



PLANNING AND ZONING COMMISSION AUGUST 20, 2026

August 20, 2026 at 12:15 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 July 7, 2026.
2. Consider and take appropriate action on final plat for Overlook at Alcove Lots 85-178.

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 August 13, 2026 at 5:00 p.m.

/s/ Tara Tomlinson, Director of Development Services



PLANNING AND ZONING COMMISSION JULY 7, 2026

July 07, 2026 at 5:30 PM

Wolfforth City Hall - 302 Main Street Wolfforth, TX

MINUTES

CALL MEETING TO ORDER

Robert Garcia called the meeting to order at 5:30 pm.

ROLL CALL AND ESTABLISH A QUORUM

PRESENT

Co-chair Robert Garcia

Michael Adams

Russell Dabbs

Bradey Holland

ABSENT

Chair Kyle Reeves

Charlotte McDonald

Jonathan Singer

CITIZEN ENGAGEMENT

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ITEMS FOR INDIVIDUAL CONSIDERATION

1. Consider and take appropriate action on minutes from June 9, 2026.

Motion was made to approve the minutes from June 9, 2026.

Motion made by Adams, Seconded by Dabbs.

Voting Yea: Co-chair Garcia, Adams, Dabbs, Holland

2. Consider and take appropriate action on final plat for Harvest Lots 1387 through 1430.

Motion was made to recommend approval to City Council on the final plat for Harvest Lots 1387 through 1430.

Motion made by Adams, Seconded by Holland.

Voting Yea: Co-chair Garcia, Adams, Dabbs, Holland

3. Consider and take appropriate action on final plat for Harvest 1431-1474.

Motion was made to recommend approval on final plat for Harvest Lots 1431 through 1474.

Motion made by Dabbs, Seconded by Holland.

Voting Yea: Co-chair Garcia, Adams, Dabbs, Holland

ADJOURN

Motion to adjourn the meeting at 5:35 pm.

Motion made by Adams, Seconded by Holland.

Voting Yea: Co-chair Garcia, Adams, Dabbs, Holland

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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 June 29, 2026 at 5:00 p.m.

ATTEST:

Tara Tomlinson, Director of Development Services



AGENDA ITEM COMMENTARY

Item # 2.

MEETING NAME:	Planning and Zoning Commission
MEETING DATE:	August 20, 2026
ITEM TITLE:	Consider and take appropriate action on final plat for Overlook at Alcove Lots 85-178.
STAFF INITIATOR:	Tara Tomlinson, Director of Development Services

BACKGROUND:

On April 20, 2026, the final plat for Overlook at Alcove Lots 85-168 was approved by City Council. Since then, the developers have decided to add 10 lots along Windmill Avenue on the east side of the street. Originally these lots were not included, but since most of the infrastructure will be placed during this process, it made financial sense to include the 10 lots as part of this plat. The attached plat has been reviewed by staff and third parties and meets the City's ordinances for approval with attached recommendations. Public infrastructure will be accepted by the City Engineer at another date.

EXHIBITS:

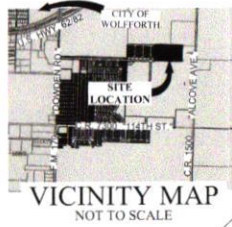
1. Plat

COMMITTEE ACTION/STAFF RECOMMENDATION:

City staff recommends a recommendation to City Council for approval.

THE OVERLOOK AT ALCOV

LOTS 85 THROUGH 178,
AN ADDITION TO THE CITY OF WOLFORTH,
LUBBOCK COUNTY, TEXAS

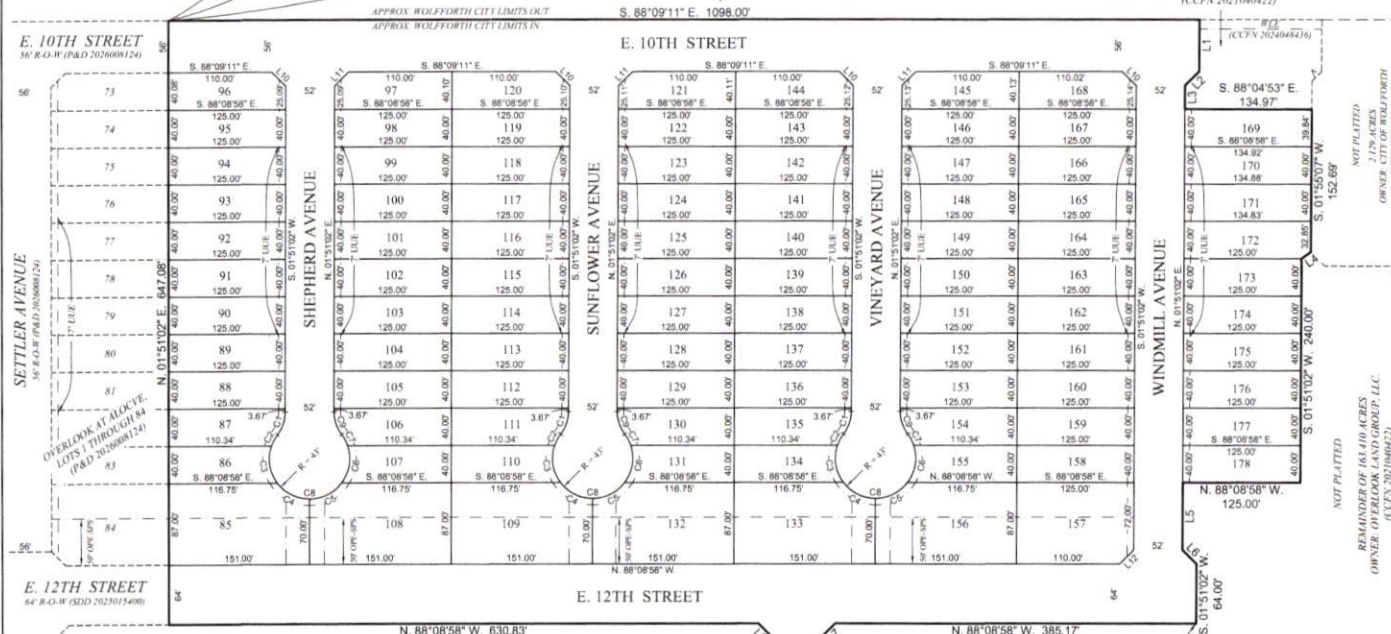


THE NORTHEAST CORNER
OF SECTION 24, BLOCK AK
BEARS N. 01°15'02" E. 2119.02'
AND S. 88°07'36" E. 1575.84'
POINT OF BEGINNING
NORTHING: 7,246,180.01
EASTING: 902,728.85

NOT PLATTED
REMAINDER OF 122.3661 ACRES
OWNER: LINDA LEE WENDLAND ET AL.
(CCFN 2022044189 & 2022041490)

NOT PLATTED
21.758 ACRES
OWNER: M202, LLC
(CCFN 2019010108)

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



NOT PLATTED

NOT PLATTED
2.19 ACRES
OWNER: CITY OF WOLFORTH
(CCFN 2021040422)

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 WOLFORTH 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(2).
- ALL UTILITY SERVICE SHALL BE IN ACCORDANCE WITH THE "UNDERGROUND UTILITIES POLICY" STATEMENT BY THE CITY COUNCIL OF THE CITY OF WOLFORTH, TEXAS AND THE PROVISIONS OF SECTION 15.08.095 OF THE CITY OF WOLFORTH 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 WOLFORTH 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
LUE = 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 17.34 ACRES OF LAND.
DESCRIPTION OF THESE PLAT LIMITS ARE ON A SEPARATE DOCUMENT, OF SAME DATE HEREWITH.

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

PLAT LIMITS LINE TABLE		
LINE	BEARING	DISTANCE
L1	S. 01°50'49" W.	56.00'
L2	S. 46°50'56" E.	21.21'
L3	S. 01°51'02" W.	25.14'
L4	S. 55°42'06" W.	12.12'
L5	S. 01°51'02" W.	72.00'
L6	S. 43°08'58" E.	21.21'
L7	S. 46°51'02" W.	21.21'
L8	N. 88°08'58" W.	52.00'
L9	N. 43°08'58" W.	21.21'

LOT LINE TABLE		
LINE	BEARING	DISTANCE
L10	S. 43°09'04" E.	21.21'
L11	N. 46°50'56" E.	21.21'
L12	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	903,466.09

APPROVED THIS _____ DAY OF _____, 20____,
BY THE CITY COUNCIL OF THE CITY OF WOLFORTH, 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 WOLFORTH, TEXAS.

FINAL FOR REVIEW
7/21/2026 @ 9:00 AM

REGISTERED PROFESSIONAL LAND SURVEYOR # 6466
LUBBOCK, TEXAS

SURVEYED: DATE

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



AMD Engineering, LLC
0515 68th Street, Suite 300
Lubbock, TX 79424

CIVIL ENGINEERING
LAND SURVEYING

Phone: 806-771-5976
Fax: 806-771-7625
TBP/ELS 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

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