

JACKSONVILLE PLANNING AND ZONING BOARD MEETING
TUESDAY, NOVEMBER 14, 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 12:00 PM.

APPROVAL OF MINUTES

Mr. Franklin made a motion to approve the minutes as written. Mrs. Stahelin seconded the motion. Ms. McDonald called for a vote. All members voted yes.

PUBLIC HEARING: REVIEW AND CONSIDER AN APPLICATION FOR A REQUESTED ZONE CHANGE FROM J (WHOLESALE, WAREHOUSE, AND MANUFACTURING) TO C (MULTI-FAMILY LOW DENSITY) LOCATED AT TRACT 8, BLOCK 3450, ABSTRACT 269, J. FORD G08 IN THE 400 BLOCK OF LOOP 456, CITY OF JACKSONVILLE.

Mr. Silvey explained to the board in detail the item on the agenda, Mr. Silvey stated a certified letter was sent to Roy Lee which was signed, but no new information was provided. Mr. Silvey explained this item was tabled at the previous Planning and Zoning meeting due to a lack of clarification on the zoning application. Mr. Calcote made a motion to deny the zone change request. Mrs. Stahelin seconded the motion. Ms. McDonald called for a vote. All members voted to deny the requested zone change request as presented.

PUBLIC HEARING: REVIEW AND CONSIDER AN APPLICATION FOR A REQUESTED ZONE CHANGE FROM B (ONE AND TWO FAMILY), K (INDUSTRIAL), M (HEAVY MANUFACTURING), AND O (AGRICULTURAL), TO M (HEAVY MANUFACTURING) LOCATED AT TRACT DESCRIBED AS: A 44 BLK 3270 TR 5 & 5A T QUEVADO & A 44 BLK 3270 TR 5B T QUEVADO approx. 80.014 acres. LOCATED BETWEEN THE WEST END OF WOODLAWN AVENUE AND EAST OF THE 800 BLOCK OF PINEDA STREET.

Mr. Silvey explained to the board in detail the item on the agenda, review and consider an application for a requested zone change to allow for a solar farm. Mr. Silvey stated the location is near Woodlawn and the 800 block of Pineda Street. Ms. McDonald opened the board up to the applicant or those in favor. Jake Feilds, a representative for BFC Group, was present. Mr. Feilds stated the applicant is a client of theirs. Ms. Stahelin asked what it was presently zoned as, Mr. Silvey stated there are different zones, but the majority of them are one to two-family zoning. Mr. Calcote stated that there are not many solar farms located in East Texas. The ones he has seen are located on one thousand-plus acres, Mr. Calcote asked how reasonable it is to put one on the 80-acre tract and if it would be enough to produce electricity to be an investment for the city and citizens. Mr. Franklin asked about tree removal, construction time, and access points to the property. Mr. Feilds was unable to answer questions at this time but said he could relay the information to the applicant. Ms. McDonald closed that portion of the meeting. Ms. McDonald opened the meeting up to those in opposition. Laura Mullinex, a neighboring property owner, was present. Mrs. Mullinex stated she had concerns since it is located in a residential and school area. Mrs. Mullinex asked what would happen to the neighboring property owners and what type of battery storage there was going to be. Ms. McDonald closed that portion of the meeting. Ms. McDonald opened the board up for discussion. Mr. Franklin stated he would like answers to all the questions. Ms. Stahelin stated there were other possible places to have a solar farm that is not located in town. Mr. Calcote stated he would need a lot of questions answered before he could decide. Mr. Franklin made a motion to table the item until further information could be provided. Mr. Calcote seconded the motion. Ms. McDonald called for a vote, all members voted to table the item.

PUBLIC HEARING: REVIEW AND CONSIDER A SPECIAL USE PERMIT FOR A CHANGEABLE ELECTRONIC VARIABLE MESSAGE SIGN AT THE LOCATION 1412 S JACKSON STREET.

Mr. Silvey presented to the board the item on the agenda. Mr. Silvey stated they want to set regulations for the electronic message board sign at the new Tidal Wave car wash located on S Jackson Street. Mr. Silvey stated they would like in the future to amend the current sign ordinance to allow for electronic message signs with regulations so that not everyone needs a Special Use Permit. Mr. Silvey presented the board with a handout listing the regulations. Ms. McDonald asked if they were already using those guidelines, and Mr. Silvey replied yes. Mr. Calcote made a motion to approve the electronic message board sign at Tidal Wave, 1412 S Jackson St. Mrs. Stahelin seconded the motion. Ms. McDonald asked for a vote. All members voted yes.

CITIZEN PARTICIPATION

QUESTIONS, COMMENTS, DISCUSSION

ADJOURN

Ms. McDonald adjourned the meeting at 12:36 PM.

