

MEMORANDUM

DATE: February 21, 2022

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

FROM: David Madsen

SUBJECT: **Council Meeting Agenda Item:** Public Hearing for Specific Use Permit for a Manufactured Home.

Background Information: The property is located on 422 Read Street described as Lot 10-R Block 34-2 Mineola Townsites and is zoned SF-7. The owner, Erika Rodriguez, has requested a public hearing for a Specific Use Permit. The SUP is to place a Manufactured Home on the property. The property has been replatted to accommodate the placement of the home. Twenty notices were sent to surrounding property owners.

Recommendation: Planning & Zoning recommends approval.

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 February 28, 2022 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 placement of a manufactured home on Lots 10R Block 34-2 Mineola Townsites.

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

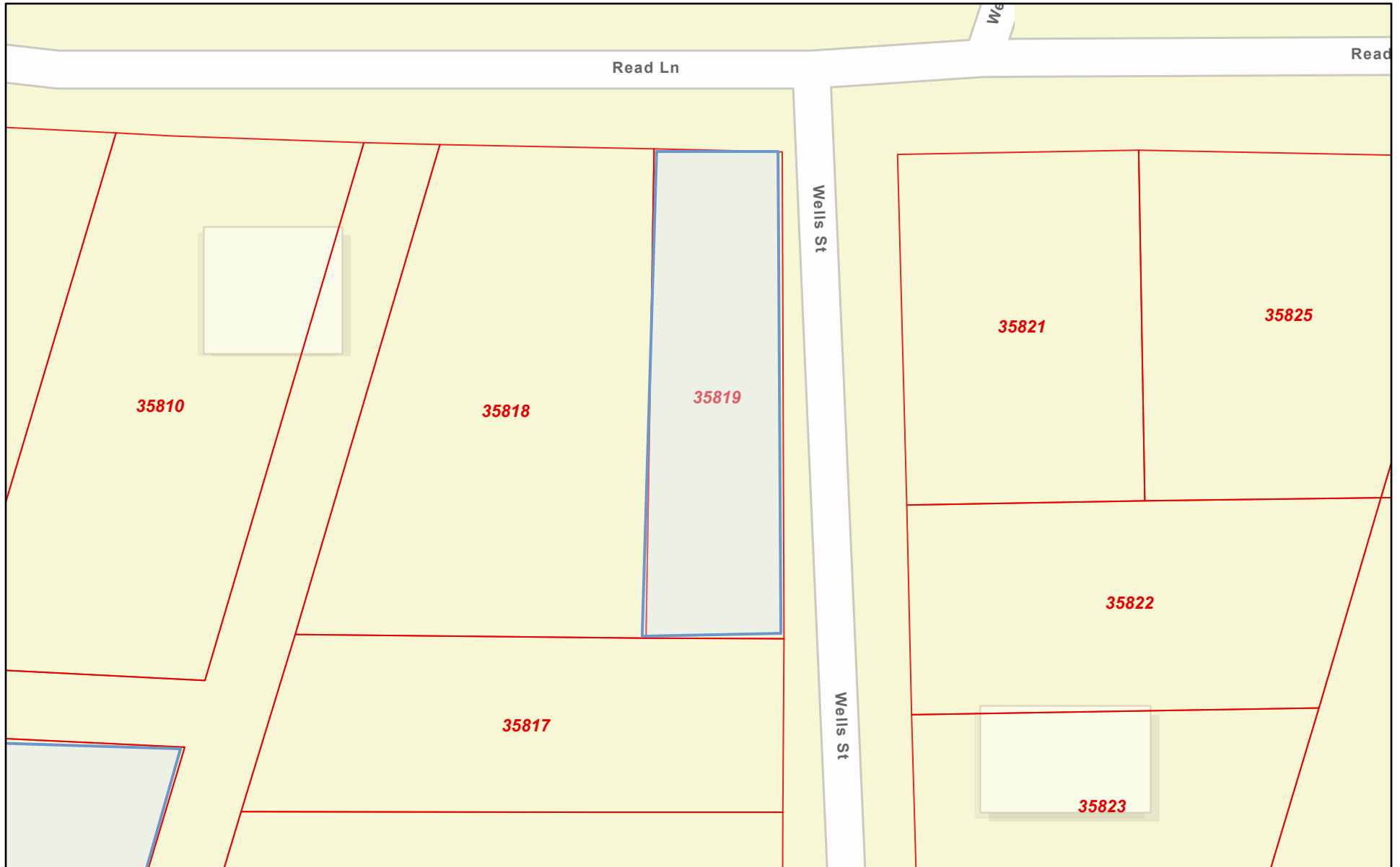
This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the laws of the State of Texas.

Passed and approved by the Mineola City Council on the 28th day of February, 2022 and effective upon passage.



Mayor, Jayne Lankford

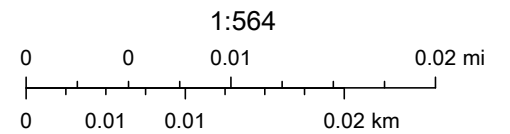
City Secretary/Finance Director, Cindy Karch

Wood CAD Web Map



12/7/2021, 11:53:18 AM

-  Abstracts
-  Parcels



Esri Community Maps Contributors, Baylor University, Smith County, Texas


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.

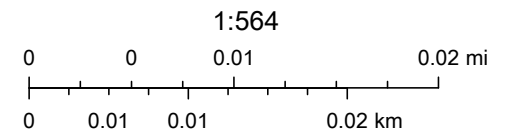
Wood CAD Web Map



12/7/2021, 11:54:36 AM

 Abstracts

 Parcels



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1984

DATE OF CERTIFICATE

05/14/91

THIS DOCUMENT OF
INFORMATION MAY

MANUFACTURER:

Redman Homes, Incorp
Burleson TX 76028

OF
CTIONS:

1

SECTION 1

TOTAL
FEET:

924

SECTION 2

SECTION 3

OWNER

Judy Warner
2708 Bonanza
Irving TX 75060

OWNER MUST SIGN DOCUMENT OF TITLE IMMEDIATELY

5110024

CERTIFICATE NUMBER
589111

DATE OF CERTIFICATE

05/14/91

TEXAS ORIGINAL CERTIFICATE OF OWNERSHIP
MANUFACTURED HOME DOCUMENT OF TITLE
THIS DOCUMENT OF TITLE MAY NOT REFLECT THE EXISTENCE OF A TAX LIEN.
INFORMATION MAY BE OBTAINED FROM THE DEPARTMENT ON WRITTEN REQUEST.

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MANUFACTURER

Redean Homes, Incorporated
Burleson TX 76021

MODEL DESIGNATION
COUNTY & YEAR INSTALLED
Dallas
Venture

LABEL SERIAL NUMBER
PFS0082584

SERIAL NUMBER
112 0018

WEIGHT
18480
SIZE
(EXCLUDING HITCH)
14 X 66

NO. OF SECTIONS

1

SECTION 1
SECTION 2
SECTION 3

TOTAL SQ FEET

924

OWNER

Judy Warner
2708 Bonaria
Irving TX 75060

HOME IS SUBJECT TO THE FOLLOWING LIENS:

NO LIENS

EACH OWNER MUST SIGN DOCUMENT OF TITLE IMMEDIATELY UPON RECEIPT

SIGNATURE OF OWNER

Judy Warner

SELLER

Quality Mobile Home Sales &
Service, Incorporated
7117 East Lancaster
Fort Worth TX 76112





TEXAS
PLF-3780