



PLANNING AND ZONING COMMISSION NOVEMBER 12, 2025

November 12, 2025 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 minutes from September 9, 2025 and October 20, 2025.
2. Consider and take appropriate action on preliminary plat for Wolfforth United Addition Tract C through R.
3. PUBLIC HEARING: Conduct a Public Hearing on amending Chapter 14 Zoning; 14.03.002 Zoning of Newly Annexed Areas; 14.03.008(5) Use Table; 14.03.012(F) Removing Cemeteries as an Allowed Use Under Parks and Open Areas; and 14.03.013 Commercial Use Categories.

4. Consider and take appropriate action on amending the Chapter 14 Zoning; 14.03.002 Zoning of Newly Annexed Areas; 14.03.008(5) Use Table; 14.03.012(F) Removing Cemeteries as an Allowed Use Under Parks and Open Areas; and 14.03.013 Commercial Use Categories.

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 November 5, 2025 at 5:00 p.m.

/s/ Tara Tomlinson, Director of Development Services



PLANNING AND ZONING COMMISSION SEPTEMBER 9, 2025

September 09, 2025 at 5:30 PM

Wolfforth City Hall - 302 Main Street Wolfforth, TX

MINUTES

CALL MEETING TO ORDER

Michael Adams called the meeting to order at 5:30 pm.

ROLL CALL AND ESTABLISH A QUORUM

Quorum was established.

CITIZEN ENGAGEMENT

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No citizens participated.

ITEMS FOR INDIVIDUAL CONSIDERATION

1. Consider and take appropriate action on minutes from June 10, 2025.

Motion made by Charlotte McDonald, second by Russell Dabbs to approve minutes from June 10, 2025. Motion carried unanimously.

2. Consider and take appropriate action on final plat for The Overlook at Alcove, Lots 1-84.

Motion made by Russell Dabbs, second by Charlotte McDonald to recommend approval of final plat for Overlook at Alcove, Lots 1-84. Motion carried unanimously.

- 3. Consider and take appropriate action on discussion for an amendment to the Wolfforth Zoning Ordinance Use Table 14.03.008.

Discussion occurred about proposed 10 amendments to the City of Wolfforth's Code of Ordinances zoning table. Proposed other amendments included payday/car title loan centers and removing cemeteries from open spaces and parks.

No action was taken on this item.

ADJOURN

Motion made by Jonathan Singer, second by Charlotte McDonald to adjourn the meeting. Motion carried unanimously at 6:15 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 4, 2025 at 5:00 p.m.

ATTEST:

Tara Tomlinson, Director of Development Services



PLANNING AND ZONING COMMISSION OCTOBER 20, 2025

October 20, 2025 at 4:00 PM

Wolfforth City Hall - 302 Main Street Wolfforth, TX

MINUTES

CALL MEETING TO ORDER

Meeting was called to order at 4:02 PM.

ROLL CALL AND ESTABLISH A QUORUM

Present- Kyle Reeves, Robert Garcia, Charlotte McDonald, Michael Adams, and Russell Dabbs.

Absent- Jonathan Singer

ITEMS FOR INDIVIDUAL CONSIDERATION

1. Consider and take appropriate action on workshop for Comprehensive Plan, to be held as a joint meeting with EDC Board of Directors and City Council.

The Kimley Horn Comprehensive Plan Team lead this joint meeting of the Wolfforth City Council, Wolfforth Economic Development Corporation and the Wolfforth Planning and Zoning Commission.

Project Progress:

Kickoff in early May 2025

Community Assessments (community surveys, public open house, community event presence) were done between May and August to gather information.

Final Comp Plan for adoption should be ready by Spring 2026.

The Vision Statement shapes the Comprehensive Plan and describes the future that is desired by the community. This statement began with the online community survey and those key words then went to the Advisory Committee to be prioritized. Vision Statement options were considered by the Advisory Committee and the following draft statement was composed.

"In Wolfforth, we commit to investing in intentional infrastructure and strategic development, providing a safe and family-friendly community while retaining our small-town feel that fosters commerce and growth"

Guiding Principle development also began with the online survey and interactive map. A State of the City meeting along with an Advisory Committee meeting was held to consider the Guiding Principles below.

Land Use

Mobility/Transportation

Economic/Fiscal Strategy

Housing and Neighborhoods

Environmental & Sustainability Strategy

Public Infrastructure & Community Facilities

Community Health

Kimley Horn reviewed the Land Use Approach to be used within the Comprehensive Plan. The Future Land Use Plan is a graphic depiction of the future of the Wolfforth community. Current plan was adopted in 2021 and amended in 2024. It follows a traditional land use approach. The new Land Use Plan will use a Place-Based Approach which uses integrated land uses, emphasizes character and content, and is more flexible.

Places will include: Residential Land Use, Commercial Land Uses, Mixed-Use Center Land Uses, Industrial Land Use, Open Space & Parks.

Members were separated into three groups to begin work on land use maps and presented their ideas to the group.

ADJOURN

The meeting was adjourned at 5:13 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 October 14, 2025 at 4:00 p.m.

ATTEST:

Tara Tomlinson, Director of Development Services



AGENDA ITEM COMMENTARY

MEETING NAME:	Planning and Zoning Commission
MEETING DATE:	November 12, 2025
ITEM TITLE:	Consider and take appropriate action on preliminary plat for Wolfforth United Addition Tract C through R.
STAFF INITIATOR:	Tara Tomlinson, Director of Development Services

BACKGROUND:

A preliminary plat was submitted for a proposed commercial subdivision located at the intersection of Cambridge Avenue and Donald Preston. The plat establishes multiple commercial lots, internal access drives, utility easements, and rights-of-way necessary to support future commercial development. The anchor tenant for the site is identified as United Supermarkets, with additional lots planned for retail, restaurant, and service uses.

This project represents a significant investment in the City of Wolfforth community and is expected to serve as a key commercial hub for the surrounding neighborhoods. The development will enhance grocery access, provide employment opportunities, and attract complementary businesses to the area.

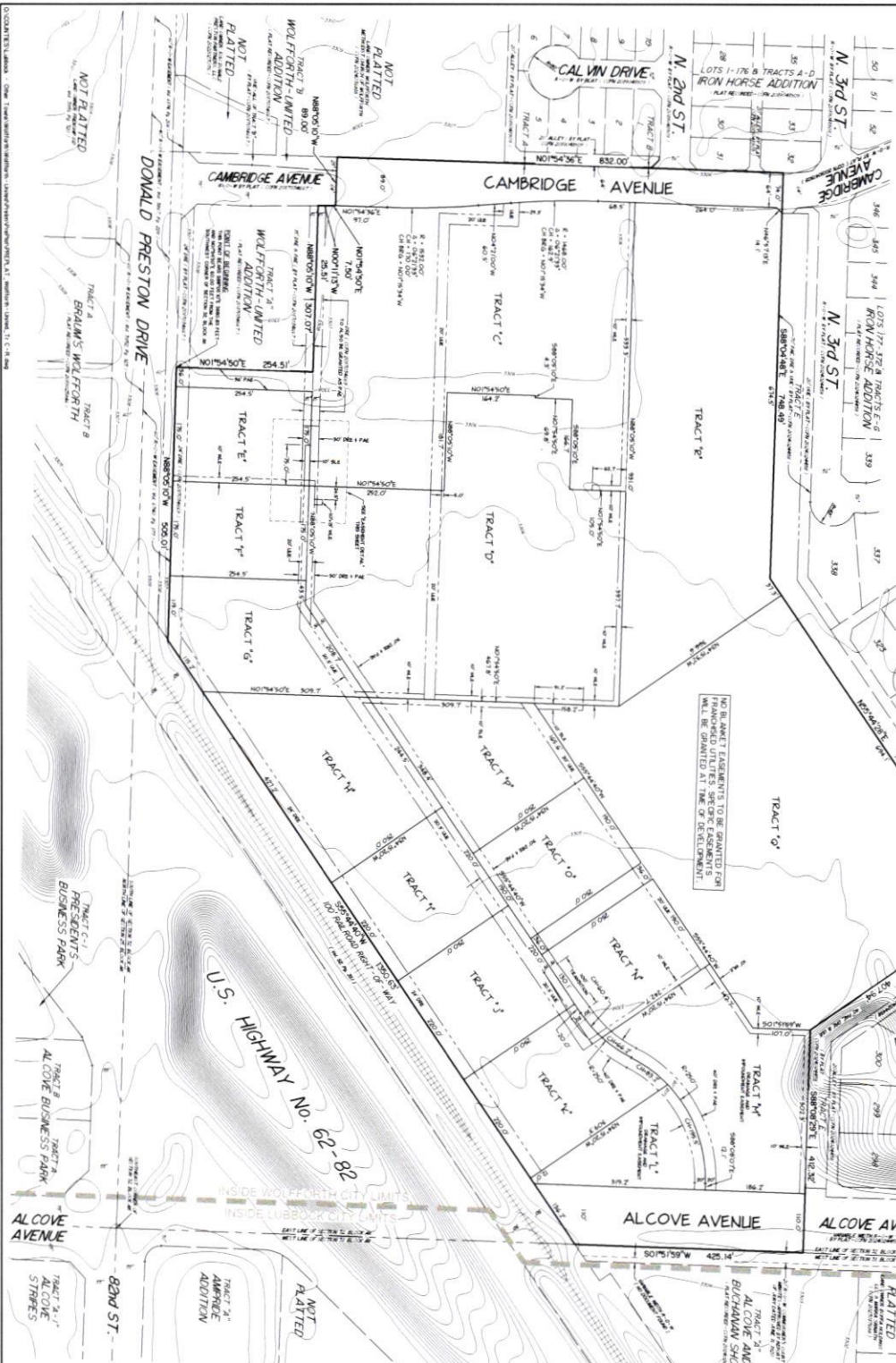
The attached plat has been reviewed by staff and third parties and meets the City's ordinances for approval with the attached conditions to address. Per City of Wolfforth's Code of Ordinances, approval by Planning and Zoning Commission shows that the plat meets all ordinances. Public infrastructure will be accepted by City Engineer at another date.

EXHIBITS:

1. Preliminary Plat

COMMITTEE ACTION/STAFF RECOMMENDATION:

City staff recommends a recommendation for approval to the City Council.



PRELIMINARY PLAT
TRACTS 'C' - 'R'
WOLFORTH-UNITED ADDITION
TO THE CITY OF WOLFORTH,
LUBBOCK COUNTY, TEXAS

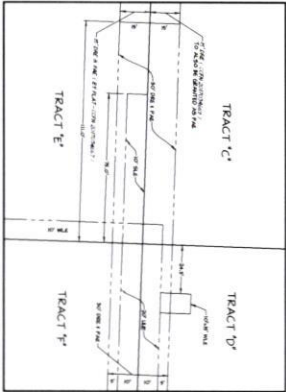
PRELIMINARY PLAT - FOR INSPECTION PURPOSES ONLY AND NOT TO BE USED FOR RECORDING OR FOR ANY OTHER PURPOSE. RELEASED UNDER THE AUTHORITY OF ALAN COX REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7888 STATE OF TEXAS. PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.



GENERAL NOTES:
 1. All dimensions are in feet and inches, and all dimensions along corners are to be taken from the center of the corner.
 2. Easements to be delineated or indicated for utility passage (utility or emergency) or for other purposes shall be shown on separate sheets.
 3. All areas shown are as surveyed and shown on the plat.

ADDITIONAL NOTES AND LEGEND:
 1. Contours are 20' intervals.
 2. CEN - Contour Line Number
 3. P.A. - Public Access Easement
 4. D.E. - Drainage Easement
 5. S.E. - Sewer Easement
 6. S.L.E. - Stormwater Easement
 7. U.L.E. - Utility Easement
 8. U.L.E. - Utility Easement
 9. U.L.E. - Utility Easement
 10. U.L.E. - Utility Easement

PREPARED BY:
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AGENDA ITEM COMMENTARY

MEETING NAME:	Planning and Zoning Commission
MEETING DATE:	November 12, 2025
ITEM TITLE:	PUBLIC HEARING: Conduct a Public Hearing on amending Chapter 14 Zoning; 14.03.002 Zoning of Newly Annexed Areas; 14.03.008(5) Use Table; 14.03.012(F) Removing Cemeteries as an Allowed Use Under Parks and Open Areas; and 14.03.013 Commercial Use Categories.
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 Chapter 14 Zoning; 14.03.002 Zoning of Newly Annexed Areas; 14.03.008(5) Use Table; 14.03.012(F) Removing Cemeteries as an Allowed Use Under Parks and Open Areas; and 14.03.013 Commercial Use Categories.
2. Consider and take appropriate action on amending the Chapter 14 Zoning; 14.03.002 Zoning of Newly Annexed Areas; 14.03.008(5) Use Table; 14.03.012(F) Removing Cemeteries as an Allowed Use Under Parks and Open Areas; and 14.03.013 Commercial Use Categories.

Removing Cemeteries:

On September 9, 2025, the Planning and Zoning Commission reviewed the current zoning table and its permitted uses. One key concern raised was the allowance of cemeteries in areas designated as parks or open spaces. While state law provides specific regulations for cemeteries, the Commission determined it was necessary to remove this use from the list of permitted activities in parks and open spaces. This decision was based on the fact that Parks and Open Spaces are permitted in all zoning districts, potentially allowing cemeteries in any zone by extension.

Newly Annexed Areas:

Currently, the City of WolfForth's ordinances state that any newly annexed land will default to R-1 (Residential Single-Family) zoning if zoning is not established at the time of annexation. City staff has observed that many previously annexed properties did not have zoning assigned at the time of annexation, resulting in discrepancies with the City's Future Land Use Map. Some of these areas now have zoning designations that do not align with the city's long-term planning goals.

To address this issue, city staff is proposing an amendment to the annexation process. Under the proposed change, properties requesting annexation would also be able to request zoning designation concurrently. While annexation would still require prior approval by City Council in a separate agenda item, zoning could be established immediately afterward through a subsequent item.

Use Table, Commercial Use Categories, and Specific Use:

Due to recent growth in our commercial sector, city staff have been actively reviewing the current zoning ordinance. While most business types are adequately addressed, some specific uses remain vaguely defined, which has led to the establishment of businesses in areas that may not align with the city's long-term planning goals.

On September 9, 2025, the Planning and Zoning Commission defined categories that are currently not included in our zoning ordinances for clarification or regulations. In addition to reviewing specific uses, the Planning and Zoning Commission deliberated on the possibility of clarifying and consolidating the definitions of special use and conditional use under a more clearly defined category of specific use. While these terms are often used interchangeably, establishing distinct definitions and expectations will help ensure greater consistency and clarity in zoning decisions.

EXHIBITS:

1. Public Hearing Notices

COMMITTEE ACTION/STAFF RECOMMENDATION:

Conduct a public hearing.

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Wolfforth Planning and Zoning Commission will meet on November 12, 2025, at 5:30pm and the Wolfforth City Council November 17, 2025 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 14.03.002 Zoning of newly annexed areas.

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.

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Notice is hereby given that the Wolfforth Planning and Zoning Commission will meet on November 12, 2025, at 5:30pm and the Wolfforth City Council November 17, 2025 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 14.03.008 Use Table and 14.03.013 Commercial Use Categories.

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

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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.



AGENDA ITEM COMMENTARY

MEETING NAME:	Planning and Zoning Commission
MEETING DATE:	November 12, 2025
ITEM TITLE:	Consider and take appropriate action on amending the Chapter 14 Zoning; 14.03.002 Zoning of Newly Annexed Areas; 14.03.008(5) Use Table; 14.03.012(F) Removing Cemeteries as an Allowed Use Under Parks and Open Areas; and 14.03.013 Commercial Use Categories.
STAFF INITIATOR:	Tara Tomlinson, Director of Development Services

BACKGROUND:

The previous item was to hold a public hearing to receive comments on amending the Chapter 14 Zoning; 14.03.002 Zoning of Newly Annexed Areas; 14.03.008(5) Use Table; 14.03.012(F) Removing Cemeteries as an Allowed Use Under Parks and Open Areas; and 14.03.013 Commercial Use Categories.

EXHIBITS:

1. Ordinance

COMMITTEE ACTION/STAFF RECOMMENDATION:

City staff recommends a recommendation to City Council for approval of ordinance that will amend the Chapter 14 Zoning; 14.03.002 Zoning of Newly Annexed Areas; 14.03.008(5) Use Table; 14.03.012(F) Removing Cemeteries as an Allowed Use Under Parks and Open Areas; and 14.03.013 Commercial Use Categories.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOLFFORTH AMENDING THE CITY OF WOLFFORTH ZONING ORDINANCE BY AMENDING CHAPTER 14 ZONING; AMENDING § 14.03.002 ZONING OF NEWLY ANNEXED AREAS; AMENDING § 14.03.008(5) USE TABLE; AMENDING § 14.03.012(F) REMOVING CEMETERIES AS AN ALLOWED USE UNDER PARKS AND OPEN AREAS; AMENDING § 14.03.013 COMMERCIAL USE CATEGORIES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT HERewith; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Wolfforth Zoning Ordinance regulates the uses of property within the Wolfforth city limits;

WHEREAS, the rapid growth of the City has made it more important than ever for the City to utilize its regulatory authority to foster the highest and best use of the remaining undeveloped property within the City;

WHEREAS, to accommodate the rapid growth the Zoning Commission and City have staff have recommended changes to the zoning provisions in the Code of Ordinances to regulate the growth in a manner that facilitates the best use of the property within the City;

WHEREAS, the Zoning Commission held a public hearing on November 12, 2025, regarding the proposed changes;

WHEREAS, the City published notice on October 24, 2025, in the Lubbock-Avalanche Journal of the October 24, 2025, public hearing before the Zoning Commission; and

WHEREAS, the City Council believes it is in the best interest of the City to amend the zoning regulations in the Code of Ordinances to better facilitate growth within the City; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WOLFFORTH, TEXAS, THAT:

Part 1. Enacted.

THAT City of Wolfforth Zoning Ordinance is hereby amended by amending Chapter 14 Zoning by amending § 14.03.002 Zoning of Newly Annexed Areas, § 14.03.008(5) Use Table, and § 14.03.012(f) Parks and Open Areas, which such amended sections shall read as follows, and by adding addition categories to § 14.03.013 Commercial use categories, such additional categories are listed below:

14.03.002 Zoning of newly annexed areas

(a) *Permanent zoning concurrent with annexation.* An area or areas being annexed into the City of Wolfforth shall ordinarily be given permanent zoning concurrently with the annexation.

(b) *Timing of Zoning.* The proceedings to establish zoning may be undertaken concurrently with annexation procedures (i.e., notices and public hearings). However, the zoning approval and formal adoption of the ordinance establishing zoning shall occur after annexation takes effect as a formal action by the City Council, and the zoning approval and formal adoption of the ordinance establishing zoning shall occur as a separate and distinct action by the City Council.

(c) *Designation prior to Zoning.* All area or areas annexed into the City after November 17, 2025, shall be classified as AO, Agricultural Open Space District until an ordinance establishing the zoning for the area or areas is approved by the City Council.

14.03.008(5) Use Table

Use Category	Short Definition	*	AO	R1	RH	R2	MF	RG	MHP	MHS	C1	C2	C3	M1	M2
	(see also article 14.08)														
A=Allowed															
S=Specific Use	*=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	S	S	S	S	S
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	—	—
Community Services	Public, nonprofit, or charitable uses providing service to the community		—	—	—	—	—	—	S	S	A	A	A	S	S
Day Care	Care, protection and supervision for children or adults on a regular basis	*	—	—	—	—	—	—	—	—	A	A	A	S	S
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	—	—	—	—	—	—	—	—	—	—	S	S	S	S
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		S	S	S	S	S	S	S	S	A	A	A	A	A
Safety Services	Public safety and emergency services		S	S	S	S	S	S	S	S	A	A	A	A	A
Schools	Elementary, middle, or high school level schools		S	S	S	S	S	S	S	S	S	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	A
Auto and Boat Dealer	Sales of cars, light trucks and boats	*	—	—	—	—	—	—	—	—	—	—	A	A	A	
Bed & Breakfast	A single-family dwelling offering overnight accommodations	*	S	S	—	—	S	—	—	—	—	S	S	A	S	S
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	*	—	—	—	—	—	—	—	—	—	—	—	S	S	S
Game Room	Any real estate where one of the uses is the playing amusement redemption machines.	*												S	S	S
Office	Activities in an office setting focusing on business, government, professional, medical or financial services		—	—	—	—	—	—	—	—	—	A	A	A	A	A
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		—	—	—	—	—	—	—	—	—	S	A	A	A	A
Recreation and Entertainment, Outdoor	Large commercial uses that provide continuous recreation or entertainment		—	—	—	—	—	—	—	—	—	—	—	S	S	S
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	S	S
Self-Service Storage	Uses providing separate storage areas for individuals or businesses	*	—	—	—	—	—	—	—	—	—	S	S	A	A	A
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	*	—	—	—	—	—	—	—	—	—	—	—	S	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
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		-	-	-	-	-	-	-	-	-	-	S	A	A	
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	*	-	-	-	-	-	-	-	-	S	S	S	A	A	
Wholesale Trade	Firms involved in sale, lease, or rental of products for industrial, institutional, or commercial business	*	-	-	-	-	-	-	-	-	-	-	S	A	A	
Agriculture	Raising or producing plants		A	-	-	-	-	-	-	-	-	-	-	-	S	S
Animal Kennel	Facilities for overnight care of animals, except horses		-	-	-	-	-	-	-	-	-	-	-	-	S	S
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	-	-	-	-	-	-	-	-	-	-	-	S	S
Mining	Extraction of mineral or aggregate resources for off-site use		S	-	-	-	-	-	-	-	-	-	-	-	S	S
Passenger Terminals	Facilities for the arrival or departure of airplanes, trains or buses		-	-	-	-	-	-	-	-	-	-	S	S	S	
Plant Nursery	Facilities producing flowers, shrubs, horticultural or household plants for retail or wholesale trade		A	-	-	-	-	-	-	-	-	S	A	A	A	
Telecommunications Facilities	Devices and supporting elements necessary to produce non-ionizing electromagnetic radiation operating to produce a signal	*	S	S	S	S	S	S	S	S	S	S	S	S	A	A
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	S

Pawn Shop	A retail business that offers loans to individuals using personal property as collateral.	*	—	—	—	—	—	—	—	—	—	S	S	—	—
Non-Residential Accessory Uses	secondary, subordinate uses or structures located on the same lot as a principal non-residential use	*	—	—	—	—	—	—	—	—	—	A	A	A	A
Payday/Cash Advance Centers	A financial service provider that offers small-dollar, short-term loans--often due on the borrower's next payday. These loans may be unsecured, meaning no collateral is required.	*	—	—	—	—	—	—	—	—	—	—	S	S	S

§ 14.03.012(f) Parks and Open Areas.

- (1) Characteristics. Parks and Open Areas are uses of land focusing on natural areas, large areas consisting mostly of vegetative landscaping or outdoor recreation, community gardens, or public squares. Land characterized as Parks and Open Area tends to have few structures.
- (2) Accessory uses. Accessory uses may include clubhouses, maintenance facilities, concessions, indoor recreation or education centers, caretaker's quarters and parking.
- (3) Examples. Examples include parks, public squares, plazas, recreational trails, botanical gardens, nature preserves and land used for grazing animals (not part of a farm or ranch) kept for personal use and enjoyment.
- (4) Exceptions.
 - (A) Golf courses and golf driving ranges are not classified as Parks and Open Areas. Golf courses and golf driving ranges comprise a separate use category.
 - (B) Facilities intended to draw large numbers of people to specific events or shows are classified as Entertainment Events, Major. These include fairgrounds, sports arenas and outdoor amphitheaters.
 - (C) Cemeteries are not classified as Parks and Open Areas.

§ 14.03.013 Commercial use categories.

- (n) Hotel/Motel.
 - (1) Characteristics. Commercial establishment that provides lodging, meals, and other guest services. Typically offer private rooms with en-suite bathrooms, daily housecleaning, and various other amenities. Extent of stay is generally limited to

less than 30 days. Uses where tenancy may be arranged for a shorter period are not considered residential. They are considered to be a form of transient lodging.

(2) Accessory Uses. Accessory uses may include restaurants, fitness centers, conference rooms, and swimming pools.

(3) Exceptions. Lodging in a dwelling unit rented on a monthly basis are considered household living.

(o) Entertaining Event, Indoor

(1) Characteristics. Any organized activity or performance held mainly within an enclosed structure of less than 20,000 square feet, designed primarily to amuse, engage, or entertain an audience or participants.

(2) Accessory Uses. Accessory uses may include concession stands, snack bars, gift shops, waiting areas, or dressing rooms.

(3) Examples. meeting halls, performing arts facilities, private clubs, art exhibits, small concert hall, or community center.

(4) Exceptions.

(A) Recreation and entertainment that are large and primarily take place outdoors are considered recreation and entertainment, outdoor.

(B) A for-profit business that has six or more amusement redemption machines to obtain prizes or things of value for any age are considered game rooms.

(C) Activities and structures that draw large numbers of people to a specific event or show with more than 20,000 square feet of total event area are classified as Entertainment Event, Major.

(p) Food Truck Park

(1) Characteristics- A designated outdoor area where multiple mobile food vendors are allowed to park, operate, and serve food to the public.

(2) Accessory Uses- Accessory uses may include seating areas, restrooms, and an entertainment area.

(3) Exceptions- Businesses that sell food or have continuous entertainment activities indoors are considered Retail Sales and Services.

(q) Funeral Home/Crematorium.

- (1) Characteristics. A licensed facility where professionals provide services related to the care, preparation, and ceremonial arrangements for deceased individuals.
- (2) Accessory Uses. Accessory uses may include viewing rooms, chapel, offices, and storage.
- (3) Exceptions. Something about cemeteries (in-ground burials and above-ground interments)

(r) Smoke shop/Tobacco Store.

- (1) Characteristics- A retail establishment that specializes in selling tobacco-related products and accessories. Typically for adults and regulated through state laws.
- (2) Accessory Uses. Accessory uses may include office space or storage.
- (3) Examples. Traditional tobacco stores, head shop, vape shop, or hybrid stores.
- (4) Exceptions. If products account for less than 20% of your total revenue, the business would be classified under Retail Sales and Services.

(s) Amenity Centers.

- (1) Characteristics- a facility or space designed to provide recreational, social, and leisure services to residents or members of a specific community, such as a residential neighborhood, apartment complex, or planned development.
- (2) Accessory Uses- Accessory uses may include clubhouse, community center, fitness center, swimming pool, meeting rooms, or outdoor amenities, such as tennis courts, playgrounds, walking trails, and dog parks.
- (3) Exceptions- Large, generally commercial uses that provide continuous recreation or entertainment-oriented activities, primarily outdoors, for the general public are classified as Recreation and Entertainment, Outdoor.

(t) Open-Air Market.

- (1) Characteristics. A public space where vendors sell goods typically in an outdoor or partially covered setting, using tents, canopies, stalls, or tables for vendor setup.
- (2) Accessory Uses. Accessory uses may include community booths or tents, kid-friendly areas, and storage
- (3) Examples. Farmer's market, produce market, flea market, or community market.
- (4) Exceptions. A group of vendors selling products in an indoor area is considered Retail Sales and Services.

(u) Tasting Room.

- (1) Characteristics. A business generally associated with a winery, brewery, distillery, or specialty food producer that allows for on-site consumption of products produced at a different location.
- (2) Accessory Uses. Accessory uses may include offices, outdoor seating area, and storage.
- (3) Examples. taproom and winery tasting-room
- (4) Exceptions
 - (A) Production, including crushing, fermenting, aging, and brewing, are considered light manufacturing.
 - (B) Area where grapes are grown is considered Agricultural Open Space.

(v) Pawn Shop.

- (1) Characteristics. a retail business that offers loans to individuals using personal property as collateral. The business buys and sells secondhand goods to serve both as financial service providers and resellers of used items.
- (2) Accessory Uses. Accessory uses may include offices or storage.
- (3) Exceptions. Retail businesses that sell previously owned items, but do not provide loans or accept collateral, such as a second-hand store or antique store, are considered Retail Sales or Services.

(w) Non-Accessory Uses-

- (1) Characteristics. Secondary, subordinate uses or structures located on the same lot as a principal non-residential use, which support or enhance the primary function of the site.
- (2) Examples. ATMs (Automated Teller Machines), Donation Bins, Electric Vehicle Charging Stations, or Parking Payment Kiosks
- (3) Exceptions.
 - (A) Buildings that are enclosed would be considered accessory structures.
 - (B) Drive-throughs and fueling stations, part of a primary business, would not

(x) Payday/Cash Advance Centers.

- (1) Characteristics. A financial service provider that offers small-dollar, short-term loans--often due on the borrower's next payday. These loans may be unsecured, meaning no collateral is required.
- (2) Examples. Payday Loan Centers, Cash Loan Centers, Payday Lender, Cash Advance Provider, Salary Loan, or short-term loan center.
- (3) Exceptions. A business that offers a full-range of financial services including savings, checking, loans, etc, is a personal service-oriented business and will be considered Retail Sales and Service.

Part 2. Severability.

If any section, sub-section, clause, phrase or portion of this Ordinance shall be held unconstitutional or invalid by a court of competent jurisdiction, such section, sub-section, sentence, clause, phrase or portion shall be deemed to be a separate, distinct and independent provision and such invalidity shall not affect the validity of the remaining portions.

Part 3. Repeal

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

Part 4. Open Meetings

That it is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551, Texas Government Code and Chapter 211 of the Texas Local Government Code.

Part 5. Effective Date.

This Ordinance shall take effect immediately upon its passage and adoption by the City Council.

PASSED and ADOPTED this 17th day of November 2025.

Charles Addington, II, Mayor
City of Wolfforth, Texas

ATTEST:

Terri Robinette, City Secretary

DRAFT