



AGENDA ITEM COMMENTARY

MEETING NAME:	Planning and Zoning Commission Meeting
MEETING DATE:	April 9, 2024
ITEM TITLE:	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.
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 C-3 to M-1.**
- 2. Consider and take appropriate action on approving C-3 to M-1.**

MMR Industrial LLC has contacted the City of Wolfforth with plans to build an office/warehouse with loading dock height access for the Patel Business Park area. Prospective businesses that they are targeting include ones suitable for processing or storing materials that comply with IBC S-2, which means low-hazard storage. The ideal tenant will be able to perform light manufacturing and production, including but not limited to assembly, processing, fabrication, packaging, and movement of goods. The architectural characteristics include a blend of industrial and traditional materials, allowing this building to blend nicely into its C-3 and M-1 surroundings.

Since over 50% of the building will have a principal use of warehousing, MMR Industrial LLC is asking for a zoning change from C-3 to M-1. Under city ordinances, “Warehouse and Freight Movement” falls under the Industrial use category for light manufacturing.

MMR Industrial LLC is wanting to have a zoning change for the remainder of the property from C-3 to M-1 for a total of 17.89 acres. One tract of land is contiguous with the La-Z-Boy property that was recently rezoned from C-3 to M-1.

Along with posting of public notice in the Avalanche-Journal, 10 notices were mailed out. Of the 10, 1 called in favor of the zoning change.

EXHIBITS:

1. Notice of Public Hearing
2. Map of 3 Areas
3. Zoning Map of Area
4. Application Property 1

5. Project Description Property 1
6. Tract Survey Property 1
7. Application Property 2
8. Project Description Property 2
9. Tract Survey Property 2
10. Application Property 3
11. Project Description Property 3
12. Tract Survey Property 3

COUNCIL ACTION/STAFF RECOMMENDATION:

Conduct a public hearing for comments.