



AGENDA ITEM COMMENTARY

MEETING NAME:	Planning and Zoning Commission
MEETING DATE:	September 9, 2025
ITEM TITLE:	Consider and take appropriate action on discussion for an amendment to the Wolfforth Zoning Ordinance Use Table 14.03.008.
STAFF INITIATOR:	Tara Tomlinson, Director of Development Services

BACKGROUND:

Due to recent growth in our commercial sector, city staff have been actively reviewing the current zoning ordinance. While most business types are adequately addressed, some specific uses remain vaguely defined, which has led to the establishment of businesses in areas that may not align with the city's long-term planning goals.

Attached is a list of specific uses that are not currently defined in our zoning ordinance and may require further clarification or regulation.

In addition to reviewing specific uses, city staff would like to explore the possibility of clarifying and consolidating the definitions of special use and conditional use under a more clearly defined category of specific use. While these terms are often used interchangeably, establishing distinct definitions and expectations will help ensure greater consistency and clarity in zoning decisions.

EXHIBITS:

1. Current zoning ordinance
2. Proposed table additions
3. Proposed definitions of uses
4. Current special and condition use ordinances
5. Proposed specific use

COMMITTEE ACTION/STAFF RECOMMENDATION:

Discuss and review use categories that may need to be included in the zoning ordinance.