

MEMORANDUM

DATE: September 7, 2023

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

FROM: David Madsen

SUBJECT: Council Meeting Agenda Item: Public Hearing for rezoning request

Background Information:

The purpose of the hearing is to hear a request from Strange Property Holdings, LLC. For a Specific Use Permit to operate Mini-Warehouses on Lot A pt. Block 289 9.8469 acres, Lot A pt. Block 289 2.0 acres, Lot A pt. Block 289 1.5 acres Mineola Townsites. The required site plan was submitted and is attached. Eight notices were sent to surrounding property owners. There was no one in attendance to oppose the request however, there was a submission of document to express some concerns from the property owner to the north. He could not attend so his submission was entered into the minutes for the public hearing. This submission is attached as well. Some of these concerns were addressed in the hearing. The applicant advised that he would install security fencing and cameras on the property. A privacy fence was discussed but not recommended due to the topography of the land. The council can override this and require a privacy fence if it is decided that one is needed. There are certain requirements that will have to be met for this project, but a privacy fence is an option that can be added. The concerned property has advised that he will be at the public hearing.

Recommendation:

Planning & Zoning recommend approval of the request.

Final Disposition:

Mr Madsen:

Thank you for your return call this morning and greatly appreciate the overview you provided on the potential development that is planned adjacent to our property. As we discussed, we have a number of concerns to the above captioned Notice of Public Hearing request for Special Use Permit from Strange Property Holdings regarding a potential development of a Mini-Warehouse project adjacent to our property at 1312 S Pacific in Mineola. Our concerns are related to the increased volume of traffic, security / crime concerns, privacy concerns and most importantly, how this development will impact our ability to use and safely enjoy our property. Doubtful that you have much history on our property but just to provide some quick highlights, this property has been in our extended family since initial construction in 1949 by Otho and Flora Mae McKaig. Otho passed in the late 70's and Flora Mae subsequently married my Father-in-Law, Walter Jones and we have enjoyed this property for well over 40 years. I consider this property to be a Mineola icon and believe there is nothing else like it in Mineola and/or east Texas. We have strived to maintain this property to preserve it to as close to original construction as possible at great expense over the years. It is our sincere concern that a development of a mini-storage facility will have a negative impact on our ability to enjoy our property and we are very concerned that there will be potential security / crime issues as well due to the increased volume of people visiting the adjacent property at all hours of the day.

As mentioned in our call this morning, I am in the commercial real estate finance business and have been for over 45 years. I have a lengthy experience with this asset class and have provided financing for this property type on several mini-storage facilities located throughout Texas including DFW, Houston, San Antonio and College Station. All of these properties have been built to include state of the art security systems including cameras, advanced locking systems, lighting, security fences and privacy fences. In spite of the highest levels of security measures, these properties still experienced break-ins and theft issues. I am deeply concerned that our property will suffer a similar fate while we are not at the residence. As mentioned in our call, I have reached out to my developer relationship that could help me provide additional detail on the security / crime issues but unable to connect with him today so opted to send this email in the interest of time. I would greatly appreciate you sharing this email and my concerns with the appropriate parties at your public hearings as they review the above request. It is our sincere hope that the City Council will require that the developer of this mini-storage facility include all of the aforementioned security measures and most importantly, a security and privacy fence on our southern property line between our property and the proposed development. I am available at any time to discuss this issue at the below numbers which include my office and cell numbers.

I note that the hearing is set for September 5th but I will be unable to attend due to a medical appointment in Dallas on that date so again, I greatly appreciate your attention and assistance regarding this matter. I look forward to hearing from you and I can be reached at either of the below phone numbers at your convenience. Thank you.

Ron

Ron Reese

Managing Director – Sr. Vice President, Debt & Equity



D 972.455.1932

C 972.345.2330

E rreese@northmarq.com

8300 Douglas Ave, Suite 650

Dallas, TX 75225

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8/19/2023

Project Information

Project Description: The project is the construction of nine (9) metal storage buildings; built in phases. The storage buildings will be enclosed with a chain link fence with barbed wire extensions and a lockable gate. The access roads will be gravel or crushed concrete. Lighting will be installed at the ends and middle of each building. A sign will be placed at the entrance from US 69.

Development Name: Strange Storage

Development Address: 1450 S PACIFIC
MINEOLA, TX 75773

Owner Name: STRANGE PROPERTY HOLDINGS LLC
Jesse Strange, CEO
903 526-9458

Owner Address: 664 CR 2270
MINEOLA, TX 75773

Lat/Long: 32.6506811 -95.4926212 NAD 83

Development total area:	12.35 acres	537,966 sqft
Construction area:	4.72 acres	205,742 sqft
Disturbed soil:	4.43 acres	192,965 sqft

VEGETATION %	51%
IMPERVIOUS %	17%
SEMI-IMPERVIOUS %	32%
BUILDINGS AND STRUCTURES%	17%:

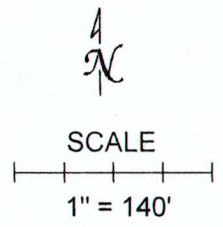
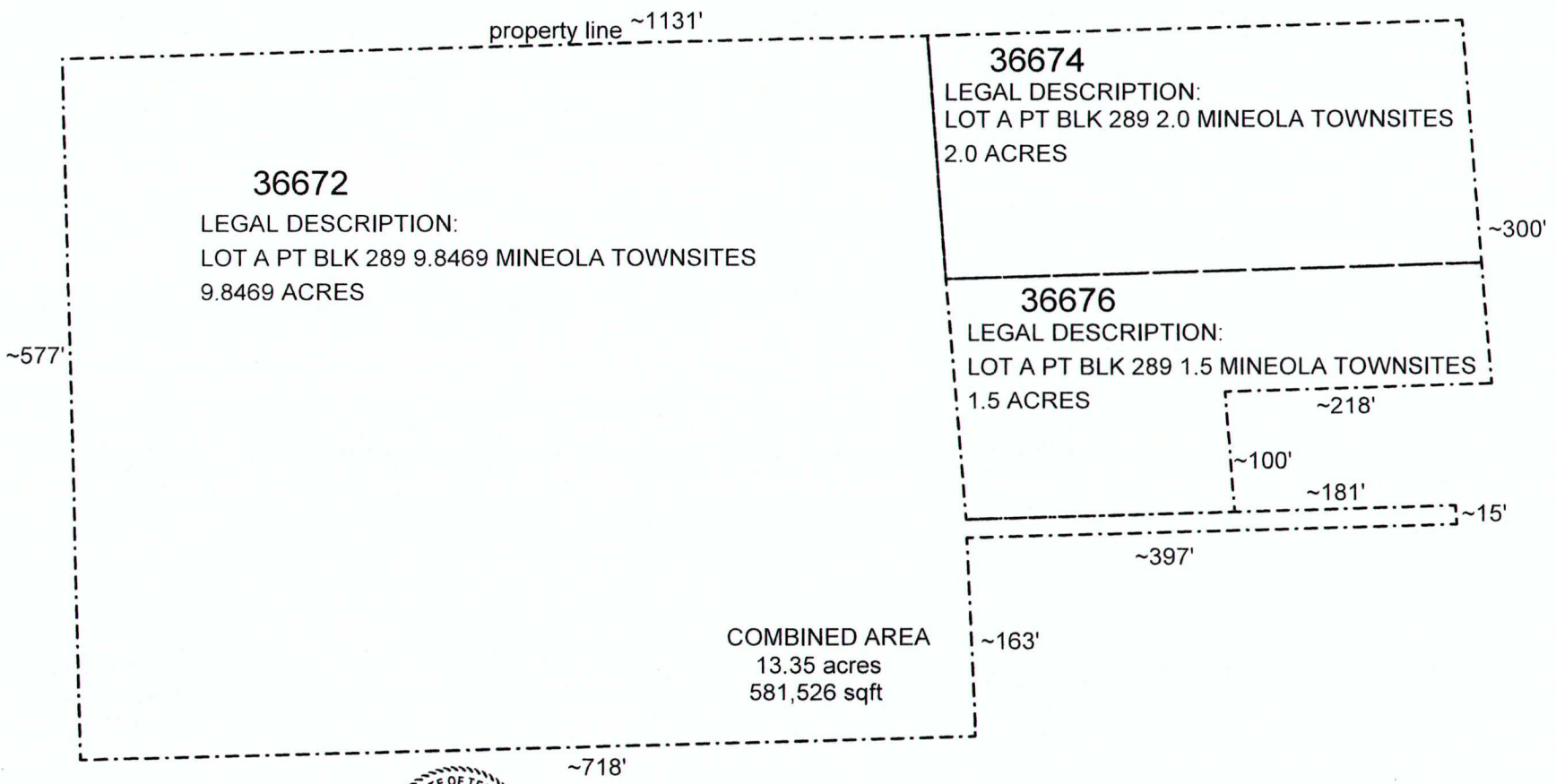
CERTIFICATION

"I, Jesse Strange, certify that the information presented in the plans and supporting documents are reasonably accurate portrayal of the general nature and character of the proposal.

Jesse Strange, CEO

date _____

CLIENT	PROJECT	SHEET	DATE
STRANGE PROPERTY HOLDINGS LLC	1450 S PACIFIC MINEOLA, TX 75773	PROPERTY INFORMATION	8/22/2023



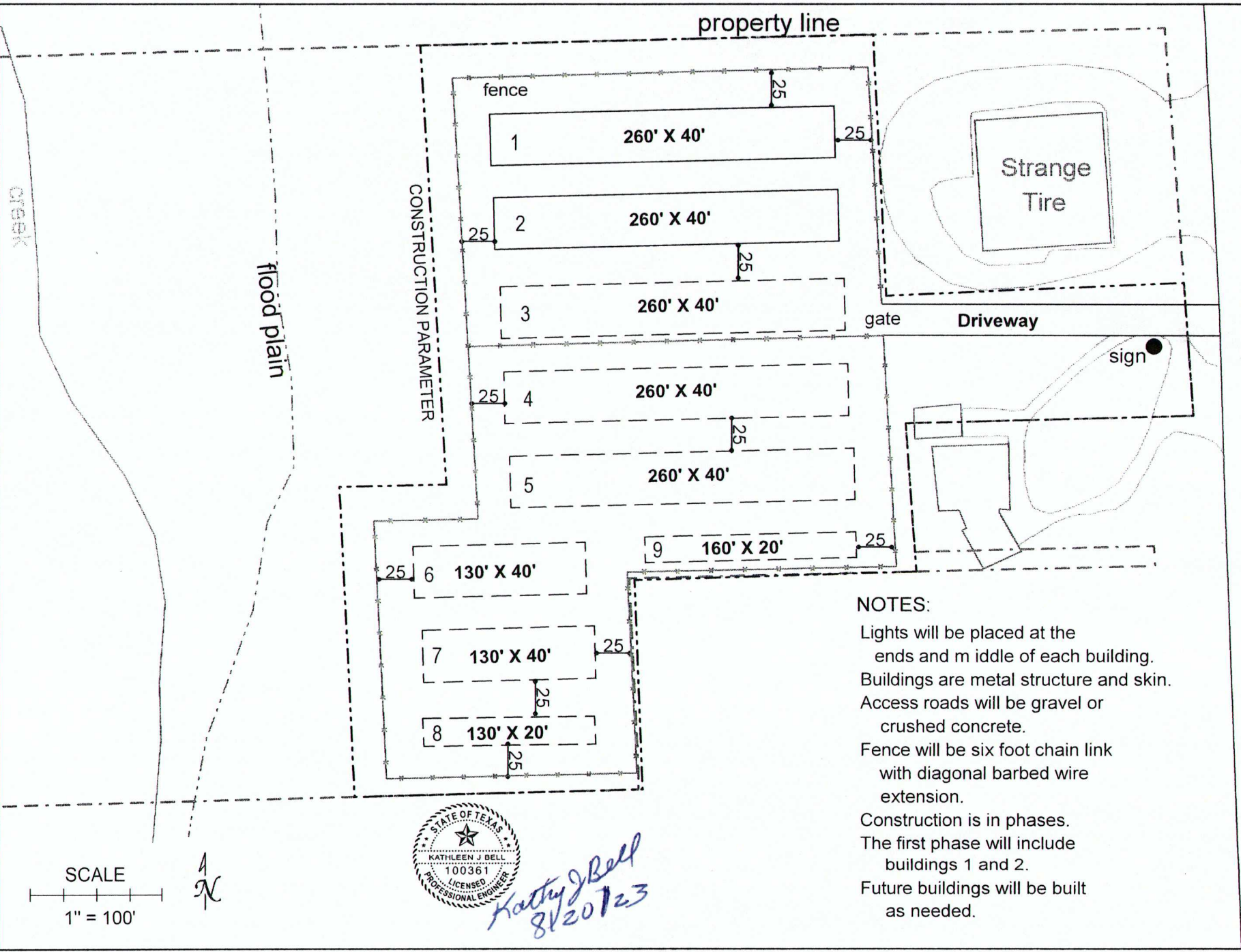
Kathy J Bell
8/20/23

CLIENT
STRANGE PROPERTY HOLDINGS LLC

PROJECT
1450 S PACIFIC MINEOLA, TX 75773

SHEET
CONSTRUCTION SITE

DATE
8/19/2023



NOTES:

- Lights will be placed at the ends and middle of each building.
- Buildings are metal structure and skin.
- Access roads will be gravel or crushed concrete.
- Fence will be six foot chain link with diagonal barbed wire extension.
- Construction is in phases.
- The first phase will include buildings 1 and 2.
- Future buildings will be built as needed.



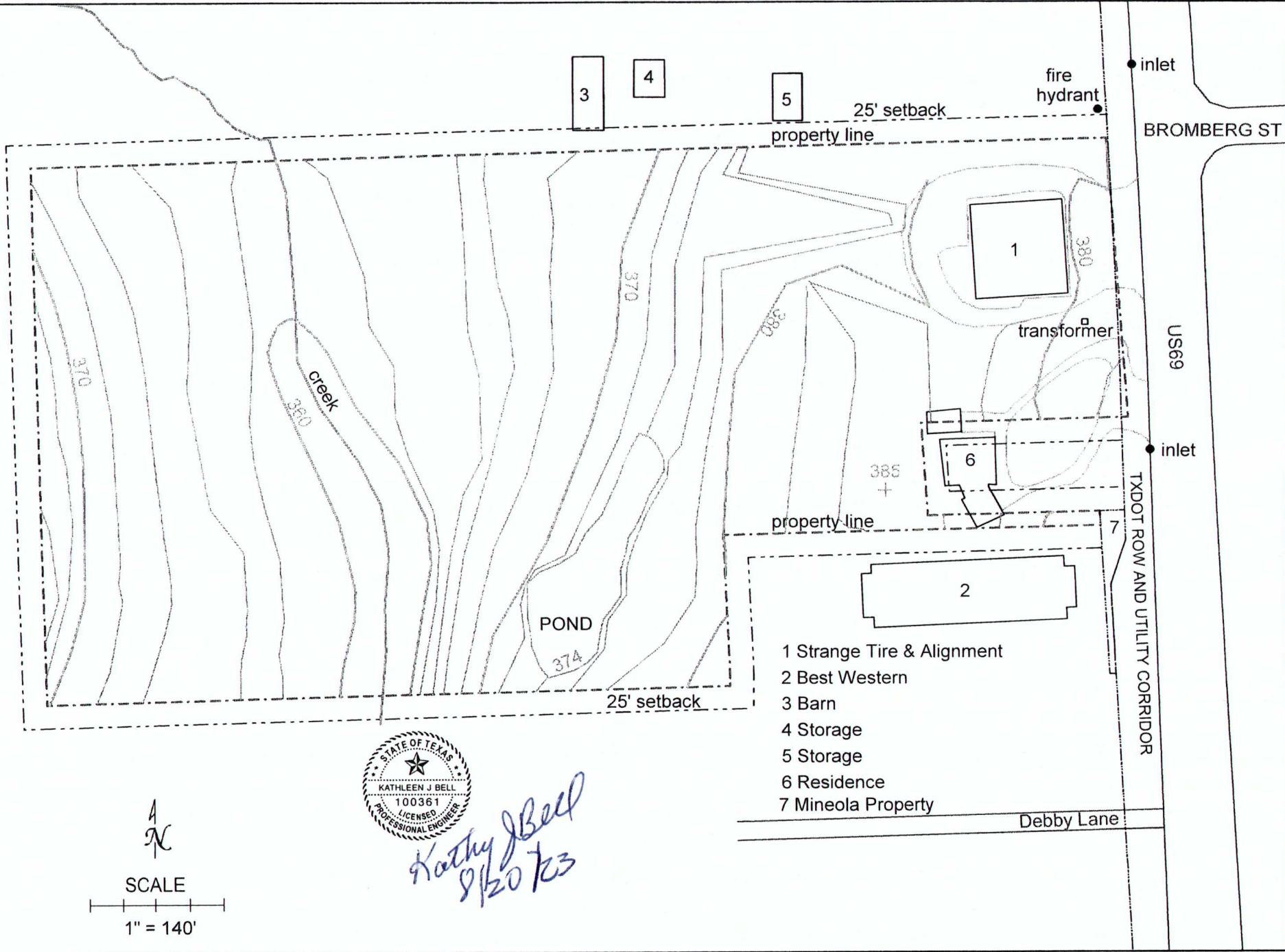
Kathy J Bell
8/20/23

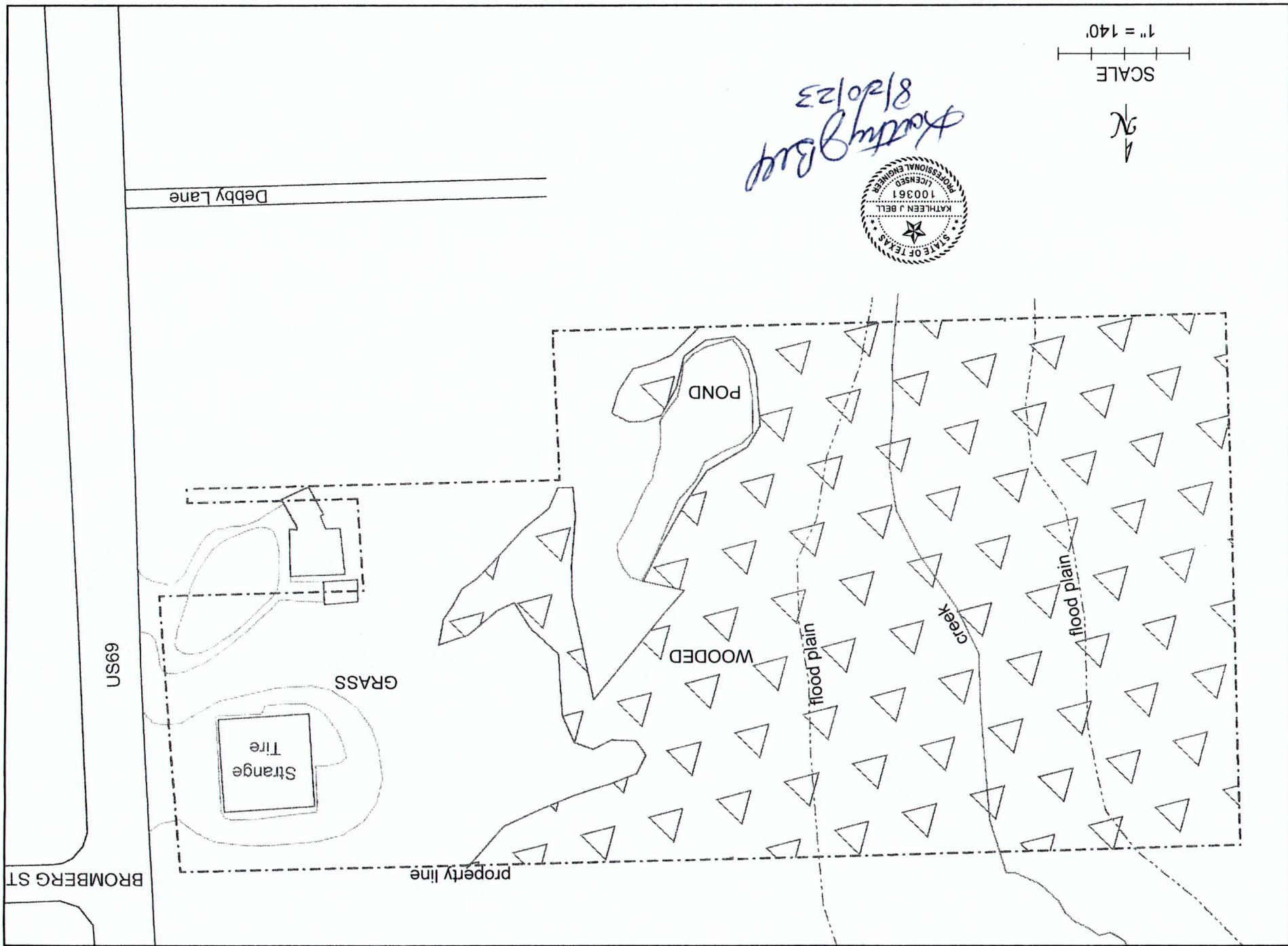
CLIENT
STRANGE PROPERTY HOLDINGS LLC

PROJECT
1450 S PACIFIC MINEOLA, TX 75773

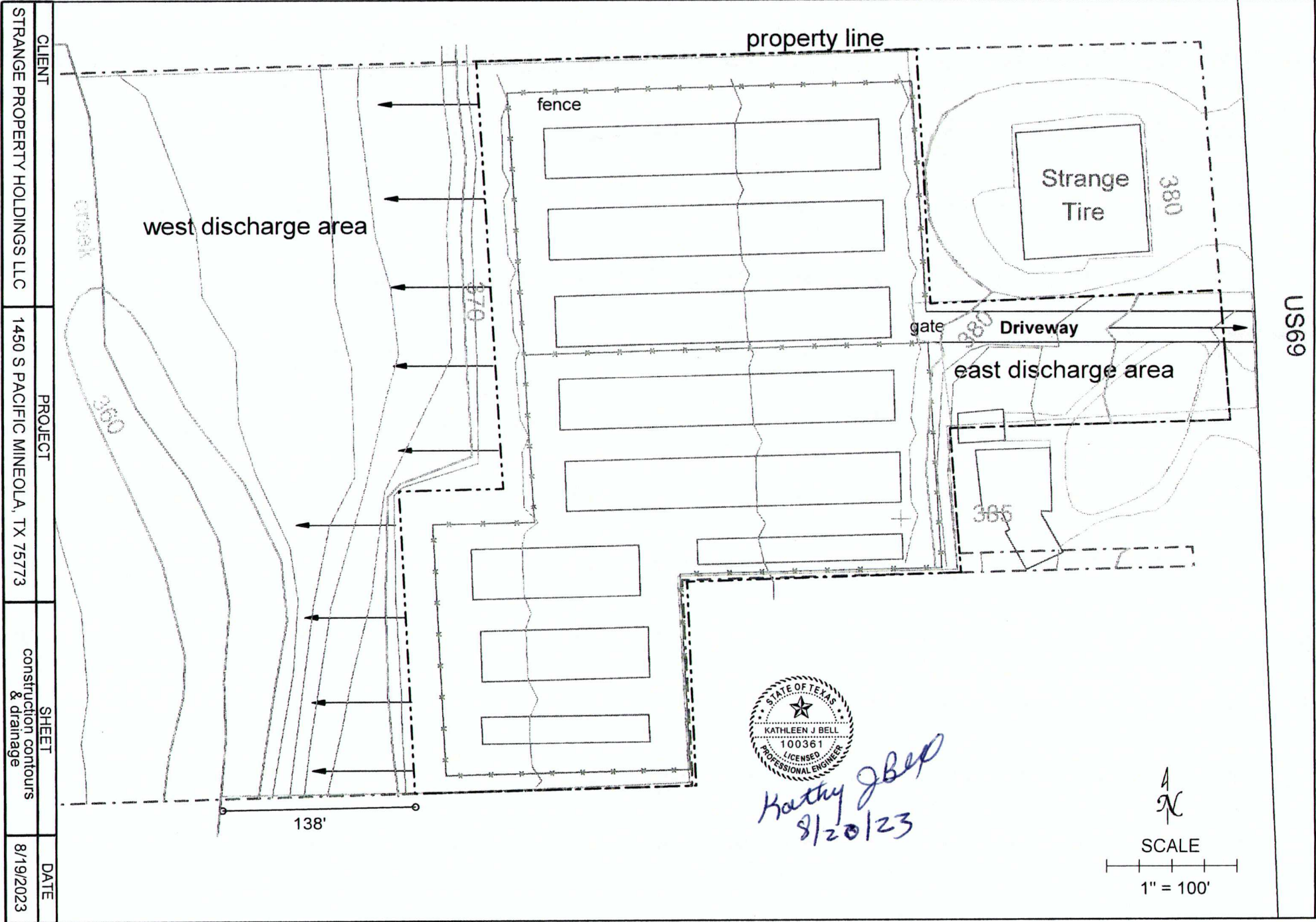
SHEET
adjacent building, existing contours, easements, & utilities

DATE
8/19/2023





CLIENT	PROJECT	SHEET	DATE
STRANGE PROPERTY HOLDINGS LLC	1450 S PACIFIC MINEOLA, TX 75773	ENVIRONMENT ATTRIBUTES	8/19/2023



CLIENT	PROJECT	SHEET	DATE
STRANGE PROPERTY HOLDINGS LLC	1450 S PACIFIC MINEOLA, TX 75773	construction contours & drainage	8/19/2023

STRANGE STORAGE

WEST FLOW

8/19/2023

Stormwater Flow

pg 1 of 2

Q=CIA

Q Maximum rate of runoff cfs

DISCHARGE AREA 7.26 ACRES

C runoff coefficient
C = Cr + Ci + Cv + Cs

I average rainfall intensity in/hr

A drainage area acre

I Intensity

50% (2-year)	20% (5-year)	10% (10-year)	4% (25-year)	2% (50-year)	1% (100-year)
3.1	4.0	4.7	5.6	6.4	7.1

Pre Construction

C

A

GRASS	0.30	2.76
WOODS	0.40	4.49
		7.26 total

Q cfs					
2.6	3.3	3.9	4.6	5.3	5.9
5.6	7.3	8.5	10.0	11.5	12.8
8.1	10.6	12.4	14.6	16.9	18.7

Post Construction

C

A

BUILDINGS	0.90	1.35
GRASS	0.30	0.29
ROAD GRAVEL	0.80	2.32
WOODS	0.40	3.30
		7.26 total

Q cfs					
3.8	4.9	5.7	6.8	7.8	8.7
0.3	0.3	0.4	0.5	0.6	0.6
5.7	7.5	8.8	10.3	11.9	13.2
4.1	5.3	6.3	7.4	8.5	9.4
13.9	18.1	21.2	24.9	28.7	31.9

Q increase (cfs)

Q increase (gal/sec)

% increase

5.7	7.5	8.7	10.3	11.9	13.2
0.8	1.0	1.2	1.4	1.6	1.8
41.3%	41.3%	41.3%	41.3%	41.3%	41.3%

There will be a storm water discharge increase onto the west of portion of the property. There is at least 138 ft. vegetation that will reduce erosion potential.

Combined Discharge Areas	
VEGETATION %	51%
IMPERVIOUS %	17%
SEMI-IMPERVIOUS %	32%



Kathleen J. Bell
8/20/23

National Flood Hazard Layer FIRMette



95°29'52"W 32°39'18"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

95°29'15"W 32°38'47"N

Basemap Imagery Source: USGS National Map 2023

Legend STRANGE STORAGE

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | | |
|------------------------------------|--|---|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
Zone A, V, AP9 |
| | | With BFE or Depth Zone AE, AO, AH, VE, AR
Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
| | | Future Conditions 1% Annual Chance Flood Hazard Zone X |
| | | Area with Reduced Flood Risk due to Levee. See Notes. Zone X |
| | | Area with Flood Risk due to Levee Zone D |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard Zone X |
| | | Effective LOMRs |
| GENERAL STRUCTURES | | Area of Undetermined Flood Hazard Zone D |
| | | Channel, Culvert, or Storm Sewer |
| OTHER FEATURES | | Levee, Dike, or Floodwall |
| | | 29.2 Cross Sections with 1% Annual Chance
17.5 Water Surface Elevation |
| MAP PANELS | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| | | Profile Baseline |
| | | Hydrographic Feature |
| | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/17/2023 at 1:40 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

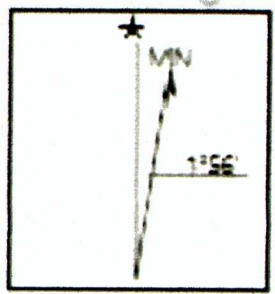
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

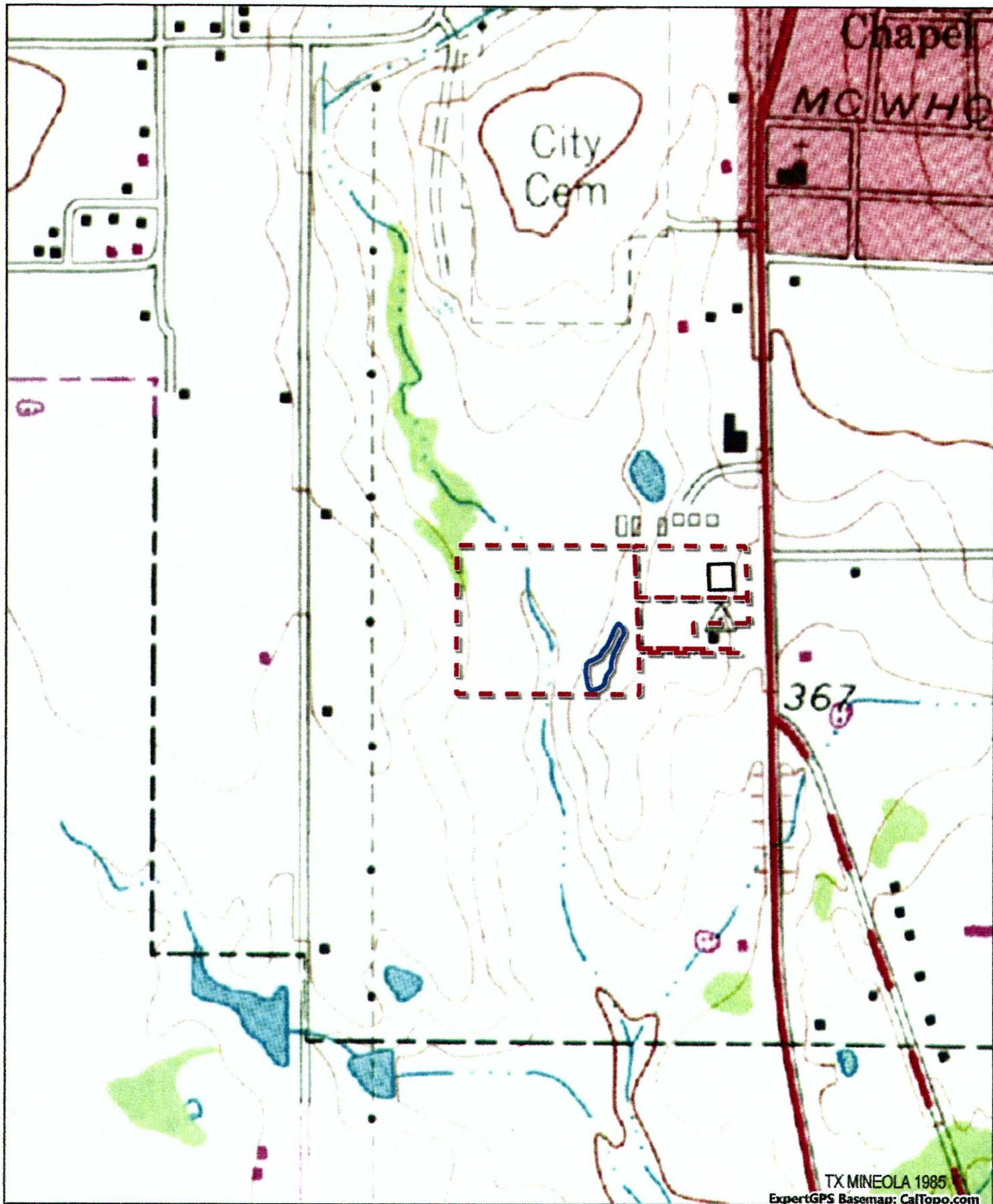
STRANGE STORAGE OVERALL MAP



0.25 mi

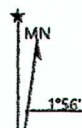
ExpertGPS Basemap: mapbox, OpenStreetMap

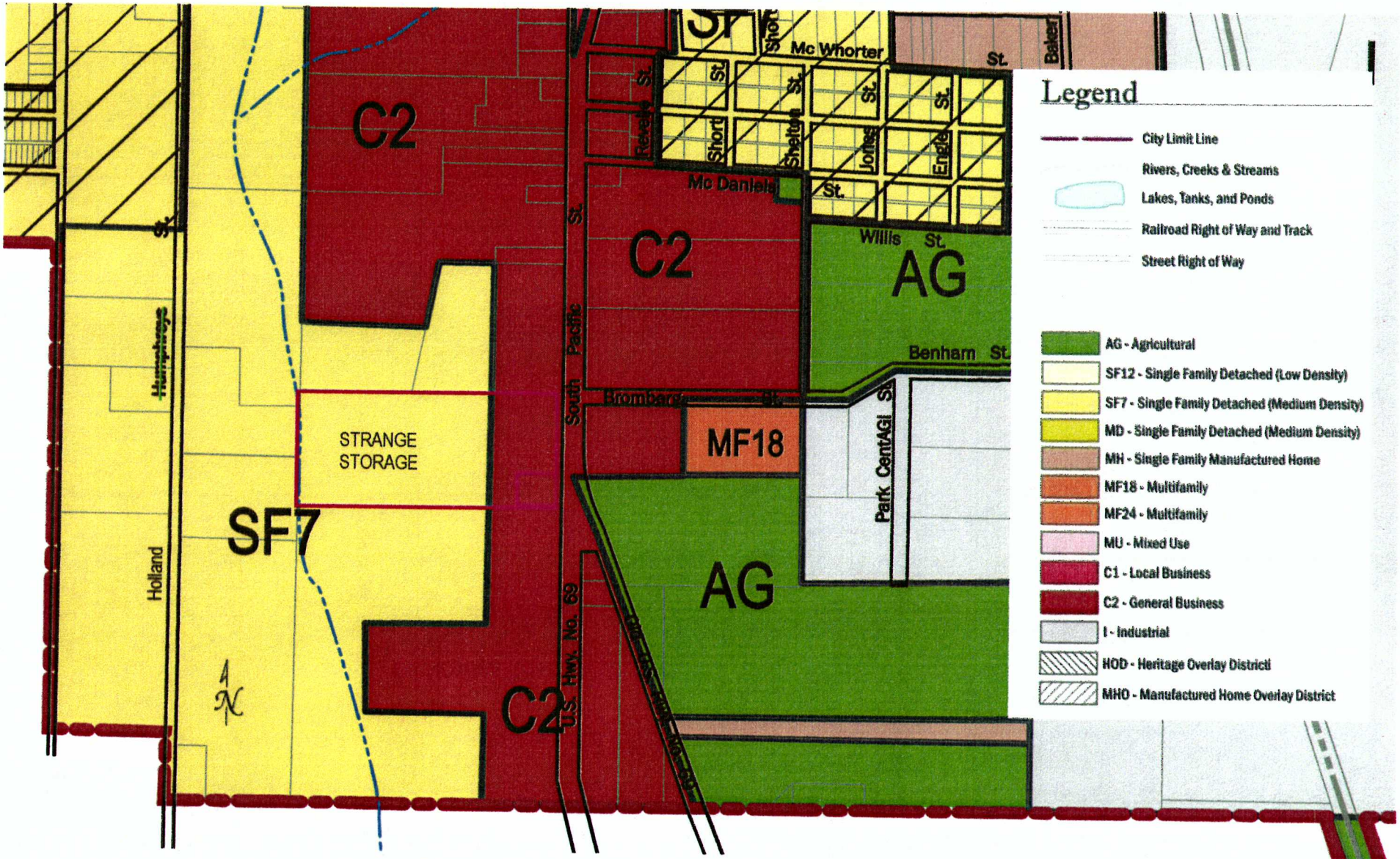




STRANGE STORAGE

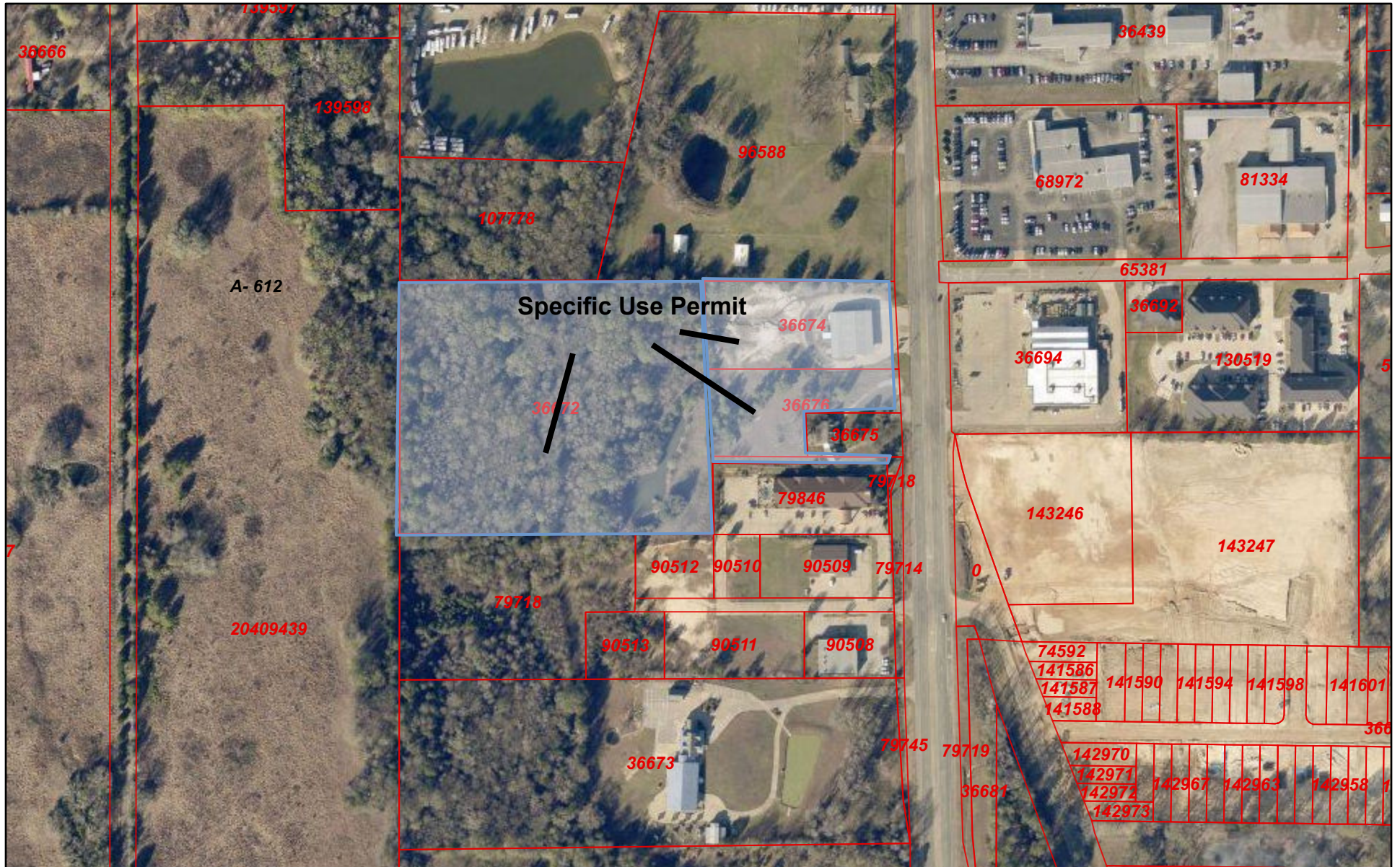
200 ft







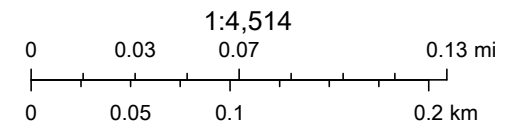
MINEOLA ZONING MAP EXCERPT

Wood CAD Web Map



8/17/2023, 3:27:41 PM

-  Abstracts
-  Parcels



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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.

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 September 18, 2023 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 for the operation of a Mini Warehouse facility on **Lot A pt. Block 289 9.8469 acres, Lot A pt. Block 289 2.0 acres, Lot A pt. Block 289 1.5 acres 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 18th day of September, 2023 and effective upon passage.

Mayor, Jayne Lankford

City Secretary/Finance Director, Cindy Karch