



THE CITY OF JACKSONVILLE

**PLANNING AND ZONING BOARD MEETING
JACKSONVILLE CITY HALL COUNCIL CHAMBERS
315 S. RAGSDALE
MONDAY, NOVEMBER 7, 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 PROPERTY LOCATED AT 1020 WILLOW CREEK DRIVE FROM B (ONE AND TWO FAMILY) AND G (COMMERCIAL) TO J (WHOLESALE, WAREHOUSE, AND MANUFACTURING).**
- 5. CITIZEN PARTICIPATION**
- 6. QUESTIONS, COMMENTS, DISCUSSION**
- 7. ADJOURN**

Posted this the 4 th day of November 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.

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 USES 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.)

Erik@joulecapitalventures.com

B. Applicant (s) Name and Address

Applicant (s): Erik Osterhus
Address: 5311 Kirby Dr Suite 219
City and State: Houston, TX 77005
Telephone No. (281) 685-7034

Description & Location of Property requested to be changed:

Lot, Block & Addition: Abstract 41, Block 3280A TR 16 J PINEDA GENERAL OFFICES G07
Property Address/Location: 1020 Willow Creek Dr Jacksonville TX 75766

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

PRESENT ZONING DESIGNATION	PROPOSED ZONING REQUEST
CLASSIFICATION: <u>B- 1 & 2 Family</u>	CLASSIFICATION: <u>H - Central Business</u>
AREA (ACREAGE): <u>6.449 Acres</u>	AREA (ACREAGE): <u>6.449 Acres</u>

J - Wholesale

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

Convert existing warehouse portion of property to self storage.

Separate office space on second floor currently occupied by tenant (Concentrix) and will remain unchanged

D. STATEMENT REGARDING RESTRICTIVE COVENANTS/DEED RESTRICTICION:

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.

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) Erik Osterhus 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).

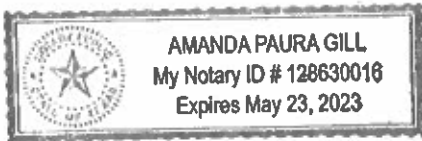
Owner (s) Name: KEN DIETZ Owner (s) Name: _____
Address: P.O. Box 1021 Address: _____
City, State, Zip: Buhalo, TX 75757 City, State, Zip: _____
Phone: 903-352-0444 Phone: _____
Signature: K Dietz Signature: _____

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: KEN DIETZ
ADDRESS: P.O. Box 1021
CITY, STATE, ZIP: Buhalo, TX 75757

SIGNATURE OF AUTHORIZED AGENT/PROPERTY OWNER: K Dietz

SUBSCRIBED TO AND SWORN BEFORE ME, this 28th day of September, 2022



Amanda Gill
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.

LEGAL DESCRIPTION

[illegible]

1. **Chief Executive**
 2. **Chief Financial Officer**
 3. **Chief Operating Officer**
 4. **Chief Marketing Officer**
 5. **Chief Technology Officer**
 6. **Chief Legal Officer**
 7. **Chief Human Resources Officer**
 8. **Chief Information Officer**
 9. **Chief Compliance Officer**
 10. **Chief Sustainability Officer**
 11. **Chief Security Officer**
 12. **Chief Risk Officer**
 13. **Chief Procurement Officer**
 14. **Chief Quality Officer**
 15. **Chief Innovation Officer**
 16. **Chief Data Officer**
 17. **Chief Customer Officer**
 18. **Chief Product Officer**
 19. **Chief Design Officer**
 20. **Chief Engineering Officer**
 21. **Chief Research and Development Officer**
 22. **Chief Manufacturing Officer**
 23. **Chief Logistics Officer**
 24. **Chief Distribution Officer**
 25. **Chief Sales Officer**
 26. **Chief Business Development Officer**
 27. **Chief Partnerships Officer**
 28. **Chief Government Affairs Officer**
 29. **Chief Public Affairs Officer**
 30. **Chief Communications Officer**
 31. **Chief Investor Relations Officer**
 32. **Chief Corporate Governance Officer**
 33. **Chief Ethics Officer**
 34. **Chief Diversity and Inclusion Officer**
 35. **Chief Environmental Officer**
 36. **Chief Social Officer**
 37. **Chief Community Officer**
 38. **Chief Philanthropy Officer**
 39. **Chief Legal Counsel**
 40. **Chief Tax Officer**
 41. **Chief Accounting Officer**
 42. **Chief Internal Audit Officer**
 43. **Chief Information Security Officer**
 44. **Chief Privacy Officer**
 45. **Chief Data Protection Officer**
 46. **Chief Information Systems Officer**
 47. **Chief Information Technology Officer**
 48. **Chief Information Management Officer**
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 50. **Chief Information Technology Officer**
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 97. **Chief Information Systems Officer**
 98. **Chief Information Technology Officer**
 99. **Chief Information Management Officer**
 100. **Chief Information Systems Officer**

CHINESE			
NAME	DATE	TIME	PLACE
CHINESE	1944	10:00	10:00

Zhang Dong - 1127 Firth

[illegible]

- ✶ **CTF** **Network**
- ✶ **Exp** **for** **Windows**
- ✶ **Can** **help**
- ✶ **Android** **Windows** **Windows**
- ✶ **Keymap**

YONKITY MAN
NOT TO BE

Single Family

There are two main types of way of life depending on where people live. In the city, people live in houses or flats. In the country, people live in houses or farms. People who live in the city are called city people. People who live in the country are called country people.

TITLE COMMITMENT EXCEPTION NOTES

[illegible]

U. S. HIGHWAY NO. 75
(VARIABLE PUBLIC)
(RIGHT-OF-WAY)

[illegible][illegible]REVISIONS
 DATE OF REVISION
 REVISION NO.

ALTA / NSPS LAND TITLE SURVEY

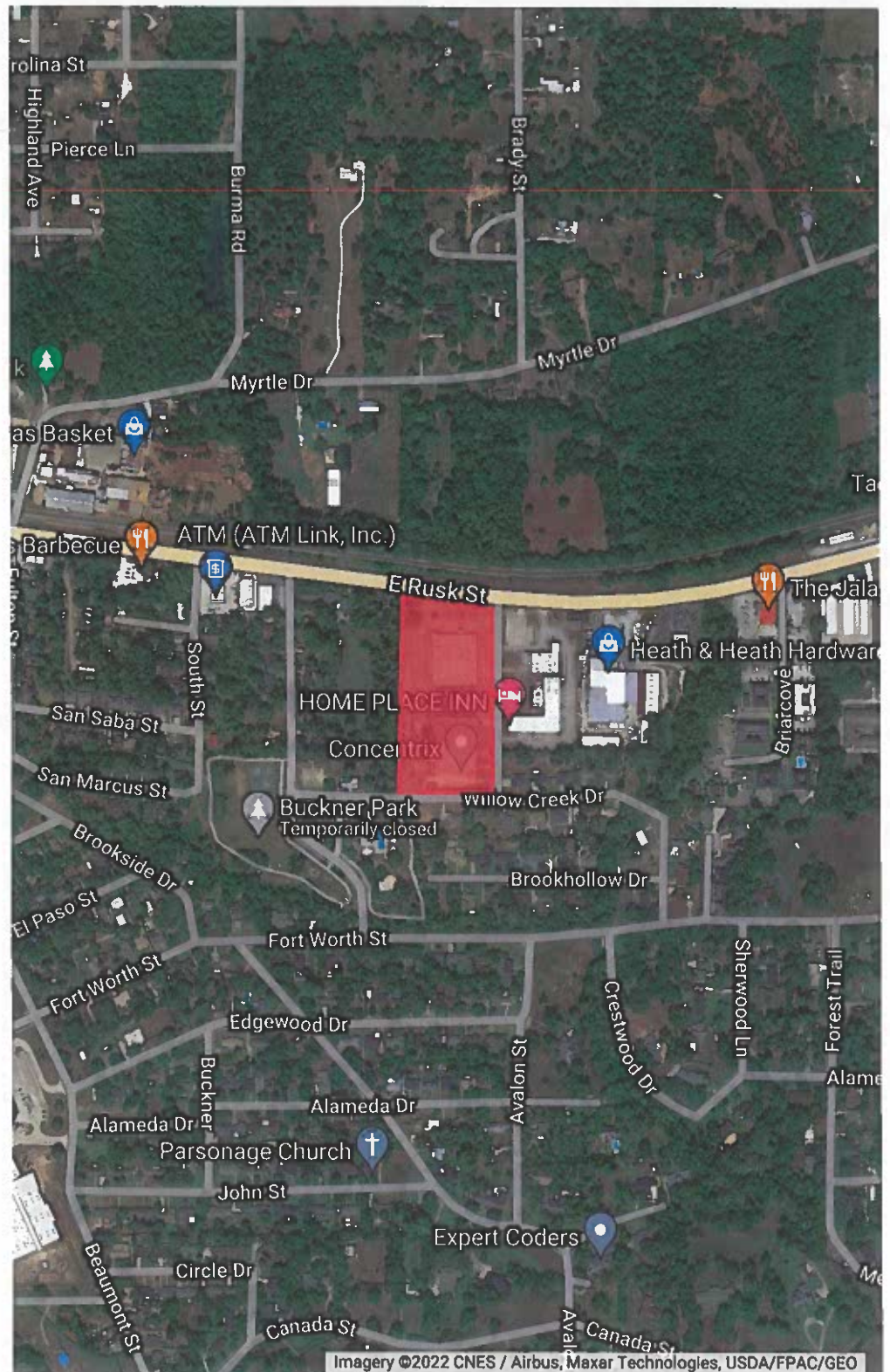
EDMUND SANCHEZ COCAC
Durham's Group of
 800 Providence Crn., 3d
 Durham, Tenn 37033
 678-80-3033
 eam@durham.com
 63000002
 20221071

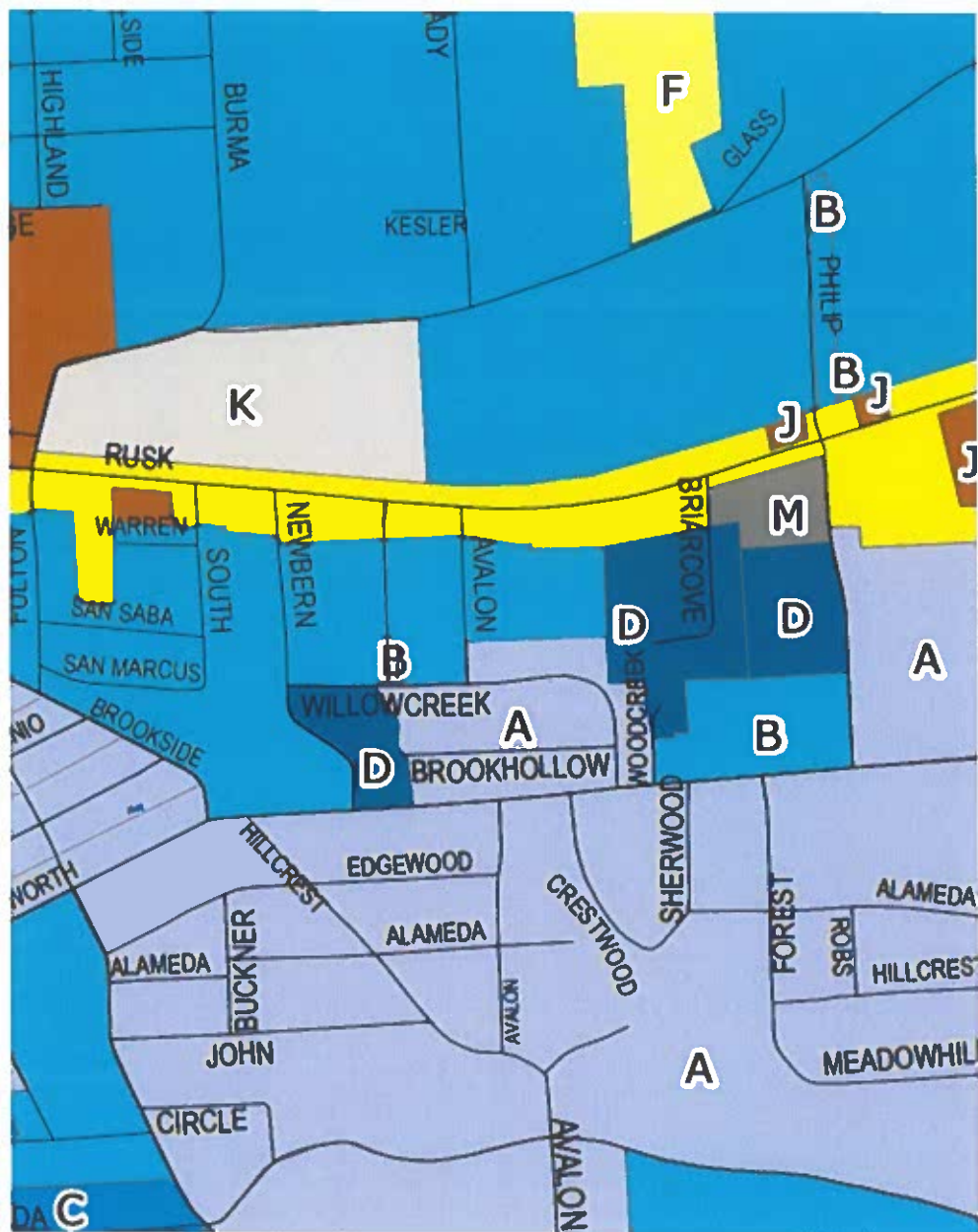
Survey Conducted by:
Bureau Veritas
350 E. Harrison Road, Suite A-1
Olathe, KS, 67464
800-441-2850
AL7LAB@bureauveritas.com
www.bureauveritas.com

Zone Change Request to J- Wholesale, Warehouse and Manufacturing District

Proposed Zone Change

1020 Willowcreek







THE CITY OF JACKSONVILLE

CITY OF JACKSONVILLE PLANNING & ZONING COMMISSION NOTICE OF PUBLIC HEARING MONDAY, NOVEMBER 7, 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 PROPERTY LOCATED AT 1020 WILLOW CREEK DRIVE FROM B (ONE AND TWO FAMILY) AND G (COMMERCIAL) TO J (WHOLSALE, WAREHOUSE, AND MANUFACTURING).

This item is currently scheduled to appear before the City Council on Tuesday, NOVEMBER 8, 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,Ztip
1205 E RUSK ST	ALVAREZ,MELIDA	1205 E RUSK ST	JACKSONVILLE ,TX 75766
409 MYRTLE DR	AVALOS GALEANNA,JAIME	409 MYRTLE DR	JACKSONVILLE ,TX 75766
401 MYRTLE DR	AYERS STEPHEN GREGGORY	309 MYRTLE DR	JACKSONVILLE, TX 75766
1104 BROOKHOLLOW DR	BARR DAVID P & MARGIE D	1104 BROOKHOLLOW	JACKSONVILLE, TX 75766
813 WILLOWCREEK DR	BROCKELMAN TERRY DALE &	813 WILLOW CREEK DR	JACKSONVILLE, TX 75766
809 WILLOWCREEK DR	DAVIS LAVELL THOMAS	809 WILLOW CREEK	JACKSONVILLE, TX 75766
1207 RUSK E JACKSONVILLE	HASSELL BARBARA J	312 MILTON ST	JACKSONVILLE, TX 75766
WILLOW CREEK DR JACKSONVILLE	HAZARI BUPENDRA (TONY)	3100 W NORTHWEST LOOF TYLER,	TX 75702
812 WILLOWCREEK DR	HINES GIDEON LEE	812 WILLOWCREEK DR	JACKSONVILLE, TX 75766
1100 BROOKHOLLOW DR	HORNSBY MARTHA D AND TORRIS E	1100 BROOKHOLLOW	JACKSONVILLE, TX 75766
409 MYRTLE DR	J AND J OTT HOLDING LLC	326 CR 4924	TROUP, TX 75789
205 NEWBERN ST	JACKSONVILLE CITY OF	P O BOX 1390	JACKSONVILLE, TX 75766
1020 WILLOWCREEK DR	KEN DIETZ HOMES INC	7813 COUNTY ROAD 137	FLINT ,TX 75762
1100 BROOKHOLLOW DR	LENORMAN,KENNETH D	1100 BROOKHOLLOW DR	JACKSONVILLE ,TX 75766
1016 BROOKHOLLOW DR	LEVINE,RONALD	1016 BROOKHOLLOW DR	JACKSONVILLE ,TX 75766
811 WILLOWCREEK DR	MAXWELL GRETCHEN PROPERTIES LLC	1824 CR 1905	JACKSONVILLE, TX 75766
1407 E RUSK ST	NEEL PARIL LLC	1407 E RUSK ST	JACKSONVILLE ,TX 75766
1207 E RUSK ST	NGUYEN,BICH HUYEN	1207 E RUSK ST	JACKSONVILLE ,TX 75766
WILLOW CREEK DR	ONETRI PROPERTIES LLC	PO BOX 1987	JACKSONVILLE ,TX 75766
807 WILLOWCREEK DR	PATTON HELEN J	P O BOX 2221	JACKSONVILLE, TX 75766
1102 BROOKHOLLOW DR	RENFRO EDWARD & CYNTHIA	P O BOX 8541	JACKSONVILLE, TX 75766
1020 WILLOW CREEK	SPECIALTY RETAILERS TX LP	2425 WEST LOOP SOUTH	HOUSTON, TX 77027
810 WILLOWCREEK DR	WILLIAMS,TANNA S	810 WILLOWCREEK DR	JACKSONVILLE ,TX 75766
815 WILLOWCREEK DR	WORK LINDA	815 WILLOWCREEK	JACKSONVILLE, TX 75766