

ORDINANCE 2017 - 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-1 AND C-2 ZONING DISTRICTS ON THE OFFICIAL ZONING MAP OF THE CITY OF LA FERIA, ESTABLISHING PERMANENT ZONING FOR THREE PROPERTIES, AMENDING THE CITY OF LA FERIA COMPREHENSIVE PLAN, AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Commission of the City of La Ferie adopted Ordinance 2009-03, the Zoning Ordinance of the City of La Ferie, which Zoning Ordinance has been codified in Chapter 14, Exhibit A; and

WHEREAS, the La Ferie Code of Ordinances, Chapter 14, Exhibit A, Section 4 (B) states that all territory annexed into the City shall be temporarily zoned as R-1, Single Family Residential until permanent zoning can be established by the City Commission; and

WHEREAS, the City of La Ferie annexed the following properties into the City of La Ferie on December 1, 2013 through City of La Ferie Ordinance 2013-11:

CCAD Property ID 394848, Lot 2, Kelly-White Ranch Subdivision, 1.8735 acres
CCAD Property ID 394849, Lot 3, Kelly-White Ranch Subdivision, 2.7920 acres
CCAD Property ID 394850, Lot 4, Kelly-White Ranch Subdivision, 0.9522 acres ;and

WHEREAS, the Planning and Zoning Commission, after proper public notification and conducting the required public hearing, has recommended to the La Ferie City Commission that the permanent zoning for the three listed properties be C-2, General Commercial District; and

WHEREAS, the La Ferie City Commission, after considering all public comments and the recommendation of the Planning and Zoning Commission and City Staff, finds that the permanent zoning of the three listed properties be changed from the temporary zoning of R-1, Single Family Residential District to C-2, General Commercial District. The permanent zoning of the properties 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 Ferie;

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. The permanent zoning of the following three listed properties be changed from the temporary zoning of R-1, Single Family Residential District to the permanent zoning of C-2, General Commercial District:

CCAD Property ID 394848, Lot 2, Kelly-White Ranch Subdivision, 1.8735 acres
CCAD Property ID 394849, Lot 3, Kelly-White Ranch Subdivision, 2.7920 acres
CCAD Property ID 394850, Lot 4, Kelly-White Ranch Subdivision, 0.9522 acres

4. City Staff is directed to amend the Official Zoning Map of the City of La Feria to reflect the permanent zoning of the properties.

5. This ordinance shall become effective immediately.

PASSED AND APPROVED THIS THE 14TH DAY OF FEBRUARY, 2017.

APPROVED:




Olga H. Maldonado, Mayor

ATTEST:



Amanda Morales, City Secretary

APPROVED AS TO FORM:



Rebecca S. Hayward, City Attorney