

**CITY OF JACKSONVILLE
ZONING APPLICATION**

PAR

- A. Requesting. Please check the type of zoning you are requesting:
- ☒ General Zone Change (\$ 75.00) Non-refundable regardless of outcome
- ☐ Special Use Permit (\$ 75.00) Non-refundable regardless of outcome
- ☐ Temporary Use Permit (\$ 25.00) Non-refundable regardless of outcome

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 & 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)

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: Included, but not limited to: Daycare Centers, Bed & Breakfast, Churches, Public Parks, Playground, Public or Private School & etc.) (REQUEST A COPY OF THE APPROVED USED OF ZONING DESIGNATIONS)

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 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 and shall include specific time limits. (Examples: included, but not limited to: Carnival, Circus, Temporary Skating Rink, Temporary Church Revival, Tent Revival, Amusement Development for temporary or seasonal periods of time.)

B. Applicant (s) Name and Address

Applicant (s): Bob & Covita Jackson

Address: P.O. Box 1203

City and State: Jacksonville, TX 75716

Telephone No. (409) 792-7621

JBobCovita@gmail.com

Description & Location of Property requested to be changed:

Lot, Block & Addition: Lot 15 & 16, Block A of TRAILER PARK SUBDIVISION

Property Address/Location: 2412 Lake Park Ln. Jacksonville Lake

Jacksonville, TX

Plat Page No (s): (If applicable): Cabinet A, Slide 103B

PRESENT ZONING DESIGNATION

CLASSIFICATION:

AREA (ACREAGE): Lot 15 & 16 Block A

PROPOSED ZONING REQUEST

CLASSIFICATION:

AREA (ACREAGE): Lot 15 & 16 Block A

C. REASON (S) FOR REQUEST (Please be specific):

Currently zoned for TRAILER HOMES; Need to be rezoned

to build home.

D. STATEMENT REGARDING RESTRICTIVE COVENANTS/DEED RESTRICTITON:

I have searched all applicable records and, to my best knowledge and belief, there are no restriction covenants that apply to the property as described in Part I (B) which would be in conflict with this rezoning request.

JBobCovita@gmail.com

CITY OF JACKSONVILLE
ZONING APPLICATION

_____ NONE _____ COPY ATTACHED
E. Attached hereto the sum of: X (\$ 75.00) Zone Change/Special Use Permit
_____ (\$ 25.00) Temporary Use Permit

I do hereby understand that regardless of the outcome of this request, the processing fees stated above are non-refundable.

ALL REQUESTS FOR ZONING MUST INCLUDE THE FOLLOWING INFORMATION:

1. A site plan of all proposed uses on property under consideration to include but not limited to:
 - a. The zoning classification of all abutting zoning districts.
 - b. All public and private rights-of-way and easements bounding and intersecting the land under consideration.

CITY OF JACKSONVILLE
ZONING APPLICATION

**INFORMATION FOR COMPLETING APPLICATIONS FOR
REQUESTING ZONE CHANGES**

- A. 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.
- B. All requests must be filed in the Planning and Zoning Department located at 1220 South Bolton St., Jacksonville, Texas. A filing fee must be received with the completed application form.
- C. The Planning and Zoning Commission hears all requests on the third (3rd) Tuesday of each month at 5:30 P.M. in the Municipal Court, 307 E. Commerce, Jacksonville, TX. Please have a representative present at public hearing.
- D. The applicant has the duty to produce evidence before the Planning and Zoning Commission and City Council to legally justify the proposed zoning change. This generally requires a showing that conditions affecting the property have substantially changed since the last zoning classification decision of the City.

*******IMPORTANT*******

PLEASE CHECK WITH THE BUILDING OFFICIAL OR THE PUBLIC SERVICE DIRECTOR AS TO THE AVAILABILITY OF WATER AND SEWER TO SERVICE 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 SET BACK 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.



CITY OF JACKSONVILLE
1220 S Bolton St., Jacksonville, TX 75766
Phone: 903-589-3510 customerservice@jacksonvilletx.org
Call or email for Inspection

RESIDENTIAL ACC STRUCTURE PERMIT

PERMIT #: 230

Date issued: 8/26/2021

JOB ADDRESS: 2412 Lake Park Lane

Issued By: jkv.kmarks

Description of Work: RESIDENTIAL ACC STRUCTURE

Parcel No:

Subdivision:

Zoning:

Building Valuation:

Occupancy	Type	Factor	Sq Feet	Valuation
-----------	------	--------	---------	-----------

TOTALS

Owner: Bob & Covita Jackson
PO Box 1208
Jacksonville TX 75766

Owner Phone:

Contractor: Bob & Covita Jackson
PO Box 1208
Jacksonville TX 75766

Email:
Phone:
Business Lic:

FEE CODE	QTY	DESCRIPTION	AMOUNT
ZONING		ZONING MODIFICATION	\$ 75.00
TOTAL			\$ 75.00

This permit is non-transferable and expires 180 days from issue if work has not commenced, or if construction ceases for a period of 180 days. The undersigned applicant acknowledges that he is responsible for calling for each inspection required for this project before beginning the next phase of construction. THIS INCLUDES A FINAL INSPECTION FOR ALL TYPES OF CONSTRUCTION. Permission is hereby given to commence the above described work, according to the conditions hereon and in accordance with the approved plans and specifications pertaining thereto. The permit or approval granted hereby, or any inspections conducted on the site hereafter, shall not be construed as authorizing any activity in violation of any applicable City of Jacksonville ordinances, federal or state law or regulation, including but not limited to the federal Endangered Species Act and its regulations and the Americans with Disabilities Act. City staff may advise the applicant of issues regarding State and Federal laws that the City staff member believes would be helpful to the applicant, but any such advice or comment is not a determination or interpretation of Federal or State law or regulation.

All commercial dumpsters must be provided by Republic per City Ordinance. (800) 678-7274

Signature: _____

Date: _____



THE CITY OF JACKSONVILLE

NOTICE OF PUBLIC HEARING

Notice is hereby given that Bob and Covita Jackson has submitted an application for a requested zone change from “B-MHI Mobile Home Single” to “A – Single Family” to allow for the applicants to build a home located at 2412 Lake Park Lane, City of Jacksonville.

Lots 15 & 16 **Block A**

A Public Hearing has been scheduled for **Tuesday, September 21, 2021; AT 12:00 PM**
AT 315 S RAGSDALE ST and all property owners desiring to be heard should attend meeting or provide written documentation.

A Second Public Hearing has been scheduled for **Tuesday, October 12, 2021; AT 6:00 PM AT 315**
S RAGSDALE ST and all property owners desiring to be heard should attend or provide written documentation.

PLANNING AND ZONING COMMISSION

[Home](#) [Submit a notice](#)powered by  **PUBLIC NOTICES**[All Notices](#)[Legal Notices](#)[Public Notices](#)

Public Notice

[Back](#)

Source Jacksonville Progress

Category Public Notice

Published Date September 7, 2021

Notice Details

NOTICE OF PUBLIC HEARING Notice is hereby given that Bob and Covita Jackson has submitted an application for a requested zone change from "B-MHI Mobile Home Single" to "A - Single Family" to allow for the applicants to build a home located at 2412 Lake Park Lane, City of Jacksonville. Lots 15 & 16 Block A A Public Hearing has been scheduled for Tuesday, September 21, 2021; AT 12:00 PM AT 315 S RAGSDALE ST and all property owners desiring to be heard should attend meeting or provide written documentation. A Second Public Hearing has been scheduled for Tuesday, October 12, 2021; AT 6:00 PM AT 315 S RAGSDALE ST and all property owners desiring to be heard should attend or provide written documentation. PLANNING AND ZONING COMMISSION

© Copyright 2021, Public Notices. All rights reserved. Search powered by transpareense

[About](#) | [Terms of Use](#) | [Privacy Policy](#)

Property Address	Owner Name	Mailing Street	Mailing City,State,Ztip
LAKE PARK LN	STEPHENS,CATHY	1303 ALAMEDA DR	JACKSONVILLE ,TX 75766
NO ADDRESS ASSIGNED	LONG RICHARD	18555 FM 747 N	JACKSONVILLE TX 75766
NO ADDRESS ASSIGNED	LONG RICHARD	18555 FM 747 N	JACKSONVILLE TX 75766
2400 LAKE PARK LN	ADCOCK W E JR & BETTIE	205 ADCOCK DR	JACKSONVILLE, TX 75766
2404 LAKE PARK LN	ADCOCK WILLIAM E JR	205 ADCOCK DR	JACKSONVILLE, TX 75766
2408 LAKE PARK LN	DUFF TOM G & JUDY	2408 LAKE PARK LANE	JACKSONVILLE, TX 75766
LAKE PARK LN JACKSONVILLE	STEPHENS CATHY	1303 ALAMEDA ST	JACKSONVILLE, TX 75766
2412 LAKE PARK LN	WARREN BILLIE A	2412 LAKE PARK LN	JACKSONVILLE, TX 75766
2436 LAKE PARK LN	LONG RICHARD	18555 FM 747 N	JACKSONVILLE, TX 75766
2428 LAKE PARK LN	HASSELL PATRICIA	18555 FM 747 N	JACKSONVILLE, TX 75766
LAKE PARK LN	STEPHENS,CATHY	1303 ALAMEDA DR	JACKSONVILLE ,TX 75766
LAKE PARK TX	SIMS BILL	224 CR 3127	JACKSONVILLE TX 75766
NO ADDRESS ASSIGNED	LONG RICHARD	18555 FM 747 N	JACKSONVILLE TX 75766
NO ADDRESS ASSIGNED	LONG RICHARD	18555 FM 747 N	JACKSONVILLE TX 75766
2404 LAKE PARK LN	ADCOCK WILLIAM E JR	205 ADCOCK DR	JACKSONVILLE, TX 75766
2408 LAKE PARK LN	DUFF TOM G & JUDY	2408 LAKE PARK LANE	JACKSONVILLE, TX 75766
LAKE PARK LN JACKSONVILLE	STEPHENS CATHY	1303 ALAMEDA ST	JACKSONVILLE, TX 75766
2412 LAKE PARK LN	WARREN BILLIE A	2412 LAKE PARK LN	JACKSONVILLE, TX 75766
2444 LAKE PARK LN	GOULD WALTER P AND LAURIE	P O BOX 762	ALTO, TX 75925
LAKE PARK	SIMS BILL	224 CR 3127	JACKSONVILLE, TX 75766
2436 LAKE PARK LN	LONG RICHARD	18555 FM 747 N	JACKSONVILLE, TX 75766
2428 LAKE PARK LN	HASSELL PATRICIA	18555 FM 747 N	JACKSONVILLE, TX 75766



**PLANNING AND ZONING COMMISSION
STAFF COMMENTS 9-21-2021**

DESCRIPTION:

2412 LAKE PARK LANE

Request that the Planning and Zoning Commission consider recommending a zone change from "B-MH1" MOBILE HOME SINGLE UNIT district to "A" SINGLE FAMILY DWELLING district to allow the applicants to build a detached, single-family home at 2412 LAKE PARK LANE; LOTS 15 & 16 TRAILER PARK.

EXISTING CONDITIONS:

The property contains approximately 0.62 acres and is located out at Lake Jacksonville with frontage on the lake. The property is located within the corporate limits of Jacksonville. The majority of properties in this area are zoned "B-MH1" though many of the tracts have constructed traditional single-family homes. Properties north and east are zoned "B-MH1" while the adjacent property to the west is zoned "A" Single Family Dwelling. The area directly south of the property is Lake Jacksonville. There is a mix of existing mobile homes and site-built homes throughout the area.

BACKGROUND:

The "B-MH1" category allowed for the placement of an individual mobile home on a single platted lot. The City of Jacksonville amended its Zoning Ordinance in October of 2002 and repealed the "B-MH1" designation. The previous ordinance likely allowed both single-family homes and mobile homes to be constructed in the district. The City has moved away from pyramid type zoning to specify individual uses in different categories, i.e. Commercial, Industrial, Single-family, Multi-family, etc. However, the "B-MH1" zoning category still exists on the official Zoning Map. Since the "B-MH1" category was repealed, but the official Zoning Map still identifies this use, the parcel has NO PERMITTED USES. Therefore, no new structures can be constructed on the property without a zoning change.

The proposed zoning will allow for the construction of a site-built single family home consistent with development in the area. Any future improvements will have to comply with the "A" Single Family Dwelling district guidelines regarding setbacks, lot coverage, building height, etc.

RECOMMENDATION:

Staff recommends approval of this request to change the zoning from "B-MH1" Mobile Home Single Unit to "A" Single Family Dwelling.







2412 Lake Park Ln

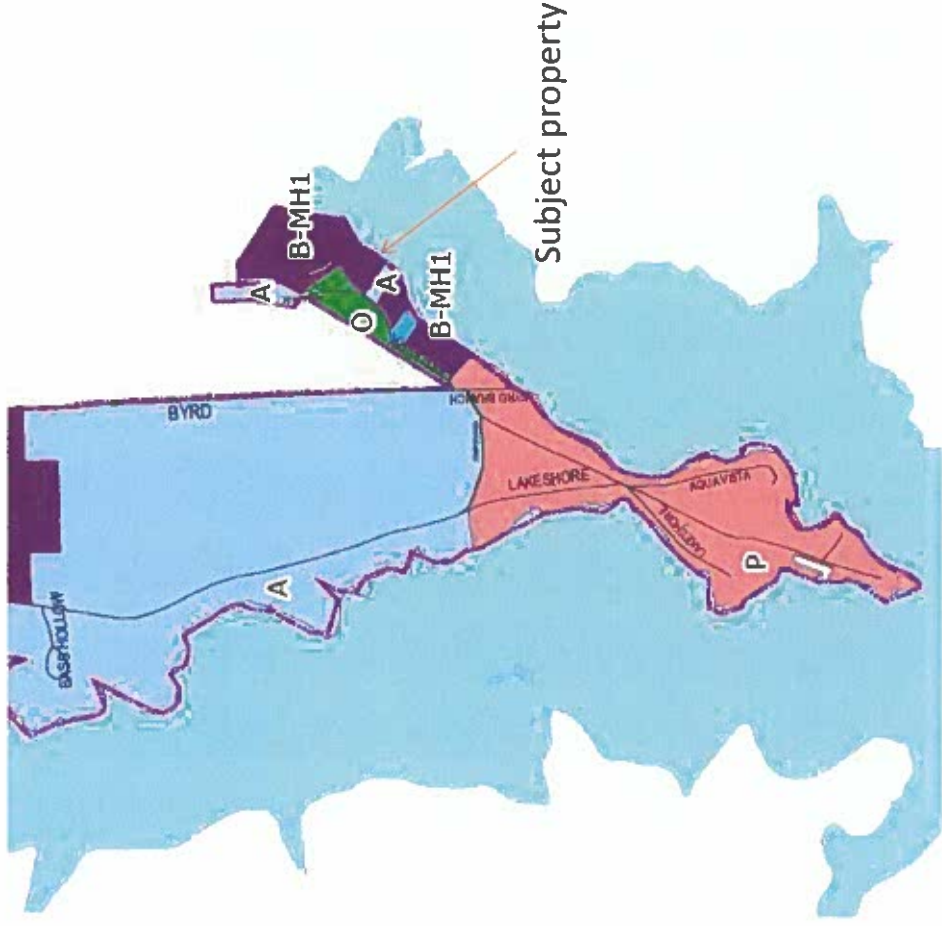
Request to change zoning from B-MH1
to "A" Single Family Residential



9/21/2021 Planning Commission Meeting



2412 Lake Park Ln



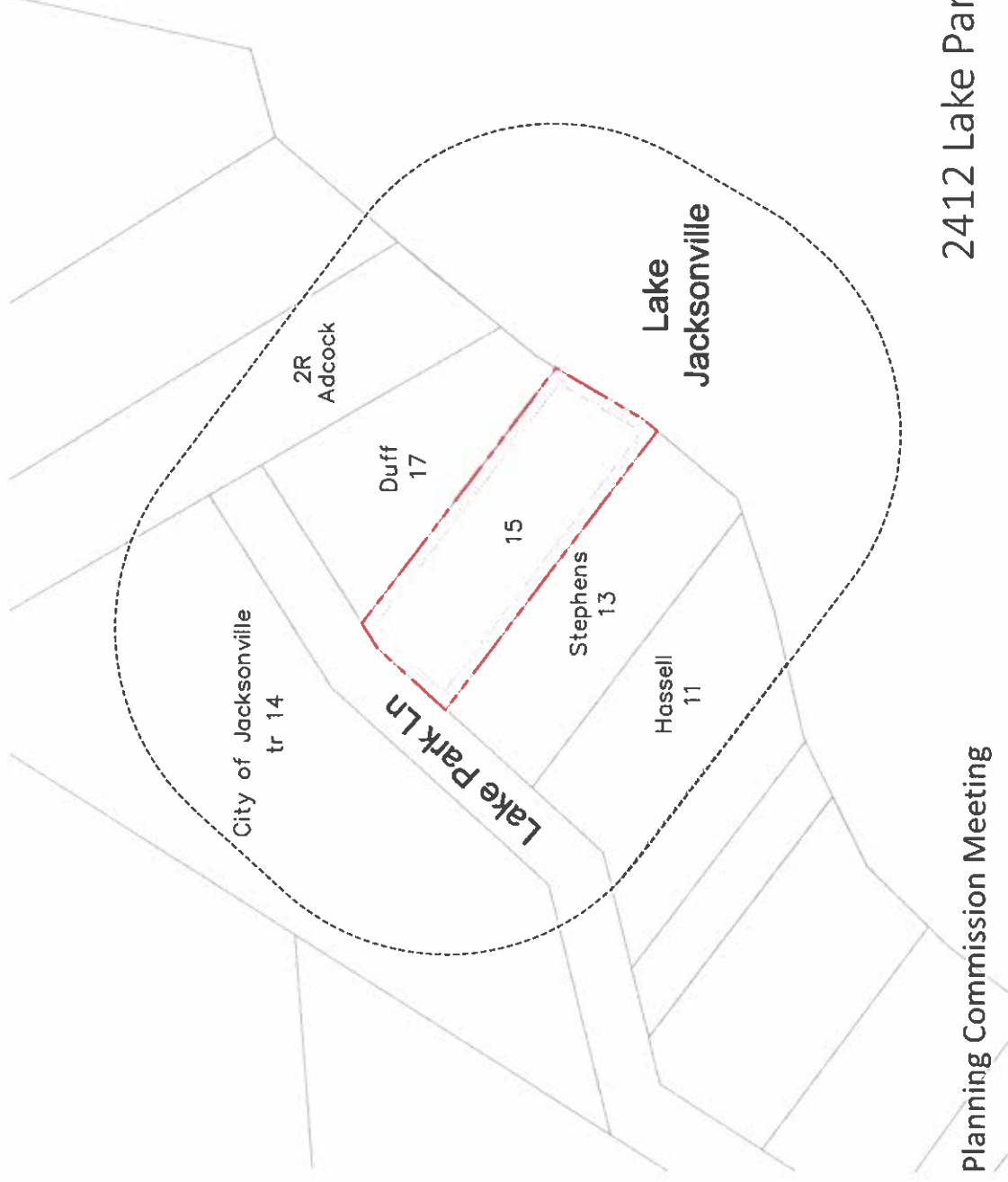
9/21/2021 Planning Commission Meeting



2412 Lake Park Ln



9/21/2021 Planning Commission Meeting



2412 Lake Park Ln

9/21/2021 Planning Commission Meeting