

ORDINANCE 2026-12

AN ORDINANCE OF THE CITY COMMISSION OF CITY OF LA FERIA, TEXAS APPROVING A SPECIFIC USE PERMIT ("SUP") FOR THE ON-PREMISE SALE AND CONSUMPTION OF ALCOHOLIC BEVERAGES FOR LATE HOURS, AT THE PLACE BEING LA FERIA- SOUTH PARK LOT 1 BLK 1 LOCATED AT 900 SOUTH MAIN STREET, LA FERIA, CAMERON COUNTY, TEXAS AND DOING BUSINESS AS MAIN STREET GRILL AND SOCIAL AS PROVIDED IN CHAPTER 14 "ZONING", EXHIBIT A, SECTION 19 OF THE CITY OF LA FERIA CODE OF ORDINANCES; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, there has been an application in conformance with the procedures for a Special Use Permit ("SUP") under Chapter 14, Exhibit A, of the Code of Ordinances of the City of La Ferie ("City") for on-premise sale and consumption of alcoholic beverages to be located at La Ferie – South Park, Lot 1, Block 1, located at 900 South Main Street has been made; and

WHEREAS, under the authority of Chapter 211 of the Texas Local Government Code, the City of La Ferie adopts regulations and establishes zoning to control the use of land within the corporate limits of the City; and

WHEREAS, a public hearing at the City of La Ferie City Commission Meeting on July 28, 2026, determined that the petition and associated application for the Specific Use Permit met the requirements of Chapter 14, Article 14.04, Section 19 "Specific Use Permits Generally" and approval of the Specific Use Permit for "late hours" alcoholic beverage sale and consumption was considered; and

WHEREAS, Main Street Grill and Social is authorized to sell or serve alcohol under its primary Texas Alcoholic Beverage Commission ("TABC") permit which is provided in the SUP application as an active Mixed Beverage Permit; and

WHEREAS, the property is zoned C-2 (General Commercial) which permits the operation as a Restaurant or Café (inside); and

WHEREAS, the requirements of the Zoning Ordinance governing the grant of a SUP are met by this application; and

WHEREAS, the late hours operation of Main Street Grill and Social will not be materially detrimental to or endanger the public health, safety, morals, or general welfare; and

WHEREAS, the uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the late operation of Main Street Grill and Social; and

WHEREAS, the late hours at Main Street Grill and Social will not significantly impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district; and

WHEREAS, adequate utilities, access, drainage and other necessary site improvements are being provided; and

WHEREAS, the use of the property as an establishment that offers alcoholic beverages for late hours consumption meets the intent of the C-2 zoning district and is consistent with the Comprehensive Plan of the City.

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

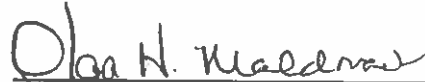
That a Special Use Permit under Chapter 14, Article 14.04, Section 19 “Specific Use Permits Generally”, be granted for On-Premise Consumption of Alcoholic Beverages for “Main Street Grill and Social” located at La FERIA – South Park, Lot 1, Block 1, located at 900 South Main Street, with the following conditions:

1. The special use permit is granted for a one (1) year period in accordance with Chapter 14, Article 14.04, Section 19, Sub. H “Term of Permit; Renewal”. An application to renew the special use permit must be filed by July 28, 2027. The renewal request will be presented before the City Commission for consideration. A status report will be presented to the City Commission indicating compliance with all city codes, providing neighboring property or business owner's input and police reports from the operations of Main Street Grill and Social.
2. Main Street Grill and Social is permitted to sell alcoholic beverages on Friday and Saturday from 11:00 AM – 2:00 AM and on all other weekdays from 11:00 AM to 12:00 AM as requested in the application presently before the Commission.
3. The applicant complies with all city requirements including but not limited to building, building occupancy, fire codes, health permit, landscaping, parking, and all other City requirements.
4. The applicant complies with the hours of operation for the On-Premise Consumption of beer, wine, and mixed beverages as allowed by the City and the Texas Alcoholic Beverage Commission.
5. Main Street Grill and Social shall adhere to the City Noise Ordinance, Section 8.03.001 of Chapter 8 of the City’s Code of Ordinance. That is, no noise shall be permitted at Main Street Grill and Social after 10:00 PM which can be heard more than twenty-five feet (25’) from Main Street Grill and Social and which is at such a level of intensity or duration to likely cause disturbance to persons of ordinary sensibilities or which is likely to prevent a person from obtaining reasonable and necessary sleep, rest and relaxation.
6. Main Street Grill and Social shall maintain its TABC Retail Dealer’s On-Premises Late Hours License in good standing with the TABC.
7. The special use permit may be revoked at any time by the City Council for any violations of City and TABC regulations.

8. This SUP is non-transferable. Any change in ownership of the Property or the business shall automatically terminate this SUP. Any successor owner or operator must apply for a new SUP.
9. Loud, boisterous or unruly behavior shall not be tolerated, either inside or outside the premises, by patrons or potential patrons.
10. The City Manager and other representatives of the City shall have unimpeded access to property during normal hours of operation for the purpose of inspecting the property and the operation of the business located thereon for the purpose of confirming compliance with the conditions set forth in this Order granting the SUP, without any further prior notice to the Applicant.

**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