

ORDINANCE NO. 568

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOLFFORTH AMENDING ORDINANCE NO. 256 CHANGING THE ZONING DESIGNATION FROM R-1 TO PLANNED DEVELOPMENT DISTRICT AS IT PERTAINS TO A 98.57684 ACRE TRACT OF LAND LOCATED IN SECTION 24, BLOCK AK, CO. SURVEY ABSTRACT NUMBER 885, LUBBOCK COUNTY, TEXAS (COLLECTIVELY THE "PROPERTY"); AUTHORIZING THE AMENDMENT OF THE OFFICIAL ZONING MAP; 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 Council passed and approved Ordinance No. 256 the City of Wolfforth Zoning Ordinance on August 18, 2003;

WHEREAS, the City published notice and conducted public hearings as required by Chapter 211 of the Texas Local Government Code and the City Code of Ordinances;

WHEREAS, on May 11, 2021, the Planning Commission met and voted 5-0 to recommend approval of the creation of the Planned Development District;

WHEREAS, the City Council finds that the proposed Planned Development District is consistent with the existing land use adjacent to the Property and that the creation of such district is in the best interest of the City; **NOW THEREFORE,**

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

Part 1. Enacted.

THAT the City of Wolfforth Ordinance No. 256 Section 1 is hereby amended to read as follows:

SECTION 1:

THAT, Ordinance No. 256, the Zoning Ordinance of the City of Wolfforth, Texas is hereby amended changing the zoning designation for the Property, described in Exhibit "A", from R-1 to Planned Development District. The conditions in the Planned Development District on the Property (the "District") are as follows:

- a. Row home and single family homes will be allowed in the District. Except as set forth in this Ordinance, row home lots will follow the requirements set forth in the Wolfforth Zoning Ordinance for the RH Zoning District. Single family lots will follow the requirements set forth in the Wolfforth Zoning Ordinance for the R1 Zoning District.

- b. Row home lots with a one story structure will have a 5' rear set back, a two story structure will have a 15' rear setback
- c. Row homes will have a 0' side set back for interior lots. Separate units must maintain 10' between structures.
- d. Any lot which fronts on cul-de-sacs will have a 5' front setback except for the garage which must maintain a 20' front setback
- e. Corner lots may have a five (5) foot side setback.
- f. Adhere to Site Plan (Exhibit A) for lot variation.

Part 2. Official Zoning Map

The Director of Planning and Community Development is directed to amend the official zoning map of the City to show the change in the zoning designation set forth herein.

Part 3. 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 4. Repeal

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

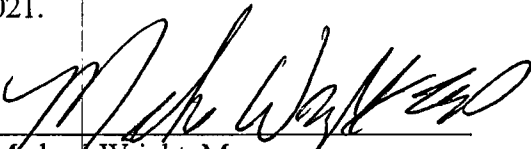
Part 5. Open Meetings

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 6. Effective Date.

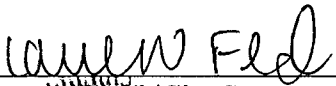
This Ordinance shall be in full force and effect from and after the date of its passage.

PASSED and ADOPTED this 17th day of May 2021.

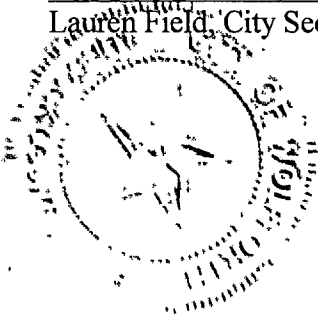


Michael Wright, Mayor
City of Wolfforth, Texas

ATTEST:



Lauren Field, City Secretary





April 8, 2024

Overlook Land Group LLC

Attn: Jordan Wheatley

3917 114th Street

Lubbock, TX 79423

RE: Site Plan Amendment to Wolfforth City Ordinance 568

This letter is to inform you that your request for a minor site plan adjustment for original lots 396-414 Single Family to lots 391-410 Duplexes and lots along the cul-de-sacs of Cottonwood and Farmhouse along 12th Street, adjusting from Townhouses to Single Family, within the Overlook Planned Development District Ordinance 568 has been approved. This approval will be incorporated into the current zoning.

Please let me know if you have any questions.

Tara Tomlinson

Director of Development Services

Randy Criswell

City Manager

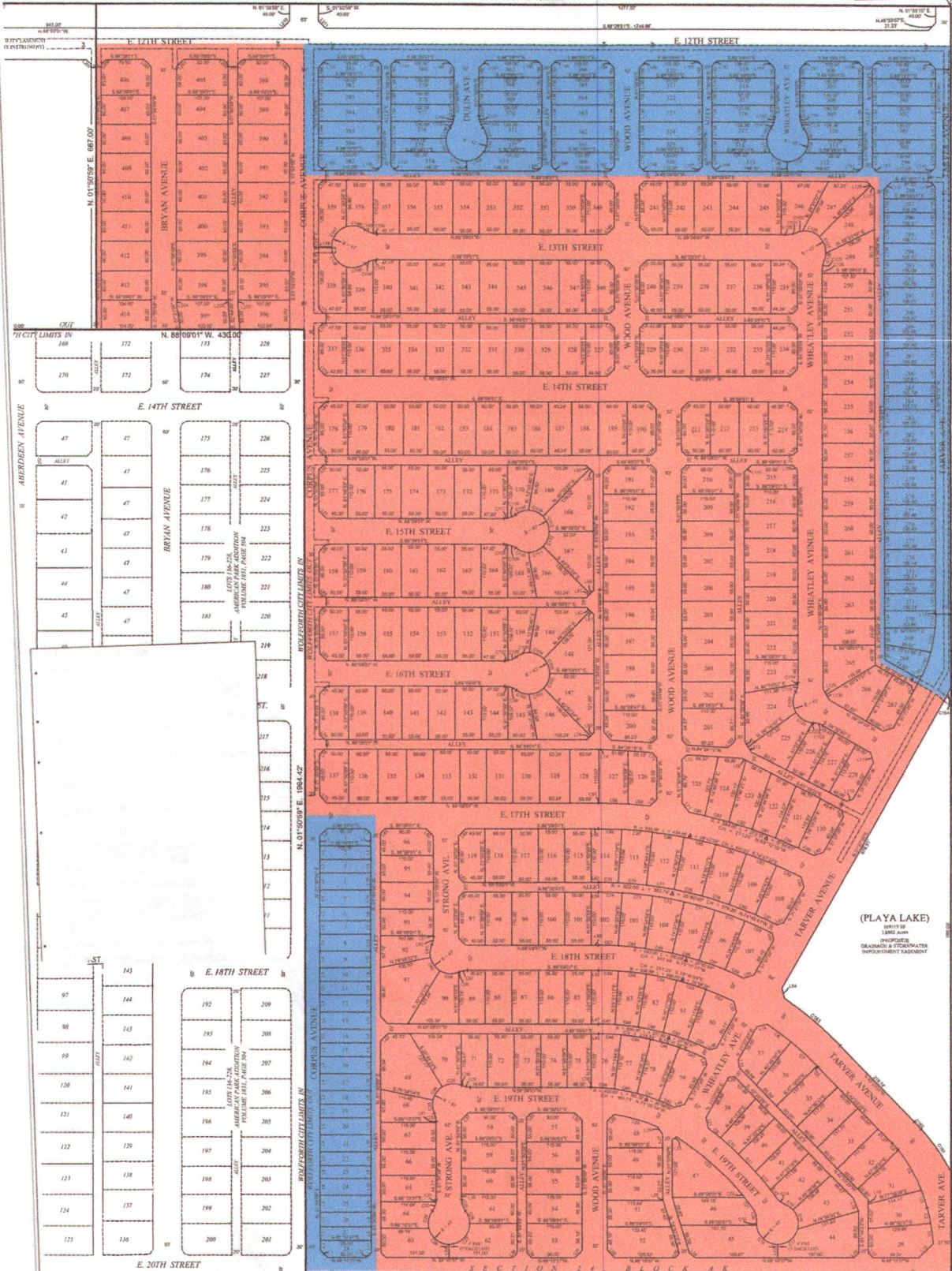
Exhibit A

(ZONE CHANGE EXHIBIT)
THE OVERLOOK,
LOTS 1 THROUGH 414,
 AN ADDITION LOCATED IN,
 SECTION 24, BLOCK AK, ABSTRACT NO. 885
 LUBBOCK COUNTY, TEXAS

(WARRANTY DEED RECORDED IN COUNTY
 CLERK'S FILE NUMBER 2019035457 OF
 THE OFFICIAL PUBLIC RECORDS OF
 LUBBOCK COUNTY, TEXAS)

S. 88°09'01" E. 1,789.02'

NORTHING 7,245,681.81
 EASTING 901,644.91



WOLF CITY LIMITS IN

170	171	172	173	174	227
47	47	175	226		
41	47	176	225		
42	47	177	224		
43	47	178	223		
44	47	179	222		
45	47	180	221		
		181	220		
		182	219		
		183	218		
		184	217		
		185	216		
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		194	207		
		195	206		
		196	205		
		197	204		
		198	203		
		199	202		
		200	201		

WOLF CITY LIMITS OUT

143	209
97	208
98	207
99	206
120	205
121	204
122	203
123	202
124	201
125	200

SECTION 24, BLOCK AK

NORTH LINE OF SECTION 24 N. 88°10'37" W. 1335.75'
 NORTH LINE OF SECTION 24 N. 88°10'37" W. 1335.75'
 CENTER LINE STREET FABRICATION

488 ACRES
 RECORD OWNER: JERRY PATRICK ET AL
 CPN: 706601258

AMD CIVIL ENGINEERING
 LAND SURVEYING
 AMD ENGINEERING, LLC
 6915 8th Street, Suite 100
 Lubbock, TX 79424
 Phone: 806-771-1878
 Fax: 806-771-7825
 TIFEL'S Reg # 121785000
 Accuracy: ETS/Canada: Integrity

PROPERTY OWNER: OVERLOOK LAND GROUP, LLC
 ADDRESS: P.O. BOX 28417, LUBBOCK, TEXAS 79483
 PHONE: 806-771-7128
 JOB NUMBER: 20237

SCALE: 1" = 200'

NOT PLATTED
 RECORD OWNER: EDWARDS ET AL
 FOLLOWING PAGE 19

NOT PLATTED

PLAYA LAKE
 1882 ACRES
 PROJECTOR:
 DRAINAGE & FLOOD CONTROL
 IMPROVEMENT DISTRICT

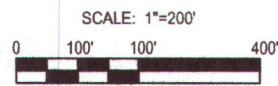
LEGEND:
 SINGLE FAMILY - 299 LOTS WITH A MINIMUM OF 5,000 SQUARE FEET.
 TOWNHOMES - 115 LOTS WITH A MINIMUM OF 2,800 SQUARE FEET.



NOTES:
SCALE: 1" = 200'

- SINGLE FAMILY - 303 LOTS WITH A MINIMUM OF 5,000 SQUARE FEET
- TOWNHOME - 66 LOTS WITH A MINIMUM OF 2,800 SQUARE FEET
- DUPLEX - 23 LOTS WITH A MINIMUM OF 6,000 SQUARE FEET

THE OVERLOOK,
LOTS 1 THROUGH 410,
AN ADDITION TO THE CITY OF WOLFORTH,
LUBBOCK COUNTY, TEXAS



AMD CIVIL ENGINEERING
LAND SURVEYING
AMD Engineering, LLC Phone: 806-771-9876
6515 68th Street, Suite 300 Fax: 806-771-7825
Lubbock, TX 79424 TBPE Reg. # F-9197
Accuracy - Efficiency - Integrity