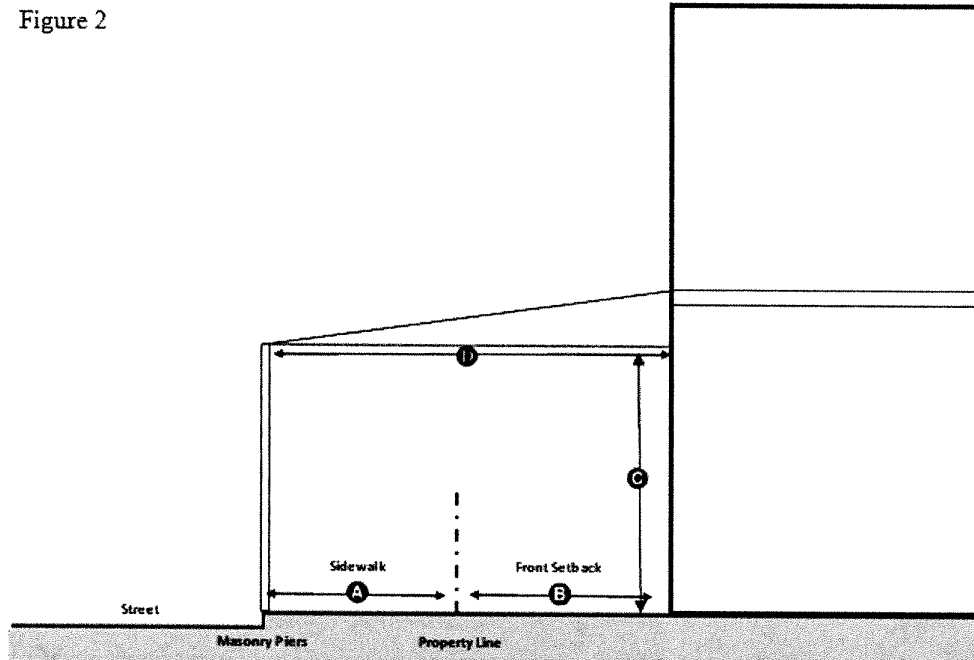


Figure 2



Section	Area Description	Setback Requirement (Fig 1)	Setback Requirement (Fig 2)
A	Required Sidewalk	10'	10'
B	Minimum Front Setback from property line	10'	10'
C	Awning/Canopy Minimum Height	8'	8'
D	Awning/Canopy Extension	2' Maximum	20' minimum (to curb)

- (iii) Awnings/canopies shall be constructed with metal or canvas. Vinyl and plastic are prohibited. Piers supporting canopies at the curbs edge shall be made with masonry material approved by city officials.
 - (iv) Lighting and other attachments should be securely fixed and integrated to the supporting structure.
 - (v) At no time shall a canopy be located over any on-street parking or travel lane. The edge of the canopy may not extend past the edge to which it is attached.
- (9) Sidewalk sales. Sidewalk vendors selling goods must obtain a sidewalk vending permit before conducting vending business activities in the city. The permits are issued by the development department and are valid for seven days from the date of issuance and must be renewed per event.
- (A) In general, sidewalk vendors must adhere to the following guidelines:
- (i) Display sidewalk vending permit while conducting vending business activities.

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- (ii) Vending activities shall take place on a sidewalk and during approved times as follows: hours imposed on other businesses on the same street block or 8:00 a.m. to sunset, whichever is less restrictive on non-residential blocks.
- (iii) A sidewalk vending permit does not provide an exclusive right to operate on any sidewalk or portion thereof. Must be in front of primary business.
- (iv) Sidewalk vendors must ensure that the 10-foot area immediately surrounding the vending space is kept clean and free of trash and debris associated with their vending operation. A trash receptacle must be provided for customers and must be large enough to accommodate customer trash.
- (v) Vending equipment and goods must be attended to at all times by the business owner or employee. Vendors must remove all equipment and goods at the end of each day.
- (vi) Obstructions that would reduce the width of the sidewalk to less than forty-eight (48) inches are prohibited.
- (vii) The public right of way or any area that blocks pedestrians or vehicles is prohibited.
- (viii) Vending is prohibited in any public property that does not meet the definition of a sidewalk, including but not limited to any alley, street, street or roadway median, street end or parking lots.

(Ordinance 2024-038 adopted 10/21/2024)



AGENDA ITEM COMMENTARY

Item # 6.

MEETING NAME:	Planning and Zoning Commission
MEETING DATE:	June 9, 2026
ITEM TITLE:	Consider and take appropriate action on a zoning change from MF/C-2 (Multi-Family/Commercial) to OTM (Old Town Mixed-Use) at BLK AK SEC 25 AB 246 BAL OF SW/4 AC: 46.04.
STAFF INITIATOR:	Tara Tomlinson, Director of Development Services

BACKGROUND:

The previous item was to hold a public hearing to receive comments on a zoning change from MF/C-2 (Multi-Family/Commercial) to OTM (Old Town Mixed-Use) at BLK AK SEC 25 AB 246 BAL OF SW/4 AC: 46.04 acres.

EXHIBITS:

1. Ordinance

COMMITTEE ACTION/STAFF RECOMMENDATION:

City staff recommends a recommendation to City Council to approve the zoning change from MF/C2 to OTM.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOLFFORTH AMENDING THE ZONING MAP AS IT RELATES TO PROPERTY KNOWN AS BLK AK SEC 25 AB 246 BAL OF SW/4 AC: 46.04 ACRES, WOLFFORTH, TEXAS, BY AMENDING THE ZONING DESIGNATION FROM C-2 AND MF TO OTM; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE REPEAL OF ORDINANCES AND PORTIONS OF ORDINANCES IN CONFLICT HERewith; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Wolfforth established zoning regulations on August 18, 2003 and established the Old Town Mixed-Use District (“OTM”) on October 21, 2024;

WHEREAS, Wolfforth EDC currently owns the property known as BLK AK SEC 25 AB 246 BAL OF SW/4 AC: 46.04, Wolfforth, Texas (the “Property”);

WHEREAS, The Wolfforth EDC has requested a change to the zoning designation of the Property from General Commercial District (“C-2”) and Multifamily Residential District (“MF”) to OTM;

WHEREAS, after a public hearing on June 9, 2026, the Planning and Zoning Commission recommended the change in zoning designation for the Property to OTM; and

WHEREAS, the City Council has determined that it is in the best interest of the City to change the zoning designation of the Property to OTM.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WOLFFORTH, TEXAS, THAT:

Part 1. Enacted.

1.01 Zoning Map: THAT the City of Wolfforth Zoning Map is hereby amended as it relates to BLK AK SEC 25 AB 246 BAL OF SW/4 AC: 46.04, Wolfforth, Texas to Old Town Mixed-Use District which zone change shall hereafter be incorporated into the official map previously adopted by the City. The survey of the Property is attached hereto as Exhibit A and Exhibit B.

Part 2. Severability.

If any section, sub-section, clause, phrase, or portion of this Ordinance shall be held unconstitutional or invalid by a court of competent jurisdiction, such section, sub-section, sentence, clause, phrase, or portion shall be deemed to be a separate, distinct, and independent provision and such invalidity shall not affect the validity of the remaining portions.

Part 3. Repeal

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

Part 4. Open Meetings

That it is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551, Texas Government Code and Chapter 211, Texas Local Government Code.

Part 5. Effective Date.

This Ordinance shall be in full force and effect from and after the date of its passage.

PASSED and ADOPTED this 15th day of June 2026.

Charles Addington, II, Mayor
City of Wolfforth, Texas

ATTEST:

Terri Robinette, City Secretary

Exhibit A

METES AND BOUNDS DESCRIPTION of a 46.04 acre, more or less, tract of land out of a 57.5 acre tract described under County Clerk File No. 2015038496 of the Official Public Records of Lubbock County, Texas, located in the Southwest Quarter of Section 25, Block AK, Georgetown Railroad Company Survey, Lubbock County, Texas, said 46.04 acre tract being further described as follows:

BEGINNING at a 1/2" iron rod with cap marked "HRA" set in the East right-of-way line of Dowden Road (F. M. Road 179), described in Volume 384, Page 71 of the Deed Records of Lubbock County, Texas, the North right-of-way line of Brook Boulevard, described under County Clerk File No. 2016018142 of the Official Public Records of Lubbock County, Texas and the Western boundary of said 57.5 acre tract, for the Southwest corner of this tract, which bears N. 01°50'44" E. a distance of 669.84 feet and S. 88°04'35" E. a distance of 40.00 feet from a "MAG" nail found at the Southwest corner of Section 25, Block AK, Georgetown Railroad Company Survey, Lubbock County, Texas;

THENCE N. 01°50'44" E., along said East right-of-way line and the western boundary of said 57.5 acre tract, a distance of 63.37 feet (deed calls: N. 01°50' E.) to a 1/2" iron rod with cap marked "HRA" found at the Southwest corner of a 0.24 acre tract described under County Clerk File No. 2016008476 of the Official Public Records of Lubbock County, Texas and the most Westerly Northwest corner of this tract;

THENCE S. 88°09'01" E., along the Southern boundary of said 0.24 acre tract and an occupied alley (no dedication document found), a distance of 130.14 feet (deed calls: S. 88°11'02" E.) to a 1/2" iron rod with cap marked "HRA" found in the West line of a 20 foot easement for water or sewer lines described in Volume 1017, Page 477 of the Deed Records of Lubbock County, Texas, at the Southeast corner of said occupied alley and a corner of this tract;

THENCE N. 01°48'10" E., along the Eastern boundary of said 20 foot easement and said occupied alley, a distance of 164.19 feet (deed calls: N. 01°47'30" E. 164.08 feet) to a 1/2" iron rod found at the Southwest corner of a 1.1 acre tract described under County Clerk File No. 2008030360 of the Official Public Records of Lubbock County, Texas and a corner of this tract;

THENCE S. 88°09'24" E., along the Southern boundary of said 1.1 acre tract, a distance of 114.93 feet (deed calls: S. 88°11'08" E.) to a 1/2" iron pipe found at the Southeast corner of said 1.1 acre tract and a corner of this tract;

THENCE N. 01°44'34" E., along the Eastern boundary of said 1.1 acre tract, a distance of 410.00 feet (deed calls: N. 01°45'14" E.) to a 1/2" iron rod with cap marked "HRA" found at the Northeast corner of said 1.1 acre tract and a corner of this tract;

THENCE N. 88°02'43" W., along the Northern boundary of said 1.1 acre tract, a distance of 25.00 feet (deed calls: N. 88°14'46" W. 24.69 feet) to a 1/2" iron rod with cap marked "HRA" found at the Southeast corner of an occupied alley (no dedication document found) and a corner of this tract;

THENCE N. 02°12'21" E., along the Eastern boundary of said occupied alley and a 0.34 acre tract described under County Clerk File No. 2025033572 of the Official Public Records of Lubbock County, Texas, a distance of 180.27 feet (deed calls: N. 02°04'38" E. 180.31 feet) to a 1/2" iron rod found at a corner of said 0.34 acre tract and a corner of this tract;

THENCE S. 88°10'29" E., continuing along the Eastern boundary of said 0.34 acre tract, a distance of 25.00 feet (deed calls: S. 88°18'36" E. 24.96 feet) to a 1/2" iron rod found at the most Easterly Southeast corner of said 0.34 acre tract and a corner of this tract;

THENCE N. 01°50'58" E., continuing along the Eastern boundary of said 0.34 acre tract, a distance of 50.00 feet (deed calls: N. 01°57'26" E. 49.96 feet) to a 1/2" iron rod found at the Northeast corner of said 0.34 acre tract and a corner of this tract;

THENCE N. 88°07'35" W., along the Northern boundary of said 0.34 acre tract, a distance of 25.00 feet (deed calls: N. 88°10'08" W. 25.07 feet) to a 1/2" iron rod found in the Eastern boundary of a 0.15 acre tract described under County Clerk File No. 2021053537 of the Official Public Records of Lubbock County, Texas, at the most Northerly Northwest corner of said 0.34 acre tract and a corner of this tract;

THENCE N. 01°46'43" E., along the Eastern boundary of said 0.15 acre tract, a distance of 79.25 feet (deed calls: N. 01°51'39" E. 79.17 feet) to a 1/2" iron rod with cap marked "4460" found in the Southern boundary of a 5.2 acre tract described under County Clerk File No. 2018016465 of the Official Public Records of Lubbock County, Texas, at the Northeast corner of said 0.15 acre tract and a corner of this tract;

THENCE N. 43°26'55" E., along the Southern boundary of said 5.2 acre tract and a 0.03 acre tract described in Volume 1910, Page 240 of the Deed Records of Lubbock County, Texas, at 338.35 feet pass a 1/2" iron rod found at the Southeast corner of said 0.03 acre tract, continuing along the Southern boundary of said

5.2 acre tract, for a total distance of 363.98 feet (deed calls: N. 43°24'19" E.) to a 1/2" iron rod with cap marked "HRA" set for a point of intersection;

THENCE N. 53°05'33" E., along the Southern boundary of said 5.2 acre tract, a 20 foot alley dedication described in Volume 2838, Page 214 of the Real Property Records of Lubbock County, Texas and a 1.8 acre tract described in Volume 1910, Page 240 of the Deed Records of Lubbock County, Texas, a distance of 384.70 feet (deed calls: N. 53°07'23" E.) to a 1/2" iron rod with cap marked "4460" found at the Northwest corner of a 1.0 acre tract described in Volume 5281, Page 64 of the Real Property Records of Lubbock County, Texas and a corner of this tract;

THENCE S. 37°40'22" E., along the Western boundary of said 1.0 acre tract, a distance of 229.30 feet (deed calls: S. 37°40'54" E. 229.19 feet) to a 3/4" iron pipe found at the Southwest corner of said 1.0 acre tract and a corner of this tract;

THENCE N. 52°30'27" E., along the Southern boundary of said 1.0 acre tract and a 0.95 acre tract described under County Clerk File No. 2019042390 of the Official Public Records of Lubbock County, a distance of 284.00 feet (deed calls: N. 52°32'07" E.) to a 1/2" iron rod with cap marked "CHT" found at the Southeast corner of said 0.95 acre tract and a corner of this tract;

THENCE N. 37°59'59" W., along the Eastern boundary of said 0.95 acre tract, a distance of 501.49 feet (deed calls: N. 38°00'36" W. 501.57 feet) to a 1/2" iron rod found at the Southwest corner of a 0.34 acre tract described under County Clerk File No. 2017013937 of the Official Public Records of Lubbock County, Texas and a corner of this tract;

THENCE N. 56°56'10" E., along the Southern boundary of said 0.34 acre tract, a distance of 211.98 feet to a 3/8" iron rod found in the Southern boundary of a 4.3 acre tract described in Volume 6356, Page 224 of the Real Property Records of Lubbock County, Texas, at the Northeast corner of said 0.34 acre tract and the Most Northerly Northwest corner of this tract;

THENCE S. 88°13'19" E., along the Southern boundary of said 4.3 acre tract, a distance of 521.62 feet (deed calls: S. 88°13'48" E. 521.47 feet) to a 1/2" iron rod found in the West right-of-way line of Silver Creek Drive, described under County Clerk File No. 2020048723 of the Official Public Records of Lubbock County, Texas, at the Southeast corner of said 4.3 acre tract and the most Northerly Northeast corner of this tract;

THENCE Southeasterly, along said West right-of-way line, around a curve to the left, said curve having a radius of 330.00 feet, an arc length of 259.21 feet, a central angle of 45°00'00", a chord bearing of S. 20°39'45" E. and a chord distance of 252.57 feet (deed calls: S. 20°39'28" E.) to a 1/2" iron rod with cap marked "HRA" found at a point of intersection;

THENCE S. 43°09'28" E., continuing along said West right-of-way line, a distance of 82.47 feet to a 1/2" iron rod with cap marked "HRA" found at a point of intersection;

THENCE Southeasterly, continuing along said West right-of-way line, around a curve to the right, said curve having a radius of 240.00 feet, an arc length of 302.61 feet, a central angle of 72°14'32", a chord bearing of S. 07°02'32" E. and a chord distance of 282.96 feet (deed calls: S. 07°02'12" E.) to a 1/2" iron rod with cap marked "HRA" found at a point of intersection;

THENCE S. 60°58'24" E., continuing along said West right-of-way line, a distance of 30.00 feet (deed calls: S. 60°54'57" E.) to a "crosshatch" nail found in the Western boundary of a 0.34 acre tract described in Volume 4796, Page 106 of the Official Real Property Records of Lubbock County, Texas, at the most Easterly Northeast corner of this tract;

THENCE S. 29°05'44" W., along the Western boundary of said 0.34 acre tract, a distance of 930.47 feet (deed calls: S. 29°05'03" W.) to a 60 penny nail found at a point of intersection;

THENCE S. 20°37'33" W., continuing along the Western boundary of said 0.34 acre tract, a distance of 800.68 feet (deed calls: S. 20°38'03" W. 801.28 feet) to a 1/2" iron rod found in said North right-of-way line of Brook Boulevard, at the South corner of said 0.34 acre tract, the Southwest corner of a 31.0 acre tract described in Volume 4301, Page 255 of the Official Real Property Records of Lubbock County, Texas and the Southeast corner of this tract;

THENCE Northwesterly, along said North right-of-way line, around a curve to the right, said curve having a radius of 1198.69 feet, an arc length of 265.04 feet, a central angle of 12°40'07", a chord bearing of N. 81°47'06" W. and a chord distance of 264.50 feet (deed calls: N. 81°47'19" W. 264.55 feet) to a 1/2" iron rod with cap marked "OJD" found at a point of intersection;

THENCE Northwesterly, continuing along said North right-of-way line, around a curve to the right, said curve having a radius of 650.00 feet, an arc length of 87.42 feet, a central angle of 07°42'20", a chord bearing of N. 59°40'03" W. and a chord distance of 87.35 feet to a 1/2" iron rod with cap marked "OJD" found at a point of intersection;

THENCE N. 55°48'53" W., continuing along said North right-of-way line, a distance of 113.87 feet to a 1/2" iron rod with cap marked "OJD" found at a point of intersection;

THENCE Northwesterly, continuing along said North right-of-way line, around a curve to the left, said curve having a radius of 650.00 feet, an arc length of 366.54 feet, a central angle of 32°18'33", a chord bearing of N. 71°58'11" W. and a chord distance of 361.70 feet to a 1/2" iron rod with cap marked "OJD" found at a point of intersection;

THENCE N. 88°03'37" W., continuing along said North right-of-way line, a distance of 16.33 feet to a 1/2" iron rod with cap marked "OJD" found at a point of intersection;

THENCE Southwesterly, continuing along said North right-of-way line, around a curve to the left, said curve having a radius of 250.06 feet, an arc length of 90.07 feet, a central angle of 20°38'23", a chord bearing of S. 81°36'04" W. and a chord distance of 89.58 feet to a 1/2" iron rod with cap marked "OJD" found at a point of intersection;

THENCE Southwesterly, continuing along said North right-of-way line, around a curve to the right, said curve having a radius of 265.70 feet, an arc length of 95.71 feet, a central angle of $20^{\circ}38'17''$, a chord bearing of S. $81^{\circ}34'38''$ W. and a chord distance of 95.19 feet (deed calls: S. $81^{\circ}35'35''$ W. 95.10 feet) to a 1/2" iron rod with cap marked "OJD" found at a point of intersection;

THENCE N. $88^{\circ}04'35''$ W., continuing along said North right-of-way line, a distance of 61.87 feet (deed calls: N. $88^{\circ}05'53''$ W. 61.75 feet) to the Point of Beginning.

Exhibit B

