



# PLANNING AND ZONING COMMISSION OCTOBER 8, 2024

October 08, 2024 at 5:30 PM

Wolfforth City Hall - 302 Main Street Wolfforth, TX

## AGENDA

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### CALL MEETING TO ORDER

### ROLL CALL AND ESTABLISH A QUORUM

### CITIZEN ENGAGEMENT

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

### ITEMS FOR INDIVIDUAL CONSIDERATION

1. Consider and take appropriate action on minutes of the Planning and Zoning Commission meeting from August 13, 2024.
2. PUBLIC HEARING: Consider and take appropriate action on an amendment to the Wolfforth Code of Ordinances, Article 14.03 Use Regulations.
3. Consider and take appropriate action on ordinance that will amend the Wolfforth Code of Ordinances, Article 14.03 Use Regulations.
4. Consider and take appropriate action on final plat for Overlook West Lot 182-A.

### 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 October 4, 2024 at 5:00 p.m.

/s/ Tara Tomlinson, Director of Development Services



# PLANNING AND ZONING COMMISSION AUGUST 13, 2024

August 13, 2024 at 5:30 PM

Wolfforth City Hall - 302 Main Street Wolfforth, TX

## MINUTES

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### CALL MEETING TO ORDER

Robert Garcia 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 actions on minutes of the Planning and Zoning Commission meeting from July 9, 2024.

Motion made by Charlotte McDonald, second by Russell Dabbs to approve minutes from July 9, 2024. Motion carried unanimously.

2. Consider and take appropriate action on final plat The Overlook, Lots 342-A through 389-A, a replat of lots 342 through 390 of the Overlook, Lots 179-390.

Motion was made by Michael Adams, second by Rebekah Peer to recommend approval of The Overlook, Lots 342-A through 389-A, a replat of lots 342 through 390 of the Overlook, Lots 179-390 plat. Motion carried unanimously.

- 3. Consider and take appropriate action on revisions to rough draft of an amendment to the Wolfforth Code of Ordinances, Article 14.03 Use Regulations.

Tara Tomlinson led a discussion on revisions to an Old Town Mixed Use zone from July 9th meeting. Members requested clarification on building material percentage in comparison with other cities. Also, determine if there is a way to keep from having several of the same specialty stores in a row.

Motion by Charlotte McDonald, second by Rebekah Peer to clarify the requests, move to hold a public hearing, and recommend an ordinance amendment. Motion carried unanimously.

**ADJOURN**

Motion by Charlotte McDonald, second by Michael Adams to adjourn the meeting at 5:49 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 August 9, 2024 at 5:00 p.m.

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**ATTEST:**

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Tara Tomlinson, Director of Development Services



# AGENDA ITEM COMMENTARY

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**MEETING NAME:** Planning and Zoning Commission  
**MEETING DATE:** October 8, 2024  
**ITEM TITLE:** PUBLIC HEARING: Consider and take appropriate action on an amendment to the WolfForth Code of Ordinances, Article 14.03 Use Regulations.  
**STAFF INITIATOR:** Tara Tomlinson, Director of Development Services

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**BACKGROUND:**

This commentary applies to the next two agenda items:

1. Conduct a Public Hearing on an amendment to the WolfForth Code of Ordinances, Article 14.03 Use Regulations.
2. Consider and take appropriate action on an amendment to the WolfForth Code of Ordinances, Article 14.03 Use Regulations.

Based on the previous agenda item, hold a public hearing to receive comments from the public.

**EXHIBITS:**

1. Public Hearing Notice

**COUNCIL ACTION/STAFF RECOMMENDATION:**

Conduct a public hearing.

PUBLIC HEARING NOTICE - CITY OF WOLFFORTH

Notice is hereby given that the Wolfforth Planning and Zoning Commission will meet on October 8, 2024, at 5:30pm and the Wolfforth City Council October 21, 2024 at 6:00pm in the City Hall Meeting Room, 302 Main Street, Wolfforth Texas to hold public hearings and take public comments regarding an amendment to the Wolfforth Code of Ordinances, Article 14.03 Use Regulations. 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 48hours 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](mailto:city.secretary@wolfforthtx.us) for further information.



## AGENDA ITEM COMMENTARY

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**MEETING NAME:** Planning and Zoning Commission  
**MEETING DATE:** October 8, 2024  
**ITEM TITLE:** Consider and take appropriate action on ordinance that will amend the Wolfforth Code of Ordinances, Article 14.03 Use Regulations.  
**STAFF INITIATOR:** Tara Tomlinson, Director of Development Services

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### **BACKGROUND:**

The previous item was to hold a public hearing to receive comments on an amendment to the Wolfforth Code of Ordinances, Article 14.03 Use Regulations.

### **EXHIBITS:**

1. Ordinance

### **COUNCIL ACTION/STAFF RECOMMENDATION:**

City staff recommends a recommendation to City Council for approval of ordinance that will amend the Wolfforth Code of Ordinances, Article 14.03 Use Regulations.

**ORDINANCE NO. 2024-0XX**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOLFFORTH AMENDING CITY OF WOLFFORTH ZONING ORDINANCE BY AMENDING CHAPTER 14 ZONING; ADDING §14.03.0061 OLD TOWN MIXED-USE DISTRICT (OTM); ESTABLISHING THE OLD TOWN MIXED-USE DISTRICT TO SERVE AS THE COMMUNITY COMMERCIAL CENTER; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City of Wolfforth Zoning Ordinance regulates the uses of property within the Wolfforth city limits including setbacks and prohibited structures;

WHEREAS, the Zoning Ordinance requires at least a five-foot setback from principal buildings;

WHEREAS, the Planning and Zoning Commission held a public hearing on March 19, 2024, regarding a principal building setback and prohibited structures; and

WHEREAS, the City published notice on September 23, 2024, in the Lubbock-Avalanche Journal for the October 8, 2024 public hearing before the Planning and Zoning Commission and the October 21, 2024 public hearing before the City Council; and

WHEREAS, the City Council believes it is in the best interest of the City to establish an Old Town Mixed-Use District to serve as a community commercial center; NOW THEREFORE

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

**Part 1. Enacted.**

THAT City of Wolfforth Zoning Ordinance is hereby amended by Chapter 14 Zoning by adding §14.03.0061 Old Town Mixed-Use District, such additional language shall read as follows:

**§14.03.0061 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 café 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
Farmer's 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-premise alcohol sales as <b>less</b> than 50% of gross sales revenue	P
Any use with on-premise alcohol sales as <b>more</b> 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*

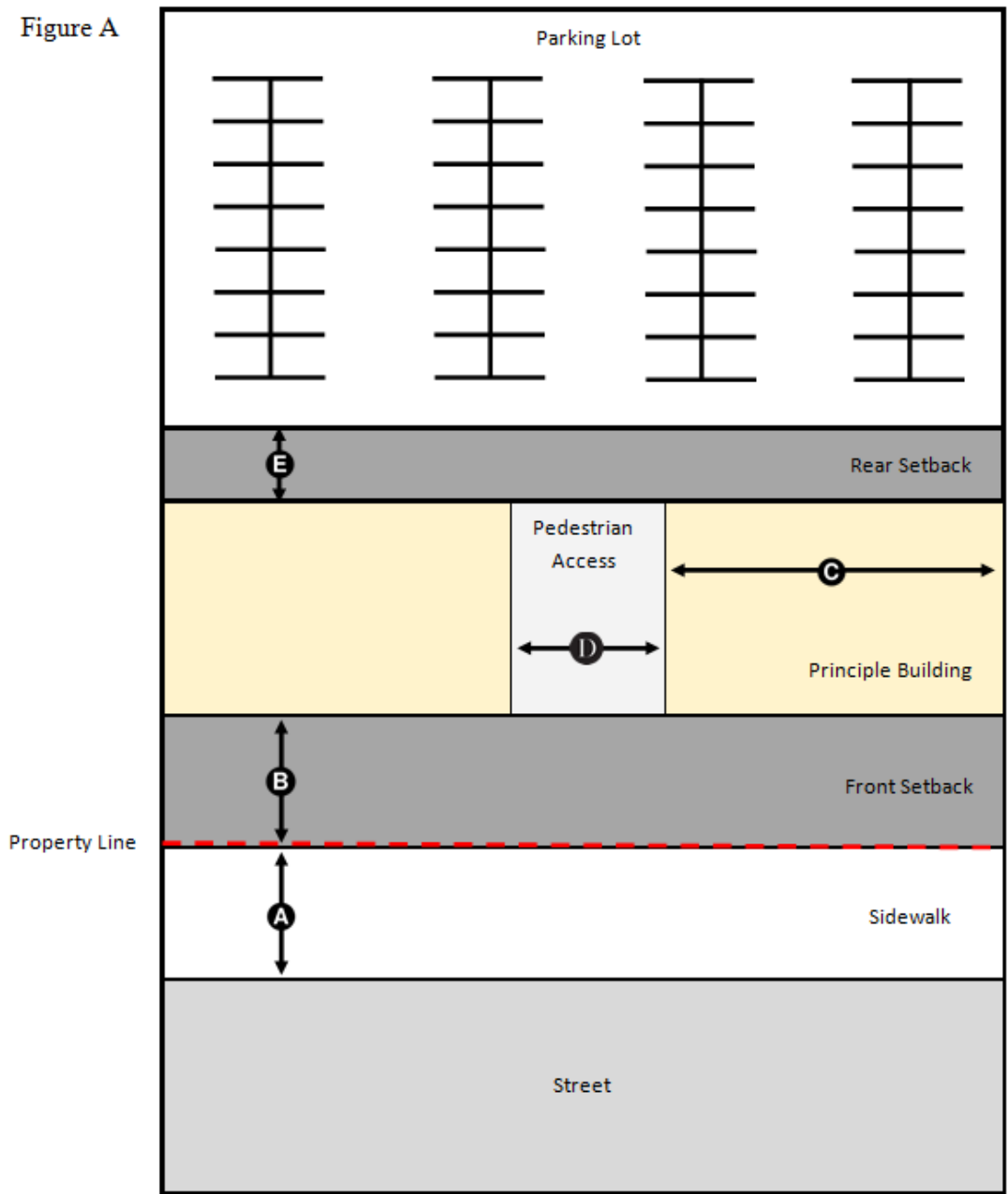
Civic uses (courthouse, City Hall, and other public offices)	P*
Assisted Living	S
<i>Residential Uses</i>	
Residential Apartments and/or condominiums	S- for upper floors
Upper floor residential uses	S

*\*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):

- i) Setbacks- Structures will have zero lot lines. Buildings in this zone shall comply with the following:
  - (1) 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.
  - (2) The minimum rear setback shall be five (5) feet for a single-story structure and fifteen (15) for any multi-story structure.
  - (3) A concrete sidewalk shall be constructed ten (10) feet from curb in a dedicated public right-of-way.
  - (4) The minimum front setback shall be ten (10) feet from sidewalk using concrete or another approved material.
  - (5) 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.
  - (6) 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)
<b>A</b>	Required Sidewalk	10'
<b>B</b>	Minimum Front Setback from property line	10'
<b>C</b>	Maximum Principle Building Width	250'
<b>D</b>	Minimum Pedestrian Access	20'
<b>E</b>	Minimum Rear Setback from Principle Building	5' - Single Story 15' - Multi-Story

- ii) **Parking.** All off-street parking requirements will follow the standards set forth in article **14.05.011** and must be located in the rear of the structure.
- iii) **Patios-** The design of the interior and immediate surroundings of a patio should adhere to the following guidelines:
  - (1) The surface area of an outdoor patio may not exceed the interior floor area of the primary licensed establishment.
  - (2) A fence or vertical barrier may be used to delineate the perimeter of the patio area.
  - (3) Perimeter fences shall not obstruct the line of sight for pedestrians and drivers.
  - (4) Patios shall be located in the front setback or on the rooftop.
- iv) **Signs-** All permissible signage shall be designed and follow the standards set forth in article **14.04.014**.
- v) **Outside storage-** No outdoor storage, except for refuse disposal, shall be permitted. Refuse disposal areas shall be landscaped or screened from view.
- vi) **Live Outdoor Music at Retail Sales and Service-** Live outdoor music will be permissible during peak hours (defined as Sunday through Thursday from 12 pm to 10 pm, and Friday, Saturday, and holidays from 12 pm to 12 am. Music performances are not to exceed Texas Penal Code 42.01 c (2) (85dB or under at property line) at a distance of one hundred (100) meters.
- vii) **Live Outdoor Music at Amphitheaters or Outdoor Events-** Live outdoor music will be permissible Friday, Saturday, and holidays from the hours of 12 pm to 12 am. 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.
- viii) **Principal Building Standards-**
  - (1) Buildings shall be oriented towards the main street.
  - (2) 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.
  - (3) **Building maximum-** 3 stories or 45 feet (whichever is less)
  - (4) **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.

(5) Awnings/Canopies-

(a) Measurements for eaves and awnings on buildings should project a distance of no more than two feet into required setback. (See Figure 1)

(b) 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)

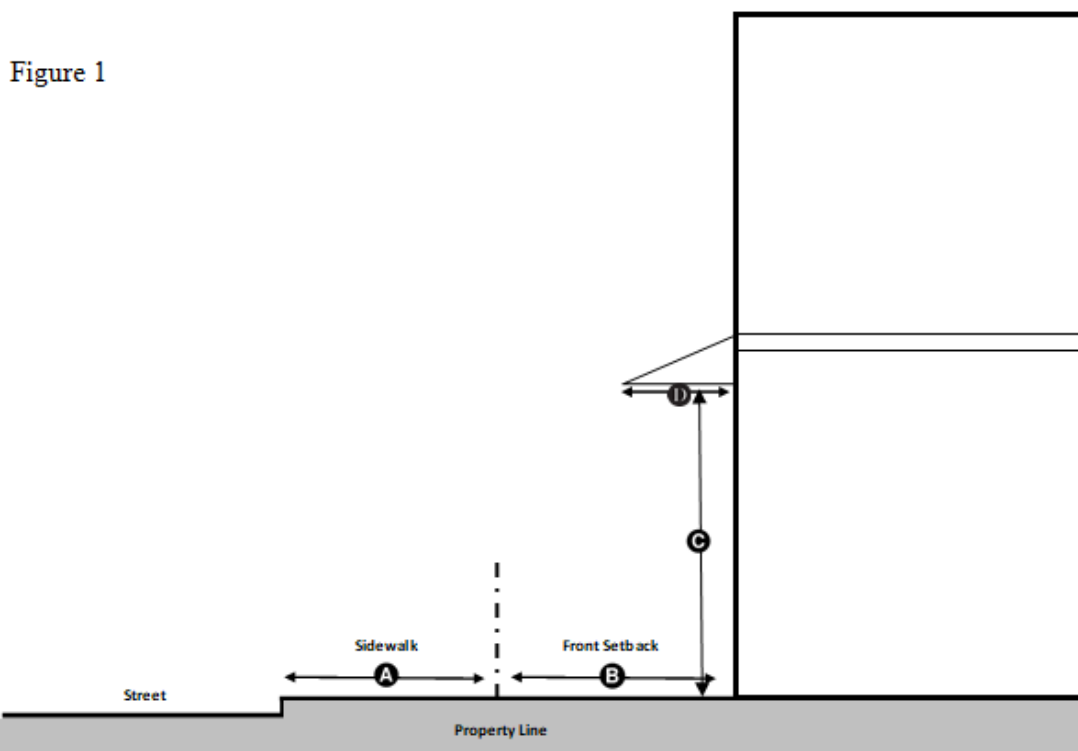
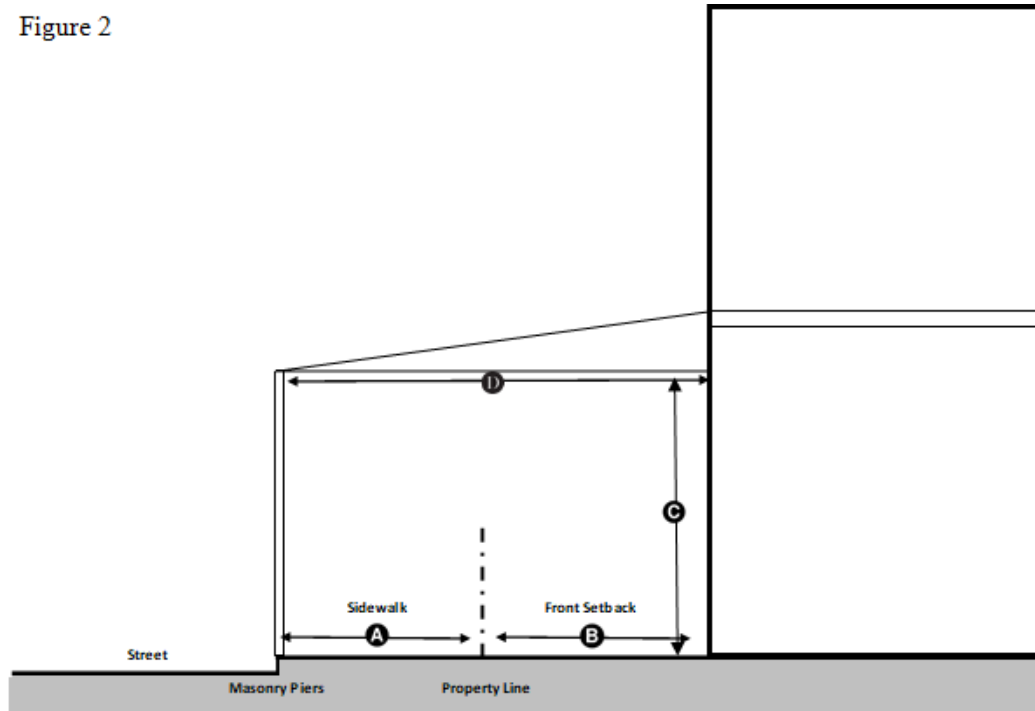


Figure 2



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)

- (c) 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.
  - (d) Lighting and other attachments should be securely fixed and integrated to the supporting structure.
  - (e) 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.
- ix) Sidewalk Sales- Sidewalk vendors selling goods must obtain a Sidewalk Vending Permit before conducting vending business activities in the City of Wolfforth. 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.
- (1) In general, sidewalk vendors must adhere to the following guidelines:
    - (a) Display Sidewalk Vending Permit while conducting vending business activities.
    - (b) 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 am to sunset, whichever is less restrictive on non-residential blocks.

- (c) 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.
- (d) 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.
- (e) 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.
- (f) Obstructions that would reduce the width of the sidewalk to less than forty-eight (48) inches are prohibited.
- (g) The public right of way or any area that blocks pedestrians or vehicles is prohibited.
- (h) 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.

### **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 separate, distinct and independent provision and such invalidity shall not affect the validity of the remaining portion.

### **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 the 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.

### **Part 5. Effective Date.**

This Ordinance shall take effect immediately upon its passage and adoption by the City Council.

**PASSED AND APPROVED ON THIS THE 21<sup>ST</sup> day of October 2024.**

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Charles Addington, II, Mayor  
City of Wolfforth, TX

ATTEST:

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Terri Robinette, City Secretary





## AGENDA ITEM COMMENTARY

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<b>MEETING NAME:</b>	Planning and Zoning Commission
<b>MEETING DATE:</b>	October 8, 2024
<b>ITEM TITLE:</b>	Consider and take appropriate action on final plat for Overlook West Lot 182-A.
<b>STAFF INITIATOR:</b>	Tara Tomlinson, Director of Development Services

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### BACKGROUND:

After the Overlook West development was platted, D.R. Horton acquired the property with plans to establish a homeowner's association (HOA) community. The development will feature an amenities center that includes a pool, restrooms, a gazebo area, and a playground. To facilitate this, they are submitting a replat to combine lots 182 through 187 into a single lot designated as 182-A. Additionally, they will rezone the area to a "Parks and Recreation" district within their planned development district (PDD).

### EXHIBITS:

1. Plat- Lot 182-A
2. Original Plat- Overlook West Lots 1-206

### COMMITTEE ACTION/STAFF RECOMMENDATION:

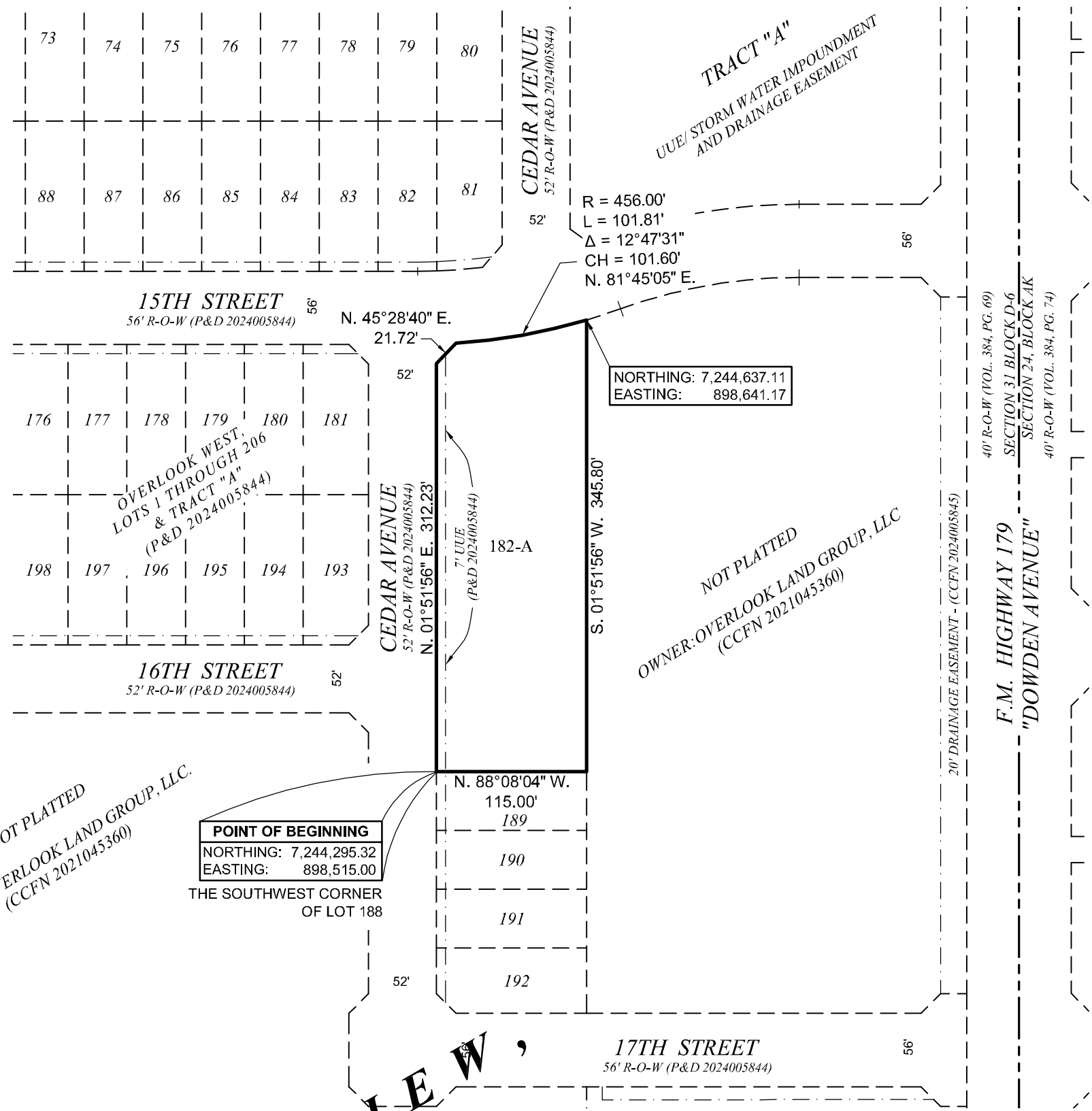
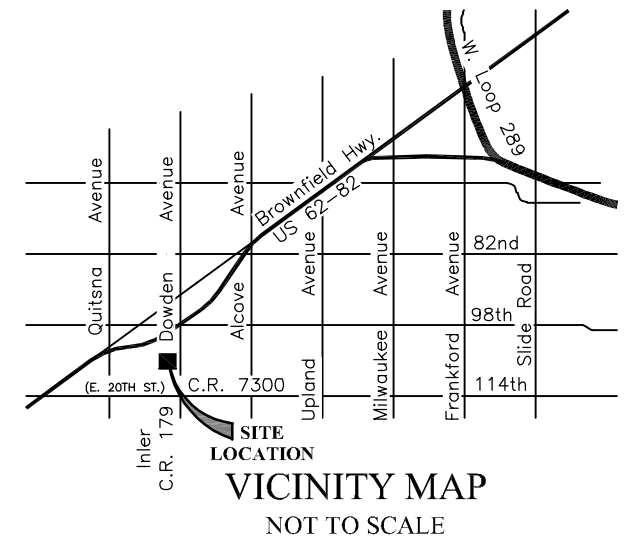
Staff advises review of The Overlook West Lot 182-A, a replat of lots 182 through 187 of the Overlook West, Lots 1-206 plat and recommends approval to City Council.

# OVERLOOK WEST, LOT 182-A,

A REPLAT OF LOTS 182 THROUGH 188 OF  
OVERLOOK WEST, LOTS 1 THROUGH 206 AND  
TRACT "A",

## AN ADDITION TO THE CITY OF WOLFFORTH, LUBBOCK COUNTY, TEXAS

(PLAT PREVIOUSLY RECORDED IN COUNTY CLERK'S PLAT AND DEDICATION NUMBER 2024005844  
OF THE OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY, TEXAS)



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 AND INFRASTRUCTURE AND FINAL DRAINAGE ANALYSIS ACCEPTANCE BY THE LUBBOCK CODE OF ORDINANCES.
- ALL UTILITY SERVICE SHALL BE IN ACCORDANCE WITH THE "UNDERGROUND UTILITIES POLICY" STATEMENT BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LUBBOCK, TEXAS AND THE PROVISIONS OF SECTION 37.01 OF THE LUBBOCK CODE OF ORDINANCES.
- 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 LUBBOCK DRAINAGE CRITERIA MANUAL, AS ADOPTED BY ORDINANCE 10022, AS AMENDED, AND SECTION 28.09.131, SECTION 28.14.004 AND SECTION 30.03.073 OF THE LUBBOCK CODE OF ORDINANCES.
- A BLANKET GARBAGE COLLECTION EASEMENT AS REQUIRED FOR SERVICE WITHIN THE PLAT LIMITS IS HEREIN GRANTED.
- A BLANKET UNDERGROUND UTILITY, TRANSFORMER PAD, AND SWITCHING ENCLOSURE EASEMENT IS HEREIN GRANTED WITHIN EACH INDIVIDUAL TRACT EXCLUSIVELY TO (UTILITY COMPANIES) AS REQUIRED FOR SERVICE WITHIN THAT INDIVIDUAL TRACT.
- A BLANKET UNDERGROUND UTILITY EASEMENT IS HEREIN GRANTED WITHIN EACH INDIVIDUAL TRACT EXCLUSIVELY TO AT&T, ATMOS ENERGY, NTS AND SUDDENLINK COMMUNICATIONS AS REQUIRED FOR SERVICE WITHIN THAT INDIVIDUAL TRACT.

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

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: 7,244,211.128 AND EASTING: 896,342.744. THE CONVERGENCE ANGLE TO TRUE NORTH IS (-)0°1' 55" 06.48" AND THE COMBINED SCALE FACTOR IS 0.99974709.  
 DISTANCES SHOWN HEREON ARE AT SURFACE, IN U.S. SURVEY FEET.  
 THESE PLAT LIMITS CONTAIN 0.8792 ACRES OF LAND.  
 DESCRIPTION OF THESE PLAT LIMITS ARE ON A SEPARATE DOCUMENT, OF SAME DATE HERewith.

EITHER ALL OR A PORTION OF THIS SURVEYED PROPERTY LIES WITHIN THE LIMITS OF A "SPECIAL FLOOD HAZARD AREA". THESE BOUNDARIES ARE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NOT THIS SURVEYOR. FLOOD HAZARD MAPS ARE ON FILE AT, CITY HALL, LUBBOCK, TEXAS AND ARE OPEN FOR PUBLIC INSPECTION.

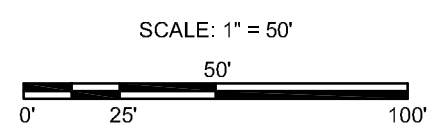
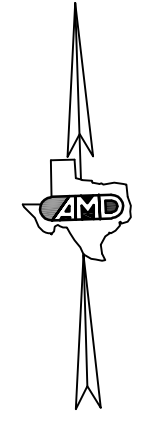
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 BY THE CITY COUNCIL OF THE CITY OF WOLFFORTH, TEXAS

APPROVED:

MAYOR \_\_\_\_\_  
 ATTEST: \_\_\_\_\_  
 CITY SECRETARY \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS:  
 THAT I, [REDACTED], 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 LUBBOCK, TEXAS.

REGISTERED PROFESSIONAL LAND SURVEYOR # ####  
 LUBBOCK, TEXAS  
 SURVEYED: MONTH ##, 20##



**PLAT FOR REVIEW,  
 DO NOT RECORD,  
 9/18/24 @ 3:00 P.M.**

SECTION 31 BLOCK D-6, W.T. RR. CO. SURVEY, ABST. NO. 435

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

PROPERTY OWNER: OVERLOOK LAND GROUP, LLC,  
 ADDRESS: P.O. BOX 53417, LUBBOCK, TEXAS 79453  
 PHONE: 806-781-7928  
 JOB NUMBER: 240714

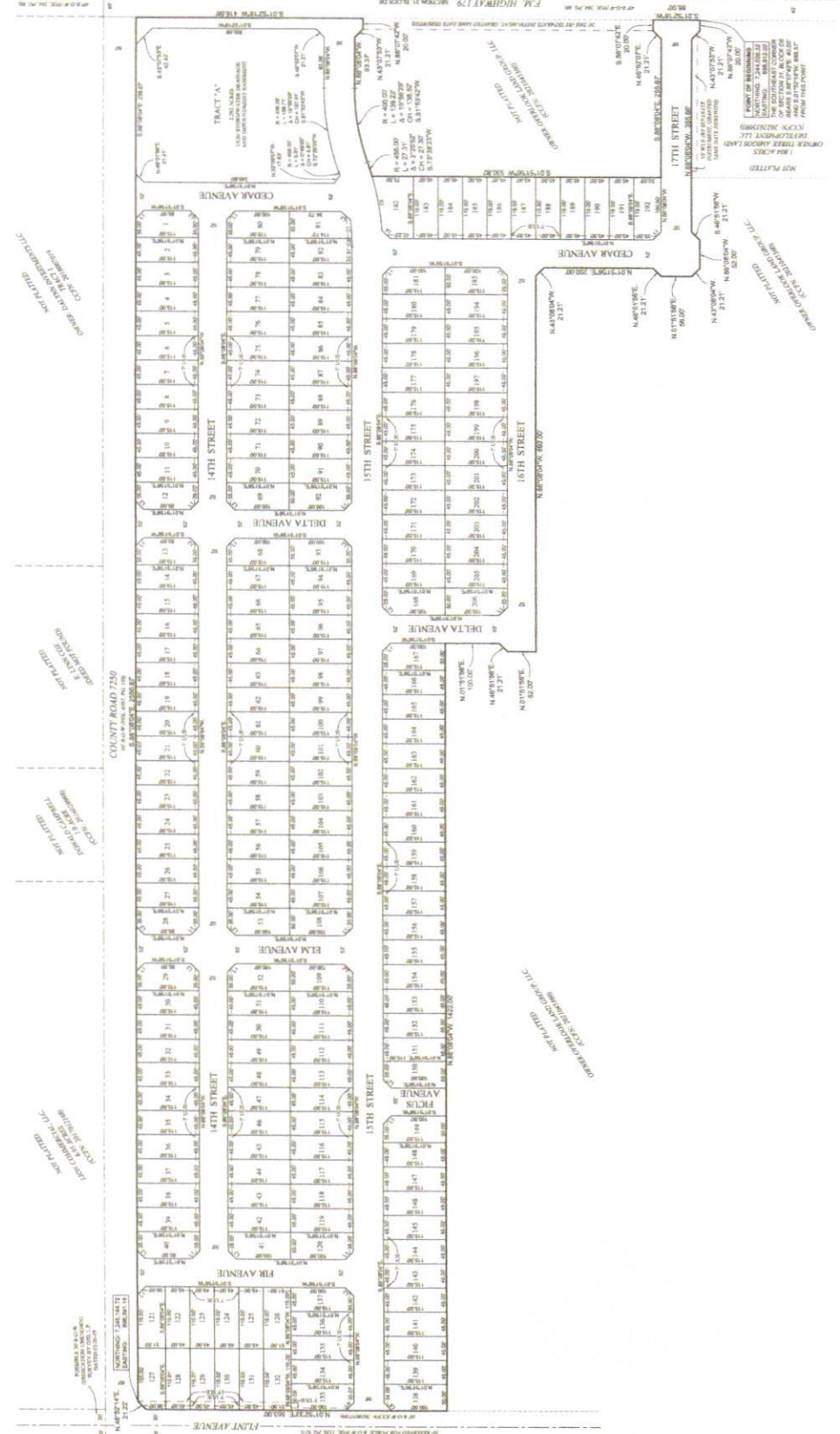
# OVERLOOK WEST, LOTS 1 THROUGH 206 AND TRACT "A", AN ADDITION TO THE CITY OF WOLFORTH, LUBBOCK COUNTY, TEXAS

(PARTY DATED FORWARD IN COUNTY CLERK'S FILE NUMBER A534086  
OF THE OFFICIAL PUBLIC RECORDS OF LUBBOCK COUNTY, TEXAS)



VICINITY MAP  
NOT TO SCALE

- NOTE:
1. HEAVY LINES INDICATE PLAT LIMITS
  2. ALL STREETS, ALLEYS AND EASEMENTS WITHIN PLAT LIMITS ARE HEREBY DEDICATED.
  3. NO BUILDING FOOTPRINT SHALL BE SITED ON ANY BURIED UTILITY CERTIFICATE THAT IS NOT IN ACCORDANCE WITH THE CITY OF WOLFORTH CODE OF ORDINANCES.
  4. ALL UTILITY SERVICES SHALL BE IN ACCORDANCE WITH THE "UNDERGROUND UTILITIES AND POLICY STATEMENT" BY THE CITY COUNCIL OF THE CITY OF WOLFORTH, TEXAS AND THE CITY OF WOLFORTH, TEXAS.
  5. THE CITY OF WOLFORTH, TEXAS HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE CITY OF WOLFORTH, TEXAS.
  6. THE CITY OF WOLFORTH, TEXAS HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE CITY OF WOLFORTH, TEXAS.
  7. ALL EASEMENTS HEREBY GRANTED SHALL ENTITLED THE CITY OF WOLFORTH, TEXAS TO THE RIGHT TO REMOVE, REPAIR OR REPLACE ANY UNDERGROUND UTILITY SERVICES TO AND ON TRACTS SITUATED BY THIS PLAT SHALL BE CONTAINED IN THE PUBLIC RIGHT-OF-WAY AND PUBLIC ON THE DATE OF THE CITY OF WOLFORTH, TEXAS AND SHALL BE SUBJECT TO THE CITY OF WOLFORTH, TEXAS AND SHALL BE SUBJECT TO THE CITY OF WOLFORTH, TEXAS.
  8. THE CITY OF WOLFORTH, TEXAS HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE CITY OF WOLFORTH, TEXAS.
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KNOW ALL MEN BY THESE PRESENTS  
THAT I, JAMES STEVENS, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY  
CERTIFY THAT I PREPARED THE PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE  
LAND SHOWN THEREON, AND THAT THE SAME IS IN ACCORDANCE WITH THE  
REQUIREMENTS OF THE PUBLIC RIGHT-OF-WAY ACT, CHAPTER 253, SUBCHAPTER  
D, OF THE TEXAS CIVIL STATUTES, AND THE SUBDIVISION REGULATIONS OF THE CITY OF WOLFORTH, TEXAS.



REGISTERED PROFESSIONAL LAND SURVEYOR #4289  
LUBBOCK, TEXAS  
SIGNED AUGUST 17, 2022

APPROVED THIS 18th DAY OF August 20 22  
BY THE CITY COUNCIL OF THE CITY OF WOLFORTH, TEXAS

CIVIL ENGINEERING  
LAND SURVEYING  
AND CONSTRUCTION  
AMERICAN MEASUREMENT & DESIGN, INC.  
10000 W. 10th Street, Suite 200  
Lubbock, TX 79424  
PHONE: 806-771-7800  
FAX: 806-771-7802  
WWW.AMD-SURVEYING.COM  
COUNTY CLERK'S FILE NUMBER: A534086  
SECTION 16, BLOCK 58, L. & B. L. BLOOM, SURVEY, ABSTRACT 50, 51

Item # 4.

LINE	SECTION	ACRES	FOOTAGE
L1	6.0720 AC.	21.27	
L2	6.0720 AC.	21.27	
L3	6.0720 AC.	21.27	
L4	6.0720 AC.	21.27	
L5	6.0720 AC.	21.27	
L6	6.0720 AC.	21.27	
L7	6.0720 AC.	21.27	
L8	6.0720 AC.	21.27	