

**ORDINANCE NO. 2024-012**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOLFFORTH AMENDING THE ZONING MAP AS IT RELATES TO PROPERTY KNOWN AS 2.94 ACRES OUT OF THAT CERTAIN CALLED 4.69 ACRE TRACT BLK AK SEC 25 AB 246 TR NE 14, A 2.60 ACRE TRACT LOCATED IN BLK AK SEC 25 AB 246 TR NE 13, AND A 12.35 ACRE TRACT LOCATED IN BLK AK SEC 25 AB 246, WOLFFORTH, TEXAS, BY AMENDING THE ZONING DESIGNATION FROM C-3 TO M-1; 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;

WHEREAS, MMR INDUSTRIAL LLC plans to operate a warehouse facility on property known as 2.94 Acres out of that certain called 4.69 Acre Tract BLK AK SEC 25 AB 246 TR NE 14, a 2.60 Acre tract located in BLK AK SEC 25 AB 246 TR NE 13, and a 12.35 Acre tract located in BLK AK SEC 25 Abstract 246 (the “Property”)

WHEREAS, MMR INDUSTRIAL LLC has requested a change to the zoning designation of the Property from C-3 to M-1;

WHEREAS, after a public hearing, the Planning and Zoning Commission recommended the change in zoning designation for the Property to M-1 Light Industrial Manufacturing; 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 M-1.

**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 2.94 Acres out of that certain called 4.69 Acre Tract BLK AK SEC 25 AB 246 TR NE 14, 2.60 Acre tract located in BLK AK SEC 25 AB 246 TR NE 13, 12.35 Acre tract located in BLK AK SEC 25 Abstract 246 to M-1 Light Industrial and Manufacturing 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.

**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.

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**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 the 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 APPROVED ON THIS THE 15<sup>TH</sup> day of April, 2024.**

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Charles Addington, II, Mayor  
City of Wolfforth, TX

ATTEST:

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Terri Robinette, City Secretary

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## EXHIBIT A

BEING all of that certain 2.60 Acre tract, as described in County Clerk File No. 2024000744, Official Public Records of Lubbock County, Texas, located in Section 25, Block AK, Abstract 246 Lubbock County, Texas, and being further described by metes and bounds as follows:

BEGINNING at a Point for a Corner; same being the Northeast Corner of Mesa Verde Addition, as recorded in Volume 9, Page 167-B, Deed Records of Lubbock County, Texas, and the Southeast Corner of Tract D, Patel Business Park Addition, as recorded in Volume 9, Page 157-B;

THENCE North  $1^{\circ}46'56''$  East – 21.11 feet to a Point for the most Westerly Northwest Corner;

THENCE North  $44^{\circ}03'38''$  East – 169.79 feet along the Southwest line of said Tract D to a Point for the most Northerly Northwest Corner, in the South line of Patel Drive;

THENCE along a Curve to the Left, with a Chord Bearing of South  $69^{\circ}45'43''$  East, a Chord Distance of 88.80 feet, and a Radius of 130.50 feet, to a Point for a Corner;

THENCE South  $88^{\circ}12'53''$  East – 126.26 feet along the South line of said Patel Drive to a Point for the Northmost Corner of the Northeast Corner Clip;

THENCE South  $43^{\circ}12'23''$  East – 21.21 feet to a Point for the Southernmost Corner of the Northeast Corner Clip;

THENCE South  $1^{\circ}47'37''$  West – 227.78 feet along the West Right-of-Way line of Senator Circle to a Point for a Corner;

THENCE along a Curve to the Left, with a Chord Distance of South  $8^{\circ}23'53''$  West, a Chord Distance of 96.26 feet, and a Radius of 60.00 feet, to a Point for the Northmost Corner of the Southeast Corner Clip;

THENCE South  $45^{\circ}04'24''$  West – 20.50 feet to a Point for the Southernmost Corner of the Southeast Corner Clip;

THENCE North  $88^{\circ}12'53''$  West – 314.54 feet along the North line of Tract C, of said Patel Business Park Addition, to a Point for the Southwest Corner, same being the Northwest Corner of said Tract C;

THENCE North  $1^{\circ}46'56''$  East – 233.67 feet to the POINT OF BEGINNING and containing 2.62 Acres more or less.

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BEING 2.94 Acres out of that certain called 4.69 Acre tract, as described in County Clerk File No. 2024000744, Official Public Records of Lubbock County, Texas, located in Section 25, Block AK, Abstract 246 Lubbock County, Texas, and being further described by metes and bounds as follows:

BEGINNING at a Point in the South Right-of-Way line of Patel Drive for the Northeast Corner of this tract, same being the Northwest Corner of a 1.75 Acre tract, as described in County Clerk File No. 2023049216, Official Public Records of Lubbock County, Texas;

THENCE South  $1^{\circ}41'28''$  West – 245.48 feet along the West line of said 1.75 Acre tract to a Point for a Corner; THENCE South  $88^{\circ}45'07''$  East – 55.03 feet along the South line of said 1.75 Acre tract to a Point for a Corner;

THENCE South  $1^{\circ}47'37''$  West – 219.65 feet to a Point for the Southeast Corner of this tract, same being the Southeast Corner of said 4.69 Acre tract;

THENCE North  $88^{\circ}12'53''$  West – 169.49 feet along the South line of said 4.69 Acre tract to a Point for the Southwest Corner of this tract;

THENCE North  $43^{\circ}12'53''$  West – 205.60 feet to a Point for the most Westerly Southwest Corner in the Southeast Right-of-Way line of Senator Circle, same being the most Northerly Northeast Corner of Tract C, Patel Business Park Addition, as recorded in Volume 13, Page 200-A;

THENCE along a curve to the Left, with a Chord Bearing of North  $16^{\circ}11'03''$  West, a Chord Distance of 80.48 feet, and a Radius of 60.00 feet to a Point for a Corner in the East Right-of-Way line of said Senator Circle;

THENCE North  $1^{\circ}47'37''$  East – 227.56 feet along the East Right-of-Way line of said Senator Circle to a Point for the Southernmost Corner of the Northwest Corner Clip;

THENCE North  $46^{\circ}46'38''$  East – 21.21 feet to a Point in the South Right-of-Way line of said Patel Drive for the Northernmost Corner of the Northwest Corner Clip;

THENCE South  $88^{\circ}14'22''$  East – 269.27 feet along the South Right-of-Way line of said Patel Drive to the POINT OF BEGINNING and containing 2.94 Acres more or less.

BEING all of that certain 12.35 Acre tract, as described in County Clerk File No. 2024000744, Official Public Records of Lubbock County, Texas, located in Section 25, Block AK, Abstract 246 Lubbock County, Texas, and being further described by metes and bounds as follows:

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BEGINNING at a Point for the most Westerly Southwest Corner in the North line of Tract A, Patel Business Park Addition, as recorded in Volume 13, Page 200-B, Deed Records of Lubbock County, Texas;

THENCE North  $88^{\circ}14'22''$  West – 340.57 feet along the North line of said Tract A to a Point for a Corner, same being the Northwest Corner of said Tract A, Patel Business park;

THENCE North  $42^{\circ}39'19''$  West – 60.00 feet to a Point for a Corner of this tract;

THENCE South  $46^{\circ}55'17''$  West – 160.73 feet along the Northeast Right-of-Way line of Senator Drive to a Point for a Corner of this tract;

THENCE along a Curve to the Left, with a Chord Bearing of South  $24^{\circ}21'29''$  West, a Chord Distance of 99.76 feet, and a Radius of 130.00 feet, to a Point for a Corner of this tract, same being in the East Right-of-Way line of said Senator Drive;

THENCE South  $1^{\circ}47'40''$  West – 62.26 feet following the East Right-of-Way line of said Senator Drive to a Point the Northmost corner of the Southwest Corner Clip;

THENCE South  $46^{\circ}47'40''$  West – 21.21 feet to a Point for the Southernmost Corner of the Southwest Corner Clip;

THENCE North  $88^{\circ}12'50''$  West – 127.14 feet along the North Right-of-Way line of Patel Drive to a Point for a Corner;

THENCE along a Curve to the Right, with a Chord Bearing of North  $67^{\circ}40'26''$  West, a Chord Distance of 53.95 feet, and a Radius of 70.50 feet to a Point for a Corner in the Northwest Right-of-Way line of said Patel Drive;

THENCE North  $45^{\circ}56'19''$  West – 494.74 feet along the Northwest Right-of-Way line of said Patel Drive, to a Point for the Southernmost Corner of the Southwest Corner Clip;

THENCE North  $0^{\circ}56'17''$  West – 21.56 feet along the Southwest Corner Clip to a Point for a Corner, same being the Northmost Corner of the Southwest Corner Clip;

THENCE North  $44^{\circ}01'44''$  East – 12.48 feet along East Right-of-Way line of US Highway 62-82 to a Point for a Corner, same being the Northmost Corner of the Southwest Corner Clip of a 1.45 Acre tract of land, as described in County Clerk File No. 2016024722, Official Public Records of Lubbock County, Texas;

THENCE South  $45^{\circ}56'19''$  East – 281.51 feet along the South line of said 1.45 Acre tract to a Point for a Corner, same being the Southeast Corner of said 1.45 Acre tract;

THENCE North  $44^{\circ}03'40''$  East – 212.70 feet along the East line of said 1.45 Acre tract to a Point for a Corner, same being the Northeast Corner of said 1.45 Acre tract;

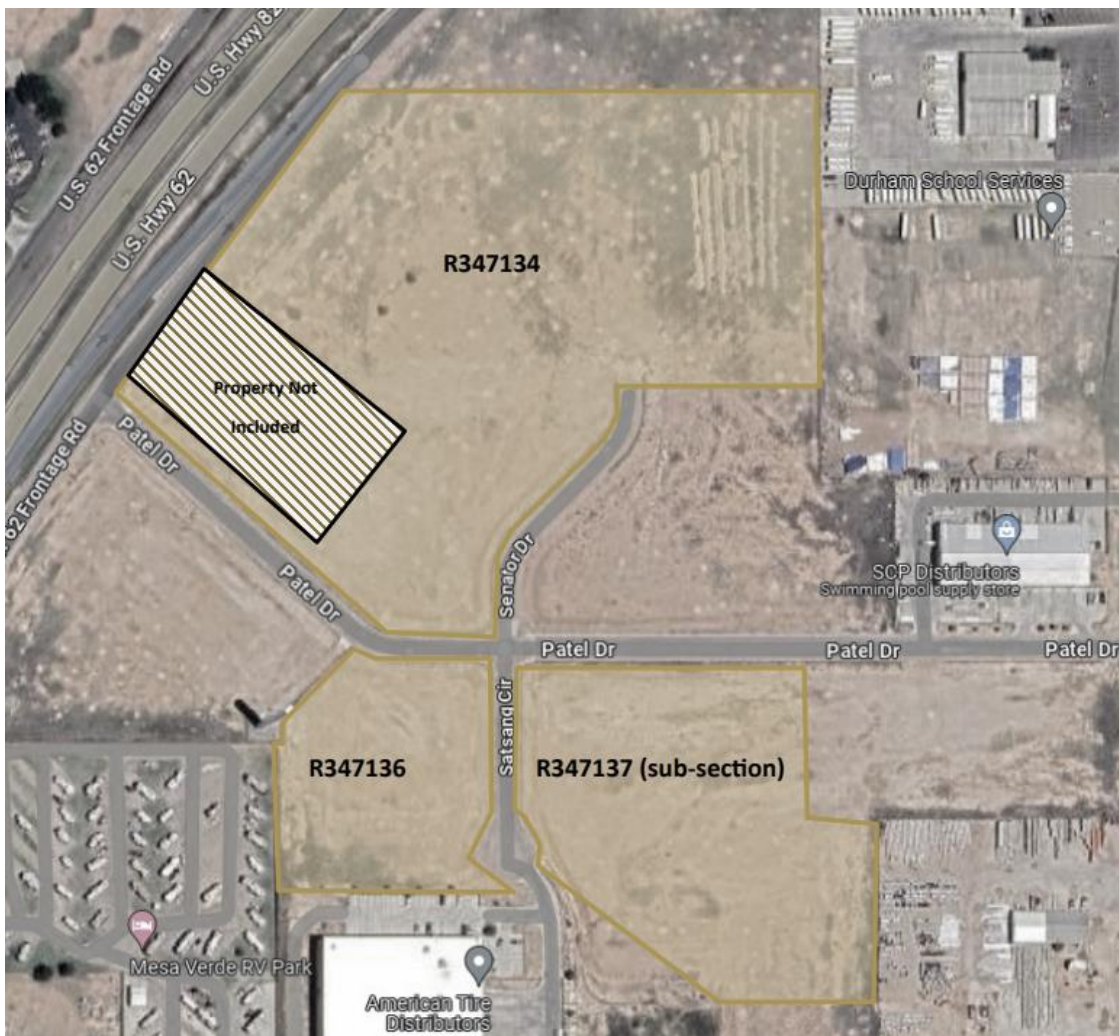
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THENCE North  $45^{\circ}56'17''$  West – 296.51 feet along the North line of said 1.45 Acre tract to a Point for a Corner, same being the Northwest Corner of said 1.45 Acre tract, said point being in the East Right-of-Way line of said US Highway 62-82;

THENCE North  $44^{\circ}03'38''$  East – 354.21 feet along the East Right-of-Way line of said US Highway 62-82 to a Point for a Corner, same being the Southwest Corner of a 1.543 Acre tract, as described in County Clerk File No. 2016024289, Official Public Records of Lubbock County, Texas;

THENCE South  $88^{\circ}12'20''$  East – 714.99 feet along the South line of said 1.543 Acre tract and a 1.727 Acre tract, as described in County Clerk File No. 2008005665, Official Public Records of Lubbock County, Texas, to a Point for the Northeast Corner of this tract, same being the Southeast Corner of said 1.727 Acre tract;

THENCE South  $1^{\circ}47'40''$  West – 550.71 feet along the West line of an 8.46 Acre tract, as described in County Clerk File No. 1991033640, Official Public Records of Lubbock County, Texas, to the POINT OF BEGINNING and containing 12.19 Acres more or less.



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