



THE CITY OF

JARRELL

**City of Jarrell
Planning and Zoning Commission
Public Hearings and Meeting
Jarrell City Council Chambers 161 Town
Center Blvd. Jarrell, Texas 76537 Tuesday,
December 12, 2023, at 6:00 p.m.**

MINUTES

David Bryson, Chairman – Present

Jason Oliver, Vice-Chairman - Present

J. B. Stockton, Member - Present

Sally Kandler, Secretary – Present

Eli Hernandez, Member - Present

1. **CHAIRMAN DAVID BRYSON CALLED THE MEETING TO ORDER AT 6:00 P.M.**

2. **PUBLIC COMMENTS** -

Those wishing to speak to the Jarrell Planning and Zoning Commission must complete the sign in sheet prior to the beginning of the meeting. Please wait to be invited to speak and observe the **threeminute** time limit.

Items not listed on the agenda

An individual may speak; however, the topics presented are considered informational only and may result in placement on a future agenda. No formal discussion or action will be conducted at this time.

Item listed on the agenda

An individual may speak once the regular agenda item is announced for consideration and/or when the speaker is invited to speak.

- a. **Keith Bukowsky commented regarding Agenda Item 3.2, expressing his concerns regarding trash control.**
- b. **Tom Slowbe expressed his concerns regarding the truck traffic associated with a gas station in this location.**

3. **PUBLIC HEARINGS**

3.1 Opened a Public Hearing to consider the request of Sameer Umatiya for a zoning change from SF1 to C2 with a Conditional Use Permit to allow fuel sales at the 3.887 acres located at 1200 CR 305 in Jarrell, Williamson County Texas 76537.

Closed the Public Hearing.

3.2 Discussion, consideration and possible recommendation to the City Council for the rezoning from SF1 to C2 with a Conditional Use Permit to allow fuel sales at the 3.887 acres located at 1200 CR 305 in Jarrell, Williamson County Texas 76537.

J. B. Stockton made a motion to make a recommendation to the City Council to approve the rezoning to C2 with a Conditional Use Permit with recommendations for pulling a permit within 18 months, driveway spacing, the difference between gas and diesel, separation of the gas lot vs. the commercial lot, limiting the number of pumps to 8, road frontage, restricting truck traffic, and no less than a 6 ft. privacy fence for trash control. Second by Jason Oliver. The motion was approved by a unanimous vote.

3.3 Opened a Public Hearing to consider the request of Quiktrip for a zoning change from AG to C2 with a conditional use permit to allow for fuel service and truck parking as well as a variance to lot design standards for signage at the 5.66 acres located on the corner of IH35, CR 313, and FB Schwertner Road in Jarrell, Williamson County Texas.

Closed the Public Hearing.

3.4 Discussion, consideration and possible recommendation to the City Council for the zoning change from AG to C2 with a conditional use permit to allow for fuel service and truck parking as well as a variance to lot design standards for signage at the 5.66 acres located on the corner of IH35, CR 313, and FB Schwertner Road in Jarrell, Williamson County Texas.

Letters of opposition were read by Jason Oliver from Laura Chavez, Tom Slowbe, Jacqueline Allison and from the property owner at 110 CR 313, Jarrell, TX 76537.

Tom Slowbe expressed his concerns regarding the truck traffic, trash and overnight parking associated with a gas station in this location.

J. B. Stockton made a motion to make a recommendation to the City Council to approve all of the requests of the applicant and with the condition they repave FB Schwertner Road once as requested by the applicant. Second by Eli Hernandez.

Chairman David Bryson made an amendment to the motion to strike out the number of fuel pumps to 8 gas pumps and 4 diesel and 4 parking; for a total of 8 truck parking spaces; the signage per the City Ordinances; and the addition of no overnight parking with tow away signage. The motion died due to a lack of a second.

Sally Kandler made an amendment to add no overnight parking with tow away signage. Second by Chairman David Bryson. The motion was approved by a unanimous vote.

Back to the original motion and include the amendment regarding the no overnight parking with tow away signage. The motion was approved by a unanimous vote.

4. REGULAR AGENDA ITEMS

4.1 Discussion, consideration, and possible action regarding the minutes of the Planning & Zoning Commission Workshops and Meeting on September 12, 2023.

J. B. Stockton made a motion to accept the minutes from September 12, 2023. Second by Jason Oliver. The motion was approved by a unanimous vote.

- 4.2 Discussion, consideration, and possible action regarding the minutes of the Joint City Council and Planning & Zoning Commission Workshop on October 17, 2023.
- 4.3 Discussion, consideration, and possible action regarding the minutes of the Joint City Council and Planning & Zoning Commission Workshop on November 13, 2023.
- 4.4 Discussion, consideration and possible recommendation to the City Council on revisions to the Preliminary Plat for Phase 1 of the Canyon Ranch Development
- 4.5 Discussion, consideration and possible recommendation to the City Council for the Final Plat for Phase 1 of the Canyon Ranch Subdivision
- 4.6 Discussion regarding the update to the Unified Development Code with Kimley-Horn.

Sally Kandler made a motion to approve agenda items 4.2, 4.3, 4.4, 4.5 and 4.6. Second by J. B. Stockton. The motion was approved by a unanimous vote.


- 4.7 Discussion regarding an update to the Planning and Zoning Commission By-Laws and Appointments.

No formal action was taken. Member terms were processed. Chairman David Bryson, Jason Oliver and Eli Hernandez have the shorter terms. Sally Kandler and J. B. Stockton have the longer terms.

5. THE MEETING WAS ADJOURNED AT 9:05 P.M.

PASSED AND APPROVED by the P&Z on the 16th day of July 2024.

CITY OF JARRELL, TEXAS


David Bryson, Chairman



Attest:


Dianne Peace, Municipal Clerk