

CITY OF WOLFFORTH

COMPREHENSIVE PLAN

JUNE, 2026





PREPARED FOR



PREPARED BY

Kimley»»Horn

Expect More. Experience Better.



ACKNOWLEDGEMENTS

CITY COUNCIL

Charles Addington, Mayor	Wesley Houck
Charlotte McDonald	David Cooper*
Gregory Stout	Robert Salazar*
Karen Worley	

PLANNING & ZONING COMMISSION

Charlotte McDonald	Kyle Reeves
Robert Garcia	Michael Adams
Jonathan Singer	Russell Dabbs

ECONOMIC DEVELOPMENT CORPORATION (EDC)

Farley Reeves	Shawn Vinson
Joel Robinett	Russell Thomasson
Nicole Butler	Tyler Zalmanzig
Paula Sexton	Glen Frick
Ryan Smith	

ADVISORY COMMITTEE

Charlotte McDonald	Brandon Tyler
Wesley Houck	Paige Lourenco
Kris Kerr	Chelsea Salazar
Kevin Hinds	Shane Langen*
Scott Mann	Derek Cobb*
Tom Sinclair	

CITY STAFF

Randy Criswell, City Manager	Danielle Sweat, EDC Executive Director
Rick Scott, Assistant City Manager	Terri Robinette, City Secretary
Tara Tomlinson, Director of Development Services	

KIMLEY-HORN

Raul Orozco Jr., AICP	Marcus Michalewicz, PE
Carissa Cox, AICP	Lenanne Nunez
Kenny Friar, PE	Quynh Vo
Rogelio Lopez Jr.	Reid Cleeter
Jesus Saenz, PE	Duke Brinkley
Rey Carrasco, PE	Abiodun Onanuga

**Part of the Process*



TABLE OF CONTENTS



TABLE OF CONTENTS

ACKNOWLEDGEMENTS III

TABLE OF CONTENTS V

LIST OF FIGURES VII

LIST OF TABLES VIII

LIST OF EXHIBITS IX

CHAPTER 1. INTRODUCTION 3

 Community Profile..... 4

 What is a Comprehensive Plan? 4

 How to Use This Document 5

 Purpose of Wolfforth Forward 5

 Relationship to Other Planning Studies..... 5

 Planning Process 7

 Wolfforth Forward Chapter Overview 8

 Demographics..... 10

CHAPTER 2. COMMUNITY VISION AND STRATEGIC DIRECTION 21

 Public Engagement..... 22

 Strategic Direction..... 31

CHAPTER 3. FUTURE LAND USE 39

 Existing Conditions 41

 A Place-Based Approach..... 45

 The Future Land Use Plan 58

CHAPTER 4. MOBILITY AND TRANSPORTATION STRATEGY 77

 Existing Conditions 78

 Existing Plans 89

 The Wolfforth Forward Thoroughfare Plan..... 91

 The Watco Rail Line 93

 The Future Land Use Plan and Thoroughfare Plan..... 95

 Mobility and Transportation Strategy 97

CHAPTER 5. ECONOMIC AND FISCAL STRATEGY	103
Market Demand.....	104
Economic Development Corporation	107
Economic and Fiscal Strategy.....	109
CHAPTER 6. HOUSING AND NEIGHBORHOOD STRATEGY	115
Existing Conditions	116
The Future of Wolfforth Housing.....	122
Housing and Neighborhood Strategy	128
CHAPTER 7. ENVIRONMENTAL AND SUSTAINABILITY STRATEGY	133
Existing Conditions	134
Environmental & Sustainability Strategy	144
CHAPTER 8. PUBLIC INFRASTRUCTURE AND COMMUNITY FACILITIES	149
Existing Infrastructure.....	150
Existing Plans	157
Community Facilities	161
Public Infrastructure and Facilities Strategy	163
CHAPTER 9. COMMUNITY HEALTH	169
Health Status	170
Community Health Strategy	176
CHAPTER 10. IMPLEMENTATION	181
Implementation Strategy.....	182
Vision Statement & Guiding Principles.....	182
Implementation.....	183
Implementation Matrix.....	185
Implementation Priorities.....	192
Updates and Amendments	192



LIST OF FIGURES

Figure 1.1: Historic Population in Wolfforth	10
Figure 1.2: Share of Residents by Race	11
Figure 1.3: Extrapolated Historic Rate Population Projection for Wolfforth.....	12
Figure 1.4: Texas Water Development Board Population Projection for Wolfforth.....	13
Figure 1.5: Analog Population Projections for Wolfforth	15
Figure 1.6: Wolfforth’s Share of Households by Median Household Income.....	16
Figure 2.1: Timeline of Engagement.....	22
Figure 2.2: Online Survey Feedback	25
Figure 2.3: Public Comment Period Advertisement Flyer.....	26
Figure 2.4: Open House	27
Figure 2.5: Advisory Committee Meeting #3	28
Figure 2.6: Joint Workshop #1 Land-Use Activity	29
Figure 2.7: Joint Workshop #2.....	30
Figure 3.1: Wolfforth PlaceTypes	46
Figure 3.2: Interactive Map Results (Online Meeting & AC Meeting)	58
Figure 3.3: Land Use Category Uses.....	59
Figure 3.4: Housing Types By Placetype.....	67
Figure 4.1: Mobility Characteristics for Wolfforth.....	81
Figure 4.2: Crashes by Year in Wolfforth	82
Figure 4.3: Crash Severity in Wolfforth	83
Figure 4.4: Crashes by Street in Wolfforth.....	83
Figure 4.5: Crashes by Street in ETJ	84
Figure 4.6: The Top Five Contributing Crash Factors in Wolfforth	85
Figure 4.7: The Top Five Contributing Crash Factors in ETJ	85
Figure 5.1: Population Growth by Age Groups.....	105
Figure 6.1: Average Value by Mortgage Status	118
Figure 6.2: Median Rent & Percentage of Rent Burdened Households.....	119
Figure 6.3: Gross Rent as a percentage of Household Income in Wolfforth	120
Figure 6.4: Average Household Size.....	121
Figure 6.5: Housing Types by PlaceType.....	123
Figure 9.1: Life Expectancy	170
Figure 9.2: Morality Rate (Age-Adjusted Death Rate deaths per 100,000).....	171

LIST OF TABLES

Table 1.1: Wolfforth and Analog City Populations from 2000–2020.....	14
Table 1.2: Zoning by Acreage.....	17
Table 2.1: Interactive Map Comments by Category	23
Table 3.1: Existing Land Use Acreage.....	43
Table 3.2: Future Land Use Acreage.....	44
Table 3.3: Future Land Use Population Projections in the City Limits & ETJ	69
Table 3.4: Future Land Use Population Projections in the Study Area	70
Table 3.5: Primary Retail Use Acreage in Study Area.....	71
Table 3.6: Primary Industrial Use Acreage in Study Area	72
Table 3.7: Zoning and Future Land Use	73
Table 5.1: Educational Attainment in Wolfforth and Lubbock County	104
Table 5.2: Occupancy Status in Wolfforth and Lubbock County.....	106
Table 5.3: Comparison of Type A and Type B EDCs in Texas.....	108
Table 6.1: Occupancy Status in Wolfforth and Lubbock County.....	116
Table 6.2: Housing Units by Type	117
Table 6.3: Wolfforth Housing Units in 2025 to 2045.....	127
Table 7.1: Park Acreage in Wolfforth	134
Table 7.2: Existing Trails by Mileage	137
Table 7.3: Lubbock County Hazard Risk Ranking	140
Table 8.1: Gravity Wastewater Collection System Characteristics.....	153
Table 8.2: Existing Lift Station Operational Summary	155
Table 8.3: Existing System Force Mains.....	155
Table 8.4: 2025 Water Master Plan Capital Improvement Summary	157
Table 8.5: 2025 Wastewater Master Plan Capital Improvement Plan Summary.....	159
Table 9.1: Safety Statistics in Wolfforth	171
Table 9.2: Health Conditions of Wolfforth (Age-Adjusted Prevalence %)	172
Table 10.1: Plan Updates and Timeframes	193



LIST OF EXHIBITS

Exhibit 1.1: Zoning Map	18
Exhibit 2.1: Interactive Map Comments	24
Exhibit 2.2: Future Land Use Map	36
Exhibit 3.1: Wolfforth Existing Land Use	42
Exhibit 3.2: 2021 Wolfforth Future Land Use	44
Exhibit 3.3: Future Land Use Map	61
Exhibit 3.4: City Limits	63
Exhibit 3.5: Extraterritorial Jurisdiction (ETJ).....	64
Exhibit 3.6: Future Planning Area.....	65
Exhibit 4.1: Existing Roadway Network	80
Exhibit 4.2: Roadway Responsibility	88
Exhibit 4.3: The 2020 Wolfforth Master Thoroughfare Plan	89
Exhibit 4.4: Proposed Loop 88 Project	90
Exhibit 4.5: The Wolfforth Forward Throughfare Plan.....	92
Exhibit 4.6: Watco Rail Line Conceptual Realignment	94
Exhibit 4.7: Future Land Use Plan & Throughfare Plan.....	96
Exhibit 7.1: Existing Parks in Wolfforth.....	135
Exhibit 7.2: 10-Minute Walksheds.....	136
Exhibit 7.3: Existing and Planned Trails	138
Exhibit 8.1: Existing Drainage System.....	151
Exhibit 8.2: Existing Water Infrastructure	154
Exhibit 8.3: Existing Wastewater Infrastructure	156
Exhibit 8.4: Water Capital Improvement Plan.....	158
Exhibit 8.5: Wastewater Capital Improvement Plan	160
Exhibit 8.6: Community Facilities in Wolfforth.....	162
Exhibit 9.1: SVI in Wolfforth	175

CHAPTER 1

◆ INTRODUCTION





CHAPTER 1

Ultimately, the Wolfforth Forward Comprehensive Plan is intended to ensure that Wolfforth grows intentionally, preserving the community's unique identity while proactively responding to growth pressures, emerging opportunities, and long-term challenges.



CHAPTER 1. **INTRODUCTION**

The introduction presents an overview of Wolfforth's history, outlines the comprehensive planning process, and explains how to use this document. It also includes chapter summaries and key demographic information, including current population data and future population projections.

- Community Profile
- What is a Comprehensive Plan?
- How to Use This Document
- Purpose of Wolfforth Forward
- Relationship to Other Planning Studies
- Planning Process
- Wolfforth Forward Chapter Overview
- Demographics



COMMUNITY PROFILE

Located in West Texas within Lubbock County, Wolfforth sits adjacent to and southwest of the City of Lubbock, the largest urban center in the area. The City of Wolfforth was founded in 1916, when the Santa Fe Railway extended its line through the area. The City was named in recognition of George and Eastin Wolffarth, two influential ranchers from the 1880s. Through a clerical error, the spelling of their surname was altered to “Wolfforth,” a miscommunication that ultimately became the City’s official name. Following its establishment, Wolfforth’s educational institutions underwent a consolidation process with surrounding rural schools in the mid-1930s. The combination of schools formed Frenship School, which later evolved into Frenship



Independent School District, an academic institution now regarded as one of the region’s most respected. The City was formally incorporated as the City of Wolfforth in 1950, with a recorded population of 150 residents. Since its incorporation, the City of Wolfforth has demonstrated steady and sustained population growth, with significant increases over the past fourteen years. Between 2010 and 2024, the population expanded from 3,670 residents to an estimated 9,097. This upward trend demonstrates Wolfforth’s continued emergence as a desirable community, driven by its location, accessibility, and quality of life. In response to this rapid growth, the City developed the Wolfforth Forward Comprehensive Plan as a strategic framework for long-term development. The plan seeks to balance growth with preservation, ensuring that Wolfforth remains a thriving, connected, and welcoming community well into the future.

WHAT IS A COMPREHENSIVE PLAN?



A comprehensive plan is a long-range policy document that guides a city’s physical growth, development, and investment decisions over a 20-year planning horizon. Its purpose is to establish a clear framework for managing future growth in a way that supports orderly development, enhances quality of life, and promotes sustainable economic and community outcomes. The Wolfforth Forward Comprehensive Plan defines a shared vision for the community, sets forth guiding principles, and outlines specific strategies and action items to achieve the vision.

HOW TO USE THIS DOCUMENT



The Wolfforth Forward Comprehensive Plan serves as a strategic guide and decision-making tool for the City Council, Planning and Zoning Commission, boards, staff, and the community at large. The plan provides direction for growth management, infrastructure planning, resource allocation, and policy prioritization, grounded in extensive community input and data-driven analysis.

PURPOSE OF WOLFFORTH FORWARD



Ultimately, the Wolfforth Forward Comprehensive Plan is intended to ensure that Wolfforth grows intentionally, preserving the community's unique identity while proactively responding to growth pressures, emerging opportunities, and long-term challenges. The plan establishes a roadmap for a resilient and prosperous future by aligning decision-making with the community's shared values and aspirations.

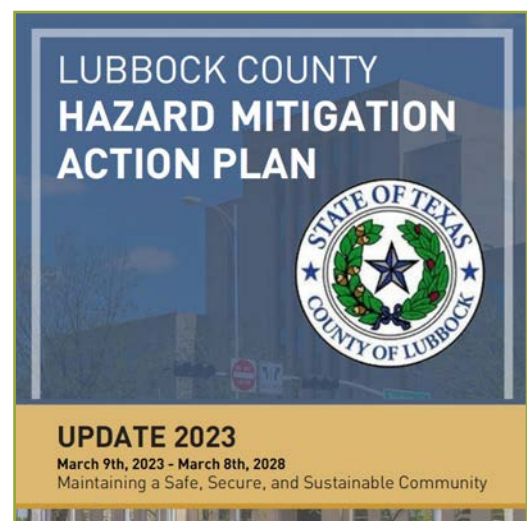
RELATIONSHIP TO OTHER PLANNING STUDIES



The Wolfforth Forward Comprehensive Plan is a foundational framework that coordinates with and builds upon the City's existing planning efforts. This plan is designed to be adaptable and forward-thinking, incorporating insights from prior studies and master plans to guide recommendations. A review of relevant planning documents and how they relate to the goals and strategies of the Comprehensive Plan is provided below.

Lubbock County Hazard Mitigation Action Plan (Update 2023)

This plan identifies natural disasters affecting Lubbock County, including Wolfforth. It analyzes the occurrence and danger of thunderstorm wind, hail, winter storm, lightning, drought, tornado, wildfire, extreme heat, and flood in Lubbock County. For each of these hazards, the plan offers descriptions, common locations, classification of severity, historical hazard events, probability of future events, vulnerability, and impact. For the City of Wolfforth, this plan outlines mitigation actions to help prepare for the occurrence of hazards, focusing primarily on educating the public on the proper actions to take and increasing awareness of incoming hazards.





The Hazard Mitigation Action Plan has assisted in the development of various parts of this Comprehensive Plan. The HMAP has been used as a guide for development decisions, a framework for sharing costs of mitigation tactics with the County, a support for environmental stewardship and educational opportunities, an influence for updates to hazard mitigation capacity, and as input for the hazards of highest priority.

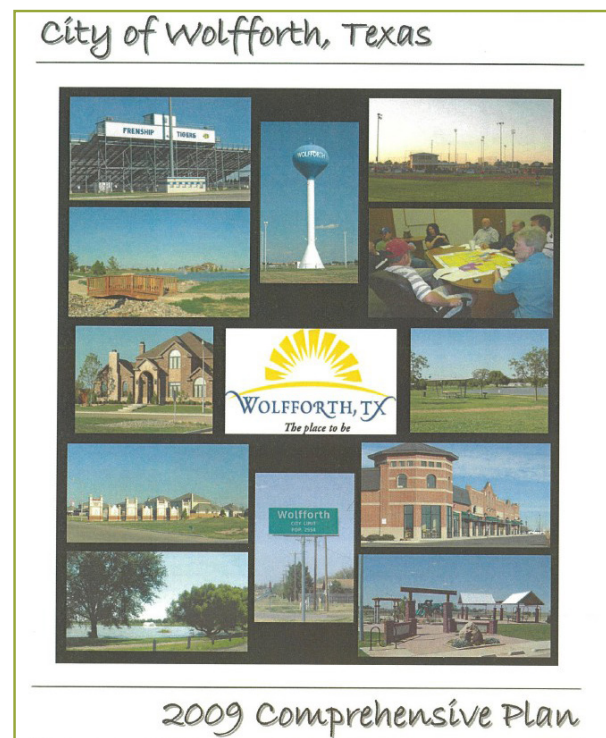
In addition to these elements, the following figures from the Hazard Mitigation Plan were considered for inclusion in the Comprehensive Plan:

- ▶ Hazard Risk Ranking
- ▶ Lubbock County Flood Zones Map (FEMA DFIRM), Estimated Flood Zones Map in the City of Wolfforth & FISD
- ▶ Updated drought monitor, every three years (Texas state map)
- ▶ Vulnerable Critical Facilities
- ▶ NWS Records of Past Events
- ▶ Wildfire Risk Map (City of Wolfforth Map & FISD map)

Comprehensive Plan 2030 (2009)

The City of Wolfforth adopted Comprehensive Plan 2030 in 2009 to guide the delivery of public services, coordinate investment, organize land uses, manage growth, optimize costs, and provide a basis for decision making in the community. Even though the 2009 plan is in need of updating/replacing, the plan shows the various goals and objectives that have guided the City's current existing growth. The plan was made up of the following topics:

- ▶ Future Land Use Plan
- ▶ Thoroughfare Plan
- ▶ Park, Recreation, & Open Space Plan
- ▶ Infrastructure Assessment
- ▶ Public Facilities Plan
- ▶ Housing Strategies Plan



PLANNING PROCESS

The Wolfforth Forward Comprehensive Plan was developed through a multi-phase process that took over a year. Community engagement was integrated throughout, ensuring the plan reflected the priorities of residents, stakeholders, and City leadership. Feedback gathered during these efforts directly shaped the plan's goals, policies, and implementation strategies.

Phase 1: *Project Initiation*

- ▶ Kick-off
- ▶ Tour
- ▶ Monthly Progress Meetings

Phase 2: *Community Discovery*

- ▶ Community Assessment
- ▶ Demographic/Market Analysis
- ▶ Community Engagement Strategy
- ▶ Open House

Phase 3: *Strategic Direction*

- ▶ State of the City Work Session
- ▶ Joint Workshop #1
- ▶ Strategic Direction

Phase 4: *City Wide Vision*

- ▶ Comprehensive Plan Key Elements (Draft)
- ▶ Draft Comprehensive Plan Elements
- ▶ Joint Workshop #2
- ▶ Preferred Plan Components

Phase 5: *Implementation Strategy & Adoption*

- ▶ Flood Damage Prevention Ordinance Update
- ▶ Implementation Strategy/CIP Alignment
- ▶ Comprehensive Plan Documentation
- ▶ Adoption



WOLFFORTH FORWARD CHAPTER OVERVIEW

The Wolfforth Forward Comprehensive Plan is framed around 7 key elements that organize the City's growth, investment, and long-term decision-making. These components were shaped through community input, data analysis, and coordination with ongoing planning efforts. Several of these elements also align with the goals and requirements of the Texas General Land Office (GLO) grant that funded this study, ensuring the plan reflects local priorities while supporting broader resiliency and infrastructure objectives. Chapters 3 through 9 of this Comprehensive Plan are organized by these seven elements, each addressing a critical component of Wolfforth's future. The analysis and recommendations consider both the city limits and the Extraterritorial Jurisdiction (ETJ). The ETJ encompasses areas outside the City's corporate boundaries where Wolfforth maintains limited regulatory authority to guide future growth and development. In Texas, municipalities use the ETJ to oversee subdivision regulations, coordinate infrastructure planning, and influence land development in areas that may be annexed in the future. Although the City cannot enforce full zoning or municipal regulations within the ETJ, it can guide development patterns to ensure compatibility with long-term plans. This authority enables Wolfforth to manage growth better, protect infrastructure investments, and promote development aligned with the community's vision for future expansion. The following section provides an overview of the chapter structure.

Chapter 1: Introduction

The introduction presents an overview of Wolfforth's history, outlines the comprehensive planning process, and explains how to use this document. It also includes chapter summaries and key demographic information, including current population data and future population projections.

Chapter 2: Strategic Direction

Community engagement has a pivotal role in the planning process. The recommendations throughout this plan are informed by input gathered directly from residents and key stakeholders. The chapter presents the Vision Statement and Guiding Principles, which provide the foundation for all subsequent recommendations and direction in the plan.

Chapter 3: Future Land Use

The Future Land Use defines how land in Wolfforth and in the ETJ can change. The Land Use chapter is intended to provide a means of realizing this plan's vision by defining land use categories and establishing criteria for determining the appropriate qualities associated with each land use type. These various land uses are portrayed on the Future Land Use Map (FLUM), which has a significant influence on the development of zoning ordinances, future zoning codes, and regulations.

Chapter 4: Mobility and Transportation Strategy

The Mobility and Transportation Strategy builds upon the existing Master Thoroughfare Plan and updates it to reflect recent development patterns. It also incorporates findings from crash analysis, community feedback, and the possible rerouting of the Watco rail line to ensure a comprehensive and data-informed approach to improving mobility and safety.

Chapter 5: Economic and Fiscal Strategy

The Economic and Fiscal Strategy reinforces the goals of the EDC's Strategic Plan by building upon its existing framework while expanding efforts to attract new businesses and retain existing ones. The strategy focuses on strengthening the local economy through targeted recruitment, business support, and redevelopment.

Chapter 6: Housing and Neighborhood Strategy

The Housing and Neighborhoods Strategy is concerned with the quality and quantity of the housing stock in Wolfforth. It develops strategies to ensure both quality and quantity of housing are sufficient in Wolfforth.

Chapter 7: Environmental and Sustainability Strategy

The chapter provides an in-depth assessment of Wolfforth's parks, trails, and hazard mitigation strategies, highlighting current challenges and opportunities for improvement.

Chapter 8: Public Infrastructure and Community Facilities

Public Infrastructure and Community Facilities examines Wolfforth's current infrastructure and community facilities, highlighting the condition of drainage, water, and wastewater systems, as well as public service facilities.

Chapter 9: Community Health

Community Health examines the general wellbeing of Wolfforth residents, highlighting how safety, food availability, public health services, and recreational options all play a role in supporting wellness.

Chapter 10: Implementation

This chapter outlines the short-, medium-, and long-term implementation actions, along with their associated costs, and partnerships required to achieve the desired vision for the City and community.

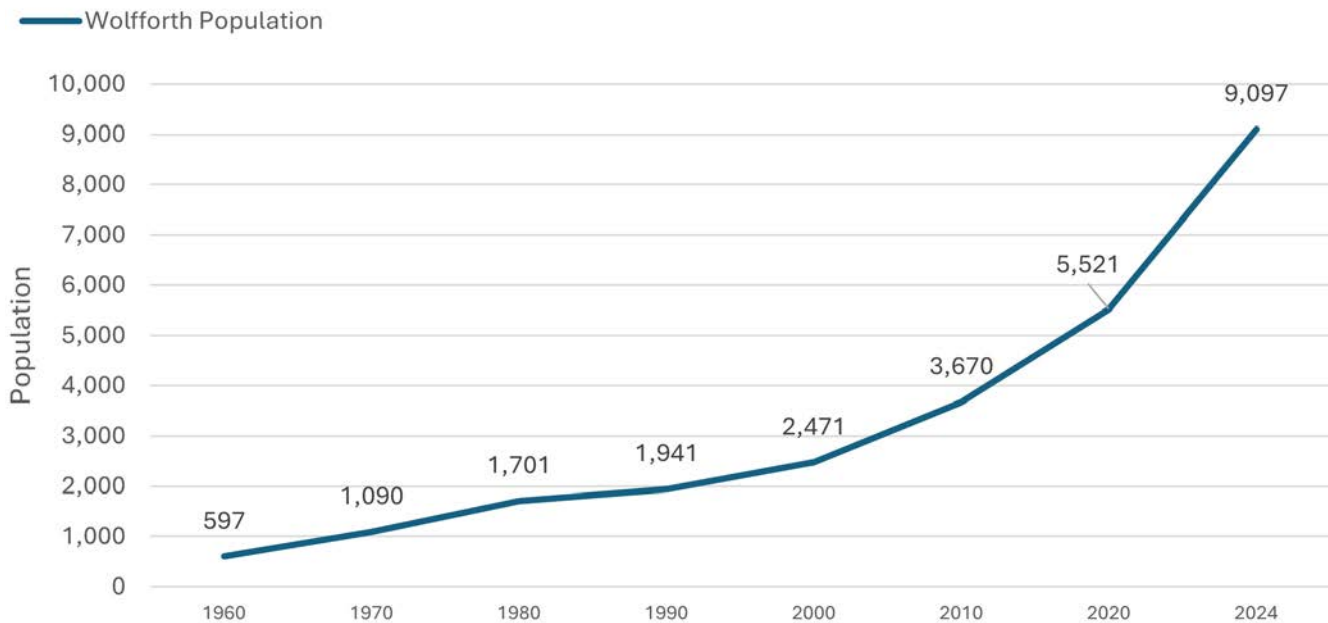


DEMOGRAPHICS

Population

The City of Wolfforth has demonstrated a consistent pattern of rapid growth throughout its history, supported by its strategic location and the quality of its community assets. Current development trends reflect large-scale neighborhood expansion designed to accommodate an increasing number of families relocating to the community, along with new families beginning their lives there. Historic population data illustrates the steady trajectory of growth. In 1960, Wolfforth recorded 597 residents. By 1970, the population had risen to 1,090, an increase of 82% within a single decade. Between 1970 and 2010, the City experienced a threefold expansion, growing from 1,090 to 3,670 residents, representing a 237% increase over forty years. Wolfforth’s growth has continued to surpass the overall rate in Lubbock County. The 2020 Census recorded a population of 5,521, representing a 51% increase since 2010. In 2024, the population reached approximately 9,097, indicating an additional 65% increase in just four years.

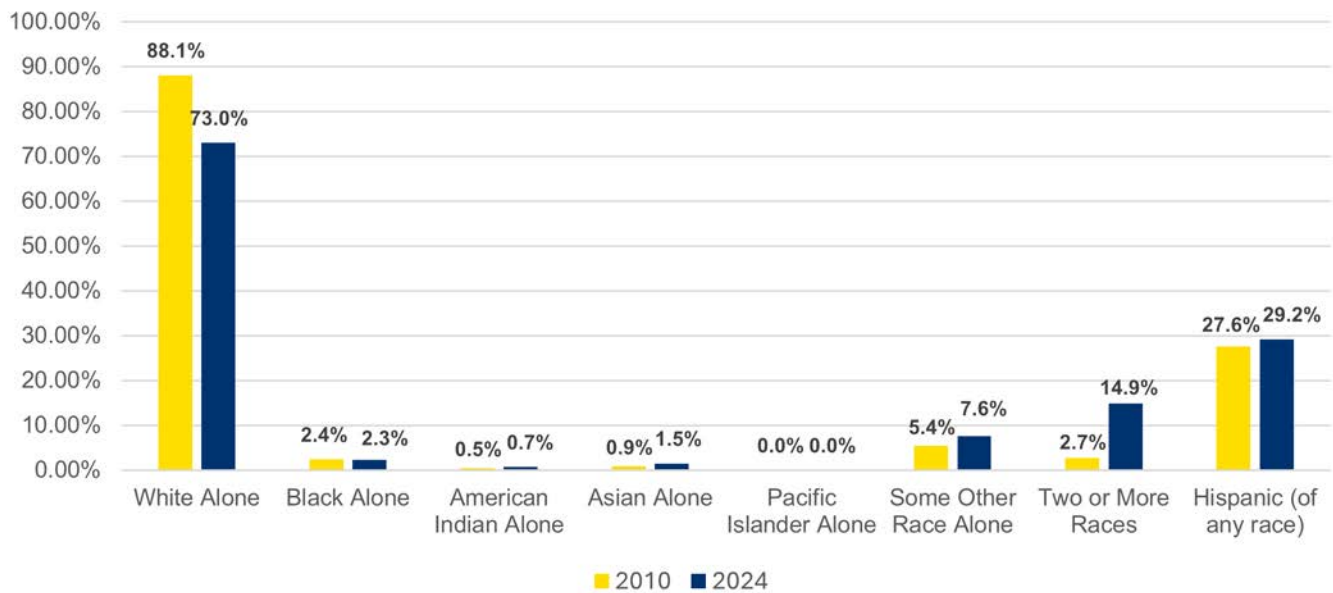
FIGURE 1.1: HISTORIC POPULATION IN WOLFFORTH



Source: U.S. Census 1960 – 2000 | U.S. Decennial Census, 2010 – 2020 | Texas Water Development Board, 2024 |

Since 2010, Wolfforth has experienced a steady increase in diversity, reflecting broader demographic shifts across the region. The share of residents identifying as White alone has declined by approximately 15% between 2010 and 2025. At the same time, the percentage of residents identifying as two or more races has grown significantly, increasing from 2.7% to 14.9%. Other racial groups have also expanded, with the category of “some other race alone” rising by 2.2% during the same period. Ethnic diversity has also seen gradual growth. The Hispanic population in Wolfforth increased from 27.6% in 2010 to 29.2% in 2025. While the community remains predominantly White, these shifts highlight a trend toward a more diverse racial and ethnic composition. Diversity within a community can influence residential choice, social dynamics, and cultural identity.

FIGURE 1.2: SHARE OF RESIDENTS BY RACE



Source: 2024 ESRI Business Analyst



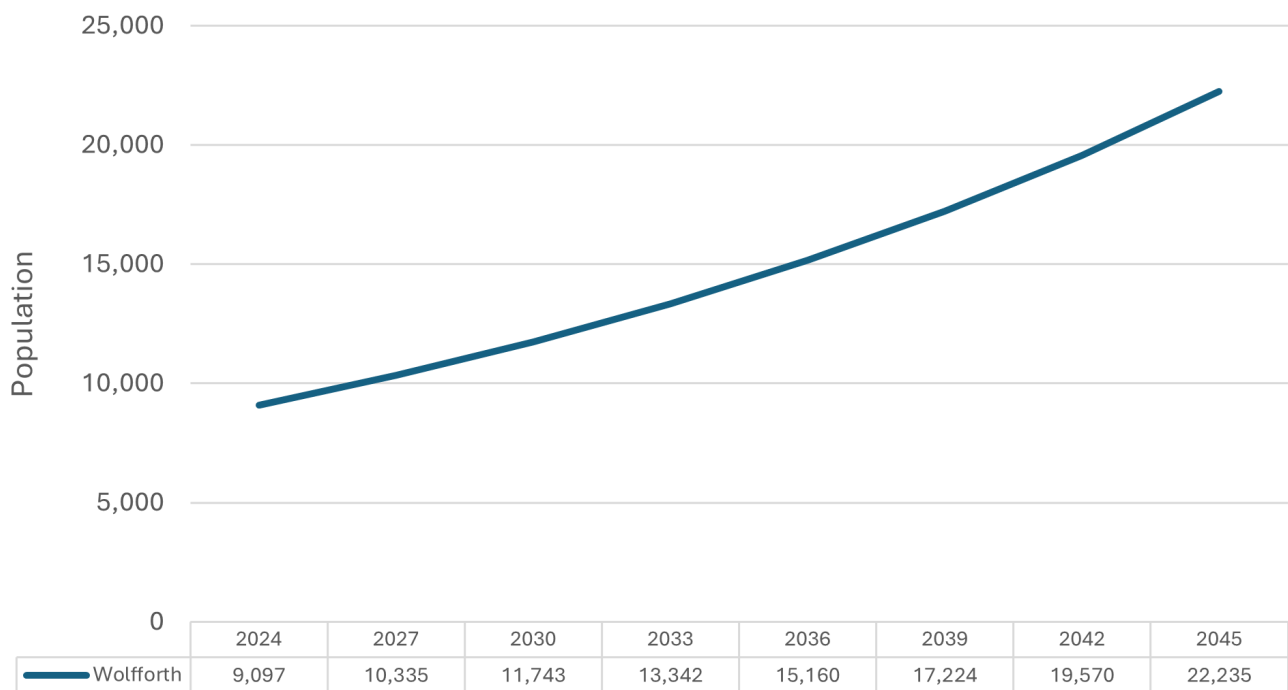
Population Projections

To develop reliable population projections for Wolfforth, three forecasting methods were applied: the extrapolated historic growth rate, the Texas Water Development Board (TWDB) population projections, and an analog city comparison. Each technique is evaluated in detail in the following section. Using multiple population projections is important in long-range planning because each method carries its own assumptions, strengths, and limitations. By considering multiple methodologies, the City gains a better understanding of potential growth trajectories and can assess a range of plausible scenarios when evaluating future development needs, infrastructure planning, and policy decisions.

Extrapolated Historic Rate

The extrapolated historic rate method uses the 64 years of population data available to calculate a long-term annual growth rate of 4.35%. Applying this rate to Wolfforth’s 2024 baseline population of 9,097 results in a projected population of approximately 22,235 by 2045, which represents a 144% increase. This method reflects how the community has grown over several decades and assumes that past trends will generally continue. While it provides a steady and historically grounded forecast, it does not account for emerging development pressures or recent shifts in regional growth dynamics.

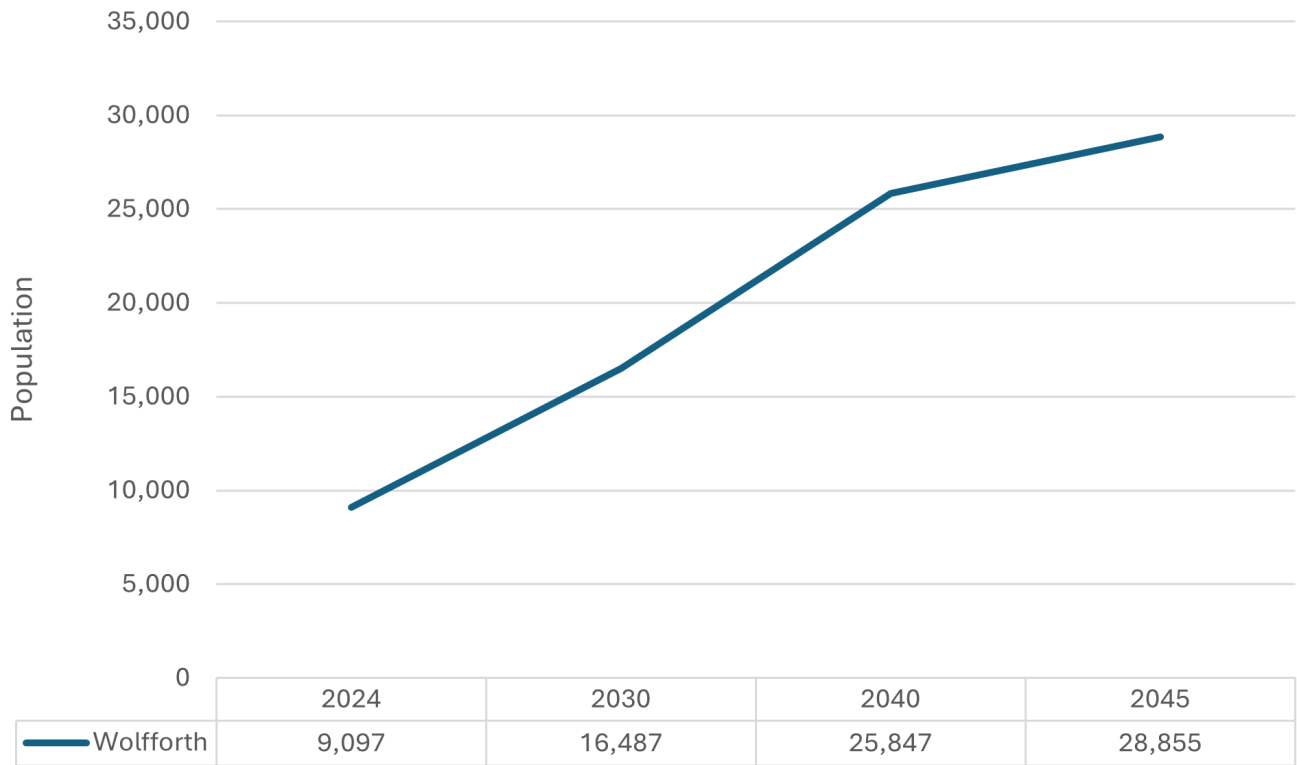
FIGURE 1.3: EXTRAPOLATED HISTORIC RATE POPULATION PROJECTION FOR WOLFFORTH



Texas Water Development Board

Population projections from the Texas Water Development Board (TWDB) indicate that Wolfforth is expected to undergo significant long-term growth. The TWDB produces 50-year projections, beginning with a 2030 baseline. Even within the short period from 2024 to 2030, the City is projected to increase 81% from 9,097 to 16,487 residents, reflecting rapid near-term expansion according to the TWDB. Looking ahead to the 20-year planning horizon, Wolfforth is projected to reach a population of approximately 28,855 by 2045, representing a nearly 217% increase from the 2024 estimate, as illustrated in **Figure 1.4**.

FIGURE 1.4: TEXAS WATER DEVELOPMENT BOARD POPULATION PROJECTION FOR WOLFFORTH



Source: 2022 Texas Water Development Board Population Projections



Analog Population Projections

The analog city method evaluates future population growth by applying the historic growth patterns of a comparable community to Wolfforth's current conditions. For this analysis, a twenty-year growth rate from 2000 to 2020 was calculated for the selected analog city and then applied to Wolfforth's 2024 population to derive an estimate for 2045.

Krum was selected as the analog city due to its similarities in size, regional setting, and proximity to a larger urban center. Krum is adjacent to Denton, a community strongly influenced by the University of North Texas and Texas Woman's University, which parallels Wolfforth's relationship with Texas Tech University and Lubbock Christian University.

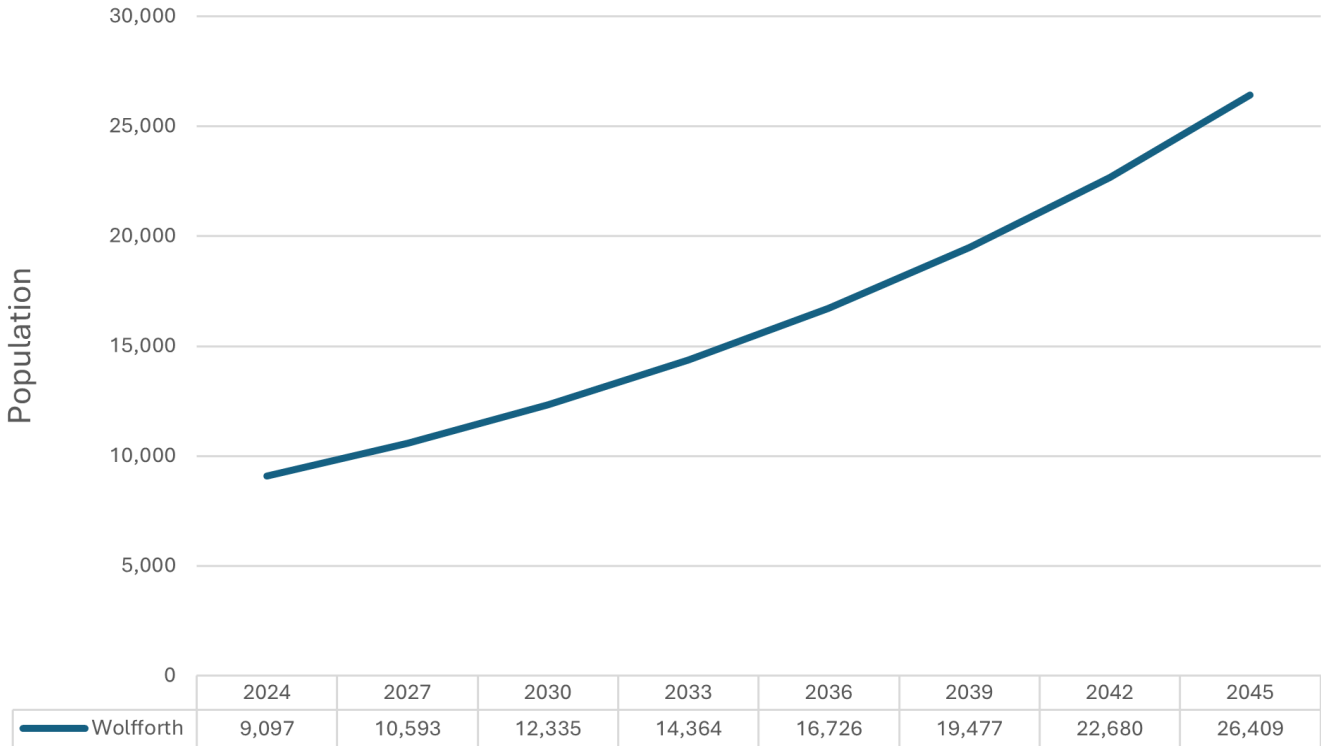
TABLE 1.1: WOLFFORTH AND ANALOG CITY POPULATIONS FROM 2000–2020

YEAR	WOLFFORTH	KRUM
2000	2,471	1,987
2010	3,670	4,157
2020	5,521	5,483

Source: US Census Bureau, 2000–2020

Table 1.1 illustrates that Krum and Wolfforth had comparable population sizes during the 2000–2020 period, although Krum experienced a faster overall rate of growth. When applying Krum's historic compound annual growth rate of 5.2 % to Wolfforth's baseline population of 9,097, it produces a 2045 population estimate of approximately 26,409. This reflects a cumulative increase of about 176 % over the projection horizon and establishes a practical upper-bound scenario.

FIGURE I.5: ANALOG POPULATION PROJECTIONS FOR WOLFFORTH



The population projections prepared for the plan indicate that Wolfforth could reach between 22,235 and 28,855 residents by 2045. The upper end of this range is formed by the Texas Water Development Board projection, which reflects the community’s strong long-term growth potential and the influence of broader regional development dynamics. The lower end is derived from Wolfforth’s historic trend analysis, which incorporates more than six decades of documented population change and represents a steadier, moderate growth pattern.

Together, these projections provide a realistic range of future population outcomes and offer a framework for evaluating long-term infrastructure needs, land use strategies, and municipal service capacity.

Housing

Understanding Wolfforth’s residents is a critical foundation for the comprehensive plan, as household characteristics shape the housing, services, and amenities most needed in the community. Household preferences influence demand for housing size and location, shopping and service patterns, and the range of recreational and amenities that residents expect. While this chapter provides an overview of these conditions, **Chapter 6**, Housing and Neighborhood Strategy, presents a more detailed analysis.

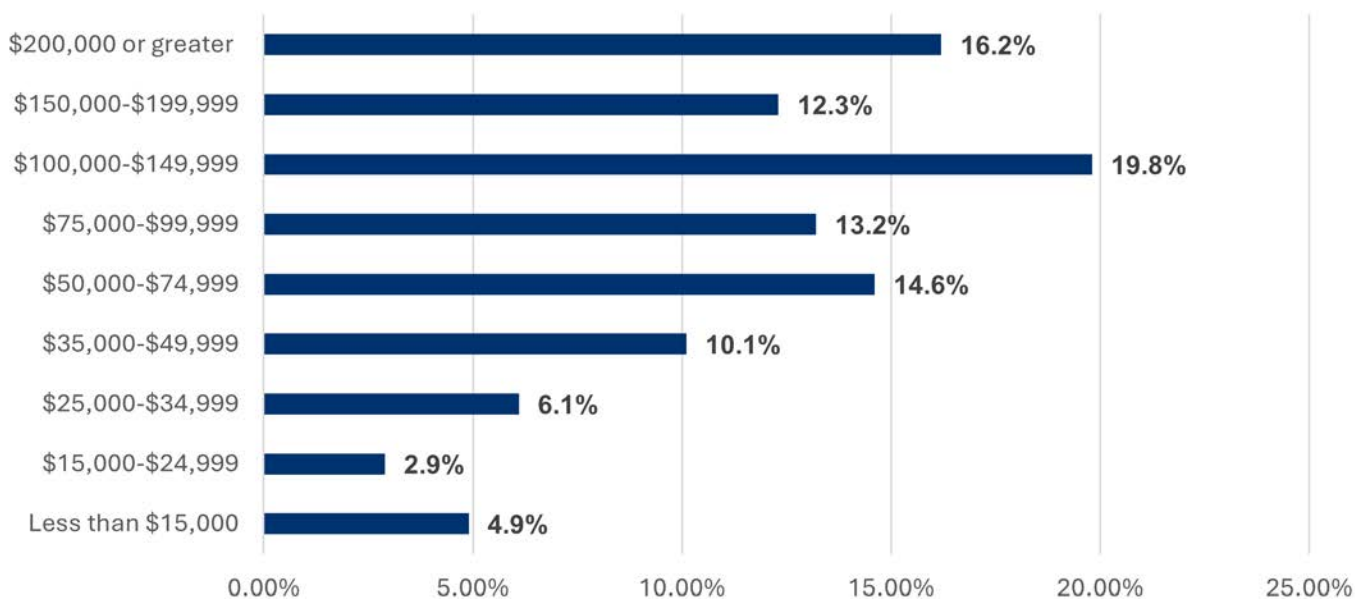


The housing profile of Wolfforth reflects its strong orientation toward family living and homeownership. Single-family housing units account for 77.6% of the City's housing stock, a significantly higher share than the 55.8% observed across Lubbock County. This higher level of ownership contributes to a strong sense of community pride, as homeowners are more likely to invest in and remain committed to the long-term success of their City. The average household size in Wolfforth is 2.74, which is larger than the Lubbock County average of 2.48. This difference indicates a stronger family orientation among Wolfforth residents.

Housing values further demonstrate Wolfforth's position as a desirable residential community. The average value of mortgaged housing units in the City is \$266,771, slightly above the Lubbock County average of \$255,472. However, a more notable difference appears among housing units without mortgages, where Wolfforth's median value is \$306,667 compared to just \$196,086 in Lubbock County. This distinction underscores the stability and higher-value housing market in Wolfforth, directly correlating with the City's comparatively higher household incomes.

Income data provides further evidence of Wolfforth's economic strength relative to the broader County. The largest share of households in Wolfforth falls within the \$100,000 to \$150,000 income range, representing 19.8 % of the City's households. By comparison, only 14.6% of households in Lubbock County fall within this range. Conversely, countywide, the most common household income bracket is between \$50,000 and \$74,000, accounting for 15.3% of households. This distribution demonstrates that Wolfforth sustains a stronger middle- and upper-income base, reinforcing its attractiveness as a residential community.

FIGURE 1.6: WOLFFORTH'S SHARE OF HOUSEHOLDS BY MEDIAN HOUSEHOLD INCOME



Source: ACS 5-Year Estimates, 2023

Zoning

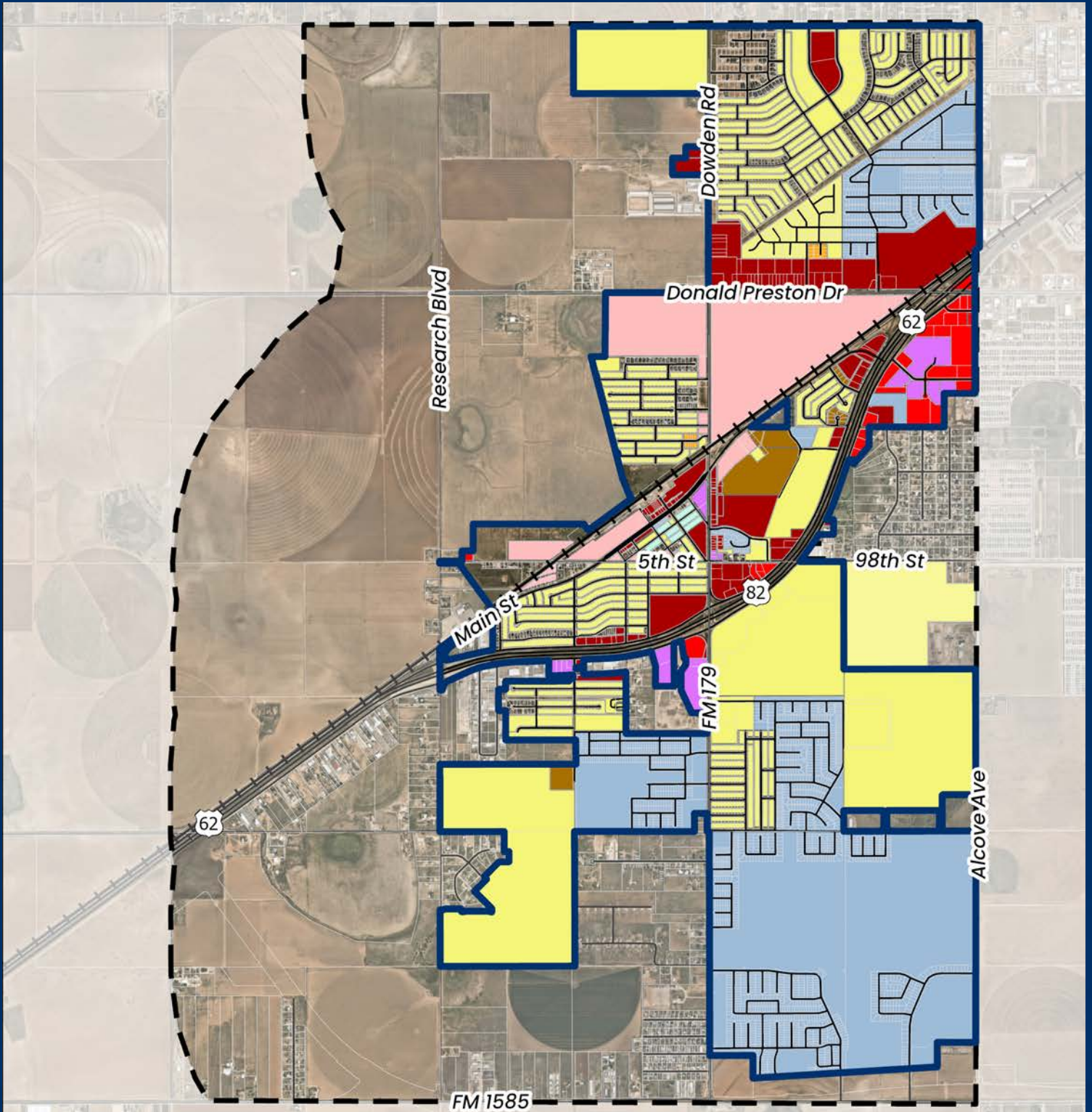
The zoning in Wolfforth reflects the community’s strong emphasis on single-family residential development. Of the City’s 2,648 total acres, 42.9 % are zoned for single-family use. The second largest zoning category is planned development, which accounts for 33.9 % of the total acreage. While this designation allows flexibility in design, much of the planned development area is anticipated to include single-family housing as well, reinforcing the community’s existing residential character. High-density residential zoning represents a minimal share of Wolfforth’s land use. Manufactured housing and multifamily development combined account for only 1.7 % of the City’s total acreage. This minimal allocation underscores that Wolfforth’s housing market is positioned almost exclusively toward single-family residential options.

Commercial zoning comprises 19.6 % of the City’s total land area across three categories. While this represents a meaningful portion of land dedicated to non-residential activity, the City desires to use the zoning to bring in additional commercial development. Expanding opportunities for retail, service, and business uses within Wolfforth will help diversify the local economy, improve access to goods and services, and strengthen the City’s fiscal base.

TABLE 1.2: ZONING BY ACREAGE

	ZONING	ACREAGE	%
	Single Family (R1)	1,135.5	42.9%
	Garden Home Residence (RG)	3.8	0.1%
	Manufactured Housing (MHS)	6.5	0.2%
	Multifamily (MF)	39.5	1.5%
	Commercial (C-1)	229.3	8.7%
	Commercial (C-2)	228.0	8.6%
	Commercial (C-3)	61.3	2.3%
	Light Manufacturing (M-1)	46.5	1.8%
	Planned Development (PD)	898.1	33.9%
	Total	2,648.5	100%

EXHIBIT 1.1: ZONING MAP



Legend

- | | | |
|-------------|---------------------------|----------------------------|
| City Limits | Commercial (C-1) | Manufactured Housing (MHS) |
| ETJ | Commercial (C-2) | Planned Development (PD) |
| Railroads | Commercial (C-3) | Single Family (R1) |
| Parcels | Light Manufacturing (M-1) | Gardenhome Residence (RG) |
| Roads | Multifamily (MF) | |



CHAPTER 2

◆ COMMUNITY VISION AND STRATEGIC DIRECTION





CHAPTER 2

Engagement activities included online feedback, representational involvement, and in-person events, each instrumental in identifying the priorities and aspirations of Wolfforth. Drawing from this input, the strategic direction was crafted to ensure that the plan reflects the community's voice and lays a clear path forward for growth and investment aligned with community needs.



CHAPTER 2. COMMUNITY VISION AND STRATEGIC DIRECTION

Community engagement has a pivotal role in the planning process. The recommendations throughout this plan are informed by input gathered directly from residents and key stakeholders. The chapter presents the Vision Statement and Guiding Principles, which provide the foundation for all subsequent recommendations and direction in the plan.

- Public Engagement
- Strategic Direction



PUBLIC ENGAGEMENT

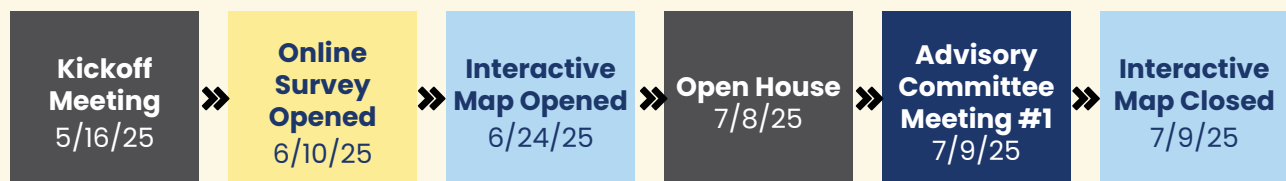
This chapter outlines the public engagement process that shaped the Wolfforth Forward Comprehensive Plan. It summarizes how community input formed the plan’s guiding themes and vision for the future. Engagement activities included online feedback, representational involvement, and in-person events, each instrumental in identifying the priorities and aspirations of Wolfforth. Drawing from this input, the strategic direction was crafted to ensure that the plan reflects the community’s voice and lays a clear path forward for growth and investment aligned with community needs.

Public engagement is essential to a comprehensive plan’s successful adoption and long-term impact. This section details the community engagement methods that shaped the plan from early visioning through final adoption. Throughout the process, residents of Wolfforth, City Staff, and key stakeholders were invited to share their insights and help shape the City’s future. A mix of engagement opportunities allowed participants to provide input, including weekend community events, evening open houses, and online surveys.

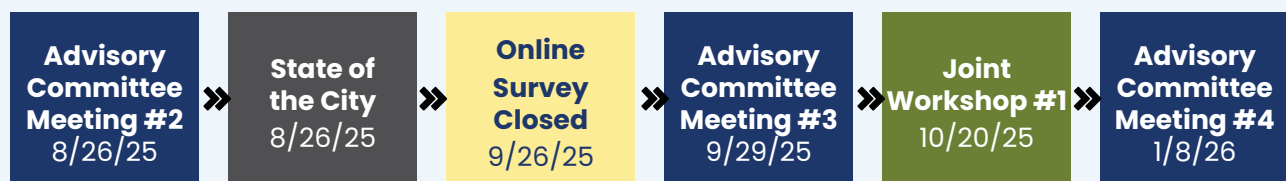
Figure 2.1 outlines the timeline of engagement for the Wolfforth Forward Comprehensive Plan. An overview of the type of engagement is summarized on the following pages.

FIGURE 2.1: TIMELINE OF ENGAGEMENT

Phase 1 – Project Kickoff & Awareness



Phase 2 – Community Engagement & Input



Phase 3 – Refinement & Decision-Making



Online Engagement

As part of the public engagement strategy, the City of Wolfforth launched a dedicated project website and hosted online surveys to gather input throughout the planning process. The online platform served as a central hub for plan updates, key documents, and opportunities to provide feedback. Maintaining an online presence was critical to reaching a broader audience, ensuring that community members who could not attend in-person events still had opportunities to engage with and shape the future of Wolfforth.

Website

At the outset, a dedicated project website was launched to serve as the central hub for information and engagement. Hosted through Social Pinpoint [Wolfforth Comprehensive Plan Engagement Website](#), the site functioned as the digital home of the Wolfforth Comprehensive Plan, providing residents with convenient access to project updates, draft materials, and interactive engagement tools. The website offered multiple opportunities for participation, including an interactive map and online surveys. Designed for accessibility and ease of use, the platform ensured that residents could stay informed and contribute to the planning process at their convenience.

Interactive Map

The interactive map was open from June 24 to September 26, 2025, and received 47 comments from 26 respondents. Residents expressed a strong interest in expanding and improving parks, including upgrades to existing recreational areas to enhance accessibility and modernize facilities. Infrastructure concerns were also prominent, with repeated requests to pave unpaved roads, repair potholes along major corridors, and improve storm drainage to reduce flooding.

Traffic and mobility issues were frequently identified, including speeding near schools, congestion at major intersections, and a desire for widened roadways and adjusted speed limits to improve safety and traffic flow. Additional comments suggested expanding the sidewalk and bicycle infrastructure to enhance walkability. Participants also emphasized the value of community enhancements such as beautifying public spaces, enhancing landscaping around playa lakes, and establishing a central gathering space or downtown district.

Feedback related to housing and commercial properties included repairing deteriorated structures along major highways and strategically developing vacant land, potentially for new parks or athletic fields, to strengthen community amenities and overall appeal.

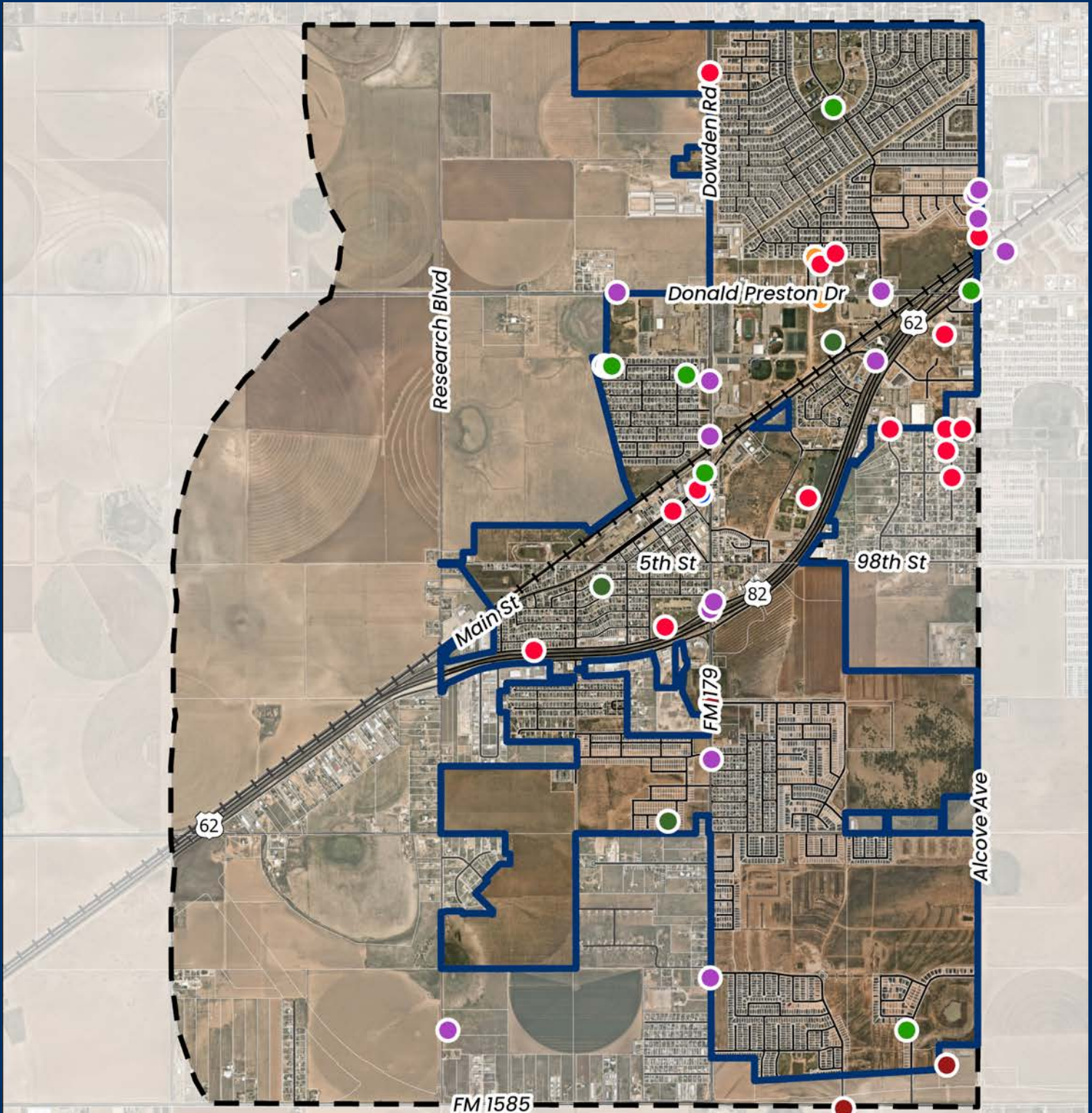
Table 2.1 and **Exhibit 2.1** below display the interactive map input by category and illustrate the specific comment locations identified by category.

TABLE 2.1: INTERACTIVE MAP COMMENTS BY CATEGORY

	INTERACTIVE MAP COMMENTS BY CATEGORY	COUNT
	Needs Improvement	15
	Traffic Concern	14
	Works Great	7

	Hazard	4
	Parks & Recreation	4
	Infrastructure	2
	Big Idea	1
	Total	47

EXHIBIT 2.1: INTERACTIVE MAP COMMENTS



Legend

- City Limits
- ETJ
- Railroads
- Parcels
- Roads

- Big Idea
- Hazard
- Infrastructure
- Needs Improvement

- Parks & Recreation
- Traffic Concern
- Works Great



Online Survey

An online community survey was conducted to capture resident input and perspectives. The survey focused on understanding the community’s current experience in Wolfforth, inviting participants to share open-ended feedback on what makes the City unique today and what opportunities they envision for its future. The surveys were intentionally designed to be brief, accessible, and open-ended, encouraging broad participation and authentic responses.

The Online Survey was conducted between June 10 and July 13, 2025, and received 75 responses, 95% of which came from residents within the city limits. When asked to describe Wolfforth in a single word, the most common response was “growing,” followed closely by “community” as illustrated in **Figure 2.2**. These responses highlight the recognition of Wolfforth’s rapid expansion and the strong sense of connection that residents associate with the City.

FIGURE 2.2: ONLINE SURVEY FEEDBACK



The survey explored community perspectives on Wolfforth’s strengths, areas for improvement, opportunities, and challenges. Responses provided insight into resident preferences and concerns regarding growth and future development. Several key themes emerged, including the importance of managing growth responsibly, maintaining adequate infrastructure to support new development, and preserving the small-town character that defines Wolfforth’s identity.



Public Comment Period

The public comment period was open from May 1 through May 31, 2026, allowing residents and stakeholders to review and comment on the draft Wolfforth Forward Comprehensive Plan. **Figure 2.3** illustrates the public notice that was posted on the project website and shared through the City's Facebook page to encourage participation. To further expand outreach, KCBD 11 featured the public comment period through both its television broadcast and website.

During the comment period, the project team received 17 comments covering a variety of topics, including transportation and traffic safety, parks and recreational facilities, accessibility, retail opportunities, and future growth. The project team reviewed and considered this feedback during the finalization of the Comprehensive Plan, helping to refine recommendations and address community concerns.

FIGURE 2.3: PUBLIC COMMENT PERIOD ADVERTISEMENT FLYER

The flyer features a blue and white color scheme with a yellow curved banner at the bottom. The top right corner contains the 'WOLFFORTH FORWARD COMPREHENSIVE PLAN' logo, which includes icons of a house, a person with a dog, a person on a bicycle, and buildings under a sun. The main headline reads 'The Public Comment Period is NOW OPEN!' in a large, bold, blue serif font. Below the headline, the text states: 'The Draft Wolfforth Forward Comprehensive Plan is now available for your review. We encourage you to share your comments and suggestions on the document so we can ensure the plan reflects our community's needs and aspirations!' This is followed by a section titled 'Plan Components:' with a bulleted list: 'Future Land Use', 'Mobility & Transportation Strategy', 'Economic & Fiscal Strategy', 'Housing & Neighborhood Strategy', 'Environmental & Sustainability Strategy', 'Public Infrastructure & Community Facilities', and 'Community Health'. A bolded instruction reads 'Please submit your comments by May 31st!'. At the bottom left, it says 'Visit <https://engagekh.mysocialpinpoint.com/wolfforthcompplan> or scan QR code to leave your comments!'. On the right side, there is a QR code with an arrow pointing to it and the text 'Scan to leave your comments!'. The bottom of the flyer shows a photograph of a stone and metal sign for 'WOLFFORTH' with a stylized 'W' logo, set against a clear blue sky and a dry landscape.

In-Person Engagement

In-person engagement allows the City to interact directly with community members, promote transparency, and provide opportunities for individuals to ask questions and receive immediate responses. Activities such as public open houses, advisory committee participation, and joint workshops create meaningful opportunities for dialogue between residents and project representatives. These in-person events play an important role in building trust, gathering community feedback, and ensuring residents remain informed and involved in the planning process.

Community Open House

The Open House was held on Tuesday, July 8, 2025, from 5:00 PM to 7:00 PM in the Council Chambers at Wolfforth City Hall. Fifteen attendees participated and provided input on priorities for Wolfforth's future. Feedback emphasized the importance of managing growth responsibly, expanding commercial opportunities and city facilities, and enhancing community spaces that support quality of life.

FIGURE 2.4: OPEN HOUSE





Representative Involvement

Advisory Committee Role

The Advisory Committee represented a diverse cross-section of the community, including residents, City Council members, and local business owners, and played a critical role in guiding the planning process. Committee members reviewed analysis and community input at each stage of the plan and worked together to build consensus that balanced different concerns and priorities. The committee met seven times throughout the planning process to discuss strategic direction, future land use, and other key elements of the plan. Below are the dates of each meeting.

- ▶ **Advisory Committee Meeting #1:** July 9, 2025
- ▶ **Advisory Committee Meeting #2:** August 26, 2025
- ▶ **Advisory Committee Meeting #3:** September 29, 2025
- ▶ **Advisory Committee Meeting #4:** January 8, 2026
- ▶ **Advisory Committee Meeting #5:** February 24, 2026
- ▶ **Advisory Committee Meeting #6:** March 31, 2026
- ▶ **Advisory Committee Meeting #7:** April 30, 2026

FIGURE 2.5: ADVISORY COMMITTEE MEETING #3



State of the City

The State of the City meeting took place on August 26, 2025, from 11:00 AM to 12:30 PM in the Council Chambers at Wolfforth City Hall. Representatives from multiple city departments participated in a collaborative discussion about the City's current operations and future needs. During the meeting, participants identified key challenges, highlighted areas that are performing well, and discussed opportunities and resources that could benefit the City moving forward.

Joint Workshops

► Joint Workshop #1

The project team conducted Joint Workshop #1 on October 20, 2025, to review and refine key elements of the planning framework. The workshop included participation from members of the Economic Development Corporation (EDC), Planning and Zoning Commission (P&Z), City Staff, and City Council. Participants evaluated the draft vision statement and reached consensus to approve it. The group also reviewed and refined the Guiding Principles associated with each plan component to ensure alignment with community priorities. In addition, participants engaged in a facilitated land-use exercise, working in small groups to identify suitable locations for various land-use types and future development patterns. The project team incorporated input from this activity into the development of the Future Land Use Plan.

FIGURE 2.6: JOINT WORKSHOP #1 | LAND-USE ACTIVITY





► Joint Workshop #2

The project team conducted Joint Workshop #2 on March 31, 2026, to review and refine the plan’s action items. Participants engaged in an interactive exercise to evaluate and prioritize the 46 action items, identifying their top five action items and sharing their selections with the group. The workshop also provided an opportunity to present the Future Land Use Map and outline the process behind its development. The project team guided participants through the evolution of the map, from the initial draft to the final version, highlighting the iterative collaboration between the Advisory Committee and City Staff.

FIGURE 2.7: JOINT WORKSHOP #2



STRATEGIC DIRECTION

The Wolfforth Forward Comprehensive Plan establishes a long-term vision to guide future growth, development, and public investment in the City. The Strategic Direction component serves as a framework for decision-making, providing City Staff and elected officials with a coordinated path for shaping the community's future. The strategic direction was developed through extensive collaboration with the community and is based on the feedback gathered throughout the community engagement process.

Role of Strategic Direction?

The role of the Strategic Direction is to establish the overarching framework that guides Wolfforth's long term planning efforts. It defines the community's desired future, articulates the principles that shape decision making, and organizes the major components that will direct growth, development, and investment. Within this framework, the Strategic Direction incorporates several essential elements:

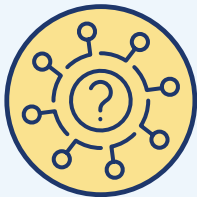
- ▶ Vision Statement
- ▶ Guiding Principles
- ▶ Plan Components
- ▶ Future Land Use Strategy

Vision Statement



What is a Vision Statement?

The Vision Statement defines the long-term direction for the City of Wolfforth and expresses the aspirations of its stakeholders for the future character of the community. While it does not describe existing conditions, the Vision Statement serves as a guiding benchmark, outlining the community's desired trajectory for decision making as Wolfforth continues to grow and evolve.



How Was it Created?

The Wolfforth Vision Statement was developed through a comprehensive engagement process with stakeholders designed to capture the community's long-term aspirations and values. Residents, business owners, and community representatives contributed through workshops, discussions, and collaborative activities, providing valuable insights into their expectations for the City's future. This vision reflects the collective priorities of the community and serves as a guiding framework for the planning process.



What is its Role?

The Vision Statement plays a crucial role in shaping the direction and structure of the entire comprehensive plan. It provides a unifying framework that the Wolfforth project team used throughout the planning process to form analysis, shape recommendations, and ensure that all components of the plan align with the community's articulated aspirations. Beyond its role in plan development, the Vision Statement serves as a guide for future policies created by the community.



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.



Plan Components

The plan components represent the core subject areas addressed throughout the chapters of the Wolfforth Forward Comprehensive Plan. As outlined in **Chapter 1: Introduction** and consistent with **Chapter 2: Community Vision & Strategic Direction**, these seven components provide an organizational structure that groups issues, policies, and strategies into topics. Each chapter includes guiding principles and corresponding action items that translate the overarching vision into targeted steps for implementation, ensuring that every component contributes to a coordinated planning framework.

- ▶ **Chapter 3:** Future Land Use
- ▶ **Chapter 4:** Mobility/Transportation Strategy
- ▶ **Chapter 5:** Economic/Fiscal Strategy
- ▶ **Chapter 6:** Housing and Neighborhood Strategy
- ▶ **Chapter 7:** Environmental and Sustainability Strategy
- ▶ **Chapter 8:** Public Infrastructure and Community Facilities
- ▶ **Chapter 9:** Community Health

Guiding Principles

What are Guiding Principles?

Guiding Principles are core values that interpret and reinforce the Vision Statement. They provide guidance on how the community should approach key topics, such as growth, community development, economic development, and infrastructure needs. While a Vision Statement expresses the community's long-term aspirations, Guiding Principles translate those aspirations into a clear decision-making framework that supports implementation. They also establish the foundation for the action items included in each chapter of the Comprehensive Plan.

How Were They Created?

The Guiding Principles were created individually for six Plan Components to establish a clear foundation that directs the action items, goals, and long-term outcomes. The Future Land Use component was not assigned a separate set of Guiding Principles, as it functions as the overarching framework that informs and guides all other components. Initial draft principles were prepared by the project team and subsequently evaluated through a combination of public engagement activities, input from City Staff, and discussions with the advisory committee. Insights gathered through this process informed a series of refinements that were later reviewed and validated during a joint workshop. This process ensured that the principles accurately reflect community priorities and needs.



What is Their Role?

The Guiding Principles serve as the structural link between the Vision Statement and the detailed strategies outlined in the Comprehensive Plan. They help organize the direction of each chapter, clarify planning priorities, and support decisions that enhance Wolfforth's long-term quality of life. Each set of action items is directly aligned with its corresponding Guiding Principles, ensuring that implementation efforts remain consistent with the community's overarching goals.

Guiding Principles by Plan Component

Mobility & Transportation Strategy

- ▶ Support the development and expansion of an accessible, convenient, and safe transportation system.
- ▶ Invest in biking and pedestrian infrastructure to facilitate transportation between points of interest.

Economic & Fiscal Strategy

- ▶ Adopt policies and procedures that promote business recruitment and retention.
- ▶ Develop a vibrant downtown for Wolfforth.

Housing and Neighborhoods

- ▶ Encourage the development of housing that reflects the needs of Wolfforth residents.
- ▶ Promote housing options that preserve Wolfforth existing community aesthetic.

Environmental and Sustainability Strategies

- ▶ Prioritize parks and open space to fulfill the demand of Wolfforth Residents.
- ▶ Strengthen community resilience to ensure preparedness for all hazards.

Public Infrastructure and Community Facilities

- ▶ Invest in community facilities to better serve residents as the community and associated needs continue to grow.
- ▶ Adopt funding mechanisms that enable responsible maintenance and upkeep of community facilities and infrastructure.

Community Health

- ▶ Expand accessible public health and food options to better serve Wolfforth residents.
- ▶ Maintain a high standard of safety for Wolfforth residents and neighborhoods.

Future Land Use

What is the Future Land Use Plan?

The comprehensive planning process includes developing a Future Land Use Plan that establishes a clear, forward-looking framework for growth and development in Wolfforth. Although the plan does not serve as a zoning ordinance, it provides critical guidance that informs future zoning updates and regulatory decisions. By defining intended land-use patterns and development priorities, the Future Land Use Plan ensures that zoning regulations align with the evolving needs and vision of the community. Additional details and supporting context are provided in **Chapter 3: Future Land Use**.

PlaceTypes:

PlaceTypes establish a framework of development contexts that illustrate desired future development patterns throughout Wolfforth. They represent both existing conditions and the range of places that can emerge as the City grows. Rather than defining a single land use, PlaceTypes describe the intended character of an area. This includes considerations such as the mix of uses, site scale and intensity, pedestrian experience, and other placemaking elements that contribute to the overall environment. Additional details and descriptions of each PlaceType are provided in Chapter 3: Future Land Use.

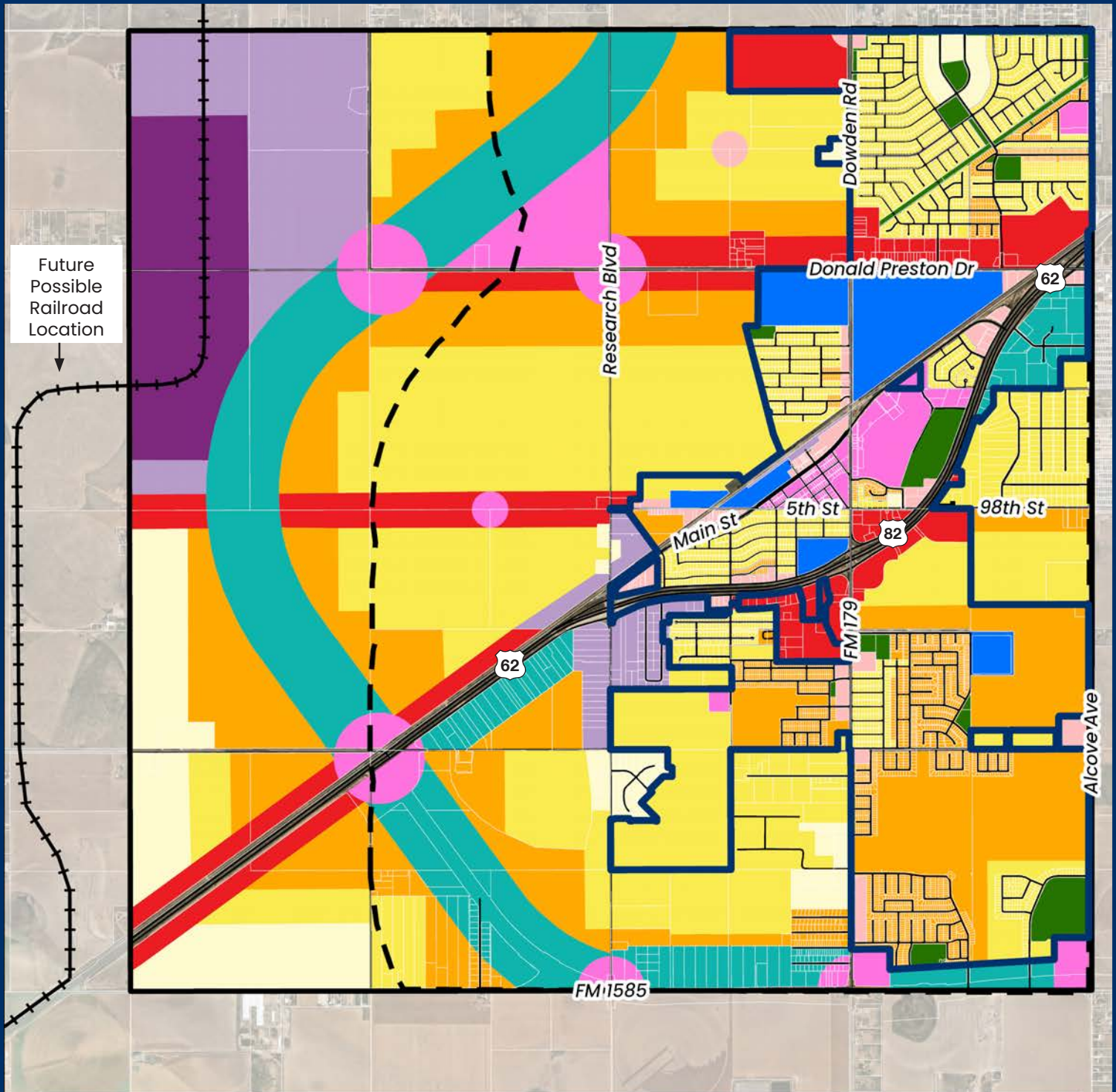
How was it Created?

Community engagement directly informed the identification and location of each land-use category. The project team collaborated closely with the advisory committee and City Staff through an intensive, iterative design process that incorporated multiple refinements throughout its development, culminating in the presentation of a draft during Joint Workshop #2. Each PlaceType includes a defined name, associated color, description, and a summary of primary and secondary land uses.

What is its Role?

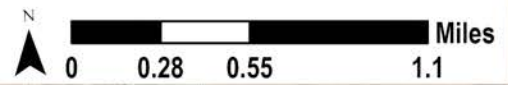
Wolfforth developed 11 PlaceTypes as its land use categories to guide growth while maintaining the flexibility the City desires. Traditional land use planning often limits development by assigning a single, fixed use to each area. In contrast, PlaceTypes define areas based on a place's character and function, allowing a range of compatible uses within each category. This approach enables the City to direct development more intentionally and cohesively while remaining responsive to changing community needs and market conditions.

EXHIBIT 2.2: FUTURE LAND USE MAP



Legend

- | | | | |
|-------------|---------------------|----------------------------------|---------------------|
| City Limits | Study Area | Neighborhood Commercial | Regional Employment |
| ETJ | Estate Living | Regional Commercial | Open Space & Parks |
| Parcels | Town Living | Light Industrial/Commercial Flex | Institutional |
| Railroads | Neighborhood Living | Local Employment | |
| Roads | Mixed-Use Village | | |



CHAPTER 3

◆ FUTURE LAND USE





CHAPTER 3

The Land Use Plan provides the structure and direction to ensure that individual land use decisions contribute to a consistent, cohesive, and strategic approach. By aligning development outcomes with community goals, the Plan strengthens Wolfforth’s ability to grow sustainably and in a well-coordinated manner.



CHAPTER 3. **FUTURE LAND USE**

The Future Land Use defines how land in Wolfforth and in the ETJ can change. The Land Use chapter is intended to provide a means of realizing this plan’s vision by defining land use categories and establishing criteria for determining the appropriate qualities associated with each land use type. These various land uses are portrayed on the Future Land Use Map (FLUM), which has a significant influence on the development of zoning ordinances, future zoning codes, and regulations.

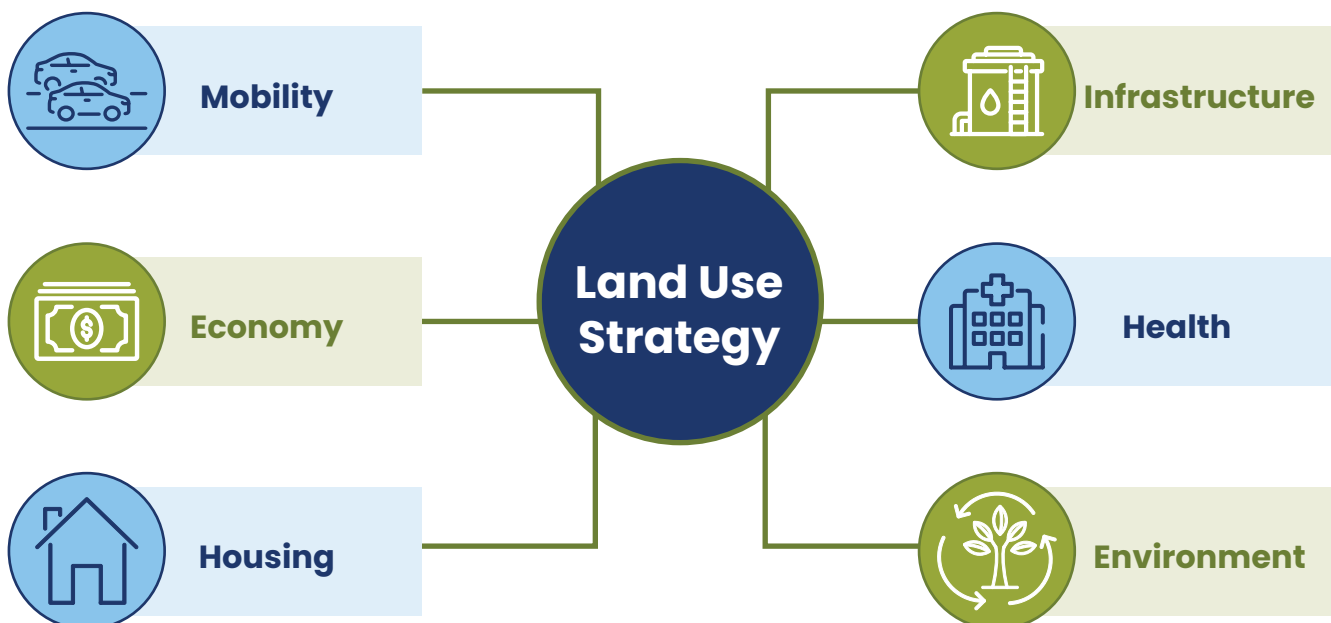
- Existing Conditions
- A Place-Based Approach
- The Future Land Use Plan



This chapter contains the Land Use Strategy for the Comprehensive Plan, providing a framework for development and usage of physical space within Wolfforth and its ETJ. This framework details how land use is the center of all other components of the plan, as it has a direct impact on mobility, the economy, housing, the environment, infrastructure, and health. The primary piece of the Land Use Strategy is the Future Land Use Plan (FLUP), the foundation for future development in the City and ETJ. The FLUP follows the vision and priorities of the Wolfforth Forward Comprehensive Plan to establish PlaceTypes as the land use categories, which achieve a sense of place by each having a flexible set of applicable land uses.

The Future Land Use Map (FLUM) illustrates Wolfforth’s intended character and direction of growth by designating PlaceTypes that represent the desired mix of land uses and development patterns across the City. The FLUM is not a regulatory document and does not grant entitlements, establish zoning districts, or dictate specific land uses. Instead, it is a guiding framework for shaping long-term development in alignment with the community’s vision. As Chapter 213 of the Texas Local Government Code outlines, a comprehensive plan does not constitute zoning regulations or establish zoning district boundaries. Instead, the Land Use Plan guides City Council, the Planning and Zoning Commission, City Staff, and other decision-makers when evaluating rezoning requests, development proposals, and broader planning initiatives.

The policies presented in this chapter are designed to help determine appropriate land uses, levels of development intensity, and the overall character of different areas within Wolfforth. The realization of Wolfforth’s long-term vision will not result from a single decision but from many coordinated actions over time. The Land Use Plan provides the structure and direction to ensure that individual land use decisions contribute to a consistent, cohesive, and strategic approach. By aligning development outcomes with community goals, the Plan strengthens Wolfforth’s ability to grow sustainably and in a well-coordinated manner.



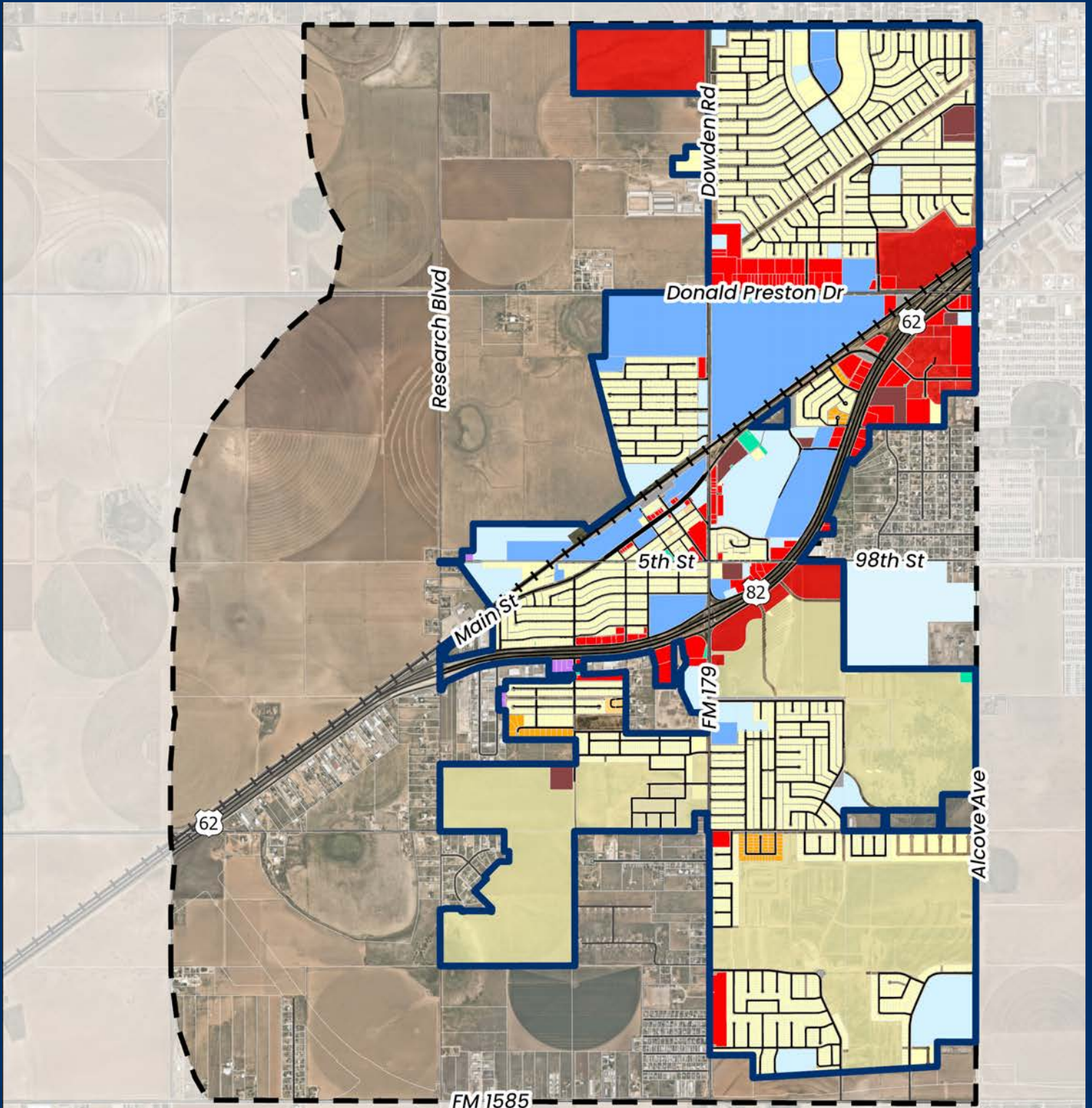
EXISTING CONDITIONS

Existing Land Use

Exhibit 3.1 displays the existing land use in Wolfforth, and **Table 3.1** displays the existing land use by acreage. Single-family residential comprises the largest share of land use, covering approximately 1,545 acres, primarily located in the central and peripheral neighborhoods in the City. Commercial uses, totaling 327.57 acres, are primarily situated along major corridors such as U.S. Highway 62/82, Donald Preston Drive, and FM 179, serving the current local economic and retail needs of residents.

Public/Semi-Public uses make up the next largest land use, encompassing all public/semi-public structures in the City and any accessory buildings or parking areas attached to said structure. These include civic institutions, such as churches, community centers, schools, municipal buildings, as well as water towers, and more, with the total acreage for this land use covering approximately 299 acres. The existing land use and zoning categories also reflect how rapid growth has been recently, given that 198.41 acres are listed as “Vacant” land uses. The Future Land Use Plan adopted in 2024 includes recent revisions to the zoning code, ensuring it better aligns with Wolfforth’s growing appeal as a destination for families and Lubbock County residents. Other land uses included in the existing land use plan include higher density housing options, such as Multifamily (33.34 acres), Duplex (19.43 acres), and Manufactured Home (3.67 acres) housing types. Additionally, Right-of-Way land uses serve to meet the transportation needs of Wolfforth residents and in the greater context of those traveling through Lubbock County at 14.51 acres. Finally, Industrial uses cover 5.52 acres of Wolfforth, located predominantly in the northeast portion of the City, strategically located along U.S. Highway 62/82. This detailed land use breakdown provides a foundational understanding of current development patterns and informs future planning aligned with projected population growth.

EXHIBIT 3.1: WOLFFORTH EXISTING LAND USE



Legend

- | | | | |
|-------------|-----------------------------|--------------------------|--------------|
| City Limits | Single Family | Multifamily | City |
| ETJ | Single Family (Not Platted) | Commercial | Industrial |
| Railroads | Manufactured Home | Commercial (Not Platted) | Right of Way |
| Parcels | Duplex | Public/Semi-Public | Vacant |
| Roads | | | |



TABLE 3.1: EXISTING LAND USE ACREAGE

LAND USE	ACREAGE
Commercial	144.49
Commercial (Not Platted)	183.08
City	6.79
Duplex	19.43
Industrial	5.52
Multifamily	33.34
Manufactured Home	3.67
Public/Semi-Public	299.44
Right of Way	14.51
Single Family	752.28
Single Family (Not Platted)	792.68

2021 Future Land Use Plan

The Future Land Use Plan for Wolfforth, adopted in 2021, and amended in 2024, presents the previous vision for how the City will grow and develop into the future. The plan designated most of the land for low-density residential use (shown in yellow), while also expanding types of housing that are envisioned by incorporating Medium-Density (orange) and High-Density residential uses (brown), particularly in areas surrounding the existing urban core. Commercial areas (red) are strategically located along key corridors and highway intersections, such as the future Loop 88 alignment, U.S. Highway 62/82, and other principal arterial roads such as Donald Preston Drive, to support economic activity and regional accessibility. Industrial uses (purple) are concentrated in the southern and northeastern parts of the City, taking advantage of transportation access for goods movement and employment growth. Both public and semi-public areas (blue) and parks (green), were interspersed throughout the community to support public services and quality of life. The 2024 update to this future land use plan is shown in **Exhibit 3.2**, with its acreage shown in **Table 3.2**. Because this update was done recently, there has not been enough time for it to have a drastic influence on the development of Wolfforth. This plan does, however, greatly impact the Future Land Use Plan that is developed in this chapter.

EXHIBIT 3.2: 2021 WOLFFORTH FUTURE LAND USE

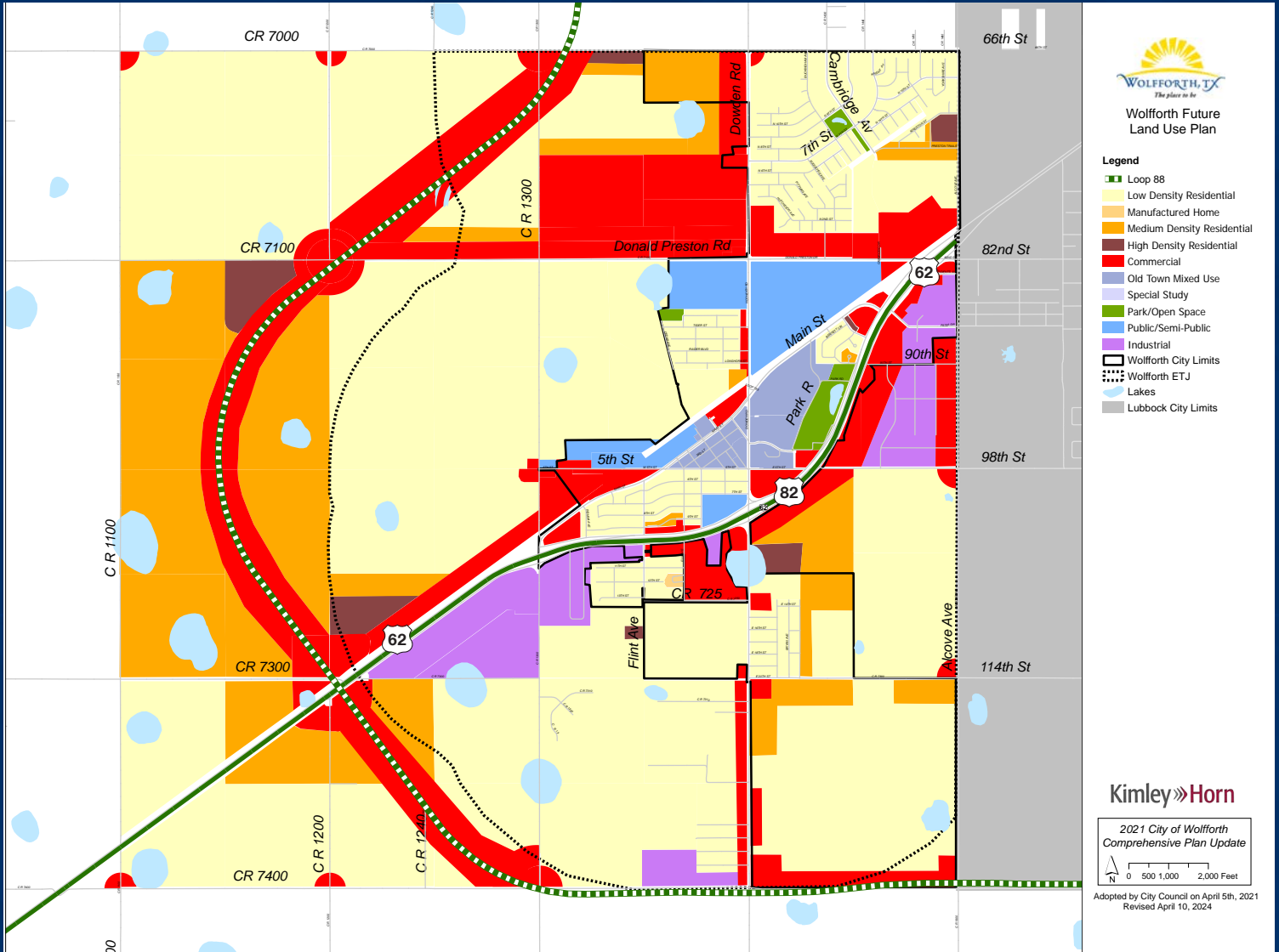


TABLE 3.2: FUTURE LAND USE ACREAGE

LAND USE	ACREAGE
Commercial	1,235.8
High Density Residential	158.5
Industrial	266.1
Low Density Residential	5,317.0
Manufactured Home	352.4
Medium Density Residential	2,056.3
Old Town Mixed Use	122.0
Park/Open Space	48.2
Public/Semi-Public	235.7

A PLACE-BASED APPROACH

Wolfforth is experiencing continued growth, and a place-based approach to future land use offers the flexibility needed to accommodate multiple land uses within a single area. The Future Land Use Plan uses PlaceTypes as their land use categories to create a flexible and detailed approach, making it easier to consider different land uses while still allowing for adaptable design and development. This approach shifts the focus from strict land use classifications toward a more holistic understanding of the desired form, function, and long-term vision for each area of Wolfforth.

The Future Land Use Map functions as a planning guide that illustrates the desired development pattern across Wolfforth. Rather than serving as a regulatory tool, it uses generalized boundaries and color classifications to convey the intended character and long-term direction of different areas. The map's use of a place-based approach provides a consistent structure for evaluating future development and ensures that growth aligns with the City's vision. Each PlaceType provides an overview of its intended role within the community and includes the following elements:

1

A character and intent statement that defines the purpose of the land use category and describes key elements such as the intended land use mix and development scale.

2

Primary Uses that identify the land uses most suitable for achieving the intended purpose of the land use. These uses represent the dominant activities envisioned for the area.

3

Secondary Uses that describe land uses that may be appropriate when they support or complement the primary uses. Secondary uses may be applicable when the surrounding development context is appropriate.

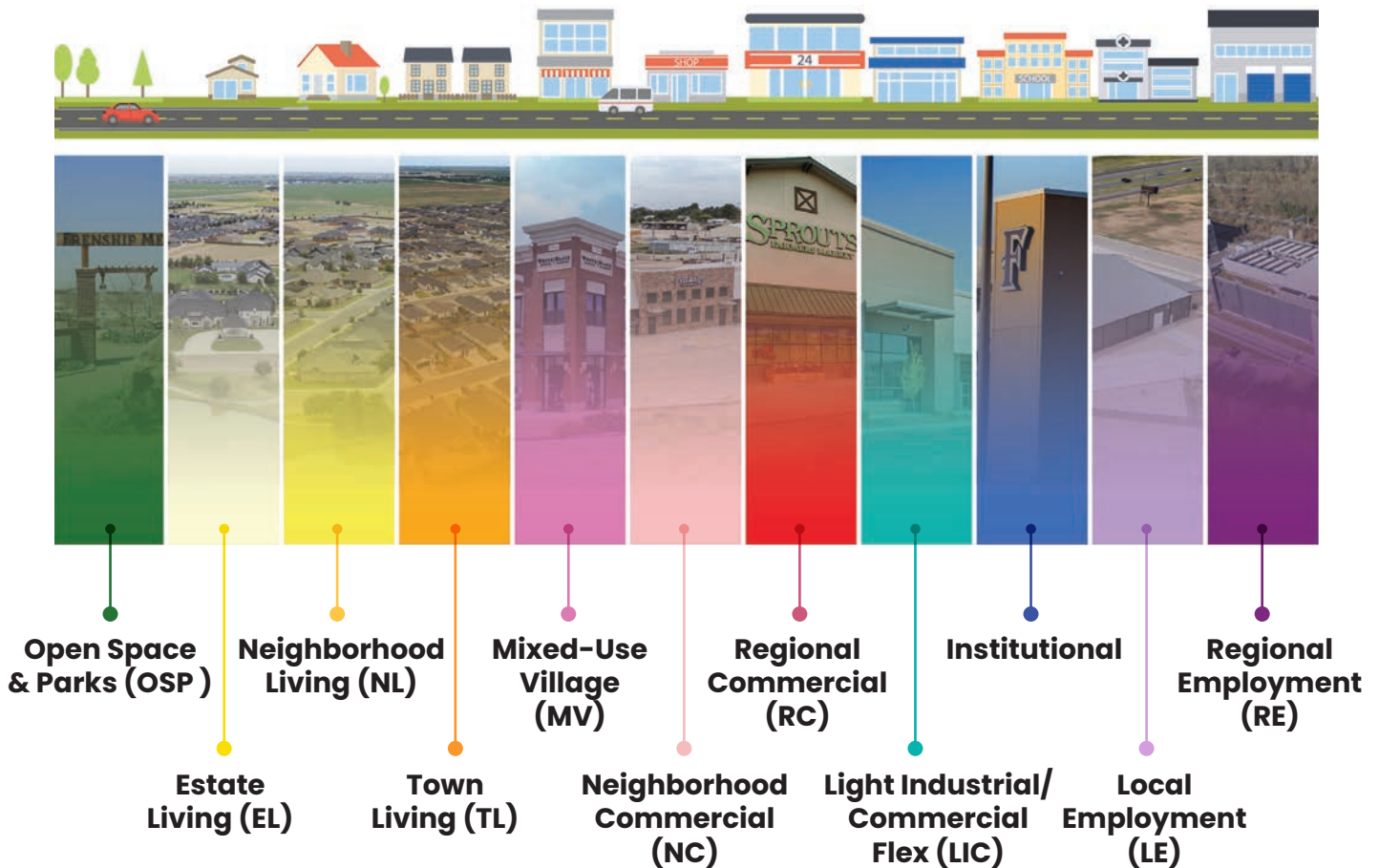
4

Representative Images that visually illustrate the intended character of the land use category.



Figure 3.1 illustrates the intended progression and intensity of PlaceTypes in Wolfforth. The diagram begins with lower-density areas that emphasize open space and parks, followed by residential areas that gradually increase in density. It then transitions to Mixed-Use Villages, which integrate residential and commercial uses to create active, walkable environments. Beyond these areas, the graphic depicts a shift to lower-intensity Neighborhood Commercial, followed by Regional Commercial that accommodates larger-format retail. The progression continues into Light Industrial and Commercial Flex, which supports a mix of industrial and commercial activities to adapt to market conditions. Lastly, the diagram highlights institutional, local, and regional employment, characterized by larger building footprints and higher job concentrations. Overall, the graphic conveys how PlaceTypes transition in intensity and function.

FIGURE 3.1: WOLFFORTH PLACETYPES



Open Space & Parks (OSP)

Character & Intent

Open Space and Parks support both recreational and passive leisure activities, including community parks, neighborhood parks, natural open spaces, and detention ponds designed to serve multiple purposes. These areas contribute to the community's environmental and ecological health by enhancing stormwater management, improving habitat conditions, and providing visual and physical relief within the built environment.

Land Use Considerations

Primary Uses:

- ▶ Private/Public Open Space
- ▶ Passive Open Space
- ▶ Active Open Space

Secondary Uses:

- ▶ Utilities

Balance of Uses



Open Space & Parks





Estate Living (EL)

Character & Intent

Estate Living is characterized by predominantly single-family lots of one acre or larger. These areas are typically located along the community's outer edges or within established low-density neighborhoods in the City. Homes in this land use category are generally developed within platted subdivisions, with residential uses oriented toward the interior of each site.

Land Use Considerations

Primary Uses:

- ▶ Single-Family Detached Homes

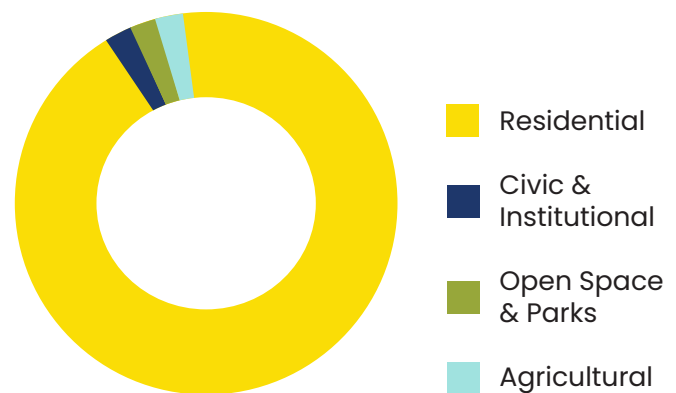
Secondary Uses:

- ▶ Civic and Institutional
- ▶ Open Space and Parks
- ▶ Agricultural
- ▶ Utilities

Indicators & Assumptions:

- ▶ Lot size (range) minimum 1 acres

Balance of Uses



Neighborhood Living (NL)

Character & Intent

Neighborhood Living areas consist primarily of single-family detached housing located within planned and platted subdivisions. These neighborhoods are supported by full infrastructure, including water and wastewater services, residential street networks, and pedestrian facilities such as sidewalks.

Land Use Considerations

Primary Uses:

- ▶ Single-Family Detached Homes

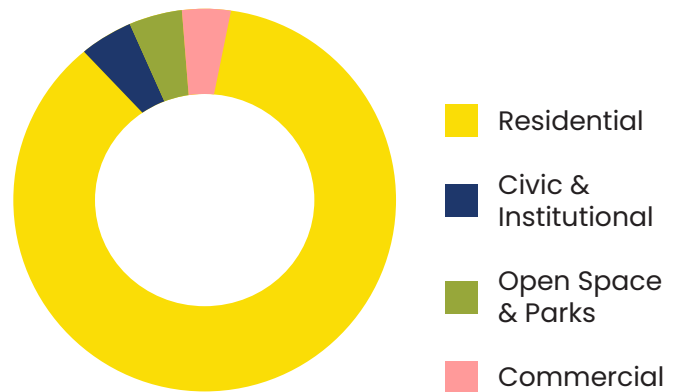
Secondary Uses:

- ▶ Civic and Institutional
- ▶ Parks and Open Space
- ▶ Neighborhood-serving Retail and Office
- ▶ Utilities

Indicators & Assumptions

- ▶ Lot size (range) between 0.15 acre and 1 acre
- ▶ Minimum lot width: 60 feet

Balance of Uses





Town Living (TL)

Character & Intent

Town Living neighborhoods accommodate a range of housing types, including small-lot single-family homes, patio homes, townhomes, and duplexes. Although a mix of housing options is supported, single-family detached homes remain the predominant form. Development in these areas is organized within a compact, well-connected street network that creates walkable block patterns and enhances mobility for residents traveling by car, bicycle, or on foot.

Land Use Considerations

Primary Uses:

- ▶ Single-Family Detached Homes

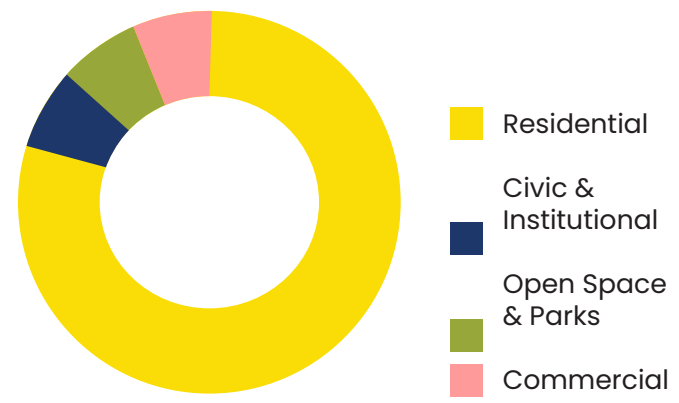
Secondary Uses:

- ▶ Townhomes
- ▶ Duplexes
- ▶ Patio Homes
- ▶ Civic and Institutional
- ▶ Parks and Open Space
- ▶ Neighborhood-Serving Retail and Office
- ▶ Utilities

Indicators & Assumptions:

- ▶ Lot size (range) up to 0.15 acre
- ▶ Lot width: Under 60 feet

Balance of Uses



Mixed-Use Village (MV)

Character & Intent

Mixed-use village areas offer residents the opportunity to live, work, and play within a compact and well-connected setting. This land use category provides a diverse range of housing options, including standalone apartment communities and mixed-use buildings where residential or office space is located above ground-floor storefronts. The proximity of homes to everyday goods and services supports convenient access for residents and can also create an employment and shopping destination for surrounding neighborhoods. Development within this area often includes buildings of two stories or more, arranged to create an active and engaging streetscape.

Land Use Considerations

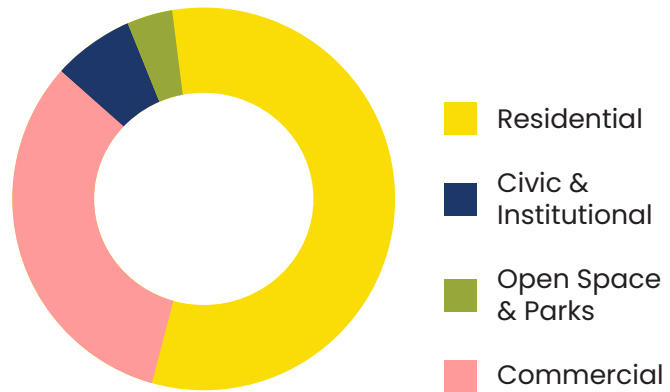
Primary Uses:

- ▶ Live-Work Units
- ▶ Retail
- ▶ Office
- ▶ Apartments
- ▶ Condominiums
- ▶ Civic and Institutional

Secondary Uses:

- ▶ Parks and Open Space
- ▶ Hotels
- ▶ Utilities

Balance of Uses





Neighborhood Commercial (NC)

Character & Intent

Neighborhood Commercial areas are characterized by small, freestanding buildings that accommodate one or several businesses serving the neighborhood. These areas are designed to offer convenient goods and services to nearby residential neighborhoods, thereby reducing the need for longer trips to larger commercial centers. Typical uses may include restaurants, local retail shops, medical or professional offices, banks, and other small-scale service establishments.

Land Use Considerations

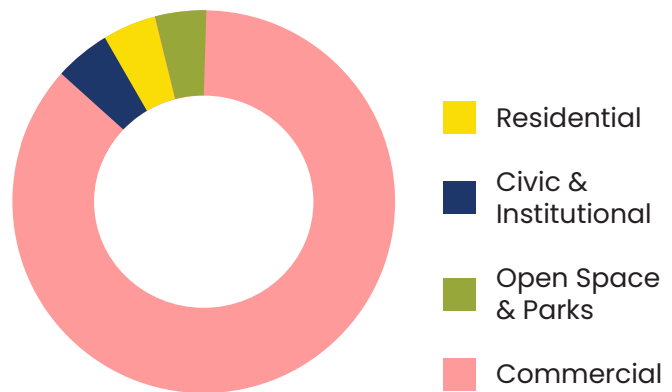
Primary Uses:

- ▶ Neighborhood-serving Retail and Office

Secondary Uses:

- ▶ Civic and Institutional
- ▶ Parks and Open Space
- ▶ Utilities
- ▶ Townhomes
- ▶ Live-Work Units

Balance of Uses



Regional Commercial (RC)

Character & Intent

Regional Commercial areas consist of larger-scale commercial developments designed to draw customers from across the region. Development in these areas has direct access to major thoroughfares, high visibility, and site designs that accommodate vehicular circulation, parking, and convenient site access. These areas typically include national retailers, grocery stores, and other major commercial anchors that function as primary destinations for shopping and services. While these anchors define the overall character of the area, smaller retail or office uses such as medical offices, boutiques, and specialty shops may also be included to create a varied commercial environment. Common business types include restaurants, national retail stores, discount retailers, grocery stores, fast-food establishments, and a wide range of other retail and service businesses.

Land Use Considerations

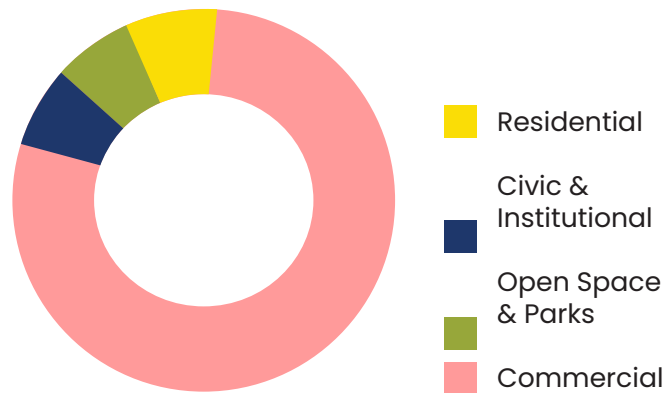
Primary Uses:

- ▶ Retail
- ▶ Office

Secondary Uses:

- ▶ Civic and Institutional
- ▶ Parks and Open Space
- ▶ Hotels
- ▶ Utilities
- ▶ Apartments
- ▶ Townhomes
- ▶ Live-Work Units

Balance of Uses





Light Industrial/Commercial Flex (LIC)

Character & Intent

The Light Industrial/Commercial Flex is strategically placed along Loop 88 to accommodate a wide range of commercial and light industrial activities. This land use category is designed to support flexible development formats that can accommodate various business needs, including manufacturing, warehousing, service operations, and commercial enterprises. The proximity to Loop 88 provides excellent visibility and accessibility, making these areas well-suited for uses that benefit from regional traffic and efficient transportation connections. This strategic placement maximizes development potential while supporting long-term economic growth within the community.

Land Use Considerations

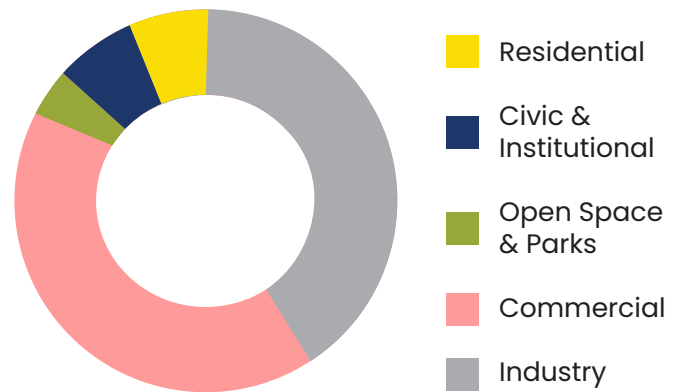
Primary Uses:

- ▶ Retail
- ▶ Office

Secondary Uses:

- ▶ Civic and Institutional
- ▶ Parks and Open Space
- ▶ Hotels
- ▶ Apartments
- ▶ Live-Work Units
- ▶ Utilities
- ▶ Distribution/Research

Balance of Uses



Institutional

Character & Intent

Institutional Property is identified as a distinct land use category to illustrate the locations of land currently owned by Frenship Independent School District. Its purpose is to provide a clear visual representation of existing district holdings within the community.

Land Use Considerations

Primary Uses:

- ▶ Institutional

Secondary Uses:

- ▶ Utilities





Local Employment (LE)

Character & Intent

Local Employment areas accommodate business and office-oriented uses that require relatively limited raw materials, space, and utility demand. This land use category is well-suited for professional offices, service-oriented businesses, and light commercial activities that generate lower levels of noise and traffic compared to heavier industrial operations. Local Employment areas can function effectively as transitional zones, creating a gradual shift in development intensity and character between more impactful industrial uses and nearby commercial or residential areas. This approach supports compatible land use relationships while promoting local job opportunities, giving Wolforth flexibility in local and regional employment needs.

Land Use Considerations

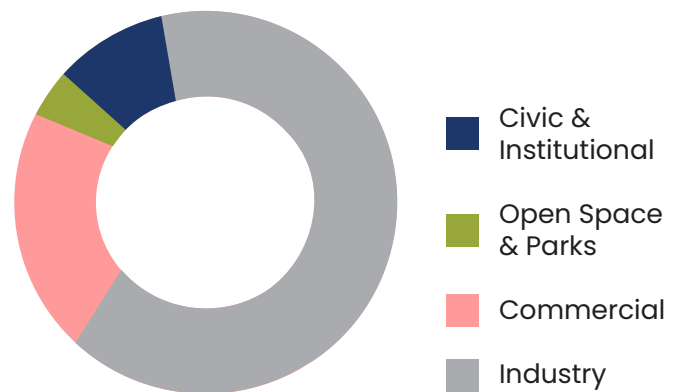
Primary Uses:

- ▶ Civic and Institutional
- ▶ Office

Secondary Uses:

- ▶ Distribution
- ▶ Retail
- ▶ Open Space and Parks
- ▶ Utilities
- ▶ Hotels

Balance of Uses



Regional Employment (RE)

Character & Intent

Regional Employment areas support large-scale operations that provide significant job opportunities and help retain the workforce within the community. These areas typically contain expansive buildings where the number of employees per square foot is relatively low due to the substantial space required for activities such as storage, distribution, and logistics. This land use category may include manufacturing facilities, large processing operations, and logistics hubs. These facilities are very heavy in nature, both in terms of physical mass with heavy machinery, equipment, and materials, and in their structural and infrastructural demands requiring extensive utility support.

Land Use Considerations

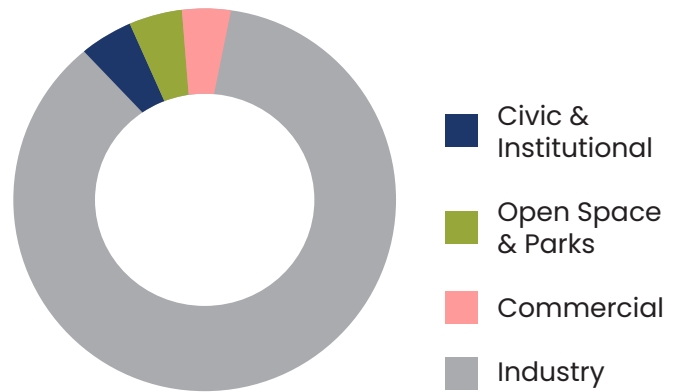
Primary Uses:

- ▶ Transportation
- ▶ Utility
- ▶ Technology
- ▶ Processing Plants
- ▶ Logistic Hubs

Secondary Uses:

- ▶ Office
- ▶ Civic and Institutional
- ▶ Parks and Open Space
- ▶ Utilities

Balance of Uses





THE FUTURE LAND USE PLAN

The Future Land Use Plan (FLUP) was developed through direct community input gathered throughout the planning process. Initial feedback was collected through the interactive map and an open house, where residents shared their ideas and priorities for Wolfforth's future. The input was then reviewed and discussed during three Advisory Committee meetings, during which the map evolved from its original concept into a more refined vision.

City Staff analyzed and refined the feedback, incorporating both community perspectives and Advisory Committee discussions. The final FLUP was then reviewed and agreed upon by the Advisory Committee and City Staff. Aligned with the established Guiding Principles, the FLUP serves as the graphic representation of Wolfforth's preferred pattern of future development.

The Plan also allows flexibility by introducing secondary uses and housing options within each land use category as shown in **Figure 3.3**, creating opportunities for change as the community grows. The City should use this Future Land Use Plan in conjunction with the Guiding Principles to inform decisions on zoning requests, development applications, and potential updates to existing development standards.

FIGURE 3.2: INTERACTIVE MAP RESULTS (ONLINE MEETING & AC MEETING)

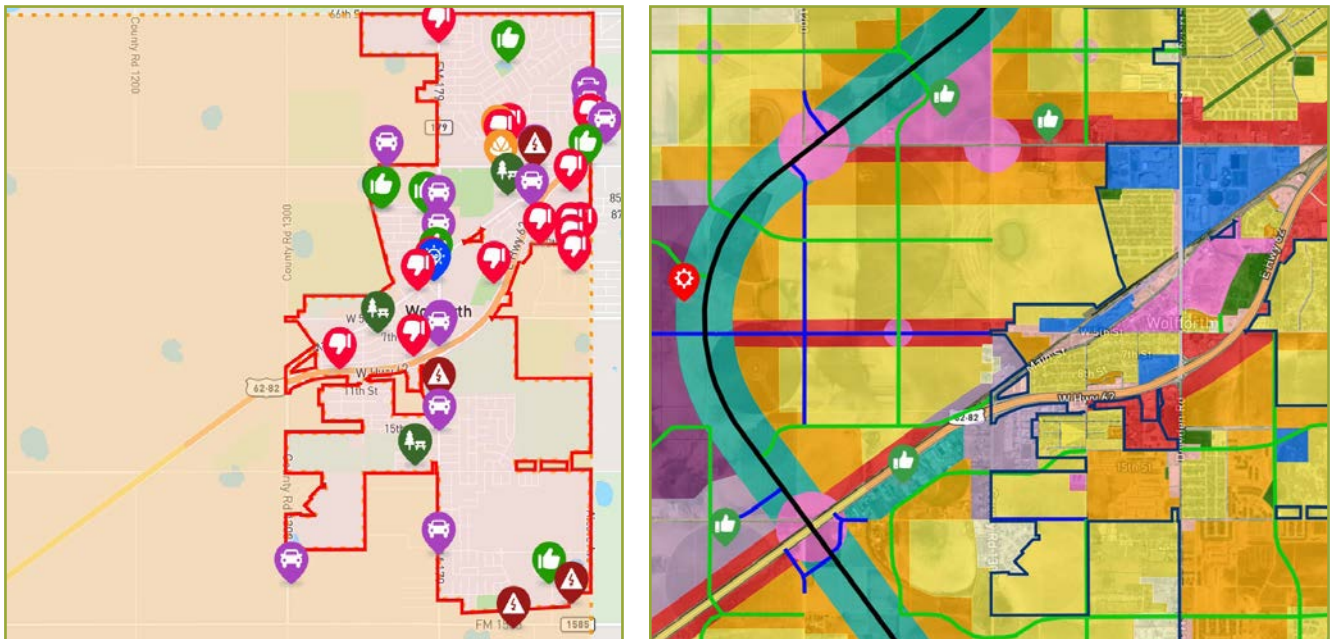


FIGURE 3.3: LAND USE CATEGORY USES

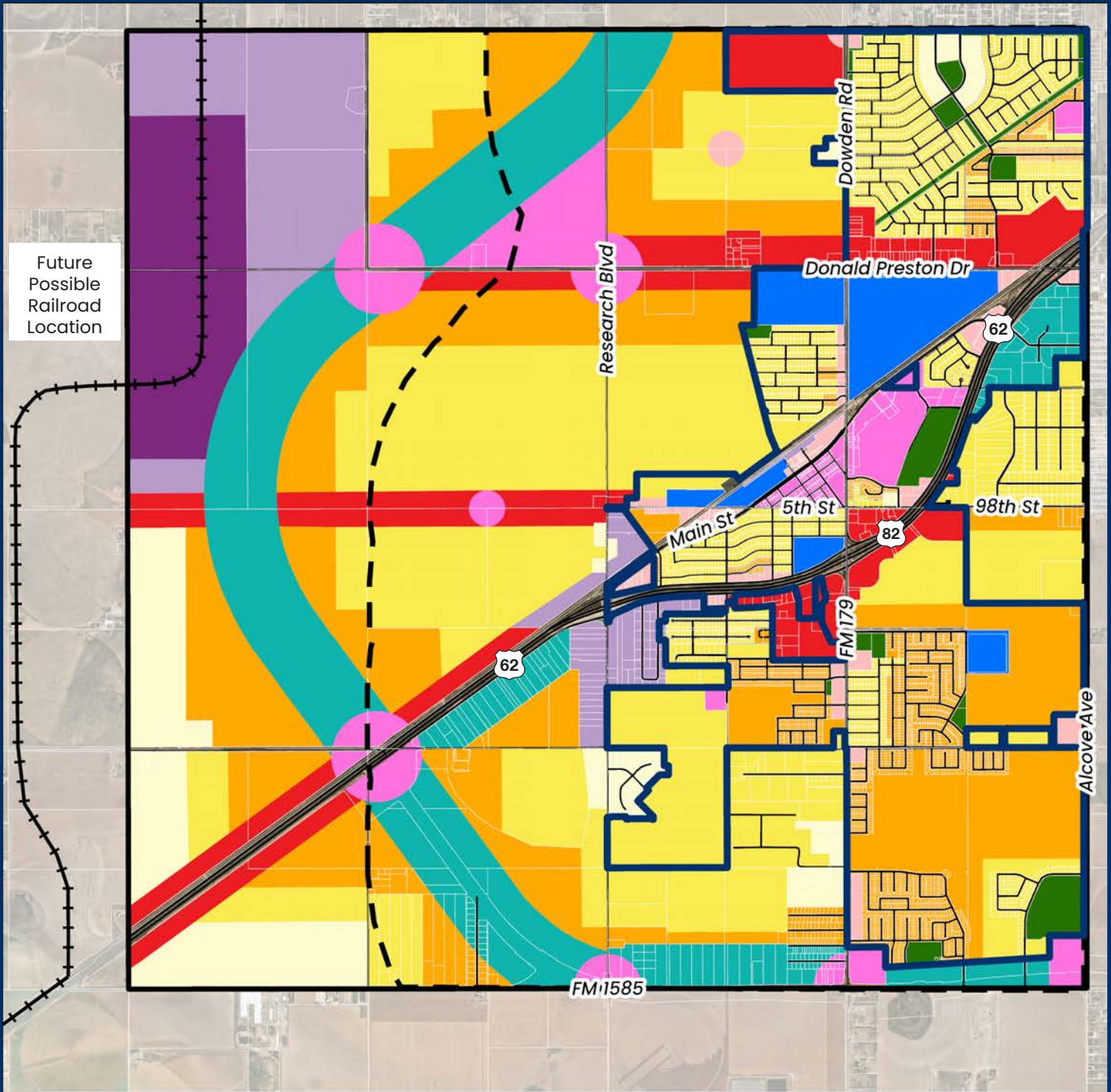
	Single-Family Detached	Single-Family Attached	Missing Middle Housing	Retail	Office	Mixed-Use Building
Estate Living	★					
Neighborhood Living	★			○	○	
Town Living	★	○	○	○	○	
Mixed-Use Village			★	★	★	★
Neighborhood Commercial				★	★	
Regional Commercial			○	★	★	
Light Industrial/Commercial Flex			○	★	★	○
Local Employment				○	★	
Regional Employment					○	
Open Space & Parks						
Institutional						



 **Primary Use**
  **Secondary Use**

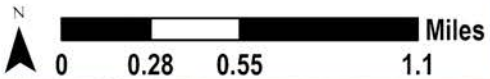
	Hotels	Agricultural	Manufacturing/ Distribution/ Research	Civic/ Institutional	Open Space/ Parks	Utilities
Estate Living		○		○	○	○
Neighborhood Living				○	○	○
Town Living				○	○	○
Mixed-Use Village	○			★	○	○
Neighborhood Commercial				○	○	○
Regional Commercial	○			○	○	○
Light Industrial/ Commercial Flex	○		○	○	○	○
Local Employment	○		○	★	○	○
Regional Employment			★	○	○	○
Open Space & Parks					★	○
Institutional				★	○	○

EXHIBIT 3.3: FUTURE LAND USE MAP



Legend

- | | | | |
|-------------|---------------------|----------------------------------|---------------------|
| City Limits | Study Area | Neighborhood Commercial | Regional Employment |
| ETJ | Estate Living | Regional Commercial | Open Space & Parks |
| Parcels | Town Living | Light Industrial/Commercial Flex | Institutional |
| Railroads | Neighborhood Living | Local Employment | |
| Roads | Mixed-Use Village | | |





Development Implications

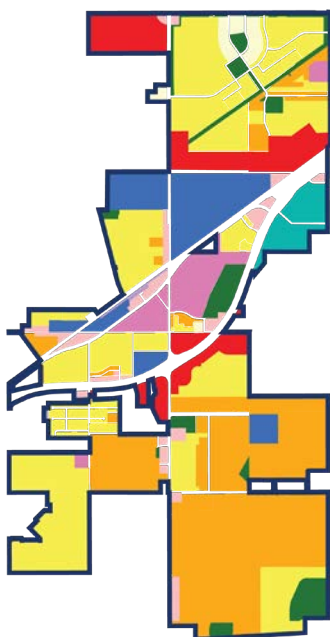
Wolfforth was established following the extension of the Santa Fe Railway through the area. While the rail line played a vital role in the City's early development, community feedback gathered during the planning process identified several challenges associated with its location. Residents noted that the rail line limits east–west connectivity, contributes to congestion at crossings, and physically divides the community. Because the line primarily passes through Wolfforth without directly serving local industries or destinations, it provides limited benefit to the City today.

As part of Wolfforth's long-term vision, the City has identified the potential realignment of the rail line to route it around the community. This approach would reduce barriers to connectivity, improve mobility across the City, and better support future growth and development.

As outlined in **Chapter 2**, Wolfforth's population is projected to reach between 22,235 and 28,855 residents by 2045. The Future Land Use Plan provides a framework to accommodate this growth while directing development in a strategic and coordinated manner. The plan ensures that future growth supports economic opportunity while preserving the small-town character and community identity that residents value.

Study Areas

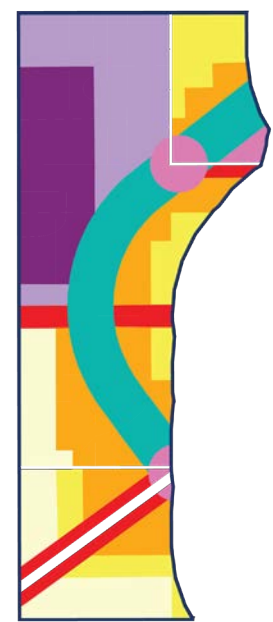
The Future Land Use Plan evaluates three distinct study areas to guide growth in a coordinated and strategic manner: the City Limits, the Extraterritorial Jurisdiction, and the Future Planning Area. Each area reflects different development conditions, infrastructure relationships, and growth patterns.



▲ City Limits



▲ Extraterritorial Jurisdiction (ETJ)



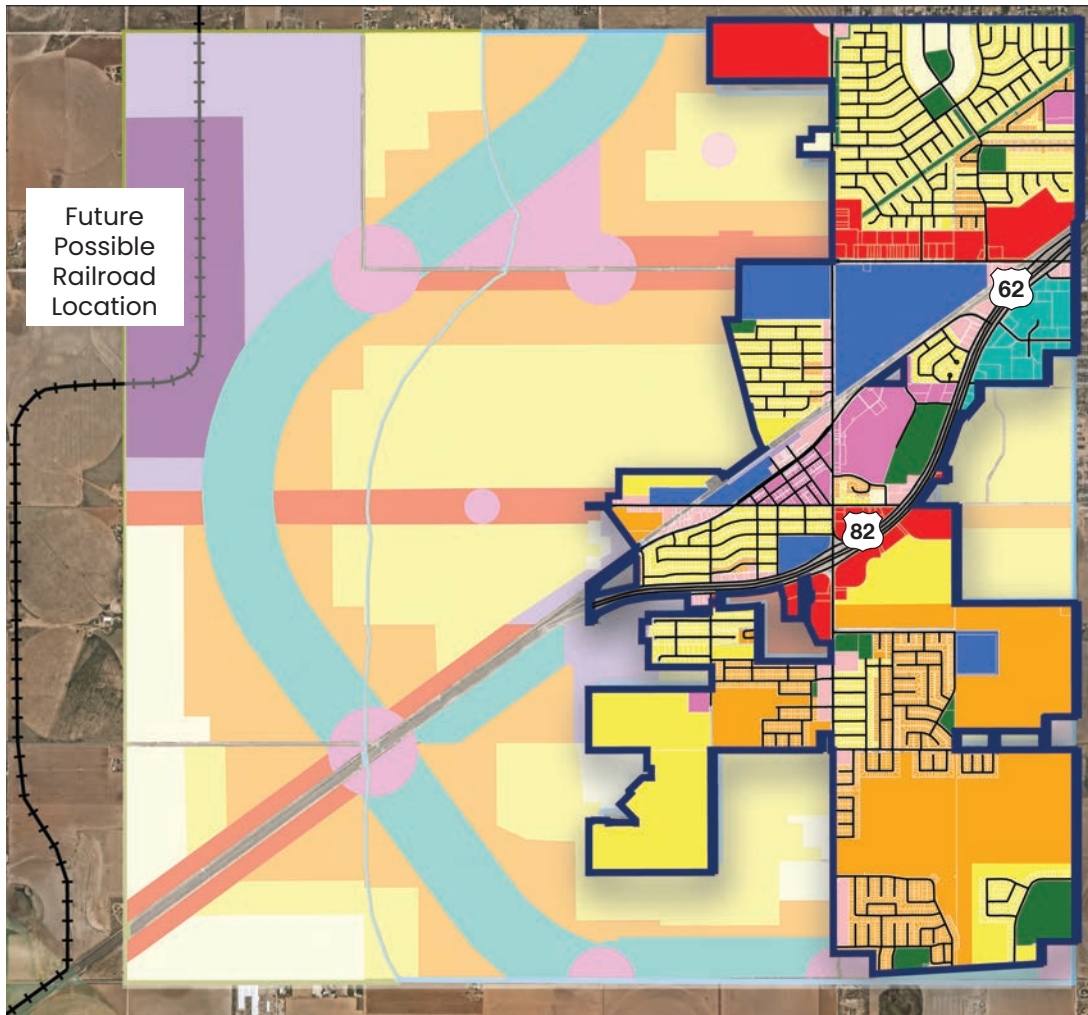
▲ Future Planning Area

City Limits

Within the city limits, the Future Land Use Plan builds on existing development patterns and established development. The plan assigns appropriate PlaceTypes to reflect current land uses while accommodating planned development. Residential uses make up the majority of the area, with commercial activity aligned along major thoroughfares where it can benefit from visibility and access.

As the City continues to evolve, development is organized to strengthen both function and identity. Commercial uses remain focused along primary corridors, while residential neighborhoods extend, creating a stable and connected pattern of growth. A mixed-use village at the center of Wolfforth serves as a focal point for the community, providing a concentration of retail, services, and housing options that support daily needs and encourage local activity.

EXHIBIT 3.4: CITY LIMITS



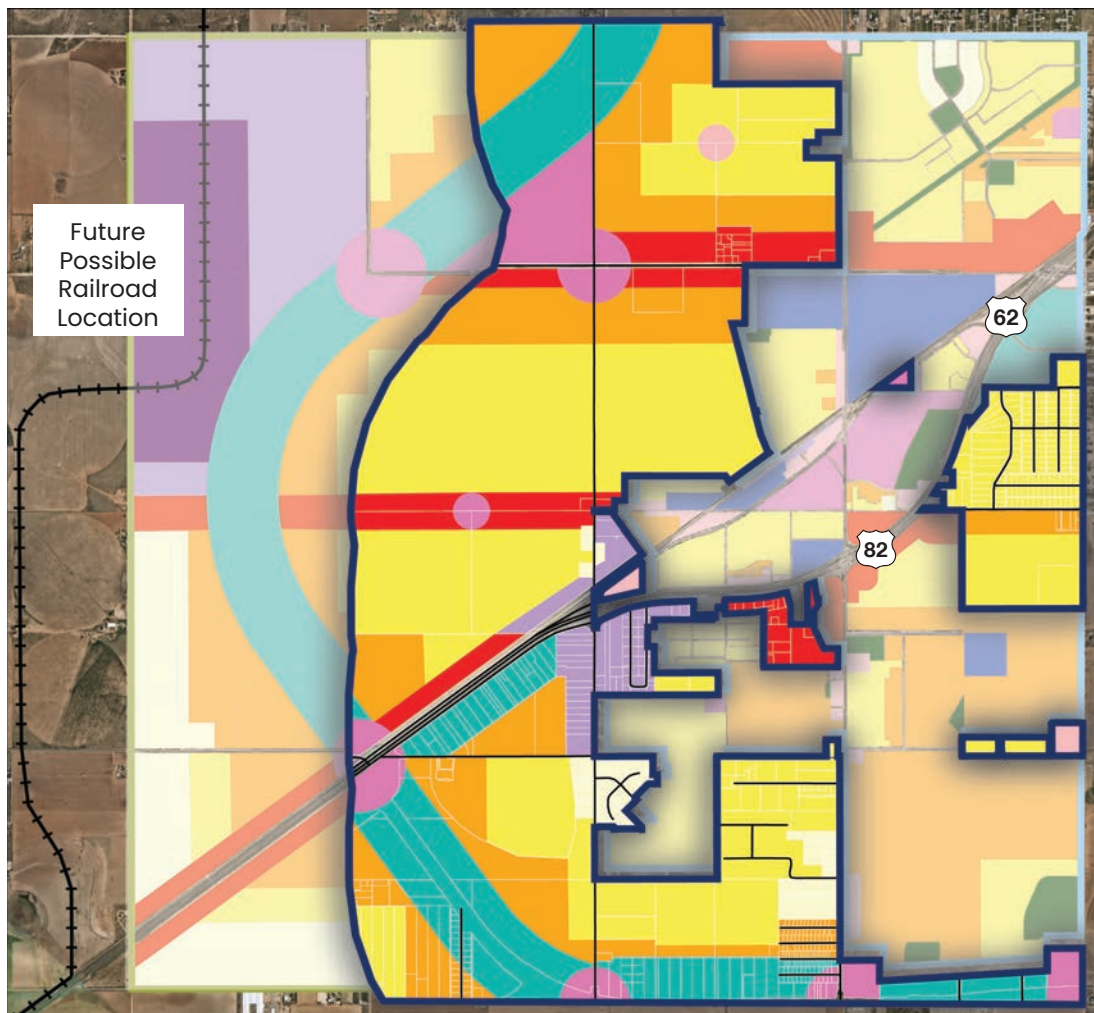


Extraterritorial Jurisdiction (ETJ)

The ETJ accommodates inward growth from both the city limits and the Future Planning Area, establishing a clear pattern for near- and mid-term expansion. Development follows this inward progression, allowing infrastructure and land use patterns to extend in a coordinated manner. The realignment of the rail line removes a significant barrier. It allows for the extension of a major thoroughfare through the ETJ, improving connectivity and creating a more continuous roadway network that supports future development.

As this framework takes shape, development organizes itself around the transportation network. Higher intensity uses orient toward the major thoroughfare and primary corridors, where they can capture visibility and traffic. Mixed-use development concentrates at major intersections, creating active nodes that support a range of uses. Residential development builds inward from these corridors, transitioning to lower intensity neighborhoods that are buffered from traffic while remaining connected to services and employment.

EXHIBIT 3.5: EXTRATERRITORIAL JURISDICTION (ETJ)



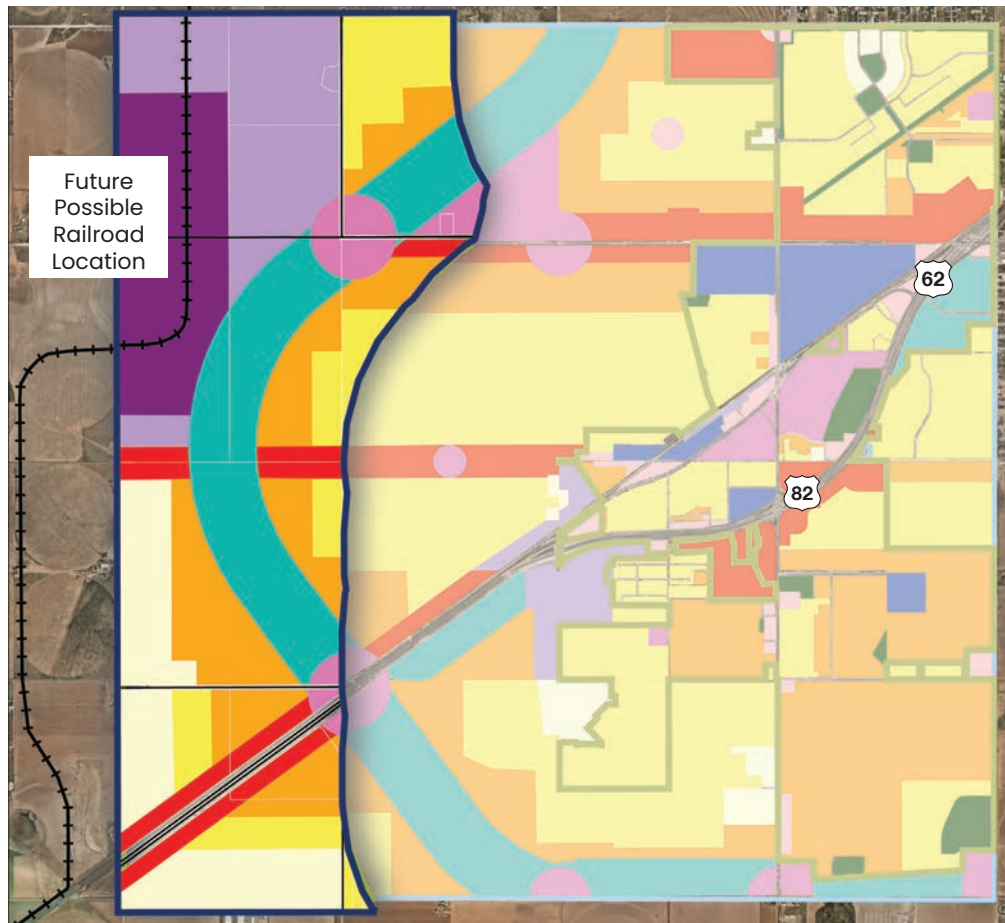
Future Planning Area

The Future Planning Area evaluates long-term expansion opportunities beyond Wolfforth's current ETJ. Recognizing that new infrastructure improvements extend beyond the ETJ and city limits, the City determined it was beneficial to evaluate a larger study area. Rather than limiting analysis to the existing boundary, this expanded approach captures the full development potential created by the potential infrastructure improvements. The future study area for long-term consideration is not amending the ETJ boundary, establishing zoning, or annexation.

With substantial frontage along Loop 88, the area supports a range of higher intensity uses while maintaining flexibility in how development occurs over time. Commercial, industrial, and employment-generating uses can be incorporated in a manner that responds to market conditions while remaining aligned with the overall development framework. The realigned rail line reinforces this development framework by clearly defining areas best suited for industrial and employment uses.

Development is organized around the transportation network, with commercial activity extending along Highway 62-82 and 5th Street as they connect to Loop 88. Residential development is oriented inward, creating a transition to lower-intensity neighborhoods. As development shifts to Estate Living, with opportunities for agricultural land and support for less intense uses.

EXHIBIT 3.6: FUTURE PLANNING AREA





Residential Implications

Residential uses will comprise the majority of Wolfforth's land area, with the three residential PlaceTypes accounting for approximately 60% of the total land. The Plan's place-based framework also allows additional residential opportunities within other PlaceTypes through secondary uses. For example, Mixed-Use Village and select commercial PlaceTypes incorporate residential components as part of a broader mix of development, as illustrated in **Figure 3.3**.

Figure 3.4 identifies the housing types permitted across seven PlaceTypes. Single-family detached homes are the primary housing type within the Estate, Neighborhood, and Town Living PlaceTypes. These categories primarily differ in their development thresholds, such as acreage and lot-width requirements. The Town Living PlaceType allows missing middle housing as a secondary use, providing flexibility to introduce moderately higher-density housing options. Higher-density housing types are primarily located within PlaceTypes that include commercial activity, such as Mixed-Use Village, Regional Commercial, and Light Industrial/Commercial Flex. These areas are generally located along primary arterials and major roadways, making them suitable for higher-intensity, mixed-use development.
















While this framework establishes the direction for housing across Wolfforth's PlaceTypes, additional work will be required to implement these concepts. The City will need to establish or update zoning regulations to support the housing vision outlined in this Plan as discussed in **Chapter 6**.

FIGURE 3.4: HOUSING TYPES BY PLACETYPE

	Single-Family Detached	Single-Family Attached	Accessory Dwelling Units	Bungalow Courts	Courtyard Housing
Estate Living	★		○		
Neighborhood Living	★				
Town Living	★	○		○	○
Mixed-Use Village					○
Neighborhood Commercial					
Regional Commercial					
Light Industrial/Commercial Flex					



 **Primary Use**
  **Secondary Use**

	Duplex	Multiplex	Live-Work	Townhomes	Apartments
Estate Living					
Neighborhood Living					
Town Living					
Mixed-Use Village					
Neighborhood Commercial					
Regional Commercial					
Light Industrial/ Commercial Flex					

Future Land Use Population Projection

The residential impact of the Future Land Use Plan can be estimated using a population projection based on the available development acreage. **Table 3.3** summarizes development potential within the city limits and ETJ, assuming that a modest 55% of the total land area develops over time. Each PlaceType includes an assumed range of dwelling units per acre based on its development thresholds and the anticipated residential share within that category. To estimate population capacity, the three primary residential PlaceTypes apply an average household size of 3.04 persons per household, consistent with the 2023 American Community Survey (ACS). Commercial and mixed-use PlaceTypes assume an average household size of 2.5 persons per household, reflecting the greater likelihood of multifamily and smaller-unit housing in these areas.

Based on these assumptions, the Future Land Use Plan could accommodate approximately 9,745 housing units. This development capacity would support a population slightly higher than the high-end projection of 28,855 residents identified in **Chapter 2**.

TABLE 3.3: FUTURE LAND USE POPULATION PROJECTIONS IN THE CITY LIMITS & ETJ

FUTURE LAND USE DESIGNATION	TOTAL AREA (Acres)	BUILDABLE AREA (55% of Total Area)	NUMBER OF RESIDENTIAL UNITS	POPULATION
Estate Living¹²	144	79	39	120
Neighborhood Living¹³	2,688	1,479	2,275	6,915
Town Living¹⁴	1,695	932	6,215	18,895
Mixed-Use Village⁵⁶⁷	361	198	893	2,232
Neighborhood Commercial⁵⁶⁸	125	69	10	26
Regional Commercial⁵⁶⁸	532	292	44	110
Light Industrial / Commercial Flex⁵⁶⁹	649	357	268	670
Total	6,194	3,407	9,745	28,968

¹ Average Household Size in Estate, Neighborhood Living, Town Living is assumed as 3.04 per Unit

² Estate Living are assumed to be at 2 du/ac

³ Neighborhood Living are assumed to be at 0.65 du/ac

⁴ Town Living are assumed to be at 0.15 du/ac

⁵ Average Household Size in Mixed-Use Village, Neighborhood Commercial, Regional Commercial, and Light Industrial/Commercial Flex is assumed at 2.5 per Unit

⁶ Mixed-Use Village, Neighborhood Commercial, and Regional Commercial, and Light Industrial/Commercial Flex are assumed to be at 15 du/ac

⁷ Assumes 30% of Mixed-Use Village built with residential

⁸ Assumes 1% of Neighborhood Commercial and Regional Commercial built with residential

⁹ Assumes 15% of Light Industrial/Commercial Flex built with residential



When evaluating the broader study area established during the planning process, the buildable land area increases from 3,407 acres to 4,137 acres. For this larger area, buildable land is calculated using a 50% development assumption to account for the greater presence of open space, infrastructure needs, and undeveloped land located beyond the current ETJ.

Under these assumptions, the potential housing capacity increases to approximately 11,433 units. This level of development would support an estimated population of roughly 33,915 residents, exceeding the projected population of 28,855. The additional population capacity is largely driven by development opportunities associated with the Loop 88 corridor. These include expanded Light Industrial/Commercial Flex areas along the corridor, a significant increase in Estate Living acreage, and additional Town Living areas planned near Loop 88.

TABLE 3.4: FUTURE LAND USE POPULATION PROJECTIONS IN THE STUDY AREA

FUTURE LAND USE DESIGNATION	TOTAL AREA (Acres)	BUILDABLE AREA (50% of Total Area)	NUMBER OF RESIDENTIAL UNITS	POPULATION
Estate Living¹²	539	269	135	409
Neighborhood Living¹³	3,057	1,528	2,351	7,148
Town Living¹⁴	2,216	1,108	7,387	22,457
Mixed-Use Village⁵⁶⁷	475	237	1,068	2,670
Neighborhood Commercial⁵⁶⁸	125	63	9	23
Regional Commercial⁵⁶⁸	720	360	54	135
Light Industrial / Commercial Flex⁵⁶⁹	1,144	572	429	1,073
Total	8,275	4,138	11,433	33,915

¹ Average Household Size in Estate, Neighborhood Living, Town Living is assumed as 3.04 per Unit

² Estate Living are assumed to be at 2 du/ac

³ Neighborhood Living are assumed to be at 0.65 du/ac

⁴ Town Living are assumed to be at 0.15 du/ac

⁵ Average Household Size in Mixed-Use Village, Neighborhood Commercial, Regional Commercial, and Light Industrial/Commercial Flex is assumed at 2.5 per Unit

⁶ Mixed-Use Village, Neighborhood Commercial, and Regional Commercial, and Light Industrial/Commercial Flex are assumed to be at 15 du/ac

⁷ Assumes 30% of Mixed-Use Village built with residential

⁸ Assumes 1% of Neighborhood Commercial and Regional Commercial built with residential

⁹ Assumes 15% of Light Industrial/Commercial Flex built with residential

Retail Implications

Expanding retail development is a key priority identified by stakeholders, particularly in addressing the need for additional grocery store options. To support this goal, seven of the eleven Future Land Use categories include retail as either a primary or secondary use. **Table 3.5** presents the retail acreage across the four land use categories where retail serves as a primary use. This approach directs retail development to high-traffic corridors while maintaining flexibility to respond to market conditions.

Expanding retail opportunities will help capture sales tax revenue that is currently leaving the community, strengthening the City’s fiscal base, and supporting local services. As Wolfforth continues to grow, major corridors such as Highway 62/82 and Loop 88 will play a critical role in attracting and supporting commercial activity. In select commercial areas, allowing residential use as a secondary use will support mixed-use development where appropriate. This balanced approach enables the City to guide strategic retail growth while prioritizing residents’ needs and promoting well-integrated, sustainable development.

TABLE 3.5: PRIMARY RETAIL USE ACREAGE IN STUDY AREA

FUTURE LAND USE DESIGNATION	TOTAL AREA (Acres)
Mixed-Use Village	475
Neighborhood Development	125
Regional Commercial	720
Light Industrial/Commercial Flex	1,144
Total	2,464



Employment Implications

While retail development contributes to employment opportunities, the primary employment-generating land uses are designated within the Local Employment, Regional Employment, and Light Industrial/Commercial Flex categories. **Table 3.6** presents acreages for the employment land use categories. The Future Land Use Map strategically concentrates the majority of Regional Employment and Local Employment areas in the northwest portion of the City to align with the realigned rail line and industrial development just north of Wolfforth. Locating these uses near the rail line minimizes potential land use conflicts associated with train activity while providing large, contiguous sites suitable for heavy industrial and regional-scale employment uses.

Local Employment areas are positioned to serve as a transition between more intensive industrial uses and surrounding development, accommodating less intensive uses such as office, service, and light commercial activities. The Light Industrial/Commercial Flex category provides additional adaptability by allowing land to respond to changing market conditions, with key locations along major corridors, primarily along Loop 88. The Future Land Use Plan is designed to maximize employment opportunities by capitalizing on growth extending south from Lubbock. This strategic positioning strengthens Wolfforth’s role as a competitive location for employment-generating uses while supporting economic diversification and long-term growth.

TABLE 3.6: PRIMARY INDUSTRIAL USE ACREAGE IN STUDY AREA

FUTURE LAND USE DESIGNATION	TOTAL AREA (Acres)
Light Industrial/Commercial Flex	1,144
Neighborhood Development	619
Mixed-Use Village	425
Total	2,188

Zoning and Future Land Use Consistency

Zoning regulations and the Future Land Use Plan must remain aligned, as zoning determines how the Future Land Use Plan is implemented. The accompanying tables illustrate the zoning districts permitted within each PlaceType, using consistent terminology from the City’s zoning ordinance.

In these tables, “A” denotes zoning districts that are allowed within a given PlaceType and generally correspond to the primary uses identified in the PlaceType descriptions. “S” denotes uses permitted through a special use process, as defined in the zoning ordinance, and aligns with the secondary uses outlined in the PlaceType descriptions.

Table 3.7 illustrates how zoning varies across PlaceTypes, underscoring that each PlaceType supports a distinct development pattern and character. This approach ensures that zoning and Future Land Use provide a flexible yet clearly defined framework that guides development while maintaining consistency with regulations and the City’s long-term vision.

TABLE 3.7: ZONING AND FUTURE LAND USE

	Land Use Categories				
	OPS	EL	NL	TL	MV
Agricultural Open Space District (AO)		S			
Single-Family Dwelling District (R1)		A	A	A	
Single-Family Row House District (RH)				S	A
Two-Family Dwelling District (R-2)				S	
Multifamily Dwelling District (MF)					A
Zero Lot Line, Gardenhome Residence District (RG)				S	A
Local Retail District (C-1)			S	S	A
General Commercial District (C-2)					A
Commercial District (C-3)					A
Manufactured Housing Park District (MHP)				S	
Manufactured Housing Subdivision District (MHS)				S	
Light Industrial and Manufacturing (M-1)					
Heavy Industrial and Manufacturing (M-2)					



		Land Use Categories					
		NC	RC	LIC	I	LE	RE
Zoning	Agricultural Open Space District (AO)						
	Single-Family Dwelling District (R1)						
	Single-Family Row House District (RH)	S					
	Two-Family Dwelling District (R-2)						
	Multifamily Dwelling District (MF)	S	S	S			
	Zero Lot Line, Gardenhome Residence District (RG)						
	Local Retail District (C-1)	A				S	S
	General Commercial District (C-2)	A	A	A		S	
	Commercial District (C-3)		A	A			
	Manufactured Housing Park District (MHP)						
	Manufactured Housing Subdivision District (MHS)						
	Light Industrial and Manufacturing (M-1)			A		A	S
	Heavy Industrial and Manufacturing (M-2)						A

A	Allowed	S	Special Use
----------	----------------	----------	--------------------

CHAPTER 4

◆ MOBILITY AND TRANSPORTATION STRATEGY





CHAPTER 4

Engagement activities included online feedback, representational involvement, and in-person events, each instrumental in identifying the priorities and aspirations of Wolfforth. Drawing from this input, the strategic direction was crafted to ensure that the plan reflects the community's voice and lays a clear path forward for growth and investment aligned with community needs.



CHAPTER 4. MOBILITY AND TRANSPORTATION STRATEGY

The Mobility and Transportation Strategy builds upon the existing Master Thoroughfare Plan and updates it to reflect recent development patterns. It also incorporates findings from crash analysis, community feedback, and the rerouting of the Watco rail line to ensure a comprehensive and data-informed approach to improving mobility and safety.

- Existing Conditions
- Existing Plans
- The Wolfforth Forward Thoroughfare Plan
- The Watco Rail Line
- The Future Land Use Plan & Throughfare Plan
- Mobility and Transportation Strategy



Mobility is a vital consideration as Wolfforth continues to grow. With a greater population, there are more people and vehicles using transportation facilities. Wolfforth's transportation network must be capable of handling the increased traffic demand. This comes through improvements to existing thoroughfares and the development of new ones that can encourage a variety of forms of transportation. This system should facilitate ease of access from place to place while prioritizing safety and efficiency for each possible mode of transportation.

In this Mobility/Transportation Strategy, the Existing Transportation Network is examined to note what existing conditions need to be changed and what needs to be emphasized. This analysis is done in consideration of the existing Plans that have been developed in and adjacent to the City of Wolfforth. The existing Wolfforth Thoroughfare Master Plan will be enhanced with multimodal street design, streetscape enhancements, and pedestrian and bicycle integration.

EXISTING CONDITIONS

The roadway network within the City of Wolfforth plays a critical role in supporting mobility, connectivity, and access for residents and visitors. Today, the City maintains approximately 64.5 miles of roadway within its municipal limits, with more being built. This network provides essential connections between residential neighborhoods, schools, and public facilities. Beyond the city limits, the extraterritorial jurisdiction contains an additional 22.3 miles of roadway. This system continues to expand as new development occurs in the area, gradually extending the reach of the transportation network and strengthening Wolfforth's connection.

Major Roadways

The City of Wolfforth is primarily characterized by its network of residential streets, which play a crucial role in connecting the community. However, it also serves as the host for vital Texas Department of Transportation (TxDOT) facilities. A key roadway within this network is FM 179, which currently consists of two lanes along its southern segment and transitions to a four-lane section in the northern portion. Planned improvements scheduled for 2026 will widen the southern segment to three lanes, enhancing capacity and operational efficiency. This road functions as a significant thoroughfare, particularly given its proximity to Frenship High School, facilitating both local and regional traffic. Other Principal Arterials run north-south and east-west throughout the City.

Additionally, U.S. Highway 62/82 is another critical TxDOT facility that runs through Wolfforth, serving as a major route for heavy truck traffic. This highway acts as a vital corridor, linking Wolfforth to the larger City of Lubbock and providing access to the industries located in the Permian Basin. The presence of these major roadways not only supports the local economy by enabling the efficient movement of goods and services but also impacts the daily lives of residents through increased traffic flow. While these roadways are managed and maintained by TxDOT, their significance is felt deeply within the City, influencing both development planning and community accessibility. **Exhibit 4.1** illustrates the existing roadway network and identifies the role each classification serves within Wolfforth's transportation system.

Interstate

As noted in the discussion of major roadways, U.S. Highway 62/82 is maintained by the TxDOT and is classified at the interstate level. It also serves as a principal arterial, providing regional connectivity and facilitating the movement of people in and out of Wolfforth and surrounding communities.

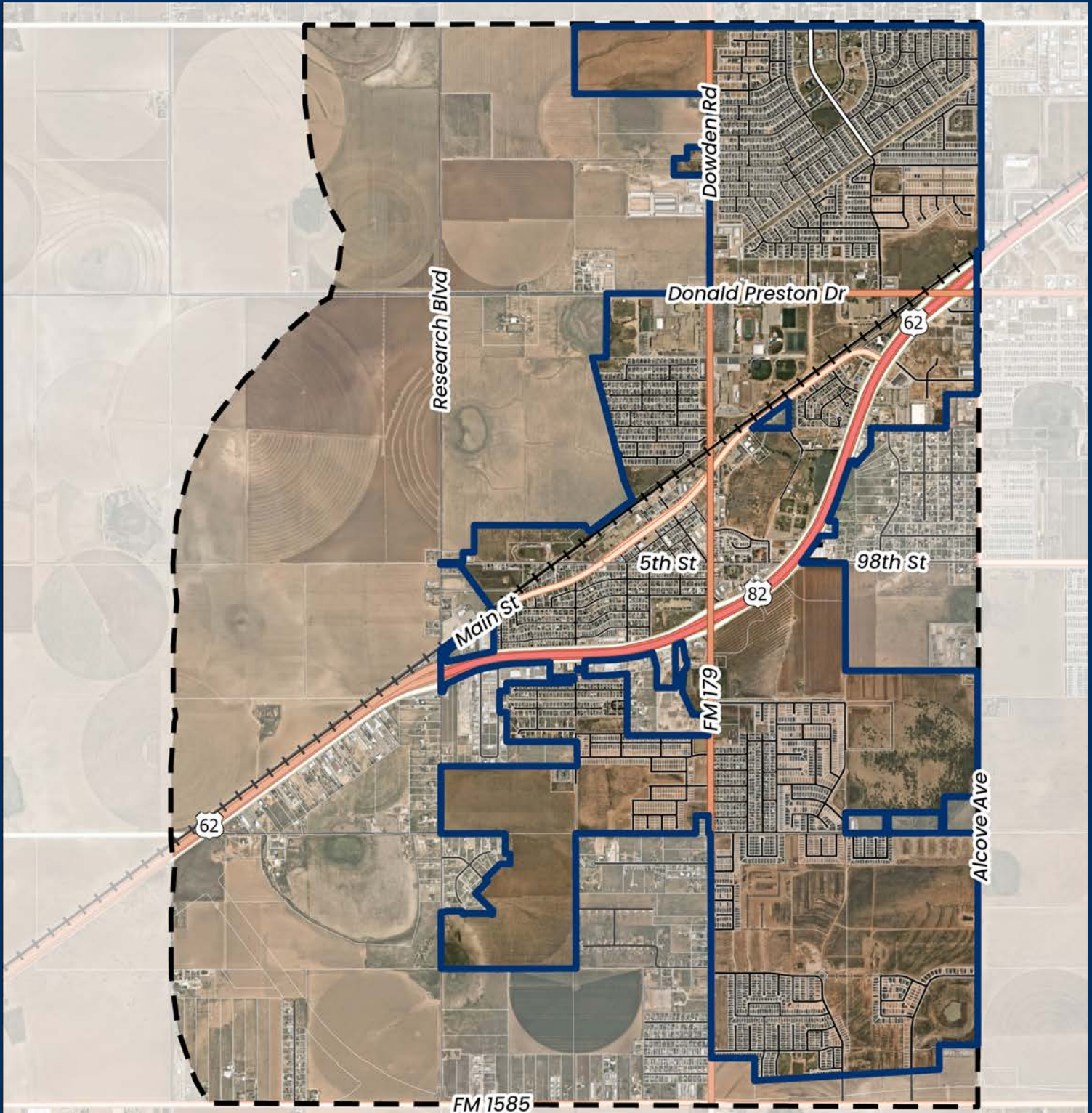
Principal Arterial

The principal arterial network includes FM 179, also known as Dowden Road, which provides key north–south connectivity through the City and is maintained by TxDOT. Donald Preston Drive serves as an east–west corridor, connecting residential areas with essential destinations such as Frenship High School. Together, these roadways form the backbone of the City’s arterial system and play a critical role in supporting daily travel.

Minor Arterial

The minor arterial in Wolfforth is Main Street, which runs through the center of the City and provides important connections to U.S. Highway 62/82 and Dowden Road. This corridor supports local circulation and serves as a key link between residential areas and the principal arterial roadway system.

EXHIBIT 4.1: EXISTING ROADWAY NETWORK



Legend

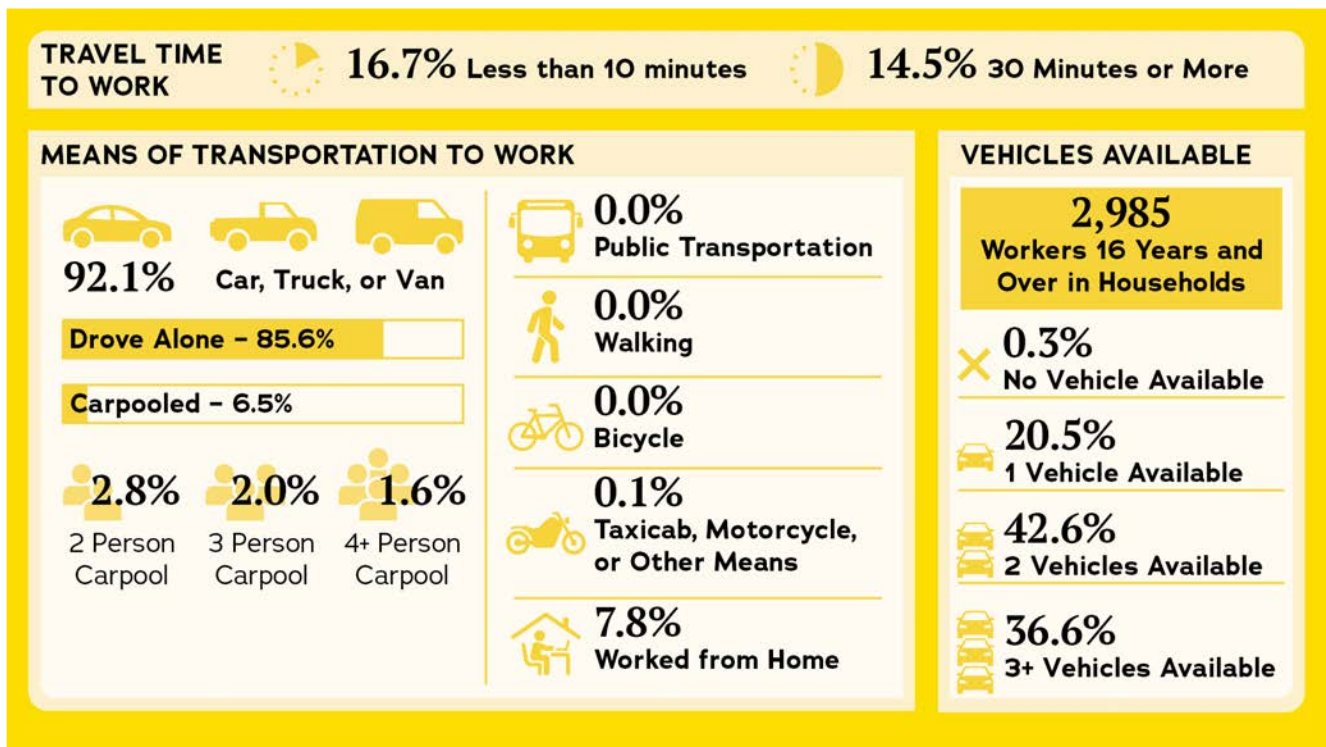
- | | | |
|-------------|-----------------|---|
| City Limits | Interstate | Principal Arterial - (Other Freeways and Expressways) |
| ETJ | Major Collector | Principal Arterial - Other |
| Railroads | Minor Arterial | |
| Parcels | Minor Collector | |
| Roads | | |



Mobility Characteristics

Understanding existing and anticipated travel behavior is essential as Wolfforth continues to expand and refine its thoroughfare network. An analysis of the mobility characteristics shown in **Figure 4.1** demonstrates that Wolfforth is predominantly automobile dependent. Approximately 92 % of residents commute to work by car, while the remaining share consists of individuals who work from home or use other forms of transportation. Among those who commute by car, 85.6 % drive alone, and 6.5 % participate in carpools. Commute times within Wolfforth are relatively short and can be attributed to the City’s proximity to Lubbock. Approximately 16.7 % of residents have a commute of less than ten minutes, while 54.7 % report travel times between ten and nineteen minutes. Vehicle availability is also high among households in Wolfforth, as 99.7 % of households have access to at least one car. These mobility statistics highlight the importance of planning roadway improvements that support efficient automobile travel while also creating opportunities to diversify transportation options in the future.

FIGURE 4.1: MOBILITY CHARACTERISTICS FOR WOLFFORTH



Source: ACS 5-Year Estimates, 2018-2023



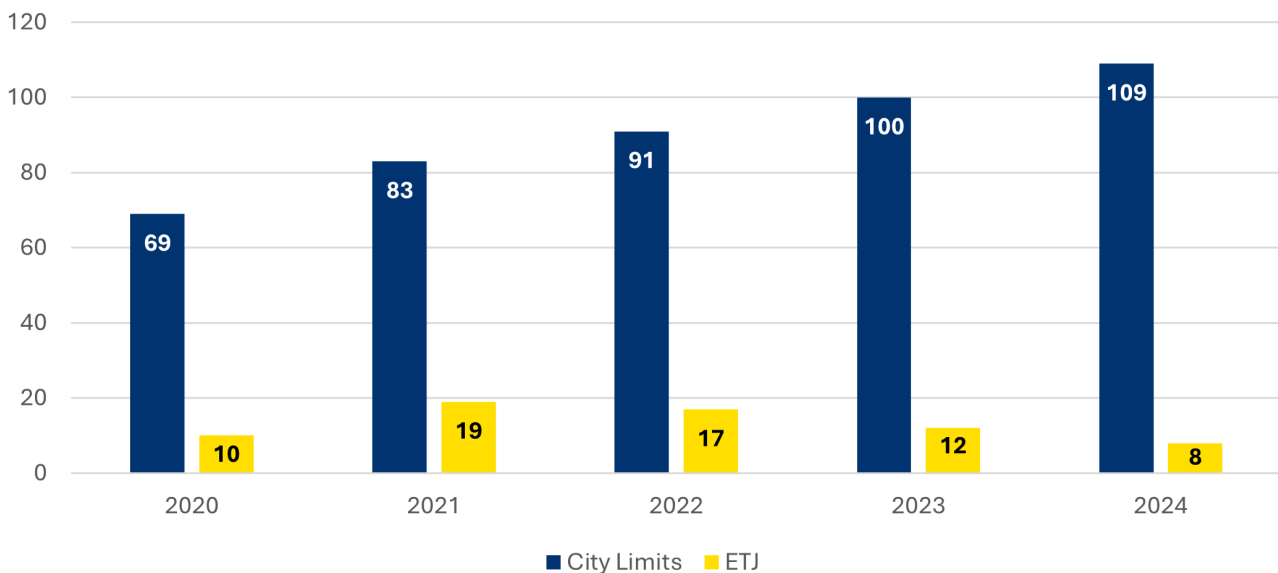
Crash Analysis

A crash analysis was conducted using Crash Records Information System (CRIS) data over a five-year period, from 2020 to 2024. **Figure 4.2** indicates that a total of 452 crashes occurred within the Wolfforth city limits. As the City has continued to grow, the number of reported crashes has increased every year, rising from 69 crashes in 2020 to 109 crashes in 2024. This upward trend corresponds with increased traffic volumes and development activity. **Figure 4.3** shows 71.9% of reported crashes within the city limits resulted in no injuries. Approximately 11% of crashes involved suspected serious injuries or fatalities.

Figure 4.4 illustrates that crash activity is heavily concentrated along the City's primary transportation corridors and intersections. U.S. Highway 62/82, FM 179, and Donald Preston Drive together accounted for 356 crashes, representing approximately 78% of all reported incidents within the city limits.

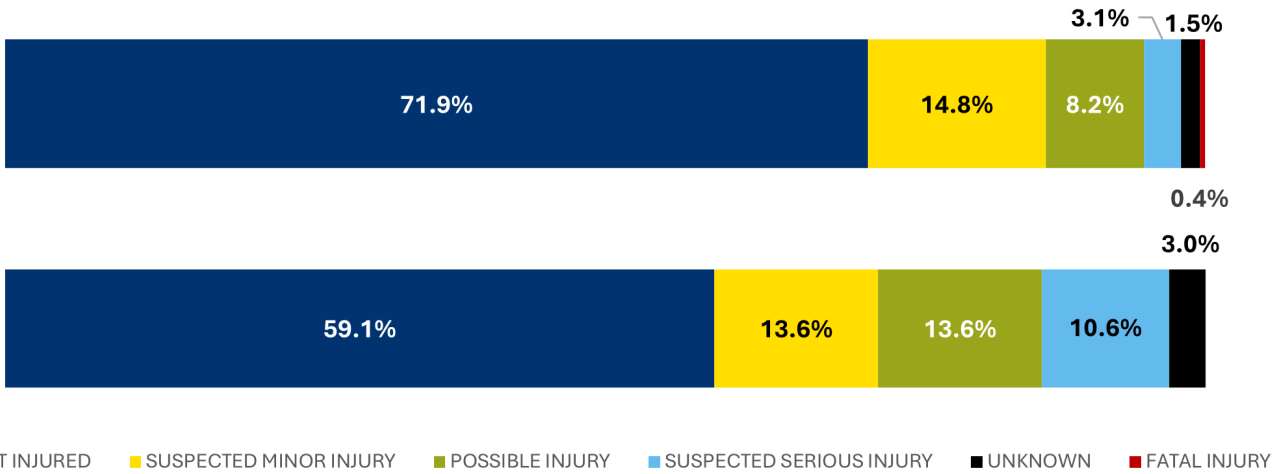
Figure 4.2 shows crash trends within Wolfforth's ETJ over a five-year period, during which 66 crashes were reported. Crash activity peaked in 2021 with 19 incidents and declined to 8 crashes by 2024. **Figure 4.3** illustrates crash severity in the extraterritorial jurisdiction, where approximately 59.1% of crashes resulted in no injuries and about 24% involved suspected serious injuries. No fatalities were reported in the extraterritorial jurisdiction during this period. **Figure 4.5** identifies the primary crash locations in the extraterritorial jurisdiction, which follow patterns similar to those observed within the city limits. U.S. Highway 62/82 and FM 179 together account for approximately 42% of reported crashes. FM 1585 stands out as the corridor with the highest number of crashes in the ETJ, with 27 reported incidents. Located just outside the city limits, this roadway serves as an important regional route and carries higher traffic volumes, thereby increasing crash exposure.

FIGURE 4.2: CRASHES BY YEAR IN WOLFFORTH



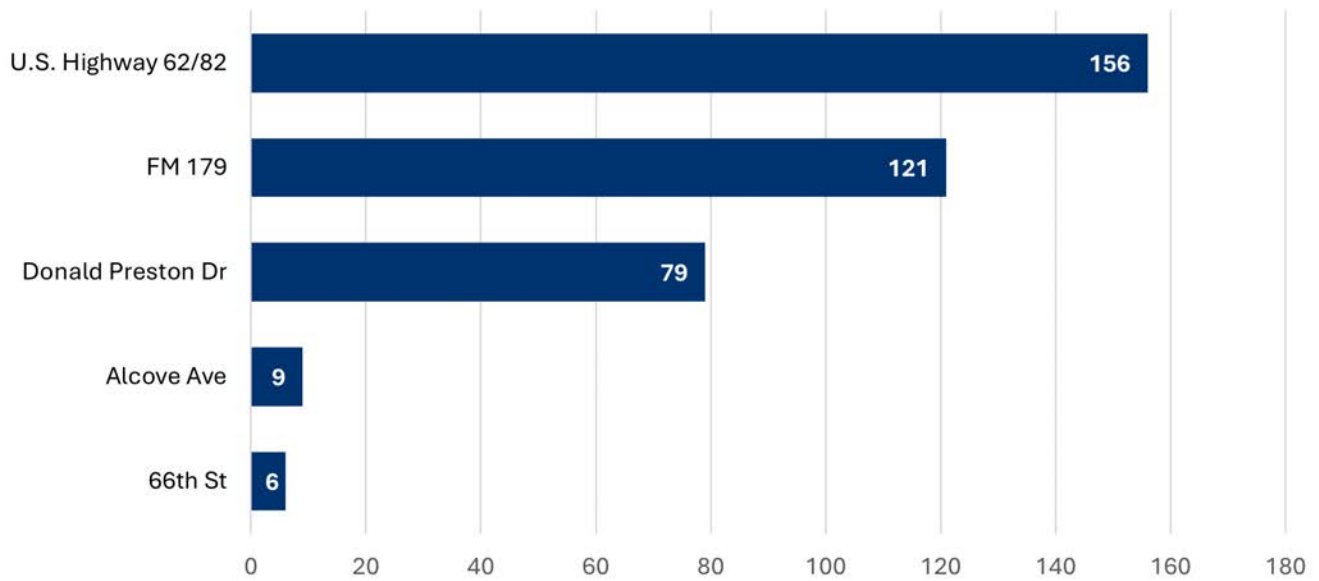
Source: Crash Records Information System (CRIS), 2020-2024

FIGURE 4.3: CRASH SEVERITY IN WOLFFORTH



Source: Crash Records Information System (CRIS), 2020-2024

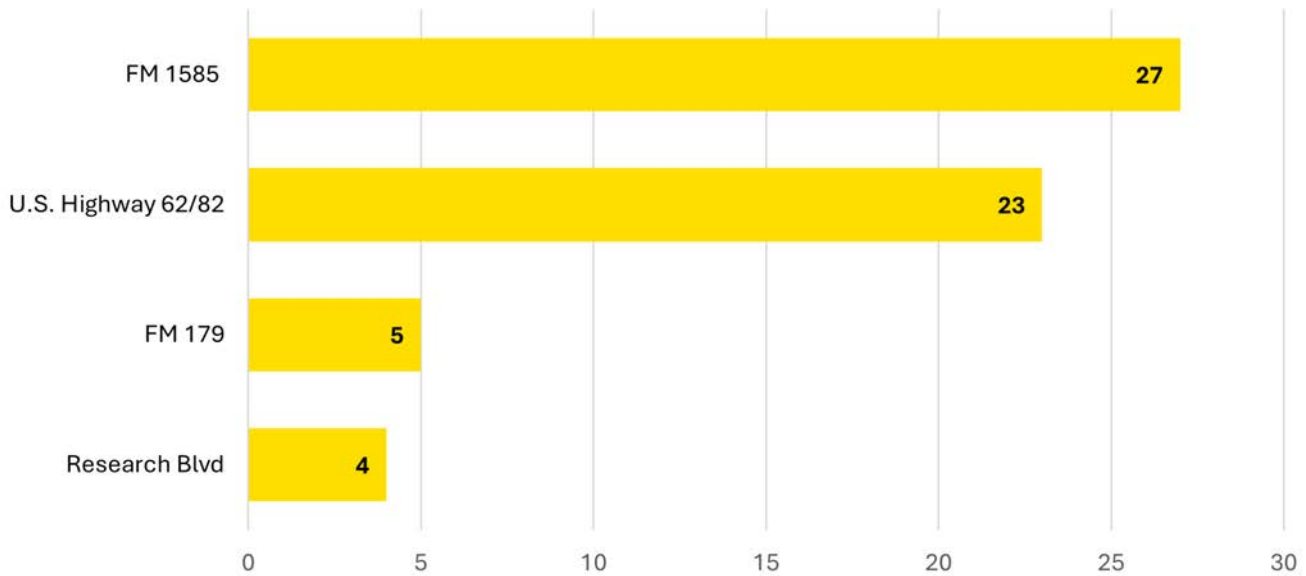
FIGURE 4.4: CRASHES BY STREET IN WOLFFORTH



Source: Crash Records Information System (CRIS), 2020-2024



FIGURE 4.5: CRASHES BY STREET IN ETJ

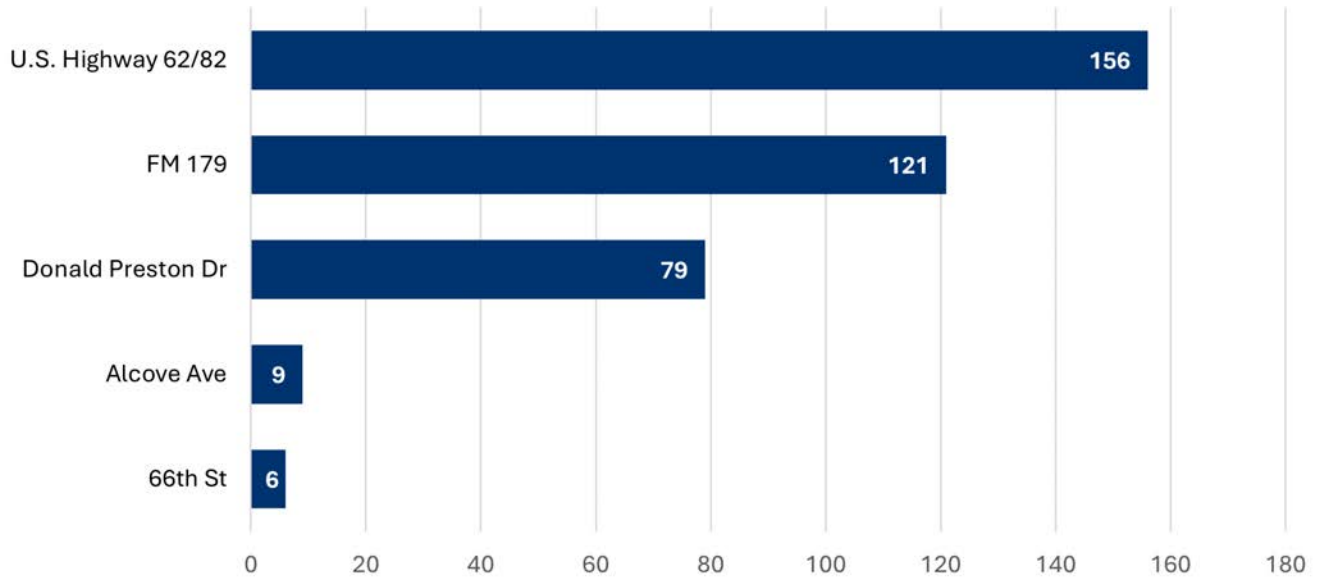


Source: Crash Records Information System (CRIS), 2020-2024

Crash contributing factors identified in the CRIS data often include more than one condition per incident. An analysis of the most frequent contributing factors within the City of Wolfforth shows that speeding and driver inattention are the leading causes of crashes, accounting for 23.5% and 22.3% of reported incidents, respectively. These factors occur at higher rates than other contributing conditions. Additional common factors include failure to yield the right of way at stop signs at 7.5%, improper left turns at 7.3%, and following too closely at 6.9%.

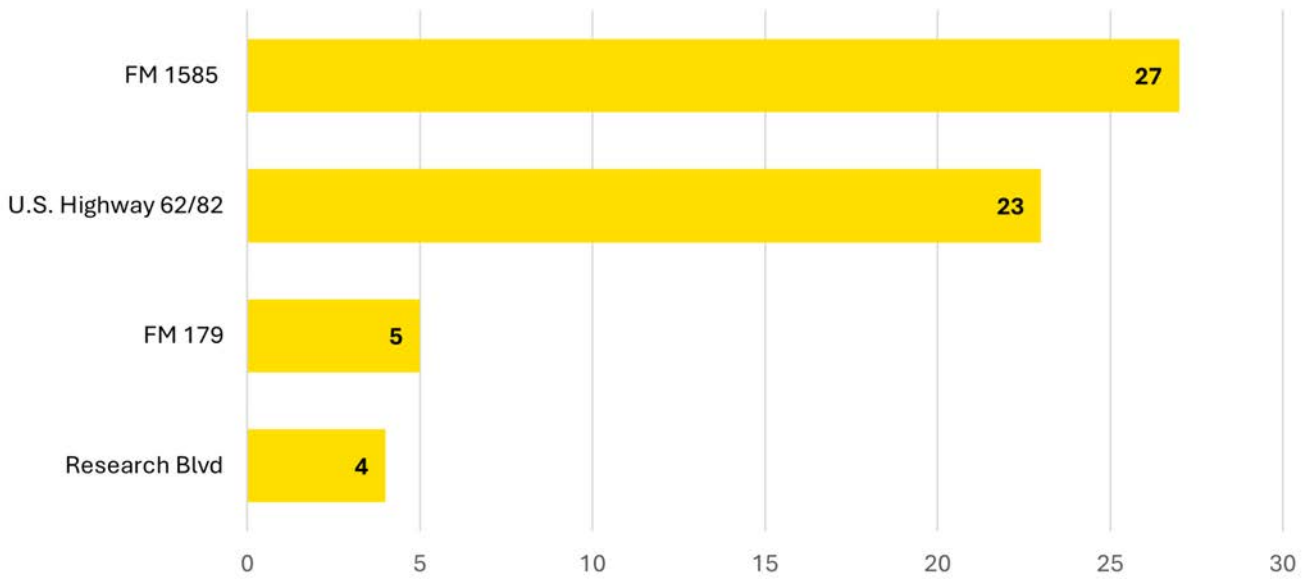
Within Wolfforth's ETJ, contributing factors reflect different roadway characteristics and operating conditions. Speeding is the most prevalent factor, accounting for 30.3% of crashes, followed by failure to yield the right of way at stop signs at 15.2%. Other contributing factors include disregarding stop signs or traffic signals, failing to maintain a single lane of travel, and driver inattention. The higher occurrence of these factors is consistent with the more rural roadway environment in the ETJ, where higher travel speeds and fewer access controls are common.

FIGURE 4.6: THE TOP FIVE CONTRIBUTING CRASH FACTORS IN WOLFFORTH



Source: Crash Records Information System (CRIS), 2020-2024

FIGURE 4.7: THE TOP FIVE CONTRIBUTING CRASH FACTORS IN ETJ



Source: Crash Records Information System (CRIS), 2020-2024



Community Feedback

Community feedback was collected through public events and the online interactive map, providing valuable insight into local transportation concerns. Input from both the interactive map and the open house highlighted significant congestion issues along FM 179, where residents reported frequent bottlenecks and delays. Additional concerns were raised regarding traffic on Donald Preston Drive, particularly during farmers' market activities and the school year, when volumes increase substantially. Intersections were also identified as having long signal cycles, which contributed to delays and reduced traffic flow. Lastly, residents expressed concern about anticipated traffic increases associated with the new commercial development along Alcove Avenue.

Analysis Conclusion

Crash analysis and community feedback highlight the need to address transportation safety and mobility in Wolfforth. The five-year crash analysis shows a steady increase in crashes, corresponding with the City's growth and rising traffic volumes. A majority of crashes occur along three primary corridors: US Highway 62/82, FM 179, and Donald Preston Drive. The analysis identifies speeding and driver inattention as the leading contributing factors. These corridors function as high-volume arterials, which further amplifies safety concerns.

Community feedback reinforces these findings, with residents frequently citing congestion and traffic concerns along these same roadways. Together, the data and public input highlight the need for targeted strategies to improve safety, reduce congestion, and support future growth. The following examples illustrate transportation measures the City can consider:

- ▶ Installing additional pedestrian crossings, access management treatments, and intersection improvements to enhance safety and improve pedestrian connectivity.
- ▶ Prioritizing sidewalk infill projects and ADA accessibility upgrades near schools, parks, and established neighborhoods to expand mobility options and improve access for all users.
- ▶ Refreshing pavement markings and enhancing roadway lighting in high traffic areas to increase visibility and support safer travel.
- ▶ Installation of traffic signals and optimizing signal timing at intersections experiencing recurring congestion to improve traffic flow and reduce delays during peak travel periods.
- ▶ Implementing traffic calming measures and targeted speed management strategies along corridors with speeding concerns and higher crash frequencies.

Regional Coordination and Transportation Response

Regarding traffic concerns, many of the roadways identified by residents are currently outside the jurisdiction and authority of the City of Wolfforth. **Exhibit 4.2** identifies the agency responsible for each roadway. While these concerns are valid and recognized, the City cannot independently make decisions regarding improvements to roads that are owned and maintained by other entities. For the City of Wolfforth to have direct authority over these roadways, jurisdiction would first need to be transferred to the City. Such a transfer would also shift the responsibility for maintenance, improvements, and associated costs from City of Lubbock or Lubbock County to the taxpayers of Wolfforth, which wouldn't be a fair trade to the Wolfforth taxpayers.

To address transportation challenges collaboratively, the City is exploring opportunities to work with other governmental entities through mechanisms such as interlocal agreements. Discussions are currently in the early stages with partners including the City of Lubbock and Lubbock County. Roadways that have generated the most concern include 66th Street, 98th Street, 90th Street, and Alcove south of Highway 62/82.

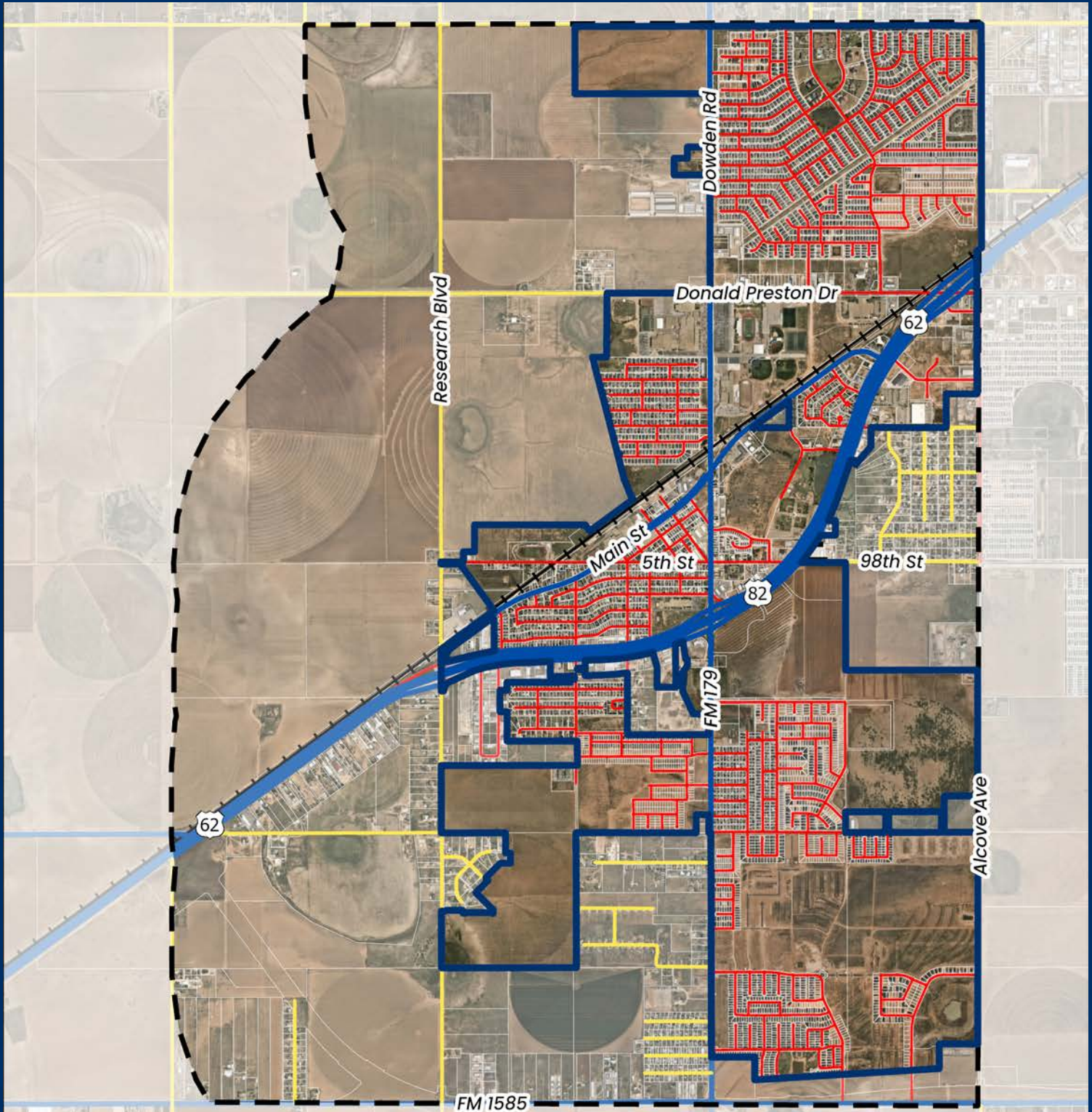
In addition, several transportation improvements requested by residents fall under the jurisdiction of the Texas Department of Transportation rather than the City of Wolfforth. The City will continue to work closely with TxDOT to evaluate traffic conditions and advocate for improvements where needed.

Efforts to improve traffic flow and transportation infrastructure are already underway. Recent and ongoing projects include:

- ▶ The widening of Alcove from 66th Street to Highway 62/82 into a three-lane thoroughfare, 100% funded by the City of Wolfforth.
- ▶ The reconstruction and concrete reinforcement of Donald Preston Drive from Cambridge Street to Highway 62/82, 100% funded by the City of Wolfforth.
- ▶ TxDOT's planned improvements to Highway 179 south of Highway 62/82, which include widening the roadway to a three-lane thoroughfare and installing signalized intersections at the junction of Highway 179 and Highway 62/82, should begin in late Summer/early Fall of 2026.

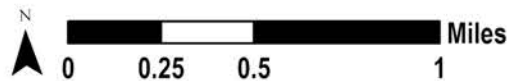
The City of Wolfforth remains committed to working with regional partners, evaluating transportation needs, and pursuing infrastructure improvements that enhance safety, mobility, and quality of life for residents.

EXHIBIT 4.2: ROADWAY RESPONSIBILITY



Legend

- City Limits
- ETJ
- Railroads
- Parcels
- Roads
- TxDOT-Maintained Roadways
- County-Maintained Roadways
- City-Maintained Roadways



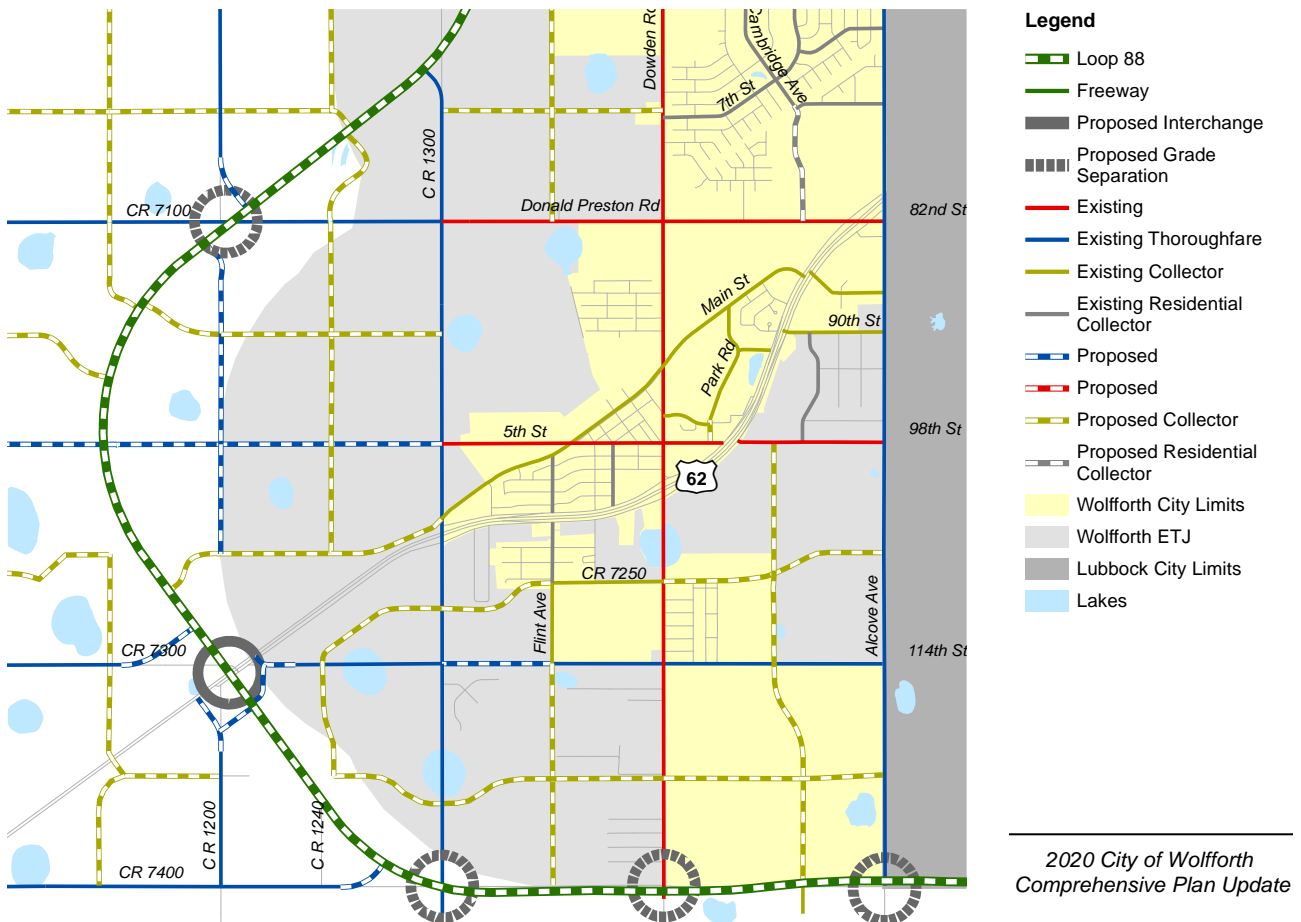
EXISTING PLANS

The 2020 Wolfforth Master Thoroughfare Plan

The 2020 Master Thoroughfare Plan reflected the recent state of Wolfforth as a City with high population growth and increased traffic within residential areas. This plan shows where the City of Wolfforth has suggested developing new roads and grade separations, it does not focus on improvements to existing roads. The freeway that has been proposed is Loop 88, which is intended to loop along the southwest side of US 84 and around the existing city limits of Wolfforth. Throughout Loop 88, there are also proposed grade separations at most intersections with minor arterials. More about this project is covered in the following section.

Minor arterials are proposed to run along the borders of the sections within the study area of Wolfforth, showing an intent to prepare for increased traffic within areas adjacent to Wolfforth. Similarly, collectors are proposed throughout the sections, most commonly with one collector running north to south and another running east to west. In areas within and very close to the Wolfforth city limits, these collectors are supported by proposed residential collectors to help provide access to the properties in the various neighborhoods that are being developed. The current issue with the thoroughfare plan is that developments have already taken over the right-of-way and need to be updated to reflect the correct boundaries on the current plan.

EXHIBIT 4.3: THE 2020 WOLFFORTH MASTER THOROUGHFARE PLAN



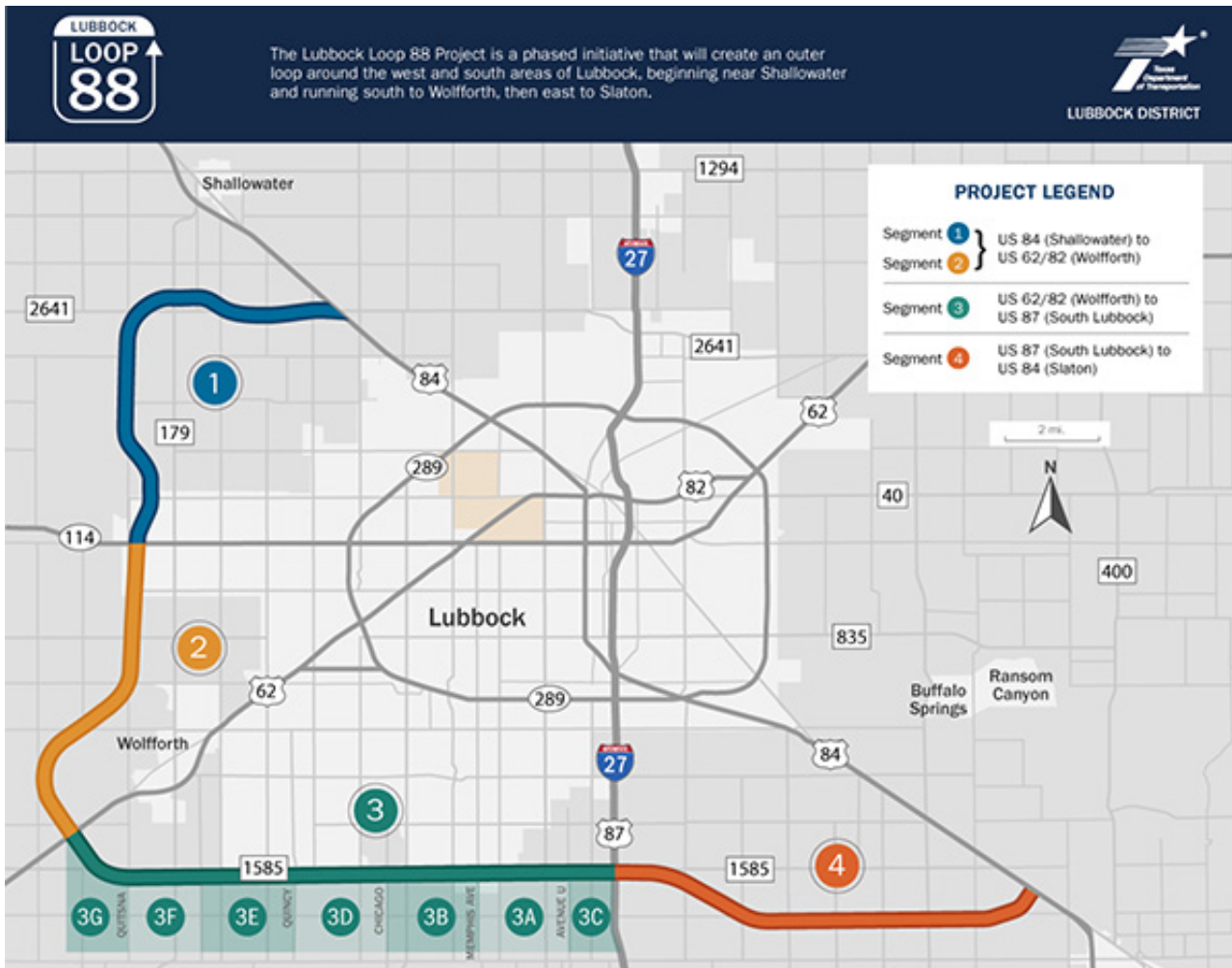


Loop 88 Project

The City of Wolfforth is committed to ongoing collaboration with TxDOT and the City of Lubbock to address regional growth challenges affecting all three areas. This coordinated approach is essential for addressing shared challenges and advancing a unified strategy for managing expanding development pressures. As development plans progress, particularly with the forthcoming segments of Loop 88, enhanced coordination among the three entities will be increasingly important. The current planning documentation indicates that segment two of the Loop 88 alignment is expected to extend southward along FM 1585 from Wolfforth, before making a turn to the northwest of the City. The major highway corridor is poised to have far-reaching implications for the community, as it will significantly improve highway access.

This access is vital not only for the efficient transportation of goods and services within Lubbock but also for broader connectivity across West Texas and the entire State. Through ongoing collaboration among the involved jurisdictions, transportation improvements can be planned and implemented in a way that strengthens the local economy, addresses traffic and mobility challenges, and supports sustainable development throughout the region.

EXHIBIT 4.4: PROPOSED LOOP 88 PROJECT



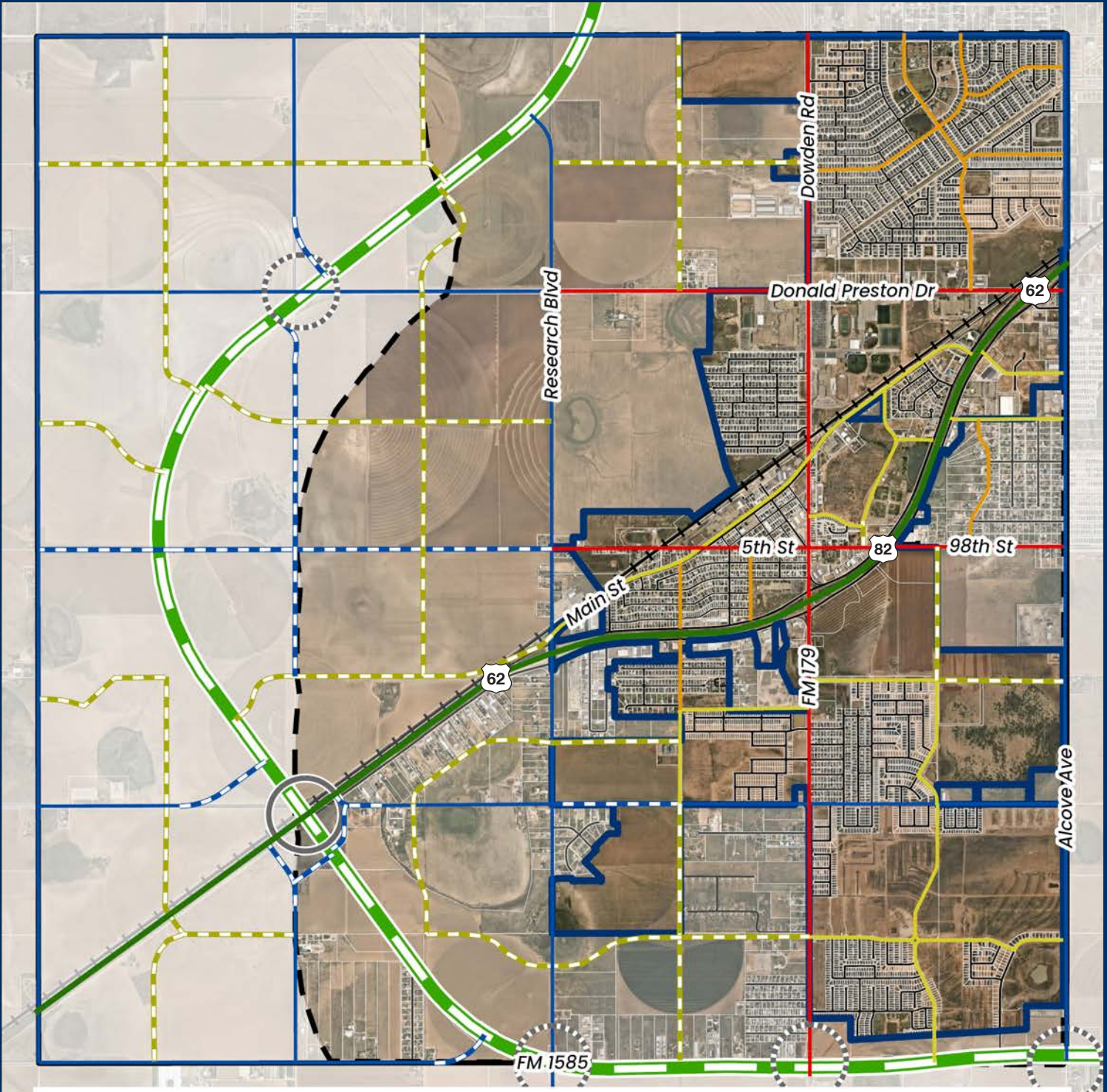
THE WOLFFORTH FORWARD THOROUGHFARE PLAN

The Wolfforth Forward Thoroughfare Plan builds upon the 2020 Master Thoroughfare Plan and responds to evolving development patterns since its adoption. The Thoroughfare Plan used the same study area and directly influenced the development of the Future Land Use Plan, ensuring consistency between transportation planning and land-use decisions.

Recent development has encroached on portions of previously designated right-of-way, requiring adjustments to roadway alignments and reclassifying certain segments from proposed to existing. In other areas, the plan realigns corridors to reflect current subdivision layouts and property boundaries. These updates ensure that the thoroughfare network remains accurate, coordinated, and feasible for implementation.

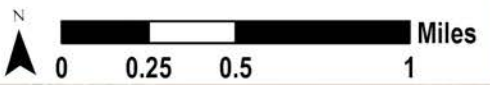
Despite these refinements, the plan maintains the core structure and intent of the 2020 framework. The established roadway hierarchy of arterials, collectors, and local streets continues to guide connectivity and mobility throughout the study area. In addition, Loop 88 remains the critical regional corridor that will significantly influence future growth patterns within Wolfforth and surrounding areas. Overall, the updated Thoroughfare Plan refines the original framework to reflect current conditions while preserving its long-term vision for a well-connected, efficient transportation network.

EXHIBIT 4.5: THE WOLFFORTH FORWARD THROUGHFARE PLAN



Legend

- | | | |
|-------------|--------------------------------|---------------------------|
| City Limits | Loop 88 | Proposed Interchange |
| ETJ | Freeway | Proposed Grade Separation |
| Parcels | Existing Arterial | Proposed Thoroughfare |
| Railroads | Existing Thoroughfare | Proposed Arterial |
| Roads | Existing Collector | Proposed Collector |
| Study Area | Existing Residential Collector | |

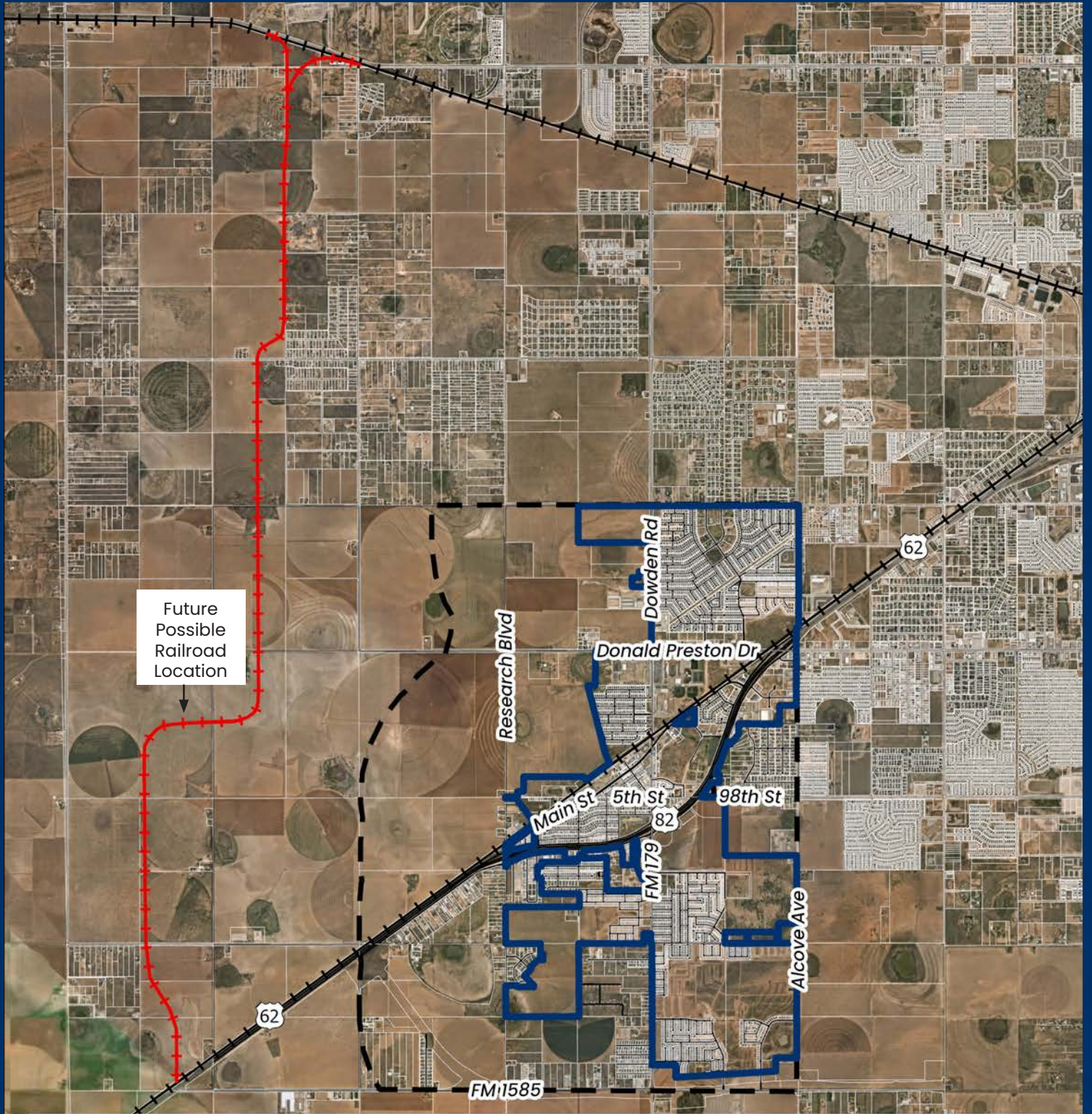


THE WATCO RAIL LINE

An important consideration for Wolfforth's future is the Watco rail line, as noted in the Future Land Use Map in **Chapter 3**. Currently, the rail line runs through the center of the City and has significant impacts on the community, including restricted crossings, traffic congestion, and increased wait times. Community feedback identified the rail line as a major challenge, with many viewing it as a negative for the City's growth, connectivity, and overall mobility.

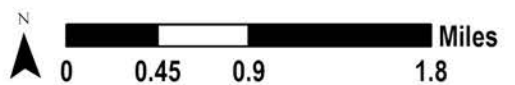
After engaging with the Advisory Committee, the project team discussed the concerns with Watco and explored the feasibility of relocating the rail line outside the City's interior. Following these discussions, Watco confirmed that relocation could be a viable option. The project team then presented the Advisory Committee with a conceptual future land use alternative showing the rail line shifted beyond the ETJ boundary. The Committee's response was supportive, highlighting the potential benefits of such a move, including enhanced connectivity through additional crossings, reduced traffic delays, and the opportunity to repurpose the former rail line for recreational uses. While this concept remains preliminary and subject to further study and coordination, the preferred Future Land Use reflects the community's vision. **Exhibit 4.6** shows a conceptual realignment scenario that illustrates a possible realignment and the rail lines connection points. It is for illustrative purposes only and should not be interpreted as a fact.

EXHIBIT 4.6: WATCO RAIL LINE CONCEPTUAL REALIGNMENT



Legend

- City Limits
- ETJ
- Parcels
- Roads
- Existing Rail Lines
- Conceptual Watco Rail Line Realignment

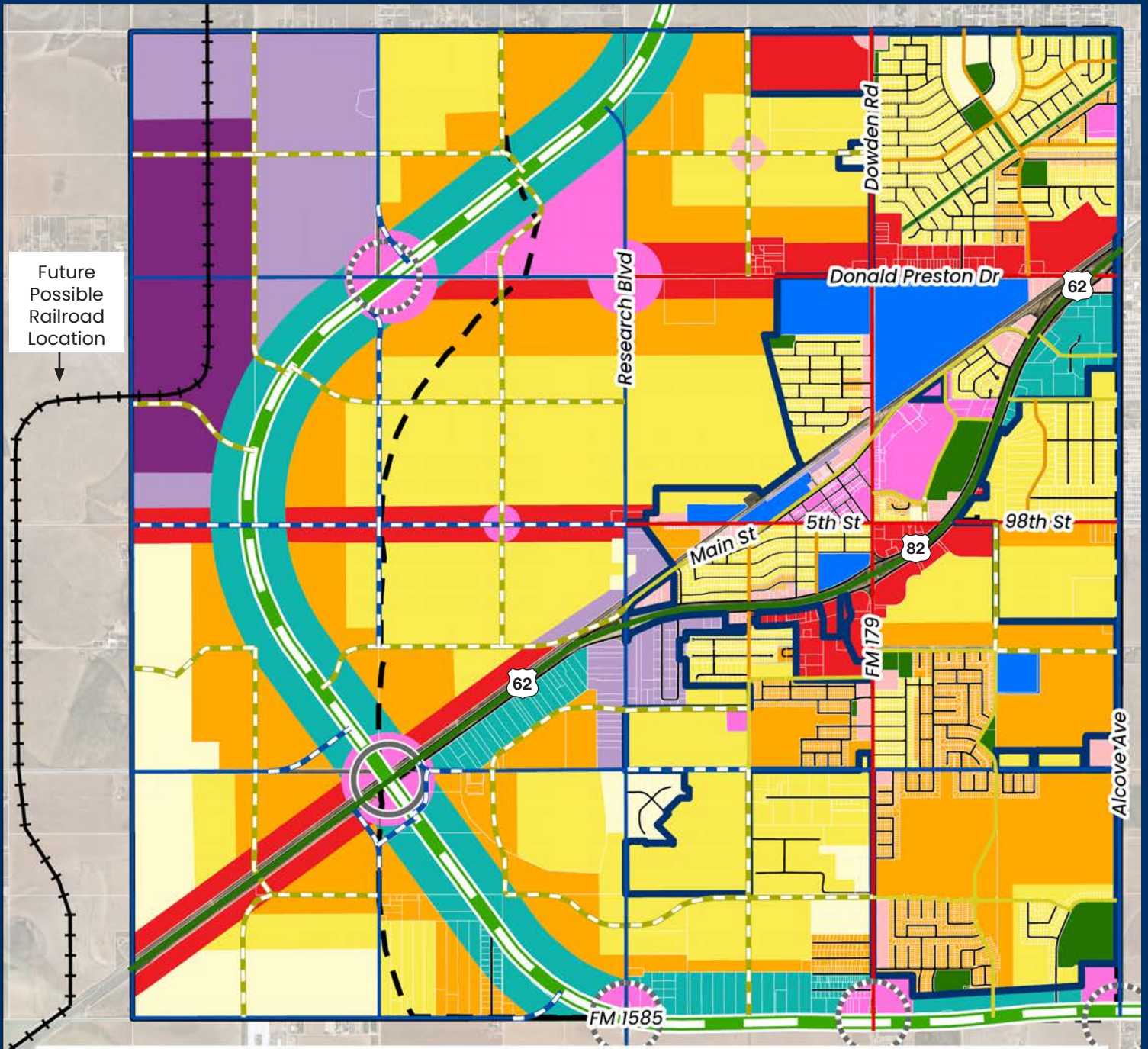


THE FUTURE LAND USE PLAN AND THROUGHFARE PLAN

The Thoroughfare Plan and Future Land Use Plan work together to guide development patterns, as shown in **Exhibit 4.6**, and ensure coordinated growth throughout Wolfforth. The Future Land Use Plan aligns higher-intensity uses with existing and planned thoroughfares, where higher traffic volumes support commercial activity and visibility. Commercial corridors are strategically located along these key roadways to maximize access and support economic development. Areas designated for Light Industrial and Commercial Flex uses, particularly around Loop 88, represent high-value land that can respond to changing market conditions and accommodate a range of employment-generating uses.

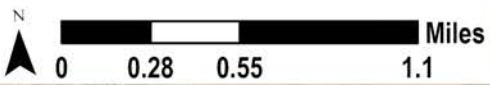
Mixed-Use Villages are positioned at key intersections to serve as activity centers, promoting a mix of uses and creating vibrant environments. Additionally, neighborhood commercial areas are integrated along residential collectors, providing convenient access to goods and services while remaining compatible with surrounding residential neighborhoods. Together, this coordinated approach ensures that land use and transportation investments support one another, creating an efficient, accessible, and economically productive development pattern.

EXHIBIT 4.7: FUTURE LAND USE PLAN & THROUGHFARE PLAN



Legend

- | | | | |
|-------------|----------------------------------|---------------------|--------------------------------|
| City Limits | Study Area | Local Employment | Existing Thoroughfare |
| ETJ | Estate Living | Regional Employment | Existing Collector |
| Parcels | Town Living | Open Space & Parks | Existing Residential Collector |
| Railroads | Neighborhood Living | Institutional | Proposed Interchange |
| Roads | Mixed-Use Village | Loop 88 | Proposed Grade Separation |
| | Neighborhood Commercial | Freeway | Proposed Thoroughfare |
| | Regional Commercial | Existing Arterial | Proposed Arterial |
| | Light Industrial/Commercial Flex | | Proposed Collector |



MOBILITY AND TRANSPORTATION STRATEGY

As the City of Wolfforth continues to grow, maintaining a safe, efficient, and well-connected transportation system remains a key priority for residents. The mobility and transportation strategy provides a framework to guide improvements in roadway safety, connectivity, and multimodal access. It focuses on addressing current challenges while planning for future needs through coordinated regional partnerships, strategic infrastructure investments, and context-sensitive design standards. Together, these efforts support a more accessible and reliable transportation network and help ensure that Wolfforth remains a safe, connected, and convenient place to live and travel.



Core Objectives

- ▶ **Rail Line Alignment:** Collaborate with Watco to reroute the rail line, to ensure integration with the Future Land Use Plan.
- ▶ **Expand Sidewalk and Trail Network:** Improve and expand infrastructure for walking and biking to create a safer, more connected, and accessible transportation network.
- ▶ **Strengthen Collaboration with TXDOT and Regional Partners:** Work closely with TXDOT and other regional agencies to improve roadway design standards, enhance safety, and coordinate transportation planning efforts.



Barriers to Implementation

- ▶ **Rising Crash Rates:** Traffic crashes have increased each year since 2020.
- ▶ **Limited Sidewalk Infrastructure:** Key areas lack sidewalks, reducing walkability and creating safety concerns for pedestrians.
- ▶ **Congestion Issues:** Peak-hour congestion is a growing issue, compounded by limited crossing points due to the rail line.



Foundational Resources

- ▶ **US Highway 62/82:** A major transportation corridor that provides strong regional access and visibility.
- ▶ **Location:** Wolfforth's proximity to Lubbock offers convenient access to jobs, services, and regional amenities.
- ▶ **High Vehicle Availability:** Approximately 99.7% of Wolfforth residents have access to a vehicle, indicating strong mobility and transportation access.



Guiding Principles and Action Items

The Guiding Principles and Action Items provide a clear framework to direct Wolfforth's future growth. They address key priorities and challenges while leveraging the City's existing strengths and assets to support informed decision-making and effective implementation.



Guiding Principle: *Support the development and expansion of an accessible, convenient, and safe transportation system*

Action Items:

- ▶ MT.1: Collaborate with regional partners to develop consistent roadway design standards for future streets and retrofits.
- ▶ MT.2: Ensure adequate right-of-way to accommodate commercial development along key corridors, including Donald Preston and W. 5th street.
- ▶ MT.3: Prioritize accessibility improvements near neighborhoods and schools.
- ▶ MT.4: Improve access management along commercial corridors through the addition of dedicated turn lanes, installation of medians, reduction of driveway density, and requirements for shared access.
- ▶ MT.5: Support the initiative to relocate the WATCO rail line that goes through Wolfforth.

Impact on Wolfforth

The Guiding Principle and Action Items work together to provide a pathway for expanding a safer, more efficient transportation system. By collaborating with regional partners, the City can establish consistent roadway design standards that improve traffic flow and reduce conflicts. Improving accessibility near neighborhoods and schools will enhance pedestrian and local traffic safety. Improving access management with safety countermeasures along commercial corridors will further reduce congestion and improve overall roadway efficiency.

To support convenience and long-term growth, realigning the WATCO rail line will alleviate congestion by eliminating limited crossings and related nuisances. Additionally, securing adequate right-of-way for commercial development will enable the City to meet future demand without incurring costly infrastructure retrofits. Together, these measures will strengthen connectivity, bolster economic development, and improve daily travel conditions.

Guiding Principle: *Invest in biking and pedestrian infrastructure to facilitate transportation between points of interest*

Action Items:

- ▶ MT.6: Implement traffic calming measures in residential neighborhoods.
- ▶ MT.7: Prioritize and advance speed reduction strategies in Wolfforth.
- ▶ MT.8: Develop speed limit setting standards that reduce reliance on the 85th percentile measure.
- ▶ MT.9: Develop and adopt a Parks & Trails Master Plan to establish more interconnected bike and pedestrian trails.
- ▶ MT.10: Expand and enhance the City's sidewalk network to improve pedestrian safety and connectivity by identifying alternative funding sources for City-built sidewalks and establishing regulations for the provision of sidewalks in future developments.

Impact on Wolfforth

Investment in bicycle and pedestrian infrastructure will enhance safety and strengthen mobility throughout Wolfforth. Implementing traffic calming measures in neighborhoods, prioritizing speed reduction, and establishing consistent speed limit standards will reduce crash risks, improve pedestrian safety, and create more comfortable neighborhood environments.

Expanding the trail and sidewalk network through a Parks and Trails Master Plan, along with identifying alternative funding strategies for the sidewalk network, will improve connectivity and accessibility across the City. These improvements will make it easier for residents to walk and bike to destinations, support healthier lifestyles, and reduce reliance on vehicles. Together, these efforts will improve quality of life, increase transportation options, and position Wolfforth to grow as a safer, more connected, and accessible community.



CHAPTER 5

◆ ECONOMIC AND FISCAL STRATEGY





CHAPTER 5

Engagement activities included online feedback, representational involvement, and in-person events, each instrumental in identifying the priorities and aspirations of Wolfforth. Drawing from this input, the strategic direction was crafted to ensure that the plan reflects the community's voice and lays a clear path forward for growth and investment aligned with community needs.



CHAPTER 5. ECONOMIC AND FISCAL STRATEGY

The Economic and Fiscal Strategy reinforces the goals of the EDC's Strategic Plan by building upon its existing framework while expanding efforts to attract new businesses and retain existing ones. The strategy focuses on strengthening the local economy through targeted recruitment, business support, and redevelopment.

- Market Demand
- Economic Development Corporation
- Economic and Fiscal Strategy



The Economic and Fiscal Strategy for this Comprehensive Plan focuses on the state of Wolfforth’s economic and financial climate. As a small yet growing City, Wolfforth is in a transitional state in which its commercial opportunities are lacking in proportion to its housing opportunities. The lack of businesses in the City requires residents to take advantage of Wolfforth’s proximity to Lubbock. This chapter analyzes the characteristics of Wolfforth’s existing market and consumers and determines what would be needed to expand both the economic productivity of the market. The existing Economic Development Corporation Strategic Plan 2023–2026 serves as a framework upon which the recommendations and action items are developed.

MARKET DEMAND

Educational Attainment

Wolfforth demonstrates a relatively high level of educational attainment compared to Lubbock County. Only 2.9% of Wolfforth residents have not completed high school, compared to 9% countywide. As shown in **Table 5.1**, the City also exceeds the County in several key categories, including attainment of high school diplomas, some college, associate’s degrees, and bachelor’s degrees. These trends indicate a well-educated workforce that is prepared to support a range of employment sectors. While Lubbock County has a higher percentage of residents with graduate and professional degrees, this is likely influenced by the presence of major institutions, such as Texas Tech University.

Overall, Wolfforth’s strong educational profile represents a significant economic asset. A skilled and educated workforce enhances the City’s ability to attract employers, support business growth, and diversify the local economy. Leveraging this workforce will be critical to advancing economic development, increasing competitiveness, and strengthening long-term economic resilience.

TABLE 5.1: EDUCATIONAL ATTAINMENT IN WOLFFORTH AND LUBBOCK COUNTY

EDUCATIONAL ATTAINMENT 25+	WOLFFORTH	LUBBOCK COUNTY
Less than 9th Grade	1.0%	4.0%
9–12th Grade/No Diploma	1.9%	5.0%
High School Diploma	24.9%	20.5%
GED/Alternative Credential	6.1%	5.2%
Some College/No Degree	21.6%	20.1%
Associate’s degree	10.9%	8.6%
Bachelor’s degree	23.2%	22.2%
Graduate/ Professional	10.5%	13.8%

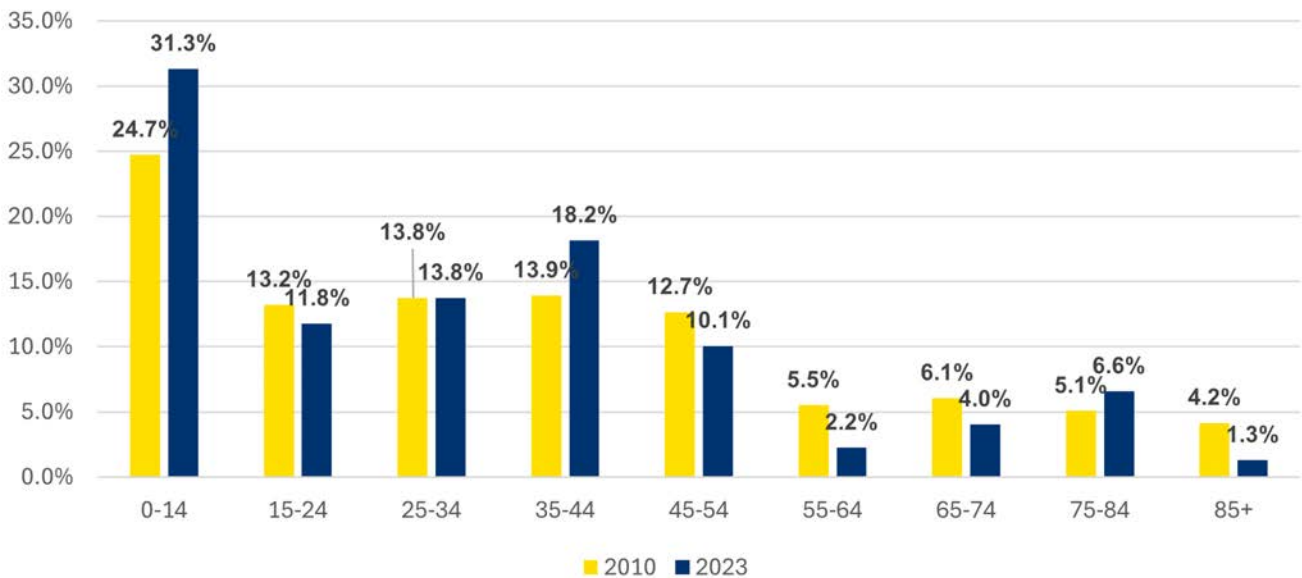
Residents Age

Wolfforth has experienced a notable demographic shift over the past 13 years, reinforcing its role as a family-oriented community. The City’s median age decreased from 34.1 years in 2010 to 30.1 years in 2023, indicating an influx of younger households. This trend is further reflected in the growth of the population aged 0 to 14, which increased from 24.7% to 31.3% during the same period.

Several factors contribute to this shift, including access to quality education through Frenship Independent School District, proximity to higher education institutions such as Texas Tech University and Lubbock Christian University, and the availability of new housing that attracts young families. At the same time, most older age cohorts have declined since 2010, with the exception of the 75 to 84 age group, which experienced modest growth.

This demographic trend has important economic implications for the City. A growing population of young families increases demand for housing, retail, schools, parks, and community services, supporting local economic activity and investment. It also contributes to workforce sustainability by establishing a strong pipeline of future workers. Planning for family-oriented amenities and services will be critical to maintaining Wolfforth’s attractiveness and supporting continued economic growth.

FIGURE 5.1: POPULATION GROWTH BY AGE GROUPS



Source: ACS 5-Year Estimates, 2018-2023



Housing

Housing has a great impact on the economic state of a community. It is generally the largest recurrent expense that a household pays for, whether that be due to mortgage, property taxes, or rent. It is the primary means for people to achieve privacy in which they have the freedom to express their values and follow their aspirations. In Wolfforth, most homes are occupied by owners rather than renters. There are many factors that are considered to determine whether buying or renting a home is the best option for a household.

TABLE 5.2: OCCUPANCY STATUS IN WOLFFORTH AND LUBBOCK COUNTY

AREA	TOTAL UNITS	OCCUPIED UNITS	VACANT UNITS	OWNER-OCCUPIED	OWNER %	RENTER-OCCUPIED	RENTER %
Wolfforth	3,484	3,176 (91.1%)	308 (8.9%)	2,560	80.6%	615	19.4%
Lubbock County	136,468	124,045 (90.9%)	12,423 (9.1%)	68,591	55.3%	55,454	44.6%

**Source: 2025 City of Wolfforth Connection Counts, 2023 ACS 5-Year Estimates Table DP04 Selected Housing Characteristics*

Psychographics

Psychographics refers to the study of the psychological characteristics of a population. This includes personality, value, opinion, attitude, interest, lifestyles and meshes those qualities with traditional demographic factors. Compared to demographic studies, psychographics allows one to understand the common things going on in the mind of each individual.

Although every person has distinct psychological states and interests, psychographic research often brings about segmentations, in which there is a range of these characteristics that fits a significant portion of the population being examined. This allows market research to get an accurate understanding of the consumers in the market without having to focus on an excessive number of specific details. The segmentation profile for Wolfforth is based on ESRI's Tapestry Lifestyle Segmentation. This categorization provides invaluable insights that help businesses and marketing professionals identify potential customers and uncover underserved markets. The top segments by household in Wolfforth are:

- 1 Middleburg (38.0% of households)** - Middleburg neighborhoods transformed from the easy pace of country living to semirural subdivisions in the last decade, as the housing boom spread beyond large metropolitan cities. Residents are traditional, family-oriented consumers. Still more country than rock and roll, they are thrifty but willing to carry some debt and are already investing in their futures. They rely on their smartphones and mobile devices to stay in touch and pride themselves on their expertise. They prefer to buy American and travel in the US. This market is younger but growing in size and assets.

- 2 Rustbelt Traditions (19.6% of households) – The backbone of older industrial cities in states surrounding the Great Lakes, Rustbelt Traditions residents are a mix of married-couple families and singles living in older developments of single-family homes. While varied, the workforce is primarily white collar, with a higher concentration of skilled workers in manufacturing, retail trade, and health care. Rustbelt Traditions represents a large market of stable, hardworking consumers with modest incomes but an average net worth of nearly \$400,000. Family oriented, they value time spent at home. Most have lived, worked, and played in the same area for years.
- 3 Workday Drive (15.5% of households) – Workday Drive is an affluent, family-oriented market with a country flavor. Residents are partial to new housing away from the bustle of the city but close enough to commute to professional job centers. Life in these suburban neighborhoods helps balance the demands of two working parents and growing children. They favor time-saving devices, like banking online or housekeeping services, and family-oriented pursuits.

Psychographics allow businesses to have a better understanding of the people in the market they serve. Thus, they are better equipped to cater their services and build connections with their clients. Knowing the needs of the community effectively equips businesses to use informed approaches to attract, retain, and expand their consumer base.

ECONOMIC DEVELOPMENT CORPORATION

Economic Development Corporations (EDCs) are established under state law in Texas. They may operate as either Type A or Type B entities, each designed to serve distinct but complementary roles in supporting community growth. Type A corporations are primarily tasked with advancing projects that generate and sustain primary jobs, particularly in manufacturing, industrial production, and large-scale distribution. They focus on strengthening the local economy by attracting businesses that create full-time employment opportunities and contribute to long-term economic stability.

Type B corporations are authorized to pursue a broader scope of projects. While they can support job creation initiatives similar to Type A entities, their flexibility allows them to invest in projects that enhance the community's quality of life. These may include initiatives such as retail development, commercial expansion, parks, and other public amenities that directly influence livability and community attractiveness. This broader authority enables Type B corporations to play a dual role in both economic competitiveness and the creation of a vibrant, well-rounded community environment.



TABLE 5.3: COMPARISON OF TYPE A AND TYPE B EDCS IN TEXAS

KEY ACTIVITIES	
Type A EDC	Type B EDC
<ul style="list-style-type: none"> ▶ Developing and constructing industrial facilities. ▶ Acquiring land and constructing improvements for business uses. ▶ Providing job training programs tailored to specific industries. ▶ Funding infrastructure projects necessary to support new or expanding businesses. 	<ul style="list-style-type: none"> ▶ All activities allowed under Type A. ▶ Developing parks, museums, sports facilities, and related amenities. ▶ Funding projects that improve downtown areas and public spaces. ▶ Supporting affordable housing initiatives and activities that enhance the community’s attractiveness to both residents and businesses.

Type A and Type B Economic Development Corporations in Texas are funded through a dedicated portion of local sales tax revenue. The specific rate and eligible uses of these funds are defined under state law and must be approved by local voters before implementation. This funding structure ensures that EDCs have a consistent and locally supported source of revenue to invest in economic growth and community development initiatives.

In Wolfforth, the Economic Development Corporation (WEDC) is a Type B corporation. As such, it not only has the ability to support primary job creation projects but can also invest in initiatives that improve community livability, such as retail development, commercial growth, and public amenities. The WEDC is funded through a one-half cent economic development sales tax, which provides a dedicated revenue stream for its programs. In Fiscal Year 2023, this tax generated approximately \$620,000.

Economic Development Corporation Strategic Plan 2023–2026

The Wolfforth Economic Development Corporation (EDC) 2023–2026 Strategic Plan outlines a roadmap for fostering economic growth and community development in Wolfforth, Texas. Developed through stakeholder interviews, SWOT analysis, and planning workshops, the plan focuses on five key goals:

1. Cultivating relationships
2. Property Development
3. Business Recruitment
4. Branding and Marketing
5. Organizational Management

It emphasizes strengthening connections with businesses and Frenship ISD, identifying redevelopment opportunities, targeting industries through a recruitment strategy, and streamlining operations. Through actionable strategies, defined metrics, and community-focused initiatives, the plan aims to transform Wolfforth into a thriving, attractive destination while preserving its small-town charm.

ECONOMIC AND FISCAL STRATEGY

Expanding Wolfforth's economic base is a critical component of the City's long-term growth strategy. As the community grows, the local economy must expand in tandem to support increased demand for infrastructure, services, and new development. The Economic and Fiscal Strategy establishes policies and procedures that promote business recruitment, retention, and expansion. These efforts will strengthen the City's tax base, support reinvestment in public infrastructure, and encourage residents to spend locally. The strategy also emphasizes the development of downtown to enhance community character and foster a strong sense of place. By addressing existing gaps and supporting targeted economic development, the City can foster a more resilient economy and improve residents' overall quality of life.



Core Objectives

- ▶ **Business Recruitment:** Develop and implement a targeted business recruitment strategy to attract new investment and diversify the local economy.
- ▶ **Property Development:** Identify key sites for development and redevelopment to support economic growth and maximize land use potential.
- ▶ **Cultivate Relationships:** Strengthen partnerships with existing businesses and industry stakeholders to support retention, expansion, and long-term economic stability.



Barriers to Implementation

- ▶ **Limited Sales Tax Base:** The City experiences limited sales tax revenue due to a lack of retail options, resulting in residents spending outside of Wolfforth.
- ▶ **Limited Inventory of Marketable Buildings:** : The City currently lacks available buildings suitable for immediate occupancy, which limits opportunities for business recruitment and expansion.
- ▶ **External Market Constraints:** Regional competition, shifting market conditions, and broader economic factors limit the City's ability to capture retail spending and attract new development.



Foundational Resources

- ▶ **Proactive EDC:** The City benefits from an engaged EDC that actively supports business recruitment, retention, and strategic economic initiatives.
- ▶ **Proximity to Lubbock:** Wolfforth's proximity to Lubbock provides access to a larger market, workforce, and regional amenities, enhancing its attractiveness for businesses and residents.
- ▶ **Growing Community:** Continued population growth increases demand for services, housing, and commercial development, creating opportunities for economic expansion.



Guiding Principles and Action Items

The Guiding Principles and Action Items provide a clear framework to direct Wolfforth's future growth. They address key priorities and challenges while leveraging the City's existing strengths and assets to support informed decision-making and effective implementation.

Guiding Principle: *Adopt policies and procedures that promote business recruitment and retention*

Action Items

- ▶ EF.1: Identify, acquire, and/or incentivize strategic sites along key corridors that will serve as a basis for future commercial and industrial employment sectors.
- ▶ EF.2: Adopt policies and processes that will serve to create a sustainable business recruitment and retention environment.
- ▶ EF.3: Centralize communications and messaging through the use of media and regional partnerships.
- ▶ EF.4: Expand Wolfforth's statewide visibility through intentional conference participation.

Impact on Wolfforth

The City should adopt coordinated policies and procedures that support both business recruitment and the retention of existing businesses. This includes identifying, acquiring, and incentivizing strategic sites along key corridors to accommodate future commercial and industrial development. Establishing clear and consistent processes will create a predictable environment that encourages private investment and long-term economic stability. To further strengthen its competitive position, the City should centralize communications and branding efforts through cohesive messaging, targeted media strategies, and regional partnerships. Expanding Wolfforth's presence at the state level through participation in conferences and industry events will also enhance visibility and attract new opportunities. Together, these efforts will position Wolfforth as a competitive and attractive destination for investment, increase economic activity, expand the tax base, and support sustainable, long-term growth.

Guiding Principle: *Develop a vibrant downtown for Wolfforth*

Action Items

- ▶ EF.5: Create a Special District designation for Downtown Wolfforth to identify funding sources, establish management responsibilities, and allocate staff support for successful implementation. Examples of special districts include TIRZ, PID, BID, or a Design Overlay.
- ▶ EF.6: Develop standalone design guidelines to support placemaking efforts that establish clear expectations for building design, streetscapes, and public spaces.
- ▶ EF.7: Prioritize public investment in the downtown area to support revitalization, strengthen infrastructure, and enhance the public spaces.
- ▶ EF.8: Build a centralized City services building in Downtown.

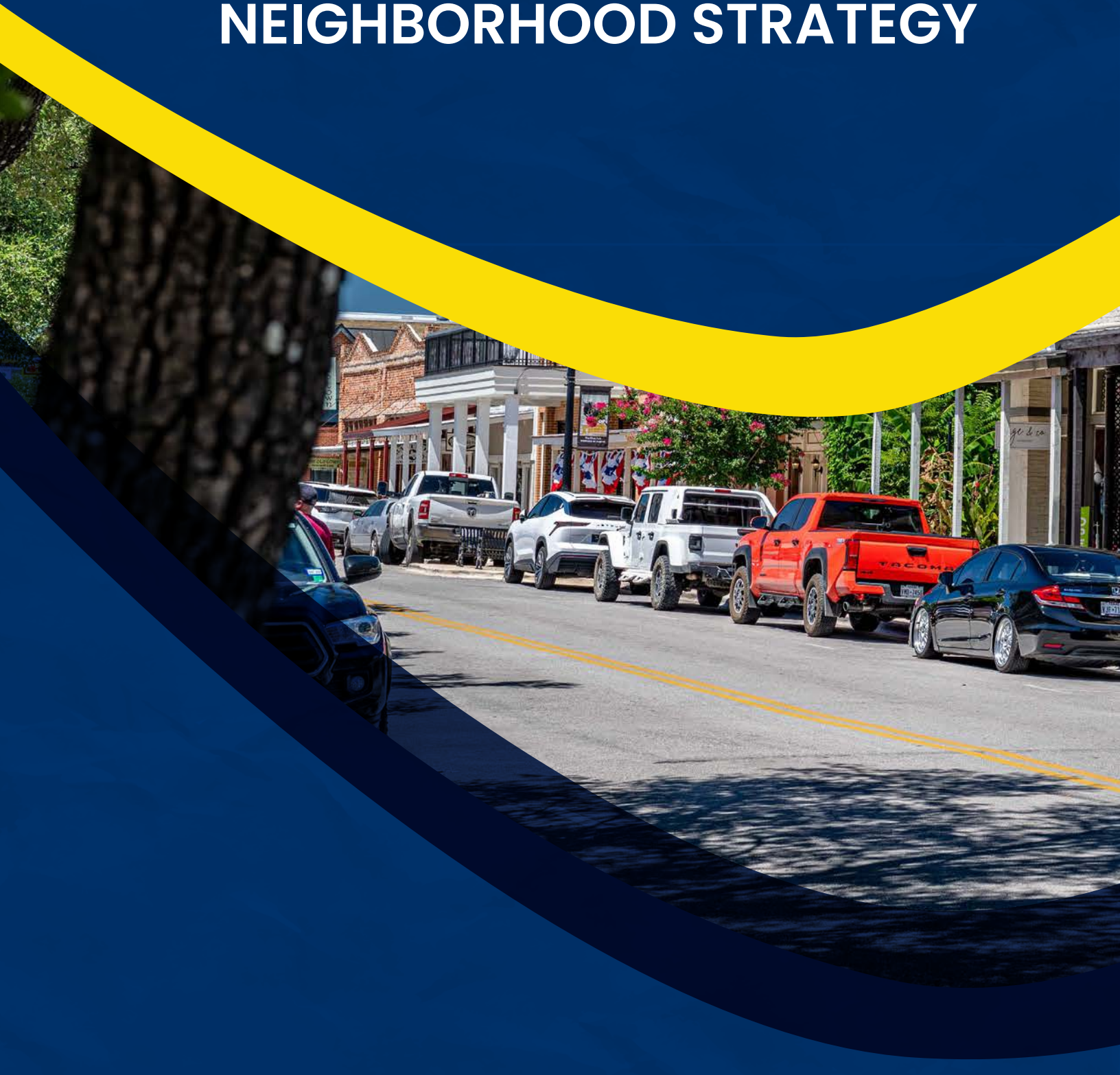
Impact on Wolfforth

Developing a vibrant downtown is a key recommendation to establish a distinct identity for Wolfforth and to create a central gathering place that reflects the community's character. The City can achieve this through a special design district designation, design guidelines, and targeted programming that foster a strong sense of place and encourage community activity. Strategic public investment in streetscape enhancements, revitalization efforts, and public spaces will support downtown development and attract private investment. Co-locating a centralized City services facility in downtown will further enhance accessibility, increase daily activity, and reinforce the area as a civic and community hub. A well-designed, active downtown will strengthen community pride, support local businesses, and increase economic activity.



CHAPTER 6

◆ HOUSING AND NEIGHBORHOOD STRATEGY





CHAPTER 6

The housing strategy creates a framework for ensuring that Wolfforth's housing stock remains diverse, resilient, and responsive to the needs of current and future residents.



CHAPTER 6. HOUSING AND NEIGHBORHOOD STRATEGY

The Housing and Neighborhoods Strategy is concerned with the quality and quantity of the housing stock in Wolfforth. It develops strategies to ensure both quality and quantity of housing are sufficient in Wolfforth.

- Existing Conditions
- The Future of Wolfforth Housing
- Housing and Neighborhood Strategy



Housing is one of the most critical components of Wolfforth’s long-term growth and community well-being. Ensuring that residents have access to sufficient housing quantity and quality requires understanding current market conditions and proactively approaching future needs. This chapter assesses Wolfforth’s existing housing market and outlines long-term strategies to guide neighborhood revitalization, preservation, infill development, redevelopment, and new construction. The housing strategy creates a framework for ensuring that Wolfforth’s housing stock remains diverse, resilient, and responsive to the needs of current and future residents.

EXISTING CONDITIONS

Housing Occupancy

Table 6.1 displays the occupancy status in both Wolfforth and Lubbock County. Housing occupancy trends in both City and County are remarkably similar, with 91.1% of housing units occupied in Wolfforth and 90.9% of housing units occupied in Lubbock County (8.9% and 9.1% of units vacant, respectively). This indicates relatively stable housing demand and consistent residential use across the region. However, notable differences emerge when comparing owner and renter occupancy patterns within the City and the County.

In Wolfforth, housing tends to be owner-occupied, with 80.6% of units housing its owner and 19.4% of units housing renters. Lubbock County, however, has a far weaker majority of owners residing in homes, as 55.3% of properties are owner-occupied and 44.6% of homes are renter-occupied. This data suggests Wolfforth prioritizes homeownership and provides less accessibility for renters than other areas within Lubbock County.

TABLE 6.1: OCCUPANCY STATUS IN WOLFFORTH AND LUBBOCK COUNTY

AREA	TOTAL UNITS	OCCUPIED UNITS	VACANT UNITS	OWNER-OCCUPIED	OWNER %	RENTER-OCCUPIED	RENTER %
Wolfforth	3,484	3,176 (91.1%)	308 (8.9%)	2,560	80.6%	615	19.4%
Lubbock County	136,468	124,045 (90.9%)	12,423 (9.1%)	68,591	55.3%	55,454	44.6%

*Source: 2025 City of Wolfforth Connection Counts, 2023 ACS 5-Year Estimates Table DP04 Selected Housing Characteristics¹²

¹² Total housing units were derived from the 2025 connection counts. Percentages of occupied, vacant, owner-occupied, and renter-occupied units from the 2023 ACS 5-Year Estimates were then applied to calculate the occupancy status in Wolfforth.

Housing Stock

Housing Supply

Table 6.2 shows the housing stock in Wolfforth and Lubbock County. It presents notable differences in housing type distribution, with Wolfforth’s housing stock being more reflective of a suburban community than Lubbock County as a whole. Single family housing makes up most of the housing stock in Wolfforth, with 90.1% of housing units represented as single-family. 8.5% of all housing units within the City are represented as multifamily, and 1.4% of units as mobile homes.

Lubbock County has a far greater concentration of multifamily units, with a significant 26.6% of total units belonging to this category. Single family homes still make up most housing units in Lubbock County, with 68.4% of housing units registering as such. Mobile homes make up a slightly greater percentage of homes in Lubbock County (5%) than in Wolfforth. These differences in the housing stock suggest a slightly more diverse set of housing types observed throughout Lubbock County when compared to Wolfforth.

TABLE 6.2: HOUSING UNITS BY TYPE

AREA	SINGLE FAMILY UNITS	% SF	MULTIFAMILY UNITS	% MF	MOBILE HOME UNITS	% MH	TOTAL UNITS
Wolfforth	3,139	90.1%	297	8.5%	48	1.4%	3,484
Lubbock County	93,373	68.4%	36,237	26.6%	6,858	5%	136,468

**Source: 2025 City of Wolfforth Connection Counts, 2023 ACS 5-Year Estimates Table DP04*



Housing Affordability

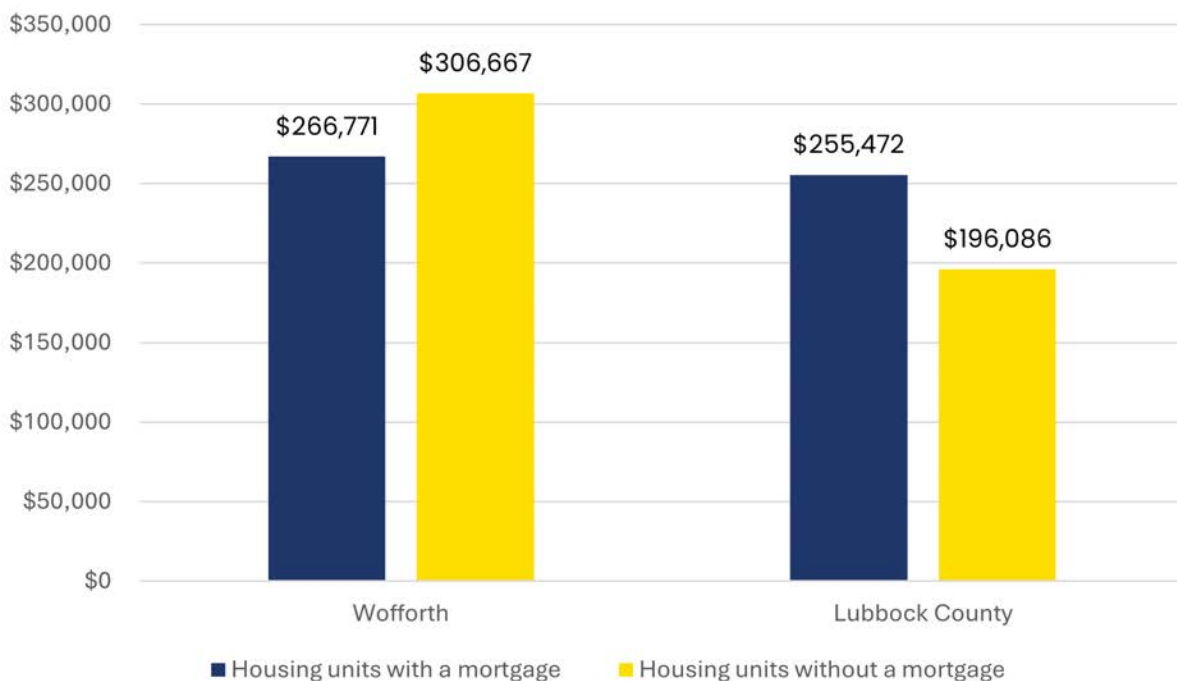
Owner-Occupied Housing

Data from the owner-occupied housing data shows some of the similarities and differences between Wolfforth and Lubbock County in their residents' home ownership and valuation. For both Wolfforth and Lubbock County, the highest percentage of housing unit values fall in between \$200,000 to \$249,999, with 14.1% in Lubbock County and 25.0% in Wolfforth. In Wolfforth, the median home value is \$219,805 and the mean home value is \$279,710. In Lubbock County, the median home is \$183,700, while the mean home value is about \$30,000 higher at \$229,457.

Wolfforth does, however, have a higher concentration of higher-value homes, as 11.7% of its housing units are valued at \$500,000 or greater, compared to Lubbock County at 6.3%. There is also a notable difference in the mortgage status of owned units. In Wolfforth, 68.0% of owned units have a mortgage while 32.0% do not. Lubbock County has a smaller percentage of units with a mortgage (56.1%) and has a greater percentage of units without one (43.8%).

Figure 6.1 below compares housing units with and without mortgages in Wolfforth and in Lubbock County. In Wolfforth, housing units with mortgages have an average value of \$266,771, which is only slightly higher than the mortgaged units in Lubbock County at \$255,472. There is a greater difference in the valuation of homes without mortgages, as the median value for them is \$306,667 in Wolfforth and \$196,086 in Lubbock County. The existence of this greater concentration of higher-value homes could be correlated to the availability of larger lot sizes, new construction, and the prioritization of the construction of single-family housing projects.

FIGURE 6.1: AVERAGE VALUE BY MORTGAGE STATUS



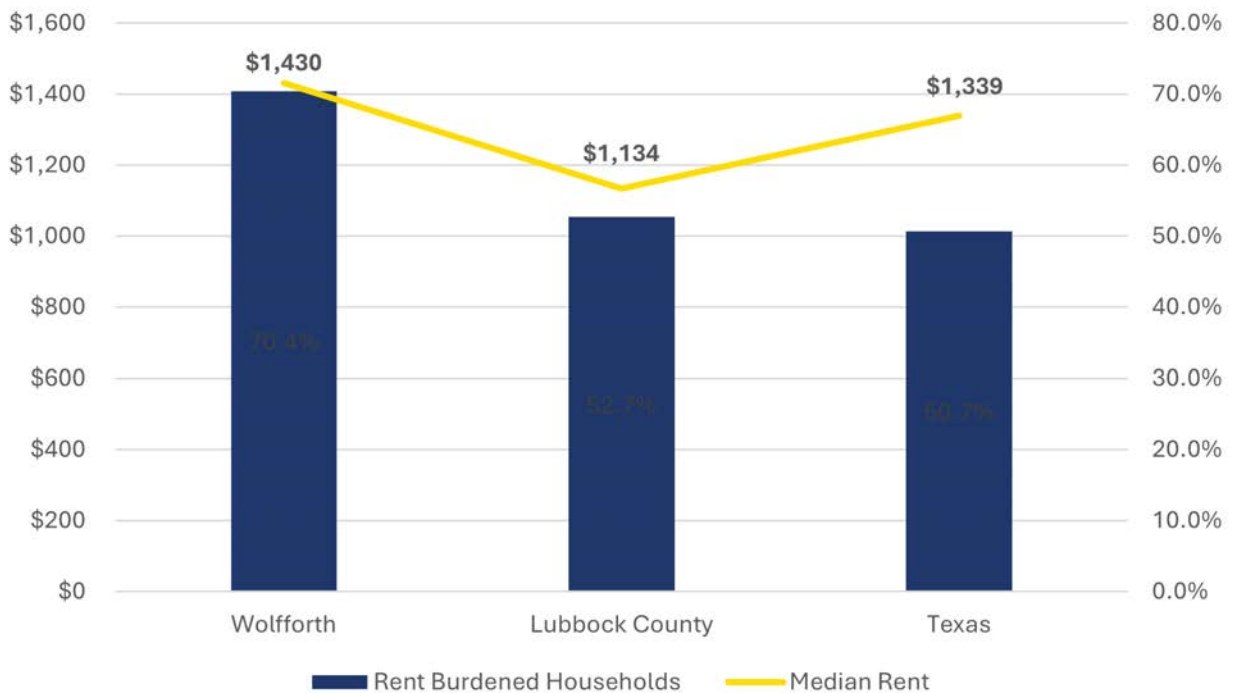
*Source: 2024 ESRI ACS Housing Summary

Renter-Occupied Housing

Approximately 19% of housing units in Wolfforth are renter-occupied, making rent burden an essential component of the City’s overall housing affordability profile. As shown in **Figure 6.2**, the ACS 5-year estimates report a median gross rent of \$1,430 in Wolfforth, which is higher than Lubbock County’s \$1,134 and comparable to the Texas median of \$1,339. Despite this similarity to the State’s rent levels, the renter cost burden is significantly higher in Wolfforth. **Figure 6.2** indicates that 70.4% of renters pay more than 30% of their income toward rent, and 37.3% experience severe rent burden, defined as spending 50% or more of household income on rent. These rates exceed those of both Lubbock County and Texas.

This elevated burden likely reflects the composition of the housing stock rather than rent levels alone. Only 8.5% of Wolfforth’s housing inventory consists of multifamily units, compared to 26.6% in Lubbock, limiting the availability of smaller, potentially lower-cost rental options. As illustrated in **Figure 6.3**, rent burden varies substantially by income level, with lower-income households disproportionately affected. These findings highlight a clear opportunity to expand and diversify rental housing options. Increasing multifamily development could improve affordability, reduce the rent burden, and better align housing supply with renter incomes, while supporting continued community growth.

FIGURE 6.2: MEDIAN RENT & PERCENTAGE OF RENT BURDENED HOUSEHOLDS



**Source: 2023 ACS 5-Year Estimates Table DP04 Selected Housing Characteristics*



FIGURE 6.3: GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN WOLFFORTH

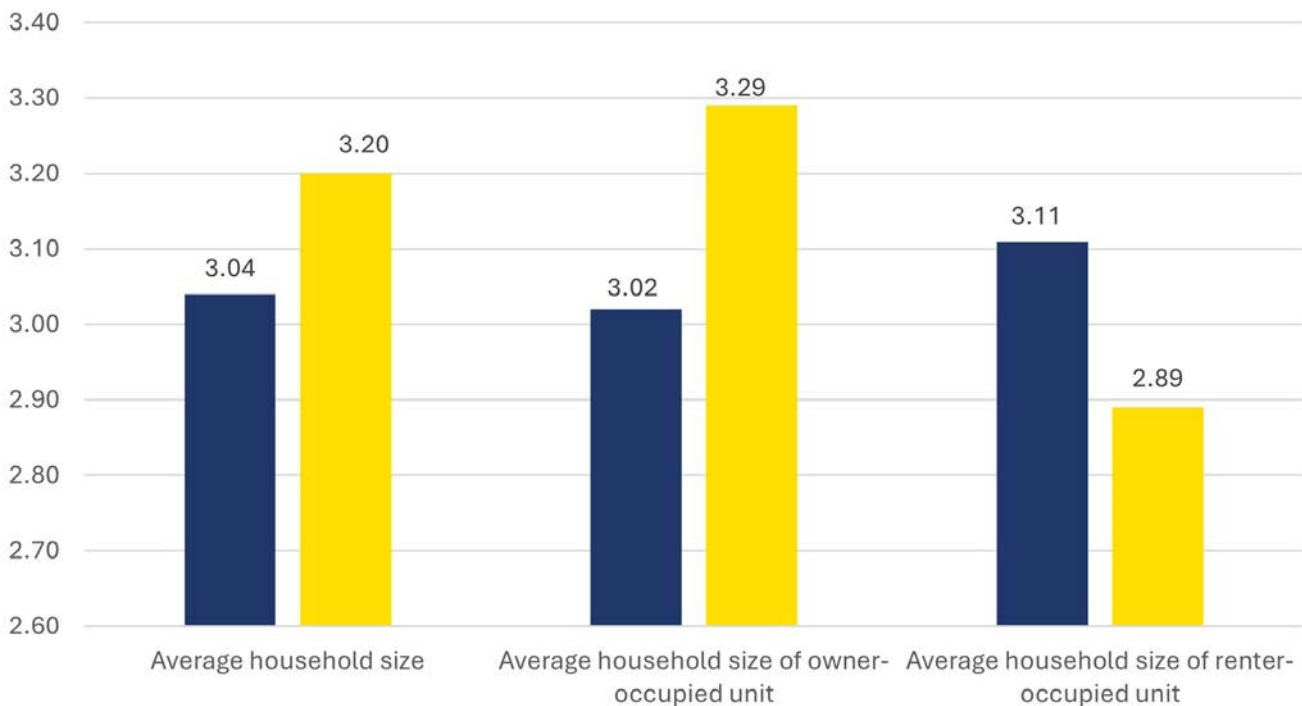


**Source: 2023 ACS 5-Year Estimates Table S2503 Financial Characteristics*

Household Size

Figure 6.4 compares average household size in owner- and renter-occupied housing units in Wolfforth and Lubbock County. Wolfforth reports an average household size of 3.04, slightly below the County average of 3.20. The chart also shows that owner-occupied households in Lubbock County have an average household size that is 0.27 persons larger than those in Wolfforth. This difference likely reflects variation in household composition, as the county’s broader housing mix and more diverse population distribution contribute to slightly larger household sizes. Differences are also evident among renter households. In Wolfforth, renter households have an average household size of 3.11, which is larger than both owner-occupied households in Wolfforth and renter households in Lubbock County, where the average is 2.89. This pattern suggests that renter households in Wolfforth are more likely to include families, while the large college student population likely influences smaller renter household sizes at the County level in the City of Lubbock.

FIGURE 6.4: AVERAGE HOUSEHOLD SIZE



*Source: 2023 ACS 5-Year Estimates Table DP04 Selected Housing Characteristics



THE FUTURE OF WOLFFORTH HOUSING

Future Land Use

Residential development is expected to remain the predominant land use in Wolfforth. Although several land use categories allow for a mix of uses, the residential-focused land use of Estate Living, Neighborhood Living, and Town Living together account for approximately 60% of the total land area. These numbers demonstrate that housing will continue to shape the community's overall character even as land-use patterns diversify.

Housing Types

The housing types in Wolfforth are not expected to change significantly under the Future Land Use Plan, as single-family detached housing will remain the primary housing type across the three residential categories. Instead, the Future Land Use Plan identifies the range of housing types permitted within the seven land use categories that allow residential development. **Figure 6.5** illustrates the housing types that may be located and developed within each PlaceType land use category.

FIGURE 6.5: HOUSING TYPES BY PLACETYPE

	Single-Family Detached	Single-Family Attached	Accessory Dwelling Units	Bungalow Courts	Courtyard Housing
Estate Living	★		○		
Neighborhood Living	★				
Town Living	★	○		○	○
Mixed-Use Village					○
Neighborhood Commercial					
Regional Commercial					
Light Industrial/Commercial Flex					



 **Primary Use**
  **Secondary Use**

	Duplex	Multiplex	Live-Work	Townhomes	Apartments
Estate Living					
Neighborhood Living					
Town Living	○	○		○	
Mixed-Use Village		○	★	★	★
Neighborhood Commercial			○	○	
Regional Commercial		○	○		○
Light Industrial/ Commercial Flex		○	○		○

Descriptions of the ten housing types featured in the Future Land Use Plan are provided below.

Single-Family Detached:

A standalone residential building containing one dwelling unit that is not attached to any other structures.



Single-Family Attached:

A residential dwelling that shares one or more walls with adjacent homes, where each unit has a separate entrance and is located on its own lot.



Accessory Dwelling Units:

A residential dwelling unit located on the same lot as a single-family home, either within the primary building or in a detached structure.



Bungalow Courts:

A group of small (1–1.5 story) detached homes arranged around a shared courtyard or open space.



Courtyard Housing:

A medium- to large-sized (1–3 story) detached residential building consisting of multiple dwelling units arranged side-by-side and/or stacked, oriented around a central courtyard or a series of courtyards.





Duplex:

A structure containing two side-by-side dwelling units located on the same lot.



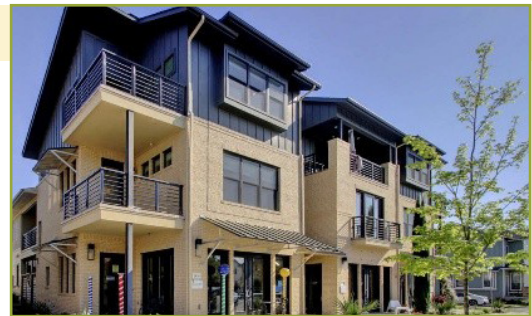
Multiplex:

A detached (2–2.5 story) residential building containing 5 to 12 dwelling units arranged side-by-side and/or stacked.



Live-Work:

A small- to medium-sized (2–3 story) attached or detached building that includes one dwelling unit located above or behind a ground-floor space designed for a variety of non-residential uses.



Townhomes:

A small- to medium-sized attached residential structure consisting of multiple dwelling units arranged side-by-side, each on a separate lot.



Apartments:

A multi-family residential building consisting of several dwelling units within a single structure, typically sharing common walls and access areas.



Housing Projections

A housing projection similar to the analysis in **Chapter 3** was developed. The housing demand projections shown below are based on the 2045 population estimate of 28,555 residents established in **Chapter 1**, which represents the highest projected population for Wolfforth. The process involved applying average household sizes of 3.02 persons for owner-occupied units and 3.11 persons for renter-occupied units to the future population. Based on these assumptions, the City is expected to require an additional 5,273 owner-occupied housing units and 1,232 renter-occupied housing units by 2045. The slightly higher average household size among renter households suggests that family households, rather than individuals, occupy many rental units.

Table 6.3 illustrates the projected distribution of housing types. Single-family homes are expected to remain the predominant housing form. However, their share is projected to decline from 90.1% to 84.8% as new land use patterns introduce a broader mix of housing types. Multi-family housing is projected to increase from 8.5% to 14.7% of the housing stock, similar to the Future Land Use. In this context, multifamily housing refers to any residential structure containing two or more units and includes a range of housing types beyond traditional apartment complexes. While apartments may be part of the overall housing mix, this category also includes “Missing Middle” housing, which provides additional density in forms that are compatible with existing neighborhoods. These housing types include:

- ▶ Accessory Dwelling Units (ADUs)
- ▶ Courtyard Housing
- ▶ Bungalow Courts
- ▶ Duplexes
- ▶ Multiplexes
- ▶ Live-Work Units
- ▶ Townhomes

TABLE 6.3: WOLFFORTH HOUSING UNITS IN 2025 TO 2045

YEAR	SINGLE FAMILY UNITS	% SF	MULTIFAMILY UNITS	% MF	MOBILE HOME UNITS	% MH	TOTAL UNITS
2025	3,139	90.1%	297	8.5%	48	1.4%	3,484
2045	8,491	84.8%	1,445	14.7%	48	0.5%	9,990

*Source: 2025 City of Wolfforth Connection Counts, 2023 ACS 5-Year Estimates Table DP04



HOUSING AND NEIGHBORHOOD STRATEGY

As the City of Wolfforth continues to grow, it is important to preserve the community character and sense of place valued by residents. The housing strategy guides managing development to support the needs of current and future residents. This approach helps the City accommodate growth while encouraging a diverse range of housing options and strengthening regulatory frameworks. Together, these efforts support balanced development and contribute to a growing Wolfforth that stays true to its roots.



Core Objectives

- ▶ **Preserve Wolfforth's Community Character:** Maintain Wolfforth's unique charm and small-town feel, ensuring growth does not compromise the town's identity.
- ▶ **Strategic Development:** Plan and guide growth in a way that aligns with the community's long-term vision, balancing development with sustainability.
- ▶ **Diversifying Housing Options:** Provide a variety of housing types to meet the diverse needs of residents.



Barriers to Implementation

- ▶ **Rapid Growth:** Managing the growing population and new developments.
- ▶ **New Developments:** New construction projects building smaller lots and putting pressure on the community.
- ▶ **Housing Costs:** Mitigating the cost of housing affordability for the community.



Foundational Resources

- ▶ **Strong Community Character:** A well-defined sense of identity that unifies residents and contributes to the town's appeal.
- ▶ **Family-Oriented:** A community that values and supports family life.
- ▶ **High Ownership Rate:** A significant proportion of residents own their homes, contributing to community stability and pride.



Guiding Principles and Action Items

The Guiding Principles and Action Items provide a clear framework to direct Wolfforth's future growth. They address key priorities and challenges while leveraging the City's existing strengths and assets to support informed decision-making and effective implementation.

Guiding Principle: *Encourage the development of housing that reflects the needs of Wolfforth residents*

Action Items

- ▶ HN 3.1: Develop a housing typology to guide future residential development.
- ▶ HN 3.2: Amend the zoning ordinance to permit housing types that are consistent with the Future Land Use Map.
- ▶ HN 3.3: Develop a community profile or neighborhood guide for prospective residents that highlights neighborhood characteristics, available amenities, and community features.

Impact on Wolfforth

The Guiding Principle and its associated Action Items will help ensure that future development reflects Wolfforth's needs while addressing the challenges associated with rapid growth, new development, and affordability. By permitting housing types consistent with the Future Land Use Map and by creating a City housing typology, the City can guide development that aligns with the community's long-term vision. This approach would help support a diverse range of housing options that meet current and future housing needs while maintaining appropriate, attainable housing opportunities across price points from starter homes to estate-level housing. Providing a mix of housing types will allow residents to remain in the community at different stages of life while preserving Wolfforth's small-town character.

Developing a community profile or neighborhood guide would also provide valuable information for individuals and families considering relocation to Wolfforth. By highlighting key neighborhood characteristics, the guide can attract residents interested in long-term homeownership. Sustaining strong homeownership rates will encourage continued investment in the community and help maintain Wolfforth's character as the City continues to grow.



Guiding Principle: *Promote housing options that preserve Wolfforth's existing community aesthetic*

Action Items

- ▶ HN 3.4: Modify residential design standards to ensure contextually appropriate land use, including adjustments to setbacks, building heights, and landscaping requirements.
- ▶ HN 3.5: Develop incentives like fee abatements, relaxed density requirements, and mitigation fee waivers as the City enforces stricter development standards to promote desirable aesthetic forms.
- ▶ HN 3.6: Revise the City's zoning regulations and map when appropriate to conform to the thresholds established in the Future Land Use Plan.

Impact on Wolfforth

This Guiding Principle and its associated Action Items promote housing development that preserves Wolfforth's existing residential character while responding to development pressure and ensuring strategic development. By ensuring that new housing is contextually appropriate to surrounding land uses, the City can guide development in a way that protects neighborhood aesthetics and reinforces community identity. Strategic use of development incentives, combined with stronger design and development standards, will encourage housing forms that align with community goals and enhance overall neighborhood quality.

Revisions to the City's Zoning Regulations and Zoning Map will further support this effort by establishing clear expectations for residential development. These updates will help discourage undesirable development patterns, such as undersized lots, while promoting well-planned neighborhoods that reflect Wolfforth's long-term vision and build on the community's existing strengths.

CHAPTER 7

◆ ENVIRONMENTAL AND SUSTAINABILITY STRATEGY





CHAPTER 7

In addition, the plan establishes an environmental and sustainability framework to enhance the City's resilience to natural hazards. This strategy emphasizes aligning hazard mitigation efforts, public facilities, and infrastructure investments with the Future Land Use Plan, ensuring that development patterns consider areas vulnerable to extreme weather or other risks.



CHAPTER 7. ENVIRONMENTAL AND SUSTAINABILITY STRATEGY

The chapter provides an in-depth assessment of Wolfforth's parks, trails, and hazard mitigation strategies, highlighting current challenges and opportunities for improvement.

- Existing Conditions
- Existing Plans
- The Wolfforth Forward Thoroughfare Plan
- The Watco Rail Line
- The Future Land Use Plan & Thoroughfare Plan
- Mobility and Transportation Strategy



The Environment and sustainability are critical components of the Wolfforth Forward Comprehensive Plan. A key element in supporting quality of life is the City’s parks, trails, and recreation system, with particular attention to the connectivity between parks and their ability to serve all areas of the community. Identifying and addressing service gaps will ensure that improvements strengthen access, mobility, and overall recreational opportunities. In addition, the plan establishes an environmental and sustainability framework to enhance the City’s resilience to natural hazards. This strategy emphasizes aligning hazard mitigation efforts, public facilities, and infrastructure investments with the Future Land Use Plan, ensuring that development patterns consider areas vulnerable to extreme weather or other risks. By integrating land use planning with hazard vulnerability assessments, Wolfforth can guide growth to protect residents and natural resources while advancing long-term sustainability goals.

EXISTING CONDITIONS

Parks

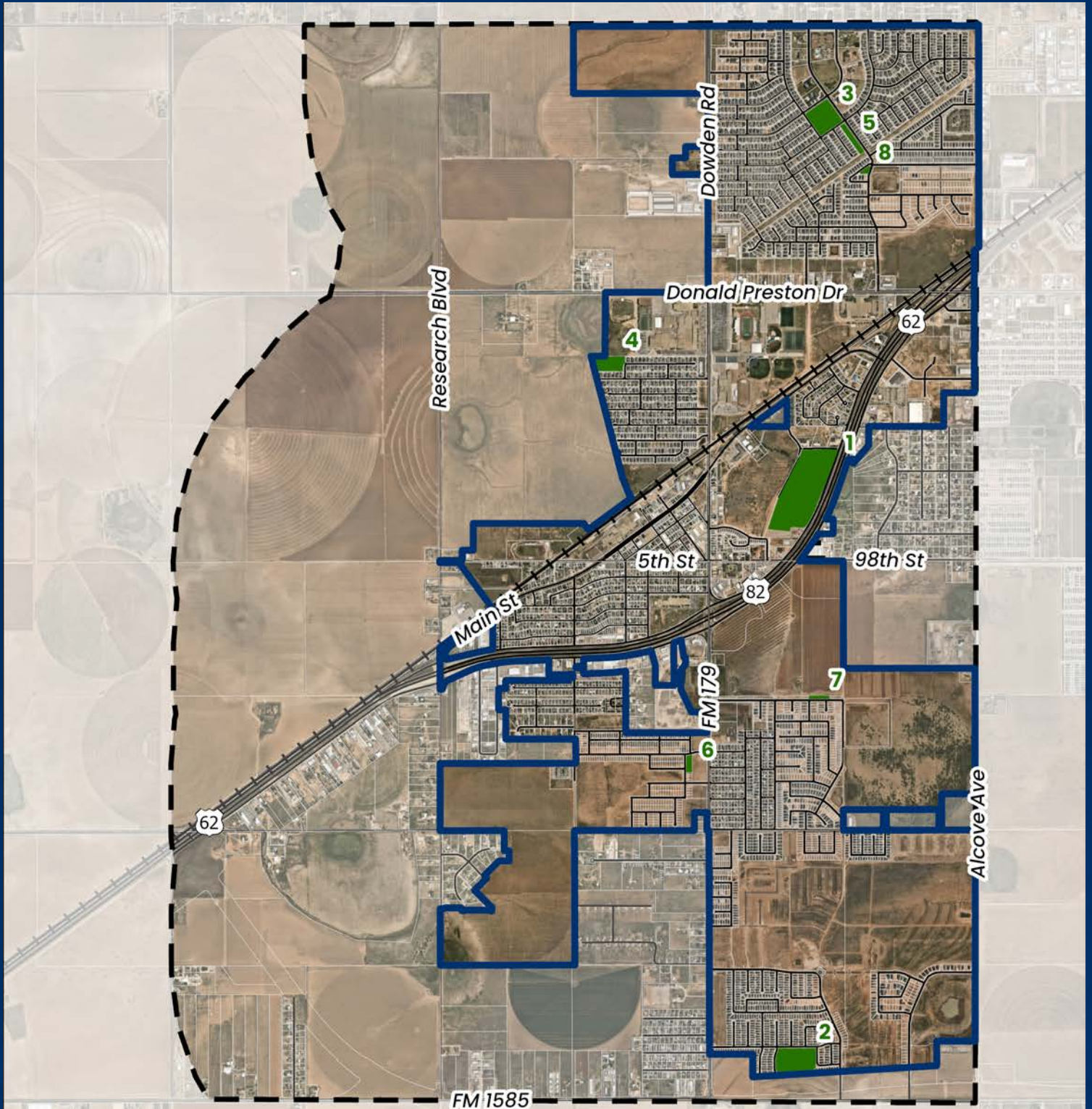
TABLE 7.1: PARK ACREAGE IN WOLFFORTH

#	NAME	ACREAGE
1	Patterson Park	27.28
2	Farmers Park	8.95
3	Preston Manor Park	6.44
4	Frenship Mesa Park	4.14
5	Preston Manor Dog Park	1.57
6	Overlook West	0.88
7	Overlook Dog Park	0.56
8	Iron Horse Dog Park	0.39
Total		50.21

The City of Wolfforth maintains eight parks, covering approximately 50.21 acres citywide, as shown in **Table 7.1** and **Exhibit 7.1**. The largest facility, Patterson Park, covers 27.28 acres and serves as a primary recreational hub with the capacity to accommodate a substantial portion of the community. From a connectivity perspective, the current park system exhibits limited walkability between sites. Most parks are separated by walking distances exceeding ten minutes, except for Preston Manor Park, Preston Manor Dog Park and Iron Horse Dog Park, which are located nearby and provide opportunities for shared access.

Despite the overall distribution of open space, there remain notable service gaps, particularly in the central portion of the City as shown in **Exhibit 7.2**, where a significant share of the population resides. These gaps result in reduced accessibility and limit equitable park distribution across neighborhoods. Addressing these deficiencies will be critical to improving community-wide access, enhancing recreational opportunities, and ensuring that park resources are available to all residents within a reasonable walking distance.

EXHIBIT 7.1: EXISTING PARKS IN WOLFFORTH



Legend

- City Limits
- ETJ
- Railroads
- Parcels
- Roads
- Parks

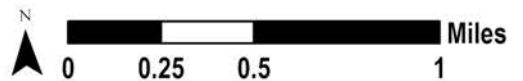
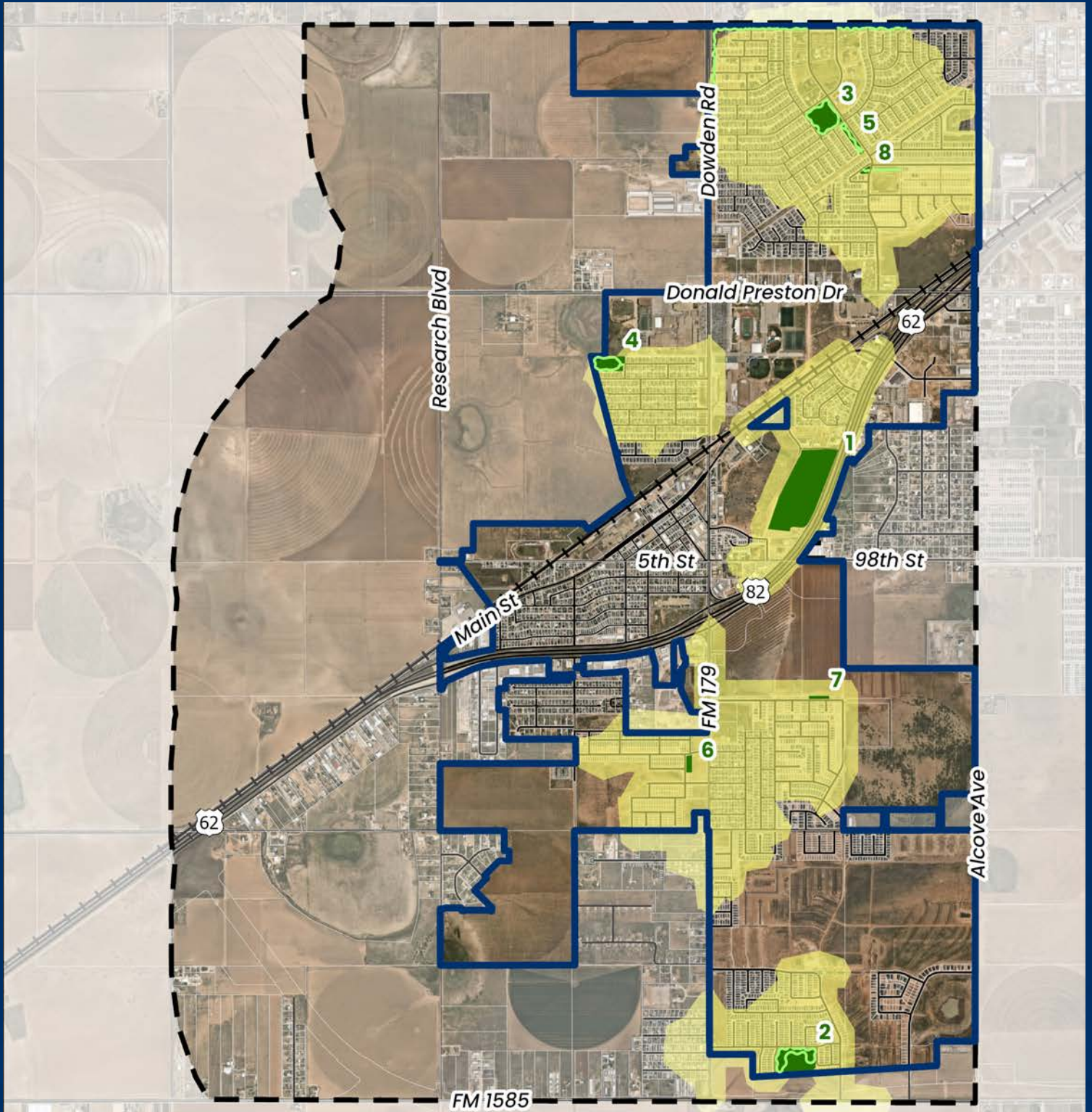
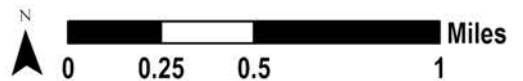


EXHIBIT 7.2: 10-MINUTE WALKSHEDS



Legend

-  City Limits
-  ETJ
-  Railroads
-  Parcels
-  Roads
-  Trails
-  Parks
-  10 Minute Walkshed



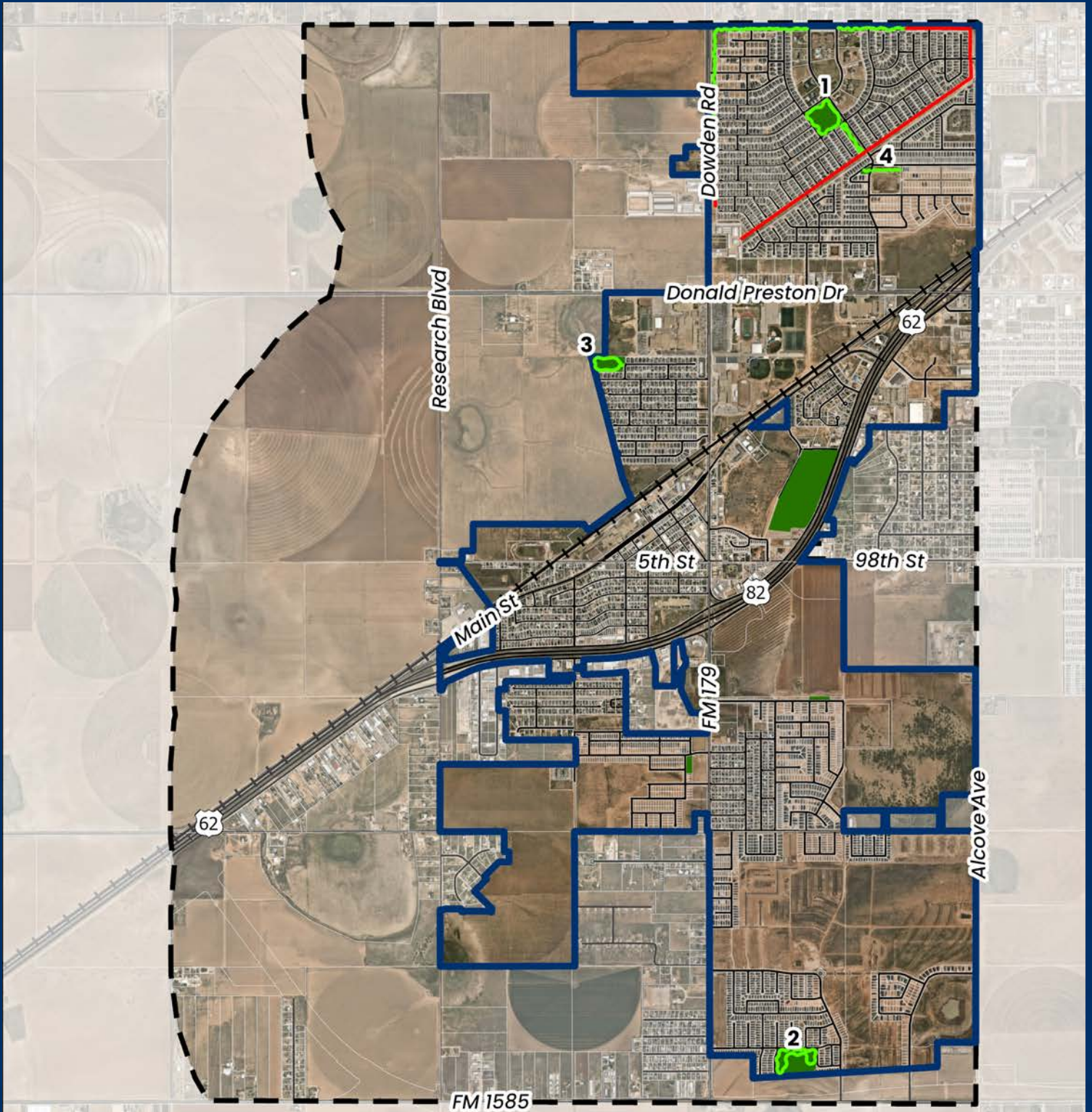
Trails

The City of Wolfforth maintains approximately 2.45 miles of trails, which are an important component of the community’s recreational network. Of this total, 1.58 miles are located within the Preston Manor subdivision in the northeastern portion of the City, forming the largest share of the trail system. Additional trail mileage includes 0.48 miles in Harvest Park, 0.26 miles in Frenship Mesa Park, and 0.13 miles in the open space near Preston Manor. Together, these trails provide residents with walking, jogging, and biking opportunities in safe and accessible environments. Expansion plans include extending the Preston Manor trail system to connect with Preston Manor Park and Preston Manor Dog Park. The expansion will improve access and contribute to the City’s broader goals of supporting active lifestyles and enhancing the quality of life for residents.

TABLE 7.2: EXISTING TRAILS BY MILEAGE

#	EXISTING TRAILS	MILEAGE
1	Preston Manor Trail	1.58
2	Harvest Trail	0.48
3	Frenship Mesa Trail	0.26
4	Open Space Trail	0.13
Total		2.45

EXHIBIT 7.3: EXISTING AND PLANNED TRAILS



Legend

- City Limits
- ETJ
- Railroads
- Parcels
- Roads
- Existing Trails
- Planned Trails
- Parks



2009 Parks, Recreation & Open Space Master Plan

The 2009 Parks, Recreation, and Open Space Master Plan identified key priorities and recommendations to help the City progress toward meeting National Recreation and Park Association (NRPA) parkland acreage standards, as outlined below.

- ▶ Proposed adding approximately 80 acres of new parkland.
- ▶ Ensuring facilities are sufficient to meet community needs.
- ▶ Developing a comprehensive hike-and-bike trail system.
- ▶ Considered rails-with-trails to repurpose unused railroad rights-of-way for recreational use.
- ▶ Playa Lakes as future park areas.
- ▶ Establishing seven neighborhood parks strategically placed near existing neighborhoods and future growth areas.
- ▶ Addressing the underutilization of Patterson Park, the City's largest recreational space, by expanding its facilities, including a new 5,000-square-foot play area.

Hazards

When planning for Wolfforth's future, natural hazards and the City's capacity to prepare for, withstand, and recover from environmental risks must be considered. The 2023 Hazard Mitigation Action Plan (HMAP) for Lubbock County provides a comprehensive assessment of hazard exposure and vulnerability across the planning area, along with recommended strategies and actions to reduce risk. For Wolfforth, one of the fastest-growing communities in Lubbock County, the HMAP offers a foundational framework to guide the City's Environment and Sustainability Strategy.

Hazard Risk

Table 7.3 illustrates that the hazards most likely to affect Lubbock County include thunderstorm winds, hail, winter storms, lightning, drought, tornadoes, wildfires, extreme heat, and flooding. According to the Hazard Mitigation Action Plan, thunderstorm winds, winter storms, lightning, and tornadoes have the potential to produce substantial severity impacts. In comparison, hazards such as hail, drought, and flooding are expected to occur more frequently but are generally associated with lower severity outcomes. Although these events can still result in significant economic losses, the severity assessment focuses on human impacts, including fatalities, injuries, and illnesses, as well as the proportion of structures that are destroyed or experience significant damage. This distinction is crucial for prioritizing mitigation strategies, allocating resources, and planning for the long term in Wolfforth.



TABLE 7.3: LUBBOCK COUNTY HAZARD RISK RANKING

HAZARD	PROBABILITY	POTENTIAL SEVERITY
Thunderstorm Wind	Highly Likely	Substantial
Tornado	Highly Likely	Substantial
Winter Storm	Highly Likely	Substantial
Lightning	Highly Likely	Substantial
Drought	Highly Likely	Minor
Hail	Highly Likely	Minor
Flood	Highly Likely	Minor
Extreme Heat	Highly Likely	Limited
Wildfire	Highly Likely	Limited

Thunderstorm Wind



Since 1993, there have been 86 reported occurrences in Lubbock County of winds exceeding 60 MPH, which has the potential to cause considerable damage to structures and the environment. From the years 2000–2017, the City of Wolfforth has reported \$25,418,934 in damages due to high winds. Wolfforth is noted to have experienced wind gusts up to 95 mph on April 29, 2012. This wind uprooted trees, tore the roof from a house, and blew mobile homes away. The damages from this event totaled \$25 million in economic losses. Like the rest of Lubbock County, Wolfforth is vulnerable to dealing with these high winds every year. This vulnerability is even more concerning because Wolfforth has a great number of manufactured homes (58) and homes built before 1980 (529) that are both not constructed to withstand these conditions. Most of Wolfforth’s government facilities are also at risk of being damaged in a thunderstorm.

Tornado



Tornadoes have caused extensive property damage in the history of Lubbock County. In 1970, an F5 tornado caused \$1.8 billion damage, injured 500 people, and took the lives of 26 people. Although no lives have been taken since then by tornadoes in Lubbock County, this event makes tornadoes a “substantial” potential severity for Lubbock County.



Winter Storm

This plan lists winter storms in Lubbock County to have substantial severity. The City of Wolfforth also has a notable senior citizen population (355) who have greater susceptibility to dying from hypothermia and people in poverty (462) who have less access to regular use of heat.



Lightning

Lightning in Lubbock County has caused 1 recorded death and no injuries since 1997. Because of this death, the hazard mitigation plan lists lightning as having the potential to cause substantial severity. However, lightning in Lubbock County has historically brought about relatively low damages to property (\$3.1 million since 1997) and has not brought about significant disruption to quality of life or operation of facilities. There was also no damage reported by the City of Wolfforth in this plan, so it is likely that lightning is not as much of a risk for Wolfforth as it might be for other parts of the County.



Drought

It is difficult to quantify the deaths and/or injuries caused by drought or the impact that drought has on the operation of services and facilities. Lubbock County has reported to have lost 2.3 billion in damages from the effects of 33 of the 51 reported drought periods from 1996-2021. Drought has been deemed to have a minor potential severity, but it still greatly affects Lubbock County.



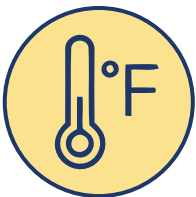
Hail

From 1993, the City of Wolfforth has reported 50 hail events and \$8,397,992 from those events. Just as with thunderstorm wind, the structures with the highest vulnerability to being damaged are manufactured homes, homes built before 1980, and the majority of the government's facilities. Despite the great economic loss incurred by the hail, its minimal disruption to quality of life has deemed it a minor severity.



Flood

From 1996-2021, the City of Wolfforth had a high number of flood events (7) relative to the other areas in Lubbock County. It has reported \$23.7 million dollars in losses due to flooding from 1996-2021 and has a minor potential severity of impact from flooding.



Extreme Heat

Only 2 extreme heat events have been reported from 1996 to 2023 in Lubbock County. Senior citizens (355 people), infants and toddlers (612 people), and people in poverty (462 people) living in Wolfforth all have a higher susceptibility to injury or death due to extreme heat.



Wildfire

49% of the total population of the City of Wolfforth live in the Wildland Urban Interface (WUI), where the threat from wildfires increases due to the proximity of people and property to wildland vegetation. Despite this, only 6 acres of land have been impacted by wildfire from 2005–2020. Wildfires have a limited potential severity for the City of Wolfforth.

2015 Lubbock County Hazard Mitigation Action Plan (2023 Update)

The purpose identified in the Plan Update is to protect people and structures and to minimize the costs of disaster response and recovery. Several goals were listed in the plan update, including to provide a comprehensive update to the 2015 Hazard Mitigation Action Plan (HMAP), minimize disruptions within Lubbock County following a disaster, streamline disaster recovery, and at the local level, ensure a commitment to hazard mitigation principles from participating jurisdictions. Adopting this plan provides the basis for Wolfforth to remain eligible for a full range of Federal disaster relief and to take advantage of rapidly developing mitigation grant opportunities as they arise.

City of Wolfforth Hazard Mitigation Goals

1. Protect public health and safety.
2. Build and support local capacity and commitment to continuously become less vulnerable to hazards.
3. Increase public understanding, support, and demand for hazard mitigation.
4. Protect new and existing properties.
5. Maximize the resources for investment in hazard mitigation.
6. Promote growth in a sustainable manner.

City of Wolfforth Hazard Mitigation Actions

Most of Wolfforth's planned actions fall under education and awareness. With these, the City intends to make the people more aware of how they should act during a hazard, understand the risks they might have for specific hazards, know where shelter is available, and to be able to be aware of severe weather events. Some actions fall under structure and infrastructure, in which the City plans to build shelters for emergency services, a storm shelter, and an emergency operations center. The City is also preparing hazards through the collection of emergency rations, the improvement of alerts systems, the maintenance of roadway and drainage debris, and the creation of an emergency management team to promote public safety.

Hazard Mitigation

The 2023 Hazard Mitigation Action Plan for Lubbock County provides a comprehensive analysis of the state of hazards and risk throughout the planning area while recommending strategies and actions to mitigate these risks. Given that Wolfforth is among the fastest growing communities in Lubbock County, thanks to its prime location within FISD, the HMAP serves as a foundational document that can inform and provide direction to the City of Wolfforth's Comprehensive Plan update. The following provides an overview of key components of the HMAP that can directly influence the goals and strategies of the Comprehensive Plan update.

Guiding the Land Use Program and Informing Development Decisions

The HMAP Provides a great understanding of where flood hazards are the greatest. The location of these should be heavily scrutinized when identifying areas of future development. If development were to occur in these areas, Wolfforth must adopt policies and development requirements that safeguard the environmental integrity of these important ecological locations. This can be accomplished through strict freeboard requirements, the requirement of floodproofing techniques, the restoration or preservation of floodplain functions through green infrastructure and Low-Impact Development practices, or compliance with NFIP standards. Additionally, Wolfforth should consider acquiring properties currently in the floodplain and/or providing guidance to elevate or eliminate their status within the floodplain.

Employ the Identified Mitigation Actions and Build Upon that Framework

Mitigation actions and strategies are provided within the HMAP. Wolfforth should look to adopt these strategies locally and build upon that framework to ensure alignment with the rest of the planning area in Lubbock County. This tactic can reduce mitigation costs as they can be shared between the City and the County.

Support of Environmental Stewardship

Low-Impact Development (LID) Principles and other strategies like wildfire vegetation management and the use of local, drought-tolerant landscaping are consistent with sustainability and environmental goals seen in the HMAP. These principles should be reflected in the City's other development policies, such as Zoning Ordinances, Subdivision Regulations, Design Ordinances, and Special Districts.

All-Hazards Approach

As the HMAP employs an all-hazards approach to analyze natural and man-made threats, the Comprehensive Plan will be best served by incorporating the results into other aspects of the Plan. Areas affected can range from capital improvements and transportation planning to housing, utilities, and parks. Doing this will reinforce the HMAP and will ensure a more resilient outlook for Wolfforth and Lubbock County Residents at large.

Supporting Educational Opportunities and Updating Hazard Mitigation Capacity

Besides containing actions and strategies that the City should incorporate on a time scale gradient, the HMAP also presents a foundation upon which to educate the public about the importance of hazard mitigation as a function of daily governmental operations, in addition to disaster preparedness and response. Keeping in line with the goals stated in the HMAP, the City is necessarily obliged to heighten public awareness insofar as to the full scope of natural and man-made hazards the public may face. Furthermore, educating the public about what types of insurance is available to residents is also in tandem with the stated HMAP goals of maximizing coverage and protecting new and existing properties in Wolfforth. Finally, given the rapid development of Wolfforth in the larger context of growth in Lubbock County, implementing goals and measures that strengthen the capacity of local emergency services and budget for an increased number of critical facilities to protect will maintain local prosperity and enhance the ability of local emergency services to prepare for and respond to any hazard events in the future.



Hazard Risk Prioritization

While the HMAP does take an all-hazards approach when analyzing natural and man-made threats, the Comprehensive plan update should utilize data gathered in the hazard mitigation analysis sections to determine that the three (3) most likely and recurring hazard events are: hail hazard events, drought hazard events, and thunderstorm wind hazard events, in that order. While the final numbers for Wolfforth may appear lower or higher compared with the County average, gathering this data is crucial to maximizing the effectiveness of future safety measures and regulations in place meant to enhance hazard mitigation capabilities. Furthermore, data gathered from the HMAP allows for both city and county coordination to more efficiently allocate money or draft proposals for future grant opportunities as they arise. Having not just a regional, but more specified local context as to what hazardous events have historically made the greatest impact on the community, both financially and in frequency is one of the best indicators to guide where future hazard mitigation efforts should be most heavily concentrated on.

ENVIRONMENTAL & SUSTAINABILITY STRATEGY

As the City of Wolfforth continues to grow, protecting natural resources and promoting long-term environmental sustainability remain key priorities for the community. The Environmental and Sustainability Strategy provides a framework to guide responsible growth, resource management, and resilience to environmental challenges. It focuses on addressing current vulnerabilities while planning for future needs through coordinated land use, infrastructure investment, and sustainable development practices. Together, these efforts support environmental stewardship, enhance community resilience, and help ensure that Wolfforth remains a safe, sustainable, and livable place for current and future residents.



Core Objectives

- ▶ **Regional Coordination with Lubbock County:** Strengthen alignment and collaboration with Lubbock County to address resilience initiatives and prepare for future environmental challenges.
- ▶ **Expanding Parkland and Trails:** Establish and enforce parkland dedication requirements to ensure new parks and trail connections are developed as the City grows.
- ▶ **Strengthen Community Resilience:** Enhance Wolfforth's ability to withstand and recover from environmental and infrastructure challenges while maintaining a safe, stable community.



Barriers to Implementation

- ▶ **Flooding Risks:** Between 1996 and 2021, Wolfforth experienced seven major flooding events, resulting in approximately \$23.7 million in damages. Addressing stormwater management is critical for future resilience.
- ▶ **Limited Trails and Sidewalks:** The City currently lacks a cohesive network of trails and sidewalks, making it difficult to walk or bike safely. Existing trails are mostly confined to parks, and key areas lack adequate pedestrian infrastructure.
- ▶ **New Development:** New development may resist parkland dedication requirements, making it important for the City to adopt and enforce clear policies to preserve open space.



Foundational Resources

- ▶ **Playa Lakes:** Playa lakes serve as valuable natural assets, offering open space, supporting stormwater management, and helping mitigate flooding.
- ▶ **Patterson Park:** A centrally located, large park that serves as a key recreational and community gathering space.
- ▶ **Existing Park System:** Parks are distributed throughout the City, with additional parks planned, providing a strong foundation for recreation, connectivity, and public health.



Guiding Principles and Action Items

The Guiding Principles and Action Items provide a clear framework to direct Wolfforth's future growth. They address key priorities and challenges while leveraging the City's existing strengths and assets to support informed decision-making and effective implementation.

Guiding Principle: *Prioritize parks and open space to fulfill the demand of Wolfforth Residents*

Action Items

- ▶ ES.1: Develop a citywide Parks, Trails, and Open Space Master Plan that establishes community priorities and identifies needed facilities and improvements.
- ▶ ES.2: Adopt a parkland dedication ordinance to ensure that parks and trail facilities are developed as new residential development occurs.
- ▶ ES.3: Develop a site-specific master plan for Patterson Park.

Impact on Wolfforth

Prioritizing parks and open space is essential to meeting the demands of a growing Wolfforth and maintaining a high quality of life for residents. Developing a Citywide Parks, Trails, and Open Space Master Plan, along with a site-specific master plan for Patterson Park, will allow the City to build upon its existing park system and strategically enhance key assets. These plans will help identify gaps, guide future investments, and ensure that park facilities meet established levels of service as the community continues to grow.



As development increases, adopting parkland dedication ordinances will ensure that new development contributes to expanding and improving parks, trails, and open space. This approach will help address existing deficiencies in trail and sidewalk connectivity while ensuring that all residents have access to recreational amenities. Together, these efforts will strengthen Wolfforth's park system, improve accessibility, support active lifestyles, and position the City to grow in a way that is both sustainable and responsive to community needs.

Guiding Principle: *Strengthen community resilience to ensure preparedness for all hazards*

Action Items

- ▶ ES.4: Adopt a flood damage prevention ordinance to minimize flood impacts on the built environment.
- ▶ ES.5: Collaborate with Lubbock County to implement resilience actions that are specific to Wolfforth, as identified in this chapter.
- ▶ ES.6: Update the City's Risk and Resilience Assessment and Emergency Response Plan to ensure compliance with AWIA requirements.
- ▶ 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.

Impact on Wolfforth

Strengthening community resilience in Wolfforth is essential to maintaining public safety and protecting residents from environmental hazards, particularly flooding. As the City has experienced flood-related challenges, adopting an updated flood damage prevention ordinance will reduce risk, guide safer development patterns, and improve long-term flood management. Addressing flooding and other hazards will also require continued regional collaboration with Lubbock County to implement identified mitigation strategies. Updating the City's Risk and Resilience Assessment and Emergency Response Plan will ensure compliance with current standards and improve preparedness for future events. These efforts will enhance the City's ability to respond to emergencies, reduce potential damages, and protect critical infrastructure.

In addition, the City's playa lakes serve as valuable natural assets that support drainage, open space, and community safety. Ensuring that new development contributes to the preservation and enhancement of these features will improve stormwater management, protect natural systems, and provide recreational benefits. Together, these actions will reduce vulnerability to hazards, improve environmental resilience, and support safe, sustainable growth in Wolfforth.

CHAPTER 8

◆ PUBLIC INFRASTRUCTURE AND COMMUNITY FACILITIES





CHAPTER 8

This chapter analyzes the current condition of Wolfforth's drainage, water, and wastewater systems alongside existing community facilities. The plan ensure that Wolfforth's infrastructure and facilities will be resourceful for everyone involved in the community.



CHAPTER 8. PUBLIC INFRASTRUCTURE AND COMMUNITY FACILITIES

Public Infrastructure and Community Facilities examines Wolfforth's current infrastructure and community facilities, highlighting the condition of drainage, water, and wastewater systems, as well as public service facilities.

- Existing Infrastructure
- Existing Plans
- Community Facilities
- Public Infrastructure and Facilities Strategy



Public infrastructure and community facilities are essential for the effective delivery of services and resources to current and future residents and visitors of the City of Wolfforth and its ETJ. As guided by land use and development plans for the City, infrastructure and facilities must be prepared to support a larger population with the constant growth of Wolfforth. This chapter analyzes the current condition of Wolfforth’s drainage, water, and wastewater systems alongside existing community facilities. The plan ensure that Wolfforth’s infrastructure and facilities will be resourceful for everyone involved in the community.

EXISTING INFRASTRUCTURE

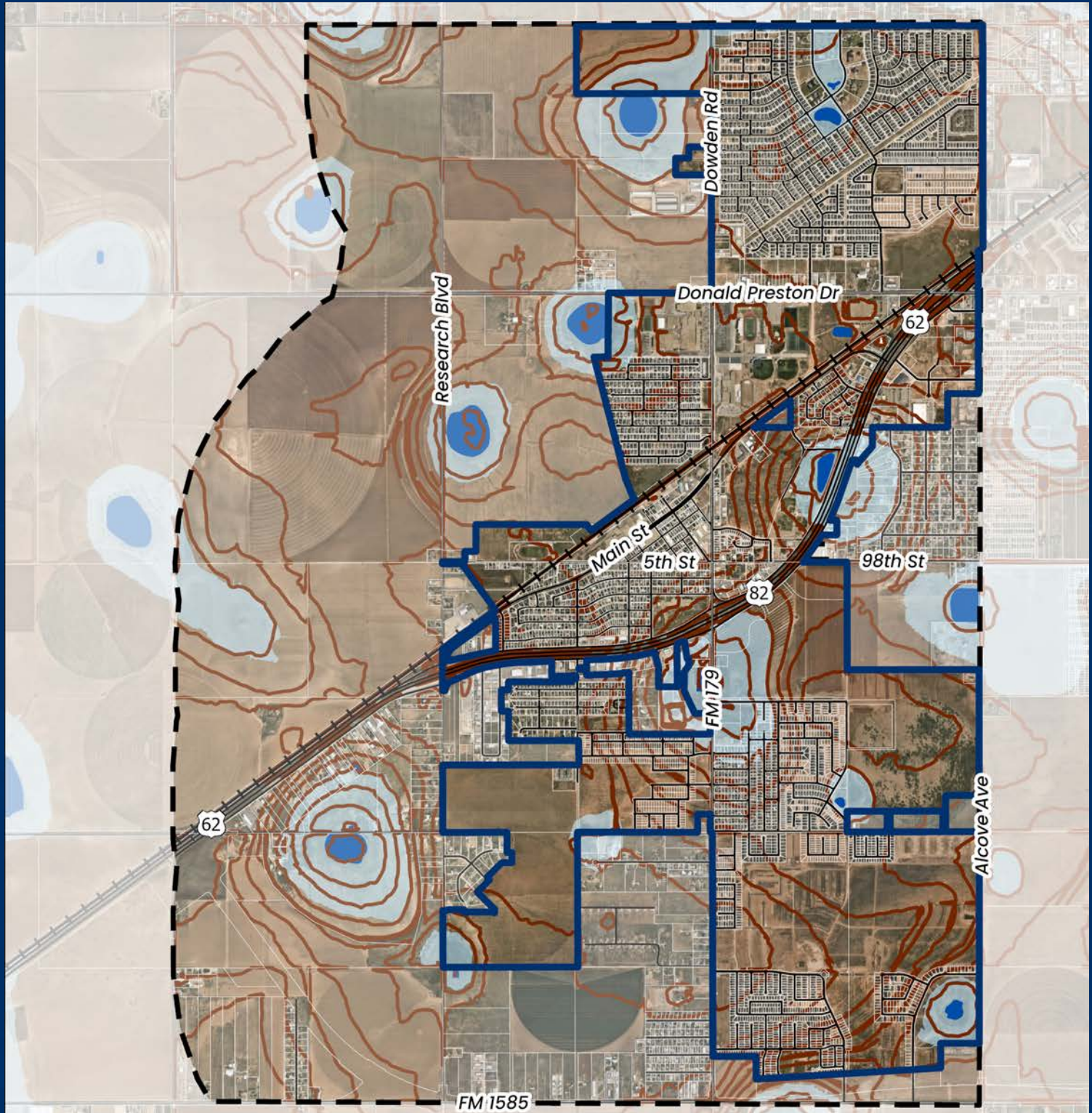
Drainage System

Wolfforth’s drainage system relies on a combination of natural features and engineered infrastructure to manage stormwater and reduce flood risk. The FEMA 100-year floodplain identifies areas with a higher likelihood of flooding during extreme storm events and serves as a critical tool for guiding land use and development decisions. These areas tend to be located near playa lakes, existing ponds, and detention facilities, where stormwater is naturally collected and stored.

Although Wolfforth lacks a river system, playa lakes and detention ponds provide essential capacity for capturing and managing runoff. Within the City’s relatively flat West Texas landscape, subtle elevation changes identified through five-foot contour mapping (see **Exhibit 8.1**) play a key role in directing stormwater toward these drainage features. Detention facilities temporarily store excess runoff during heavy rainfall, reducing peak flows and minimizing impacts on surrounding neighborhoods, roadways, and infrastructure.

Together, playa lakes and engineered detention systems form the foundation of Wolfforth’s drainage network. Their continued use and integration into future development are essential for maintaining flood resilience, protecting infrastructure, and supporting sustainable growth.

EXHIBIT 8.1: EXISTING DRAINAGE SYSTEM



Legend

- City Limits
- ETJ
- Railroads
- Parcels
- Roads
- Waterbodies
- 100-Year Floodplain
- 5-Foot Contours





Water Infrastructure



Water Production

The City of Wolfforth has the capacity to produce up to 2.90 million gallons per day (MGD) from a total of 22 groundwater wells. This groundwater resource is essential for maintaining the City's operations and ensuring the provision of safe and secure drinking water for the residents of Wolfforth. These wells have been monitored over an extended period, utilizing historical meter records to establish a baseline for groundwater production. Among the currently operational wells, the one with the highest production yields 0.29 MGD (290,000 gallons per day), while the well with the lowest output generates 0.06 MGD (60,000 gallons per day).



Water Supply

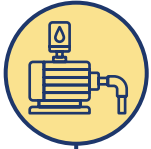
The City is presently contracted with the City of Lubbock to purchase a maximum of 0.5 MGD (182,500,000 gallons per year) of treated water, effective through May 21, 2026. This water is delivered to the South delivery point, which supplies the 1.5 MG ground storage tank (GST) located at the EDR #1 Water Treatment Facility, situated near the intersection of Main Street and Dowden Road. Commencing June 1, 2026, the City will have the opportunity to purchase an increased maximum of 0.75 MGD (273,750,000 gallons per year) of treated water from the City of Lubbock, facilitated by the addition of the North delivery point. The North delivery point supplies water to the North Booster Pump Station, located near the intersection of Alcove Avenue and North 15th Street. The combined flow from both delivery points shall not exceed 0.75 MGD on a daily basis unless the contractual obligations are amended.



Water Treatment

The City operates a centrally located water treatment facility known as an Electrodialysis Reversal Plant. This facility uses electricity to effectively remove manganese, arsenic, and fluoride from the groundwater source. With a maximum treatment capacity of 3.00 million gallons per day (MGD), it processes the water drawn from the City's groundwater wells.

The plant is operated and maintained by the City, which is required to submit water quality reports to the Texas Commission of Environmental Quality (TCEQ) to ensure compliance with safe drinking water standards. Furthermore, the state regulatory agency mandates that Wolfforth's water treatment facility exceed the anticipated maximum daily demand to guarantee adequate treatment during periods of peak water consumption.



Water Pumping, Transmission, and Storage

The City of Wolfforth’s pumping facilities have a total combined capacity of 9.24 million gallons per day (MGD), equivalent to 6,420 gallons per minute (gpm), with a firm pumping capacity of 4,560 gpm. The operation of the water system on a single pressure plane facilitates the strategic placement of most pumps in a central location. This arrangement effectively supports the distribution of water to all ground and elevated storage tanks, thereby ensuring reliable service to the community.

The City of Wolfforth is responsible for the maintenance and operation of the water infrastructure system necessary to ensure the provision of safe potable drinking water for all residents and visitors. Currently, the City has a total of 0.98 million gallons (MG) of elevated water storage and a ground water storage capacity of 2.0 MG.

The water distribution network managed and operated by the City of Wolfforth primarily utilizes Polyvinylchloride (PVC) piping. The diameters of this piping range from 2 inches to 12 inches. Currently, the City has an estimated total of 415,000 linear feet of piping installed throughout the area, facilitating the supply of water to residents and ensuring the efficient movement of water across the municipality.

Wastewater Infrastructure

Gravity Wastewater Collection System

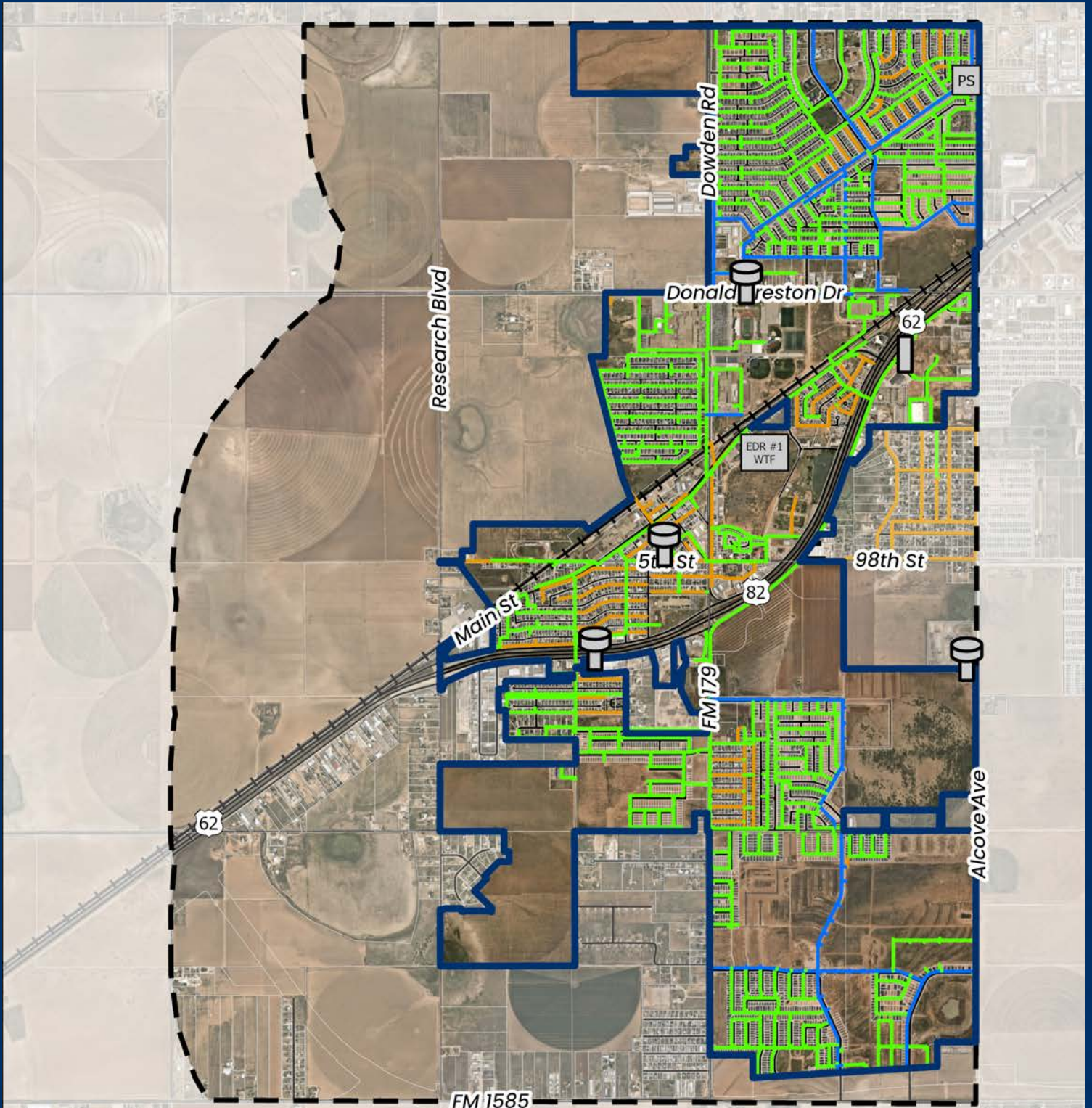
The wastewater collection system is composed of both gravity sewers and force mains, which work together to efficiently transport wastewater to treatment facilities. The gravity sewer lines, which rely on natural slope for flow, vary in diameter from 6 inches to 30 inches. This diverse range of sizes accommodates different flow rates and volumes depending on the area served. Additional collection system characteristics are on **Table 8.1**.

The gravity system is designed to handle a significant portion of the wastewater, utilizing the force of gravity to move sewage away from residential, commercial, and industrial sources. The system includes strategically placed manholes for maintenance access and inspection, ensuring optimal performance and quick response to potential issues.

TABLE 8.1: GRAVITY WASTEWATER COLLECTION SYSTEM CHARACTERISTICS

LINE TYPE	TOTAL LENGTH (LINEAR FEET)	TOTAL LENGTH (MILES)
Collection (Less than 12")	235,563	44.6
Transmission (12" or greater)	36,314	6.9
Total	271,877	51.5

EXHIBIT 8.2: EXISTING WATER INFRASTRUCTURE



Legend

- City Limits
- ETJ
- Railroads
- Parcels
- Roads
- Existing < 4" Water Line
- Existing 6" & 8" Water Line
- Existing > 10" Water Line
- Existing Elevated Storage Tank
- Existing Standpipe
- Existing Pump Station



Lift Stations

In contrast, force mains are used in areas where gravity flow is not sufficient, requiring lift stations to move the wastewater uphill or over longer distances. Together, the gravity sewers and force mains form a robust and reliable wastewater collection system that efficiently meets the community’s needs while ensuring environmental protection and public health.

There are a total of six submersible and two dry-pit non-clog lift stations throughout the existing wastewater system. These lift stations allow the City to move wastewater flow to the wastewater treatment facility to allow the effluent to be treated to a standard set by the Texas Commission of Environmental Quality (TCEQ). Additional lift station and force main information is on **Table 8.2** and **Table 8.3**.

TABLE 8.2: EXISTING LIFT STATION OPERATIONAL SUMMARY

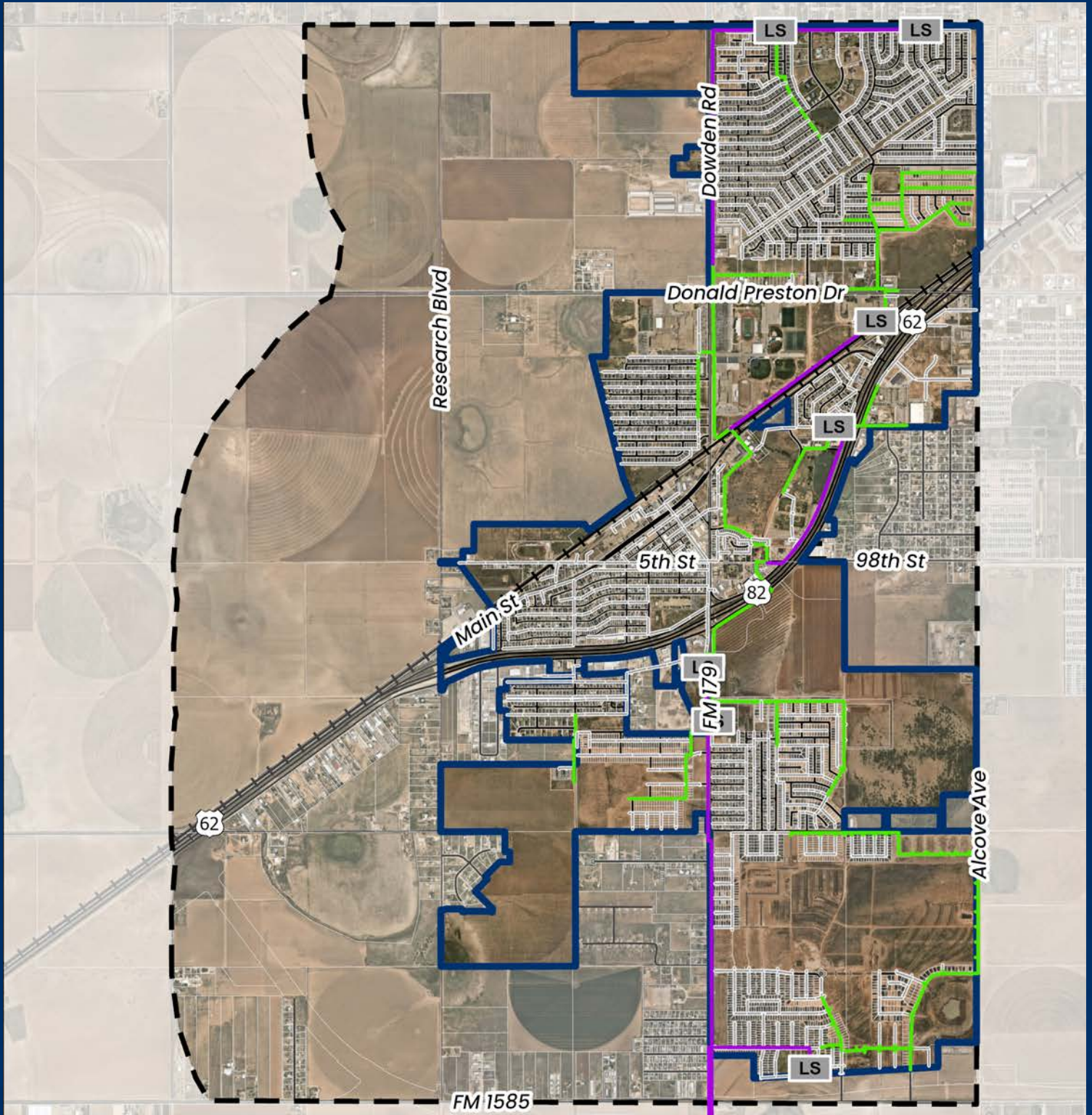
LIFT STATION	WORKING VOLUME OF WET WELL (FT ³)	FORCE MAIN SIZE (IN)	FORCE MAIN LENGTH (FT)	NUMBER OF PUMPS	LIFT STATION FIRM CAPACITY (GPM)
American Park	35.8	4	200	2	161
Bennett Elementary	56.5	12	3,500	2	375
Crestridge	103.4	6	3,550	2	327
Harvest	1,187.5	18	6,265	2	1,920
Main Lift Station	162	12	11,440	3	2,395
Preston Manor West	-	8	2,840	2	993
Preston Manor East	345.6	8	2,830	2	700*
WWTF	528	12	-	3	4,000

**This capacity is assumed, pump curve data not available.*

TABLE 8.3: EXISTING SYSTEM FORCE MAINS

PIPE DIAMETER (IN)	LINEAR FOOTAGE (LF)
6	3,748
8	8,533
12	15,012
18	6,265

EXHIBIT 8.3: EXISTING WASTEWATER INFRASTRUCTURE



Legend

- | | |
|-------------|------------------|
| City Limits | Lift Stations |
| ETJ | Force Main |
| Railroads | < 8" Sewer Line |
| Parcels | > 10" Sewer Line |
| Roads | |



EXISTING PLANS

In 2025, the City adopted the Water System Master Plan and Wastewater System Master Plan to address the infrastructure needs of a rapidly growing community while ensuring regulatory compliance and long-term sustainability. These plans establish a strategic framework to modernize existing systems, address current deficiencies, and proactively prepare for anticipated population growth and development over the next 15 years.

2025 Water Master Plan

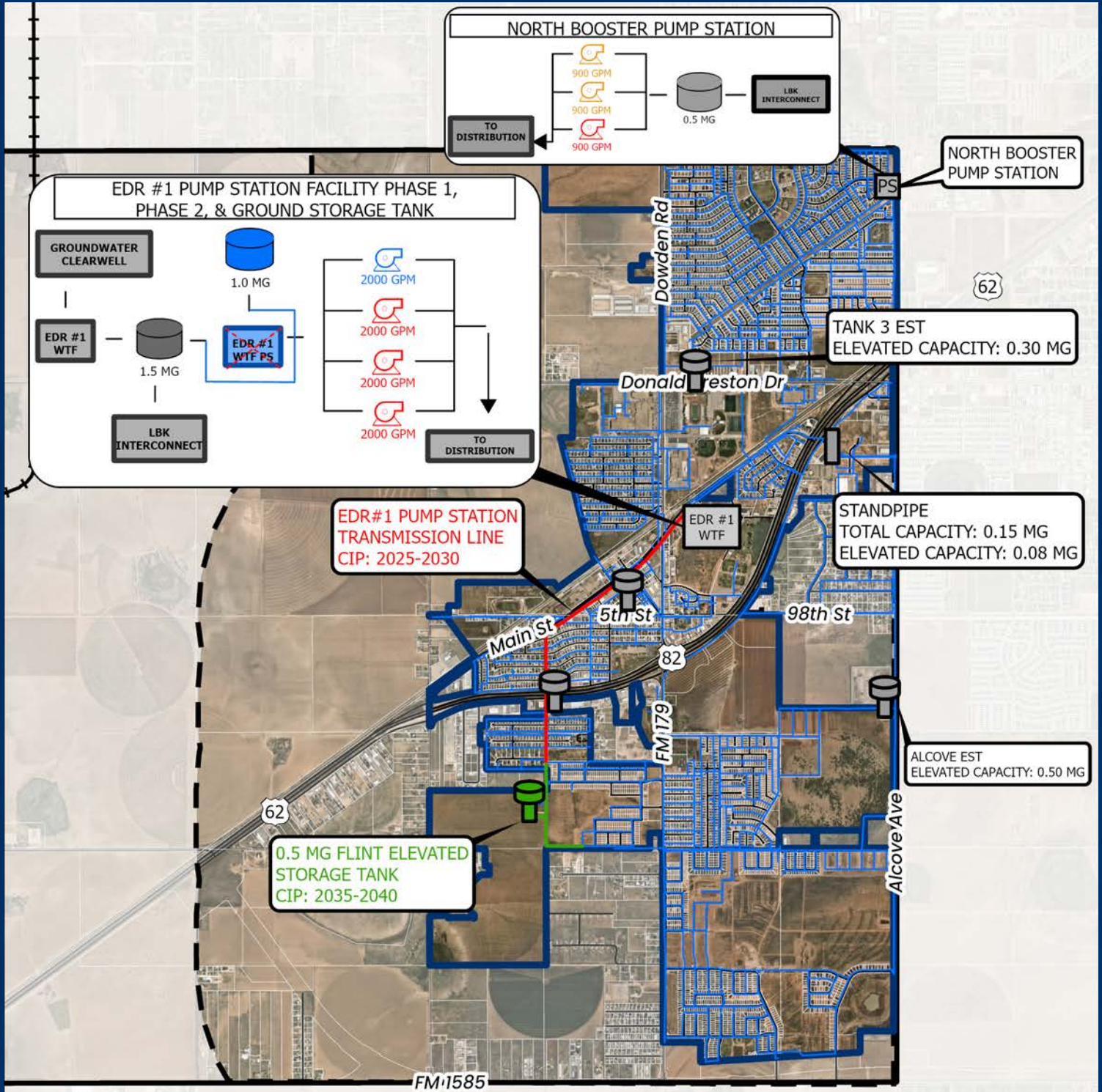
The Wolfforth Water Master Plan outlines a comprehensive approach to shaping the City’s water infrastructure to meet future demands over the next 15 years. With population growth projected to add approximately 5,250 additional connections, the plan anticipates increased water usage requiring strategic upgrades across the system. Phased improvements include expanding transmission pipelines to address velocity and pressure deficiencies, adding new pumping stations, constructing elevated storage facilities, and increasing ground storage capacity. By addressing future water demand projections based on population, land use, and historical water use, the plan positions Wolfforth to sustain growth, support new development, and maintain water service for residents.

Table 8.4 summarizes the Capital Improvement Plan (CIP) from the 2025 Wolfforth Wastewater Master Plan, while **Exhibit 8.4** displays the CIP map.

TABLE 8.4: 2025 WATER MASTER PLAN CAPITAL IMPROVEMENT SUMMARY

PROJECT NO.	PROJECT NAME	ESTIMATED PROJECT COST
5-Year Capital Improvement Plan		
1	EDR #1 Pump Station Phase 1 & 12-inch Transmission Line	\$14,370,000
2	Lubbock North Pump Station Expansion	\$340,000
5 Year Projects Subtotal		\$14,370,000
10-Year Capital Improvement Plan		
3	EDR #1 Pump Station Facility Phase #2 & Ground Storage Tank	\$3,890,000
10-Year Projects Subtotal		\$3,890,000
15-Year Capital Improvement Plan		
4	0.5 MG Flint Elevated Storage Tank	\$8,030,000
15-Year Projects Subtotal		\$8,030,000

EXHIBIT 8.4: WATER CAPITAL IMPROVEMENT PLAN



Legend

- | | | | |
|-------------|----------------------|--------------------------|---------------------|
| City Limits | EXISTING WATER LINES | 2025 - 2030 CIP PROJECTS | GROUND STORAGE TANK |
| ETJ | PROPOSED EST | 2030 - 2035 CIP PROJECTS | |
| Railroads | ABANDONED EST | 2035 - 2040 CIP PROJECTS | |
| Parcels | EXISTING STANDPIPE | FUTURE LOOP 88 | |
| Roads | | | |
- N
 0 0.28 0.55 1.1 Miles

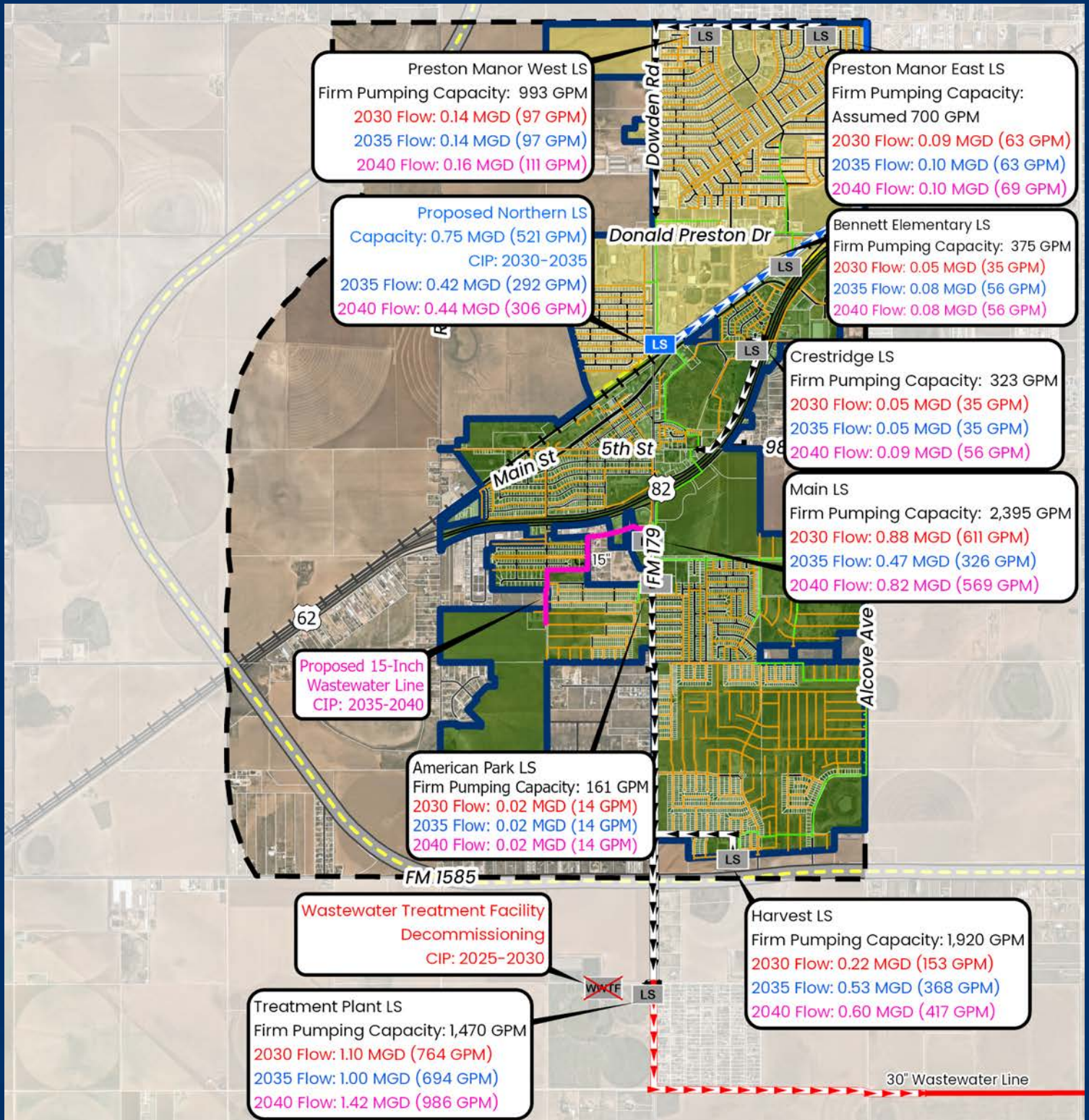
2025 Wastewater Master Plan

The Wolfforth Wastewater Master Plan details the essential infrastructure upgrades needed to accommodate the City’s rapid growth while ensuring compliance with Texas Commission on Environmental Quality (TCEQ) regulations over the next 15 years. With an estimated 5,250 new connections projected, Wolfforth will decommission its aging Wastewater Treatment Facility (WWTF) and redirect flows to Lubbock’s wastewater system through newly constructed lift stations and force mains. This transition will also establish Northern and Southern wastewater basins, which will play a crucial role in reducing system strain, managing inflow and infiltration, and ensuring the City adheres to its contractual 1.5 MGD discharge limit with Lubbock. However, as growth continues, the City is expected to exceed this discharge limit within the 10-year planning period, requiring the creation of an additional wastewater basin to handle the overflow and safeguard system performance. This forward-looking plan highlights the City’s commitment to sustainable growth, proactive infrastructure management, and the delivery of reliable wastewater services for residents. **Table 8.5** presents the CIP Summary from the 2025 Wolfforth Wastewater Master Plan and **Exhibit 8.5** showcases the CIP map.

TABLE 8.5: 2025 WASTEWATER MASTER PLAN CAPITAL IMPROVEMENT PLAN SUMMARY

PROJECT NO.	PROJECT NAME	ESTIMATED PROJECT COST
5-Year Capital Improvement Plan		
1	Wastewater Treatment Facility Decommissioning	\$10,988,000
5 Year Projects Subtotal		\$10,988,000
10-Year Capital Improvement Plan		
2	Proposed Northern Lift Station and Force Main	\$5,840,000
10-Year Projects Subtotal		\$5,840,000
15-Year Capital Improvement Plan		
3	Proposed 15-Inch Wastewater Line	\$1,661,000
15-Year Projects Subtotal		\$1,661,000

EXHIBIT 8.5: WASTEWATER CAPITAL IMPROVEMENT PLAN



Legend

- | | | | |
|-------------|--|--------------------------|-----------------------|
| City Limits | Existing Wastewater Treatment Facility | 2025 - 2030 CIP Projects | Future Northern Basin |
| ETJ | Existing Lift Stations | 2030 - 2035 CIP Projects | Future Southern Basin |
| Railroads | >= 12" | 2035 - 2040 CIP Projects | |
| Parcels | <= 10" | Future Loop 88 (TXDOT) | |
| Roads | Force Main | | |



COMMUNITY FACILITIES

Wolfforth provides a range of public services, including the Police Department, Fire Department, Planning, Public Works, and other City services. However, the City's existing facilities no longer adequately support these operations or the demands of a growing population. The facilities are outdated, and current staffing levels are constrained by limited space. The Police Department and City Services currently operate out of an aging Municipal Building, which no longer provides sufficient capacity or functionality.

To address these constraints, the City is relocating the Police Department operations to the former City Hall building, which was built in 1950. The relocation will alleviate immediate space limitations and make the most of available resources. Other facilities face similar challenges. The Fire Department's continued growth necessitates a larger, more centrally located facility to effectively meet increasing service demands. The library is also aging and approaching the point where it no longer meets current standards, making expansion a near-term priority. Together, these facility limitations highlight the need for strategic investments and long-term planning to ensure Wolfforth can effectively support future growth and deliver high-quality services to its residents.

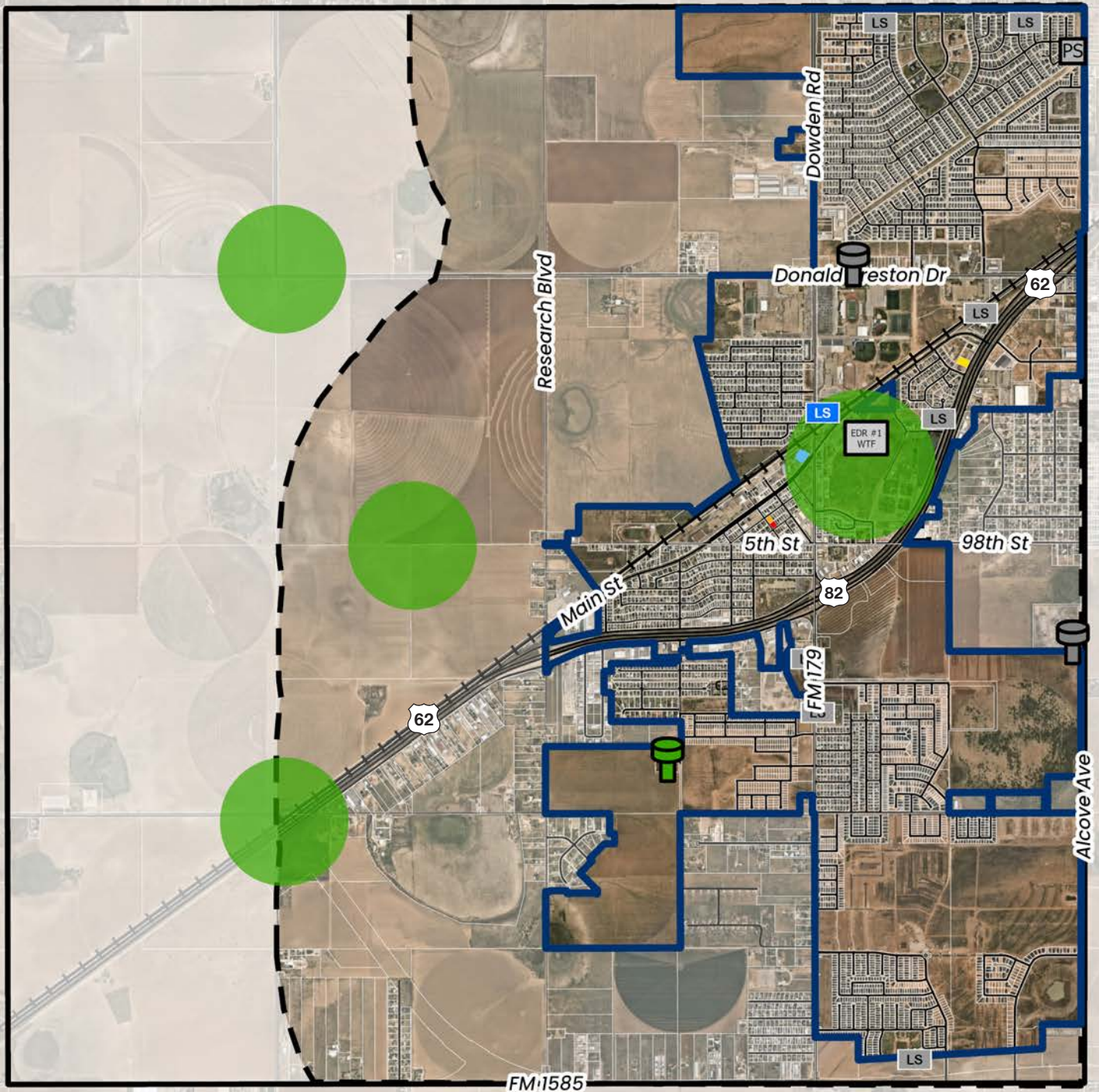
Future Community Facilities

To effectively support future growth and improve service delivery, the City should pursue a centralized location for all City departments, as illustrated in **Exhibit 8.6**. A preferred location near Patterson Park provides an opportunity to co-locate multiple departments, improve operational efficiency, and enhance public accessibility. Modern, adequately sized facilities in a centralized setting will better position the City to support continued growth and strengthen service delivery.

Exhibit 8.6 also identifies areas within the ETJ for long-term consideration of additional community facilities, such as a future police or fire station, to serve expanding development. The outer nodes within the Study Area, identified in the Future Land Use Plan as Mixed-Use Villages, represent strategic locations for these future facilities due to their planned concentration of activity and accessibility.

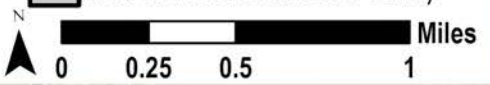
In addition, as growth extends into the ETJ and the surrounding study area, the City must plan for expanded water and wastewater infrastructure. Identifying appropriate locations for future lift stations and related utilities will be critical to ensuring adequate service capacity and supporting sustainable development.

EXHIBIT 8.6: COMMUNITY FACILITIES IN WOLFFORTH



Legend

- | | | |
|-------------|--|--------------------------------|
| City Limits | City of Wolfforth Municipal Building | Proposed Elevated Storage Tank |
| ETJ | City of Wolfforth Library | Existing Elevated Storage Tank |
| Parcels | City of Wolfforth Maintenance Department | Existing Standpipe |
| Railroads | Wolfforth Fire & EMS Department | Existing Pump Station |
| Roads | Potential Future Facilities Area | EDR Water Treatment Facility |
| Study Area | Proposed Lift Station | |
| | Lift Stations | |



PUBLIC INFRASTRUCTURE AND FACILITIES STRATEGY

As the City of Wolfforth continues to grow, maintaining reliable infrastructure and high-quality community facilities remains a key priority for residents. The public infrastructure and community facilities strategy provides a framework to guide improvements in service capacity, facility modernization, and infrastructure expansion. It focuses on addressing current deficiencies while planning for future needs through coordinated capital investments, updated development standards, and sustainable funding approaches. Together, these efforts support efficient service delivery and help ensure that Wolfforth remains a well-served and desirable place to live.



Core Objectives

- ▶ **Securing a New Facility for City Services:** Upgrading the City’s current service facility is essential, as it no longer meets the demands of a growing community.
- ▶ **Implementing the Water & Wastewater Masterplan:** Execute the recommended projects to modernize and expand water and wastewater facilities, address existing deficiencies, and ensure systems can meet current demand and accommodate future growth.
- ▶ **Adopting Funding Mechanisms:** Implement proactive and sustainable funding strategies to support infrastructure improvements, maintenance, and long-term system reliability.



Barriers to Implementation

- ▶ **Aging Infrastructure:** Existing waterlines, pumping stations, and storage facilities show signs of deterioration and require ongoing maintenance, repair, and replacement.
- ▶ **Population Growth:** Population growth has outpaced previous projections, increasing demand on water supply, treatment, and distribution systems.
- ▶ **Capacity:** The wastewater treatment facility is operating over capacity but solutions are currently in engineering design phase. Due to recent projects and plans, water system capacity is not a barrier.



Foundational Resources

- ▶ **Proactive City Departments:** Wolfforth benefits from forward-thinking municipal departments that prioritize efficient service delivery and proactive planning.
- ▶ **Regional Collaboration:** Partnership agreements with the City of Lubbock and other regional planning committee for surface water supply and wastewater discharge.
- ▶ **Strategic Master Plans:** The City’s Water and Wastewater Master Plans provide an actionable roadmap for expanding infrastructure and ensuring regulatory compliance while accommodating future growth.



Guiding Principles and Action Items

The Guiding Principles and Action Items provide a clear framework to direct Wolfforth's future growth. They address key priorities and challenges while leveraging the City's existing strengths and assets to support informed decision-making and effective implementation.

Guiding Principle: *Invest in community facilities to better serve residents as the community and associated needs continue to grow*

Action Items

- ▶ PI.1: Continue to develop, implement, and maintain the Capital Improvement Plan by prioritizing the budgeting and scheduling of community facilities in alignment with the Comprehensive Plan.
- ▶ PI.2: Develop a centralized facility for all City Services.
- ▶ PI.3: Grow and strengthen City departments by adding specialized roles to meet increasing service demands.
- ▶ PI.4: Revise subdivision design standards to require the phased provision of infrastructure, including roads, wastewater, and water systems, to ensure infrastructure is intentionally planned and constructed as development progresses.
- ▶ PI.5: Ensure that other City plans are consistent with the Future Land Use Plan.

Impact on Wolfforth

Investment in community facilities and infrastructure will be critical to supporting Wolfforth's continued growth and improving service delivery. Public feedback indicates that existing facilities are outdated and operating beyond their intended capacity. Developing a centralized facility for City services will improve efficiency and strengthen the City's ability to respond to residents' needs. Additional investment will also allow the City to expand staffing and establish specialized departments to meet increasing service demands.

As development continues, updating subdivision design standards to require phased infrastructure provision will ensure that utilities and services are delivered in a timely, coordinated, and efficient manner. This approach will support orderly growth, reduce the risk of overburdened systems, and improve long-term infrastructure performance. Ensuring that all improvements align with the Comprehensive Plan and Future Land Use Map will further guide consistent, well-planned development. Together, these efforts will enhance service capacity, improve operational efficiency, and position Wolfforth to manage growth while maintaining a high level of service for residents.

Guiding Principle: *Adopt funding mechanisms that enable responsible maintenance and upkeep of community facilities and infrastructure*

Action Items

- ▶ PI.6: Study the continued feasibility of impact fees to ensure the maintenance and expansion of public infrastructure systems, including water, wastewater, roadways, and drainage.
- ▶ PI.7: Pursue alternative funding sources for public infrastructure.
- ▶ PI.8: Require infrastructure cost participation agreements in new growth areas to ensure developers fund their proportionate share.
- ▶ PI.9: Incorporate life-cycle infrastructure costs into the Capital Improvement Plan.

Impact on Wolfforth

Adopting funding mechanisms is essential to ensure the long-term maintenance and operation of public facilities without placing undue financial burden on the City. Evaluating tools such as impact fees, infrastructure cost participation agreements in new growth areas, and incorporating life-cycle infrastructure costs into the CIP will provide a more equitable and proactive funding approach. Exploring additional alternative funding sources will further strengthen the City's financial capacity to support infrastructure needs. Together, these action items will distribute costs more fairly, align infrastructure investment with growth, and ensure that facilities remain well-maintained and capable of meeting current and future demand.



CHAPTER 9

◆ COMMUNITY HEALTH





CHAPTER 9

This strategy recognizes that investments in housing, parks and trails, transportation, education, and economic development all contribute directly to community wellness. By linking these elements, the plan establishes a framework for creating a healthier Wolfforth, where residents benefit from resources that support prevention and long-term well-being.



CHAPTER 9. COMMUNITY HEALTH

Community Health examines the general wellbeing of Wolfforth residents, highlighting how safety, food availability, public health services, and recreational options all play a role in supporting wellness.

- Health Status
- Community Health Strategy



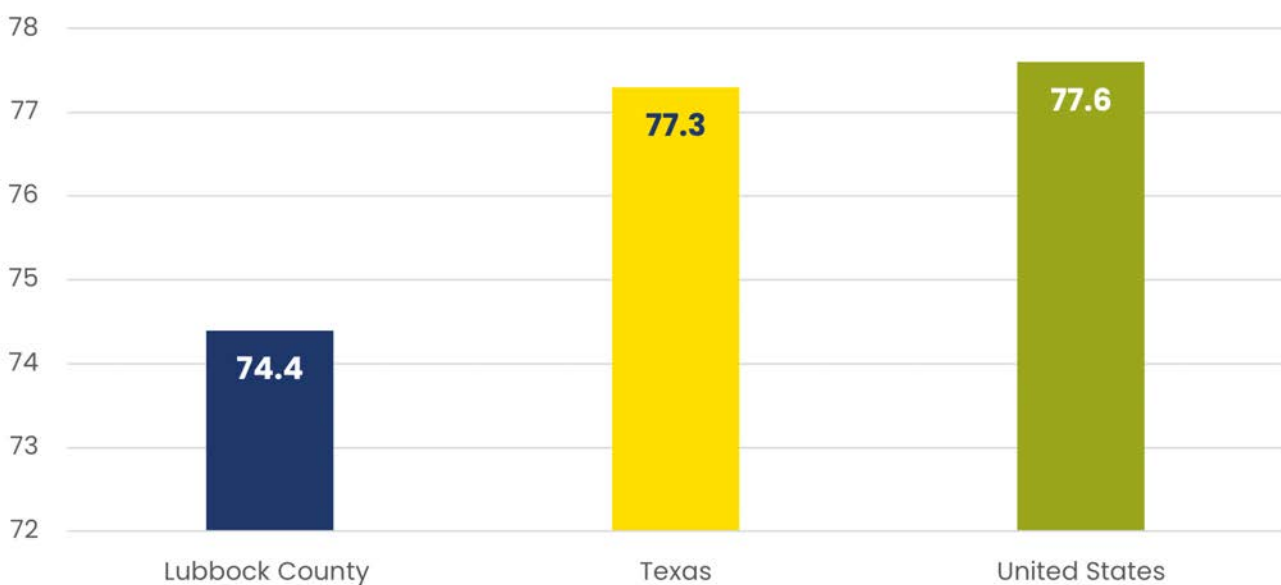
Community health refers to a broad approach to wellness that extends beyond traditional medical care and treatment of disease. Rather than focusing solely on individual outcomes, community health emphasizes the importance of social, environmental, and economic resources that allow residents to live healthier lives. This perspective highlights the prevention of illness by addressing the conditions that influence health, including access to nutritious food, opportunities for physical activity, safety in neighborhoods, and strong social connections. By strengthening these factors, the overall quality of life within the community is improved, creating an environment where residents can thrive physically, mentally, and socially. The Community Health Strategy within the Comprehensive Plan builds upon the themes and priorities established in previous chapters, aligning them with specific goals to improve overall health outcomes. This strategy recognizes that investments in housing, parks and trails, transportation, education, and economic development all contribute directly to community wellness. By linking these elements, the plan establishes a framework for creating a healthier Wolfforth, where residents benefit from resources that support prevention and long-term well-being.

HEALTH STATUS

Life Expectancy

Figure 9.1 indicates that the average life expectancy in Lubbock County is 74.4 years, which is nearly three years lower than the Texas average and approximately 3.2 years below the national average. Lower life expectancy is often associated with a range of underlying factors, including access to healthcare, the prevalence of chronic health conditions, and environmental quality. Understanding these disparities is important for identifying community health priorities and supporting planning efforts that promote improved health outcomes.

FIGURE 9.1: LIFE EXPECTANCY

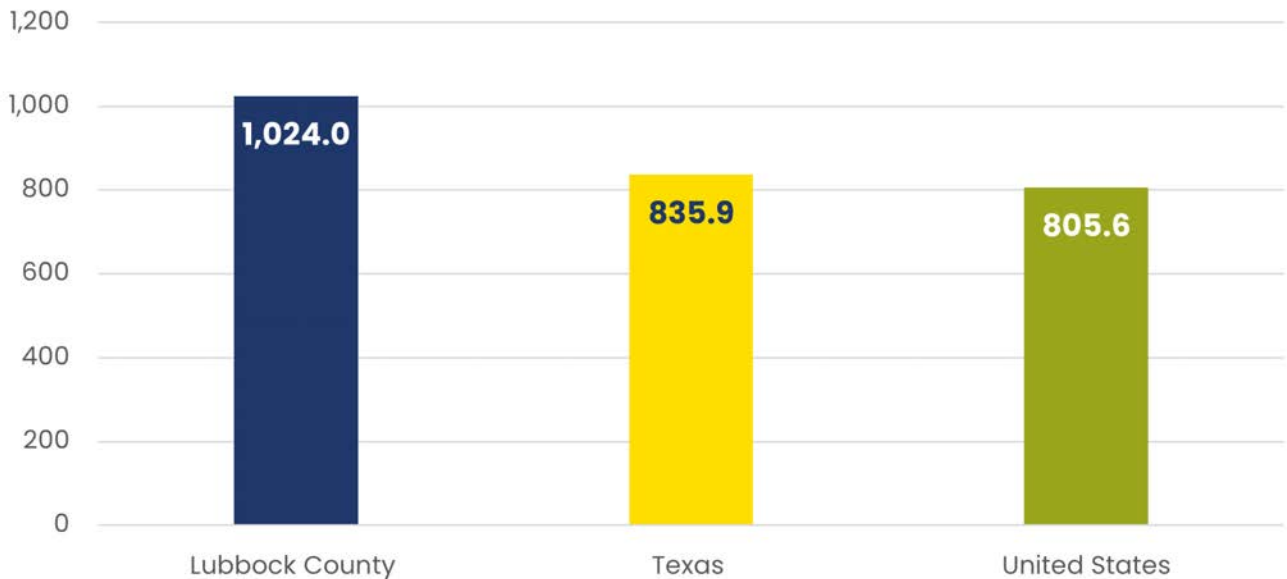


Source: County Health Rankings, 2025 (National Center for Health Statistics)

Mortality Rate

Figure 9.2 shows that Lubbock County has an age-adjusted mortality rate of 1,024 deaths per 100,000 residents. This rate is higher than both the Texas average of 835.9 and the national average of 805.6. Despite being comparatively high, the County’s mortality rate has been trending downward in recent years, an encouraging indicator of improving health outcomes.

FIGURE 9.2: MORALITY RATE (AGE-ADJUSTED DEATH RATE DEATHS PER 100,000)



Source: National Institutes of Health (NIH), 2019–2023

Safety

Table 9.1 presents findings from a 2025 SmartAsset study that ranked the City of Wolfforth as the 15th safest suburb in Texas. This ranking reflects the City’s comparatively low crime rates, with violent crime reported at 0.092 incidents per capita and property crime at 0.00099 incidents per capita. These figures indicate that crime is relatively uncommon in the community when compared to other cities near metropolitan areas.

Community health behaviors also influence public safety outcomes. Approximately 19.67 % of adults report engaging in excessive alcohol consumption. Higher rates of excessive drinking can be associated with increased risks of impaired driving and other alcohol related incidents. Understanding both crime patterns and behavioral health trends helps provide a more complete picture of community health and safety.

TABLE 9.1: SAFETY STATISTICS IN WOLFFORTH

SAFETY STATISTIC	RATE
Violent Crimes per Capita	0.092
Property Crime per Capita	0.00099
Percentage of Adults Reporting Excessive Drinking	19.67%

Source: Smart Asset Study (2025)



Disease

A key measure of overall community health is the prevalence of noncontagious, chronic diseases. These conditions provide important insight into residents' long-term health outcomes. Community health is influenced not only by individual lifestyle choices but also by the broader environment in which people live. Access to healthy foods, opportunities for physical activity, social conditions, and the City's development all play significant roles in shaping community health.

Compared to national averages, Wolfforth exhibits disease outcomes that are largely consistent with those of the United States overall, with some areas performing slightly better. For example, adult diabetes prevalence in Wolfforth is measured at 10%, compared to 10.4% nationwide. The rate of high blood pressure among adults is also lower in Wolfforth at 29.1%, versus 30.7% in the United States. The other Cardiovascular health indicator follows a similar pattern, with Coronary heart disease reported among 4.7% of Wolfforth adults compared to 5.3% nationwide. Mental health indicators also show modestly higher rates, with frequent mental health distress reported among 16.8% of Wolfforth residents compared to 16.3% in the US.

These figures suggest that Wolfforth's overall health profile is broadly in line with national averages, with strengths in diabetes and cardiovascular health. Understanding these conditions provides a foundation for developing strategies to promote healthier lifestyles, expanding access to supportive resources, and address the physical and environmental factors shaping community well-being.

TABLE 9.2: HEALTH CONDITIONS OF WOLFFORTH (AGE-ADJUSTED PREVALENCE %)

VARIABLE	DATASET	WOLFFORTH PREVALENCE	US PREVALENCE
Obesity	Obesity among adults aged ≥ 18 years	34%	32.9%
Asthma	Asthma among adults aged ≥ 18 years	9.7%	9.8%
Diabetes	Diabetes among adults aged ≥ 18 years	10%	10.4%
Mental Health	Frequent mental health distress among adults aged ≥ 18 years	16.8%	16.3%
	Depression among adults aged ≥ 18 years	22.9%	20.7%
Cardiovascular Health	High blood pressure among adults aged ≥ 18 years	29.1%	30.7%
	Coronary heart disease among adults aged ≥ 18 years	4.7%	5.3%

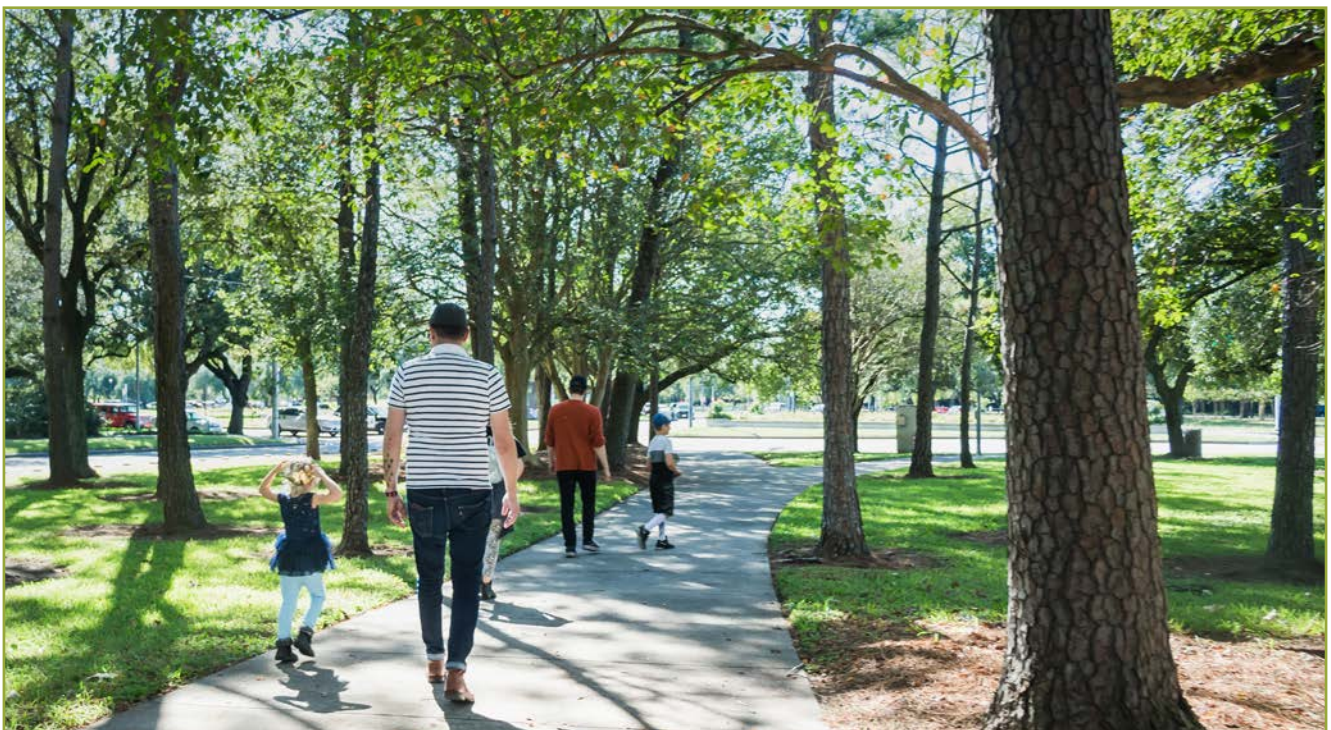
Source: Center for Disease Control and Prevention, 2023

Environmental

Parks and Trails

Parks and trails are essential because of their broad benefits to health and quality of life. Access to natural spaces provides physical activity opportunities while supporting mental and emotional well-being. Research shows that time spent in nature can reduce stress hormones, improve mood, and strengthen immune function. Wolfforth's parks are typically located near or within neighborhoods, making them accessible and ensuring that most residents have opportunities to enjoy green space close to home. Beyond serving as recreational amenities, parks are a primary way for residents to remain active and connected to their community. Regular activity in natural settings is directly linked to reduced rates of chronic disease and lower morbidity. Trails offer a complementary resource by providing safe, paved pathways encouraging walking, jogging, and cycling. Wolfforth currently has one designated trail, the Preston Trail, near Preston Manor Park, and plans to surround the Preston Manor neighborhood. This trail represents the beginning of a broader network that can be expanded to improve connectivity and increase opportunities for active living.

In addition to city parks and trails, residents have limited access to recreational facilities through Frenship Independent School District. The district allows community members to rent facilities and offers programs in certain school buildings. Community feedback has identified a desire for new recreational facilities, particularly baseball and softball fields, to provide residents with additional opportunities for organized sports outside the school district system. Parks, trails, and recreational facilities are critical to the City's health and wellness infrastructure. Expanding these resources will support healthier lifestyles and strengthen Wolfforth's identity as a family-oriented and active community.



Source: Adobe Stock



Social

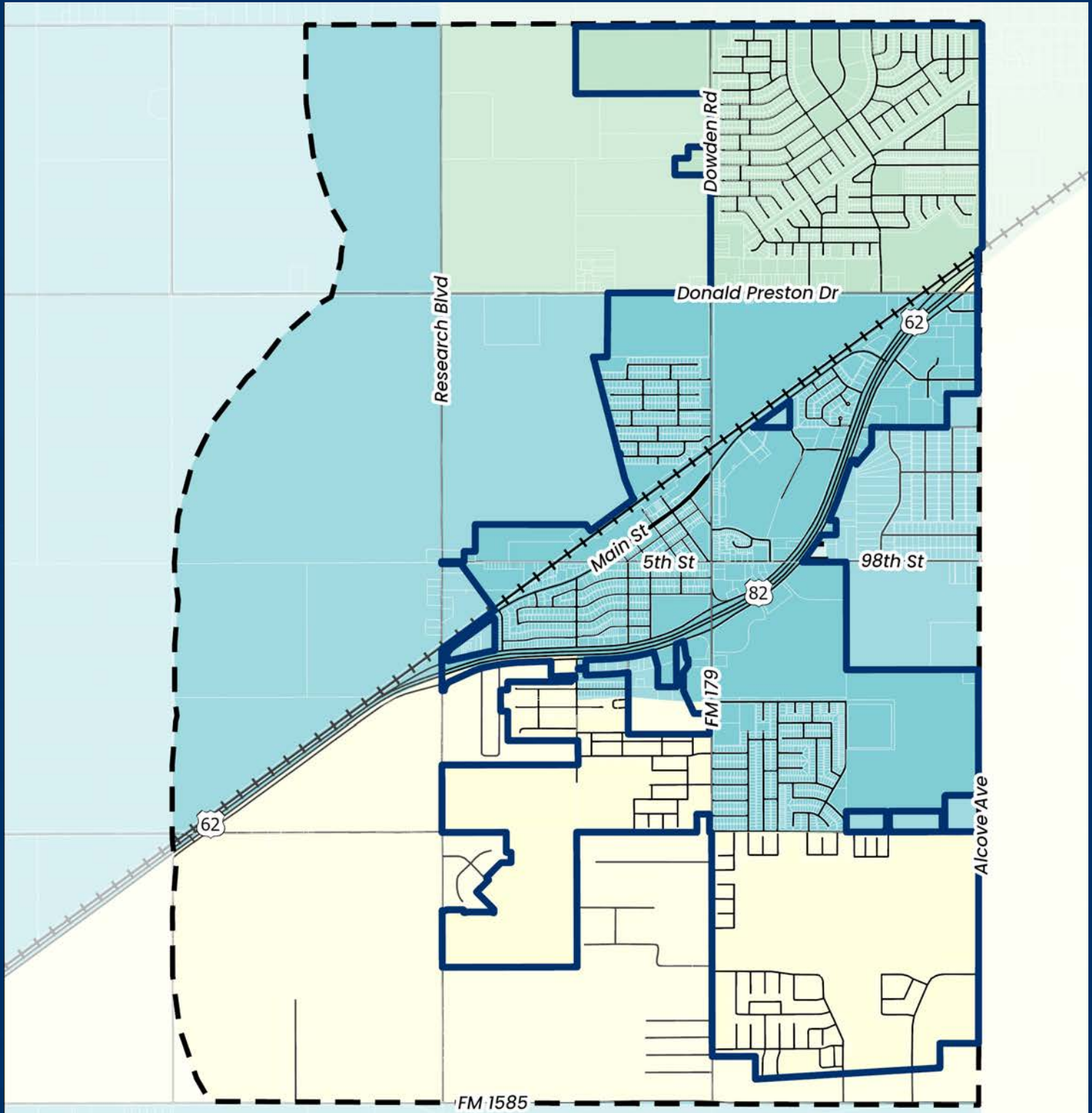
Social Vulnerability Index

The Social Vulnerability Index (SVI) measures a community's capacity to prepare for, respond to, and recover from hazard events. The index incorporates factors such as income, age, housing stability, and other socioeconomic conditions that influence how individuals and households experience and recover from disasters. In addition to these characteristics, SVI considers spatial exposure by evaluating the people and properties most likely to be affected during an event. Higher levels of social vulnerability often indicate greater challenges related to evacuation, financial recovery, and susceptibility to property damage.

Social vulnerability can vary across different areas of the City. **Exhibit 9.1** presents SVI data for Wolfforth using the most recent Census Tracts available from 2022, including four tracts that extend across both the city limits and the ETJ. The analysis identifies three general levels of vulnerability. The southern portion of the City and ETJ falls within the low range (0.00–0.25), while areas in the northern portion fall within the low-medium range (0.26–0.50). These areas also contain a significant share of the City's newer development, which includes modern infrastructure, improved housing conditions, and greater access to resources, factors that contribute to lower levels of social vulnerability. In contrast, the central area of the City and ETJ exhibit medium-high vulnerability levels (0.51–0.75), which are often associated with older development patterns and infrastructure.

Overall, Wolfforth demonstrates a strong capacity to manage and recover from emergencies. However, the variation in SVI levels highlights opportunities to improve resilience, particularly in areas with older infrastructure and within portions of the ETJ where access to resources may be more limited. While SVI levels remain comparatively low across the community, it's important to reducing vulnerability citywide through proactive planning and infrastructure investment.

EXHIBIT 9.1: SVI IN WOLFFORTH



Legend

- City Limits
- ETJ
- Railroads
- Parcels
- Roads
- Low 0.0-0.25
- Low-Medium 0.26-0.50
- Medium-High 0.51-0.75
- High 0.76-1.0





Nutrition & Food Access

Access to grocery stores and fresh food is a key component of community health and quality of life. Currently, Wolfforth residents rely primarily on grocery options outside the City. The closest full-service grocery store is Walmart in West Lubbock. Most Wolfforth residents can reach this store within a 15-minute drive. However, because it also serves a large portion of Lubbock and surrounding communities, its accessibility may be increasingly limited as the City and the County continue to grow. Similarly, a Target store located northeast of Wolfforth is also within a 15-minute drive but faces the same challenge of regional demand. As of 2026, a United Supermarket is under construction in Wolfforth, addressing the existing gap in grocery store access. The addition of this store will significantly improve access to fresh food and reduce reliance on out-of-town options. As of now, residents have limited alternatives. A farmers' market is available on weekends, providing locally produced goods, but its limited hours restrict its accessibility as a consistent food source.

Addressing food access will be critical as Wolfforth continues to grow. Introducing a primary grocery provider within the city limits and creating opportunities to expand local markets and food options will help ensure that residents have convenient and equitable access to fresh, healthy foods.

COMMUNITY HEALTH STRATEGY

As the City of Wolfforth continues to grow, supporting community health and overall well-being remains a key priority for residents. The community health strategy provides a framework to guide improvements in access to food, healthcare services, and opportunities for active living. It focuses on addressing current gaps while planning for future needs through coordinated land use, strategic investment, and supportive development patterns. Together, these efforts promote a healthier community and help ensure that Wolfforth remains a safe, accessible, and desirable place to live.



Core Objectives

- ▶ **Preserve Wolfforth's Safety:** Wolfforth is recognized as one of the safest suburbs in Texas, ranked #15 by SmartAsset.
- ▶ **Increasing Commercial Opportunities:** Expanding commercial development, especially grocery stores, pharmacies, and restaurants can improve quality of life and help retain local spending within the community.
- ▶ **Expand Public Health and Food Options:** Improving access to healthy food options and public health resources will support overall community well-being and encourage healthier lifestyles.



Barriers to Implementation

- ▶ **Lack of Grocery Stores:** There are currently no grocery stores within Wolfforth; however, construction on one has begun as of 2026.
- ▶ **Police Current Level of Service:** The current level (2.0) of police service falls below the recommended standard of 2.4 officers per 1,000 residents.
- ▶ **New Development:** As new development continues, the City must ensure that growth does not compromise its strong safety record.



Foundational Resources

- ▶ **Strong Community Character:** A close-knit and engaged community contributes to safety and well-being.
- ▶ **Committed Police Force:** Despite staffing challenges, the existing police force is dedicated and plays a key role in maintaining public safety.
- ▶ **Existing Parks & Trails:** Wolfforth has a solid foundation of parks and trail systems, supporting recreation, physical activity, and public health.



Guiding Principles and Action Items

The Guiding Principles and Action Items provide a clear framework to direct Wolfforth's future growth. They address key priorities and challenges while leveraging the City's existing strengths and assets to support informed decision-making and effective implementation.

Guiding Principle: *Expand accessible public health and food options to better serve Wolfforth residents*

Action Items

- ▶ CH 3.1: Remove barriers to accessing food options, and work with developers and companies to support the opening of additional grocery stores as the City grows.
- ▶ CH 3.2: Encourage the location of health and community service providers in mixed-use villages and other appropriate land use categories.
- ▶ CH 3.3: Promote development and design standards that support pedestrian access and physical activity.

Impact on Wolfforth

The Guiding Principle and its associated Action Items expand access to food options in Wolfforth by addressing the current shortage of grocery stores and dining establishments. By removing regulatory barriers and collaborating with developers, the City can attract a wider range of food-related businesses, improve access to healthy food, and retain more local spending within the community.

The recommendation also prioritizes public health by supporting the integration of healthcare providers into appropriate, flexible land-use categories, allowing services to locate where they are most accessible. In addition, promoting development and design standards that support pedestrian connectivity and physical activity will enhance overall community well-being. Leveraging existing parks and trail systems, while encouraging more walkable development patterns, will strengthen Wolfforth's assets and create a healthier, more connected community.



Guiding Principle: *Maintain a High Standard of Safety for Wolfforth Residents and Neighborhoods*

Action Items

- ▶ CH 3.4: Ensure emergency, police, and fire services meet or exceed level-of-service standards as the population grows.
- ▶ CH 3.5: Encourage neighborhoods to partner with public safety to foster community involvement in safety.
- ▶ CH 3.6: Ensure parks and trails are well-maintained and safe, with adequate lighting, regular patrols, and easy accessibility.

Impact on Wolfforth

The Guiding Principle and its associated Action Items reinforce Wolfforth's high standard of public safety, recognizing that preserving this strength is essential as the City continues to grow. Targeted investment in emergency services, including police and fire, will ensure that the levels of service keep pace with development and maintain the City's reputation as one of the safest communities in the State. Wolfforth's strong community character also plays an important role in public safety. Encouraging partnerships between residents and public safety agencies will foster greater community involvement, strengthen trust, and promote shared responsibility for neighborhood safety.

Wolfforth's strong community character also plays an important role in public safety. Encouraging partnerships between residents and public safety agencies will foster greater community involvement, strengthen trust, and promote shared responsibility for neighborhood safety. In addition, maintaining safe and accessible public spaces is essential. Ensuring that parks and trails are well-lit, regularly patrolled, and properly maintained will enhance usability and help residents feel secure in public areas. Together, these efforts will reinforce Wolfforth's commitment to safety while supporting a high quality of life and ensuring the community remains a safe and welcoming place for current and future residents.

CHAPTER 10

◆ IMPLEMENTATION





CHAPTER 10

While every action item in this chapter contributes to the overall success of the Comprehensive Plan, establishing a prioritized structure enables the community to allocate resources strategically and capitalize on opportunities as they arise.



CHAPTER 10. **IMPLEMENTATION**

This chapter outlines the short-, medium-, and long-term implementation actions, along with their associated costs, and partnerships required to achieve the desired vision for the City and community.

- Updates and Amendments
- Implementation Strategy
- Vision Statement & Guiding Principles
- Implementation
- Implementation Matrix



The Wolfforth Forward Comprehensive Plan concludes with a structured implementation strategy designed to guide the execution and tracking of the community’s vision, goals, policies, strategies, and action items. This chapter provides the framework necessary for the City to monitor progress over the lifespan of the plan and to adapt implementation efforts as conditions evolve. It also outlines approaches for identifying and pursuing funding opportunities that will be critical to advancing high-priority projects and achieving long-term community benefits. The vision that anchors this strategy reflects the collective aspirations of Wolfforth residents and stakeholders, ensuring that implementation remains closely aligned with community values and goals.

IMPLEMENTATION STRATEGY

While every action item in this chapter contributes to the overall success of the Comprehensive Plan, establishing a prioritized structure enables the community to allocate resources strategically and capitalize on opportunities as they arise. To support effective implementation, an implementation matrix is included as a practical tool for guiding the execution of the Plan’s recommendations. The matrix outlines specific, measurable action items and identifies key elements such as anticipated conceptual costs, projected time frames, and the departments or partners responsible for carrying out each task.

VISION STATEMENT & GUIDING PRINCIPLES

The Vision Statement and Guiding Principles were developed early in the planning process to establish a clear direction and set the tone for the Wolfforth Forward Comprehensive Plan. The Vision Statement for the Comprehensive Plan is as follows:

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.

The Guiding Principles establish the foundation of the Comprehensive Plan and provide a consistent framework for decision-making. City leaders will use these principles to evaluate policies, programs, capital investments, and development applications across each Plan Component. Each action item directly aligns with a corresponding Guiding Principle, ensuring that implementation efforts remain coordinated and consistent with the community's overarching goals.

IMPLEMENTATION

Each action item identified in this chapter plays a critical role in advancing the Comprehensive Plan. To support effective implementation, the plan includes an implementation matrix that serves as a clear and actionable roadmap.

The implementation matrix establishes a structured framework outlining specific, measurable steps for each element, including estimated costs, anticipated timeframes, and responsible parties. This approach enables the City to monitor progress, respond to changing conditions, and efficiently advance its goals in a coordinated and accountable manner.

Community Partners

The City will need to collaborate with a range of partners to implement the Comprehensive Plan successfully. Public sector agencies play a critical role in infrastructure delivery and policy development, while private sector entities, often landowners and investors, provide the capital and development capacity necessary to bring projects to fruition. These public and private sector partners include, but are not limited to:

Public Agencies

- ▶ TxDOT
- ▶ City of Lubbock
- ▶ Lubbock County
- ▶ Frenship ISD
- ▶ South Plains Association of Governments (SPAG)
- ▶ The State of Texas and its departments
 - ▶ The Texas Department of Transportation (TXDOT)
 - ▶ The Texas Parks and Wildlife Department (TPWD)
 - ▶ The Texas Economic, Development and Tourism Office (EDT)
 - ▶ Others
- ▶ Texas General Land Office (GLO)
- ▶ U.S. Environmental Protection Agency (EPA)



Private Sector Partners

- ▶ Watco
- ▶ Landowners/Property owners
- ▶ Business/Business owners
- ▶ Real estate brokers and developers
- ▶ Financial institutions

Nonprofit/Charitable and Civic/Community Organizations

- ▶ Keep Texas Beautiful
- ▶ Texas SmartScape Program
- ▶ Regional Churches/Faith-Based Organizations
- ▶ Local Volunteer Fire Departments
- ▶ Texas Trees Foundation

Wolfforth Residents

Employees Working in Wolfforth Businesses

Monitoring and Updating the Plan

Over time, community priorities may evolve, and economic and environmental conditions may shift, creating new challenges and opportunities. To remain resilient and competitive, the City should actively monitor and update Wolfforth Forward regularly. Regular review of the Comprehensive Plan ensures that its assumptions, vision, and goals continue to reflect the community's desired future and that City regulations and work programs support intended outcomes. The City should conduct a comprehensive review approximately every five years.

Between major updates, City staff should continuously track implementation progress to evaluate whether strategies are achieving the desired results. These evaluations may confirm the current direction or identify the need for adjustments. Ongoing monitoring also helps maintain implementation momentum and highlights key issues to address in future plan updates.

IMPLEMENTATION MATRIX

To facilitate implementation, the implementation matrix translates the Guiding Principles into actionable steps. This matrix organizes each action item by key factors such as estimated costs, anticipated timelines, and responsible parties, providing clear direction for execution.

By establishing defined responsibilities and measurable benchmarks, the matrix enables the City to monitor progress, adjust to changing conditions, and advance its goals in a coordinated and efficient manner. The matrix includes the following elements:

Action Item

- ▶ The steps or tasks that need to be completed to achieve the desired plan outcomes

Timing

- ▶ **Short-Term (S)** – Actions that can be completed in 3 years or less
- ▶ **Mid-Term (M)** – Actions that are estimated to be completed within 4 to 6 years
- ▶ **Long-Term (L)** – Actions that are anticipated to take longer than 7 years to complete
- ▶ **Ongoing (O)** – Action items that represent ongoing efforts that continuously add value

Planning Cost

- ▶ \$ – Up to \$150,000
- ▶ \$\$ – \$150,000 to \$500,000
- ▶ \$\$\$ – \$500,000 to \$1 million
- ▶ \$\$\$\$ – More than \$1 million

Partners

- ▶ Key partners, including various organizations and entities, support the City of Wolfforth in implementing the actions outlined in the Wolfforth Forward Comprehensive Plan. These partners help coordinate efforts, leverage resources, and contribute to the successful execution of plan initiatives.

Mobility and Transportation Strategy Actions

ACTION ID	ACTION ITEM	TIMING	PLANNING COST	PARTNERS
Support the development and expansion of an accessible, convenient, and safe transportation system.				
MT.1	Collaborate with regional partners to develop consistent roadway design standards for future streets and retrofits.	O	\$	TxDOT, Lubbock County, Lubbock
MT.2	Ensure adequate right-of-way to accommodate commercial development along key corridors, including Donald Preston and W. 5th street.	L	\$\$\$\$	TxDOT, Lubbock County



ACTION ID	ACTION ITEM	TIMING	PLANNING COST	PARTNERS
MT.3	Prioritize accessibility improvements near neighborhoods and schools.	M	\$\$\$\$	Frenship ISD
MT.4	Improve access management along commercial corridors through the addition of dedicated turn lanes, installation of medians, reduction of driveway density, and requirements for shared access.	L	\$\$\$\$	TxDOT, Lubbock County
MT.5	Support the initiative to relocate the WATCO rail line that goes through Wolfforth.	L	\$	WATCO, TxDOT
Invest in biking and pedestrian infrastructure to facilitate transportation between points of interest.				
MT.6	Implement traffic calming measures in residential neighborhoods.	M	\$\$\$	Frenship ISD
MT.7	Prioritize and advance speed reduction strategies in Wolfforth.	M	\$\$	Frenship ISD
MT.8	Develop speed limit setting standards that reduce reliance on the 85th percentile measure.	S	\$	TxDOT
MT.9	Develop and adopt a Parks & Trails Master Plan to establish more interconnected bike and pedestrian trails.	S	\$\$	TPWD, Lubbock MPO
MT.10	Expand and enhance the City's sidewalk network to improve pedestrian safety and connectivity by identifying alternative funding sources for City-built sidewalks and establishing regulations for the provision of sidewalks in future developments.	M	\$\$\$\$	TxDOT, Lubbock County

Economic and Fiscal Strategy Actions

ACTION ID	ACTION ITEM	TIMING	PLANNING COST	PARTNERS
Adopt policies and procedures that promote business recruitment and retention.				
EF.1	Identify, acquire, and/or incentivize strategic sites along key corridors that will serve as a basis for future commercial and industrial employment sectors.	L	\$\$\$\$	Wolfforth EDC, Local Property Owners
EF.2	Adopt policies and processes that will serve to create a sustainable business recruitment and retention environment.	M	\$	Wolfforth EDC
EF.3	Centralize communications and messaging through the use of media and regional partnerships.	S	\$	Wolfforth EDC
EF.4	Expand Wolfforth’s statewide visibility through intentional conference participation.	O	\$\$	Wolfforth EDC
Develop a vibrant downtown for Wolfforth.				
EF.5	Create a Special District designation for Downtown Wolfforth to identify funding sources, establish management responsibilities, and allocate staff support for successful implementation. Examples of special districts include TIRZ, PID, BID, or a Design Overlay.	L	\$\$\$\$	Wolfforth EDC, Frenship ISD,
EF.6	Develop standalone design guidelines to support placemaking efforts that establish clear expectations for building design, streetscapes, and public spaces.	M	\$\$	Wolfforth EDC, Frenship ISD
EF.7	Prioritize public investment in the downtown area to support revitalization, strengthen infrastructure, and enhance the public spaces.	L	\$\$\$\$	Wolfforth EDC, TxDOT
EF.8	Build a centralized City Services building in Downtown.	L	\$\$\$\$	Wolfforth EDC, Grant Agencies



Housing and Neighborhood Strategy Actions

ACTION ID	ACTION ITEM	TIMING	PLANNING COST	PARTNERS
Encourage the development of housing that reflects the needs of Wolfforth residents.				
HN.1	Develop a housing typology to guide future residential development.	S	\$	Wolfforth EDC, Local Developers
HN.2	Amend the zoning ordinance to permit housing types that are consistent with the Future Land Use Map.	S	\$\$	Wolfforth EDC
HN.3	Develop a community profile or neighborhood guide for prospective residents that highlights neighborhood characteristics, available amenities, and community features.	M	\$	Wolfforth EDC, Frenship ISD
Promote housing options that preserve Wolfforth's existing community aesthetic.				
HN.4	Modify residential design standards to ensure contextually appropriate land use, including adjustments to setbacks, building heights, and landscaping requirements.	S	\$	-
HN.5	Revise the City's zoning regulations and map when appropriate to conform to the thresholds established in the Future Land Use Plan.	S	\$\$	Wolfforth EDC
HN.6	Develop incentives like fee abatements, relaxed density requirements, and mitigation fee waivers as the City enforces stricter development standards to promote desirable aesthetic forms.	M	\$	Wolfforth EDC

Environmental & Sustainability Strategy Actions

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



Public Infrastructure & Community Facilities Actions

ACTION ID	ACTION ITEM	TIMING	PLANNING COST	PARTNERS
Invest in community facilities to better serve residents as the community and associated needs continue to grow.				
PI.1	Continue to develop, implement, and maintain the Capital Improvement Plan by prioritizing the budgeting and scheduling of community facilities in alignment with the Comprehensive Plan.	O	\$	TxDOT, Lubbock County,
PI.2	Develop a centralized facility for all City Services	L	\$\$\$\$	Wolfforth EDC, TxDOT
PI.3	Grow and strengthen City departments by adding specialized roles to meet increasing service demands.	L	\$\$\$\$	SPAG, TML
PI.4	Revise subdivision design standards to require the phased provision of infrastructure, including roads, wastewater, and water systems, to ensure infrastructure is intentionally planned and constructed as development progresses.	S	\$	Lubbock County
PI.5	Ensure that other City plans are consistent with the Future Land Use Plan.	O	\$ - \$\$\$	-
Adopt funding mechanisms that enable responsible maintenance and upkeep of community facilities and infrastructure.				
PI.6	Study the continued feasibility of impact fees to ensure the maintenance and expansion of public infrastructure systems, including water, wastewater, roadways, and drainage.	M	\$\$	Local Developers
PI.7	Pursue alternative funding sources for public infrastructure.	O	\$\$	Grant Agencies
PI.8	Require infrastructure cost participation agreements in new growth areas to ensure developers fund their proportionate share.	O	\$	Local Developers
PI.9	Incorporate life-cycle infrastructure costs into the Capital Improvement Plan	O	\$	-

Community Health Actions

ACTION ID	ACTION ITEM	TIMING	PLANNING COST	PARTNERS
Expand accessible public health and food options to better serve Wolfforth residents.				
CH.1	Remove barriers to accessing food options, and work with developers and companies to support the opening of additional grocery stores as the City grows.	M	\$\$	Wolfforth EDC, Local Developers
CH.2	Encourage the location of health and community service providers in mixed-use villages and other appropriate land use categories.	L	\$\$\$	Wolfforth EDC, Local Developers
CH.3	Promote development and design standards that support pedestrian access and physical activity.	O	\$\$	Local Developers
Maintain a High Standard of Safety for Wolfforth Residents and Neighborhoods.				
CH.4	Ensure emergency, police, and fire services meet or exceed level-of-service standards as the population grows.	O	\$\$\$\$	LCES, TxDPS
CH.5	Encourage neighborhoods to partner with public safety agencies to foster community involvement in safety.	O	\$	LCES, TxDPS
CH.6	Ensure parks and trails are well-maintained and safe, with adequate lighting, regular patrols, and easy accessibility.	M	\$\$\$\$	LCES, TxDPS



IMPLEMENTATION PRIORITIES

During the Plan Development Process, a series of prioritization processes were conducted with the Advisory Committee and Elected/Appointed Officials. These exercises focused on establishing a set of prioritized actions for Wolfforth as the City dives into implementation. Exercises explored the perceived impact of each action in conjunction with its perceived cost to determine which actions were most beneficial for the City from a cost perspective. The results of these exercises concluded that Public Safety remained the highest priority for Wolfforth moving forward. The City aims to maintain and improve its standing as one of the 15 safest cities in the state. Additionally, many of the actions in the Economic Development component were expressed as high priorities, with a focus on actions under the Downtown Wolfforth Guiding Principle. While these actions rose to the top for key stakeholders, the modernization of Wolfforth's development regulations and planning documents remain essential steps to ensuring a strong implementation phase. These documents guide future development and enforce the adopted Future Land Use Map, as well as strengthen the community's focus on community character.

UPDATES AND AMENDMENTS

The Wolfforth Forward Comprehensive Plan is a living document that should be reviewed and updated regularly as the community's vision advances toward implementation. City staff should rely on this implementation chapter as a tool for reporting progress and keeping the City Council informed throughout the plan's lifespan. An annual report is recommended to document achievements, assess ongoing efforts, highlight emerging opportunities, and identify evolving trends. This report should be presented to the City Council and include detailed updates from staff on the status of the action items outlined in the plan.

Five-Year Update

At the five-year mark, the City should prepare a targeted update to the Comprehensive Plan. This update should incorporate revised existing conditions, updated demographic data, and additional public input to inform any necessary adjustments. The process will also provide an opportunity to revisit key recommendations and refine the Future Land Use Plan to ensure continued alignment with current trends and community priorities.

Ten-Year Update

At the ten-year mark, the City should undertake a full update of the Comprehensive Plan. This comprehensive effort should include a detailed reassessment of community facilities, infrastructure, and priorities to ensure that all recommendations align with the community's vision and evolving needs.

TABLE 10.1: PLAN UPDATES AND TIMEFRAMES

PLAN UPDATE LEVEL	RECOMMENDED FREQUENCY	APPROVED BY
Minor Revision – Text or wording changes, not affecting the recommendation	As needed	Planning and Zoning Department
Major Revision – Any change substantively changing a recommendation	As needed	Planning and Zoning Department
Comprehensive Plan Progress Report	Annually	Planning and Zoning Department
Comprehensive Plan Update	5 Year	City Council
New Comprehensive Plan	10 Year	City Council



