

ORDINANCE NO. 2024-0XX

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 TR NE 12 (1.83 ACRES) AND SE ¼ OF BLK AK SEC 25 AB 246 TR NE9 FOR A TOTAL OF 2.35 ACRES, 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 BLK AK SEC 25 AB 246 TR NE 12 (1.83 ACRES) and SE ¼ of BLK AK SEC 25 AB 246 TR NE9 for a total of 2.35 Acres (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 BLK AK SEC 25 AB 246 TR NE 12 (1.83 ACRES) and SE ¼ of BLK AK SEC 25 AB 246 TR NE9 for a total of 2.35 Acres 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.

Part 3. Repeal.

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All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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 1ST day of April, 2024.

Charles Addington, II, Mayor
City of Wolfforth, TX

ATTEST:

Terri Robinette, City Secretary

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EXHIBIT A



*CENTERLINE ENGINEERING & CONSULTING, LLC.
8312 Upland Avenue, Lubbock, Texas 79424
(806) 470-8686
TBPE Reg. No. F-16713
TBPLS Reg. No. 10194378*

BEING a 2.35 Acre tract located in the Northwest Quarter (NE 1/4) Section 25, Block AK, Abstract 246, G RR Co. Survey, being all of that certain called Tract 2 and part of that certain called Tract 5, as described in County Clerk File No. 2022028586, Official Public Records of Lubbock County, Texas, and being further described by metes and bounds as follows:

BEGINNING at a Point for the Southwest Corner, from which a 1/2 Inch Iron Rod Found for the Northwest Corner of Mesa Verde Addition, as recorded in Volume 9442, Page 120, Deed Records of Lubbock County, Texas bears North 88°05'24" West - 170.55 feet;

THENCE North 1°41'42" East - 36.34 feet to a Point for a Corner;

THENCE North 44°06'52" East - 436.54 feet to a 1/2 Inch Iron Rod Found for the Northmost Corner of said Tract 2, as described in County Clerk File No. 2022028586, Official Public Records of Lubbock County, Texas;


THENCE South 45°55'16" East - 296.04 feet along the Southwest Right-of-Way line of Patel Drive to a 1/2 Inch Iron Rod Found for the Northernmost Northwest Corner of Tract D, Patel Business Park, as described in Volume 13, Page 200-A, Deed Records of Lubbock County, Texas;

THENCE South 44°04'44" West - 149.83 feet to a 1/2 Inch Iron Rod with Cap marked "CEC 10194378" Set for a Corner, same being an internal corner of said Patel Business Park, Tract D;

THENCE North 87°40'29" West - 48.33 feet along a North line of said Tract D to a 1/2 Inch Iron Rod with Cap marked "CEC 10194378" Set for a Corner;

THENCE South 1°43'31" West - 50.27 feet along the West line of said Tract D to a 1/2 Inch Iron Rod with Cap marked "CEC 10194378" Set for the Southeast Corner, same being the Southwest Corner of said Patel Business Park, Tract D;

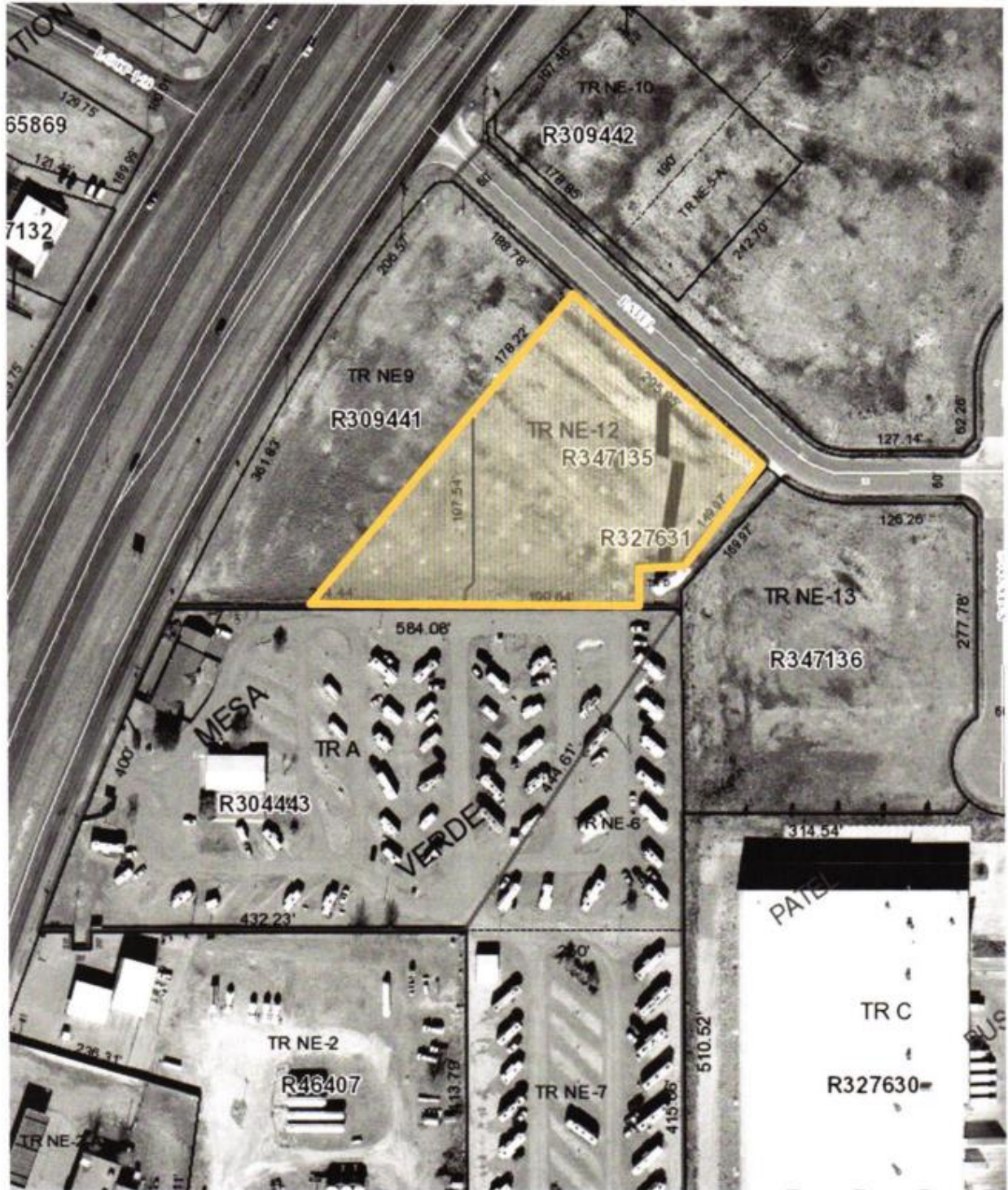
THENCE North 88°05'24" West - 363.79 feet along the North line of said Mesa Verde Addition to the POINT OF BEGINNING and containing 2.35 Acres more or less.


Justin Cantwell, RPLS 6331

Date: February 9, 2024



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