



PLANNING AND ZONING COMMISSION 20240109

January 09, 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 Planning and Zoning Commission meeting from December 12, 2023.
2. Conduct a Public Hearing to consider a zoning change by the City of Wolfforth from C-3 to M-1 for the construction of a furniture warehouse for 1.75 acres at BLK AK SEC 25 AB 246 TR NE ACS: 4.53.
3. Consider and take appropriate action on rezoning from C3 to M1 for 1.75 Acres of BLK AK SEC 25 AB 246 TR NE ACS: 4.53.
4. Conduct a Public Hearing to consider a zoning change by the City of Wolfforth from R-1 to C-2 for BLK D6 SEC 31 AB 435 TR 4 NORTH OF HWY .690 acres (current location of Chelo's).

5. Consider and take appropriate action for a zoning change by the City of Wolfforth from R-1 to C-2 for BLK D6 SEC 31 AB 435 TR 4 NORTH OF HWY .690 acres (current location of Chelo's).
6. Consider and take appropriate action on an amendment to the Wolfforth Zoning Ordinance 14.05.001-Residential District Standards for minimum front yard setbacks for a cul-de-sac.
7. Consider revisions on Future Land Use Map.

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 September 29, 2023 at 5:00 p.m.

/s/ Tara Tomlinson, Director of Development Services

**PLANNING AND ZONING COMMISSION
DECEMBER 12, 2023
WOLFFORTH CITY HALL
COUNCIL CHAMBERS
302 MAIN STREET
WOLFFORTH, TEXAS**

MEMBERS PRESENT: Rebekah Peer, Michael Adams, Robert Garcia, Charlotte McDonald

MEMBERS ABSENT: Kyle Reeves, Russell Dabbs

OTHERS PRESENT: City Manager Randy Criswell, Director of Development Services Tara Tomlinson

Robert Garcia opened the meeting at 5:31 p.m.

1. There were no public comments.
2. **PUBLIC HEARING:** Conduct a Public Hearing to consider a zoning change by the City of Wolfforth from R-1 to C-3 and include a Special Use Permit for Meat Processing with a Retail Front for the construction of an additional facility at BLK D6 SEC 24 AB 884 TR A 1.00 acres (Currently the location of All Hale Meats). Robert Garcia opened the public hearing at 5:32pm and after no comments were presented, closed the hearing at 5:32pm.
3. Motion by Michael Adams, second by Charlotte McDonald to recommend to the City Council the zoning change by the City of Wolfforth from R-1 to C-3 and include a Special Use Permit for Meat Processing with a Retail Front for the construction of an additional facility at BLK D6 SEC 24 AB 884 TR A 1.00 acres. Motion carried unanimously.
4. **PUBLIC HEARING:** Conduct a Public Hearing to consider an amendment to the Wolfforth Zoning Ordinance Section 501-Residential District Regulations- Minimum Front Yard Setbacks for a cul-de-sac. Robert Garcia opened the public hearing at 5:37pm and after no comments were presented, closed the hearing at 5:38 pm.
5. Motion made by Charlotte McDonald, second by Rebekah Peer for staff to compile information on requirements according to ADA and City Ordinances for parking encroaching on sidewalks. Item will be readdressed on the January Planning and Zoning meeting. Motion carried unanimously.
6. With no other business to come before the Committee, motion was made by Charlotte McDonald, second by Rebekah Peer to adjourn the meeting. Motion carried unanimously and the meeting was adjourned at 5:53 pm.

PASSED AND APPROVED THIS THE 9TH DAY OF JANUARY, 2024.

ATTEST:

Tara Tomlinson, Director of Development Services

Kyle Reeves, Chair of Planning and Zoning Board



AGENDA ITEM COMMENTARY

MEETING NAME: Planning and Zoning Commission 20240109

MEETING DATE: 01-09-2024

ITEM TITLE: Conduct a Public Hearing to consider a zoning change by the City of Wolfforth from C-3 to M-1 for the construction of a furniture warehouse for 1.75 acres at BLK AK SEC 25 AB 246 TR NE ACS: 4.53.

INITIATOR/STAFF INFORMATION SOURCE: Tara Tomlinson

BACKGROUND:

La-Z-Boy has contacted the City of Wolfforth with plans to build a furniture warehouse for distribution throughout West Texas. The land that they are purchasing is in the Patel Business Park along Patel Drive. This property is currently zoned C3. Under current city ordinances, “Warehouse and Freight Movement” fall under the Industrial use category for light manufacturing. The property owners are asking for a zoning change from C3 to M1, due to the principal use of their business.

EXHIBITS:

1. Public Hearing Notice

COMMITTEE ACTION/STAFF RECOMMENDATION:

Conduct a Public Hearing and consider any citizen’s concerns.

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Wolfforth Planning and Zoning Commission will meet on January 9, 2024, at 5:30pm and the Wolfforth City Council January 22, 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-3 to M-1 for 1.75 Acres of BLK AK SEC 25 AB 246 TR NE ACS: 4.53.

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.



AGENDA ITEM COMMENTARY

MEETING NAME: Planning and Zoning Commission 20240109

MEETING DATE: 01-09-2024

ITEM TITLE: Consider and take appropriate action on rezoning from C3 to M1 for 1.75 Acres of BLK AK SEC 25 AB 246 TR NE ACS: 4.53.

INITIATOR/STAFF INFORMATION SOURCE: Tara Tomlinson

BACKGROUND:

La-Z-Boy has contacted the City of Wolfforth with plans to build a furniture warehouse for distribution throughout West Texas. The land that they are purchasing is in the Patel Business Park along Patel Drive. This property is currently zoned C3. Under current city ordinances, “Warehouse and Freight Movement” fall under the Industrial use category for light manufacturing. The property owners are asking for a zoning change from C3 to M1, due to the principal use of their business.

EXHIBITS:

1. Application for Zoning Change-
 - a. Application
 - b. Proof of Ownership
 - c. Site Map
 - d. Letter of Intent
 - e. Survey

COMMITTEE ACTION/STAFF RECOMMENDATION:

City Staff suggests P&Z recommendation of zoning change from C3 to M1 to City Council.



City of Wolfforth
PO Box 36 / 302 Main Street
Wolfforth, TX 79382
APPLICATION FOR ZONING CHANGE

Checklist of Required Documents: (No incomplete applications will be processed)

- Application
- Fee
- Proof of Ownership
- Survey/Legal Description
- Site Plan
- Description of Planned Use If PDD zoning is requested, please include any variance requests

Project Information

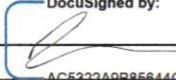
Location or Address Hwy 62-82 & Patel Drive, Wolfforth, TX 79382

Lots/Tracts: 1.75 Acres of BLK AK SEC 25 AB 246 TR NE 14 ACS: 4.53

Existing Zoning C3 Requested Zoning M1

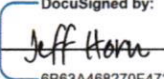
Representative/Agent Information (if different from owner)

Firm Name Sisehawk LLC
 Name Joey Hawkins
 Address 3204 S. Travis Street City Amarillo State TX
 Zip 79109 Telephone (806)674-8139 Email Joey@lzb-westtexas.com

Agent's Signature  DocuSigned by:
 Date 12/12/2023 AC5232A9B86644C Printed Name Joey Hawkins

Owner Information

Firm Name Masked Rider Capital
 Address 5519 53rd Street, #200 City Lubbock State TX
 Zip 79414 Telephone (806)928-4585 Email jeff@maskedrider.com

Property's Owners Signature  DocuSigned by:
 Printed Name 12/13/2023 6B63A48B270F472 Date Jeff Horn

For City Use Only

Zoning Board Date: _____ City Council Date: _____

Notices Published: _____ Notices Mailed: _____

For any questions or more information on the Zoning process, please contact the City of Wolfforth Director of Planning and Community Development at (806)855-4159 or email planning@wolfforthtx.us

Subject: Proof of Ownership & Request for Zoning Change - "BLK AK SEC 25 AB 246 TR NE 14 ACS: 4.53"

We (Sisehawk LLC) intend to purchase the property located at "BLK AK SEC 25 AB 246 TR NE 14 ACS: 4.53" from the current owner, Masked Rider, LLC, on January 26th, 2024.

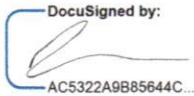
We have been informed by the committee that for the zoning to be changed from C3 to M1, it is necessary to provide a letter outlining the ownership transfer and the agreement to pursue the zoning change. We understand that this letter will serve as an assurance of our intent to complete the purchase and initiate the necessary steps for zoning modification.

On September 25th, 2023, we (Sisehawk LLC) and Masked Rider, LLC went into a purchase and sales agreement for the above said property. Title One of Lubbock, TX – 6102 82nd, #11, Lubbock, TX 79424 – (806)771-7770 – Closing Officer: David Frisbie is handling the title work for this purchase.

Thank you for your attention to this matter. We look forward to working with the Planning and Zoning Committee to realize these proposed changes and contribute to the development of our community.

Please feel free to contact me (Joey Hawkins) at (806)674-8139 if you require any further information or have any questions regarding this request.


Sincerely,

DocuSigned by:

AC5322A9B85644C...

Joey Hawkins

Date: 12/12/2023

[Representative of Masked Rider, LLC]

DocuSigned by:

Signature: 8B63A468270F472...

Name: Jeff Horn

Date: 12/13/2023

Item # 3.



Subject: Planned Use Details for "BLK AK SEC 25 AB 246 TR NE 14 ACS: 4.53"

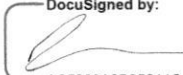
Dear Planning and Zoning Department Board,

As proprietors of La-Z-Boy in West Texas, we are intent on improving our service excellence and operational capacity within the region. To this end, we are in the process of acquiring a strategically located plot encompassing 1.75 acres within "BLK AK SEC 25 AB 246 TR NE 14 ACS: 4.53". Our vision is to erect a 20,000 square foot metal warehouse, which will serve as a crucial node in our supply chain and distribution network.

This facility is not merely an expansion of space; it is an investment in streamlining our logistics, enhancing storage capabilities, and fostering quicker, more efficient delivery services to meet the growing demands of our customers. In addition to facilitating smoother operations, this development will bolster our commitment to delivering unmatched quality and comfort through our products to the local community.

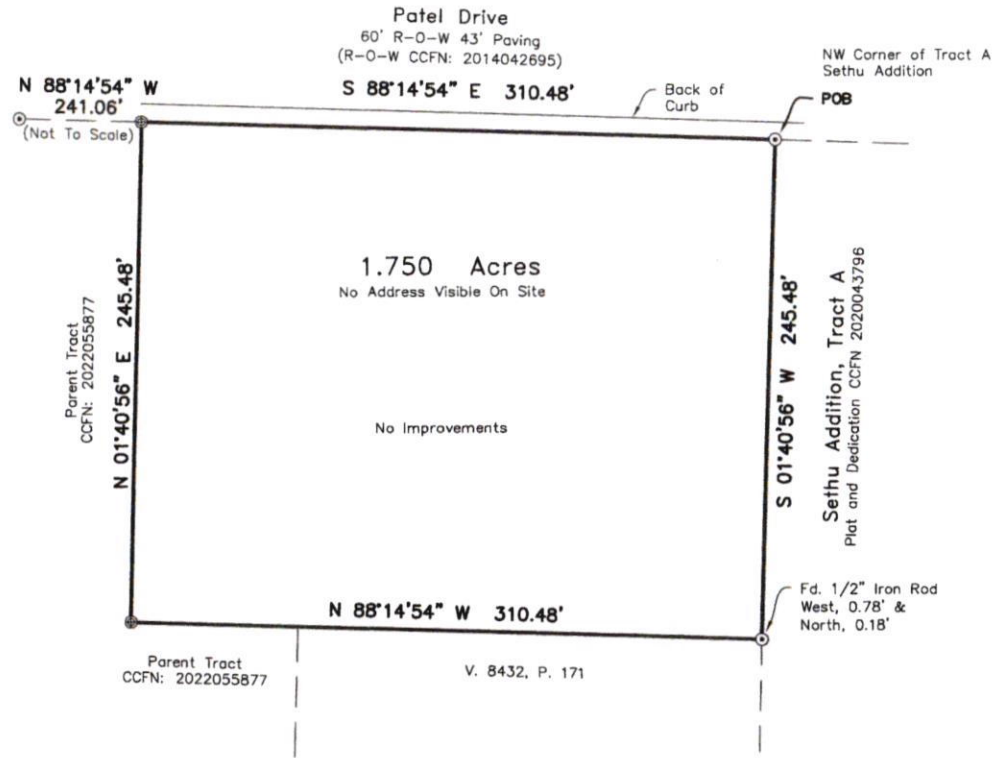
Sincerely,

Joey Hawkins

DocuSigned by:

AC5322A9B85644C...

12/12/2023

Plat and Field Notes on a
1.750 Acre Tract out of Section 25, Block AK,
Lubbock County, Texas



FIELD NOTES on a 1.750 acre out of Section 25, Block AK, Lubbock County, Texas and being further described by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod with blue cap (OJD) for the Northwest corner of Tract A, Sethu Addition as shown by the plat recorded in Lubbock County Clerk File Number (CCFN) 2020043796 and the Northeast corner of this tract;

THENCE S 01°40'56" W (Texas North Central Zone Bearing Basis), with the West line of said Tract A a distance of 245.48 feet to a found 1/2" iron rod with blue cap for the Southeast corner of this tract;

THENCE N 88°14'54" W, a distance of 310.48 feet to a set 1/2" iron rod with green cap marked RPLS 4460 for the Southwest corner of this tract;

THENCE N 01°40'56" E, a distance of 245.48 feet to a set 1/2" iron rod with green cap marked RPLS 4460 for the Northwest corner of this tract;

THENCE S 88°14'54" E, along the South Right-of-Way line of Patel Drive, a paved street, 310.48 feet to the PLACE OF BEGINNING and containing 1.750 acres.



Surveyor's Report

This Plat is based on a survey made on the ground November 29, 2023.

Monuments shown as found on this survey were accepted by this surveyor as controlling evidence due to substantial agreement with Record Documents and are not considered as Monuments of Record Dignity unless so noted.

No Substantial Discrepancies between Record Documents and conditions as found on the ground were uncovered on this survey unless noted.

This plat was prepared without the benefit of a Title Commitment. Easements and/or Restrictions other than those shown may apply.

Bearings and coordinates are based on the Texas North Central Zone Coordinate System. NAD 83.

- ⊙ Fd. 1/2" Rod With Blue Cap (OJD)
 - ⊙ Set 1/2" Rod With Green Cap (Marked RPLS 4460)
- CCFN - County Clerk File Number

Scale: 1"=60'

Surveyed For:
Title One
GF#: 230988
Buyer: Sisehawk, LLC,
a Texas limited liability company



J.M. Cieszinski

J.M. CIESZINSKI, RPLS # 4460
PLAT SHOWN AS SURVEYED ON THE GROUND
December 2, 2023

	ABACUS ENGINEERING SURVEYING 2737 81st Street LUBBOCK, TEXAS 806-745-7670
	TEXAS SURVEYING FIRM NO. 101153-00 TEXAS ENGINEERING FIRM NO. 4368



AGENDA ITEM COMMENTARY

MEETING NAME: Planning and Zoning Commission 20240109

MEETING DATE: 01-09-2024

ITEM TITLE: Conduct a Public Hearing to consider a zoning change by the City of Wolfforth from R-1 to C-2 for BLK D6 SEC 31 AB 435 TR 4 NORTH OF HWY .690 acres (current location of Chelo’s).

INITIATOR/STAFF INFORMATION SOURCE: Tara Tomlinson

BACKGROUND:

Chelo’s Mexican Restaurant has operated in Wolfforth at 730 US-62 as a full-service restaurant for many years. Currently, they are looking to expand to the building behind their current establishment with a full remodel. Their business was in operation before annexing into city limits where zoning is established by Ordinance 14.03.002 “All territory annexed to the city after the effective date of this chapter shall be classified as R-1 Single-Family Residential District.”

In order to remodel and expand their business, there are several steps we must take together to bring the use into compliance with the Subdivision and Zoning Ordinances. The first step is to re-zone their current property from R-1 to C-2. C-2 allows for “Retail Sales and Service”, defined as firms that involve the sale, lease or rent of new or used products to the general public, such as restaurants. A public hearing will be conducted prior to considering and taking action on the re-zoning.

EXHIBITS:

1. Public Notice
2. Current Site Map
3. Current Zoning Map of Area

COMMITTEE ACTION/STAFF RECOMMENDATION:

City Staff recommends approval of re-zoning from R-1 to C-2.

PUBLIC NOTICE

The Wolfforth Planning and Zoning Commission will meet on January 9, 2023 at 5:30 pm and the Wolfforth City Council will meet on January 22, 2023 at 6:00pm in the City Hall Meeting Room, 302 Main Street, Wolfforth, Texas. The Public Hearings are to take comment regarding a zoning change to conform the zoning designation to its current use, by the City of Wolfforth from R-1 to C-2 for the property described as:

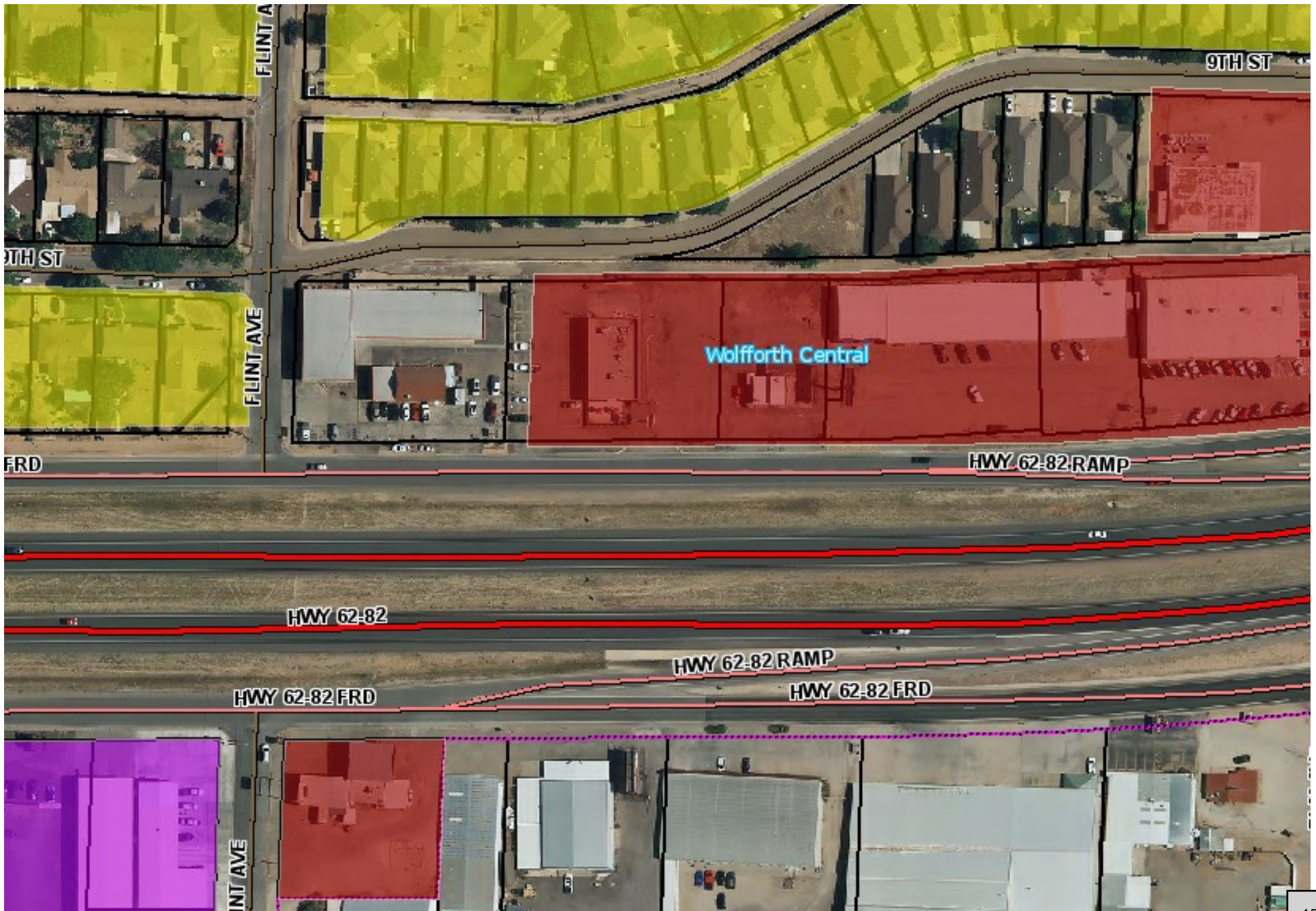
BLK D6 SEC 31 AB 435 TR 4 NORTH OF HWY .690 acres (Current location of Chelo's)

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.



Current Zoning-Chelo's





AGENDA ITEM COMMENTARY

MEETING NAME: Planning and Zoning Commission 20240109

MEETING DATE: 01-09-2024

ITEM TITLE: Consider and take appropriate action for a zoning change by the City of Wolfforth from R-1 to C-2 for BLK D6 SEC 31 AB 435 TR 4 NORTH OF HWY .690 acres (current location of Chelo's).

INITIATOR/STAFF INFORMATION SOURCE: Tara Tomlinson

BACKGROUND:

Chelo's Mexican Restaurant has operated in Wolfforth at 730 US-62 as a full-service restaurant for many years. Currently, they are looking to expand to the building behind their current establishment with a full remodel. Their business was in operation before annexing into city limits where zoning is established by Ordinance 14.03.002 "All territory annexed to the city after the effective date of this chapter shall be classified as R-1 Single-Family Residential District."

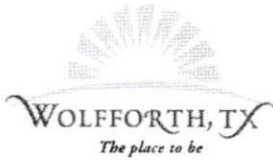
In order to remodel and expand their business, there are several steps we must take together to bring the use into compliance with the Subdivision and Zoning Ordinances. The first step is to re-zone their current property from R-1 to C-2. C-2 allows for "Retail Sales and Service", defined as firms that involve the sale, lease or rent of new or used products to the general public, such as restaurants. After a public hearing, the P&Z will make a recommendation to the City Council on the re-zoning the property known as Chelo's.

EXHIBITS:

1. Re-zoning Application
2. Survey/Plat
3. Preliminary drawing of Building Renovations

COUNCIL ACTION/STAFF RECOMMENDATION:

Citty Staff recommends approval of re-zoning from R-1 to C-2.



City of Wolfforth
PO Box 36 / 302 Main Street
Wolfforth, TX 79382
APPLICATION FOR ZONING CHANGE

Checklist of Required Documents: (No incomplete applications will be processed)

- Application
- Fee
- Proof of Ownership
- Survey/Legal Description
- Site Plan
- Description of Planned Use

If PDD zoning is requested, please include any variance requests

Project Information

Location or Address 740 Hwy 42-82 Wolfforth Tx 79382

Lots/Tracts: Blk Dc Sec 31 AB 435 Tr 4 North of Hwy ACS-690

Existing Zoning R-1 Requested Zoning C-2

Representative/Agent Information (if different from owner)

Firm Name _____
 Name _____
 Address _____ City _____ State _____
 Zip _____ Telephone _____ Email _____

Agent's Signature _____
 Date _____ Printed Name _____

Owner Information

Firm Name Graciela y Fe Propiedad, LLC
 Address 7704 La Salle Ave City Lubbock State Tx
 Zip 79424 Telephone 806-787-1604 Email gnoyola@gmail.com

Property's Owners Signature [Signature]
 Printed Name Breg Noyola Date _____

For City Use Only

Zoning Board Date: _____ City Council Date: _____
 Notices Published: _____ Notices Mailed: _____

For any questions or more information on the Zoning process, please contact the City of Wolfforth Director of Planning and Community Development at (806)855-4159 or email planning@wolfforthtx.us

There are 2 commercial buildings on the property. Currently the property is being used as the location for Chelo's Mexican Restaurant. Chelo's is in the smaller primary building. The secondary Building is not being utilized at this time. Ownership would like to move Chelo's Restaurant into a portion on the larger building. This would allow the growth of that business. The existing Chelo's location will become a boutique. The balance of the larger secondary building will be divided into several different uses and provide more possibility of different business to be started there. There have been discussions with the city about possible uses available once the zoning has been completed.

PAYMENT RECEIPT

Receipt ID 23-001615



RECEIVED FROM

Greg Noyola
Graciela y Fe Propiedad, LLC
740 Hwy 62/82
WolfForth, TX 79382

RECEIVED BY

City of WolfForth, TX
Building Department
PO Box 36
WolfForth, TX 79382

FEE NAME	INVOICE ID	ACCOUNT NO.	AMOUNT
Zone Change Request Fee	23-001801		\$ 200.00
Final Plat for Review Fee	23-001801		\$ 1,500.00
Miscellaneous			\$ 1,700.00
TOTAL PAID			\$ 1,700.00

Paid Date
December 14, 2023

Payment Method
Check
1778

CERTIFICATE OF OWNERSHIP

Owner: **Graciela Y Fe Propiedad, LLC**

Re: Proposed plat of **LOT 1, Aidan Addition, an Addition to the City of Wolfforth, Lubbock County, Texas**, more particularly described on Exhibit "A" attached hereto and made a part hereof.

Subject to the following:

Liens: 1) Vendor's Lien retained in Deed dated October 14, 2022, executed by FEWA, LLC to Graciela Y Fe Propiedad, LLC, filed under Clerk's File No. 2022048973, of the Official Public Records of Lubbock County, Texas, securing the payment of one note of even date therewith in the sum of \$545,000.00, payable to the order of City Bank and being additionally secured by Deed of Trust payable to Scott Blount, Trustee(s); said Deed of Trust filed for record in the office of the County Clerk of Lubbock County, Texas on October 21, 2022, under Clerk's File No. 2022048974, of the Official Public Records of Lubbock County, Texas.

Judgment liens: None of record.

State Tax Liens: None of record.

Federal Tax Liens: None of record.

Easements: Easement retained by M.E. Casey and Ruth Casey across the West five feet (W. 5') of the property for an irrigation water pipeline in that certain Warranty Deed recorded in/under Volume 999, Page 43, of the Deed Records of Lubbock County, Texas.

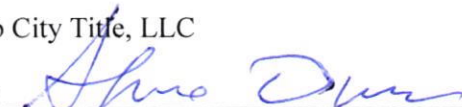
Subject to the terms, rights, easements and other matters contained in that certain Agreement recorded in/under Volume 5246, Page 327, of the Real Property Records of Lubbock County, Texas.

Subject to Petition for Annexation recorded in/under Volume 1015, Page 445, of the Deed Records of Lubbock County, Texas.

Ad Valorem Taxes: Not certificated

Executed this 21st day of November, 2023.

Hub City Title, LLC

By: 
Shane Dunn

{00330193.DOCX - ver}

EXHIBIT "A"

FIELD NOTES on the proposed Plat Limits of Lot 1, Aidan Addition, an Addition to the City of Wolfforth, a 0.689 acre tract out of Section 31, Block D-6, Lubbock County, Texas being further described by metes and bounds as follows:

BEGINNING at a found 1" iron pipe for the Northwest corner of this tract, from which the Southwest corner of the Plat Limits of Bolt and Casey Addition as shown by the plat recorded in Volume 4692, Page 304, Lubbock County Real Property Records bears S. 89°43'54" W. (Texas North Central Zone Bearing Basis), 30 feet;

THENCE N. 89°43'54" E., with the South line of 9th Street, 199.99 feet to a found 1/2" iron rod with yellow cap the Northeast corner of this tract;

THENCE S. 01°52'16" W., 150.15 feet to a found 1" iron pipe for the Southeast corner of this tract;

THENCE S. 89°43'05" W., with the North Right of Way line of U.S. Highway 62-82, a distance of 200.21 feet to a found nail and washer for the Southwest corner of this tract;

THENCE N. 01°57'23" E., with the East line of Flint Avenue, 150.21 feet to the PLACE OF BEGINNING.

FINAL PLAT

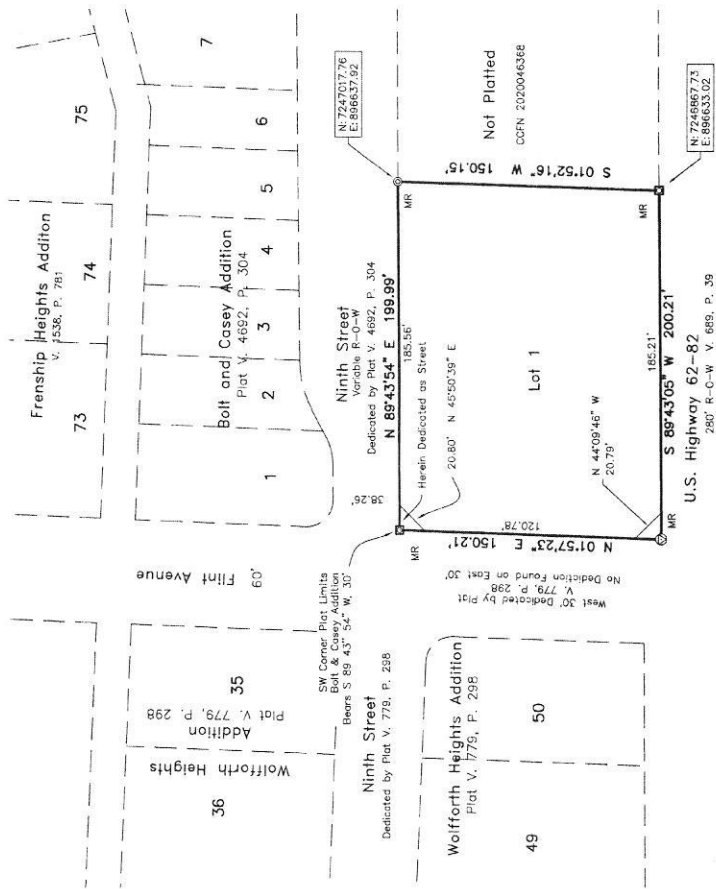
Lot 1,
Aidan Addition,
to the City of Wofforth,
Lubbock County, Texas

APPROVED this _____ day of _____, 20____ by the
City Council of the City of Wofforth

APPROVED _____ MAYOR
ATTEST _____ SECRETARY

For Review Only

Do Not Record



SCALE: 1"=50'

- CONTAINS 0.689 ACRES WITHIN THE PLAT LIMITS
- (1) Heavy lines indicate plat limits.
 - (2) All streets, alleys, and easements within plat limits are herein dedicated unless noted otherwise. Easements are shown on any survey certificate that is not in accordance with an approved final plat unless exception is provided by the city council policy or by the city code of ordinances.
 - (3) All utility service shall be in accordance with the underground utilities policy statement by the city council of the city and the provisions of the city code of ordinances.
 - (4) Any relocation or revision of existing facilities shall be at the subdividers expense. Compensation shall be made prior to the recording of this final plat.
 - (5) 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 easements shown on the plat. Utility easements shall be shown on the plat 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 easements.
 - (6) 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 liable for any damage to the property. Compensation for removal, or surfacing of the easement, necessitated by such repair, passage (utility and emergency) or pedestrian access shall not be fenced or otherwise obstructed.
 - (7) Any easements or rights-of-way shown as 'to be dedicated by this plat' shall be dedicated to the city or for information purposes only. This plat does not dedicate said easements.
 - (8) Minimum floor elevations shall conform to the requirements of the city drainage design manual and section 3.09.020 of the city code of ordinances.

ANY RELOCATION OR REVISION OF EXISTING FACILITIES SHALL BE AT THE DEVELOPER'S EXPENSE. COMPENSATION SHALL BE MADE PRIOR TO RECORDING OF ANY PORTION OF THIS 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 EASEMENTS SHOWN ON THE PLAT. EASEMENTS ARE SHOWN ON ANY SURVEY CERTIFICATE 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 DEVELOPER'S EXPENSE.

Monuments shown on this survey were accepted by this surveyor as controlling evidence due to substantial agreement with Record Documents.

Survey Control: Bearings and coordinates are based on the Texas North Central Zone Coordinate System. NAD 83. Distances are surface distances, U.S. Survey Feet.

BLANKET GARBAGE SERVICE EASEMENT HEREIN GRANTED ON TRACT FOR SERVICE WITHIN THE PLAT LIMITS.

No Abstract of Title or Title Commitment was provided to this surveyor for this proposed plat. Any record research done by this surveyor was made solely to the extent necessary to determine the plat limits and to locate the plat limits to adjoining parcels or right-of-way. Record documents other than those shown on this plat may exist and affect this property. This plat does not constitute or imply a title examination and any such title examinations are not the responsibility of this surveyor.

- LEGEND
- ☒ Fd. 1" Iron Pipe
 - ⊙ Fd. Nail and Washer
 - ⊠ Fd. "X" in Concrete
 - ⊗ Fd. 1/2" Iron Rod with Yellow Cap
 - MR Physical Monument of Record Dignity

KNOW ALL MEN BY THESE PRESENTS

That I, JONATHAN MARK GIESZANSKI, Registered Professional Land Surveyor do hereby certify that I prepared this plat from an actual and accurate survey of the land and the monuments shown thereon, and that I am a duly Licensed Professional Land Surveyor in accordance with the Regulations of the State of Texas.

Jonathan Mark Gieszanski
REGISTERED PROFESSIONAL LAND SURVEYOR, #460 LUBBOCK, TEXAS
November 24, 2023



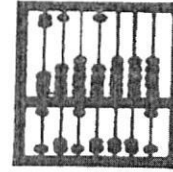
ABACUS ENGINEERING SURVEYING
2737 81st Street
LUBBOCK, TEXAS
806-745-7670

Count on It

TEXAS SURVEYING FIRM NO. 101158-00
TEXAS ENGINEERING FIRM NO. 4598

ABACUS ENGINEERING SURVEYING

2737 81ST STREET LUBBOCK, TEXAS 79423
(806) 745-7670



"Count on it"

FIELD NOTES on the proposed Plat Limits of Lot 1, Aidan Addition, an Addition to the City of Wolfforth, a 0.689 acre tract out of Section 31, Block D-6, Lubbock County, Texas being further described by metes and bounds as follows:

BEGINNING at a found 1" iron pipe for the Northwest corner of this tract, from which the Southwest corner of the Plat Limits of Bolt and Casey Addition as shown by the plat recorded in Volume 4692, Page 304, Lubbock County Real Property Records bears S 89° 43' 54" W(Texas North Central Zone Bearing Basis), 30 feet;

THENCE N 89°43'54" E, with the South line of 9th Street, 199.99 feet to a found 1/2" iron rod with yellow cap the Northeast corner of this tract;

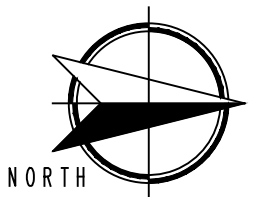
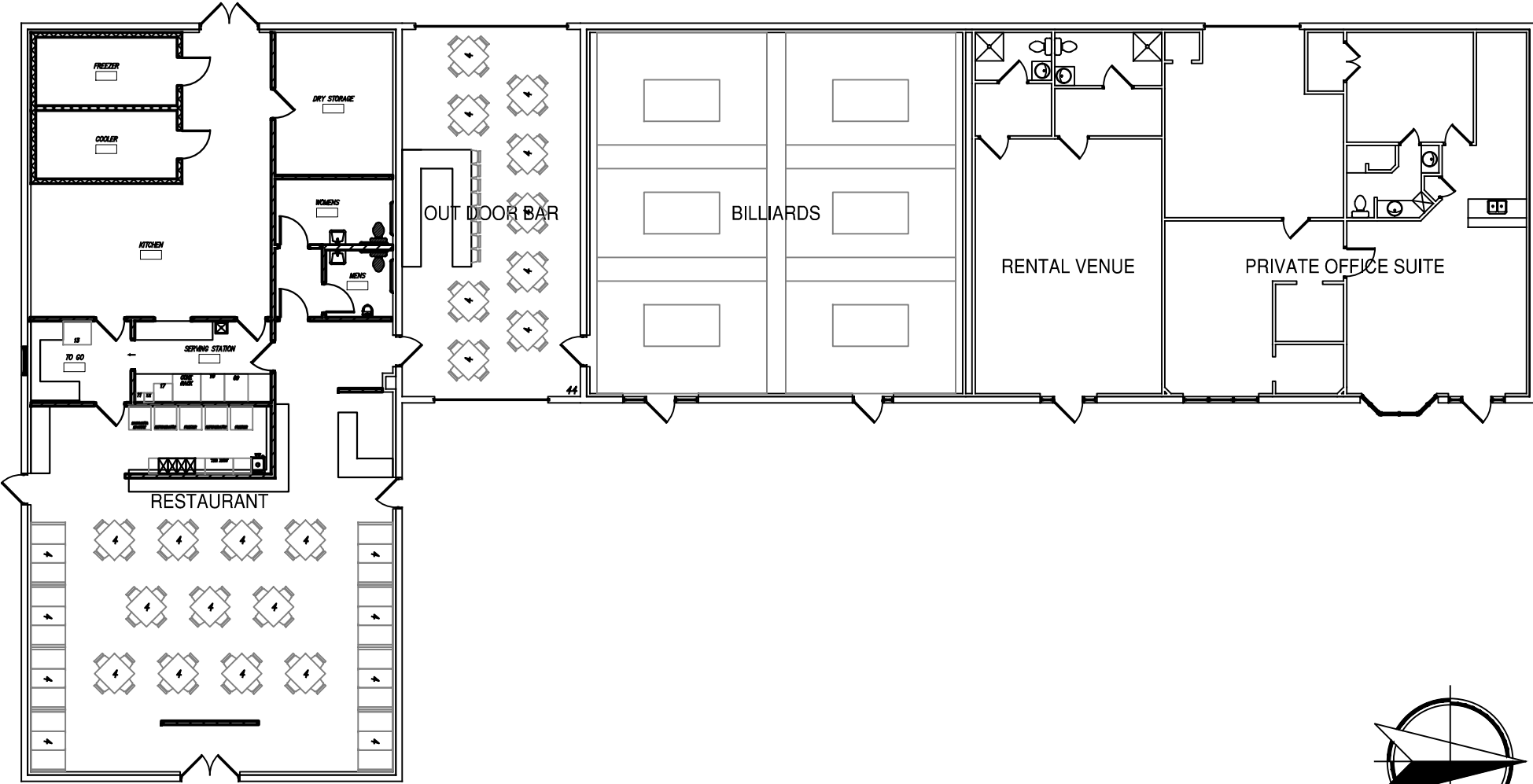
THENCE S 01°52'16" W, 150.15 feet to a found 1" iron pipe for the Southeast corner of this tract;

THENCE S 89°43'05" W, with the North Right of Way line of U.S. Highway 62-82, a distance of 200.21 feet to a found nail and washer for the Southwest corner of this tract;

THENCE N 01°57'23" E, with the East line of Flint Avenue, 150.21 feet to the PLACE of BEGINNING.

These notes are based on a survey made on the ground and shown on the proposed plat of Lot 1, Aidan Addition to the City of Wolfforth, Lubbock County, Texas.
Jonathan Mark Cieszinski, RPLS 4460







AGENDA ITEM COMMENTARY

MEETING NAME: Planning and Zoning Commission 20240109

MEETING DATE: 01-09-2024

ITEM TITLE: Consider and take appropriate action on an amendment to the Wolfforth Zoning Ordinance 14.05.001-Residential District Standards for minimum front yard setbacks for a cul-de-sac.

INITIATOR/STAFF INFORMATION SOURCE: Tara Tomlinson

BACKGROUND:

Recently, more developments have had an increase in the number of cul-de-sacs which increases the amount of irregular shaped lots. Due to the irregular shape, the current setback of 20 feet from a garage seems to be difficult to maintain. To prevent all irregular lots on a cul-de-sac that cannot conform to the current setbacks and would require a variance, we are wanting to amend the ordinance and have specific standards for a cul-de-sac that will still maintain the safety of residents along those streets.

At our last meeting, there was a question about ADA compliance and being legally allowed to park where you may block the sidewalk. After research, ADA does not have regulations on parking that blocks sidewalks, only on the standards of width and ramps. Texas Transportation code does specify that a vehicle may not stop, stand, or park on a sidewalk.

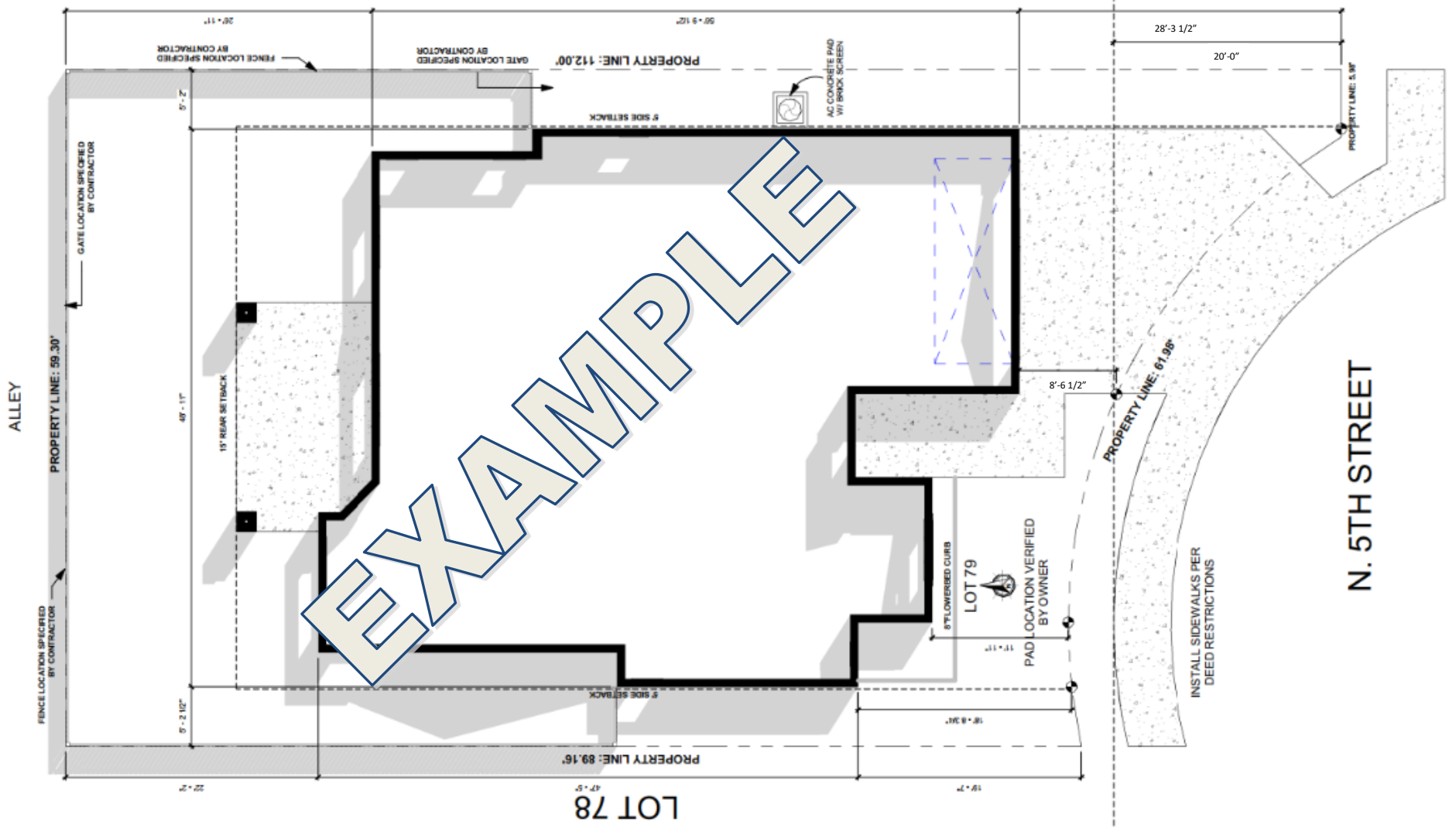
EXHIBITS:

1. Example Lot
2. Transportation code with average car dimensions

COMMITTEE ACTION/STAFF RECOMMENDATION:

City Staff recommends that P&Z creates an ordinance similar to the following:

“In areas with nonconforming building setbacks, such as a cul-de-sac, the Director of Development Services may authorize the reduction in the required front setback. However, in no case shall the setback from the property line be reduced to less than ____ feet.”



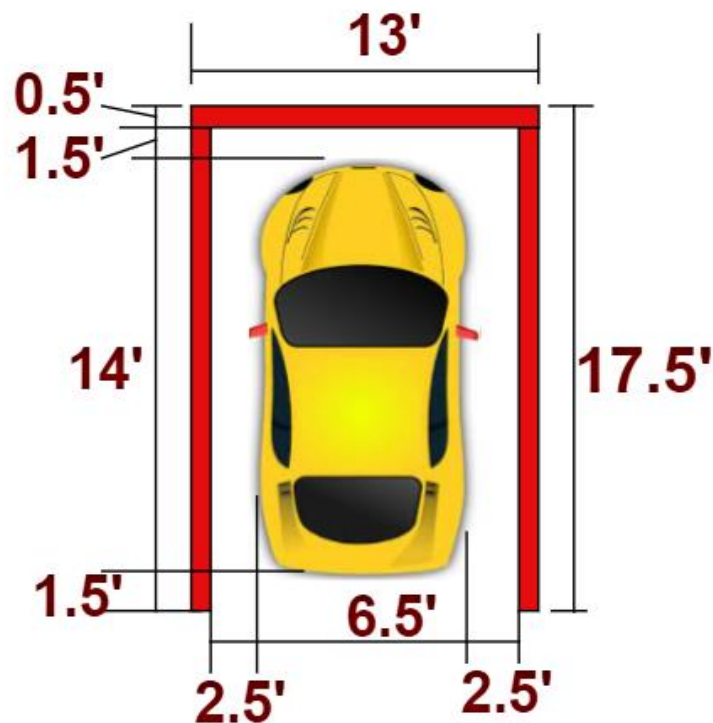
EXAMPLE

Texas Transportation Code Section 545.302

Stopping, Standing, or Parking Prohibited in Certain Places

(a) An operator may not stop, stand, or park a vehicle:

- (1) on the roadway side of a vehicle stopped or parked at the edge or curb of a street;
- (2) on a sidewalk;
- (3) in an intersection;
- (4) on a crosswalk;
- (5) between a safety zone and the adjacent curb or within 30 feet of a place on the curb immediately opposite the ends of a safety zone, unless the governing body of a municipality designates a different length by signs or markings;
- (6) alongside or opposite a street excavation or obstruction if stopping, standing, or parking the vehicle would obstruct traffic;
- (7) on a bridge or other elevated structure on a highway or in a highway tunnel;
- (8) on a railroad track; or
- (9) where an official sign prohibits stopping.



Car parking space



AGENDA ITEM COMMENTARY

MEETING NAME: Planning and Zoning Commission 20240109
MEETING DATE: 01-09-2024
ITEM TITLE: Consider revisions on Future Land Use Map.
INITIATOR/STAFF INFORMATION SOURCE: Tara Tomlinson

BACKGROUND:

Earlier this year, we began working with the Texas MPO on our Thoroughfare Plan and what was required to get assistance in our upgrades to our current roadway system. One of the major contributing factors for assistance is with the use of our Future Land Use Plan. After reviewing our Future Land Use Plan from 2020, we found some inconsistencies with current uses and what the City of WolfForth has envisioned in the future.

EXHIBITS:

1. Current Future Land Use Plan
2. Proposed revised Future Land Use Plan

COMMITTEE ACTION/STAFF RECOMMENDATION:

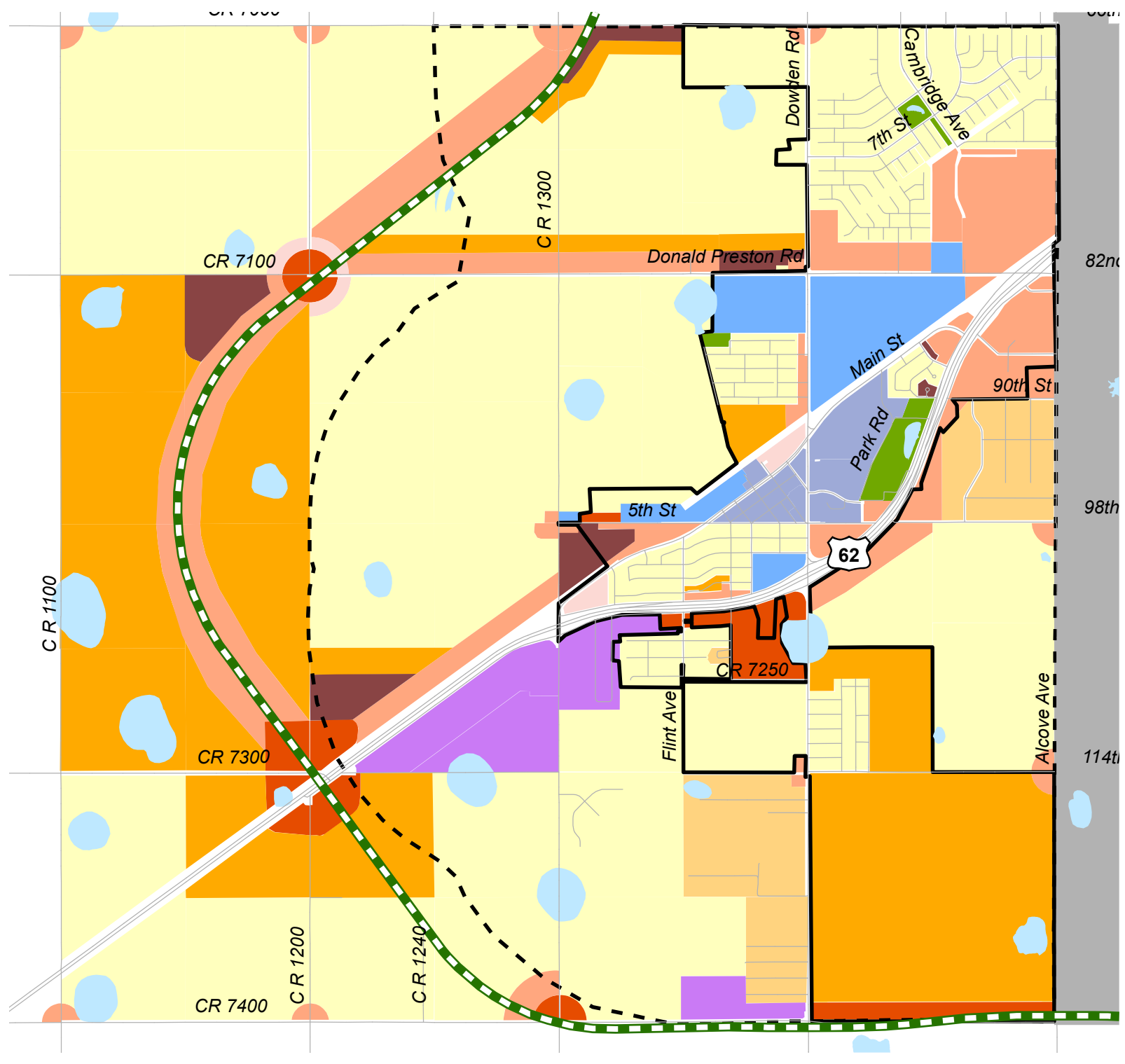
City Staff recommends that the P&Z review the revisions made and return with any comments or concerns.



Wolfforth Future Land Use Plan

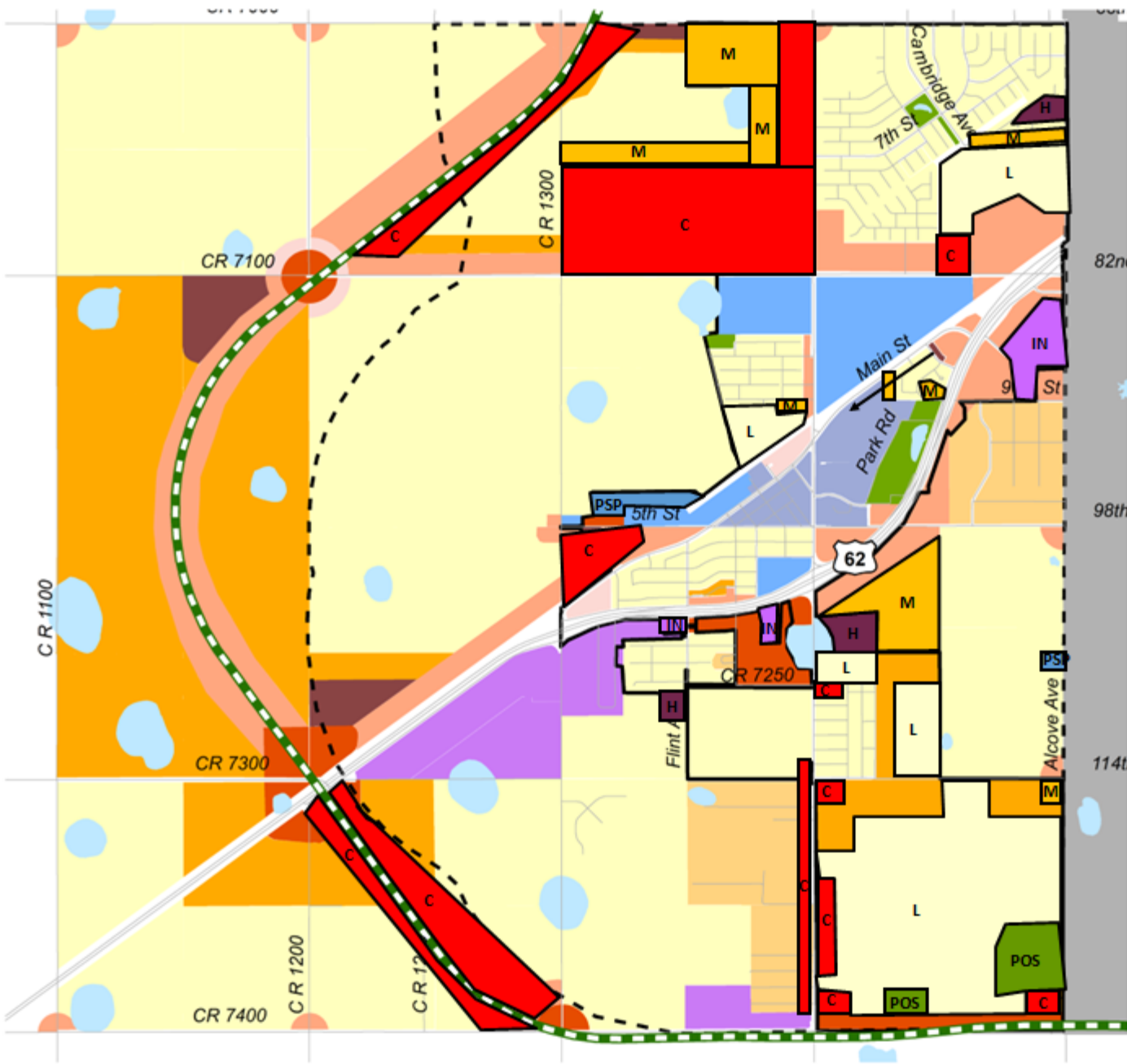
Legend

- 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

30



Wolfforth Future Land Use Plan

Legend

- Loop 88
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2020 City of Wolfforth Comprehensive Plan Update