

NOTICE OF JOINT PUBLIC HEARING

NOTICE is hereby given that the City of Jersey Village City Council and the Planning and Zoning Commission of the City of Jersey Village, Texas will conduct a joint public hearing at 7:00 p.m., Monday, October 14, 2024, at the Civic Center Auditorium, 16327 Lakeview, Jersey Village, Texas, for the purpose of receiving oral comments from any interested person(s) concerning: the request to amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Division 2, Section 14-101(g) by adding a new subsection (6) to address elevated garages, the request of Adel Khechana, filed on behalf of CASBA LLC, owner, to amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-105(a) table 14-105 (A) at Car Wash by adding SUP to District K, and the request of Adel Khechana, filed on behalf of CASBA LLC, owner, for a specific use permit to allow the operation of a car wash located at 15824 NW FWY, Houston, Texas 77040 within the city limits in zoning District K.

A copy of the Planning and Zoning Commission's Preliminary Reports concerning these requests, which are the subject of this public hearing, may be examined online at https://www.jerseyvillagetx.com/page/pz.ags_mins_current_year.

The City of Jersey Village public facilities are wheelchair accessible and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting. Please contact ADA Coordinator at (713) 466-2102 or FAX (713) 466-2177 for further information.

Lorri Coody, City Secretary
City of Jersey Village

Posted: City Website and Bulletin Board – September 19, 2024
Time: 5:00 PM



**CITY OF JERSEY VILLAGE
PLANNING & ZONING COMMISSION
PRELIMINARY REPORT – GARAGE DOORS**

The Planning and Zoning Commission has met on September 11, 2024, in order to review a suggest zoning change to the City’s Code of Ordinances, at Chapter 14, Article IV, Division 2, Section 14-101(g) by adding a new subsection (6) to address elevated garages.

After review and discussion, the Commissioners preliminarily proposed that the Code of Ordinances of the City of Jersey Village, Texas, be amended at Chapter 14, Article IV, Division 2, Section 14-101(g) by adding a new subsection (6) to address elevated garages.

These preliminary changes to the City’s comprehensive zoning ordinance are more specifically detailed in the proposed ordinance attached as Exhibit “A.”

The next step in the process as required by Section 14-84(c)(2)(b) of the Jersey Village Code of Ordinances is for Council to call a joint public hearing with the Planning and Zoning Commission.

Respectfully submitted, this 11th day of September 2024.

ATTEST:

s/Rick Faircloth, Chairman

s/Lorri Coody, City Secretary



ORDINANCE NO. 2024-xx

AN ORDINANCE AMENDING CHAPTER 14 OF THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, TEXAS, BY AMENDING CHAPTER 14, ARTICLE IV, DIVISION 2, SECTION 14-101(G) BY ADDING A NEW SUBSECTION (6) TO ADDRESS ELEVATED GARAGES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL; PROVIDING A PENALTY AS PROVIDED BY SECTION 1-8 OF THE CODE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Jersey Village, Texas, determines it in the best interest of the health, safety, and welfare of the citizens of the City to amend the Zoning Ordinance; and

WHEREAS, the Planning & Zoning Commission has issued its report and has recommended amendments to Chapter 14, Article IV, Section 14-101(g) concerning elevated garages; and

WHEREAS, the Planning & Zoning Commission and City Council have conducted, in the time and manner required by law, a joint public hearing on such amendments; and

WHEREAS, the City Council of the City of Jersey Village now deems that such requested amendments to the zoning ordinance are in accordance with the comprehensive plan and are appropriate to grant; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS THAT:

Section 1. The facts and matter set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. Chapter 14, “Building and Development,” Article IV. *Zoning Districts*, Division 2, Section 14-101(g) of the Code of Ordinances of the City of Jersey Village, Texas, is hereby amended by adding a new subsection (6) to read and provide as follows:

“Chapter 14 – BUILDING AND DEVELOPMENT

....

Sec. 14-101(g). Attached and detached garages.

....

“(6) Garages that are to be elevated from their existing elevation for floodplain mitigation purposes shall be required to:

- a. Wholly remove the garage door in existence prior to home and/or garage elevation, with the garage area to be fully enclosed by a new wall to be installed at the location of the existing garage door; or,
- b. Modify the placement of the garage door at the time of home and/or garage elevation to “drop down” the garage door to the existing elevation.

This is intended to mitigate the architectural design concerns that are typically associated with home elevation projects.”

Section 3. Severability. In the event any clause phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent or ordinances jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Jersey Village, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

Section 4. Repeal. All ordinances or parts inconsistent or in conflict herewith are, to the extent of such inconsistency or conflict, hereby repealed.

Section 5. Penalty. Any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed two thousand dollars (\$2,000). Each day of violation shall constitute a separate offense.

Section 6. Effective Date. This ordinance shall be in full force and effect from and after its passage.

PASSED, APPROVED, AND ADOPTED this _____ day of _____ 2024.

ATTEST:

Bobby Warren, Mayor

Lorri Coody, City Secretary





**CITY OF JERSEY VILLAGE
PLANNING & ZONING COMMISSION
PRELIMINARY REPORT – DISTRICT K – CAR WASH**

The Planning and Zoning Commission has met on September 11, 2024, in order to review the zoning ordinances as they relate to amending the Jersey Village Code of Ordinances, Chapter 14, Article IV, Section 14-105(a) table 14-105 (A) Commercial Permitted Uses at Car Wash by adding SUP to District K.

After review and discussion, the Commissioners preliminarily proposed that the Code of Ordinances of the City of Jersey Village, Texas, is hereby amended at Chapter 14, Article IV, Section 14-105(a) table 14-105 (A) Commercial Permitted Uses at Car Wash by adding SUP to District K.

These preliminary changes to the City’s comprehensive zoning ordinance are more specifically detailed in the proposed ordinance attached as Exhibit “A.”

The next step in the process as required by Section 14-84(c)(2)(b) of the Jersey Village Code of Ordinances is for Council to call a joint public hearing with the Planning and Zoning Commission.

Respectfully submitted, this 11th day of September 2024.

ATTEST:

s/Rick Faircloth, Chairman

s/Lorri Coody, City Secretary



ORDINANCE NO. 2024-xx

AN ORDINANCE AMENDING CHAPTER 14 OF THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, TEXAS, BY AMENDING CHAPTER 14, SEC. 14-105(A) TABLE 14-105 (A) COMMERCIAL PERMITTED USES BY ADDING SUP TO CAR WASH FOR ZONING DISTRICT K; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL; PROVIDING A PENALTY AS PROVIDED BY SECTION 1-8 OF THE CODE; AND, PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Jersey Village, Texas, determines it in the best interest of the health, safety, and welfare of the citizens of the City to amend the Zoning Ordinance; and

WHEREAS, the Planning & Zoning Commission has issued its report and has recommended amendments to Chapter 14, Sec. 14-105(a) table 14-105 (A) Commercial Permitted Uses at Car Wash by adding SUP to District K; and

WHEREAS, the Planning & Zoning Commission and City Council have conducted, in the time and manner required by law, a joint public hearing on such amendments; and

WHEREAS, the City Council of the City of Jersey Village now deems that such requested amendments to the zoning ordinance are in accordance with the comprehensive plan and are appropriate to grant; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE:

SECTION 1. THAT the Code of Ordinances of the City of Jersey Village, Texas, is hereby amended Chapter 14, Sec. 14-105(a) table 14-105 (A) Commercial Permitted Uses by adding SUP at Car Wash for zoning District K.

“

| USE | District | | | | | | |
|----------|----------|-----|-----|---|-----|------------|-------|
| | F | G | H | J | J-1 | K | MVSOD |
| ... | | | | | | | |
| Carwash. | | SUP | SUP | | | <u>SUP</u> | |

...”

SECTION 2. THAT in the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Jersey Village, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

SECTION 3. THAT all other ordinances or parts of ordinances in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed.

SECTION 4. THAT any person who shall violate any provision of this Ordinance shall be guilty of a misdemeanor and subject to a fine as provided in Section 1-8.

SECTION 5. THAT this Ordinance shall be in full force and effect from and after its passage.

PASSED, APPROVED, AND ORDAINED this _____ day of _____ 2024.

ATTEST:

Lorri Coody, City Secretary



BOBBY WARREN, MAYOR



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION
PRELIMINARY REPORT
TO ALLOW THE OPERATION OF A CAR WASH AS A SPECIFIC
USE IN ZONING DISTRICT K**

The Planning and Zoning Commission has met in order to review the application of Adel Khechana, filed on behalf of CASBA LLC, owner, for a specific use permit to allow the operation of a car wash located at 15824 NW FWY, Houston, Texas 77040 within the city limits in Zoning District K.

After review and discussion, the Commissioners preliminarily proposed that owner CASBA LLC be allowed to operate as a car wash located at 15824 NW FWY, Houston, Texas 77040 within the City of Jersey Village in zoning District K.

This preliminary proposal is more specifically detailed in the proposed ordinance attached as Exhibit “A.”

The next step in the process as required by Section 14-84(c)(2)(b) of the Jersey Village Code of Ordinances is for Council to call a joint public hearing with the Planning and Zoning Commission.

Respectfully submitted, this 11th day of September 2024.

s/Rick Faircloth, Chairman

ATTEST:

s/Lorri Coody, City Secretary



ORDINANCE NO. 2024-xx

AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS (THE “CITY”), AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY, BY GRANTING CASBA, LLC, A SPECIFIC USE PERMIT (THE “SPECIFIC USE PERMIT”) TO ALLOW THE OPERATION OF A CAR WASH LOCATED AT 15824 NW FWY, HOUSTON, TEXAS, 77040, AND IN “ZONING DISTRICT K”; PROVIDING REQUIREMENTS AND CONDITIONS FOR THE SPECIFIC USE PERMIT; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THIS ORDINANCE; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000) FOR VIOLATIONS HEREOF; PROVIDING FOR SEVERABILITY; AND, PROVIDING AN EFFECTIVE DATE.

WHEREAS, CASBA, LLC (the “Owner”) owns property located at 15824 NW FWY, Houston, Texas 77040 (the “Property”) situated within the corporate limits of the City of Jersey Village, Texas (“the City”); and

WHEREAS, the Property presently has a zoning classification of District K pursuant to the comprehensive zoning ordinance of the City; and

WHEREAS, the Owner of the property has made an application to the City for a Specific Use Permit for a car wash on the subject property as authorized by the City’s comprehensive zoning ordinance (the “Specific Use Permit”); and

WHEREAS, the Planning and Zoning Commission (the “Commission”) and the City Council (the “Council”) of the City have, in the time and manner and after the notice required by law, conducted a public hearing on such request for the Specific Use Permit; and

WHEREAS, the Council has received the final written recommendation of the Commission; and

WHEREAS, the Council wishes to approve such request and, **NOW THEREFORE;**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE:

SECTION 1. THAT the facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct and are incorporated herein for all intents and purposes.

SECTION 2. THAT the Specific Use Permit for use of the Property as Car Wash, subject to the terms and conditions set forth below, is hereby granted to the Owner and shall include any successor in interest of the Property.

SECTION 3. THAT the Official Zoning District Map of the City shall be revised and amended to show the Specific Use authorized hereby for the Property as provided herein, with the appropriate references thereon to the number and effective date of this Ordinance and a brief description of the nature of the Specific Use authorized.

SECTION 4. THAT the Specific Use Permit granted hereby shall be null and void after the expiration of two (2) years from the date of adoption of this Ordinance unless the Property is being used in accordance with the Specific Use Permit herein granted or unless an extension of time is approved by City Council.

SECTION 5. THAT the Specific Use authorized and permitted hereby shall be, and is, subject to the following additional limitations, restrictions, and conditions:

SECTION 6. THAT any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed two thousand dollars (\$2,000). Each day of violation shall constitute a separate offense.

SECTION 7. THAT in the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and, the Council declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2024.

FOR THE CITY:

BOBBY WARREN, MAYOR

ATTEST:

Lorri Coody, City Secretary

