

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 Two-Family Dwellings

Background Information: The property is 2.23 acres and is located on Lots 24, 25 King Addition and Part of Block 255 Mineola Townsites. There is an existing address of 1137 Kings Lane. In 2019 the property was rezoned to MF-18 which requires a Specific Use Permit for two-family dwellings. . The owner at that time had plans to build several multi-family structures. That project was cancelled. Mr. Steve Straznicky has purchased 2.23 acres and plans to build duplexes. The project will consist of five duplexes. The Board of Adjustments has granted variances to accommodate the development. Eleven 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 use of Two Family Dwellings (Duplexes) on Lots 24, 25 King Addition and part of Block 255 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

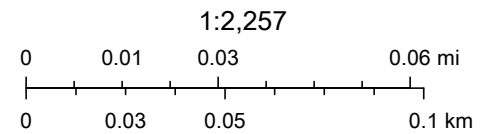
City Secretary/Finance Director, Cindy Karch

Wood CAD Web Map



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-  Abstracts
-  Parcels

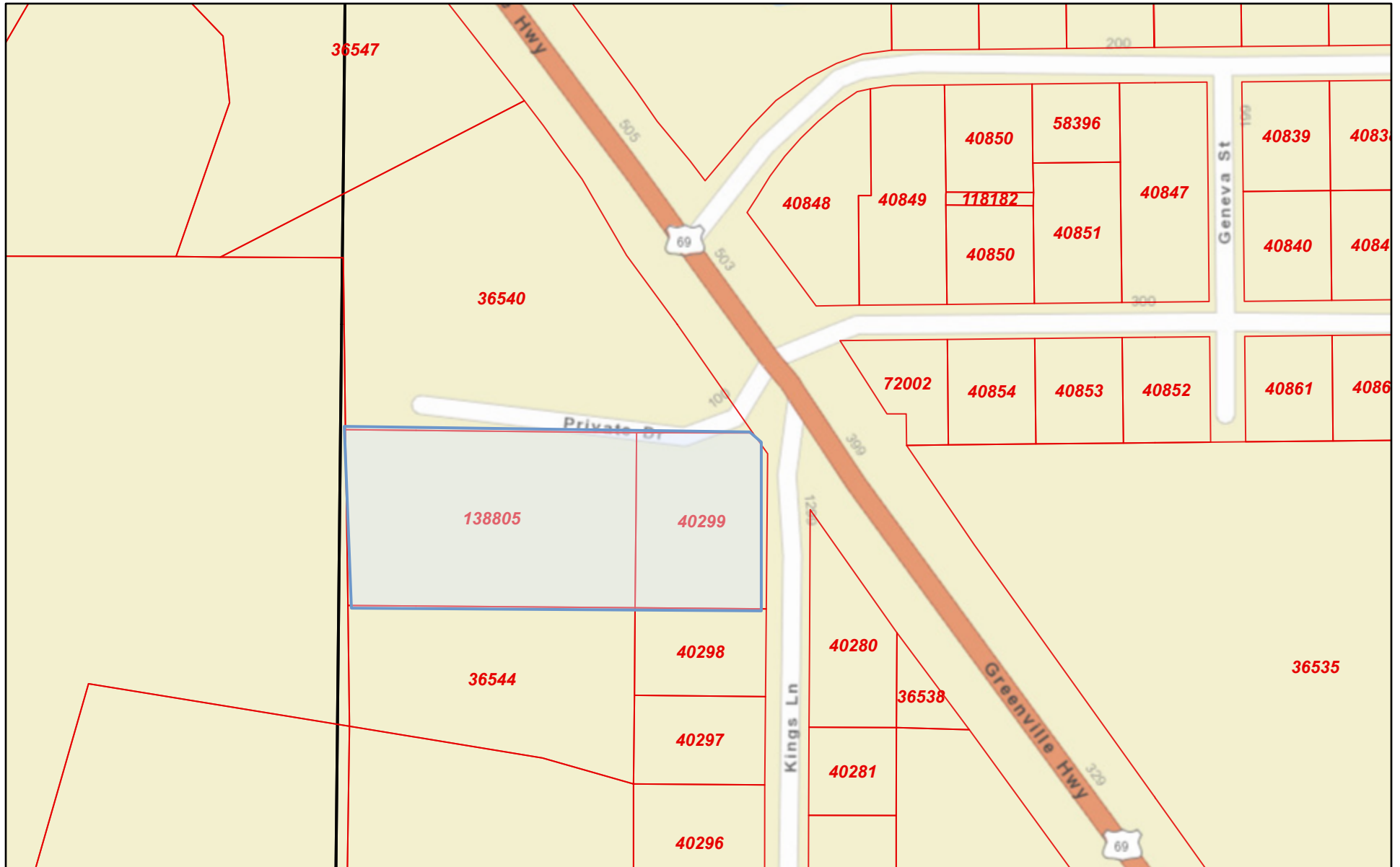


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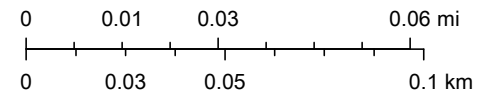
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-  Abstracts
-  Parcels

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GENERAL NOTES
<p>1. ALL DIMENSIONS & SITE CONDITIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.</p> <p>2. ALL FINISHES (INTERIOR AND EXTERIOR), TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.</p> <p>3. VERIFY ALL DOOR AND WINDOW STYLES AND SIZED WITH OWNER PRIOR TO CONSTRUCTION. MANUFACTURER TO SUPPLY ALL ROUGH OPENING SIZES.</p> <p>4. CONTRACTOR TO VERIFY ALL CLEARANCES OF ALL DOORS, WINDOWS, AND OTHER ITEMS THAT ARE CRITICAL, PRIOR TO CONSTRUCTION.</p> <p>5. CONTRACTOR TO ADAPT PLANS AS REQUIRED TO MEET ALL APPLICABLE CODES AT SITE.</p> <p>6. ALL BEAMS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER.</p> <p>7. PORCHES, BALCONIES, OR RAISED FLOOR SURFACES LOCATED ORE THEN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY SHALL HAVE GUARDS NOT LESS THAN 36 INCHES IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.</p> <p>8. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD. IRC 2015, R312.1.1 & R312.1.2</p> <p>9. M1305.1.3 APPLIANCES IN ATTICS. ATTICS CONTAINING APPLIANCES SHALL BE PROVIDED WITH AN OPENING AND A CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30 INCHES HIGH AND 22 INCHES WIDE AND NOT MORE THAN 20 FEET LONG MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING IN ACCORDANCE WITH CHAPTER 5 NOT LESS THAN 24 INCHES WIDE. A LEVEL SERVICE SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED. THE CLEAR ACCESS OPENING DIMENSIONS SHALL BE A MINIMUM OF 20 INCHES BY 30 INCHES, AND LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE.</p> <p>EXCEPTIONS:</p> <p>a. THE PASSAGEWAY AND LEVEL SERVICE SPACE ARE NOT REQUIRED WHERE THE APPLIANCE CAN BE SERVICED AND REMOVED THROUGH THE REQUIRED OPENING.</p> <p>b. WHERE THE PASSAGEWAY IS UNOBSTRUCTED AND NOT LESS THAN 6 FEET HIGH AND 22 INCHES WIDE FOR ITS ENTIRE LENGTH, THE PASSAGEWAY SHALL NOT BE MORE THAN 50 FEET LONG.</p> <p>9. APPLIANCE ACCESS FOR INSPECTION SERVICE, REPAIR, AND REPLACEMENT. APPLIANCES SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR, AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION, OTHER APPLIANCES, OR ANY OTHER PIPING OR DUCTS NOT CONNECTED TO THE APPLIANCE BEING INSPECTED, SERVICED, REPAIRED, OR REPLACED. A LEVEL WORKING SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PROVIDED IN FRONT OF THE CONTROL SIDE TO SERVICE AN APPLIANCE INSTALLATION OF ROOM HEATERS SHALL BE PERMITTED WITH AT LEAST AN 18-INCH WORKING SPACE. A PLATFORM SHALL NOT BE REQUIRED FOR ROOM HEATERS.</p> <p>M1305.1.1 FURNANCES AND AIR HANDLERS, FURNACES AND AIR HANDLERS WITHIN COMPARTMENTS OR ALCOVES SHALL HAVE A MINIMUM WORKING SPACE CLEARANCE OF 3 INCHES ALONG THE SIDES, BACK AND TOP WITH A TOTAL WIDTH OF THE ENCLOSING SPACE BEING AT LEAST 12 INCHES WIDER THAN THE FURNACE OR AIR HANDLER. FURNACES HAVING A FIREBOX OPEN TO THE ATMOSPHERE SHALL HAVE AT LEAST A 6-INCH WORKING SPACE ALONG THE FRONT COMBUSTION CHAMBER SIDE. COMBUSTION AIR OPENINGS AT THE REAR OR SIDE OF THE COMPARTMENT SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 17.</p> <p>EXCEPTION: THIS SECTION SHALL NOT APPLY TO REPLACEMENT APPLIANCES INSTALLED IN EXISTING COMPARTMENTS AND ALCOVES WHERE THE WORKING SPACE CLEARANCES ARE IN ACCORDANCE WITH THE EQUIPMENT OR APPLIANCE.</p> <p>10. EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS, OR SPECIAL KNOWLEDGE. WINDOW OPENING CONTROL DEVICES COMPLYING WITH ASTM F 2090 SHALL BE PERMITTED FOR USE ON WINDOWS SERVING AS A REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING. ALL SLEEPING ROOMS TO HAVE AN EXTERIOR ACCESS THROUGH A DOOR OR WINDOW WITH A MINIMUM OF 5.7 SQUARE FEET NET CLEAR OPENING AS PER IRC 2015 R310.2.1 EXCEPTON: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. MAXIMUM SILL HEIGHT TO BE 44 INCHES. MINIMUM NET CLEAR OPENING HEIGHT TO BE 24 INCHES. MINIMUM NET CLEAR OPENING WIDTH TO BE 20 INCHES.</p> <p>11. ALL RETURN AIR GRILLS ARE TO BE LOCATED TO COMPLY WITH SECTION M1602 OF THE IRC 2015.</p> <p>12. ALL SQUARE FOOTAGE MEASUREMENTS ARE APPROXIMATE AND MAY DIFFER FROM ACTUAL CONSTRUCTED RESIDENCE OR BUILDING.</p> <p>13. FIRE SPRINKLER SYSTEM TO BE DESIGNED AND INSTALLED (IF REQUIRED BY LOCAL CODES) AS PER THE IRC 2015 AND BY A LICENSED PROFESSIONAL IN THE AREA OF CONSTRUCTION.</p> <p>14. ALL BATHROOM EXHAUST VENTS SHALL BE VENTED DIRECTLY TO THE EXTERIOR OF THE HOME AND NOT INTO THE ATTIC.</p>

CODE DISCLAIMER
<p>1. THESE PLANS WERE DESIGNED TO MEET IRC 2015 AT THE TIME OF THEIR CREATION AND MORE SPECIFICALLY THE MINIMAL LOCAL CODES OF THE (LOCATION). IT IS HIGHLY RECOMMENDED THAT THESE PLANS BE REVIEWED BY A LOCAL STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.</p> <p>2. BEAM AND FLOOR JOISTS ARE NOT SIZED DUE TO THE ANY GEOGRAPHIC LOCATIONS THESE PLANS ARE SOLD. THESE ITEM SHALL BE SIZED BY A LOCAL ENGINEER OR MANUFACTURER.</p> <p>3. ALL CEILING & FLOOR JOISTS (IF CONVENTIONAL FRAMING) SHOULD BE SIZED USING THE LATEST VERSION OF THE IRC AND OR APPLICABLE CODES AT SITE TO MEET THE LOCAL REQUIREMENTS SUCH AS SNOW LOADS AND OTHER FACTORS. THE CEILING JOISTS SIZES LABELED (IF PRESENT) WERE SIZED USING THE 2015 IRC AT THE TIME OF THEIR CREATION. THEY JUST BE VERIFIED AND ADIFIED AS REQUIRED TO MEET THE LATEST EDITION OF THE (IRC) INTERNATIONAL RESIDENTIAL CODE.</p> <p>4. ALL FOUNDATIONS AND FOOTING DETAILS SHALL BE REVIEWED AND APPROVED BY A LOCAL ENGINEER.</p> <p>5. CONTRACTOR SHALL PROVIDE ALL HIGH WIND STRAPPING AND ANCHOR BOLTS AS REQUIRED BY THE LOCAL CODE REQUIREMENTS AND THE LATEST VERSION OF THE IRC.</p>

Sheet List	
SHEET #	SHEET NAME
A0	TITLE SHEET
A1	SITE - PLAN
A2	FLOOR PLANS / SCHEDULES
A3	ELEC / FND
A4	ELEVATIONS / ROOF

AREA (SQUARE FOOTAGE)		
	UNIT A	UNIT B
1ST FLOOR	1369 sq/ft	1369 sq/ft
TOTAL - HEATED	1369 sq/ft	1369 sq/ft
FRONT PORCH	50 sq/ft	50 sq/ft
GARAGE	386 sq/ft	386 sq/ft
TOTAL - UNDER ROOF	1805 sq/ft	1805 sq/ft
TOTAL SLAB		3685 sq/ft
TOTAL ROOFING		4975 sq/ft



KINGSTON COURT

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(256) 679-9951 / (903) 309-0193
bobby@rwmartinhomeplans.com

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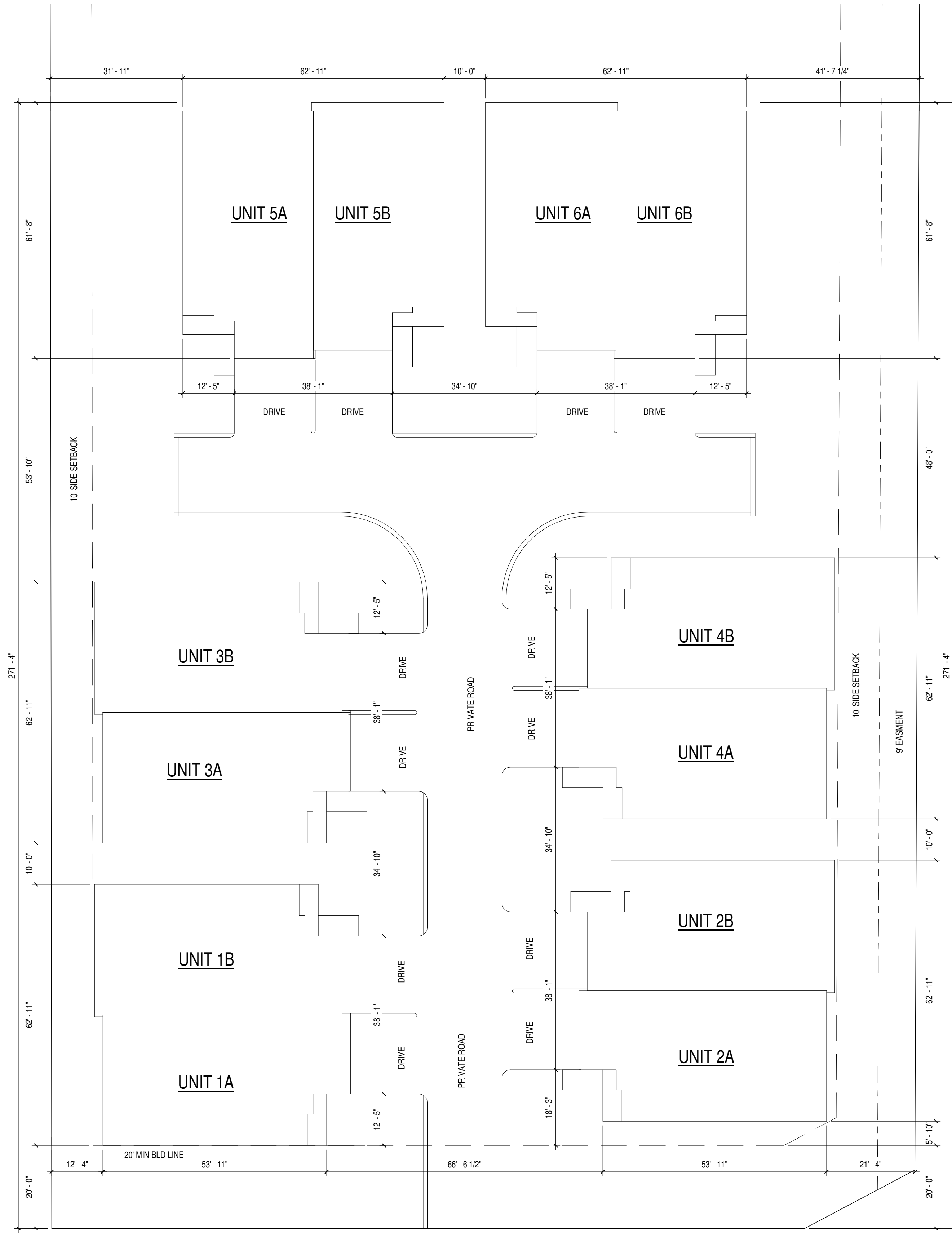
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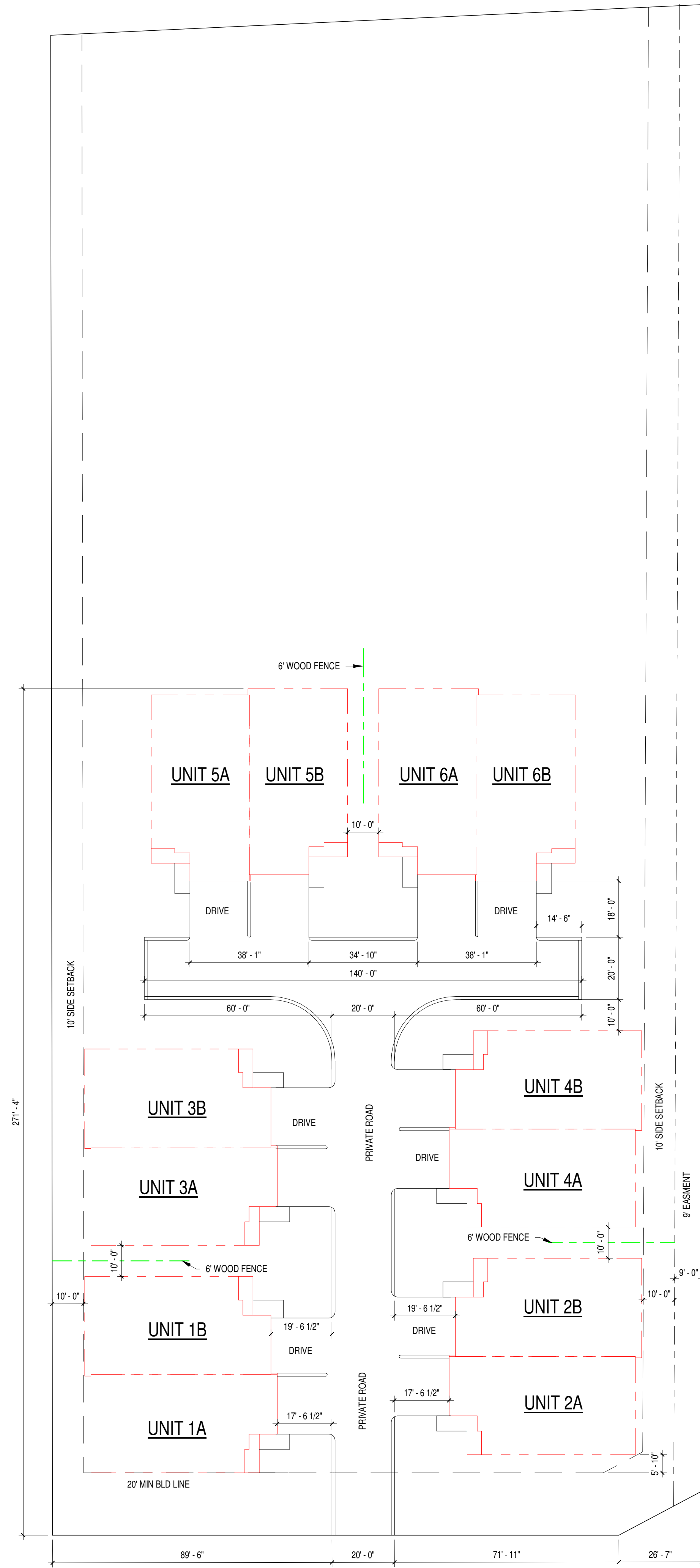
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A0



② SITE - PLAN UNIT LAYOUT
1 : 200



① SITE - PLAN - OVERLL
1 : 280

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KINSINGTON COURT
FINAL
SITE - PLAN

No.	Description	Date

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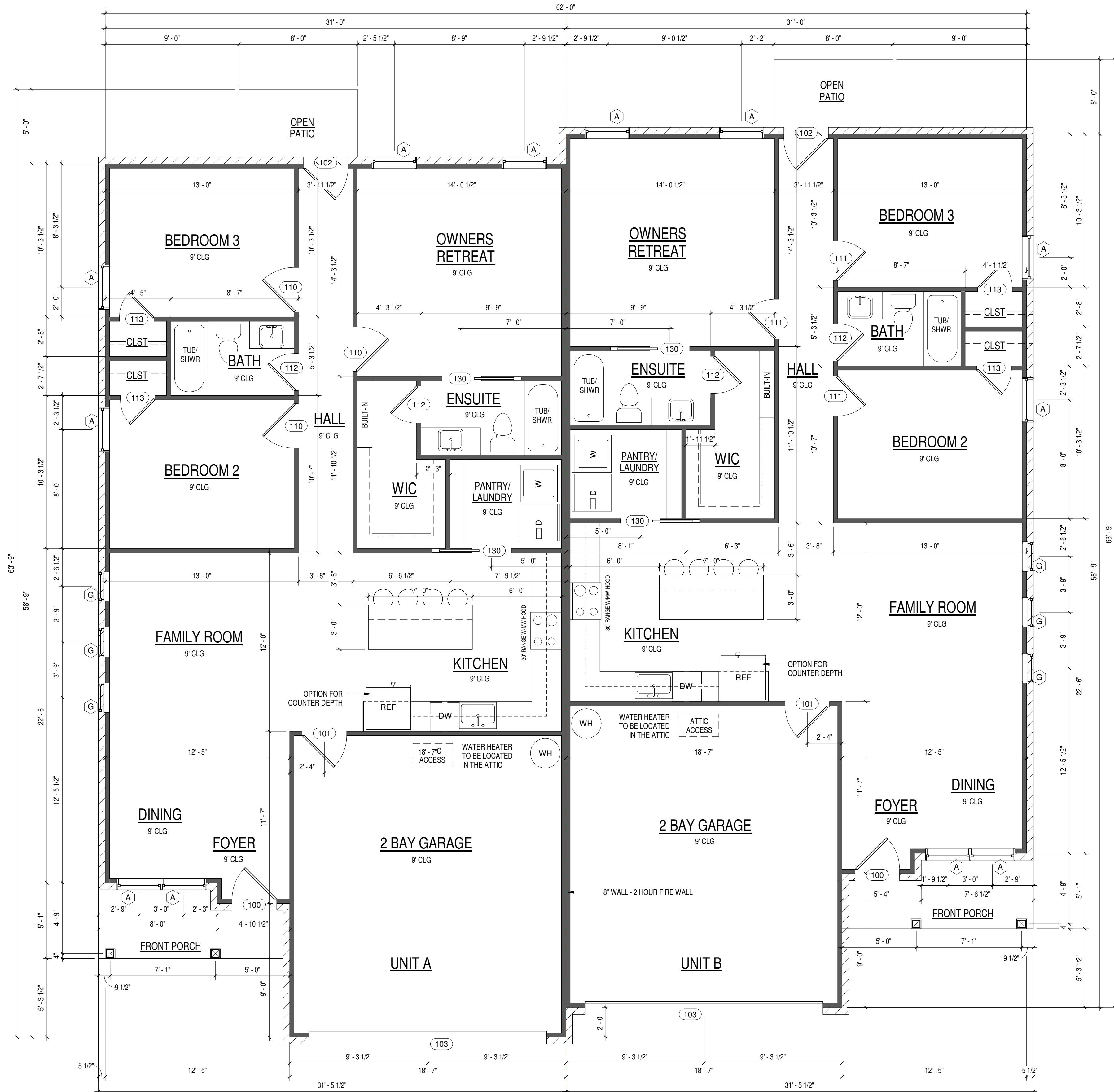
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FLOORING SCHEDULE		
ROOM NAME	AREA	FLOORING
FOYER / DINING / FAMILY ROOM / KITCHEN / HALL	586 SF	
BEDROOM 2	124 SF	
BEDROOM 3	124 SF	
BEDROOM 2 CLOSET	9 SF	
BEDROOM 3 CLOSET	9 SF	
BATH	29 SF	
OWNERS RETREAT	193 SF	
ENSUITE	35 SF	
WALK IN CLOSET	57 SF	
PANTRY / LAUNDRY	45 SF	

WINDOW SCHEDULE						
MARK	QTY	SIZE / TYPE	W	H	H.H.	DESCRIPTION
A	12	3050 SH	36"	60"	6'-8"	SINGLE HUNG
F	1	2030 FXD	24"	36"	5'-11"	FIXED GLASS
G	6	2020 FXD	24"	24"	7'-0"	FIXED GLASS

** DINING ROOM WINDOWS ARE MULLED **

DOOR SCHEDULE						
MARK	QTY	Type	W	H	H.H.	DESCRIPTION
100	2	3068 FD	36"	80"	6'-8"	EXT CUSTOM FRONT DOOR
101	2	3068	36"	80"	6'-8"	EXT SC, RAISED PANEL
102	2	3068 FR	36"	80"	6'-8"	EXT SINGEL FRENCH DOOR
103	2	16070 GD	192"	84"	7'-0"	EXT METAL SECURITY DOOR
110	3	3068	36"	80"	6'-8"	INT HC, RAISED PANEL
111	3	2868	32"	80"	6'-8"	INT HC, RAISED PANEL
112	4	2668	30"	80"	6'-8"	INT HC, RAISED PANEL
113	4	2468	28"	80"	6'-8"	INT HC, RAISED PANEL
130	4	2868 PKT	32"	80"	6'-8"	INT HC, RAISED PANEL, POCKET DOOR



1 1ST FLOOR - PLAN - DUPLEX
1/4" = 1'-0"

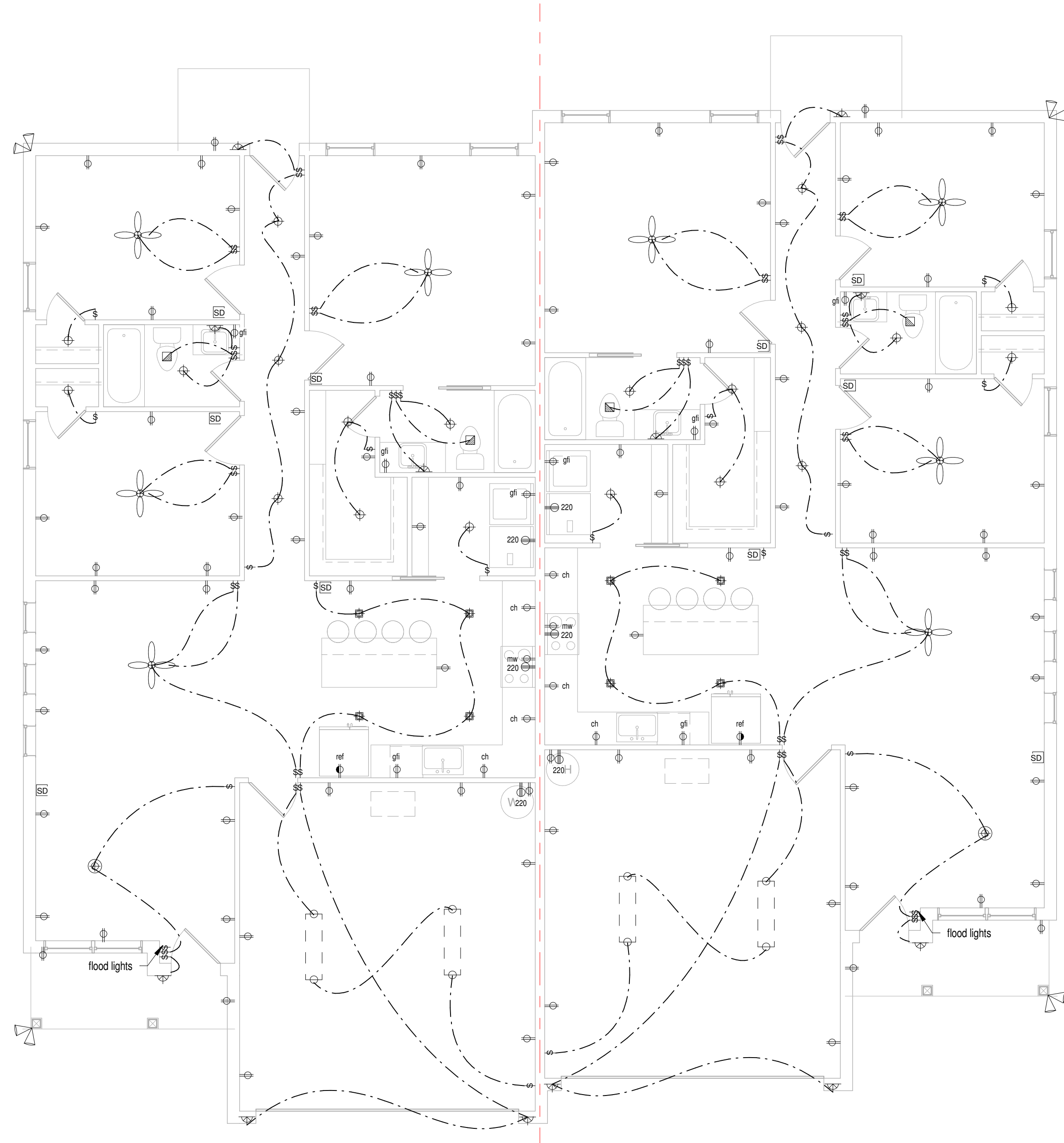
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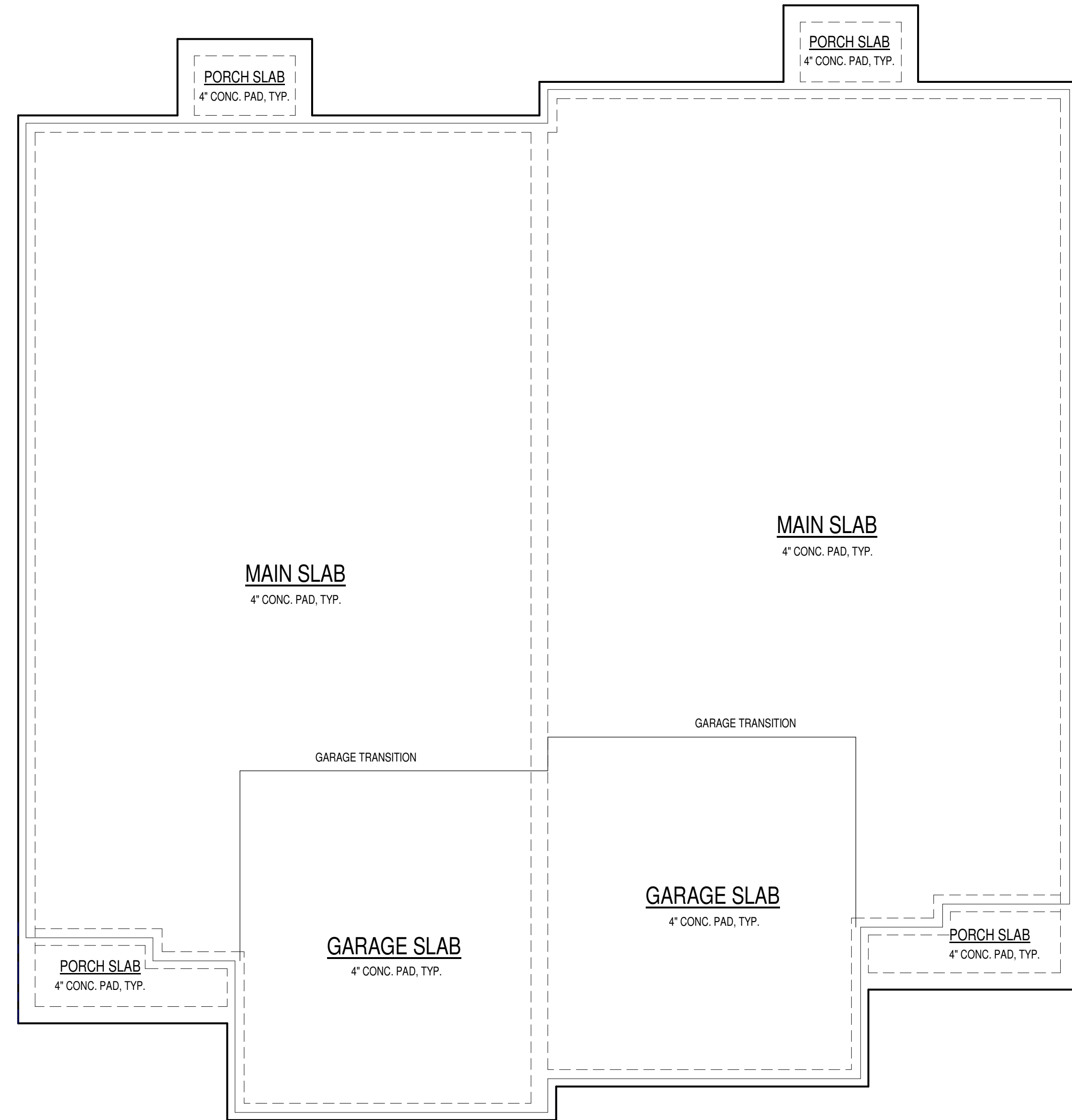
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KINSINGTON COURT
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FLOOR PLANS / SCHEDULES

ELECTRICAL LEGEND	
	CAN LIGHT
	DIRECTIONAL LIGHT
	PENDANT LIGHT
	HANGING LIGHT
	CEILING LIGHT
	WALL MOUNT FIXTURE
	UNDER CAB LIGHT
	SWITCH
	PHONE
	TV / SATELITE
	110 V OUTLET
	DEDICATED OUTLET
	220 V OUTLET
	FLOURSCENT LIGHT
	DOUBLE FLOOD LIGHT
	EXHAUST FAN
	SMOKE ALARM
	DOOR BELL
	CHIMES
	HOSE BIB
	GAS BIB
	CEILING FAN



1 1ST FLOOR - ELECTRICAL PLAN
3/16" = 1'-0"



2 FOUNDATION - LAYOUT
3/16" = 1'-0"

Project number

HPD2021-128

Date

FEBRUARY 1, 2022

Drawn by

BOBBY MARTIN

Scale

As Indicated

KINSINGTON COURT

FINAL

ELEC / FND

No.	Description	Date

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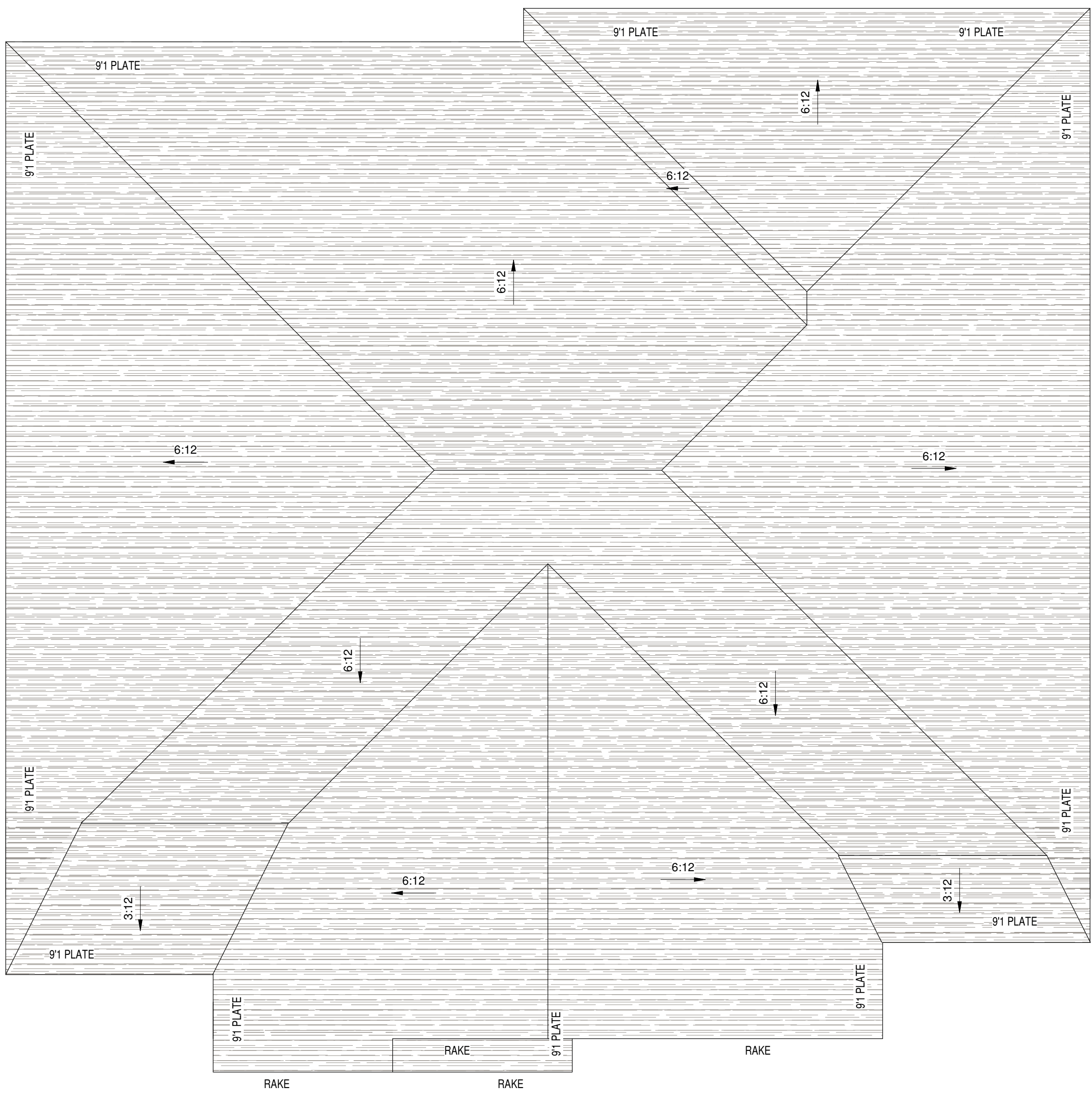
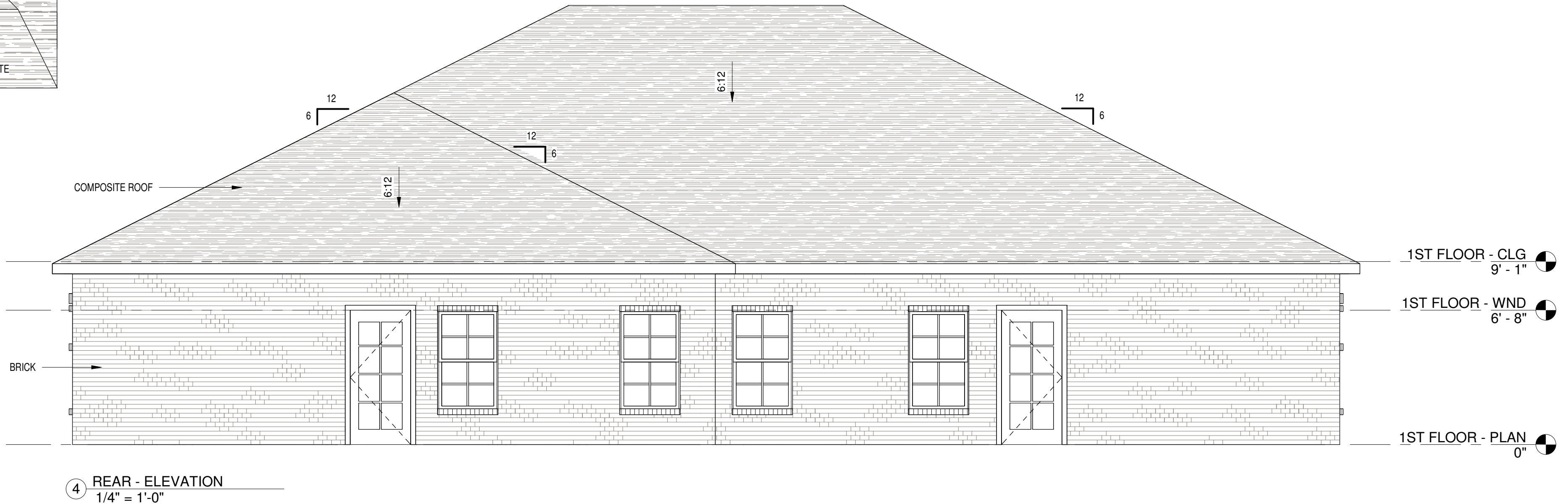
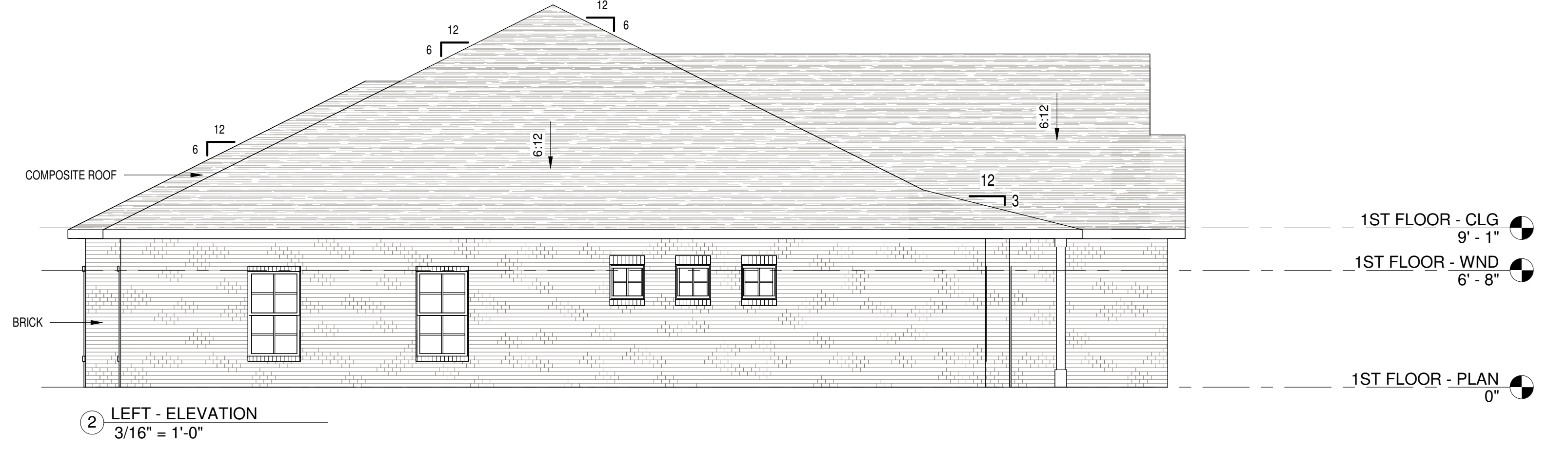
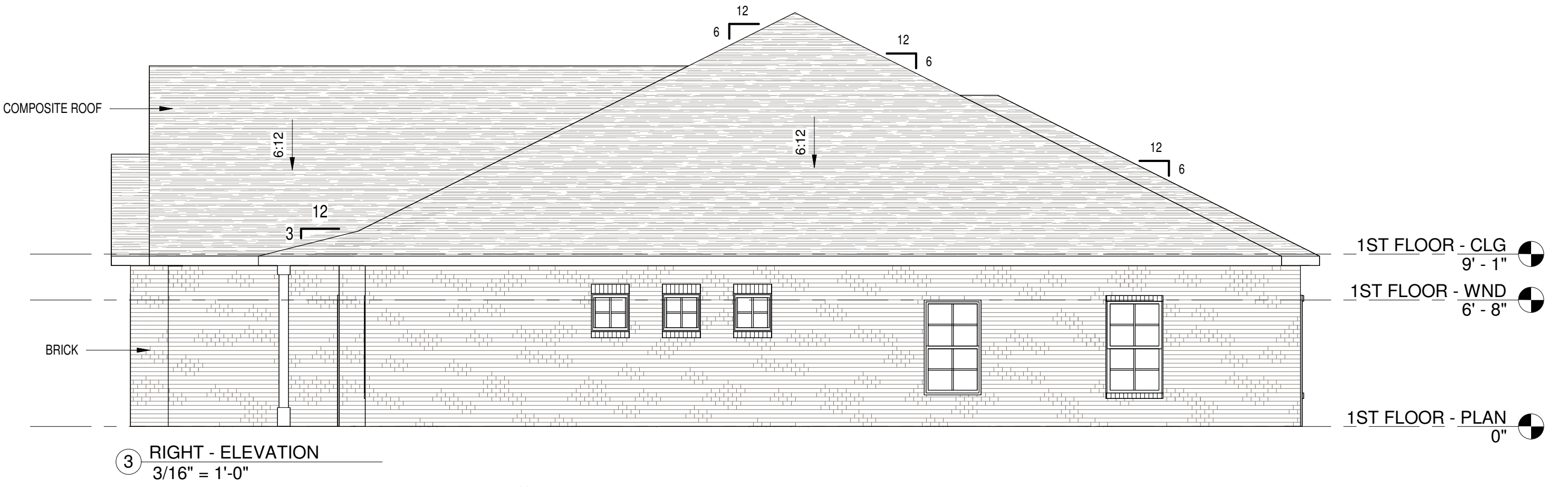
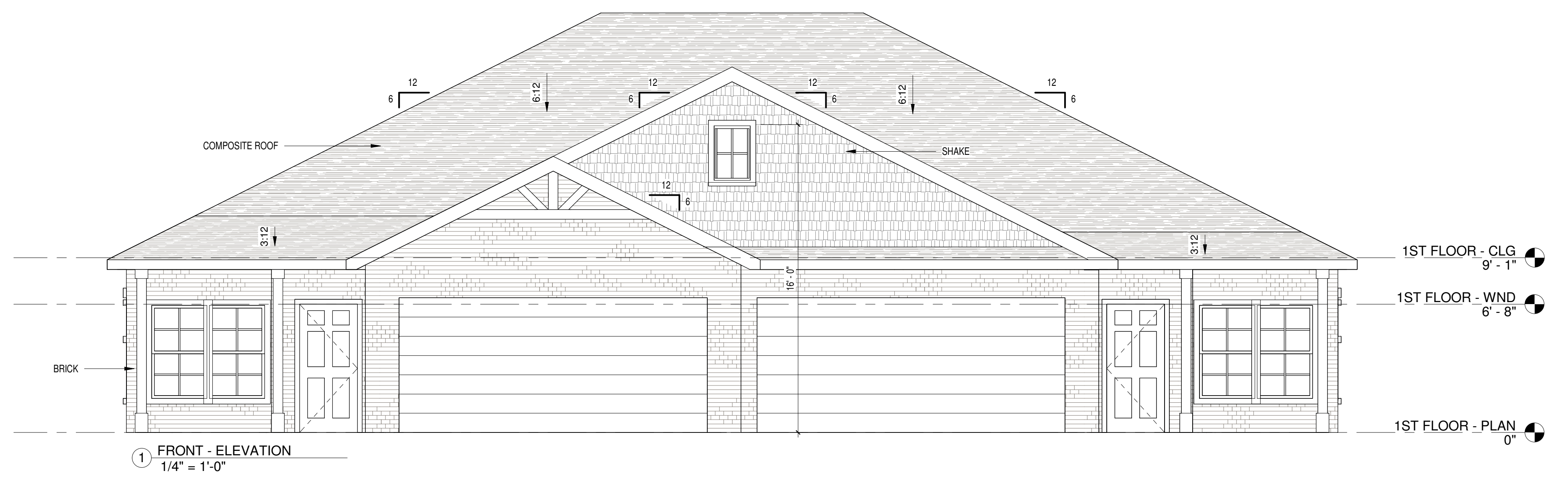
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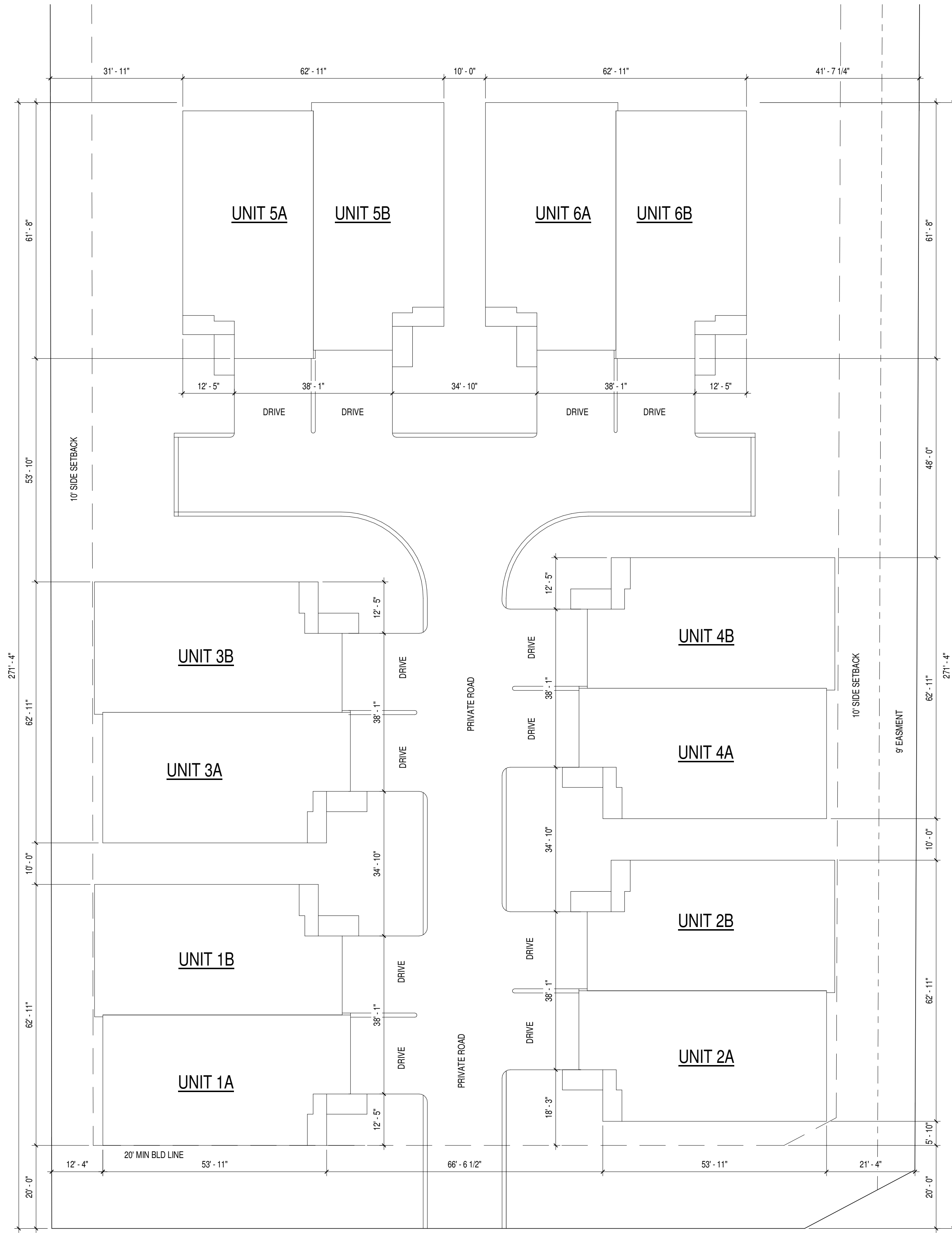
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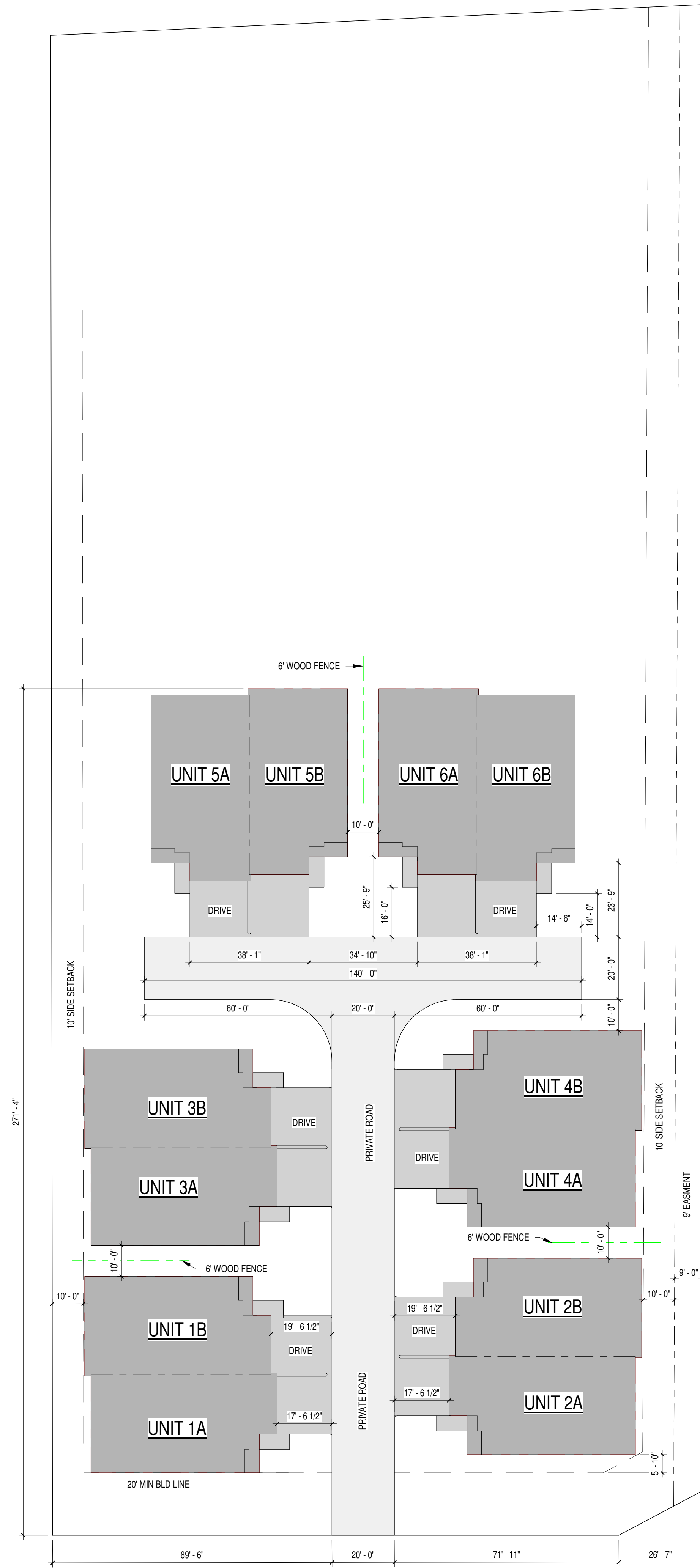
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ELEVATIONS / ROOF





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