



NOTICE OF A MEETING

(In compliance with Sec. 551.041, Et. Seq., Tex. Gov't. Code)

NOTICE is hereby given that the City of Jersey Village Planning and Zoning Commission will hold a meeting on September 11, 2024, at 6:00 p.m. at the Civic Center Auditorium, 16327 Lakeview Drive, Jersey Village, Texas 77040. The City of Jersey Village Planning and Zoning Commission reserves the right to meet in closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

A quorum of the City of Jersey Village City Council may be in attendance at this meeting.

ITEM(S) to be discussed and acted upon by the Commission are listed on the attached agenda.

AGENDA

- A. Open Meeting. Call the meeting to order and the roll of appointed officers will be taken. *Rick Faircloth, Chairperson*
- B. **CITIZENS' COMMENTS** - Any person who desires to address the Planning and Zoning Commission regarding an item on the agenda will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the comment is on the agenda, the City staff and Commissioners are not allowed to discuss the subject. Each person is limited to five (5) minutes for comments to the Planning and Zoning Commission. *Rick Faircloth, Chair*
- C. Approval of the Minutes from the Meeting held on July 15, 2024. *Lorri Coody, City Secretary*
- D. Discuss and take appropriate action 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; and, if appropriate, prepare for presentation to Council on September 16, 2024, a Preliminary Report in connection with the request. *City Building Official Representative*
- E. Discuss and take appropriate action concerning 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, if appropriate, prepare for presentation to Council on September 16, 2024, a Preliminary Report in connection with the request. *City Building Official Representative*
- F. Discuss and take appropriate action concerning the application 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, and, if appropriate, prepare for presentation to Council on September 16, 2024, a Preliminary Report in connection with the request. *City Building Official Representative*
- G. Adjourn

CERTIFICATION

I, the undersigned authority, do hereby certify in accordance with the Texas Open Meeting Act, the Agenda is posted for public information, at all times, for at least 72 hours preceding the scheduled time of the meeting on the bulletin board located at City Hall, 16327 Lakeview, Jersey Village, TX 77040, a place convenient and readily accessible to the general public at all times, and

said Notice was posted on the following date and time: September 5, 2024 at 5:00 p.m. and remained so posted until said meeting was convened.

Lorri Coody, City Secretary

In compliance with the Americans with Disabilities Act, the City of Jersey Village will provide for reasonable accommodations for persons attending City Council meetings. Request for accommodations must be made to the City Secretary by calling 713 466-2102 forty-eight (48) hours prior to the meetings. Agendas are posted on the Internet Website at www.jerseyvillagetx.com

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."



- B. CITIZENS' COMMENTS** - Any person who desires to address the Planning and Zoning Commission regarding an item on the agenda will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the comment is on the agenda, the City staff and Commissioners are not allowed to discuss the subject. Each person is limited to five (5) minutes for comments to the Planning and Zoning Commission.

**MINUTES OF THE MEETING OF THE JERSEY VILLAGE
PLANNING AND ZONING COMMISSION**

July 15, 2024 – 7:00 p.m.

THE PLANNING AND ZONING COMMISSION MET ON JULY 15, 2024, AT 7:00 P.M. IN THE CIVIC CENTER AUDITORIUM, 16327 LAKEVIEW DRIVE, JERSEY VILLAGE, TEXAS.

A. The meeting was called to order in at 7:00 p.m. and the roll of appointed officers was taken. Commissioners present were:

Rick Faircloth, Chairman	Charles A. Butler, III, Commissioner
Eric Henao, Commissioner	David L. Lock, Commissioner
Cynthia Kopinitz, Commissioner	Nestor Mena, Commissioner

Commissioner Debra Mergel was not present at this meeting.

The following members of the City of Jersey Village City Council were present:

Mayor, Bobby Warren	City Manager, Austin Bless
Council Member, Drew Wasson	City Secretary, Lorri Coody
Council Member, Sheri Sheppard	City Attorney, Justin Pruitt
Council Member, Michelle Mitcham	
Council Member, Connie Rossi	

Council Member Drew Wasson joined the meeting via video conferencing. Council Member, Jennifer McCrea, was not present at this meeting.

Staff in attendance: Robert Basford, Assistant City Manager; Mark Bitz, Fire Chief; Lt. Bryant Wells, Police Department; Isabel Kato, Finance Director; Abram Syphrett, Director of Innovation and Technology; Laura Capps, Human Resource Manager; Miesha Johnson, Community Development Manager, Jordan Cruz, BBG Consultant and Building Official Representative; and Maria Thorn, Administrative Assistant.

B. Conduct a Joint Public Hearing with the Jersey Village City Council for the purpose of receiving oral comments from any interested person(s) concerning the request of Senate Avenue Pharmacy LLC through its owner, Laura Smith Williams, for a specific use permit to allow the operation of a retail pharmacy located at 7412 Senate Avenue, Jersey Village, TX 77040 within the city limits in zoning District F.

Mayor Warren called the item and Chairman Rick Faircloth announced a quorum for the Planning and Zoning Commission. Mayor Warren opened the Joint Public Hearing at 7:06 p.m., for the purpose of receiving oral comments from any interested person(s) concerning the request of Senate Avenue Pharmacy LLC through its owner, Laura Smith Williams, for a specific use permit to allow the operation of a retail pharmacy located at 7412 Senate Avenue, Jersey Village, TX 77040 within the city limits in zoning District F.

James Singleton, 16522 De Lozier, Jersey Village, Texas (832) 571-3299 – Mr. Singleton spoke to the Council and the Commission about the location of this request. At first, he was concerned, but after research, he supports this pharmacy. He is excited to see it become a business in our City.

PLANNING AND ZONING COMMISSION MEETING PACKET FOR SEPTEMBER 11, 2024

With no one else signing up to speak at the hearing, Mayor Warren and Chairman Faircloth closed the joint public hearing at 7:08 p.m. and the Planning and Zoning Commission retired from the City Council meeting at 7:08 p.m. to conduct its posted meeting agenda and prepare final reports in connection with this joint public hearing.

Chairman Faircloth reconvened the Planning and Zoning Commission Meeting at 7:10 p.m. in the Civic Center Meeting Room. He returned to the regular order of items on the agenda and called the next item as follows:

- C. CITIZENS' COMMENTS** - Any person who desires to address the Planning and Zoning Commission regarding an item on the agenda will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the comment is on the agenda, the City staff and Commissioners are not allowed to discuss the subject. Each person is limited to five (5) minutes for comments to the Planning and Zoning Commission.

There were no Citizens' Comments.

D. Approval of the Minutes from the Meeting held on June 4, 2024.

Commissioner Henao moved to approve the minutes for the meeting held on June 4, 2024. Commissioner Lock seconded the motion. The vote follows:

Ayes: Commissioners Henao, Butler, Lock, Kopinitz, and Mena
Chairman Faircloth.

Nays: None

The motion carried.

- E. Discuss and take appropriate action the preparation and presentation of the Final Report to City Council concerning the request of Senate Avenue Pharmacy LLC through its owner, Laura Smith Williams, for a specific use permit to allow the operation of a retail pharmacy located at 7412 Senate Avenue, Jersey Village, TX 77040 within the city limits in zoning District F.**

BACKGROUND INFORMATION:

A Joint public hearing will be conducted at the July 15, 2024 by City Council and the Planning and Zoning Commission (P&Z) for the purpose of receiving oral comments from any interested person(s) concerning the request of Senate Avenue Pharmacy LLC through its owner, Laura Smith Williams, for a specific use permit to allow the operation of a retail pharmacy located at 7412 Senate Avenue, Jersey Village, TX 77040 within the city limits in zoning District F.

Once the joint public hearing is conducted, consideration must be given to: (1) the directives of Council; (2) the discussions had concerning this issue at prior P&Z meetings; and (3) the comments made by the public during the public hearing.

After due consideration, prepare and vote on your Final Report concerning this request.

The Commission engaged in discussion regarding the directives of Council, previous discussions of the referenced issues, and comments made by the public during the public hearing.

With no further discussion on the matter, Commissioner Butler moved to approve the final report

recommending that City Council approve the request of Senate Avenue Pharmacy LLC through its owner, Laura Smith Williams, for a specific use permit to allow the operation of a retail pharmacy located at 7412 Senate Avenue, Jersey Village, TX 77040 within the city limits in zoning District F. Commissioner Kopinitz seconded the motion. The vote follows:

Ayes: Commissioners Members Henao, Butler, Lock, Kopinitz, and Mena
Chairman Faircloth.

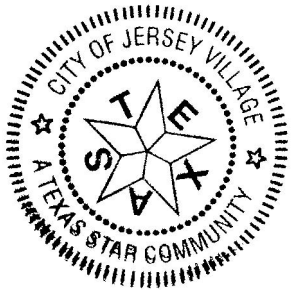
Nays: None

The motion carried.

A copy of the Commission’s Report is attached to and made a part of these minutes as Exhibit A.

F. Adjourn

There being no further business on the agenda the meeting was adjourned at 7:22 p.m.



Lorri Coody, City Secretary

DRAFT

PLANNING AND ZONING COMMISSION MEETING PACKET FOR SEPTEMBER 11, 2024

EXHIBIT A

Planning and Zoning Commission Minutes

July 15, 2024

Final Report - Pharmacy SUP

District F - 7412 Senate Avenue



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION
FINAL REPORT
SPECIFIC USE PERMIT – RETAIL PHARMACY**

The Planning and Zoning Commission has met on June 4, 2024, and in its preliminary report recommended that City Council grant the request of Senate Avenue Pharmacy LLC through its owner, Laura Smith Williams, for a specific use permit to allow the operation of a retail pharmacy located at 7412 Senate Avenue, Jersey Village, TX 77040 within the city limits in zoning District F.

The preliminary report was submitted to the Jersey Village City Council at its June 17, 2024, meeting. The report was received, and the City Council ordered a Joint Public Hearing for July 15, 2024.

On July 15, 2024, the City Council and the Jersey Village Planning and Zoning Commission conducted a joint public hearing, which gave the public an opportunity to make comments concerning the request for a Specific Use Permit.

The Planning and Zoning Commission after duly considering all the information before it including that gathered at the Joint Public Hearing with City Council on July 15, 2024, recommends that City Council grant the request of Senate Avenue Pharmacy LLC through its owner, Laura Smith Williams, for a specific use permit to allow the operation of a retail pharmacy located at 7412 Senate Avenue, Jersey Village, TX 77040 within the city limits in zoning District F.

The necessary amendments to the City’s zoning ordinance to effect this recommendation are more specifically detailed in the attached proposed ordinance marked as Exhibit “A.”

Respectfully submitted, this 15th day of July 2024.

s/Rick Faircloth, Chairman

ATTEST:

s/Lorri Coody, City Secretary



Exhibit A

Proposed Ordinance

DRAFT

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 SENATE AVENUE PHARMACY, LLC, A SPECIFIC USE PERMIT (THE “SPECIFIC USE PERMIT”) TO ALLOW THE OPERATION OF A RETAIL PHARMACY LOCATED AT 7412 SENATE AVENUE, JERSEY VILLAGE, TEXAS, 77040, AND IN “ZONING DISTRICT F”; 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, Senate Avenue Pharmacy, LLC through Laura Smith Williams (the “Owner”) leases property from Jones Venture Holdings, LLC located at 7412 Senate Avenue (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 F pursuant to the comprehensive zoning ordinance of the City; and

WHEREAS, the Owner of the pharmacy has made an application to the City for a Specific Use Permit for a retail pharmacy 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 Retail Pharmacy, 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 if the Council desires that additional limitations, restrictions, or conditions (the “Conditions”) be applied to the Specific Use authorized and permitted hereby, such Conditions shall be listed in this Section – if nothing is provided below, then the Specific Use authorized herein shall not be subject to any Conditions.

Additional Conditions (If Applicable)

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

**PLANNING AND ZONING COMMISSION
CITY OF JERSEY VILLAGE, TEXAS
AGENDA REQUEST**

AGENDA DATE: September 11, 2024

AGENDA ITEM: D

AGENDA SUBJECT: Discuss and take appropriate action 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; and, if appropriate, prepare for presentation to Council on September 16, 2024, a Preliminary Report in connection with the request.

Dept/Prepared By: Lorri Coody

Date Submitted: August 26, 2024

EXHIBITS: Proposed Planning and Zoning Preliminary Report
Exhibit A – Proposed Ordinance – Elevated Garages
Section 14.101 (g)

BACKGROUND INFORMATION:

City Staff has been contacted by several residents concerning the appearance of garage doors on elevated homes. To address some of the concerns, City Staff is recommending that amendments be made to 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 suggested changes are outlined in the proposed Ordinance, which is made a part of this item.

Currently, Section 14-101(g) reads as follows:

(g) *Attached and detached garages.*

- (1) Detached garages are permitted to have a maximum height of two stories or the height of the home, whichever is less.
- (2) Detached private garages shall not exceed four car capacity or 1,000 square feet of ground floor area.
- (3) Detached private garages and other freestanding structures exceeding one story in height shall not have second story openings facing the nearest side or rear lot line, except as may be required to comply with standards for emergency access and egress.
- (4) An attached or detached private garage which loads from a side street shall not be located closer than 20 feet to the side street line.
- (5) Garages with a breezeway width measuring less than eight feet shall be considered detached from the primary structure.

After discussion, should the Commission agree with the proposed amendments concerning garage doors on elevated homes, a preliminary report with a proposed ordinance is provided for making the recommendation to City Council.

RECOMMENDED ACTION: Discuss and take appropriate action 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; and, if appropriate, prepare for presentation to Council on September 16, 2024, a Preliminary Report in connection with the request.



**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:

Rick Faircloth, Chairman



Lorri Coody, City Secretary

PLANNING AND ZONING COMMISSION MEETING PACKET FOR SEPTEMBER 11, 2024

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. Garage door replacement must occur within a period of six (6) months from the time of elevation, with each day that the garage door is not replaced after the established period to be considered as a separate offense. OR;

- b. Modify 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



**PLANNING AND ZONING COMMISSION
CITY OF JERSEY VILLAGE, TEXAS
AGENDA REQUEST**

AGENDA DATE: September 11, 2024

AGENDA ITEM: E

AGENDA SUBJECT: Discuss and take appropriate action concerning 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, if appropriate, prepare for presentation to Council on September 16, 2024, a Preliminary Report in connection with the request.

Dept/Prepared By: Lorri Coody

Date Submitted: August 26, 2024

EXHIBITS: Application of Adel Khechana filed on behalf of CASBA LLC
Proposed Planning and Zoning Preliminary Report
Exhibit A – Proposed Ordinance – Car Wash – District K
Section 14.105(a) table 14-105 (A) – Commercial Permitted Uses

BACKGROUND INFORMATION: On August 26, 2024, Adel Khechana, filed on behalf of CASBA LLC, owner, filed a request 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. Adding SUP to District K in the Commercial Permitted Use table will permit a Car Wash establishment to operate with a specific use permit in Zoning District K.

After discussion, should the Commission agree that a car wash should be permitted to operate in District K with a Specific Use Permit, a preliminary report with a proposed ordinance is provided for making the recommendation to City Council.

RECOMMENDED ACTION: Discuss and take appropriate action concerning 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, if appropriate, prepare for presentation to Council on September 16, 2024, a Preliminary Report in connection with the request.

CITY OF JERSEY VILLAGE - ZONING APPLICATION

Requested Action

ZONING CHANGE () SPECIAL EXCEPTION SPECIFIC USE PERMIT NON-CONFORMING USE PERMIT () OR SPECIAL DEVELOPMENT PLAN

APPLICANT / OWNER INFORMATION

Applicant: Telephone:

Address: City/State/Zip:

APPLICANT STATUS - CHECK ONE: Owner () Tenant () Prospective Buyer () Appointment of Agent ()

Property Owner must sign the application or submit a notarized letter of authorization/appointment of agent

Owner: Telephone:

Address: City/State/Zip:

OWNERSHIP - CHECK ONE: INDIVIDUAL () TRUST () PARTNERSHIP () CORPORATION ()

If ownership is a trust, partnership, or corporation, name the partners or principals and their addresses/positions on a separate attachment and include a copy of the legal documents establishing signature authority.

Corporate Representative: Telephone:

Address: City/State/Zip:

Print Applicant's Name (and Title if applicable)

Print Name of Owner or Corporate Representative

Handwritten signature of applicant

Signature of Applicant

Blank signature line for owner or corporate representative

Signature of Owner or Corporate Representative

ZONING REQUEST INFORMATION

SITE LOCATION:

LOT(S) NO(S): BLOCK NO: SIZE OF REQUEST:

EXISTING ZONING: PROPOSED ZONING:

DESCRIPTION OF REQUEST:

(Please attach detailed map(s) showing proposed changes)

DOCUMENTATION - Please provide the following:

- TRAFFIC IMPACT STUDY
SITE MAP
PROPER SIGNATURES
CORRECT LOT & BLOCK

- INDEX LOCATION ON MAP
PROPER FILING FEE
SURVEY MAPS (Metes & Bounds)
HCAD PROFILE

FILING FEE - \$1,000.00 plus out-of-pocket costs for drafting and review by planner, engineer, attorney and other consultant. The deposit may be adjusted to cover the estimated full costs at these stages: (1) Before the P&Z preliminary report meeting; (2) Before any hearing notices are published, and (3) Before the P&Z final report meeting.

ACCEPTED BY:

DATE ACCEPTED:

PLANNING AND ZONING COMMISSION MEETING PACKET FOR SEPTEMBER 11, 2024

HARRIS CENTRAL APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
064248000065

Tax Year: 2024



Owner and Property Information										
Owner Name & Mailing Address: CASBA LLC 12530 COUNTRY ARBOR LN HOUSTON TX 77041-7279					Legal Description: TRS 15D-1 16D-1 & 17B-2 & TRS 33A 34A & 35B-1 HILLCREST GARDENS FAIRVIEW GARDENS ANNEX SEC 3					
					Property Address: 15824 NORTHWEST FWY HOUSTON TX 77040					
State Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Market Area	Map Facet	Key Map ^{A®}
F1 -- Real, Commercial	8002 -- Land Neighborhood Section 2	E	0	25,016 SF	0	0	9153.02	5013 -- Northwest	4962C	409R

Value Status Information

Value Status	Notice Date	Shared CAD
Noticed	04/19/2024	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2023 Rate	2024 Rate
None	004	CYPRESS-FAIRBANKS ISD		Certified: 08/16/2024	1.081100	
	040	HARRIS COUNTY		Certified: 08/16/2024	0.350070	
	041	HARRIS CO FLOOD CNTRL		Certified: 08/16/2024	0.031050	
	042	PORT OF HOUSTON AUTHY		Certified: 08/16/2024	0.005740	
	043	HARRIS CO HOSP DIST		Certified: 08/16/2024	0.143430	
	044	HARRIS CO EDUC DEPT		Certified: 08/16/2024	0.004800	
	045	LONE STAR COLLEGE SYS		Certified: 08/16/2024	0.107600	
	070	JERSEY VILLAGE		Certified: 08/16/2024	0.742500	

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at [HCAD's information center at 13013 NW Freeway.](#)

Valuations

Value as of January 1, 2023			Value as of January 1, 2024		
	Market	Appraised		Market	Appraised
Land	250,160		Land	250,160	
Improvement	1,445		Improvement	1	
Total	251,605	251,605	Total	250,161	250,161

Land

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	8002 -- Land Neighborhood Section 2	4393	SF	25,016	1.00	1.00	1.00	--	1.00	10.00	10.00	250,160.00

Building

PLANNING AND ZONING COMMISSION MEETING PACKET FOR SEPTEMBER 11, 2024

Vacant (No Building Data)

Extra Features

Line	Description	Quality	Condition	Units	Year Bult
1	Paving - Light Concrete	Poor	Unsound	14,067.00	1994

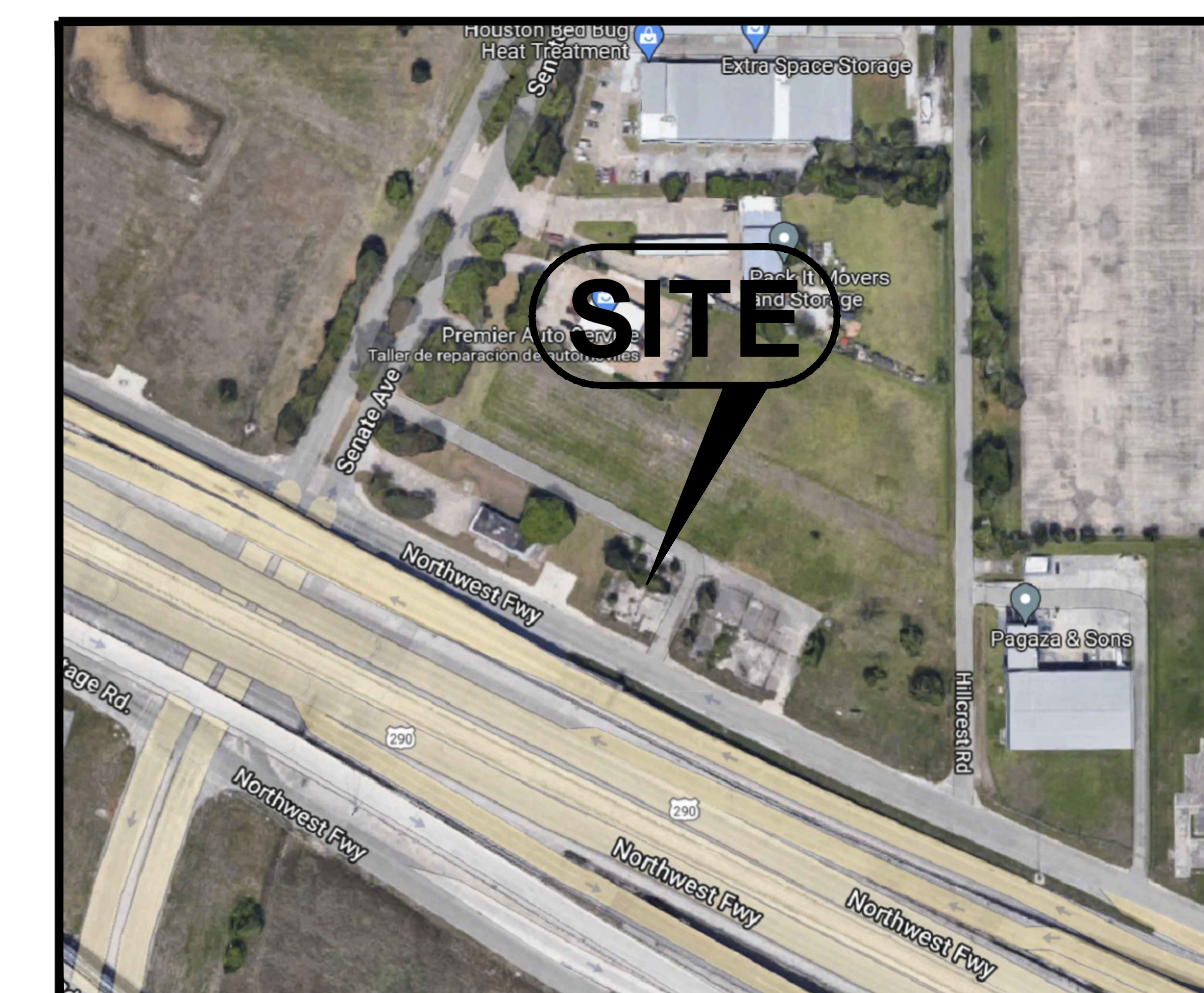
ABSTRACTING NOTE:
 Survey was performed without the benefit of a current Title Report at the clients request. There may be other easements or encumbrances that affect Subject property that are not shown.

CURVE TABLE

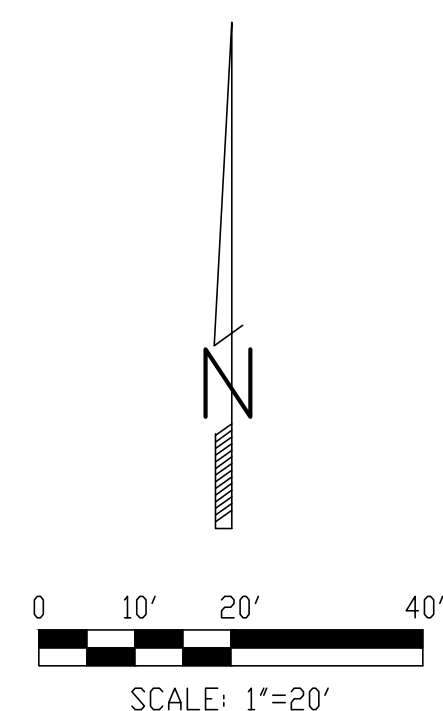
CURVE	BEARING	DISTANCE	RADIUS	LENGTH
C1	N 25° 01' 24" E	30.00'	3014.79'	30.00'
C2	S 65° 36' 08" E	34.32'	1882.36'	34.19'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 67°48'29" E	100.84'
L2	S 22°03'00" E	66.00'
L3	N 22°03'00" W	60.77'



AERIAL or DIGITAL
 NOT TO SCALE



LEGEND:

- AC Air Conditioner Unit
- BO Ballard
- CO Clean Out
- DG Down Guy
- FH Fire Hydrant
- GM Gas Meter
- GV Gas Valve
- IP Iron Pipe
- IR Iron Rod
- LS Light Standard
- PP Power Pole
- MH Manhole
- SN Sign
- TBM Temporary Benchmark
- TCB Traffic Control Box
- WM Water Meter
- WV Water Valve
- I.C.V. Irrigator Control Valve
- HP Handicap Parking

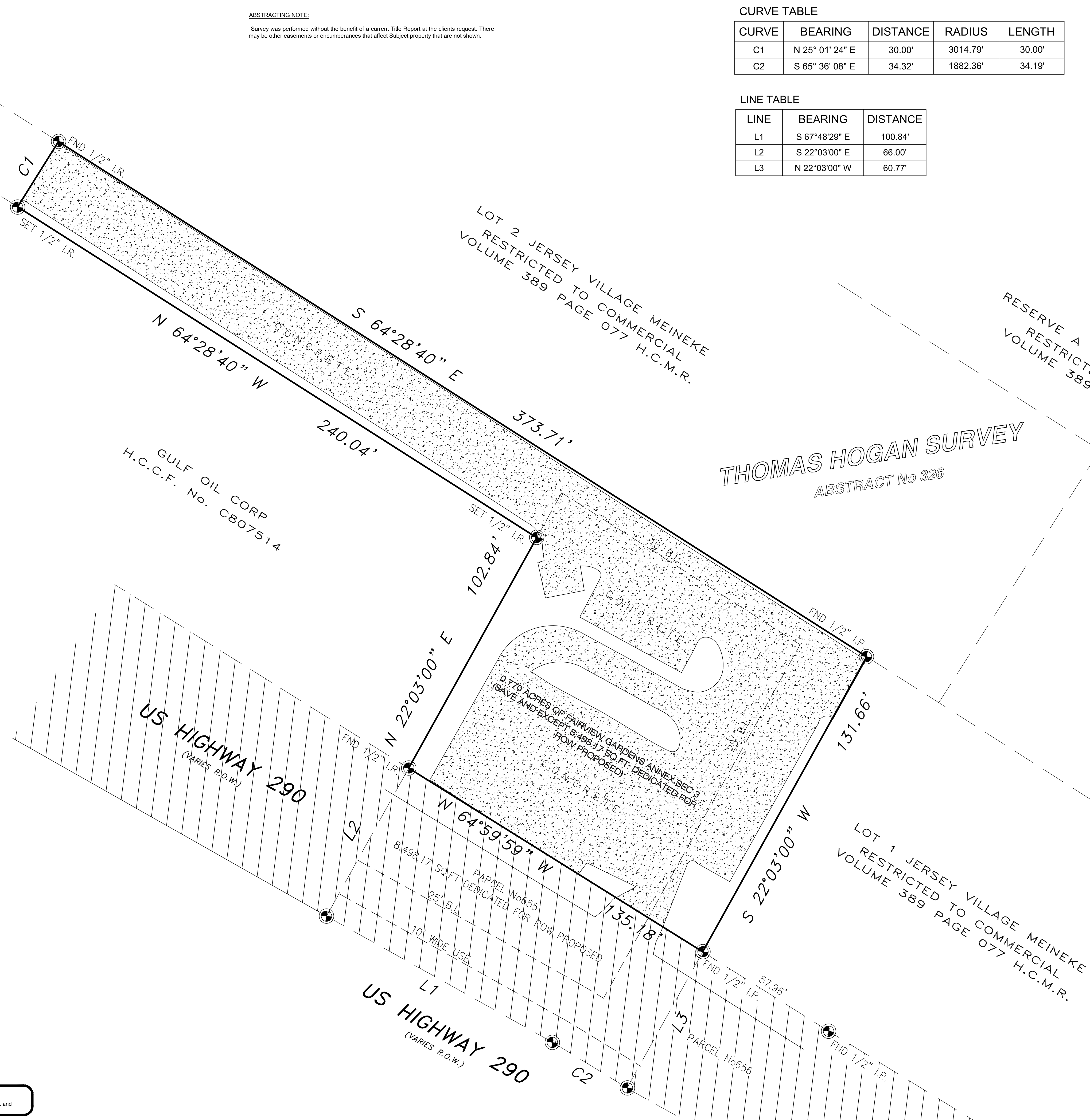
GENERAL NOTES:

- 1) Subject Parcel lies within the City of Houston or it's ETJ and therefore subject to building requirements and ordinances regarding use of said property, more specifically, but not limited to City of Houston ordinance No. 1992-262 regarding setback requirements and platting regulations. Additional information may be found in the City of Houston building codes. Ultimate approval rests with the City of Houston Planning Commission.
- 2) Survey depicts only visible and apparent evidence of improvement and utility location. Location of Sub-surface utilities are beyond the scope of this survey unless otherwise noted.
- 3) The location, and existence of, utilities other than depicted on this survey, cannot be certified to. Utilities depicted on this survey are a compilation of field observation and records available through other sources.
- 4) No observable evidence of site use as a solid waste dump, sump or landfill.
- 5) No observable evidence of cemeteries, earth work moving, building construction or building additions within recent months.
- 6) The subject property has access to and from a duly dedicated and accepted public street or highway as indicated on the survey.
- 7) Basis of Bearing : Recorded Plat of FAIRVIEW GDNS ANX 3. Recorded in Volume 357 Page 142 H.C.M.R.

IMPORTANT NOTE:

Prior to Commencing grading or on-site utilities work, contractor shall field verify location & depth of all off-site utilities to ascertain that proposed connections can be made as indicated in any construction drawings. Inform surveyors of any discrepancies or conflicts that may impact work described herein.

© COPYRIGHT 2023 BOWDEN SURVEY CO.
 SURVEY is good for this transaction only.
 Copying or unauthorized use of this SURVEY not only violates federal and state copyright laws, punishable by CIVIL and CRIMINAL sanctions, but is OVERTHIFT and harms Bowden Survey Co.'s livelihood. Please don't do it.



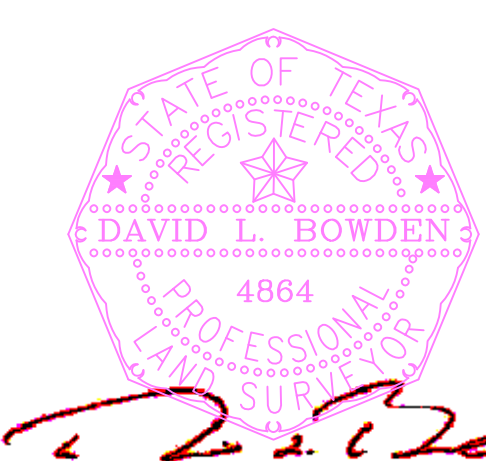
THOMAS HOGAN SURVEY
 ABSTRACT No 326

RESERVE A JERSEY VILLAGE MEINEKE
 RESTRICTED TO COMMERCIAL
 VOLUME 389 PAGE 077 H.C.M.R.

GULF OIL CORP
 H.C.C.F. No. C807514

US HIGHWAY 290
 (VARIES R.O.W.)

LOT 1 JERSEY VILLAGE MEINEKE
 RESTRICTED TO COMMERCIAL
 VOLUME 389 PAGE 077 H.C.M.R.



BOUNDARY, SURVEY

0.770 ACRES OF FAIRVIEW GARDENS ANNEX SEC 3
 (SAVE AND EXCEPT 8,498.17 SQ.FT. DEDICATED FOR
 ROW PROPOSED)

Harris County, Texas
 FILM CODE No. 357142, Harris County Map Records.

Date: 1/15/2023
 Field Work: AP/MV
 Drawn By: SP
 Project No.: C23-0151

Prepared For:
 FOODMAKER INC

Project Location:
 15824 NORTHWEST FWY
 HOUSTON TX 77040
 Key Map: 409R

FLOOD DATA
 PROPERTY LIES WITHIN FLOOD ZONE
 ACCORDING TO F.I.R.M. MAP NO. 48201C0445M
 DATED 06/09/2014 BY GRAPHIC PLOTTING ONLY.
 THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE.



Bowden Survey
 Professional Surveying Services
 12000 WESTHEIMER RD. STE. 106
 Houston, Texas 77077
 Phone: (281) 531-1900 Fax: (281) 531-4900

TBPLS Firm Registration No. 10127400

PLANNING AND ZONING COMMISSION MEETING PACKET FOR SEPTEMBER 11, 2024



Office of the Secretary of State

July 13, 2012

Advanced Business & Tax Service
3100 S. Gessner Rd. Suite 115
Houston, TX 77063 USA

RE: CASBA, LLC.
File Number: 801625386

It has been our pleasure to file the certificate of formation and issue the enclosed certificate of filing evidencing the existence of the newly created domestic limited liability company (llc).

Unless exempted, the entity formed is subject to state tax laws, including franchise tax laws. Shortly, the Comptroller of Public Accounts will be contacting the entity at its registered office for information that will assist the Comptroller in setting up the franchise tax account for the entity. Information about franchise tax, and contact information for the Comptroller's office, is available on their web site at <http://window.state.tx.us/taxinfo/franchise/index.html>.

The entity formed does not file annual reports with the Secretary of State. Documents will be filed with the Secretary of State if the entity needs to amend one of the provisions in its certificate of formation. It is important for the entity to continuously maintain a registered agent and office in Texas. Failure to maintain an agent or office or file a change to the information in Texas may result in the involuntary termination of the entity.

If we can be of further service at any time, please let us know.

Sincerely,

Corporations Section
Business & Public Filings Division
(512) 463-5555

Enclosure



Office of the Secretary of State

CERTIFICATE OF FILING OF

CASBA, I.L.C.
File Number: 801625386

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Limited Liability Company (L.L.C) has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 07/12/2012

Effective: 07/12/2012



A handwritten signature in black ink, appearing to read "Hope Andrade".

Hope Andrade
Secretary of State

PLANNING AND ZONING COMMISSION MEETING PACKET FOR SEPTEMBER 11, 2024

JUL 12 2012

Corporations Section

**CERTIFICATE OF FORMATION
FOR
CASBA, LLC.**

~~ARTICLE ONE~~

The name and address of the Limited Liability Company is:

CASBA, LLC.
12530 Country Arbor Lane
Houston, TX 77041

ARTICLE TWO

Register Agent and Registered Office:

ADEL KHECHANA
12530 Country Arbor Lane
Houston, TX 77041

ARTICLE THREE

The name and address of the initial member is set forth below:

ADEL KHECHANA
12530 Country Arbor Lane
Houston, TX 77041

ARTICLE FOUR

The period of duration of the Limited Liability Company shall be perpetual.

PLANNING AND ZONING COMMISSION MEETING PACKET FOR SEPTEMBER 11, 2024

**CERTIFICATE OF FORMATION
FOR
CASBA, LLC.**

ARTICLE FIVE

The purpose or purposes for which the company is organized is the transaction of any or all-lawful business for which Limited Liability Company may be organized.

ARTICLE SIX

The name and address of the Organizer is:

*Fathy M Aly
3100 S. Gessner Rd, Suite 115
Houston TX 77063
(713) 780-9290*

IN WITNESS WHEREOF: I have hereunto set my hand this 12th day of July 2012.


Fathy M Aly

Lorri Coody

From: noreply@incode.tylerhosting.cloud
Sent: Wednesday, August 28, 2024 2:58 PM
To: Lorri Coody
Subject: Receipt #R00866087

DATE : 8/28/2024 2:55 PM
OPER : PB
TERM : 1
REC# : R00866087
192.0000 MISC. REVENUE
VARIANCE TEXT CHANGE 1000.00

Paid By:VARIANCE TEXT CHANGE
2-CK 1000.00 REF:1566

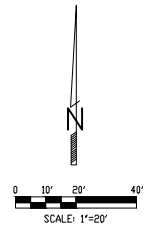
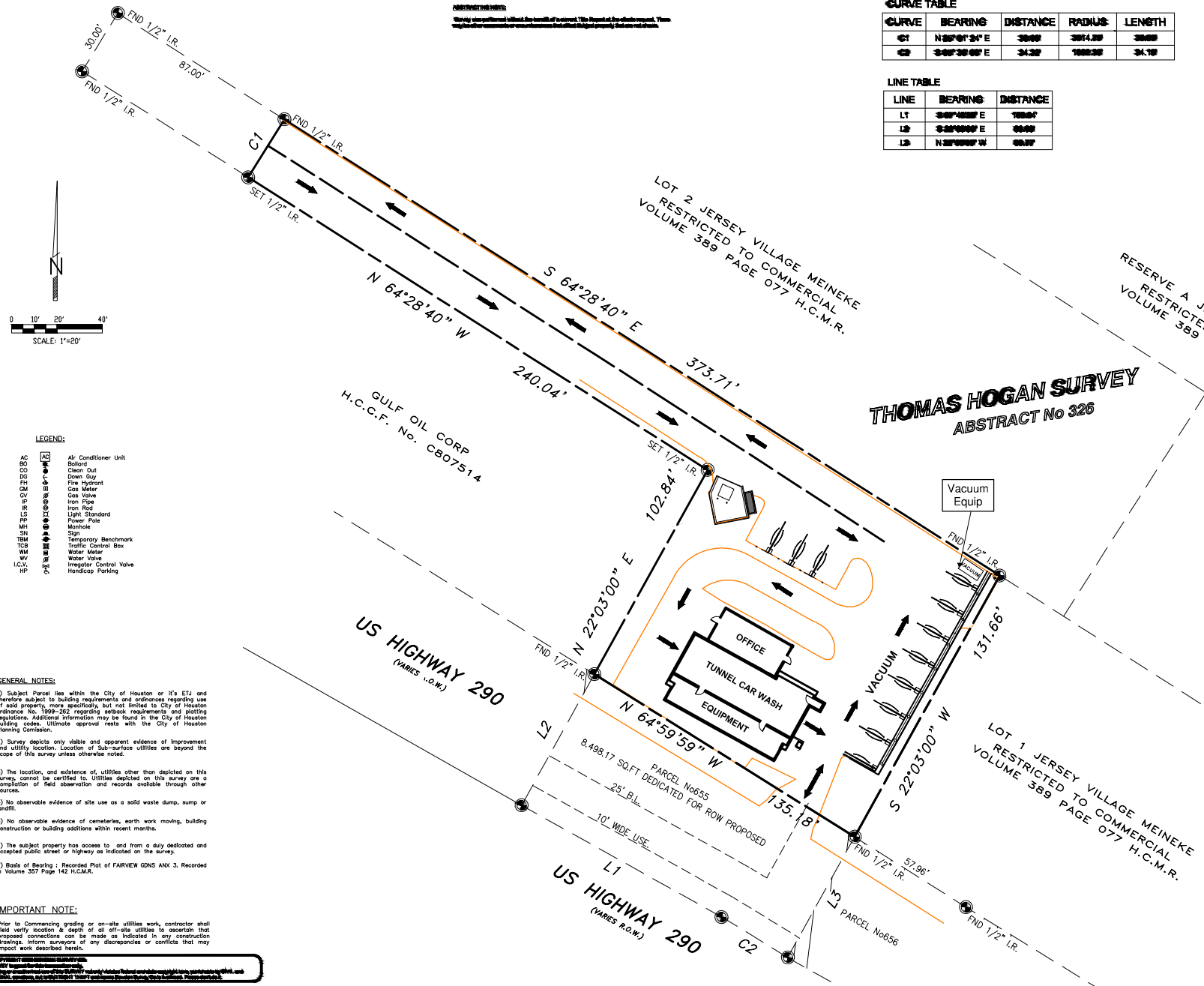
ABBREVIATIONS:
 Shows the position of the building corners. The Point of Beginning, the
 location of the corners and the location of the proposed building corners.

CURVE TABLE

CURVE	BEARING	DISTANCE	RADIUS	LENGTH
C1	N 25° 01' 34" E	30.00'	3074.29'	30.00'
C2	S 05° 30' 00" E	34.32'	1000.32'	34.10'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 05° 30' 00" E	1000.32'
L2	S 05° 30' 00" E	34.32'
L3	N 25° 01' 34" W	30.00'

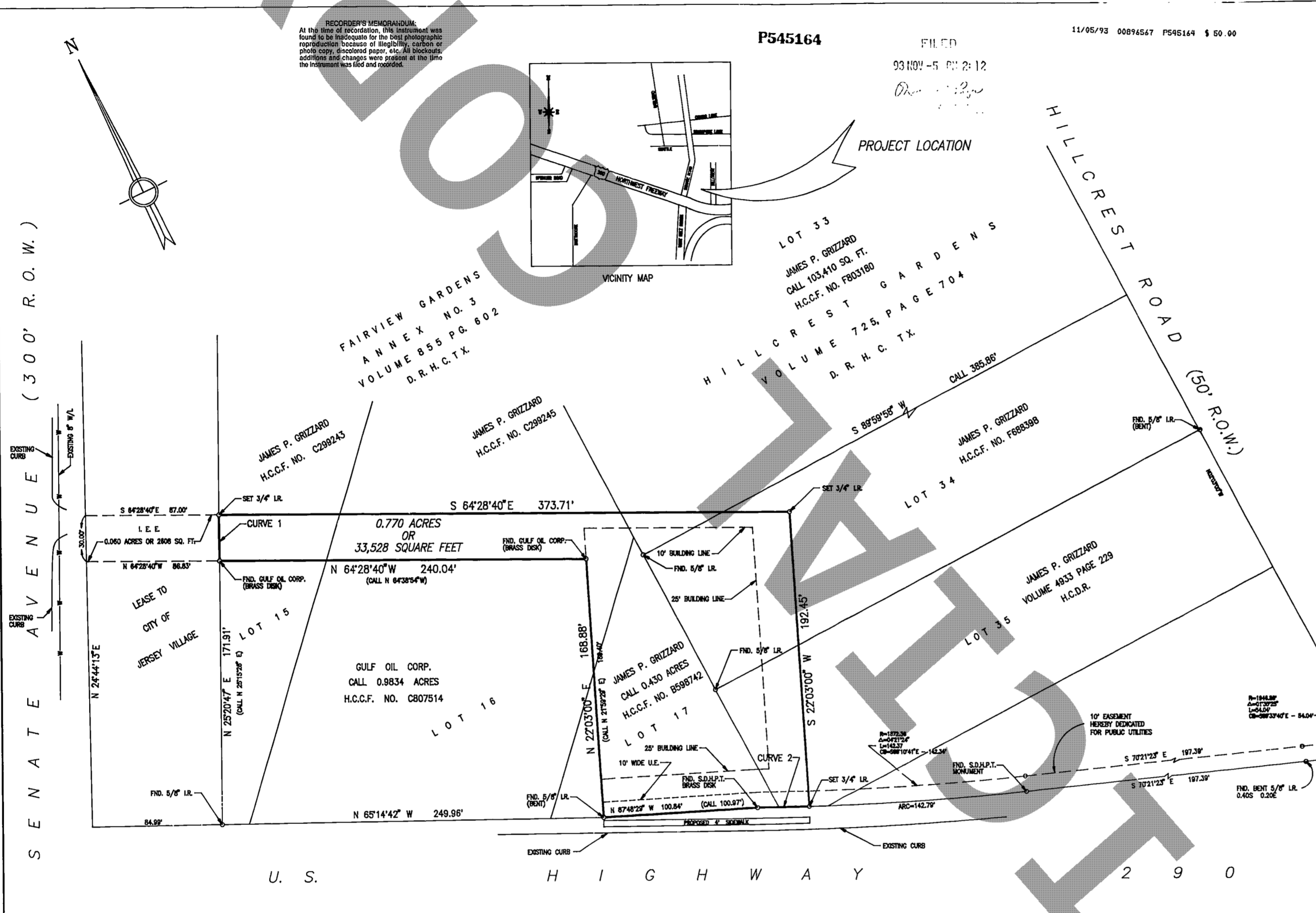


LEGEND:

AC	AC	Air Conditioner Unit
BO	SB	Board
CO	CO	Clean Out
DM	DM	Down Gully
FH	FH	Fire Hydrant
GM	GM	Gas Meter
GV	GV	Gas Valve
IP	IP	Iron Pipe
IR	IR	Iron Rod
LS	LS	Light Standard
LP	LP	Light Pole
MP	MP	Mantle
SN	SN	Sign
TBM	TBM	Temporary Benchmark
TCB	TCB	Traffic Control Box
WM	WM	Water Meter
WV	WV	Water Valve
I.C.V.	I.C.V.	Irrigator Control Valve
HP	HP	Handicap Parking

- GENERAL NOTES:**
- 1) Subject Parcel lies within the City of Houston or it's ETJ and therefore subject to building requirements and ordinances regarding use of said property, more specifically, but not limited to City of Houston ordinance No. 1999-262 regarding setback requirements and platting regulations. Additional information may be found in the City of Houston building codes. Ultimate approval rests with the City of Houston Planning Commission.
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 - 3) The location, and existence of, utilities other than depicted on this survey cannot be certified. Utilities depicted on this survey are a compilation of field observation and records available through other sources.
 - 4) No observable evidence of site use as a solid waste dump, sump or landfill.
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 - 7) Basis of Bearing: Recorded Plat of FAIRVIEW GDNS ANX 3, Recorded in Volume 307 Page 142 H.C.M.R.

IMPORTANT NOTE:
 Prior to Commencing grading or on-site utilities work, contractor shall field verify location & depth of all off-site utilities to ascertain that proposed connections can be made as indicated in any construction drawings. Inform surveyors of any discrepancies or conflicts that may impact work described herein.



RECORDERS MEMORANDUM
 At the time of recording, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, corrections and changes were present at the time the instrument was filed and recorded.

FILED
 93 NOV -5 PM 2:12
 D. J. Rainwater

11/05/93 00914567 1546144 \$ 50.00

STATE OF TEXAS
COUNTY OF HARRIS

I, James P. Grizzard, being hereinafter referred to as "Owner" of a .770 Acre Tract of Land more fully described below, being a portion of Lots 15, 16, 17 Fairview Gardens, Annex 3, as recorded in Volume 855, Page 602 of the Deed Records Harris County, Tx., and Lots 33, 34, 35 Hillcrest Gardens, as recorded in Volume 725 Page 704 of the Deed Records Harris County, Tx., do hereby make and establish this subdivision according to all lines, dedications, restrictions and notations shown on this plat and hereby dedicated to the use of the public forever, all streets (except those streets dedicated as use of the private streets), alleys, parks, water courses, drains, easements and public places shown hereon for the purposes and considerations therein expressed.

FURTHER, Owner does hereby covenant and agree that all of the property within the boundaries of the .770 Acre Tract shown on this plat is restricted to prevent the drainage of any septic tanks into any public or private street, road, or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owner does hereby dedicate to the public a strip of land fifteen (15) feet wide on each side of the center line of any and all boyous, creeks, gulches, ravines, draws, sloughs, or other natural drainage courses located within the .770 Acre Tract shown on this plat, as easement for drainage purposes, giving the City of Jersey Village, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owner does hereby covenant and agree that all of the property within the boundaries of the .770 Acre Tract shown on this plat adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting, and other obstructions to the operations and maintenance of the drainage facility and that such abutting property located within the .770 Acre Tract shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, the Owner hereby certifies that to the best of his knowledge, this plat does not attempt to alter, amend, or remove any covenants or restrictions.

IN TESTIMONY WHEREOF, James P. Grizzard affixed this 29 day of October, 1993.

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared James P. Grizzard, as Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 29 day of October, 1993.

[Signature]
 Notary Public in and for the State of Texas

My Notary Commission Expires _____

NOTES
 ① NO OCCUPANCY PERMIT SHALL BE ISSUED UNTIL SUCH TIME AS SEWAGE DISPOSAL FACILITIES ARE APPROVED AND CONSTRUCTED.
 ② U.E. INDICATES UTILITY EASEMENT.
 ③ I.E.E. INDICATES INGRESS EGRESS EASEMENT.
 ④ BEARINGS BASED ON S.D.H.P.T. R.O.W. MAP ACC. NO. 8012-1-74 SHEET 2-A.

OFFICE OF
MOLLY A. PRYOR
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILE NO. 357142

FAIRVIEW GARDENS ANNEX 3
LOTS 15, 16, & 17

THIS IS PAGE 1 OF 1 PAGES
REDUCTION 24% CAMERA DESIGNATION M801

CURVE DATA

CURVE 1	CURVE 2
Δ=07°34'13"	Δ=01°02'26"
RA=5014.79'	RA=1882.36'
L=30.00	L=34.19
CH=30.00	CH=34.19
CB=N 25°03'41" E	CB=N 65°29'25" W

CURVE 1
 Δ=07°34'13"
 RA=5014.79'
 L=30.00
 CH=30.00
 CB=N 25°03'41" E

CURVE 2
 Δ=01°02'26"
 RA=1882.36'
 L=34.19
 CH=34.19
 CB=N 65°29'25" W

LEGAL DESCRIPTION

A 0.770 acre tract or 33,528 square feet of land out of Lots 15, 16, and 17, Fairview Gardens Annex No. 3, recorded in Volume 855, Page 602 Deed Records of Harris County, Texas, and also being out of Lots 33, 34, and 35, Hillcrest Gardens, recorded in Volume 725, Page 704 Deed Records Harris County, Texas, and being a portion of the same tract of land as described in a Deed to James P. Grizzard, dated November 12, 1982, recorded under Harris County Clerk's File No. B-598742, all located in the Thomas Hogan Survey, Abstract 326, Harris County Texas. Said 0.770 acres being more particularly described by metes and bounds as follows: (bearings based on S.D.H.P.T. right-of-way alignment map of U.S. Highway 290 account no. 8012-1-74)

COMMENCING at a found 5/8 inch iron rod in the Northeastery right-of-way line of U.S. Highway 290, (Variable width right-of-way), with the Southeastery right-of-way line of Senate Avenue (300 foot wide right-of-way);

THENCE N 25 deg. 20 min. 47 sec. E, (call N 25 deg. 15 min. 26 sec. E), along the Southeastery right-of-way line of Senate Avenue, same being the Northeastery line of Gulf Oil Corporation call 0.9834 acre tract recorded under Harris County Clerk's File No. C-807514, a distance of 171.91 feet to a found Gulf Oil Corporation brass disc for the POINT OF BEGINNING of the herein described tract;

THENCE continuing along the Southeastery right-of-way line of Senate Avenue being a curve to the left, having a central angle of 00 deg. 34 min. 13 sec., a radius of 3014.79, an arc length of 30.00 feet, a chord bearing of N 25 deg. 03 min. 41 sec. E, and a chord distance of 30.00 feet to a 3/4 inch iron rod set for corner;

THENCE S 64 deg. 28 min. 40 sec. E, passing at a distance of 263.15 feet to a point in the Westery line of Lot 33, Hillcrest Gardens, and continuing a total distance of 373.71 feet to a 3/4 inch iron rod set for corner;

THENCE S 22 deg. 03 min. 00 sec. W, a distance of 192.45 feet to a 3/4 inch iron rod set for corner in the Northeastery right-of-way line of U.S. Highway 290;

THENCE along the Northeastery right-of-way line of said U.S. Highway 290, being a curve to the right, having a central angle of 01 deg. 02 min. 26 sec., a radius of 1882.36 feet, an arc length of 34.19 feet, a chord bearing of N 65 deg. 29 min. 25 sec. W, and a chord distance of 34.19 feet to a found S.D.H.P.T. monument with brass disc, for a point of tangency;

THENCE N 67 deg. 48 min. 29 sec. W, continuing along the Northeastery right-of-way line of U.S. Highway 290, a distance of 100.84 feet (call 100.87 feet) to a point for corner in the Southeastery line of Gulf Oil Corporation call 0.9834 acre tract, from said point a (bent) 5/8 inch iron rod was found 0.80 feet South and 0.14 feet West;

THENCE N 22 deg. 03 min. 00 sec. E, (call N 21 deg. 59 min. 29 sec. E), along the Southeastery line of said Gulf Oil Corporation call 0.9834 acre tract a distance of 168.98 feet to a found Gulf Oil Corporation Brass Disc for corner;

THENCE N 64 deg. 28 min. 40 sec. W, (call N 64 deg. 38 min. 54 sec. W), along the Northeastery line of said Gulf Oil Corporation call 0.9834 acre tract, a distance of 240.04 feet to the PLACE OF BEGINNING.

PLANNING AND ZONING COMMISSION MEETING PACKET FOR SEPTEMBER 11, 2024

STATE OF TEXAS
COUNTY OF HARRIS

I, J. Garlyn Rainwater, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct, and was prepared from an actual survey of the property made under my supervision on the ground and that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods have an outside diameter of not less than three-quarter inch and a length of not less than three (3) feet.

[Signature]
 J. Garlyn Rainwater, Registered Professional Land Surveyor
 Texas Registration No. 4722

I, the undersigned Director of Public Works/City Engineer for the City of Jersey Village, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulation of the City as to which his approval is required.

[Signature]
 John T. Horton, P.E.
 DPW/CE

This plat and subdivision has been submitted to and considered by the City Planning and Zoning Commission and the City of Jersey Village, Texas, and is hereby approved by such Council and Commission.

DATED THIS 29 DAY OF October, 1993.

By: *[Signature]*
 D. Michael Descant
 Mayor

By: *[Signature]*
 Ralph E. Martin
 Chairman, Planning and Zoning

I, Molly Pryor, Clerk of the County Court of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on NOV 5 1993, at 2:12 o'clock P.M. and duly recorded on NOV 10 1993, at 11:50 o'clock A.M. and at Film Code No. 357142 of the Map Records of Harris County for said county.

Witness my hand and seal of office, at Houston, this day and date last above written.

MOLLY A. PRYOR
 Molly Pryor, Clerk of the County Court
 Harris County, Texas

By: *[Signature]*

NOTARY PUBLIC
GARRY L. CARB
 Notary Public, State of Texas
 My Commission Expires 09-18-1997

NOTES
 ① NO OCCUPANCY PERMIT SHALL BE ISSUED UNTIL SUCH TIME AS SEWAGE DISPOSAL FACILITIES ARE APPROVED AND CONSTRUCTED.
 ② U.E. INDICATES UTILITY EASEMENT.
 ③ I.E.E. INDICATES INGRESS EGRESS EASEMENT.
 ④ BEARINGS BASED ON S.D.H.P.T. R.O.W. MAP ACC. NO. 8012-1-74 SHEET 2-A.

PLAT OF 0.770 ACRES, OR 33,528 SQ. FT. OUT OF THE THOMAS HOGAN SURVEY ABSTRACT 326 HARRIS COUNTY, TEXAS.

TRACT TO BE USED FOR COMMERCIAL ENTERPRISE.

REV.	DATE	DESCRIPTION
10/25/1993		REVISED

JOB NO: 5492PLAT PROJECT NO: SHEET 1
 DRAWN BY: D.T.R. SCALE: 1"=40'
 CHECKED BY: J.G.R. DATE: JANUARY 11, 1993 OF 1

RAINWATER SURVEYING
 J. CARLYN RAINWATER R.P.L.S. NO. 4722
 4117 VISTA ROAD SUITE B
 PASADENA, TEXAS 77504
 713-947-0000 FAX: 713-947-5336



**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:

Rick Faircloth, Chairman



Lorri Coody, City Secretary

PLANNING AND ZONING COMMISSION MEETING PACKET FOR SEPTEMBER 11, 2024

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

Sec. 14-105. - Commercial permitted and conditional use tables.

(a) *Table 14-105(A). Commercial permitted uses.*

KEY/LEGEND	
P = Permitted Use	
PC = Permitted with Conditions	
SUP = Special Use Permit	
District F	First Business District
District G	Second Business District
District H	Industrial District
District J	Third Business District
District J-1	Fourth Business District
District K	Fifth Business District
MVSOD	Motor Vehicles Sales Overlay District

PLANNING AND ZONING COMMISSION MEETING PACKET FOR SEPTEMBER 11, 2024

USE	District						
	F	G	H	J	J-1	K	MVSOD
Adult entertainment.			SUP				
Agriculture.	P	P	P	P	P	P	

Apparel manufacturing.			PC (1)				
Art gallery.	P	P		P	P	P	
Assembling.				PC (2)	PC (2)	PC (2)	
Auto body shop.		SUP					
Automobile repair shop.			PC (3)				
Bail bond service.			SUP				
Bakery (industrial).			PC (4)				
Bank, financial, and insurance service institution.	P	P		P	P	P	
Barber, beauty store, or salon.	P	P		P	P	P	
Bar/club.	SUP	SUP	SUP	SUP	SUP	SUP	
Beer and wine sales.	SUP	SUP	SUP	SUP	SUP	SUP	
Bookstore.	P	P		P	P	P	
Brew pub.	SUP	SUP	SUP	SUP	SUP	SUP	
Broadcasting Studio.				P	P	P	
Building contractor and related activities.			P				

Building materials, sales, and storage.			P			P	
Cafe and cafeteria.	P	P		P	P	P	
Cannabidiol shop (CBD shop).					P		
Carwash.		SUP	SUP				
Cell phone and computer repair business.			SUP				
Child day-care operation (licensed child-care centers and school-age program centers).	SUP	SUP				SUP	
Cigar shop/lounge.	SUP			SUP	SUP		
City of Jersey Village: water supply reservoirs, filter beds, towers, surface or below surface tanks, artesian wells, water pumping plants and water wells.	P	P		P	P	P	
Cleaners (clothing), tailor, and retail laundry.	P	P		P	P	P	

**PLANNING AND ZONING COMMISSION
CITY OF JERSEY VILLAGE, TEXAS
AGENDA REQUEST**

AGENDA DATE: September 11, 2024

AGENDA ITEM: F

AGENDA SUBJECT: Discuss and take appropriate action concerning the application 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, and, if appropriate, prepare for presentation to Council on September 16, 2024 a Preliminary Report in connection with the request.

Dept/Prepared By: Lorri Coody, City Secretary

Date Submitted: August 26, 2024

EXHIBITS: Applicant’s SUP Application
P&Z Preliminary Report – SUP Car Wash
Exhibit A – Proposed Ordinance

BACKGROUND INFORMATION:

On August 26, 2024, Adel Khechana, filed on behalf of CASBA LLC, owner, a request 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.

Contingent upon the Planning and Zoning Commission’s desire to allow “car wash” as a specific use in District K, Adel Khechana, on behalf of CASBA LLC, owner, has also filed an application for a Specific Use Permit to allow the operation of a car wash establishment on the property located at 15824 NW FWY, Houston, Texas 77040 within the city limits in zoning District K.

Should the Commission wish to recommend granting the specific use permit, it will be necessary to include a proposed ordinance with the Commission’s preliminary report. In considering a proposed ordinance for the specific use permit, the Commission may include limitations, restrictions, and/or conditions for the use being requested.

RECOMMENDED ACTION:

MOTION: Discuss and take appropriate action concerning the application 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, and, if appropriate, prepare for presentation to Council on September 16, 2024 a Preliminary Report in connection with the request.

CITY OF JERSEY VILLAGE - ZONING APPLICATION

Requested Action

ZONING CHANGE SPECIAL EXCEPTION SPECIFIC USE PERMIT NON-CONFORMING USE PERMIT OR SPECIAL DEVELOPMENT PLAN

APPLICANT / OWNER INFORMATION

Applicant: Adel Khechana Telephone: 917-705-0051
Address: 12530 Country Arbor Lane City/State/Zip: Houston, Texas 77041

APPLICANT STATUS - CHECK ONE: Owner [] Tenant [] Prospective Buyer [] Appointment of Agent []

Property Owner must sign the application or submit a notarized letter of authorization/appointment of agent

Owner: CASBA LLC Telephone: 917-705-0051
Address: 12530 Country Arbor Lane City/State/Zip: Houston, Texas 77041

OWNERSHIP - CHECK ONE: INDIVIDUAL [] TRUST [] PARTNERSHIP [] CORPORATION []

If ownership is a trust, partnership, or corporation, name the partners or principals and their addresses/positions on a separate attachment and include a copy of the legal documents establishing signature authority.

Corporate Representative: Adel Khechana Telephone: 917-705-0051
Address: 12530 Country Arbor Lane City/State/Zip: Houston, Texas 77041

Adel Khechana, Owner
Print Applicant's Name (and Title if applicable) Print Name of Owner or Corporate Representative

Signature of Applicant Signature of Owner or Corporate Representative

ZONING REQUEST INFORMATION

SITE LOCATION: 15824 NW FWY, Houston, Texas 77040

LOT(S) NO(S): See HCAD Listing BLOCK NO: See HCAD Listing SIZE OF REQUEST: 8498.1 sq. ft.

EXISTING ZONING: District K PROPOSED ZONING: District K (SUP - Car Wash)

DESCRIPTION OF REQUEST: See Attached Exhibit A

(Please attach detailed map(s) showing proposed changes)

DOCUMENTATION - Please provide the following:

TRAFFIC IMPACT STUDY
SITE MAP
PROPER SIGNATURES
CORRECT LOT & BLOCK

INDEX LOCATION ON MAP
PROPER FILING FEE
SURVEY MAPS (Metes & Bounds)
HCAD PROFILE

FILING FEE - \$1,000.00 plus out-of-pocket costs for drafting and review by planner, engineer, attorney and other consultant. The deposit may be adjusted to cover the estimated full costs at these stages: (1) Before the P&Z preliminary report meeting; (2) Before any hearing notices are published, and (3) Before the P&Z final report meeting.

ACCEPTED BY: DATE ACCEPTED:

PLANNING AND ZONING COMMISSION MEETING PACKET FOR SEPTEMBER 11, 2024

EXHIBIT A TO APPLICATION FOR SPECIFIC USE PERMIT – CAR WASH

This application requests the issuance of a specific use permit to operate a car wash establishment on the property located at 15824 NW FWY, Houston, Texas 77040 in accordance with the proposed 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 are currently under review by the Planning and Zoning Commission.

HARRIS CENTRAL APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
064248000065

Tax Year: 2024



Owner and Property Information										
Owner Name & Mailing Address: CASBA LLC 12530 COUNTRY ARBOR LN HOUSTON TX 77041-7279					Legal Description: TRS 15D-1 16D-1 & 17B-2 & TRS 33A 34A & 35B-1 HILLCREST GARDENS FAIRVIEW GARDENS ANNEX SEC 3					
					Property Address: 15824 NORTHWEST FWY HOUSTON TX 77040					
State Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Market Area	Map Facet	Key Map ^{A®}
F1 -- Real, Commercial	8002 -- Land Neighborhood Section 2	E	0	25,016 SF	0	0	9153.02	5013 -- Northwest	4962C	409R

Value Status Information

Value Status	Notice Date	Shared CAD
Noticed	04/19/2024	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2023 Rate	2024 Rate
None	004	CYPRESS-FAIRBANKS ISD		Certified: 08/16/2024	1.081100	
	040	HARRIS COUNTY		Certified: 08/16/2024	0.350070	
	041	HARRIS CO FLOOD CNTRL		Certified: 08/16/2024	0.031050	
	042	PORT OF HOUSTON AUTHY		Certified: 08/16/2024	0.005740	
	043	HARRIS CO HOSP DIST		Certified: 08/16/2024	0.143430	
	044	HARRIS CO EDUC DEPT		Certified: 08/16/2024	0.004800	
	045	LONE STAR COLLEGE SYS		Certified: 08/16/2024	0.107600	
	070	JERSEY VILLAGE		Certified: 08/16/2024	0.742500	

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at [HCAD's information center at 13013 NW Freeway.](#)

Valuations

Value as of January 1, 2023			Value as of January 1, 2024		
	Market	Appraised		Market	Appraised
Land	250,160		Land	250,160	
Improvement	1,445		Improvement	1	
Total	251,605	251,605	Total	250,161	250,161

Land

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	8002 -- Land Neighborhood Section 2	4393	SF	25,016	1.00	1.00	1.00	--	1.00	10.00	10.00	250,160.00

Building

PLANNING AND ZONING COMMISSION MEETING PACKET FOR SEPTEMBER 11, 2024

Vacant (No Building Data)

Extra Features

Line	Description	Quality	Condition	Units	Year Bult
1	Paving - Light Concrete	Poor	Unsound	14,067.00	1994

ABSTRACTING NOTE:
 Survey was performed without the benefit of a current Title Report at the clients request. There may be other easements or encumbrances that affect Subject property that are not shown.

CURVE TABLE

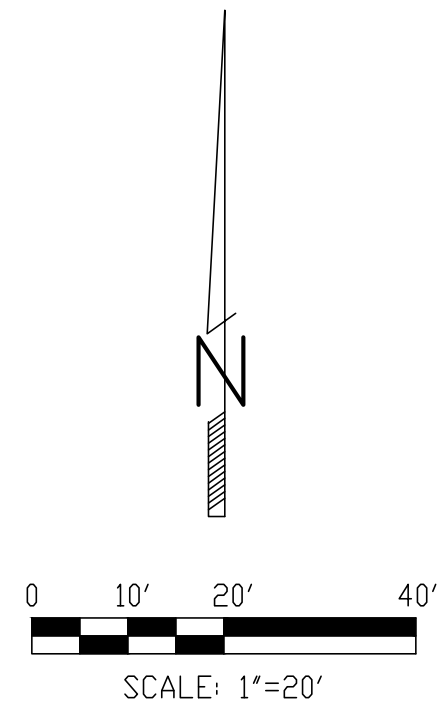
CURVE	BEARING	DISTANCE	RADIUS	LENGTH
C1	N 25° 01' 24" E	30.00'	3014.79'	30.00'
C2	S 65° 36' 08" E	34.32'	1882.36'	34.19'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 67°48'29" E	100.84'
L2	S 22°03'00" E	66.00'
L3	N 22°03'00" W	60.77'



AERIAL or DIGITAL
 NOT TO SCALE



LEGEND:

- AC Air Conditioner Unit
- BO Ballard
- CO Clean Out
- DG Down Guy
- FH Fire Hydrant
- GM Gas Meter
- GV Gas Valve
- IP Iron Pipe
- IR Iron Rod
- LS Light Standard
- PP Power Pole
- MH Manhole
- SN Sign
- TBM Temporary Benchmark
- TCB Traffic Control Box
- WM Water Meter
- WV Water Valve
- I.C.V. Irrigator Control Valve
- HP Handicap Parking

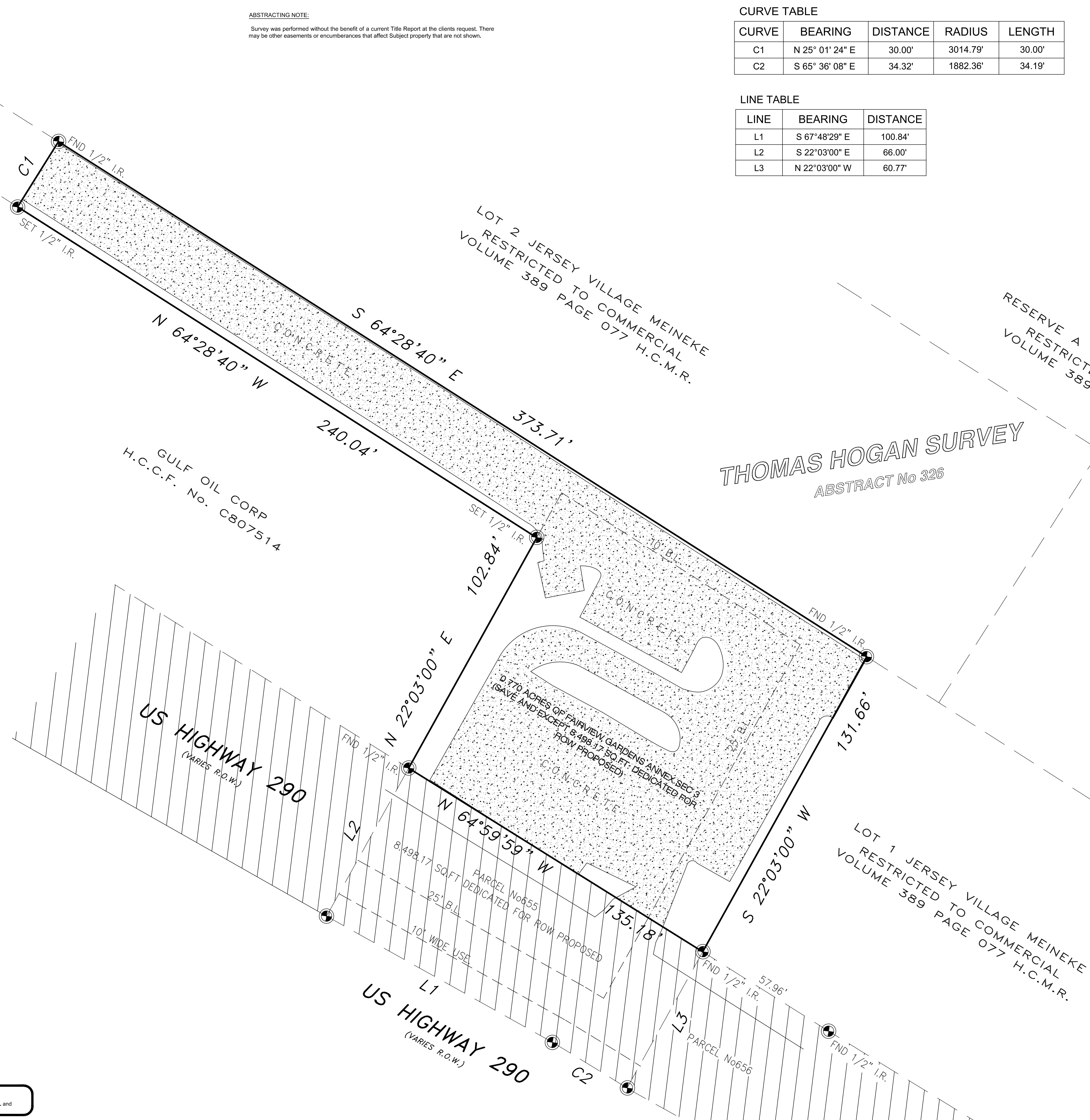
GENERAL NOTES:

- 1) Subject Parcel lies within the City of Houston or it's ETJ and therefore subject to building requirements and ordinances regarding use of said property, more specifically, but not limited to City of Houston ordinance No. 1992-262 regarding setback requirements and platting regulations. Additional information may be found in the City of Houston building codes. Ultimate approval rests with the City of Houston Planning Commission.
- 2) Survey depicts only visible and apparent evidence of improvement and utility location. Location of Sub-surface utilities are beyond the scope of this survey unless otherwise noted.
- 3) The location, and existence of, utilities other than depicted on this survey, cannot be certified to. Utilities depicted on this survey are a compilation of field observation and records available through other sources.
- 4) No observable evidence of site use as a solid waste dump, sump or landfill.
- 5) No observable evidence of cemeteries, earth work moving, building construction or building additions within recent months.
- 6) The subject property has access to and from a duly dedicated and accepted public street or highway as indicated on the survey.
- 7) Basis of Bearing : Recorded Plat of FAIRVIEW GDNS ANX 3. Recorded in Volume 357 Page 142 H.C.M.R.

IMPORTANT NOTE:

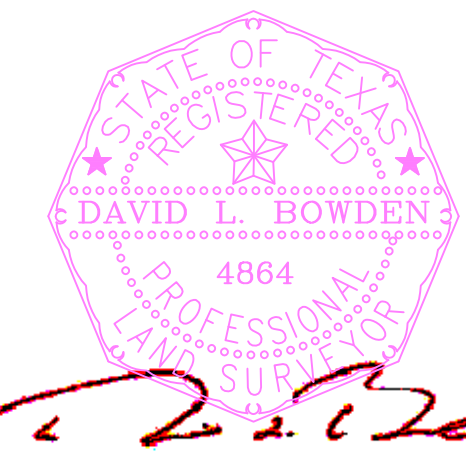
Prior to Commencing grading or on-site utilities work, contractor shall field verify location & depth of all off-site utilities to ascertain that proposed connections can be made as indicated in any construction drawings. Inform surveyors of any discrepancies or conflicts that may impact work described herein.

© COPYRIGHT 2023 BOWDEN SURVEY CO.
 SURVEY is good for this transaction only.
 Copying or unauthorized use of this SURVEY not only violates federal and state copyright laws, punishable by CIVIL and CRIMINAL sanctions, but is OVERTHIEF and harms Bowden Survey Co.'s livelihood. Please don't do it.



THOMAS HOGAN SURVEY
 ABSTRACT No 326

RESERVE A JERSEY VILLAGE MEINEKE
 RESTRICTED TO COMMERCIAL
 VOLUME 389 PAGE 077 H.C.M.R.



BOUNDARY, SURVEY
 0.770 ACRES OF FAIRVIEW GARDENS ANNEX SEC 3
 (SAVE AND EXCEPT 8,498.17 SQ.FT. DEDICATED FOR
 ROW PROPOSED)
 Harris County, Texas
 FILM CODE No. 357142, Harris County Map Records.

Date: 1/15/2023
 Field Work: AP/MV
 Drawn By: SP
 Project No.: C23-0151

Prepared For:
 FOODMAKER INC

Project Location:
 15824 NORTHWEST FWY
 HOUSTON TX 77040
 Key Map: 409R

FLOOD DATA
 PROPERTY LIES WITHIN FLOOD ZONE
 ACCORDING TO F.I.R.M. MAP NO. 48201C0445M
 DATED 06/09/2014 BY GRAPHIC PLOTTING ONLY.
 THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE.

TBPLS Firm Registration No. 10127400



Office of the Secretary of State

July 13, 2012

Advanced Business & Tax Service
3100 S. Gessner Rd. Suite 115
Houston, TX 77063 USA

RE: CASBA, LLC.
File Number: 801625386

It has been our pleasure to file the certificate of formation and issue the enclosed certificate of filing evidencing the existence of the newly created domestic limited liability company (llc).

Unless exempted, the entity formed is subject to state tax laws, including franchise tax laws. Shortly, the Comptroller of Public Accounts will be contacting the entity at its registered office for information that will assist the Comptroller in setting up the franchise tax account for the entity. Information about franchise tax, and contact information for the Comptroller's office, is available on their web site at <http://window.state.tx.us/taxinfo/franchise/index.html>.

The entity formed does not file annual reports with the Secretary of State. Documents will be filed with the Secretary of State if the entity needs to amend one of the provisions in its certificate of formation. It is important for the entity to continuously maintain a registered agent and office in Texas. Failure to maintain an agent or office or file a change to the information in Texas may result in the involuntary termination of the entity.

If we can be of further service at any time, please let us know.

Sincerely,

Corporations Section
Business & Public Filings Division
(512) 463-5555

Enclosure



Office of the Secretary of State

CERTIFICATE OF FILING OF

CASBA, I.L.C.
File Number: 801625386

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Limited Liability Company (I.L.C) has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 07/12/2012

Effective: 07/12/2012



A handwritten signature in black ink, appearing to read "Hope Andrade".

Hope Andrade
Secretary of State

PLANNING AND ZONING COMMISSION MEETING PACKET FOR SEPTEMBER 11, 2024

JUL 12 2012

Corporations Section

**CERTIFICATE OF FORMATION
FOR
CASBA, LLC.**

~~ARTICLE ONE~~

The name and address of the Limited Liability Company is:

CASBA, LLC.
12530 Country Arbor Lane
Houston, TX 77041

ARTICLE TWO

Register Agent and Registered Office:

ADEL KHECHANA
12530 Country Arbor Lane
Houston, TX 77041

ARTICLE THREE

The name and address of the initial member is set forth below:

ADEL KHECHANA
12530 Country Arbor Lane
Houston, TX 77041

ARTICLE FOUR

The period of duration of the Limited Liability Company shall be perpetual.

PLANNING AND ZONING COMMISSION MEETING PACKET FOR SEPTEMBER 11, 2024

**CERTIFICATE OF FORMATION
FOR
CASBA, LLC.**

ARTICLE FIVE


The purpose or purposes for which the company is organized is the transaction of any or all-lawful business for which Limited Liability Company may be organized.

ARTICLE SIX

The name and address of the Organizer is:

*Fathy M Aly
3100 S. Gessner Rd, Suite 115
Houston TX 77063
(713) 780-9290*

IN WITNESS WHEREOF: I have hereunto set my hand this 12th day of July 2012.


Fathy M Aly

Lorri Coody

From: noreply@incode.tylerhosting.cloud
Sent: Wednesday, August 28, 2024 2:59 PM
To: Lorri Coody
Subject: Receipt #R00866088 - SUP Car Wash

DATE : 8/28/2024 2:58 PM
OPER : PB
TERM : 1
REC# : R00866088
192.0000 MISC. REVENUE
VARIANCE SPECIFIC USE PERMIT 1000.00

Paid By: VARIANCE SPECIFIC USE PERMIT
2-CK 1000.00 REF:1567

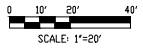
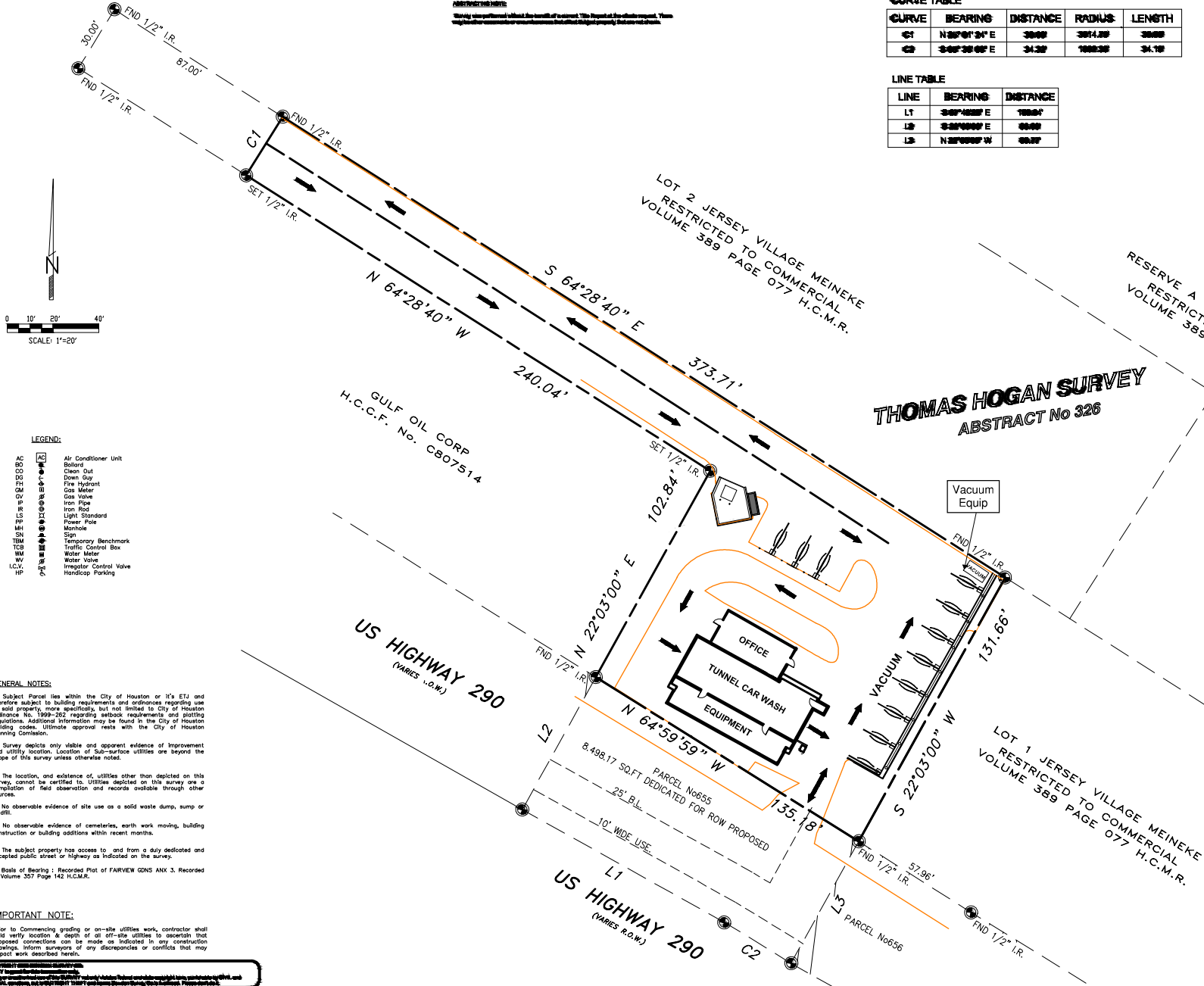
ABSTRACT NOTE:
 Shows the original and the location of current. The Point of Beginning, if there is one, is shown by a circle with the number of the survey. The original and current boundaries are shown by dashed and solid lines, respectively.

CURVE TABLE

CURVE	BEARING	DISTANCE	RADIUS	LENGTH
C1	N 25° 01' 34" E	30.00'	3014.89'	30.00'
C2	S 05° 30' 00" E	34.30'	1000.30'	34.10'

LINE TABLE

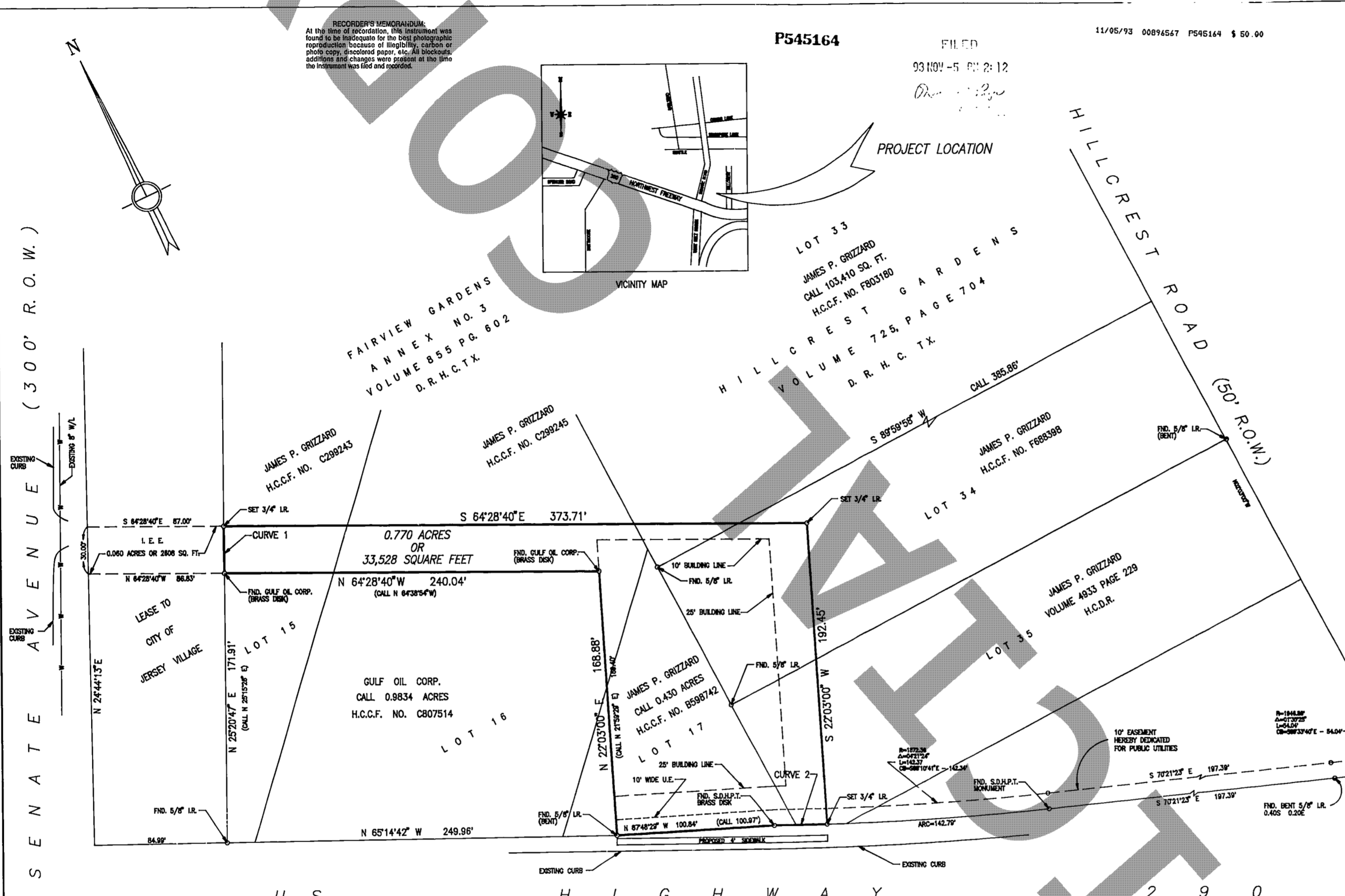
LINE	BEARING	DISTANCE
L1	S 05° 30' 00" E	1000.30'
L2	S 05° 30' 00" E	34.30'
L3	N 25° 01' 34" W	30.00'



- LEGEND:**
- AC [Symbol] Air Conditioner Unit
 - AO [Symbol] Aboard
 - CO [Symbol] Clean Out
 - DO [Symbol] Down Gully
 - FH [Symbol] Fire Hydrant
 - GM [Symbol] Gas Meter
 - GV [Symbol] Gas Valve
 - IR [Symbol] Iron Pipe
 - IR [Symbol] Iron Rod
 - LS [Symbol] Light Standard
 - LP [Symbol] Light Pole
 - MP [Symbol] Manhole
 - SN [Symbol] Sign
 - TBM [Symbol] Temporary Benchmark
 - TCB [Symbol] Traffic Control Box
 - WM [Symbol] Water Meter
 - WV [Symbol] Water Valve
 - L.C.V. [Symbol] Irrigator Control Valve
 - HP [Symbol] Handicap Parking

- GENERAL NOTES:**
- 1) Subject Parcel lies within the City of Houston or it's ETJ and therefore subject to building requirements and ordinances regarding use of said property, more specifically, but not limited to City of Houston ordinance No. 1999-262 regarding setback requirements and platting regulations. Additional information may be found in the City of Houston building codes. Ultimate approval rests with the City of Houston Planning Commission.
 - 2) Survey depicts only visible and apparent evidence of improvement and utility location. Location of Sub-surface utilities are beyond the scope of this survey unless otherwise noted.
 - 3) The location, and existence of, utilities other than depicted on this survey cannot be certified. Utilities depicted on this survey are a compilation of field observation and records available through other sources.
 - 4) No observable evidence of site use as a solid waste dump, sump or landfill.
 - 5) No observable evidence of cemeteries, earth work moving, building construction or building additions within recent months.
 - 6) The subject property has access to and from a duly dedicated and accepted public street or highway as indicated on the survey.
 - 7) Basis of Bearing : Recorded Plat of FAIRVIEW GDNS ANX 3, Recorded in Volume 307 Page 142 H.C.M.R.

IMPORTANT NOTE:
 Prior to Commencing grading or on-site utilities work, contractor shall field verify location & depth of all off-site utilities to ascertain that proposed connections can be made as indicated in any construction drawings. Inform surveyors of any discrepancies or conflicts that may impact work described herein.



RECORDERS MEMORANDUM
 At the time of recording, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, corrections and changes were present at the time the instrument was filed and recorded.

FILED
 93 NOV -5 PM 2:12
 11/05/93 00914567 1546144 \$ 50.00

P545164

PROJECT LOCATION

VICINITY MAP

FAIRVIEW GARDENS ANNEX NO. 3 VOLUME 855 PAGE 602 D.R.H.C.T.X.

HILLCREST GARDENS VOLUME 725 PAGE 704 D.R.H.C.T.X.

HILLCREST ROAD (50' R.O.W.)

SENATE AVENUE (300' R.O.W.)

U.S. HIGHWAY 290

LOT 15
 0.080 ACRES OR 2808 SQ. FT.
 H.C.C.F. NO. C298245

LOT 16
 0.9834 ACRES
 H.C.C.F. NO. C807514

LOT 17
 0.430 ACRES
 H.C.C.F. NO. B598742

LOT 33
 JAMES P. GRIZZARD
 CALL 103-410 SQ. FT.
 H.C.C.F. NO. F803180

LOT 34
 JAMES P. GRIZZARD
 H.C.C.F. NO. F888598

LOT 35
 JAMES P. GRIZZARD
 VOLUME 853 PAGE 229
 H.C.D.R.

CURVE DATA

CURVE 1	CURVE 2
Δ=07°34'13"	Δ=01°02'26"
RAD=5014.79'	RAD=1882.36'
L=30.00	L=34.19
CH=30.00	CH=34.19
CB=N 25°03'41" E	CB=N 65°29'25" W

CURVE DATA

CURVE 1
 Δ=07°34'13"
 RAD=5014.79'
 L=30.00
 CH=30.00
 CB=N 25°03'41" E

CURVE 2
 Δ=01°02'26"
 RAD=1882.36'
 L=34.19
 CH=34.19
 CB=N 65°29'25" W

LEGAL DESCRIPTION

A 0.770 acre tract or 33,528 square feet of land out of Lots 15, 16, and 17, Fairview Gardens Annex No. 3, recorded in Volume 855, Page 602 Deed Records of Harris County, Texas, and also being out of Lots 33, 34, and 35, Hillcrest Gardens, recorded in Volume 725, Page 704 Deed Records Harris County, Texas, and being a portion of the same tract of land as described in a Deed to James P. Grizzard, dated November 12, 1982, recorded under Harris County Clerk's File No. B-598742, all located in the Thomas Hogan Survey, Abstract 326, Harris County Texas. Said 0.770 acres being more particularly described by metes and bounds as follows: (bearings based on S.D.H.P.T. right-of-way alignment map of U.S. Highway 290 account no. 8012-1-74)

COMMENCING at a found 5/8 inch iron rod in the Northeastery right-of-way line of U.S. Highway 290, (Variable width right-of-way), with the Southeastery right-of-way line of Senate Avenue (300 foot wide right-of-way);

THENCE N 25 deg. 20 min. 47 sec. E, (call N 25 deg. 15 min. 26 sec. E), along the Southeastery right-of-way line of Senate Avenue, same being the Northeastery line of Gulf Oil Corporation call 0.9834 acre tract recorded under Harris County Clerk's File No. C-807514, a distance of 171.91 feet to a found Gulf Oil Corporation brass disc for the POINT OF BEGINNING of the herein described tract;

THENCE continuing along the Southeastery right-of-way line of Senate Avenue being a curve to the left, having a central angle of 00 deg. 34 min. 13 sec., a radius of 3014.79, an arc length of 30.00 feet, a chord bearing of N 25 deg. 03 min. 41 sec. E, and a chord distance of 30.00 feet to a 3/4 inch iron rod set for corner;

THENCE S 64 deg. 28 min. 40 sec. E, passing at a distance of 263.15 feet to a point in the Westery line of Lot 33, Hillcrest Gardens, and continuing a total distance of 373.71 feet to a 3/4 inch iron rod set for corner;

THENCE S 22 deg. 03 min. 00 sec. W, a distance of 192.45 feet to a 3/4 inch iron rod set for corner in the Northeastery right-of-way line of U.S. Highway 290;

THENCE along the Northeastery right-of-way line of said U.S. Highway 290, being a curve to the right, having a central angle of 01 deg. 02 min. 26 sec., a radius of 1882.36 feet, an arc length of 34.19 feet, a chord bearing of N 65 deg. 29 min. 25 sec. W, and a chord distance of 34.19 feet to a found S.D.H.P.T. monument with brass disc, for a point of tangency;

THENCE N 67 deg. 48 min. 29 sec. W, continuing along the Northeastery right-of-way line of U.S. Highway 290, a distance of 100.84 feet (call 100.87 feet) to a point for corner in the Southeastery line of Gulf Oil Corporation call 0.9834 acre tract, from said point a (bent) 5/8 inch iron rod was found 0.80 feet South and 0.14 feet West;

THENCE N 22 deg. 03 min. 00 sec. E, (call N 21 deg. 59 min. 29 sec. E), along the Southeastery line of said Gulf Oil Corporation call 0.9834 acre tract a distance of 168.98 feet to a found Gulf Oil Corporation Brass Disc for corner;

THENCE N 64 deg. 28 min. 40 sec. W, (call N 64 deg. 38 min. 54 sec. W), along the Northeastery line of said Gulf Oil Corporation call 0.9834 acre tract, a distance of 240.04 feet to the PLACE OF BEGINNING.

STATE OF TEXAS
COUNTY OF HARRIS

I, James P. Grizzard, being hereinafter referred to as "Owner" of a .770 Acre Tract of Land more fully described below, being a portion of Lots 15, 16, 17 Fairview Gardens, Annex 3, as recorded in Volume 855, Page 602 of the Deed Records Harris County, Tx., and Lots 33, 34, 35 Hillcrest Gardens, as recorded in Volume 725 Page 704 of the Deed Records Harris County, Tx., do hereby make and establish this subdivision according to all lines, dedications, restrictions and notations shown on this plat and hereby dedicated to the use of the public forever, all streets (except those streets dedicated as use of the private streets), alleys, parks, water courses, drains, easements and public places shown hereon for the purposes and considerations therein expressed.

FURTHER, Owner does hereby covenant and agree that all of the property within the boundaries of the .770 Acre Tract shown on this plat is restricted to prevent the drainage of any septic tanks into any public or private street, road, or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owner does hereby dedicate to the public a strip of land fifteen (15) feet wide on each side of the center line of any and all boyous, creeks, gulches, ravines, draws, sloughs, or other natural drainage courses located within the .770 Acre Tract shown on this plat, as easement for drainage purposes, giving the City of Jersey Village, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owner does hereby covenant and agree that all of the property within the boundaries of the .770 Acre Tract shown on this plat adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting, and other obstructions to the operations and maintenance of the drainage facility and that such abutting property located within the .770 Acre Tract shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, the Owner hereby certifies that to the best of his knowledge, this plat does not attempt to alter, amend, or remove any covenants or restrictions.

IN TESTIMONY WHEREOF, James P. Grizzard affixed this 29 day of October, 1993.

James P. Grizzard
 James P. Grizzard, Owner

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared James P. Grizzard, as Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 29 day of October, 1993.

Garry L. Carr
 Garry L. Carr
 Notary Public in and for the State of Texas
 My Notary Commission Expires 09-18-1997

NOTES

- NO OCCUPANCY PERMIT SHALL BE ISSUED UNTIL SUCH TIME AS SEWAGE DISPOSAL FACILITIES ARE APPROVED AND CONSTRUCTED.
- U.E. INDICATES UTILITY EASEMENT.
- I.E.E. INDICATES INGRESS EGRESS EASEMENT.
- BEARINGS BASED ON S.D.H.P.T. R.O.W. MAP ACC. NO. 8012-1-74 SHEET 2-A.

OFFICE OF COUNTY CLERK, HARRIS COUNTY, TEXAS
 MAP RECORDS OF COUNTY CLERK
 FILE NO. 357142

FAIRVIEW GARDENS ANNEX 3 LOTS 15, 16, & 17

THIS IS PAGE 1 OF 1 PAGES
 REDUCTION 24% CAMERA DESIGNATION M801

I, J. Garlyn Rainwater, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct, and was prepared from an actual survey of the property made under my supervision on the ground and that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods have an outside diameter of not less than three-quarter inch and a length of not less than three (3) feet.

J. Garlyn Rainwater
 J. Garlyn Rainwater, Registered Professional Land Surveyor
 Texas Registration No. 4722

I, the undersigned Director of Public Works/City Engineer for the City of Jersey Village, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulation of the City as to which his approval is required.

John T. Horton, P.E.
 John T. Horton, P.E.
 DPW/CE

This plat and subdivision has been submitted to and considered by the City Planning and Zoning Commission and the City of Jersey Village, Texas, and is hereby approved by such Council and Commission.

DATED THIS 29 DAY OF October, 1993.

By: *D. Michael Descant*
 D. Michael Descant
 Mayor

By: *Ralph E. Martin*
 Ralph E. Martin
 Chairman, Planning and Zoning

I, Molly Pryor, Clerk of the County Court of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on NOV 5 1993, at 2:12 o'clock P.M. and duly recorded on NOV 10 1993, at 11:50 o'clock A.M. and at Film Code No. 357142 of the Map Records of Harris County for said county.

Witness my hand and seal of office, at Houston, this day and date last above written.

MOLLY PRYOR
 Molly Pryor, Clerk of the County Court
 Harris County, Texas

By: *M. Lucca*
 M. Lucca

PLAT OF 0.770 ACRES, OR 33,528 SQ. FT. OUT OF THE THOMAS HOGAN SURVEY ABSTRACT 326 HARRIS COUNTY, TEXAS.

TRACT TO BE USED FOR COMMERCIAL ENTERPRISE.

REV.	DATE	DESCRIPTION
10/25/1993		REVIEW

JOB NO: 5492PLAT PROJECT NO: SHEET 1
DRAWN BY: D.T.R. SCALE: 1"=40'
CHECKED BY: J.G.R. DATE: JANUARY 11, 1993 OF 1

RAINWATER SURVEYING
 J. CARLYN RAINWATER R.P.L.S. NO. 4722
 4117 VISTA ROAD SUITE B
 PASADENA, TEXAS 77504
 713-947-0000 FAX 713-947-5336

PLANNING AND ZONING COMMISSION MEETING PACKET FOR SEPTEMBER 11, 2024



**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.

Rick Faircloth, Chairman

ATTEST:

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

