



THE CITY OF

JARRELL

**City of Jarrell
Planning and Zoning Commission
Regular Meeting
Jarrell City Council Chambers
161 Town Center Blvd. Jarrell, Texas 76537
Tuesday, July 16, 2024, at 6:00 p.m.**

AGENDA

David Bryson, Chairman
Jason Oliver, Vice-Chairman
J. B. Stockton, Member

Sally Kandler, Secretary
Eli Hernandez, Member

1. **CALL MEETING TO ORDER**

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 **three-minute** 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.

3. **REGULAR AGENDA ITEMS**

3.1 Discussion, consideration, and possible action regarding the minutes from the Planning & Zoning Public Hearings and Meeting on December 12, 2023.

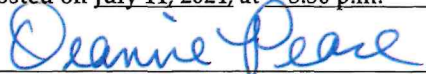
3.2 Discussion and consideration and possible action regarding the minutes from the Planning and Zoning Commission Regular Meeting on February 20, 2024.

3.3 Discussion and Possible Recommendation to the City Council for the Conditional Use Permit for outdoor storage at 13000 N IH35 In Jarrell, Texas 76537 for U-Haul Moving and Storage Facility to include self-storage, outdoor storage, and truck/trailer rentals.

4. **ADJOURNMENT.**

CERTIFICATION

I certify that the above Notice of the Planning and Zoning Commission was posted on the city's website at www.cityofjarrell.com and on the Bulletin Board located at Jarrell City Hall - 161 Town Center Blvd, Jarrell, Texas 76537 pursuant to Chapter 551 of the Texas Government Code.

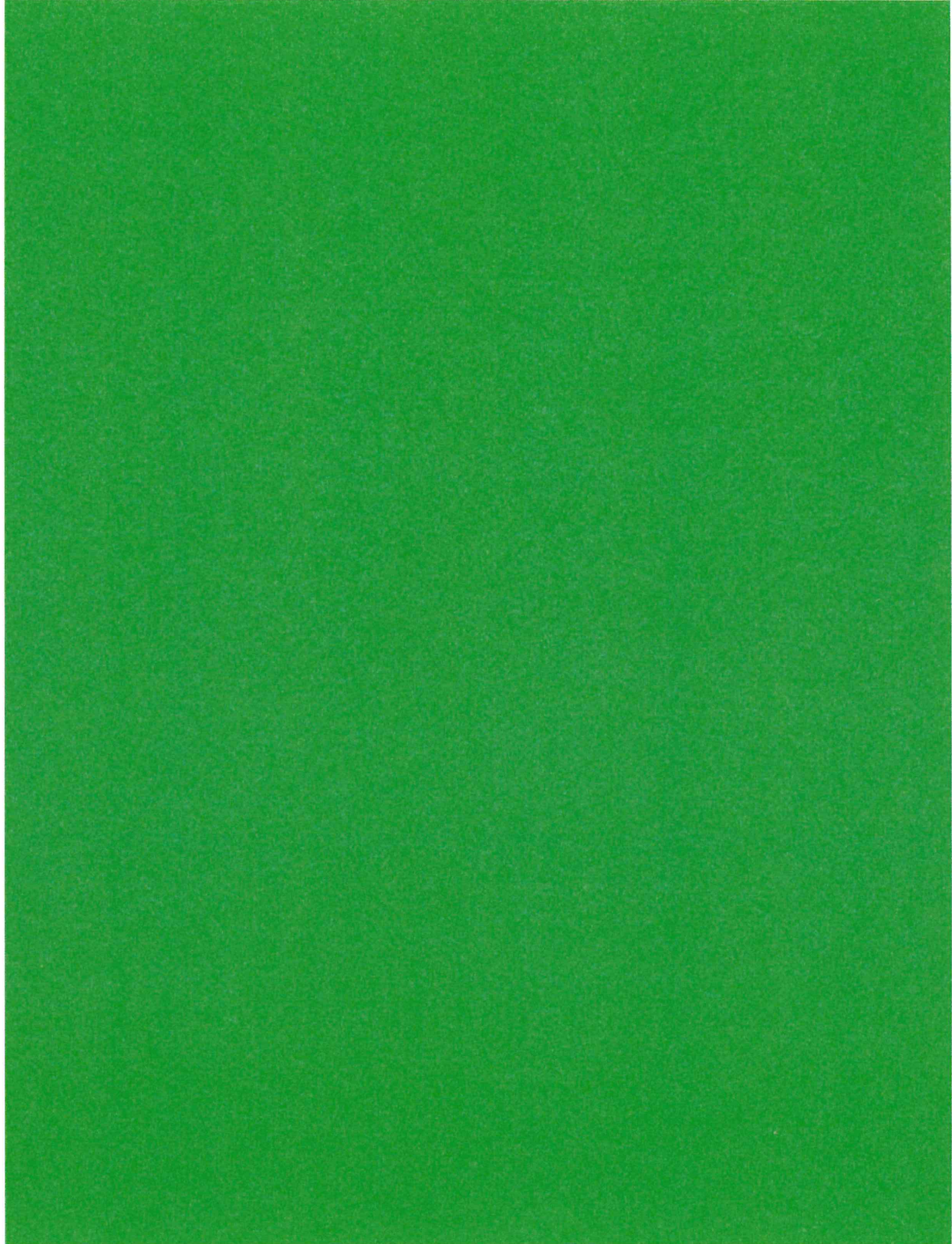
Posted on <u>July 11, 2024</u> , at <u>3:30 p.m.</u>  Posted by: City Secretary's Office

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. The City of Jarrell is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. **Please call the Municipal Clerk at 512/ 746-4593 for assistance.**

I certify that the above Agenda of the Jarrell Planning & Zoning Commission was removed from the Bulletin Board located at Jarrell City Hall; 161 Town Center Blvd. in Jarrell, Texas on:

Removed on _____, 2024 at _____ am/pm City of Jarrell, Texas <div style="text-align: right;"> _____ Removed by: City Secretary's Office </div>







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

Attest:

David Bryson, Chairman

Dianne Peace, Municipal Clerk





THE CITY OF

JARRELL

**City of Jarrell
Planning and Zoning Commission
Regular Meeting
Jarrell City Council Chambers
161 Town Center Blvd. Jarrell, Texas 76537
Tuesday, February 20, 2024, 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 - NONE**

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 **three-minute** 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.

3. **PUBLIC HEARING**

3.1 **Opened a Public Hearing** regarding the proposed updated Zoning Map.

Closed the Public Hearing.

4. **REGULAR AGENDA ITEMS**

4.1 Discussion, consideration, and to the City Council regarding the proposed updated Zoning Map.

Presentation by Jordan Cantu, Director of Development Services.

Jason Oliver made a motion to make a recommendation to the City Council to approve with the changes for the properties located on CR 306 to a C2 District. Second by Sally Kandler. The motion was approved by a unanimous vote.

4.2 Discussion and consideration and possible action regarding the minutes from the Special Called City Council and Planning and Zoning Commission Joint Workshop Meeting on January 16, 2024.

Sally Kandler made a motion to approve the minutes from the meeting on January 16, 2024. Second by Eli Hernandez. The motion was approved by a unanimous vote.

4.3 Discussion and consideration and possible action regarding the minutes from the Special Called Planning and Zoning Commission Meeting on January 23, 2024.

Jason Oliver made a motion to approve the minutes from January 23, 2024. Second by Sally Kandler. The motion was approved by a unanimous vote.

4.4 Update regarding appointments for the members of the Planning & Zoning Commission.

No formal action was taken.

5. THE MEETING WAS ADJOURNED AT 6:14 P.M.

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

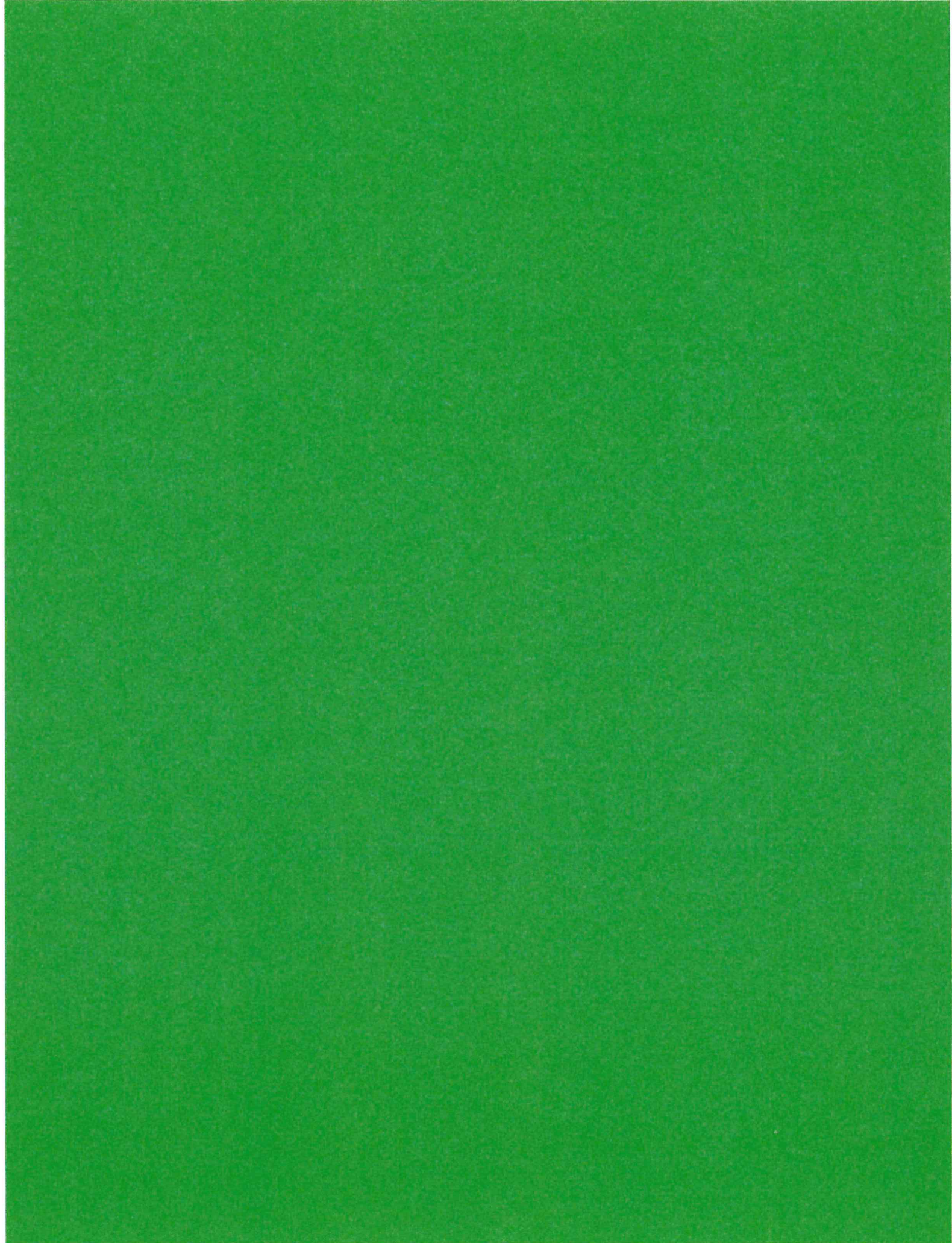
CITY OF JARRELL, TEXAS

Attest:

David Bryson, Chairman

Dianne Peace, Municipal Clerk







THE CITY OF

JARRELL

Date: July 16th, 2024

Subject: Conditional Use Permit at 13000 N IH35 in Jarrell, Texas, 76537

Item: Discussion and Possible Recommendation for the Conditional Use Permit for outdoor storage at 13000 N IH35 In Jarrell, Texas 76537 for U-Haul Moving and Storage Facility to include self-storage, outdoor storage, and truck/trailer rentals.

Department: Development Services

Staff Member: Jordan Moyer, Director of Development Services

Justification: Property is situated north of the new City Park on the East side of town. This property abuts two parks and marks the beginning of the C-3 Commercial District. This conditional use permit will allow them to have a moving and self-storage facility including truck/trailer rentals and outdoor storage.

Funding:

Cost: N/A

Source of Funds: N/A

Outside Resources: N/A

Background Information:

- None at this time

Public Comment: None at this time.

Supporting Documentation:

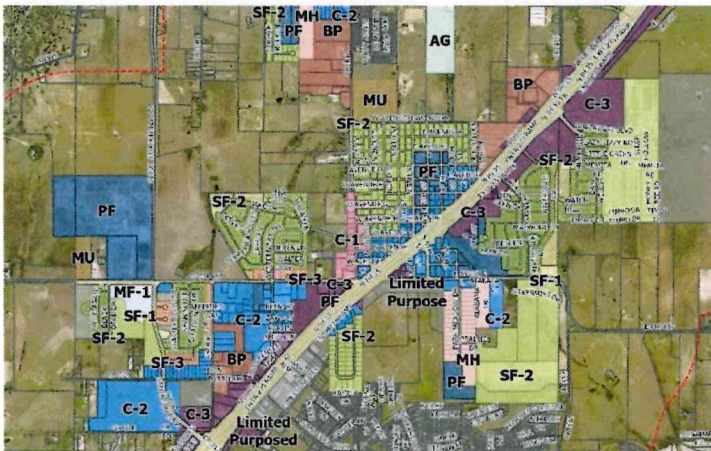
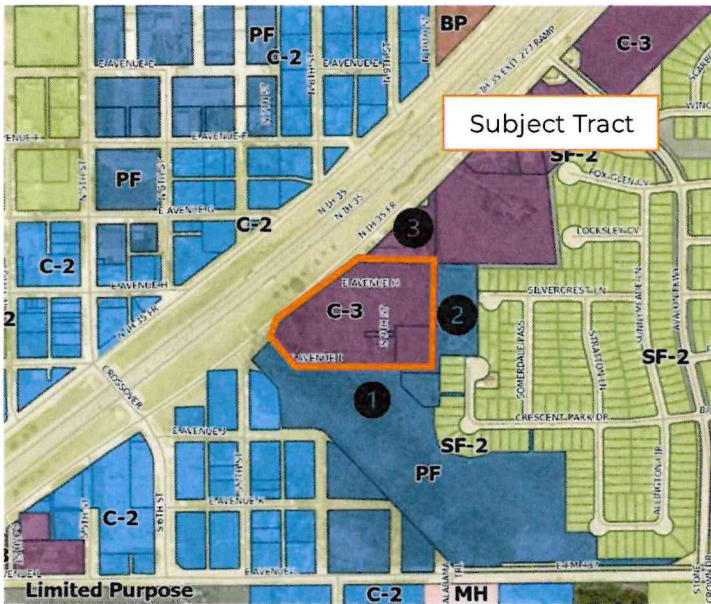
Location Maps, Future Land Use Map, Letter of Intent



Planning and Zoning Commission

July 16th, 2024

Agenda Item	Conditional Use Permit for outdoor storage at 13000 N IH35 In Jarrell, Texas 76537 for U-Haul Moving and Storage Facility to include self-storage, outdoor storage, and truck/trailer rentals.
Commission Action	Discussion and Recommendation on the above application
Staff	Jordan Cantu, Director of Development Services



Property Information

Project Name: U-Haul

Owner/Applicant: Nanda Matala

Location: 13000 N IH35, Jarrell Texas, 76537

Current Zoning: C3

Current Use: Rural Land

Adjacent 1) Park (PF)

Zoning / Use: 2) Park (PF)

3) Multi-Family (C3)

Attachments: Findings, Letter of Intent

Public Notice and Additional Comments:

Public Notice was sent via newspaper on June 30th, 2024

Public Notice was sent via letter on June 28th, 2024

No comments as of 7/8/24





Planning and Zoning Commission

July 16th, 2024

Findings/Current Activity

3.07.04 Zoning Map Amendment

A. Applicability.

For the purpose of establishing and maintaining sound, stable, and desirable development within the corporate limits of the City, the Official Zoning Map may be amended based upon changed or changing conditions in a particular area or in the City generally, or to rezone an area, or to extend the boundary of an existing zoning district. All amendments must be in accordance with the Comprehensive Plan, which may be amended according to the procedure in Chapter 2 (Section 2.4 [sic]). Newly annexed areas shall be zoned AG during the annexation process.

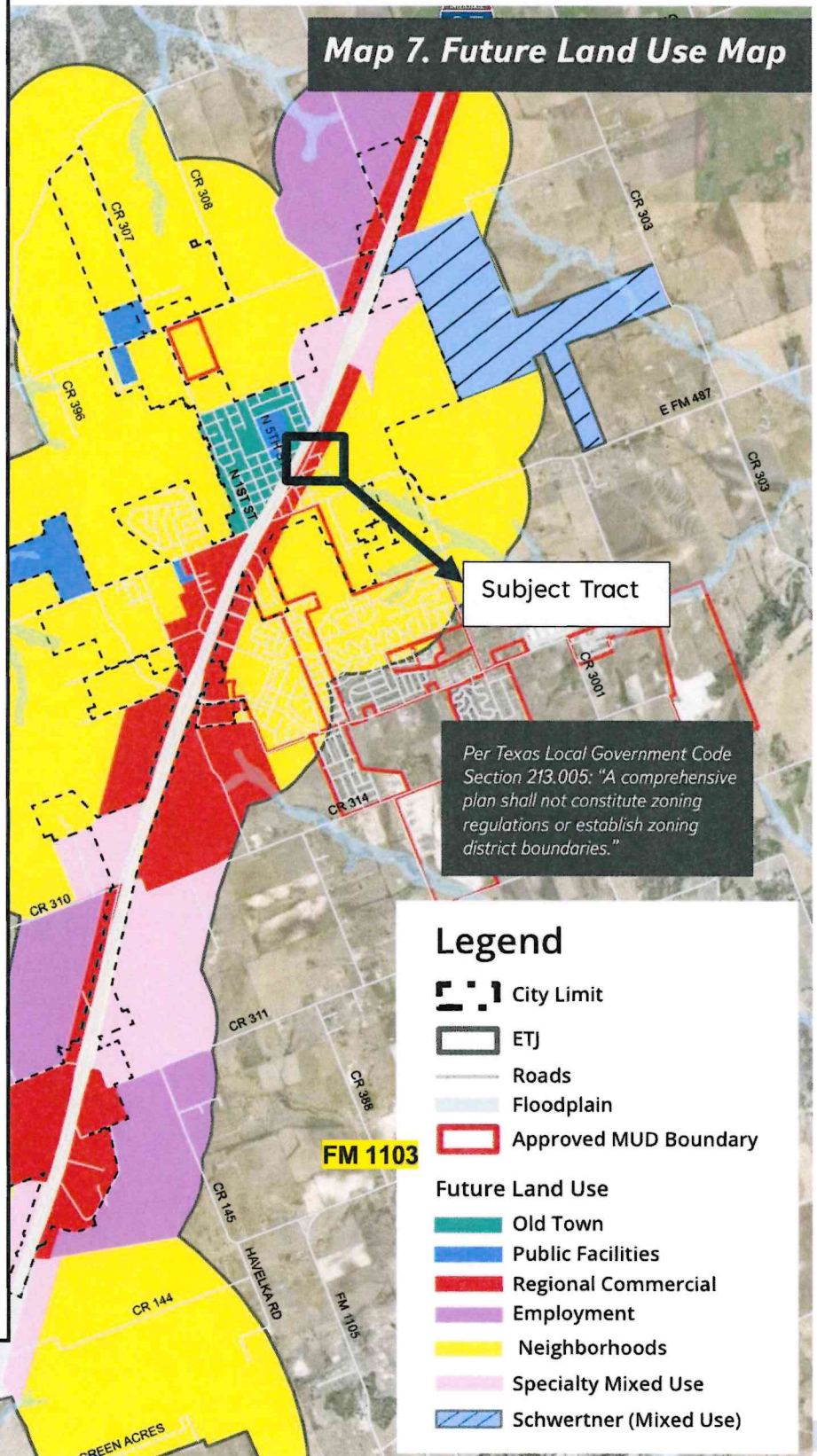
B. Approval Criteria (Rezoning).

The City Council may consider criteria it deems relevant and important in taking final action on the amendment, but shall generally determine that the amendment promotes the health, safety, or general welfare of the City and the safe, orderly, and healthful development of the City.

C. Responsibility for Final Action.

Conditions and proposed decisions regarding rezoning shall be reviewed by the Planning and Zoning Commission. The Planning and Zoning Commission shall

Map 7. Future Land Use Map



Legend

- City Limit
- ETJ
- Roads
- Floodplain
- Approved MUD Boundary
- Future Land Use**
- Old Town
- Public Facilities
- Regional Commercial
- Employment
- Neighborhoods
- Specialty Mixed Use
- Schwertner (Mixed Use)



THE CITY OF
JARRELL
161 Town Center Blvd. Jarrell, TX 76537
Office: (512)746-4593 Fax: (512)746-2052

Application Type: CUP

Project Name: V-Haul Moving & Self Storage

Submission Date: 6/18/2024

ZONING / VARIANCE / CONDITIONAL USE
APPLICATION & CHECKLIST

INSTRUCTIONS:

- + Fill out the following application prior to submission. Please include any plans for the project.
- + Use the most current application from the City's website (www.cityofjarrell.com) or at City Hall.
- + City ordinances can be obtained at City Hall or by emailing the City Planner at planner@cityofjarrell.com.

REQUIRED ITEMS FOR APPLICATION:

1. Completed application form with owner's original signature.
2. a. Tax map(s) highlighting the subject property and showing the line extending 200 feet from property.
 - b. List of property owners' names and addresses from the county appraisal district (www.wcad.org) within 200 feet of the perimeter of the tract (include the tract being re-zoned) and
 - c. One set of mailing labels for notification of adjacent owners from (b) above.
3. The Public Hearing Signage document at the end of this checklist is signed and dated.
4. Letter of intent explaining requested zoning change. Include statements supporting request.
5. Field notes, dimensioned map or subdivision name with lot and block describing all proposed zoning districts.
6. Prepare an 8½" x 11" hard copy color map including the area of the requested zoning change and surrounding areas within 1,000'. The zoning map can be found at www.cityofjarrell.com under community development tab. Draw the boundary of your request on the maps with a black marker and label the zoning district(s) requested.
7. A physical description of the property including slopes or other topographic conditions, tree cover (extent and type), waterways, existing structures and any unique features of the site.
8. Copy of the deed showing current ownership.
9. Tax certificates or other evidence that all applicable property taxes have been paid for the subject property.
10. Rezoning Fees (calculation listed below).

FILING FEE CALCULATION:

\$350.00 (Zoning Change)	\$ _____
\$175.00 (Variance)	\$ _____
\$175.00 (Conditional Use)	\$ _____
TOTAL FEE (due at time of application submission):	\$ _____



PROPERTY INFORMATION:

Property Address: 13000 N I-35 Frontage Rd	Property Acreage: 7.4
Legal Description: Please see attached for legal description	County Short ID #: R012288
Current Zoning: C3	Proposed Zoning: N/A

APPLICANT INFORMATION:

PLEASE NOTE: The signature of owner authorizes the City of Jarrell staff to visit and inspect the property for which this application is being submitted. The signature also indicates that the applicant or his/her agent has reviewed the requirements of this checklist and all items on this checklist have been addressed and complied with. The agent shall be considered the official and the single point of contact. All correspondence and communication will be conducted with the agent. If no agent is listed, the owner will be considered the agent.

(Check One):

I, the owner, will represent this application with the City of Jarrell

I, the owner, hereby authorize the person named below to act as my agent in processing this application with the City of Jarrell.

OWNERSHIP INFORMATION:

PROPERTY OWNER: **35 N Jarrell TX, LLC** Phone: **(314)566-6521** FAX:

(If Property ownership is in the name of a partnership, corporation, joint venture, trust, or other entity, please list the official name of the entity and the name of the managing partner)

ADDRESS: **4502 Kocurek St** CITY: **Austin** STATE: **TX** ZIP: **78723**

EMAIL: **nanda_mutala@yahoo.com** CELL: PAGER:

I hereby request that my property, as described above, be considered for a Minor Plat and I give City Staff and elected or appointed representative's permission to be signed by:

Owner's Signature: *Nanda Mutala* Date: 6/17/2024

EC8A70401C2646C

AGENT INFORMATION:

If an agent is representing the owner of the property, please complete the following information:

Project Agent: **Stephany Sheekey** Phone: **(863)412-9217** FAX:

ADDRESS: **2727 N Central Ave 5N** CITY: **Phoenix** STATE: **AZ** ZIP: **85004**

EMAIL: **stephany_sheekey@uhaul.com** CELL: PAGER:

I hereby authorize the person named above to act as my agent in processing this application:

Owner's Signature: *Nanda Mutala* Date: 6/17/2024

EC8A70401C2646C

I hereby attest that I prepared this application/checklist and that all information shown herein is correct and complete to the best of my

<i>Stephany Sheekey</i>	Stephany Sheekey	6/18/2024
<small>354768E46D3248D</small>		
Signature	Name (printed)	Date



Do Not Write Below - Staff Use Only

Accepted for Processing by: _____ Date: _____

Date of Public Hearing before Planning & Zoning Commission: _____ City Council: _____

PUBLIC HEARING SIGNAGE REQUIREMENTS

I, Stephany Sheekey, AGREE TO POST PUBLIC NOTICE SIGNAGE IN ACCORDANCE WITH THE FOLLOWING RULES (AN AFFIDAVIT IS ENCLOSED).

DocuSigned by:

Stephany Sheekey
354768E46D3248 Signature

Stephany Sheekey
Name (printed)

06/06/24
Date

The applicant is required to place notification signs on the property in question notifying the public of the dates and times of the Planning & Zoning meeting and the City Council meeting. These signs must be visible on the property for both meetings. Signs must be placed on the property at least 15 days prior to the meeting dates, but not more than 30 days prior to the first meeting and shall remain until after the last public meeting date.

The yellow public hearing signs are to be posted on the subject property adjacent to all roadways at each corner of the development and at intervals not to exceed 300 feet.

Please write the following information on the yellow signs in black, waterproof ink with letters a minimum of 1-1/2" tall, approximately 3/8 of an inch thick, and legible.

Proposed
'PROJECT TYPE'
 (i.e. Concept Plan, Preliminary Plat, Re-Zone, Special Use Permit, Variance)
FOR
'PROJECT NAME & FILE # - SPECIFIC REQUEST'
PUBLIC HEARING
DATES/TIMES: _____



The owner or owner's agent is required to sign the attached affidavit indicating that signs will be posted in accordance with these Public Hearing Signage Requirements. Staff will check to determine if the signage is posted in accordance with requirements. Failure to post public hearing signage in accordance with requirements will result in invalid public notice and the applicant will be required to pay for new public notices, letter notices and signage fees and proceed through the notification again.

Do Not Write Below – Staff Use Only

SIGNS ARE TO BE POSTED NO EARLIER THAN: _____

SIGNS ARE TO BE POSTED NO LATER THAN: _____

PLANNING & ZONING MEETING IS: _____ CIT COUNCIL MEETING IS: _____



AMERCO[®]

REAL ESTATE COMPANY

2727 N. CENTRAL AVE., PHOENIX, AZ 85004
PHONE: (602) 263-6555 • FAX: (602) 277-5824 • EMAIL: Stephany_Sheekey@uhaul.com

Narrative Project Summary

AMERCO Real Estate Company (AREC) has prepared this application package for the opportunity to receive the City of Jarrell's participation and counseling regarding a Conditional Use Permit for the property located at 13000 N I-35 Frontage Rd. AREC is the wholly owned real estate subsidiary of the U-Haul System.

The proposed 7.4-acre property is located at 13000 N I-35 Frontage Rd. U-Haul is proposing to develop the site into a U-Haul Moving and Storage Store. Our uses consist of self-storage, U-Haul truck and trailer sharing, and related retail sales. This infill development will allow U-Haul to better serve the storage needs of the community and activate a property that is currently vacant.

The property is currently zoned C3 (Highway Commercial / Retail). The uses of self-storage and U-Haul truck and trailer share require a Conditional Use Permit. U-Haul is proposing to apply for the permit to allow these uses. The building will be used structurally as is except for imaging and signage.

Custom site design for every U-Haul store assures that the facility complements the community it serves. Adherence to community objectives is key to ensure each U-Haul store is both a neighborhood asset and an economic success.

U-Haul is more of a commercial type of use that serves residential communities within a 3-5-mile radius. We feel the U-Haul would be an appropriate use for the property and there are proven benefits for allowing self-storage facilities in communities:

- Self-storage facilities are quiet
- They provide an excellent buffer between zones
- They create very little traffic
- They have little impact on utilities
- They have no impact on schools
- They provide a good tax revenue
- They provide a community service

U-Haul Moving and Storage is a convenience business. Our philosophy is to place U-Haul stores in high growth residential areas, where we fill a need for our products and services. Customers are made aware of the U-Haul store, primarily via drive-by awareness, much like that of a convenience store, restaurant or hardware store. Attractive imaging and brand name recognition bring in area residents — by our measures, those who live within a four-mile radius of the center.

The U-Haul Store:

U-Haul stores characteristically serve the do-it-yourself household customer. The U-Haul Store will be staffed with 10-15 employees, both full-time and part-time. Families will generally arrive in their own automobiles, enter the showroom and may choose from a variety of products and services offered there. When situated near public transit, approximately 50% of those families utilize alternative transportation to access U-Haul equipment and services.

- Families typically use U-Haul Self-Storage rooms to store furniture, household goods, sporting equipment, or holiday decorations. During transition periods between moves, moving to a smaller home, combining households, or clearing away clutter to prepare a home for sale, storage customers will typically rent a room for a period of two months to one year.
- U-Haul stores also provide truck and trailer sharing for household moving, either in-town or across country.
- Families who need packing supplies in advance of a move or to ship personal packages can choose from a variety of retail sales items, including cartons, tape and sustainable packing materials.
- Families who tow U-Haul trailers, boats, or recreational trailers can select, and have installed, the hitch and towing packages that best meet their needs.
- Moving and storage are synergistic businesses. Over half of our storage customers tell us they used U-Haul storage because of a household move. Customers will typically use U-Haul equipment or their personal vehicle to approach the loading area and enter the building through the singular customer access. All new U-Haul stores are designed with interior storage room access, giving the customer the added value of increased security, and the community the benefit of a more aesthetically pleasing exterior.

Significant Policies:

- Hours of Operation:

Mon. - Thurs.	7:00 a.m. to 7:00 p.m.
Fri.	7:00 a.m. to 8:00 p.m.
Sat.	7:00 a.m. to 7:00 p.m.
Sun.	9:00 a.m. to 5:00 p.m.
- All U-Haul storage customers are issued a card-swipe style identification card that must be used to gain access to their room. This is but one of many security

policies which protect the customer's belongings and decrease the ability of unauthorized access to the facility.

- It is against policy for a business to be operated from a U-Haul storage room.
- Customers and community residents who wish to use the on-site dumpsters for disposing of refuse must gain permission to do so and are assessed an additional fee.
- Items that may not be stored include chemicals, flammables, and paints.
- U-Haul stores are protected by video surveillance.
- U-Haul stores are non-smoking facilities.
- U-Haul will provide added services and assistance to our customers with disabilities.

Traffic Study:

- U-Haul stores generate less vehicular traffic volume while still embodying an active-use site. Truck and trailer share and self-storage both represent dynamic transitions from one customer to another. DIY moving customers are presented with opportunities to utilize equipment and storage on a temporary basis, supporting a shared-economy, an effective economic model and an environmentally-sound way to conduct business.

USE COMPARISON					
Use	Square Feet	Traffic Volume		Typical Hours	Days
		Weekday	Weekend		
Fast Food Restaurant	3,000 sq ft	3,161 trips	3,430 trips	18 hours - 24 hours	7
Gas Station w/ Convenience Store	2,200 sq ft	1,200 trips	2,200 trips	18 hours - 24 hours	7
Hotel	50,000 sq ft	905 trips	901 trips	24 hours	7
Casual Dining	5,000 sq ft	1,075 trips	1,258 trips	11 am - 11 pm 12 hours	7
U-Haul Center	80,000 sq ft	31 trips	53 trips	7 am - 7 pm 12 hours	7

U-Haul looks forward to working with the City of Jarrell as you consider the Conditional Use Permit we are currently submitting.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephany Sheekey".

Stephany Sheekey, AICP
AMERCO Real Estate - Planner

