



Village of Jones Creek

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

JOINT ZONING COMMISSION AGENDA

The Zoning Commission of the Village of Jones Creek, Texas will hold a Regular Called Meeting on Tuesday, June 29th, 2021 at the Village Hall located at 7207 Stephen F. Austin Road, beginning at 6:30 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, are 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**
- 2. INVOCATION AND PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL OF MEMBERS**
- 4. BUSINESS OF VISITORS (limited to five minutes per person)**

Members of the public may request permission to address the Board. Specific factual information or a recitation of existing policy may be furnished in response to an inquiry made by a member of the general public but any deliberation, discussion, or decision with respect to any subject about which the inquiry was made shall be limited to a proposal to place such subject on the agenda for a subsequent meeting for which notice is provided in compliance with the Texas Open Meetings Act.

- 5. OLD BUSINESS**

- a. Discuss and approve the minutes of the meeting held May 11th, 2021.



Village of Jones Creek

7207 Stephen F. Austin
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ZONING COMMISSION

The Zoning Commission of the Village of Jones Creek, Texas held a Public Hearing on Tuesday, May 11th, 2021 at the Village Hall located at 7207 Stephen F. Austin Road, beginning at 6:30 p.m. Members of the public could attend the meeting in person or via teleconference. In order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) and to slow the spread of the Coronavirus (COVID-19) seating space was limited and face coverings were required to attend the meeting in person.

Join the meeting on Zoom: <https://zoom.us/j/99757840013>

Or dial the following toll free numbers and enter the Meeting ID: 997 5784 0013; and #: +1 346 248 7799 US (Houston); + 9 402 081 4841; +1 253 215 8782 US; or +1 301 715 8592 US

This written notice, the meeting agenda, and the agenda packet, were posted online at <http://www.villageofjonescreektexas.com>

The public was 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 were:

1. **CALL TO ORDER** *The Village of Jones Creek Zoning Board held a public hearing on Tuesday, May 11th, 2021 the meeting was called to order at 6:30 p.m. by Commissioner Mike Chilcote.*
2. **INVOCATION AND PLEDGE OF ALLEGIANCE** *The invocation was given by Drainage Commissioner Rocky Thomas. The pledge was said by all.*
3. **ROLL CALL OF MEMBERS** *The following members were present: Mr. Mike Chilcote, Ms. Scotta Stanley, Mr. Tim Hardesty, and Mr. Richard Martin. Chairman Doug Kirk was absent.*
4. **BUSINESS OF VISITORS** *There was no business of visitors.*
5. **OLD BUSINESS**

6. NEW BUSINESS

- a. Public Hearing of the Zoning Commission on an application to grant a specific use permit at 6422 Stephen F. Austin Rd., Jones Creek, Texas to operate a Game Room in an area zoned as C-Commercial District. *Mr. Mike Chilcote opened the meeting to public hearing at 6:32 pm. Mr. David Galloway spoke and a letter from Mrs. Charlotte Seward was read, in opposition to game rooms. The public hearing for an application to grant a specific use permit at 6422 Stephen F. Austin Rd., Jones Creek, Texas to operate a Game Room in an area zoned as C-Commercial District was closed at 6:34 pm.*
- b. Discuss and Approve a Final Report to Village Council to grant a specific use permit at 6422 Stephen F. Austin Rd., Jones Creek, Texas to operate a Game Room in an area zoned as C-Commercial District. *Mr. Mike Chilcote made a motion to include in the Final Report to Village Council to deny a specific use permit at 6422 Stephen F. Austin Rd., Jones Creek, Texas to operate a Game Room in an area zoned as C-Commercial District, with a second from Ms. Scotta Stanley. All members voted in favor and motion carried.*
- c. Public Hearing of the Zoning Commission on an application to grant a specific use permit at 6805 Hwy 36, Jones Creek, Texas to operate a Game Room in an area zoned as C-Commercial District. *Mr. Mike Chilcote opened the public hearing for an application to grant a specific use permit at 6805 Hwy 36, Jones Creek, Texas to operate a Game Room in an area zoned as C-Commercial District at 6:37 pm. Mrs. Danielle Garcia, applicant, addressed the commission. Mr. Robert McNees and Marshal William Tidwell also addressed the commission in opposition to the application. With no further discussion, the public hearing was closed at 6:41 pm.*
- d. Discuss and Approve a Final Report to Village Council to grant a specific use permit at 6805 Hwy 36, Jones Creek, Texas to operate a Game Room in an area zoned as C-Commercial District. *Mr. Tim Hardesty made a motion to include in the Final Report to Village Council to deny a specific use permit at 6805 Hwy 36, Jones Creek, Texas to operate a Game Room in an area zoned as C-Commercial District. Mr. Mike Chilcote seconded the motion, all members voted in favor, and motion passed.*

7. **ADJOURNMENT** *A motion was made by Mr. Mike Chilcote and seconded by Ms. Scotta Stanley to adjourn the meeting at 6:43 p.m., all four members were in favor, motion passed.*

Doug Kirk, Chairman

ATTEST:

Kimberly Morris, City Secretary/Administrator



OFFICE USE ONLY
 Date received: 5-21-21 App Fee: \$ 830.44
 P&Z Public Hearing date: 4-29-21
 Date to send cert. letters: 6-11-21
 Date to publish: 4-12-21
 Proof of taxes paid: date verified: 5-21-21

VILLAGE OF JONES CREEK
 RE-ZONE/RE-PLAT APPLICATION

Name(s) of Property Owner: Robert L. Peltier Jr. & Paul Treadgold
 Current Address: 1805 E. Mulberry St. Email: bobpeltiere@sbccglobal.net
 City: Angleton State: TX Zip: 77515
 Home Phone: 979-849-1238 Business Phone: 979-849-1235 Cell: 979-849-1238

Name of Applicant: Robert L. Peltier Jr & Paul Treadgold
 (If different than Property Owner)

Address: same as above Email: _____
 City: _____ State: _____ Zip: _____
 Home Phone: _____ Business Phone: _____ Cell: _____

Address/Location of Property to be Re-zoned/Re-plat: Hiway 36 (across hiway from Meadowland)

(3.893 ac.)

Legal Description: 3.893 acres; S.F. Austin 7-1/2 lg, Abst 20
 Metes & Bounds Lot(s) Block Subdivision

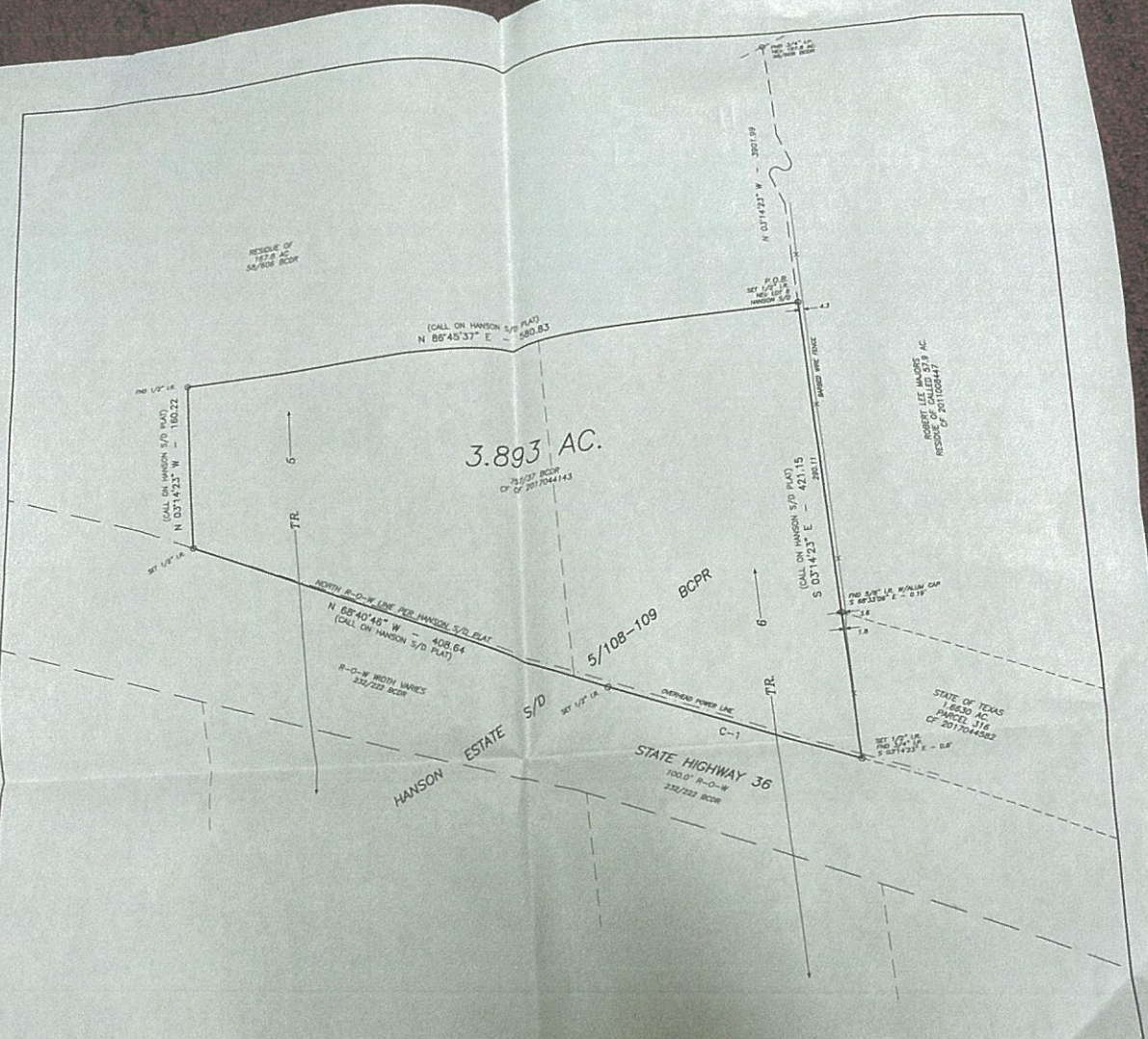
part of Tract 5546, Hansen Est. S/D

ATTACH MAP/SURVEY OF PROPERTY

Has the property been platted? YES NO
 Current Zoning: Residential Current Use: Honey bees (Honey Production)
Nancy Kopfatt; West Columbia, TX (979-480-3094)
 Proposed Zoning: Commercial Proposed Use: Mini-storage, retail, Store

Application Fee will be determined by City Secretary/Administrator (must be submitted with application)

Robert L. Peltier Jr.
5-21-21



3.893 AC.
 OF 2017044143

HANSON ESTATE S/D
 STATE HIGHWAY 36
 5/108-109 BCPR

CURVE DATA
 C-1 R=11509.20 L=228.14 D=01°08'09"
 CHORD-N 89°42'33" W - 228.13

PURCHASER: PAUL TRADDOLD AND ROBERT L. PELTER, JR.
 SURVEY PREPARED IN RELIANCE UPON SCHEDULE B OF TITLE COMMITMENT ISSUED BY GREAT AMERICAN TITLE COMPANY UNDER OF NO. 63344-CAT82.
 SURVEYOR DID NOT SEPARATELY ABSTRACT OR RESEARCH RECORDS FOR OTHER EASEMENTS OR MATTERS OF RECORD.

SURVEY PLAT SHOWING 3.893 ACRES OF LAND, SITUATED IN THE STEPHEN F. AUSTIN 7-1/3 LEAGUE GRANT, ABSTRACT 20, BRAZORIA COUNTY, TEXAS, AND BEING A PART OF TRACTS 5 AND 6 OF THE HANSON ESTATE SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 5, PAGES 108-109, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING THAT SAME CERTAIN TRACT DESCRIBED IN A DEED TO LOLITA MCNEILL MUHM RECORDED IN BRAZORIA COUNTY CLERK'S FILE 2017044143 AND FURTHER BEING A PART OF THAT CERTAIN TRACT DESCRIBED IN VOLUME 757, PAGE 37, DEED RECORDS OF BRAZORIA COUNTY, TEXAS. SEE ATTACHED FIELD NOTES.



THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION MAY 31, 2018, AND CONFORMS TO THE TEXAS PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PRACTICES AND PROCEDURES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

STEVE D. ADAMS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3666
 P.O. BOX 114 ALVIN, TEXAS 77512 281/331-3523

THIS SURVEY DOES NOT ADDRESS THE MINERAL ESTATE, INCLUDING THE AFFECT TO THIS TRACT BY ANY OF THE PROVISIONS DESCRIBED IN MINERAL LEASES SET FORTH AS SCHEDULE B EXCEPTIONS IN THIS TITLE COMMITMENT IDENTIFIED ABOVE.



SCALE 1"=60'
 BEARING BASE - TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE



ADAMS SURVEYING
 FIRM #10085400
 STEVE D. ADAMS, RPLS
 STEPHEN D. ADAMS, JR., RPS
 P.O. BOX 114
 ALVIN, TEXAS 77511
 281/331-3523