



AGENDA ITEM COMMENTARY

MEETING NAME:	City Council Meeting
MEETING DATE:	January 22, 2024
ITEM TITLE:	PUBLIC HEARING: Consider and take appropriate action on a public hearing to consider a zoning change by the City of Wolfforth from R1 to C2 for BLK D6 SEC 31 AB 435 TR 4 NORTH OF HWY .690 acres (current location of Chelo’s)
STAFF INITIATOR:	Tara Tomlinson, Director of Development Services

BACKGROUND:

This commentary applies to the next two agenda items:

- 1. Conduct a Public Hearing on zoning change from R1 to C2.**
- 2. Consider and take appropriate action on approving zoning change from R1 to C2.**

Chelo’s Mexican Restaurant has operated in Wolfforth at 730 US-62 as a full-service restaurant for many years. Currently, they are looking to expand to the building behind their current establishment with a full remodel. Their business was in operation before annexing into city limits where zoning is established by Ordinance 14.03.002 “All territory annexed to the city after the effective date of this chapter shall be classified as R-1 Single-Family Residential District.”

In order to remodel and expand their business, there are several steps we must take together to bring the use into compliance with the Subdivision and Zoning Ordinances. The first step is to re-zone their current property from R-1 to C-2. C-2 allows for “Retail Sales and Service”, defined as firms that involve the sale, lease or rent of new or used products to the general public, such as restaurants. A public hearing will be conducted prior to considering and taking action on the re-zoning.

EXHIBITS:

1. Public Notice
2. Chelos Map
3. Zoning Map Chelos
4. P&Z Commentary
5. P&Z January 9, 2024 Draft Minutes
6. Use Table- Commercial and Industrial
7. Zoning Application
8. Survey and Plat Chelos
9. Schematic Plan-THIS REMAINS UNDER REVIEW AND HAS NOT BEEN APPROVED

COUNCIL ACTION/STAFF RECOMMENDATION:

Conduct a Public Hearing.