



PLANNING AND ZONING MEETING MAY 12, 2026

May 12, 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 April 14, 2026.
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.
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.
4. Consider and take appropriate action on final plat for Cityside Business Park Tract 3 and 4.

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

/s/ Tara Tomlinson, Director of Development Services



PLANNING AND ZONING COMMISSION APRIL 14, 2026

April 14, 2026 at 5:30 PM

WolfForth City Hall - 302 Main Street WolfForth, TX

MINUTES

CALL MEETING TO ORDER

Robert Garcia 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 public comment.

ITEMS FOR INDIVIDUAL CONSIDERATION

1. Consider and take appropriate action on minutes from February 10, 2026 and March 31, 2026.

Motion made by Charlotte McDonald, second by Jonathan Singer to approve minutes from February 10, 2026 and March 31, 2026. Motion carried unanimously.

2. Consider and take appropriate action on final plat for Overlook at Alcove Lots 85-168.

Motion made by Michael Adams, second by Charlotte McDonald to recommend approval of the final plat for Overlook at Alcove Lots 85-168. Motion carried unanimously.

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

Discussion about a water line easement that may run through Tract 4. City staff will verify before City Council meeting.

Motion made by Charlotte McDonald, second by Jonathan Singer to recommend approval of preliminary plat Cityside Business Park Tract 3 and 4 with verification of easement. Motion carried unanimously.

- 4. Consider and take appropriate action on amending Chapter 10 Subdivision Regulations.

Motion made by Charlotte McDonald, second by Russell Dabbs to recommend approval of amendment to Chapter 10 Subdivision Regulations.

ADJOURN

Motion made by Charlotte McDonald, second by Michael Adams to adjourn at 5:46 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 April 8, 2026 at 5:00 p.m.

ATTEST:

Tara Tomlinson, Director of Development Services



AGENDA ITEM COMMENTARY

MEETING NAME:	Planning and Zoning Commission
MEETING DATE:	May 12, 2026
ITEM TITLE:	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.
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 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.
2. 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.

An application submitted by AMD Engineering LLC on behalf of Overlook Land Group was received on April 23, 2026. The request seeks to rezone approximately 17 acres located on the eastern portion of property BLK D6 SEC 31 AB 435 TR H, along CR 1300 (Research Boulevard), extending from 20th Street north to approximately 15th Street.

The property is currently zoned R-1 (Single Family Residential), and the applicant is requesting a change to C-3 (Commercial with Outdoor Storage). The proposed development concept includes a commercial strip featuring storefronts with provisions for on-site storage. A proposed right-of-way (ROW) running through the center of the property is also included in the application.

Surrounding land uses include an industrial park to the north; to the west, properties located in the county consisting of approximately 2-acre residential lots; to the south, county properties with 1-acre or larger residential lots; and to the east, undeveloped land owned by Overlook Land Company.

EXHIBITS:

1. Public Notice Letter
2. Proposed site
3. Map of area
4. Future Land Use Map/Master Thoroughfare Plan

COMMITTEE ACTION/STAFF RECOMMENDATION:

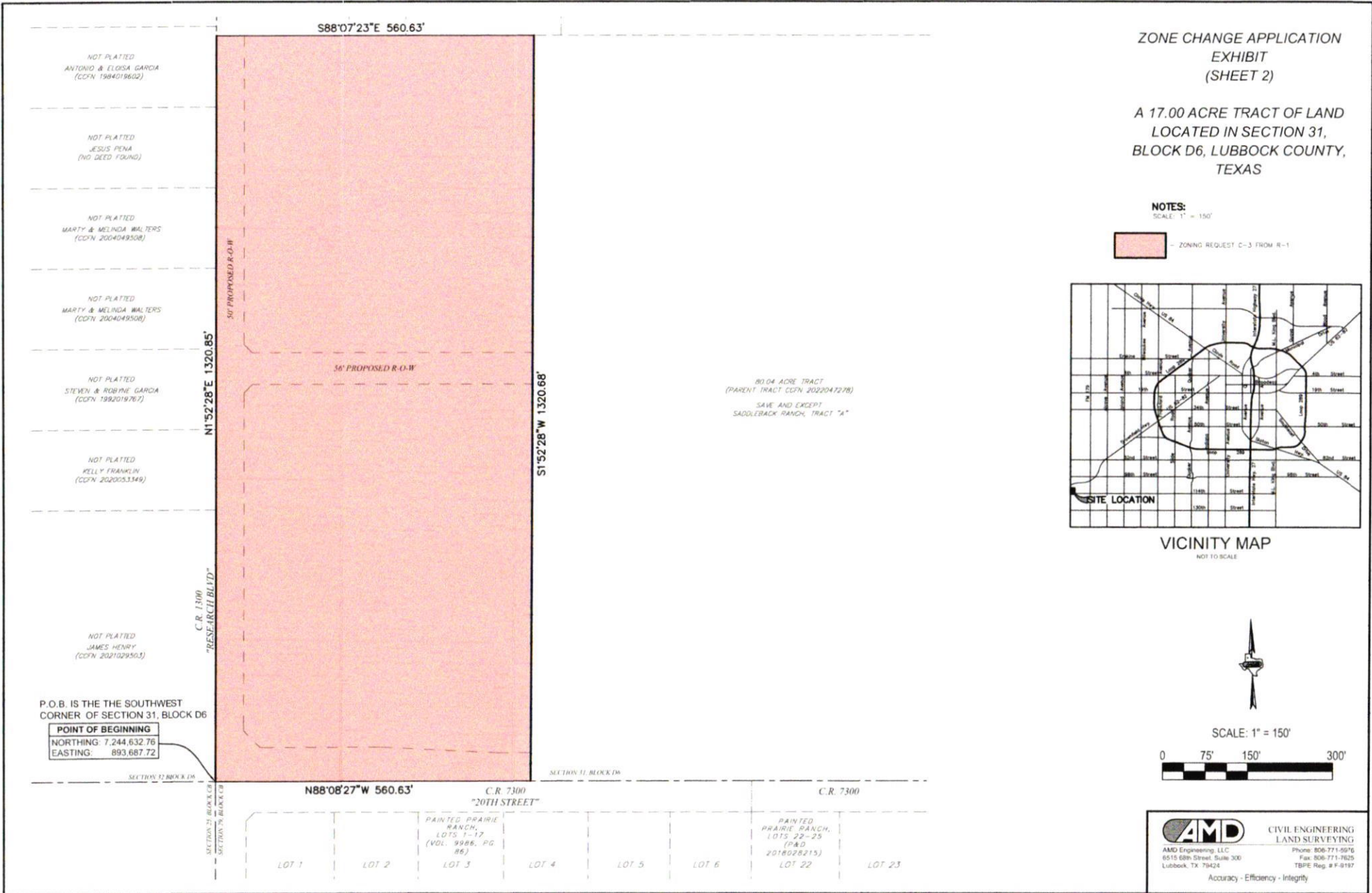
Hold Public Hearing.

PUBLIC NOTICE

The Wolfforth Planning and Zoning Commission will meet on May 12, 2026 at 5:30 pm and the Wolfforth City Council will meet on May 18, 2026 at 6:00 pm in the City Council Chambers, 302 Main Street, Wolfforth, Texas. The Public Hearings are to receive comment regarding a zoning change by the City of Wolfforth from R-1 to C-3 for Storefront and Storage at BLK D6 SEC 31 AB 435 TR H ACS AC: 74.762 for a total of 17.0 Acres on the most western portion.

At said 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 accommodation or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 806-855-4120 or email at city.secretary@wolfforthtx.us for further information.





DESCRIPTION FOR A ZONING CHANGE REQUEST IN
SECTION 31, BLOCK D6,
LUBBOCK COUNTY, TEXAS

(Sheet 1 of 2, Sketch of tract attached as Sheet 2)

METES AND BOUNDS DESCRIPTION of a 17.00 acre tract of land located in Section 31, Block D6, Lubbock County, Texas, prepared for Zone Change purposes only and being further described as follows:

BEGINNING at a point at the southwest corner of said 17.00-acre tract, at the southwest corner of Section 31, Block D6;

THENCE N 1° 52' 28" E an approximate distance of 1320.85 feet;

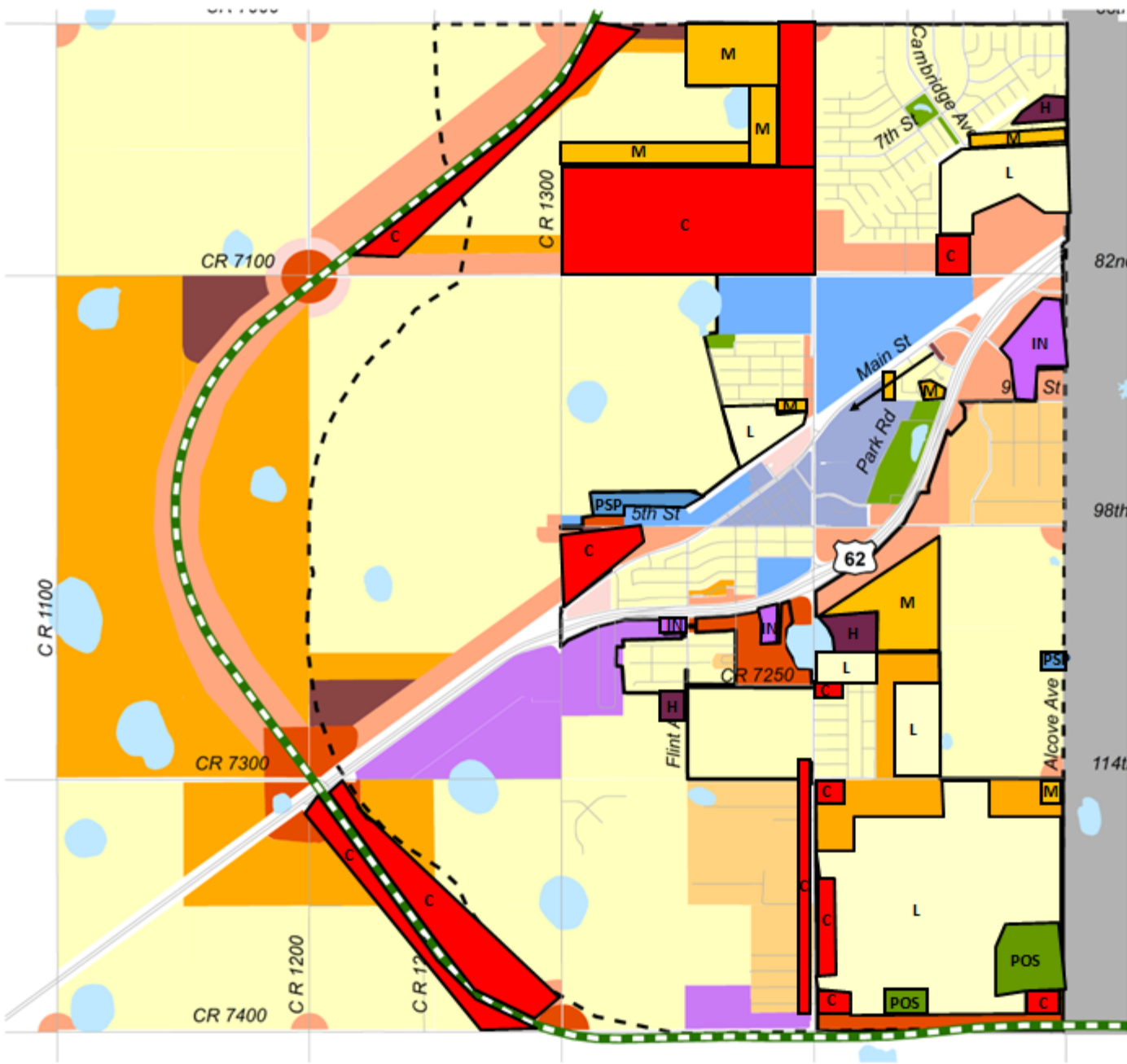
THENCE S 88° 07' 23" E an approximate distance of 560.63 feet;

THENCE S 1° 52' 28" W an approximate distance of 1320.68 feet;

THENCE N 88° 08' 27" W an approximate distance of 560.63 feet to the Point of Beginning and containing approximately 17.00 acres.

This description was prepared for purposes of a zoning request and does not represent a survey made upon the ground.

Prepared for: Keith McNeese

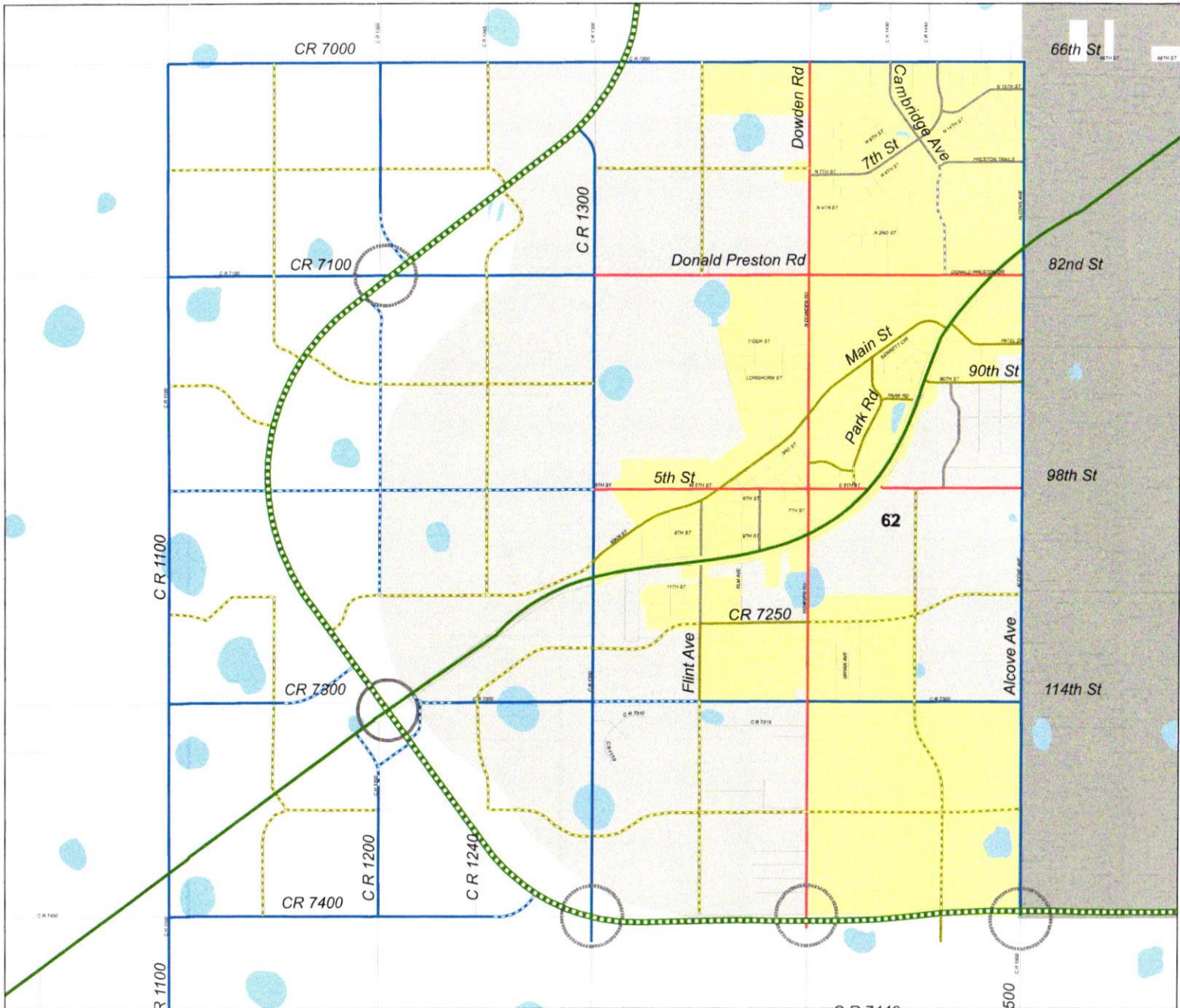


Wolfforth Future Land Use Plan

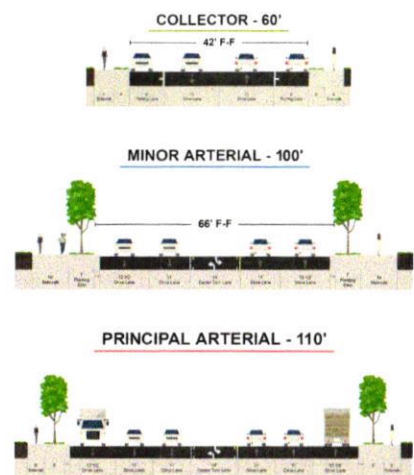
Legend

- Loop 88
- Low Density Residential
- Manufactured Home
- Medium Density Residential
- High Density Residential
- Office
- Retail
- Commercial
- Old Town Mixed Use
- Special Study
- Park/Open Space
- Public/Semi-Public
- Industrial
- Wolfforth City Limits
- Wolfforth ETJ
- Lubbock City Limits
- Lakes

2020 City of Wolfforth Comprehensive Plan Update



Wolfforth Master Thoroughfare Plan



Legend

- Loop 88 Alignment
- Freeway
- Proposed Interchange
- Proposed Grade Separation
- Existing Principal Arterial
- Existing Minor Arterial
- Existing Collector
- Existing Residential Collector
- Proposed Principal Arterial
- Proposed Minor Arterial
- Proposed Collector
- Proposed Residential Collector
- Wolfforth City Limits
- Wolfforth ETJ
- Lubbock City Limits
- Lakes

2021 City of Wolfforth
Comprehensive Plan Update

Adopted by City Council on April 5th, 2021





AGENDA ITEM COMMENTARY

Item # 3.

MEETING NAME:	Planning and Zoning Commission
MEETING DATE:	May 12, 2026
ITEM TITLE:	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.
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 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.

EXHIBITS:

1. Ordinance

COMMITTEE ACTION/STAFF RECOMMENDATION:

The City staff recommends that the Planning and Zoning Commission recommend zoning change.

ORDINANCE NO. 2026-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOLFFORTH AMENDING THE ZONING MAP AS IT RELATES TO PROPERTY KNOWN AS BLK D6 SEC 31 AB 435 TR H AC: 17.00, WOLFFORTH, LUBBOCK COUNTY, TEXAS, BY AMENDING THE ZONING DESIGNATION FROM R1 TO C-3; 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;

WHEREAS, the Overlook Land Group (the “Owners”) own the property known as BLK D6 SEC 31 AB 435 TR H AC: 17.00, Wolfforth, Lubbock County, Texas (the “Property”);

WHEREAS, the Property is currently designated R1 Single-Family Dwelling as the default zoning designation when it was annexed into the City limits;

WHEREAS, the Owners have applied for and requested a change to the zoning designation of the Property from R1 to C-3 Commercial District;

WHEREAS, after a public hearing, the Planning and Zoning Commission recommended the change in zoning designation for the Property to C-3; 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 C-3.

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 D6 SEC 31 AB 435 TR H AC: 17.00, Wolfforth, Texas to C-3 Commercial 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.

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 18th day of May 2026.

Charles Addington, II, Mayor
City of Wolfforth, Texas

ATTEST:

Terri Robinette, City Secretary



AGENDA ITEM COMMENTARY

Item # 4.

MEETING NAME:	Planning and Zoning Commission
MEETING DATE:	May 12, 2026
ITEM TITLE:	Consider and take appropriate action on final plat for Cityside Business Park Tract 3 and 4.
STAFF INITIATOR:	Tara Tomlinson, Director of Development Services

BACKGROUND:

A preliminary plat was submitted for two tracts in an industrial zoned area. The plat was approved with the condition of adding a waterline easement to Tract 4 at the City Council meeting on April 202, 2026. The attached final plat has been reviewed by staff and third parties and meets the City's ordinances for approval with the attached conditions to address. Per City of WolfForth's Code of Ordinances, approval by Planning and Zoning Commission shows that the plat meets all ordinances. Drainage analysis was reviewed by a separate instrument by third party engineers.

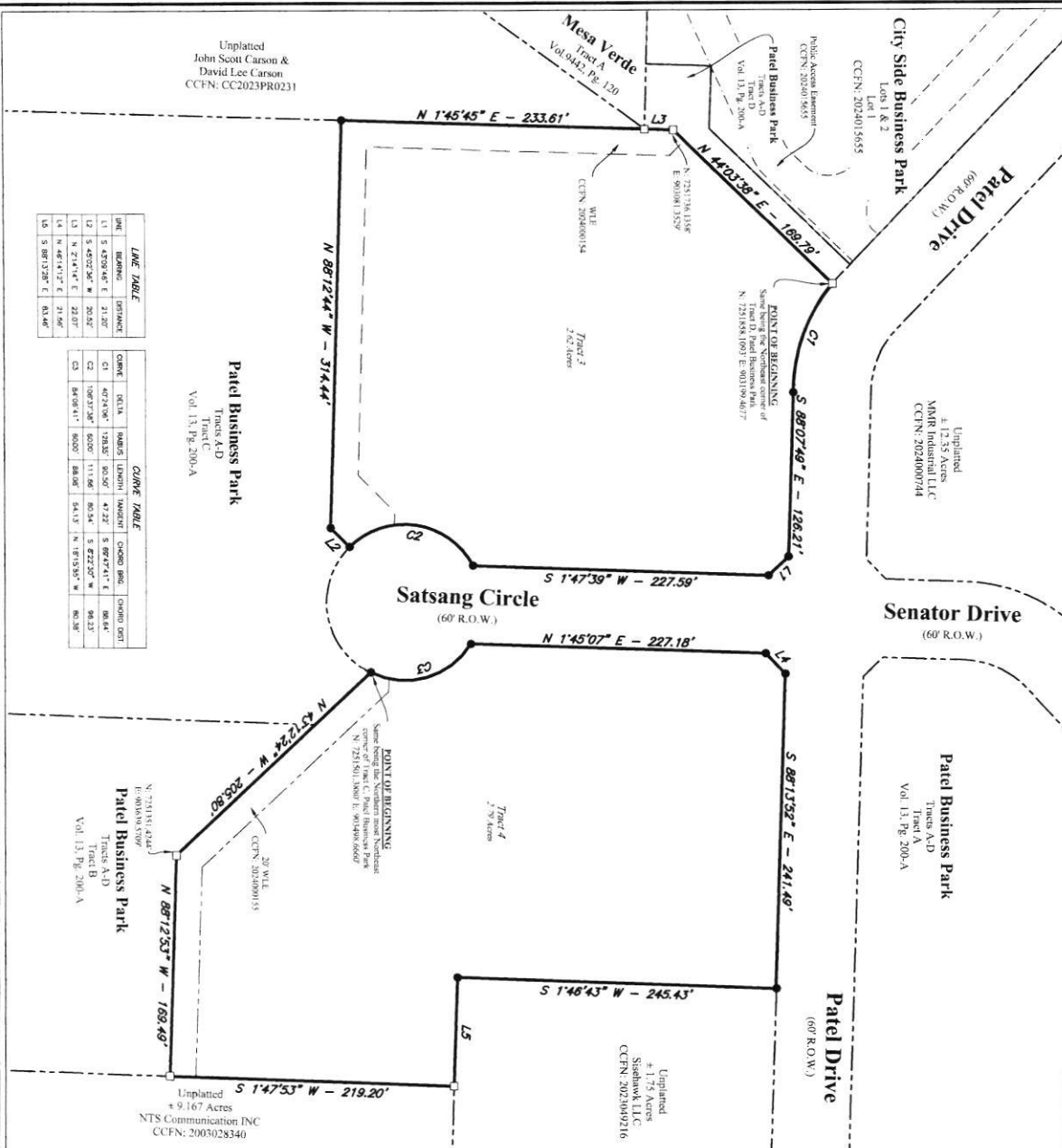
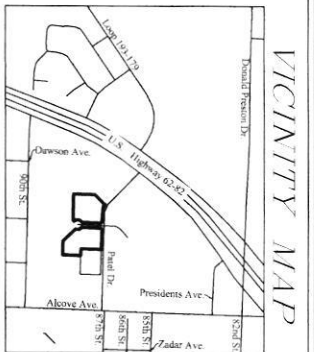
EXHIBITS:

1. plat

COMMITTEE ACTION/STAFF RECOMMENDATION:

City staff recommends a recommendation to the City Council for approval.

Tracts 3 & 4 Cityside Business Park Addition, an addition to the City of Wolforth, Lubbock County, Texas



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 85°59'48" E	21.207'
L2	S 45°02'36" W	20.027'
L3	N 2°14'14" E	22.077'
L4	N 46°11'17" E	21.967'
L5	S 88°12'38" E	03.448'

CORNER TABLE

CORNER	DETAILED	MARKS	LENGTH	MARKER	CHORD BEARING	CHORD DIST.
C1	46°24'30"	12855	50.507'	47.227'	S 88°47'51" E	88.634'
C2	108°37'28"	92007	111.986'	80.354'	S 87°23'50" W	98.233'
C3	84°08'41"	90207	88.808'	54.133'	N 18°15'55" W	86.238'

Unplatted
+ 9.167 Acres
NTS Communication INC
CCFN: 2003028340

Unplatted
John Scott Carson &
David Lee Carson
CCFN: CC2023PR0231

Unplatted
+ 1.75 Acres
Sishank LLC
CCFN: 2023049216

Unplatted
+ 12.53 Acres
MNR, LLC
CCFN: 2024007044

Unplatted
+ 1.25 Acres
MNR, LLC
CCFN: 2024007044

LEGEND

- - Set 1/2" Iron Rod with Cap
- - "CEC 10194378"
- Found 1/2" Iron Rod
- Plot Limits
- Lot Line
- Adjointer Lot Line
- Easement Line - As Described
- Access Easement Line
- County Clerk File No.
- Vol./Pg - Volume/Page
- Right-of-Way
- Water Line Easement
- WILE

FINAL PLAT

Tracts 3 & 4
Cityside Business Park Addition
Section 25, Block AK,
Abstract 246, G RR Co. Survey,
Wolforth, Lubbock County, Texas
Total ± 5.41 Acres April 17, 2028

OWNER
Tiger Gearty
1501 Broadway, Suite 3011, Lubbock, TX 79401

CONVEYANCE ENGINEERING & CONSULTING, LLC
2025 Commerce Street, Suite 200, Lubbock, Texas 79401
Phone: 806.741.1111
Fax: 806.741.1112
www.cenginc.com

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS

That I, Justin Carnell, do hereby certify that I prepared this plat from an original survey of the property shown herein, prepared from the best of my personal observation, in accordance with the Subdivision Regulations of the City of Wolforth, Texas.

13. Buried utility and collection easement as required for service within the plat limits is herein granted.

14. Bearings and Coordinate values shown herein are based upon the Texas Coordinate System, North Central Zone, NAD83 datum.

15. Distances and areas shown herein are based on horizontal grid measurements in U.S. feet.

Approved this _____ day of _____, 20____.

By the City Council of the City of Wolforth, Texas

Mayor _____

ATTEST _____

Secretary _____