



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 April 18, 2022 at 6:00 p.m. at the Civic Center Meeting Room, 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. Consider approval of the minutes for the meeting held on February 21, 2022. *Lorri Coody, City Secretary*
- D. Discuss and take appropriate action concerning the annual review of the City's progress in implementing the Comprehensive Plan and prepare the 2022 Annual Progress Report for submittal and presentation to the City Council on May 18, 2022. *Austin Bless, City Manager*
- E. Conduct a Joint Public Hearing with the Planning and Zoning Commission for the purpose of receiving oral comments from any interested person(s) concerning the proposal to amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-107 concerning Permitted and Specific Uses in District H (Industrial District). *Chairman Rick Faircloth and Mayor Bobby Warren*
- F. Discuss and take appropriate action regarding the preparation and presentation of the Final Report to City Council concerning the proposal to amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-107 concerning Permitted and Specific Uses in District H (Industrial District). *Evan Duvall, 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: April 12, 2022 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**

February 21, 2022 – 6:00 p.m.

THE PLANNING FEBRUARY 21, 2022, AT 6:00 P.M. IN THE CIVIC CENTER, 16327 LAKEVIEW DRIVE, JERSEY VILLAGE, TEXAS.

A. The meeting was called to order in at 6:00 p.m. and the roll of appointed officers was taken. Commissioners present were:

Rick Faircloth, Chairman
Eric Henao, Commissioner
Jennifer McCrea, Commissioner

Debra Mergel, Commissioner
Ty Camp, Commissioner
Charles A. Butler, III, Commissioner

Commissioner Courtney Standlee was not present at this meeting.

Council Liaison, Drew Wasson, was not present at this meeting.

Staff in attendance: Justin Pruitt, City Attorney; Evan Duvall, Building Official Representative; and Maria Thorne, Administrative Assistant.

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.

There were no Citizen's Comments.

C. Consider approval of the minutes for the meeting held on February 8, 2022.

Commissioner Camp moved to approve the minutes for the meeting held on February 8, 2022. Commissioner Butler seconded the motion. The vote follows:

Ayes: Committee Members McCrea, Camp, Butler, Mergel, and Henao
Chairman Faircloth.

Nays: None

The motion carried.

D. Discuss and take appropriate action concerning amendments to the Jersey Village Code of Ordinances at Chapter 14, Article IV, Sections 14-107(d) concerning Specific Uses in District H (Industrial District) and, if appropriate, prepare for presentation to Council on March 21, 2022, a Preliminary Report in connection with any suggested amendments.

BACKGROUND INFORMATION:

One of the goals in the Comprehensive Plan is to “Encourage quality Community-orientated Retail and Restaurants”, “Encourage quality Community-orientated Entertainment”, to update city codes to conform to the Comprehensive Plan, and to “Review existing development codes to identify incompatibility with the vision and desired uses (higher quality restaurants, services, and entertainment), and to protect residential neighborhoods.”

PLANNING AND ZONING MEETING PACKET FOR THE MEETING ON APRIL 18, 2022

To that end, on February 8, 2022, the Commission engaged in conversation regarding amendments to the Code of Ordinance at Chapter 14, Article IV, Sections 14-107(d) concerning Specific Uses in District H (Industrial District). During the February 8, 2022, meeting, the Commission directed Staff to include definitions for the specific uses and to make the following changes:

The following businesses should be removed from being a permitted use and moved to a specific use:

- (a)(1)(i) Concrete products manufacture
- (a)(1)(m) Food processing and packaging, with the exception of slaughtering.
- (a)(1)(r) Jewelry and watch manufacturing
- (a)(1)(f) Truck Terminal
- (a)(1)(g) Wholesale or warehousing
- (a)(1)(v) Produce Market

Accordingly, the listing of specific use amendments for District H is as follows:

1. Bail Bond Business
2. Concrete products manufacture.
3. Credit Access Business (Payday Loan/Auto Title)
4. Head/Smoke Shops
5. Junk or salvage yard
6. Mini storage lots
7. Precious metal dealer (gold exchange)
8. Tattoo Shop
9. Truck terminal
10. Cell Phone and Computer Repair Businesses
11. Hookah Bars/Lounges
12. Jewelry and watch manufacturing
13. Produce Market
14. Wholesale or warehousing
15. Food processing and packaging, with the exception of slaughtering.

The main reason to put these into District H is to make it abundantly clear that these uses are allowed only in District H, as they would not be in any of the other zones. By putting these as specific use permits gives the Planning and Zoning Commission and City Council more say in these types of businesses in Jersey Village.

This item is to review the updates to the proposed ordinance and if appropriate, prepare for presentation to Council on March 21, 2022, a Preliminary Report in connection with any suggested amendments.

Chairman Faircloth called upon Evan Duvall, Building Official Representative, to give an update on the item. Mr. Duvall explained the definitions that were added to the proposed Ordinance.

The Commission engaged in discussion about the updated definitions and about adding these specific uses to District H.

With no further discussion on the matter, Commissioner Butler moved to preliminary recommend that City Council make amendments to the Jersey Village Code of Ordinances at Chapter 14, Article IV,

Sections 14-107(d) concerning Specific Uses in District H (Industrial District). Commissioner Henao seconded the motion. The vote follows:

Ayes: Committee Members McCrea, Camp, Butler, Mergel, and Henao
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 appointment of a Planning and Zoning Subcommittee to participate in meetings conducted by BBG and Staff to review existing development codes, and if necessary, update city codes to conform to the 2016 Comprehensive Plan.

BACKGROUND INFORMATION:

Chapter 7 of the 2016 Comprehensive Plan and the 2020 Comprehensive Plan Update (the Plan) focuses on Community Character. One of the goals in this Chapter of the Plan outlines the importance of promoting redevelopment of vacant or underutilized parcels by promoting the highest and best use for vacant or underutilized properties. To accomplish same, a key action is identified to ensure that property and building maintenance codes are up to date and compatible with current City values.

In connection with this goal, the City plans to utilize the expertise of BBG, the company contracted by the City to perform the City's Building Official activities. BBG, along with other key Staff members, will review City codes in order to make recommendations for updates that ensure compatibility with current City values.

It is expected that the review and update of the City's codes will be quite extensive, and discussions will be quite involved. Therefore, keeping this in mind along with the responsibility of the Planning and Zoning Commission under the Plan, which is to ensure that decisions and recommendations presented to the City Council are consistent with the Plan's policies, strategies, and recommendations, it might make work a bit more manageable if the Commission were to establish an up to three-member Subcommittee to work with BBG and Staff in making code change recommendations.

If the Commission chooses to appoint a Subcommittee, the responsibilities will be as follows:

1. Advise and make recommendations to the Planning and Zoning Commission on City code changes needed to implement the goals outlined in the City's Comprehensive Plan.
2. Attend code review meetings with Staff and BBG. Meetings maybe held in person or virtually, which ever method best accomplishes maximum attendance.
3. Any other duties requested by the Planning and Zoning Commission that are consistent with the purposes of forming the Subcommittee.

Establishing a Subcommittee will in no way change the responsibilities of the Commission as a whole. Zoning amendment changes will still need to follow the prescribed actions of the Commission to include the preparation of a preliminary report, a joint public hearing with City Council, and the preparation of a final report. It is hoped that the Subcommittee will assist the Commission as a whole in moving forward with this task.

This item is to discuss the appointment of a Subcommittee to review the City’s codes.

The Commission engaged in discussion about the Subcommittee and which Commissioners should participate.

With no further discussion on the matter, Commissioner McCrea moved to appoint Commissioners Charles A. Butler III and Ty Camp to serve on the Planning and Zoning Subcommittee to participate in meetings conducted by BBG and Staff to review existing development codes, and if necessary, update city codes to conform to the 2016 Comprehensive Plan. Commissioner Henao seconded the motion. The vote follows:

Ayes: Committee Members McCrea, Camp, Butler, Mergel, and Henao
Chairman Faircloth

Nays: None

The motion carried.

Chairman Faircloth called a short recess at 6:16 p.m. to join the City Council in the Council Chamber for Item F, which is the Joint Public Hearing concerning the Specific Use Permit for the Assisted Living and Memory Care Center located at 9300 Savile, Jersey Village, Texas.

Once the Commission consisting of the following members was present in the Council Chamber, Chairman Faircloth reconvened the Planning and Zoning Meeting for the Joint Public Hearing with City Council at 7:28 p.m.

Rick Faircloth, Chairman	Debra Mergel, Commissioner
Eric Henao, Commissioner	Ty Camp, Commissioner
Jennifer McCrea, Commissioner	Charles A. Butler, III, Commissioner

The following members of the City of Jersey Village City Council were present for the Joint Public Hearing:

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, James Singleton	
Council Member, Gary Wubbenhorst	

F. 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 proposal to amend the City’s Zoning Ordinance to grant a Specific Use Permit to allow the operation of an Assisted Living and Memory Care Center on the tract of land located at lot 2, block 5 of the Northwest Station, Section 2, with a street address of 9300 Savile Lane within the City of Jersey Village in Zoning District G.

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 7:29 p.m., for the purpose of receiving oral comments from any interested person(s) concerning the proposal to amend the City’s Zoning Ordinance to grant a Specific Use Permit to allow the operation of an Assisted Living and Memory

PLANNING AND ZONING MEETING PACKET FOR THE MEETING ON APRIL 18, 2022

Care Center on the tract of land located at lot 2, block 5 of the Northwest Station, Section 2, with a street address of 9300 Savile Lane within the City of Jersey Village in Zoning District G.

Mayor Warren called upon those requesting to speak as follows:

Jim Fields, 16413 Saint Helier, Jersey Village, Texas (713) 206-1184 – Mr. Fields was concerned about the impact that such a facility would have on City Services. Mayor Warren stated that the Council would discuss this further during the Ordinance approval item on this agenda.

With no one else signing up to speak at the hearing, Mayor Warren and Chairman Faircloth closed the joint public hearing at 7:31 p.m. and the Planning and Zoning Commission retired from the City Council meeting at 7:31 p.m. to continue its posted meeting agenda and prepare a final report in connection with this joint public hearing.

Chairman Faircloth reconvened the Planning and Zoning Commission Meeting at 7:32 p.m. in the Auditorium Meeting Room and called the next item as follows:

- G. Discuss and take appropriate action regarding the preparation and presentation of the Final Report to City Council concerning the proposal to amend the City’s Zoning Ordinance to grant a Specific Use Permit to allow the operation of an Assisted Living and Memory Care Center on the tract of land located at lot 2, block 5 of the Northwest Station, Section 2, with a street address of 9300 Savile Lane within the City of Jersey Village in Zoning District G.**

BACKGROUND INFORMATION:

A Joint public hearing will be conducted at the February 21, 2022 City Council and P&Z Meetings for the purpose of receiving oral comments from any interested person(s) concerning the proposal to amend the City’s Zoning Ordinance to grant a Specific Use Permit to allow the operation of an Assisted Living and Memory Care Center on the tract of land located at lot 2, block 5 of the Northwest Station, Section 2, with a street address of 9300 Savile Lane within the City of Jersey Village in Zoning District G.

Once the joint public hearing is conducted, consideration must be given to: (1) the directives of Council; (2) the discussions had concerning these issues 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 amendment.

The Commission engaged in discussion about the final report to include any additional conditions to the Specific Use Permit.

With no further discussion on the matter, Commissioner Butler moved to approve the final report recommending amendments the City’s Zoning Ordinance to grant a Specific Use Permit to allow the operation of an Assisted Living and Memory Care Center on the tract of land located at lot 2, block 5 of the Northwest Station, Section 2, with a street address of 9300 Savile Lane within the City of Jersey Village in Zoning District G. Commissioner Mergel seconded the motion. The vote follows:

Ayes: Commissioners Camp, Mergel, and Henao
Chairman Faircloth

Nays: Commissioners McCrea and Butler

The motion carried.

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

H. Adjourn

There being no further business on the agenda the meeting was adjourned at 7:53 p.m.



Lorri Coody, City Secretary

DRAFT

PLANNING AND ZONING MEETING PACKET FOR THE MEETING ON APRIL 18, 2022

EXHIBIT A

Planning and Zoning Commission Minutes

February 21, 2022

Preliminary Report DISTRICT H - SPECIFIC USES

DRAFT



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION
PRELIMINARY REPORT
DISTRICT H - SPECIFIC USES**

The Planning and Zoning Commission has met on February 8, 2022 and on February 21, 2022, in order to review the Jersey Village Code of Ordinances as they relate to amendments to Chapter 14, Article IV, Sections 14-107(d) concerning the specific uses in District H and, if appropriate, prepare for presentation to Council on March 21, 2022, a Preliminary Report in connection with any suggested amendments.

After review and discussion, the Commissioners preliminarily proposed that the Code of Ordinances of the City of Jersey Village, Texas, be amended to reflect specific use requirements for Sections 14-107(d).

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 21st day of February 2022.

s/Rick Faircloth, Chairman

ATTEST:

s/Lorri Coody, City Secretary



DRAFT

PLANNING AND ZONING MEETING PACKET FOR THE MEETING ON APRIL 18, 2022

Exhibit A

Proposed Ordinance

DRAFT

ORDINANCE NO. 2022-xx

AN ORDINANCE AMENDING CHAPTER 14 OF THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, TEXAS, BY AMENDING CHAPTER 14 “BUILDING AND DEVELOPMENT”, ARTICLE I “GENERAL”, SECTION 14-5 “DEFINITIONS” BY ADDING DEFINITIONS FOR CERTAIN USES; AMENDING CHAPTER 14 “BUILDING AND DEVELOPMENT”, ARTICLE IV “ZONING DISTRICTS”, SECTION 14-107 “REGULATIONS FOR DISTRICT H (INDUSTRIAL DISTRICT)”, SUBSECTION (a)(1) “PERMITTED USES” BY REMOVING CERTAIN USES FROM ZONING DISTRICT H; AMENDING ARTICLE IV “ZONING DISTRICTS”, SECTION 14-107 “REGULATIONS FOR DISTRICT H (INDUSTRIAL DISTRICT)”, SUBSECTION (d) “SPECIFIC USE” BY ADDING SPECIFIC USES IN ZONE H; 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 (the “Council”) of the City of Jersey Village, Texas (the “City”), determines it in the best interest of the health, safety, and welfare of the citizens of the City’s to amend the City’s Code of Ordinances related to Zoning Regulations (the “Code”); and

WHEREAS, the Planning & Zoning Commission (the “Commissions”) has issued its report and has recommended amendments to the Code to add definitions for certain uses in Chapter 14 of the Code and to allow for certain uses in Zoning District H by specific use permit in section 14-107(d) of the Code; and

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

WHEREAS, the Council now deems that such requested amendment to the Code is in accordance with the City’s Comprehensive Plan and is appropriate to grant; and, **NOW THEREFORE**,

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

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

SECTION 2. THAT Section 14-5 “Definitions” of Article IV “Zoning Districts” of Chapter 14 “Building and Development” of the Code of Ordinances, City of Jersey Village, Texas is hereby amended to read as follows (with added language being shown as underlined in bold and deleted language being shown as struck through, and with such amended language to be included in the appropriate alphabetical order within the existing portion of Section 14-5):

“Bail bond service means an establishment that makes available to the public undertakings of bail in connection with judicial proceedings.

Cell phone and computer repair business means a business that provides small-scale electronic repair services for items of the general public, including, but not limited to: cellphone repair; computer repair; and, other related minor repairs.

Concrete products manufacturer means a plant for the manufacture or mixing of concrete, cement, and concrete and cement products, including any apparatus and uses incident to such manufacturing and mixing.

Credit access business (payday loan/auto title) means an establishment providing loans to individuals in exchange for personal checks as collateral.

Food processing and packaging, with the exception of slaughtering means the preparation, processing, or canning and packaging of food products.

Head/smoke shop means any premises dedicated to the display, sale, distribution, delivery, offering, furnishing, or marketing of tobacco, tobacco products, or tobacco paraphernalia; provided, however, that any grocery store, supermarket, convenience store, or similar retail use that only sells conventional cigars, cigarettes, or tobacco as an ancillary sale shall not be defined as a “smoke shop and tobacco store” and shall not be subject to the restrictions in this chapter.

Hookah bar/lounge means an establishment used primarily for the sale of shisha for consumption on the premises or for sale or rental of accessories used for smoking shisha on the premises.

Jewelry and watch manufacturing means manufacturing or assembling of jewelry or watches.

Junk or salvage yard means any location whose primary use is where waste or scrap materials are stored, bought, sold, accumulated, exchanged, packaged, disassembled, or handled, including, but not limited to, materials such as scrap metals, paper, rags, tires, and bottles.

Mini storage lot means any structure designed or built with compartments to be used for individual storage of household items or business inventory by two (2) or more clients on a lease or rental basis. In no case may storage spaces be used in a retail, wholesale, business, or service function, nor shall the storage spaces be used for workshops, hobby shops, manufacturing, or similar uses or functions.

Precious metal dealer (gold exchange) means a person licensed to engage in the business of purchasing and selling crafted precious metal.

Produce Market means a specified land area managed by a single operator who leases space/stalls for the outdoor sales of: fresh fruit and produce foods products; meat and fish items; plants and flowers; or, bakery goods, dairy products, delicatessen, and grocery items.

Retail establishment selling or offering for sale any alcoholic beverage means a store which sells or offers to sell alcoholic beverages for off-premises consumption.

Retail shops and retail trade means a shop or establishment for the sale of goods or merchandise from a fixed location, such as a department store, boutique, or kiosk, in small or individual lots for direct consumption by the purchaser. “Retail shops or retail trade” specifically excludes: a pawnshop ~~pawnshop~~ **pawnshops, head/smoke shops, and hooka bars/lounges.**

Tattoo Shop means an establishment whose principal business activity, either in terms of operation or as held out to the public, is the practice of placing of designs, letters, figures, symbols, or other marks upon or under the skin of any person, using ink or other substances that result in the permanent coloration of the skin by means of the use of needles or other instruments designed to contact or puncture the skin. This use does not include permanent make-up associated with an accessory use in an established salon.

Truck terminal means any premises used by a motor freight company as a carrier of goods, which is the origin or destination point of goods being transported, for the purpose of storing, transferring, loading, and unloading goods.

Wholesale or warehousing business means an establishment or place of business primarily engaged in selling and/or distributing merchandise to retailers; to industrial, commercial, institutional, or professional business users, or to other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies. This is not considered a general commercial use.

SECTION 3. THAT Subsection 14-107(a)(1) “Permitted Uses” of Section 14-107 “Regulations for District H (Industrial District)” of Article IV “Zoning Districts” of Chapter 14 “Building and Development” of the Code of Ordinances, City of Jersey Village, Texas is hereby amended to read as follows (with added language being shown underlined in bold and deleted language being shown as struck through):

“(1) Permitted uses:

- a. Apparel manufacturing.
- b. Automobile and truck repair and rebuilding shop.
- c. Bakery.
- d. Building contractor and related activities.
- e. Building materials, sales and storage.
- f. Cabinet making.
- g. Carwash.
- h. Cold storage plant.
- ~~i. Concrete products manufacture.~~
- ~~j. i. Dry cleaning and laundry plant.~~
- ~~k. j. Electrical equipment assembly.~~
- ~~l. k. Farm implement machinery sales and storage.~~
- ~~m. Food processing and packaging, with the exception of slaughtering.~~
- ~~n. l. Furniture manufacturing.~~
- ~~o. m. Grocery store.~~

- ~~p.~~ **n.** Heating, plumbing and air conditioning, sales and repair.
- ~~q.~~ **o.** Instrument and meter manufacturing.
- ~~r.~~ ~~Jewelry and watch manufacturing.~~
- ~~s.~~ **p.** Mixing plants for concrete or paving materials.
- ~~t.~~ **q.** Optical goods manufacturing.
- ~~u.~~ **r.** Printing and publishing.
- ~~v.~~ ~~Produce market.~~
- ~~w.~~ **s.** Professional offices.
- ~~x.~~ **t.** Railroad and related facilities.
- ~~y.~~ **u.** Retail sales.
- ~~z.~~ **v.** Restaurant.
- ~~aa.~~ **w.** Service station.
- ~~bb.~~ **x.** Sheet metal processing.
- ~~cc.~~ **y.** Signs: Advertising, business, occupancy, and temporary.
- ~~dd.~~ **z.** Telecommunications towers.
- ~~ee.~~ **aa.** Temporary building which is incidental to the construction of buildings permitted in the district and which shall be removed when work is complete.
- ~~ff.~~ ~~Truck terminal.~~
- ~~gg.~~ ~~Wholesale or warehousing.~~
- ~~hh.~~ **bb.** Woodworking shop.”

SECTION 4. THAT Subsection 14-107(d) “Specific Use” of Section 14-107 “Regulations for District H (Industrial District)” of Article IV “Zoning Districts” of Chapter 14 “Building and Development” of the Code of Ordinances, City of Jersey Village, Texas is hereby amended to read as follows (with added language being shown underlined in bold and deleted language being shown as struck through):

“(d) Specific use. The following uses are permitted in district H with a specific use permit:

- (1) Bail bond service;**
- (2) Cell phone and computer repair business;**
- (3) Concrete products manufacture;**
- (4) Credit access business;**
- (5) Food processing and packaging, with the exception of slaughtering;**
- (6) Head/smoke shops;**

- (7) Hookah bars/lounge;**
- (8) Jewelry and watch manufacturing;**
- (9) Junk or salvage yard;**
- (10) Mini storage lots;**
- (11) Precious metal dealer;**
- (12) Produce Market;**
- (13) Retail establishment selling or offering for sale any alcoholic beverage;**
- (14) Tattoo Shop;**
- (15) Truck terminal; and,**
- (16) Wholesale or warehousing.”**

SECTION 5. 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 6. 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 7. 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 8. THAT this Ordinance shall be in full force and effect from and after its passage.

PASSED, APPROVED, AND ADOPTED this ___ day of _____, 2022.

FOR THE CITY:

BOBBY WARREN, MAYOR

ATTEST:

Lorri Coody, City Secretary

EXHIBIT B

Planning and Zoning Commission Minutes

February 21, 2022

Final Report

**Specific Use Permit - Assisted Living and
Memory Care Center**



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION
FINAL REPORT – SPECIFIC USE PERMIT
ASSISTED LIVING AND MEMORY CARE CENTER
DISTRICT G**

The Planning and Zoning Commission has previously met on January 10, 2022 and in its preliminary report recommended that Council grant a Specific Use Permit to allow the operation of an Assisted Living and Memory Care Center on the tract of land located at lot 2, block 5 of the Northwest Station, Section 2, with a street address of 9300 Savile Lane within the City of Jersey Village in Zoning District G.

The preliminary report was submitted to the Jersey Village City Council at its January 17, 2022 meeting. The report was received, and the City Council ordered a Joint Public Hearing for February 21, 2022.

On February 21, 2022, 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 proposed amendment.

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 February 21, 2022, recommends that Jersey Village Lifestyle Ltd. be allowed to operate as a specific use an Assisted Living and Memory Care Center on the tract of land located at Lot 2, Block 5 of the Northwest Station, Section 2, with a street address of 9300 Savile Lane within the City of Jersey Village in zoning District G.

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 21st day of February 2022.

S/Rick Faircloth, Chairman

ATTEST:

S/Lorri Coody, City Secretary



Exhibit A

Proposed Ordinance

DRAFT

ORDINANCE NO. 2022-xx

AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS (THE “CITY”), AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY, BY GRANTING JERSEY VILLAGE LIFESTYLE, LTD., A SPECIFIC USE PERMIT (THE “SPECIFIC USE PERMIT”) TO ALLOW THE OPERATION OF AN ASSISTED LIVING AND MEMORY CARE CENTER ON A TRACT OF LAND LOCATED WITHIN THE CITY LIMITS AT 9300 SAVILE LANE, JERSEY VILLAGE, TEXAS, 77040, AND IN “ZONING DISTRICT G”; 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, Jersey Village Lifestyle, Ltd. (the “Owner”) owns a 2.8831 acre tract of land (the “Property”) situated within the corporate limits of the City of Jersey Village, Texas (“the City”), with the Property being more particularly described as Lot 2, Block 5 of the Northwest Station, Section 2, and with a street address of 9300 Savile Lane, Jersey Village, Texas, 77040; and

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

WHEREAS, the Owner has made an application to the City for a Specific Use Permit for Multifamily Housing for Senior Citizens for the purpose of operating an Assisted Living and Memory Care Center at the 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 an Assisted Living and Memory Care Center, 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:

- a) Landscaping must include one (1) tree every thirty feet (30’) for the rear buffer-yard adjacent to Zone “C”. Each tree will be a minimum of three (3) caliper inches at the time of planting.
- b) All outdoor lighting must be compliant with Dark Skies standards – shielded and 3k or lower color temperature.
- c) A cedar or masonry fence that is eight feet (8’) tall must be erected along the entire rear property line adjacent to Zone “C”.
- d) The Owner must obtain a “Type B” License for the proposed use from the appropriate State of Texas licensing authority (the “License”) before this use contemplated under this Specific Use Permit is allowed to begin on the Property.
- e) The Owner must provide annual evidence to the City Council that the License has been reviewed by the appropriate State of Texas licensing authority and that the License remains in effect for all intents and purposes in order for this Specific Use Permit to continue to be effective. If the Owner fails to provide sufficient evidence to the City Council that the License has been reviewed by the appropriate State of Texas licensing authority and remains in effect, then this Specific Use Permit shall immediately be revoked, and the use authorized under this Specific Use Permit shall cease.

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.

SECTION 8. THAT this Ordinance, and the Specific Use Permit granted hereby, shall become effective upon Jersey Village Lifestyle, Ltd. furnishing to the City a copy of an owner’s policy of title insurance showing title in the Property in Jersey Village Lifestyle, Ltd.’s name.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2022.

BOBBY WARREN, MAYOR



ATTEST:

Lorri Coody, City Secretary

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

AGENDA DATE: April 18, 2022

AGENDA ITEM: D

AGENDA SUBJECT: Discuss and take appropriate action concerning the annual review of the City’s progress in implementing the Comprehensive Plan and prepare the 2022 Annual Progress Report for submittal and presentation to the City Council on May 18, 2022.

Dept. / Prepared By: Austin Bless, City Manager

Date Submitted: April 11, 2022

EXHIBITS: [EXA](#) - Implementation Progress Report – March 2022
[EXB](#) - 2022 Demographics Update
[Proposed Annual Comp Plan Progress Report](#)

BACKGROUND INFORMATION:

As part of the Comprehensive Plan, the Planning and Zoning Commission is charged with:

- Recommending to City staff an annual program of actions to be implemented, including guidance as to the timeframes and priorities.
- Preparing an Annual Progress Report for submittal and presentation to the City Council
- Ensuring decisions and recommendations presented to the City Council are consistent with this plan’s policies, strategies, and recommendations.
- Helping to ensure the plan is considered in the decisions and actions of other entities.
- Amending, extending, or adding plan revisions as necessary and appropriate.

This item is to conduct the annual review of the Comprehensive Plan with respect to current conditions and trends. The review is to provide a basis for adjusting capital expenditures and priorities, and will reveal changes and additions necessary to keep the Plan functional, current, and applicable long-term. It is recommended that the review include consideration of the following:

1. The City’s progress in implementing the Plan;
2. Changes in conditions that form the basis of the Plan;
3. Community support for the Plan’s goals, strategies, and actions; and
4. Changes in State laws.

An Implementation Progress Report was included in the Plan in order to aid with implementation. It provides a summary of the Plan’s recommendations, and along with budget assumptions, it assigns a suggested time frame in which to commence action items.

The time frames are as follows:

SHORT-TERM RECOMMENDATIONS:

- Implementation of these action items should begin following plan adoption.
- Approximate time line: zero to five years following plan adoption.

MID-TERM RECOMMENDATIONS:

- Implementation of these action items will likely follow short term recommendations.
- Approximate time line: five to ten years following plan adoption.

LONG TERM/ON-GOING RECOMMENDATIONS:

- These action items should be continually addressed by City leaders (i.e. no specific time frame is applicable).

Included with this packet is a breakdown of the various goals from the Comprehensive Plan and where they are at, or when they are scheduled to be completed.

The Comprehensive Plan requires that all relevant demographic data regarding the economy of the City be compiled and updated at least annually. This information is included in the meeting packet.

Finally, there have been no changes in the law that will affect our Comprehensive Plan.

RECOMMENDED ACTION:

Discuss and take appropriate action concerning the annual review of the City's progress in implementing the Comprehensive Plan and prepare the 2022 Annual Progress Report for submittal and presentation to the City Council on May 18, 2022.

Recap of Comprehensive Plan 2020 Update Implementation

This recap is being provided with information as of March 2022.

Future Land Use Recommendations

Establish a zoning overlay district for the Highway 290 corridor.

City staff is looking at this recommendation in conjunction with the recommendation below. The City has contracted with BBG Consulting to revamp our existing development codes, and this will be a part of the scope of that project. This project is expected to be completed late 2022 or early 2023.

Review existing development codes to identify incompatibility with the vision and desired uses (higher quality restaurants, services, and entertainment), and to protect residential neighborhoods.

The City has contracted with BBG Consulting to revamp our existing development codes, and this will be a part of the scope of that project. This project is expected to be completed late 2022 or early 2023.

Compile all relevant demographic data regarding the economy of the City and update at least annually.

This is done annually in July. The 2021 numbers came from the 2020 Census, which the City is working with the Census Bureau to ensure the accuracy of the count.

Conduct a full cost of service and revenue generation analysis for annexation of the extraterritorial jurisdiction (ETJ).

This project has not yet been started.

Promote aesthetically pleasing designs for retail and commercial land uses that are located at major intersections as destinations in their own right, but also as corridor framing uses.

Annually the city sends out communications to business owners encouraging the use of similar types of flowers and plants to what is recommended in our Branding Standards Plan.

Consider mixed use development, combining residential and nonresidential uses.

This is a mid-term project. It may be completed as part of our comprehensive look at the Chapter 14 Building and Development Codes.

Promote redevelopment and land use patterns that reduce the number and length of auto trips and support walking and bicycling. Encourage friendly, walkable environments within key destination areas of the community by offering incentives to developers such as reduced parking requirements.

This is a mid-term project. It may be completed as part of our comprehensive look at the Chapter 14 Building and Development Codes.

Public Services, Utilities and Flood Mitigation Infrastructure

Ensure a fire service rating equivalent to the city's current rating is maintained.

This is an ongoing item. The City continues to maintain a ISO rating of 2.

Continue positive working relationship with Harris County Flood Control.

The City maintains a positive working relationship with HCFCD. City Manager Bleess is in regular communication with HCFCD on projects that would impact the City.

Continue to implement the Long-Term Flood Recovery Plan.

Since 2017 there have been about 165 homes that have been identified for potential elevation. Since that time 37 of the homes have been awarded grant funding for home elevations, 3 are being mitigated as part of TIRZ 3, 2 others were purchased by FEMA through HCFCD, and 3 others were mitigated by the individual property owners. That leaves 120 homes that remain to be mitigated as of today.

The City continues to implement the Long-Term Flood Recovery Plan. As of this writing the City Manager has submitted a grant request for the FY21 FMA Home Elevations for 16 homes.

The City has contracted with Aguirre & Fields to design the E127 improvements that would bring the conveyance of the channel to the 100-year level.

Transportation and Circulation Recommendations

Develop neighborhood pedestrian connections through a trail system. Acquire/secure land needed for initial paths of trail system. Utilize existing bayous and conveyance channels to help expand the trail system if necessary.

City staff is working with Harris County, Harris County Flood Control District, and CenterPoint Energy to increase pedestrian connections to other existing trails outside of the City limits.

Explore TxDOT funding opportunities for multi-modal transportation alternatives.

City staff monitors funding opportunities.

Conduct a corridor pedestrian mobility study to identify specific corridor deficiencies and prioritize potential improvements.

This project has not yet been started. It is anticipated to get started FY23 Q2.

Prioritize sidewalk improvement areas based upon propensity to generate pedestrian traffic, with safe routes to schools and safe routes to transit of highest priority.

For FY22 the City Council allocated a total of \$225,000 for sidewalk replacement. Maps that are updated regularly [can be found on our website](#) showing what has been repaired so far and what is scheduled to be repaired.

Create an enhanced pedestrian environment along key entry roadways and those with adjacent residential development to encourage walking to local retail and service destinations, especially along Jones Road, Jersey Meadows Drive, and Castlebridge Drive.

City staff are working on this project, specifically as it relates to Jones Road as part of the FY22 City Budget. The other areas are currently being evaluated and will be budgeted in future fiscal years.

Encourage the County to connect Taylor Road west of the extraterritorial jurisdiction (ETJ) to provide better access for future development.

The City Manager annually reaches out to our County Commissioners Office on this topic. This connection likely would not be done until there is more density in the area between North Eldridge Parkway and Jones Road.

Economic Development Recommendations

Consider creation of a municipal management district (MMD) to fund corridor enhancements and on-going maintenance.

City staff will begin to look in FY23 Q1.

Encourage development of desired office, retail, service, and entertainment venues through the use of tax abatement, TIRZ, or 380 agreements.

The City Manager reaches out to realtors and property owners approximately every 6 weeks to remind them of the opportunities that exist and the tools the City has to help these types of developments.

Identify and target underserved retail market segments.

Annually the City Manager gets a report about the retail leakage. That information is shared with local property owners and is used to help target market segments that could do well in Jersey Village.

Prepare marketing materials highlighting the assets and advantages of Jersey Village.

City staff will begin work on this in Spring 2022.

Establish working relationships with commercial brokerages.

The City Manager reaches out to commercial brokerages that have locations in and around Jersey Village, or is listing property in Jersey Village, every 6 weeks. This has resulted in productive meetings and good working relationships with them.

Develop and implement an expanded Marketing Plan for the Jersey Meadow Golf Club.

Jersey Meadow Golf Course has seen record levels of play in 2020 and 2021. Increased marketing in specific targeted areas of Houston area a direct contribution to this success. Golf Course staff has also increased the number of events they do on the course, such as shot gun start tournaments, and created club house specials, have also directly increased the profitability of Jersey Meadow.

Since completion of the berm project the number of rounds played and revenue per rounds has increased. Right now the marketing that is being done has benefited the course to the greatest extent possible.

Assemble a package detailing the Jersey Village development process and available incentives.

The City Manager has information on the incentives offered by the city. A package detailing the development process is currently being updated to reflect our new permitting system and process that was implemented in the second half of 2021. A full package of this information will be available to the public and business community in April 2022.

Establish a business-owners council as a resource learning about the needs of businesses and communicating the City's goals to the business community.

This is a mid-term project. It is not anticipated to be looked at until FY24.

Procure an Economic Development Consultant to be considered by city management and the City Council.

This is a mid-term project. It is not anticipated to be looked at until FY24.

Identify potential redevelopment sites and create proposal packages to incentivize developers.

This is a mid-term project. It is not anticipated to be looked at until FY24.

Review current processes encountered by business expansions and relocations to reduce inefficiencies and make it easier for businesses.

In 2021 City Staff overhauled our permitting system. Now anyone can submit plans online, and track their progress through the review process online as well.

Due to voluntary staffing changes, the City has contracted with a local firm to do our building plan review and inspections. This has led to greater resources being available to the city and businesses and decreased the response times for plan reviews, permitting, and inspections.

Parks, Recreation, and Open Space Recommendations

Implementation of the projects identified in the 2020 Parks Master Plan.

The high priority projects of the 2020 Parks Master Plan have been included in the CIP Budget for FY 2022 and are being planned for the next several years. Projects to be completed in 2022 include the bathroom at Carol Fox Park. This project status, as well as the status of other city projects, can be found on our City Project page: <https://www.jerseyvillagetx.com/page/city.projects>

The Parks and Recreation Director is working on grant opportunities to help fund these projects to reduce the overall burden on the city budget.

Explore future funding potential to acquire additional park space based on parks and open space master plan.

This is a mid-term project. It is not anticipated to be looked at until 2025.

Review underutilized open spaces and convert to local pocket parks.

This is a mid-term project. It is not anticipated to be looked at until 2024.

Review and consider additional park improvements, such as outdoor exercise equipment and improved volleyball courts.

In late 2021 the Parks Supervisor improved the volleyball court by completely redoing it and improving the drainage. New park improvements such as a climbing structure were added in 2021, and a zipline was added in 2022. Excise equipment is being considered for future years.

Update City's pool facility with new equipment, slides and buildings.

In 2021 the pool house was remodeled to allow for better customer access and experiences. New bathroom furnishings were installed ahead of the 2022 pool season. New pool amenities such as a rock wall and diving board have recently been added as well.

Explore potential community volunteer opportunities to support the parks and recreation program.

The Parks and Rec Committee was expanded in 2021 to include alternate members. This allows more people to be a part of the committee and volunteer. This committee also actively recruits non-committee members to volunteer with the city at various events throughout the city. Volunteers are also moving forward with a Community Garden with a potential location off of Equador street across the bayou from Clark Henry Park.

Encourage league sports for youth and adults.

Parks and Recreation has created sporting leagues for adults such as kickball and volleyball, based on demand. The Department has worked with I-9 sports to bring youth baseball and soccer to Jersey Village. The Department is exploring opportunities to work with outside agencies to increase youth sporting leagues, include e-sports.

Coordinate with HCFCD on future trail connectivity along White Oak Bayou.

Trail connectivity is being investigated by City Staff and HCFCD. It is not anticipated that trails would be added to the bayou behind residential homes in Jersey Village. When the E100 work is completed residents can connect to the HCFCD trail system from Clark Henry Park and go all the way to Downtown on the trail system. Further connection of existing sidewalks in the city to trails outside of the city is the main consideration at this point in time.

Community Character Recommendations

Construct Phase 2 of the Gateway and Marquee Sign Projects to highlight the entrance to the City.

This project is underway and nearing substantial completion. Completion is expected in April 2022.

Explore strategic public/private partnerships with local businesses to encourage beautification efforts of their properties.

City staff communicates with property owners the character recommendations from the Wayfinding and Gateways Master Plan. Further partnerships, including funding opportunities, will be looked at for future fiscal years.

Review code enforcement procedures for their effectiveness, and make necessary changes.

Potentially adopt the International Property Maintenance Code.

A new code enforcement officer was hired in September 2021. She is learning the city and is working with BBG Consulting as part of their Code Re-Write to offer changes

Prepare a visual assessment survey of City corridors to identify problem areas that negatively impact community character and identify remedies/action plans available to address concerns.

Visual site assessment survey templates are being gathered. City staff will look at doing these surveys in late 2022. Staff is looking at soliciting citizen assistance in doing these surveys to gain feedback and input from residents.

Consider a more stringent tree preservation ordinance to protect existing tree resources.

Planning and Zoning looked at potential tree ordinance changes. They made minor tweaks to the ordinance. City staff has a recommended list of types of trees and works with Texas Parks and Wildlife and Texas A&M AgriLife Extension to maintain that list of trees.

Promote increasing the canopy along streets, parks, and open spaces.

This is a mid-term goal and is not anticipated to be looked at until FY25.

Reduce visual clutter by reducing the number of billboards and encouraging utilities be located underground.

City staff encourages utilities to be located underground. However fiscal restraints make this option not always feasible for utility companies. City staff is considering opportunities to reduce the number of billboards. However, there is no way to force these them to be moved.

Educate citizens on code enforcement requirements. Communicate status reporting of violations and corrections to the community.

The code enforcement report is done every month and shared publicly via the council packet.

Actively pursue the elimination of blighted conditions and properties.

Code enforcement is actively working on blighted properties. Recently one on Acapulco Dr has been demolished with a new home scheduled to be built on it.

Community Facility Recommendations

Construct new facilities for City Hall and Golf Course Club House.

City Council, in January 2022, set the goal of a new 1 story building for a club house and to completely redo the current club house to turn it into an event space. An architecture firm has been retained to design this new space.

The City has signed a letter of intent with a developer for the area of land on Jones Road south of US 290. It is possible that a new City Hall building could be a part of that development. The timing of that development is not firm as of right now.

Update and maintain existing public facilities to maximize usefulness.

City staff continually works to keep city facilities well maintained.

2022 Demographics Update

Year	Jersey Village		Harris County	
	Population	Percent Change	Population	Percent Change
1980	966	-	2,409,547	-
1990	4,826	399.6%	2,818,199	17.0%
2000	6,880	42.6%	3,400,578	20.7%
2010	7,620	10.8%	4,092,459	20.3%
2020	7,921	4.0%	4,731,145	15.6%

Source: U.S. Census 1980, 1990, 2000, 2020;

Race/Ethnicity	2000		2010		2020		Percentage Difference
	Number	Percent	Number	Percent	Number	Percent	
Caucasian	5,960	86.6%	5,813	76.3%	6,107	77.3%	1.0%
African-American	280	4.1%	631	8.3%	701	8.9%	0.6%
American Indian & Alaska Native	15	0.2%	29	0.4%	0	0.0%	-0.4%
Asian	350	5.1%	663	8.7%	555	7.0%	-1.7%
Native Hawaiian & Other Pacific Islander	4	0.1%	0	0.0%	0	0.0%	0.0%
Some Other Race	167	2.4%	320	4.2%	243	3.1%	-1.1%
Two or More Races	104	1.5%	164	2.2%	294	3.7%	1.6%
Total	6,880	-	7,620	-	7,900	-	-
Hispanic Origin	499	7.3%	1,109	14.6%	1,641	20.8%	6.2%

Source: U.S. Census 2000, 2010, 2020

Age Group	2000		2010		2020		Difference 2010 - 2020
	Number	Percent	Number	Percent	Number	Percent	Percent
Young (0-14)	1,209	17.57%	1,121	14.71%	1,209	15.30%	0.59%
High School (15-19)	464	6.74%	427	5.60%	350	4.43%	-1.17%
College, New Family (20-24)	446	6.48%	544	7.14%	646	8.18%	1.04%
Prime Labor Force (25-44)	2,175	31.61%	1,986	26.06%	2,221	28.11%	2.05%
Older Labor Force (45-64)	2,063	29.99%	2,424	31.81%	2,009	25.43%	-6.38%
Elderly (65+)	523	7.60%	1,118	14.67%	1,465	18.54%	3.87%
Total	6,880	100.00%	7,620	100.00%	7,900	100.00%	-
Median age	37.8		41.8		40.8		

Source: U.S. Census 2000, 2010, 2020

Educational Attainment	2000		2010		2020	
	Number	Percent	Number	Percent	Number	Percent
Population 25 years and over	4,840		5,257		5,695	
No High School	85	1.8%	0	0.7%	26	0.5%
Some High School	278	5.7%	0	4.1%	218	3.8%
High School Graduate	759	15.7%	0	19.0%	1,010	17.7%
Some College	1,303	26.9%	0	29.3%	1,229	21.6%
Associate's	304	6.3%	0	5.7%	366	6.4%
Bachelor's	1,408	29.1%	0	25.1%	1,794	31.5%
Graduate	703	14.5%	0	16.0%	1,052	18.5%
Percent High School Graduate or Higher	92.5%		95.2%		95.7%	
Percent Bachelor's Degree or Higher	43.6%		41.1%		50.0%	

Source: U.S. Census 2000, 2010, 2020

Employment Industry	2000		2010		2020	
	Number	Percent	Number	Percent	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	136	3.3%	62	1.9%	271	8.0%
Construction	205	4.9%	361	11.3%	356	10.5%
Manufacturing	504	12.0%	503	15.7%	523	15.4%
Wholesale trade	425	10.2%	257	8.0%	90	2.7%
Retail trade	454	10.9%	307	9.6%	445	13.1%
Transportation and warehousing, and utilities	275	6.6%	211	6.6%	199	5.9%
Information	158	3.8%	48	1.5%	36	1.1%
Finance and insurance, and real estate and rental and leasing	304	7.3%	325	10.2%	195	5.7%
Professional, scientific, and management, and administrative and waste management services	590	14.1%	390	12.2%	258	7.6%
Educational services, and health care and social assistance	750	17.9%	428	13.4%	632	18.6%
Arts, entertainment, and recreation, and accommodation and food services	136	3.3%	118	3.7%	41	1.2%
Other services, except public administration	95	2.3%	45	1.4%	205	6.0%
Public administration	151	3.6%	141	4.4%	142	4.2%

Total Employment:	4,183	100.0%	3,196	100.0%	3,393	100.0%
<i>Source: 2000 Census; American Community Survey 5-Year Estimates</i>						
	2012		2015		2020	
Travel Time to Work	Jersey Village	Texas	Jersey Village	Texas	Jersey Village	Texas
Less than 10 minutes	4.1%	13.3%	6.3%	12.7%	4.5%	11.7%
10 to 14 minutes	12.3%	14.4%	14.7%	13.9%	10.9%	13.2%
15 to 19 minutes	15.0%	16.1%	15.4%	15.9%	9.9%	15.6%
20 to 24 minutes	19.0%	14.8%	16.1%	14.7%	7.7%	14.3%
25 to 29 minutes	5.3%	5.8%	2.7%	5.8%	13.4%	6.3%
30 to 34 minutes	21.7%	14.9%	19.3%	15.0%	23.6%	14.9%
35 to 44 minutes	6.9%	6.1%	8.6%	6.2%	10.3%	7.0%
45 to 59 minutes	8.2%	7.6%	8.4%	8.1%	14.4%	8.8%
60 or more minutes	7.6%	7.0%	8.4%	7.6%	5.2%	8.3%
Mean travel time to work (minutes)	26.9	24.9	26.8	25.6	29.9	26.6
<i>Source: American Community Survey 5-Year Estimates for given year</i>						

Means of Transportation to Work	2010	2015	2020
Workers 16 years and over	4,337	4,246	4,211
Car, truck, or van -- drove alone	3778	3716	3625
Car, truck, or van -- carpooled	298	285	157
Public transportation (excluding taxicab)	70	84	89
Walked	31	35	15
Other means	62	16	81
Worked at home	98	110	244
<i>Source: ACS 5 Year Census Estimate</i>			

House Values (Owner-Occupied)	2000				2010				2020			
	Jersey Village		Texas		Jersey Village		Texas		Jersey Village		Texas	
Owner-Occupied Units	1,652		3,849,585		1,754		5,693,770		2,039		5,693,770	
Less than \$50,000	11	0.7%	875,444	22.7%	0	0.0%	674,508	11.8%	27	1.3%	509,027	8.9%
\$50,000 to \$99,999	167	10.1%	#####	40.6%	41	2.3%	#####	22.8%	23	1.1%	909,643	16.0%
\$100,000 to \$149,999	797	48.2%	700,830	18.2%	243	13.9%	#####	20.6%	18	0.9%	907,743	15.9%
\$150,000 to \$199,999	402	24.3%	335,179	8.7%	789	45.0%	907,977	15.9%	137	6.7%	976,114	17.1%
\$200,000 to \$299,999	182	11.0%	223,968	5.8%	495	28.2%	839,526	14.7%	939	46.1%	#####	22.9%
\$300,000 to \$499,999	55	3.3%	104,821	2.7%	157	9.0%	531,883	9.3%	746	36.6%	#####	18.4%
\$500,000 to \$999,999	38	2.3%	37,697	1.0%	29	1.7%	206,852	3.6%	149	7.3%	404,146	7.1%
\$1,000,000 or more	-	-	10,137	0.3%	0	0.0%	60,974	1.1%	0	0.0%	107,717	1.9%
<i>Source: U.S. Census 2000, ACS 5-Year Estimates</i>												



CITY OF JERSEY VILLAGE PLANNING & ZONING COMMISSION 2022 ANNUAL COMPREHENSIVE PLAN PROGRESS REPORT

On February 22, 2021, City Council approved Ordinance No. 2021-05, which adopted the Jersey Village Comprehensive Plan 2020 Update. As part of the Plan, the Planning and Zoning Commission is charged with preparing an Annual Progress Report for submittal and presentation to the City Council.

On April 18, 2022, the Planning and Zoning Commission conducted the 2022 annual review of the Comprehensive Plan and reports the following:

The City’s Progress in implementing the Plan: In determining Plan’s implementation progress, the Commission reviewed the Implementation Progress Report, made a part of this report as “Exhibit A”. This report outlines the Plan’s recommendations and suggested time frames for completing action items. The report also outlines the timeframe for items to be worked in future fiscal years.

There are no major changes in conditions for formed the basis of the Plan’s goals, strategies, and actions.

The Commission finds that recommended projects and the timelines as presented in the Implementation Progress Report are sufficient and feasible given budget parameters, and recommends implementation of the plan in accordance with the report.

Demographic Data: Updates to relevant demographic data regarding the economy of the City are attached to and made a part of this report as “Exhibit B.”

Changes in State laws: Finally, there have been no changes in the law that will affect our Comprehensive Plan.

Respectfully submitted, this 18nd day of April 2022.

ATTEST:

Rick Faircloth, Chairman

Lorri Coody, City Secretary



**CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS
AGENDA REQUEST**

AGENDA DATE: April 18, 2022

AGENDA ITEM: E

AGENDA SUBJECT: Conduct a Joint Public Hearing with the Planning and Zoning Commission for the purpose of receiving oral comments from any interested person(s) concerning the proposal to amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-107 concerning Permitted and Specific Uses in District H (Industrial District).

Department/Prepared By: Lorri Coody, City Secretary **Date Submitted:** March 22, 2022

EXHIBITS: [EX A](#) – Public Hearing Notice
[EX B](#) – P&Z Preliminary Report
[EX C](#) – PH Script

BACKGROUND INFORMATION:

The Planning and Zoning Commission met on February 8, 2022 and February 21, 2022, regarding amendments to the Code of Ordinance at Chapter 14, Article IV, Section 14-107 concerning Permitted and Specific Uses in District H (Industrial District).

The preliminary report was submitted to the Council at its March 21, 2022 meeting, and a Joint Public Hearing was ordered for April 18, 2022.

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 proposal to amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Sections 14-107 concerning Permitted and Specific Uses in District H (Industrial District).

RECOMMENDED ACTION:

Conduct a Joint Public Hearing with the Planning and Zoning Commission for the purpose of receiving oral comments from any interested person(s) concerning the proposal to amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-107 concerning Permitted and Specific Uses in District H (Industrial District).

PLANNING AND ZONING MEETING PACKET FOR THE MEETING ON APRIL 18, 2022

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, April 18, 2022, at the Civic Center Auditorium, 16327 Lakeview, Jersey Village, Texas, for the purpose of receiving oral comments from any interested person(s) concerning the proposal to amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-107 concerning Permitted and Specific Uses in District H (Industrial District).

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

The City of Jersey Village public facilities are wheelchair accessible and accessible parking spaces are available. Requests for accommodations 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
DISTRICT H - SPECIFIC USES**

The Planning and Zoning Commission has met on February 8, 2022 and on February 21, 2022, in order to review the Jersey Village Code of Ordinances as they relate to amendments to Chapter 14, Article IV, Sections 14-107(d) concerning the specific uses in District H and, if appropriate, prepare for presentation to Council on March 21, 2022, a Preliminary Report in connection with any suggested amendments.

After review and discussion, the Commissioners preliminarily proposed that the Code of Ordinances of the City of Jersey Village, Texas, be amended to reflect specific use requirements for Sections 14-107(d).

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 21st day of February 2022.

s/Rick Faircloth, Chairman

ATTEST:

s/Lorri Coody, City Secretary



PLANNING AND ZONING MEETING PACKET FOR THE MEETING ON APRIL 18, 2022

Exhibit A

Proposed Ordinance

ORDINANCE NO. 2022-xx

AN ORDINANCE AMENDING CHAPTER 14 OF THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, TEXAS, BY AMENDING CHAPTER 14 “BUILDING AND DEVELOPMENT”, ARTICLE I “GENERAL”, SECTION 14-5 “DEFINITIONS” BY ADDING DEFINITIONS FOR CERTAIN USES; AMENDING CHAPTER 14 “BUILDING AND DEVELOPMENT”, ARTICLE IV “ZONING DISTRICTS”, SECTION 14-107 “REGULATIONS FOR DISTRICT H (INDUSTRIAL DISTRICT)”, SUBSECTION (a)(1) “PERMITTED USES” BY REMOVING CERTAIN USES FROM ZONING DISTRICT H; AMENDING ARTICLE IV “ZONING DISTRICTS”, SECTION 14-107 “REGULATIONS FOR DISTRICT H (INDUSTRIAL DISTRICT)”, SUBSECTION (d) “SPECIFIC USE” BY ADDING SPECIFIC USES IN ZONE H; 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 (the “Council”) of the City of Jersey Village, Texas (the “City”), determines it in the best interest of the health, safety, and welfare of the citizens of the City’s to amend the City’s Code of Ordinances related to Zoning Regulations (the “Coder”); and

WHEREAS, the Planning & Zoning Commission (the “Commissions”) has issued its report and has recommended amendments to the Code to add definitions for certain uses in Chapter 14 of the Code and to allow for certain uses in Zoning District H by specific use permit in section 14-107(d) of the Code; and

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

WHEREAS, the Council now deems that such requested amendment to the Code is in accordance with the City’s Comprehensive Plan and is appropriate to grant; and, **NOW THEREFORE**,

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

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

SECTION 2. THAT Section 14-5 “Definitions” of Article IV “Zoning Districts” of Chapter 14 “Building and Development” of the Code of Ordinances, City of Jersey Village, Texas is hereby amended to read as follows (with added language being shown as underlined in bold and deleted language being shown as struck through, and with such amended language to be included in the appropriate alphabetical order within the existing portion of Section 14-5):

“Bail bond service means an establishment that makes available to the public undertakings of bail in connection with judicial proceedings.

Cell phone and computer repair business means a business that provides small-scale electronic repair services for items of the general public, including, but not limited to: cellphone repair; computer repair; and, other related minor repairs.

Concrete products manufacturer means a plant for the manufacture or mixing of concrete, cement, and concrete and cement products, including any apparatus and uses incident to such manufacturing and mixing.

Credit access business (payday loan/auto title) means an establishment providing loans to individuals in exchange for personal checks as collateral.

Food processing and packaging, with the exception of slaughtering means the preparation, processing, or canning and packaging of food products.

Head/smoke shop means any premises dedicated to the display, sale, distribution, delivery, offering, furnishing, or marketing of tobacco, tobacco products, or tobacco paraphernalia; provided, however, that any grocery store, supermarket, convenience store, or similar retail use that only sells conventional cigars, cigarettes, or tobacco as an ancillary sale shall not be defined as a “smoke shop and tobacco store” and shall not be subject to the restrictions in this chapter.

Hookah bar/lounge means an establishment used primarily for the sale of shisha for consumption on the premises or for sale or rental of accessories used for smoking shisha on the premises.

Jewelry and watch manufacturing means manufacturing or assembling of jewelry or watches.

Junk or salvage yard means any location whose primary use is where waste or scrap materials are stored, bought, sold, accumulated, exchanged, packaged, disassembled, or handled, including, but not limited to, materials such as scrap metals, paper, rags, tires, and bottles.

Mini storage lot means any structure designed or built with compartments to be used for individual storage of household items or business inventory by two (2) or more clients on a lease or rental basis. In no case may storage spaces be used in a retail, wholesale, business, or service function, nor shall the storage spaces be used for workshops, hobby shops, manufacturing, or similar uses or functions.

Precious metal dealer (gold exchange) means a person licensed to engage in the business of purchasing and selling crafted precious metal.

Produce Market means a specified land area managed by a single operator who leases space/stalls for the outdoor sales of: fresh fruit and produce foods products; meat and fish items; plants and flowers; or, bakery goods, dairy products, delicatessen, and grocery items.

Retail establishment selling or offering for sale any alcoholic beverage means a store which sells or offers to sell alcoholic beverages for off-premises consumption.

Retail shops and retail trade means a shop or establishment for the sale of goods or merchandise from a fixed location, such as a department store, boutique, or kiosk, in small or individual lots for direct consumption by the purchaser. “Retail shops or retail trade” specifically excludes: a pawnshop **pawnshops, head/smoke shops, and hooka bars/lounges.**

Tattoo Shop means an establishment whose principal business activity, either in terms of operation or as held out to the public, is the practice of placing of designs, letters, figures, symbols, or other marks upon or under the skin of any person, using ink or other substances that result in the permanent coloration of the skin by means of the use of needles or other instruments designed to contact or puncture the skin. This use does not include permanent make-up associated with an accessory use in an established salon.

Truck terminal means any premises used by a motor freight company as a carrier of goods, which is the origin or destination point of goods being transported, for the purpose of storing, transferring, loading, and unloading goods.

Wholesale or warehousing business means an establishment or place of business primarily engaged in selling and/or distributing merchandise to retailers; to industrial, commercial, institutional, or professional business users, or to other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies. This is not considered a general commercial use.

SECTION 3. THAT Subsection 14-107(a)(1) “Permitted Uses” of Section 14-107 “Regulations for District H (Industrial District)” of Article IV “Zoning Districts” of Chapter 14 “Building and Development” of the Code of Ordinances, City of Jersey Village, Texas is hereby amended to read as follows (with added language being shown underlined in bold and deleted language being shown as struck through):

“(1) Permitted uses:

- a. Apparel manufacturing.
- b. Automobile and truck repair and rebuilding shop.
- c. Bakery.
- d. Building contractor and related activities.
- e. Building materials, sales and storage.
- f. Cabinet making.
- g. Carwash.
- h. Cold storage plant.
- ~~i. Concrete products manufacture.~~
- ~~j. i. Dry cleaning and laundry plant.~~
- ~~k. j. Electrical equipment assembly.~~
- ~~l. k. Farm implement machinery sales and storage.~~
- ~~m. Food processing and packaging, with the exception of slaughtering.~~
- ~~n. l. Furniture manufacturing.~~
- ~~o. m. Grocery store.~~

- ~~p.~~ **n.** Heating, plumbing and air conditioning, sales and repair.
- ~~q.~~ **o.** Instrument and meter manufacturing.
- ~~r.~~ ~~Jewelry and watch manufacturing.~~
- ~~s.~~ **p.** Mixing plants for concrete or paving materials.
- ~~t.~~ **q.** Optical goods manufacturing.
- ~~u.~~ **r.** Printing and publishing.
- ~~v.~~ ~~Produce market.~~
- ~~w.~~ **s.** Professional offices.
- ~~x.~~ **t.** Railroad and related facilities.
- ~~y.~~ **u.** Retail sales.
- ~~z.~~ **v.** Restaurant.
- ~~aa.~~ **w.** Service station.
- ~~bb.~~ **x.** Sheet metal processing.
- ~~cc.~~ **y.** Signs: Advertising, business, occupancy, and temporary.
- ~~dd.~~ **z.** Telecommunications towers.
- ~~ee.~~ **aa.** Temporary building which is incidental to the construction of buildings permitted in the district and which shall be removed when work is complete.
- ~~ff.~~ ~~Truck terminal.~~
- ~~gg.~~ ~~Wholesale or warehousing.~~
- ~~hh.~~ **bb.** Woodworking shop.”

SECTION 4. THAT Subsection 14-107(d) “Specific Use” of Section 14-107 “Regulations for District H (Industrial District)” of Article IV “Zoning Districts” of Chapter 14 “Building and Development” of the Code of Ordinances, City of Jersey Village, Texas is hereby amended to read as follows (with added language being shown underlined in bold and deleted language being shown as struck through):

“(d) Specific use. The following uses are permitted in district H with a specific use permit:

- (1) Bail bond service;**
- (2) Cell phone and computer repair business;**
- (3) Concrete products manufacture;**
- (4) Credit access business;**
- (5) Food processing and packaging, with the exception of slaughtering;**
- (6) Head/smoke shops;**

- (7) Hookah bars/lounge;**
- (8) Jewelry and watch manufacturing;**
- (9) Junk or salvage yard;**
- (10) Mini storage lots;**
- (11) Precious metal dealer;**
- (12) Produce Market;**
- (13) Retail establishment selling or offering for sale any alcoholic beverage;**
- (14) Tattoo Shop;**
- (15) Truck terminal; and,**
- (16) Wholesale or warehousing.”**

SECTION 5. 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 6. 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 7. 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 8. THAT this Ordinance shall be in full force and effect from and after its passage.

PASSED, APPROVED, AND ADOPTED this ___ day of _____, 2022.

FOR THE CITY:

BOBBY WARREN, MAYOR

ATTEST:

Lorri Coody, City Secretary

MAYOR OR MAYOR PRO tem

Script for Joint Public Hearing on April 18, 2022

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 proposal to amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-107 concerning Permitted and Specific Uses in District H (Industrial District).

(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 on the proposal to amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-107 concerning Permitted and Specific Uses in District H (Industrial District) at ____ p.m.

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

AGENDA DATE: April 18, 2022

AGENDA ITEM: F

AGENDA SUBJECT: Discuss and take appropriate action regarding the preparation and presentation of the Final Report to City Council concerning the proposal to amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-107 concerning Permitted and Specific Uses in District H (Industrial District).

Dept./Prepared By: Lorri Coody, City Secretary **Date Submitted:** February 16, 2022

EXHIBITS: [Final Report](#) – Amend District H – Draft
[EX A](#) – Proposed Ordinance – Amend District H

BACKGROUND INFORMATION:

A Joint public hearing will be conducted at the April 18, 2022 City Council and P&Z Meetings for the purpose of receiving oral comments from any interested person(s) concerning the proposal to amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-107 concerning Permitted and Specific Uses in District H (Industrial District).

Once the joint public hearing is conducted, consideration must be given to: (1) the directives of Council; (2) the discussions had concerning these issues 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 amendment.

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

RECOMMENDED ACTION:

Discuss and take appropriate action regarding the preparation and presentation of the Final Report to City Council concerning the proposal to amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-107 concerning Permitted and Specific Uses in District H (Industrial District).

PLANNING AND ZONING MEETING PACKET FOR THE MEETING ON APRIL 18, 2022



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION
FINAL REPORT
DISTRICT H – PERMITTED AND SPECIFIC USES**

The Planning and Zoning Commission has met on February 8, 2022, and on February 21, 2022, and in its preliminary report recommended that City Council amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-107 concerning Permitted and Specific Uses in District H (Industrial District).

The preliminary report was submitted to the Jersey Village City Council at its March 21, 2022, meeting. The report was received, and the City Council ordered a Joint Public Hearing for April 18, 2022.

On April 18, 2022, 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 proposed amendment.

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 April 18, 2022, recommends that City Council amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-107 concerning Permitted and Specific Uses in District H (Industrial District).

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 18th day of April 2022.

Rick Faircloth, Chairman

ATTEST:

Lorri Coody, City Secretary

PLANNING AND ZONING MEETING PACKET FOR THE MEETING ON APRIL 18, 2022

ORDINANCE NO. 2022-xx

AN ORDINANCE AMENDING CHAPTER 14 OF THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, TEXAS, BY AMENDING CHAPTER 14 “BUILDING AND DEVELOPMENT”, ARTICLE I “GENERAL”, SECTION 14-5 “DEFINITIONS” BY ADDING DEFINITIONS FOR CERTAIN USES; AMENDING CHAPTER 14 “BUILDING AND DEVELOPMENT”, ARTICLE IV “ZONING DISTRICTS”, SECTION 14-107 “REGULATIONS FOR DISTRICT H (INDUSTRIAL DISTRICT)”, SUBSECTION (a)(1) “PERMITTED USES” BY REMOVING CERTAIN USES FROM ZONING DISTRICT H; AMENDING ARTICLE IV “ZONING DISTRICTS”, SECTION 14-107 “REGULATIONS FOR DISTRICT H (INDUSTRIAL DISTRICT)”, SUBSECTION (d) “SPECIFIC USE” BY ADDING SPECIFIC USES IN ZONE H; 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 (the “Council”) of the City of Jersey Village, Texas (the “City”), determines it in the best interest of the health, safety, and welfare of the citizens of the City’s to amend the City’s Code of Ordinances related to Zoning Regulations (the “Coder”); and

WHEREAS, the Planning & Zoning Commission (the “Commissions”) has issued its report and has recommended amendments to the Code to add definitions for certain uses in Chapter 14 of the Code and to allow for certain uses in Zoning District H by specific use permit in section 14-107(d) of the Code; and

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

WHEREAS, the Council now deems that such requested amendment to the Code is in accordance with the City’s Comprehensive Plan and is appropriate to grant; and, **NOW THEREFORE**,

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

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

SECTION 2. THAT Section 14-5 “Definitions” of Article IV “Zoning Districts” of Chapter 14 “Building and Development” of the Code of Ordinances, City of Jersey Village, Texas is hereby amended to read as follows (with added language being shown as underlined in bold and deleted language being shown as struck through, and with such amended language to be included in the appropriate alphabetical order within the existing portion of Section 14-5):

“Bail bond service means an establishment that makes available to the public undertakings of bail in connection with judicial proceedings.

Cell phone and computer repair business means a business that provides small-scale electronic repair services for items of the general public, including, but not limited to: cellphone repair; computer repair; and, other related minor repairs.

Concrete products manufacturer means a plant for the manufacture or mixing of concrete, cement, and concrete and cement products, including any apparatus and uses incident to such manufacturing and mixing.

Credit access business (payday loan/auto title) means an establishment providing loans to individuals in exchange for personal checks as collateral.

Food processing and packaging, with the exception of slaughtering means the preparation, processing, or canning and packaging of food products.

Head/smoke shop means any premises dedicated to the display, sale, distribution, delivery, offering, furnishing, or marketing of tobacco, tobacco products, or tobacco paraphernalia; provided, however, that any grocery store, supermarket, convenience store, or similar retail use that only sells conventional cigars, cigarettes, or tobacco as an ancillary sale shall not be defined as a “smoke shop and tobacco store” and shall not be subject to the restrictions in this chapter.

Hookah bar/lounge means an establishment used primarily for the sale of shisha for consumption on the premises or for sale or rental of accessories used for smoking shisha on the premises.

Jewelry and watch manufacturing means manufacturing or assembling of jewelry or watches.

Junk or salvage yard means any location whose primary use is where waste or scrap materials are stored, bought, sold, accumulated, exchanged, packaged, disassembled, or handled, including, but not limited to, materials such as scrap metals, paper, rags, tires, and bottles.

Mini storage lot means any structure designed or built with compartments to be used for individual storage of household items or business inventory by two (2) or more clients on a lease or rental basis. In no case may storage spaces be used in a retail, wholesale, business, or service function, nor shall the storage spaces be used for workshops, hobby shops, manufacturing, or similar uses or functions.

Precious metal dealer (gold exchange) means a person licensed to engage in the business of purchasing and selling crafted precious metal.

Produce Market means a specified land area managed by a single operator who leases space/stalls for the outdoor sales of: fresh fruit and produce foods products; meat and fish items; plants and flowers; or, bakery goods, dairy products, delicatessen, and grocery items.

Retail establishment selling or offering for sale any alcoholic beverage means a store which sells or offers to sell alcoholic beverages for off-premises consumption.

Retail shops and retail trade means a shop or establishment for the sale of goods or merchandise from a fixed location, such as a department store, boutique, or kiosk, in small or individual lots for direct consumption by the purchaser. “Retail shops or retail trade” specifically excludes: a pawnshop **pawnshops, head/smoke shops, and hooka bars/lounges.**

Tattoo Shop means an establishment whose principal business activity, either in terms of operation or as held out to the public, is the practice of placing of designs, letters, figures, symbols, or other marks upon or under the skin of any person, using ink or other substances that result in the permanent coloration of the skin by means of the use of needles or other instruments designed to contact or puncture the skin. This use does not include permanent make-up associated with an accessory use in an established salon.

Truck terminal means any premises used by a motor freight company as a carrier of goods, which is the origin or destination point of goods being transported, for the purpose of storing, transferring, loading, and unloading goods.

Wholesale or warehousing business means an establishment or place of business primarily engaged in selling and/or distributing merchandise to retailers; to industrial, commercial, institutional, or professional business users, or to other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies. This is not considered a general commercial use.

SECTION 3. THAT Subsection 14-107(a)(1) “Permitted Uses” of Section 14-107 “Regulations for District H (Industrial District)” of Article IV “Zoning Districts” of Chapter 14 “Building and Development” of the Code of Ordinances, City of Jersey Village, Texas is hereby amended to read as follows (with added language being shown underlined in bold and deleted language being shown as struck through):

“(1) Permitted uses:

- a. Apparel manufacturing.
- b. Automobile and truck repair and rebuilding shop.
- c. Bakery.
- d. Building contractor and related activities.
- e. Building materials, sales and storage.
- f. Cabinet making.
- g. Carwash.
- h. Cold storage plant.
- ~~i. Concrete products manufacture.~~
- ~~j. **i.** Dry cleaning and laundry plant.~~
- ~~k. **j.** Electrical equipment assembly.~~
- ~~l. **k.** Farm implement machinery sales and storage.~~
- ~~m. Food processing and packaging, with the exception of slaughtering.~~
- ~~n. **l.** Furniture manufacturing.~~
- ~~o. **m.** Grocery store.~~

- ~~p.~~ **n.** Heating, plumbing and air conditioning, sales and repair.
- ~~q.~~ **o.** Instrument and meter manufacturing.
- ~~r.~~ ~~Jewelry and watch manufacturing.~~
- ~~s.~~ **p.** Mixing plants for concrete or paving materials.
- ~~t.~~ **q.** Optical goods manufacturing.
- ~~u.~~ **r.** Printing and publishing.
- ~~v.~~ ~~Produce market.~~
- ~~w.~~ **s.** Professional offices.
- ~~x.~~ **t.** Railroad and related facilities.
- ~~y.~~ **u.** Retail sales.
- ~~z.~~ **v.** Restaurant.
- ~~aa.~~ **w.** Service station.
- ~~bb.~~ **x.** Sheet metal processing.
- ~~cc.~~ **y.** Signs: Advertising, business, occupancy, and temporary.
- ~~dd.~~ **z.** Telecommunications towers.
- ~~ee.~~ **aa.** Temporary building which is incidental to the construction of buildings permitted in the district and which shall be removed when work is complete.
- ~~ff.~~ ~~Truck terminal.~~
- ~~gg.~~ ~~Wholesale or warehousing.~~
- ~~hh.~~ **bb.** Woodworking shop.”

SECTION 4. THAT Subsection 14-107(d) “Specific Use” of Section 14-107 “Regulations for District H (Industrial District)” of Article IV “Zoning Districts” of Chapter 14 “Building and Development” of the Code of Ordinances, City of Jersey Village, Texas is hereby amended to read as follows (with added language being shown underlined in bold and deleted language being shown as struck through):

“(d) Specific use. The following uses are permitted in district H with a specific use permit:

- (1) Bail bond service;**
- (2) Cell phone and computer repair business;**
- (3) Concrete products manufacture;**
- (4) Credit access business;**
- (5) Food processing and packaging, with the exception of slaughtering;**
- (6) Head/smoke shops;**

- (7) Hookah bars/lounge;**
- (8) Jewelry and watch manufacturing;**
- (9) Junk or salvage yard;**
- (10) Mini storage lots;**
- (11) Precious metal dealer;**
- (12) Produce Market;**
- (13) Retail establishment selling or offering for sale any alcoholic beverage;**
- (14) Tattoo Shop;**
- (15) Truck terminal; and,**
- (16) Wholesale or warehousing.”**

SECTION 5. 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 6. 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 7. 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 8. THAT this Ordinance shall be in full force and effect from and after its passage.

PASSED, APPROVED, AND ADOPTED this ___ day of _____, 2022.

FOR THE CITY:

BOBBY WARREN, MAYOR

ATTEST:

Lorri Coody, City Secretary