

**ORDINANCE 2016 - 04**

**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-3 AND MF ZONING 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 2009-03, the Zoning Ordinance of the City of La Feria, which Zoning Ordinance has been codified in Chapter 14, Exhibit A; and

**WHEREAS**, Section 28 of the Zoning Ordinance establishes procedures for the City Commission to amend, supplement, or change the boundaries of the zoning districts after receiving a report from the La Feria Planning and Zoning Commission; and

**WHEREAS**, the City of La Feria has received a request to re-zone CCAD Property ID 179903, La Feria Land & Irrigation Co. Subdivision, the north 0.50 acres of Block 22 and CCAD Property ID 179904, La Feria Land & Irrigation Co. Subdivision, St. 10, Block 22, 0.63 acres from R-3, Single Family Residential District to MF, Multi-Family District; and

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

**WHEREAS**, the Planning and Zoning Commission, after conducting the required public hearing, has recommended to the La Feria City Commission that a zoning change for CCAD Property ID 179903, La Feria Land & Irrigation Co. Subdivision, the north 0.50 acres of Block 22 and CCAD Property ID 179904, La Feria Land & Irrigation Co. Subdivision, St. 10, Block 22, 0.63 acres from R-3 Single Family Residential District to MF, Multi-Family District would enhance the general welfare of all citizens of La Feria and should be approved; and

**WHEREAS**, the La Feria City Commission, after considering all public comments and the recommendation of the Planning and Zoning Commission and City Staff, finds that the requested amendment of the zoning ordinance to re-zone CCAD Property ID 179903, La Feria Land & Irrigation Co. Subdivision, the north 0.50 acres of Block 22 and CCAD Property ID 179904, La Feria Land & Irrigation Co. Subdivision, St. 10, Block 22, 0.63 acres from R-3, Single Family Residential District to MF, Multi-Family District will promote the best and most orderly development of the properties and the City and will enhance the general public 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 recitals set forth above are found to be true and correct, and they are hereby adopted by the City Commission and made a part of this ordinance for all purposes.
2. CCAD Property ID 179903, La Feria Land & Irrigation Co. Subdivision, the north 0.50 acres of Block 22 and CCAD Property ID 179904, La Feria Land & Irrigation Co. Subdivision, St. 10, Block 22, 0.63 acres is hereby changed from R-3, Single Family Residential District to MF, Multi-Family District.
3. City Staff is directed to amend the Official Zoning Map of the City of La Feria to reflect the change in Zoning.
4. This ordinance shall become effective immediately.

**PASSED AND APPROVED THIS THE 23<sup>RD</sup> DAY OF AUGUST, 2016.**

**APPROVED:**

  
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Olga H. Maldonado, Mayor

**ATTEST:**

  
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Esmeralda R. Sanchez, City Secretary