



WolfForth Comprehensive Plan

*Planning and Zoning Commission Meeting
June 9th, 2026*

Meeting Overview

- Comprehensive Plan Overview and Schedule
- Report Structure
- Engagement Process
- Strategic Direction
- Implementation



Comprehensive Plan Overview and Schedule



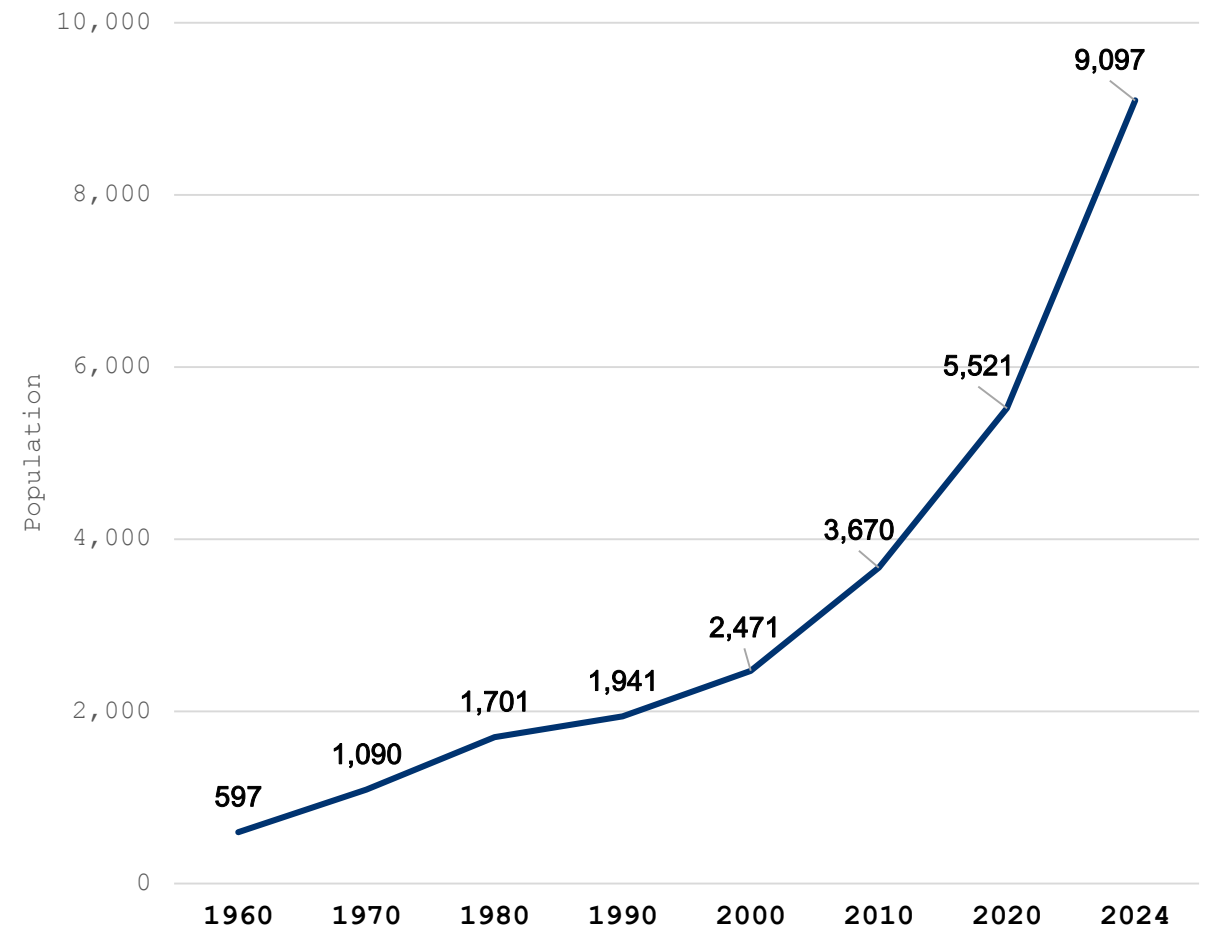
Role of a Comprehensive Plan

- A comprehensive plan is used to coordinate and guide the future establishment of development regulations.
- It provides a basis for future zoning decisions
- It also helps to guide public investments in transportation and other infrastructure improvements to aid in guiding future development
- It is a policy document that includes an implementation plan for use by City staff, and this plan will also provide fiscal impact analysis

Why Prepare a Comprehensive Plan?



- The City has grown:
 - 2010 – 2020: 51% Population increase
 - 2020 – 2024: 65% Population growth in just four years.
- The plan helps with the fiscal planning of city resources.
- Texas Local Government Code requires zoning regulations to be adopted in accordance with a comprehensive plan.





Project Schedule



We are here



Report Structure

Report Outline



Chapter 1

Introduction

Chapter 2

Community Vision and Strategic Direction

Chapter 3

Future Land Use

Chapter 4

Mobility and Transportation Strategy

Chapter 5

Economic and Fiscal Strategy

Chapter 6

Housing and Neighborhood Strategy

Chapter 7

Environmental & Sustainability Strategy

Chapter 8

Public Infrastructure & Community Facilities

Chapter 9

Community Health Strategy

Chapter 10

Implementation

How to use the Wolfforth Forward Document



- **Framework for Future Growth:** Provides an integrated, adaptable framework to guide Wolfforth's future.
- **Alignment with Existing Plans:** It builds upon and aligns with prior planning efforts, including:
 - Wolfforth EDC Strategic Plan 2023-2026
 - 2025 Water Master Plan
 - 2025 Wastewater Master Plan
- **Non-Regulatory but Influential:** While it does not replace zoning regulations, development codes, or other regulatory tools, it:
 - Serves as a guiding document for updates and enhancements to those regulations
 - Informs future decision-making and prioritization



Engagement Process

Types of Engagement



Online Engagement

- Project Website
- Community Survey
- Interactive Map
- Public Comment Period

In-Person Engagement

- An Open House

Stakeholder Engagement

- 7 Advisory Committee Meetings
- 2 Joint Workshops





Strategic Direction

Strategic Direction



- Strategic Direction establishes a long-term vision for the future growth of Wolfforth.
- In the context of Wolfforth's planning process, this involves several key elements that collectively shape and drive the future development of the area:
 - Vision Statement
 - Plan Components
 - Guiding Principles
 - Future Land Use Strategy

Vision Statement



“In Wolfforth, we commit to investing in intentional infrastructure and strategic development, providing a safe and family-friendly community while retaining our small-town feel that fosters commerce and growth.”

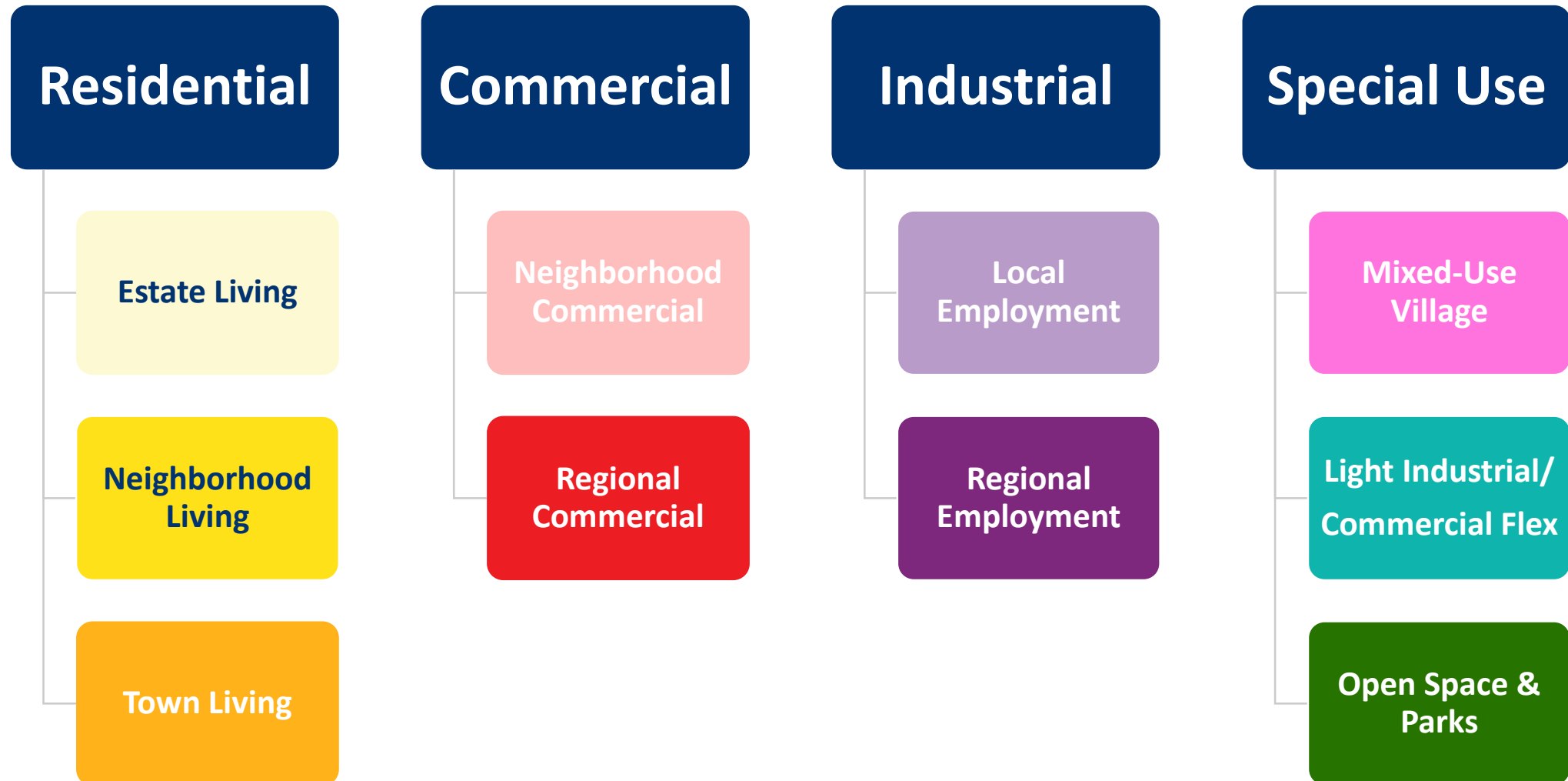
Guiding Principles



- **47 Action Items across 6 Plan Components**
 - Mobility and Transportation Strategy
 - 10 Action Items
 - Economic and Fiscal Strategy
 - 9 Action Items
 - Housing and Neighborhood Strategy
 - 6 Action Items
 - Public Infrastructure and Community Facilities
 - 9 Action Items
 - Environmental and Sustainability
 - 7 Action Items
 - Community Health
 - 6 Actions Items

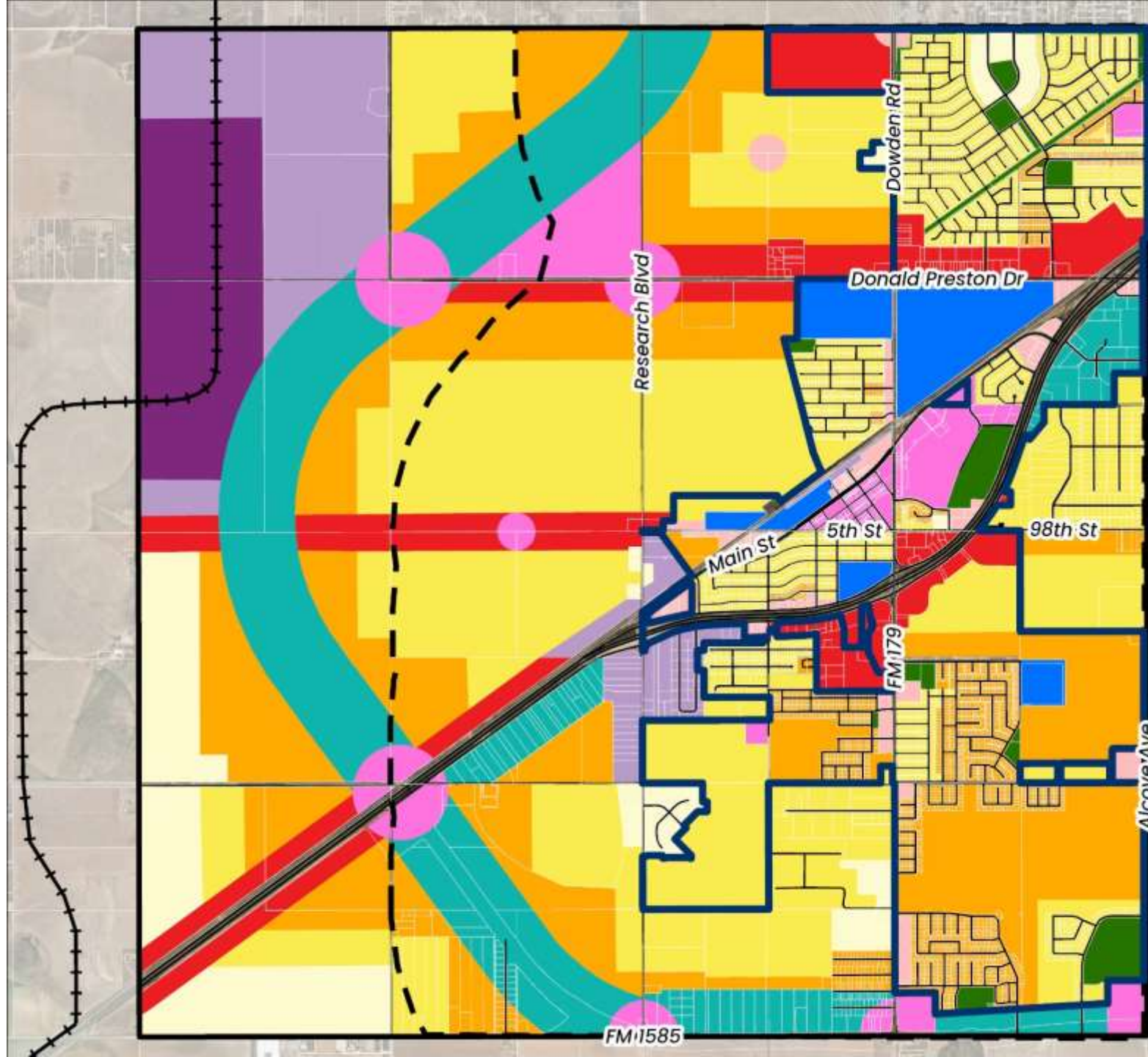
PlaceTypes

PlaceTypes are simplified categories that describe the character, form, and function of different areas in a community



2026 FLUM

Future Land Use Designation	Total Area (Acres)	%
Estate Living	539	5.6%
Neighborhood Living	3,057	31.5%
Town Living	2,216	22.8%
Mixed-Use Village	475	4.9%
Neighborhood Commercial	125	1.3%
Regional Commercial	720	7.4%
Light Industrial /Commercial Flex	1,144	11.8%
Local Employment	619	6.4%
Regional Employment	425	4.4%
Institutional	242	2.5%
Open Space & Parks	148	1.5%
Total	9,709	100%





Implementation

Implementation Matrix

- **Prioritized Actions Items**
 - Focus on strategic timing and resource availability
 - Implementation matrix guides measurable next steps
- **Implementation Key**
 - Action Item
 - Timing
 - Planning Cost
 - Partners

ACTION ID	ACTION ITEM	TIMING	PLANNING COST	PARTNERS
Prioritize parks and open space to fulfill the demand of WolfForth Residents.				
ES.1	Develop a citywide Parks, Trails, and Open Space Master Plan that establishes community priorities and identifies needed facilities and improvements.	S	\$\$	TPWD
ES.2	Adopt a parkland dedication ordinance to ensure that parks and trail facilities are developed as new residential development occurs.	S	\$	Local Developers
ES.3	Develop a site-specific master plan for Patterson Park.	M	\$\$	Consultants
Strengthen community resilience to ensure preparedness for all hazards.				
ES.4	Adopt a flood damage prevention ordinance to minimize flood impacts on the built environment.	S	\$	Lubbock County, TDEM
ES.5	Collaborate with Lubbock County to implement resilience actions that are specific to WolfForth.	L	\$\$\$\$	Lubbock County, TDEM
ES.6	Update the City's Risk and Resilience Assessment and Emergency Response Plan to ensure compliance with AWIA requirements.	S	\$	EPA, TCEQ, Lubbock County
ES.7	Continue investing in playa lakes as valuable green spaces and require developments adjacent to the lakes to contribute to their maintenance and improvement.	O	\$\$\$	Local Developers

Questions?

Motion for Recommendation?



THANK YOU!

P&Z Meeting

June 9th, 2026

