



AGENDA ITEM COMMENTARY

MEETING NAME:	Economic Development Corporation
MEETING DATE:	April 7, 2026
ITEM TITLE:	Consider and take appropriate action on mixed use development ordinance.
STAFF INITIATOR:	Danielle Sweat-EDC Director

BACKGROUND:

The Wolfforth Economic Development Corporation is taking a significant and historic step forward as we move toward the creation of the City's first true downtown district. This initiative represents a long-standing vision for Wolfforth, one that has been discussed and planned for decades, and we are now in a position to bring that vision to life.

As part of this effort, the Board is being asked to review the proposed Old Town Mixed-Use District ordinance, which will serve as the foundational framework for how this future downtown will develop. This ordinance is designed to encourage a vibrant, walkable, and economically sustainable environment that blends retail, dining, office, residential, and civic uses into a cohesive destination.

The intent of the district is to create a pedestrian-oriented commercial center with integrated uses, connected by a network of streets, sidewalks, and public spaces that support vehicles, pedestrians, and bicycles alike.

Key highlights of the ordinance include:

- **Mixed-Use Flexibility:** A wide range of uses are permitted, including retail, restaurants, offices, entertainment, civic spaces, and upper-story residential, allowing for a dynamic and active environment throughout the day and evening.
- **Pedestrian-Focused Design:** Buildings are required to orient toward the street with primary entrances facing sidewalks, reinforcing a walkable, downtown feel.
- **Urban Development Standards:** Zero lot line development, minimal setbacks, and rear parking placement are intended to create a more urban streetscape and bring buildings closer to the public realm.
- **Quality Building Materials:** High standards for masonry and exterior materials ensure long-term durability and an elevated aesthetic for the district.
- **Activation of Public Spaces:** Outdoor patios, sidewalk vending, and live music allowances are incorporated to encourage activity and create a vibrant atmosphere.
- **Controlled Intensity Uses:** Drive-throughs and certain higher-intensity uses are allowed only through a Special Use Permit process to maintain the integrity of the downtown environment.

This ordinance is intended to balance flexibility for development with intentional design standards that will shape the character of Wolfforth's downtown for generations to come.

Board members are encouraged to review the document closely and provide feedback, as there is still an opportunity to refine and adjust provisions to ensure the district aligns with the community's long-term vision and goals.

EXHIBITS:

Mixed Use District Ordinance

COUNCIL ACTION/STAFF RECOMMENDATION: