THE CITY OF JACKSONVILLE

PLANNING AND ZONING BOARD MEETING
JACKSONVILLE CITY HALL COUNCIL CHAMBERS
315 S. RAGSDALE
TUESDAY, SEPTEMBER 20, 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 PROPERTIES 201 AND 205 E COMMERCE FROM H (CENTRAL BUSINESS) TO PD (PLANNED DEVELOPMENT) TO ALLOW FOR MIXED USE INCLUDING LIVING QUARTERS.**
5. **CONSIDER A REQUEST TO REZONE TRACT 43, A41, BLOCK 3279B, OF THE JOSE PINEDA SURVEY FROM K (INDUSTRIAL) TO A (SINGLE FAMILY).**
6. **CONSIDER A REQUEST FOR A SPECIAL USE PERMIT LOCATED AT 926 W RUSK TO ALLOW FOR AN APARTMENT TO BE LOCATED WITHIN A COMMERCIAL BUSINESS.**
7. **CONSIDER A REQUEST TO REZONE 2404 LAKE PARK LANE FROM B-MH1 (MOBILE HOME SINGLE) TO A (SINGLE FAMILY).**
8. **CITIZEN PARTICIPATION**
9. **QUESTIONS, COMMENTS, DISCUSSION**
10. **ADJOURN**

Posted this the 16th day of September 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.

Jacksonville PROGRESS

Public Notice

Source	Jacksonville Progress
Category	Public Notice
Published Date	September 10, 2022

Notice Details

CITY OF JACKSONVILLE PLANNING & ZONING COMMISSION NOTICE OF PUBLIC HEARING TUESDAY, SEPTEMBER 20,2022, 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 PROPERTIES 201 AND 205 E COMMERCE FROM H (CENTRAL BUSINESS) TO PD (PLANNED DEVELOPMENT) TO ALLOW FOR MIXED USE INCLUDING LIVING QUARTERS. 2. CONSIDER A REQUEST TO REZONE TRACT 43, A41, BLOCK 3279B, OF THE JOSE PINEDA SURVEY FROM K (INDUSTRIAL) TO A (SINGLE FAMILY). 3. CONSIDER A REQUEST FOR A SPECIAL USE PERMIT LOCATED AT 926 W RUSK TO ALLOW FOR AN APARTMENT TO BE LOCATED WITHIN A COMMERCIAL BUSINESS. 4. CONSIDER A REQUEST TO REZONE 2404 LAKE PARK LANE FROM B-MH1 (MOBILE HOME SINGLE) TO A (SINGLE FAMILY). This item is currently scheduled to appear before the City Council on Tuesday, OCTOBER 11, 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): Roland H Browne FBO RBDI Investments, LTD
Address: 924 West Houston 924 W. Houston Street
City and State: Tyler, Texas 75701 Tyler, Texas 75702
Telephone No. (512) 636-8162 (512)636-8162

Description & Location of Property requested to be changed:

Lot, Block & Addition: Lot 1A BLK 137 2A-3B, N 80.2' of 1&2 NW 20x30 of 3 Jacks.
Property Address/Location: 201 & 205 E Commerce Street Jacksonville, Texas 75766
201 + 205 E Commerce St. Jacksonville, TX 75766
Plat Page No (s): (If applicable):

PRESENT ZONING DESIGNATION	PROPOSED ZONING REQUEST
CLASSIFICATION: Mixed use Commercia	CLASSIFICATION: Planned Developi
AREA (ACREAGE): .106 .106	AREA (ACREAGE): .106

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

Looking at constructing short term/long term living on 2nd floor and retail space down be

D. STATEMENT REGARDING RESTRICTIVE COVENANTS/DEED RESTRICITON:
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) Roland Hays Browne III 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: Roland Hays Browne
Address: 924 West Houston Street
City, State, Zip: Tyler, Texas 75702
Phone: 9126566162

Owner (s) Name:
Address:
City, State, Zip:
Phone:

Signature: Roland H. Browne III

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: Roland Browne III
ADDRESS: 924 W. Houston
CITY, STATE, ZIP: Tyler, TX 75702

SIGNATURE OF AUTHORIZED AGENT/PROPERTY OWNER:

SUBSCRIBED TO AND SWORN BEFORE ME, this 12 day of August, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CHRISTINA COURVILLE
My Notary ID # 130810345
Expires September 6, 2024

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 REQURED 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.

Rezoning Request

201 E. Chambers Street
Jacksonville, Texas 75766

Submitted by: Roland Browne for Benefit of RBDI Investments LLC having Tax payer number 32075124621 and EIN 85-2251707

Summary Statement: The applicant has requested to rezone approximately .11 acres from H (Central Business District) to P (Planned Development District). The property is located at 201 E. Commerce Street and is proposed to be developed as a mixed-use structure.

A mixed-use structure is a building which contains dwellings located above the ground floor of an institutional, civic, office, commercial, or retail use. Mixed- use structures are a common feature of traditional town centers where shop owners lived above ground-floor businesses.

Allowing for short-term or long-term living in loft style apartments above retail or commercial uses has been shown to improve the vibrancy of a historical downtown. Granting of this rezoning request will benefit the citizens and visitors of the City of Jacksonville.

Existing Conditions:
Vacant Building down town Jacksonville

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 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 are not to 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 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 Counsel.

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 proposes 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 – 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 those permitted in the H (Central Business District) with the addition of Short-Term Rental.

Shore-Term Rental shall be defined as: the rental of a residential property (consisting of one or more dwelling units), rented out for compensation on a temporary basis for a period of less than 30 consecutive days. The definition of Short-Term rental does not include a hotel, motel, bed and breakfast, executive suite, or other non-residential use.

No shore-Term Rental shall be permitted on the ground floor

The Short-Term rental shall operate in compliance with all applicable codes and ordinances of the City of Jacksonville, as may be amended from time to time.

It is a condition of the initial and continued operation of a short-term rental that the owner or operator has paid and remains current on the payment of all hotel occupancy taxes owed to the city under the Texas Tax Code. Failure to timely pay the hotel occupancy taxes is considered a violation of this article and may result in revocation of a short-term rental.

The Following uses shall be prohibited:

Auto Repair (inside repair)
Gasoline Service station, automobile laundry or minor automobile repair.
Auto motive Repair (garage)
Major automobile repair
Secondhand automobile sales yards, (not including wrecking or repairing, or auction barns)
Cold Storage locker plant
Electroplating, electric works, including armature winding, galvanizing
Garment manufacture
Storage Warehouses

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

Supporting Documentation:

1. Aerial image of property (Site Plan)
2. Proposed Floorplan for Residential Units

Sincerely,

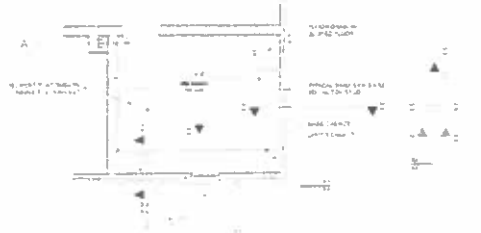
Roland Hays Browne III Executive Direction of RBDI Investments LLC

Aerial Image site plan

BROWNE JACKSONVILLE RENOVATION

201 EAST COMMERCE STREET, JACKSONVILLE, TEXAS, 75766

Plans through July 1st notwithstanding any Changes thereafter



COMMON SYMBOLS AND ABBREVIATIONS

JENNINGS ARCHITECTS

BROWNE JACKSONVILLE RENOVATION
ROLAND BROWNE
201 EAST COMMERCE STREET JACKSONVILLE TEXAS 75766

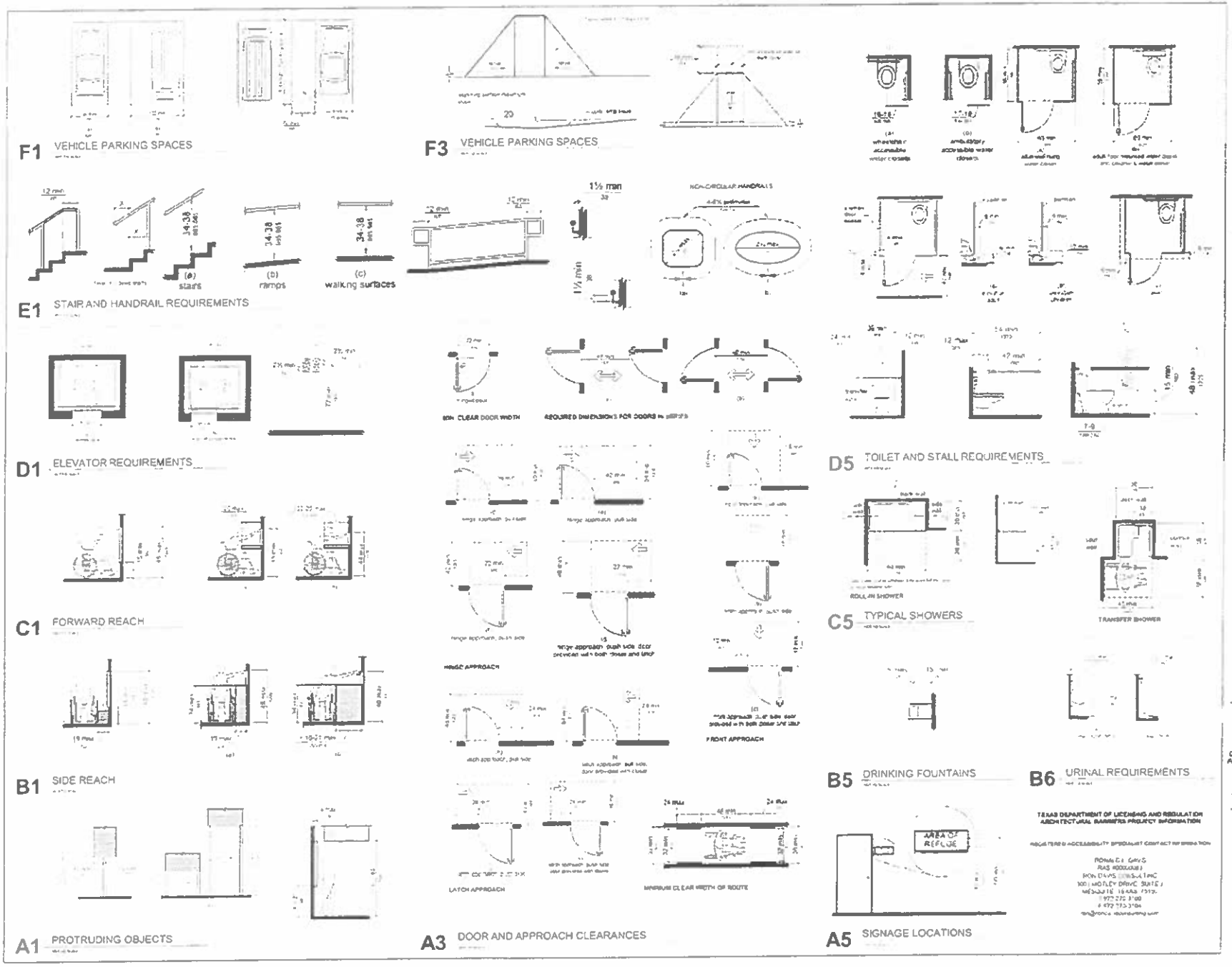
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION. DRAWINGS ARE RELEASED FOR PURPOSES OF REVIEW AND ESTIMATING ONLY.

GENERAL

COVER

G-001

Proposed Floor Plan



JENNINGS ARCHITECTS

BROWNE JACKSONVILLE RENOVATION
ROLAND BROWNE
201 LAST COMMERCE STREET, JACKSONVILLE, TEXAS 75766

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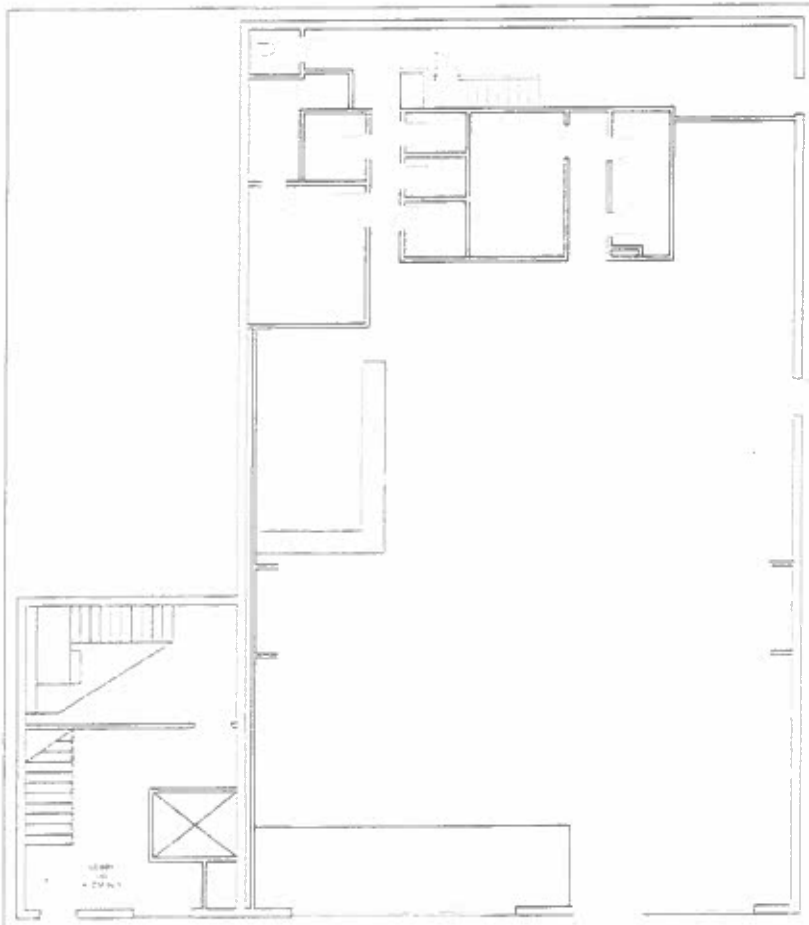
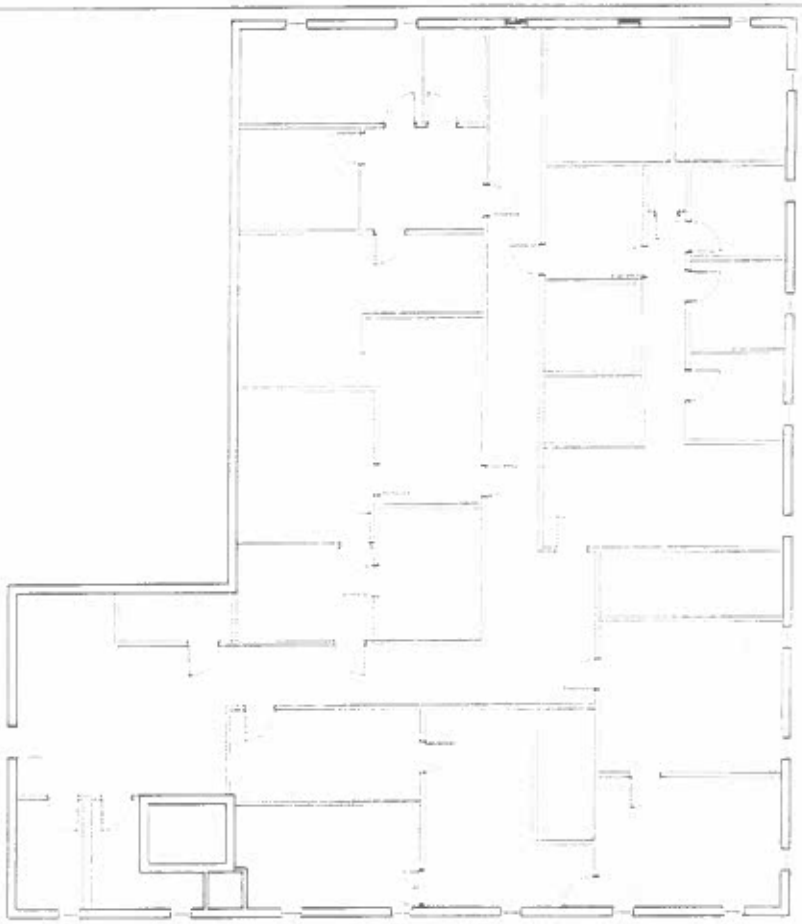
GENERAL

TAS DETAILS

G-002



B1 1st FLOOR DEMO PLAN



B4 2nd FLOOR DEMO PLAN

JENNINGS ARCHITECTS

BROWNE JACKSONVILLE RENOVATION

ROLAND BROWNE

201 EAST COMMERCE STREET, JACKSONVILLE, TEXAS 75766

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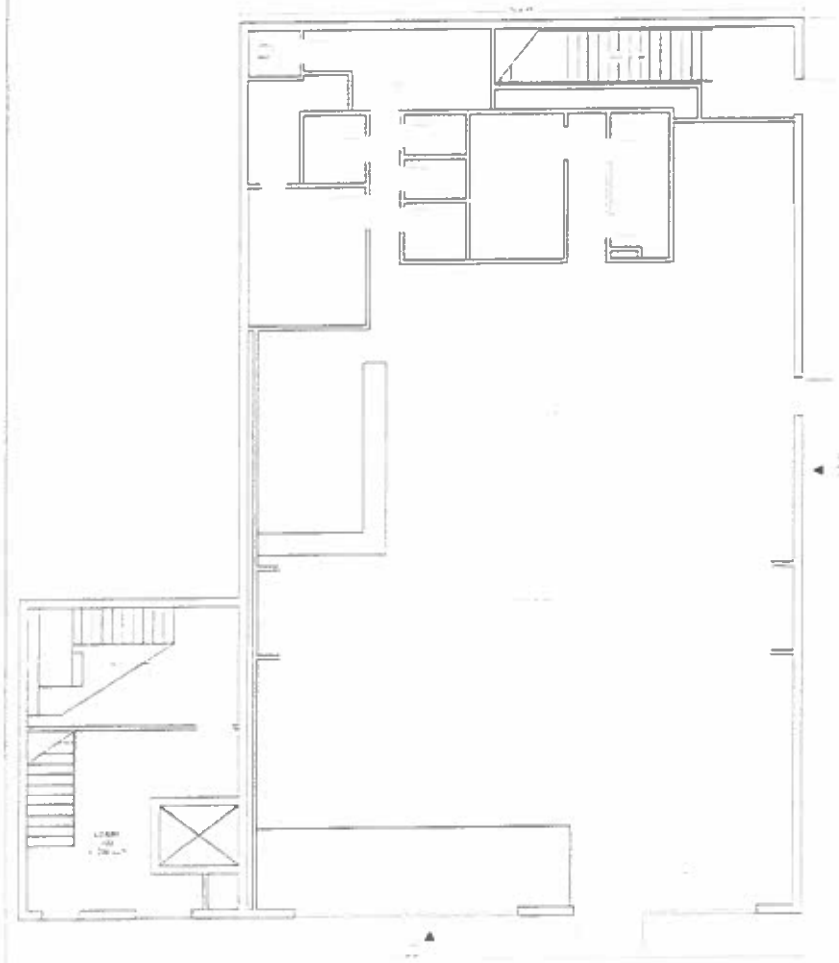
Kristopher Jason Jennings
TX Registration #18[illegible]

DEMOLITION PLAN

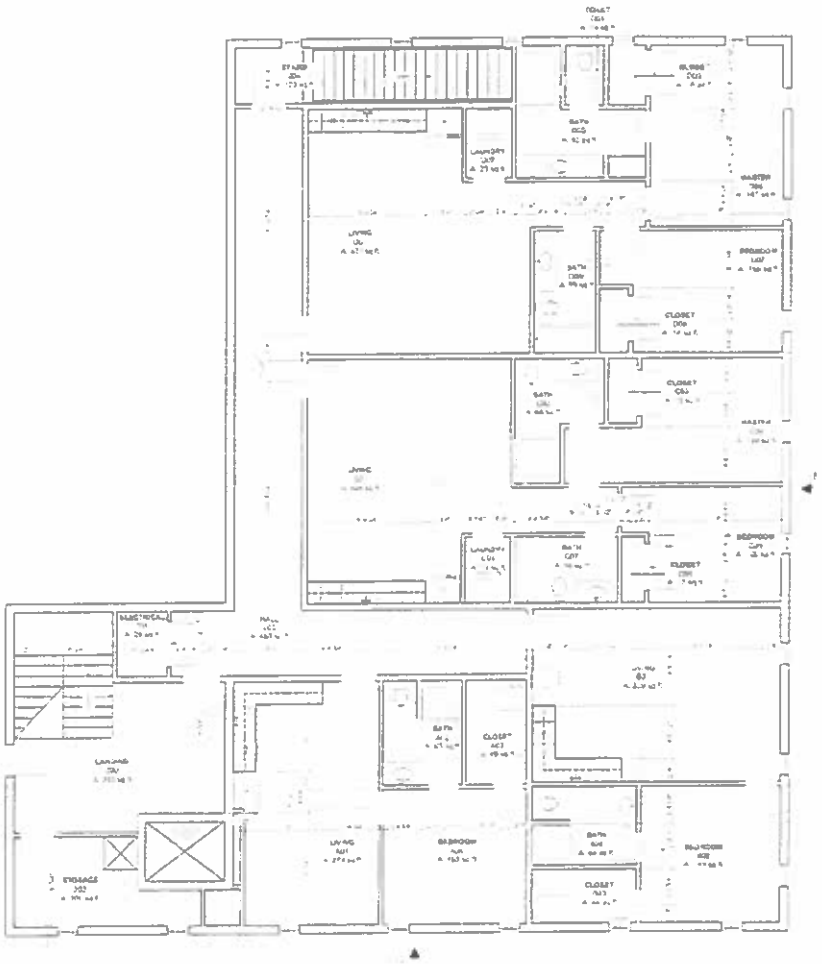
AD101

Architect Project #2023.23

Date: <DATE OF ISSUE>



B1 1st FLOOR PLAN



B4 2nd FLOOR PLAN

JENNINGS ARCHITECTS

Roland Browne

BROWNE JACKSONVILLE RENOVATION

ROLAND BROWNE

201 EAST COMMERCE STREET, JACKSONVILLE, TEXAS 75766

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Kristopher Jason Jennings
TX Registration #18812

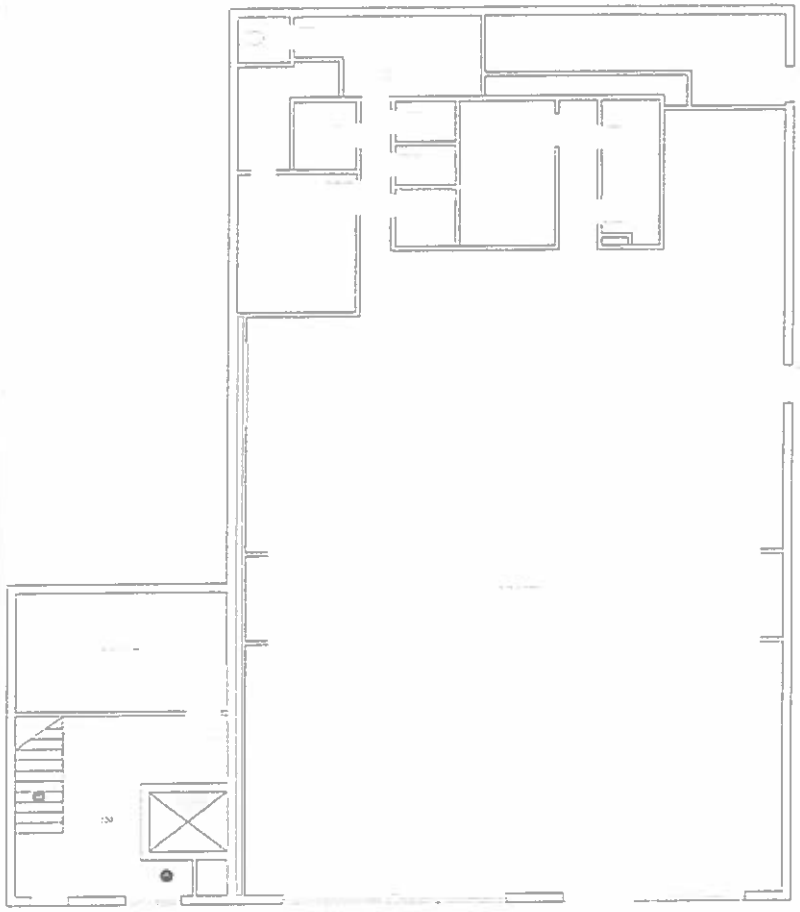
FLOOR

PLAN

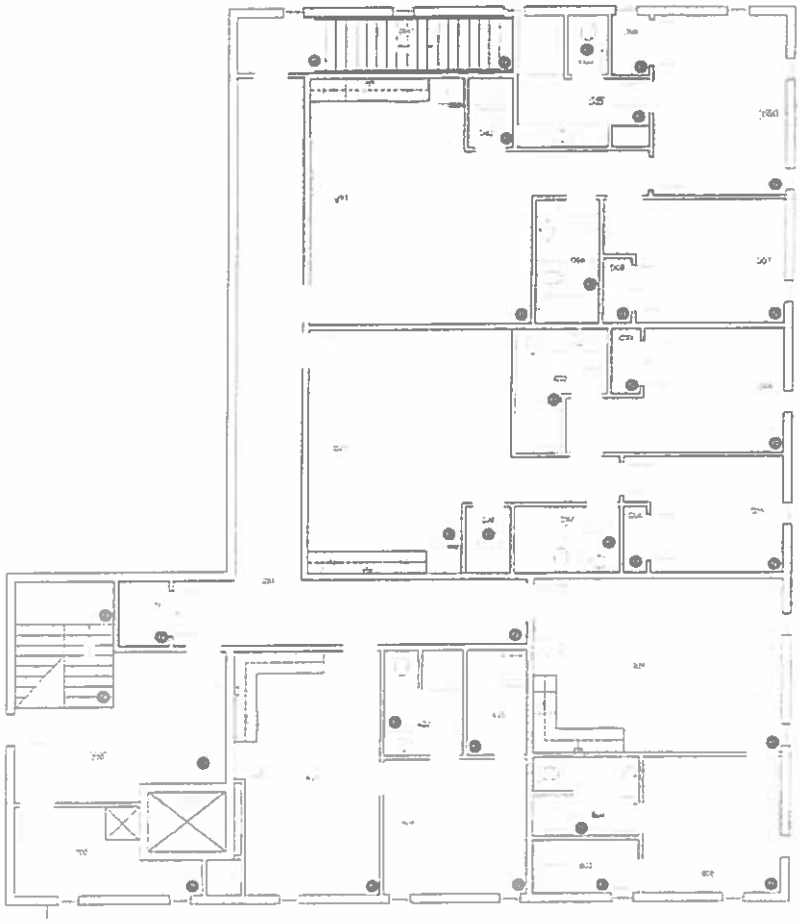
A-101

Architect Project #2022.23

Print Date 10/18/2024 5:45 PM



B1 1st FLOOR PLAN



B4 2nd FLOOR PLAN

JENNINGS
ARCHITECTS

BROWNE JACKSONVILLE RENOVATION
ROLAND BROWNE
201 EAST COMMERCE STREET JACKSONVILLE, TEXAS 75766

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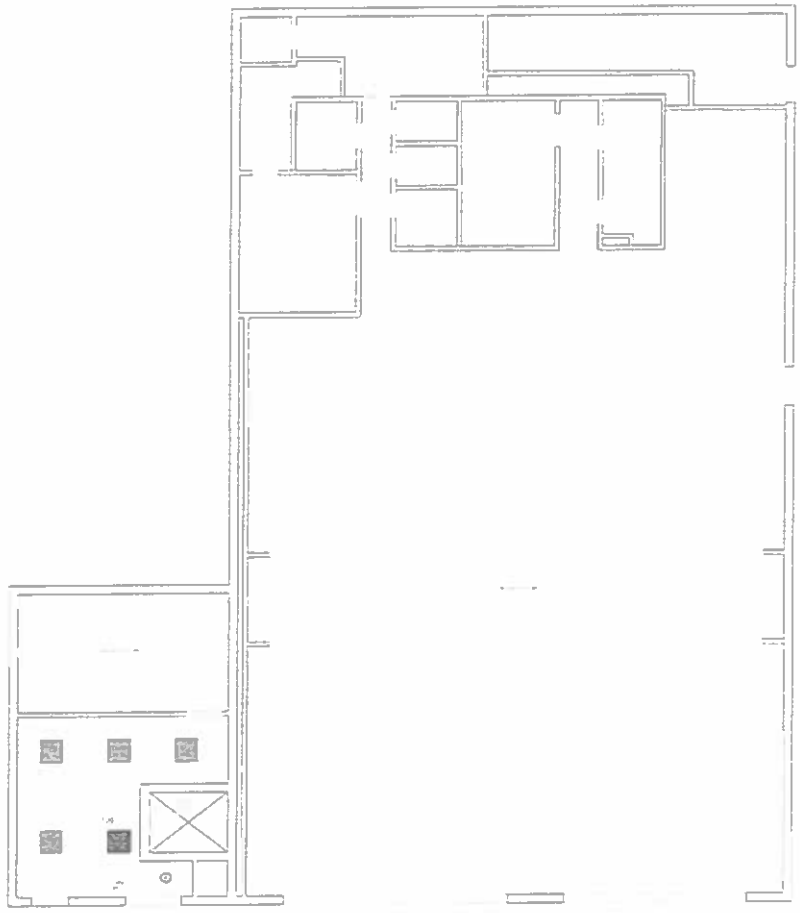
Kristopher Jason Jennings

FINISH
PLAN

A-201

Architect Project #2022.23
Print Date: <DATE\OPTIMUM>



B1 1st FLOOR CEILING PLAN

B4 2nd FLOOR CEILING PLAN

JENNINGS
ARCHITECTS

1106 West Erwin Street
Tyler, Texas 75702

jennings-architects.com
903.593.2175
jennings@jennings-architects.com

Roland Browne
BL and Phyllis Hamilton
6 Cypress Dr. Ste.

BROWNE JACKSONVILLE RENOVATION

ROLAND BROWNE

201 EAST COMMERCE STREET JACKSONVILLE, TEXAS 75766

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Kristopher Jason Jennings
TX Registration # 18612

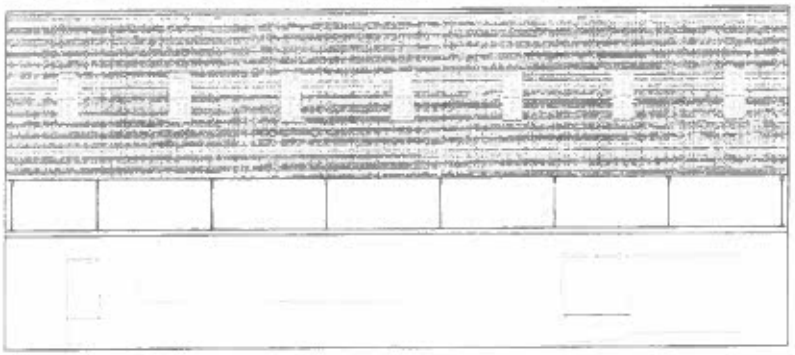
CEILING

PLAN

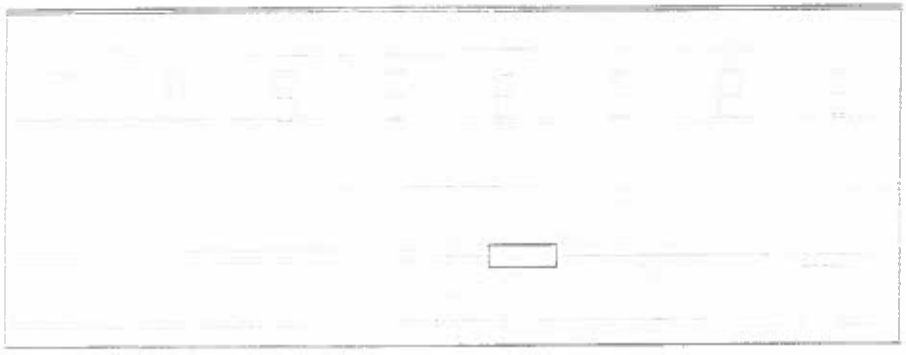
A-301

Architect Project #21072.23

Plot Date: 10/07/2024 8:



E1 FRONT ELEVATION



C1 SIDE ELEVATION

JENNINGS
ARCHITECTS

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201 EAST COMMERCE STREET, JACKSONVILLE, TEXAS 75766

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EXTERIOR
ELEVATIONS

A-501

201 & 205 E Commerce St.

Planned Development

201 & 205 E Commerce St

THE CITY OF JACKSONVILLE

CITY OF JACKSONVILLE PLANNING & ZONING COMMISSION NOTICE OF PUBLIC HEARING TUESDAY, SEPTEMBER 20, 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 PROPERTIES 201 AND 205 E COMMERCE FROM H (CENTRAL BUSINESS) TO PD (PLANNED DEVELOPMENT) TO ALLOW FOR MIXED USE INCLUDING LIVING QUARTERS.

This item is currently scheduled to appear before the City Council on Tuesday, OCTOBER 11, 2022, at 6:00 P.M. in the Council Chambers of City Hall, 315 S. Ragsdale Street, Jacksonville, Texas, 75766.

Google Maps 200 E Commerce St

Image capture: Dec 2018 © 2022 Google

← 201 E Commerce St

All Street View & 360°

Property Address	Owner Name	Mailing Street	Mailing City,State,Ztip
114 E COMMERCE JACKSONVILLE	ALEXANDER FRANCES D	1946 FOX HUNTER LN	FAYETTEVILLE, AR 72701
212 E COMMERCE ST	AUSTIN BANK	PO BOX 951	JACKSONVILLE ,TX 75766
218 MAIN S JACKSONVILLE	BATTON DANNY D & JUNE N	343 CR 3211	JACKSONVILLE, TX 75766
118 E COMMERCE ST	BEATHARD,DEBRA GEORGETTE	118 E COMMERCE ST	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
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 E COMMERCE ST	CHURCH	207 E COMMERCE ST	JACKSONVILLE ,TX 75766
225 S MAIN ST	CONRAD,THEODORE J	218 S BOLTON ST	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
213 COMMERCE JACKSONVILLE	DURISOE TOM	4910 FM 856 N	TROUP, TX 75789
228 S MAIN JACKSONVILLE	EAST RICHARD AND NANCY	328 CR 3508	BULLARD, TX 75757
111 E COMMERCE ST	GERTIE PROPERTIES LLC	111 E COMMERCE ST	JACKSONVILLE ,TX 75766
215 S MAIN JACKSONVILLE	GRIFFIN EMILY	1312 HILLCREST ST	JACKSONVILLE, TX 75766
219 S MAIN JACKSONVILLE			JACKSONVILLE, TX 75766
217 S MAIN JACKSONVILLE			JACKSONVILLE, TX 75766
113 E COMMERCE ST	GRP CONSULTING LLC	1520 COUNTY ROAD 1616	JACKSONVILLE ,TX 75766
111 E COMMERCE JACKSONVILLE	HABERLE EDNA F	2103 BAYLOR DR	JACKSONVILLE, TX 75766
	LOPEZ JESUS B AND MARIA Y TAPIA	301 WILLIAMS DR	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
213 S MAIN JACKSONVILLE	MILES BARBER SHOP	3686 CR 1905	JACKSONVILLE, TX 75766
214-218 E COMMERCE	NICHOLS,ROBERT LEE & DONNA GAIL	PO BOX 1591	JACKSONVILLE ,TX 75766
117 E COMMERCE JACKSONVILLE	NORTH BOLTON FINANCE CO	P O BOX 319	JACKSONVILLE, TX 75766
214 E RUSK ST	ONCOR ELECTRIC DELIVERY CO LLC	PO BOX 139100	DALLAS ,TX 75313
215-217 E COMMERCE ST	PALACE BUILDING CORPORATION	215 E COMMERCE ST FL 2	JACKSONVILLE ,TX 75766
209 COMMERCE JACKSONVILLE	PAVLETICH PAUL SAYBLE	P O BOX 457	JACKSONVILLE, TX 75766
201 E MAIN JACKSONVILLE	PROCESS OF COLLABORATION A CIRCLE OF T	205 EAST COMMERCE #205	JACKSONVILLE, TX 75766
201 E COMMERCE ST	PROCESS,COLLABORATION A CIRCLE TEN	801 VZ COUNTY ROAD 4929	BEN WHEELER ,TX 75754
225 MAIN S JACKSONVILLE	RIPKOWSKI KENNETH AND SUSIE	103 E COMMERCE	JACKSONVILLE, TX 75766
214 S MAIN ST	RITUAL LLC	214 S MAIN ST	JACKSONVILLE ,TX 75766

209 E COMMERCE ST	SAYBLE,PAVLETICH PAUL	PO BOX 457	JACKSONVILLE ,TX 75766
220 S MAIN ST	SIDES,JIMMY A	220 S MAIN ST	JACKSONVILLE ,TX 75766
214 RUSK E JACKSONVILLE	SOUTHWESTERN ELECTRIC SERVICE CO	P O BOX 139100	DALLAS, TX 75313
211 E COMMERCE ST	T AND B YOUNG A TEXAS	410 W ERWIN ST	TYLER ,TX 75702
	T AND B YOUNG LTD	2210 W GRANDE BLVD	TYLER, TX 75703
219 S MAIN ST	TORRES,JUAN DANIEL	835 FORT WORTH ST	JACKSONVILLE ,TX 75766
219 COMMERCE JACKSONVILLE	WALKER DON H & CLAUDIA	219 E COMMERCE ST	JACKSONVILLE, TX 75766
209 RAGSDALE JACKSONVILLE			JACKSONVILLE, TX 75766
209 S RAGSDALE ST	WALKER,DON H	219 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

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): David Trawick II
Address: 705 CR 1715
City and State: Jacksonville TX
Telephone No. 903-721-1455

Description & Location of Property requested to be changed:

Lot, Block & Addition: A 41 Blk 3299B Tr 43 J Pineda
Property Address/Location: Garner Lane Jacksonville

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

PRESENT ZONING DESIGNATION
CLASSIFICATION: Industrial
AREA (ACREAGE):

PROPOSED ZONING REQUEST
CLASSIFICATION: Single Family
AREA (ACREAGE):

C. REASON (S) FOR REQUEST (Please be specific): Garner Ln has several single family homes

D. STATEMENT REGARDING RESTRICTIVE COVENANTS/DEED RESTRICITON:
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.

THE CITY OF JACKSONVILLE

CITY OF JACKSONVILLE PLANNING & ZONING COMMISSION NOTICE OF PUBLIC HEARING TUESDAY, SEPTEMBER 20, 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:

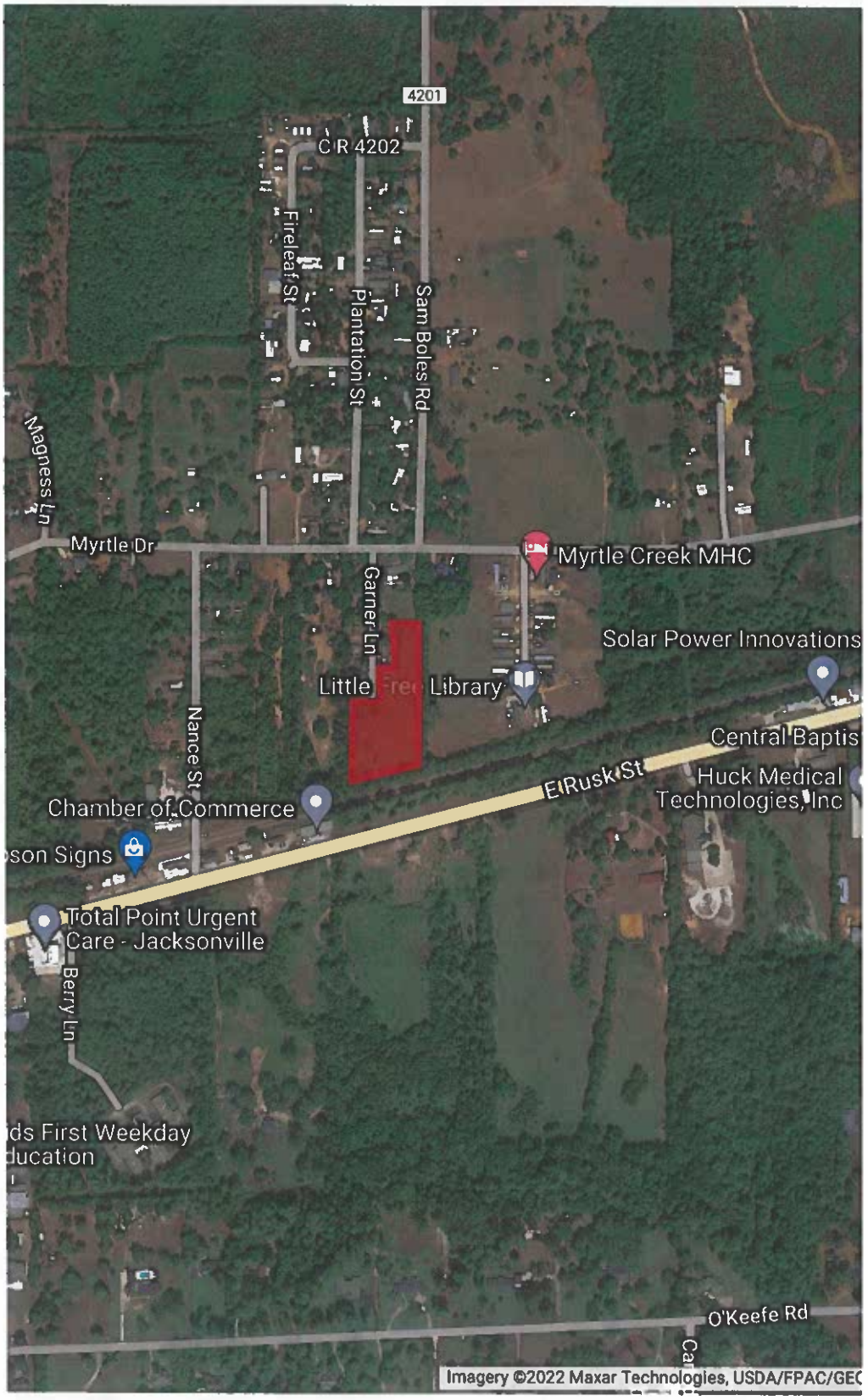
1. CONSIDER A REQUEST TO REZONE TRACT 43, A41, BLOCK 3279B, OF THE JOSE PINEDA SURVEY FROM K (INDUSTRIAL) TO A (SINGLE FAMILY).

This item is currently scheduled to appear before the City Council on Tuesday, OCTOBER 11, 2022, at 6:00 P.M. in the Council Chambers of City Hall, 315 S. Ragsdale Street, Jacksonville, Texas, 75766.

Tract 43, A41, Block 3279B, Garner Lane.

Zone Change from Industrial to Single Family

Tract 43, Garner Ln.



Property Address	Zip Code	Owner Name	Mailing Street	Mailing City,State,Ztip
1109 MYRTLE DR	75766	BAKER SAMUEL	1113 MYRTLE DRIVE	JACKSONVILLE, TX 75766
RUSK E	75766	POWELL,BILLY J	19231 US HIGHWAY 79	JACKSONVILLE ,TX 75766
1706-16 E RUSK JACKSONVILL	75766	TAYLOR O W AND MARY LOU	1291 CR 2011	NACOGDOCHES, TX 75965
NO ADDRESS ASSIGNED	75766	TRAWICK DAVID W II AND MELISSA ANN	P O BOX 1774	JACKSONVILLE TX 75766
1201 MYRTLE DR	75766	TRAWICK DAVID W II AND MELISSA ANN	P O BOX 1774	JACKSONVILLE, TX 75766
201 GARNER LN	75766	TRAWICK,DAVID W II & MELISSA ANN	PO BOX 1774	JACKSONVILLE ,TX 75766
1313 MYRTLE DR	75766	MYRTLE COMMUNITY LLC	20615 MARILYN LN	SPRING ,TX 77388
213 GARNER LN	75766	TRAWICK DAVID W II AND MELISSA ANN	P O BOX 1774	JACKSONVILLE, TX 75766
203 GARNER LN	75766	TRAWICK,DAVID W II & MELISSA ANN	PO BOX 1774	JACKSONVILLE ,TX 75766
204 GARNER LN	75766	TRAWICK DAVID W II AND MELISSA ANN	P O BOX 1774	JACKSONVILLE, TX 75766
1207 MYRTLE DR	75766	TRAWICK DAVID W II AND MELISSA ANN	P O BOX 1774	JACKSONVILLE, TX 75766
205 GARNER LN	75766	TRAWICK,DAVID W II & MELISSA ANN	PO BOX 1774	JACKSONVILLE ,TX 75766
1301 MYRTLE DR	75766	ELLIOTT,ROYCE L & DARLENE	1301 MYRTLE DR	JACKSONVILLE ,TX 75766
211 GARNER LN	75766	TRAWICK DAVID W II AND MELISSA ANN	P O BOX 1774	JACKSONVILLE, TX 75766
NO ADDRESS ASSIGNED	75766	TRAWICK DAVID W II AND MELISSA ANN	P O BOX 1774	JACKSONVILLE TX 75766
1207 MYRTLE DR	75766	REEVES KIMBERLY VALLIA	15154 CR 1125	TYLER, TX 75703
205 GARNER JACKSONVILLE	75766	TRAWICK DAVID W II AND MELISSA ANN	P O BOX 1774	JACKSONVILLE, TX 75766
206 GARNER LN	75766	TRAWICK,DAVID W II & MELISSA ANN	PO BOX 1774	JACKSONVILLE ,TX 75766
NO ADDRESS ASSIGNED	75766	BAKER SAMUEL	1113 MYRTLE DRIVE	JACKSONVILLE TX 75766
RUSK E JACKSONVILLE	75766	POSADA JOSE	1306 BEAUMONT ST	JACKSONVILLE, TX 75766
1706 E RUSK ST	75766	MCCORMACK,MELISSA	1291 COUNTY ROAD 2011	NACOGDOCHES ,TX 75965
201 GARNER LN	75766	TRAWICK DAVID W II AND MELISSA ANN	P O BOX 1774	JACKSONVILLE, TX 75766
205 GARNER LN	75766	TRAWICK,DAVID W II & MELISSA ANN	PO BOX 1774	JACKSONVILLE ,TX 75766
1113 MYRTLE DR	75766	BAKER SAMUEL D	1113 MYRTLE DR	JACKSONVILLLE, TX 75766
NO ADDRESS ASSIGNED	75766	TRAWICK DAVID W II AND MELISSA ANN	P O BOX 1774	JACKSONVILLE TX 75766
203 GARNER LN	75766	TRAWICK DAVID W II AND MELISSA ANN	P O BOX 1774	JACKSONVILLE, TX 75766
1301 MYRTLE DR	75766	ELLIOTT ROYCE L & DARLENE	1301 MYRTLE DR	JACKSONVILLE, TX 75766
RUSK E	75766	POSADA,JOSE	1614 OVERWOOD	JACKSONVILLE ,TX 75766
1207 MYRTLE DR	75766	VALLIA REEVES,KIMBERLY	15154 COURT 1125	TYLER ,TX 75703
1113 MYRTLE DR	75766	BAKER,SAMUEL	1113 MYRTLE DR	JACKSONVILLE ,TX 75766
RUSK E JACKSONVILLE	75766	POWELL BILLY J AND ADA RUTH	19231 US HWY 79 E	JACKSONVILLE, TX 75766
206 GARNER JACKSONVILLE	75766	TRAWICK DAVID W II AND MELISSA ANN	P O BOX 1774	JACKSONVILLE, TX 75766
203 GARNER JACKSONVILLE	75766	TRAWICK DAVID W II AND MELISSA ANN	P O BOX 1774	JACKSONVILLE, TX 75766

1313 MYRTLE DR	75766	MYRTLE COMMUNITY LLC	20615 MARILYN LN	SPRING, TX 77388
NO ADDRESS ASSIGNED	75766	TRAWICK DAVID W II AND MELISSA ANN	P O BOX 1774	JACKSONVILLE TX 75766
1201 MYRTLE DR	75766	LUNDGREN,JACOB REILLY	PO BOX 273	BULLARD ,TX 75757
1313 MYRTLE DR	75766	MYRTLE COMMUNITY LLC	20615 MARILYN LN	SPRING ,TX 77388
RUSK E	75766	POSADA,JOSE	1614 OVERWOOD	JACKSONVILLE ,TX 75766
1207 MYRTLE DR	75766	VALLIA REEVES,KIMBERLY	15154 COURT 1125	TYLER ,TX 75703

P&Z meeting
Sept. 20 @
12:00 PM
315 S Ragsdale

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)

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email: [redacted] Foreverandeveryoungllc@gmail.com

B. Applicant (s) Name and Address

Applicant (s): BRANDI READ
Address: 1131 CR 3108
City and State: Jacksonville TX 75766
Telephone No. 432-352-3416

Description & Location of Property requested to be changed:

Lot, Block & Addition:
Property Address/Location: 926 W RUSK
Jacksonville TX 75766
Plat Page No (s): (If applicable):

PRESENT ZONING DESIGNATION	PROPOSED ZONING REQUEST
CLASSIFICATION:	CLASSIFICATION:
AREA (ACREAGE):	AREA (ACREAGE):

C. REASON (S) FOR REQUEST (Please be specific): I want to have a little apartment on the side of my Business. I need it permitted for Residential and commercial.

D. STATEMENT REGARDING RESTRICTIVE COVENANTS/DEED RESTRICITON:
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: _____ 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.

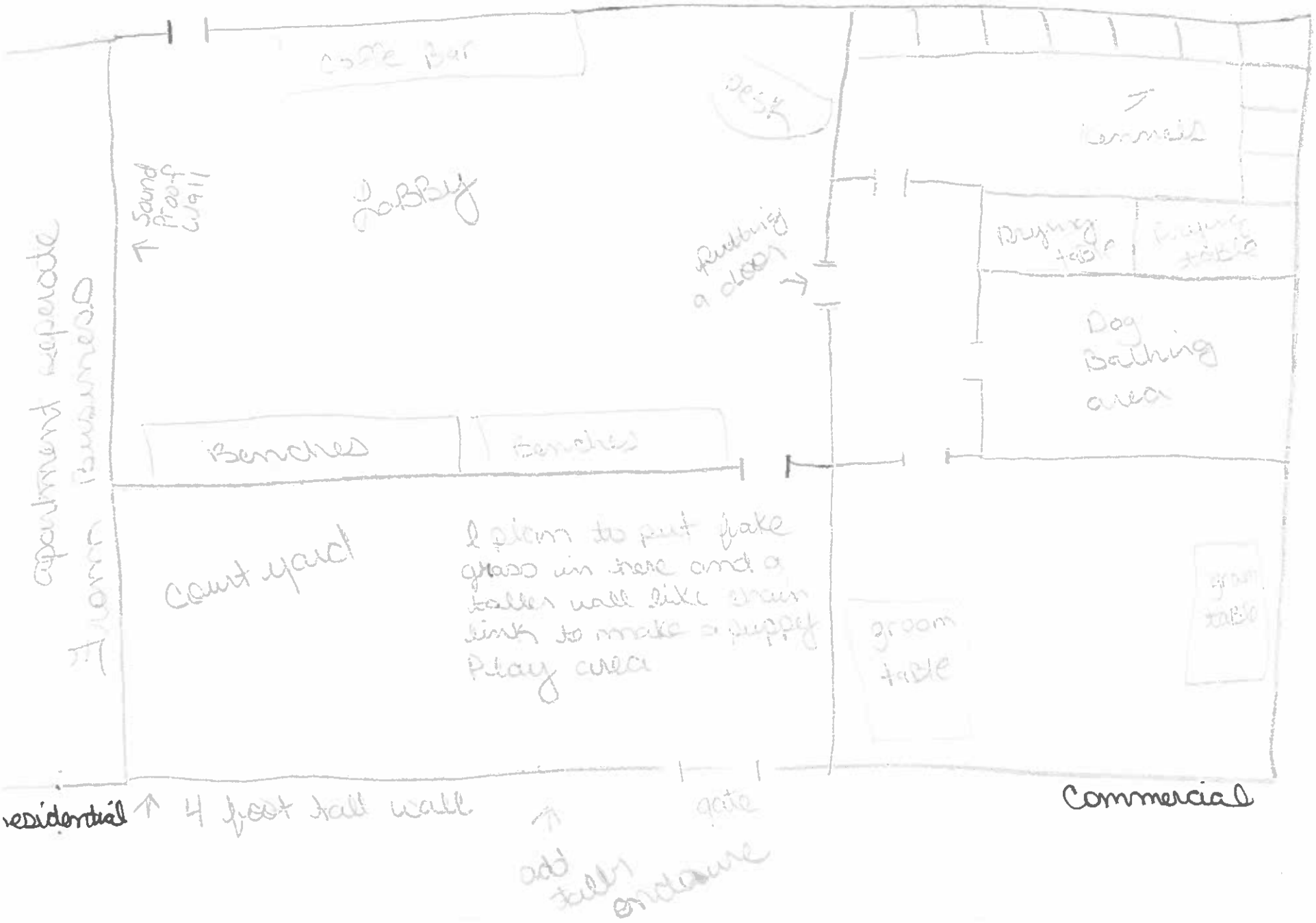
C. The Planning and Zoning Commission hears all requests on the third (3rd) Tuesday of each month at 5:30 P.M. in the Municipal Court, 307 E. Commerce, Jacksonville, TX. Please have a representative present at public hearing.

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 REQURED 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.


A plan for all of this to BE
turned into parking By WE ROCK.
to includ handicaped
Covered
Parking
spot per
apartment
Entrance to shop
apartment
shop
courtyard
Entrance


Coffee Bar
Desk
Lobby
Sound Proof Wall
Kennels
Drying table
Drying table
Building a door
Dog Bathing area
Benches
Benches
apartment seperate
Woman Businesses
Court yard
I plan to put fake grass in here and a taller wall like chain link to make a puppy Play area
groom table
groom table
residential
4 foot tall wall
gate
odd tall enclosure
Commercial

Google Maps 924 US-79

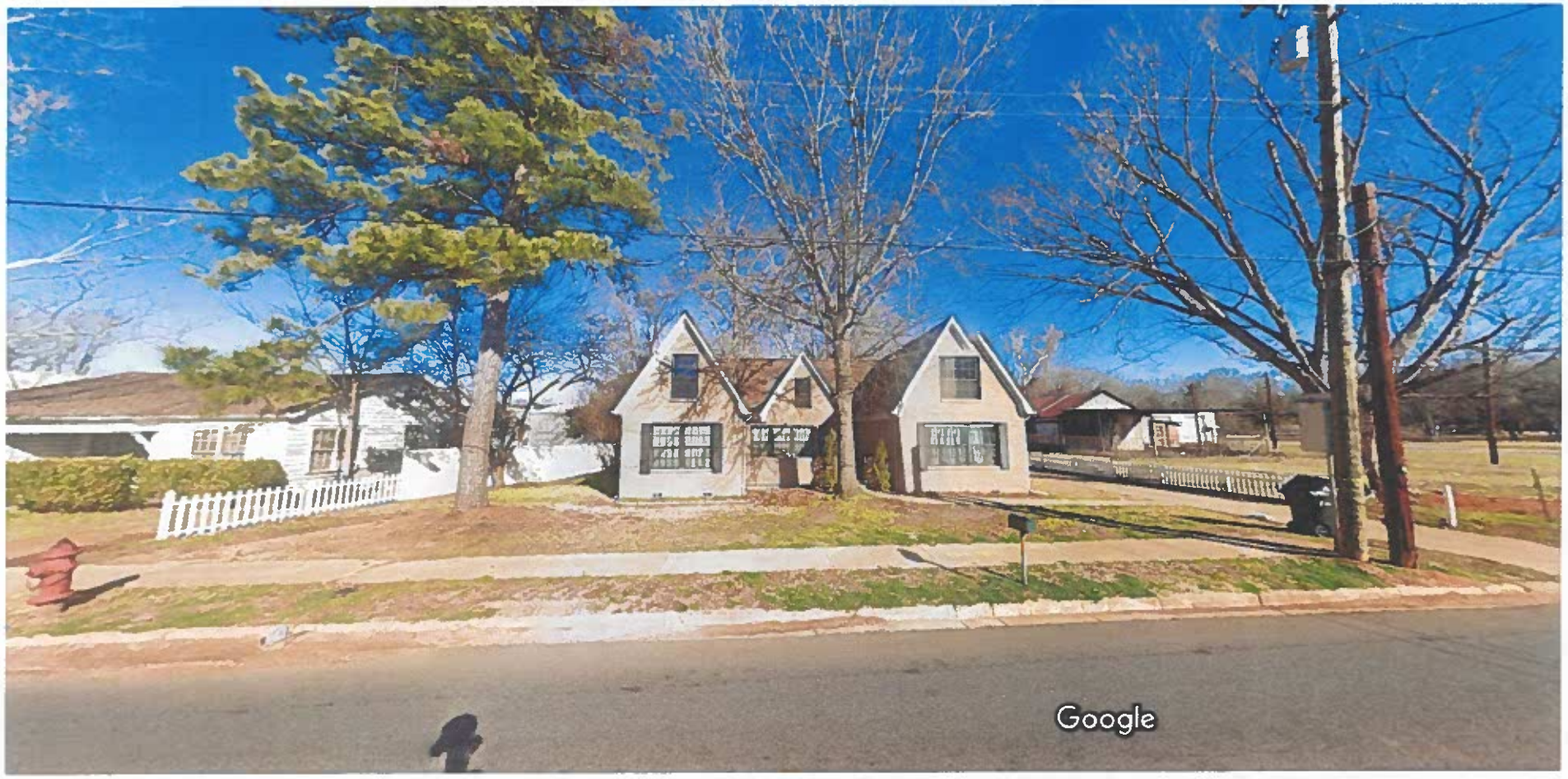


Image capture: Feb 2022 © 2022 Google

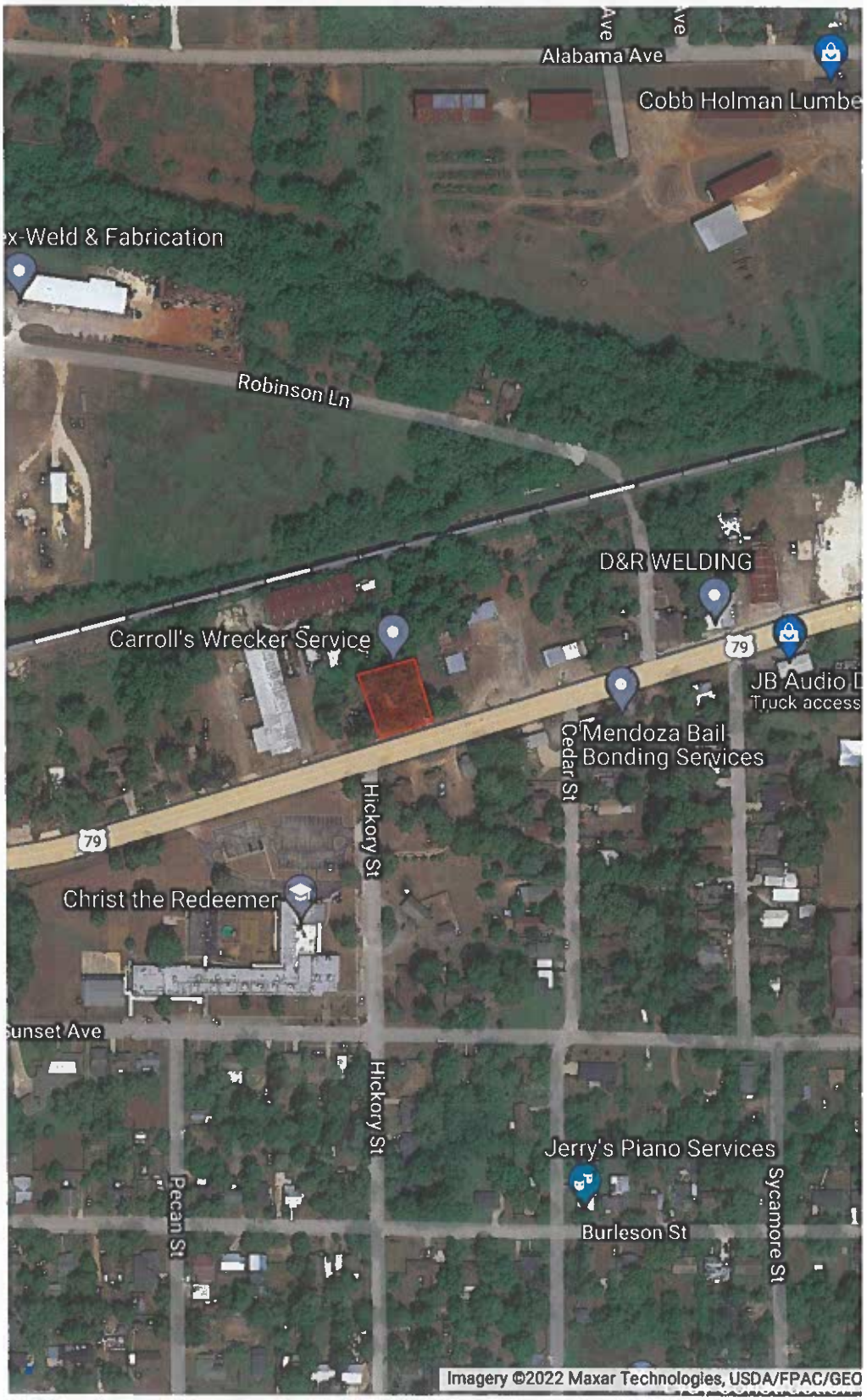
← 926 W Rusk St

All Street View & 360°

926 W Rusk St.

Special Use Permit

926 W Rusk



THE CITY OF JACKSONVILLE

CITY OF JACKSONVILLE PLANNING & ZONING COMMISSION NOTICE OF PUBLIC HEARING TUESDAY, SEPTEMBER 20, 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 FOR A SPECIAL USE PERMIT LOCATED AT 926 W RUSK TO ALLOW FOR AN APARTMENT TO BE LOCATED WITHIN A COMMERCIAL BUSINESS.

This item is currently scheduled to appear before the City Council on Tuesday, OCTOBER 11, 2022, at 6:00 P.M. in the Council Chambers of City Hall, 315 S. Ragsdale Street, Jacksonville, Texas, 75766.

Property Address	Zip Code	Owner Name	Mailing Street	Mailing City,State,Ztip
2404 LAKE PARK LN	75766	ADCOCK WILLIAM E JR	205 ADCOCK DR	JACKSONVILLE, TX 75766
206 CEDAR ST	75766	AGUILAR,JUAN G & DELIA R	206 CEDAR ST	JACKSONVILLE ,TX 75766
218 CEDAR ST	75766	ARRIAGA,SERGIO MARTINEZ	218 CEDAR ST	JACKSONVILLE ,TX 75766
823 W RUSK ST	75766	BARRERA,KRISTINA MENDOZA	4951 N US HIGHWAY 79	PALESTINE ,TX 75801
928 W RUSK ST	75766	CALDWELL,JESSE SHANE	928 W RUSK ST	JACKSONVILLE ,TX 75766
825 W RUSK ST	75766	CATLETT,LOWELL DEAN & SANDRA	131 COUNTY ROAD 365	GEORGE WEST ,TX 78022
1002 SUNSET AVE	75766	DEBRA,MCCORMICK & FLORES,ISR.	247 S BARRON ST	RUSK ,TX 75785
2408 LAKE PARK LN	75766	DUFF TOM G & JUDY	2408 LAKE PARK LANE	JACKSONVILLE, TX 75766
215 CEDAR ST	75766	FRAUSTO,ROBERT & ROSEMARY	1104 HENDERSON ST	JACKSONVILLE ,TX 75766
2444 LAKE PARK LN	75766	GOULD WALTER P AND LAURIE	P O BOX 762	ALTO, TX 75925
901 W RUSK ST	75766	GUARNEROS,EUSEBIO	PO BOX 1175	JACKSONVILLE ,TX 75766
2428 LAKE PARK LN	75766	HASSELL PATRICIA	18555 FM 747 N	JACKSONVILLE, TX 75766
2412 LAKE PARK LN	75766	JACKSON,BOBBY SR.	2412 LAKE PARK LN	JACKSONVILLE ,TX 75766
926 W LARISSA JACKSONVILLE	75766	JACKSONVILLE ASSETS LLC		TYLER, TX 75703
910 W LARISSA	75766	JACKSONVILLE ASSETS LLC	1401 CUMBERLAND RD	TYLER ,TX 75703
902 W RUSK ST	75766	KINCADE,GENEVA	902 W LARISSA	JACKSONVILLE ,TX 75766
2436 LAKE PARK LN	75766	LONG RICHARD	18555 FM 747 N	JACKSONVILLE, TX 75766
ROBERTSON JACKSONVILLE	75766	MCKINNEY AND MOORE INC	105 N GILLESPIE AVE	JACKSONVILLE, TX 75766
823 RUSK W JACKSONVILLE	75766	MENDOZA JOHN E	304 GILLESPIE	JACKSONVILLE, TX 75766
POPLAR-LARISSA W JACKSONVILLE	75766	NLFC INC	11752 VALLEYDALE	DALLAS, TX 75230
1016 W RUSK ST	75766	PARKER,EUGENE & VICKI	526 SPRINGCREEK RD	GRAND SALINE ,TX 75140
900 W RUSK ST	75766	SAYBLE,PAVLETICH PAUL	PO BOX 457	JACKSONVILLE ,TX 75766
116 S PINEDA ST	75766	SILVA,ELIAS JR	656 CR 1420	JACKSONVILLE ,TX 75766
LAKE PARK	75766	SIMS BILL	224 CR 3127	JACKSONVILLE, TX 75766
904 W RUSK ST	75766	SMITH,WES COLTON	18588 COUNTY ROAD 2154	TROUP ,TX 75789
	75766	STEPHENS CATHY	1303 ALAMEDA ST	JACKSONVILLE, TX 75766
924 W RUSK ST	75766	STRECK PAUL AND LINDA	10950 E DRAKE ST	GARDENDALE, TX 79758
1002 SUNSET JACKSONVILLE	75766	TEXAS RUBY PROPERTIES LLC	P O BOX 117	JACKSONVILLE, TX 75766
2412 LAKE PARK LN	75766	WARREN BILLIE A	2412 LAKE PARK LN	JACKSONVILLE, TX 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)

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B. Applicant (s) Name and Address

Applicant (s): CURTIS CLADER
Address: 106 N. HOUSTON ST.
City and State: BULLARD TX
Telephone No. 903-312-3288

Description & Location of Property requested to be changed:

Lot, Block & Addition: 2R TRAILER PARK
Property Address/Location: 2404 LAKE PARK LANE

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

PRESENT ZONING DESIGNATION
CLASSIFICATION: MOBILE HOME VMK1
AREA (ACREAGE): 1.3

PROPOSED ZONING REQUEST
CLASSIFICATION: A SINGLE FAMILY
AREA (ACREAGE):

C. REASON (S) FOR REQUEST (Please be specific): WANTING TO BUILD SINGLE FAMILY RESIDENCE.

D. STATEMENT REGARDING RESTRICTIVE COVENANTS/DEED RESTRICITON:
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:
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   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) Curtis Clader 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: Curtis Clader
Address: 106 N. Houston
City, State, Zip: Bullard, TX 75757
Phone: 903-312-3288
Signature: [signature]

Owner (s) Name: _____
Address: _____
City, State, Zip: _____
Phone: _____
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 REQURED 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.

2404 Lake Park Ln.

Zone Change from Mobile Home to Single Family

2404 Lake Park Lane

THE CITY OF JACKSONVILLE

CITY OF JACKSONVILLE PLANNING & ZONING COMMISSION NOTICE OF PUBLIC HEARING TUESDAY, SEPTEMBER 20, 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 2404 LAKE PARK LANE FROM B-MH1 (MOBILE HOME SINGLE) TO A (SINGLE FAMILY).

This item is currently scheduled to appear before the City Council on Tuesday, OCTOBER 11, 2022, at 6:00 P.M. in the Council Chambers of City Hall, 315 S. Ragsdale Street, Jacksonville, Texas, 75766.

Property Address	Zip Code	Owner Name	Mailing Street	Mailing City,State,Ztip
2404 LAKE PARK LN	75766	ADCOCK WILLIAM E JR	205 ADCOCK DR	JACKSONVILLE, TX 75766
2408 LAKE PARK LN	75766	DUFF TOM G & JUDY	2408 LAKE PARK LANE	JACKSONVILLE, TX 75766
2444 LAKE PARK LN	75766	GOULD WALTER P AND LAURIE	P O BOX 762	ALTO, TX 75925
2428 LAKE PARK LN	75766	HASSELL PATRICIA	18555 FM 747 N	JACKSONVILLE, TX 75766
2412 LAKE PARK LN	75766	JACKSON,BOBBY SR.	2412 LAKE PARK LN	JACKSONVILLE ,TX 75766
2436 LAKE PARK LN	75766	LONG RICHARD	18555 FM 747 N	JACKSONVILLE, TX 75766
LAKE PARK	75766	SIMS BILL	224 CR 3127	JACKSONVILLE, TX 75766
LAKE PARK LN	75766	STEPHENS,CATHY	1303 ALAMEDA DR	JACKSONVILLE ,TX 75766
2412 LAKE PARK LN	75766	WARREN BILLIE A	2412 LAKE PARK LN	JACKSONVILLE, TX 75766