



THE CITY OF

JARRELL

City of Jarrell
Special Called City Council Meeting
Jarrell City Council Chambers
161 Town Center Blvd. Jarrell, Texas 76537
Tuesday, January 9, 2024, at 7:00 p.m.

AGENDA

Mayor Patrick Sherek
Alderman Place 1, Daniel Klepac
Alderman Place 2, Jeff Seidel

Mayor Pro Tem Place 3, Tanya Clawson
Alderman Place 4, Adam Marsh
Alderman Place 5, Daniel Islas

1. **CALL MEETING TO ORDER**

- Roll Call
- Invocation
- Pledge of Allegiance

2. **PUBLIC COMMENTS**

Those wishing to speak to the City Council 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.

3. **PROCLAMATIONS**

3.1 Proclamation Declaring January 2024 as Jarrell ISD School Board Recognition Month.

Mayor Patrick Sherek





THE CITY OF

JARRELL

4. **PUBLIC HEARINGS**

- 4.1 **Open Public Hearing #1** for the Consideration and Possible Action regarding Ordinance No. 2024-0109-01 for the Annexation Of 10 Acres Out of The James Roebuck Survey No. 527 for the Collins Tract on FM 487.
Jordan Moyer
- 4.2 **Open Public Hearing #2** for the Consideration and Possible Action regarding Ordinance No. 2024-0109-02 for the Annexation Of 9.02 Acres out of The Edmund Parsons Survey No. 494 Situated in Williamson County and Recorded in Document Number 2023002245 as Tract 1 in Deed Records for Texas Star.
Jordan Moyer
- 4.3 **Open Public Hearing #3** for the Consideration and Possible Action regarding Ordinance No.2024-0109-03 for the Annexation of 28.4718 Acres Out of The Issac Bunker Survey Number 54 Situated in Williamson County and Recorded in Document Number 2017112948 In Williamson County Real Property Records.
Jordan Moyer
- 4.4 **Open Public Hearing #4** for the Consideration and Possible Action regarding Ordinance No. 2024-0109-04 for the Annexation of 5.66 Acres Out Of The Issac Bunker Survey No. 54 In Williamson County At 11250 IH35, In Jarrell, Williamson County, Texas 76537 for Quiktrip.
Jordan Moyer
- 4.5 **Open Public Hearing #5** for the Consideration and Possible Action regarding Ordinance No. 2024-0109-05 for the Zoning Change, Variance, and Conditional Use Permit at the Corner of CR 313, IH35, and F.B. Schwertner for Quiktrip.
Jordan Moyer
- 4.6 **Open Public Hearing #6** for the Consideration and Possible Action regarding Ordinance No. 2024-0109-06 for the Rezoning and Conditional Use Permit for Fuel at 1200 CR 305, Jarrell, Texas 76537.
Jordan Moyer





THE CITY OF

JARRELL

5. CONSENT AGENDA ITEMS

The Consent Agenda items listed below are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless requested by a Councilmember, in which event, the item will be removed from the Consent Agenda and considered as a Regular Agenda item.

- 5.1 Consideration and possible action regarding the approval of the minutes of the Regular City Council Meeting on December 5, 2023.
Dianne Peace
- 5.2 Consideration and possible action regarding the approval of Resolution No. 2024-0109-07, A Resolution of The City Council of The City of Jarrell, Texas, Designating the Williamson County Sun as The Official Newspaper of The City of Jarrell, Texas, For Fiscal Year 2024.
Dianne Peace
- 5.3 Consideration and possible action regarding the approval for the Monument Sign at the Flatz 487 Site.
Jordan Moyer
- 5.4 Consideration and possible action for the Final Plat for Phase 1 of the Canyon Ranch Subdivision.
Jordan Moyer
- 5.5 Discussion, consideration and possible action regarding TXDOT's Request for Ordinance No. 2024-0109-08, an Ordinance Zoning for Traffic And Rate Of Speed Therein, On FM 487 In The City Limits Of The City Of Jarrell.
Danielle Singh

6. **Adjournment.**

CERTIFICATION

I certify that the above Notice of Meeting of the City of Jarrell City Council 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.

January 5, 2024, at 5:45 p.m.

Posted by: City Secretary's Office





THE CITY OF

JARRELL

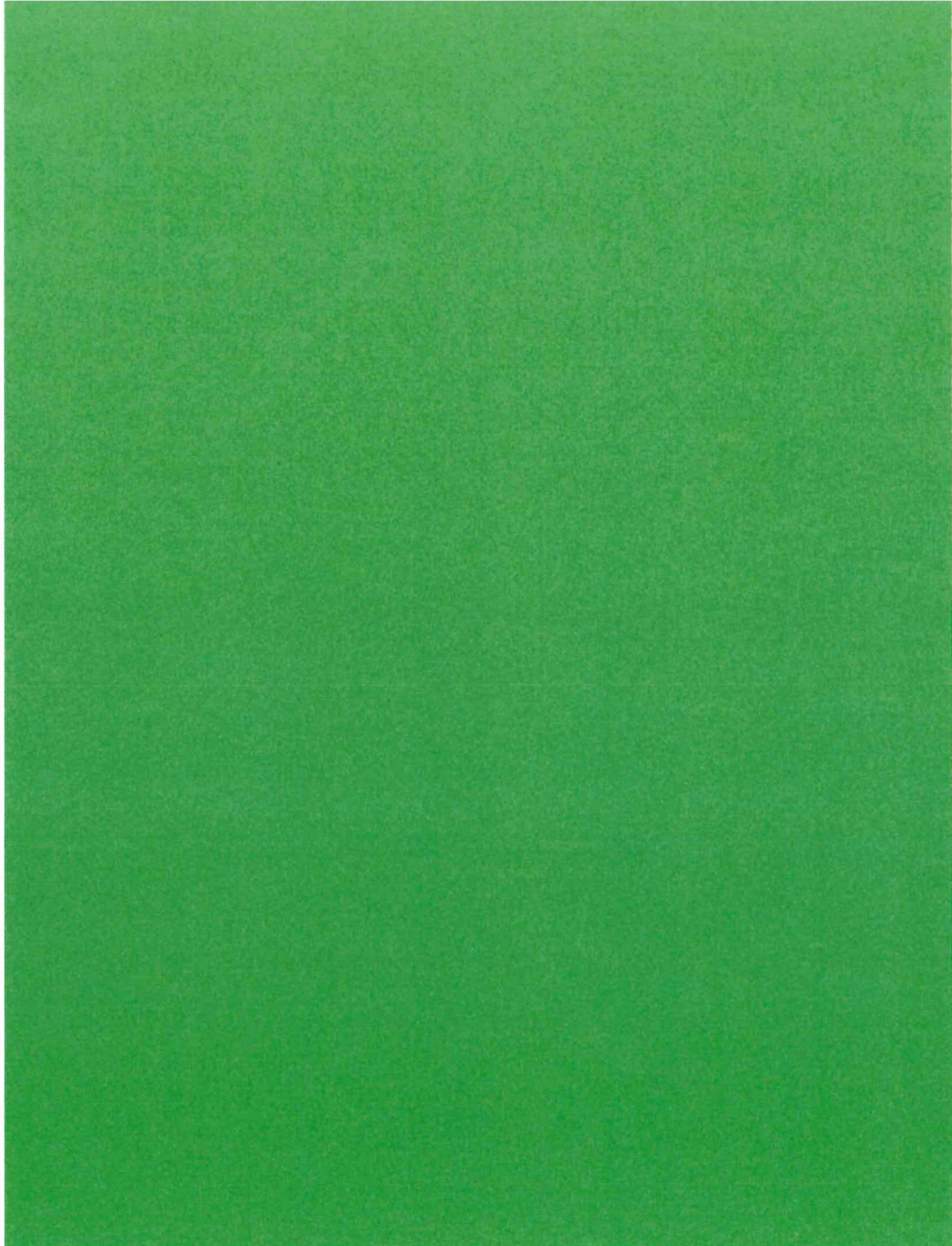
*This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting the Council reserves the right to adjourn into executive session on any of the above posted agenda items in accordance with the sections 551.071 [litigation and certain consultation with attorney], 551.072 [deliberations about real property], 551.073 [deliberations about gifts and donations to city], 551.074 [deliberations on certain personnel matters] or 551.076 [deliberations about deployment/ implementation of security personnel or devices] and 551.087 [Economic Development]. 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 City Council 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

Removed by: City Secretary's Office







THE CITY OF

JARRELL

Proclamation

January 2024 as School Board Recognition Month

WHEREAS, the mission of public schools is to meet the educational needs of all children and to empower them to become competent, productive contributors to a democratic society and an ever-changing world; and

WHEREAS, local school board members are elected by their community members to do what's best for students; and

WHEREAS, local school board members work closely with parents, educational professionals, and other community members to create the educational vision we want for our students; and

WHEREAS, local school board members are responsible for ensuring the structure that provides a solid foundation for our school system; and

WHEREAS, local school board members are strong advocates for public education and are responsible for communicating the needs of the school district to the public and the public's expectations to the district;

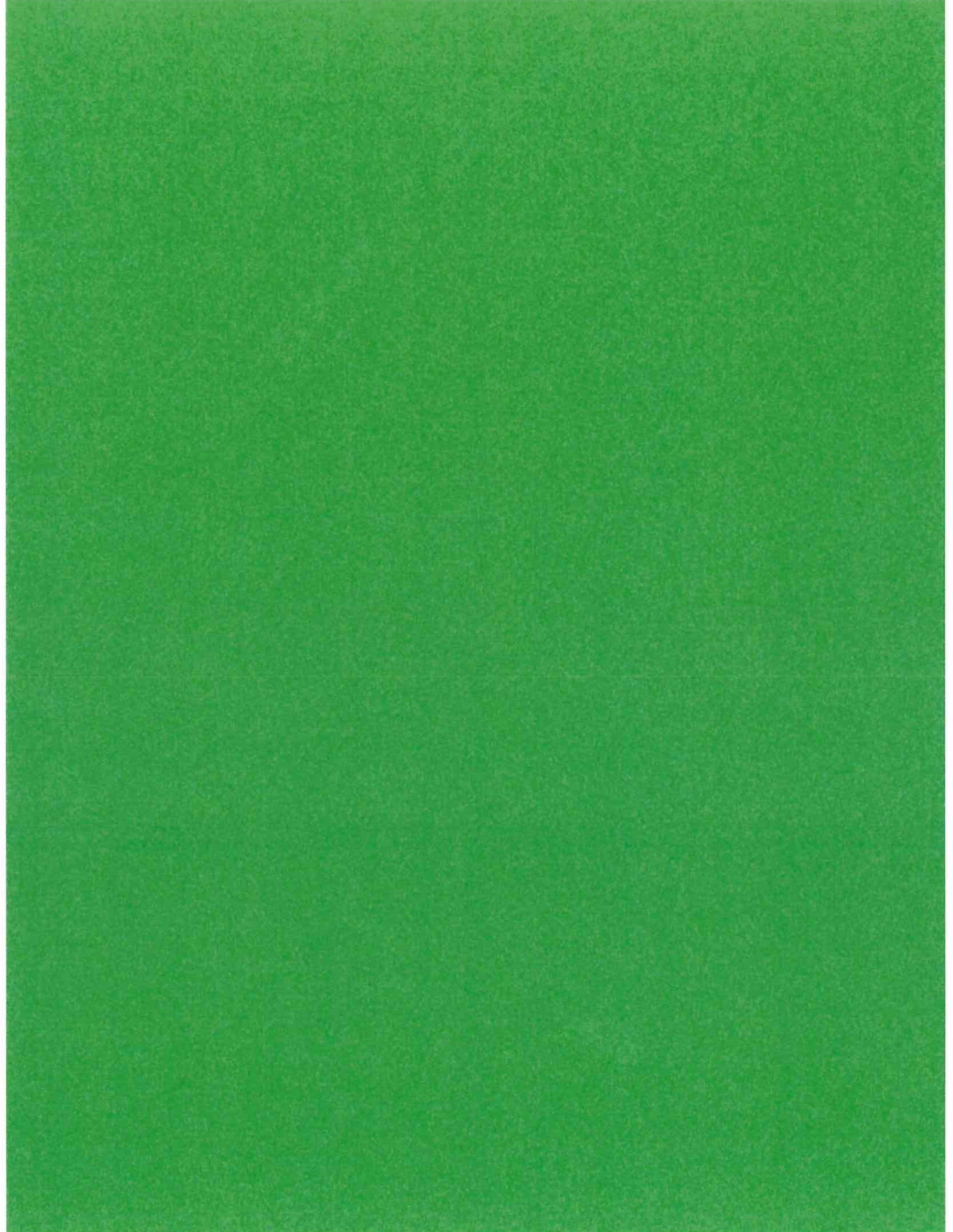
NOW, THEREFORE, I, Patrick Sherek, Mayor of the City of Jarrell, do hereby declare my appreciation to the members of the Jarrell Independent School District School Board and proclaim January 2024 as **SCHOOL BOARD RECOGNITION MONTH** in Jarrell, Texas. I urge all citizens to join me in recognizing the dedication and hard work of local school board members and in working with them to mold an education system that meets the needs of both today's and tomorrow's children.

IN WITNESS HEREOF, we have affixed our signatures and seal on the the 9TH day of January 2024.

ATTEST:

Patrick Sherek, Mayor

Dianne Peace, City Secretary





THE CITY OF
JARRELL

Date: January 9th, 2024

Subject: Collins Tract FM 487

Item: HOLD A PUBLIC HEARING FOR THE CONSIDERATION AND POSSIBLE ACTION ON THE ANNEXATION OF 10 ACRES OUT OF THE JAMES ROEBUCK SURVEY NO.527

Department: Development Services

Staff Member: Jordan Moyer, Director of Development Services

Justification: Site currently fronts FM 487, abutting the High School and the Balcones Flats Subdivision. Water and Sewer to be provided through the City.

Funding:

Cost: N/A

Source of Funds: N/A

Outside Resources: N/A

Background Information:

- Full annexation application submitted
- Owner declined Development Agreement
- Public Hearing and Annexation will be at the January Meeting

Public Comment: None at this time. Public hearing called for at the November 7th Meeting.

Supporting Documentation:

Ordinance, Exhibit



Ordinance No. 2024-0109-01

VOLUNTARY ANNEXATION

**FOR A 10 ACRES OUT OF THE JAMES ROEBUCK SURVEY NO.527 IN
WILLIAMSON COUNTY, TEXAS.**

**AN ORDINANCE OF THE CITY OF JARRELL, TEXAS, ANNEXING CERTAIN
HEREINAFTER DESCRIBED ADJACENT AND CONTIGUOUS TERRITORY;
KNOWN TO BE A SPARSELY POPULATED AREA; INTO THE INCORPORATED
MUNICIPAL BOUNDARIES OF THE CITY OF JARRELL, TEXAS ON PETITION
OF THE LANDOWNERS OF THE PROPOSED ANNEXED AREA; EXTENDING
THE BOUNDARY LIMITS OF THE CITY OF JARRELL SO AS TO INCLUDE SAID
PROPERTY WITHIN THE JARRELL CITY LIMITS; FINDING THAT ALL
NECESSARY AND REQUIRED LEGAL CONDITIONS HAVE BEEN SATISFIED;
PROVIDING THAT SUCH AREA SHALL BECOME A PART OF THE CITY AND
THAT THE OWNERS AND/OR ANY INHABITANTS THEREOF SHALL BE
ENTITLED TO THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BE
BOUND BY THE ACTS, ORDINANCES, RESOLUTIONS AND REGULATIONS OF
THE CITY NOW IN EFFECT AND THOSE WHICH ARE HEREINAFTER
ADOPTED; PROVIDING FOR A FINDS OF FACTS CLAUSE; ANNEXATION OF
TERRITORY CLAUSE; PROPER NOTICE AND MEETING REQUIREMENTS
CLAUSE; PUBLICATION CLAUSE; SEVERABILITY CLAUSE; REPEALING
CLAUSE; OPEN MEETINGS CLAUSE; EFFECTIVE DATE CLAUSE.**

WHEREAS, Chapter 43 of the Texas Local Government Code authorizes municipalities to annex sparsely populated areas into the municipal boundaries (i.e., corporate limits or city limits) upon petition of the area landowners if that territory is adjacent and contiguous; and

WHEREAS, such tract of land containing 20 (more or less) is (a) one-half mile or less in width; (b) contiguous to the City; and (c) vacant and without residents or on which fewer than three (3) qualified voters reside; and

WHEREAS, in accordance with Texas Local Government Code section 43.028, the City Council has heard the petition and the arguments for and against the annexation and grants the petition;

WHEREAS, there were no objections, brought before the City Council, regarding this annexation.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JARRELL, TEXAS:

SECTION I: FINDINGS OF FACT

All of the above properties are hereby found to be true and correct legislative and factual findings of the City Council of Jarrell and are hereby approved and incorporated into the body of this Ordinance as if copied herein in their entirety.

SECTION II: ANNEXATION OF TERRITORY

The areas described in Exhibit "A", which are attached hereto and incorporated herein for all purposes, is hereby annexed and brought within the municipal boundaries (i.e., corporate limits) of the City of Jarrell, and is made an integral part, hereof.

The owners and inhabitants of the areas herein annexed are entitled to all of the rights and privileges of other citizens of the City and are hereby bound by all acts, ordinances and other legal actions now in full force and effect and those that may be hereafter adopted or enacted.

SECTION III: PROPER NOTICE AND MEETING REQUIREMENTS

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

SECTION IV: PUBLICATION CLAUSE

The City Secretary is hereby instructed to include this Ordinance in the records of the City and to have the official city map, depicting the new municipal boundaries, prepared as necessary.

The City Secretary is hereby instructed to file a certified copy of this Ordinance with the Williamson County Clerk as well as all other official and entitled entities.

The City Secretary is hereby instructed to publish the caption of this ordinance in the manner and for the length of time prescribed by law.

SECTION V: SEVERABILITY CLAUSE

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance be severable,

and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, and the remainder of this Ordinance shall be enforced as written.

SECTION VI: REPEALING CLAUSE

All ordinances and resolutions and parts thereof in conflict herewith are hereby expressly repealed insofar as they conflict.

SECTION VII. OPEN MEETINGS CLAUSE

The City Council hereby finds and declares that written notice of the date, hour, place, and subject of the meeting at which this ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this ordinance and the subject hereof were discussed, considered, and formerly acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

SECTION VIII: EFFECTIVE DATE

This Ordinance is effective, and the annexation achieved herein shall be final and complete upon adoption of this Ordinance on the date set forth below.

PASSED AND APPROVED by the City Council of the City of Jarrell, Texas, on this the 9th day of JANURARY, 2024.

THE CITY OF JARRELL

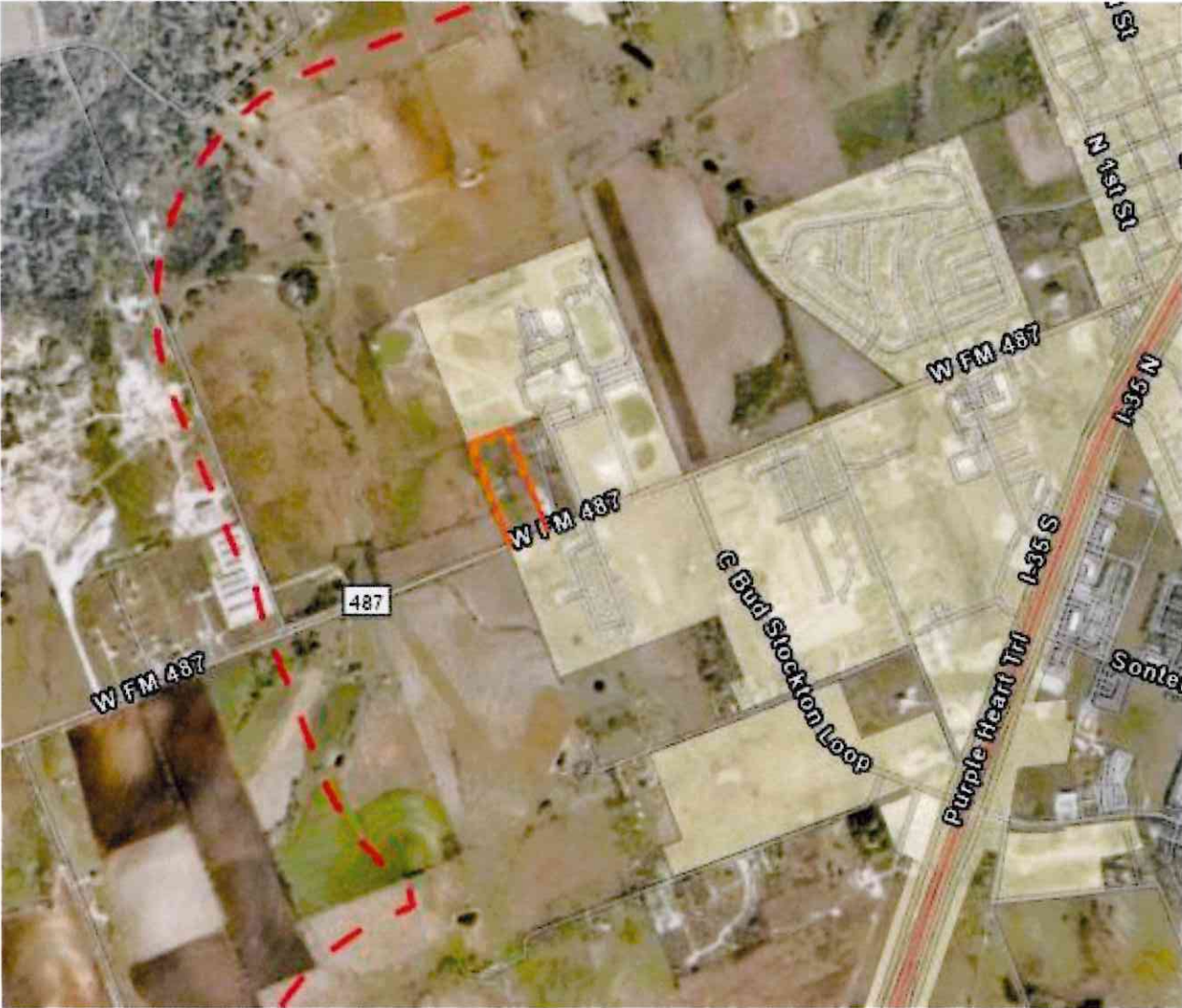
BY:

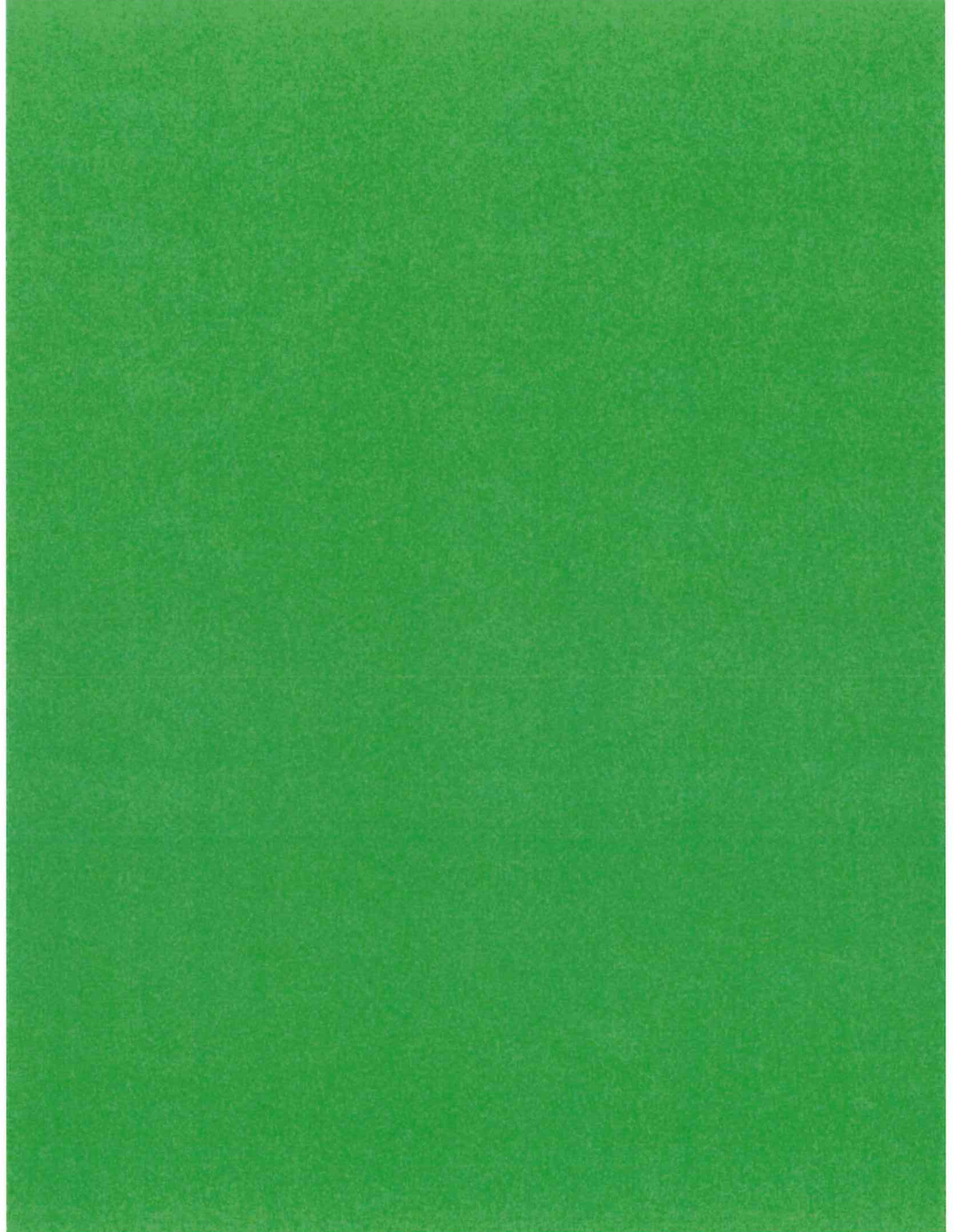
ATTEST:

Patrick Sherek, Mayor

Dianne Peace, City Secretary

Exhibit A:







THE CITY OF
JARRELL

Date: January 9th, 2024

Subject: Texas Star Annexation

Item: HOLD A PUBLIC HEARING FOR THE CONSIDERATION AND POSSIBLE ACTION FOR THE ANNEXATION OF 9.02 ACRES OUT OF THE EDMUND PARSONS SURVEY NO. 494 SITUATED IN WILLIAMSON COUNTY AND RECORDED IN DOCUMENT NUMBER 2023002245 AS TRACT 1 IN DEED RECORDS.

Department: Development Services

Staff Member: Jordan Moyer, Director of Development Services

Justification: A portion of the property is already within the City Limits. The owner would like to improve the site with the ability to possibly add additional commercial uses. The abutting property is the Circle K site at Ronald Reagan. Water would be provided by City of Jarrell through purchased JSWSC CCN (South Plant) and sewer is currently septic.

Funding:

Cost: N/A

Source of Funds: N/A

Outside Resources: N/A

Background Information:

- Full annexation application submitted
- Owner declined Development Agreement
- Public Hearing Called for at the November 7th 2023 meeting.

Public Comment: None at this time.

Supporting Documentation:

Ordinance, Exhibit



Ordinance No. 2024- 0109-02

VOLUNTARY ANNEXATION

**FOR 9.02 ACRES OUT OF THE EDMUND PARSONS SURVEY NO. 494
SITUATED IN WILLIAMSON COUNTY AND RECORDED IN DOCUMENT
NUMBER 2023002245 AS TRACT 1 IN REAL PROPERTY DEED RECORDS OF
WILLIAMSON COUNTY, TEXAS.**

**AN ORDINANCE OF THE CITY OF JARRELL, TEXAS, ANNEXING CERTAIN
HEREINAFTER DESCRIBED ADJACENT AND CONTIGUOUS TERRITORY;
KNOWN TO BE A SPARSELY POPULATED AREA; INTO THE INCORPORATED
MUNICIPAL BOUNDARIES OF THE CITY OF JARRELL, TEXAS ON PETITION
OF THE LANDOWNERS OF THE PROPOSED ANNEXED AREA; EXTENDING
THE BOUNDARY LIMITS OF THE CITY OF JARRELL SO AS TO INCLUDE SAID
PROPERTY WITHIN THE JARRELL CITY LIMITS; FINDING THAT ALL
NECESSARY AND REQUIRED LEGAL CONDITIONS HAVE BEEN SATISFIED;
PROVIDING THAT SUCH AREA SHALL BECOME A PART OF THE CITY AND
THAT THE OWNERS AND/OR ANY INHABITANTS THEREOF SHALL BE
ENTITLED TO THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BE
BOUND BY THE ACTS, ORDINANCES, RESOLUTIONS AND REGULATIONS OF
THE CITY NOW IN EFFECT AND THOSE WHICH ARE HEREINAFTER
ADOPTED; PROVIDING FOR A FINDS OF FACTS CLAUSE; ANNEXATION OF
TERRITORY CLAUSE; PROPER NOTICE AND MEETING REQUIREMENTS
CLAUSE; PUBLICATION CLAUSE; SEVERABILITY CLAUSE; REPEALING
CLAUSE; OPEN MEETINGS CLAUSE; EFFECTIVE DATE CLAUSE.**

WHEREAS, Chapter 43 of the Texas Local Government Code authorizes municipalities to annex sparsely populated areas into the municipal boundaries (i.e., corporate limits or city limits) upon petition of the area landowners if that territory is adjacent and contiguous; and

WHEREAS, such tract of land containing 20 (more or less) is (a) one-half mile or less in width; (b) contiguous to the City; and (c) vacant and without residents or on which fewer than three (3) qualified voters reside; and

WHEREAS, in accordance with Texas Local Government Code section 43.028, the City Council has heard the petition and the arguments for and against the annexation and grants the petition;

WHEREAS, there were no objections, brought before the City Council, regarding this annexation.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JARRELL, TEXAS:

SECTION I: FINDINGS OF FACT

All of the above properties are hereby found to be true and correct legislative and factual findings of the City Council of Jarrell and are hereby approved and incorporated into the body of this Ordinance as if copied herein in their entirety.

SECTION II: ANNEXATION OF TERRITORY

The areas described in Exhibit "A", which are attached hereto and incorporated herein for all purposes, is hereby annexed and brought within the municipal boundaries (i.e., corporate limits) of the City of Jarrell, and is made an integral part, hereof.

The owners and inhabitants of the areas herein annexed are entitled to all of the rights and privileges of other citizens of the City and are hereby bound by all acts, ordinances and other legal actions now in full force and effect and those that may be hereafter adopted or enacted.

SECTION III: PROPER NOTICE AND MEETING REQUIREMENTS

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

SECTION IV: PUBLICATION CLAUSE

The City Secretary is hereby instructed to include this Ordinance in the records of the City and to have the official city map, depicting the new municipal boundaries, prepared as necessary.

The City Secretary is hereby instructed to file a certified copy of this Ordinance with the Williamson County Clerk as well as all other official and entitled entities.

The City Secretary is hereby instructed to publish the caption of this ordinance in the manner and for the length of time prescribed by law.

SECTION V: SEVERABILITY CLAUSE

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance be severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, and the remainder of this Ordinance shall be enforced as written.

SECTION VI: REPEALING CLAUSE

All ordinances and resolutions and parts thereof in conflict herewith are hereby expressly repealed insofar as they conflict.

SECTION VII. OPEN MEETINGS CLAUSE

The City Council hereby finds and declares that written notice of the date, hour, place, and subject of the meeting at which this ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this ordinance and the subject hereof were discussed, considered, and formerly acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

SECTION VIII: EFFECTIVE DATE

This Ordinance is effective, and the annexation achieved herein shall be final and complete upon adoption of this Ordinance on the date set forth below.

PASSED AND APPROVED by the City Council of the City of Jarrell, Texas, on this the 9th day of JANURARY, 2024.

THE CITY OF JARRELL

BY:

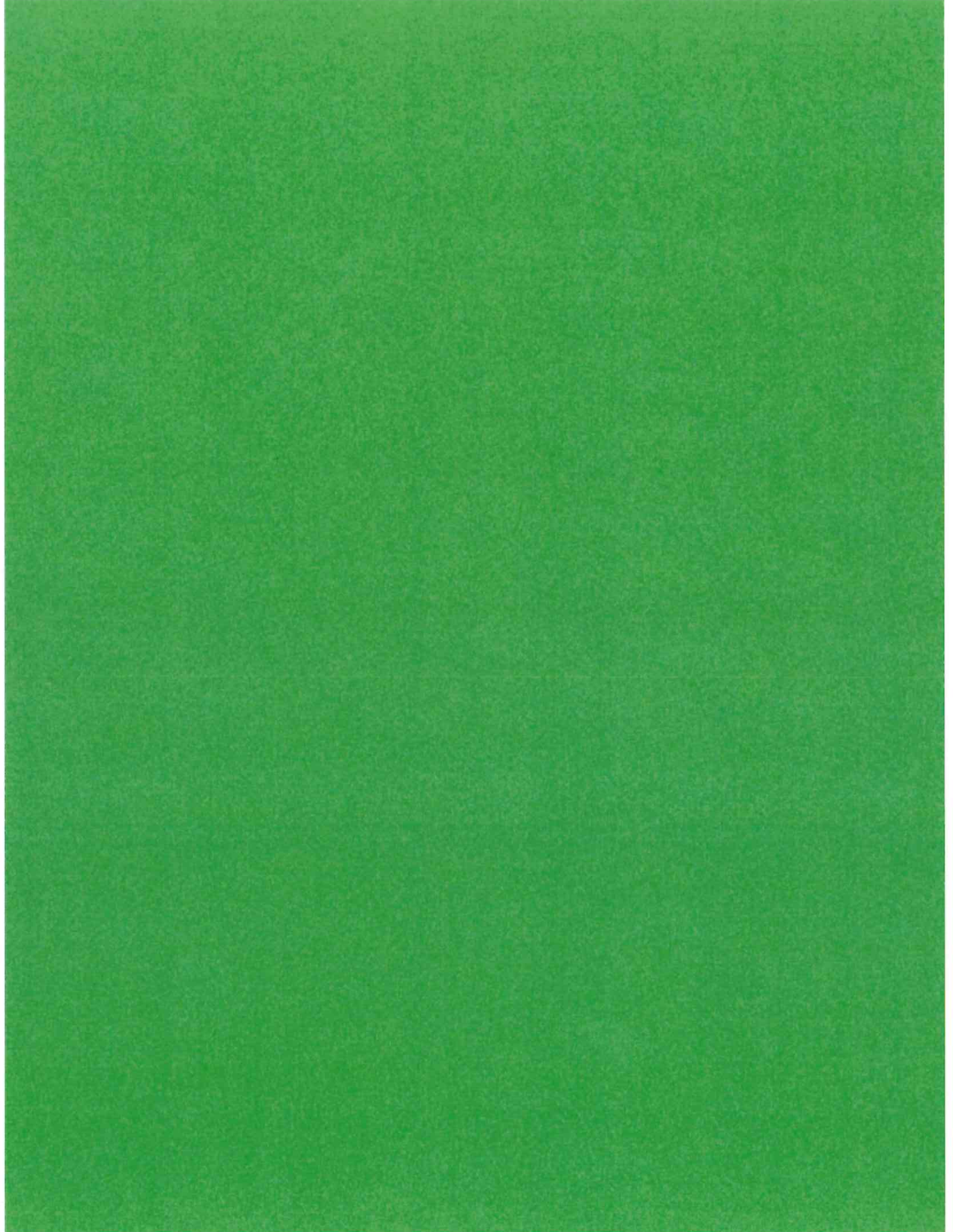
ATTEST:

Patrick Sherek, Mayor

Dianne Peace, City Secretary

Exhibit A:







THE CITY OF
JARRELL

Date: January 9th, 2023

Subject: CR305 Annexation

Item: HOLD A PUBLIC HEARING FOR THE CONSIDERATION AND POSSIBLE ACTION ON THE ANNEXATION OF 28.4718 ACRES OUT OF THE ISSAC BUNKER SURVEY NUMBER 54 SITUATED IN WILLIAMSON COUNTY AND RECORDED IN DOCUMENT NUMBER 2017112948 IN WILLIAMSON COUNTY REAL PROPERTY RECORDS.

Department: Development Services

Staff Member: Jordan Moyer, Director of Development Services

Justification: Currently abutting the Canyon Ranch Subdivision. Water and sewer to be provided by City of Jarrell.

Funding:

Cost: N/A

Source of Funds: N/A

Outside Resources: N/A

Background Information:

- Full annexation application submitted
- Owner declined Development Agreement
- Public Meeting Called on November 7th, 2023 meeting.

Public Comment: None at this time.

Supporting Documentation:

Ordinance, Exhibit



Ordinance No.2024-0109-03

VOLUNTARY ANNEXATION

FOR A 28.4718 ACRE TRACT OUT OF THE ISSAC BUNKER SURVEY NUMBER 54 SITUATED IN WILLIAMSON COUNTY AND RECORDED IN DOCUMENT NUMBER 2017112948 IN WILLIAMSON COUNTY REAL PROPERTY RECORDS.

AN ORDINANCE OF THE CITY OF JARRELL, TEXAS, ANNEXING CERTAIN HEREINAFTER DESCRIBED ADJACENT AND CONTIGUOUS TERRITORY; KNOWN TO BE A SPARSELY POPULATED AREA; INTO THE INCORPORATED MUNICIPAL BOUNDARIES OF THE CITY OF JARRELL, TEXAS ON PETITION OF THE LANDOWNERS OF THE PROPOSED ANNEXED AREA; EXTENDING THE BOUNDARY LIMITS OF THE CITY OF JARRELL SO AS TO INCLUDE SAID PROPERTY WITHIN THE JARRELL CITY LIMITS; FINDING THAT ALL NECESSARY AND REQUIRED LEGAL CONDITIONS HAVE BEEN SATISFIED; PROVIDING THAT SUCH AREA SHALL BECOME A PART OF THE CITY AND THAT THE OWNERS AND/OR ANY INHABITANTS THEREOF SHALL BE ENTITLED TO THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BE BOUND BY THE ACTS, ORDINANCES, RESOLUTIONS AND REGULATIONS OF THE CITY NOW IN EFFECT AND THOSE WHICH ARE HEREINAFTER ADOPTED; PROVIDING FOR A FINDS OF FACTS CLAUSE; ANNEXATION OF TERRITORY CLAUSE; PROPER NOTICE AND MEETING REQUIREMENTS CLAUSE; PUBLICATION CLAUSE; SEVERABILITY CLAUSE; REPEALING CLAUSE; OPEN MEETINGS CLAUSE; EFFECTIVE DATE CLAUSE.

WHEREAS, Chapter 43 of the Texas Local Government Code authorizes municipalities to annex sparsely populated areas into the municipal boundaries (i.e., corporate limits or city limits) upon petition of the area landowners if that territory is adjacent and contiguous; and

WHEREAS, such tract of land containing 20 (more or less) is (a) one-half mile or less in width; (b) contiguous to the City; and (c) vacant and without residents or on which fewer than three (3) qualified voters reside; and

WHEREAS, in accordance with Texas Local Government Code section 43.028, the City Council has heard the petition and the arguments for and against the annexation and grants the petition;

WHEREAS, there were no objections, brought before the City Council, regarding this annexation.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JARRELL, TEXAS:

SECTION I: FINDINGS OF FACT

All of the above properties are hereby found to be true and correct legislative and factual findings of the City Council of Jarrell and are hereby approved and incorporated into the body of this Ordinance as if copied herein in their entirety.

SECTION II: ANNEXATION OF TERRITORY

The areas described in Exhibit "A", which are attached hereto and incorporated herein for all purposes, is hereby annexed and brought within the municipal boundaries (i.e., corporate limits) of the City of Jarrell, and is made an integral part, hereof.

The owners and inhabitants of the areas herein annexed are entitled to all of the rights and privileges of other citizens of the City and are hereby bound by all acts, ordinances and other legal actions now in full force and effect and those that may be hereafter adopted or enacted.

SECTION III: PROPER NOTICE AND MEETING REQUIREMENTS

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

SECTION IV: PUBLICATION CLAUSE

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SECTION V: SEVERABILITY CLAUSE

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance be severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, and the remainder of this Ordinance shall be enforced as written.

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SECTION VIII: EFFECTIVE DATE

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PASSED AND APPROVED by the City Council of the City of Jarrell, Texas, on this the 9th day of JANURARY, 2024.

THE CITY OF JARRELL

BY:

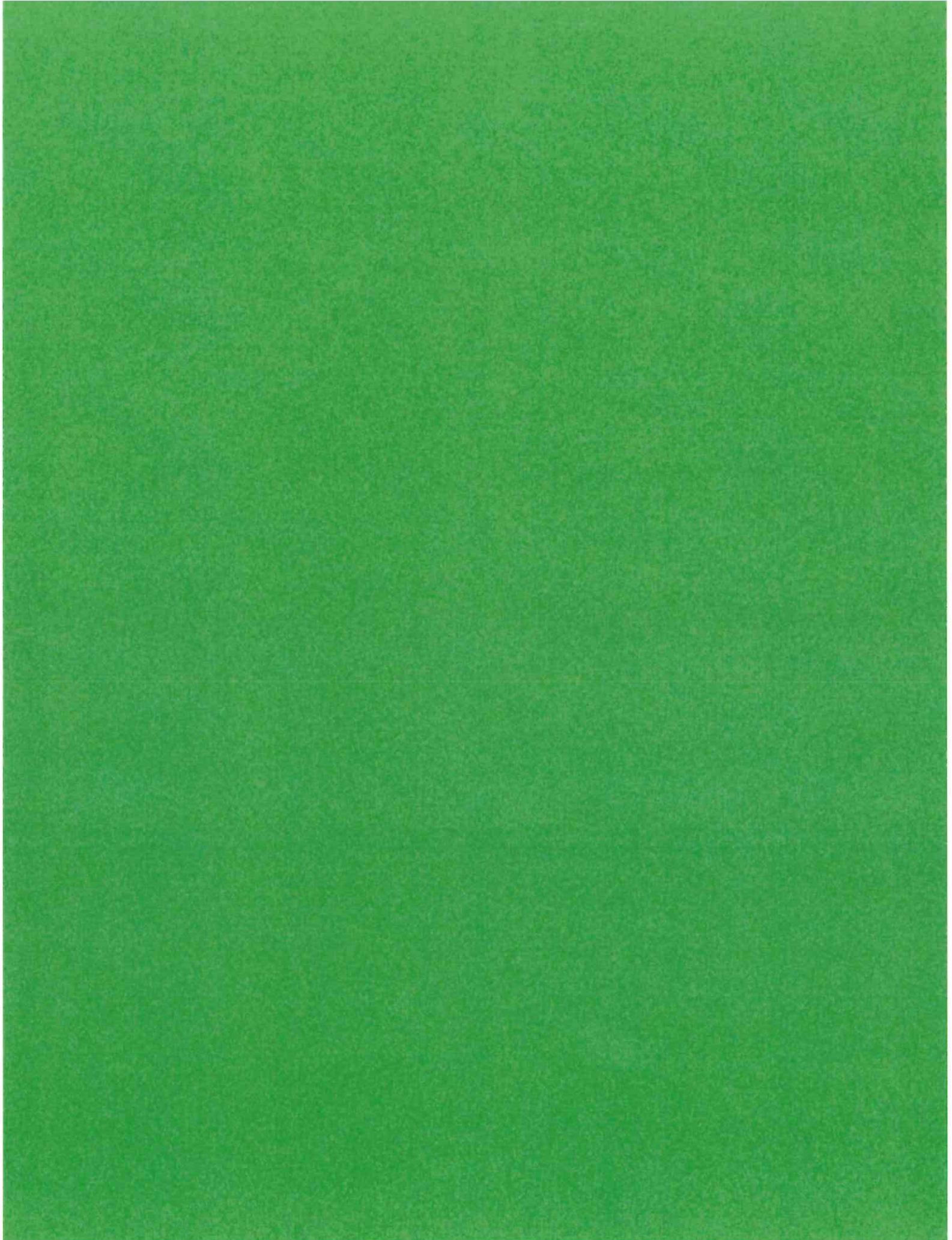
ATTEST:

Patrick Sherek, Mayor

Dianne Peace, City Secretary

Exhibit A:







THE CITY OF
JARRELL

Date: January 9th, 2024

Subject: QuikTrip Annexation

Item: HOLD A PUBLIC HEARING FOR CONSIDERATION AND POSSIBLE ACTION OF THE ANNEXATION FOR 5.66 ACRES OUT OF THE ISSAC BUNKER SURVEY NO. 54 IN WILLIAMSON COUNTY AT 11250 IH35, IN JARRELL, WILLIAMSON COUNTY, TEXAS 76537.

Department: Development Services

Staff Member: Jordan Moyer, Director of Development Services

Justification: A portion of the property is already within the City Limits. Owner would like to develop a Quiktrip site. Water will be provided by JSWSC and the owner is looking to do septic for their site.

Funding:

Cost: N/A

Source of Funds: N/A

Outside Resources: N/A

Background Information:

- Full annexation application submitted
- Owner declined Development Agreement
- Call for Public Hearing made at the November 7th, 2023 meeting.

Public Comment: One letter of opposition has been filed with the City Secretary by a property owner within 200ft as of 12/18/23.

Supporting Documentation:

Annexation Checklist, Resolution



Ordinance No. 2024-0109-04

VOLUNTARY ANNEXATION

FOR 5.66 ACRES OUT OF THE ISSAC BUNKER SURVEY NO. 54 IN WILLIAMSON COUNTY AT 11250 IH35, IN JARRELL, WILLIAMSON COUNTY, TEXAS 76537.

AN ORDINANCE OF THE CITY OF JARRELL, TEXAS, ANNEXING CERTAIN HEREINAFTER DESCRIBED ADJACENT AND CONTIGUOUS TERRITORY; KNOWN TO BE A SPARSELY POPULATED AREA; INTO THE INCORPORATED MUNICIPAL BOUNDARIES OF THE CITY OF JARRELL, TEXAS ON PETITION OF THE LANDOWNERS OF THE PROPOSED ANNEXED AREA; EXTENDING THE BOUNDARY LIMITS OF THE CITY OF JARRELL SO AS TO INCLUDE SAID PROPERTY WITHIN THE JARRELL CITY LIMITS; FINDING THAT ALL NECESSARY AND REQUIRED LEGAL CONDITIONS HAVE BEEN SATISFIED; PROVIDING THAT SUCH AREA SHALL BECOME A PART OF THE CITY AND THAT THE OWNERS AND/OR ANY INHABITANTS THEREOF SHALL BE ENTITLED TO THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BE BOUND BY THE ACTS, ORDINANCES, RESOLUTIONS AND REGULATIONS OF THE CITY NOW IN EFFECT AND THOSE WHICH ARE HEREINAFTER ADOPTED; PROVIDING FOR A FINDS OF FACTS CLAUSE; ANNEXATION OF TERRITORY CLAUSE; PROPER NOTICE AND MEETING REQUIREMENTS CLAUSE; PUBLICATION CLAUSE; SEVERABILITY CLAUSE; REPEALING CLAUSE; OPEN MEETINGS CLAUSE; EFFECTIVE DATE CLAUSE.

WHEREAS, Chapter 43 of the Texas Local Government Code authorizes municipalities to annex sparsely populated areas into the municipal boundaries (i.e., corporate limits or city limits) upon petition of the area landowners if that territory is adjacent and contiguous; and

WHEREAS, such tract of land containing 20 (more or less) is (a) one-half mile or less in width; (b) contiguous to the City; and (c) vacant and without residents or on which fewer than three (3) qualified voters reside; and

WHEREAS, in accordance with Texas Local Government Code section 43.028, the City Council has heard the petition and the arguments for and against the annexation and grants the petition;

WHEREAS, there were no objections, brought before the City Council, regarding this annexation.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JARRELL, TEXAS:

SECTION I: FINDINGS OF FACT

All of the above properties are hereby found to be true and correct legislative and factual findings of the City Council of Jarrell and are hereby approved and incorporated into the body of this Ordinance as if copied herein in their entirety.

SECTION II: ANNEXATION OF TERRITORY

The areas described in Exhibit "A", which are attached hereto and incorporated herein for all purposes, is hereby annexed and brought within the municipal boundaries (i.e., corporate limits) of the City of Jarrell, and is made an integral part, hereof.

The owners and inhabitants of the areas herein annexed are entitled to all of the rights and privileges of other citizens of the City and are hereby bound by all acts, ordinances and other legal actions now in full force and effect and those that may be hereafter adopted or enacted.

SECTION III: PROPER NOTICE AND MEETING REQUIREMENTS

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

SECTION IV: PUBLICATION CLAUSE

The City Secretary is hereby instructed to include this Ordinance in the records of the City and to have the official city map, depicting the new municipal boundaries, prepared as necessary.

The City Secretary is hereby instructed to file a certified copy of this Ordinance with the Williamson County Clerk as well as all other official and entitled entities.

The City Secretary is hereby instructed to publish the caption of this ordinance in the manner and for the length of time prescribed by law.

SECTION V: SEVERABILITY CLAUSE

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance be severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, and the remainder of this Ordinance shall be enforced as written.

SECTION VI: REPEALING CLAUSE

All ordinances and resolutions and parts thereof in conflict herewith are hereby expressly repealed insofar as they conflict.

SECTION VII. OPEN MEETINGS CLAUSE

The City Council hereby finds and declares that written notice of the date, hour, place, and subject of the meeting at which this ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this ordinance and the subject hereof were discussed, considered, and formerly acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

SECTION VIII: EFFECTIVE DATE

This Ordinance is effective, and the annexation achieved herein shall be final and complete upon adoption of this Ordinance on the date set forth below.

PASSED AND APPROVED by the City Council of the City of Jarrell, Texas, on this the 9th day of JANURARY, 2024.

THE CITY OF JARRELL

BY:

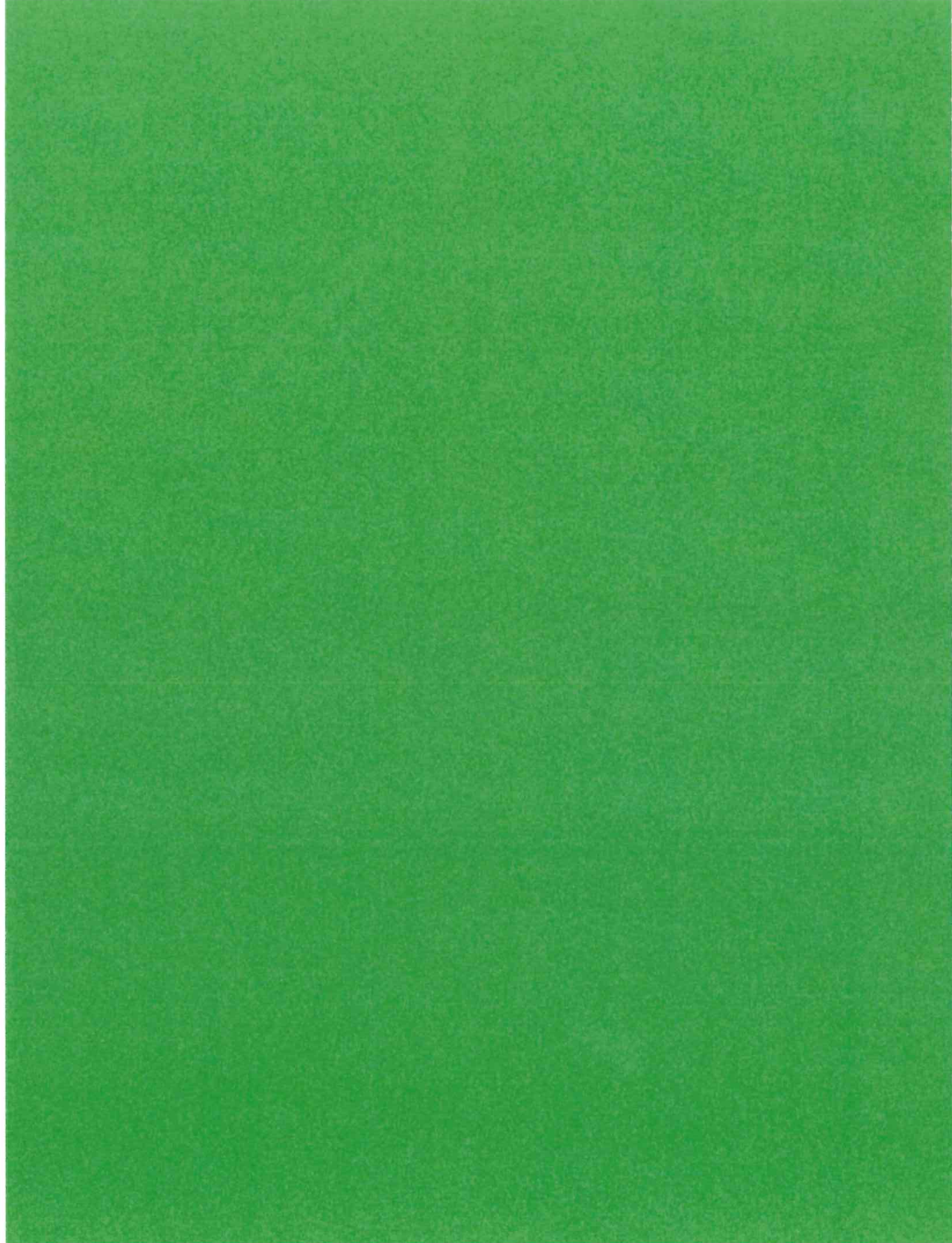
ATTEST:

Patrick Sherek, Mayor

Dianne Peace, City Secretary

Exhibit A:







THE CITY OF

JARRELL

Date: January 9th, 2024

Subject: Zoning Change, Variance, and CUP at the Corner of CR 313, IH35, and F.B. Schwertner

Item: Discussion and Possible Action for the Zoning Change, Variance, and CUP at the Corner of CR 313, IH35, and F.B. Schwertner

Department: Development Services

Staff Member: Jordan Moyer, Director of Development Services

Justification: Property is situated at the intersection of CR 313, IH35 and F.B. Schwertner. Applicant request C2 with a conditional use permit for fuel service, truck parking, and a variance for the height of their sign. JSWSC will be the water provider. Sewer at this tract is not an option at this time. Applicant is exploring possible septic. Current code allows for a 35 foot sign, Quiktrip is requesting a 74 foot tall and 229 sqft sign variance.

Funding:

Cost: N/A

Source of Funds: N/A

Outside Resources: N/A

Background Information:

- Workshop was held for this tract in August.
- Quiktrip

Public Comment: Several public comments were made on this tract concerning the fuel service. All 3 of the property owners within 200ft filed protests, requiring this vote to be a super majority for approval.

Supporting Documentation:

Location Maps, Future Land Use Map, Presentation from Workshop in August, Sign Exhibit



Variance, and CUP at the Corner of CR 313, IH35,

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 is 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.

Subject Tract

Recommendation on the above application

of Development Services



Property Information

Project Name: QuikTrip

Owner/Applicant: QuikTrip

Location: Corner of CR 313, IH35, and F.B. Schwertner

Current Zoning: Neighborhood Commercial (C2) and Unincorporated Land

Current Use: Agriculture/Pasture Land

Adjacent Zoning / Use:
 1) Rural Unincorporated Land
 2) Highway Commercial(C3)
 3) Vacant Rural/Limited Purpose Annexation
 4) Neighborhood Commercial (C3)-Starbucks, GoWash, Urgent Care

Public Notice and Additional Comments:

- At August 8th meeting a workshop was held for this project.
- Newspaper published this hearing on November 22nd
- Mail outs went out on November 29th
- Signs were posted on November 26th
- Several Public comments were made regarding this project including concerns of traffic, trucks, trash abatement, etc. .

Planning and Zoning Recommendation:

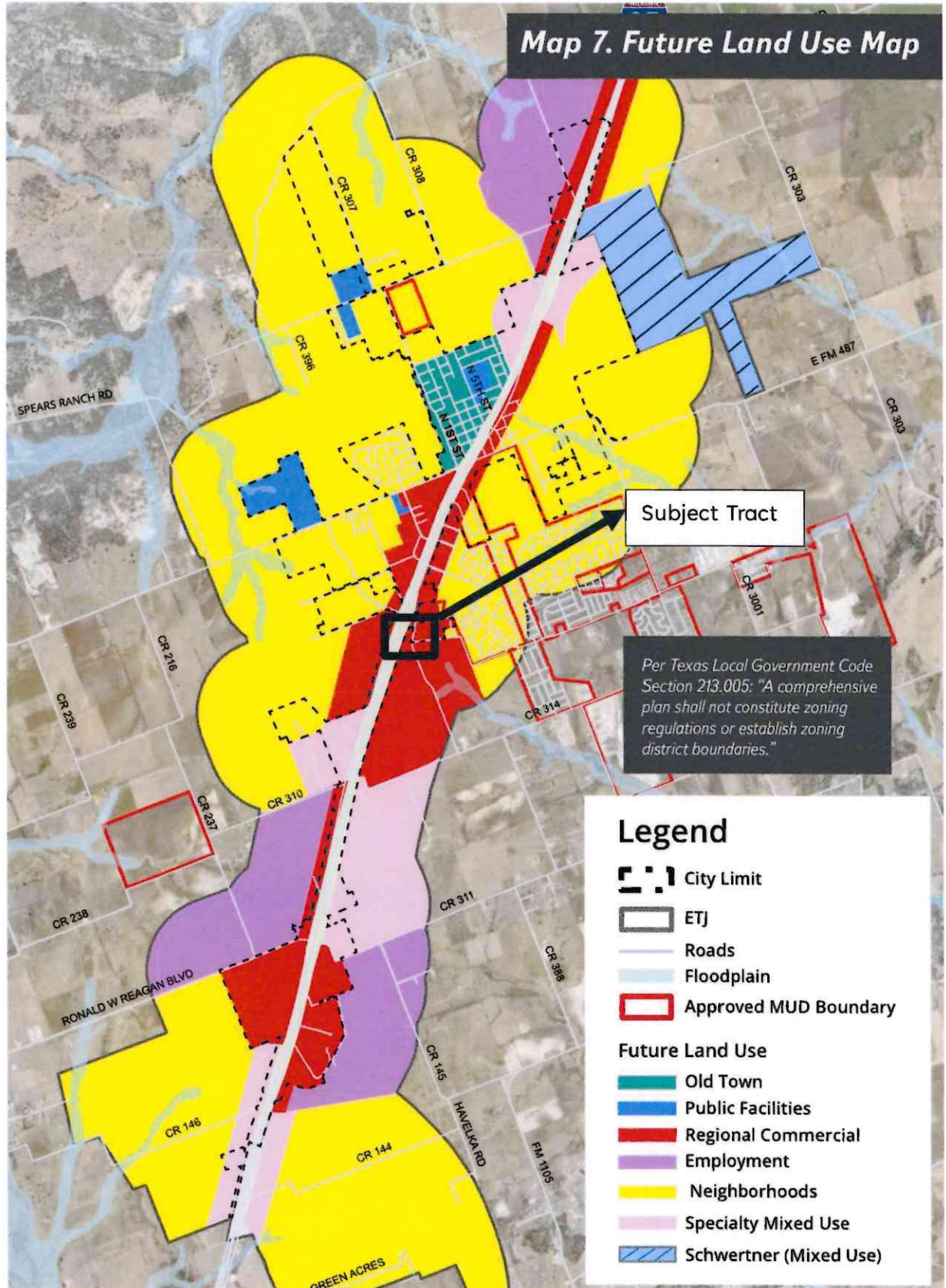
If Council chooses to approve they should approve the requests for fuel service, truck parking, and the sign variance for the additional height and square footage of the sign, with the addition of only allowing a total of 4 diesel pumps, 4 truck parking spots, and additional no parking and traffic mitigation signage.

on Zoning Map Amendments.





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)

Ordinance No. 2024-0109-05

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF JARRELL BY ALLOWING THE REZONING FROM AG TO C2 WITH A CONDITIONAL USE PERMIT AND SIGN VARIANCE AT THE 5.66 ACRES LOCATED AT THE CORNER OF IH35, CR 313, AND FB SCHWERTNER IN, JARRELL, TEXAS 76537 TO INCLUDE PROVISIONS IN SECTION I; PROVIDING FOR A FINDS OF FACTS CLAUSE; PROPER NOTICE AND MEETING REQUIREMENTS CLAUSE; PUBLICATION CLAUSE; SEVERABILITY CLAUSE; REPEALING CLAUSE; OPEN MEETINGS CLAUSE; EFFECTIVE DATE CLAUSE.

WHEREAS, on 12th day of December 2023, after proper notification, the Planning and Zoning Commission held a hearing on the request; and

WHEREAS, on 9th day of January 2024, the City Council held a public hearing on the request; and

WHEREAS, application for such permit was duly recommended by the City Planning & Zoning Commission and the date, time and place of the hearing on said application by the City Council of the City of Jarrell was set for the January 9th, at 7:00 p.m. at the City Chambers and due notice of said hearing was given as required by ordinances and by law; and

WHEREAS, the City Council finds that all notice requirements have been met.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JARRELL, TEXAS;

SECTION I. REZONING

The City Council hereby allows the rezoning, of the lot described above and depicted in Exhibit "A", from AG to C2 with a conditional use permit for fuel and a Sign Variance to include the conditions for X

SECTION II: PROPER NOTICE AND MEETING REQUIREMENTS

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

SECTION III: PUBLICATION CLAUSE

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SECTION V: REPEALING CLAUSE

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SECTION VI. OPEN MEETINGS CLAUSE

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SECTION VIII: EFFECTIVE DATE

This Ordinance is effective, and the annexation achieved herein shall be final and complete upon adoption of this Ordinance on the date set forth below.

PASSED AND APPROVED by the City Council of the City of Jarrell, Texas, on this the 9th day of January, 2024.

THE CITY OF JARRELL

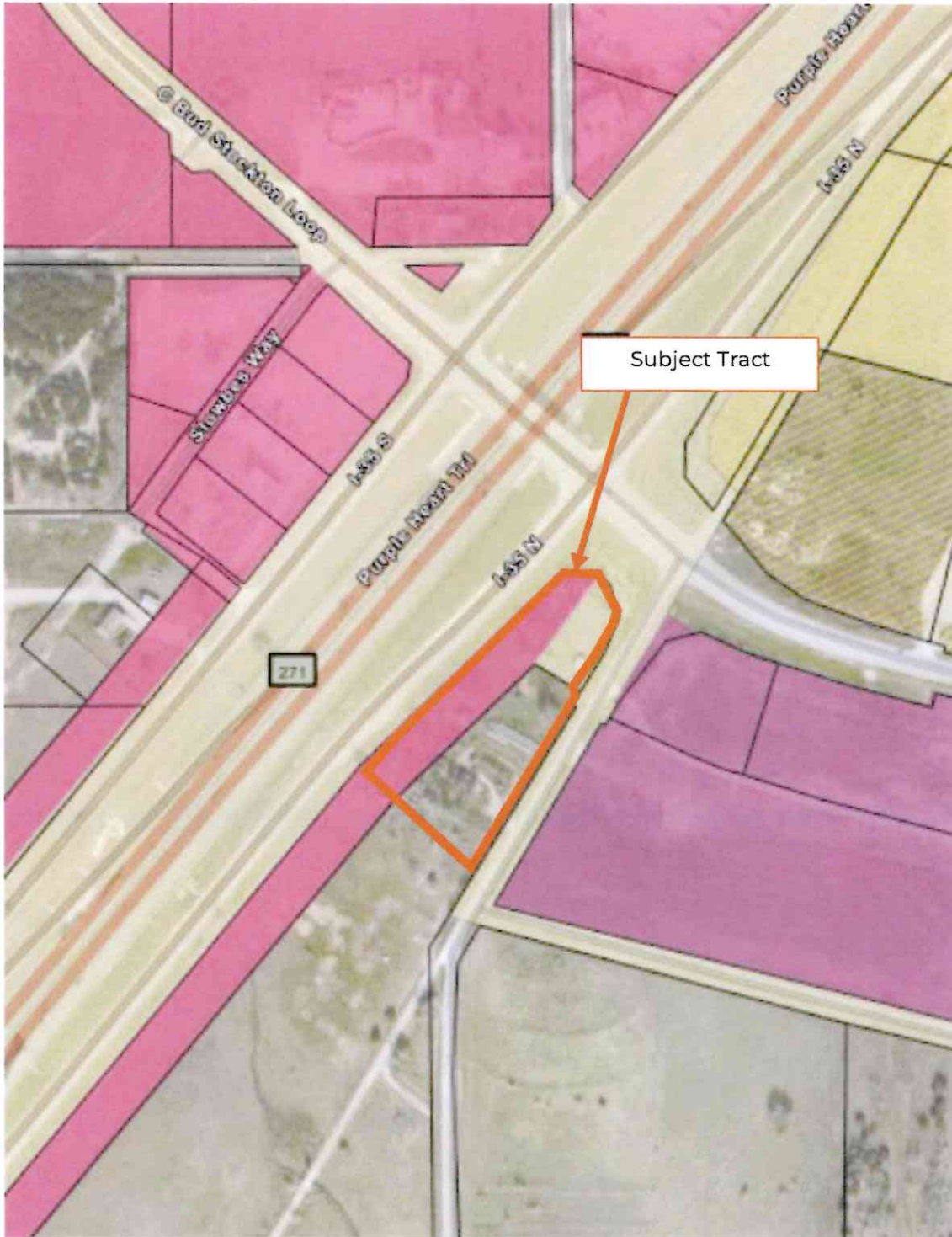
BY:

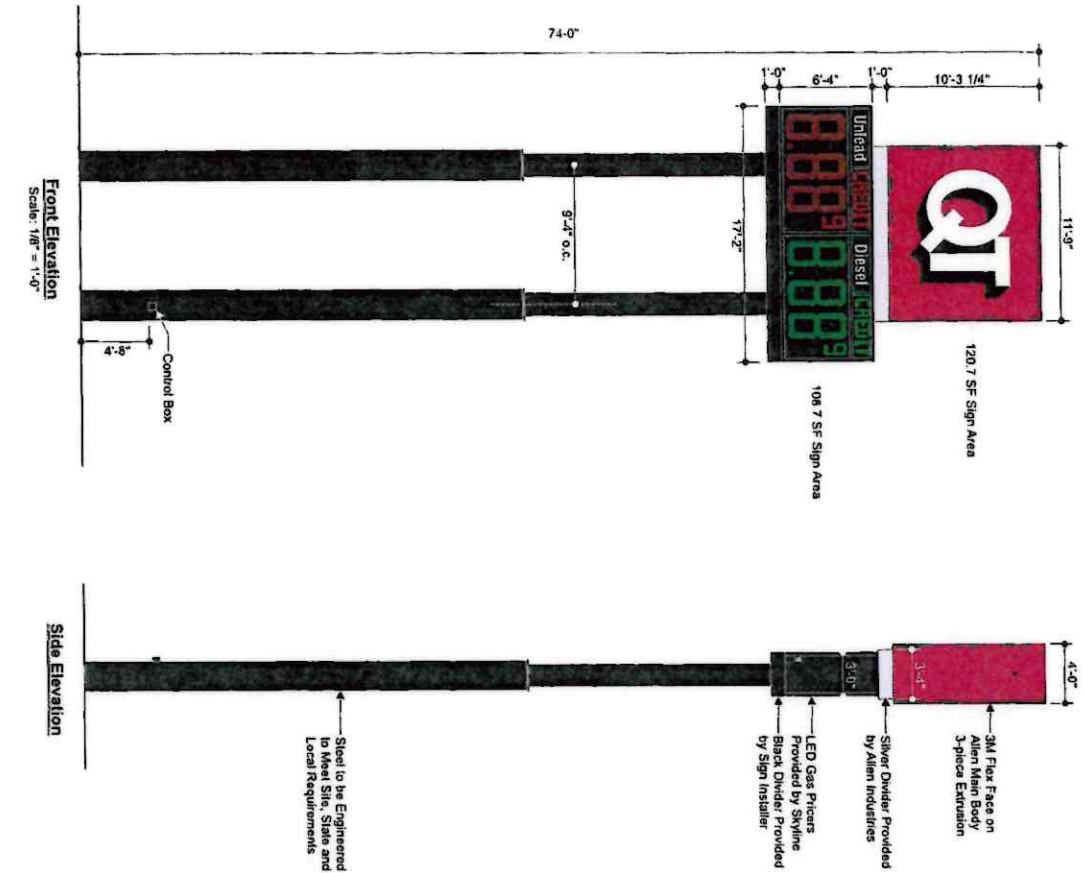
ATTEST:

Patrick Sherek, Mayor

Dianne Peace, City Secretary

Exhibit A





4194 - TCHR12-ELSSP-CC
High Rise Sign

- QT Logo
- Silver Fabricated Aluminum Divider
- Two (2) Product LED Gas Price Sign
- 229.4 Square Feet Sign Area

Notes:

- 1.) Engineering provided by QT
- 2.) Steel supports provided by QT.



4194 - TCHR12-ELSSP-CC

Project Information

Client: QuikTrip
 Location: Jarrell TX

Date / Description	Issue Date	Initial	Project Manager
12/6/19		Initial	Jarrell Gentry
01/10/20	Rev. 1	CT	
02/14/20	Rev. 2	CT	

Notes

- 1
- 2
- 3
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- 6
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- 8
- 9
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- 11
- 12

Store #

4194

Disclaimer

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Allen Industries
 1500 S. NEWPORT AVENUE, SUITE 300, JACKSONVILLE, FL 32218
 351 S. MAIN STREET, SUITE 100, JACKSONVILLE, FL 32202
 3015 W. UNIVERSITY AVENUE, SUITE 100, JACKSONVILLE, FL 32217

Color Specifications

- All Paint Finishes to be Azco Nobel
- Opague Silver
- Translucent White
- Black - Low Glass
- Matte White (Inlet or of Sign)
- Match 3M Cardinal Rod #9332-53
- Match PMS 349C

Regarding Fabrication Etl & Finish of All QT Signs:

- Visible fabrication seams and welded joints are to be sanded smooth, filed and finished to QT specifications.
- Any visible fasteners are to be countersunk and have painted heads.
- Face retainers must fit flush and have even, minimal seams.
- Any variation from this directive must be brought to the attention of the QT Quality Control Manager without delay.

Front Elevation
 Scale: 1/8" = 1'-0"

Side Elevation

QUICKTRIP No. 4194
 SEC OF 135 Frontage RD AND CR 312
 JARRELL, TEXAS

irkmo
 CONSULTING ENGINEERS
 13000 Old Katy Road, Suite 1000
 Houston, Texas 77040
 Phone: 281.761.3000
 Fax: 281.761.3001
 PROJECT No. 21000000

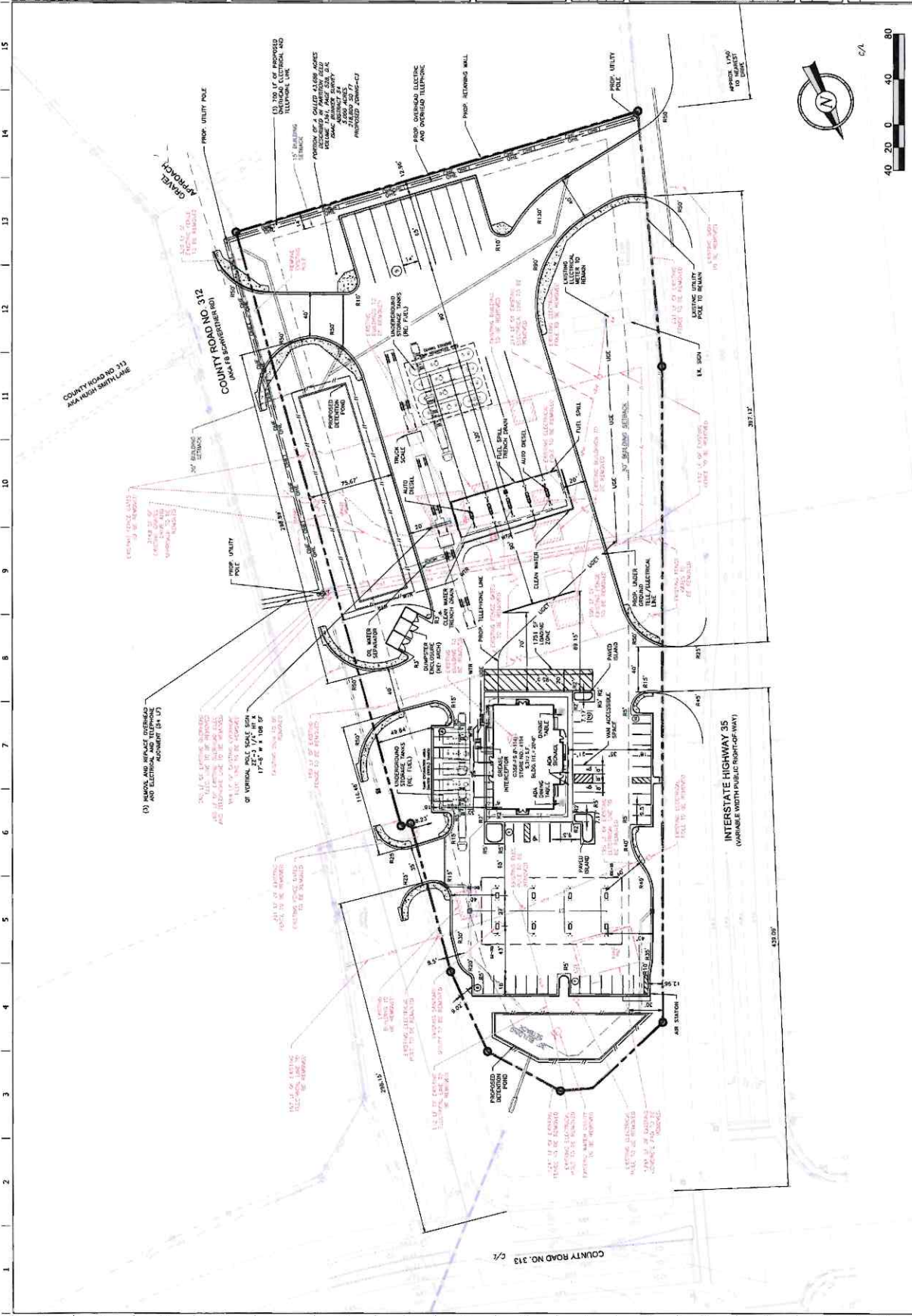
DESIGNER: J. S. JONES
 CHECKER: J. S. JONES
 DATE: August 25, 2023

REV	DATE	DESCRIPTION
1		ISSUED FOR PERMITS

PROJECT No. 21000000
 DRAWN BY: J. S. JONES
 CHECKED BY: J. S. JONES

ORIGINAL ISSUE DATE:

SHEET TITLE: SITE/ROAD PLAN
SHEET NUMBER: 1



IRKMAN ENGINEERS
 10000 North Loop West
 Suite 200
 Houston, Texas 77037
 Phone: 713.261.1100
 Fax: 713.261.1101

QuickTrip No. 4194
 SEC OF 135 Forthage Rd AND CR 312
 JARRELL, TEXAS



PROJ. NO.: 135-0001
 DATE: 08/11/2011
 DRAWN BY: JAM
 CHECKED BY: JAM
 PROJECT NO.: 135

REV	DATE	DESCRIPTION

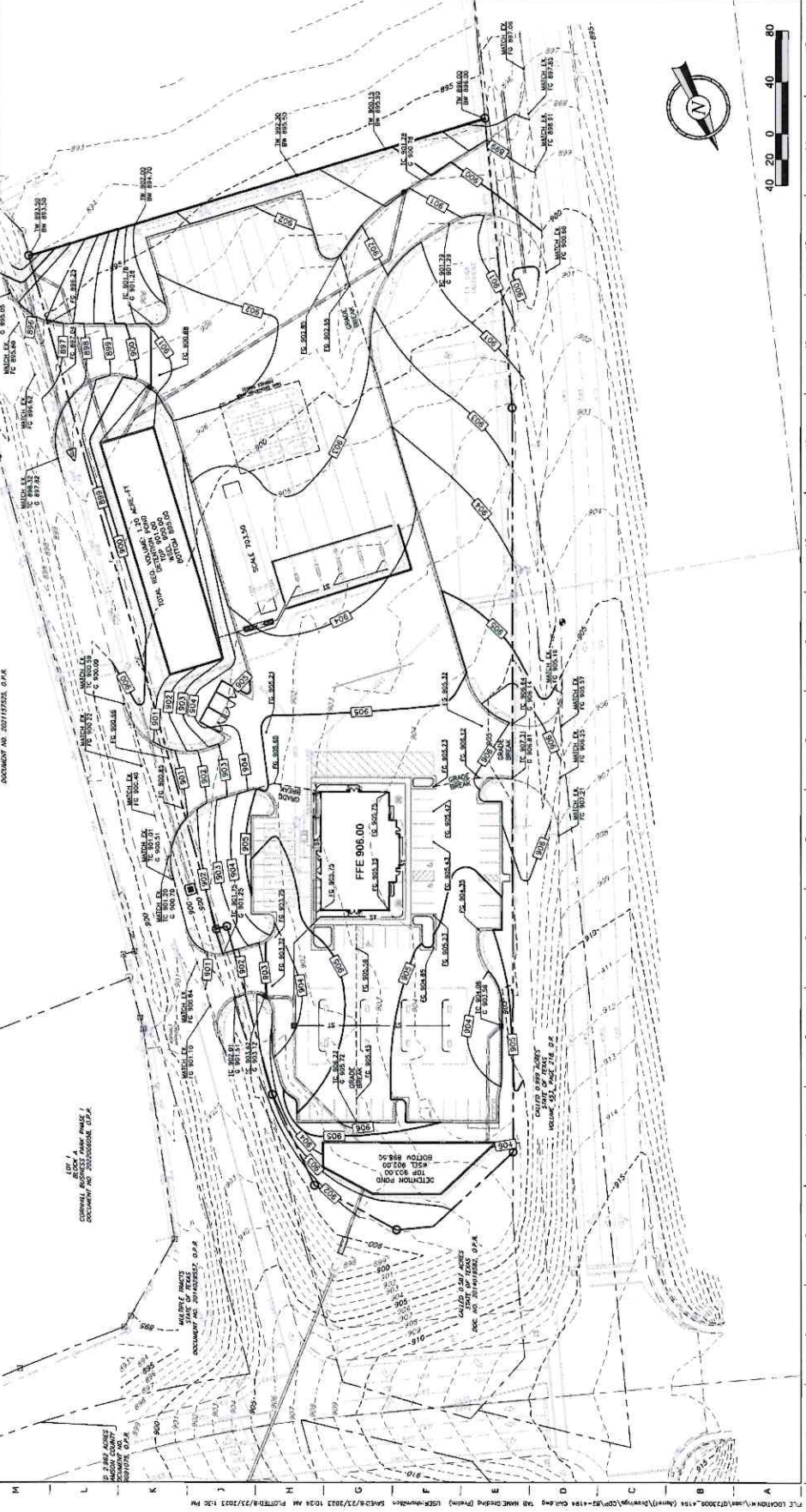
SHEET TITLE:
GRADING (PRELIM)

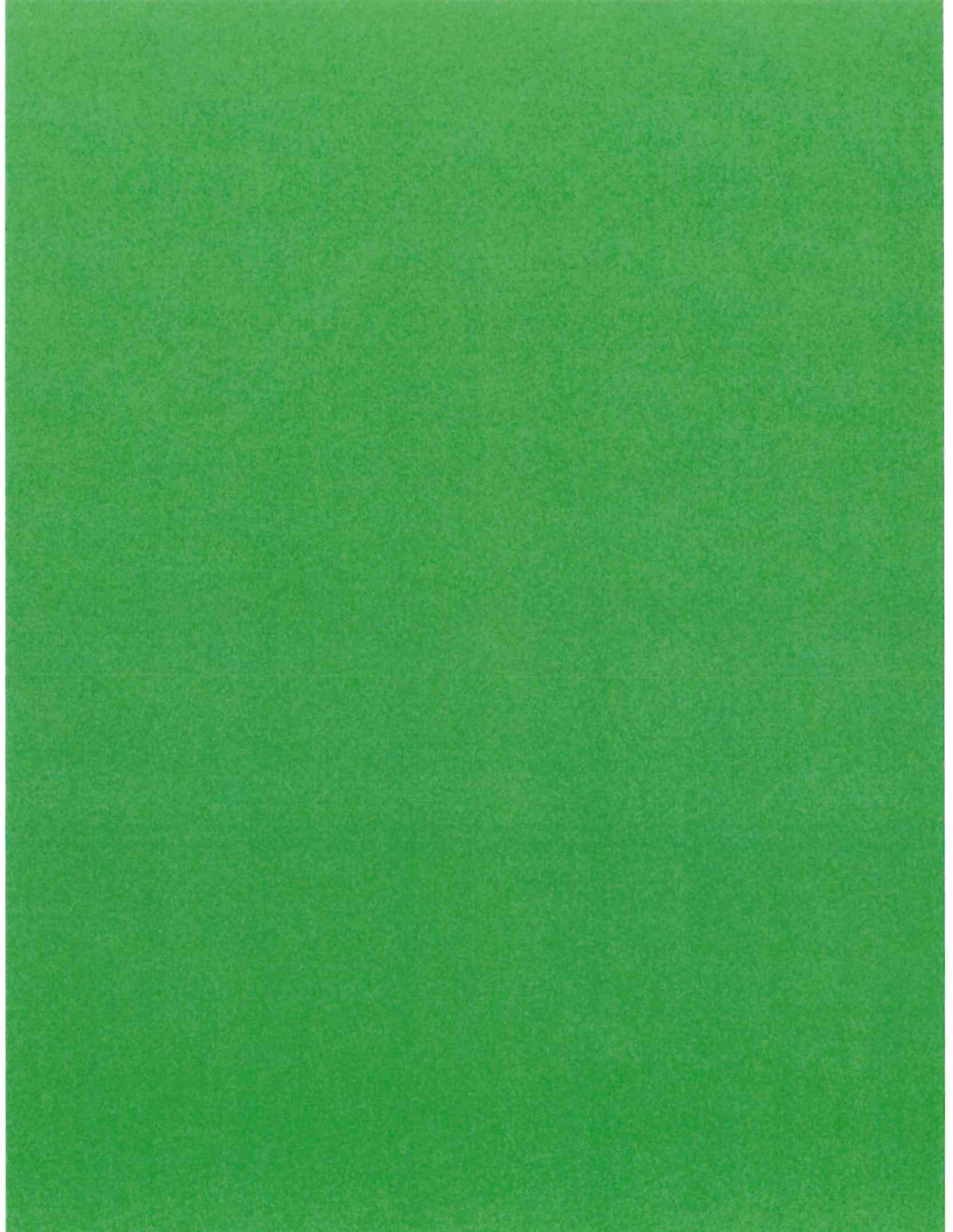
SHEET NUMBER:
3

GRADING LEGEND

---	STORM PIPE C. 12" x 30"
---	STORM PIPE C. 18" x 30"
---	STORM PIPE C. 18" x 48"
---	STORM PIPE C. 18" x 60"
---	STORM PIPE C. 18" x 72"
---	STORM PIPE C. 18" x 90"
---	STORM PIPE C. 18" x 108"
---	STORM PIPE C. 18" x 126"
---	STORM PIPE C. 18" x 150"
---	STORM PIPE C. 18" x 180"
---	STORM PIPE C. 18" x 210"
---	STORM PIPE C. 18" x 240"
---	STORM PIPE C. 18" x 300"
---	STORM PIPE C. 18" x 360"
---	STORM PIPE C. 18" x 420"
---	STORM PIPE C. 18" x 480"
---	STORM PIPE C. 18" x 540"
---	STORM PIPE C. 18" x 600"
---	STORM PIPE C. 18" x 660"
---	STORM PIPE C. 18" x 720"
---	STORM PIPE C. 18" x 780"
---	STORM PIPE C. 18" x 840"
---	STORM PIPE C. 18" x 900"
---	STORM PIPE C. 18" x 960"
---	STORM PIPE C. 18" x 1020"
---	STORM PIPE C. 18" x 1080"
---	STORM PIPE C. 18" x 1140"
---	STORM PIPE C. 18" x 1200"
---	STORM PIPE C. 18" x 1260"
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---	STORM PIPE C. 18" x 1380"
---	STORM PIPE C. 18" x 1440"
---	STORM PIPE C. 18" x 1500"
---	STORM PIPE C. 18" x 1560"
---	STORM PIPE C. 18" x 1620"
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---	STORM PIPE C. 18" x 1740"
---	STORM PIPE C. 18" x 1800"
---	STORM PIPE C. 18" x 1860"
---	STORM PIPE C. 18" x 1920"
---	STORM PIPE C. 18" x 1980"
---	STORM PIPE C. 18" x 2040"
---	STORM PIPE C. 18" x 2100"
---	STORM PIPE C. 18" x 2160"
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---	STORM PIPE C. 18" x 13620"
---	STORM PIPE C. 18" x 13680"
---	STORM PIPE C. 18" x 13740"
---	STORM PIPE C. 18" x 13800"
---	STORM PIPE C. 18" x 13860"
---	STORM PIPE C. 18" x 13920"
---	STORM PIPE C. 18" x 13980"
---	STORM PIPE C. 18" x 14040"
---	STORM PIPE C. 18" x 14100"
---	STORM PIPE C. 18" x 14160"
---	STORM PIPE C. 18" x 14220"
---	STORM PIPE C. 18" x 14280"
---	STORM PIPE C. 18" x 14340"
---	STORM PIPE C. 18" x 14400"
---	STORM PIPE C. 18" x 14460"
---	STORM PIPE C. 18" x 14520"
---	STORM PIPE C. 18" x 14580"
---	STORM PIPE C. 18" x 14640"
---	STORM PIPE C. 18" x 14700"
---	STORM PIPE C. 18" x 14760"
---	STORM PIPE C. 18" x 14820"
---	STORM PIPE C. 18" x 14880"
---	STORM PIPE C. 18" x 14940"
---	STORM PIPE C. 18" x 15000"

- GRADING NOTES**
- ALL GRADING SHALL BE IN ACCORDANCE WITH THE CITY OF HOUSTON, TEXAS, GRADING REGULATIONS AND THE TEXAS GRADING REGULATIONS. THE GRADING SHALL BE IN ACCORDANCE WITH THE CITY OF HOUSTON, TEXAS, GRADING REGULATIONS AND THE TEXAS GRADING REGULATIONS.
 - TO AVOID ANY UNDESIRABLE EROSION, GRADING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF HOUSTON, TEXAS, GRADING REGULATIONS AND THE TEXAS GRADING REGULATIONS.







THE CITY OF

JARRELL

Date: January 9th, 2024

Subject: Zoning Change and CUP at 1200 CR 305, Jarrell, Texas 76537

Item: Discussion and Possible Action for the rezoning and conditional use permit for fuel at 1200 CR 305, Jarrell, Texas 76537.

Department: Development Services

Staff Member: Jordan Moyer, Director of Development Services

Justification: Property is situated at the intersection of CR 305 and CR 307. Applicant request C2 with a conditional use permit for fuel service. Applicant would like to have a gas station with neighborhood serving commercial suites to be developed at a later date. Water will be served by JSWSC and City will serve sewer. Both in accordance with all applicable codes and regulations.

Funding:

Cost: N/A

Source of Funds: N/A

Outside Resources: N/A

Background Information:

- Workshop was held for this tract in August.
- Weird Gas Station out of Austin.

Public Comment: Comments were made by residents at the 12/12/23 meeting regarding trash containment.

Supporting Documentation:

Location Maps, Future Land Use Map, Recommendation from Planning and Zoning Commission, Ordinance

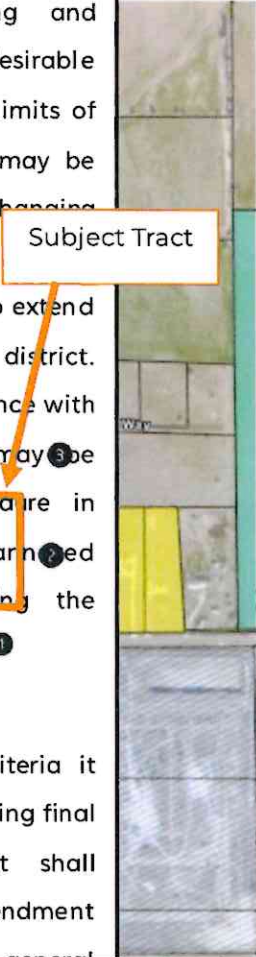


Findings/Current Activity

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 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

Conditional Use Permit at 1200 CR 305, Jarrell, TX

Action on the above application

Director of Development Services

Property Information

Project Name: Weird Gas Station at 1200 CR 305

Owner/Applicant: Sameer Umatiya

Location: 1200 CR 305, Jarrell TX 76537

Current Zoning: Low Density Single-Family (SF1)

Current Use: Agriculture/Pasture Land

- Adjacent Zoning / Use:**
- 1) Storage (I2)
 - 2) Single Family Residential Lot (SF1)
 - 3) Rural Unincorporated Land Single Family Residential Lot
 - 4) Future Kid Zone Site (C2)

Attachments: Findings

Public Notice and Additional Comments:

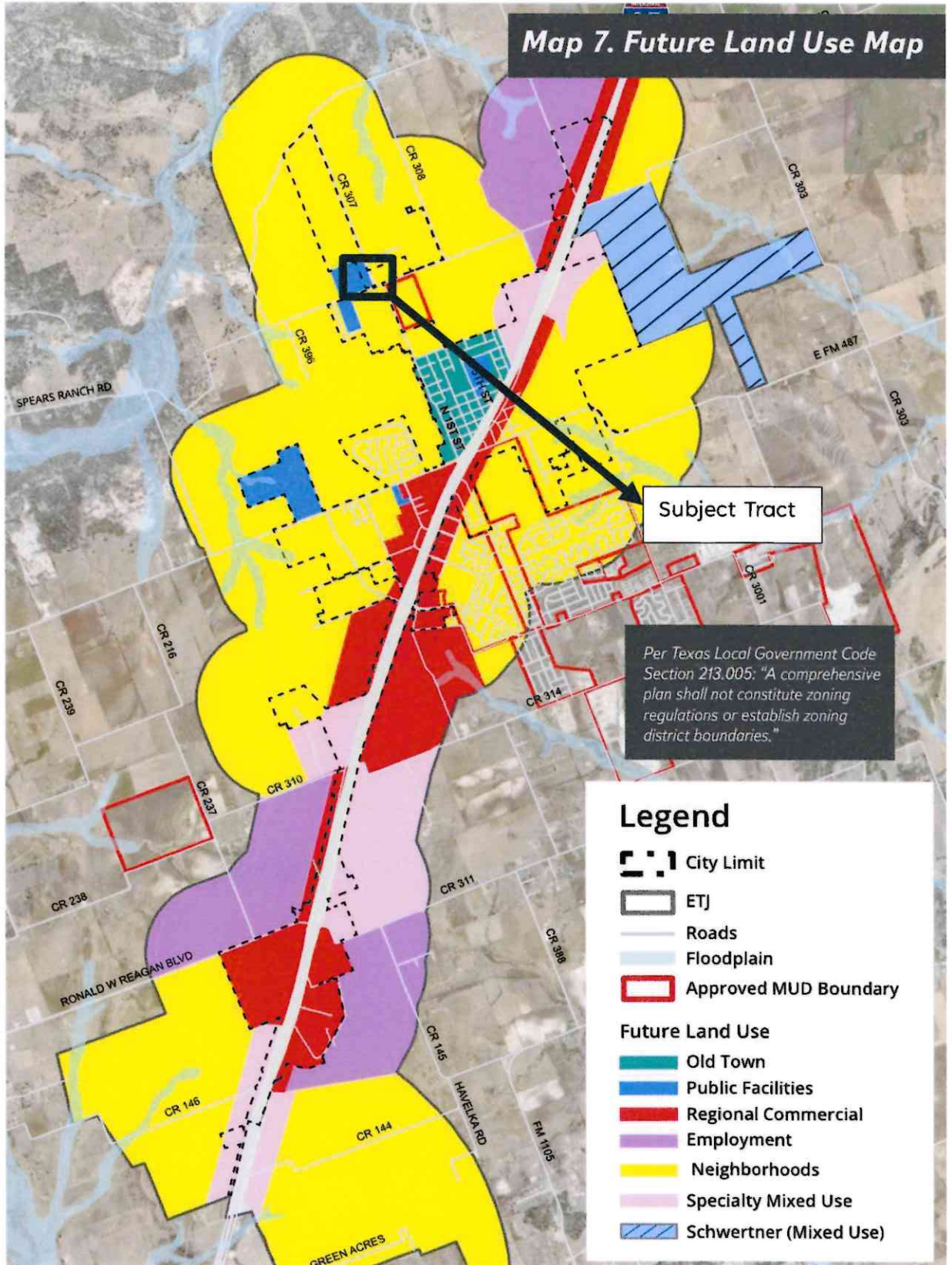
- At August 8th meeting a workshop was held for this project.
- Newspaper published this hearing on November 22nd
- Mail outs went out on November 29th
- Signs were posted on November 26th
- Public Comment was made regarding trash containment near the residential properties neighboring the proposed site.

Planning and Zoning Recommendation:

Recommend approval with provisions for trash abatement and fencing, the separation of an additional commercial lot, and a permit must be pulled within 18 months or the CUP is no longer valid.

on Zoning Map Amendments.





Ordinance No. 2024-0109-06

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF JARRELL BY ALLOWING THE REZONING FROM SFI TO C2 WITH A CONDITIONAL USE PERMIT AT THE 3.887 ACRES OUT OF THE DAIVS, E SURVEY NO. 172 ALSO KNOWN AS 1200 CR 305, JARRELL, TEXAS 76537 TO INCLUDE PROVISIONS IN SECTION I; PROVIDING FOR A FINDS OF FACTS CLAUSE; PROPER NOTICE AND MEETING REQUIREMENTS CLAUSE; PUBLICATION CLAUSE; SEVERABILITY CLAUSE; REPEALING CLAUSE; OPEN MEETINGS CLAUSE; EFFECTIVE DATE CLAUSE.

WHEREAS, on 12th day of December 2023, after proper notification, the Planning and Zoning Commission held a hearing on the request; and

WHEREAS, on 9th day of January 2024, the City Council held a public hearing on the request; and

WHEREAS, application for such permit was duly recommended by the City Planning & Zoning Commission and the date, time and place of the hearing on said application by the City Council of the City of Jarrell was set for the January 9th, at 7:00 p.m. at the City Chambers and due notice of said hearing was given as required by ordinances and by law; and

WHEREAS, the City Council finds that all notice requirements have been met.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JARRELL, TEXAS;

SECTION I. REZONING

The City Council hereby allows the rezoning, of the lot described above and depicted in Exhibit "A", from SFI to C2 with a conditional use permit for fuel to include the provisions for trash abatement, the separation of an additional commercial tract, and the completion of the permitting process within 18 months of approval date.

SECTION II: PROPER NOTICE AND MEETING REQUIREMENTS

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

SECTION III: PUBLICATION CLAUSE

The City Secretary is hereby instructed to include this Ordinance in the records of the City and to have the official city map, depicting the new municipal boundaries, prepared as necessary. The City Secretary is hereby instructed to file a certified copy of this Ordinance with the Williamson County Clerk as well as all other official and entitled entities. The City Secretary is hereby instructed to publish the caption of this ordinance in the manner and for the length of time prescribed by law.

SECTION IV: SEVERABILITY CLAUSE

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance be severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, and the remainder of this Ordinance shall be enforced as written.

SECTION V: REPEALING CLAUSE

All ordinances and resolutions and parts thereof in conflict herewith are hereby expressly repealed insofar as they conflict.

SECTION VI. OPEN MEETINGS CLAUSE

The City Council hereby finds and declares that written notice of the date, hour, place, and subject of the meeting at which this ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this ordinance and the subject hereof were discussed, considered, and formerly acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

SECTION VIII: EFFECTIVE DATE

This Ordinance is effective, and the annexation achieved herein shall be final and complete upon adoption of this Ordinance on the date set forth below.

PASSED AND APPROVED by the City Council of the City of Jarrell, Texas, on this the 9th day of January, 2024.

THE CITY OF JARRELL

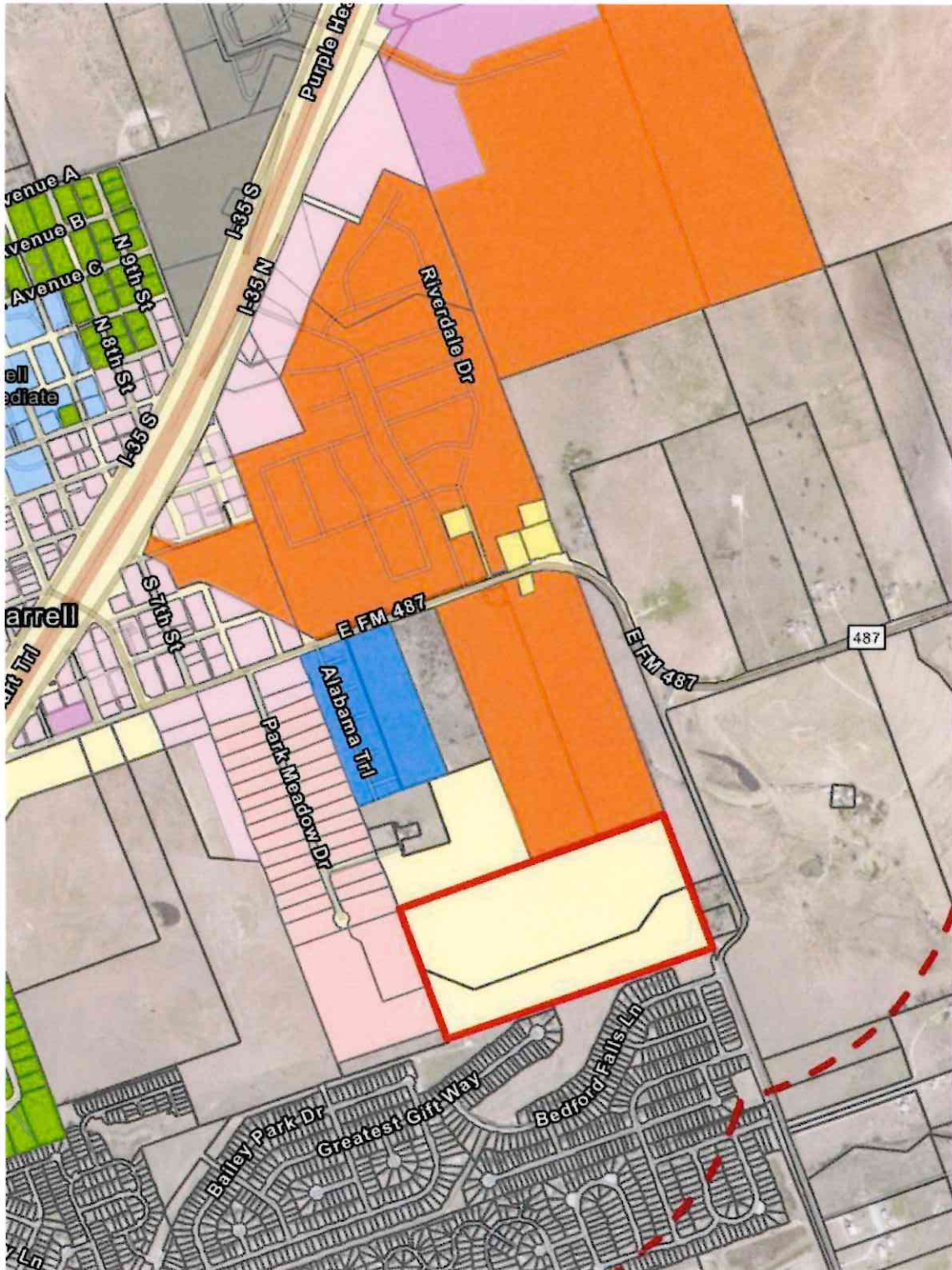
BY:

ATTEST:

Patrick Sherek, Mayor

Dianne Peace, City Secretary

Exhibit A



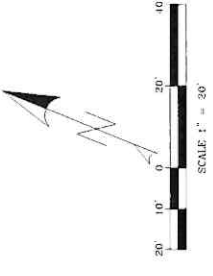
NO.	REVISION

08/24/2023

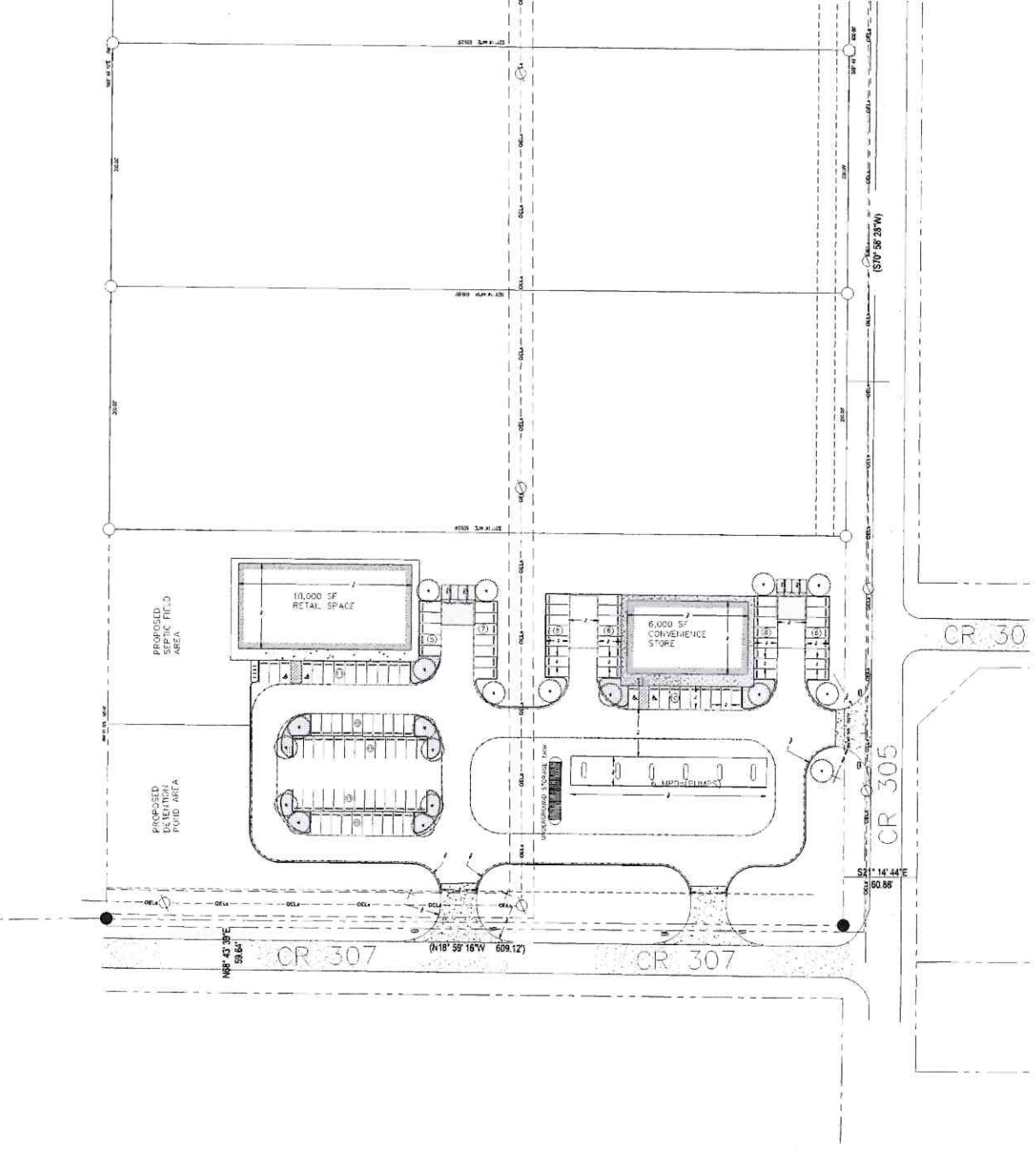
CONVENIENCE STORE AND GAS STATION
1200 CR 305, Jarrell, Texas 76537



SHEET: 1 OF 1



- LEGEND**
- 5893700.001E 5+48.20' SUBJECT PROPERTY BOUNDARY
 - EXISTING CONTOURS
 - ADJACENT PROPERTY LINES
 - PARKING SPACE COUNT

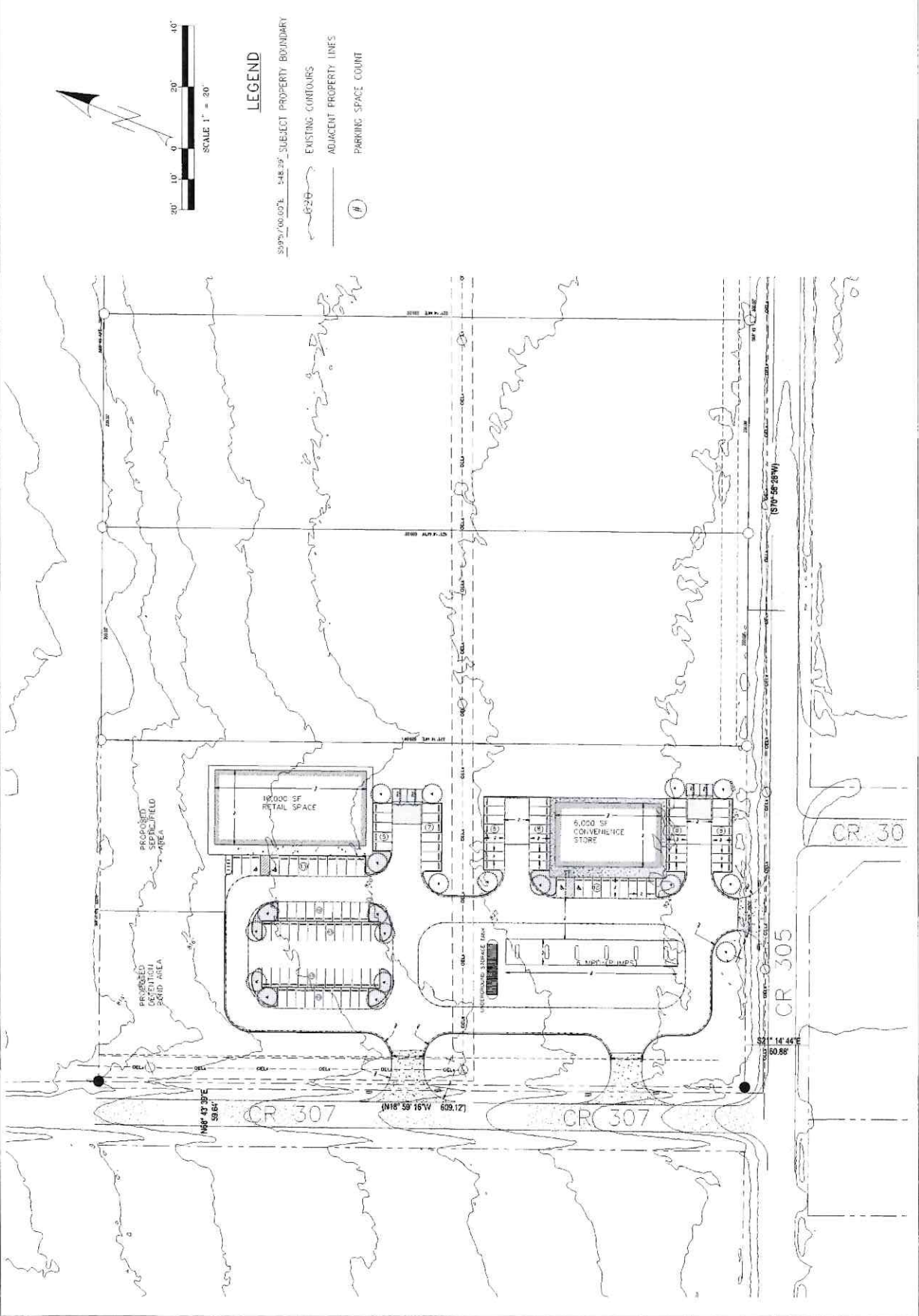


08/24/2023

CONCEPTUAL SITE PLAN
 1200 CR 305, Jarrell, Texas 76537



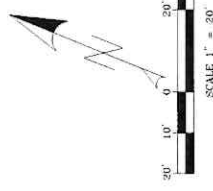
SHEET: 1 OF 1



REVISED/CONTRACTORS

5995/000078 548.39' SUBJECT PROPERTY BOUNDARY

- EXISTING CONTOURS
- ADJACENT PROPERTY LINES
- PARKING SPACE COUNT



NO. DESCRIPTION

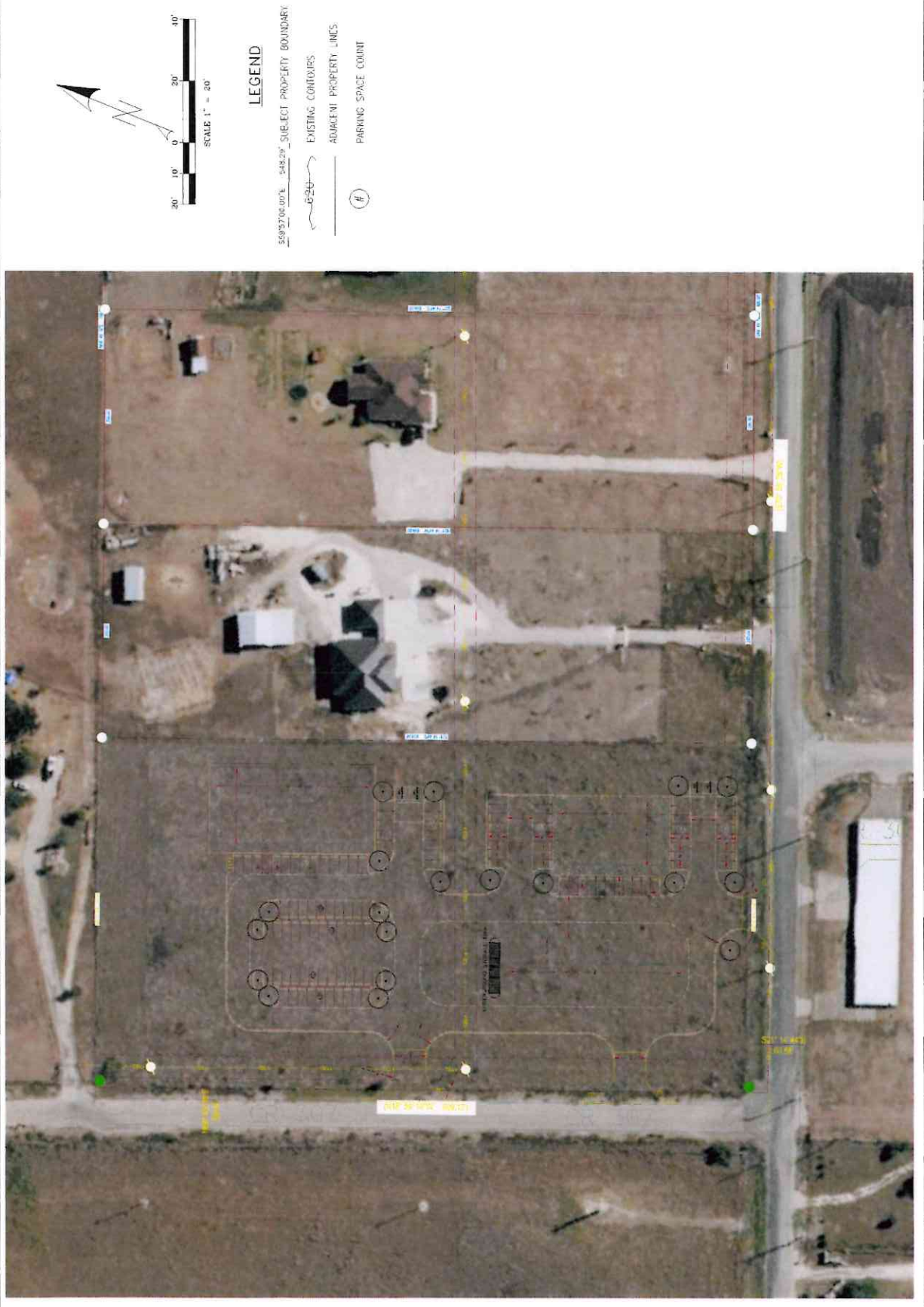
08/24/2023

CONCEPTUAL SITE PLAN

1200 CR 305, Jarrell, Texas 76537

LOC CONSULTANTS
 CIVIL DIVISION
 2211 S. HANCOCK RD. #102, JARRELL, TX 76537
 TEL: 817.251.1000
 FAX: 817.251.1001
 WWW.LOCCONSULTANTS.COM

SHEET: 1 OF 1

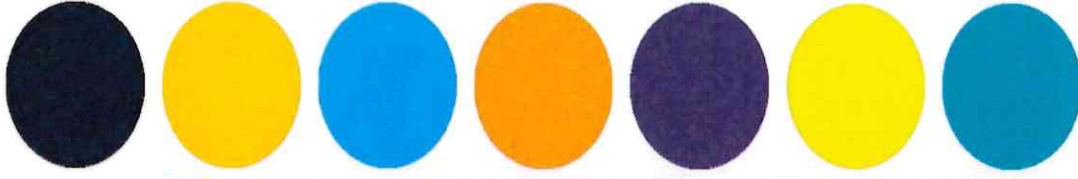




INTERIOR RENDERINGS

2989 | FACTOR REAL ESTATE - WEIRDO | 2019-11-22

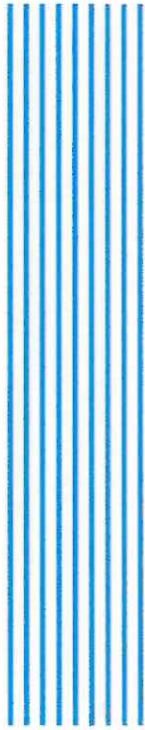




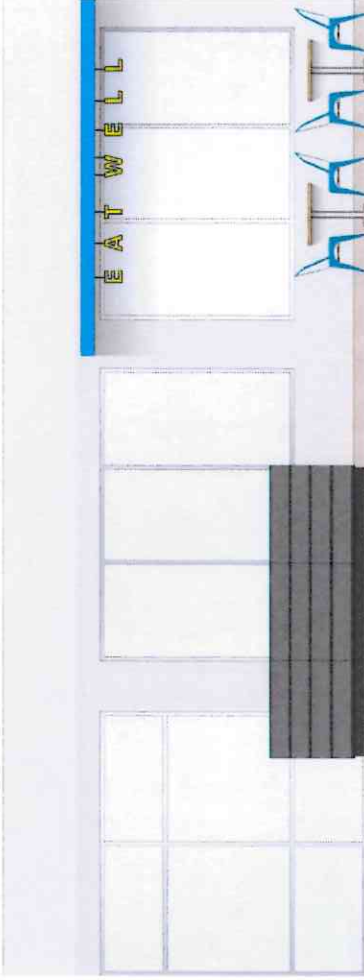
INTERIOR DESIGN CONCEPT
2989 | FACTOR REAL ESTATE | "WEIRDOS"



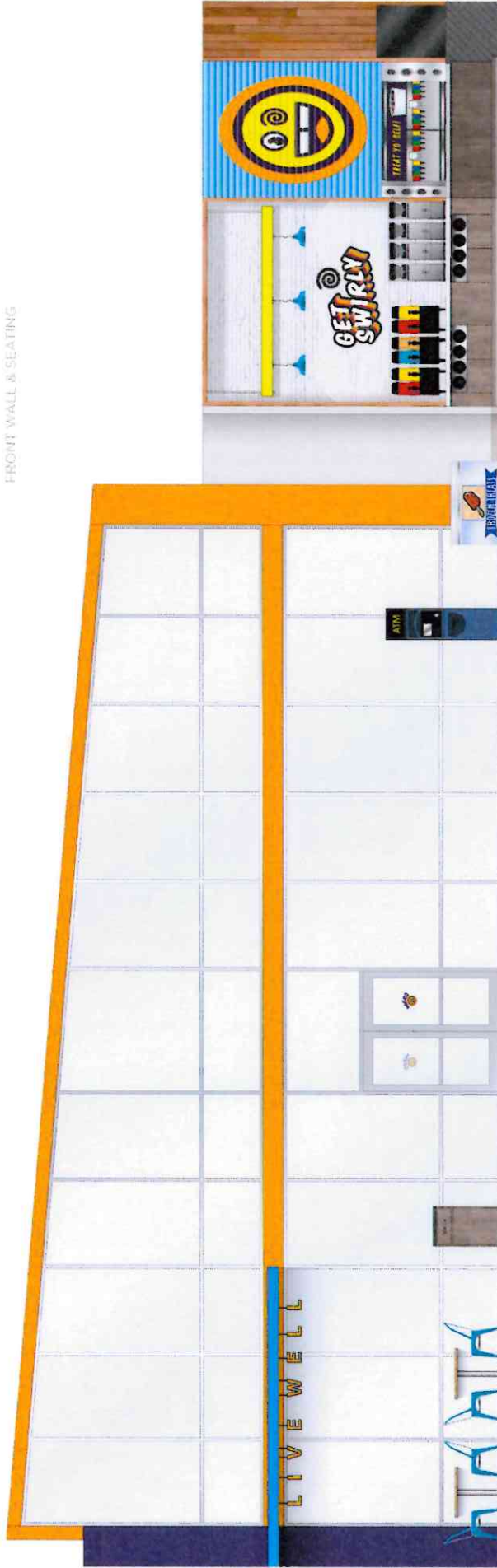
PLAN VIEW BEVERAGE CLOUD



PLAN VIEW SEATING CLOUD



FRONT WALL & SEATING



SEATING

MAIN ENTRANCE

BEVERAGES

INTERIOR RENDERINGS
2989 | FACTOR REAL ESTATE | "WEIRDO"





FOUNTAIN



FROZEN BEV

G



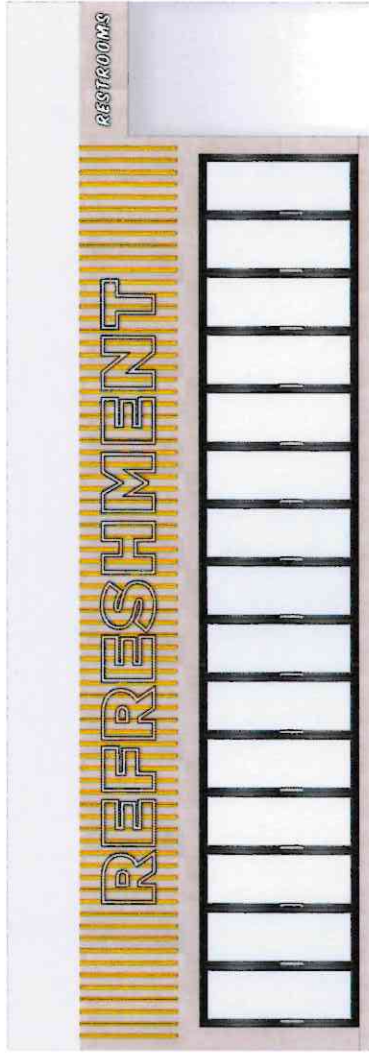
WEIRDO FOOD PROGRAM

QUIZNOS

CASHIER

INTERIOR RENDERINGS
2989 | FACTOR REAL ESTATE | "WEIRDO"





RESTROOM HALL

COOLERS



SIDE ENTRANCE

BEER CAVE

BEER COOLERS

RESTROOM HALL



BEER CAVE STRAIGHT VIEW

INTERIOR RENDERINGS
2989 | FACTOR REAL ESTATE | "WEIRDO"





BEER CAVE INTERIOR

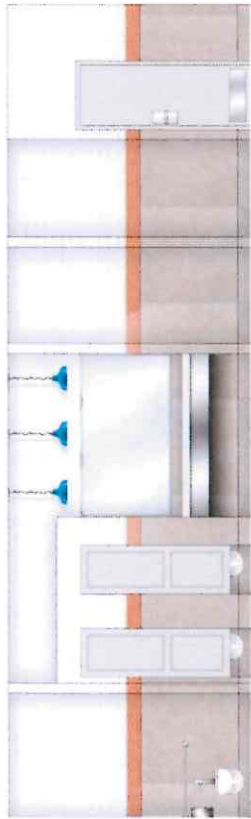


ISLAND SEATING

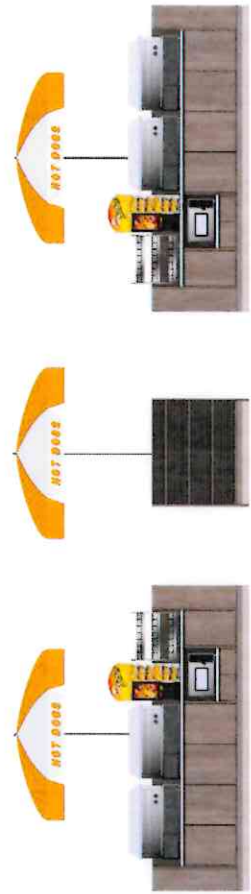


BACK OF ISLAND SEATING

INTERIOR RENDERINGS
2989 | FACTOR REAL ESTATE | "WEIRDO"



TYPICAL RESTROOM INTERIOR



HOT FOOD ISLAND



COFFEE ISLAND



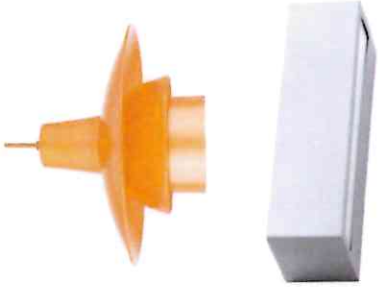




EXTERIOR CONCEPT AND RENDERINGS

2989 | FACTOR REAL ESTATE | 2019.11.06





EXTERIOR DESIGN CONCEPT
2999 | FACTOR REAL ESTATE | "WEIRDO"



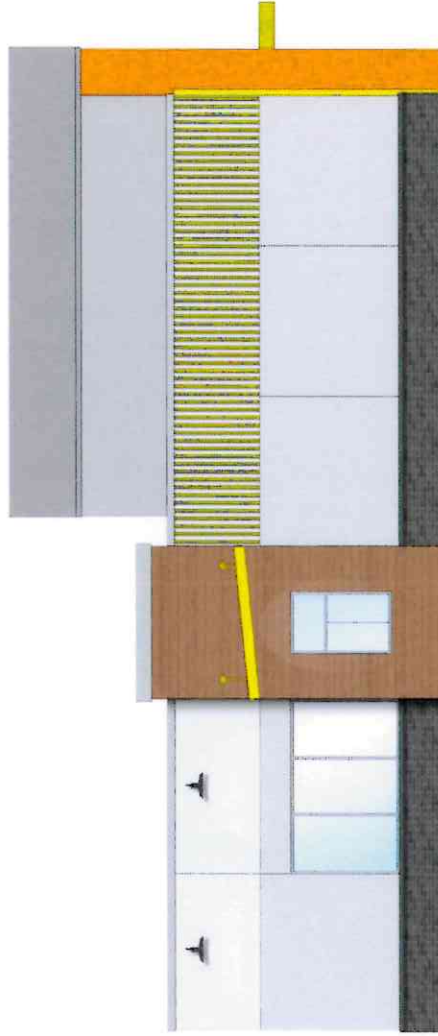


LOGO COLOR CONCEPT
2989 | FACTOR REAL ESTATE | "WEIRDO"





OPTION 2 - FRONT ENTRANCE



OPTION 2 - DRIVE THRU

EXTERIOR RENDERINGS **OPT 2**
2989 | FACTOR REAL ESTATE | "WEIRDO"





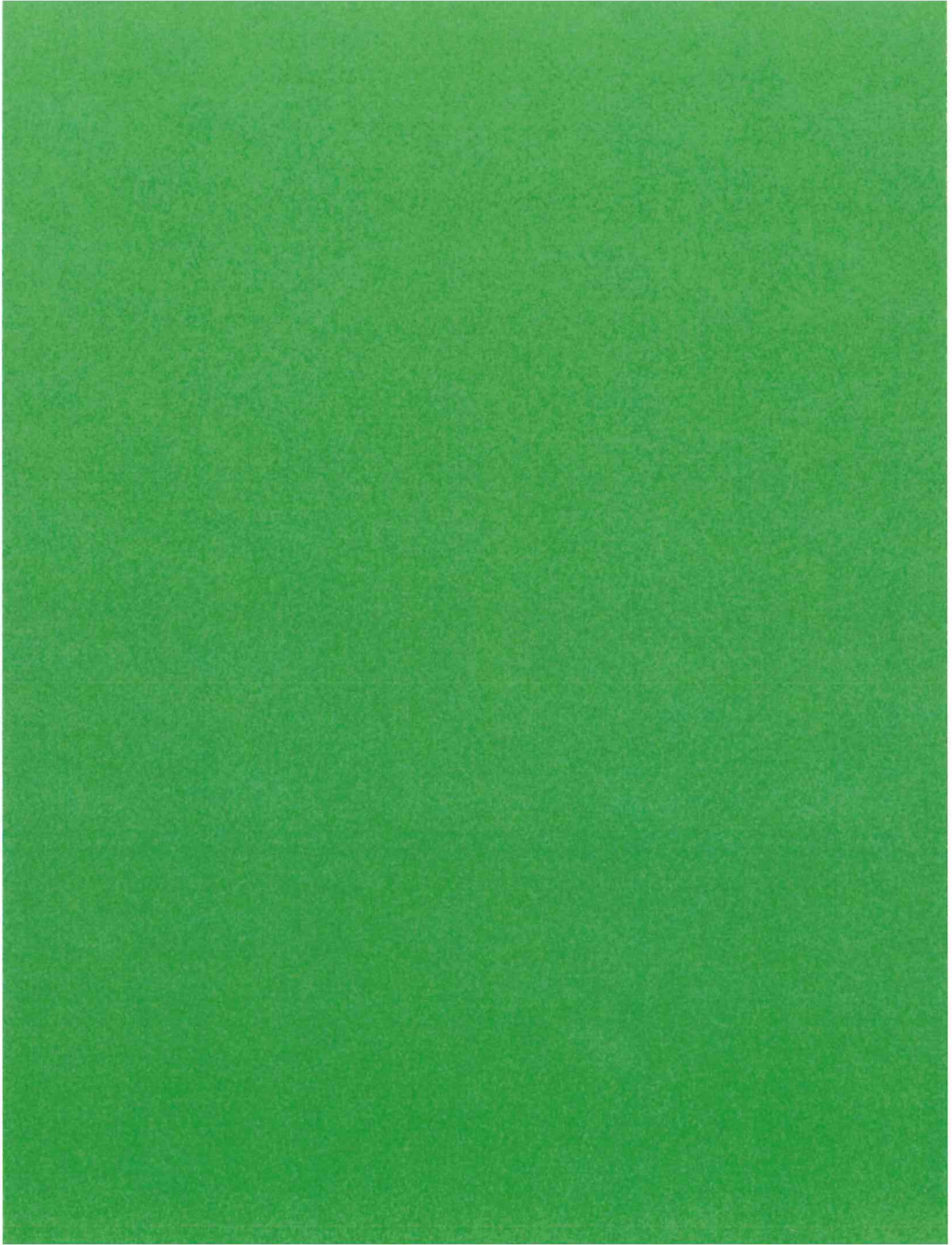
OPTION 2 - BACK ELEVATION



OPTION 2 - SIDE ENTRANCE

EXTERIOR RENDERINGS **OPT 2**
 2989 | FACTOR REAL ESTATE | "WEIRDO"







THE CITY OF

JARRELL

City of Jarrell
Regular Called City Council Meeting
Jarrell City Council Chambers
161 Town Center Blvd. Jarrell, Texas 76537
Tuesday, December 5, 2023, at 7:00 p.m.

MINUTES

Mayor Patrick Sherek - **Present**
Alderman Place 1, Daniel Klepac - **Present**
Alderman Place 2, Jeff Seidel - **Present**

Mayor Pro Tem Place 3, Tanya Clawson - **Present**
Alderman Place 4, Adam Marsh - **Present**
Alderman Place 5, Daniel Islas - **Present**

1. **MAYOR PATRICK SHEREK CALLED THE MEETING TO ORDER AT 7:00 P.M.**

- Roll Call - **All Members Present**
- Invocation – **by Mayor Pro Tem Tanya Clawson**
- Pledge of Allegiance

2. **PUBLIC COMMENTS**

Those wishing to speak to the City Council 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.

- a. **Nicole Mills expressed concerns regarding Alderman Jeff Seidel.**

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. **Barry Cryer signed up to answer any questions, if needed, regarding Agenda Item No. 6.1.**

3. **CONSENT AGENDA ITEMS**





THE CITY OF

JARRELL

The Consent Agenda items listed below are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless requested by a Councilmember, in which event, the item will be removed from the Consent Agenda and considered as a Regular Agenda item.

- 4.1 Consideration and possible action regarding the approval of the minutes of the Regular City Council Meeting on November 7, 2023.
- 4.2 Consideration and possible action regarding the approval of the minutes of the Special Called Meeting for the City Council and Planning & Zoning Commission Joint Workshop on November 13, 2023.
- 4.3 Consideration and possible action regarding the approval of the minutes of the Special Called City Council Meeting on November 20, 2023.

Alderman Daniel Klepac made a motion to approve the Consent Agenda Items. Second by Mayor Pro Tem Tanya Clawson. The motion was approved by a unanimous vote.

4. REGULAR AGENDA ITEMS

- 4.1 Discussion, consideration and possible action regarding the approval of the Jarrell Police Department proposed pay scale and amendment to Section 5.1 of the City of Jarrell Employee Manual.

Mayor Pro Tem Tanya Clawson made a motion to approve the Jarrell Police Department proposed pay scale and amendment to Section 5.1 of the City of Jarrell Employee Manual as presented. Second by Alderman Daniel Klepac. The motion was approved by a unanimous vote.

- 4.2 Discussion, consideration and possible action regarding a professional services agreement for a Water and Wastewater Rate Study.

Alderman Daniel Klepac made a motion to move forward with the Water and Wastewater Rate Study. Second by Alderman Jeff Seidel. The motion was approved by a unanimous vote.

5. DISCUSSION ITEMS

- 5.1 Discussion regarding possible changes to the Planning and Zoning Commission.





THE CITY OF

JARRELL

Discussion by Planning Director, Jordan Moyer. No formal action was taken.

6. ADJOURNED INTO CLOSED SESSION/EXECUTIVE SESSION AT 7:31 P.M.:

- 6.1** Closed Executive Session pursuant to 551.074 of the Texas Government Code to deliberate the appointment, employment evaluation, reassignment, duties, discipline or dismissal of a public officer or employee, to wit: Review applications for appointments and reappointments of members of the Jarrell Economic Development Corporation.

7. RECONVENED INTO OPEN SESSION AT 8:11 P.M.

- 7.1** Discussion and possible action regarding the appointment, employment evaluation, reassignment, duties, discipline or dismissal of a public officer or employee, to wit: appointments and reappointments of members of the Jarrell Economic Development Corporation.

No formal action was taken.

8. ADJOURNMENT AT 8:11 P.M.

PASSED AND APPROVED on the 9TH DAY of JANUARY 2024.

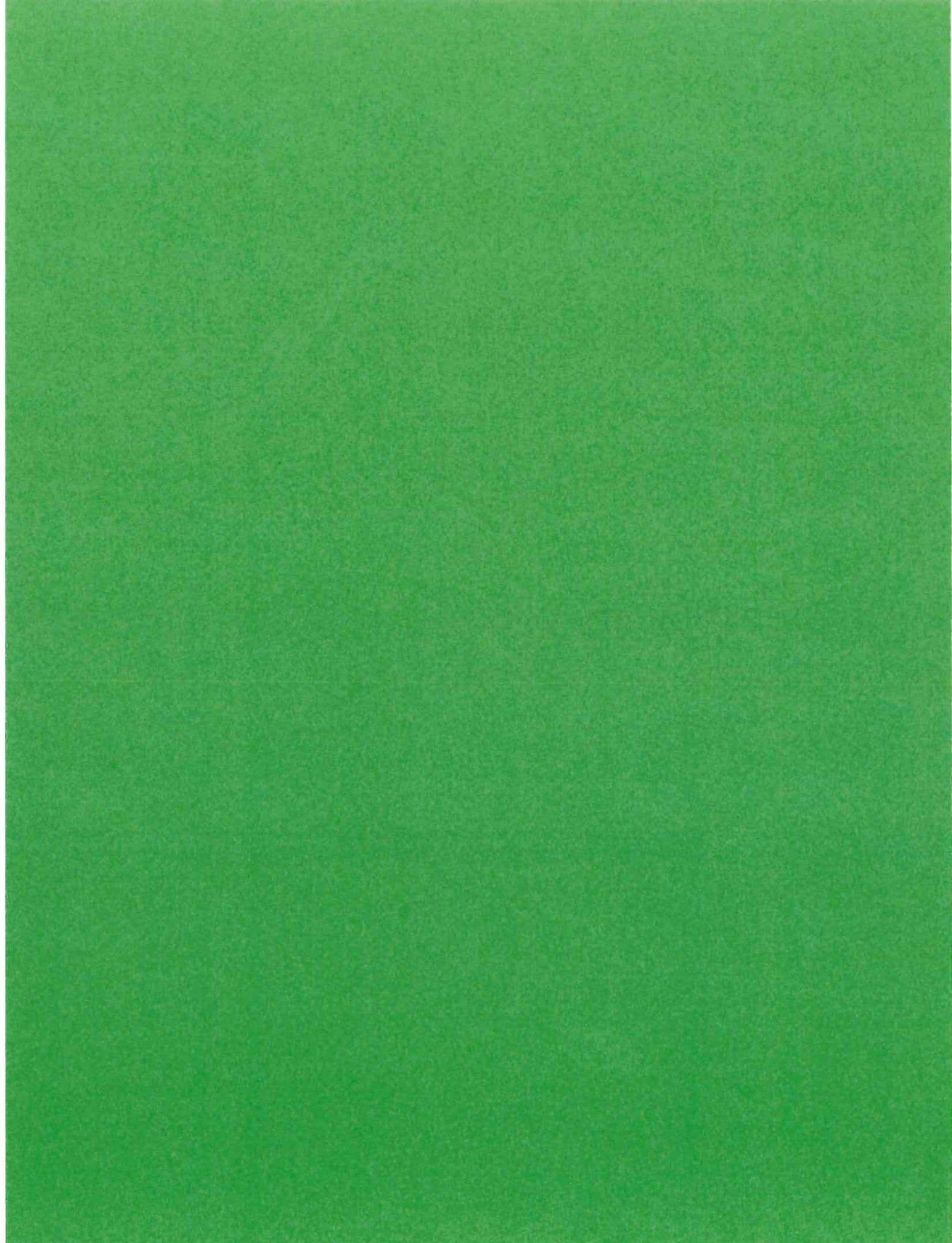
CITY OF JARRELL, TEXAS

Attest:

Patrick Sherek, Mayor

Dianne Peace, Municipal Clerk







THE CITY OF

JARRELL

RESOLUTION NO. 2024-0109-07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JARRELL, TEXAS, DESIGNATING THE WILLIAMSON COUNTY SUN AS THE OFFICIAL NEWSPAPER OF THE CITY OF JARRELL, TEXAS, FOR FISCAL YEAR 2024; AUTHORIZING ITS EXECUTION BY THE CITY SECRETARY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Section 52.004 of the Local Government Code provides that the City Council shall, as soon as practical after the beginning of each municipal year, designate a public newspaper of the city to be the official newspaper until another is selected; and

WHEREAS, the City Council of the City of Jarrell desires to officially designate the official public newspaper of the City.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Jarrell, Texas, that:

Section 1: The City Council of the City of Jarrell hereby designates the Williamson County Sun, a public newspaper in and of the City of Jarrell, Williamson County, Texas, as the official newspaper of said City, the same to continue as such until another is selected and shall cause to be published therein all ordinances, notices and other matters required by law or by ordinance to be published.

Section 2: The City Secretary is hereby given authority to designate the Williamson County Sun, for said newspaper to become the official newspaper of the City of Jarrell.

Section 3: This resolution shall take effect immediately from and after its passage and it is accordingly so resolved.

RESOLVED, PASSED AND ADOPTED on this 9th day of January, 2024.

THE CITY OF JARRELL

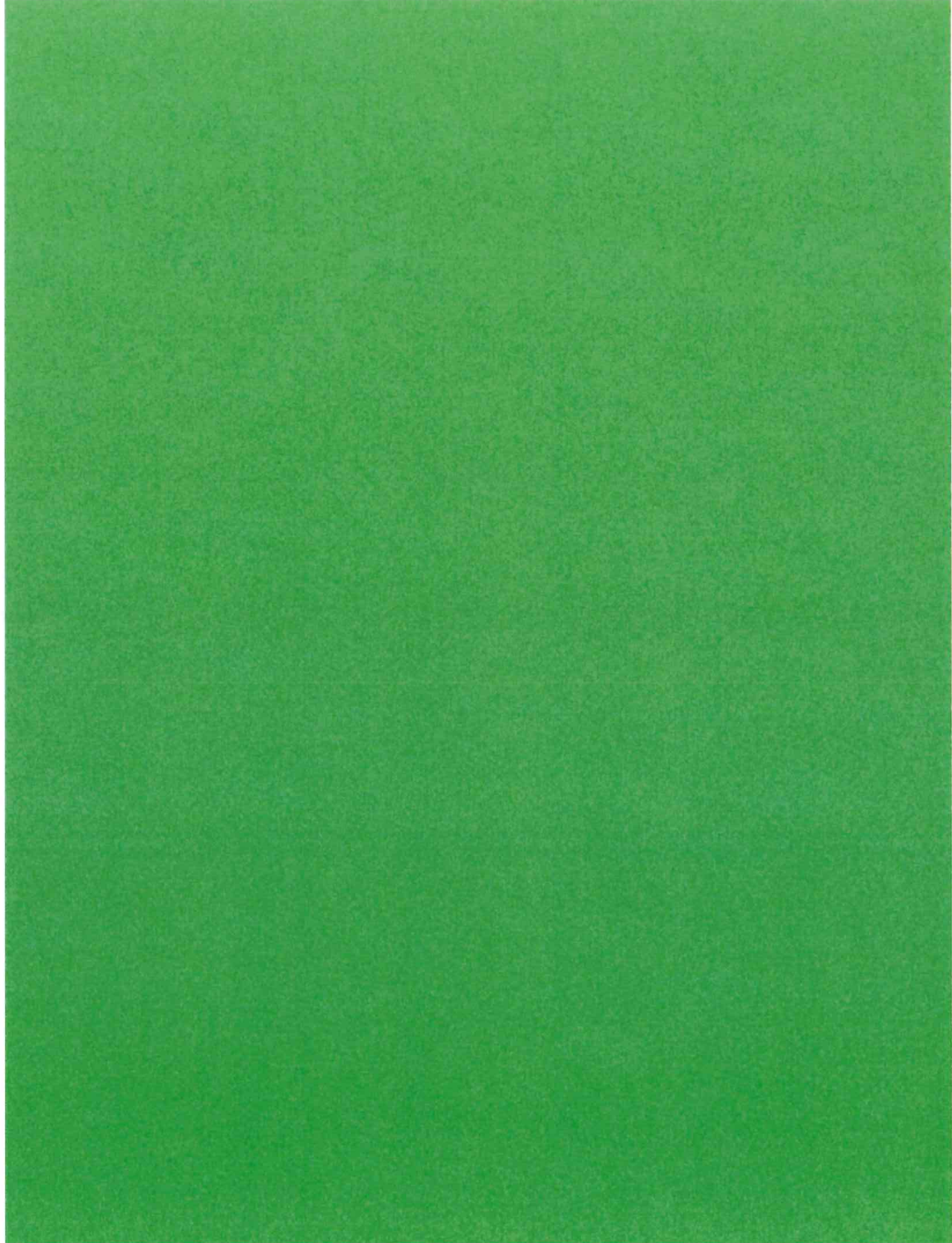
BY:

ATTEST:

Patrick Sherek, Mayor

Dianne Peace, City Secretary







THE CITY OF

JARRELL

Date: January 9th, 2024

Subject: Flatz 487 Monument Sign

Item: Discussion and possible action for the Monument Sign at the Flatz 487 Site

Department: Development Services

Staff Member: Jordan Moyer, Director of Development Services

Background: Section 6.12 of the Code of Ordinances requires that monument signs be approved by the City Council.

Funding:

Cost: N/A

Source of Funds: N/A

Outside Resources: N/A

Public Comment: None at this time.

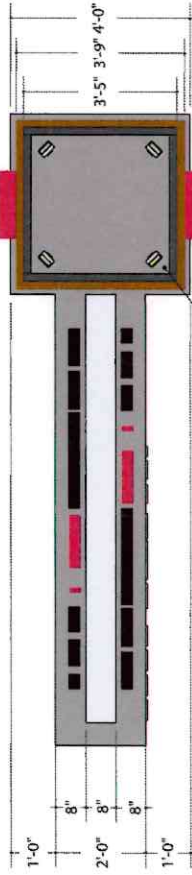
Supporting Documentation:

Graphic Rendering, Location Map

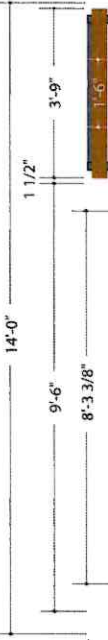
FABRICATE AND INSTALL TWO (2) DOUBLE-SIDED MONUMENT SIGNS.

- FABRICATED ALUMINUM SIGN CABINET WITH .090" THICK ALUMINUM CLADDING OVER REC. TUBE FRAME, PAINTED TO MATCH **SW 9624 WINSOME GREY**.
- "FLATZ487" - 3" DEEP REVERSE-LIT CHANNEL LETTERS INTERNALLY ILLUMINATED WITH WHITE LED'S FOR HALO ILLUMINATION. FACES AND RETURNS PAINTED TO MATCH **PMS 186 C, PMS 1815 C & PMS PROCESS BLACK C**. LETTERS TO BE INDIVIDUALLY MOUNTED WITH 1 1/2" SPACERS TO PANEL SURFACE OF MONUMENT SIGN.
- "Z" - 5" DEEP FACE-LIT CHANNEL LOGO INTERNALLY ILLUMINATED WITH WHITE LED'S. TRANSLUCENT VINYL ON FACES TO MATCH **PMS 186 C AND PMS 1815 C**, RETURNS PAINTED TO MATCH FACES.
- LOGO MOUNTED WITH 1.5" SPACERS TO HSS STEEL.
- TOWER - 2"x4" HSS STEEL TUBE WITH NATURAL CORTEN PATINA MITERED AND WELDED AT CORNERS TO THE INTERNAL STRUCTURE.
- RAB X34 - 1600LM - 3000K, BRONZE FINISH, KNUCKLE MOUNTED LED FLOODLIGHT FIXTURES - MOUNTED AT THE BOTTOM IN ALL FOUR CORNERS, POINTING UP TO "FLOOD" THE INTERIOR WITH LIGHT. TOP CAP WILL HELP TO CONTAIN AND BOUNCE THE LIGHT.
- TOWER INTERNAL STRUCTURE - 3" HSS SQ. TUBE STRUCTURE BOLTED TO CONCRETE PER ENGINEERING AND PAINTED **MATTHEWS BLACK**.
- MASONRY BASE IS STEEL TUBE FRAME WITH BOARD-FORMED CONCRETE TILE VENEER, 1/2" ACRYLIC ADDRESS NUMERALS PAINTED **PMS PROCESS BLACK C** MOUNTED FLUSH WITH STUDS & SILICONE.
- ELECTRICAL REQUIREMENT: 120V (INSTALLED AT SIGN LOCATION BY OTHERS).

** TOP TO BE CAPPED WITH .090" THICK ALUMINUM PLATE BRASER FOR WATER RUNOFF PAINTED **MATTHEWS BLACK** ON TOP SURFACE AND EDGES. PAINT BOTTOM SURFACE **MATTHEWS WHITE**.



RAB X34 - 1600LM - 3000K BRONZE FINISH, KNUCKLE MOUNTED LED FLOODLIGHT FIXTURES.



SW 9624 WINSOME GREY

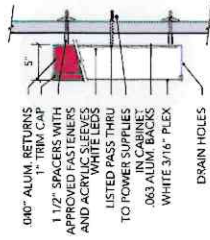
3" THICK HALO ILLUMINATED LOGO PAINTED TO MATCH **PMS 186 C, PMS 1815 C & PMS PROCESS BLACK C**

10'-1"

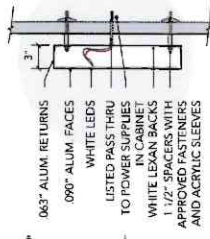
1'-4 1/4"

1'-11"

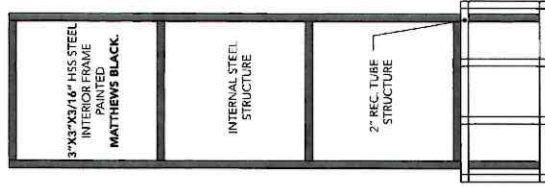
1 Entrance Monument - Front Elevation
Scale: 3/8" = 1'-0"



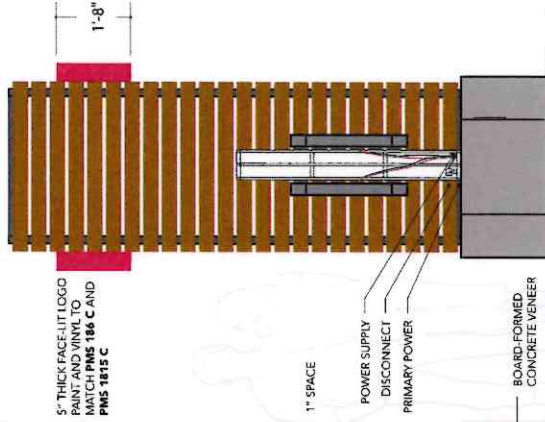
FACE-LIT CHANNEL LETTER SECTION NTS



REVERSE-LIT CHANNEL LETTER SECTION NTS



BOLT-DOWN ATTACHMENT PER ENGINEERING*



SECTION

1/2" THICK FCO ACRYLIC NUMERALS PAINTED **PMS PROCESS BLACK C** AND STUD MOUNTED FLUSH.



10212 METRIC BLVD.
AUSTIN, TEXAS 78758
877-293-6027 / 512-494-0002
fsg.com

FLATZ 487
883 C Bud Stockton Loop
Jarrell, TX 76537

Start Date: 12/5/23
Last Revision: Job# 9213009
Dwg. # 9213009 MONV151

Designer: AWA
Sales Rep: Bruce Moore



UL INSTALLATION REQUIREMENTS
This sign is designed to be installed in accordance with the UL listing requirements for the sign. The sign is designed to be installed in accordance with the UL listing requirements for the sign. The sign is designed to be installed in accordance with the UL listing requirements for the sign.



1 Site Map - Plan View
no scale



10212 METRIC BLVD.
AUSTIN, TEXAS 78758
877-285-6027 / 512-494-0002
fsg.com

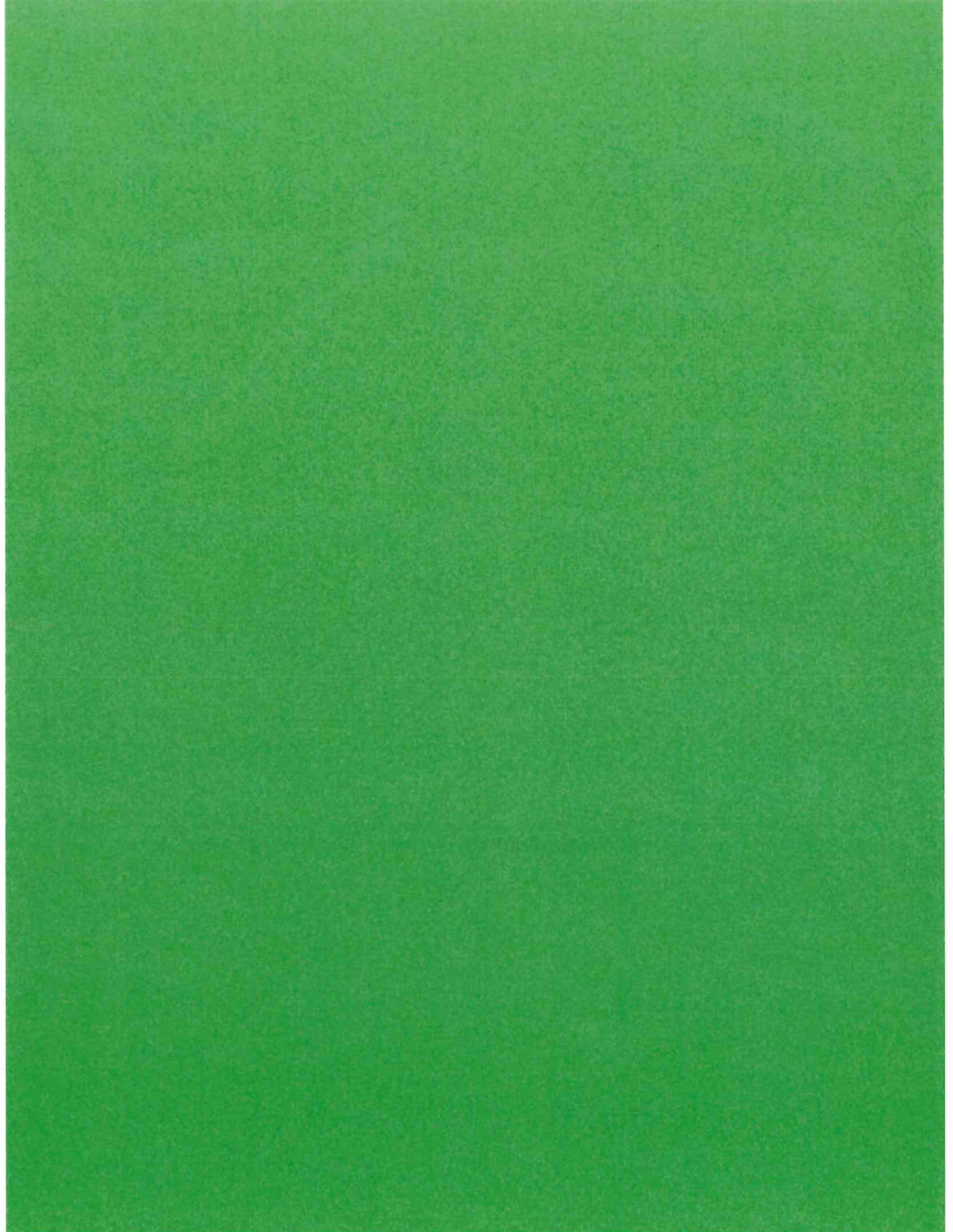
FLATZ 487
883 C. Bud Stockton Loop
Jarrell, TX 76537

Start Date: 10/4/23
Last Revision:
Job# 92113009
Dwg. # 92113009 SLP 0.1

Designer: AWA
Sales Rep: Bruce Moore

CLIENT APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.
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THE CITY OF

JARRELL

Date: January 9th, 2023

Subject: Canyon Ranch Final Plat for Phase 1

Item: Discussion and Possible Action for the Final Plat for Phase 1 of the Canyon Ranch Subdivision

Department: Development Services

Staff Member: Jordan Moyer, Director of Development Services

Justification: Preliminary Plat for this development has been previously approved. The only changes from preliminary to this final was the revisions to cluster lots described in the pervious item.

Funding:

Cost: N/A

Source of Funds: N/A

Outside Resources: N/A

Background Information:

- The revisions have been found to be in conformance with all applicable codes and regulations as governed by the Development Agreement for this tract.
- Planning and Zoning Commission recommended approval at the December 12th meeting.

Public Comment: None at this time.

Supporting Documentation:

Final Plat





Agenda Item Revisions to the Preliminary Plat for Canyon Ranch-PH 1

Council Action **Discussion and Action on the above application**

Staff **Jordan Moyer, Director of Development Services**



Property Information

Project Name: Canyon Ranch

Owner/Applicant: LGI Homes, Pape-Dawson

Location: CR 305-Cluster lots on the South-West
Corner of the Entire Tract known as
Canyon Ranch

PRELIMINARY PLAN APPROVED 8/20/2022

NO.	DATE	BY	REVISION
1	08-20-2022	[Signature]	Initial Approval

PRELIMINARY PLAN REVISION #1

NO.	DATE	BY	REVISION
1	01-09-2024	[Signature]	Revisions to Plat

CANYON RANCH
PRELIMINARY PLAT REVISION #1
JARRELL, TEXAS

LEGAL DESCRIPTION:
SUBJECT TRACT ADJACENT TO THE SOUTHWEST CORNER OF THE ENTIRE TRACT KNOWN AS CANYON RANCH, PARCEL 305, LOTS 305-306, 307-308, 309-310, 311-312, 313-314, 315-316, 317-318, 319-320, 321-322, 323-324, 325-326, 327-328, 329-330, 331-332, 333-334, 335-336, 337-338, 339-340, 341-342, 343-344, 345-346, 347-348, 349-350, 351-352, 353-354, 355-356, 357-358, 359-360, 361-362, 363-364, 365-366, 367-368, 369-370, 371-372, 373-374, 375-376, 377-378, 379-380, 381-382, 383-384, 385-386, 387-388, 389-390, 391-392, 393-394, 395-396, 397-398, 399-400, 401-402, 403-404, 405-406, 407-408, 409-410, 411-412, 413-414, 415-416, 417-418, 419-420, 421-422, 423-424, 425-426, 427-428, 429-430, 431-432, 433-434, 435-436, 437-438, 439-440, 441-442, 443-444, 445-446, 447-448, 449-450, 451-452, 453-454, 455-456, 457-458, 459-460, 461-462, 463-464, 465-466, 467-468, 469-470, 471-472, 473-474, 475-476, 477-478, 479-480, 481-482, 483-484, 485-486, 487-488, 489-490, 491-492, 493-494, 495-496, 497-498, 499-500, 501-502, 503-504, 505-506, 507-508, 509-510, 511-512, 513-514, 515-516, 517-518, 519-520, 521-522, 523-524, 525-526, 527-528, 529-530, 531-532, 533-534, 535-536, 537-538, 539-540, 541-542, 543-544, 545-546, 547-548, 549-550, 551-552, 553-554, 555-556, 557-558, 559-560, 561-562, 563-564, 565-566, 567-568, 569-570, 571-572, 573-574, 575-576, 577-578, 579-580, 581-582, 583-584, 585-586, 587-588, 589-590, 591-592, 593-594, 595-596, 597-598, 599-600, 601-602, 603-604, 605-606, 607-608, 609-610, 611-612, 613-614, 615-616, 617-618, 619-620, 621-622, 623-624, 625-626, 627-628, 629-630, 631-632, 633-634, 635-636, 637-638, 639-640, 641-642, 643-644, 645-646, 647-648, 649-650, 651-652, 653-654, 655-656, 657-658, 659-660, 661-662, 663-664, 665-666, 667-668, 669-670, 671-672, 673-674, 675-676, 677-678, 679-680, 681-682, 683-684, 685-686, 687-688, 689-690, 691-692, 693-694, 695-696, 697-698, 699-700, 701-702, 703-704, 705-706, 707-708, 709-710, 711-712, 713-714, 715-716, 717-718, 719-720, 721-722, 723-724, 725-726, 727-728, 729-730, 731-732, 733-734, 735-736, 737-738, 739-740, 741-742, 743-744, 745-746, 747-748, 749-750, 751-752, 753-754, 755-756, 757-758, 759-760, 761-762, 763-764, 765-766, 767-768, 769-770, 771-772, 773-774, 775-776, 777-778, 779-780, 781-782, 783-784, 785-786, 787-788, 789-790, 791-792, 793-794, 795-796, 797-798, 799-800, 801-802, 803-804, 805-806, 807-808, 809-810, 811-812, 813-814, 815-816, 817-818, 819-820, 821-822, 823-824, 825-826, 827-828, 829-830, 831-832, 833-834, 835-836, 837-838, 839-840, 841-842, 843-844, 845-846, 847-848, 849-850, 851-852, 853-854, 855-856, 857-858, 859-860, 861-862, 863-864, 865-866, 867-868, 869-870, 871-872, 873-874, 875-876, 877-878, 879-880, 881-882, 883-884, 885-886, 887-888, 889-890, 891-892, 893-894, 895-896, 897-898, 899-900, 901-902, 903-904, 905-906, 907-908, 909-910, 911-912, 913-914, 915-916, 917-918, 919-920, 921-922, 923-924, 925-926, 927-928, 929-930, 931-932, 933-934, 935-936, 937-938, 939-940, 941-942, 943-944, 945-946, 947-948, 949-950, 951-952, 953-954, 955-956, 957-958, 959-960, 961-962, 963-964, 965-966, 967-968, 969-970, 971-972, 973-974, 975-976, 977-978, 979-980, 981-982, 983-984, 985-986, 987-988, 989-990, 991-992, 993-994, 995-996, 997-998, 999-1000.

ENGINEER/SURVEYOR:
PAPER-DAWSON ENGINEERS
1000 W. WINDING LANE
AUSTIN, TEXAS 78782
PHONE: (512) 444-4444

OWNER / DEVELOPER:
LGI HOMES TEXAS LLC
1400 LAMAR AVENUE, SUITE 400
THE WOODLANDS, TEXAS 77380
PHONE: (281) 412-1111

STREET NAME **CLASSIFICATION** **WIDTH** **RIGHT-OF-WAY**

STREET NAME	CLASSIFICATION	WIDTH	RIGHT-OF-WAY
CR 305	LOCAL	30 FT	60 FT
CR 306	LOCAL	30 FT	60 FT
CR 307	LOCAL	30 FT	60 FT
CR 308	LOCAL	30 FT	60 FT
CR 309	LOCAL	30 FT	60 FT
CR 310	LOCAL	30 FT	60 FT
CR 311	LOCAL	30 FT	60 FT
CR 312	LOCAL	30 FT	60 FT
CR 313	LOCAL	30 FT	60 FT
CR 314	LOCAL	30 FT	60 FT
CR 315	LOCAL	30 FT	60 FT
CR 316	LOCAL	30 FT	60 FT
CR 317	LOCAL	30 FT	60 FT
CR 318	LOCAL	30 FT	60 FT
CR 319	LOCAL	30 FT	60 FT
CR 320	LOCAL	30 FT	60 FT
CR 321	LOCAL	30 FT	60 FT
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CR 343	LOCAL	30 FT	60 FT
CR 344	LOCAL	30 FT	60 FT
CR 345	LOCAL	30 FT	60 FT
CR 346	LOCAL	30 FT	60 FT
CR 347	LOCAL	30 FT	60 FT
CR 348	LOCAL	30 FT	60 FT
CR 349	LOCAL	30 FT	60 FT
CR 350	LOCAL	30 FT	60 FT

CITY OF JARRELL
WILLIAMSON COUNTY
CITY OF JARRELL

PAPER-DAWSON ENGINEERS
1000 W. WINDING LANE
AUSTIN, TEXAS 78782
PHONE: (512) 444-4444

CANYON RANCH
JARRELL, TEXAS
PRELIMINARY PLAT REVISION #1

NO.	REVISION	DATE
1	WESTERN MAPS ASK	10/06/2023

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PAPER-DAWSON ENGINEERS

ARCHITECTS AND ENGINEERS

1501 WEST 15TH AVENUE, SUITE 1000, DENVER, CO 80202

TEL: 303.733.8800 FAX: 303.733.8801

CANYON RANCH
JARRELL, TEXAS

PRELIMINARY PLAT REVISION #1

DATE: 10/06/2023
 DRAWN BY: J. DAVIS
 CHECKED BY: J. DAVIS
 SCALE: AS SHOWN
 SHEET: 2 OF 2

- NOTE:**
- A PORTION OF THIS TRACT IS WITHIN THE FUTURE AGRI-CULTURE MECHANIZED ZONE.
 - WATER SERVICE TO THE PROPOSED DEVELOPMENT WILL BE PROVIDED BY THE JARRELL-WHITEHEAD PUBLIC UTILITY COMPANY. SEWER SERVICE TO THE PROPOSED DEVELOPMENT WILL BE PROVIDED BY THE CITY OF JARRELL. UTILITIES SHALL BE LOCATED IN ACCORDANCE WITH THE CITY OF JARRELL DEVELOPMENT CODE AND WITH THE DESIGN AND CONSTRUCTION STANDARDS SET FORTH IN THE CITY OF JARRELL DEVELOPMENT CODE.
 - SEWERAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 5, SUBCHAPTER 5.02, SUBCHAPTER 5.03, AND CHAPTER 5, SUBCHAPTER 5.04 OF THE CITY OF JARRELL DEVELOPMENT CODE.
 - CONSTRUCTION STANDARDS SHALL NOT BE LIMITED TO FENCING OR STORAGE SHALL BE PERMITTED IN ACCORDANCE WITH THE CITY OF JARRELL DEVELOPMENT CODE.
 - A 15' TYPICAL SETBACK FROM THE STREET FRONT PROPERTY LINE IS HEREBY DESIGNATED FOR ALL LOTS IN THIS DEVELOPMENT.
 - ALL LOTS IN THIS DEVELOPMENT SHALL BE SUBJECT TO THE CITY OF JARRELL AND TARRANT COUNTY ORDINANCES AND REGULATIONS.
 - NO PORTION OF THE PROPOSED IMPROVEMENTS ARE WITHIN THE 14' JARRELL CHANGES AROUND PLAN 1501 WEST 15TH AVENUE, SUITE 1000, DENVER, CO 80202. ANY IMPROVEMENTS WITHIN THE 14' JARRELL CHANGES AROUND PLAN 1501 WEST 15TH AVENUE, SUITE 1000, DENVER, CO 80202 SHALL BE SUBJECT TO THE CITY OF JARRELL AND TARRANT COUNTY ORDINANCES AND REGULATIONS.
 - OFFER SPACE LOTS TO BE MAINTAINED BY THE FUTURE CANYON RANCH HOMEOWNERS ASSOCIATION.

- METRIC MAPS INCORPORATED, 1501 WEST 15TH AVENUE, SUITE 1000, DENVER, CO 80202
- 311.011.01
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THIS PLAT IS A REVISION OF THE ORIGINAL PLAT SUBMITTED TO THE TARRANT COUNTY CLERK'S OFFICE ON 10/06/2023. THE ORIGINAL PLAT WAS SUBMITTED TO THE TARRANT COUNTY CLERK'S OFFICE ON 10/06/2023. THE ORIGINAL PLAT WAS SUBMITTED TO THE TARRANT COUNTY CLERK'S OFFICE ON 10/06/2023.

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PAPER-DAWSON ENGINEERS

ARCHITECTS AND ENGINEERS

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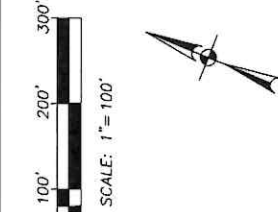
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FINAL PLAT
OF
CANYON RANCH, PHASE 1

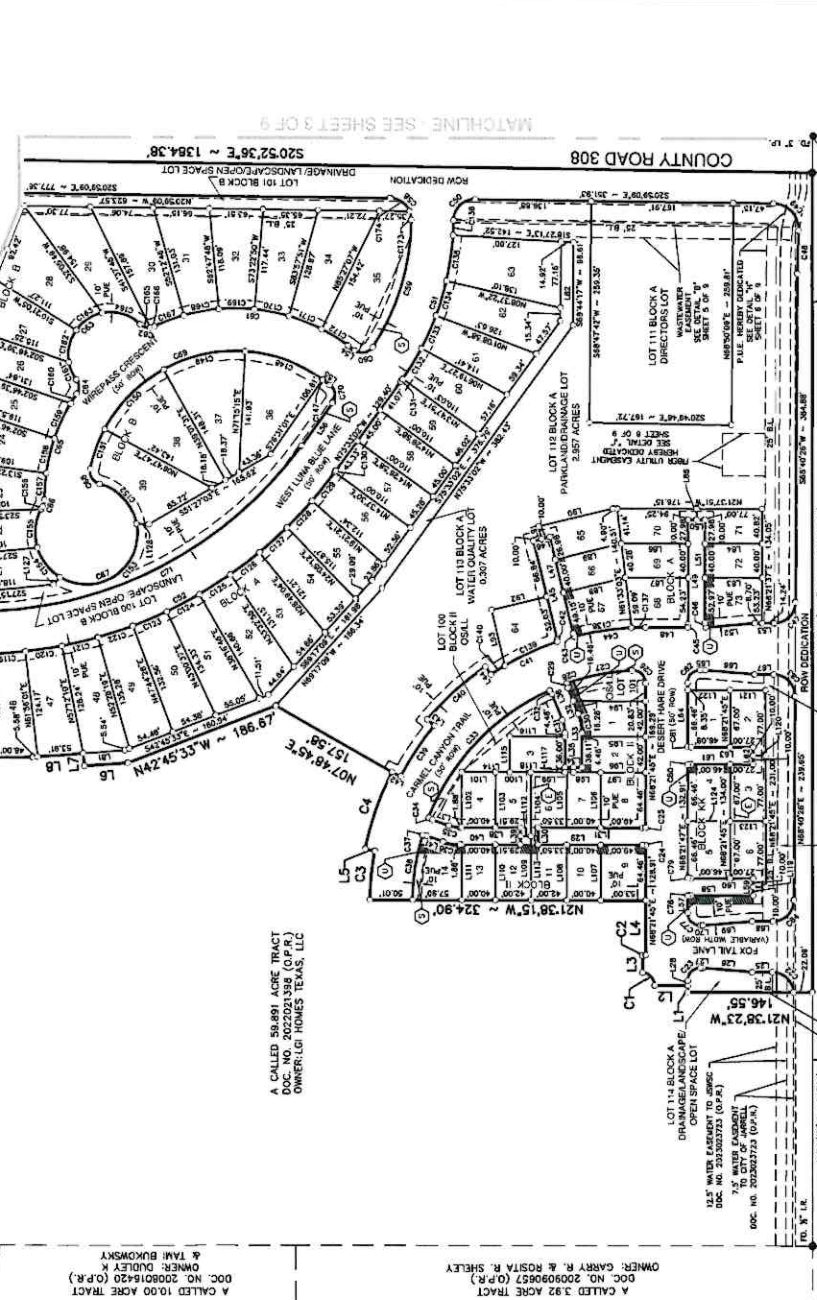
A 36.631 ACRE TRACT (TRACT 1) OF LAND SITUATED IN THE ELISHA DAVIS SURVEY, SECTION NO. 23, T12N, R10E, COUNTY OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF A CALLED 58.891 ACRE TRACT CONVEYED TO LGI HOMES TEXAS, LLC, RECORDED IN DOCUMENT NO. 2022021398 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

A 27.386 ACRE TRACT (TRACT 2) OF LAND SITUATED IN THE ELISHA DAVIS SURVEY, SECTION NO. 23, T12N, R10E, COUNTY OF WILLIAMSON COUNTY, TEXAS, BEING OUT OF A CALLED 174.890 ACRE TRACT CONVEYED TO LGI HOMES TEXAS, LLC, RECORDED IN DOCUMENT NO. 2022021397 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

A CALLED 10.00 ACRE TRACT
OWNER: DREW R. & TAMI BUKOWSKY
DOC. NO. 2009081620 (O.P.R.)

A CALLED 3.92 ACRE TRACT
OWNER: CARRIE R. & ROSITA R. SHELLEY
DOC. NO. 2009090257 (O.P.R.)

A CALLED 58.891 ACRE TRACT
OWNER: LGI HOMES TEXAS, LLC
DOC. NO. 2022021398 (O.P.R.)



LOT	BLOCK	AREA
1	A	807.50
2	A	807.50
3	A	807.50
4	A	807.50
5	A	807.50
6	A	807.50
7	A	807.50
8	A	807.50
9	A	807.50
10	A	807.50
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12	A	807.50
13	A	807.50
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LEGEND

- 01 DRAINAGE
- 02 BUILDING FOOTPRINT
- 03 OCCUPANCY
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FOR REVIEW ONLY, NOT FOR FINAL RECORDATION

PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
18001 N. MOORE BLVD., SUITE 200 | AUSTIN, TX 78759 | 512-454-8711
TYPE FIRM REGISTRATION #421 | TYPE FIRM REGISTRATION #10088801

**FINAL PLAT
OF
CANYON RANCH, PHASE I**

A 305.31 ACRE TRACT (TRACT 1) OF LAND SITUATED IN THE ELSHA DAVIS SURVEY, SECTION NO. 33, ABSTRACT NO. 172, IN THE CITY OF JARRELL, TEXAS, BEING OUT OF A CALLED 59.891 ACRE TRACT CONVEYED TO LBI HOMES, LLC, RECORDED IN DOCUMENT NO. 202201398 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

A 27.368 ACRE TRACT (TRACT 2) OF LAND SITUATED IN THE ELSHA DAVIS SURVEY, SECTION NO. 23, ABSTRACT NO. 172, IN THE CITY OF JARRELL, TEXAS, BEING OUT OF A CALLED 172.890 ACRE TRACT CONVEYED TO LBI HOMES, LLC, RECORDED IN DOCUMENT NO. 202201397 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C211	324.00	609.5037	N179°23'E	55.70
C212	325.00	612.2295	N05°54.4"E	70.25
C213	325.00	612.9620	N17°54.4"W	78.13
C214	326.00	615.4687	N19°59.4"W	83.30
C215	326.00	616.7418	N13°09.4"E	66.07
C216	327.00	619.5243	S08°22.2"E	132.36
C217	327.00	620.0923	S05°23.7"E	132.36
C218	328.00	623.3417	N00°09.0"E	55.53
C219	328.00	623.3417	N01°18.4"E	56.22
C220	329.00	627.0531	S09°23.9"E	66.52
C221	329.00	627.0531	S09°23.9"E	66.52
C222	330.00	631.1645	S08°04.4"E	18.24
C223	330.00	631.1645	N13°24.4"E	17.25
C224	331.00	635.2759	N01°32.4"E	46.24
C225	331.00	635.2759	N17°32.4"E	16.81
C226	332.00	639.3873	N07°32.4"E	3.24
C227	332.00	639.3873	S06°26.4"E	13.27
C228	333.00	643.4987	S01°05.4"E	12.04
C229	333.00	643.4987	S12°26.4"E	5.46
C230	334.00	647.6101	S02°24.2"E	26.00
C231	334.00	647.6101	N09°05.4"E	26.00
C232	335.00	651.7215	N04°14.2"E	4.04
C233	335.00	651.7215	N13°34.1"E	4.04
C234	336.00	655.8329	N01°34.1"E	10.29
C235	336.00	655.8329	N07°34.1"E	9.18
C236	337.00	659.9443	S07°24.4"E	26.67
C237	337.00	659.9443	S17°24.4"E	26.67
C238	338.00	664.0557	N07°24.4"E	21.00
C239	338.00	664.0557	N05°56.5"E	5.01
C240	339.00	668.1671	S05°56.5"E	9.40
C241	339.00	668.1671	N08°08.0"E	5.20
C242	340.00	672.2785	S09°23.7"E	6.24
C243	340.00	672.2785	S09°23.7"E	6.24
C244	341.00	676.3899	S17°30.1"E	23.47
C245	341.00	676.3899	S17°30.1"E	23.47
C246	342.00	680.5013	N07°10.9"E	1.41
C247	342.00	680.5013	N07°27.6"E	1.60
C248	343.00	684.6127	S19°36.7"E	23.43
C249	343.00	684.6127	S06°24.2"E	13.32
C250	344.00	688.7241	S17°38.1"E	21.53
C251	344.00	688.7241	N07°59.7"E	21.53
C252	345.00	692.8355	N07°59.7"E	21.53
C253	345.00	692.8355	N07°59.7"E	21.53
C254	346.00	696.9469	N07°59.7"E	21.53
C255	346.00	696.9469	N07°59.7"E	21.53
C256	347.00	701.0583	N07°59.7"E	21.53
C257	347.00	701.0583	N07°59.7"E	21.53
C258	348.00	705.1697	N07°59.7"E	21.53
C259	348.00	705.1697	N07°59.7"E	21.53
C260	349.00	709.2811	N07°59.7"E	21.53
C261	349.00	709.2811	N07°59.7"E	21.53
C262	350.00	713.3925	N07°59.7"E	21.53
C263	350.00	713.3925	N07°59.7"E	21.53
C264	351.00	717.5039	N07°59.7"E	21.53
C265	351.00	717.5039	N07°59.7"E	21.53
C266	352.00	721.6153	N07°59.7"E	21.53
C267	352.00	721.6153	N07°59.7"E	21.53
C268	353.00	725.7267	N07°59.7"E	21.53
C269	353.00	725.7267	N07°59.7"E	21.53
C270	354.00	729.8381	N07°59.7"E	21.53
C271	354.00	729.8381	N07°59.7"E	21.53
C272	355.00	733.9495	N07°59.7"E	21.53
C273	355.00	733.9495	N07°59.7"E	21.53
C274	356.00	738.0609	N07°59.7"E	21.53
C275	356.00	738.0609	N07°59.7"E	21.53
C276	357.00	742.1723	N07°59.7"E	21.53
C277	357.00	742.1723	N07°59.7"E	21.53
C278	358.00	746.2837	N07°59.7"E	21.53
C279	358.00	746.2837	N07°59.7"E	21.53
C280	359.00	750.3951	N07°59.7"E	21.53
C281	359.00	750.3951	N07°59.7"E	21.53
C282	360.00	754.5065	N07°59.7"E	21.53
C283	360.00	754.5065	N07°59.7"E	21.53
C284	361.00	758.6179	N07°59.7"E	21.53
C285	361.00	758.6179	N07°59.7"E	21.53
C286	362.00	762.7293	N07°59.7"E	21.53
C287	362.00	762.7293	N07°59.7"E	21.53
C288	363.00	766.8407	N07°59.7"E	21.53
C289	363.00	766.8407	N07°59.7"E	21.53
C290	364.00	770.9521	N07°59.7"E	21.53
C291	364.00	770.9521	N07°59.7"E	21.53
C292	365.00	775.0635	N07°59.7"E	21.53
C293	365.00	775.0635	N07°59.7"E	21.53
C294	366.00	779.1749	N07°59.7"E	21.53
C295	366.00	779.1749	N07°59.7"E	21.53
C296	367.00	783.2863	N07°59.7"E	21.53
C297	367.00	783.2863	N07°59.7"E	21.53
C298	368.00	787.3977	N07°59.7"E	21.53
C299	368.00	787.3977	N07°59.7"E	21.53
C300	369.00	791.5091	N07°59.7"E	21.53
C301	369.00	791.5091	N07°59.7"E	21.53
C302	370.00	795.6205	N07°59.7"E	21.53
C303	370.00	795.6205	N07°59.7"E	21.53
C304	371.00	799.7319	N07°59.7"E	21.53
C305	371.00	799.7319	N07°59.7"E	21.53
C306	372.00	803.8433	N07°59.7"E	21.53
C307	372.00	803.8433	N07°59.7"E	21.53
C308	373.00	807.9547	N07°59.7"E	21.53
C309	373.00	807.9547	N07°59.7"E	21.53
C310	374.00	812.0661	N07°59.7"E	21.53
C311	374.00	812.0661	N07°59.7"E	21.53
C312	375.00	816.1775	N07°59.7"E	21.53
C313	375.00	816.1775	N07°59.7"E	21.53
C314	376.00	820.2889	N07°59.7"E	21.53
C315	376.00	820.2889	N07°59.7"E	21.53
C316	377.00	824.4003	N07°59.7"E	21.53
C317	377.00	824.4003	N07°59.7"E	21.53
C318	378.00	828.5117	N07°59.7"E	21.53
C319	378.00	828.5117	N07°59.7"E	21.53
C320	379.00	832.6231	N07°59.7"E	21.53
C321	379.00	832.6231	N07°59.7"E	21.53
C322	380.00	836.7345	N07°59.7"E	21.53
C323	380.00	836.7345	N07°59.7"E	21.53
C324	381.00	840.8459	N07°59.7"E	21.53
C325	381.00	840.8459	N07°59.7"E	21.53
C326	382.00	844.9573	N07°59.7"E	21.53
C327	382.00	844.9573	N07°59.7"E	21.53
C328	383.00	849.0687	N07°59.7"E	21.53
C329	383.00	849.0687	N07°59.7"E	21.53
C330	384.00	853.1801	N07°59.7"E	21.53
C331	384.00	853.1801	N07°59.7"E	21.53
C332	385.00	857.2915	N07°59.7"E	21.53
C333	385.00	857.2915	N07°59.7"E	21.53
C334	386.00	861.4029	N07°59.7"E	21.53
C335	386.00	861.4029	N07°59.7"E	21.53
C336	387.00	865.5143	N07°59.7"E	21.53
C337	387.00	865.5143	N07°59.7"E	21.53
C338	388.00	869.6257	N07°59.7"E	21.53
C339	388.00	869.6257	N07°59.7"E	21.53
C340	389.00	873.7371	N07°59.7"E	21.53
C341	389.00	873.7371	N07°59.7"E	21.53
C342	390.00	877.8485	N07°59.7"E	21.53
C343	390.00	877.8485	N07°59.7"E	21.53
C344	391.00	881.9599	N07°59.7"E	21.53
C345	391.00	881.9599	N07°59.7"E	21.53
C346	392.00	886.0713	N07°59.7"E	21.53
C347	392.00	886.0713	N07°59.7"E	21.53
C348	393.00	890.1827	N07°59.7"E	21.53
C349	393.00	890.1827	N07°59.7"E	21.53
C350	394.00	894.2941	N07°59.7"E	21.53
C351	394.00	894.2941	N07°59.7"E	21.53
C352	395.00	898.4055	N07°59.7"E	21.53
C353	395.00	898.4055	N07°59.7"E	21.53
C354	396.00	902.5169	N07°59.7"E	21.53
C355	396.00	902.5169	N07°59.7"E	21.53
C356	397.00	906.6283	N07°59.7"E	21.53
C357	397.00	906.6283	N07°59.7"E	21.53
C358	398.00	910.7397	N07°59.7"E	21.53
C359	398.00	910.7397	N07°59.7"E	21.53
C360	399.00	914.8511	N07°59.7"E	21.53
C361	399.00	914.8511	N07°59.7"E	21.53
C362	400.00	918.9625	N07°59.7"E	21.53
C363	400.00	918.9625	N07°59.7"E	21.53
C364	401.00	923.0739	N07°59.7"E	21.53
C365	401.00	923.0739	N07°59.7"E	21.53
C366	402.00	927.1853	N07°59.7"E	21.53
C367	402.00	927.1853	N07°59.7"E	21.53
C368	403.00	931.2967	N07°59.7"E	21.53
C369	403.00	931.2967	N07°59.7"E	21.53
C370	404.00	935.4081	N07°59.7"E	21.53
C371	404.00	935.4081	N07°59.7"E	21.53
C372	405.00	939.5195	N07°59.7"E	21.53
C373	405.00	939.5195	N07°59.7"E	21.53
C374	406.00	943.6309	N07°59.7"E	21.53
C375	406.00	943.6309	N07°59.7"E	21.53
C376	407.00	947.7423	N07°59.7"E	21.53
C377	407.00	947.7423	N07°59.7"E	21.53
C378	408.00	951.8537	N07°59.7"E	21.53
C379	408.00	951.8537	N07°59.7"E	21.53
C380	409.00	955.9651	N07°59.7"E	21.53
C381	409.00	955.9651	N07°59.7"E	21.53
C382	410.00	960.0765	N07°59.7"E	21.53
C383	410.00	960.0765	N07°59.7"E	21.53
C384	411.00	964.1879	N07°59.7"E	21.53
C385	411.00	964.1879	N07°59.7"E	21.53
C386	412.00	968.2993	N07°59.7"E	21.53
C387	412.00	968.2993	N07°59.7"E	21.53
C388	413.00	972.4107	N07°59.7"E	21.53
C389	413.00	972.4107	N07°59.7"E	21.53
C390	414.00	976.5221	N07°59.7"E	21.53
C391	414.00	976.5221	N07°59.7"E	21.53
C392	415.00	980.6335	N07°59.7"E	21.53
C393	415.00	980.6335	N07°59.7"E	21.53
C394	416.00	984.7449	N07°59.7"E	21.53
C395	416.00	984.7449	N07°59.7"E	21.53
C396	417.00	988.8563	N07°59.7"E	21.53
C397	417.00	988.8563	N07°59.7"E	21.53
C398	418.00	992.9677	N07°59.7"E	21.53
C399	418.00	992.9677	N07°59.7"E	21.53
C400	419.00	997.0791	N07°59.7"E	21.53
C401	419.00	997.0791	N07°59.7"E	21.53
C402	420.00	1001.1905	N07°59.7"E	21.53
C403	420.00	1001.1905	N07°59.7"E	21.53
C404	421.00	1005.3019	N07°59.7"E	21.53
C405	421.00	1005.3019	N07°59.7"E	21.53
C406	422.00	1009.4133	N07°59.7"E	21.53
C407	422.00	1009.4133	N07°59.7"E	21.53
C408				

FINAL PLAT OF CANYON RANCH, PHASE 1

A 36.531 ACRE TRACT (TRACT 1) OF LAND SITUATED IN THE ELISHA DAVIS SURVEY, SECTION NO. 23, ABSTRACT NO. 1722, IN THE CITY OF JARRELL, TEXAS, BEING OUT OF A CALLED 59.891 ACRE TRACT CONVEYED TO LGI HOMES TEXAS, LLC, RECORDED IN DOCUMENT NO. 2022021398 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

FIELD NOTES FOR (TRACT 1)

A 27.386 ACRE TRACT (TRACT 2) OF LAND SITUATED IN THE ELISHA DAVIS SURVEY, SECTION NO. 23, ABSTRACT NO. 1722, IN THE CITY OF JARRELL, TEXAS, BEING OUT OF A CALLED 172.890 ACRE TRACT CONVEYED TO LGI HOMES TEXAS, LLC, RECORDED IN DOCUMENT NO. 2022021397 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

- 1) 1/4" IRON ROD WITH YELLOW CAP MARKED 9496-CANSON; SET AT SUBJECT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
2) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NAZ011) EPOCH 2010.00.
3) PORTIONS OF THIS SUBDIVISION ARE LOCATED WITHIN THE RECREATION ZONE OF THE EDWARDS AQUIFER.
4) NO PORTION OF THIS TRACT IS WITHIN THE 1% ANNUAL CHANCE FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD HAZARD MAP (FEMA) FOR FLOOD INSURANCE RATE MAP (OFIRM) COMMUNITY PANEL NO. 48491C0150F, DATED DECEMBER 20, 2019.
5) A 10' WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL PUBLIC ROW.
6) USE OF PUBLIC UTILITY EASEMENTS BY FRANCHISE UTILITIES SHALL BE APPROVED BY THE HOMEOWNER'S ASSOCIATION.
7) THIS PLAT CONFORMS TO THE CANYON RANCH PRELIMINARY PLAT AND SUPPLEMENTAL PRELIMINARY PLAT REASON APPROVED BY THE CITY OF JARRELL ON DECEMBER 12, 2023.
8) EASEMENTS NOT WITHIN THE LIMITS OF THE PLAT WILL BE PROVIDED BY SEPARATE INSTRUMENT.
9) PARKLAND DEDICATION TO THE CITY OF JARRELL AS SHOWN ON THE PLAT.
10) THE FOLLOWING LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION:

Table with 2 columns: LOT, BLOCK. Rows 111-120, 121-130, 131-140, 141-150.

- 11) LOTS 111, 112 & 116, BLOCK A, SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
12) LANDSCAPE LOTS AS SHOWN ON THE PLAT SHALL ALLOW FOR SIDEWALK AND PEDESTRIAN ACCESS.
13) NO CONSTRUCTION, PLANTING OR GRASSING SHALL BE PERMITTED WITHIN THE LIMITS OF THE UTILITY EASEMENTS AND A MINIMUM OF THREE AND EIGHT FEET AS MEASURED FROM THE CROWNS OF ADJACENT STREETS.
14) UTILITY PROVIDERS: WATER: JARRELL-SCHWERTNER MSC WASTE WATER: CITY OF JARRELL ELECTRIC: DUNCOR
15) BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE APPROVED CANYON RANCH PRELIMINARY PLAT CANYON RANCH PHASE 1 AND AS SHOWN ON THE TYPICAL BUILDING SETBACK TABLE BELOW.

Table with 2 columns: BUILDING SETBACKS, VILLA. Rows: 51-75, 76-100, 101-125, 126-150, 151-175, 176-200.

FOR REVIEW ONLY; NOT FOR FINAL REGULATION. PAPE-DAWSON ENGINEERS. AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS. 16001 H WOODCROFT, SUITE 300, DALLAS, TX 75244. TEL: 214.644.7171. FAX: 214.644.7172. WWW.PAPE-DAWSON.COM

**FINAL PLAT
OF
CANYON RANCH, PHASE 1**

A 30.831 ACRE TRACT (TRACT 1) OF LAND SITUATED IN THE ELSHA DAVIS SURVEY, SECTION NO. 23, TOWNSHIP 10N, RANGE 10E, COUNTY OF WILLIAMSON COUNTY, TEXAS, HEREBY APPROVE THIS FINAL PLAT ON BEHALF OF THE CITY OF JARRELL, TEXAS, RECORDED IN DOCUMENT NO. 2022021387 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

A 27.386 ACRE TRACT (TRACT 2) OF LAND SITUATED IN THE ELSHA DAVIS SURVEY, SECTION NO. 23, TOWNSHIP 10N, RANGE 10E, COUNTY OF WILLIAMSON COUNTY, TEXAS, HEREBY APPROVE THIS FINAL PLAT ON BEHALF OF THE CITY OF JARRELL, TEXAS, RECORDED IN DOCUMENT NO. 2022021387 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF §

KNOW ALL MEN BY THESE PRESENTS

THAT LG HOMES - TEXAS, LLC, AS OWNER OF A 30.831 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2022021387 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A 27.386 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2022021387 OF SAID OFFICIAL PUBLIC RECORDS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS ON THAT CERTAIN TRACT AND SAID TRACT DO HEREBY DEDICATE TO THE CITY OF JARRELL, TEXAS, ALL STREETS, RIGHT-OF-WAY, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF JARRELL MAY DEEM APPROPRIATE.

THIS SUBDIVISION IS TO BE KNOWN AS CANYON RANCH, PHASE 1.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____ 2023.

LG HOMES - TEXAS, LLC
1450 LAKE ROBBINS DR., SUITE 430
THE WOODLANDS, TX 77380

STATE OF TEXAS
COUNTY OF _____

KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2023.

ENGINEER'S CERTIFICATION

I, MICHAEL S. FISHER, LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, AND THAT NO PORTION OF THIS SUBDIVISION IS WITHIN THE 100 YEAR FLOODPLAIN AS IDENTIFIED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 4849PC050F DATED DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.

MICHAEL S. FISHER
LICENSED PROFESSIONAL ENGINEER NO. 87704
10801 N WOPAC EXPT.
BLDG. 3, SUITE 200
AUSTIN, TEXAS 78759
TYPE, FIRM REGISTRATION NO. 470
TBP#S, FIRM REGISTRATION NO. 10028801

SURVEYOR'S CERTIFICATION

I, PARKER J. GRAHAM, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACCURATE SURVEY OF THE LAND HEREIN SHOWN. ALL CORNER MONUMENTS WERE FOUND OR SET AS SHOWN HEREON.

PARKER J. GRAHAM
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5556
PAPE-DAWSON CONSULTING ENGINEERS, LLC
10801 N WOPAC EXPT.
BLDG. 3, SUITE 200
AUSTIN, TEXAS 78759
TYPE, FIRM REGISTRATION NO. 470
TBP#S, FIRM REGISTRATION NO. 10028801

CITY OF JARRELL

STATE OF TEXAS §
COUNTY OF §

KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

COUNTY CLERK'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

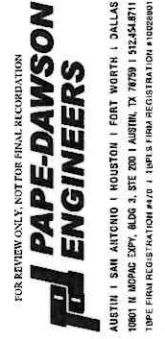
KNOW ALL MEN BY THESE PRESENTS

I, NANCY E. RISTEN, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D., AT _____ O'CLOCK, _____ M., AND DULY RECORDED THIS THE _____ DAY OF _____ 20 _____ A.D., AT _____ O'CLOCK, _____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. _____

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY E. RISTEN, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____ DEPUTY



FINAL PLAT
OF
CANYON RANCH, PHASE 1

A 39.951 ACRE TRACT (TRACT 1) OF LAND SITUATED IN THE ELSHA DAVIS SURVEY, SECTION NO. 23, TOWNSHIP 10N, RANGE 12E, COUNTY OF WILLIAMSON, TEXAS, AS SHOWN ON THE SURVEY MAP RECORDED AS ABSTRACT NO. 172, IN THE CITY OF JARRELL, TEXAS, LLC, RECORDED IN DOCUMENT NO. 2022021398 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

A 27.366 ACRE TRACT (TRACT 2) OF LAND SITUATED IN THE ELSHA DAVIS SURVEY, SECTION NO. 23, TOWNSHIP 10N, RANGE 12E, COUNTY OF WILLIAMSON, TEXAS, AS SHOWN ON THE SURVEY MAP RECORDED AS ABSTRACT NO. 172, IN THE CITY OF JARRELL, TEXAS, LLC, RECORDED IN DOCUMENT NO. 2022021397 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

ACKNOWLEDGEMENT:

STATE OF _____
COUNTY OF _____

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 49, A TEXAS MUNICIPAL UTILITY DISTRICT
DIRECTOR CERTIFICATION:

BY: WALTER DUKE, DIRECTOR

STATE OF _____
COUNTY OF _____

ACKNOWLEDGEMENT:
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WALTER DUKE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20__.

NOTARY PUBLIC, STATE OF _____ SEAL

ACKNOWLEDGEMENT:

STATE OF _____
COUNTY OF _____

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 49, A TEXAS MUNICIPAL UTILITY DISTRICT
DIRECTOR CERTIFICATION:

BY: NOAH TERRAZAS, DIRECTOR

STATE OF _____
COUNTY OF _____

ACKNOWLEDGEMENT:
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NOAH TERRAZAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20__.

NOTARY PUBLIC, STATE OF _____ SEAL

ACKNOWLEDGEMENT:

STATE OF _____
COUNTY OF _____

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 49, A TEXAS MUNICIPAL UTILITY DISTRICT
DIRECTOR CERTIFICATION:

BY: NICK EASLEY, DIRECTOR

STATE OF _____
COUNTY OF _____

ACKNOWLEDGEMENT:
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NICK EASLEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20__.

NOTARY PUBLIC, STATE OF _____ SEAL

ACKNOWLEDGEMENT:

STATE OF _____
COUNTY OF _____

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 49, A TEXAS MUNICIPAL UTILITY DISTRICT
DIRECTOR CERTIFICATION:

BY: ZACHARY SUMMERS, DIRECTOR

STATE OF _____
COUNTY OF _____

ACKNOWLEDGEMENT:
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ZACHARY SUMMERS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20__.

NOTARY PUBLIC, STATE OF _____ SEAL

ACKNOWLEDGEMENT:

STATE OF _____
COUNTY OF _____

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 49, A TEXAS MUNICIPAL UTILITY DISTRICT
DIRECTOR CERTIFICATION:

BY: ZACHARY SUMMERS, DIRECTOR

STATE OF _____
COUNTY OF _____

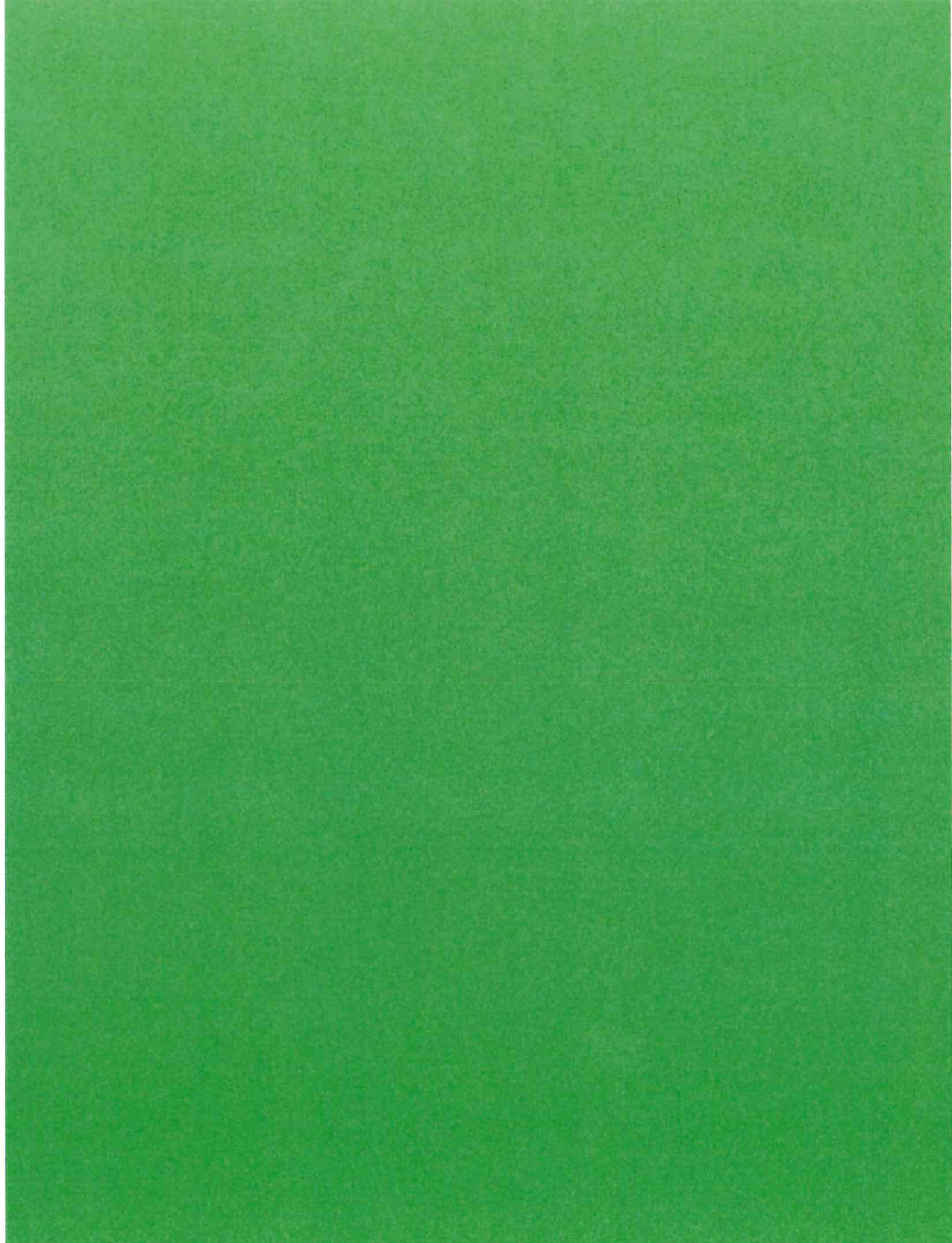
ACKNOWLEDGEMENT:
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ZACHARY SUMMERS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20__.

NOTARY PUBLIC, STATE OF _____ SEAL



FOR REVIEW ONLY, NOT FOR FINAL RECORDATION
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 H WOPAC BLVD, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512-454-8711
TYPE: FIRM REGISTRATION #476 | EMPLOYER REGISTRATION #0028001





THE CITY OF

JARRELL

ORDINANCE NO. 2024-0109-08

AN ORDINANCE OF THE CITY JARRELL, TEXAS, ZONING FOR TRAFFIC AND RATE OF SPEED THEREIN, ON FM 487 IN THE CITY LIMITS OF THE CITY OF JARRELL; DEFINING SPEEDING AND FIXING A PENALTY; THEREFORE, DECLARING WHAT MAY BE A SUFFICIENT COMPLAINT IN PROSECUTIONS HEREUNDER; WITH A SAVING CLAUSE REPEALING CONFLICTING LAWS AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY OF JARRELL:

SECTION 1

It is hereby determined upon the basis of an Engineering and Traffic investigation that the prima facie maximum speed limit on those portions of **FM 487** routed in the city of **Jarrell**, is hereby stated, which prima facie maximum speed limit shall be effective at all times and signs will be erected giving notice of the prima facie maximum speed limit so declared to wit.

SPEED ZONE FOR FM 487

FOR EASTBOUND TRAFFIC

School Speed Zone:

From milepoint 21.692 (864 feet West of Black Opal Dr.) to milepoint 22.037 (238 feet West of C. Bud Stockton Loop), a distance of 0.345 miles, there is a prima facie maximum speed limit of 35 miles per hour when flashing.

FOR WESTBOUND TRAFFIC

School Speed Zone:

From milepoint 22.037 (238 feet West of C. Bud Stockton Loop) to milepoint 21.692 (864 feet West of Black Opal Dr.), a distance of 0.345 miles, there is a prima facie maximum speed limit of 35 miles per hour when flashing.

SECTION II

That all of the streets of this city, and all portions of any such streets, are hereby declared to be public streets and that the driving or operating of any motor vehicle on or along any portion of any street of this city at a rate of speed that is greater than the maximum rate of speed for said

portion of said street, as fixed by this ordinance shall be guilty of a misdemeanor, which is named " The Offense of Speeding " and that the said offense is punishable by a fine in any sum not to exceed Two Hundred dollars (\$200.00). That the use of the word " Speeding " shall be sufficient to designate the said offense, and shall mean that a motor vehicle has been driven upon a public street at a greater rate of speed than fixed by City Ordinance for the street and for the zone thereof, that such motor vehicle was so being driven upon, if zoned.

That in prosecutions under this ordinance, for the offense of speeding, the complaint, if in other respects sufficient in form, shall as to the portion thereof seeking to acknowledge the offense, be sufficient if it in substance alleges that the defendant did while driving a motor vehicle in said city commit the offense of " Speeding ".

SECTION III

That should any section or any portion of any section hereof be decreed to be void, the invalidity of such section or such portion thereof shall not affect the validity of the remaining portions of this ordinance; and that each section and each portion thereof not decreed to be invalid shall remain valid and enforceable.

That all ordinances and parts of ordinances that are in conflict with this ordinance are hereby repealed.

That the fact that prompt action should be taken in the regulation of traffic, on the streets of this city, in the manner provided for in this ordinance creates an emergency requiring that the rules that provide that an ordinance shall be read at three separate meetings of the city council before final passage, be suspended; and that the said rules are hereby suspended, and this ordinance is here and now passed, and that it is ordered that it take effect from and after its passage and publication.

PASSED AND APPROVED by the Jarrell City Council, County of Williamson, State of Texas, on this the 9th day of January 2024.

ATTEST:

Patrick Sherek, Mayor

Dianne Peace, City Secretary

