

ORDINANCE 2010-18

AN ORDINANCE OF THE CITY OF LA FERIA, TEXAS AMENDING CHAPTER 14, EXHIBIT A, OF THE LA FERIA CODE OF ORDINANCES (THE ZONING ORDINANCE), AMENDING THE BOUNDARIES OF THE R-2 AND MF DISTRICTS ON THE OFFICIAL ZONING MAP OF THE CITY OF LA FERIA, AMENDING THE LA FERIA COMPREHENSIVE PLAN, AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Commission of the City of La FERIA adopted Ordinance 2008-03, the Zoning Ordinance of the City of La FERIA, which Zoning Ordinance has been codified in Chapter 14, Exhibit A;

WHEREAS, Section 26 of Zoning Ordinance establishes procedures for amending zoning regulations, restrictions and boundaries; and,

WHEREAS, after proper public notification, public hearings were held by the La FERIA Planning & Zoning Commission and La FERIA City Commission; and,

WHEREAS, the La FERIA City Commission has considered public comments and the recommendation of the Planning & Zoning Commission and is of the opinion and finds that such zoning amendment will promote the best and most orderly development of the properties subject to the amendment, other properties in the City of La FERIA, Texas, and, the owners and occupants thereof, and the City generally and will not be detrimental to the public health, safety, or general welfare of the City of La FERIA;

WHEREAS, the Comprehensive Plan of the City of La FERIA for 2007 – 2015 designates Lots 1, 2 and 3 of the Jamie Trevino Subdivision and Lots 1, 1A and 2 of Block 1 of Lion's Villa Subdivision as most appropriate for commercial development;

WHEREAS, the designation of the Jamie Trevino Subdivision as most appropriate for commercial development was a mistake;

WHEREAS, furthermore, the Future Land Use Map of the Comprehensive Plan is not a zoning map and is intended to depict future land use generally and not on a lot-by-lot basis;

WHEREAS, the development of Lots 1, 1A and 2 of Block 1 of Lion's Villa Subdivision for multi-family residences is consistent with the Comprehensive Plan goals to encourage more affordable, high quality, multi-family housing and is consistent with adjoining land uses and the overall plan;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LA FERIA, TEXAS THAT:

1. The zoning district of the following property is hereby changed as follows:
 - A. Lots 1, 2 and 3 of the Jaime Trevino Subdivision are changed from A (Agricultural) to R-2 (Single Family Residential)
 - B. Lots 1, 1A and 2, Block 1, of Lion's Villa Subdivision are changed from C-2 (General Commercial) to MF (Multi-family Residential):
2. The City Staff are hereby directed to amend the Official Zoning Map of the City of La Feria to reflect the above changes.
3. The Future Land Use Plan of the 2007 to 2025 Comprehensive Plan of the City of La Feria is hereby amended to reflect these changes.
4. All provisions of the ordinances of the City of La Feria in conflict with the provisions of this ordinance are hereby repealed.
5. This ordinance shall become effective ten days following the publication of the caption in a newspaper of general circulation.


PASSED AND APPROVED THIS THE 16th DAY OF NOVEMBER, 2010

APPROVED:




Steve Brewer

ATTEST:



Olga Oberwetter, City Secretary

APPROVED AS TO FORM:



Rick S. Talbert
City Attorney