



THE CITY OF JACKSONVILLE

**PLANNING AND ZONING BOARD MEETING
JACKSONVILLE CITY HALL COUNCIL CHAMBERS
315 S. RAGSDALE
TUESDAY, SEPTEMBER 17, 2024
12:00 PM**

**ELAINE MCDONALD
BECKY PAVLETICH
BRENDA STAHELIN
ANDY CALCOTE
RAYMOND FRANKLIN**

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES**
- 3. PUBLIC HEARING: REVIEW AND CONSIDER APPROVAL OF A ZONE CHANGE FROM B (ONE AND TWO FAMILY) TO G (COMMERCIAL) WITH A SPECIAL USE PERMIT TO ALLOW FOR A RESIDENTIAL TREATMENT FACILITY FOR MENTAL HEALTH AND SUBSTANCE ABUSE AT PROPERTY LOCATED NORTH AT THE INTERSECTION OF BENSON MEMORIAL AND E PINE, ADJACENT TO BENSON MEMORIAL CHURCH, DESCRIBED AS LOT 4B BLK 4 ELLIS HTS - CITY OF JACKSONVILLE, PROPERTY ID # 224783000**
- 4. CITIZEN PARTICIPATION**
- 5. QUESTIONS, COMMENTS, DISCUSSION**
- 6. ADJOURN**

Posted this the 13th day of September 2024.

CERTIFICATION

I certify that this notice was posted at City Hall for public viewing on the date and time designated above.

Adriann Stroud, City Clerk

All items on the agenda are for possible discussion and action. The Jacksonville City Council or this board reserves the right to adjourn into executive session at any time during this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071(Consultation with Attorneys); 551.072 (Deliberations about Real Property); 551.073 (Deliberations about gifts and donations); 551.074 (Personnel Matters); 551.076(Deliberations about security devices); and 551.087(Deliberations regarding economic development negotiations).The City of Jacksonville is committed to compliance with the American with Disabilities Act (ADA). Reasonable accommodation and equal access to communications will be provided for those who provide notice to the City Clerk at (903)339-3306 at least 48 hours in advance.



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Notice Details

THE CITY OF JACKSONVILLE CITY OF JACKSONVILLE PLANNING&ZONING COMMISSION NOTICE OF PUBLIC HEARING TUESDAY, SEPTEMBER 17, 2024, AT 12:00 P.M. CITY HALL, 315 S. RAGSDALE STREET, JACKSONVILLE, TEXAS 75766. The Planning&Zoning Commission will hold a public hearing for the following requests: A. PUBLIC HEARING: REVIEW AND CONSIDER APPROVAL OF A ZONE CHANGE FROM B (ONE AND TWO FAMILY) TO G (COMMERCIAL) WITH A SPECIAL USE PERMIT TO ALLOW FOR A RESIDENTIAL TREATMENT FACILITY FOR MENTAL HEALTH AND SUBSTANCE ABUSE AT PROPERTY LOCATED NORTH AT THE INTERSECTION OF BENSON MEMORIAL AND E PINE, ADJACENT TO BENSON MEMORIAL CHURCH, DESCRIBED AS LOT 4B BLK 4 ELLIS HTS ? CITY OF JACKSONVILLE, PROPERTY ID # 224783000 This item is currently scheduled to appear before the City Council on TUESDAY, OCTOBER 8, 2024, at 6:00 P.M. in the Council Chambers of City Hall, 315 S. Ragsdale Street, Jacksonville, Texas, 75766.



THE CITY OF JACKSONVILLE

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The Planning & Zoning Commission will hold a public hearing for the following requests:

- A. PUBLIC HEARING: REVIEW AND CONSIDER APPROVAL OF A ZONE CHANGE FROM B (ONE AND TWO FAMILY) TO G (COMMERCIAL) WITH A SPECIAL USE PERMIT TO ALLOW FOR A RESIDENTIAL TREATMENT FACILITY FOR MENTAL HEALTH AND SUBSTANCE ABUSE AT PROPERTY LOCATED NORTH AT THE INTERSECTION OF BENSON MEMORIAL AND E PINE, ADJACENT TO BENSON MEMORIAL CHURCH, DESCRIBED AS LOT 4B BLK 4 ELLIS HTS – CITY OF JACKSONVILLE, PROPERTY ID # 224783000**

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Property Address	Zip Code	Owner Name	Mailing Street	Mailing City, State, Zip Code
	75766	MOREIRA ISAVEL AND PATRICIA	308 HAZEL ST	JACKSONVILLE, TX 75766
	75766	HOLMAN LUMAN & ROSEMARY CRAWFORD P O BOX 1528		JACKSONVILLE, TX 75766
1001 COLUMBIA AVE	75766	MALDONADO, ANDRES MARTINEZ	1001 COLUMBIA AVE	JACKSONVILLE, TX 75766
1002 COLUMBIA AVE	75766	CARLTON, VERONICA	1002 COLUMBIA AVE	JACKSONVILLE, TX 75766
1002 COLUMBIA AVE	75766	CARLTON, VERONICA	1002 COLUMBIA AVE	JACKSONVILLE, TX 75766
1002 COLUMBIA	75766	BARRERA VERONICA	1002 COLUMBIA	JACKSONVILLE, TX 75766
1107 CHURCHILL ST	75766	HINTON, ARDIS ANDRE & RONALD CHARLES	1107 CHURCHILL ST	JACKSONVILLE, TX 75766
1109 CHURCHILL ST	75766	HOLLIS, HERBERT DEWAYNE	1109 CHURCHILL ST	JACKSONVILLE, TX 75766
1111 CHURCHILL	75766	BOYD WILLIE AND LILLIE	909 BENSON ST	JACKSONVILLE, TX 75766
1111 CHURCHILL ST	75766	BOYD, WILLIE & LILLIE	PO BOX 482	JACKSONVILLE, TX 75766
1201 BLK CHURCHILL	75766	ETIM, KENYA L SEKONI	238 COUNTY ROAD 3116	JACKSONVILLE, TX 75766
1201 CHURCHILL	75766	MARROQUIN OMAR AND MICHELE	12951 CR 220	WHITEHOUSE, TX 75791
1202 CHURCHILL ST	75766	STILLEY, SHARON	1202 CHURCHILL ST	JACKSONVILLE, TX 75766
1203 CHURCHILL	75766	MILTON SAMMIE JR	1203 CHURCHILL	JACKSONVILLE, TX 75766
1205 CHURCHILL	75766	WILBURN TONY	268 CRESTVIEW LANE	JACKSONVILLE, TX 75766
1207 CHURCHILL	75766	KIRKLAND CONVALECIA AND TONNY	1207 CHURCHILL	JACKSONVILLE, TX 75766
1216 E PINE ST	75766	B, NOBLES JAMES & ANDERSON, RODNEY A	3537 LOWRY RD	JACKSONVILLE, TX 75766
1217 E PINE ST	75766	ELLIS VERA EST		INDIANAPOLIS, IN 46222
1217 PINE E	75766	ELLIS VERA EST		
1300 BLK CHURCHILL	75766	WILLIS, ERIC SR.	757 MEADOW WAY	MANTECA, CA 95336
1300 E PINE ST	75766	ADAMS, ROLAND	5656 N JACKSON ST	JACKSONVILLE, TX 75766
1301 CHURCHILL	75766	WILLIAMS LULA MAE	1301 CHURCHILL ST	JACKSONVILLE, TX 75766
CHURCHILL	75766	JONES CLARENCE		
ELLIS & HWY 135	75766	NAYS TOMMY	951 NAYS AUTO DR	JACKSONVILLE, TX 75766
ELLIS AT EAST PINE	75766	SILVA, AMALIA	7376 FM 22 E	RUSK, TX 75785
HIGHWAY 135	75766	DENNIS, CHRISTOPHER & KENDRA	4735 COLLINS AVE	DALLAS, TX 75210
HIGHWAY 135	75766	BENSON MEMORIAL CME CHURCH	PO BOX 8377	JACKSONVILLE, TX 75766
HWY 135	75766	HOLMAN LUMAN & ROSEMARY CRAWFORD P O BOX 1528		JACKSONVILLE, TX 75766
HWY 135	75766	PLACKER CHARLES	P O BOX 39	APPLE SPRINGS, TX 75926
HWY 135	75766	BENSON MEMORIAL CME CHURCH	BOX 8377	JACKSONVILLE, TX 75766
	75766	MOREIRA ISAVEL AND PATRICIA	308 HAZEL ST	JACKSONVILLE, TX 75766
	75766	HOLMAN LUMAN & ROSEMARY CRAWFORD P O BOX 1528		JACKSONVILLE, TX 75766

SUP Request Overview

The Zoning Ordinance requires a Special Use Permit (SUP) for the following:

"Hospital, convalescent home or similar institutions licensed by the state that provide either resident or outpatient treatment and care for medical, alcoholic, drug or psychiatric patients. No special use for any hospital of any type shall be considered in a residential district unless located on a site of not less than five (5) acres. Minimum setbacks from all yard lines should be at least two (2) feet for each foot of building height."

Concerns:

- Facility for mental health and substance abuse
- Number of patients on 1.8 acres, proposed 96 patients
- The proximity to residential area and schools
- Patients leaving facility before completion of treatment

Zoning Board to consider:

- Zone change from B-One and Two Family to G-Commercial District
- Approval of a residential treatment facility for mental health and substance abuse

SUP Conditions:

- Minimum setbacks from all yard lines should be at least two (2) feet for each foot of building height.
- Consider a greater setback requirement between residential tract and treatment facility
- Provide screening between residential tract and treatment facility
- Parking requirements: 1 parking space per 5 beds and 1 space for each day staff
- Set occupancy in regards to site size



CITY OF JACKSONVILLE, TX

1220 S Bolton St.
Jacksonville, Texas 75766
(903) 586-3510
www.jacksonvilletx.org

Zoning Application

Applicant Information:

Name/Entity:	Phone Number:	Email Address:	
Troy Dorman	8313455024	elanliving@aol.com	
Address:	City:	State:	Zip Code:
3351 Cascades Court #308	Tyler	tx	75709

Property Owner Information:

(Complete if Different than Applicant; if different, *Authorized Agent Form* is required)

Name/Entity:	Phone Number:	Email Address:	
Address:	City:	State:	Zip Code:

Property Information:

Lot:	Block:	Addition:	Plat Page No. (If Applicable):
4B	4	Ellis Heights - 246255	
Address:	City:	State:	Zip Code:
Tax Property ID - 224783000	Jacksonville	TX	
Area (Acreage):	Present Zoning Classification:	Requested Zoning Classification:	
1.8	Residential		

Reason(s) for the request (Be specific):

War Veteran Residential Treatment center for mental health and substance abuse, and a Trade School + Church.

Type of Zone Change Requested:

- ☒ General Zone Change (See fee ordinance for the current non-refundable fee)
☐ Special Use Permit (See fee ordinance for the current non-refundable fee)
☐ Temporary Use Permit (See fee ordinance for the current non-refundable fee)

I have searched all applicable records, and, to my best knowledge and belief, there are not restriction covenants that apply to the property as described in Part 1 (B) which would be in conflict with this rezoning Request

Signature:	Date:
Troy Dorman	07-24-24



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Authorization of Agent:

I (we), the undersigned, being owner(s) of the real property described above, do hereby authorize (PLEASE PRINT NAME) Gina Guidry to act as our agent in the matter of this request. The term "agent" shall be construed to mean any lessee, developer, option holder, or authorized individual who is legally authorized to act in behalf of the owner(s) of said property. (Application must be signed by all owners of subject property).

Owner Name:	Gina Guidry	Owner Name:	
Address:	30510 Quinn Road	Address:	
City, State, Zip:	Tomball, TX 77375	City, State, Zip:	
Phone:	713.822.2387	Phone:	
Signature:	<u>Regina P Guidry</u>	Signature:	

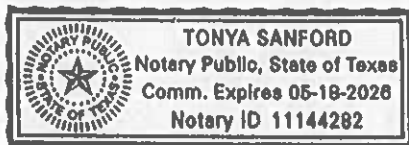
The Authorized Agent/Property Owner must sign this portion of the application in the presence of a Notary in and for the State of Texas. By signature of the Authorized Agent/Property Owner permission is being submitted to the Applicant to apply for the Zone Change.

Authorized Agent/Property Owner's Name:	Charles Placker Estate Gina Guidry, Executrix		
Address:	City:	State:	Zip Code:
Memorial/Benson Hwy 135	Jacksonville	TX	75766

Signature of Authorized Agent/Property Owner:

Regina P Guidry
D00E0D23CFB34D...

SUBSCRIBED TO AND SWORN BEFORE ME, THIS 11th DAY OF September, 2024.



Tonya Sanford
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



CITY OF JACKSONVILLE, TX

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Information for Completing Applications for Requesting Zone Changes

- A. A General Zone Change is a request by an Applicant for a change in a designated Zoning District within the City limits of the City of Jacksonville to seek recommendation of the Planning and Zoning Commission for approval/denial of a request to change the designated Zoning to meet an applicant's specific request for use of their property. Recommendations are presented to the City Council for final approval. The process generally takes approximately 60-90 days. (Request a copy of the approved uses of zoning designations)
- B. A Special Use Permit is a permit requested in a designated Zoning District that is not a permissible use of the Zoning District in which the special use permit is being sought. Each Zoning District has specific Special Use Permits, which are required to be submitted before the Planning and Zoning Commission. (Examples include but are not limited to: daycare centers, bed and breakfast, churches, public parks, playgrounds, public or private schools, etc.) (Request a copy of the approved uses of zoning designations)
- C. A Temporary Use Permit is a request initiated by a property owner or his authorized agent by filing an application with the Planning and Zoning Commission. The application shall be accompanied by a site plan, drawn to scale, showing the location and arrangement of the proposed temporary use. A Temporary Use Permit is for temporary use of the property for an event or action that is not to be construed as permanent. A Temporary Use Permit shall be considered by the Planning and Zoning Commission and City Council shall include specific time limits. (Examples include but are not limited to: carnival, circus, temporary skating rink, temporary church revival, tent revival, amusement development for temporary or seasonal periods of time.)
- D. All zoning is by ordinance and only the City Council has the authority to adopt or to change an ordinance. The Council has assigned the study of zoning and rezoning to the City Planning and Zoning Commission, which will make recommendations to the Council. If the Planning and Zoning Commission recommends this request for rezoning, it will not be effective until it is passed by the City Council. The rezoning process normally requires a period of sixty (60) to ninety (90) days.
- E. All requests must be filed in the Planning and Zoning Department located at 1220 S Bolton St., Jacksonville, Texas. A Filing fee must be received with the completed application form.
- F. The Planning and Zoning Commission hears all requests on the third (3rd) Tuesday of each month at 12:00 P.M. at 315 S Ragsdale St. Please have a representative present at the public hearing.



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- G. The applicant has the duty to produce evidence before the Planning and Zoning Commission and the City Council to legally justify the proposed zoning change. This generally requires a showing that conditions affecting the property have substantially changes since the last zoning classification decision of the City.
- H. The City Council meets on the Second (2nd) Tuesday of each month at 6:00 P.M. at 315 S Ragsdale St. Please have a representative present at the public hearing.

IMPORTANT

Please check with the building official or the public service director as to the availability of water and sewer service to the area where you are zoning to build. Check with the building official or the zoning department as to the restrictions and regulations of city requirements for the setback requirements, parking requirements, paving requirements, etc. and research the area in which you are requesting a zone change for criteria standards required for that zoned area. You may bring your request before the planning and zoning board at any time for any request, but you must be aware of the zoning requirements of the area for which you are seeking a zone change.

Property Details

Account

Property ID:	224783000	Geographic ID: 246255-00040-0004B00
Type:	R	Zoning:
Property Use:		
Location		
Situs Address:	HWY 135,	
Map ID:		Mapsco:
Legal Description:	LOT 4B BLK 4 ELLIS HTS - CITY OF JACKSONVILLE	
Abstract/Subdivision:	246255	
Neighborhood:		
Owner		
Owner ID:	839460	
Name:	PLACKER CHARLES	
Agent:		
Mailing Address:	P O BOX 39 APPLE SPRINGS , TX 75926	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$16,510 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$16,510 (=)

