



AGENDA ITEM COMMENTARY

MEETING NAME:	City Council Meeting
MEETING DATE:	March 4, 2024
ITEM TITLE:	Consider and take appropriate action on Final Plat for Hale Addition.
STAFF INITIATOR:	Tara Tomlinson, Director of Development Services

BACKGROUND:

Previously, All Hale Meats was re-zoned to a C-3 with Special Use permit on December 18, 2023. As part of their process to acquire a building permit for a new addition to the property, the current property needed to be platted.

The attached plat has been reviewed by staff and third parties and meets the City's ordinances for approval. No new public infrastructure will be required. Right-of-way dedication along W 5th Street totals 30'. Though the Master Thoroughfare Plan for the City of Wolfforth has that portion of the road as a Major Arterial Road in future development, it which requires 55' of right-of-way. The City has found that due to the Wolfforth Cemetery being adjacent to the property, no more than a total of 30' could be utilized in the future. If 5th Street were ever expanded to the 110' width, the road would need to move south since the Wolfforth Cemetery is historical site.

EXHIBITS:

1. Final Plat

COUNCIL ACTION/STAFF RECOMMENDATION:

Staff recommends approval of Hale Addition with no conditions.