



AGENDA ITEM COMMENTARY

MEETING NAME:	City Council
MEETING DATE:	June 15, 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. <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>
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-Aerial View
4. Mixed-up Zoning

COUNCIL ACTION/STAFF RECOMMENDATION:

Hold a public hearing.