



## AGENDA ITEM COMMENTARY

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<b>MEETING NAME:</b>	City Council
<b>MEETING DATE:</b>	April 21, 2025
<b>ITEM TITLE:</b>	<p>Conduct a Public Hearing on a zoning change from R-1 to C-1 at Windsor Estates at Preston Manor Tract A.</p> <p><i>A public hearing is held by the governing body in order for the public to hear the facts and offer their opinions. The governing body is not obligated to engage in dialogue with those present.</i></p>
<b>STAFF INITIATOR:</b>	Tara Tomlinson, Director of Development Services

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### BACKGROUND:

**This commentary applies to the next two agenda items:**

- 1. Conduct a public hearing on a zoning change from R-1 to C-1 at Windsor Estates at Preston Manor Tract A.**
- 2. Consider and take appropriate action on a zoning change from R-1 to C-1 at Windsor Estates at Preston Manor Tract A.**

On February 16, 2004, the land that includes Tract A in Windsor Estates was annexed into the city limits of Wolfforth. According to city ordinances, annexed land automatically defaults to R-1 (Residential Single-Family) zoning.

On September 19, 2022, the City Council approved a plat that designated Tract A, located in the northwest corner of Windsor Estates, as a separate lot. The zoning has remained residential since that time. Recently, the Wolfforth Land Company submitted a request to rezone Tract A from R-1 (Residential Single-Family) to C-1 (Light Commercial). Their proposed plans for the property include developing a strip center or a convenience store. Alternatively, they may sell the lot as a commercial property or develop it themselves.

C-1 (Light Commercial) zoning permits businesses such as retail stores, restaurants, and professional offices. Because this parcel is adjacent to a residential zone, keeping it within the light commercial classification would help limit business types and prevent more intensive commercial or industrial development.

Notice was sent to property owner's within 200 feet of the property. No one returned comments about the zoning change. On April 15, 2025, the Planning and Zoning Commission voted unanimously to recommend approval of a zoning change from R-1 to C-1 at Windsor Estates at Preston Manor Tract A.

### EXHIBITS:

1. Public Hearing Notice

**COUNCIL ACTION/STAFF RECOMMENDATION:**

Hold a public hearing.