

ORDINANCE 2026-10

AN ORDINANCE OF THE CITY COMMISSION OF CITY OF LA FERIA, TEXAS APPROVING A REQUEST TO REZONE CCAD PROPERTY ID# 439477; AMENDING CHAPTER 14, EXHIBIT A OF THE LA FERIA CODE OF ORDINANCES (THE ZONING ORDINANCE); AMENDING THE BOUNDARIES OF THE R-1 SINGLE FAMILY RESIDENTIAL 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 re-zoning of CCAD property ID #439477, recognized as Lot 3, Flores Estates from R-1 Single Family Residential District to C-2 General Commercial 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 the re-zoning of CCAD property ID #439477, recognized as Lot 3, Flores Estates from R-1 Single Family Residential 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 CCAD property ID #439477, recognized as Lot 3, Flores Estates from R-1 Single Family Residential District to C-2 General Commercial District will promote the best and most orderly development of the property and the City and will enhance the general public welfare of the City of La Feria; and

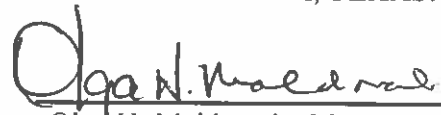
WHEREAS, the City Commission of the City of La Feria also finds that such a rezone is otherwise consistent with the City's development goals;

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

1. CCAD property ID #439477, recognized as Lot 3, Flores Estates from the R-1 Single Family Residential District to C-2 General Commercial District be zoned as (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 upon its adoption by the City Commission.

**PASSED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF LA FERIA
ON THE 28th DAY OF JULY 2026.**

**APPROVED
CITY OF LA FERIA, TEXAS:**



Olga H. Maldonado, Mayor

ATTEST:



City Secretary