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

Meeting Items

CALL TO ORDER

Mr. Armstrong called the meeting to order 12:02 PM.

APPROVAL OF MINUTES

Ms. McDonald made a motion to approve the minutes from January 17, 2023 **as written. Mrs. Pavletich seconded the motion. Mr. Armstrong called for a vote , all members voted aye.**

<u>PUBLIC HEARING:</u> 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.

Chris Silvey explained to the board in detail the item on the agenda, Mr. Silvey stated the applicant wants to build apartments at the location. It is in between Beall Chapel Church and the existing apartments on Talley Nichols Drive. Mr. Silvey stated the applicant has submitted a plat to combine both lots. **Mr. Armstrong opened the meeting to the applicant or to those in favor. No one was present. Mr. Armstrong closed that portion of the meeting. Mr. Armstrong opened the meeting up to those in opposition. Mr. and Mrs. Barnes were present. Mr. Barnes stated they moved to Jacksonville on Valley View Lane 4 years ago. Mr Barnes stated their house buttes up against the subject property and they have no issue with single family homes being built. Mrs. Barnes stated she is worried about the traffic increase, stress on the power grid and crime if more apartments are built. Mr. Armstrong closed that portion of the meeting. Mr. Armstrong opened the board up for discussion. Mr. Silvey stated the electrical grid would go through Oncor, the traffic would be through TxDot and that the traffic would flow through Talley Nichols Drive and not Valley View Lane. Mr. Silvey stated this tract of land was previously zoned from E (Multi Family) to the current zoning of A (Single Family). Mr. Silvey stated staff has had previous concerns and issues with drainage in the area and would require an outside engineering firm to review plans. Mrs. Pavletich stated there is a need for housing in the area. Ms. McDonald asked if there was a maximum number of apartments allowed on the lot. Mr. Silvey stated they could build around 110 units, 20 per acre on a 5.5 acre lot. Mr. Armstrong closed that portion of the meeting. Ms. McDonald made a motion to decline the zoning request as presented from A (Single Family) to E (Multi Family High Density) after discussion. Mr. Armstrong called for a vote in favor of the motion, Ms. McDonald, Mrs. Stahelin and Mr. Armstrong voted yes. Mrs. Pavletich voted no. Motion carries 3-1.**

<u>PUBLIC HEARING</u>: 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.

Mr. Silvey presented to the board in detail the item on the agenda, Mr. Silvey stated DeHart Veterinary Services operates out of a mobile Vet clinic and currently uses the corner of Hwy 79/Bolton on Sundays. They are asking for a Special Use Permit to operate out of the mobile clinic on the subject property until they build. Mr. Armstrong opened the meeting up to the applicant or to those in favor. Cynthia Youngblood, a representative for Dr. March was present. Mrs. Youngblood stated that DeHart Veterinary Services has operated for 12-15 years and they are asking to use the property instead of the Farm and Ranch feed store on Sundays and possibly occasional special clinics just until the land is stabilized and built on. Mr. Armstrong closed that portion of the meeting. Mr. Armstrong opened the meeting up to those in opposition. No one was present. Mr. Armstrong closed that portion of the meeting. Mr. Armstrong opened the board up for discussion. Mr. Silvey stated the board just needed to vote on the Special Use since the zoning is correct and the applicant would go through the Development Department for the Itinerant Vendors Permit. Ms. McDonald asked how big the property was. Mr. Silvey stated 4 acres. Ms. McDonald stated it would be good for the community. Mrs. Stahelin stated there is a need for special vet services. Mr. Armstong closed that portion of the meeting. Mrs. Stahelin made a motion to approve the Special Use Permit. Mr. Armstong called for a vote. All members voted aye. Motion carries 4-0.

CITIZEN PARTICIPATION

QUESTIONS, COMMENTS, DISCUSSION

ADJOURN **Mr. Armstrong adjourned the meeting at 12:34 PM.**