



THE CITY OF

# JARRELL

**City of Jarrell  
Special Called Planning and Zoning  
Commission Meeting  
Jarrell City Council Chambers  
161 Town Center Blvd. Jarrell, Texas 76537  
Tuesday, March 22, 2022, 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, Tanya Clawson – Present  
Alderwoman Place 4, Rusty Bryson - Present  
Alderwoman 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**

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.

- Mark Allen – Comments regarding 3.1 and 3.2 International Building Code Updates
- Martin Aguado – Comments regarding 3.2 International Building Code Updates
- David Bryson - Comments regarding 3.3 – 3.6 Conditional Use Permit Request
- Leon Beaty – Comments regarding 3.3 – 3.6 Conditional Use Permit Request
- Thomas Hertel – Comments regarding 3.3 – 3.5 Conditional Use Permit Request
- Jay Robinson – Representative for the applicant of the Conditional Use Permit

3. **PUBLIC HEARINGS**

**3.1 Opened Public Hearing #1** regarding an amendment to Chapter 4 of the Code of Ordinances to set minimum standards to safeguard the public safety, health, and welfare, insofar as they are affected by building construction, through structural strength, adequate means of egress facilities, stability,

sanitary equipment, light and ventilation, energy conservation, fire safety, and in general to promote safety to life and property with the consideration of adoption of the International Building Code 2021.

**Closed Public Hearing.**

- 3.2** Consideration and possible recommendation to the City Council regarding an amendment to Chapter 4 of the Code of Ordinances to set minimum standards to safeguard the public safety, health, and welfare, insofar as they are affected by building construction, through structural strength, adequate means of egress facilities, stability, sanitary equipment, light and ventilation, energy conservation, fire safety, and in general to promote safety to life and property with the consideration of adoption of the International Building Code 2021.

**Daniel Klepac made a motion to make a recommendation to the City Council to adopt the International Building Code 2021. Second by Rusty Bryson. Daniel Klepac withdrew the motion.**

**Robin Barfield made a motion to amend the original motion to make a recommendation to the City Council to change to the International Building Code 2018 and the 2020 Electrical Code. Second by Jeff Seidel. The motion was approved by a unanimous vote.**

**Rusty Bryson made a motion to approve the amended motion to make a recommendation to the City Council to change to the International Building Code 2018 and the 2020 Electrical Code. Second by Tanya Clawson. The motion was approved by a unanimous vote.**

**The Council recessed into a short break due to an electrical power issue.**

- 3.3 Opened Public Hearing #2** to consider the request of Jay Brazos on behalf of Lighthouse Travel Plex LLC for a conditional use permit to allow limited vehicle service at a Block A Lot 28 of the Rolling Hills Meadow Subdivision in Jarrell, Texas.

**Closed Public Hearing.**

- 3.4** Consideration and possible recommendation to the City Council regarding the request of Jay Brazos on behalf of Lighthouse Travel Plex LLC for a conditional use permit to allow limited vehicle service at a Block A Lot 28 of the Rolling Hills Meadow Subdivision in Jarrell, Texas.

**Rusty Bryson made a motion to recommend to the City Council to disapprove the request. Second by Tanya Clawson. The motion was approved by a unanimous vote.**

- 3.5 Opened Public Hearing #3** to consider the request of Jay Brazos for a conditional use permit to allow limited vehicle service at a Block A Lot 27 of the Rolling Hills Meadow Subdivision in Jarrell, Texas.

**Closed Public Hearing.**



**3.6** Consideration and possible recommendation to the City Council regarding the request of Jay Brazos for a conditional use permit to allow limited vehicle service at a Block A Lot 27 of the Rolling Hills Meadow Subdivision in Jarrell, Texas.

**Rusty Bryson made a motion to recommend to the City Council to disapprove the request. Second by Tanya Clawson. 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 February 22, 2022.

**Daniel Klepac made a motion to approve the minutes. Second by Rusty Bryson. The motion was approved by a unanimous vote.**

**4.2** Consideration and possible recommendation to the City Council for the approval of the Preliminary Plat for Muirfield Village.

**Rusty Bryson made a motion to make a recommendation to the City Council for approval of the plat. Second by Robin Barfield. The motion was approved by a unanimous vote.**

**4.3** Consideration and possible recommendation to the City Council for the approval of the Final Plat for Park at Sonterra.

**Rusty Bryson made a motion to make a recommendation to the City Council for approval of the plat. Second by Daniel Klepac. The motion was approved by a unanimous vote.**

**4.4** Consideration and possible recommendation to the City Council for the approval of the Final Plat for Sonterra 313 Commercial Phase II.

**Robin Barfield made a motion to make a recommendation to the City Council for approval of the plat. Second by Robin Barfield. The motion was approved by a unanimous vote.**

**4.5** Consideration and possible recommendation to the City Council for the approval of the Final Plat for Terrace at Limestone.

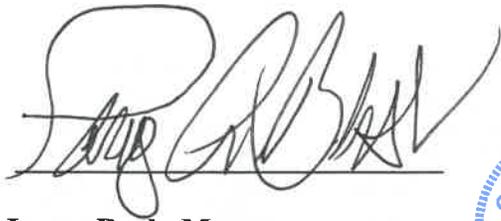
**Jeff Seidel made a motion to make a recommendation to the City Council for approval of the plat. Second by Rusty Bryson. The motion was approved by a unanimous vote.**

**5. ADJOURNED THE MEETING AT 7:53 P.M.**



PASSED AND APPROVED on 26<sup>th</sup> day of April 2022.

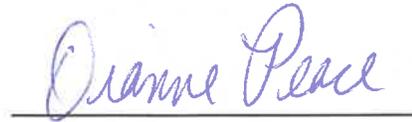
CITY OF JARRELL, TEXAS



**Larry Bush, Mayor**



**Attest:**



**Dianne Peace, Municipal Clerk**

