

MEMORANDUM

DATE: March 17, 2022

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

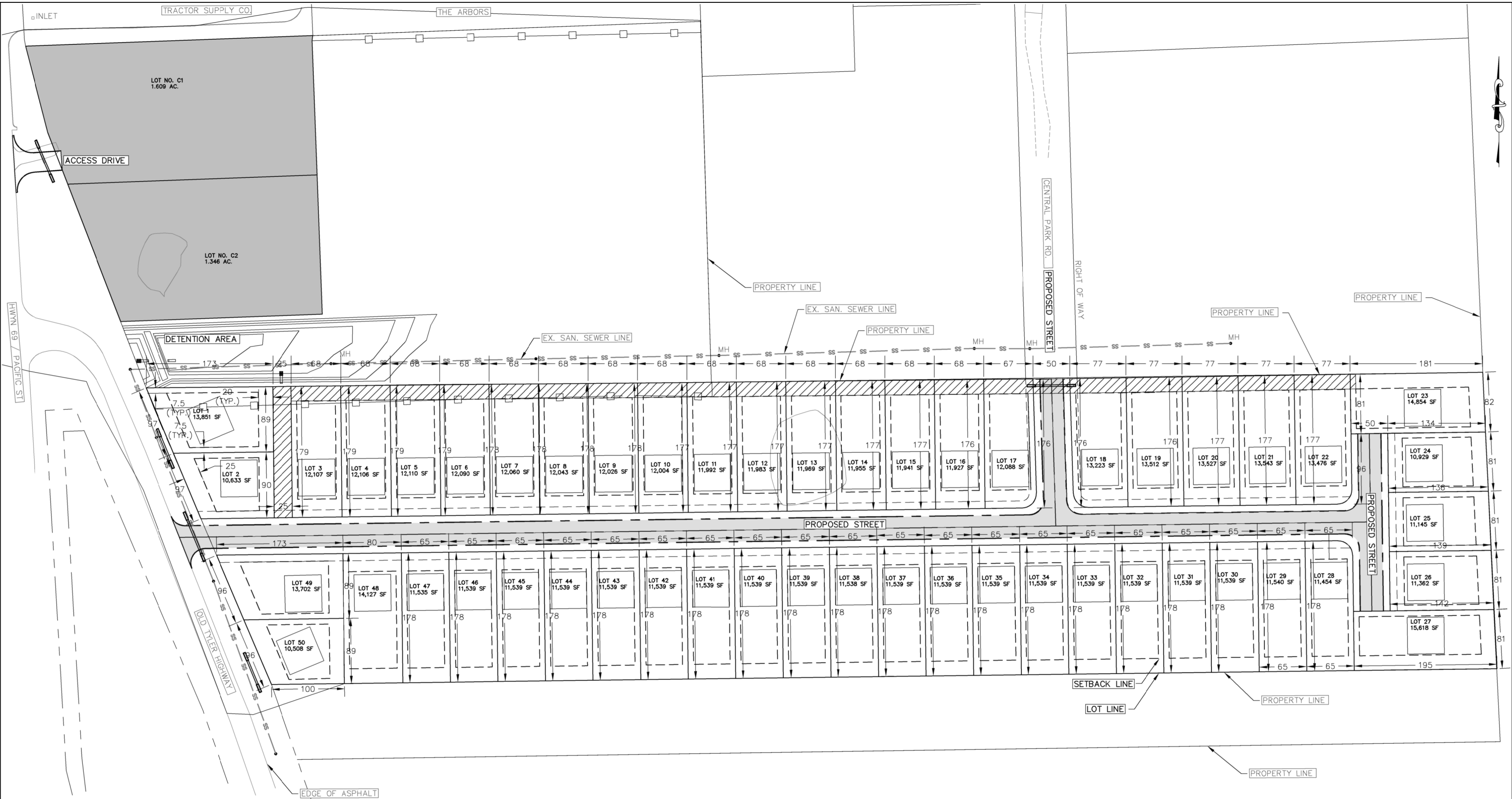
FROM: David Madsen

SUBJECT: **Council Meeting Agenda Item:** Public Hearing for a request to rezone

Background Information: The developer has requested a rezoning of Lots 3-48 of the proposed Park Central subdivision from AG to SF-7 (Single Family). He has also requested that Lots 1, 2, 49, 50 be rezoned from AG to MU (Mixed Use). This will be used for non-retail businesses. Eight notices were sent to surrounding property owners. There was no in opposition at the zoning meeting.

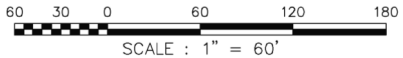
Recommendation: Planning & Zoning recommends approval.

Final Disposition:



PROPOSED PARCEL LAYOUT

SCALE : 1" = 30'



REVISIONS	DATE	BY

BAR IS ONE INCH IN LENGTH ON ORIGINAL DWG.
CHECK SCALE AND ADJUST ACCORDINGLY.

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
JASON S. BROWN, PE.
TEXAS P.E. NO. 107173
DATE: _____

PARK CENTRAL DEVELOPMENT
MINEOLA, TEXAS

PROPOSED
PARCEL LAYOUT

Engineering Design Solutions, LLC
Civil & Environmental Engineering
PO Box 794
Canton, Texas 75103
903.658.4238
jbrownengineeringdesign@gmail.com
TBPB REG. NO. F-22645

PROJECT ENGINEER
Jason S. Brown, PE.
PROJECT TECH
JSB
CHECKED BY
KAB
REVIEWED BY
JSB
DWG. NO.
4

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MINEOLA, TEXAS AMENDING THE CITY ZONING ORDINANCE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS 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 March 28, 2022 and a recommendation has been received from the Planning and Zoning Board 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 described area is hereby declared to be SF-7 (Single Family Detached):
Lots 3-48 Park Central Addition.

The following described area is hereby declared to be MU (Mixed Use): Lots 1, 2, 49, 50
Park Central Addition.

Section 2

The City Zoning Map shall be updated to properly demonstrate the property rezoned in Section 1.

Section 3

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 4

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 affect 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 5

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 6

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 March, 2022 and effective upon passage.

Mayor, Jayne Lankford

Cindy Karch, City Secretary, Finance Director

