



PLANNING AND ZONING COMMISSION APRIL 14, 2026

April 14, 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 February 10, 2026 and March 31, 2026.
2. Consider and take appropriate action on final plat for Overlook at Alcove Lots 85-168.
3. Consider and take appropriate action on preliminary plat for Cityside Business Park Tract 3 and 4.
4. Consider and take appropriate action on amending Chapter 10 Subdivision Regulations.

ADJOURN

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

Certification

I, the undersigned authority do hereby certify that the Notice of Meeting was posted at City Hall of the City of Wolfforth, Texas was posted on April 8, 2026 at 5:00 p.m.

/s/ Tara Tomlinson, Director of Development Services



PLANNING AND ZONING MEETING FEBRUARY 10, 2026

February 10, 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

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 January 13, 2026.

Motion made by Russell Dabbs, second by Charlotte McDonald to approve minutes from January 13, 2026. Motion carried unanimously.

2. Consider and take appropriate action on final plat for Harvest Lots 1475-1553.

Motion made by Charlotte McDonald, second by Michael Adams to recommend approval of the final plat for Harvest Lots 1475-1553. Motion carried unanimously.

- 3. Consider and take appropriate action on amendment to Article 10.05.05 Required notices on final plats.

Motion by Michael Adams, second by Charlotte McDonald to recommend approval of amendment to Article 10.05.05 Required notices on final plats. Motion carried unanimously.

ADJOURN

Motion made by Russell Dabbs, second by Charlotte McDonald to adjourn the meeting at 5:38 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 February 4, 2026 at 5:00 p.m.

ATTEST:

Tara Tomlinson, Director of Development Services



PLANNING AND ZONING COMMISSION MARCH 31, 2026

March 31, 2026 at 12:00 PM

WolfForth City Hall - 302 Main Street WolfForth, TX

MINUTES

CALL MEETING TO ORDER

Kyle Reeves called the meeting to order at 12:02 pm.

ROLL CALL AND ESTABLISH A QUORUM

Kyle Reeves, Charlotte McDonald and Russell Dabbs were in attendance.

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.

There was no public comment.

ITEMS FOR INDIVIDUAL CONSIDERATION

1. Consider and take appropriate action on workshop for Comprehensive Plan, to be held as a joint meeting with EDC Board of Directors and City Council.

Kimley Horn staff presented an update on the Comprehensive Plan process and discussed the following with those present: Action items and priorities, Future Land Use Map

Next steps:

Draft available by mid-April

Public Comment period will begin in May

Adoption with Public Hearing around mid-June

No action was taken.

ADJOURN

Meeting was adjourned at 1:07 pm.

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 March 24, 2026 at 5:00 p.m.

ATTEST:

/s/ Tara Tomlinson, Director of Development Services



AGENDA ITEM COMMENTARY

MEETING NAME:	Planning and Zoning Commission
MEETING DATE:	April 14, 2026
ITEM TITLE:	Consider and take appropriate action on final plat for Overlook at Alcove Lots 85-168.
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 attached recommendations. 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.

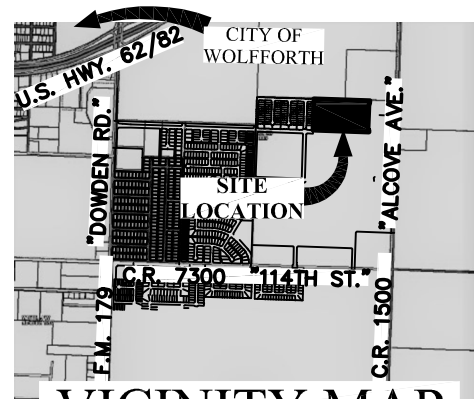
EXHIBITS:

1. Plat

COMMITTEE ACTION/STAFF RECOMMENDATION:

City staff recommends a recommendation of approval to City Council.

THE OVERLOOK AT ALCOVE, LOTS 85 THROUGH 168, AN ADDITION TO THE CITY OF WOLFFORTH, LUBBOCK COUNTY, TEXAS



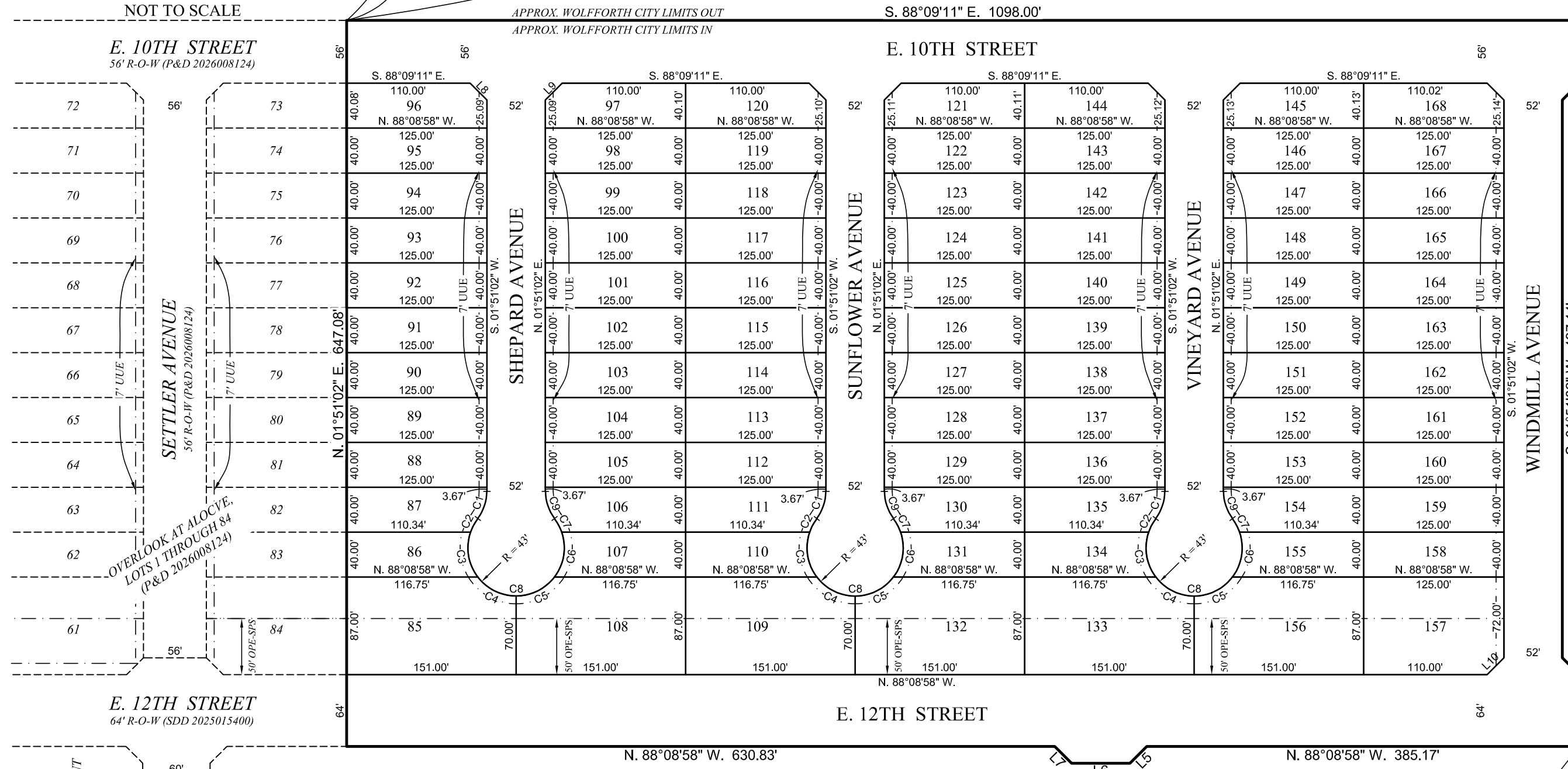
THE NORTHEAST CORNER OF SECTION 24, BLOCK AK BEARS N. 01°51'02" E. 2119.02' AND S. 88°07'38" E. 1575.84'

POINT OF BEGINNING
NORTHING: 7,246,180.01
EASTING: 902,728.85

NOT PLATTED
REMAINDER OF 122.3661 ACRES
OWNER: LINDA LEE WENDLANDT ET AL.
(CCFN 2022044189 & 2022044190)

NOT PLATTED
21.1758 ACRES
OWNER: M2D2, LLC.
(CCFN 2019011016)

APPROX. WOLFFORTH CITY LIMITS OUT
APPROX. WOLFFORTH CITY LIMITS IN



WLF
(CCFN 2024048436)

NOT PLATTED
REMAINDER OF 163.410 ACRES
OWNER: OVERLOOK LAND GROUP, LLC.
(CCFN 2021040422)

- 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.
 - THE STREET FRONTAGE PROVIDING PRIMARY ACCESS TO ANY DOUBLE FRONTAGE RESIDENTIAL LOT SHALL BE THE LESSER DESIGNATION OF THE (2) STREETS INVOLVED 39.04.009(D).
 - 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.

CCFN = COUNTY CLERK'S FILE NUMBER
P&D = COUNTY CLERK'S PLAT AND DEDICATION NUMBER
DRE = DRAINAGE EASEMENT
R-O-W = RIGHT-OF-WAY
OPE = OVERHEAD POWER LINE EASEMENT
SPS = SOUTHWESTERN PUBLIC SERVICE CO.
SPEC = SOUTH PLAINS ELECTRIC COOPERATIVE
WLE = WATER LINE EASEMENT
UUE = UNDERGROUND UTILITY EASEMENT (SEE NOTE 10)

ALL CORNERS ARE MONUMENTED WITH A 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: 7,245,217.57 AND EASTING: 899,519.77. THE CONVERGENCE ANGLE TO TRUE NORTH IS (-)01° 54' 46.24" AND THE COMBINED SCALE FACTOR IS 0.99974921.
DISTANCES SHOWN HEREON ARE AT SURFACE, IN U.S. SURVEY FEET.
THESE PLAT LIMITS CONTAIN 16.15 ACRES OF LAND.
DESCRIPTION OF THESE PLAT LIMITS ARE ON A SEPARATE DOCUMENT, OF SAME DATE HERewith.

NORTHING: 7,245,497.98
EASTING: 903,805.11

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, 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.

PLAT FOR REVIEW
3/19/2026 @ 2:40 PM

REGISTERED PROFESSIONAL LAND SURVEYOR # 6466
LUBBOCK, TEXAS

SURVEYED: DATE

PLAT LIMITS LINE TABLE

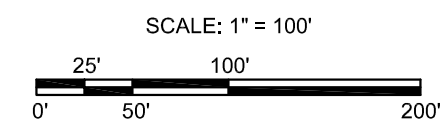
LINE	BEARING	DISTANCE
L1	S. 01°50'49" W.	56.00'
L2	S. 46°50'56" W.	21.21'
L3	S. 43°08'58" E.	21.21'
L4	S. 01°51'02" W.	64.00'
L5	S. 46°51'02" W.	21.21'
L6	N. 88°08'58" W.	52.00'
L7	N. 43°08'58" W.	21.21'

LOT LINE TABLE

LINE	BEARING	DISTANCE
L8	S. 43°09'04" E.	21.21'
L9	N. 46°50'56" E.	21.21'
L10	S. 46°51'02" W.	21.21'

RADIUS POINT TABLE

RADIUS POINT	NORTHING	EASTING
RP1	7,245,705.42	902,864.56
RP2	7,245,695.67	903,166.33
RP3	7,245,685.92	903,468.09



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	RADIUS POINTS
C1	40.00'	26.06'	37°19'40"	25.60'	S. 20°30'52" W.	-
C2	43.00'	13.75'	18°19'37"	13.70'	S. 30°00'53" W.	RP1,RP2,RP3
C3	43.00'	42.18'	56°12'16"	40.51'	S. 07°15'04" E.	RP1,RP2,RP3
C4	43.00'	39.62'	52°47'47"	38.24'	S. 61°45'05" E.	RP1,RP2,RP3
C5	43.00'	39.62'	52°47'47"	38.24'	N. 65°27'09" E.	RP1,RP2,RP3
C6	43.00'	42.18'	56°12'16"	40.51'	N. 10°57'07" E.	RP1,RP2,RP3
C7	43.00'	13.75'	18°19'37"	13.70'	N. 26°18'49" W.	RP1,RP2,RP3
C8	43.00'	191.12'	254°39'19"	68.39'	S. 88°08'58" E.	RP1,RP2,RP3
C9	40.00'	26.06'	37°19'40"	25.60'	N. 16°48'48" W.	-

SECTION 24, BLOCK AK, H.E. & W.T. RR. CO., ABSTRACT NO. 885

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: 251099

MDA
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AGENDA ITEM COMMENTARY

MEETING NAME:	Planning and Zoning Commission
MEETING DATE:	April 14, 2026
ITEM TITLE:	Consider and take appropriate action on preliminary 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 lots in an industrial zoned area. The plat establishes two lots with plans to construct industrial warehousing similar to what currently exists in this area.

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. 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. Preliminary Plat

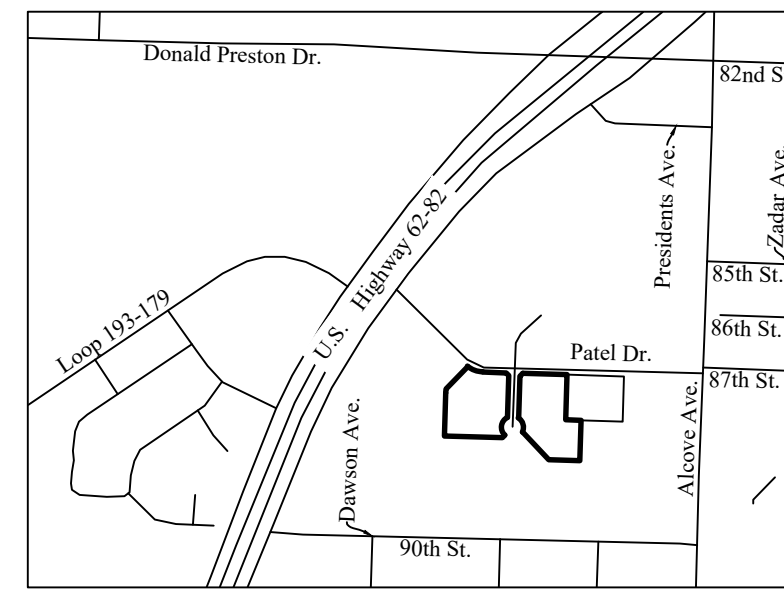
COMMITTEE ACTION/STAFF RECOMMENDATION:

City staff recommends the recommendation of approval to City Council.

Tracts 3 & 4

Cityside Business Park Addition, an addition to the City of Wolfforth, Lubbock County, Texas

VICINITY MAP



GENERAL SURVEYOR NOTES:

1. Heavy Lines indicate plat limits.
2. All streets, alleys and easements within plat limits are herein dedicated, unless noted otherwise.
3. No building permit shall be issued on any survey certificate that is not in accordance with an approved final plat unless exception is provided by the City Council or by the Wolfforth Code of Ordinances.
4. 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 36.09.095 of the Wolfforth Code of Ordinances.
5. Any relocation or revision of existing facilities shall be at the subdivider's expense. Compensation shall be made prior to the recording of this final plat.
6. 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.
7. 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 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.
8. Any easements or rights-of-way shown as 'to be dedicated by separate instrument' are shown on the plat for information purposes only. This plat does not dedicate said easements.
9. Minimum floor elevations shall conform to the requirements of the Wolfforth Drainage Criteria Manual, and Section 3.09.020 of the Wolfforth Code of Ordinances.
10. The survey information shown hereon was prepared from the result of an on the ground survey of the property shown hereon, and has been completed substantially in compliance with the Professional and Technical Standards promulgated by the Texas Board of Professional Land Surveying Practices Act, Section 663. 13.
11. Blanket underground utility, transformer pad, and switching enclosure easement as required for service within the plat limits is herein granted to Lubbock Power and Light Company.
12. Blanket underground utility easement as required for service within the plat limits is herein granted to SPEC, AT&T, Atmos Energy, NTS, West Texas Gas, and Suddenlink Communications.
13. Blanket solid waste collection easement as required for service within the plat limits is herein granted.
14. Bearings and Coordinate values shown hereon are based upon the Texas Coordinate System, North Central Zone, NAD83 Datum.
15. Distances and areas shown hereon are based on horizontal grid measurements in U.S. feet.

Approved this _____ day of _____, 20____.

by the City Council of the City of Wolfforth, Texas.

Mayor _____

ATTEST: _____

Secretary _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Justin Cantwell, 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.

**For inspection purposes only
and in no way official or
approved for recording purposes**

Justin Cantwell RPLS 6331
Date: , 2021

LEGEND

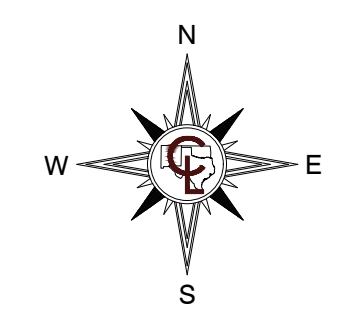
- - Set 1/2" Iron Rod with Cap - "CEC 10194378"
- - Found 1/2" Iron Rod
- - Plat Limits
- - Lot Line
- - Adjoinder Lot Line
- - - - - Easement Line - As Described
- - - - - Access Easement Line
- CCFN - County Clerk File No.
- Vol./Pg. - Volume/Page
- ROW - Right-of-Way
- WLE - Water Line Easement

Note: Detail A and Detail B are not to scale

PRELIMINARY PLAT

Tracts 3 & 4
Cityside Business Park Addition
Section 25, Block AK,
Abstract 246, G RR Co. Survey,
Wolfforth, Lubbock County, Texas

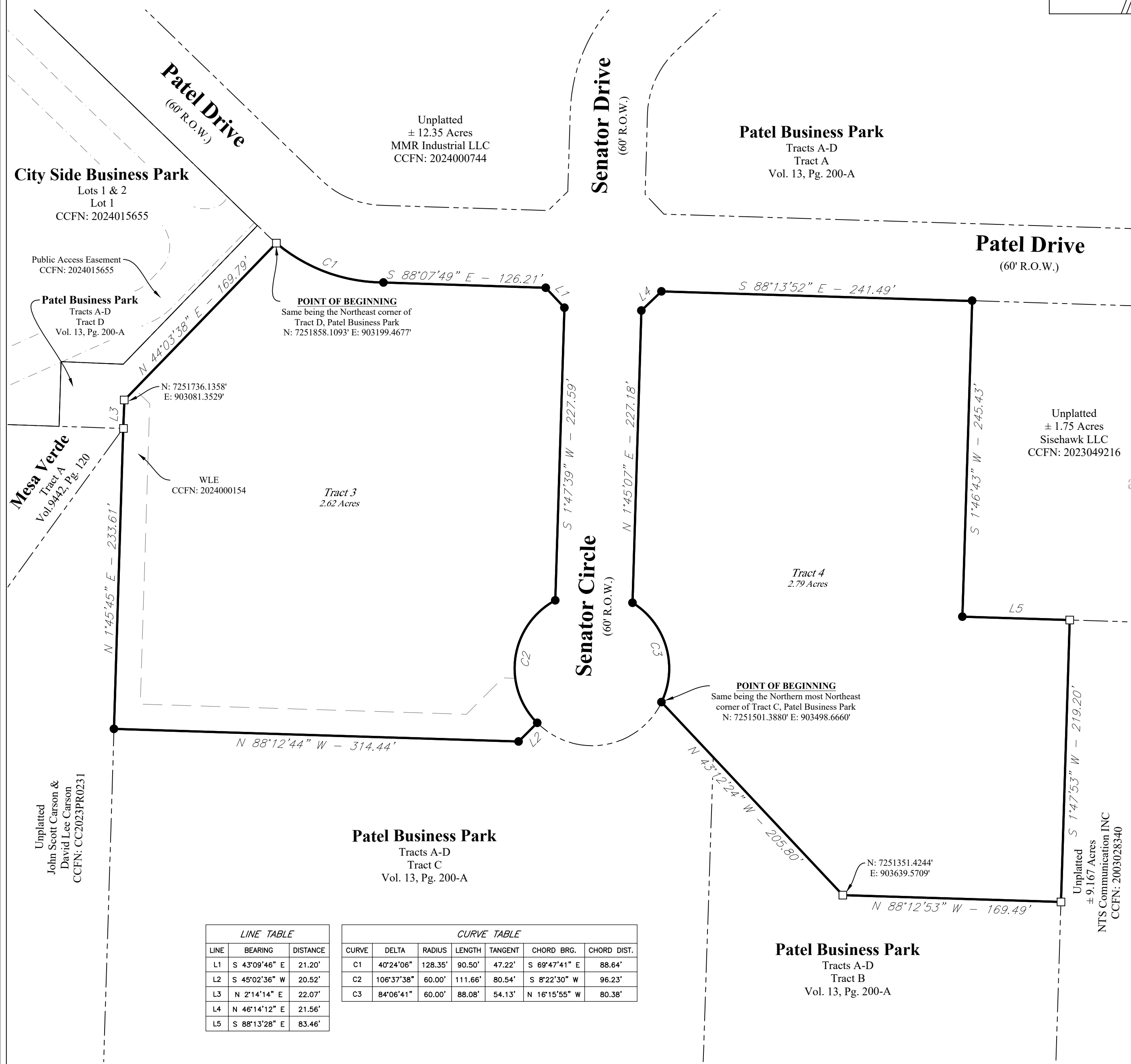
Total ± 5.41 Acres January 14, 2026



SCALE: 1" = 100'

OWNER
Tyler Gentry
1500 Broadway, Suite 203, Lubbock, Tx 79401

CENTERLINE ENGINEERING & CONSULTING, LLC.
8312 Upland Avenue, Lubbock, Texas 79424
(806) 470-8666
TDE Reg. No. F-16713
TDE Reg. No. 10194378



LINE	BEARING	DISTANCE
L1	S 43°09'46" E	21.20'
L2	S 45°02'36" W	20.52'
L3	N 2°14'14" E	22.07'
L4	N 46°14'12" E	21.56'
L5	S 88°13'28" E	83.46'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	40°24'06"	128.35'	90.50'	47.22'	S 69°47'41" E	88.84'
C2	106°37'38"	60.00'	111.66'	80.54'	S 8°22'30" W	96.23'
C3	84°06'41"	60.00'	88.08'	54.13'	N 16°15'55" W	80.38'

City Side Business Park
Lots 1 & 2
Lot 1
CCFN: 2024015655

Unplatted
± 12.35 Acres
MMR Industrial LLC
CCFN: 2024000744

Patel Business Park
Tracts A-D
Tract A
Vol. 13, Pg. 200-A

Patel Drive
(60' R.O.W.)

Unplatted
± 1.75 Acres
Sisehawk LLC
CCFN: 2023049216

Mesa Verde
Tract A
Vol. 9, Pg. 120

WLE
CCFN: 2024000154

Tract 3
2.62 Acres

Tract 4
2.79 Acres

Senator Circle
(60' R.O.W.)

POINT OF BEGINNING
Same being the Northern most Northeast corner of Tract C, Patel Business Park
N: 7251501.3880' E: 903498.6660'

Patel Business Park
Tracts A-D
Tract C
Vol. 13, Pg. 200-A

Patel Business Park
Tracts A-D
Tract B
Vol. 13, Pg. 200-A

Unplatted
John Scott Carson &
David Lee Carson
CCFN: CC2023PR0231



AGENDA ITEM COMMENTARY

MEETING NAME:	Planning and Zoning Commission
MEETING DATE:	April 14, 2026
ITEM TITLE:	Consider and take appropriate action on amending Chapter 10 Subdivision Regulations.
STAFF INITIATOR:	Tara Tomlinson, Director of Development

BACKGROUND:

Improving standards around sewer and water valve collars in development is essential to ensure long-term durability, safety, and reduced maintenance costs in municipal infrastructure. The City of Wolfforth wants to update the current standards that follow the Lubbock Minimum Standards by requiring 4,000 psi concrete and No. 5 rebar for manhole and valve collars, which significantly enhances structural integrity compared to weaker or inconsistently applied specifications. These higher-strength materials help collars better withstand traffic loads, soil movement, and environmental stressors, reducing the risk of premature cracking, settlement, or failure. Without consistent and rigorous standards like these, current infrastructure, specially along Cambridge, has lower-quality installations that led to cracking and settlement that could be costly to fix. Attached are the new diagrams and standards for installation.

EXHIBITS:

1. Ordinance
2. Collar Details
3. Photos of Cambridge

COMMITTEE ACTION/STAFF RECOMMENDATION:

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

ORDINANCE NO. 2026-0XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOLFFORTH AMENDING CITY OF WOLFFORTH CODE OF ORDINANCES BY AMENDING CHAPTER 10 SUBDIVISION REGULATION; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Texas Legislature in Chapter 212 of the Local Government Code authorizes municipalities to regulate the subdividing of property and property development within its city limits and extra territorial jurisdiction;

WHEREAS, the Wolfforth City Council adopted the current subdivision regulations in Ordinance No. 2024-010 on April 15, 2024;

WHEREAS, the Planning and Zoning Commission held on April 14, 2026, regarding the amendment to the water and sewer requirements in the subdivision ordinance; and

WHEREAS, the City Council held a public hearing on April 20, 2026, regarding the amendment to the water and sewer requirements in the subdivision ordinance; and

WHEREAS, the City published notice on April 10, 2026 in the Lubbock-Avalanche for April 20, 2026 public hearing; and

WHEREAS, the City Council believes it is in the best interest of the City to amend the subdivision regulations regarding manholes and buried vertical gate valves.

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

Part 1. Enacted.

THAT Chapter 10, Article 10.10 of the City of Wolfforth Code of Ordinances is hereby amended by amending § 10.10.004 Water and Sewer, which shall read as follows:

**ARTICLE 10.10
IMPROVEMENTS REQUIRED PRIOR TO ACCEPTANCE OF FINAL PLAT**

§ 10.10.004. Water and sewer.

- (a) Water and sewer mains shall be installed to serve all lots within the proposed subdivision under the provisions of chapter 13 of this code and shall be constructed, with the exception of the design standards set forth in subsection (e) of the Section, in compliance with the City of Lubbock Minimum Design Standards and Specifications . A copy of the City of Lubbock Minimum Design Standards and Specifications and any exceptions will be kept on file in the office of the city

secretary under the supervision of the city engineer.

- (b) Installation of water and sewer shall not be required when the city council finds that water and sewer is not available and cannot be made available in the immediate future. In such cases, a delay of services should be requested by the subdivider when the final plat is submitted.
- (c) A building permit shall not be issued on a platted lot or tract, or any portion authorized under the procedure in section 10.03.002(b), until such time as water and sanitary sewer service has been installed and is operational as determined by the City Engineer or an exception is allowed under the provisions of this section.
- (d) The location of the water meter and meter can for water service shall be placed within 10 feet of the side property line and 1 foot from the rear property line. The sewer stub service line shall be placed at the centerline of the lot (+-) 5 feet.
- (e) The following design specifications and drawings are adopted as part of the water and sewer main minimum design standards and specifications. If there is any conflict between the standards and specifications adopted in this subsection (e) and the City of Lubbock Minimum Design Standards and Specifications, the standards and specifications in this subsection (e) shall control.
 - (1) Drawing No. SS-5b – Fiberglass Manhole – issued in March 2026.
 - (2) Drawing No. W-8 – Buried Vertical Gate Valve Detail – issued March 2026.

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 20th day of April 2026.

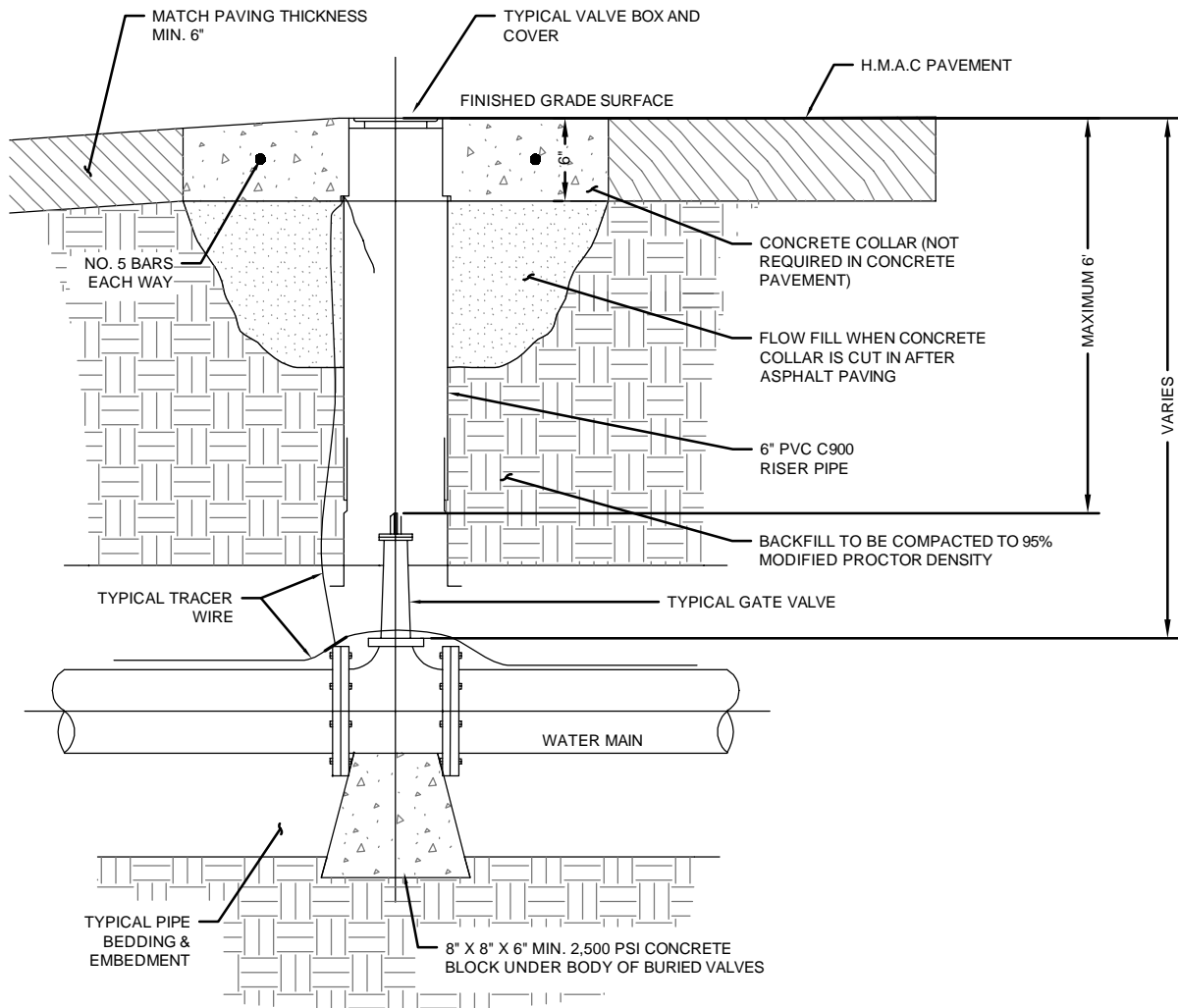
Ordinance No. : Water and Sewer Design Specifications

Page 2 of 3

Charles Addington, II, Mayor
City of Wolfforth, TX

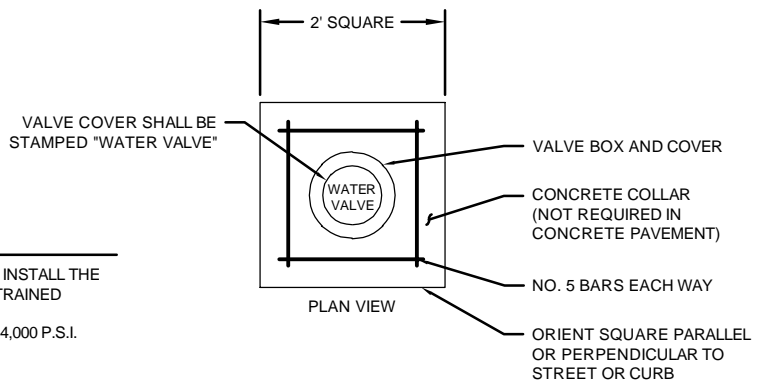
ATTEST:

Terri Robinette, City Secretary



NOTES:

1. TREAT EACH SIDE OF VALVE AS A DEAD END OF EQUAL SIZE. INSTALL THE CORRESPONDING LENGTH (FOR A DEAD END) OF FULLY RESTRAINED PIPE THE FULL DISTANCE ON EACH SIDE OF VALVE
2. CONCRETE SUPPORT CRADLE AND SUPPORT PAD SHALL BE 4,000 P.S.I. CONCRETE
3. POLYWRAP BURIED GATE VALVES AND FITTINGS.
4. TORQUE BOLTS PRIOR TO BACKFILL PER MANUFACTURERS RECOMMENDATIONS.
5. TOP OF VALVE NUT SHALL BE LESS THAN 6 FEET FROM FINISHED GRADE. IF MORE THAN 6 FEET, INSTALL EXTENSION SO THAT TOP OF NUT IS LESS THAN 6 FEET FROM FINISHED GRADE.
6. SET COVER OF VALVE BOX AND COLLAR $\frac{1}{4}$ " BELOW GRADE IN PAVEMENT OR SHOULDER, AND 2" ABOVE GRADE ELSEWHERE.

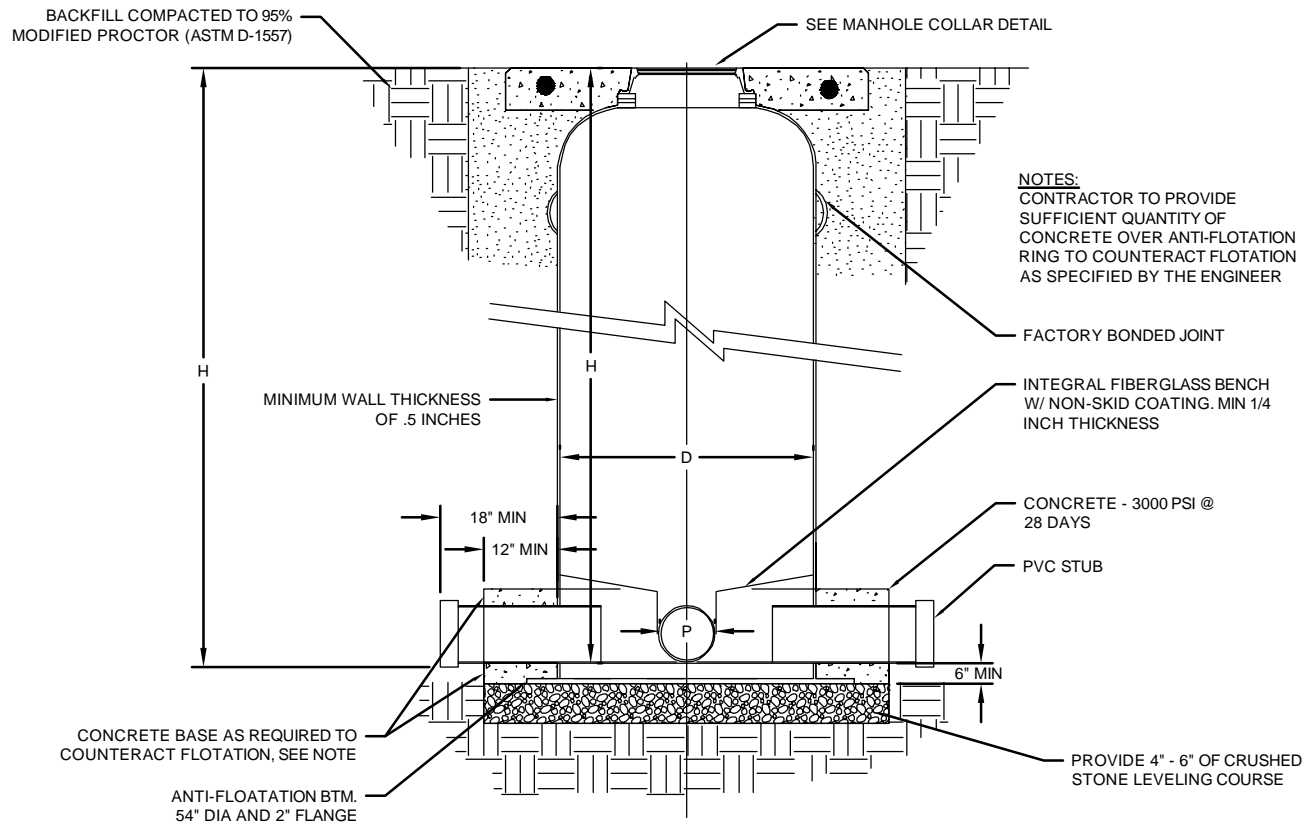


BURIED VERTICAL GATE VALVE DETAIL

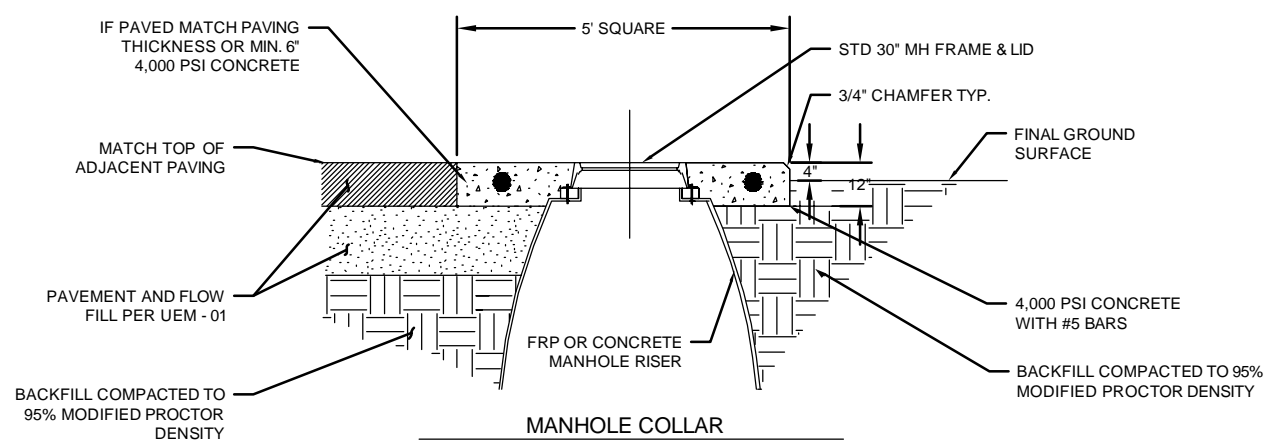


ISSUED
MARCH 2026

DRAWING NO.
W-8



FIBERGLASS MANHOLE



MANHOLE COLLAR

H	P	D
4' TO 16'	6" TO 15"	MIN. 48"
	18" & OVER	MIN. 60"
16' & DEEPER	ALL SIZES	MIN. 60"

FIBERGLASS MANHOLE



ISSUED
MARCH 2026

DRAWING NO.
SS-5b



