



THE CITY OF JACKSONVILLE

**PLANNING AND ZONING BOARD MEETING
JACKSONVILLE CITY HALL COUNCIL CHAMBERS
315 S. RAGSDALE
TUESDAY, JUNE 20, 2023
12:00 PM**

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

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES**
- 3. PUBLIC HEARING: REVIEW AND CONSIDER APPROVAL OF A ZONE CHANGE REQUEST FROM A(SINGLE FAMILY) TO E(MULTI FAMILY HIGH DENSITY) LOCATED AT LOT 2A AND 3B OF THE JACKSONVILLE PINES SUBDIVISION LOCATED ON TALLEY NICHOLS DRIVE.**
- 4. PUBLIC HEARING: REVIEW AND CONSIDER APPROVAL OF AN APPLICATION FOR A SPECIAL USE PERMIT TO ALLOW FOR A VETERINARY AND ANIMAL HOSPITAL LOCATED AT LOT 1 OF THE RICKY L BROWN ADDITION LOCATED ON E RUSK ST.**
- 5. CITIZEN PARTICIPATION**
- 6. QUESTIONS, COMMENTS, DISCUSSION**
- 7. ADJOURN**

Posted this the 15th day of June 2023.

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 PLANNING AND ZONING BOARD MEETING
TUESDAY, JANUARY 17, 2023
JACKSONVILLE CITY HALL COUNCIL CHAMBERS
315 S. RAGSDALE
12:00 PM**

Meeting Items

CALL TO ORDER

Ms. McDonald called the meeting to order at 12:03 PM.

APPROVAL OF MINUTES

Mrs. Pavletich made a motion to approve the minutes from December 20, 2022 as written. Mrs. Stahelin seconded the motion. Ms. McDonald called for a vote. All members voted aye. Motion carries.

REVIEW A PRELIMINARY PLAT OF 16.847 ACRES LOCATED EAST OF SAM BOLES ROAD ON MYRTLE DRIVE.

Mr. Hubbard explained to the board in detail the item on the agenda. Mr. Hubbard stated we previously approved a zone change for the location in August of 2022. Mr. Hubbard stated the preliminary plat is under 17 acres and has 58 lots. Lot 1 is zoned C (Multi Family) and lots 2-58 is zoned A (Single Family). Mr. Hubbard stated everything is in compliance and staff recommends approval of the preliminary plat. Mrs. Pavletich made a motion to approve the preliminary plat as presented. Mrs. Stahelin seconded the motion. Ms. McDonald asked for a vote. All members voted aye. Motion carries.

A) PUBLIC HEARING TO HEAR AND RECEIVE PUBLIC INPUT REGARDING A REQUESTED ZONE CHANGE AT 1521 E RUSK ST FROM B (ONE AND TWO FAMILY) TO C (MULTIFAMILY) AND ISSUE A SPECIAL USE PERMIT TO ALLOW FOR A CONVALESCENT HOME. B) VOTE ON RECOMMENDATION FOR CITY COUNCIL CONSIDERATION.

Mr. Silvey presented to the board the item on the agenda. Mr. Silvey stated the subject property was formerly known as Gardendale Nursing Home and staff recommended to the new owners a zone change and a Special Use Permit. Mr. Silvey stated the owners want to open the nursing home back up. Ms. McDonald opened the board up to the applicant or to those in favor. No one was present. Ms. McDonald closed that portion of the meeting. Ms. McDonald opened the meeting up to those in opposition. No one was present. Ms. McDonald opened the board up for discussion. Mrs. Pavletich stated it is a great opportunity to use the facilities. Mrs. Stahelin made a motion to approve the item as requested. Mrs. Pavletich seconded the motion. Ms. McDonald called for a vote. All members voted aye. Motion carries.

A) PUBLIC HEARING TO HEAR AND RECEIVE INPUT ON POTENTIAL AMENDMENTS TO THE SIGN REGULATION ORDINANCE AS DEVELOPED BY THE AD HOC SIGN REVIEW COMMITTEE. B) VOTE ON RECOMMENDATION FOR CITY COUNCIL CONSIDERATION.

Mr. Hubbard closed the Public Hearing for the meeting and presented in detail the item on the agenda. Mr. Hubbard stated the Ad Hoc Sign Review Committee met 4-5 times to discuss possible changes to the sign ordinance. Mr. Hubbard stated there are 6 recommendations which need overview. Mrs. Pavletich made a motion to approve the changes for recommendation to council. Mrs. Stahelin seconded the motion. Ms. McDonald called for a vote. All members voted Aye. Motion carries.

CITIZEN PARTICIPATION

QUESTIONS, COMMENTS, DISCUSSION

ADJOURN

Ms. McDonald adjourned the meeting at 12:22 PM.



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Category Public Notice

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CITY OF JACKSONVILLE PLANNING & ZONING COMMISSION NOTICE OF PUBLIC HEARING TUESDAY, JUNE 20, 2023, 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: A. PUBLIC HEARING: REVIEW AND CONSIDER APPROVAL OF A ZONE CHANGE REQUEST FROM A (SINGLE FAMILY) TO E(MULTI FAMILY HIGH DENSITY) LOCATED AT LOT 2A AND 3B OF THE JACKSONVILLE PINES SUBDIVISION LOCATED ON TALLEY NICHOLS DRIVE. B. PUBLIC HEARING: REVIEW AND CONSIDER APPROVAL OF AN APPLICATION FOR A SPECIAL USE PERMIT TO ALLOW FOR A VETERINARY AND ANIMAL HOSPITAL LOCATED AT LOT 1 OF THE RICKY L BROWN ADDITION LOCATED ON E RUSK ST. This item is currently scheduled to appear before the City Council on TUESDAY, JULY 11, 2023, at 6:00 P.M. in the Council Chambers of City Hall, 315 S. Ragsdale Street, Jacksonville, Texas, 75766.



CITY OF JACKSONVILLE, TX

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

Zoning Application

Applicant Information:

Name/Entity:	Phone Number:	Email Address:	
AMADJOUA A JOB	832-693-5135	amadjouma@hotmail.com	
Address:	City:	State:	Zip Code:
18403 FAIR GRANGE LN	CYPRESS	TEXAS	77433

Property Owner Information:

(Complete if Different than Applicant; if different, *Authorized Agent Form* is required)

Name/Entity:	Phone Number:	Email Address:	
Address:	City:	State:	Zip Code:

Property Information:

Lot:	Block:	Addition:	Plat Page No. (If Applicable):
2A	1	LOT 3B BLK 1	
Address:	City:	State:	Zip Code:
TALLEY NICHOLS Dr	JACKSONVILLE	TX	75766
Area (Acreage):	Present Zoning Classification:	Requested Zoning Classification:	
5.501	A Single-family	Commercial	

Reason(s) for the request (Be specific):

Dear Madame/Sir
I am requesting Zoning change to build a Luxurious and Affordable Apartment Complexes, from One to Two Bedrooms. I am also requesting a change of units' height from 2.5 to three story apartments for more space.

Type of Zone Change Requested:

- ☒ General Zone Change (See fee ordinance for the current non-refundable fee)
☐ Special Use Permit (See fee ordinance for the current non-refundable fee)
☐ Temporary Use Permit (See fee ordinance for the current non-refundable fee)

I have searched all applicable records, and, to my best knowledge and belief, there are not restriction covenants that apply to the property as described in Part 1 (B) which would be in conflict with this rezoning Request

Signature:

Date:

	04/20/2023
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CITY OF JACKSONVILLE, TX

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

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 Name:		Owner 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/Property Owner's Name:			
Address:	City:	State:	Zip Code:

Signature of Authorized Agent/Property Owner:	
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SUBSCRIBED TO AND SWORN BEFORE ME, THIS _____ DAY OF _____, 20_____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



THE CITY OF JACKSONVILLE

CITY OF JACKSONVILLE PLANNING & ZONING COMMISSION NOTICE OF PUBLIC HEARING TUESDAY, JUNE 20, 2023, 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:

PUBLIC HEARING: REVIEW AND CONSIDER APPROVAL OF A ZONE CHANGE REQUEST FROM A(SINGLE FAMILY) TO E(MULTI FAMILY HIGH DENSITY) LOCATED AT LOT 2A AND 3B OF THE JACKSONVILLE PINES SUBDIVISION LOCATED ON TALLEY NICHOLS DRIVE.

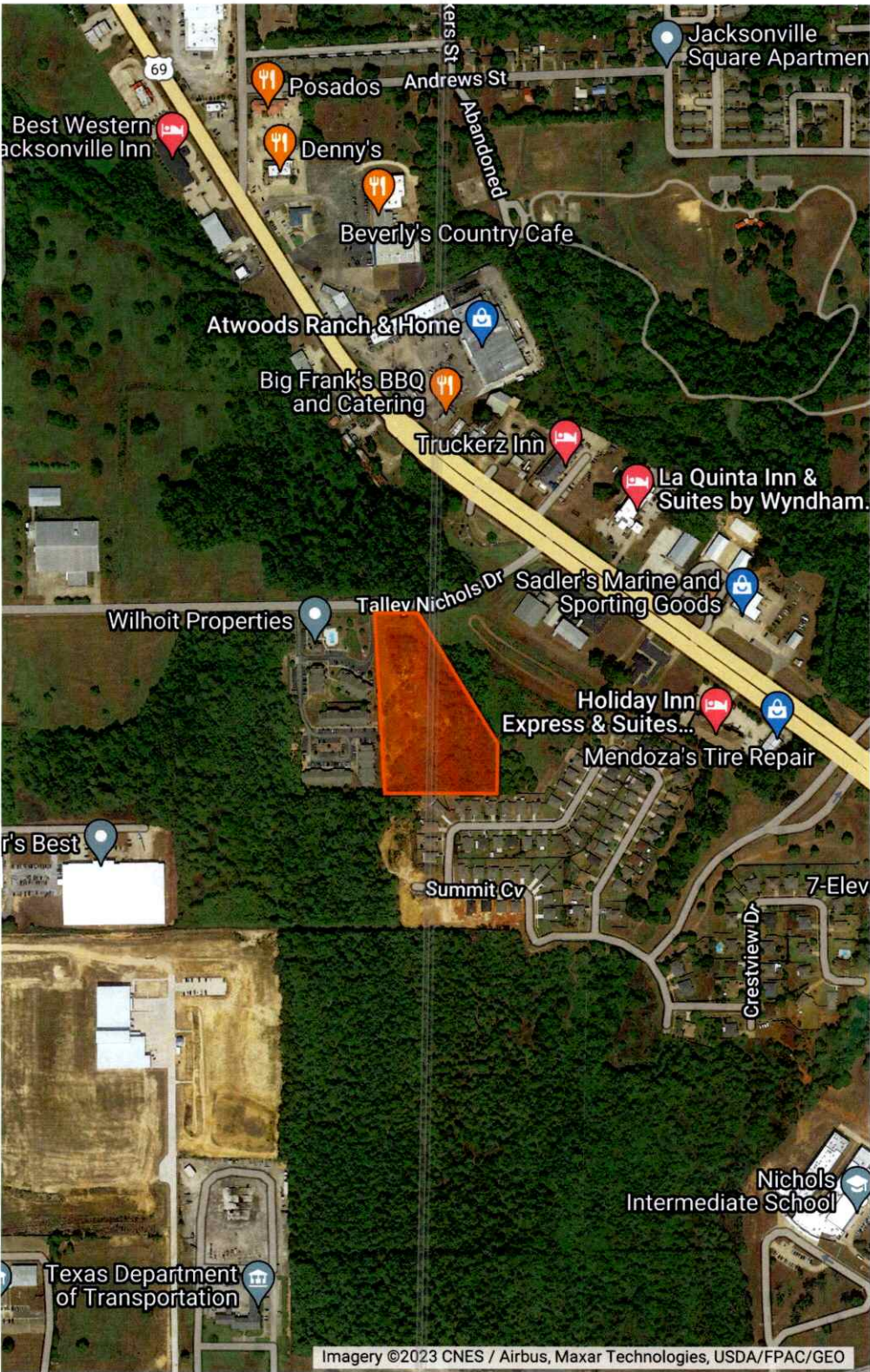
This item is currently scheduled to appear before the City Council on TUESDAY, JULY 11, 2023, at 6:00 P.M. in the Council Chambers of City Hall, 315 S. Ragsdale Street, Jacksonville, Texas, 75766.

Zone Change Item 3

Zone Change from Single Family
to Multi Family



Lot 2A and 3 B Jacksonville
Pines SD



CONAWAY AND SONS LTD
P O BOX 800
WHITEHOUSE, TX 75791

BARNES JOHN WILLIAM
PO BOX 202
RUSK, TX 75785

RIDGELY BRIANNA
214 VALLY VIEW LN
JACKSONVILLE, TX 75766

MERCER CYNTHIA A
217 VALLEY VIEW LN
JACKSONVILLE, TX 75766

DURAN ROBERT JR III AND JASMINE
206 VALLEY VIEW LN
JACKSONVILLE, TX 75766

HULME,EVELYN
152 VALLEY VIEW LANE
JACKSONVILLE, TX 75766

PARTIN SANDRA KAY
156 VALLEY VIEW LANE
JACKSONVILLE, TX 75766

BEALL CHAPEL BAPTIST CHURCH
1861 S JACKSON ST
JACKSONVILLE, TX 75766

ZIMMERMAN PROPERTIES DEV LLC
1730 E REPUBLIC RD STE F
SPRINGFIELD, MO 65804

GUTHRIE RAYMOND T AND GREG A
2027 N JACKSON
JACKSONVILLE, TX 75766

RICO JORGE
230 VALLEY VIEW LANE
JACKSONVILLE, TX 75766

HULME,EVELYN
310 COUNTY ROAD 1404
JACKSONVILLE, TX 75766

WEISSER,LEE ERIN
158 VALLEY VIEW LN
JACKSONVILLE, TX 75766

WEISSER,LEE ERIN
158 VALLEY VIEW LN
JACKSONVILLE ,TX 75766

ROBERTS RANDALL A & BETSY
157 VALLEY VIEW LN
JACKSONVILLE ,TX 75766

GILBREATH,JEFFERY C
160 VALLEY VIEW LN
JACKSONVILLE ,TX 75766

LOZANO EDNA G AND RUBEN
301 PARK LANE
JACKSONVILLE ,TX 75766

LOZANO EDNA G AND RUBEN
164 VALLEY VIEW LN
JACKSONVILLE ,TX 75766

HOMES & PROPERTIES REALTY OF
JACKSONVILLE
1915 S JACKSON
JACKSONVILLE ,TX 75766

ROMERO,JUAN EDUARDO LEIJA
201 VALLEY VIEW LN
JACKSONVILLE ,TX 75766

GRETCHEN MAXWELL PROPERTIES LLC
1824 CR 1905
JACKSONVILLE ,TX 75766

GRETCHEN MAXWELL PROPERTIES LLC
202 VALLEY VIEW LN
JACKSONVILLE ,TX 75766

DANIEL,ZAVALA & GUERRERO,VERONICA
205 VALLEY VIEW LN
JACKSONVILLE ,TX 75766

DURAN,ROBERT JR & JASMINE
206 VALLEY VIEW LN
JACKSONVILLE ,TX 75766

DROWN,SONDRA J
209 VALLEY VIEW LN
JACKSONVILLE ,TX 75766

BARNES,JOHN WILLIAM
PO BOX 202
JACKSONVILLE ,TX 75766

BARNES,JOHN WILLIAM
210 VALLEY VIEW LN
JACKSONVILLE ,TX 75766

DROWN,SONDRA J
209 VALLEY VIEW LN
JACKSONVILLE, TX 75766

LEXIE,HIGH TRAVIS & TERRY,JANZEN RILEY
213 VALLEY VIEW LN
JACKSONVILLE, TX 75766

RIDGELY,BRIANNA
214 VALLEY VIEW LN
JACKSONVILLE, TX 75766

M,HOLMANS ANDREW & FAY,MELENDEZ
JESSICA
217 VALLEY VIEW LN
JACKSONVILLE, TX 75766

M,HOLMANS ANDREW & FAY,MELENDEZ
JESSICA
122 TIMBER DR
PALESTINE ,TX 75801

HORTCH JOYCE M
218 VALLEY VIEW LN
JACKSONVILLE, TX 75766

BRAKE INVESTMENTS LLC
240 COUNTY ROAD 4220
JACKSONVILLE, TX 75766

BECK PHILLIP AND BRENDA
221 VALLEY VIEW LN
JACKSONVILLE, TX 75766

BECK PHILLIP AND BRENDA
P O BOX 695
JACKSONVILLE, TX 75766

SZENTGYORGYI,VEDA
222 VALLEY VIEW LN
JACKSONVILLE, TX 75766

HELMER GARY AND NORMA
225 VALLEY VIEW LN
JACKSONVILLE, TX 75766

DUNN KAREN K
226 VALLEY VIEW LN
JACKSONVILLE, TX 75766

BNB RENTAL LLC
229 VALLEY VIEW LN
JACKSONVILLE, TX 75766

BNB RENTAL LLC
212 KING CT
BULLARD ,TX 75757

BNB RENTAL LLC
289 OAK GROVE WAY
BULLARD, TX 75757

RICO,JORGE
230 VALLEY VIEW LN
JACKSONVILLE, TX 75766

LARSON JUSTIN
233 VALLEY VIEW LANE
JACKSONVILLE, TX 75766

DIANE,THOMAS JENNIFER
234 VALLEY VIEW LN
JACKSONVILLE, TX 75766

CP 5 (TX) LLC
2909 COLE AVENUE STE 115
DALLAS, TX 75204

JACKSONVILLE PINES APTS LP
1730 E REPUBLIC RD STE F
SPRINGFIELD, MO 65804

GUTHRIE RAYMOND T AND GREG A
2027 N JACKSON
JACKSONVILLE, TX 75766

CANAAN LAND DEV CORP
P O BOX 800
WHITEHOUSE TX 75791

TAYLOR MEGAN AND BETH AND ALVY MORRIS
250 VALLEY VIEW LANE
JACKSONVILLE, TX 75766

LINDA MENARD
PO BOX 73
JACKSONVILLE, TX 75766

JASON AND CONNIE TERRY
242 VALLEY VIEW LANE
JACKSONVILLE, TX 75766

LINDA MENARD
246 VALLEY VIEW LANE
JACKSONVILLE, TX 75766

MARIO AND GREGORIA ALVAREZ
238 VALLEY VIEW LANE
JACKSONVILLE, TX 75766

JUSY MASSEY
243 VALLEY VIEW LANE
JACKSONVILLE, TX 75766



DEREK AND TERRI ANDREWS
241 VALLEY VIEW LANE
JACKSONVILLE, TX 75766

JUSTIN LARSON
233 VALLEY VIEW LANE
JACKSONVILLE, TX 75766

SHACKELFORD CREEK LAND COMPANY LLC
7925 S BROADWAY AVE STE 930
TYLER, TX 75703

CHADBURY PROPERTIES LLC
4320 EASTPARK DR
HOUSTON, TX 77028

TEXAS HWY DEPT
BEALL CHAPEL PARK
MONT BELVIEU , TX



CITY OF JACKSONVILLE, TX

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

Zoning Application

Applicant Information:

Name/Entity:	Phone Number:	Email Address:	
Dehart Veterinary Services	903-590-7722	info@dehartvetservices.com	
Address:	City:	State:	Zip Code:
570 CR 4408	Reklaw	TX	75784

Property Owner Information:

(Complete if Different than Applicant; if different, Authorized Agent Form is required)

Name/Entity:	Phone Number:	Email Address:	
Robert & Ricki CLARK	903-393-4808	braknbread@icloud.com	
Address:	City:	State:	Zip Code:
PO Box 2096	Thompson Falls	MT	59873

Property Information:

Lot:	Block:	Addition:	Plat Page No. (If Applicable):
10125276			
Address:	City:	State:	Zip Code:
hwy 79	Jacksonville		
Area (Acreage):	Present Zoning Classification:	Requested Zoning Classification:	
4.45	Commercial	Special Use Permit	

Reason(s) for the request (Be specific):

I would like to be allowed to park my 35 foot gooseneck veterinary surgery suite at this lot

Type of Zone Change Requested:

- ☐ General Zone Change (See fee ordinance for the current non-refundable fee)
- ☒ Special Use Permit (See fee ordinance for the current non-refundable fee)
- ☐ Temporary Use Permit (See fee ordinance for the current non-refundable fee)

I have searched all applicable records, and, to my best knowledge and belief, there are not restriction covenants that apply to the property as described in Part 1 (B) which would be in conflict with this rezoning Request

Signature:	Date:
Sharon Marsh	5-3-23



CITY OF JACKSONVILLE, TX

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

Authorization of Agent:

I (we), the undersigned, being owner(s) of the real property described above, do hereby authorize (PLEASE PRINT NAME) Vickie Lough 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 Name: <u>Robert Clark</u>	Owner Name: <u>Ricki Clark</u>
Address: <u>409 Adams St., PO Box 2096</u>	Address: <u>409 Adams St., PO Box 2096</u>
City, State, Zip: <u>Thompson Falls, MT 59873</u>	City, State, Zip: <u>Thompson Falls, MT 59873</u>
Phone: <u>903-393-4808</u>	Phone: <u>903-393-4808</u>
Signature: <u>Robert Clark</u>	Signature: <u>Ricki Clark</u>

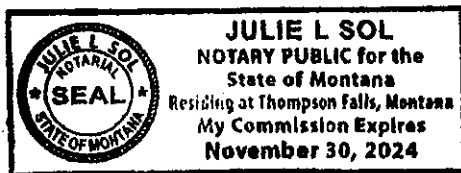
The Authorized Agent/Property Owner must sign this portion of the application in the presence of a Notary In and for the State of Texas. By signature of the Authorized Agent/Property Owner permission is being submitted to the Applicant to apply for the Zone Change.

Authorized Agent/Property Owner's Name: ROBERT CLARK

Address: 409 Adams St., PO Box 2096 City: Thompson Falls State: MT Zip Code: 59873

Signature of Authorized Agent/Property Owner: Robert Clark

SUBSCRIBED TO AND SWORN BEFORE ME, THIS 4 DAY OF May, 2023.



Julie L Sol

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Montana



THE CITY OF JACKSONVILLE

CITY OF JACKSONVILLE PLANNING & ZONING COMMISSION NOTICE OF PUBLIC HEARING TUESDAY, JUNE 20, 2023, AT 12:00 P.M. CITY HALL, 315 S. RAGSDALE STREET, JACKSONVILLE, TEXAS 75766.

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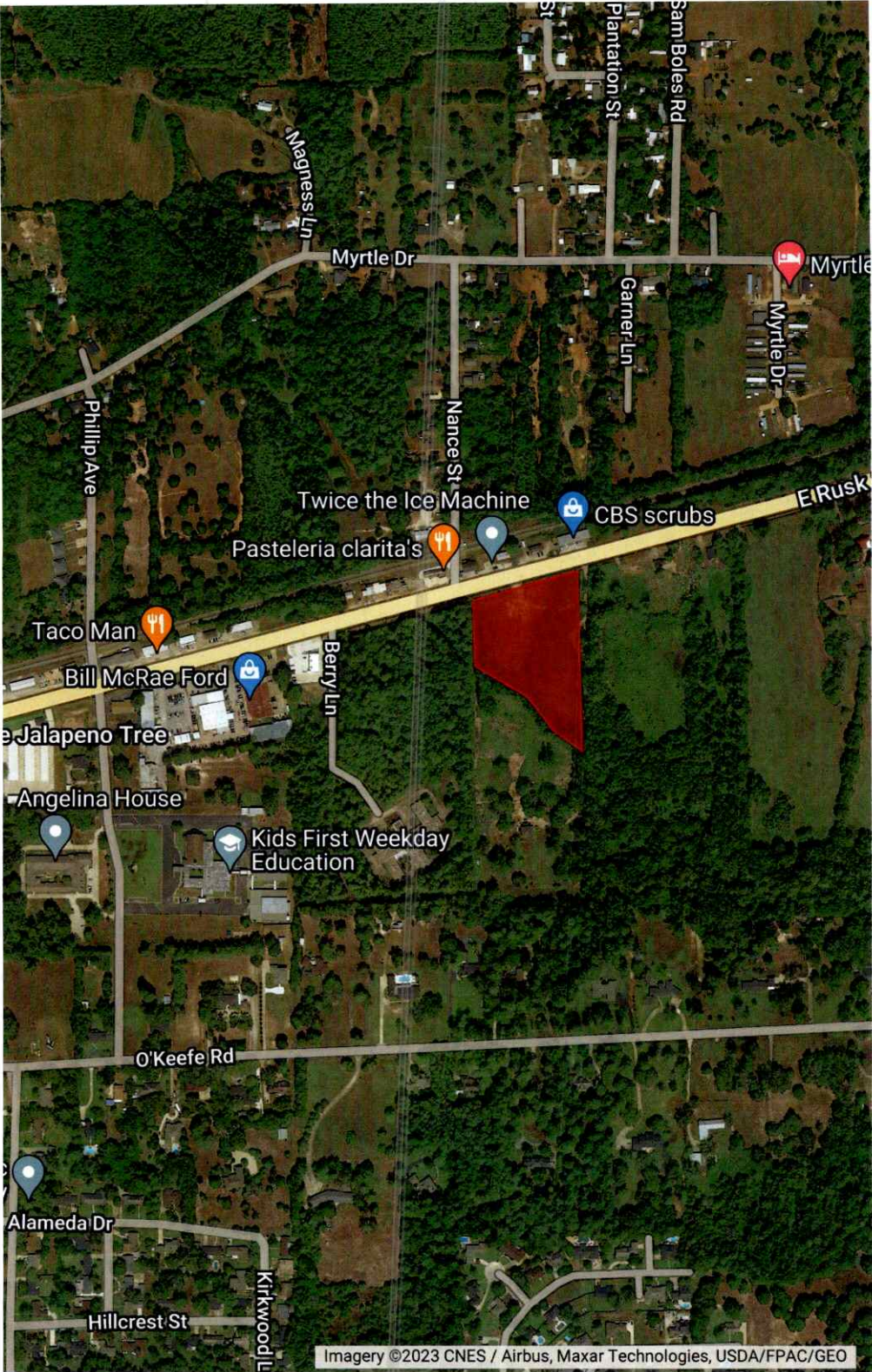
This item is currently scheduled to appear before the City Council on TUESDAY, JULY 11, 2023, at 6:00 P.M. in the Council Chambers of City Hall, 315 S. Ragsdale Street, Jacksonville, Texas, 75766.

SUP Item 4

SUP for Veterinary and Animal
Hospital



Lot 1 Ricky Brown Add.



CALDERON ANN MARTINE
1719 E RUSK
JACKSONVILLE, TX 75766

CKS MANAGEMENT INC
1751 JAY ELL DR
RICHARDSON ,TX 75081

CKS MANAGEMENT INC
101 NANCE ST
JACKSONVILLE, TX 75766

CLARK ROBERT LEE & RICKI S
1009 S JACKSON ST STE 100
JACKSONVILLE, TX 75766

FIRST BAPTIST CHURCH JACKSONVILLE
210 PHILIP ST
JACKSONVILLE, TX 75766

MUNOZ ANTONIO & MARTHA
308 CR 1704
RUSK, TX 75785

MUNOZ,ANTONIO & MARTHA
3023 FM 347 N
RUSK, TX 75785

MUNOZ ANTONIO & MARTHA
1612 E RUSK ST
JACKSONVILLE, TX 75766

PALAREA OSCAR RODOLFO AND
1702 RUSK E
JACKSONVILLE, TX 75766

PALAREA OSCAR RODOLFO AND
719 ADAMS ST
JACKSONVILLE, TX 75766

POSADA JOSE
1306 BEAUMONT ST
JACKSONVILLE, TX 75766

SANDOVAL,LOURDES
1505 ALAMEDA DR
JACKSONVILLE, TX 75766

SANDOVAL,LOURDES
1702 E RUSK ST
JACKSONVILLE, TX 75766

MELISSA MCCORMACK
1291 CR 2011
NACOGDOCHES, TX 75965

TAYLOR O W AND MARY LOU
1706-16 E RUSK
JACKSONVILLE, TX 75766

TRAWICK DAVID W II AND MELISSA ANN
P O BOX 1774
JACKSONVILLE, TX 75766

TRAWICK DAVID W II AND MELISSA ANN
1207 MYRTLE DR
JACKSONVILLE, TX 75766

PAVLETICH REBECCA ANN
227 CR 3157
JACKSONVILLE, TX 75766

PAVLETICH REBECCA ANN
1733 RUSK E
JACKSONVILLE, TX

TRIPLE MC LLC
454 CR 4203
JACKSONVILLE, TX 75766

TRIPLE MC LLC
1704-08 E RUSK ST
JACKSONVILLE, TX 75766

