

ORDINANCE 2013-08

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 M-H AND C-2 DISTRICTS ON THE OFFICIAL ZONING MAP OF THE CITY OF LA FERIA, AMENDING THE CITY OF 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 28 of Zoning Ordinance establishes procedures for amending zoning regulations, restrictions and boundaries, including, but not limited to, authorizing the City Commission to rezone only a portion of the property subject to a rezoning request;

WHEREAS, the owner of Lot 1, Block 1, Peaceful Acres Subdivision, Cameron County, Texas, also known as 1601 South Parker Road, (hereinafter referred to as the "Property") requested that the zoning district of that Property be changed from M-H Mobile Home to C-2 General Commercial;

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

WHEREAS, although the future land use map of the La Feria Comprehensive Plan establishes single-family residential as the goal for the future use of the Property and its surrounding area, the Property is currently zoned M-H and the City's desire for increased commercial activity, employment and economic development as circumstances change over time is expressed in numerous Comprehensive Plan goals; currently contains not only a 4000 square foot (sf) residence with a 700 sf garage, but also a 2400 sf shed, and 200 sf and 100 sf storage buildings indicating a prior use of the Property for other than residential purposes;

WHEREAS, there have been substantial and material change of circumstances to the surrounding area, including, but not limited to, the development of Lot 3, Block 1 of Peaceful Acres Subdivision as a 51,600 sf regional place of worship that accommodates more than 2,500 people, and Lot 2, Block 1 is being developed as a local place of worship to accommodate 180 people and to be shared by three congregations, which substantial and material changes warrant a change in the land use goal for the rear portion of Lot 1, Block 1, Peaceful Acres Subdivision;

WHEREAS, the Planning & Zoning Commission, after conducting the required public hearing, has recommended that a zoning change from M-H to C-2 Commercial of the east 200 feet of the Property would enhance the general welfare of all the citizens of La Feria and should be approved; and

WHEREAS, the La Feria City Commission, after considering public comments and the recommendations of the Planning & Zoning Commission and City staff, is of the opinion and

finds that the requested amendment of the zoning ordinance and the corresponding amendment of the Comprehensive Plan to allow commercial use of the east 200 feet of the Property will promote the best and most orderly development of the Property and the City generally and will enhance the public general welfare of the City of La Feria;

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

1. The zoning district of the east two hundred feet (E. 200') of Lot 1, Block 1, Peaceful Acres Subdivision, Cameron County, TX, (approximately 1.535 acres) also known as a portion of 1601 South Parker Road, La Feria, TX, is hereby changed from M-H Mobile Home to C-2 General Commercial.
2. City Staff is hereby directed to amend the Official Zoning Map of the City of La Feria to reflect the above change.
3. City Staff is hereby directed to amend the 2025 Future Land Use Map in the Comprehensive Plan to reflect the suitability of Lot 1, Block 1, Peaceful Acres for commercial use.
4. This ordinance shall become effective immediately.

PASSED AND APPROVED THIS THE 25th DAY OF JUNE, 2013

APPROVED:




Steve Brewer, Mayor

ATTEST:


Olga Oberwetter, City Secretary

APPROVED AS TO FORM:


Richard S. Talbert,
City Attorney