



PLANNING AND ZONING COMMISSION MEETING

March 19, 2024 at 5:30 PM

Wolfforth City Hall - 302 Main Street Wolfforth, TX

AGENDA

CALL MEETING TO ORDER

ROLL CALL AND ESTABLISH A QUORUM

CITIZEN ENGAGEMENT

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. Citizen 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 citizen engagement 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 the minutes of the Planning and Zoning Commission meeting from January 9, 2024.
2. PUBLIC HEARING: Consider and take appropriate action on a zoning change from C-3 to M-1 at BLK AK SEC 25 AB 246 TR NE 12 (1.83 Acres) and SE ¼ of BLK AK SEC 25 AB 246 TR NE9 for a total of 2.35 acres.
3. Consider and take appropriate action on a zoning change from C-3 to M-1 at BLK AK SEC 25 AB 246 TR NE 12 (1.83 Acres) and SE ¼ of BLK AK SEC 25 AB 246 TR NE9 for a total of 2.35 acres.
4. PUBLIC HEARING: Consider and take appropriate action on amendment to the Wolfforth Zoning Ordinance 14.04.001- Accessory uses and structures.

5. Consider and take appropriate action on amendment to the Wolfforth Zoning Ordinance
14.04.001- Accessory uses and structures.

ADJOURN

In accordance with the Americans with Disability Act any person with a disability requiring reasonable accommodation to participate in this meeting should call the City Secretary at 806-855-4120 or send written request to P.O. Box 36 Wolfforth Texas 79382 at least 48 hours in advance of the meeting date.

Certification

I, the undersigned authority do hereby certify that the Notice of Meeting was posted at City Hall of the City of Wolfforth, Texas was posted on September 29, 2023 at 5:00 p.m.

/s/ Tara Tomlinson, Director of Development Services



PLANNING AND ZONING COMMISSION 20240109

January 09, 2024 at 5:30 PM

Wolfforth City Hall - 302 Main Street Wolfforth, TX

MINUTES

CALL MEETING TO ORDER

Kyle Reeves opened the meeting at 5:30.

ROLL CALL AND ESTABLISH A QUORUM

CITIZEN ENGAGEMENT

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. Citizen 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 citizen engagement 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.

No one participated in citizen engagement.

ITEMS FOR INDIVIDUAL CONSIDERATION

1. Consider and take appropriate action on Planning and Zoning Commission meeting from December 12, 2023.

Motion made by Charlotte McDonald, second by Robert Garcia to approve the minutes from December 12, 2023.
2. Conduct a Public Hearing to consider a zoning change by the City of Wolfforth from C-3 to M-1 for the construction of a furniture warehouse for 1.75 acres at BLK AK SEC 25 AB 246 TR NE ACS: 4.53.

Kyle Reeves opened the public hearing at 5:32 pm and after no comments were presented, closed the hearing at 5:32 pm.

- 3. Consider and take appropriate action on rezoning from C3 to M1 for 1.75 Acres of BLK AK SEC 25 AB 246 TR NE ACS: 4.53.

Motion by Charlotte McDonald, second by Robert Garcia to recommend to the City Council the zoning change by the City of Wolfforth from C3 to M1 for 1.75 Acres of BLK AK SEC 25 AB 246 TR NE ACS: 4.53. Motion carried unanimously.

- 4. Conduct a Public Hearing to consider 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).

Kyle Reeves opened the public hearing at 5:55 and after no comments were presented, closed the hearing at 5:56 pm.

- 5. 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).

Motion made by Michael Adams, second by Charlotte McDonald to recommend to City Council the 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). Motion carried unanimously.

- 6. Consider and take appropriate action on an amendment to the Wolfforth Zoning Ordinance 14.05.001-Residential District Standards for minimum front yard setbacks for a cul-de-sac.

Motion by Charlotte McDonald, second by Robert Garcia to recommend to City Council an amendment to the Wolfforth Zoning Ordinance 14.05.001- Residential District Standards for minimum front yard setbacks for cul-de-sac to state "In areas with irregular shaped lots, such as cul-de-sac, the Director of Development Services may authorize the reduction in the required front setback. However, in no case shall the setback from the property line be reduced to less than 15 feet." Motion carried unanimously.

- 7. Consider revisions on Future Land Use Map.

Recommendation to review Future Land Use maps and compile a list of questions or comments for future agenda item.

ADJOURN

With no other business to come before the Committee, motion was made by Robert Garcia, second by Charlotte McDonald to adjourn the meeting. Motion was carried unanimously and the meeting was adjourned at 5:53 pm.

In accordance with the Americans with Disability Act any person with a disability requiring reasonable accommodation to participate in this meeting should call the City Secretary at 806-855-4120 or send written request to P.O. Box 36 Wolfforth Texas 79382 at least 48 hours in advance of the meeting date.

Certification

I, the undersigned authority do hereby certify that the Notice of Meeting was posted at City Hall of the City of Wolfforth, Texas was posted on September 29, 2023 at 5:00 p.m.

/s/ Tara Tomlinson, Director of Development Services



AGENDA ITEM COMMENTARY

MEETING NAME:	Planning and Zoning Commission Meeting
MEETING DATE:	March 19, 2024
ITEM TITLE:	PUBLIC HEARING: Consider and take appropriate action on a zoning change from C-3 to M-1 at BLK AK SEC 25 AB 246 TR NE 12 (1.83 Acres) and SE ¼ of BLK AK SEC 25 AB 246 TR NE9 for a total of 2.35 acres.
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 a little over 40,000 square feet building. (The speculative build will include about 2,100 SF of office space and 38,610 SF of warehouse space) 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.

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.

EXHIBITS:

1. Notice of Public Hearing
2. Current Zoning Map
3. Wide view of Area
4. Project Description from Architect
5. Use Table-Commercial and Industrial
6. Zoning Application
7. Site Plan

COMMITTEE ACTION/STAFF RECOMMENDATION:

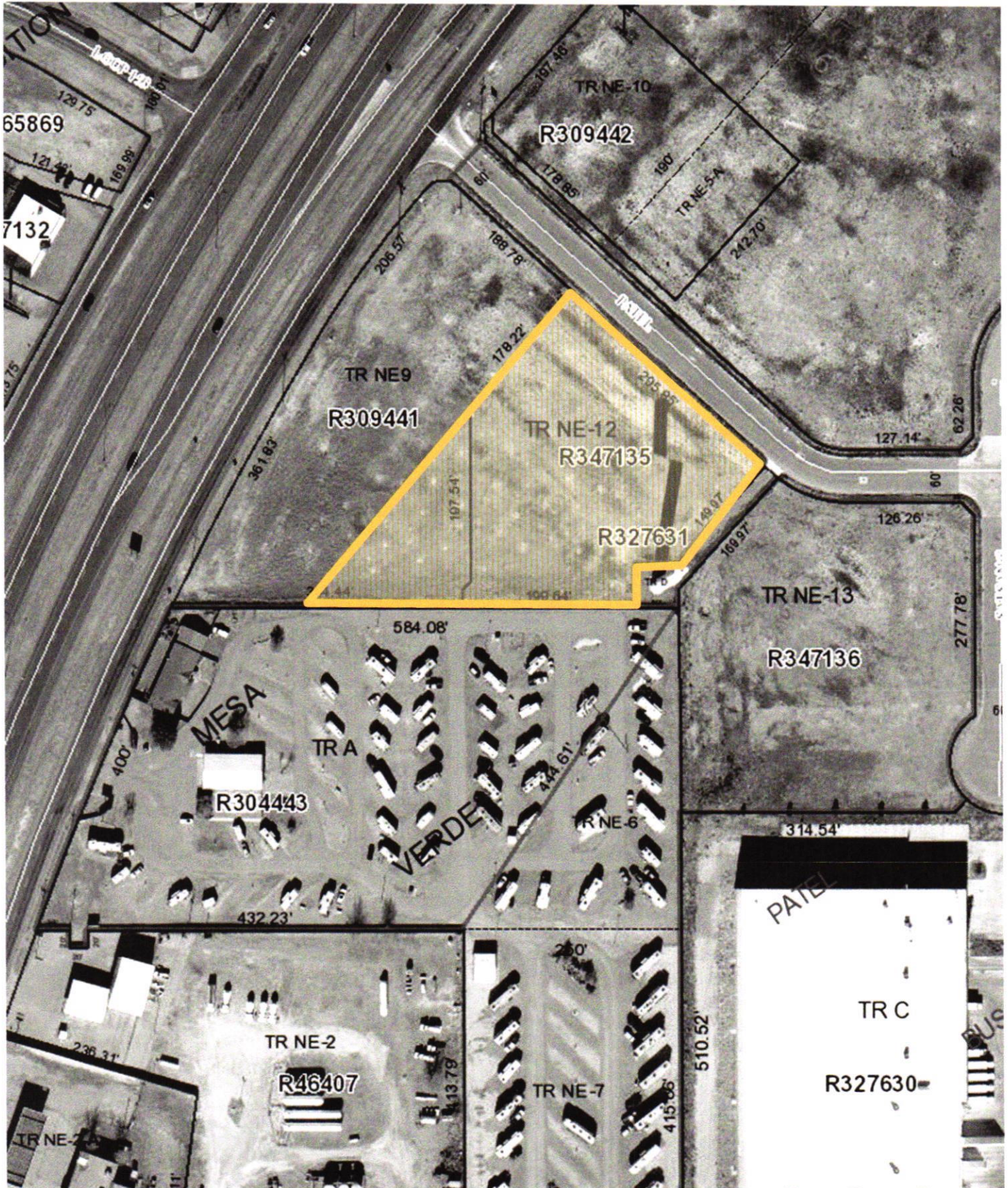
Conduct a public hearing for comments.

PUBLIC NOTICE

The Wolfforth Planning and Zoning Commission will meet on March 19, 2024 at 5:30 pm and the Wolfforth City Council will meet on April 1, 2024 at 6:00 pm in the City Council Chambers, 302 Main Street, Wolfforth, Texas. The Public Hearings are to receive comment regarding a zoning change by the City of Wolfforth from C-3 to M-1 for Office and Warehousing at BLK AK SEC 25 AB 246 TR NE 12 1.83 Acres and SE ¼ of BLK AK SEC 25 AB 246 TR NE9 for a total of 2.35 Acres. (Currently the location of Patel Dr and Hwy 62/82)

At said time and place all such persons shall have the right to appear and be heard.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 806-855-4120 or email at city.secretary@wolfforthtx.us for further information.



BEING a 2.35 Acre tract located in the Northwest Quarter (NE 1/4) Section 25, Block AK, Abstract 246, G RR Co. Survey, being all of that certain called Tract 2 and part of that certain called Tract 5, as described in County Clerk File No. 2022028586, Official Public Records of Lubbock County, Texas, and being further described by metes and bounds as follows:

BEGINNING at a Point for the Southwest Corner, from which a 1/2 Inch Iron Rod Found for the Northwest Corner of Mesa Verde Addition, as recorded in Volume 9442, Page 120, Deed Records of Lubbock County, Texas bears North 88°05'24" West - 170.55 feet;

THENCE North 1°41'42" East - 36.34 feet to a Point for a Corner;

THENCE North 44°06'52" East - 436.54 feet to a 1/2 Inch Iron Rod Found for the Northmost Corner of said Tract 2, as described in County Clerk File No. 2022028586, Official Public Records of Lubbock County, Texas;

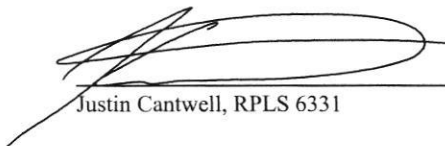
THENCE South 45°55'16" East - 296.04 feet along the Southwest Right-of-Way line of Patel Drive to a 1/2 Inch Iron Rod Found for the Northernmost Northwest Corner of Tract D, Patel Business Park, as described in Volume 13, Page 200-A, Deed Records of Lubbock County, Texas;

THENCE South 44°04'44" West - 149.83 feet to a 1/2 Inch Iron Rod with Cap marked "CEC 10194378" Set for a Corner, same being an internal corner of said Patel Business Park, Tract D;

THENCE North 87°40'29" West - 48.33 feet along a North line of said Tract D to a 1/2 Inch Iron Rod with Cap marked "CEC 10194378" Set for a Corner;

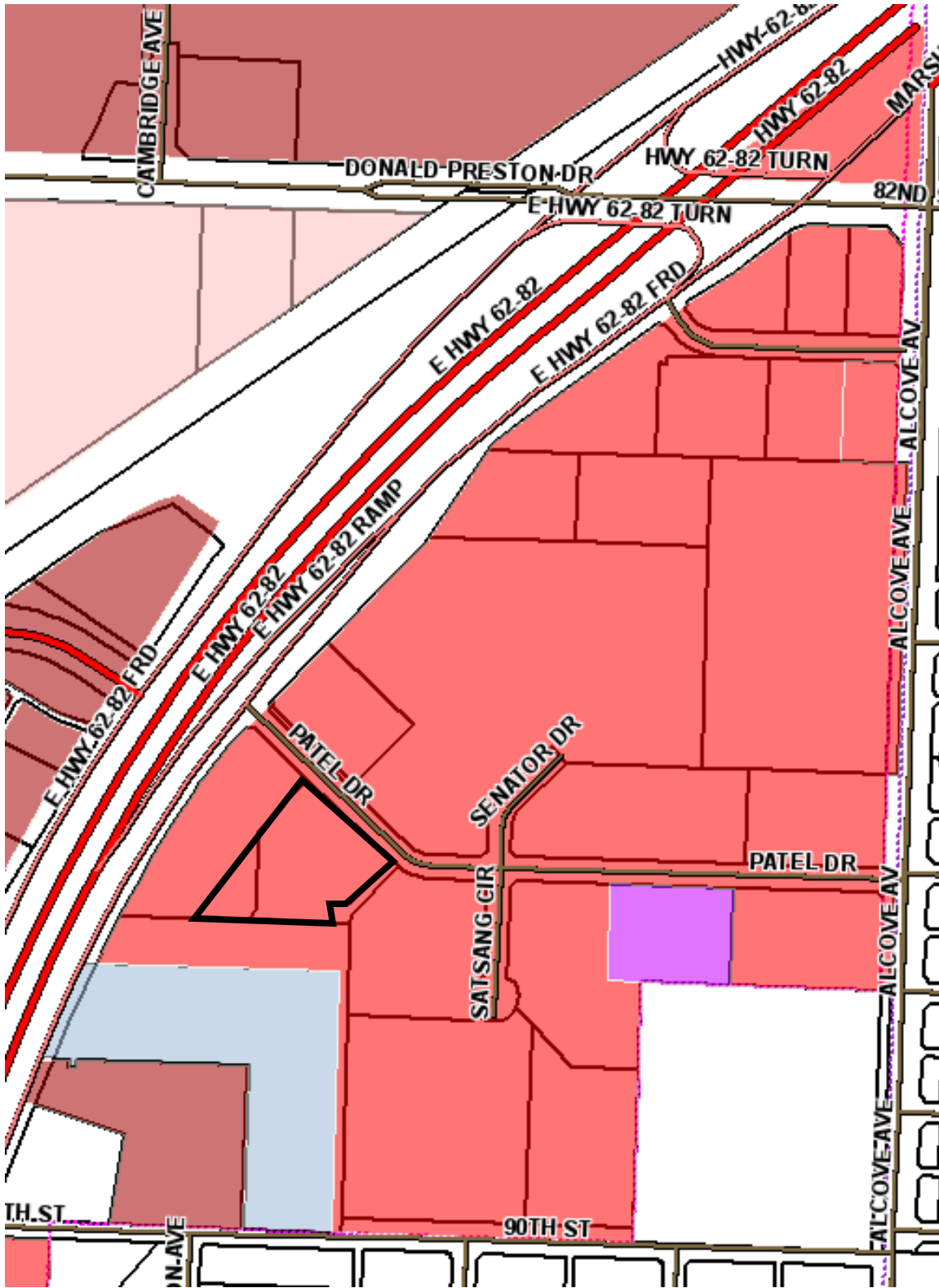
THENCE South 1°43'31" West - 50.27 feet along the West line of said Tract D to a 1/2 Inch Iron Rod with Cap marked "CEC 10194378" Set for the Southeast Corner, same being the Southwest Corner of said Patel Business Park, Tract D;

THENCE North 88°05'24" West - 363.79 feet along the North line of said Mesa Verde Addition to the POINT OF BEGINNING and containing 2.35 Acres more or less.


Justin Cantwell, RPLS 6331

Date: February 9, 2024





- C-1 Local Retail
- C-2 General Commercial
- C-3 Commercial
- MHP Manufactured Housing Park
- MHS Manufactured Housing Subdivision
- M-1 Light Industrial
- M-2 Heavy Industrial
- PD Planned Development



February 28, 2024

To whom it may concern:

Seventeen Services seeks a zone change for 2.35 Acres at 8111 Patel Drive. The speculative build will include about 2,100 SF of office space and 38,610 SF of warehouse space. The building is suitable for processing or storing materials that comply with IBCS-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.

Tyler Gentry, AIA NCARB
Principal Architect / Seventeen Services LLC
1500 Broadway Suite 203 Lubbock, TX 79401 | tyler@17services.com | 17services.com

§ 14.03.008. Use table.

All of the use categories listed in the table below are explained in sections 14.03.010 through 14.03.015. The second column of the use table contains an abbreviated explanation of the respective use category. If there is a conflict between the abbreviated definition and the full explanation in sections 14.03.010 through 14.03.015, the provisions of sections 14.03.010 through 14.03.015 shall control.

- (1) Allowed uses. Uses identified with an "A" are allowed by right as set forth in section 14.02.009. A "*" identifies uses that may be subject to additional specific use regulations set forth later in article 14.04.
- (2) Conditional uses. Uses identified with a "C" are allowed subject to approval by the planning commission as set forth in section 14.02.005. A "*" identifies uses that may be subject to additional specific use regulations set forth later in article 14.04.
- (3) Special uses. Uses identified with an "S" are allowed subject to approval by the city council as set forth in section 14.02.006. A "*" identifies uses that may be subject to additional specific use regulations set forth later in article 14.04.
- (4) Excluded uses. The following uses shall be excluded from any and all zoning districts within the city limits.
 - (A) Meat and poultry rendering of byproducts;
 - (B) Chemical and nuclear waste storage dumps; and
 - (C) Mobile homes as defined in section 14.08.004.
- (5) Use table. Allowed, conditional and mandatory planned development uses are set forth in the following table. Uses that may be subject to additional specific use standards set forth in article 14.04 are designated with a "*".

§ 14.03.008

§ 14.03.008

Use Category	Short Definition (see also article 14.08)	*	AO	R1	RH	R2	MF	RG	MHP	MHS	C1	C2	C3	M1	M2
A=Allowed S=Special Use	C= Conditional *=Specific use regulations may apply														
Group Living	Residential occupancy that does not meet the definition of "household living"	*	—	—	—	—	A	—	—	—	A	A	A	—	—
Household Living	Residential occupancy of a dwelling by a "household"	*	A	A	A	A	A	A	A	A	C	C	C	C	C
Recovery Facility, Alcohol and Drug	Residential programs that provide care and training or treatment for psychiatric, alcohol or drug problems	*	—	—	—	—	—	—	—	—	—	A	A	A	A
College	Institutions of higher learning	*	—	—	—	—	—	—	—	—	—	A	A	—	—

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Use Category	Short Definition (see also article 14.08)	*	AO	R1	RH	R2	MF	RG	MHP	MHS	C1	C2	C3	M1	M2
Community Services	Public, nonprofit, or charitable uses providing service to the community		—	—	—	—	—	—	C	C	A	A	A	C	C
Day Care	Care, protection and supervision for children or adults on a regular basis	*	—	—	—	—	—	—	—	—	A	A	A	C	C
Detention Facilities	Facilities for detention of incarcerated people		—	—	—	—	—	—	—	—	—	—	S	S	S
Golf Course, Golf Driving Range	Facilities for golf, including practice areas	*	S	S	—	—	S	S	S	S	S	S	S	S	S
Hospital	Medical or surgical care, with overnight care	—	—	—	—	—	—	—	—	—	—	C	C	C	C

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Use Category	Short Definition (see also article 14.08)	*	AO	R1	RH	R2	MF	RG	MHP	MHS	C1	C2	C3	M1	M2
Parks and Open Areas	Natural areas consisting mostly of vegetative landscaping, outdoor recreation, gardens, etc.		A	A	A	A	A	A	A	A	A	A	A	A	A
Religious Institutions	Meeting areas for religious activities		C	C	C	C	C	C	C	C	A	A	A	A	A
Safety Services	Public safety and emergency services		C	C	C	C	C	C	C	C	A	A	A	A	A
Schools	Elementary, middle, or high school level schools		C	C	C	C	C	C	C	C	C	A	A	—	—
Utilities, Basic	Infrastructure that needs to be located in or near the area where the service is provided		A	A	A	A	A	A	A	A	A	A	A	A	A
Auto and Boat Dealer	Sales of cars, light trucks and boats	*	—	—	—	—	—	—	—	—	—	—	A	A	A

§ 14.03.008

§ 14.03.008

Use Category	Short Definition (see also article 14.08)	*	AO	R1	RH	R2	MF	RG	MHP	MHS	C1	C2	C3	M1	M2
Bed & Breakfast	A single-family dwelling offering overnight accommodations	*	S	S	—	—	S	—	—	—	C	C	A	C	C
Campground/Recreational Vehicle Park	Temporary, often overnight accommodations for camping units and recreational vehicles		S	—	—	—	—	—	S	—	—	—	S	S	S
Game Hall	A game arcade, bingo, billiard or pool hall	*	—	—	—	—	—	—	—	—	—	—	C	C	C
Office	Activities in an office setting focusing on business, government, professional, medical or financial services		—	—	—	—	—	—	—	—	A	A	A	A	A

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Use Category	Short Definition (see also article 14.08)	*	AO	R1	RH	R2	MF	RG	MHP	MHS	C1	C2	C3	M1	M2
Bars & Taverns	The sale of beer, wine and mixed alcoholic beverages for consumption on the premises as the primary business activity.	—	—	—	—	—	—	—	—	—	—	—	A		A
Parking, Commercial	Parking not accessory to an allowed use, fees may be charged		—	—	—	—	—	—	—	—	C	A	A	A	A
Recreation and Entertainment, Outdoor	Large commercial uses that provide continuous recreation or entertainment		—	—	—	—	—	—	—	—	—	—	S	S	S

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Use Category	Short Definition (see also article 14.08)	*	AO	R1	RH	R2	MF	RG	MHP	MHS	C1	C2	C3	M1	M2
Rental, Equipment	Firms leasing or renting heavy vehicles, equipment and machinery under 3.5 tons to the public, may also provide product repair	*	—	—	—	—	—	—	—	—	—	—	A	A	A
Retail Sales and Service	Firms involved in the sale or new or used products to the public, may provide personal services, entertainment or product repair	*	—	—	—	—	—	—	—	—	A	A	A	C	C
Self-Service Storage	Uses providing separate storage areas for individuals or businesses	*	—	—	—	—	—	—	—	—	C	C	A	A	A

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Use Category	Short Definition (see also article 14.08)	*	AO	R1	RH	R2	MF	RG	MHP	MHS	C1	C2	C3	M1	M2
Vehicle Repair	Service to passenger vehicles, light or medium trucks, other consumer motor vehicles, generally, the customer does not wait at site while service is being performed	*	—	—	—	—	—	—	—	—	—		C	A	A
Vehicle Service, Limited	Direct services to vehicles where the customer generally waits nearby while the service is performed	*	—	—	—	—	—	—	—	—	A	A	A	A	A
Vehicle Wash	Automatic or nonautomatic facilities for washing vehicles		—	—	—	—	—	—	—	—	A	A	A	A	A

§ 14.03.008

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Use Category	Short Definition (see also article 14.08)	*	AO	R1	RH	R2	MF	RG	MHP	MHS	C1	C2	C3	M1	M2
Veterinary Clinics, Small Animals	Offices and clinics for small, non-hoofed animals		—	—	—	—	—	—	—	—	A	A	A	A	A
Industrial Service	Firms servicing industrial, business or consumer machinery, equipment, products or byproducts		—	—	—	—	—	—	—	—	—	—	—	A	A
Manufacturing and Production, Light	Firms involved in assembly, light manufacturing, processing, fabrication, or packaging of goods	*	—	—	—	—	—	—	—	—	—	—	—	A	A
Manufacturing and Production, Heavy	Firms involved in heavy manufacturing, production or fabrication of goods		—	—	—	—	—	—	—	—	—	—	—	—	A
Warehouse and Freight Movement	Firms involved in storage or movement of goods		—	—	—	—	—	—	—	—	—	—	C	A	A

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Use Category	Short Definition (see also article 14.08)	*	AO	R1	RH	R2	MF	RG	MHP	MHS	C1	C2	C3	M1	M2
Waste-Related Use	Uses that receive recycled materials or wastes for disposal on-site or transfer to another location, uses that collect sanitary wastes, or that produce goods or energy from composting	*	—	—	—	—	—	—	—	—	C	C	C	A	A
Wholesale Trade	Firms involved in sale, lease, or rental of products for industrial, institutional, or commercial business	*	—	—	—	—	—	—	—	—	—	—	C	A	A
Agriculture	Raising or producing plants		A	—	—	—	—	—	—	—	—	—	—	C	C

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Use Category	Short Definition (see also article 14.08)	*	AO	R1	RH	R2	MF	RG	MHP	MHS	C1	C2	C3	M1	M2
Animal Kennel	Facilities for overnight care of animals, except horses		—	—	—	—	—	—	—	—	—	—	—	C	C
Entertainment Event, Major	Activity or structure that draws large numbers of people to specific events		—	—	—	—	—	—	—	—	—	—	S	S	S
Firearms Range	Indoor or outdoor facilities for discharging firearms	*	S	—	—	—	—	—	—	—	—	—	S	S	S
Horse Boarding and Riding Academy	Overnight care of horses, with or without related equestrian facilities		S	—	—	—	—	—	—	—	—	—	—	C	C
Mining	Extraction of mineral or aggregate resources for off-site use		S	—	—	—	—	—	—	—	—	—	—	C	C

§ 14.03.008

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Use Category	Short Definition (see also article 14.08)	*	AO	R1	RH	R2	MF	RG	MHP	MHS	C1	C2	C3	M1	M2
Passenger Terminals	Facilities for the arrival or departure of airplanes, trains or buses		—	—	—	—	—	—	—	—	—	—	C	C	C
Plant Nursery	Facilities producing flowers, shrubs, horticultural or household plants for retail or wholesale trade		A	—	—	—	—	—	—	—	—	C	A	A	A
Telecommunications Facilities	Devices and supporting elements necessary to produce non-ionizing electromagnetic radiation operating to produce a signal	*	C	C	C	C	C	C	C	C	C	C	C	A	A

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Use Category	Short Definition (see also article 14.08)	*	AO	R1	RH	R2	MF	RG	MHP	MHS	C1	C2	C3	M1	M2
Any Use(s) Deemed Appropriate	Only where such uses(s) can provide effective transition between less restrictive and more restrictive zoning districts	*	S	S	S	S	S	S	S	S	S	S	S	S	S

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Use Category	Short Definition (see also article 14.08)	*	AO	R1	RH	R2	MF	RG	MHP	MHS	C1	C2	C3	M1	M2
Light Manufacturing	Food and beverage processing; drug processing, tobacco manufacture; building materials processing; light metal fabrication; jewelry fabrication; processing and fabrication of optical and scientific instruments; artificial limb fabrication; broom fabrication; manufacture of wearing apparel including boots and shoes; bags and mattress manufacture		—	—	—	—	—	—	—	—	—	—	—	A	A
Small Residential/ Commercial Windmills	Windmills of less than 35 feet in height as described	*	A	A	A	A	—	—	—	—	A	A	A	A	A

§ 14.03.008

§ 14.03.008

Use Category	Short Definition (see also article 14.08)	*	AO	R1	RH	R2	MF	RG	MHP	MHS	C1	C2	C3	M1	M2
Residential/ Commercial Windmills	Larger windmills designed to supply power to a single location. Residential occupancy of a dwelling by a "household"	*	S	S	S	S	S	S	S	S	S	S	S	S	S
Industrial Windmills	Windmills designed to generate electricity for sales	*	—	—	—	—	—	—	—	—	—			S	S

§ 14.03.008

§ 14.03.013

(Ordinance adopted 3/21/2022)

§ 14.03.013. Commercial use categories.(a) Auto and Boat Dealers.

- (1) Characteristics. Auto Sales firms involve the sales or leasing of consumer vehicles including passenger vehicles, motorcycles, light and medium trucks, recreational vehicles and boats.
- (2) Accessory uses. Vehicle Repair and maintenance shall be allowed on the same lot as an Auto or Boat Dealer, so long as such repair and maintenance is clearly subordinate, accessory and incidental to the Auto or Boat Dealer.
- (3) Exceptions.
 - (A) Sales, rental or leasing of heavy trucks and equipment or manufactured housing units are classified as Wholesale Trade.

(b) Campground/Recreational Vehicle Park.

- (1) Characteristics. Campgrounds and recreational vehicle parks are intended for camping units or recreational vehicles (of the general public) occupied as temporary living quarters for recreational, educational or vacation purposes.
- (2) Accessory uses. Accessory uses include laundry facilities, convenience groceries, indoor/outdoor games and boat rental.
- (3) Exceptions. Travel trailers, motorized recreational vehicles and other such relocatable housing that does not meet the definition of either a "mobile home" or of "manufactured housing" may be occupied within a manufactured housing park, provided these types of accommodations do not exceed 30 percent of the total units in the park.

(c) Office.

- (1) Characteristics. Office uses are characterized by activities conducted in an office setting and generally focusing on business, government, professional, medical, or financial services.
- (2) Accessory uses. Accessory uses may include sundry shops, cafeterias, health facilities, parking, or other amenities intended primarily for the use of employees in the firm or building.
- (3) Examples. Examples include professional services such as lawyers, accountants, engineers, or architects; financial businesses such as lenders, brokerage houses, bank headquarters, or real estate agents; data processing; sales offices; government offices and public utility offices; TV and radio studios; medical and dental clinics (not including veterinary clinics), medical and dental labs; and blood-collection facilities.

(4) Exceptions.

- (A) Offices that are part of and located with a principal use in another category are considered accessory to the firm's primary activity. Headquarters offices, when located on the same premises as or adjacent to a principal use in another category, are considered part of the other category.
- (B) Offices for construction contractors and others who perform services off-site are included in the Office category if equipment and materials are not stored on the office site and fabrication, services, or similar work is not carried on at the office site.
- (C) Veterinary clinics for small, non-hoofed animals shall be classified as a separate use category. Veterinary clinics for large, hoofed animals shall be classified as Industrial Services.

(d) Parking, Commercial.

- (1) Characteristics. Commercial Parking facilities provide parking that is not accessory to a specific use. A fee may or may not be charged. A facility that provides both accessory parking for a specific use and regular fee parking for people not connected to the use is also classified as a Commercial Parking facility.
- (2) Accessory use. In a parking structure only, accessory uses may include gasoline sales, car washing and vehicle repair activities if these uses provide service only to vehicles parked in the garage.
- (3) Examples. Examples include short- and long-term fee parking facilities and mixed parking lots (partially accessory to a specific use, partly for rent to others).
- (4) Exceptions.
 - (A) Parking facilities that are accessory to a use, but for which a fee is charged to the public to park for occasional events nearby, are not considered Commercial Parking facilities.
 - (B) Parking facilities that are accessory to a principal use are not considered Commercial Parking uses, even if the operator leases the parking facility to the principal use or charges a fee to the individuals who park in the facility.
 - (C) Public transit park-and-ride facilities are classified as Basic Utilities.

(e) Plant Nurseries.

- (1) Characteristics. Plant Nurseries are comprised of land and buildings used for floricultural or horticultural plant production for retail or wholesale trade. This use category includes commercial greenhouses where the roof and sides of such buildings are made largely of transparent/translucent materials and in which temperature and humidity can be regulated for cultivation of delicate or out-of-

season plants, for subsequent sale.

- (2) Accessory uses. Accessory uses include office buildings, barns and sheds for storing materials and equipment, buildings for allowable retail sales. Selling lawn and garden supplies and equipment as well as plant material produced off-premises is ordinarily allowed in conjunction with a plant nursery, except in an AO District.
- (3) Exceptions. In AO Districts, the only retail sales allowed are of plant material produced on those same premises. In AO Districts, plant nurseries shall not include sales of lawn and garden supplies and equipment, nor shall the sale of plant material produced off-premises be allowed.

(f) Recreation and Entertainment, Outdoor.

- (1) Characteristics. Outdoor Recreation and Entertainment uses are large, generally commercial uses that provide continuous recreation or entertainment-oriented activities. They primarily take place outdoors. They may take place in a number of structures that are arranged together in an outdoor setting.
- (2) Accessory uses. Accessory uses may include concessions, restaurants, parking, caretaker's quarters and maintenance facilities.
- (3) Examples. Examples include amusement parks, theme parks, miniature golf facilities and zoos.
- (4) Exceptions.
 - (A) Golf courses and golf driving ranges are classified as a separate, distinct use category.
 - (B) Uses that draw large numbers of people to periodic events, rather than on a continuous basis, are classified as Major Entertainment Events.
 - (C) An amusement facility housed entirely indoors is classified as Retail Sales and Service.

(g) Retail Sales and Service.

- (1) Characteristics. Retail Sales and Service firms are involved in the sale, lease or rent of new or used products to the general public. They may also provide personal services or entertainment, or provide product repair or services for consumer and business goods.
- (2) Accessory uses. Accessory uses may include offices, storage of goods and equipment, manufacture or repackaging of goods for on-site sale, and parking.
- (3) Examples. Examples include uses from the four following groups:
 - (A) Sales-oriented: Stores selling, leasing, or renting consumer, home and business goods generally intended for actual use by the buyer or renter and not for resale, including art, art supplies, bicycles, clothing, dry goods,

electronic equipment, fabric, furniture, garden equipment and supplies, gifts, groceries, hardware, home improvements, household products, jewelry, pets, pet food, pharmaceuticals, plants, printed material, stationery and videos.

- (B) Personal service-oriented: Branch banks; emergency medical care; laundromats; photographic studios; photocopy and blueprint services; print shops and lithographers (where finished goods are sold primarily onsite and to the general public, not to wholesalers); hair, tanning and personal care services; photo developing and clothes cleaning, with customer drop-of and pickup; business, martial arts and other trade schools; dance or music classes; taxidermists; mortuaries; and animal grooming.
 - (C) Entertainment-oriented: Restaurants, cafes, delicatessens, indoor continuous entertainment activities such as bowling alleys and ice rinks; dance halls; theaters, health clubs, gyms, membership clubs and lodges; hotels, motels, campgrounds, recreational vehicle parks and other temporary lodging with an average length of stay of less than 30 days.
 - (D) Repair-oriented: Repair of televisions, bicycles, clocks, watches, shoes, guns, appliances and office equipment; tailor; locksmith; and upholsterer.
- (4) Exceptions.
- (A) Repair and service of household consumer motor vehicles, motorcycles and light and medium trucks is classified as Vehicle Repair. Repair and service of industrial vehicles and equipment and heavy trucks is classified as Industrial Service.
 - (B) Sales, rental, or leasing of heavy trucks and equipment or manufactured housing units are classified as Wholesale Trade.
 - (C) Hotels, restaurants and other services that are part of a truck stop are considered accessory to the truck stop which is classified as Industrial Service. In certain situations, hotels and motels may be classified as a Community Service use, such as short-term housing or mass shelter. See "Community Services."
 - (D) Game arcades, billiard and pool halls are not classified as Retail Sales and Services. Game halls are classified as a separate use category.
 - (E) Auto and boat dealers are not classified as Retail Sales and Services. Auto and boat dealers are classified as a separate use category.
 - (F) Sales of farm and ranch supplies and/or equipment are classified as Wholesale Trade.
 - (G) Bars and Taverns are not classified as Retail Sales and Services. Bars and Taverns are classified as a separate use category.

(h) Self-Service Storage.

- (1) Characteristics. Self-Service Storage uses provide separate storage areas for individual or business uses. The storage areas are designed to allow private access by the tenant for storing or removing personal property.
- (2) Accessory uses. Accessory uses may include living quarters for a resident administrator or security and leasing offices. Use of the storage areas for sales, service and repair operations, or manufacturing is not considered accessory to the Self-Service Storage use.
- (3) Examples. Examples include facilities that provide individual storage areas for rent. These uses are also called mini-warehouses.
- (4) Exceptions. A transfer and storage business where there are no individual storage areas or where employees are the primary movers of the goods to be stored or transferred is in the Warehouse and Freight Movement category.

(i) Vehicle Repair.

- (1) Characteristics. Vehicle Repair firms service passenger vehicles, light and medium trucks and other household consumer motor vehicles such as motorcycles, boats and recreational vehicles. Generally, the customer does not wait at the site while the service or repair is being performed.
- (2) Accessory uses. Accessory uses may include offices, sales of parts and vehicle storage.
- (3) Examples. Examples include general automotive repair; specialty shops for transmission, brake, muffler, radiator or alignment repair; auto body shop; auto upholstery shop; auto customizing; and tire sales and mounting.
- (4) Exceptions. Repair and service of industrial vehicles and equipment and of heavy trucks; towing and vehicle storage; and vehicle wrecking and salvage are classified as Industrial Service.

(j) Vehicle Service, Limited.

- (1) Characteristics. Limited Vehicle Service uses provide direct services to motor vehicles where the driver or passengers generally wait in the car or nearby while the service is performed.
- (2) Accessory uses. Accessory uses may include minor auto repair and minor auto parts sales.
- (3) Examples. Examples include full-service, mini-service and self-service fuel stations; and quick lubrication services.
- (4) Exceptions. Refueling facilities for vehicles that belong to a specific use (fleet vehicles) are considered accessory uses if they are located on the site of the principal use.

§ 14.03.013

§ 14.03.014

(k) Veterinary Clinics, Small Animals.

- (1) Characteristics. Diagnosis and treatment of diseases and injuries of animals, especially domestic animals. On-site diagnosis and treatment of large, hoofed animals shall not be allowed at such veterinary clinics. Outside boarding of any animals shall not be allowed.
- (2) Accessory uses. Accessory uses shall include laboratories, parking, and fenced-in areas for exercising (not boarding) animals admitted for treatment or care.
- (3) Exceptions. Veterinary clinics for on-site diagnosis and treatment of large, hoofed animals shall be classified as Industrial Services.

(l) Bars and Taverns.

- (1) Characteristics. The sale of beer, wine and mixed alcoholic beverages for consumption on the premises exceeds 75% of the gross revenues of the establishment.

(Ordinance adopted 3/21/2022)

§ 14.03.014. Industrial use categories.(a) Industrial Service.

- (1) Characteristics. Industrial Service firms are engaged in the repair or servicing of industrial, business or household consumer machinery, equipment, products or by-products. Firms that service household consumer goods do so by mainly providing centralized services for separate retail outlets. Construction contractors and building maintenance services and similar uses typically perform services off-site. Relatively few customers, especially the general public, come to the site.
- (2) Accessory uses. Accessory activities may include offices, parking and storage.
- (3) Examples. Examples include welding shops; machine shops; tool repair; electric motor repair; repair of scientific or professional instruments; sales, repair, storage, salvage or wrecking of heavy machinery, metal and building materials; towing and vehicle storage; auto and truck salvage and wrecking; heavy truck servicing (including wash) and repair; tire retreading or recapping; building, heating, plumbing or electrical contractors; utility, paving and road building contractors; printing, publishing and lithography; exterminators; recycling operations; janitorial and building maintenance services; fuel oil distributors; sign making; solid fuel yards; research and development laboratories; laundry, dry-cleaning and carpet cleaning plants; veterinary clinics for large hoofed animals and photofinishing laboratories that accept work only from separate retail outlets, not directly from the public.
- (4) Exceptions.
 - (A) Construction-related contractors and others who perform services off-site

are included in the Office category, if major equipment and materials are not stored at the site and fabrication or similar work is not carried on at the site.

- (B) Hotels, restaurants and other services that are part of a truck stop are considered accessory to the truck stop.
- (C) Printing, publishing and lithography in which finished goods are sold primarily on site and to the general public are included in the Retail Sales and Service category.

(b) Manufacturing and Production.

- (1) Characteristics. Manufacturing and Production firms are involved in the manufacturing, processing, fabrication, packaging, or assembly of goods. Natural, man-made, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Goods are generally not displayed or sold on site, but if so, they are a subordinate part of overall sales. Relatively few customers come to the manufacturing site. In general, the difference between light and heavy uses is their effect on the surrounding area. If the uses routinely subject the surrounding area to noxious or malodorous impacts, they are considered heavy manufacturing and production. Light manufacturing in general is considered to have fewer noxious effects produced by noise, smoke, odor, dust, vibration or glare, in comparison with heavy manufacturing and production. See section 14.04.013 in the specific use standards.
- (2) Accessory uses. Accessory activities may include offices, cafeterias, parking, employee recreational facilities, warehouses, storage yards, repair facilities, truck fleets and caretaker's quarters.
- (3) Examples.
 - (A) Examples include processing of food and related products; weaving or production of textiles or apparel; wood products manufacturing; woodworking, including cabinet makers; movie production facilities; production or fabrication of metals or metal products including enameling and galvanizing; manufacture or assembly of machinery, equipment, instruments, including musical instruments, vehicles, appliances, precision items and other electrical items; production of artwork and toys for mass distribution and marketing; and production of prefabricated structures, including manufactured homes.
 - (B) Examples that are expressly included in the heavy manufacturing and production category include, but are not limited to each of the following:
 - (i) Slaughterhouses and meatpacking;
 - (ii) Tanning or curing of furs, skins, leather or hides;

- (iii) Wool pulling and scouring;
- (iv) Cottonseed oil mills;
- (v) Refining of petroleum and coal products;
- (vi) Manufacture and processing of stone, clay and concrete products;
- (vii) Mixing and batching of concrete and asphalt;
- (viii) Fabrication of boilers and tanks;
- (ix) Manufacture and processing of chemicals, including gaseous products and fertilizer.

(4) Exceptions.

- (A) Manufacturing of goods (including printed material) to be sold primarily on-site and to the general public are classified as Retail Sales and Service.
- (B) Manufacture and production of goods from composting organic material is classified as Waste-Related uses.
- (C) Rendering of meat and poultry byproducts shall be prohibited from all zoning districts.

(c) Warehouse and Freight Movement.

- (1) Characteristics. Warehouse and Freight Movement firms are involved in the storage, or movement of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer, except for some occasional will-call pickups. There is little on-site sales activity with the customer present.
- (2) Accessory uses. Accessory uses may include offices, truck fleet parking and maintenance areas.
- (3) Examples. Examples include separate warehouses used by retail stores such as furniture and appliance stores; household moving and general freight storage; cold storage plants, including frozen food lockers; storage of weapons and ammunition; wholesale distribution centers; truck or air freight terminals; freight forwarding services; bus barns; parcel services; major post offices; grain terminals; gasoline and petroleum product terminals and the stockpiling of sand, gravel, or other aggregate materials.
- (4) Exceptions.
 - (A) Uses that involve the transfer or storage of solid or liquid wastes are classified as Waste-Related uses.
 - (B) Mini-warehouses are classified as Self-Service Storage uses.
 - (C) Warehousing or freight facilities characterized by stabling or storage of

livestock shall be classified as Heavy Manufacturing and Production.

(d) Waste-Related Use.

- (1) Characteristics. Waste-Related uses are characterized by uses that receive solid or liquid wastes from others for disposal on the site or for transfer to another location, uses that collect sanitary wastes, or uses that manufacture or produce goods or energy from the composting of organic material. Waste-Related uses also includes uses that receive hazardous wastes from others.
- (2) Accessory uses. Accessory uses may include recycling of materials, offices and repackaging and transshipment of by-products.
- (3) Examples. Examples include sanitary landfills, recyclable materials collection centers, waste composting, energy recovery plants, sewage plants and hazardous-waste collection sites.
- (4) Exceptions. Disposal of dirt, concrete, asphalt and similar non-decomposable materials is considered fill. Chemical and nuclear waste storage dumps are prohibited from all zoning districts.

(e) Wholesale Trade.

- (1) Characteristics. Wholesale Trade firms are involved in the sale, lease, or rent of products primarily intended for distribution to other merchants or firms who will, in turn, distribute them to the ultimate consumer. The uses emphasize on-site sales or order taking and often include display areas. Businesses may or may not be open to the general public, but sales to the general public are limited. Products may be picked up on-site or delivered to the customer.
- (2) Accessory uses. Accessory uses may include offices, product repair, warehouses, parking, minor fabrication services and repackaging of goods.
- (3) Examples. Examples include sale or rental of machinery, heavy equipment, heavy trucks, farm and ranch supplies, building materials, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment and store fixtures; mail order houses; and wholesalers of food, clothing, auto parts, building hardware.
- (4) Exceptions.
 - (A) Firms that engage primarily in sales to the general public or on a membership basis are classified as Retail Sales and Service.
 - (B) Firms that are primarily storing goods with little on-site business activity are classified as Warehouse and Freight Movement.
 - (C) Livestock auctions, or any wholesale trade facilities characterized by stabling or storage of livestock, shall be classified as Heavy Manufacturing and Production.

(Ordinance adopted 3/21/2022)



City of Wolfforth
PO Box 36 / 302 Main Street
Wolfforth, TX 79382
APPLICATION FOR ZONING CHANGE

Checklist of Required Documents: (No incomplete applications will be processed)

- Application
- Fee
- Proof of Ownership
- Survey/Legal Description
- Site Plan
- Description of Planned Use If PDD zoning is requested, please include any variance requests

Project Information

Location or Address 2.35 Acre Tract Located in the Northwest Quarter (NE 1/4) Section 25 Block AK, Abstract 246 GRR

Lots/Tracts: Tract 2 and part of Tract 5

Existing Zoning C-3 Requested Zoning M-1

Representative/Agent Information (if different from owner)

Firm Name Seventeen Services LLC
 Name Tyler Gentry
 Address 1500 Broadway St. Ste. 203 City Lubbock State TX
 Zip 79401 Telephone 8067878533 Email tyler@17services.com

Agent's Signature *K'Leigh Hernandez*
 Date 02/09/2024 Printed Name K'Leigh Hernandez

Owner Information

Firm Name MMR INDUSTRIAL LLC
 Address 1500 Broadway St. Ste. 1500 City Lubbock State TX
 Zip 79401 Telephone 806-401-6669 Email tyler@17services.com

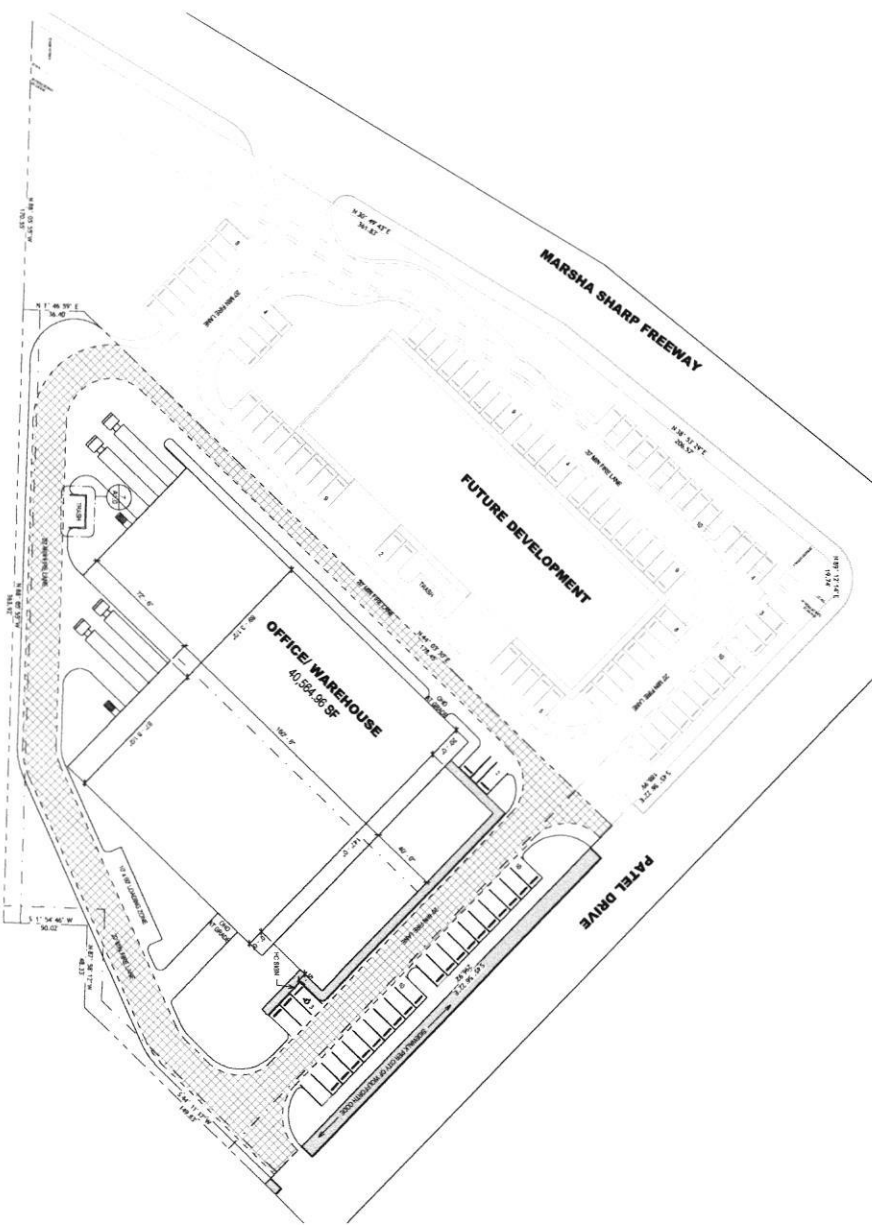
Property's Owners Signature *Tyler Gentry*
 Printed Name Tyler Gentry Date 2-9-24

For City Use Only

Zoning Board Date: _____ City Council Date: _____

Notices Published: _____ Notices Mailed: _____

For any questions or more information on the Zoning process, please contact the City of Wolfforth Director of Planning and Community Development at (806)855-4159 or email planning@wolfforthtx.us



Architectural Site Plan - Office Warehouse
 0"=50'-0"

GENERAL NOTES:
 1. THIS ARCHITECTURAL SITE PLAN IS PREPARED FOR THE ARCHITECT'S USE ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.
 2. THE ARCHITECT ASSUMES RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY THE CLIENT.
 3. THE ARCHITECT DOES NOT WARRANT THAT THE INFORMATION PROVIDED TO HIM IS COMPLETE, ACCURATE, OR UP-TO-DATE.
 4. THE ARCHITECT DOES NOT WARRANT THAT THE INFORMATION PROVIDED TO HIM IS FREE FROM NEGLIGENCE OR OTHER PROFESSIONAL MALPRACTICE.
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<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 5%;">No.</th> <th style="width: 10%;">Date</th> <th style="width: 85%;">Description</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	No.	Date	Description										<p>38</p>	<p>WOLFFORTH INDUSTRIAL PARK - WAREHOUSE</p> <p>STREET ADDRESS WOLFFORTH, TX</p>	<p>T7 ARCHITECTURE T7ARCHITECTURE.COM</p> <p>TYLER GANTNER ARCHITECT #2212</p> <p>PRELIMINARY DRAFT NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION</p> <p>2024.02.08</p>
No.	Date	Description													
<p>Sheepdog Studios, LLC Texas Architectural Firm #283714 1501 Broadway, Suite 200 Lubbock, TX 79401 TYS@sheepdog.com</p>															
<p>Project Number: 2838 Date: 2024.02.08 Drawn By: J.A., J.K. Sheet Size: E1 30x42</p>															
<p>PRELIMINARY ARCHITECTURAL SITE PLAN</p> <p style="font-size: 2em; font-weight: bold;">A1.1</p>															

311.3 Low-hazard storage, Group S-2.

Storage Group S-2 occupancies include, among others, buildings used for the storage of noncombustible materials such as products on wood pallets or in paper cartons with or without single thickness divisions; or in paper wrappings. Such products are permitted to have a negligible amount of plastic *trim*, such as knobs, handles or film wrapping. Group S-2 storage uses shall include, but not be limited to, storage of the following:

Asbestos

Beverages up to and including 16-percent alcohol in metal, glass or ceramic containers

Cement in bags

Chalk and crayons

Dairy products in nonwaxed coated paper containers

Dry cell batteries

Electrical coils

Electrical motors

Empty cans

Food products

Foods in noncombustible containers

Fresh fruits and vegetables in nonplastic trays or containers

Frozen foods

Glass

Glass bottles, empty or filled with noncombustible liquids

Gypsum board

Inert pigments

Ivory

Meats

Metal cabinets

Metal desks with plastic tops and *trim*

Metal parts

Metals

Mirrors

Oil-filled and other types of distribution transformers

Parking garages, open or enclosed

Porcelain and pottery

Stoves

Talc and soapstones

Washers and dryers



AGENDA ITEM COMMENTARY

MEETING NAME: Planning and Zoning Commission Meeting

MEETING DATE: March 19, 2024

ITEM TITLE: Consider and take appropriate action on a zoning change from C-3 to M-1 at BLK AK SEC 25 AB 246 TR NE 12 (1.83 Acres) and SE ¼ of BLK AK SEC 25 AB 246 TR NE9 for a total of 2.35 acres.

STAFF INITIATOR: Tara Tomlinson, Director of Development Services

BACKGROUND:

The previous item was to hold a Public Hearing to receive comments on a zoning change from C-3 to M-1 at BLK AK SEC 25 AB 246 TR NE 12 (1.83 Acres) and SE ¼ of BLK AK SEC 25 AB 246 TR NE9 for a total of 2.35 acres.

EXHIBITS:

COMMITTEE ACTION/STAFF RECOMMENDATION:

City staff recommends approval of zoning change from C-3 to M-1.



AGENDA ITEM COMMENTARY

MEETING NAME:	Planning and Zoning Commission Meeting
MEETING DATE:	March 19, 2024
ITEM TITLE:	PUBLIC HEARING: Consider and take appropriate action on amendment to the Wolfforth Zoning Ordinance 14.04.001-Accessory uses and structures.
STAFF INITIATOR:	Tara Tomlinson, Director of Development Services

BACKGROUND:

This commentary applies to the next two agenda items:

- 1. Conduct a Public Hearing on amending the Wolfforth Zoning Ordinance 14.04.001-Accessory uses and structures.**
- 2. Consider and take appropriate action on approving an amendment to the Wolfforth Zoning Ordinance 14.04.001-Accessory uses and structures.**

Recently, the number of permits requested for accessory buildings has increased in all zoning districts. Our current ordinance specifies setback requirements from side and rear yards, along with the maximum floor space allowed. At this time, there is no requirement for a minimum separation from the principal building. To follow with other setback regulations, we suggest a 5-foot setback from the principal structure.

Along with setback requirements, our current ordinance allows uncharacteristic structures in commercial and industrial zones, but is prohibited in residential. This would allow businesses along Donald Preston and other major thoroughfares to be permitted to have shipping crates, railroad cars, and buses as storage facilities. To keep up the integrity of the city's aesthetics, the City of Wolfforth suggests that we prohibit these structures in all zoning districts.

EXHIBITS:

1. Public Hearing Notice
2. Ordinance 14.04.001 with revisions

COMMITTEE ACTION/STAFF RECOMMENDATION:

Staff recommends approval of revisions to ordinance 14.04.001.

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Wolfforth Planning and Zoning Commission will meet on March 19, 2024, at 5:30pm and the Wolfforth City Council April 1, 2024 at 6:00pm in the City Hall Meeting Room, 302 Main Street, Wolfforth Texas to hold public hearings and take public comments regarding an amendment to the Wolfforth Zoning Ordinance 14.04.001 Accessory uses and structures.

At this time and place all such persons shall have the right to appear and be heard.

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, fax 806-855-4121 or email city.secretary@wolfforthtx.us for further information.

§ 14.04.001 **Accessory uses and structures.**

Principal uses classified as allowed uses by the district regulations of this chapter shall be deemed to include accessory uses and activities that are customarily associated with, as well as appropriate, incidental and subordinate to allowed principal uses. Accessory uses and activities shall be subject to the same regulations as principal uses unless otherwise expressly stated.

(1) Accessory buildings or structures.

(A) Setbacks.

An accessory building may be detached from the principal building, or constructed such that it is physically attached to the principal building.

(i) An accessory building attached to a principal building shall be considered integral to the principal building, and shall meet the same minimum side and rear setback requirements as the principal building.

(ii) Except for those carports allowed in section **14.05.013**, no accessory building, either attached or detached, shall be allowed within the minimum front yard required on the lot.

(iii) An accessory building that is detached from the principal building, or attached with only a breezeway, shall be allowed to extend into the required side or rear yard as follows:

a. Where the wall or edge of the roof will adjoin an alley right-of-way, no setback shall be required.

b. Where the wall or edge of the roof will adjoin any other side or rear lot line, a minimum setback of five (5) feet from that side or rear lot line shall be maintained.

(iv) In no event may any part of any accessory structure extend beyond any property line.

(v) An accessory building that is detached from the principal building, or attached with only a breezeway, shall maintain a 5 ft separation from the principal building.

(B) Size.

A maximum accessory building floor area of 600 square feet or 50 percent of the floor area of the principal building, whichever is greater, shall be permitted on any residential lot. Bona fide farm and agricultural buildings shall be exempt from this requirement.

(C) Prohibited structures.

Shipping crates, railroad cars, truck or bus bodies and other similar containers shall not be used as accessory buildings in any ~~residential~~ district.

(2) Satellite dish antennas in nonresidential districts.

Satellite dish antennas in nonresidential districts shall meet the following conditions for installation.

(A) All permanent installations shall be installed according to the manufacturer's requirements and shall meet appropriate building setbacks.

(B) All antennas, whether for sales and service or for permanent installation, shall be located in a manner that will not interfere with pedestrian or vehicular movement, shall not be a visual obstruction to traffic, and will not eliminate off-street parking spaces required by this chapter.

(3) Satellite dish antennas in residential districts.

Satellite dish antennas in residential districts shall meet the following conditions for installation.

(A) Antennas shall not be located in required front or side yards.

(B) The minimum distance between any point of the antenna and any property line shall be two feet.

(C) Installation on a roof is allowed, provided the total height of the structure and the antenna does not exceed the district standard set forth in article **14.05**.

(Ordinance adopted 3/21/2022)



AGENDA ITEM COMMENTARY

MEETING NAME:	Planning and Zoning Commission Meeting
MEETING DATE:	March 19, 2024
ITEM TITLE:	Consider and take appropriate action on amendment to the Wolfforth Zoning Ordinance 14.04.001- Accessory uses and structures.
STAFF INITIATOR:	Tara Tomlinson, Director of Development Services

BACKGROUND:

The previous item was to hold a Public Hearing to receive comments on an amendment to the Wolfforth Zoning Ordinance 14.04.001- Accessory uses and structures.

EXHIBITS:

COMMITTEE ACTION/STAFF RECOMMENDATION:

City Staff recommends approval of amendment to Wolfforth Zoning Ordinances.