

## **ORDINANCE NO. 558**

**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 160.319 ACRE TRACT OF LAND IN THE EAST PORTION OF SECTION 24, BLOCK AK, H.E. & W.T. RR. 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, on May 17, 2021, the City Council passed and adopted Ordinance No. 568 creating a Planned Development District (the “PDD”) over 98.57684 acres known as Overlook;

WHEREAS, on November 15, 2021, the City Council passed and approved Ordinance No. 585 annexing 160.319 acres referred to as 160.319-acre tract of land in the east portion of Section 24, Block AK, H.E. & W.T. RR. Co. Survey, Abstract No. 885, Lubbock County, Texas (“Overlook East”);

WHEREAS, upon annexation into the Wolfforth city limits a property is classified as R-1 Single-Family Residential;

WHEREAS, Overlook East is adjacent to Overlook;

WHEREAS, the owner of Overlook East has requested that it be included in the PDD;

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 April 14, 2025, the Planning Commission met and voted 5-0 to recommend approval of the expansion of the Planned Development District to include Overlook East; and

WHEREAS, the City Council finds that the expansion of the Planned Development District is consistent with the existing land use adjacent to Overlook East and that the expansion 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 Overlook East, 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 homes 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 setback, 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 21<sup>st</sup> day of April 2025.

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Charles Addington, II, Mayor  
City of Wolfforth, Texas

ATTEST:

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Terri Robinette, City Secretary