



City of Jarrell

161 Town Center Blvd
Jarrell, TX 76537
512-746-4593
www.cityofjarrell.com

City of Jarrell
Special Called Planning and Zoning
Commission Public Hearing and Meeting
Jarrell City Council Chambers
161 Town Center Blvd. Jarrell, Texas 76537
Tuesday, September 28, 2021, at 7:00 p.m.

MINUTES

Mayor Larry Bush - **Present**
Alderman Place 1, **Daniel Klepac - Present**
Alderman Place 2, **Jeff Seidel, - Present**

Mayor Pro-Tem Place 3, Troy Bradshaw – **Excused Absence**
Alderman Place 4, Rusty Bryson - **Present**
Alderman Place 5, Robin Barfield - **Present**

1. **CALLED MEETING TO ORDER AT 7:00 P.M.**

- Roll Call
- Invocation by **Alderman Jeff Seidel**
- Pledge of Allegiance

2. **PUBLIC COMMENTS**

Those wishing to speak to the Jarrell Planning and Zoning Commission must complete the appropriate color card listed below and present the card to the Municipal Clerk prior to the beginning of the meeting. Please wait to be invited to approach the podium and observe a **three-minute** time limit when speaking.

Orange Sign in Card – Items not listed on the agenda - NONE

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.

Yellow Sign in Card – 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 approach the podium.

Speaker Comments Regarding
Meadow Valley Loop
Zoning Change Items

1. David Bryson
2. Bud Beaty
3. Larry Alexander
4. Suzanne Deal
5. Amanda Alff
6. Stacey Hayes
7. Thomas Hertel
8. Gary Noblitt

Speaker Comments Regarding
9500 N IH 35
Conditional Use Permit Item

1. Wanda Clark
2. Dale Toler
3. Wilson Wamani
4. Elizabeth Thinwa
5. Colleen McDaniel
6. Jim McLean
7. Evelyn McLean
8. Caitlin Greatting
9. Angela Baldo

3. PLANNING AND ZONING PUBLIC HEARINGS

- 3.1 Opened Public Hearing #1** to Consider Amending The City Of Jarrell Code Of Ordinances Section 9.04.009, Also Known As Inspection Fees By Adding A New Fee For Roadway Inspection Fees.

Closed Public Hearing.

- 3.2** Consideration and possible recommendation to the City Council for Approval of Amending The City Of Jarrell Code Of Ordinances Section 9.04.009, Also Known As Inspection Fees By Adding A New Fee For Roadway Inspection Fees.

Rusty Bryson made a motion to recommend approval to the City Council. Second by Jeff Seidel. The motion was approved by a unanimous vote.

- 3.3 Opened Public Hearing #2** to Consider the Request of Copper Ridge Investments for a Zoning Change at the Rolling Hill Meadow Subdivision, also known as Meadow Valley Loop, Lots 1 and 27 Block A and Lots 1, 2, 24, 25, and 26 Block B from SF2 to C3.

Closed Public Hearing.

- 3.4** Consideration and possible recommendation to the City Council for Approval of the Request of Copper Ridge Investments for a Zoning Change at the Rolling Hill Meadow Subdivision, also known as Meadow Valley Loop, Lots 1 and 27 Block A and Lots 1, 2, 24, 25, and 26 Block B from SF2 to C3.

No formal action taken.

- 3.5 Opened Public Hearing #3** to Consider the Request of Lighthouse Travel Plex LLC for a Zoning Change at the Rolling Hill Meadow Subdivision, also known as Meadow Valley Loop, Lot 28 Block A from SF2 to C3.

Closed Public Hearing.

- 3.6** Consideration and possible recommendation to the City Council for Approval of the Request of Lighthouse Travel Plex LLC for a Zoning Change at the Rolling Hill Meadow Subdivision, also known as Meadow Valley Loop, Lot 28 Block A from SF2 to C3.

No formal action taken.

- 3.7 Opened Public Hearing #4** to Consider the Request of Bieyl Engineering on behalf of Amirali Maknojia(optionee) Amending The Zoning Ordinance Of The City Of Jarrell By Allowing Fuel Service With A Conditional Use Permit For 30 Acre Tract of Land Located At 9500 N IH35 In Jarrell, Texas 76537.

Closed Public Hearing.

- 3.8** Consideration and possible recommendation to the City Council for Approval of the Request of Bieyl Engineering on behalf of Amirali Maknojia(optionee) Amending The Zoning Ordinance Of The City Of Jarrell By Allowing Fuel Service With A Conditional Use Permit For 30 Acre Tract of Land Located At 9500 N IH35 In Jarrell, Texas 76537.

No formal action taken.

4. **REGULAR AGENDA ITEMS**

4.1 Consideration and possible action regarding the approval of the Minutes for the Special Called Planning and Zoning Commission meeting on August 24, 2021.

Robin Barfield made a motion to approve. Second by Daniel Klepac. The motion was approved by a unanimous vote.

4.2 Consideration and possible recommendation to the City Council for Approval of the Corn Hill Professional Park Final Plat for Lot 1.

Rusty Bryson made a motion to recommend approval to the City Council. Second by Robin Barfield. The motion was approved by a unanimous vote.

4.3 Consideration and possible recommendation to the City Council for Approval of the Calumet Commercial Final Plat for Lot 1.

Rusty Bryson made a motion to recommend approval to the City Council. Second by Daniel Klepac. The motion was approved by a unanimous vote.

5. **ADJOURNED THE MEETING AT 8:20 P.M.**

Passed and approved on 26th day of October 2021.

CITY OF JARRELL, TEXAS



Larry Bush, Mayor



Attest:



Dianne Peace, Municipal Clerk