



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 October 14, 2024 at 7:00 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.** Conduct a Joint Public Hearing with the Jersey Village Planning and Zoning Commission 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. *Rick Faircloth, Chairperson*
- C.** Election of chairperson and vice-chairperson for one-year term. *Rick Faircloth*
- D. 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*
- E.** Approval of the Minutes from the Meeting held on September 11, 2024. *Maria Thorne, Administrative Assistant*
- F.** Discuss and take appropriate action the preparation and presentation of the Final Report to City Council 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. *City Building Official Representative*
- G.** Discuss and take appropriate action the preparation and presentation of the Final Report to City Council 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. *City Building Official Representative*

H. Discuss and take appropriate action the preparation and presentation of the Final Report to City Council concerning 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. *City Building Official Representative*

I. 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: October 2, 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."



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

AGENDA DATE: October 14, 2024

AGENDA ITEM: B

AGENDA SUBJECT: Conduct a Joint Public Hearing with the Jersey Village Planning and Zoning Commission 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.

Prepared By: Lorri Coody, City Secretary

Date Submitted: September 13, 2024

EXHIBITS: EX A – Public Hearing Notice
EX B – P&Z Preliminary Reports
EX C – PH Script

BACKGROUND INFORMATION:

The Planning and Zoning Commission met on September 11, 2024, and preliminarily recommended that City Council:

- Amend the Code of Ordinances of the City of Jersey Village, Texas, at Chapter 14, Article IV, Division 2, Section 14-101(g) by adding a new subsection (6) to address elevated garages; and
- Amend the Code of Ordinances of the City of Jersey Village, Texas, at Chapter 14, Article IV, Section 14-105(a) table 14-105 (A) at Car Wash by adding SUP to District K; and
- Allow owner CASBA LLC to operate as a car wash located at 15824 NW FWY, Houston, Texas 77040 within the City of Jersey Village in zoning District K.

The preliminary reports were submitted to the Council at its September 16, 2024, meeting, and a Joint Public Hearing were ordered for October 14, 2024.

A joint public hearing must be conducted by the City Council and the Planning and Zoning Commission in accordance with the requirements of the Code of Ordinances of the City of Jersey Village - Section 14-84.

The purpose of this hearing is to receive 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.

PLANNING AND ZONING COMMISSION MEETING PACKET FOR THE MEETING ON OCTOBER 14, 2024

RECOMMENDED ACTION: Conduct a Joint Public Hearing with the Jersey Village Planning and Zoning Commission 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.

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, July 15, 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 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.

A copy of the Planning and Zoning Commission's Preliminary Report concerning the request, which is 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



**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



PLANNING AND ZONING COMMISSION MEETING PACKET FOR THE MEETING ON OCTOBER 14, 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; 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



PLANNING AND ZONING COMMISSION MEETING PACKET FOR THE MEETING ON OCTOBER 14, 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



**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



MAYOR OR MAYOR PRO tem

Script for Joint Public Hearing on October 14, 2024

Announce the Item on the Council Agenda - then:

**ACKNOWLEDGE P&Z CHAIRMAN / VICE CHAIRMAN
CONFIRM QUORUM OF P&Z**

**CONFIRM THAT ALL POSTING REQUIREMENTS HAVE BEEN
MET then say:**

I now call to order this joint public hearing with the Planning and Zoning Commission at ____ p.m. Everyone desiring to speak should complete a public hearing comment card and present the card to the City Secretary. Each speaker will be given 5 minutes to present information 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 (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.

(Call the first person signing up to speak).

(After everyone has spoken . . . or if no one desires to speak, finish the meeting with the following)

There being no one (else) desiring to speak, I now close this joint public hearing concerning elevated garages, text changes related to Specific Use Permits for Car Washes in District K, and the request to issue a Specific Use Permit for a Car Wash in District K at ____ p.m.

PLANNING AND ZONING COMMISSION MEETING PACKET FOR THE MEETING ON OCTOBER 14, 2024

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

AGENDA DATE: October 14, 2024

AGENDA ITEM: C

AGENDA SUBJECT: Election of chairperson and vice-chairperson for one-year term.

Department/Prepared By: Lorri Coody

Date Submitted: September 16, 2024

EXHIBITS: None

BUDGETARY IMPACT: None

CITY MANAGER APPROVAL:

BACKGROUND INFORMATION:

In accordance with the City of Jersey Village Code of Ordinance Section 14-21(b) the commission shall elect a chairperson and vice-chairperson at the first regularly scheduled meeting after the September appointments who shall serve for a period of one year.

According to November 29, 2023, meeting minutes, Rick Faircloth was elected to a one-year term as chairperson, beginning October 1, 2023, and ending September 30, 2024; and Eric Henao was elected to a one-year term as vice-chairperson, beginning October 1, 2023, and ending September 30, 2024.

This item is to elect a Chairperson and a Vice Chairperson for the term beginning October 1, 2024 and ending September 30, 2025.

RECOMMENDED ACTION:

Elect Officers

- D. **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**

September 11, 2024 – 6:00 p.m.

THE PLANNING AND ZONING COMMISSION MET ON SEPTEMBER 11, 2024, AT 6:00 P.M. IN THE CIVIC CENTER AUDITORIUM, 16327 LAKEVIEW DRIVE, JERSEY VILLAGE, TEXAS.

A. The meeting was called to order in at 6:02 p.m. and the roll of appointed officers was taken. Commissioners present were:

Rick Faircloth, Chairman
Eric Henao, Commissioner
Debra Mergel, Commissioner

Cynthia Kopinitz, Commissioner
Nestor Mena, Commissioner

Staff in attendance: Lorri Coody, City Secretary; Justin Pruitt, City Attorney; Miesha Johnson, Community Development Manager; Jordan Cruz, Building Official Representative.

Council Liaison, Drew Wasson, was present at this meeting.

Commissioners Charles A. Butler, III and David L. Lock were not present at this meeting.

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.

Kimberly Henao - 15601 Singapore Lane, Jersey Village, Texas – Mrs. Henao spoke in favor of improvements for the City.

C. Consider approval of the minutes for the meeting held on July 15, 2024.

Commissioner Henao moved to approve the minutes for the meeting held on July 15, 2024. Commissioner Kopinitz seconded the motion. The vote follows:

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

Abstain: Commissioner Mergel

Nays: None

The motion carried.

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.

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

PLANNING AND ZONING COMMISSION MEETING PACKET FOR THE MEETING ON OCTOBER 14, 2024

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.

Building Official Cruz explained the need to address garage doors on elevated homes. Mr. Cruz read the proposed amendment that refers to garage doors on elevated homes. He explained the two options being proposed.

There was discussion about the homes that have already been elevated. Mr. Cruz explained that those homes already elevated would not be affected by this change. Some wondered why this change is being proposed now given that so many homes have already been elevated.

Mr. Cruz explained that there have been complaints about the appearance of these elevated homes as they relate to garage door placement. It was clarified that there is NO FEMA requirement to make these changes, it is just to address the complaints from residents.

The Commission discussed how these doors look on elevated homes. It was also discussed that this change only addresses the garage doors on elevated homes. In connection with same, there was discussion about if the garage is still usable. In most instances, it is not. There was discussion that the placement of the door should be at ground level, so it looks like a usable garage.

City Attorney Pruitt stated that anything elevated prior to this change is grandfathered. The grandfathering process was discussed by the Commission. There was discussion about Section 6b of the proposed change. Some wondered if there are two-story garage doors. Mr. Cruz explained the size of the doors and how they would work. The change covers both attached and detached garages.

The Commission discussed the complaints received by the City from residents. Community Development Manager Johnson explained that most residents were in favor of proposed Section 6a. If the garage is connected it must be raised with the home and that space below is not usable, but the raised

garage extends the size of the home for living space. Option 6b was discussed. It was discussed that this option could address the garage space so that the garage is still usable. The wording on section 6b was discussed in detail.

The 6-month time frame was discussed. Most believed that this time frame is not needed.

With no further discussion on the matter, Commissioner Faircloth moved to preliminary recommend that City Council approve 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. Commission Henao seconded the motion. The vote follows:

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

Nays: None

The motion carried.

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

- 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.**

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.

The location of the request was discussed by the Commission, including the boundaries of District K.

The applicant explained the project. The proposed Car Wash will be similar to the one on Jones Road. It will be touchless with an attendant. It is more like Blue Wave than Mr. Detail. There will be a tunnel which you drive through.

There was discussion about the existing slab. The owner explained at this time, they are not sure if they will use the existing slab. Access was also discussed. There was concern if a resident comes down Senate and wants to use the Car Wash, it may be problematic. Access to the Car Wash was discussed in detail.

This is an individual project, not a franchise. It is the owner's first Car Wash. The owner's contractor has built three Car Washes for individual clients. Water usage was discussed. The owner explained

that 80% of the water is reused. The cost of the project was discussed. The owner's contractor stated that a recent project was built at a cost of \$1,900,000.

There was discussion about currently having SUP for District G and H. The restrictions for these Districts for Car Washes was discussed. The definition of Car Wash was discussed as written in the Code of Ordinances at Section 14-5.

City Attorney Pruitt explained how a SUP works.

With no further discussion on the matter, Commissioner Faircloth moved that the Commission preliminary recommend that City Council approve the request to amend Chapter 14, Article IV, Section 14-105(a) table 14-105 (A) Commercial Permitted Uses at Car Wash by adding SUP to District K. Commissioner Mena seconded the motion. The vote follows:

Ayes: Commissioners Members Henao, Mergel, Mena, and Kopinitz
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 B.

- 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.**

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.

City Attorney Pruitt explains that this item is to consider the application for SUP.

With limited discussion on the matter, Commissioner Mena moved that the Commission preliminary propose that City Council grant the request of CASBA LLC, owner, for a Specific Use Permit to operate a car wash located at 15824 NW FWY, Houston, Texas 77040 within the City of Jersey Village in zoning District K. Commissioner Kopinitz seconded the motion. The vote follows:

Ayes: Commissioners Members Henao, Mergel, Mena, and Kopinitz
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 C.

G. Adjourn

There being no further business on the agenda the meeting was adjourned at 7:23 p.m.



Lorri Coody, City Secretary

DRAFT

PLANNING AND ZONING COMMISSION MEETING PACKET FOR THE MEETING ON OCTOBER 14, 2024

EXHIBIT A

Planning and Zoning Commission Minutes

September 11, 2024

Preliminary Report - Elevated Garages

DRAFT



**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



DRAFT

PLANNING AND ZONING COMMISSION MEETING PACKET FOR THE MEETING ON OCTOBER 14, 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; 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



EXHIBIT B

Planning and Zoning Commission Minutes

September 11, 2024

Preliminary Report - Text Change

District K - Car Wash - SUP



**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.”

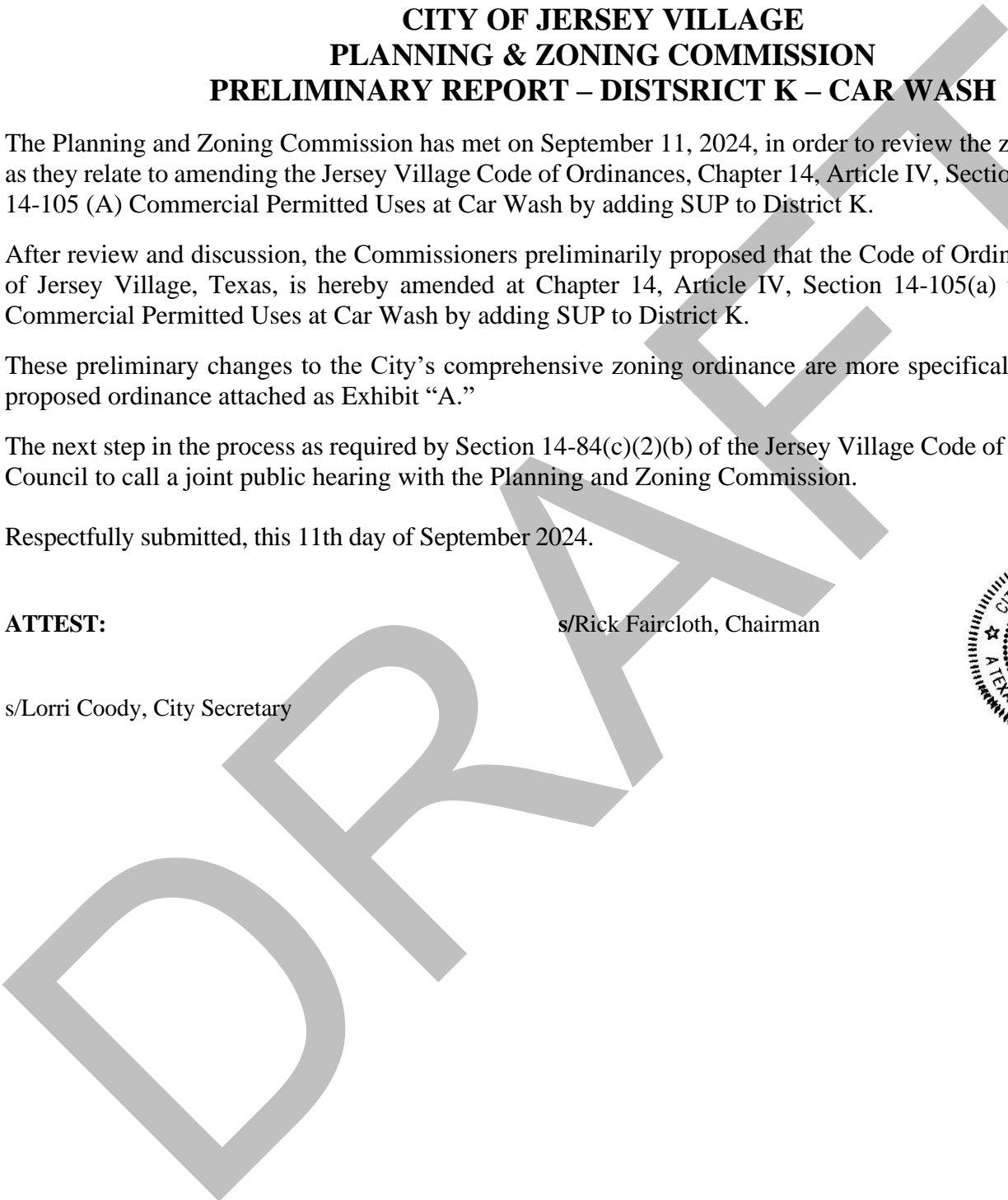
The next step in the process as required by Section 14-84(c)(2)(b) of the Jersey Village Code of Ordinances is for Council to call a joint public hearing with the Planning and Zoning Commission.

Respectfully submitted, this 11th day of September 2024.

ATTEST:

s/Rick Faircloth, Chairman

s/Lorri Coody, City Secretary



PLANNING AND ZONING COMMISSION MEETING PACKET FOR THE MEETING ON OCTOBER 14, 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

DRAFT

PLANNING AND ZONING COMMISSION MEETING PACKET FOR THE MEETING ON OCTOBER 14, 2024

EXHIBIT C

Planning and Zoning Commission Minutes

September 11, 2024

Preliminary Report - SUP Request

District K - Car Wash



**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



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

AGENDA DATE: October 14 2024

AGENDA ITEM: E

AGENDA SUBJECT: Discuss and take appropriate action the preparation and presentation of the Final Report to City Council 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.

Dept./Prepared By: Lorri Coody, City Secretary **Date Submitted:** September 18, 2024

EXHIBITS: Final Report – Elevated Garages – Draft
EX A – Proposed Ordinance – Elevated Garages

BACKGROUND INFORMATION:

A Joint public hearing will be conducted at the October 14, 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 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.

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.

A draft final report of the expected findings of the Commission is included for review.

RECOMMENDED ACTION:

Discuss and take appropriate action the preparation and presentation of the Final Report to City Council 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.



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION
FINAL REPORT
ELEVATED GARAGES**

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.

The preliminary report was submitted to the Jersey Village City Council at its September 16, 2024, meeting. The report was received, and the City Council ordered a Joint Public Hearing for October 14, 2024.

On October 14, 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 requested 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.

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 October 14, 2024, recommends that City Council amend the Code of Ordinances of the City of Jersey Village, Texas, at Chapter 14, Article IV, Division 2, Section 14-101(g) by adding a new subsection (6) to address elevated garages.

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 14th day of October 2024.

Rick Faircloth, Chairman

ATTEST:

Lorri Coody, City Secretary



PLANNING AND ZONING COMMISSION MEETING PACKET FOR THE MEETING ON OCTOBER 14, 2024

Exhibit A

Proposed Ordinance

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



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

AGENDA DATE: October 14 2024

AGENDA ITEM: G

AGENDA SUBJECT: Discuss and take appropriate action the preparation and presentation of the Final Report to City Council 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.

Dept./Prepared By: Lorri Coody, City Secretary **Date Submitted:** September 18, 2024

EXHIBITS: Final Report – Car Wash Text – Draft
EX A – Proposed Ordinance – Car Wash Text

BACKGROUND INFORMATION:

A Joint public hearing will be conducted at the October 14, 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 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.

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.

A draft final report of the expected findings of the Commission is included for review.

RECOMMENDED ACTION:

Discuss and take appropriate action the preparation and presentation of the Final Report to City Council 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.

PLANNING AND ZONING COMMISSION MEETING PACKET FOR THE MEETING ON OCTOBER 14, 2024



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION
FINAL 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.

The preliminary report was submitted to the Jersey Village City Council at its September 16, 2024, meeting. The report was received, and the City Council ordered a Joint Public Hearing for October 14, 2024.

On October 14, 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 to amend the Jersey Village Code of Ordinances 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.

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 October 14, 2024, recommends that City Council amend the Code of Ordinances of the City of Jersey Village, Texas, 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.

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 14th day of October 2024.

Rick Faircloth, Chairman

ATTEST:

Lorri Coody, City Secretary



PLANNING AND ZONING COMMISSION MEETING PACKET FOR THE MEETING ON OCTOBER 14, 2024

Exhibit A

Proposed Ordinance

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

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

AGENDA DATE: October 14 2024

AGENDA ITEM: H

AGENDA SUBJECT: Discuss and take appropriate action the preparation and presentation of the Final Report to City Council concerning 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.

Dept./Prepared By: Lorri Coody, City Secretary **Date Submitted:** September 18, 2024

EXHIBITS: Final Report – Car Wash SUP – Draft
EX A – Proposed Ordinance – Car Wash SUP

BACKGROUND INFORMATION:

A Joint public hearing will be conducted at the October 14, 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 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.**

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.

A draft final report of the expected findings of the Commission is included for review.

RECOMMENDED ACTION:

Discuss and take appropriate action the preparation and presentation of the Final Report to City Council concerning 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.

PLANNING AND ZONING COMMISSION MEETING PACKET FOR THE MEETING ON OCTOBER 14, 2024



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION
FINAL 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.

The preliminary report was submitted to the Jersey Village City Council at its September 16, 2024, meeting. The report was received, and the City Council ordered a Joint Public Hearing for October 14, 2024.

On October 14, 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 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.

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 October 14, 2024, recommends that City Council grant the request of CASBA LLC, owner, for a Specific Use Permit to operate a car wash located at 15824 NW FWY, Houston, Texas 77040 within the City of Jersey Village in zoning District K.

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 14th day of October 2024.

Rick Faircloth, Chairman

ATTEST:

Lorri Coody, City Secretary



PLANNING AND ZONING COMMISSION MEETING PACKET FOR THE MEETING ON OCTOBER 14, 2024

Exhibit A

Proposed Ordinance

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

