



THE CITY OF JACKSONVILLE

**PLANNING AND ZONING BOARD MEETING
JACKSONVILLE CITY HALL COUNCIL CHAMBERS
315 S. RAGSDALE
TUESDAY, AUGUST 16, 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.**
 - 1. CONSIDER A REQUEST TO REZONE 16.847 ACRES OF ABSTRACT 41, BLOCK 3408, TRACT 11 OF THE JOSE PINEDA SURVEY; THE WEST 2.672 ACRES OF SUBJECT PROPERTY FROM G (COMMERCIAL) AND K (INDUSTRIAL) TO C (MULTI FAMILY LOW DENSITY); THE REMAINING 14.175 ACRES FROM G (COMMERCIAL) AND K (INDUSTRIAL) TO A (SINGLE FAMILY) TO ALLOW FOR THE DEVELOPMENT OF A NEW SUBDIVISION.**
- 5. CITIZEN PARTICIPATION**
- 6. QUESTIONS, COMMENTS, DISCUSSION**
- 7. ADJOURN**

Posted this the 12th day of August 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 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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Source Jacksonville Progress

Category Public Notice

Published Date August 6, 2022

Notice Details

CITY OF JACKSONVILLE PLANNING & ZONING COMMISSION NOTICE OF PUBLIC HEARING
TUESDAY, AUGUST 16, 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 16.847 ACRES OF ABSTRACT 41, BLOCK 3408, TRACT 11 OF THE JOSE PINEDA SURVEY; THE WEST 2.672 ACRES OF SUBJECT PROPERTY FROM G (COMMERCIAL) AND K (INDUSTRIAL) TO C (MULTI FAMILY LOW DENSITY); THE REMAINING 14.175 ACRES FROM G (COMMERCIAL) AND K (INDUSTRIAL) TO A (SINGLE FAMILY) TO ALLOW FOR THE DEVELOPMENT OF A NEW SUBDIVISION. This item is currently scheduled to appear before the City Council on Tuesday, September 6, 2022, at 6:00 P.M. in the Council Chambers of City Hall, 315 S. Ragsdale Street, Jacksonville, Texas, 75766.

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Source Jacksonville Progress

Category Public Notice

Published Date August 20, 2022

Notice Details

NOTICE OF PUBLIC HEARING CONSIDER A REQUEST TO REZONE 16.847 ACRES OF ABSTRACT 41, BLOCK 3408, TRACT 11 OF THE JOSE PINEDA SURVEY; THE WEST 2.672 ACRES OF SUBJECT PROPERTY FROM G (COMMERCIAL) AND K (INDUSTRIAL) TO C (MULTI FAMILY LOW DENSITY); THE REMAINING 14.175 ACRES OF THE SUBJECT PROPERTY FROM G (COMMERCIAL) AND K (INDUSTRIAL) TO A (SINGLE FAMILY) TO ALLOW FOR THE DEVELOPMENT OF A NEW SUBDIVISION. This item is currently scheduled to appear before the City Council on TUESDAY, SEPTEMBER 13, 2022, at 6:00 P.M. in the Council Chambers of City Hall, 315 S. Ragsdale Street, Jacksonville, Texas, 75766.

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JACKSONVILLE PLANNING AND ZONING BOARD MEETING
TUESDAY, JULY 19, 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

Mr. Armstrong declared the meeting open to the public.

APPROVAL OF MINUTES

Ms. McDonald made a motion to approve the minutes as written from Tuesday, June 21, 2022. Mr. Calcote seconded the motion. Mr. Armstrong called for a vote. The motion to pass the minutes was unanimous.

CONSIDER A REQUEST TO REZONE 3.276 ACRES FROM "K-INDUTRIAL" TO "A-1-SINGLE FAMILY RESIDENTIAL" , LOCATED AT THE SOUTHSIDE OF ZIMMERMAN STREET BETWEEN BONNER STREET AND LARISSA STREET TO ALLOW FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENCES.

Mr. Silvey explained to the board in detail the item on the agenda. Mr. Silvey stated the property is part of the old railroad tract and is northwest of the zone change that was previously approved. Mr. Armstrong opened the meeting up to the applicant or to those in favor. Mike McEwen, the representative for the applicant, was present. Mr. McEwen stated the property has been for sale for over a decade. Mr. McEwen stated the person who bought the lots next to it is currently building on those lots and has the same plan for this property. 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. Ms. McDonald stated it would be good for that particular neighbourhood. Mr. Calcote agreed. Mr. Calcote made a motion to approve the zone change as requested. Mrs. Pavletich seconded the motion. Mr. Armstrong called for a vote. All members voted aye. Motion carried.

CONSIDER A REQUEST TO REZONE .6246 ACRES FROM "B- ONE AND TWO FAMILY" TO "G - COMMERCIAL", LOCATED AT JACKSON STREET AND HOWARD STREET.

Mr. Silvy presented to the board in detail the item on the agenda. Mr. Silvey stated they are trying to correct the zoning for the lots behind the mattress depot. Mr. Armstrong opened the meeting up to the applicant or to those in favor. Leslie Ford, a representative for Tidal Wave, was present. Mrs. Ford stated they are just needing the zoned changed on the back few properties, Lots 16-19, in order to build a car wash. Mr. Armstrong closed that portion of the meeting. Mr. Armstrong opened the meeting up for 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 what type of car wash it would be. Mrs. Ford stated it would be a drive-thru one. Mrs. Ford went on to state they offer once a year that all proceeds go to a local non-profit. Mr. Calcote asked what the time frame for construction would be. Mrs. Ford stated they plan to begin building before the end of the year. Ms. 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.

CITIZEN PARTICIPATION

QUESTIONS, COMMENTS, DISCUSSION

ADJOURN

Mr. Armstrong adjourned the meeting at 12:16 pm.

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): MCGARRAHAN INVESTMENTS LLC
Address: 626 HUNTWICK LN
City and State: TYLER, TX 75703
Telephone No. 903.805.4384

Description & Location of Property requested to be changed:

Lot, Block & Addition: A 41 BLK 3408 TR 11 J PINEDA H07
Property Address/Location: J. Pineda Survey, A-41, Called 16.847 Acres
CH 4209
Plat Page No (s): (If applicable): Volume 2075, Page 307

PRESENT ZONING DESIGNATION	PROPOSED ZONING REQUEST
CLASSIFICATION: <u>G / K</u>	CLASSIFICATION: <u>A / C</u>
AREA (ACREAGE): <u>14.175 / 2.672</u>	AREA (ACREAGE): <u>14.175 / 2.672</u>

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

Wish to develop a new subdivision near the city center of Jacksonville. Project includes

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

**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
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) JARED 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).

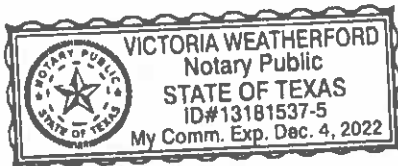
Owner (s) Name: <u>CHRIS MCGARRAHAN</u>	Owner (s) Name: <u>NAFISA MCGARRAHAN</u>
Address: <u>626 HUNTWICK LN</u>	Address: <u>626 HUNTWICK LN</u>
City, State, Zip: <u>TYLER TX 75703</u>	City, State, Zip: <u>TYLER TX 75703</u>
Phone: <u>903 805 4383</u>	Phone: <u>903 360 9403</u>
Signature: <u><i>Chris McGarrahan</i></u>	Signature: <u><i>Nafisa McGarrahan</i></u>

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: JARED GRAHAM
ADDRESS: 4074 CR 152 WEST APT 8
CITY, STATE, ZIP: BULLARD TX 75757

SIGNATURE OF AUTHORIZED AGENT/PROPERTY OWNER: *Christopher McGarrahan* &
Nafisa McGarrahan

SUBSCRIBED TO AND SWORN BEFORE ME, this 21 day of June, 20 22

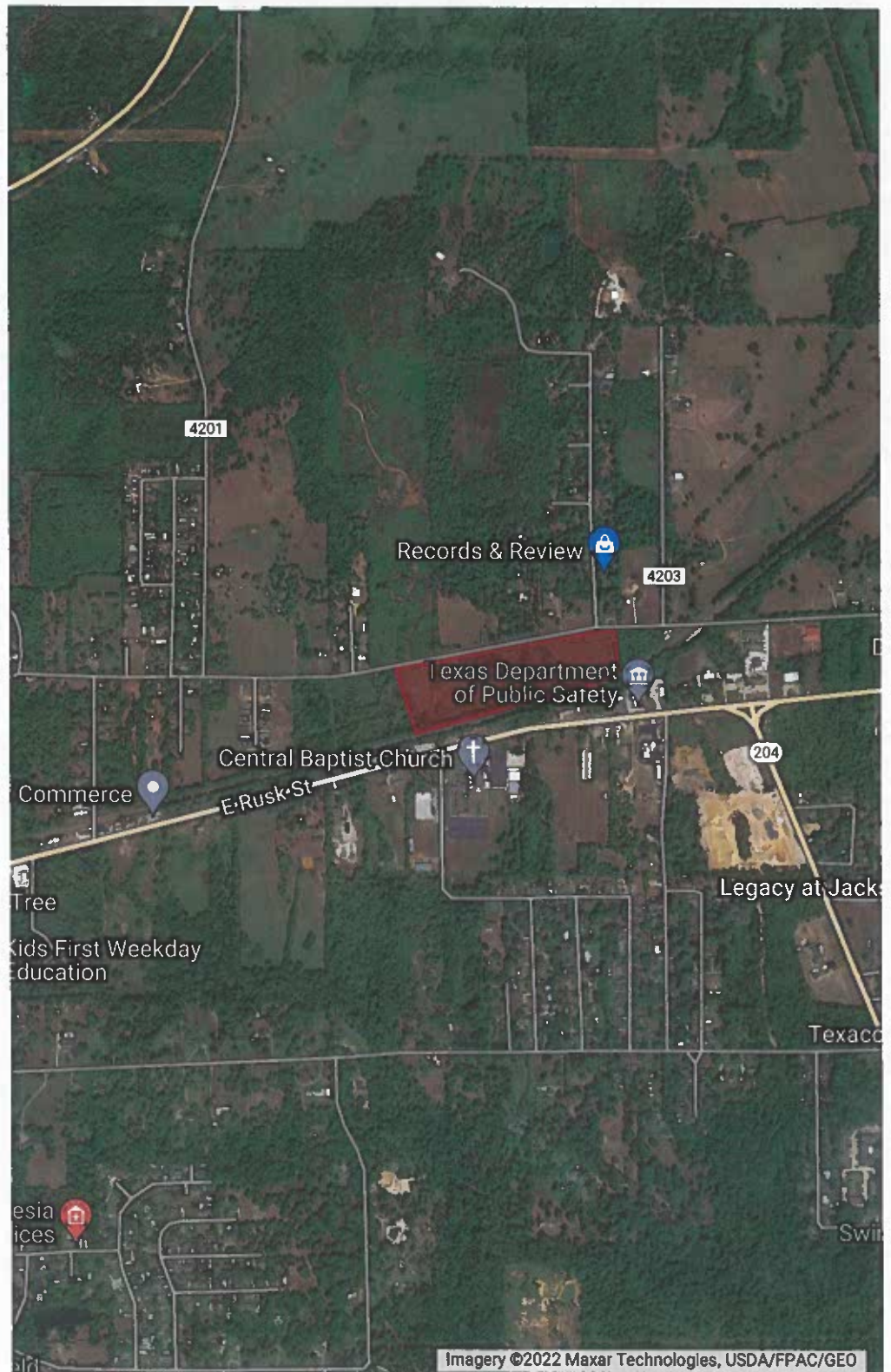


Victoria Weatherford
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Myrtle Drive Zone Change Request

Boundary

 Zone Change Request



General Notes:

- Average lot size approximately 0.2 acres.
- Houses expected to be approximately 1,500 to 1,700 square feet in size.
- Topographic information is shown as existing per GIS.

No.	Description	Date

HART
PLANNING & DESIGN

10000 10th Avenue
Mesa, Arizona 85204
Phone: 480.255.1100
Fax: 480.255.1101

P1
Project No.: 10000 10th Avenue
Date: 4/18/2011
By: A. J. Miller



CCAD Topographic Snapshot

Final lot layout to be adjusted based on final grading plan.

Myrtle (CR 4208)

Revised ROW

Proposed Stop to slow traffic and protect neighborhood.

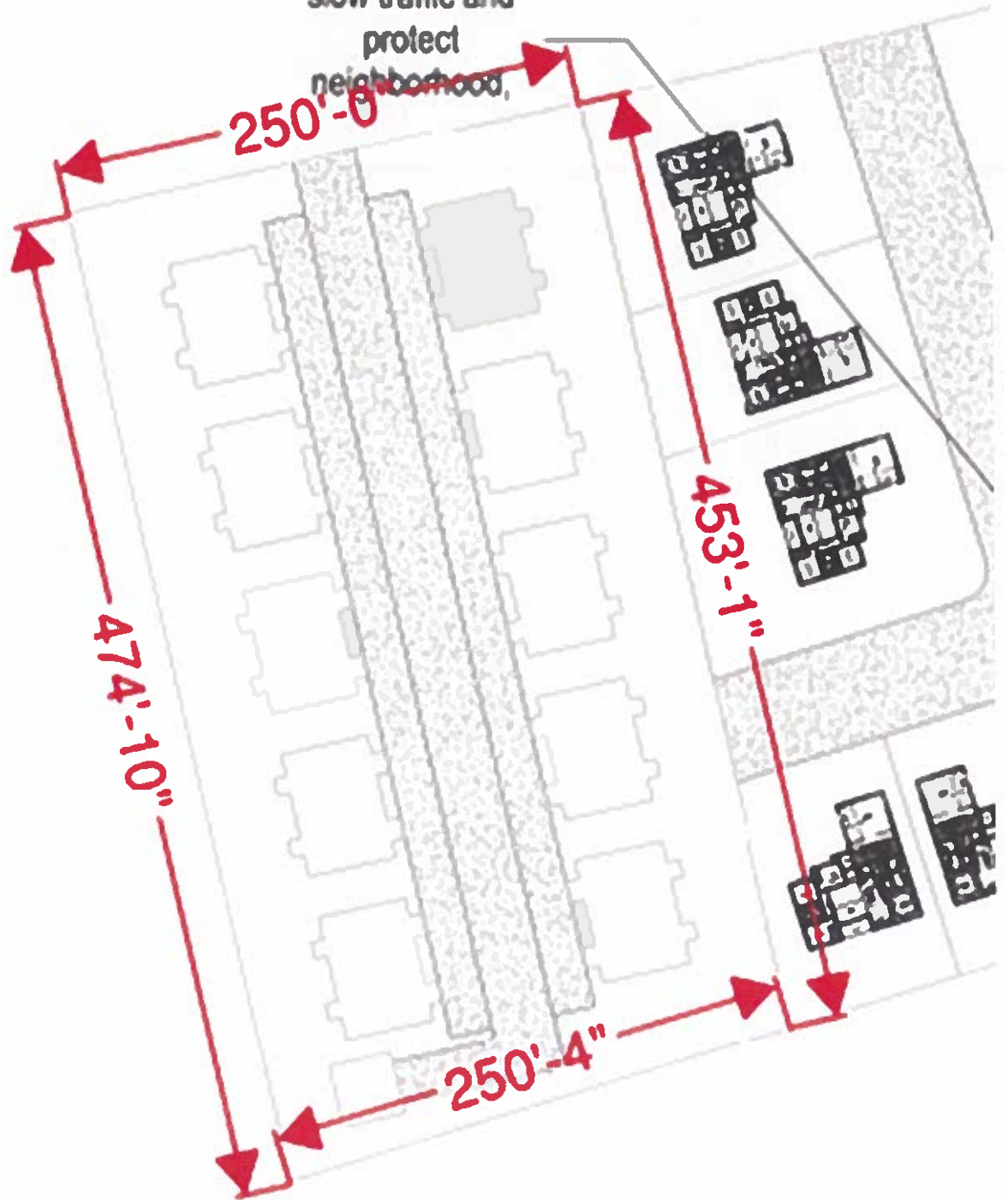
Street View



Zoning Information



Proposed Stop to
slow traffic and
protect
neighborhood,





THE CITY OF JACKSONVILLE

CITY OF JACKSONVILLE PLANNING & ZONING COMMISSION NOTICE OF PUBLIC HEARING TUESDAY, AUGUST 16, 2022, AT 12:00 P.M. CITY HALL, 315 S. RAGSDALE STREET, JACKSONVILLE, TEXAS 75766.

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This item is currently scheduled to appear before the City Council on Tuesday, September 13, 2022, at 6:00 P.M. in the Council Chambers of City Hall, 315 S. Ragsdale Street, Jacksonville, Texas, 75766.

Property Address	Owner Name	Mailing Street	Mailing City, State, Zip
2020 E RUSK ST	SIV NEAK AND RANNA AND SITH POV	305 PEBBLE BEACH	JACKSONVILLE, TX 75766
1313 MYRTLE DR	FANNETTE MARY ANN LIVING TRUST MYRTLE COMMUNITY LLC	311 S JACKSON 20615 MARILYN LN	JACKSONVILLE, TX 75766 SPRING, TX 77388
820 CR 4209 JACKSONVILLE	AFTON GROVE WATER SUPPLY CORP	P O BOX 1282	JACKSONVILLE, TX 75766