



AGENDA ITEM COMMENTARY

MEETING NAME:	Planning and Zoning Commission
MEETING DATE:	June 9, 2026
ITEM TITLE:	PUBLIC HEARING: Conduct a public hearing on a zoning change from MF/C-2 (Multi-Family/Commercial) to OTM (Old Town Mixed-Use) at BLK AK SEC 25 AB 246 BAL OF SW/4 AC: 46.04.
STAFF INITIATOR:	Tara Tomlinson, Director of Development Services

BACKGROUND:

This commentary applies to the next two agenda items:

1. Conduct a public hearing on a zoning change from MF/C-2 to OTM at BLK AK SEC 25 AB 246 BAL OF SW/4 AC: 46.04.
2. Consider and take appropriate action on a zoning change from MF/C-2 to OTM at BLK AK SEC 25 AB 246 BAL OF SW/4 AC: 46.04.

Recently, the Wolfforth EDC purchased approximately 46-acres of land adjacent to Patterson Park. Currently the property is zoned Multi-Family/C-2 (Commercial). The Wolfforth EDC is requesting a zoning amendment that would transition the subject area adjacent to the park from Multi-Family/C-2 (Commercial) into a mixed-use district (Old Town Mixed-Use) intended to support a balanced combination of residential, commercial, and pedestrian-oriented development while enhancing compatibility with surrounding public open space. The mixed-use rezoning is intended to encourage reinvestment in the area, develop a consolidated civic campus, expand opportunities for neighborhood-serving businesses and housing, and create a more active, walkable environment near the park. The proposed mixed-use designation aligns with long-term planning goals encouraging compact development patterns, multimodal access, and activation of areas adjacent to public recreational assets.

EXHIBITS:

1. Public hearing notice
2. Survey
3. Map of area

COMMITTEE ACTION/STAFF RECOMMENDATION:

Hold a public hearing.