

THE CITY OF JACKSONVILLE

**PLANNING AND ZONING BOARD MEETING
JACKSONVILLE CITY HALL COUNCIL CHAMBERS
315 S. RAGSDALE
TUESDAY, JUNE 21, 2022
12:00 PM**

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

- 1. CALL TO ORDER**
- 2. PUBLIC HEARING**
- 3. APPROVAL OF MINUTES**
- 4. CONSIDER A REQUEST TO REZONE 0.75 ACRES FROM "K-INDUSTRIAL" TO "PD-PLANNED DEVELOPMENT", LOCATED AT 101 SOUTH BONNER STREET, AS REQUESTED BY ROBERT GOWIN, LLC, REPRESENTED BY ROBERT GOWIN.**
- 5. CITIZEN PARTICIPATION**
- 6. QUESTIONS, COMMENTS, DISCUSSION**
- 7. ADJOURN**



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Category Public Notice

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Notice Details

CITY OF JACKSONVILLE PLANNING & ZONING COMMISSION NOTICE OF PUBLIC HEARING TUESDAY, JUNE 21, 2022 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: 1. CONSIDER A REQUEST TO REZONE ±0.75 ACRES FROM K (INDUSTRIAL) TO PD (PLANNED DEVELOPMENT DISTRICT), LOCATED AT 101 SOUTH BONNER STREET, AS REQUESTED BY ROBERT GOWIN, LLC, REPRESENTED BY ROBERT GOWIN. This item is currently scheduled to appear before the City Council on Tuesday, July 12, 2022, at 6:00 P.M. in the Council Chambers of City Hall, 315 S. Ragsdale Street, Jacksonville, Texas, 75766.

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): Robert Gavin LLC
Address: 101 South Bonner
City and State: Jacksonville TX 75766
Telephone No. 903/749-2401

Description & Location of Property requested to be changed:

Lot, Block & Addition: 101 South Bonner, Block 423, Lots C & D
Property Address/Location: 101 South Bonner

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

PRESENT ZONING DESIGNATION	PROPOSED ZONING REQUEST
CLASSIFICATION: <u>H Central Business</u>	CLASSIFICATION: <u>PD - Planned Development</u>
AREA (ACREAGE): <u>.52</u>	AREA (ACREAGE): <u>.52</u>

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

to conform to current ordinances

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 - ☐ (\$ 75.00) Zone Change/Special Use Permit
☐ (\$ 25.00) Temporary Use Permit

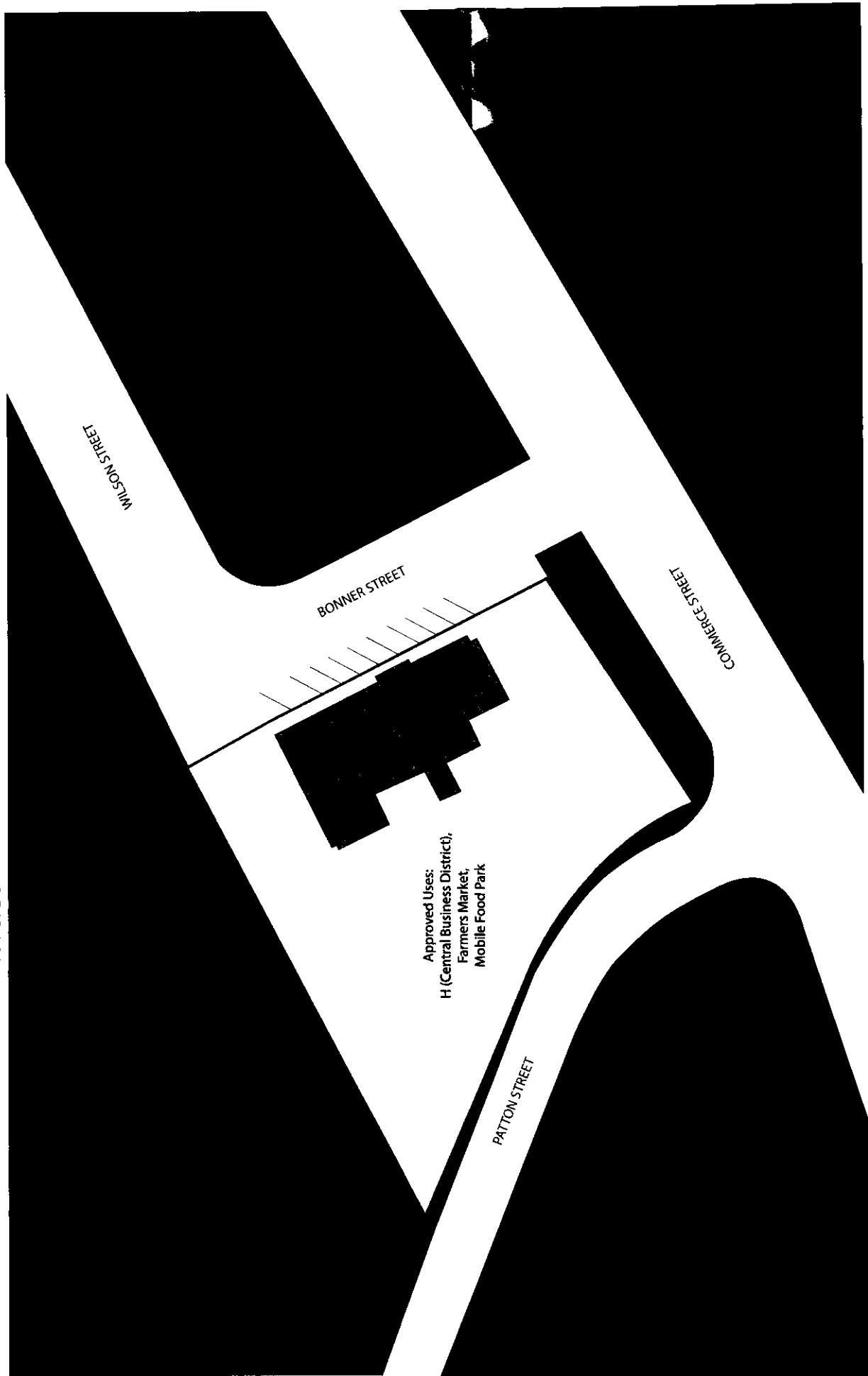
I do hereby understand that regardless of the outcome of this request, the processing fees stated above are non-refundable.

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.



101 S. BONNER STREET - PLANNED DEVELOPMENT SITE PLAN



SUMMARY STATEMENT: The applicant has requested to rezone approximately 0.75 acres from K (Industrial District) to P (Planned Development District). The subject property is located at 101 S. Bonner Street and will provide a combination of land uses including, but not limited to a Full-Service Restaurant, Food Truck Court, Farmers Market, and Retail Nursery Sales. The subject property is currently developed with an existing 4,900 sq. ft. full-service restaurant with outdoor patio seating. The remainder of the property is undeveloped. The structure is currently occupied and operational. The proposed plan seeks to continue existing operations while introducing new land uses to complement and attract a broad customer base. Further detail is provided below.

EXISTING CONDITIONS: The subject property is currently unplatted and contains street frontage on three sides.

The property to the north is similarly zoned K (Industrial District) and developed with an active railroad line. To the south, the properties are zoned K (Industrial District) and developed with metal buildings containing commercial uses. The property to the east is zoned K (Industrial District) and developed with Austin Bank's drive up teller location. To the west, across Patton Street, the properties are zoned K (Industrial District) and are largely undeveloped except for Tillman's Antiques.

PD DEVELOPMENT STANDARDS: Article II. – District Regulations, Section 21 of the Code of Ordinances states the purpose of the P (Planned Development District) as:

“... to provide for the unified and coordinated development of parcels or tracts of primarily vacant land. Certain freedom of choice as to intended land use, heights, yards, and areas shall be permitted, provided that the special requirements which may apply are complied with and that the intended uses are not in conflict with the general purpose and intent of either this ordinance or the comprehensive plan for the city.”

Additionally, Section 21 provides general direction for dimensional regulations such as height, lot, yard, and area requirements. Generally speaking, the dimensional standards shall comply with the intended uses and not be detrimental or injurious to the surrounding properties. The method utilized for this Planned Development to mitigate negative impacts to neighboring properties is the assignment of a base zoning district. The base district will establish dimensional standards by which development shall comply, with the exception of any modifications or conditions applied by City Council.

Finally, Section 21(d) states a requirement for submittal of a site plan in conjunction with a request for the P (Planned Development District). The proposed site plan is attached for consideration. The site plan utilizes a generalized land use plan allowing for flexibility in placement of future uses.

Base Zoning District & Proposed Uses: Staff is proposing a base zoning district of the H (Central Business District). Any standards not included in the PD ordinance will follow the requirements outlined in the Code of Ordinances, specifically Appendix A – Zoning. The applicant is proposing a combination of uses as described above and generally shown on the Site Plan.

The proposed uses shall be all uses permitted in the H (Central Business District) with the addition of Farmers Market and Food Truck Park.

Farmer's Market shall be defined as: An occasional or periodic market held in an open area or in a structure where groups of individual sellers offer for sale to the public such items as fresh produce, seasonal fruits, fresh flowers, arts and crafts items, and food and beverages (but not to include second-hand goods) dispensed from booths located on-site.

Mobile Food Park shall be defined as: A property used or developed to accommodate one or more food trucks as the primary use of the property while possibly accommodating areas on the property for entertainment or recreational opportunities. Mobile food parks must have a valid certificate of occupancy in addition to all other applicable permits and inspections.

The operation of a Mobile Food Park shall at all times be in compliance with the regulations of Chapter 12, Article X, of the Code of Ordinances of the City of Jacksonville, as may be amended from time to time.

Building Setbacks: Building setbacks shall be in compliance with minimum requirements of the H (Central Business District) for the proposed land use.

Parking: Parking shall be in compliance with minimum requirements of the H (Central Business District) for the proposed land use.

Landscaping: Landscaping shall be in compliance with minimum requirements of the H (Central Business District) for the proposed land use.

Signage: Signage shall be in compliance with the minimum requirements of Appendix A – Zoning, Article II, Section 3 – Sign Regulations.



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NOTICE OF PUBLIC HEARING

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Property Address	Zip Code	Owner Name	Mailing Street
200 COMMERCE E JACKSONVILLE	75766	AUSTIN BANK	P O BOX 951
300 W COMMERCE JACKSONVILLE	75766	SILMON HELEN AND BISHOP	722 NACOGDOCHES ST
	75766	TARRANT JAMES MICHAEL	209 S BOLTON
	75766	COUNTY OF CHEROKEE STATE OF TEXAS	201 EAST SIXTH ST
312 W COMMERCE ST	75766	SILMON,BISHOP	7503 WOVENWOOD LN
210 E COMMERCE ST	75766	COUNTY CHEROKEE STATE TEXAS	201 E 6TH ST
201 S BONNER ST	75766	NORTH CHEROKEE CO SUPPORT GROUP INC	910 CRESTWOOD DR
100 E COMMERCE ST	75766	AUSTIN BANK	PO BOX 951
201 S BONNER ST	75766	NORTH CHEROKEE CO SUPPORT GROUP INC	910 CRESTWOOD DR
	75766	TARRANT,JAMES MICHAEL	209 S BOLTON ST
206 W WILSON ST	75766	MISSOURI PACIFIC RAILROAD CO	1400 DOUGLAS ST STOP 1640
101 S BONNER JACKSONVILLE	75766	GOWIN ROBERT LLC	P O BOX 1173
300 W COMMERCE ST	75766	SILMON,BISHOP	7503 WOVENWOOD LN