



City of Jarrell

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

MINUTES

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

Mayor Pro-Tem Place 3, Tanya Clawson – **Present**
Alderman Place 4, Rusty Bryson - **Present**
Alderman Place 5, Robin Barfield - **Present**

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

- Roll Call
- 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

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.

- a. David Bryson commented regarding Item #3.5 – Jarrell Comprehensive Plan**

3. PUBLIC HEARINGS

- 3.1 Opened a Public Hearing** to consider the request of Jarrell ISD to change the zoning of a 119 acre tract of land located at 1100 W FM 487, also known as the Jarrell ISD High School from AG to C1.

Closed Public Hearing.

- 3.2 Consideration and possible recommendation** to the City Council regarding the request of Jarrell ISD to change the zoning of a 119 acre tract of land located at 1100 W FM 487, also known as the Jarrell ISD High School from AG to C1.

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

- 3.3 Opened a Public Hearing** to consider the request of Tate Endeavors to change the zoning of a 6.452 acre tract of land located in the Isaac Bunker Survey, Abstract No. 54, also known as the Bud Stockton Addition from AG to C2.

Closed Public Hearing.

- 3.4** Consideration and possible recommendation to the City Council regarding the request of Tate Endeavors to change the zoning of a 6.452 acre tract of land located in the Isaac Bunker Survey, Abstract No. 54, also known as the Bud Stockton Addition from AG to C2.

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

- 3.5 Opened a Public Hearing** to consider the the Adoption of The Jarrell Comprehensive Plan to create a Future Land Use Map and Thoroughfare Plan to guide development with the City and the ETJ.

Closed Public Hearing.

- 3.6** Consideration and possible recommendation to the City Council regarding the adoption of The Jarrell Comprehensive Plan to create a Future Lane Use Map and Thoroughfare Plan to guide development with the City and the ETJ.

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. 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 November 16, 2021.

Robin Barfield made a motion to approve. Second by Rusty Bryson. Tanya Clawson abstained from the vote. The motion was approved by a unanimous vote.

- 4.2** Remove from table and consideration and possible recommendation to the City Council regarding 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.

Rusty Bryson made a motion to recommend to the City Council to amend the zoning to C2 with the following conditions:

- **No hotel**
- **No school (lighter use, such as tutoring facility, etc. allowed)**
- **No gas station**
- **No hospital (lighter use, such as a clinic or dentist office allowed)**
- **A drive in and out of the retail portion will be installed, so not to impend on the subdivision**
- **Speed bumps will be installed at the beginning, going into the Meadow Valley Loop Subdivision**

- No bars or taverns (restaurants with less than 50% alcohol sales, such as Chili's or Applebee's allowed).

Second by Daniel Klepac. The motion was approved by a unanimous vote.

5. ADJOURNED THE MEETING AT 7:49 P.M.

Passed and approved on 25th day of January 2022.

CITY OF JARRELL, TEXAS



Larry Bush, Mayor



Attest:



Dianne Peace, Municipal Clerk