

## ORDINANCE 2025-XXX

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOLFFORTH AMENDING THE ZONING MAP AS IT RELATES TO PROPERTY KNOWN AS WINDSOR ESTATES AT PRESTON MANOR TRACT A AC: 2.32, WOLFFORTH, LUBBOCK COUNTY, TEXAS, BY AMENDING THE ZONING DESIGNATION FROM R-1 TO C-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**, the Wolfforth Land Company LLC (the “Owners”) own the property known as WINDSOR ESTATES AT PRESTON MANOR TRACT A AC: 2.32, Wolfforth, Lubbock County, Texas (the “Property”);

**WHEREAS**, the Property is currently designated R1 Single-Family Dwelling as the default zoning designation when it was annexed into the City limits;

**WHEREAS**, the Owners have applied for and requested a change to the zoning designation of the Property from R1 to C-1 Light Commercial District;

**WHEREAS**, the C-1 designation is consistent with the Future Land Use Map adopted by the City Council;

**WHEREAS**, after a public hearing, the Planning and Zoning Commission recommended the change in zoning designation for the Property to C-1; 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 C-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 WINDSOR ESTATES AT PRESTON MANOR TRACT A AC: 2.32, Wolfforth, Texas to C-1 Commercial District 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,

*(unapproved draft)*

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All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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