

## MEMORANDUM

**DATE:** July 18, 2024

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

**FROM:** David Madsen

**SUBJECT:** **Council Meeting Agenda Item:** Public Hearing for rezoning of property

**Background Information:** The purpose of the hearing is to hear a request from NATURON PROPERTIES LLC, and PROPERTIES AT MINEOLA LLC to rezone multiple lots to MF-24. Three of the lots are currently zoned SF-7 and one is zoned AG. Each lot will be a separate agenda item. The applicant, Michael Jones, presented a preliminary design of the project which is to be a senior's community. It will be a multifamily development with multiple styles of dwellings. Although the plans are to develop the properties as a senior's community, any multifamily development can be located there. if the rezoning is approved, if it meets the City's zoning regulations. Thirty two notices were sent to surrounding property owners. Nine were in attendance to oppose the request. two were in attendance that did not list their stance on the project. No one was in attendance that spoke in favor of the request nor did anyone provide any documentation in favor of the request. There was one owner that submitted an opposition in writing to be included in the minutes. The three most common concerns were increased traffic and wetlands protection although floodplain area is not a designated wetland area. There was also a request for the applicant to provide an Environmental Impact Study but there is nothing found in our subdivision regulations that requires them to provide one. There are 4 different properties but are part of the same project so there will be 4 different public hearings. There will be brief agenda item memo for each property.

**Recommendation:** Planning & Zoning recommend approval of the request, however one member voted against the request due to the concern of increased traffic and the applicant not having a more definite plan.

**Final Disposition:**

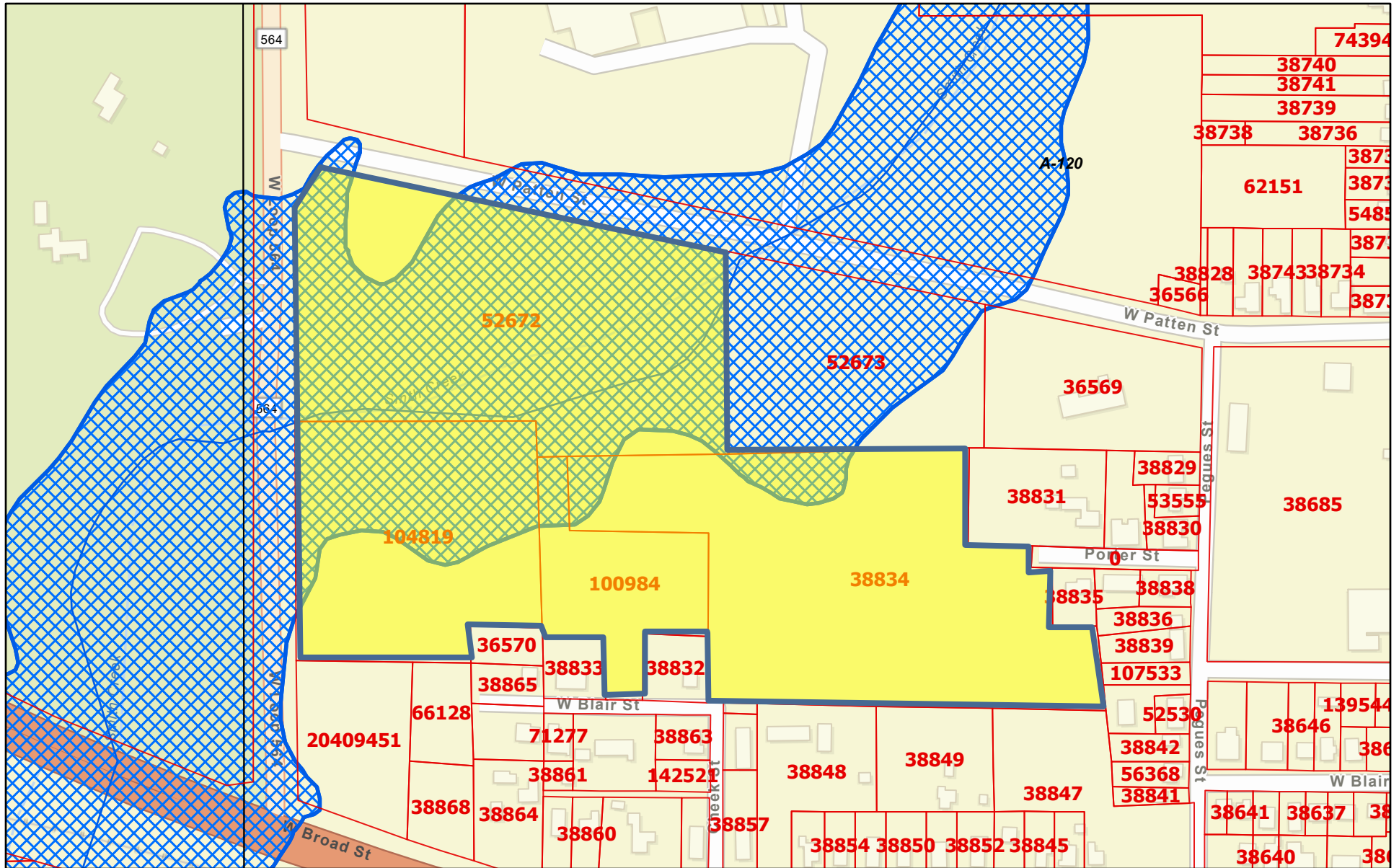
- ① APARTMENT
- ② TOWN HOME
- ③ DONATION TO CITY FOR PUBLIC USE



40 ONE-STOREY TOWNHOUSE UNITS  
180 THREE-STOREY APARTMENT UNITS

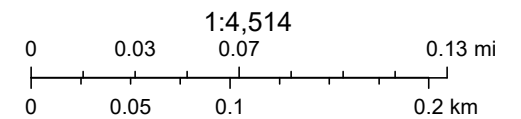


# Wood CAD Web Map



6/24/2024, 11:06:27 AM

- Parcels
- Abstracts
- Water Center Line
- Flood Hazard Area
- A - Areas with a 1% annual chance of flooding.
- X - Area of minimal flood hazard



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Wood County Appraisal District, BIS Consulting - [www.bisconsulting.com](http://www.bisconsulting.com)

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# LUXURY SENIOR LIVING

Camron Park  
Mineola, TX





MAGNIFICENT  
GREENSPACES TO  
SHARE WITH THE  
COMMUNITY





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**CAMRON PARK**

Mineola, Tx