



NOTICE OF VIOLATION

January 30, 2024

VIA FIRST CLASS U.S. MAIL and CERTIFIED MAIL RRR:

Re: Violation of City Zoning Ordinance at 604 N. 6th Street, Wolfforth, Texas

Dear Property Owner:

This letter serves as notice that you are the property owner on record for the following properties:

TAX PARCEL ID R310143, WOLFFORTH TX 79832

I have been made aware that the single-family dwelling located at 604 N 6th Street, Wolfforth, Texas (hereinafter the “Property”) is being marketed and used as a short-term rental. This use is in violation of the City of Wolfforth Zoning Ordinance Article 14.03.011 Residential Use Categories in the R1 Zoning Designation which reads as follows:

Article 14.03.011-Residential Use Categories

b. Household Living (1) Characteristics

Household Living is characterized by the residential occupancy of a dwelling unit by a household. Tenancy is arranged on a month to month or longer bases. Uses where tenancy may be arranged for a shorter period are not considered residential. They are considered to be a form of transient lodging (see the Retail Sales and Service and Community Service categories).

As per the Ordinance, you have ten (10) days to bring the property into compliance. If the City is notified or otherwise becomes aware of a violation of the City Ordinance after **02/09/2024**, the City of Wolfforth can assess a fine of \$2,000.00 per day and each day that such violation shall be continued, or shall be allowed to continue to exist, shall constitute a separate offense. The citation for violation of the Ordinance can be given to you as the property owner and to each individual using the Property in violation of the City Zoning Ordinance.

Article 14.07.003- Violations

- (a) Any person who shall violate any of the provisions of this Zoning Ordinance or who shall fail to comply with any of the provisions of this Zoning Ordinance, or who shall build, alter or occupy any building in violation of any statement or plan submitted and approved hereunder, shall be guilty of a violation of this ordinance and may be fined in an amount of not less than \$1.00 or more than \$2,000.00. Each day such violation shall be continued, or shall be allowed to continue to exist, shall constitute a separate offense.

If you have any questions or concerns, please contact me at the City of Wolfforth by calling 806-855-4130.

Sincerely,

Tara Tomlinson
Director of Development Services