



Village of Jones Creek

7207 Stephen F. Austin
Jones Creek, TX 77541
(979)233-2700

JOINT ZONING COMMISSION & PUBLIC HEARING MEETING AGENDA MINUTES

The Zoning Commission of the Village of Jones Creek, Texas will hold a Regular Called Meeting & Public Hearing on October 13, 2022, at the Village Hall located at 7207 Stephen F. Austin Road, beginning at 6:00 p.m. Members of the public can attend the meeting in person or via teleconference.

Join the meeting on Zoom: <https://zoom.us/j/9792331826>

Or dial the following toll-free numbers and enter the Meeting ID: 979 233 1826; and #:

+1 346 248 7799 US (Houston); +1 253 215 8782 US; or +1 301 715 8592 US

This written notice, the meeting agenda, and the agenda packet, was posted online at

<http://www.villageofjonescreektexas.com>

The public will be permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting. A recording of the telephonic meeting will be made and will be available to the public in accordance with the Open Meetings Act upon written request. The matters to be discussed and acted on at the meeting are:

1. **CALL TO ORDER** *6:01 PM*
2. **INVOCATION AND PLEDGE OF ALLEGIANCE** *Led by Mayor, Terry Jeffers, Pledge said by all.*
3. **ROLL CALL OF MEMBERS** *Scotta Stanley, Tim Hardesty, Richard Martin, Mike Chilcote*
4. **BUSINESS OF VISITORS**
None.
5. **OLD BUSINESS**
 - a. Discuss and approve the minutes of the meeting held June 29th, 2021.

Motion to approve the minutes, Scotta Stanley, 2nd Richard Martin, all in favor, motion carried.

6. NEW BUSINESS

- a. Discuss and consider appointing a chairperson.

Motion to approve Tim Hardesty as Chairman by Scotta Stanley, 2nd Richard Martin, all in favor, motion carried.

Public Hearing of the Zoning Commission

Motion to go into public hearing by Mike Chilcote, 2nd Scotta Stanley, all in favor, motion carried.

- b. APPLICATION TO GRANT A REZONE AT SMITH STREET & HWY 36, JONES CREEK, TEXAS; LEGAL DESCRIPTION: A0020 S F AUSTIN TRACT 2D1 (DIV 17) ACRES 4.695 (JONES CREEK) FROM R-1 SINGLE FAMILY RESIDENTIAL DISTRICT TO A C-NEIGHBORHOOD BUSINESS DISTRICT. *Mr. Campbell went over his future plans for the use of a commercial property. He is wanting to put a Boat & RV Storage with a wash out for this area. It is in the engineering stage. He mentioned having a small residence on it for on ground security. It would be fenced in, the property would be kept clean, and City Ordinances would be followed. The Business would be low traffic. Mr. Campbell mentioned that commercial properties are based on a value or income evaluation, and this would provide a great income from taxes for the Village. Discussion about what is best for the Village for future use. Mr. Hardesty asked about the entrance for the property off of Highway 36. If the property is rezoned commercial, and his plans fall through, would there be a backup plan? Mr. Campbell mentioned small office buildings would be another option. He wants a profitable business but does not want to harm the look of Jones Creek. He did mention that his business would be turned over to a trust for his family.*

Motion to exit out of Public Hearing, by Scotta Stanley, 2nd Richard Martin, all in favor, motion carried.

- c. Discuss and Consider Approval of a Final Report to Village Council to grant or deny a rezone at SMITH STREET & HWY 36, JONES CREEK, TEXAS; LEGAL DESCRIPTION: A0020 S F AUSTIN TRACT 2D1 (DIV 17) ACRES 4.695 (JONES CREEK) FROM R-1 SINGLE FAMILY RESIDENTIAL DISTRICT TO A C-NEIGHBORHOOD BUSINESS DISTRICT. *Discussion about rezoning the property and its future use. Permitting would go through the Village and Council would still have the final approval of what could be built on the property. Rezoning the property to commercial leaves to many variables. Motion to deny by Tim Hardesty, 2nd Scotta Stanley, In favor, Richard Martin, Nay, Mike Chilcote. Motion carried.*

- d. Discuss and consider rezoning options for the Terrace Subdivision
Re: Mobile Homes *Discussion about troublesome areas in the Terrace subdivision where mobile homes/manufactured homes are located. City Secretary mentioned that we can amend our ordinance for stricter guidelines on size and year build. Current is 5yrs or newer and 1200 sq ft. Code enforcement would have to enforce these issues for those that are issues. We would have to designate a mobile home park/ specific area for mobile homes if we rezoned the Terrace to not include mobile homes. A single replacement per HUD requirements could be applicable, they could maintain the mobile home to bring the home up to code per Village Ordinances. No other mobile homes would be able to be brought in if rezoned. Motion to table this item until more research has been done, by Mike Chilcote, 2nd Scotta Stanley, all in favor, motion carried.*

7. FUTURE AGENDA ITEMS

Final Report, Mike Chilcote wanted to mention that they were just here to approve just the zoning and not the properties future use. Council would have final say so after permitting no matter what and this was his decision on why he would approve. Other members decisions to deny were based on to many variables, and worried about if they rezone commercial, that it opens the flood gates, and you wouldn't be able to go back. The recommendation would be to deny this application.

8. ADJOURNMENT

Motion to adjourn the meeting, Scotta Stanley, 2nd Richard Martin, all in favor, meeting adjourned.

ATTEST:



Brittney Fairchild, City Secretary/Administrator

Chairman