



AGENDA ITEM COMMENTARY

MEETING NAME: Planning and Zoning Commission 20240109

MEETING DATE: 01-09-2024

ITEM TITLE: Consider and take appropriate action for a zoning change by the City of Wolfforth from R-1 to C-2 for BLK D6 SEC 31 AB 435 TR 4 NORTH OF HWY .690 acres (current location of Chelo's).

INITIATOR/STAFF INFORMATION SOURCE: Tara Tomlinson

BACKGROUND:

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. After a public hearing, the P&Z will make a recommendation to the City Council on the re-zoning the property known as Chelo's.

EXHIBITS:

1. Re-zoning Application
2. Survey/Plat
3. Preliminary drawing of Building Renovations

COUNCIL ACTION/STAFF RECOMMENDATION:

Citty Staff recommends approval of re-zoning from R-1 to C-2.