



THE CITY OF JACKSONVILLE

**PLANNING AND ZONING BOARD MEETING
JACKSONVILLE CITY HALL COUNCIL CHAMBERS
315 S. RAGSDALE
TUESDAY, FEBRUARY 15, 2022
12:00 PM**

**CLAUDE ARMSTRONG
BECKY PAVLETICH
ELAINE MCDONALD
BRENDA STAHELIN
ANDY CALCOTE**

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES**
- 3. PUBLIC HEARING**
- 4. REVIEW AND CONSIDER AN APPLICATION SUBMITTED FOR A REQUESTED ZONE CHANGE FROM " P-PLANNED DEVELOPMENT" TO "C-MULTI-FAMILY LOW DENSITY" TO ALLOW FOR FUTURE USE OF MULTI-FAMILY DWELLINGS LOCATED AT THE SOUTHEAST CORNER OF COLLEGE AVENUE AND WOODLAWN AVENUE, LOTS 10-12 .**
- 5. CITIZEN PARTICIPATION**
- 6. QUESTIONS, COMMENTS, DISCUSSION**
- 7. ADJOURN**

Posted this the 1th day of February 2022.

5:00 PM

CERTIFICATION

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

Greg Lowe, City Secretary

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 devises); 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 to those who provide notice to the City Secretary at (903)339-3306 at least 48 hours in advance.

JACKSONVILLE PLANNING AND ZONING BOARD MEETING
TUESDAY, JANUARY 18, 2022
JACKSONVILLE CITY HALL COUNCIL CHAMBERS
315 S. RAGSDALE
12:00 PM

Meeting Items

CALL TO ORDER

Mr. Armstrong called the meeting to order at 12:04 PM.

PUBLIC HEARING

APPROVAL OF MINUTES

Mr. Calcote made a motion to approve the minutes as written. Mrs. McDonald seconded the motion. Vote to pass the minutes was unanimous.

REVIEW AND CONSIDER AN APPLICATION SUBMITTED FOR A REQUESTED ZONE CHANGE FROM "P - PLANNED DEVELOPMENT" TO "C - MULTI-FAMILY LOW DENSITY" LOCATED AT 600 COLLEGE AVENUE.

Mr. Silvey explained in detail to the board the item on the agenda. Mr. Silvey stated that the track of land is currently zoned under "P - Planned Development" from Lon Morris. Mr. Armstrong opened the meeting up to the applicant or those in favor. Jack Webb, the applicant, was present. Mr. Webb stated that the four-unit apartment was the cooper house dormitory and he recently bought it from the previous owners. Mr. Webb stated he would like the zone changed to allow it to be turned back into apartments. Mr. Armstrong closed that portion of the meeting. Mr. Armstrong opened the meeting up to those in opposition. No one was present. Mr. Armstrong closed that portion of the meeting. Mr. Armstrong opened the board up for discussion. Mrs. McDonald stated it is a great use of the facility. Mr. Armstrong closed that portion of the meeting. Mrs. McDonald made a motion to approve the zone change as requested. Mrs. Stahelin seconded the motions. Mr. Armstrong asked for a vote. All members voted "aye". Motion carries.

REVIEW AND CONSIDER AN APPLICATION SUBMITTED FOR A REQUESTED ZONE CHANGE FROM "E - MULTI-FAMILY HIGH DENSITY" TO "A - SINGLE FAMILY" TO ALLOW FOR THE APPLICANT TO BUILD SINGLE FAMILY RESIDENCES LOCATED IN THE 400 BLOCK OF TALLEY NICHOLS DRIVE.

Mr. Silvey explained to the board in detail the item on the agenda. Mr. Armstrong opened the meeting up for the applicant or for those in favor. Mike McEwen, a representative for the applicant, was present. Mr. McEwen stated that the owners of the land are the apartment complex next door. Mr. McEwen stated that the property goes uphill and will offer nice views and will conform with the area of Southridge. Greg Gunthy, a homeowner to the south of the location, was present. Mr. Gunthy was neither in approval nor opposition. Mr. Gunthy stated that he was concerned due to the land being steep and a sand hill that it would cause flooding issues to his property and to Bealls Chapel Church as it previously did in the past when the apartments were built. Mr. McEwen replied he is in communication with the developer and would relay the concerns. Mr. Armstrong closed that portion of the meeting. Mr. Armstrong opened the meeting up to those in opposition. No one was present. Mr. Armstrong closed that portion of the meeting. Mr. Armstrong opened the board up for discussion. Mrs. Pavletich asked if anyone from the city would ever see the construction. Mr. Silvey replied that an engineer would be overseeing the project, Mr. Calcote stated he remembers the issues from the past and believes we have learned from past mistakes. That the City can always use more housing. Mr. Armstrong closed that portion of the meeting. Mrs. McDonald made a motion to approve the zone change as requested. Mrs. Stahelin seconded the motion. Mr. Armstrong called for a vote. All members voted "aye". Motion carries.

REVIEW AND CONSIDER AN APPLICATION SUBMITTED FOR A SPECIAL USE PERMIT TO ALLOW FOR THE APPLICANT TO RESIDE AT THE LOCATION OF HER BUSINESS LOCATED AT 400 W LARISSA.

Mr. Silvey explained to the board in detail the item on the agenda. Mr. Silvey stated they currently have a permit for the building. Mr. Armstrong opened the meeting up to the applicant, or to those in favor. Maria Trujillo, the applicant, was present. Mrs. Trujillo stated they would like to live in the location with the business, which will be a boutique and salon. Mrs. Trujillo stated that in 2019 they received a letter from JEDCO to do something with the location since it was an eyesore. Mrs. Trujillo stated they had their business in the country at their home, but that they had sold the location to work on the 400 W Larissa location. Mr. Armstrong closed that portion of the meeting. Mr. Armstrong opened the meeting up to anyone in opposition. No one was present. Mr.

Armstrong closed that portion of the meeting. Mr. Armstrong opened the board up for discussion. Mrs. Stahelin stated that both residential and commercial are in the area. Mr. Calcote stated it was a great improvement. Mrs. McDonald asked which side the store front would be. Mrs. Trujillo replied to Larissa. Mr. Silvey stated only 25-30% of the building will be used for the boutique. Mrs. McDonald asked if there was an entry off of HWY 79. Mrs. Trujillo replied that there is an entry on both Larissa and HWY 79. Mr. Armstrong closed that portion of the meeting. Mrs. Pavletich made a motion to approve the Special Use Permit as requested. Mrs. McDonald seconded the motion. Mr. Armstrong called for a vote. All members voted "aye". Motion carries.

CITIZEN PARTICIPATION

QUESTIONS, COMMENTS, DISCUSSION

ADJOURN

Mr. Armstrong adjourned the meeting at 12:25 PM.



**Manufactured
Homes/
For Sale**

THIS day 10th day of December 2022, my hand and seal of said Court.

ALISON DOTSON
Clerk of the District Court
Cherokee County, Texas

[Signature]
SHERIFF'S RETURN
DISTRICT CLERK

Deputy

**CLYDE CRUM
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& RV'S**

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**So You're
Selling Your
House?**

NOTICE OF PUBLIC HEARING

Notice is hereby given that Jorge and Selene Garcia have submitted a request for a zone change from "P - Planned Development" to "C - Multi-Family Low Density" to allow for future use of multi-family dwellings.

Lots 10, 11 & 12
Block 3276
T Onevado

A Public Hearing has been scheduled for **Tuesday, FEBRUARY 15, 2022: 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, MARCH 8, 2022: 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**

NOTICE OF PUBLIC HEARING

The Troup Community Development Corporation will conduct a public hearing on a project during its meeting on Monday, February 14, 2022 at 5:30 p.m. at the Cameron-J. Jarvis Troup Municipal Library, 102 S Georgia St, Troup, TX 75789.

The Troup Community Development Corporation is proposing, as a project, to provide funds not to exceed \$5,000 for a fireworks show and celebration in July of 2022.

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

ZONING MODIFICATION PERMIT

PERMIT #: 493

Date Issued: 1/28/2022

JOB ADDRESS: 10,11,12 College Ave

Issued By: jkv.kmarks

Description of Work: RESIDENTIAL ACC STRUCTURE

Parcel No:

Subdivision:

Zoning:

Building Valuation:

Occupancy	Type	Factor	Sq Feet	Valuation
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TOTALS

Owner: Selene Garcia
821 El Paso
Jacksonville TX 75766

Owner Phone:

Contractor: Selene Garcia
821 El Paso
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: Chris Silvey

Date: 1-28-22



CITY OF JACKSONVILLE
ZONING APPLICATION

493
\$ 75.00

PART I.

- 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): Jorge & Selene Garcia
Address: 821 El Paso St
City and State: Jacksonville TX 75744
Telephone No. 903-352-6217

Description & Location of Property requested to be changed:

Lot, Block & Addition: Lot 11, 12 Southeast corner of college Av. & woodlawn Av.
Property Address/Location: Jacksonville TX

Plat Page No (s): (If applicable): _____

PRESENT ZONING DESIGNATION
CLASSIFICATION: Planned Development
AREA (ACREAGE): _____

PROPOSED ZONING REQUEST
CLASSIFICATION: C- Multi-Family Low Density
AREA (ACREAGE): _____

C. REASON (S) FOR REQUEST (Please be specific): Rezone property for future use for multifamily use.

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.

Selenegarcia45@gmail.com.

CITY OF JACKSONVILLE
ZONING APPLICATION

_____ NONE _____ COPY ATTACHED
E. Attached hereto the sum of: _____ (\$ 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

PART II.

A. Authorization of Agent:

I (we), the undersigned, being owner (s) of the real property described above, do hereby authorize (PLEASE PRINT NAME) _____ 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 (s) Name: _____	Owner (s) Name: _____
Address: _____	Address: _____
City, State, Zip: _____	City, State, Zip: _____
Phone: _____	Phone: _____

Signature: _____ 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'S/PROPERTY OWNERS NAME: _____
ADDRESS: _____
CITY, STATE, ZIP: _____

SIGNATURE OF AUTHORIZED AGENT/PROPERTY OWNER: _____

SUBSCRIBED TO AND SWORN BEFORE ME, this _____ day of _____, 20_____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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.

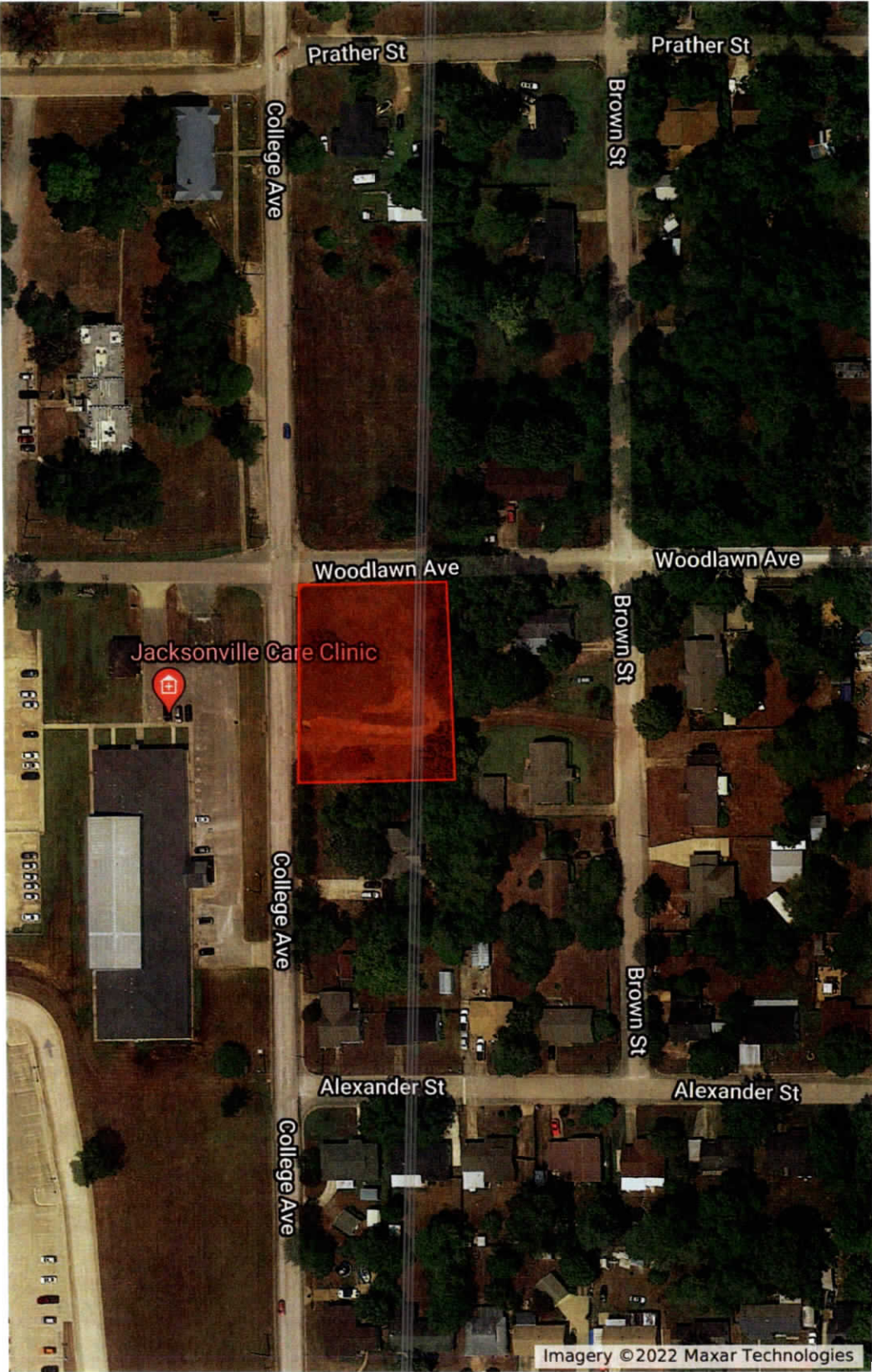
*****IMPORTANT*****

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.

Zone Change College Ave.

Untitled layer

 Zone Change





THE CITY OF JACKSONVILLE

NOTICE OF PUBLIC HEARING

Notice is hereby given that Jorge and Selene Garcia have submitted a request for a zone change from "P – Planned Development" to "C – Multi- Family Low Density" to allow for future use of multi-family dwellings.

Lots 10, 11 & 12
Block 3276
T Quevado

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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, MARCH 8, 2022; 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

Citizen First Bank
918 Brown St
Jacksonville, TX 75766

Citizen First bank
PO Box 227
Rusk, TX 75785

Ana Sanchez Garrido
1001 Brown St
Jacksonville, TX 75766

Melissa Gomes
1001 S Bonner
Jacksonville, TX 75766

Phillip & May Tooley
1007 Brown St
Jacksonville, TX 75766

Donald Sipes
1008 Brown St
Jacksonville, TX 75766

Robert Fordyce
1003 Brown St
Jacksonville, TX 75766

Brooks & Andrea Foreman
1008 College Avenue
Jacksonville, TX 75766

Fransico & Beatriz Soto
1009 S Bonner
Jacksonville, TX 75766

Martin Barco
1006 Brown St
Jacksonville, TX 75766

Martin Barco
1024 CR 4102
Jacksonville, TX 75766

First Prime Realty
206 Alexander St
Jacksonville, TX 75766

First Prime Realty
1295 Trailridge Dr
Canyon Lake, TX 78133

Kyle Tullis
206 Alexander St
Jacksonville, TX 75766

Kyle Tullis
1581 Dickenson Drive
Rusk, TX 75785

Javier Lopez
210 Alexander St
Jacksonville, TX 75766

Javier Lopez
2027 Edwards Rd
Van Alstyne, TX 75495

William Adcock
1001 Brown St
Jacksonville, TX 75766

William Adcock
205 Adcock Dr
Jacksonville, TX 75766

Gaudencio & Marisol Arredondo
1002 Brown St
Jacksonville, TX 75766

Gaudencio & Marisol Arredondo
205 Fuller
Jacksonville, TX 75766

Lorenzo Suarez & Patricia Tavera
210 Alexander St
Jacksonville, TX 75766

Jeanne Tipton
300 Alexander St
Jacksonville, TX 75766

Jeanne Tipton
400 Alexander St
Jacksonville, TX 75766

Dutton Bailes III
302 Woodlawn St
Jacksonville, TX 75766

Roger Berry
304 Alexander St
Jacksonville, TX 75766

Betsy Jane Shivery
306 Alexander St
Jacksonville, TX 75766

Freda Bittner
310 Alexander St
Jacksonville, TX 75766

Socorro & Minerva Hernandez
906 College Avenue
Jacksonville, TX 75766

Texas Ruby Properties LLC
PO Box 117
Jacksonville, TX 75766

Anderson Cherokee Community
Enrichment Services
401 Woodlawn
Jacksonville, TX 75766

Anderson Cherokee Community
Enrichment Services
913 N Jackson St
Jacksonville, TX 75766

Property Identification #: 223846000

Property Information: 2022

Owner Identification #: 9854684

Geo ID:
Situs Address: Null
Property Type: Real
State Code: C2

Legal	A 44 BLK 3276 TR 10 THRU 12 T
Description:	QUEVADO
Abstract:	000044
Neighborhood:	JA COMM AVE SECONDARY
Appraised Value:	N/A
Jurisdictions:	37, LR, 46, JA, CAD

Name: PAZ JORGE GARCIA AND MARIA
SELENE GARCIA

Exemptions:

DBA: Null



Cherokee CAD Map Search

This product is for informational purposes only and may not have 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 property boundaries. The Cherokee County Appraisal District expressly disclaims any and all liability in connection herewith.