



PLANNING AND ZONING COMMISSION NOVEMBER 12, 2024

November 12, 2024 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 October 8, 2024.
2. Consider and take appropriate action on final plat for Harvest, Lots 1285-1386.
3. PUBLIC HEARING: Consider and take appropriate action on 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: 49.5613 Acres. (R64833)
4. Consider and take appropriate action on 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: 49.5613 Acres. (R64833)

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 November 8, 2024 at 5:00 p.m.

/s/ Tara Tomlinson, Director of Development Services



PLANNING AND ZONING COMMISSION OCTOBER 8, 2024

October 08, 2024 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 5:30 pm.

ROLL CALL AND ESTABLISH A QUORUM

CITIZEN ENGAGEMENT

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

No one participated in citizen engagement.

ITEMS FOR INDIVIDUAL CONSIDERATION

1. Consider and take appropriate action on minutes of the Planning and Zoning Commission meeting from August 13, 2024.

Motion made by Charlotte McDonald, second by Russell Dabbs to approve minutes from August 13, 2024. Motion carried unanimously.

2. PUBLIC HEARING: Consider and take appropriate action on an amendment to the Wolfforth Code of Ordinances, Article 14.03 Use Regulations.

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

3. Consider and take appropriate action on ordinance that will amend the Wolfforth Code of Ordinances, Article 14.03 Use Regulations.

Motion by Russell Dabbs, second by Charlotte McDonald to recommend approval of amendment to the Wolfforth Code of Ordinances, Article 14.03 Use Regulations. Motion carried unanimously.

4. Consider and take appropriate action on final plat for Overlook West Lot 182-A.

After discussion on reason for replat of Overlook West 7 lots, motion by Charlotte McDonald, second by Russell Dabbs to recommend approval of Overlook West Lot 182-A plat. Motion carried unanimously.

ADJOURN

Discussed acquiring names and applications for two people to serve as alternates to the Planning and Zoning Commission. Once names are received, the City Council will have the ultimate decision on appointments.

Motion by Russell Dabbs, second by Charlotte McDonald to close the meeting at 5:42 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 October 4, 2024 at 5:00 p.m.

/s/ Tara Tomlinson, Director of Development Services

Kyle Reeves, Chair of Planning and Zoning Commission

ATTEST:

Tara Tomlinson, Director of Development Services



AGENDA ITEM COMMENTARY

MEETING NAME: Planning and Zoning Commission Meeting
MEETING DATE: November 12, 2024
ITEM TITLE: Consider and take appropriate action on final plat for Harvest, Lots 1285-1386.
STAFF INITIATOR: Tara Tomlinson, Director of Development Services

BACKGROUND:

The attached plat has been reviewed by staff and third parties and meets the City’s ordinances for approval with the attached conditions to address. Subdivision plans have been approved by Texas Commission on Environmental Quality on September 23, 2024. Per City of WolfForth’s Code of Ordinances, approval by Planning and Zoning Commission shows that the plat meets all ordinances. Public infrastructure will be accepted by City Engineer at another date. Drainage studies were coordinated with City of Lubbock and City Engineer confirmed their approval. Drainage infrastructure will be inspected and approved by the City of Lubbock.

EXHIBITS:

1. TCEQ Letter
2. Plat- Harvest 24

COMMITTEE ACTION/STAFF RECOMMENDATION:

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

Jon Niermann, *Chairman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

September 23, 2024

Jimmy D. McDaniel, P.E.
AMD Engineering LLC
6515 68th Street, Suite 300
Lubbock, TX 79424

Re: City of Wolfforth - Public Water System ID No. 1520005
Proposed Water Line Distribution Improvements
Engineer Contact Telephone: (806) 771-5976
Plan Review Log No. P-07242024-211
Lubbock County, Texas

CN600645725 RN101387447

Dear Mr. McDaniel:

On July 24, 2024, the Texas Commission on Environmental Quality (TCEQ) received planning material with your letter dated July 24, 2024 for the Proposed Water Line Distribution Improvements. Based on our review of the information submitted, the project generally meets the minimum requirements of Title 30 Texas Administrative Code (TAC) Chapter 290 - Rules and Regulations for Public Water Systems and is **approved for construction**.

The submittal consisted of 10 sheets of engineering drawings and technical specifications. The approved project consists of:

- Approximately 2,034 linear feet of 6-inch American Water Works Association Standard C900, polyvinyl chloride, dimension ratio 18 waterline;
- Approximately 2,881 linear feet of 8 -inch American Water Works Association Standard C900, polyvinyl chloride, dimension ratio 18 waterline;
- Approximately 2,088 linear feet of 10-inch American Water Works Association Standard C900, polyvinyl chloride, dimension ratio 18 waterline;
- Approximately 1,719 linear feet of 12-inch American Water Works Association Standard C900, polyvinyl chloride, dimension ratio 18 waterline; and
- Associated valves, fittings, and appurtenances.

This approval is for the construction of the above listed items only. Any wastewater components contained in this design were not considered. The authorization provided in this letter does not relieve a Public Water System from the need to comply with other applicable state and federal regulations.

This project may have approved the construction of facilities that may require either the creation of or update to an Emergency Preparedness Plan (EPP). Information on EPPs is available at the following website:

https://www.tceq.texas.gov/drinkingwater/homeland_security/disasterprep/epp

If you have additional questions about EPPs, please contact the Emergency Preparedness and Response Section at (512) 239-4691 or PDWEPP@tceq.texas.gov.

The City of Wolfforth public water supply system provides water treatment.

The project is located at East 21st Street and Alcove Avenue in Lubbock County, Texas.

An appointed engineer must notify the TCEQ's Region 2 Office in Lubbock by email at R2PWS@TCEQ.Texas.gov when construction will start. Please keep in mind that upon completion of the water works project, the engineer or owner will notify the commission's Water Supply Division, in writing, as to its completion and attest to the fact that the completed work is substantially in accordance with the plans and change orders on file with the commission as required in 30 TAC §290.39(h)(3). This notification may be sent to PTRS@tceq.texas.gov.

Please refer to the Plan Review Team's Log No. **P-07242024-211** in all correspondence for this project.

Please complete a copy of the most current Public Water System Plan Review Submittal form for any future submittals to TCEQ. Every blank on the form must be completed to minimize any delays in the review of your project. The document is available on TCEQ's website at the address shown below. You can also download the most current plan submittal checklists and forms from the same address.

<https://www.tceq.texas.gov/drinkingwater/udpubs.html>

For future reference, you can review part of the Plan Review Team's database to see if we have received your project. This is available on TCEQ's website at the following address:

<https://www.tceq.texas.gov/drinkingwater/planrev.html/#status>

You can download the latest revision of 30 TAC Chapter 290 - Rules and Regulations for Public Water Systems from this site.

Jimmy D. McDaniel, P.E.
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September 23, 2024

If you have any questions concerning this letter or need further assistance, please contact David Smith at (512) 239-4703 or by email at David.Smith@Tceq.Texas.Gov or by correspondence at the following address:

Plan Review Team, MC-159
Texas Commission on Environmental Quality
P.O. Box 13087
Austin, Texas 78711-3087

Sincerely,



David T. Smith, P.E.
Plan Review Team
Plan and Technical Review Section
Water Supply Division
Texas Commission on Environmental Quality



For Craig A. Stowell, P.E., Team Leader
Plan Review Team
Plan and Technical Review Section
Water Supply Division
Texas Commission on Environmental Quality

CAS/DTS/vj/av

cc: City of Wolfforth, Attn: Honorable Mayor Charles Addington, P.O. Box 36, Wolfforth,
Texas 79382-0036

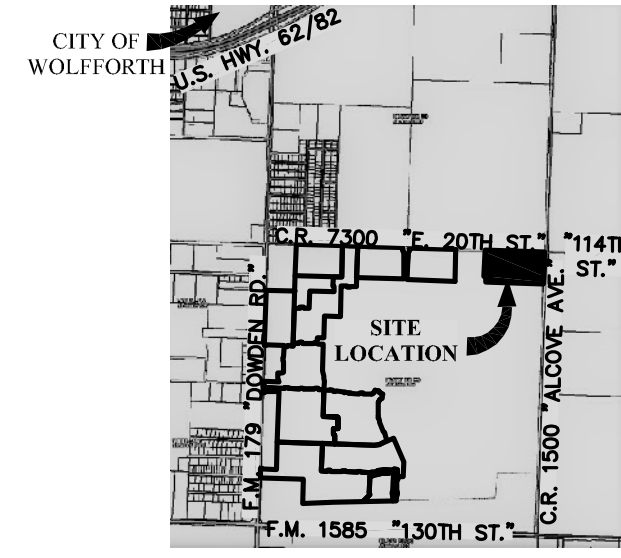
Jimmy D. McDaniel, P.E.
Page 4
September 23, 2024

Item # 2.

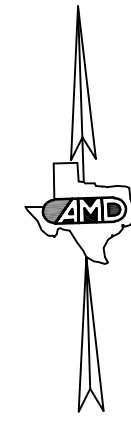
bcc: TCEQ Central Records PWS File 1520005 (P-07242024-211/City of Wolfforth)
TCEQ Region No. 2 Office - Lubbock

HARVEST,

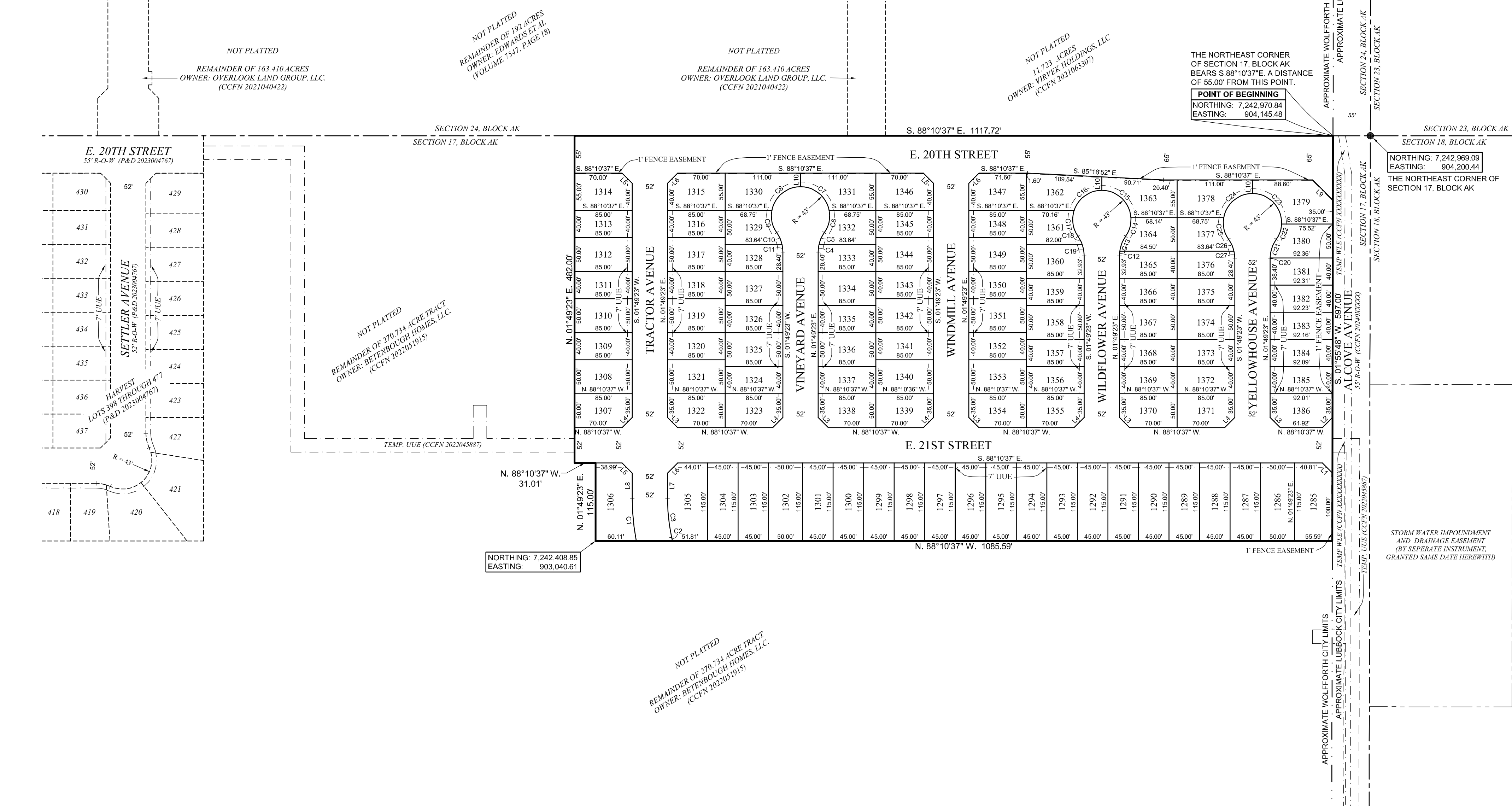
LOTS 1285 THROUGH 1386,
AN ADDITION TO THE CITY OF WOLFFORTH,
LUBBOCK COUNTY, TEXAS



VICINITY MAP
NOT TO SCALE



SCALE: 1" = 100'
0' 50' 100' 200'



NOTES:

- HEAVY LINES INDICATE PLAT LIMITS.
- ALL STREETS, ALLEYS, AND EASEMENTS WITHIN PLAT LIMITS ARE HEREIN DEDICATED, UNLESS NOTED OTHERWISE.
- NO BUILDING PERMIT SHALL BE ISSUED ON ANY SURVEY CERTIFICATE THAT IS NOT IN ACCORDANCE WITH AN APPROVED FINAL PLAT UNLESS AN EXCEPTION IS PROVIDED BY THE CITY COUNCIL POLICY OR BY THE CITY OF WOLFFORTH CODE OF ORDINANCES.
- ALL UTILITY SERVICE SHALL BE IN ACCORDANCE WITH THE "UNDERGROUND UTILITIES POLICY" STATEMENT BY THE CITY COUNCIL OF THE CITY OF WOLFFORTH, TEXAS AND THE PROVISIONS OF SECTION 15.08.095 OF THE CITY OF WOLFFORTH CODE OF ORDINANCES.
- ANY RELOCATION OR REVISION OF EXISTING FACILITIES SHALL BE THE SUBDIVIDER'S EXPENSE. COMPENSATION SHALL BE MADE PRIOR TO RECORDING OF THIS FINAL PLAT.
- ALL EXISTING OR PROPOSED UTILITY SERVICES TO AND ON TRACTS INDICATED BY THIS PLAT SHALL BE CONTAINED IN THE PUBLIC RIGHT-OF-WAY AND PUBLIC OR PRIVATE UTILITY EASEMENTS. UTILITY SERVICE INSTALLATION REQUESTED AT A FUTURE DATE AND NOT WITHIN AN EASEMENT INDICATED BY THIS PLAT, SHALL BE WITHIN A PROPER UTILITY EASEMENT GRANTED BY THE OWNER OF SAID PROPERTY BY SEPARATE RECORDED INSTRUMENT PRIOR TO THE PROVISION OF SUCH SERVICE. SUCH EASEMENTS SHALL BE AT THE EXPENSE OF THE ENTITY REQUESTING SUCH INSTALLATION.
- ALL EASEMENTS HEREIN GRANTED SHALL ENTITLE THE CITY OR THE UTILITY COMPANY USING SUCH EASEMENTS TO THE RIGHT TO REMOVE, REPAIR OR REPLACE ANY LINES, PIPES, CONDUITS, OR POLES WITHIN SUCH EASEMENTS AS MAY BE DETERMINED BY THE CITY OR UTILITY COMPANY WITHOUT THE CITY OR UTILITY COMPANY BEING RESPONSIBLE OR LIABLE FOR THE REPLACEMENT OF IMPROVEMENTS, PAVING OR SURFACING OF THE EASEMENT NECESSITATED BY SUCH REPAIR, REMOVAL, OR REPLACEMENT. EASEMENTS DESIGNATED OR INTENDED FOR VEHICULAR PASSAGE (UTILITY AND EMERGENCY) OR PEDESTRIAN ACCESS SHALL NOT BE FENCED OR OTHERWISE OBSTRUCTED.
- ANY EASEMENTS OR RIGHTS-OF-WAY SHOWN AS "BY SEPARATE INSTRUMENT" ARE SHOWN ON THE PLAT FOR INFORMATION PURPOSES ONLY. THIS PLAT DOES NOT DEDICATE SAID EASEMENTS.
- MINIMUM FLOOR ELEVATIONS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY DRAINAGE DESIGN MANUAL AND SECTION 3.09.020 OF THE CITY OF WOLFFORTH CODE OF ORDINANCES.
- UNDERGROUND UTILITY EASEMENTS, ALONG RIGHT-OF-WAY LINES, SHALL ALLOW FOR NECESSARY SURFACE APPURTENANCES. ALL SURFACE APPURTENANCES SHALL BE LOCATED AT THE SIDE LOT LINE SO AS NOT TO INHIBIT PEDESTRIAN AND/OR VEHICULAR ACCESS.

- = 1/2" IRON ROD (PMRD)
- PMRD = PHYSICAL MONUMENT OF RECORD DIGNITY
- CCFN = COUNTY CLERK'S FILE NUMBER
- P&D = COUNTY CLERK'S PLAT AND DEDICATION NUMBER
- R-O-W = RIGHT-OF-WAY
- UUE = UNDERGROUND UTILITY EASEMENT (SEE NOTE 10)

ALL CORNERS MONUMENTED WITH 1/2" IRON ROD WITH CAP MARKED "AMD ENGINEERING", UNLESS OTHERWISE SPECIFIED. BEARINGS AND COORDINATES SHOWN HEREON ARE RELATIVE TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011), TEXAS NORTH CENTRAL ZONE, AS DETERMINED BY A POINT OF ORIGIN LOCATED AT NORTHING: 7,240,468.23 AND EASTING: 909,510.33. THE CONVERGENCE ANGLE TO TRUE NORTH IS (-)01° 54' 45.29" AND THE COMBINED SCALE FACTOR IS 0.99974597. DISTANCES AS SHOWN HEREON ARE AT SURFACE. IN U.S. SURVEY FEET. THE PLAT LIMITS OF HARVEST, LOTS 1285 THROUGH 1386 CONTAINS 15.229 ACRES OF LAND. DESCRIPTION OF THESE PLAT LIMITS ARE ON A SEPARATE DOCUMENT, OF SAME DATE HERewith.

APPROVED THIS _____ DAY OF _____, 2024
BY THE CITY COUNCIL OF THE CITY OF WOLFFORTH, TEXAS

APPROVED:

MAYOR

ATTEST:

CITY SECRETARY

**PLAT FOR REVIEW,
DO NOT RECORD
11/4/24 @ 9:00 A.M.**

| CURVE | RADIUS | ARC LENGTH | DELTA ANGLE | CHORD LENGTH | CHORD BEARING | RADIUS POINT |
|-------|---------|------------|-------------|--------------|----------------|--------------|
| C1 | 326.00' | 63.29' | 11°07'23" | 63.19' | N. 03°44'18"W. | RP1 |
| C2 | 326.00' | 5.56' | 0°58'41" | 5.56' | N. 09°47'20"W. | RP2 |
| C3 | 274.00' | 57.87' | 12°06'04" | 57.76' | N. 04°13'39"W. | RP1 |
| C4 | 50.00' | 11.71' | 13°24'54" | 11.68' | S. 08°31'50"W. | - |
| C5 | 50.00' | 19.01' | 21°46'45" | 18.89' | S. 26°07'40"W. | - |
| C6 | 43.00' | 34.46' | 45°54'56" | 33.54' | N. 14°03'34"E. | RP3 |
| C7 | 43.00' | 59.50' | 79°16'42" | 54.86' | N. 48°32'15"W. | RP3 |
| C8 | 43.00' | 59.50' | 79°16'42" | 54.86' | S. 52°11'03"W. | RP3 |
| C9 | 43.00' | 34.46' | 45°54'57" | 33.54' | S. 10°24'47"E. | RP3 |
| C10 | 50.00' | 19.01' | 21°46'45" | 18.89' | N. 22°28'53"W. | - |
| C11 | 50.00' | 11.71' | 13°24'54" | 11.68' | N. 04°53'04"W. | - |
| C12 | 50.00' | 7.09' | 6°07'46" | 7.09' | S. 05°53'16"W. | RP4 |
| C13 | 50.00' | 23.62' | 27°03'53" | 23.40' | S. 23°29'06"W. | RP4 |
| C14 | 43.00' | 29.89' | 38°49'22" | 29.29' | N. 17°06'21"E. | RP4 |
| C15 | 43.00' | 64.07' | 85°22'16" | 58.31' | N. 45°29'28"W. | RP4 |
| C16 | 43.00' | 53.84' | 71°44'40" | 50.39' | S. 55°57'04"W. | RP4 |
| C17 | 43.00' | 40.11' | 53°26'59" | 38.67' | S. 06°38'46"E. | RP4 |
| C18 | 50.00' | 13.29' | 15°13'53" | 13.25' | N. 25°45'19"W. | - |
| C19 | 50.00' | 17.42' | 19°57'46" | 17.33' | N. 08°09'30"W. | - |
| C20 | 50.00' | 1.60' | 1°50'03" | 1.60' | S. 02°44'25"W. | - |
| C21 | 50.00' | 29.11' | 33°21'36" | 28.70' | S. 20°20'14"W. | - |
| C22 | 43.00' | 24.41' | 32°31'42" | 24.09' | N. 20°45'11"E. | RP5 |
| C23 | 43.00' | 69.54' | 92°39'57" | 62.21' | N. 41°50'38"W. | RP5 |
| C24 | 43.00' | 59.50' | 79°16'40" | 54.86' | S. 52°11'03"W. | RP5 |
| C25 | 43.00' | 34.46' | 45°54'58" | 33.54' | S. 10°24'46"E. | RP5 |
| C26 | 50.00' | 19.01' | 21°46'44" | 18.89' | N. 22°28'54"W. | - |
| C27 | 50.00' | 11.71' | 13°24'55" | 11.68' | N. 04°53'04"W. | - |

| CONTROLLING RADIUS POINTS | | |
|---------------------------|--------------|------------|
| RADIUS POINT | NORTHING | EASTING |
| RP1 | 7,242,459.61 | 903,422.31 |
| RP2 | 7,242,352.58 | 902,832.08 |
| RP3 | 7,242,877.89 | 903,357.60 |
| RP4 | 7,242,858.30 | 903,801.09 |
| RP5 | 7,242,846.71 | 904,022.78 |

| PLAT LIMITS LINE TABLE | | |
|------------------------|----------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S. 43°07'24"E. | 21.19' |
| L2 | S. 46°52'36"W. | 21.23' |
| L3 | N. 43°10'37"W. | 21.21' |
| L4 | S. 46°49'23"W. | 21.21' |
| L5 | S. 43°10'37"E. | 21.21' |
| L6 | N. 46°49'23"E. | 21.21' |
| L7 | N. 01°49'23"E. | 37.11' |
| L8 | N. 01°49'23"E. | 37.11' |
| L9 | S. 43°07'24"E. | 42.39' |
| L10 | N. 01°49'23"E. | 20.00' |

KNOW ALL MEN BY THESE PRESENTS:
THAT I, LANDON MERRITT, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS AND/OR OTHER CONTROL SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WOLFFORTH, TEXAS.

SECTION 17, BLOCK AK, H.E. & W.T. RR. CO. SURVEY, ABST. NO. 266

AMD Engineering, LLC
6515 68th Street, Suite 300
Lubbock, TX 79424
Phone: 806-771-5976
Fax: 806-771-7625
TBPELS Reg. # 10178500
Accuracy - Efficiency - Integrity

PROPERTY OWNER: BETENBOUGH HOMES, LLC
ADDRESS: 6305 62ND STREET, LUBBOCK, TEXAS 79424
PHONE: 806-797-9494
JOB NUMBER: 240388

REGISTERED PROFESSIONAL LAND SURVEYOR # 6466
LUBBOCK, TEXAS

SURVEYED: XXXXXX XX, 2024

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AGENDA ITEM COMMENTARY

| | |
|-------------------------|---|
| MEETING NAME: | Planning and Zoning Commission |
| MEETING DATE: | November 12, 2024 |
| ITEM TITLE: | PUBLIC HEARING: Consider and take appropriate action on 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: 49.5613 Acres. (R64833) |
| 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 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: 49.5613 Acres. (R64833)
2. Consider and take appropriate action on 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: 49.5613 Acres. (R64833)

On October 8th the Planning and Zoning Commission recommended approval of a new zoning category defined as Old Town Mixed-Use. On October 21st, the City Council approved Ordinance 2024-038 establishing Old Town Mixed-Use zone district. As shown in our Future Land Use map, the area around Patterson Park is intended for the zone Old Town Mixed-Use. The City of Wolfforth is making the recommendation to rezone the 49.5613-acre area currently zoned C-2 and MF (Multi-family) to OTM (Old Town Mixed-Use).

EXHIBITS:

1. Public Notice Letter
2. Future Land Use Map

COMMITTEE ACTION/STAFF RECOMMENDATION:

The City recommends making a recommendation to the City Council to approve the rezoning of R64833.

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Wolfforth Planning and Zoning Commission will meet on November 12, 2024, at 5:30pm and the Wolfforth City Council November 18, 2024 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: 49.5613 Acres. (R64833)

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

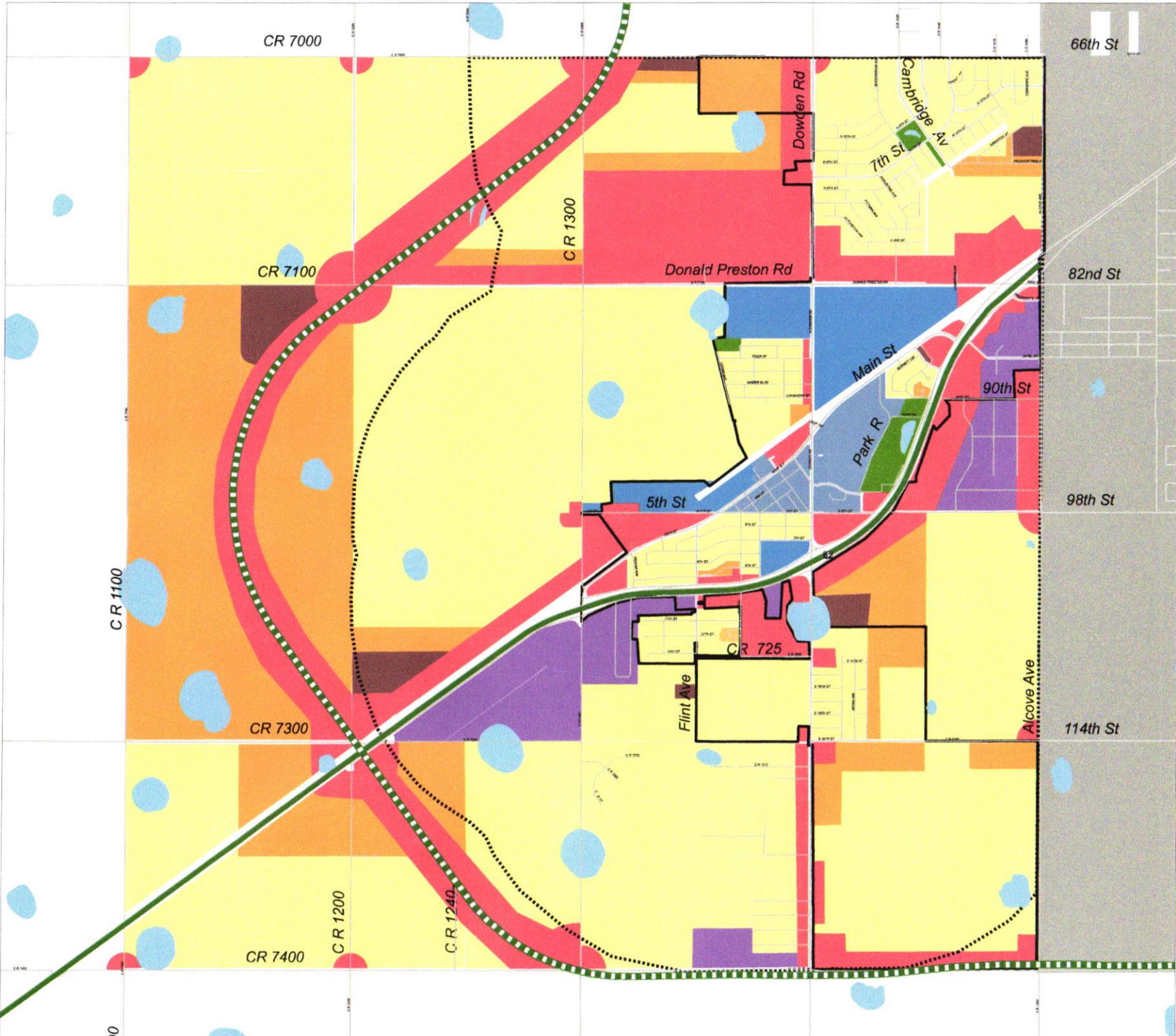
This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 806-855-4120, fax 806-855-4121 or email city.secretary@wolfforthtx.us for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



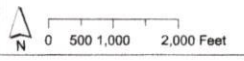
Wolfforth Future Land Use Plan

Legend

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



2021 City of Wolfforth
Comprehensive Plan Update



Adopted by City Council on April 10, 2021
Revised April 10, 2021



AGENDA ITEM COMMENTARY

| | |
|-------------------------|---|
| MEETING NAME: | Planning and Zoning Commission |
| MEETING DATE: | November 12, 2024 |
| ITEM TITLE: | Consider and take appropriate action on 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: 49.5613 Acres. (R64833) |
| 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 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: 49.5613 Acres. (R64833)

EXHIBITS:

1. Ordinance

COMMITTEE ACTION/STAFF RECOMMENDATION:

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

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: 49.5613 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, HGRW 32, LLC currently owns the property known as BLK AK SEC 25 AB 246 BAL OF SW/4 AC: 49.5613, Wolfforth, Texas (the “Property”);

WHEREAS, The City of Wolfforth 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, 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: 49.5613, 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.

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 November 2024.

Charles Addington, II, Mayor
City of Wolfforth, Texas

ATTEST:

Terri Robinette, City Secretary