



## AGENDA ITEM COMMENTARY

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<b>MEETING NAME:</b>	Planning and Zoning Commission
<b>MEETING DATE:</b>	April 15, 2025
<b>ITEM TITLE:</b>	Conduct a Public Hearing on a zoning change from R-1 to C-1 at Windsor Estates at Preston Manor Tract A.
<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 a zoning change from R-1 to C-1 at Windsor Estates at Preston Manor Tract A.
2. Consider and take appropriate action on a zoning change from R-1 to C-1 at Windsor Estates at Preston Manor Tract A.

On February 16, 2004, the land that includes Tract A in Windsor Estates was annexed into the city limits of Wolfforth. According to city ordinances, annexed land automatically defaults to R-1 (Residential Single-Family) zoning.

On September 19, 2022, the City Council approved a plat that designated Tract A, located in the northwest corner of Windsor Estates, as a separate lot. The zoning has remained residential since that time.

Recently, the Wolfforth Land Company submitted a request to rezone Tract A from R-1 (Residential Single-Family) to C-1 (Light Commercial). Their proposed plans for the property include developing a strip center or a convenience store. Alternatively, they may sell the lot as a commercial property or develop it themselves.

C-1 (Light Commercial) zoning permits businesses such as retail stores, restaurants, and professional offices. Because this parcel is adjacent to a residential zone, keeping it within the light commercial classification would help limit business types and prevent more intensive commercial or industrial development.

### EXHIBITS:

1. Public Hearing Notice
2. Application
3. Site Map

### COUNCIL ACTION/STAFF RECOMMENDATION:

Conduct a public hearing.