



# PLANNING AND ZONING COMMISSION APRIL 9, 2024

April 09, 2024 at 5:30 PM

Wolfforth City Hall - 302 Main Street Wolfforth, TX

## MINUTES

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### CALL MEETING TO ORDER

Robert Garcia Called the meeting to order at 5:30.

### ROLL CALL AND ESTABLISH A QUORUM

### CITIZEN ENGAGEMENT

This is an opportunity for the public to address the Planning and Zoning Commission regarding an item on the agenda, except public hearings that are included on the agenda. Comments related to public hearings will be heard when the specific hearing begins. Citizen comments are limited to three (3) minutes per speaker, unless the speaker requires the assistance of a translator, in which case the speaker is limited to six (6) minutes, in accordance with applicable law. Each speaker shall approach the designated speaker location, complete the citizen engagement sign in sheet and state his/her name and city of residence before speaking. Speakers shall address the Planning and Zoning Commission with civility that is conducive to appropriate public discussion. Speakers can address only the Planning and Zoning Commission and not individual city officials or employees. The public cannot speak from the gallery but only from the designated speaker location.

No one participated in citizen engagement.

### ITEMS FOR INDIVIDUAL CONSIDERATION

1. Consider and take appropriate action on the minutes of the Planning and Zoning Commission meeting from March 19, 2024.

Motion made by Charlotte McDonald, second by Russell Dabbs to approve the minutes from March 19, 2024. Motion carried unanimously.

2. Consider and take appropriate action on discussion of amendment to the Wolfforth Code of Ordinances, Chapter 10 Subdivision Regulations.

Staff presented on recommended changes to the current Subdivision Regulations. No suggestions or changes were made.

3. PUBLIC HEARING: Consider and take appropriate action on ordinance that will amend the Wolfforth Code of Ordinances, Chapter 10 Subdivision Regulations.

Robert Garcia opened the public hearing at 5:52 pm and after no comments were presented, closed the hearing at 5:53 pm.

4. Consider and take appropriate action on ordinance that will amend the Wolfforth Code of Ordinances, Chapter 10 Subdivision Regulations.

Motion by Charlotte McDonald, second by Rebekah Peer to recommend approval of changes to the Subdivision Regulations as provided by staff. Motion carried unanimously.

5. Consider and take appropriate action on discussion of update to the City of Wolfforth Comprehensive Plan: Future Land Use Map.

Staff presented on changes to the Future Land Use Map. After discussion, suggested revisions included:

- \*Extending commercial zoning surrounding entire Loop 88

- \*Changing Manufactured Homes Zoning along Hwy 179 to commercial on frontage and Low Density Residential on the interior

- \*Change Manufactured Homes Zoning near 98th Street to a mix of commercial and industrial, similar to property just north

6. PUBLIC HEARING: Consider and take appropriate action on an update to the City of Wolfforth Comprehensive Plan: Future Land Use Map.

Robert Garcia opened the public hearing at 6:14 pm and after no comments were presented, closed the hearing at 6:14 pm.

7. Consider and take appropriate action on an update to the City of Wolfforth Comprehensive Plan: Future Land Use Map.

Motion by Michael Adams, second by Charlotte McDonald to recommend approval of Future Land Use Map with revisions to City Council. Motion carried unanimously.

8. PUBLIC HEARING: Consider and take appropriate action on a zoning change from C-3 to M-1 at 2.94 Acres out of that certain called 4.69 acre Tract BLK AK SEC 25 AB 246 TR NE 14,

2.60 acre located in BLK AK SEC 25 AB 246 TR NE 13, and 12.35 acre tract located in BLK AK SEC 25 AB 246.

Robert Garcia opened the public hearing at 6:17 pm and with no comments presented, closed the hearing at 6:18 pm.

9. Consider and take appropriate action on zoning change from C-3 to M-1 at 2.94 acres out of that certain called 4.69 acre tract BLK AK SEC 25 AB 246 TR NE 14, 2.60 acre located in BLK AK SEC 25 AB 246 TR NE 13, and 12.35 acre tract located in BLK AK SEC 25 AB 246.

Motion by Michael Adams, second by Rebekah Peer to recommend to City Council the zoning change by the City of Wolfforth from C-3 to M-1 at 2.94 acres out of that certain called 4.69 acre tract BLK AK SEC 25 AB 246 TR NE 14, 2.60 acre located in BLK AK SEC 25 AB 246 TR NE 13, and 12.35 acre tract located in BLK AK SEC 25 AB 246. Motion passed unanimously.

10. Consider and take appropriate action on discussion of amending the Wolfforth Code of Ordinances, Article 14.05.009: Fences.

Staff presented on amending the fencing ordinance by adding prohibited and approved materials. A revision to move chain-link fencing from approved to prohibited was made in residential areas only.

11. PUBLIC HEARING: Consider and take appropriate action on ordinance that will amend the Wolfforth Code of Ordinances, Article 14.05.009: Fences.

Robert Garcia opened the public hearing at 6:39 pm and after no comments were presented, closed the hearing at 6:39 pm.

12. Consider and take appropriate action on ordinance that will amend the Wolfforth Code of Ordinances, Article 14.05.009: Fences.

Motion by Charlotte McDonald, second by Rebekah Peer to recommend approval of amendment to Wolfforth Code of Ordinances, Article 14.05.008: Fences with suggested revisions. Motion carried unanimously.

In accordance with the Americans with Disability Act any person with a disability requiring reasonable accommodation to participate in this meeting should call the City Secretary at 806-855-4120 or send written request to P.O. Box 36 Wolfforth Texas 79382 at least 48 hours in advance of the meeting date.

## Certification

I, the undersigned authority do hereby certify that the Notice of Meeting was posted at City Hall of the City of Wolfforth, Texas was posted on April 5, 2024 at 5:00 p.m.

/s/ Tara Tomlinson, Director of Development Services

## **ADJOURN**

Motion by Charlotte McDonald, second by Rebekah Peer to adjourn the meeting at 6:40 pm. Motion carried unanimously.