



## AGENDA ITEM COMMENTARY

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<b>MEETING NAME:</b>	City Council Meeting
<b>MEETING DATE:</b>	January 22, 2024
<b>ITEM TITLE:</b>	<b>PUBLIC HEARING:</b> Consider and take appropriate action on a public hearing to consider a zoning change by the City of WolfForth from C3 to M1 for the construction of a furniture warehouse for 1.75 acres at BLK AK SEC 25 AB 246 TR NE ACS: 4.53.
<b>STAFF INITIATOR:</b>	Tara Tomlinson, Director of Development Services

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### BACKGROUND:

This commentary applies to the next two agenda items:

1. Conduct a Public Hearing on zoning change from C3 to M1.
2. Consider and take appropriate action on approving zoning ordinance C3 to M1.

La-Z-Boy has contacted the City of WolfForth with plans to build a furniture warehouse for distribution throughout West Texas. The land that they are purchasing is in the Patel Business Park along Patel Drive. This property is currently zoned C3. Under current city ordinances, “Warehouse and Freight Movement” falls under the Industrial use category for light manufacturing. The property owners are asking for a zoning change from C3 to M1, due to the principal use of their business.

On January 9, 2024, the P&Z Commission recommended the zoning change from C3 to M1 based on their principal use.

### EXHIBITS:

1. Notice of Public Hearing
2. Re-zoning Map of C3 to M1
3. Zoning Map of Area
4. P&Z Commentary
5. P&Z January 9, 2024 Draft Minutes
6. Use Table- Commercial and Industrial
7. Zoning Application La-Z-Boy
8. Survey and Plat La-Z-Boy

### COUNCIL ACTION/STAFF RECOMMENDATION:

Conduct a public hearing.