



## AGENDA ITEM COMMENTARY

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<b>MEETING NAME:</b>	City Council
<b>MEETING DATE:</b>	April 20, 2026
<b>ITEM TITLE:</b>	Consider and take appropriate action on preliminary plat for Cityside Business Park Tract 3 and 4.
<b>STAFF INITIATOR:</b>	Tara Tomlinson, Director of Development Services

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### **BACKGROUND:**

A preliminary plat has been submitted for two lots in an industrially zoned area. The plat proposes the creation of two lots intended for industrial warehouse development consistent with existing uses in the surrounding area.

The plat has been reviewed by City staff and third-party consultants and meets the City's ordinances for approval, subject to the attached conditions. In accordance with the City of WolfForth Code of Ordinances, approval by the Planning and Zoning Commission confirms that the plat complies with all applicable requirements.

On April 14, 2026, the Planning and Zoning Commission provided an additional comment requiring the inclusion of a previously established waterline easement along Tract 4. A drainage analysis was also reviewed separately by third-party engineers.

### **EXHIBITS:**

1. Preliminary Plat

### **COUNCIL ACTION/STAFF RECOMMENDATION:**

City staff recommends approval of preliminary plat Cityside Business Park Tract 3 and 4.