



Village of Jones Creek

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

JOINT ZONING COMMISSION

The Zoning Commission of the Village of Jones Creek, Texas held 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 could 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 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, June 29th, 2021 the meeting was called to order at 6:30 p.m. by Commissioner Tim Hardesty.*
2. **INVOCATION AND PLEDGE OF ALLEGIANCE** *The invocation was given by Commissioner Tim Hardesty. The pledge was said by all*
3. **ROLL CALL OF MEMBERS** *The following members were present: Mrs. Scotta Stanley, Mr. Tim Hardesty, and Mr. Richard Martin. Mr. Doug Kirk and Mr. Mike Chilcote were absent.*
4. **BUSINESS OF VISITORS** *Mayor Terry Jeffers addressed the commission under business of visitors expressing his gratitude to the members for their service.*
5. **OLD BUSINESS**

- a. Discuss and approve the minutes of the meeting held May 11th, 2021. *A motion to accept the minutes as presented was made by Mrs. Scotta Stanley and seconded by Mr. Richard Martin to approve the minutes of meeting held May 11th, 2021; all members were in favor, and motion passed.*

6. NEW BUSINESS

- a. Discuss and consider appointing a chairperson. *Mr. Tim Hardesty made a motion to appoint Mr. Richard Martin as chairperson to the Planning and Zoning Commission. Mrs. Scotta Stanley seconded the motion, all members were in favor, and motion passed.*
- b. Public Hearing of the Zoning Commission on an application to grant a rezone at A0020 S F AUSTIN BLOCK 11 TRACT 5 (PT)-6 (HANSON EST) (DIV 17) ACRES 3.905 to change the zoning of the property from R-1 Single Family Residential District to C Neighborhood Business District. *Mr. Tim Hardesty opened the public hearing of the Planning and Zoning Commission on an application to grant a rezone at A0020 S F AUSTIN BLOCK 11 TRACT 5 (PT)-6 (HANSON EST) (DIV 17) ACRES 3.905 to change the zoning of the property from R-1 Single Family Residential District to C Neighborhood Business District at 6:33 p.m. Mr. Robert Peltier and Mr. Paul Treadgold, applicants, both addressed the commission regarding their application. Mayor Terry Jeffers also addressed the commission. The public hearing was concluded at 6:46 p.m.*
- c. Discuss and Approve a Final Report to Village Council to grant a rezone at A0020 S F AUSTIN BLOCK 11 TRACT 5 (PT)-6 (HANSON EST) (DIV 17) ACRES 3.905 to change the zoning of the property from R-1 Single Family Residential District to C Neighborhood Business District. *Mrs. Scotta Stanley made a motion to include in the final report to Village Council to approve granting a rezone at A0020 S F AUSTIN BLOCK 11 TRACT 5 (PT)-6 (HANSON EST) (DIV 17) ACRES 3.905 to change the zoning of the property from R-1 Single Family Residential District to C Neighborhood Business District.*

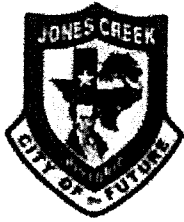
7. FUTURE AGENDA ITEMS

- 8. ADJOURNMENT** *A motion was made by Mrs. Scotta Stanley and seconded by Mr. Richard Martin to adjourn the meeting at 6:48 p.m., all three members were in favor, motion passed.*

Richard Martin, Chairman

ATTEST:

Kimberly Morris, City Secretary/Administrator



OFFICE USE ONLY
 Date received: 6/6/22 Fee: \$ 273.50
 P&Z Public Hearing date:
 Date to send cert. letters: 8/4/2022
 Date to publish: 8/11/22
 Proof of taxes paid: yes date verified: 8/10/22
15 days posting in paper

**VILLAGE OF JONES CREEK
 RE-ZONE APPLICATION**

Name(s) of Property Owner: GARONCE L CAMPBELL

Current Address: 307 W 1ST Email: GARONCE.CAMPBELL@GMAIL.COM

City: FREEPORT State: TEXAS Zip: 77541

Home Phone: _____ Business Phone: _____ Cell: 8304816355

Name of Applicant: Same as Above
 (If different than Property Owner)

Address: A0020 SF Austin-Tract Email: _____

City: Jones Creek State: 201 Texas Zip: 77541

Home Phone: _____ Business Phone: _____ Cell: 830-481-6355

Address/Location of Property to be Re-zoned: Hwy 36

A0020 SF Austin Tract 201 (DIV 17) Acres 4.695
(Jones Creek)

Legal Description: _____
 Metes & Bounds Lot(s) Block Subdivision

ATTACH MAP/SURVEY OF PROPERTY

Has the property been platted? YES NO

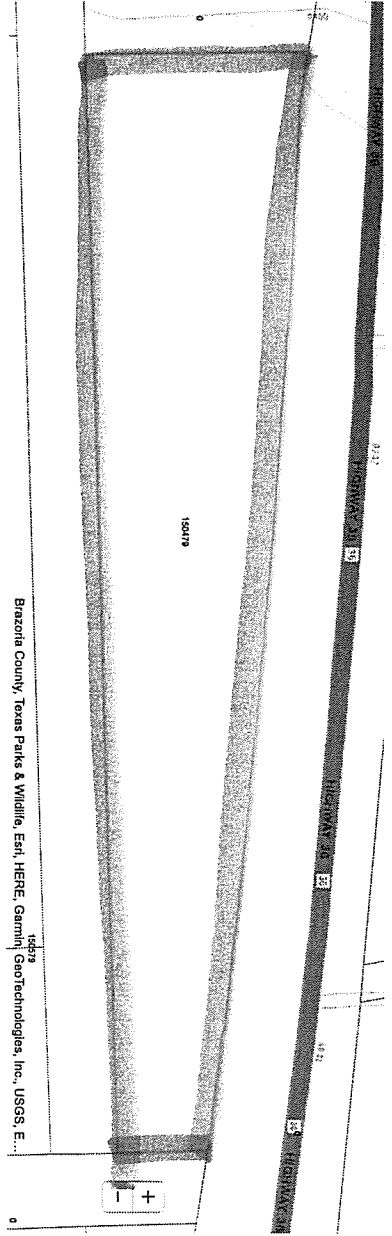
Current Zoning: Resident Current Use: AG

Proposed Zoning: C Proposed Use: AG

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

Parcel Identification #: 150479
o ID: 0030-1522-001
or Address: HIGHWAY 36
party Type: Real
IR Code: 01

Property Information: 2022
Legal Description: ACRES 8 F AUSTIN TRACT 2D1 (OV 17) ACRES 4.695 (JONES CREEK)
Assessed: 0030
Map/Block: JONES CREEK CITY OF
Appraised Value: \$41,490.00
Jurisdiction: EMJ, DRG, HWY, JBR, EAR, GBC, RRD, CAD, CAC, SBR



Brazoria County, Texas Parks & Wildlife, Esrl, HERE, Garmin, GeoTechnologies, Inc., USGS, E...

Owner Identification #: 1067760
Name: CAMPBELL GARDNER, JR
Exemption: NULL
DOB: NULL

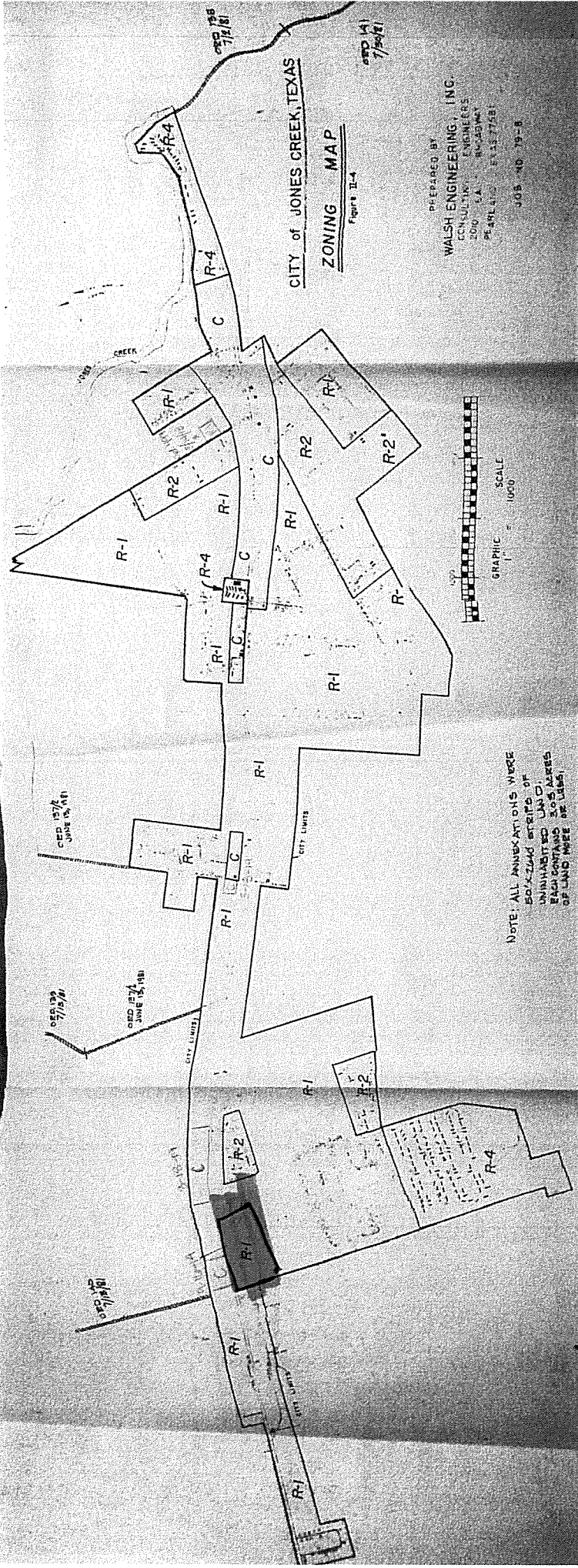
Brazoria CAD Map Search

This product is for informational purposes only, and may not have been prepared for or be suitable for legal, engineering, or planning purposes. It does not represent an on-the-ground survey and represents only the approximate visible location of property boundaries. This Brazoria County Appraisal District expressly disclaims any and all liability in connection herewith.

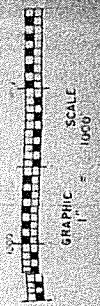
CITY OF JONES CREEK, TEXAS
ZONING MAP

Figure II-4

PREPARED BY
WALSH ENGINEERING, INC.
CONSULTING ENGINEERS
500 E.A. MCCLARY
PEARLAND, TEXAS 77581
JOB NO. 79-8



NOTE: ALL ANNEXATIONS WERE
50'x100' STRIPS OF
UNINHABITED LAND
EACH CONTAINS 3.05 ACRES
OF LAND W/EE ARE LOTS



THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS, OR ENTITY NAMED IN THE CERTIFICATION HEREON, SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

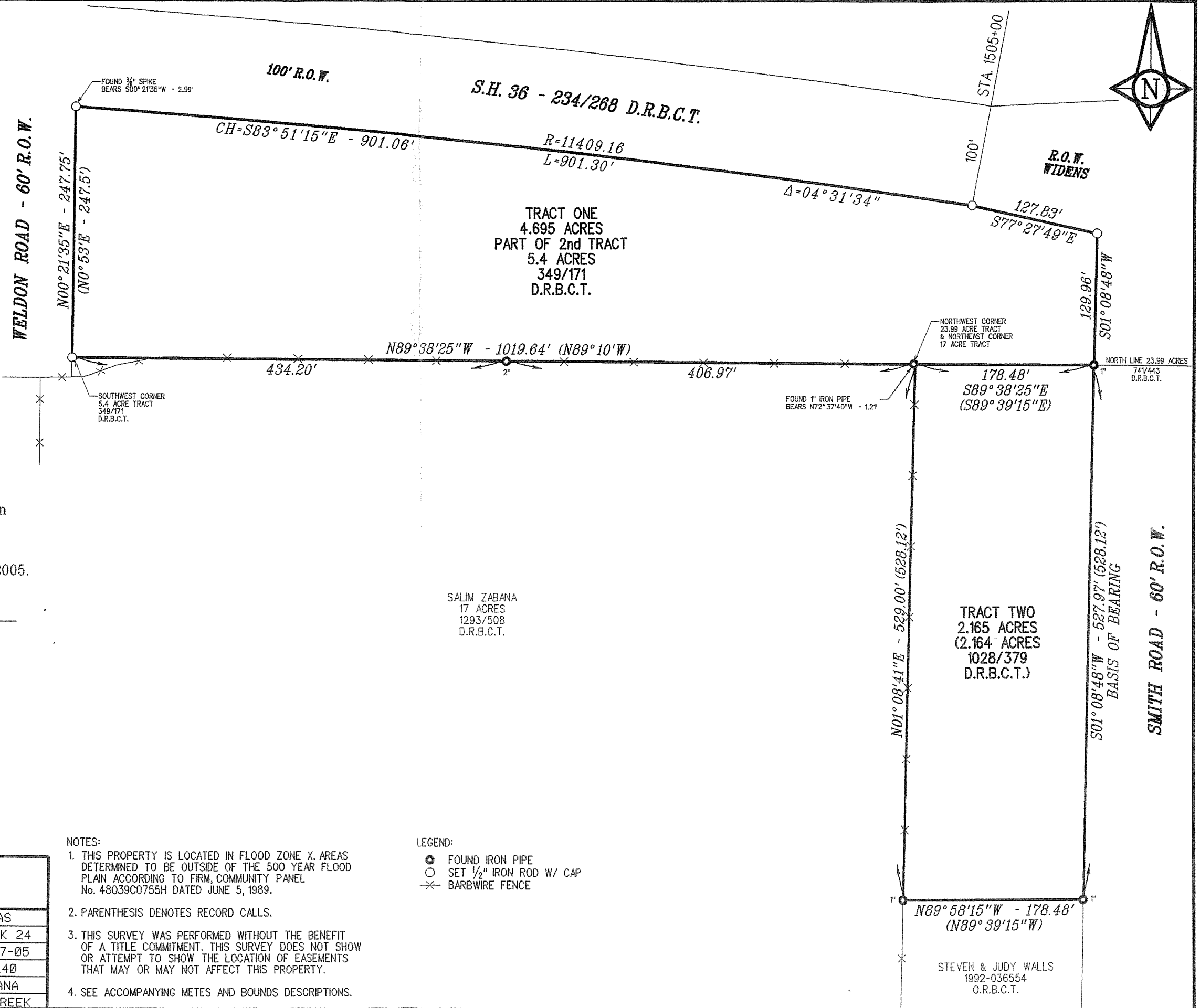
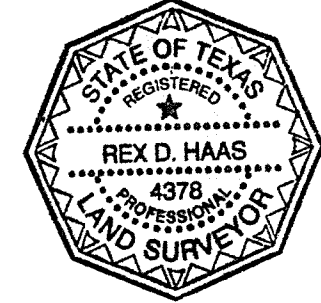
THE STATE OF TEXAS
 COUNTY OF BRAZORIA

I, REX D. HAAS, a Registered Professional Land Surveyor of The State of Texas, do hereby certify to SALIM ZABANA, that Tract One, being 4.695 acres of land out of a 5.4 acre tract, and Tract Two, being 2.165 acres of land, being all of a called 2.164 acre tract out of a 23.99 acre tract out of the S.F. Austin 7 1/3 League Grant, Abstract No. 20, Brazoria County, Texas, was prepared by Damian/Gallion and Associates and was surveyed by Damian/Gallion and Associates on the 7th day of July, 2005.

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is true and correct to the best of my knowledge and belief, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, except as shown hereon, and that said property has access to and from a dedicated roadway.

Witness my hand, this the 19th day of July, 2005.

[Signature]
 REX D. HAAS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 REGISTRATION NO. 4378



SALIM ZABANA
 17 ACRES
 1293/508
 D.R.B.C.T.

- NOTES:
- THIS PROPERTY IS LOCATED IN FLOOD ZONE X. AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN ACCORDING TO FIRM, COMMUNITY PANEL No. 48039C0755H DATED JUNE 5, 1989.
 - PARENTHESIS DENOTES RECORD CALLS.
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THIS SURVEY DOES NOT SHOW OR ATTEMPT TO SHOW THE LOCATION OF EASEMENTS THAT MAY OR MAY NOT AFFECT THIS PROPERTY.
 - SEE ACCOMPANYING METES AND BOUNDS DESCRIPTIONS.

- LEGEND:
- FOUND IRON PIPE
 - SET 1/2" IRON ROD W/ CAP
 - ✕ BARB WIRE FENCE

STEVEN & JUDY WALLS
 1992-036554
 O.R.B.C.T.

DAMIAN/GALLION & ASSOCIATES ENGINEERING, SURVEYING AND MAPPING 1512 N. AVE J FREEPORT, TEXAS 77541 (979) 233-7177 OFFICE (979) 233-3877 FAX	
DRAWN BY: H.G.	CREW CHIEF: R. HAAS
DATE: 7-15-05	BOOK NO.: D/G BOOK 24
CHKD. BY: R.H.	DATE SURVEYED: 7-07-05
APPVD. BY: R.H.	JOB NO.: 76-05140
DWG. NO.: 05140A	CLIENT: S. ZABANA
SCALE: 1" = 100'	LOCATION: JONES CREEK



Submittal Guidelines for Manufactured Housing

What are the requirements for Manufactured Housing?

- Must be located in an area Zoned R-4 Manufactured Housing, please contact the City Secretary/Administrator's Office to determine of the proposed location's zoning classification.
- Must be a minimum of 1,200 square feet living space.
- Must have a TCEQ approved OSSF (septic).
- Must be five (5) years or new from June 15th of the current year and meet Zone 3 or better wind specifications.
- Must be 25 feet from front property line, 5 feet from sides, and 10 feet from back property lines
- If located in a Floodplain must provide an Elevation Certificate and build 24" above base flood elevation (BFE).

Provide two (2) copies of all documents: one (1) for City Retention and one (1) for contractor

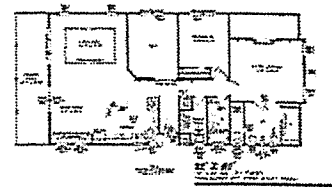
The Village of Jones Creek has adopted the 2009 International Building, Residential, Plumbing, Mechanical, Fuel/Gas and Energy Conservation Codes and the 2008 National Electrical Codes.

Required Documents to be submitted:

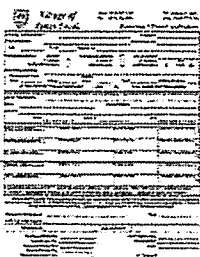
- Application
- Site Plan – See Example “Site Plan”
- Floor Plan/Brochure of Unit
- Date Plate/HUD Tag
- TCEQ Approved OSSF Letter

Floor Plan

The Marlin



Application



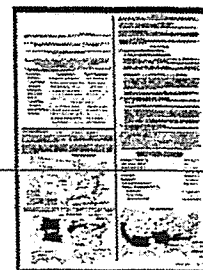
Site Plan

Site Plan should provide the following information:

1. Lot Dimensions
2. Utility, Septic Tank, and/or Sewer Lines
3. Location of all existing and proposed structures on the property
4. Location of all existing and proposed parking spaces
5. Location of all existing and proposed landscaping
6. Location of all existing and proposed utility lines
7. Location of all existing and proposed easements
8. Location of all existing and proposed setbacks
9. Location of all existing and proposed fences
10. Location of all existing and proposed gates



Data Plate/HUD Tag



to be connected to the water system and sanitary sewer system in the same manner as manufactured housing.

(B) *Permitted uses.* Mobile homes, small HUD-code manufactured homes and self-contained recreational vehicles.

(C) *Specific uses permitted.* Refer to § 155.060.

(D) *Other requirements.* Those contained in the Mobile Home Ordinance of the village, read, passed, and approved as Ord. 38 on June 18, 1973, as amended by Ord. 40, read, passed, and approved on August 28, 1973, and by Ord. 42, read, passed, and approved on November 13, 1973, all of which are incorporated herein by reference.

(E) *Setback requirements.* See § 155.036(E).
(Ord. 81, passed 3-21-1977; Ord. 330, passed 4-15-1999; Ord. 339, passed 1-20-2000)

§ 155.039 R-4 INDIVIDUAL MOBILE HOME DISTRICT.

(A) *Purpose.* This district contains land which is to be used only for existing mobile homes and large HUD-code homes situated on individual lots located outside of mobile home parks. A large HUD-code home is one which, when erected on site, is more than 850 square feet.

(B) *Permitted uses.* Existing mobile homes, large HUD-code manufactured homes, and home occupations.

(C) *Specific uses permitted.* Refer to § 155.060.

(D) *Area requirements.*

(1) Lot size minimum: 8,400 square feet.

(a) For single-family dwelling:

1. Lot width minimum: 70 feet; and
2. Lot depth minimum: 120 feet.

(b) For duplex dwelling:

1. Lot width minimum: 90 feet; and
2. Lot depth minimum: 94 feet.

(2) Living area minimum:

(a) Single-family dwelling: 1,200 square feet; and

(b) Duplex dwelling: 800 square feet per family or housekeeping unit.

(E) *Replacement of existing mobile homes.* Any existing mobile home located in this district may only be replaced with a HUD-code manufactured home.

(F) *Setback requirements.* See § 155.036(E).

(Ord. 81, passed 3-21-1977; Ord. 132, passed 2-19-1981; Ord. 330, passed 4-15-1999; Ord. 339, passed 1-20-2000)

§ 155.040 C NEIGHBORHOOD BUSINESS DISTRICT.

(A) *Purpose.* This district is designed to provide a location for general commercial, retail uses which serve the entire community and its visitors. Land in this district is located mainly along major highways.

(B) *Permitted uses.* See R-1 and R-2 also.

Alcoholic beverage sales (restricted to off-premises consumption)
Antique shop
Apartments
Art studio or gallery
Automobile repair shop
Automobile sales and rental
Book and stationery stores
Bowling alley
Business, music, dance, or commercial schools
Café, restaurant, or cafeteria
Cleaner, dry and pressing plant, laundry and/or linen supply
Clinic
Clothing store, retail
Domestic household equipment rental, storage
Drive-in eating establishment

Jones Creek - Land Usage

Drive-in sales
Drug store
Dwelling unit, as part of business building, for operator
Electric appliance shop and repair
Filling station, retail
Financial institutions
Florist shop, retail
Frozen food lockers (no slaughtering or stripping)
Furniture, appliance store, sales, service
Garage, commercial
Hardware store
Nursery plant sales
Offices, professional or service
Other personal service shops
Parking building or lot, commercial, for operating vehicles
Pet shop
Photographer's studio
Printing and reproduction
Radio or television stations or studios (no towers)
Radio, television, or electronic sales and service
Retail food store
Retail sales and services
Shoe sales and repair
Shopping center
Sign shop
Storage garage
Tailor and dressmaking shop
Theaters and motion picture houses
Tire shop, no vulcanizing or retreading
Trailer and/or accessory equipment sales, rental, or storage

Variety store
Warehouses
*Other uses will be considered by the Commission

(C) *Specific uses permitted.* Refer to § 155.060.

(D) *Screening fences are required.*

(1) Where there is a common side or rear lot line or lot lines between commercial land (including apartment land) and developed residential areas, the owner of said commercial land (including apartment land) shall erect a fence that properly screens adjacent residential lots from adverse influences such as noise, vehicular lights, trespass, and other adverse influences as part of the normal construction of building dedicated to said non-residential usage (including apartment project construction).

(2) Such screening fences shall be at least six feet in height and shall form a solid continuous screen between the residential and non-residential land (including apartment land) uses. In the case of rear lot lines, such screening fence shall be continued from one side lot line along the rear lot line to the other side lot line. In the case of side lot lines, such screening fence shall be continued from the rear lot line along the side lot line to the front setback line, but no farther than a point 15 feet from the street right-of-way line. Each such screening fence shall be maintained in good condition by the owner of said commercial or apartment project, for as long a time period as may be needed to protect adjacent residential land uses.

(E) *Use of portable buildings.* A portable building may only be used in connection with an accessory use, except it may be used alone in the commercial or business district in connection with a temporary use authorized by a temporary use permit issued as provided in § 155.059.

(F) *Setback requirements.* See § 155.036(E).
 (Ord. 81, passed 3-21-1977; Ord. 335, passed 6-17-1999; Ord. 339, passed 1-20-2000)

§ 155.041 MANUFACTURED HOME LOCATION.

(A) It shall be unlawful to locate or relocate any manufactured home that is more than five years old, as of June 15 of the year that it is sought to be located or relocated, that does not meet Zone 3 or better wind specifications within the village, Zone R-3 or R-4 District. Any HUD-code manufactured home shall be anchored in accordance with the manufacturer’s installation instructions and anchored as well as supported and blocked in accordance with those standards for manufactured housing found in the Administrative Rules of the Texas Department of Licensing and Regulation, 16 Tex. Admin. Code 69. A permit must be issued by the authorized representative of the village if the manufactured home is approved following an inspection. A permit fee adopted by resolution of the Village Council shall be paid for the inspection of the said HUD-code manufactured home, which inspection shall include foundation for the home and the lot it shall be placed on. This permit fee does no include any permit fee for sewer, water, gas, or electricity.

(B) It shall be unlawful to locate or relocate any mobile home or HUD-code manufactured home that does not meet this standard. Wind loads (a lateral load) must be resisted by the home and the home must be capable of transferring these imposed lateral loads to the home's stabilizing devices without exceeding the allowable stresses and other deflective requirements. The manufactured home producer designs the home to resist the wind load, which is measured in pounds per square foot. Wind Zone 3 equates to a 110 mph wind speed.

(Ord. 474, passed 11-18-2014) Penalty, see § 155.999

BUILDING OFFICIAL; BUILDING PERMITS

§ 155.055 BUILDING OFFICIAL.

(A) The Building Official appointed pursuant to the provisions of the Building Code Ordinance shall also administer and enforce this chapter. He or she may be provided with the assistance of such other persons as the Village Council may direct and as provided in the Building Code Ordinance.

(B) If the Building Official shall find that any of the provisions of this chapter are being violated, he or she shall notify in writing the person responsible for such violations, indicating the nature of the violation and ordering the action necessary to correct it. He or she shall take any action authorized by this chapter to ensure compliance with, or to prevent violation of, its provisions.

(C) The Building Official under no circumstances is permitted to make other changes in this chapter or to vary the terms of this chapter in carrying out his or her duties as Building Official.
(Ord. 81, passed 3-21-1977)

§ 155.056 BUILDING PERMITS REQUIRED.

(A) (1) No building or other structure shall be erected, moved, added to, or structurally altered without a building permit therefor issued by the Building Official. No building permit shall be issued except in conformity with the provisions of this chapter, except after written order from the Board of Adjustments. A building permit to move any building or other structure must be obtained a minimum of 30 days prior to such move. Prior to issuing a permit to move any building or other structure, the Building Official shall inspect the same and advise the owner thereof in writing of all repairs, if any, that will be needed to make the building or other structure conform to all applicable standard codes then in force and effect within the village.

(2) No person shall occupy or use a structure that is moved to or within the village without obtaining from the Building Official a certificate of zoning compliance and occupancy for such structure. Such certificate shall be issued if the use of such building or other structure is a permitted use under §§ 155.035 through 155.040 at the location to which it has been moved and when any needed repairs previously noted have been made.