

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOLFFORTH AMENDING THE ZONING MAP AS IT RELATES TO PROPERTY KNOWN AS BLK AK SEC 25 AB 246 BAL OF SW/4 AC: 46.04 ACRES, WOLFFORTH, TEXAS, BY AMENDING THE ZONING DESIGNATION FROM C-2 AND MF TO OTM; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR THE REPEAL OF ORDINANCES AND PORTIONS OF ORDINANCES IN CONFLICT HERewith; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Wolfforth established zoning regulations on August 18, 2003 and established the Old Town Mixed-Use District (“OTM”) on October 21, 2024;

WHEREAS, Wolfforth EDC currently owns the property known as BLK AK SEC 25 AB 246 BAL OF SW/4 AC: 46.04, Wolfforth, Texas (the “Property”);

WHEREAS, The Wolfforth EDC has requested a change to the zoning designation of the Property from General Commercial District (“C-2”) and Multifamily Residential District (“MF”) to OTM;

WHEREAS, after a public hearing on June 9, 2026, the Planning and Zoning Commission recommended the change in zoning designation for the Property to OTM; and

WHEREAS, the City Council has determined that it is in the best interest of the City to change the zoning designation of the Property to OTM.

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

Part 1. Enacted.

1.01 Zoning Map: THAT the City of Wolfforth Zoning Map is hereby amended as it relates to BLK AK SEC 25 AB 246 BAL OF SW/4 AC: 46.04, Wolfforth, Texas to Old Town Mixed-Use District which zone change shall hereafter be incorporated into the official map previously adopted by the City. The survey of the Property is attached hereto as Exhibit A and Exhibit B.

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All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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, Texas Local Government Code.

Part 5. Effective Date.

This Ordinance shall be in full force and effect from and after the date of its passage.

PASSED and ADOPTED this 15th day of June 2026.

Charles Addington, II, Mayor
City of Wolfforth, Texas

ATTEST:

Terri Robinette, City Secretary

Exhibit A

METES AND BOUNDS DESCRIPTION of a 46.04 acre, more or less, tract of land out of a 57.5 acre tract described under County Clerk File No. 2015038496 of the Official Public Records of Lubbock County, Texas, located in the Southwest Quarter of Section 25, Block AK, Georgetown Railroad Company Survey, Lubbock County, Texas, said 46.04 acre tract being further described as follows:

BEGINNING at a 1/2" iron rod with cap marked "HRA" set in the East right-of-way line of Dowden Road (F. M. Road 179), described in Volume 384, Page 71 of the Deed Records of Lubbock County, Texas, the North right-of-way line of Brook Boulevard, described under County Clerk File No. 2016018142 of the Official Public Records of Lubbock County, Texas and the Western boundary of said 57.5 acre tract, for the Southwest corner of this tract, which bears N. 01°50'44" E. a distance of 669.84 feet and S. 88°04'35" E. a distance of 40.00 feet from a "MAG" nail found at the Southwest corner of Section 25, Block AK, Georgetown Railroad Company Survey, Lubbock County, Texas;

THENCE N. 01°50'44" E., along said East right-of-way line and the western boundary of said 57.5 acre tract, a distance of 63.37 feet (deed calls: N. 01°50' E.) to a 1/2" iron rod with cap marked "HRA" found at the Southwest corner of a 0.24 acre tract described under County Clerk File No. 2016008476 of the Official Public Records of Lubbock County, Texas and the most Westerly Northwest corner of this tract;

THENCE S. 88°09'01" E., along the Southern boundary of said 0.24 acre tract and an occupied alley (no dedication document found), a distance of 130.14 feet (deed calls: S. 88°11'02" E.) to a 1/2" iron rod with cap marked "HRA" found in the West line of a 20 foot easement for water or sewer lines described in Volume 1017, Page 477 of the Deed Records of Lubbock County, Texas, at the Southeast corner of said occupied alley and a corner of this tract;

THENCE N. 01°48'10" E., along the Eastern boundary of said 20 foot easement and said occupied alley, a distance of 164.19 feet (deed calls: N. 01°47'30" E. 164.08 feet) to a 1/2" iron rod found at the Southwest corner of a 1.1 acre tract described under County Clerk File No. 2008030360 of the Official Public Records of Lubbock County, Texas and a corner of this tract;

THENCE S. 88°09'24" E., along the Southern boundary of said 1.1 acre tract, a distance of 114.93 feet (deed calls: S. 88°11'08" E.) to a 1/2" iron pipe found at the Southeast corner of said 1.1 acre tract and a corner of this tract;

THENCE N. 01°44'34" E., along the Eastern boundary of said 1.1 acre tract, a distance of 410.00 feet (deed calls: N. 01°45'14" E.) to a 1/2" iron rod with cap marked "HRA" found at the Northeast corner of said 1.1 acre tract and a corner of this tract;

THENCE N. 88°02'43" W., along the Northern boundary of said 1.1 acre tract, a distance of 25.00 feet (deed calls: N. 88°14'46" W. 24.69 feet) to a 1/2" iron rod with cap marked "HRA" found at the Southeast corner of an occupied alley (no dedication document found) and a corner of this tract;

THENCE N. 02°12'21" E., along the Eastern boundary of said occupied alley and a 0.34 acre tract described under County Clerk File No. 2025033572 of the Official Public Records of Lubbock County, Texas, a distance of 180.27 feet (deed calls: N. 02°04'38" E. 180.31 feet) to a 1/2" iron rod found at a corner of said 0.34 acre tract and a corner of this tract;

THENCE S. 88°10'29" E., continuing along the Eastern boundary of said 0.34 acre tract, a distance of 25.00 feet (deed calls: S. 88°18'36" E. 24.96 feet) to a 1/2" iron rod found at the most Easterly Southeast corner of said 0.34 acre tract and a corner of this tract;

THENCE N. 01°50'58" E., continuing along the Eastern boundary of said 0.34 acre tract, a distance of 50.00 feet (deed calls: N. 01°57'26" E. 49.96 feet) to a 1/2" iron rod found at the Northeast corner of said 0.34 acre tract and a corner of this tract;

THENCE N. 88°07'35" W., along the Northern boundary of said 0.34 acre tract, a distance of 25.00 feet (deed calls: N. 88°10'08" W. 25.07 feet) to a 1/2" iron rod found in the Eastern boundary of a 0.15 acre tract described under County Clerk File No. 2021053537 of the Official Public Records of Lubbock County, Texas, at the most Northerly Northwest corner of said 0.34 acre tract and a corner of this tract;

THENCE N. 01°46'43" E., along the Eastern boundary of said 0.15 acre tract, a distance of 79.25 feet (deed calls: N. 01°51'39" E. 79.17 feet) to a 1/2" iron rod with cap marked "4460" found in the Southern boundary of a 5.2 acre tract described under County Clerk File No. 2018016465 of the Official Public Records of Lubbock County, Texas, at the Northeast corner of said 0.15 acre tract and a corner of this tract;

THENCE N. 43°26'55" E., along the Southern boundary of said 5.2 acre tract and a 0.03 acre tract described in Volume 1910, Page 240 of the Deed Records of Lubbock County, Texas, at 338.35 feet pass a 1/2" iron rod found at the Southeast corner of said 0.03 acre tract , continuing along the Southern boundary of said

5.2 acre tract, for a total distance of 363.98 feet (deed calls: N. 43°24'19" E.) to a 1/2" iron rod with cap marked "HRA" set for a point of intersection;

THENCE N. 53°05'33" E., along the Southern boundary of said 5.2 acre tract, a 20 foot alley dedication described in Volume 2838, Page 214 of the Real Property Records of Lubbock County, Texas and a 1.8 acre tract described in Volume 1910, Page 240 of the Deed Records of Lubbock County, Texas, a distance of 384.70 feet (deed calls: N. 53°07'23" E.) to a 1/2" iron rod with cap marked "4460" found at the Northwest corner of a 1.0 acre tract described in Volume 5281, Page 64 of the Real Property Records of Lubbock County, Texas and a corner of this tract;

THENCE S. 37°40'22" E., along the Western boundary of said 1.0 acre tract, a distance of 229.30 feet (deed calls: S. 37°40'54" E. 229.19 feet) to a 3/4" iron pipe found at the Southwest corner of said 1.0 acre tract and a corner of this tract;

THENCE N. 52°30'27" E., along the Southern boundary of said 1.0 acre tract and a 0.95 acre tract described under County Clerk File No. 2019042390 of the Official Public Records of Lubbock County, a distance of 284.00 feet (deed calls: N. 52°32'07" E.) to a 1/2" iron rod with cap marked "CHT" found at the Southeast corner of said 0.95 acre tract and a corner of this tract;

THENCE N. 37°59'59" W., along the Eastern boundary of said 0.95 acre tract, a distance of 501.49 feet (deed calls: N. 38°00'36" W. 501.57 feet) to a 1/2" iron rod found at the Southwest corner of a 0.34 acre tract described under County Clerk File No. 2017013937 of the Official Public Records of Lubbock County, Texas and a corner of this tract;

THENCE N. 56°56'10" E., along the Southern boundary of said 0.34 acre tract, a distance of 211.98 feet to a 3/8" iron rod found in the Southern boundary of a 4.3 acre tract described in Volume 6356, Page 224 of the Real Property Records of Lubbock County, Texas, at the Northeast corner of said 0.34 acre tract and the Most Northerly Northwest corner of this tract;

THENCE S. 88°13'19" E., along the Southern boundary of said 4.3 acre tract, a distance of 521.62 feet (deed calls: S. 88°13'48" E. 521.47 feet) to a 1/2" iron rod found in the West right-of-way line of Silver Creek Drive, described under County Clerk File No. 2020048723 of the Official Public Records of Lubbock County, Texas, at the Southeast corner of said 4.3 acre tract and the most Northerly Northeast corner of this tract;

THENCE Southeasterly, along said West right-of-way line, around a curve to the left, said curve having a radius of 330.00 feet, an arc length of 259.21 feet, a central angle of 45°00'00", a chord bearing of S. 20°39'45" E. and a chord distance of 252.57 feet (deed calls: S. 20°39'28" E.) to a 1/2" iron rod with cap marked "HRA" found at a point of intersection;

THENCE S. 43°09'28" E., continuing along said West right-of-way line, a distance of 82.47 feet to a 1/2" iron rod with cap marked "HRA" found at a point of intersection;

THENCE Southeasterly, continuing along said West right-of-way line, around a curve to the right, said curve having a radius of 240.00 feet, an arc length of 302.61 feet, a central angle of 72°14'32", a chord bearing of S. 07°02'32" E. and a chord distance of 282.96 feet (deed calls: S. 07°02'12" E.) to a 1/2" iron rod with cap marked "HRA" found at a point of intersection;

THENCE S. 60°58'24" E., continuing along said West right-of-way line, a distance of 30.00 feet (deed calls: S. 60°54'57" E.) to a "crosshatch" nail found in the Western boundary of a 0.34 acre tract described in Volume 4796, Page 106 of the Official Real Property Records of Lubbock County, Texas, at the most Easterly Northeast corner of this tract;

THENCE S. 29°05'44" W., along the Western boundary of said 0.34 acre tract, a distance of 930.47 feet (deed calls: S. 29°05'03" W.) to a 60 penny nail found at a point of intersection;

THENCE S. 20°37'33" W., continuing along the Western boundary of said 0.34 acre tract, a distance of 800.68 feet (deed calls: S. 20°38'03" W. 801.28 feet) to a 1/2" iron rod found in said North right-of-way line of Brook Boulevard, at the South corner of said 0.34 acre tract, the Southwest corner of a 31.0 acre tract described in Volume 4301, Page 255 of the Official Real Property Records of Lubbock County, Texas and the Southeast corner of this tract;

THENCE Northwesterly, along said North right-of-way line, around a curve to the right, said curve having a radius of 1198.69 feet, an arc length of 265.04 feet, a central angle of 12°40'07", a chord bearing of N. 81°47'06" W. and a chord distance of 264.50 feet (deed calls: N. 81°47'19" W. 264.55 feet) to a 1/2" iron rod with cap marked "OJD" found at a point of intersection;

THENCE Northwesterly, continuing along said North right-of-way line, around a curve to the right, said curve having a radius of 650.00 feet, an arc length of 87.42 feet, a central angle of 07°42'20", a chord bearing of N. 59°40'03" W. and a chord distance of 87.35 feet to a 1/2" iron rod with cap marked "OJD" found at a point of intersection;

THENCE N. 55°48'53" W., continuing along said North right-of-way line, a distance of 113.87 feet to a 1/2" iron rod with cap marked "OJD" found at a point of intersection;

THENCE Northwesterly, continuing along said North right-of-way line, around a curve to the left, said curve having a radius of 650.00 feet, an arc length of 366.54 feet, a central angle of 32°18'33", a chord bearing of N. 71°58'11" W. and a chord distance of 361.70 feet to a 1/2" iron rod with cap marked "OJD" found at a point of intersection;

THENCE N. 88°03'37" W., continuing along said North right-of-way line, a distance of 16.33 feet to a 1/2" iron rod with cap marked "OJD" found at a point of intersection;

THENCE Southwesterly, continuing along said North right-of-way line, around a curve to the left, said curve having a radius of 250.06 feet, an arc length of 90.07 feet, a central angle of 20°38'23", a chord bearing of S. 81°36'04" W. and a chord distance of 89.58 feet to a 1/2" iron rod with cap marked "OJD" found at a point of intersection;

THENCE Southwesterly, continuing along said North right-of-way line, around a curve to the right, said curve having a radius of 265.70 feet, an arc length of 95.71 feet, a central angle of $20^{\circ}38'17''$, a chord bearing of S. $81^{\circ}34'38''$ W. and a chord distance of 95.19 feet (deed calls: S. $81^{\circ}35'35''$ W. 95.10 feet) to a 1/2" iron rod with cap marked "OJD" found at a point of intersection;

THENCE N. $88^{\circ}04'35''$ W., continuing along said North right-of-way line, a distance of 61.87 feet (deed calls: N. $88^{\circ}05'53''$ W. 61.75 feet) to the Point of Beginning.

Exhibit B

