

**ORDINANCE 2018-03**

**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 MANUFACTURED HOME DISTRICT AND C-2 GENERAL COMMERCIAL DISTRICT 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 Planning and Zoning Commission; and

**WHEREAS**, the property owner has requested the zoning of 3.12 acres, recognized as Lot 1, Block 1, Peaceful Acres Subdivision, La Feria, Cameron County, Texas from M-H, Manufactured Home District to C-2, General Commercial District; and

**WHEREAS**, the zoning of this property is consistent with the proposed zoning of the property as shown in the future land use plan in the City of La Feria Comprehensive Plan; 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 from 3.12 acres, recognized as Lot 1, Block 1, Peaceful Acres Subdivision, La Feria, Cameron County, Texas from H-H, Manufactured Home District to C-2 General Commercial 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 recommendations of the Planning and Zoning Commission and City staff, finds that the requested amendment of the zoning ordinance to zone the 3.12 acres, recognized as Lot 1, Block 1, Peaceful Acres Subdivision, La Feria, Cameron County, Texas to C-2 General Commercial 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;

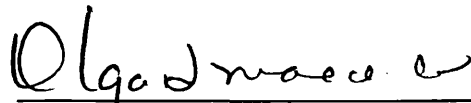
**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LA FERIA, TEXAS THAT:**

1. 3.12 acres, recognized as Lot 1, Block 1, Peaceful Acres Subdivision, La Feria, Cameron County, Texas from H-H, Manufactured Home District to C-2 General Commercial District.

2. City Staff is hereby directed to amend the Official Zoning Map of the City of La Feria to reflect the change in zoning.
3. This ordinance shall become effective immediately.

**PASSED AND APPROVED THIS THE 27<sup>TH</sup> DAY OF February, 2018.**


**APPROVED:**

  
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**Olga H. Maldonado., Mayor**

**ATTEST:**

  
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**Amanda Morales, City Secretary**

**APPROVED AS TO FORM:**

  
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**Rebecca S. Hayward, City Attorney**