

ORDINANCE 2012-12

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 R-3 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 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, the property which is the subject of this ordinance was annexed into the City of La FERIA in June 2012;

WHEREAS, pursuant to Section 4(B)(1) of the Zoning Ordinance, property newly annexed into the City is temporarily zoned R-1 Single Family Residential until permanent zoning is established by the City Commission;

WHEREAS, the owner of the property which is the subject of this ordinance requested that the zoning district be changed from R-1 Single Family residential to R-3 Single Family residential

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 staff and is of the opinion and finds that such zoning amendment will promote the best and most orderly development of the property subject to the amendment and the City generally and will not be detrimental to the public health, safety, or general welfare of the City of La FERIA; and,

WHEREAS, the requested change in the zoning district of the property that is the subject of this ordinance is consistent with the City of La FERIA Comprehensive Plan 2007 – 2025;

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

1. The zoning district of the 15.82 acres out of Blocks 34 and 35 of the Solis Subdivision, comprising the intended Sunrise Terrace Subdivision, is hereby changed from R-1 Single Family Residential to R-3 Single Family Residential.
2. City Staff are hereby directed to amend the Official Zoning Map of the City of La Feria to reflect the above change.
3. This ordinance shall become effective immediately.

PASSED AND APPROVED THIS THE 25th DAY OF SEPTEMBER, 2012

APPROVED:




Steve Brewer

ATTEST:


Olga Oberwetter, City Secretary

APPROVED AS TO FORM:


Richard S. Talbert
City Attorney