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Public Notice

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Notice Details

NOTICE OF PUBLIC HEARING Notice is hereby given that Cherokee County Stock Show & Exposition has submitted a request for a Special Use Permit to allow for an Electronic Message Board located at 611 SE Loop 456 , City of Jacksonville . Lot A41 Block 3442 Track 29 Jose Pineda S/D Notice is hereby given that Whitney Graham has submitted a request for Special Use Permit to allow for a Mobile Food Park located at 225 S Main St , City of Jacksonville . Lots 11F-14F Block 136 City of Jacksonville S/D Notice is hereby given that Evangelina Camacho has submitted a request for Special Use Permit to allow for a Mobile Food Park located at 501 W Larissa St , City of Jacksonville . Lots 1B, PT-1-2 & 3 Block 1 City of Jacksonville S/D Notice is hereby given that PA of East Texas Investments, LLC has submitted an application for a replat, lots 1 & 2 , block 1 of the Antler's subdivision to The City of Jacksonville . Located at the corner of Bonner Street and Zimmerman Drive . A Public Hearing has been scheduled for Wednesday, MAY 4, 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, MAY 10, 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

Notice is hereby given that Cherokee County Stock Show & Exposition has submitted a request for a Special Use Permit to allow for an Electronic Message Board located at 611 SE Loop 456, City of Jacksonville.

Lot A41
Block 3442
Track 29
Jose Pineda S/D

Notice is hereby given that Whitney Graham has submitted a request for Special Use Permit to allow for a Mobile Food Park located at 225 S Main St, City of Jacksonville.

Lots 11F-14F
Block 136
City of Jacksonville S/D

Notice is hereby given that Evangeline Camacho has submitted a request for Special Use Permit to allow for a Mobile Food Park located at 501 W Larissa St, City of Jacksonville.

Lots 1B, PT-1:2 & 3
Block 1
City of Jacksonville S/D

Notice is hereby given that PA of East Texas Investments, LLC has submitted an application for a replat, lots 1 & 2, block 1 of the Antler's subdivision to The City of Jacksonville. Located at the corner of Bonner Street and Zimmerman Drive.

A Public Hearing has been scheduled for Wednesday, MAY 4, 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, MAY 10, 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**

**JACKSONVILLE PLANNING AND ZONING BOARD MEETING
TUESDAY, MARCH 22, 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 12:06 PM.

APPROVAL OF MINUTES

Mrs. Stahelin made a motion to approve the minutes as written. Mrs. Pavletich seconded the motion. The vote to pass the minutes was unanimous.

PUBLIC HEARING

REVIEW AND CONSIDER APPROVAL OF AN APPLICATION SUBMITTED FOR A PRELIMINARY SUBDIVISION PLAT, TINSLEY ADDITION PHASE 1, LOT 2 BARREN SUBDIVISION NO. 1, BEING PART OF THE JAMES FORD SURVEY A-268, CITY OF JACKSONVILLE, CHEROKEE COUNTY, LOCATED IN THE 1100 BLOCK OF S PINEDA.

Mr. Silvey explained to the board in detail the item on the agenda. Mr. Silvey explained that we were only reviewing phase one of the Preliminary Plat, and looking at technical assets. Mr. Silvey stated we would need a turn around at the end of phase one during construction. Mr. Armstrong opened the meeting up to the applicant or to those in favor. T.J. Tinsley, the applicant, was present. Mr. Tinsley stated that there are 33 lots total but for phase 1 we are creating 15 lots. Mr. Tinsley stated houses would be around 1400 feet and up. Mr. Armstrong closed that portion of the meeting. Mr. Armstrong opened the meeting up for those in opposition. No one was present. Mr. Armstrong opened the board up for discussion. Mr. Silvey stated that this preliminary plan would be the master plan. Mrs. Pavletich made a motion to accept the preliminary subdivision plat as presented. Mrs. Stahelin seconded the motion. The vote to pass the request was unanimous.

REVIEW AND CONSIDER APPROVAL OF AN APPLICATION SUBMITTED FOR A PRELIMINARY SUBDIVISION PLAT, SOUTH RIDGE UNIT 4, PART OF CALL 37.872 AC. LOTS 1-12 OF THE JOSE PINEDA EAST FOUR LEAGUE GRANT A-41 BLOCK 17. LOCATED ADJACENT TO TOWN OAKS DRIVE AND CRESTVIEW DRIVE.

Mr. Silvey explained to the board in detail the item on the agenda. Mr. Silvey stated that revisions were made and it is now down to 8 lots on Southridge Parkway. Mr. Armstrong opened the meeting up to the applicant or to anyone in favor. Mark Preistner, a representative, was present. Mr. Preistner stated that they are building down toward the South on Jackson St and tying into existing roads, curbs and gutters. They have 8 lots with one being unbuildable and having a drainage easement on it. Mr. Silvey stated he would like the plat to state that the lot was unbuildable. Mr. Armstrong closed that portion of the meeting. Mr. Armstrong opened the meeting up to anyone in opposition. No one was present. Mr. Armstrong opened the board up for discussion. Mr. Stahelin made a motion to approve the preliminary subdivision with the lot stating it is unbuildable and the utility easements addressed. Mrs. Pavletich seconded the motion. The vote to pass was unanimous.

CITIZEN PARTICIPATION

QUESTIONS, COMMENTS, DISCUSSION

ADJOURN

Mr. Armstrong adjourned the meeting at 12:25 PM

1220 S DALTON
#447
\$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): CHEROKEE COUNTY STOCK SHOW EXPOSITION
Address: P.O. BOX 705 / 611 SE LOOP 456
City and State: JACKSONVILLE TX 75766
Telephone No. 903 625-0514

Description & Location of Property requested to be changed:

Lot, Block & Addition: A 41 BLK 3442 TR 29 SPINE DA 6108
Property Address/Location: 611 SE LOOP 456
JACKSONVILLE, TX 75766
Plat Page No (s): (If applicable): _____

PRESENT ZONING DESIGNATION

CLASSIFICATION: _____

AREA (ACREAGE): 19.785

PROPOSED ZONING REQUEST

CLASSIFICATION: _____

AREA (ACREAGE): _____

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

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.

☐ NONE ☐ COPY ATTACHED
E. Attached hereto the sum of: \$75.00 ☒ (\$ 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.

SEE ATTACHED

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: BART BAUER
ADDRESS: 10101 70th / 6th St Loop 480
CITY, STATE, ZIP: JACKSONVILLE FL 32216

SIGNATURE OF AUTHORIZED AGENT/PROPERTY OWNER: [Signature]

SUBSCRIBED TO AND SWORN BEFORE ME, this 11th day of March, 2022.



Melissa Martin
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.



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

COMMERCIAL ADDITION PERMIT

PERMIT #: 647

JOB ADDRESS: 611 SE Loop 456

Date Issued: 3/29/2022

Issued By: jkv.kmarks

Description of Work: COMMERCIAL SIGN

Parcel No:

Subdivision:

Zoning:

Building Valuation:

Occupancy	Type	Factor	Sq Feet	Valuation
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TOTALS

Owner: Cherokee County Stock Show
PO Box 705
Jacksonville TX 75766

Owner Phone:

Contractor: Cherokee County Stock Show
PO Box 705
Jacksonville TX 75766

Email:
Phone:
Business Lic:

FEE CODE	QTY	DESCRIPTION	AMOUNT
BOA/PZ		BOARD OF ADJ/APPEALS/CODES/ZONING	\$ 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: _____



Sincerely,



THE CITY OF JACKSONVILLE

NOTICE OF PUBLIC HEARING

Notice is hereby given that Cherokee County Stock Show & Exposition has submitted a request for a Special Use Permit to allow for an Electronic Message Board located at 611 SE Loop 456, City of Jacksonville.

Lot A41
Block 3442
Track 29
Jose Pineda S/D

A Public Hearing has been scheduled for **Wednesday, MAY 4, 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, MAY 10, 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





Property Address	Owner Name	Mailing Street	Mailing City,State,Ztip
LOOP 456 SOUTH	LEWIS AND COMPANY JACKSONVILLE PROPE	3797 WATKINS PLACE	ATLANTA, GA 30319
LOOP 456	CHEROKEE CO STOCK SHOW	P O BOX 705	JACKSONVILLE, TX 75766
LOOP 456	GLASS HUBERT OIL CO	36036 US HIGHWAY 69 N	JACKSONVILLE ,TX 75766
	GLASS HUBERT OIL CO	36036 US HIGHWAY 69 N	JACKSONVILLE ,TX 75766
	GLASS HUBERT OIL CO	36036 US HWY 69 N	JACKSONVILLE, TX 75766
	MCDONALD ZANE	PO BOX 77	JACKSONVILLE, TX 75766
323 CR 1617	MCDONALD ZANE	PO BOX 77	JACKSONVILLE, TX 75766
LOOP 456 JACKSONVILLE	GLASS HUBERT OIL CO	36036 US HWY 69 N	JACKSONVILLE, TX 75766
	MCDONALD ZANE	PO BOX 77	JACKSONVILLE, TX 75766

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B. Applicant (s) Name and Address

Applicant (s): Whitney Graham

Address: 540 EL PASO ST.

City and State: Jacksonville, TX

Telephone No. 903-284-1425

Ripraon main@gmail.com

Description & Location of Property requested to be changed:

Lot, Block & Addition: LOT 11F BLK 136 12F-13F-14F PAVED AREA JACKSONV

Property Address/Location: 225 S. Main St.

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

PRESENT ZONING DESIGNATION

CLASSIFICATION: H

AREA (ACREAGE): .1033

PROPOSED ZONING REQUEST

CLASSIFICATION: SUP - Mobile Foo

AREA (ACREAGE): .1033

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

To establish a mobile food truck park.

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.

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) Whitney Graham 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: Suzanne Conrad

Address: 218 S. Bolton St.

City, State, Zip: Jacksonville, TX 75766

Phone: 254-913-7696

Owner (s) Name: Theodore Conrad

Address: 218 S. Bolton St.

City, State, Zip: Jacksonville, TX 75766

Phone: _____

Signature: *Suzanne Conrad*

Signature: *Theodore Conrad*

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: Whitney Graham

ADDRESS: 540 E. PASO St.

CITY, STATE, ZIP: Jacksonville, Texas 75766

SIGNATURE OF AUTHORIZED AGENT/PROPERTY OWNER: *[Signature]*

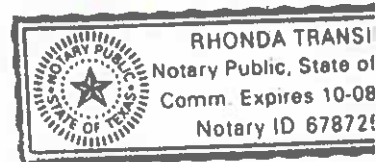
SUBSCRIBED TO AND SWORN BEFORE ME, this 30 day of March, 20 22.

Suzanne Conrad
POA for Theodore Conrad

Whitney Graham

Rhonda Transier

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



☒ 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.

Site Plan





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

COMMERCIAL ADDITION PERMIT

PERMIT #: 655

JOB ADDRESS: 225 S Main

Date Issued: 3/31/2022

Issued By: jkv.kmarks

Description of Work: SUP REQUEST

Parcel No:

Subdivision:

Zoning:

Building Valuation:

Occupancy	Type	Factor	Sq Feet	Valuation
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TOTALS

Owner: Ritual
214 S Main
Jacksonville TX 75766

Owner Phone:

Contractor: Ritual
214 S Main
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: 3.31.22



THE CITY OF JACKSONVILLE

NOTICE OF PUBLIC HEARING

Notice is hereby given that Whitney Graham has submitted a request for Special Use Permit to allow for a Mobile Food Park located at 225 S Main St, City of Jacksonville.

Lots 11F-14F
Block 136
City of Jacksonville S/D

A Public Hearing has been scheduled for **Wednesday, MAY 4, 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, MAY 10, 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





Property Address	Owner Name	Mailing Street	Mailing City, State, Zip
218 MAIN S JACKSONVILLE	BATTON DANNY D & JUNE N	343 CR 3211	JACKSONVILLE, TX 75766
107 E COMMERCE JACKSONVILLE	BEASLEY BRIAN AND HALEY	1607 CR 1410	JACKSONVILLE, TX 75766
107 E COMMERCE ST	BEASLEY, BRIAN & HALEY	1607 COUNTY ROAD 1410	JACKSONVILLE, TX 75766
221 MAIN S JACKSONVILLE	BOLTON ARCHIE D &	1028 ALAMEDA	JACKSONVILLE, TX 75766
224 S MAIN ST	BUDDIN BUSINESS INV LLC	112 TENAHA ST	CENTER, TX 75935
212 S MAIN JACKSONVILLE	CARTER JOHN F AND WHITNEY GRAHAM	540 EL PASO ST	JACKSONVILLE, TX 75766
214 MAIN S JACKSONVILLE	CARTER JOHN F AND WHITNEY W GRAHAM	540 EL PASO ST	JACKSONVILLE, TX 75766
212 S MAIN ST	CARTER, JOHN FOSTER	1601 OKEEFE RD	JACKSONVILLE, TX 75766
207 COMMERCE JACKSONVILLE	CHURCH THE	P O BOX 378	JACKSONVILLE, TX 75766
314 MAIN S JACKSONVILLE	CLOTHES CLOSET & MORE	314 S MAIN ST	JACKSONVILLE, TX 75766
218 S BOLTON JACKSONVILLE	CONRAD THEODORE AND SUZANNE	218 S BOLTON ST	JACKSONVILLE, TX 75766
214 S BOLTON ST	CONRAD, THEODORE	10091 FM 747	JACKSONVILLE, TX 75766
221 S MAIN ST	CONRAD, THEODORE J	218 S BOLTON ST	JACKSONVILLE, TX 75766
225 S MAIN ST	CONRAD, THEODORE J	218 S BOLTON ST	JACKSONVILLE, TX 75766
108 E RUSK JACKSONVILLE	DANNER DAVID	575 CR 4120	JACKSONVILLE, TX 75766
218 S MAIN ST	DCR INVESTMENTS LLC	PO BOX 385	LINDALE, TX 75771
216 S MAIN ST	DE SANTIAGO, BRAYAN	306 WILLIAMS DR	JACKSONVILLE, TX 75766
228 S MAIN JACKSONVILLE	EAST RICHARD AND NANCY	328 CR 3508	BULLARD, TX 75757
228 S MAIN ST	EAST, RICHARD	701 CANADA ST	JACKSONVILLE, TX 75766
205 E RUSK JACKSONVILLE	EIG 57 LLC	300 S MAIN ST	JACKSONVILLE, TX 75766
205 E RUSK ST	EIG 57 LLC	1909 SILVER CV	WHITEHOUSE, TX 75791
308 S MAIN ST	ENRIGHT, TODD R	308 S MAIN ST	JACKSONVILLE, TX 75766
105 E COMMERCE ST	GRABOW, FREDERICK J & CHERYL	1901 COUNTY ROAD 1814	JACKSONVILLE, TX 75766
215 S MAIN JACKSONVILLE	GRIFFIN EMILY	1312 HILLCREST ST	JACKSONVILLE, TX 75766
217 S MAIN JACKSONVILLE	GRIFFIN EMILY FARMER	1312 HILLCREST ST	JACKSONVILLE, TX 75766
219 S MAIN JACKSONVILLE	GRIFFIN EMILY FARMER	1312 HILLCREST ST	JACKSONVILLE, TX 75766
113 COMMERCE E JACKSONVILLE	GRP CONSULTING LLC	1520 CR 1616	JACKSONVILLE, TX 75766
111 E COMMERCE ST	HABERLE, EDNA F	2103 BAYLOR DR	JACKSONVILLE, TX 75766
103 E COMMERCE ST	KENNETH, RIPKOWSKI & SUE, KAREN	212 S BOLTON ST	JACKSONVILLE, TX 75766
208 S BOLTON ST	KENNETH, RIPKOWSKI & SUE, KAREN	212 S BOLTON ST	JACKSONVILLE, TX 75766
223 S MAIN ST	LUMPKINS, CHERYL	912 PINECOVE ST	JACKSONVILLE, TX 75766
216 S MAIN JACKSONVILLE	MARTINEZ MANUEL & LUISA	111 CANADA ST	JACKSONVILLE, TX 75766
117 COMMERCE E JACKSONVILLE	NORTH BOLTON FINANCE CO	P O BOX 319	JACKSONVILLE, TX 75766

201 E COMMERCE ST	PROCESS, COLLABORATION A CIRCLE TEN	801 VZ COUNTY ROAD 4929	BEN WHEELER ,TX 75754
108 E RUSK ST	QUILANTAN, NORMA ROCIO	2802 RUTGERS DR	HOUSTON ,TX 77062
103 E COMMERCE JACKSONVILLE	RIPKOWSKI KENNETH AND KAREN SUE	103 E COMMERCE	JACKSONVILLE, TX 75766
106 E RUSK JACKSONVILLE	RIPKOWSKI KENNETH AND SUSIE	103 E COMMERCE	JACKSONVILLE, TX 75766
225 MAIN S JACKSONVILLE	RIPKOWSKI KENNETH AND SUSIE	103 E COMMERCE	JACKSONVILLE, TX 75766
106 E RUSK ST	RIPKOWSKI, KENNETH & SUSIE	212 S BOLTON ST	JACKSONVILLE ,TX 75766
214 S MAIN ST	RITUAL LLC	214 S MAIN ST	JACKSONVILLE ,TX 75766
213 S MAIN ST	SHOP, MILES BARBER	3686 COUNTY ROAD 1905	JACKSONVILLE ,TX 75766
220 S MAIN ST	SIDES, JIMMY A	220 S MAIN ST	JACKSONVILLE ,TX 75766
109 E COMMERCE JACKSONVILLE	TERRY BEN & LINDSEY	6934 STATE HWY 135 N	JACKSONVILLE, TX 75766
214 S BOLTON JACKSONVILLE	TILLEY HENRY P	524 S BOLTON	JACKSONVILLE, TX 75766
220 S BOLTON ST	TILLEY, HENRY P	524 S BOLTON ST	JACKSONVILLE ,TX 75766
222 S BOLTON ST	TILLEY, HENRY P	524 S BOLTON ST	JACKSONVILLE ,TX 75766
215 S MAIN ST	TORRES, JUAN DANIEL	835 FORT WORTH ST	JACKSONVILLE ,TX 75766
217 S MAIN ST	TORRES, JUAN DANIEL	835 FORT WORTH ST	JACKSONVILLE ,TX 75766
219 S MAIN ST	TORRES, JUAN DANIEL	835 FORT WORTH ST	JACKSONVILLE ,TX 75766
109 E COMMERCE ST	WALLEY, BLAKE	109 E COMMERCE ST	JACKSONVILLE ,TX 75766
223 MAIN S JACKSONVILLE	WALTERS INCOME PROPERTIES L P	718 GREEN STREET N W	GAINESVILLE, GA 30501
115 COMMERCE E JACKSONVILLE	WILLIAMS JAMES E	257 E CAIN ST	BULLARD, TX 75757

#660

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): Evangelina Amacho
 Address: 1124 Duquesne
 City and State: Jacksonville FL 32206
 Telephone No. 904-724-0802

Description & Location of Property requested to be changed:

Lot, Block & Addition: 1 B Block 1 of Lloyd Subdivision
 Property Address/Location: 501 W Duquesne Jacksonville FL 32206

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

PRESENT ZONING DESIGNATION

CLASSIFICATION: Commercial

AREA (ACREAGE): _____

PROPOSED ZONING REQUEST

CLASSIFICATION: SOP - Food Truck

AREA (ACREAGE): _____

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

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.

☐ 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).

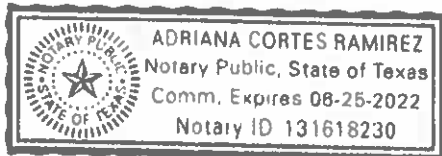
Owner (s) Name: Adela Aguilar Owner (s) Name: _____
Address: 503 W. Larissa St Address: _____
City, State, Zip: Jacksonville TX City, State, Zip: _____
Phone: 757 66 903 372 6459 Phone: _____
Signature: [Signature] Signature: _____

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: Adela Aguilar
ADDRESS: _____
CITY, STATE, ZIP: _____

SIGNATURE OF AUTHORIZED AGENT/PROPERTY OWNER: [Signature]

SUBSCRIBED TO AND SWORN BEFORE ME, this 31 day of March, 20 22.



Adriana Ramirez
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.



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

NEW COMMERCIAL BLDG PERMIT

PERMIT #: 660

Date Issued: 4/01/2022

JOB ADDRESS: 501 W Larrissa

Issued By: jkv.kmarks

Description of Work: SPECIAL USE PERMIT

Parcel No:

Subdivision:

Zoning:

Building Valuation:

Occupancy	Type	Factor	Sq Feet	Valuation
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TOTALS

Owner: Evangelina Camacho
1127 W Burleson
Jacksonville TX 75766

Owner Phone:

Contractor: Evangelina Camacho
1127 W Burleson
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: _____

4-1-22



CITY OF JACKSONVILLE, TX

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

Food Truck Permit Application

Business Name:		Primary Contact Name:		State Sales Tax ID Number:	
Tlacqueria Rivas		Evangeline Camacho		3-20445-2529-6	
Phone (Cell Phone Preferred):		Email Address:			
903-284-0802					
Commissary Address:		City:	State:	Zip Code:	
501 W Larissa St		Jacksonville	TX	75766	
Food Prep Location:		City:	State:	Zip Code:	
501 W Larissa St		Jacksonville	TX	75766	
Operation Site Information:			Operation Site Permit Number:		
☐ Food Truck Park ☒ Operation Site ☐ Both			3020921831		
Distance (in feet) from nearest restaurant:			Distance (in feet) from nearest residence:		
200 est			83 est		
Proposed Sale Location Address:		City:	State:	Zip Code:	
501 W Larissa St		Jacksonville	TX	75766	
Sale Location Owner Name:		Owner Phone Number:		Current Zoning of Location:	
Adela Rodriguez		903-372-6459		G - Commercial	
Please state the nature of all goods, wares, or merchandise to be sold:					
Taco Stand varies item					

Goods to be sold from:

☒ A Vehicle ☐ A Temporary Structure ☐ A Permanent Structure

Please note, the permit fee is \$100 and may be paid through our website at JacksonvilleTX.org/payments or a check delivered to our offices. All permits must be picked up in person at our office located at 1220 South Bolton St., Jacksonville, Texas 75766.

I have received a copy of the ordinance regulating food trucks, food truck parks, and operation sites.

Signature:	Date:	Applicant's Drivers License:
Evangeline Camacho	3-1-22	

Please provide a photo of your food truck or trailer:



THE CITY OF JACKSONVILLE

NOTICE OF PUBLIC HEARING

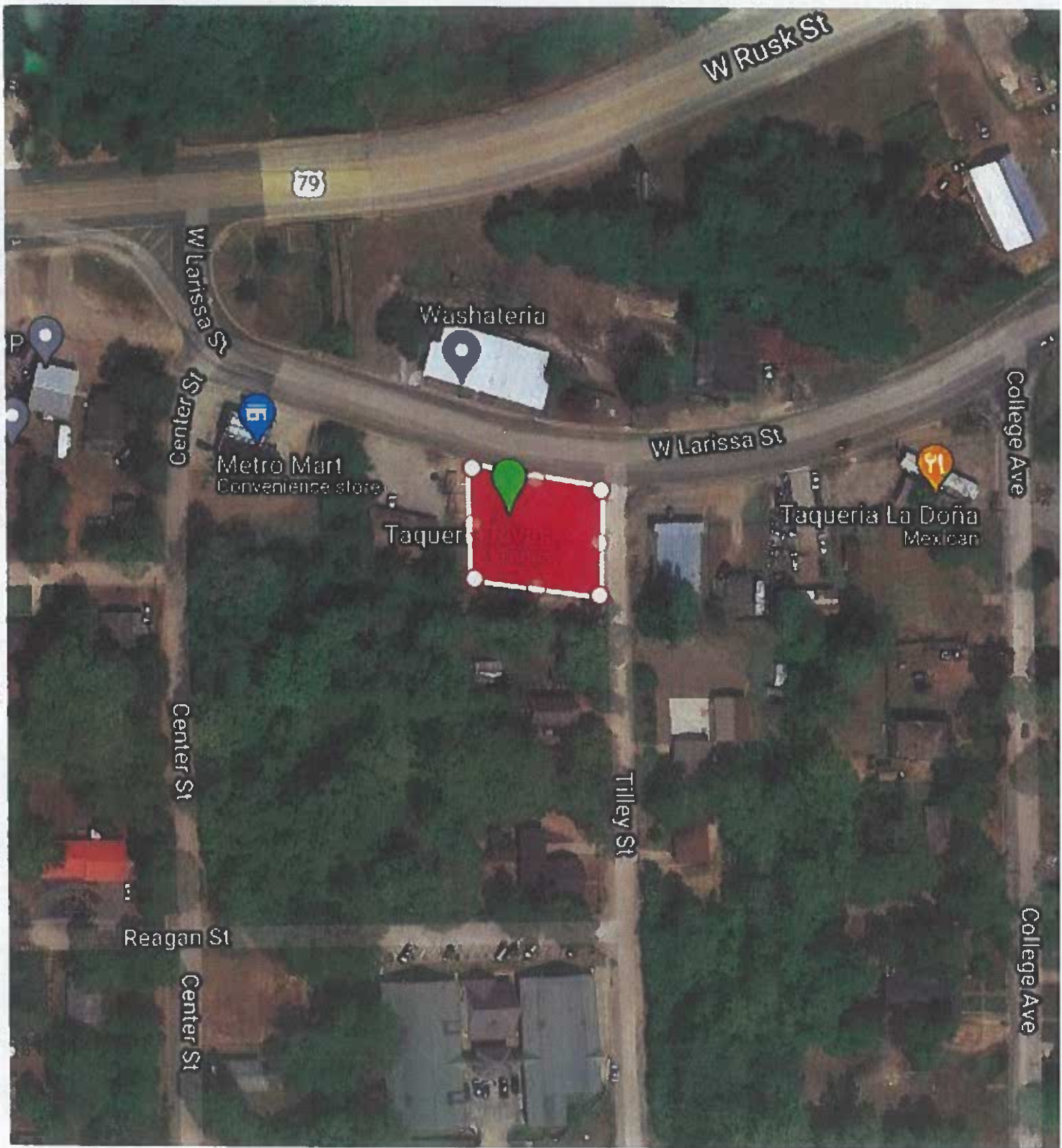
Notice is hereby given that Evangelina Camacho has submitted a request for Special Use Permit to allow for a Mobile Food Park located at 501 W Larissa St, City of Jacksonville.

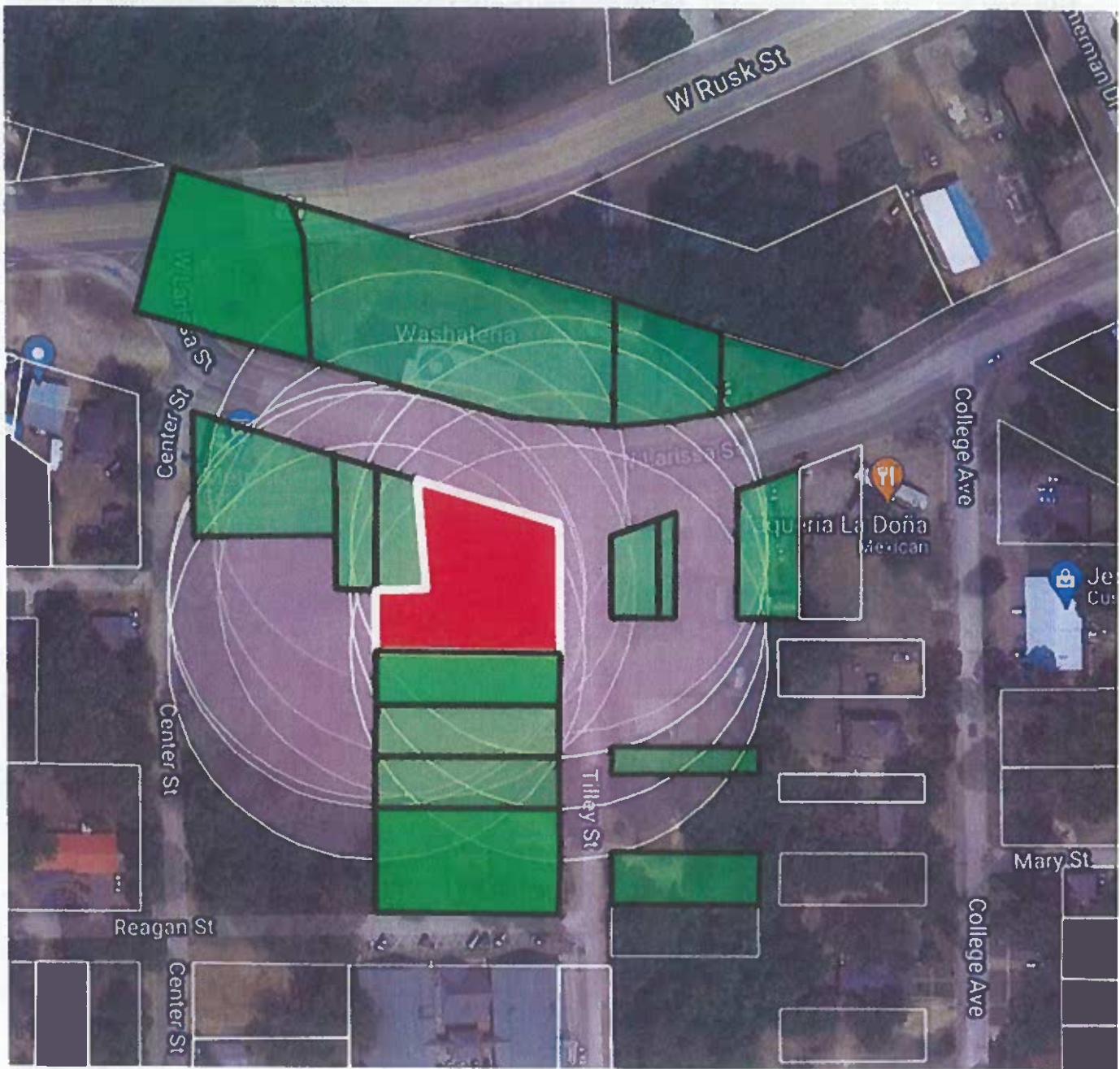
Lots 1B, PT-1-2 & 3
Block 1
City of Jacksonville S/D

A Public Hearing has been scheduled for **Wednesday, MAY 4, 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, MAY 10, 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





Property Address	Owner Name	Mailing Street	Mailing City,State,Ztip	Qualifier
1200 LARISSA W JACKSONVILLE	JOHNSON ROBERT LEE	814 CIRCLE DR	JACKSONVILLE, TX 75766	
205 TILLEY ST	GOBEA,JESUS & JUANA	201 WATER ST	JACKSONVILLE, TX 75766	
207 TILLEY JACKSONVILLE	PAVLETICH PAUL SAYBLE	P O BOX 457	JACKSONVILLE, TX 75766	
208 CENTER JACKSONVILLE	CHEROKEE COUNTY TRUSTEE	LAMBRIGHT AND BURTON		
208 TILLEY JACKSONVILLE	LEWIS GARY DON ETAL	768 CR 3706	BULLARD, TX 75757	
208 TILLEY ST	SIMON,ARREDDENDO COLMENERO	208 TILLEY ST	JACKSONVILLE, TX 75766	
209 TILLEY JACKSONVILLE	PAVLETICH PAUL SAYBLE	P O BOX 457	JACKSONVILLE, TX 75766	
209 TILLEY ST	SAYBLE,PAVLETICH PAUL	PO BOX 457	JACKSONVILLE, TX 75766	
210 TILLEY ST	MUNOZ,ROBERTO & MARIA	247 HEATH LN	JACKSONVILLE, TX 75766	
212 CENTER JACKSONVILLE	CHEROKEE COUNTY TRUSTEE	LAMBRIGHT AND BURTON		
213 TILLEY ST	RUIZ, MANUELA	1011 N JACKSON ST APT H7	JACKSONVILLE, TX 75766	
400 CENTER JACKSONVILLE	SABERA INC	3072 YASMEEN CIR	FLINT, TX 75762	
412 CENTER JACKSONVILLE	THOMPSON THETA J SWINK	10892 CR 2209	TYLER, TX 75707	
415 W LARISSA ST	BERRY BILLY G TRUST	PO BOX 1508	JACKSONVILLE, TX 75766	
416 LARISSA W JACKSONVILLE	JOHNSON MITCHELL K	6912 POLO FARMS DR	SUMMERFIELD, NC 27358	
416 W LARISSA ST	JOHNSON,MITCHELL K	6912 POLO FARMS DR	SUMMERFIELD, NC 27358	
417 LARISSA W JACKSONVILLE	PAYNE GEORGE R	1825 CR 3201	JACKSONVILLE, TX 75766	
419 W LARISSA ST	THOMASON,DAVID H & MARY	308 TIMBERLINE DR	JACKSONVILLE, TX 75766	
500 W LARISSA ST	AUTRY,BARRY	1025 SE LOOP 456	JACKSONVILLE, TX 75766	
502 W LARISSA ST	MASNA LLC	3072 YASMEEN CIR	FLINT, TX 75762	
503 W LARISSA ST	RODRIGUEZ,ADELA	503 W LARISSA ST	JACKSONVILLE, TX 75766	
527 W LARISSA ST	SABERA INC	3072 YASMEEN CIR	FLINT, TX 75762	
Larissa W	TAYLOR,GLEN J & JANICE	951 COUNTY ROAD 3106	JACKSONVILLE, TX 75766	
LARISSA W JACKSONVILLE	TEXAS DEPT OF TRANSPORTATION	P O BOX 2031	TYLER, TX 75710	



APPLICATION FOR REVIEW
AND APPROVAL OF PRELIMINARY PLAT

1. Name or identifying title of subdivision: ANTLERS SUBDIVISION
2. Subdivider: (If owner, so state; if agent or other type of relationship, state details on separate sheet):
Name _____
Address _____
Telephone _____
3. Licensed Surveyor or Engineer:
Name MATT HUNT
Address P.O. Bx 396 New Summerfield Tx
Telephone 903-413-9456
4. Location of proposed subdivision: Zimmerman Dr & Bonner St.
5. Easement or other restrictions on property (describe generally):

6. Names of abutting owners and owners directly across adjoining streets (include those in other cities):
Joy Nelson, Larry Moore, Michelle Schmitt MWS Enterprises LLC
7. Requested variances. The Planning Commission is requested to authorize the following exceptions to its regulations governing subdivisions with the reason (attach list of such exceptions with the reason for each set forth):

8. The undersigned hereby requests approval by the Planning and Zoning Commission of the above identified subdivision plat.

Signature _____ Date _____

This will acknowledge receipt of _____ in payment of the fee for the above requested approval of applicant's preliminary/final plat made payable to the City of Jacksonville:

Date: _____ Signed: _____

ALL TAX CERTIFICATES MUST BE PRESENTED BEFORE FILING OF THE FINAL PLAT. NO TAX RECEIPTS WILL BE ACCEPTED.

PRESENT THE FOLLOWING CHECKS WITH YOUR APPLICATION.

MAKE TWO SEPARATE CHECKS: 1. City of Jacksonville _____
2. Cherokee County Clerk: \$ 61.00 _____