



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 740 Hwy 62-82 Wolfforth Tx 79382
Lots/Tracts: Blk De Sec 31 AB 435 Tr 4 North of Hwy ACS-690
Existing Zoning R-1 Requested Zoning C-2

Representative/Agent Information (if different from owner)

Firm Name _____
Name _____
Address _____ City _____ State _____
Zip _____ Telephone _____ Email _____
Agent's Signature _____
Date _____ Printed Name _____

Owner Information

Firm Name Graciela y Fe Propiedad, LLC
Address 7704 La Salle Ave City Lubbock State Tx
Zip 79424 Telephone 806-787-1604 Email gnoyola@yahoo.com
Property's Owners Signature [Signature]
Printed Name Breg Noyola Date _____

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

There are 2 commercial buildings on the property. Currently the property is being used as the location for Chelo's Mexican Restaurant. Chelo's is in the smaller primary building. The secondary Building is not being utilized at this time. Ownership would like to move Chelo's Restaurant into a portion on the larger building. This would allow the growth of that business. The existing Chelo's location will become a boutique. The balance of the larger secondary building will be divided into several different uses and provide more possibility of different business to be started there. There have been discussions with the city about possible uses available once the zoning has been completed.

PAYMENT RECEIPT

Receipt ID 23-001615



RECEIVED FROM

Greg Noyola
Graciela y Fe Propiedad, LLC
740 Hwy 62/82
Wolfforth, TX 79382

RECEIVED BY

City of Wolfforth, TX
Building Department
PO Box 36
Wolfforth, TX 79382

| FEE NAME | INVOICE ID | ACCOUNT NO. | AMOUNT |
|---------------------------|------------|-------------|--------------------|
| Zone Change Request Fee | 23-001801 | | \$ 200.00 |
| Final Plat for Review Fee | 23-001801 | | \$ 1,500.00 |
| Miscellaneous | | | \$ 1,700.00 |
| TOTAL PAID | | | \$ 1,700.00 |

Paid Date

December 14, 2023

Payment Method

Check
1778

CERTIFICATE OF OWNERSHIP

Owner: **Graciela Y Fe Propiedad, LLC**

Re: Proposed plat of **LOT 1, Aidan Addition, an Addition to the City of Wolfforth, Lubbock County, Texas**, more particularly described on Exhibit "A" attached hereto and made a part hereof.

Subject to the following:

Liens: 1) Vendor's Lien retained in Deed dated October 14, 2022, executed by FEWA, LLC to Graciela Y Fe Propiedad, LLC, filed under Clerk's File No. 2022048973, of the Official Public Records of Lubbock County, Texas, securing the payment of one note of even date therewith in the sum of \$545,000.00, payable to the order of City Bank and being additionally secured by Deed of Trust payable to Scott Blount, Trustee(s); said Deed of Trust filed for record in the office of the County Clerk of Lubbock County, Texas on October 21, 2022, under Clerk's File No. 2022048974, of the Official Public Records of Lubbock County, Texas.

Judgment liens: None of record.

State Tax Liens: None of record.

Federal Tax Liens: None of record.

Easements: Easement retained by M.E. Casey and Ruth Casey across the West five feet (W. 5') of the property for an irrigation water pipeline in that certain Warranty Deed recorded in/under Volume 999, Page 43, of the Deed Records of Lubbock County, Texas.

Subject to the terms, rights, easements and other matters contained in that certain Agreement recorded in/under Volume 5246, Page 327, of the Real Property Records of Lubbock County, Texas.

Subject to Petition for Annexation recorded in/under Volume 1015, Page 445, of the Deed Records of Lubbock County, Texas.

Ad Valorem Taxes: Not certificated

Executed this 21st day of November, 2023.

Hub City Title, LLC

By: 

Shane Dunn

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EXHIBIT "A"

FIELD NOTES on the proposed Plat Limits of Lot 1, Aidan Addition, an Addition to the City of Wolfforth, a 0.689 acre tract out of Section 31, Block D-6, Lubbock County, Texas being further described by metes and bounds as follows:

BEGINNING at a found 1" iron pipe for the Northwest corner of this tract, from which the Southwest corner of the Plat Limits of Bolt and Casey Addition as shown by the plat recorded in Volume 4692, Page 304, Lubbock County Real Property Records bears S. 89°43'54" W. (Texas North Central Zone Bearing Basis), 30 feet;

THENCE N. 89°43'54" E., with the South line of 9th Street, 199.99 feet to a found 1/2" iron rod with yellow cap the Northeast corner of this tract;

THENCE S. 01°52'16" W., 150.15 feet to a found 1" iron pipe for the Southeast corner of this tract;

THENCE S. 89°43'05" W., with the North Right of Way line of U.S. Highway 62-82, a distance of 200.21 feet to a found nail and washer for the Southwest corner of this tract;

THENCE N. 01°57'23" E., with the East line of Flint Avenue, 150.21 feet to the PLACE OF BEGINNING.