

ORDINANCE NO. 2024-002

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOLFFORTH AMENDING CITY OF WOLFFORTH ZONING ORDINANCE BY AMENDING CHAPTER 14 ZONING; AMENDING § 14.02.002 PROCEDURES AND § 14.05.001 RESIDENTIAL DISTRICT STANDARDS; ALLOWING FOR AN ADMINISTRATIVE ADJUSTMENT FOR GARAGE SETBACKS; 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 including setbacks;

WHEREAS, the Zoning Ordinance requires at least a twenty-foot setback for a garage on a residential lot;

WHEREAS, depending on the shape and size of a lot, particularly on a cul-de-sac street, the twenty-foot setback is not possible;

WHEREAS, the Zoning Ordinance allows the city administrator through an administrative adjustment to authorize a 10% variance for some numerical standards in Residential districts;

WHEREAS, City staff has requested the authorization for an administrative adjustment for garages setbacks on lots within a residential cul-de-sac street;

WHEREAS, the Planning Commission held a public hearing on December 12, 2023, regarding the administrative adjustment for garages on lots within a residential cul-de-sac street;

WHEREAS, the City published notice on January 3, 2024, in the Lubbock-Avalanche Journal for the January 22, 2024 public hearing; and

WHEREAS, the City Council believes it is in the best interest of the City to allow for an administrative adjustment for garage setbacks on lots within a residential cul-de-sac street; **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 § 14.02.002(b) Administrative adjustments allowed and § 14.05.001 Notes [2], such additional language shall read as follows:

§ 14.02.002 Procedures.

(b) Administrative adjustments allowed. The city manager or designee shall have the authority to grant only the following administrative adjustments:

- (6) Based on the size and shape of a residential lot, allow front setbacks of at least fifteen feet for a garage on lots located on a cul-de-sac street.

§ 14.05.001 Residential district standards.

NOTES:

- [2] Single-family and two-family units require a minimum 20-foot front yard; multifamily residential and group living structures require a minimum 20-foot front yard; zero lot line and gardenhome units require a minimum 15-foot front yard, except on arterial streets, where the minimum front yard shall be 20 feet. Lots which front on cul-de-sac streets and which are contiguous to lots which do not front onto cul-de-sac streets shall have their front yard measured from where they would normally be measured if the street did not terminate in a cul-de-sac but continued on its course. All other lots which front onto cul-de-sac streets shall have their front yard set back the same distance from the sidewalk or curb as established for those lots which front on cul-de-sac streets and which are contiguous to lots which do not front onto cul-de-sac streets. In no event, however, shall any residence have less than a fifteen-foot front yard setback. A residential garage shall have at least a twenty-foot front setback unless an administrative adjustment is authorized under § 14.02.002.

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.

Part 5. Effective Date.

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

Be it ordained by the City Council of the City of Wolfforth, Texas
PASSED ON 22nd day of January 2024.

Charles Addington, II, Mayor
City of Wolfforth, Texas

ATTEST:

Terri Robinette, City Secretary