

JACKSONVILLE PLANNING AND ZONING BOARD MEETING
TUESDAY, MAY 21, 2024
JACKSONVILLE CITY HALL COUNCIL CHAMBERS
315 S. RAGSDALE
12:00 PM

Meeting Items

CALL TO ORDER

REVIEW AND CONSIDER APPROVAL OF A SPECIAL USE PERMIT FOR A FOOD TRUCK PARK LOCATED AT 1009 SOUTH JACKSON STREET, SUITE 200, CITY OF JACKSONVILLE; DESCRIBED AS LOT 5R1 BLK WALMART S/D JACKSONVILLE - CITY OF JACKSONVILLE, PROPERTY ID # 985854276

REVIEW AND CONSIDER A ZONE CHANGE FROM J (WHOLESALE, WAREHOUSE, AND MANUFACTURING) TO C (MULTI-FAMILY LOW DENSITY) ON THE SOUTHWEST CORNER OF THE INTERSECTION OF O'KEEFE AND DOGWOOD; DESCRIBED AS 3.78 ACRES OF TRACT 19 BLOCK 2415 OF THE JOSE PINEDA SURVEY. PROPERTY ID # 107147000

CITIZEN PARTICIPATION

QUESTIONS, COMMENTS, DISCUSSION

ADJOURN

Ms. McDonald called the meeting to order at 12:00 PM.

Mr. Silvey presented the item on the agenda to the board. Ms. McDonald opened the meeting up to the applicant or those in favor. The applicant, Tony Wilburn, was present. Mr. Wilburn stated he owns Super Gallo and would like to have a food trailer to start serving BBQ in the afternoons. Mr. Wilburn stated he is only requesting to have 1 trailer at the location and has 3 potential spots he would like to use. Mr. Wilburn stated he is submitting plans to build a separate building outside behind Super Gallo for a smoker. Ms. McDonald closed that portion of the meeting. Ms. McDonald opened the meeting up to those in opposition. No one was present. Ms. McDonald closed that portion of the meeting. Ms. McDonald opened the board up for discussion. Mr. Franklin stated he was concerned approving this would cause more problems. Mr. Calcote stated he was concerned about parking for the other businesses in the area. Mr. Franklin made a motion to approve one food truck, referencing the site plan's three locations and the operation hours to that of Super Gallos store hours for approval. Mr. Calcote seconded the motion. Ms. McDonald called for a vote. All members voted in favor. Motion carries.

Mr. Silvey presented to the board the item on the agenda. Mr. Silvey stated the applicant is just requesting to change the zoning on the back 3.78 acres of the tract and that the remaining parcel on the loop will stay the initial zone. Ms. McDonald opened the meeting up to the applicant or to those in favor. Shane Lackey with One Tri Properties was present. Mr. Lackey stated they want to build eight quadplexes for a total of 32 units. Mr. Lackey stated they had built the same in Bullard, TX, by the high school. Mr. Lackey stated they would have 3 beds, 2 baths, and a 1 car garage with 2 more parking spaces outside the garage. Ms. McDonald closed that portion of the meeting. Ms. McDonald opened the meeting up to those in opposition. Mary Jane Dyess, a neighboring resident on Dogwood Street, was present. Mrs. Dyess stated the road is not big enough for 2 cars. Mr. Silvey stated that she lives on the county-maintained side and needs to contact her county commissioner. Rocky Bolton, another neighboring resident, asked if they planned on putting a privacy fence between their property and his. Mr. Lackey replied that they had plans to install one. Ms. McDonald closed that portion of the meeting. Ms. McDonald opened the board up for discussion. Mr. Calcote stated he understood the street issues but also knows the need for housing in the City. Mr. Calcote made a motion to approve the zone change request as presented. Mrs. Stahelin seconded the motion. Ms. McDonald called for a vote. All members voted in favor. Motion carries.

Ms. McDonald closed the meeting at 12:38 PM.