

MEMORANDUM

DATE: November 12, 2019

TO: Mayor & City Council
CC: Mercy Rushing, City Manager

FROM: David Madsen

SUBJECT: **Council Meeting Agenda Item:** Public Hearing for Specific Use Permit

Background Information:

The property is located on **Lot 1 Block 1 Cage Addition**, 802 Wigley. There is an existing house and accessory structure on the property. The owners, Charles and Sheila Padon, have purchased the property with the intent to fix up and sell. There is an accessory building on the east side of the property. There is a small portion of that building, less than 500 square feet, that is separated from the garage portion. The owners want to use that portion as a small efficiency apartment (Accessory Dwelling). A Specific Use Permit is required to allow this to happen. The Planning & Zoning Commission held a public hearing on this matter. Twenty notices were sent out to property owners within 200 feet of the property. One owner was present but was not opposed to the request.

Recommendation:

The Planning & Zoning Commission recommends approval of the request.

Final Disposition:

AN ORDINANCE OF THE CITY OF MINEOLA, TEXAS AMENDING THE CITY ZONING ORDINANCE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR A PENALTY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Mineola, as an incorporated municipality in the State of Texas, has been given the authority by Chapter 211 of the Local Government Code to establish zoning and amend zoning in accordance with Chapter 211; and

WHEREAS, the City Council of the City of Mineola has heretofore adopted zoning ordinances for the City of Mineola, Texas, which regulates and restricts the location and use of buildings, structures, and land for trade, industry, residence, and other purposes, and provides for the establishment of zoning districts of such number, shape, and area as may be best suited to carry out these regulations; and

WHEREAS, all requirements of Chapter 211 of the Local Government Code, and all other laws dealing with notice, publication, and procedural requirements for zoning of property have been complied with; and

WHEREAS, a public hearing was held by the City Council of the City of Mineola on November 25, 2019 and a recommendation has been received from the Planning and Zoning Commission with respect to the amendments described herein; and

WHEREAS, the City Council of the City of Mineola does hereby deem it advisable and in the public interest to amend the Zoning Ordinances of the City of Mineola, Texas, so that henceforth and hereafter the Zoning Ordinance is amended;

THEREFORE, BE IT ORDAINED by the City Council of the City of Mineola, Texas, as follows:

Section 1

The following property is hereby granted a Specific Use Permit allowing the use of an existing building as an Accessory Dwelling on Lot 1 Block 1 Cage Addition, 802 Wigley.

Section 2

This ordinance shall be and is hereby declared to be cumulative of all other ordinances of the City of Mineola, and this ordinance shall not operate to repeal or affect the Code of Ordinances of the City of Mineola or any other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any, in such Code of Ordinances or any other ordinances are hereby repealed.

Section 3

It is hereby declared to be the intention of the Mineola City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court or competent jurisdiction, such unconstitutionality shall not effect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this ordinance, since same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

Section 4

Any person, firm, association of persons, corporation, or other organization violating the provisions of this ordinance shall be deemed to be guilty of a misdemeanor and, upon conviction, shall be fined an amount not to exceed \$2000.00 per offense. Each day that a violation occurs shall be deemed a separate offense.

Section 5

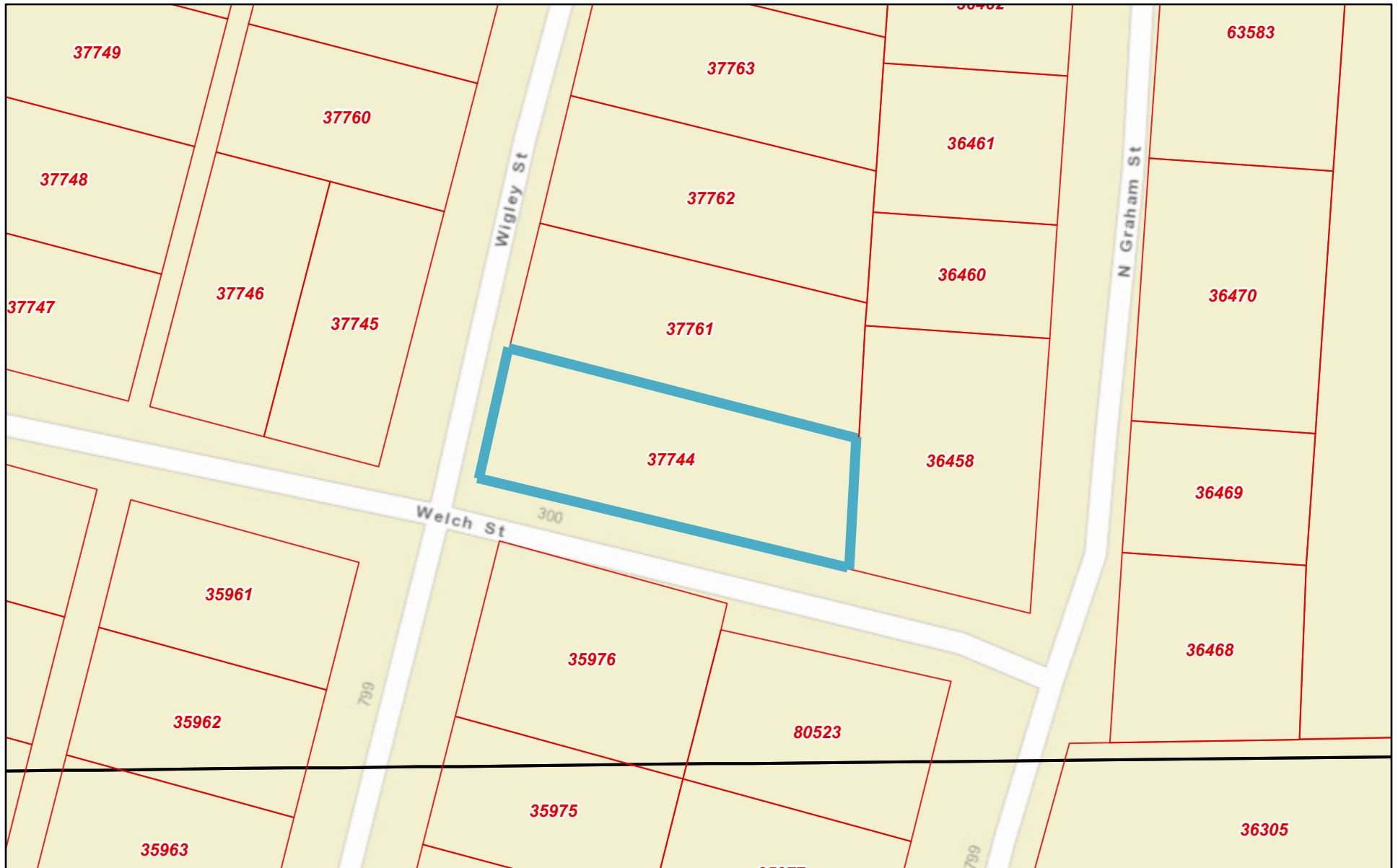
This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the laws of the State of Texas.

Passed and approved by the Mineola City Council on the 25th day of November, 2019 and effective upon passage.



Mayor, Kevin White

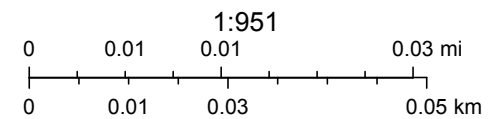
City Secretary/Finance Director, Cindy Karch

Property Map



10/15/2019, 8:37:18 AM

-  Abstracts
-  Parcels

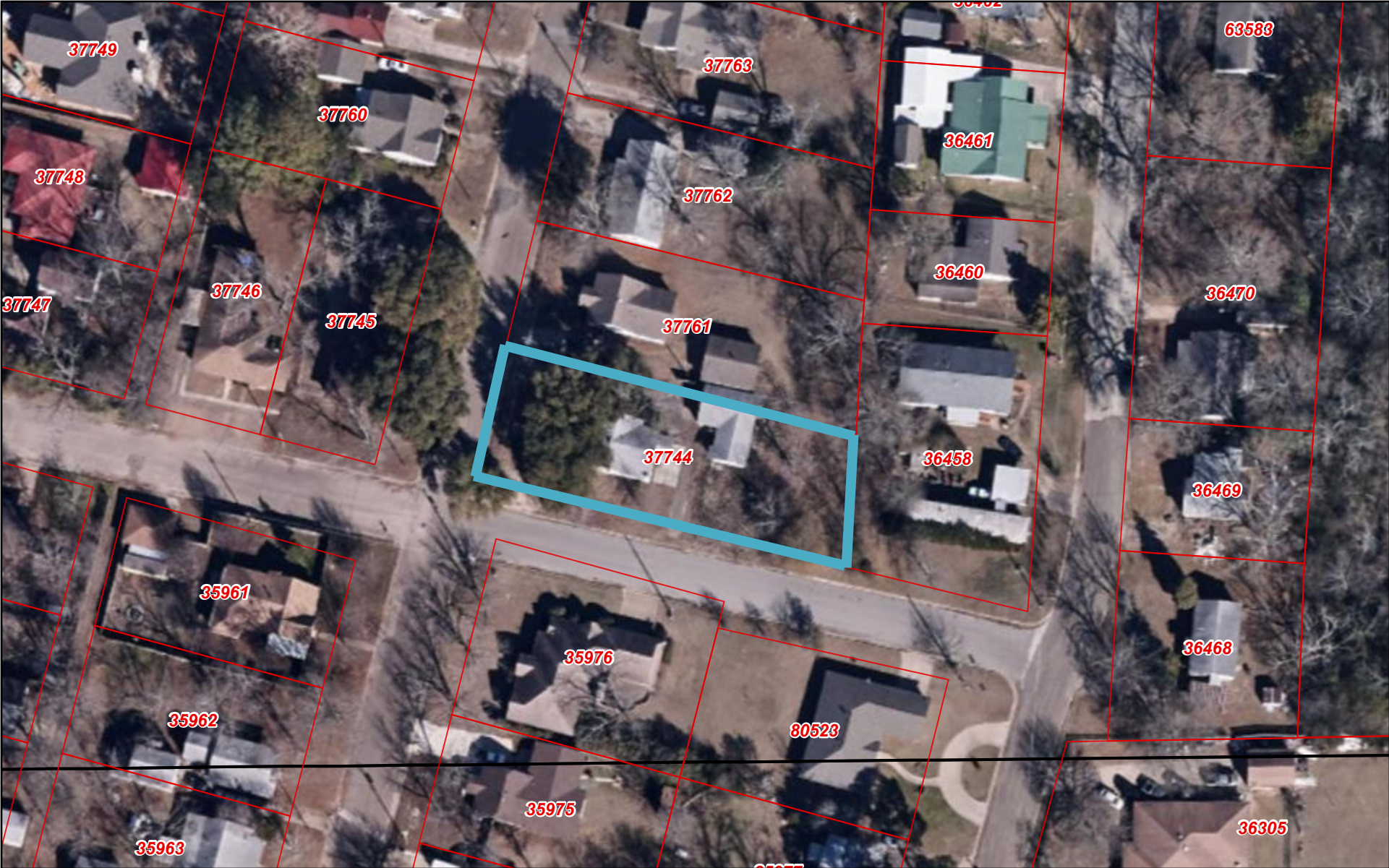


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),



Wood County Appraisal District, BIS Consulting - www.bisconsulting.com

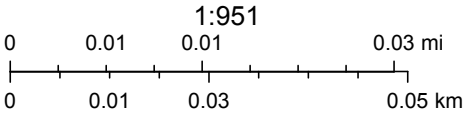
Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

Property Aerial



10/15/2019, 8:34:50 AM

-  Abstracts
-  Parcels



Beacon Aviation

802 Wigley Front

Write a description for your map.

Legend



Google Earth

© 2018 Google
© 2019 Google

6.64 ft



South View

Write a description for your map.

Legend



Google Earth

© 2018 Google
© 2019 Google



5.35 ft