

**PLANNING AND ZONING COMMISSION AGENDA**  
**Tuesday, November 14, 2023– 5:30 P.M.**  
**WOLFFORTH CITY HALL**  
**COUNCIL CHAMBERS**  
**302 MAIN STREET**  
**WOLFFORTH, TEXAS**

The order of these agenda items may be changed. The Planning and Zoning Commission may discuss and/or take action on each of the following items:

**Call Meeting to Order**

**Public Comment**

This is an opportunity for the public to address the Planning and Zoning Commission regarding an item on the agenda, except public hearings that are included on the agenda. Comments related to public hearings will be heard when the specific hearing begins. Public comments are limited to three (3) minutes per speaker, unless the speaker requires the assistance of a translator, in which case the speaker is limited to six (6) minutes, in accordance with applicable law. Each speaker shall approach the designated speaker location, complete the public comment sign in sheet and state his/her name and city of residence before speaking. Speakers shall address the Planning and Zoning Commission with civility that is conducive to appropriate public discussion. Speakers can address only the Planning and Zoning Commission and not individual city officials or employees. The public cannot speak from the gallery but only from the designated speaker location.

**Items for Individual Consideration**

- 1. Consider and take appropriate action on minutes from CIAC Meeting from September 12, 2023**
- 2. Consider and take appropriate action on a Public Hearing to consider amending the City of Wolfforth Zoning Ordinance Section 14.03.008 Use Table and Section 14.03.013 Commercial use categories.**
- 3. Consider and take appropriate action on amending the City of Wolfforth Zoning Ordinance Section 14.03.008 Use Table and Section 14.03.013 Commercial use categories.**
- 4. Adjourn**

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 806-855-4120, or e-mail at [citysecretary@wolfforthtx.us](mailto:citysecretary@wolfforthtx.us) for further information.

**CERTIFICATION**

Dated this 9<sup>th</sup> day of November 2023.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of the City of Wolfforth, Texas is a true and correct copy of said notice that has been posted at City Hall of the City of Wolfforth, Texas, in a place convenient and readily accessible to the general public at all times, and said notice was posted on November 9, 2023 by 5:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of such meeting.

\_\_\_\_\_  
Tara Tomlinson, Director of Development Services

\_\_\_\_\_  
Date Notice Removed

**CAPITAL IMPROVEMENT ADVISORY COMMITTEE  
SEPTEMBER 12, 2023 5:30pm  
WOLFFORTH CITY HALL  
COUNCIL CHAMBERS  
302 MAIN STREET  
WOLFFORTH, TEXAS**

**MEMBERS PRESENT:** Russell Dabbs, Rebekah Peer, Michael Adams, Charlotte McDonald

**MEMBERS ABSENT:** Robert Garcia, Kyle Reeves

**OTHERS PRESENT:** City Manager Randy Criswell, Director of Development Services Tara Tomlinson, Chris Ekrut (via TEAMS)

Charlotte McDonald opened the meeting at 5:36 p.m.

1. Public Comment:
  - a. Victoria Whitehead, discussed impact fee effects and asked for a partnership with developers.
2. Motion by Michael Adams, second by Russell Dabbs to approve minutes for August 8, 2023. Motion carried unanimously.
3. Chris Ekrut, from NewGen Strategies, presented on Land Use Assumptions and Water Impact Fee Capital Improvement Plan.
4. Motion by Michael Adams, second by Russell Dabbs to make the following recommendation to City Council. “The cost of new growth should not affect current citizens of Wolfforth. Therefore, the maximum impact fee should be applied to new construction moving forward.” Motion carried unanimously.
5. With no other business to come before the Committee, motion was made by Russell Dabbs, second by Rebekah Peer to adjourn the meeting. Motion carried unanimously and the meeting was adjourned at 6:03 pm.

**PASSED AND APPROVED THIS THE 14<sup>th</sup> DAY OF NOVEMBER, 2023.**

**ATTEST:**

\_\_\_\_\_  
Tara Tomlinson, Director of Development Services

\_\_\_\_\_  
Kyle Reeves, Chair of Planning and Zoning Board

## **AGENDA ITEM COMMENTARY**

### **ITEM TITLE**

Conduct a Public Hearing to consider amending the City of Wolfforth Zoning Ordinance Section 14.03.008 Use Table and Section 14.03.013 Commercial use categories.

### **INITIATOR/STAFF INFORMATION SOURCE**

Tara Tomlinson, Director of Development Services

### **BACKGROUND**

All Hale Meat's is currently working on building a new facility, on site, that will be USDA approved for their meat packing and selling of goods cooked and cured. They will be required to plat and zone their property in order to stay in compliance with city ordinances. Currently, the use table does not include a specific use that follows their current conforming use. The following is a proposed use that will require a special use permit in a C-3 area only.

### **EXHIBITS**

1. Public Notice
2. Use Table and Commercial Use Categories description

### **COMMITTEE ACTION/STAFF RECOMMENDATION**

1. Allow for the presentation from the applicant
2. Open the Public Hearing
3. Receive any public comments
4. Close the Public Hearing