



## AGENDA ITEM COMMENTARY

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<b>MEETING NAME:</b>	Planning and Zoning Commission
<b>MEETING DATE:</b>	April 29, 2025
<b>ITEM TITLE:</b>	Consider and take appropriate action on preliminary plat for Overlook, Lots 411 through 1067, and Tracts “A” and “B”.
<b>STAFF INITIATOR:</b>	Tara Tomlinson, Director of Development Services

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### BACKGROUND:

In October 2022, the original preliminary plat for Overlook, covering Lots 424 through 1243, was approved by the City Council. At that time, the proposed street layout was reviewed, and unpaved alleys were included per ordinance. The lot configuration was also evaluated. Due to the final platting and filing of Overlook Lots 1 through 410 with the County Clerk’s office, a revised submittal was made for the eastern portion of the development, adjusting lot numbers. After discussions with Overlook Land Group, they decided to eliminate the alleys altogether in accordance with a new ordinance. Additionally, the updated plat removed a portion of the plat, that previously had lots, for a designated site for a future Frenship ISD elementary school and revised the location for the City of Wolfforth’s elevated storage tank (EST) site. In addition to city staff reviewing the plat, the City of Lubbock has also reviewed and approved the preliminary plans, as a portion of the development affects Alcove, which is within Lubbock’s jurisdiction. Adjacent to 12th Street, a 50-foot utility easement extends from Good Prairie to Alcove. Overlook Land Group has signed a maintenance agreement, ensuring that either the development group or, in the future, a Homeowners' Association will be responsible for maintaining this area.

### EXHIBITS:

1. Preliminary Plat

### COMMITTEE ACTION/STAFF RECOMMENDATION:

City staff recommends making a recommendation for approval of the preliminary plat.