

## **ORDINANCE 2011-02**

### **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-1 AND I DISTRICTS ON THE OFFICIAL ZONING MAP OF THE CITY OF LA FERIA, AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the City Commission of the City of La Ferie adopted Ordinance 2008-03, the Zoning Ordinance of the City of La Ferie, 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 Ferie Planning and Zoning Commission and La Ferie City Commission; and,

**WHEREAS**, the La Ferie City Commission has considered public comments and the recommendation of the Planning and 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 Ferie, 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 Ferie;

**WHEREAS**, the Comprehensive Plan of the City of La Ferie for 2007 – 2025 designates Block 10 of Collins Subdivision, located on eastern side of North Rabb Road, as most appropriate for industrial development;

**WHEREAS**, the development of Block 10 for industrial purposes is consistent with adjoining land uses and the overall plan;

**WHEREAS**, by action of the City Commission on this same date to approve the Final Plat of the Magic Valley Concrete Subdivision, Block 10 of Collins Subdivision is now known as the Magic Valley Concrete Subdivision;

**WHEREAS**, Magic Valley Concrete Subdivision encompasses some 40.8 acres of land; and,


**WHEREAS**, at the present time, only the five acres in the southwest corner of Lot 1 of the Magic Valley Concrete Subdivision is intended for industrial purposes and the remaining 35 acres are in active agriculture;

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


1. The zoning district of the southwestern most five acres of the Magic Valley Concrete Subdivision is hereby changed from R-1 (Single Family Residential) to I (Industrial); said five acres measuring 660' east by 330' north, from the SW corner of Lot 1, Magic Valley Concrete Subdivision;
2. The City Staff are hereby directed to amend the Official Zoning Map of the City of La Feria to reflect the above change.
3. All provisions of the ordinances of the City of La Feria in conflict with the provisions of this ordinance are hereby repealed.
4. This ordinance shall become effective ten days following the publication of the caption in a newspaper of general circulation.

**PASSED AND APPROVED THIS THE 11<sup>th</sup> DAY OF JANUARY 2011**


**APPROVED:**

  
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**Steve Brewer**

**ATTEST:**

  
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**Olga Oberwetter, City Secretary**

**APPROVED AS TO FORM:**

  
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**Richard S. Talbert**  
**City Attorney**