



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 July 18, 2022 at 6:00 p.m. at the Civic Center, 16327 Lakeview Drive, Jersey Village, Texas 77040. The City of Jersey Village Planning and Zoning Commission reserves the right to meet in closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

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

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

AGENDA

- A. Open Meeting. Call the meeting to order and the roll of appointed officers will be taken. *Rick Faircloth, Chairperson*
- B. Conduct a Joint Public Hearing with the City of Jersey Village City Council 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 I, Section 14-5 by adding definitions for certain uses; and by amending Chapter 14, Article IV, Section 14-109.1(a) to include additional uses in Zone J-1. *Bobby Warren, Mayor*
- C. **CITIZENS' COMMENTS** - Any person who desires to address the Planning and Zoning Commission regarding an item on the agenda will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the comment is on the agenda, the City staff and Commissioners are not allowed to discuss the subject. Each person is limited to five (5) minutes for comments to the Planning and Zoning Commission. *Eric Henao, Vice Chair*
- D. 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 I, Section 14-5 by adding definitions for certain uses; and by amending Chapter 14, Article IV, Section 14-109.1(a) to include additional uses in Zone J-1. *Evan Duvall, Building Official Representative*
- E. 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: July 11, 2022 at 5:00 p.m. and remained so posted until said meeting was convened.

Lorri Coody, City Secretary

P&Z MEETING PACKET FOR THE MEETING TO BE HELD ON JULY 18, 2022

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."



P&Z MEETING PACKET FOR THE MEETING TO BE HELD ON JULY 18, 2022

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

AGENDA DATE: July 18, 2022

AGENDA ITEM: B

AGENDA SUBJECT: Conduct a Joint Public Hearing with the City of Jersey Village City Council 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 I, Section 14-5 by adding definitions for certain uses; and by amending Chapter 14, Article IV, Section 14-109.1(a) to include additional uses in Zone J-1.

Department/Prepared By: Lorri Coody, City Secretary **Date Submitted:** June 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 June 15, 2022, and recommended amendments to the Jersey Village Code of Ordinances at Chapter 14, Article I, Section 14-5 by adding definitions for certain uses; and by amending Chapter 14, Article IV, Section 14-109.1(a) to include additional uses in Zone J-1.

The preliminary report was submitted to the Council at its June 20, 2022, meeting, and Joint Public Hearings were ordered for July 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 I, Section 14-5 by adding definitions for certain uses; and by amending Chapter 14, Article IV, Section 14-109.1(a) to include additional uses in Zone J-1.

RECOMMENDED ACTION:

Conduct a Joint Public Hearing with the City of Jersey Village City Council 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 I, Section 14-5 by adding definitions for certain uses; and by amending Chapter 14, Article IV, Section 14-109.1(a) to include additional uses in Zone J-1.

P&Z MEETING PACKET FOR THE MEETING TO BE HELD ON JULY 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 6:00 p.m., Monday, July 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 I, Section 14-5 by adding definitions for certain uses; and by amending Chapter 14, Article IV, Section 14-109.1(a) to include additional uses in Zone J-1.

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

P&Z MEETING PACKET FOR THE MEETING TO BE HELD ON JULY 18, 2022



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION
PRELIMINARY REPORT
USE REGULATIONS FOR DISTRICT J-1**

The Planning and Zoning Commission has met on June 15, 2022, in order to review the Jersey Village Code of Ordinances as they relate to amendments to Chapter 14, Article IV, Sections 14-5 definitions and 14-109.1(a) concerning the Use Regulations in zoning District J-1 and, if appropriate, prepare for presentation to Council on June 20, 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 amendments to Chapter 14, Article IV, Sections 14-5 definitions and 14-109.1(a) concerning the Use Regulations in zoning District J-1.

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 15th day of June 2022.

s/Rick Faircloth, Chairman



ATTEST:

s/Lorri Coody, City Secretary

P&Z MEETING PACKET FOR THE MEETING TO BE HELD ON JULY 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; BY AMENDING CHAPTER 14, ARTICLE IV, DIVISION 2, SECTION 14-109.1(a) TO INCLUDE ADDITIONAL USES IN ZONE J-1; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL; PROVIDING A PENALTY AS PROVIDED BY SECTION 1-8 OF THE CODE; AND, PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Planning & Zoning Commission has issued its report and has recommended amendments to Chapter 14, Article I, Section 14-5 Definitions and Chapter 14, Article IV, Section 14-109.1(a) concerning Use Regulations in Zone J-1; and

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

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

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

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

Section 2. Chapter 14, Article I, Section 14-5 “Definitions” 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):

“Cannabidiol Shop (CBD Shop). A business establishment for which more than fifteen percent (15%) of sales are derived from the retail sale of products related to or derived from CBD oil (cannabidiol) or hemp. This includes, but is not limited to, oils, vitamins, supplements, food, personal care, and garments.”

Section 3. Chapter 14, “Building and Development,” Article IV. *Zoning Districts*, Division 2, Section 14-109.1(a) of the Code of Ordinances of the City of Jersey Village, Texas, is hereby amended by adding the language underlined and deleting the language struck through to read and provide as follows:

“Chapter 14 – BUILDING AND DEVELOPMENT

....

Sec. 14-109.1(a). Regulations for district J-1 (fourth business district).

....

“(a) Use regulations. No building or land shall be used and no building shall be erected, moved, or altered in district J-1 except for one or more of the following uses:

(1) All uses permitted in district J; **and**

(2) Pawnshops; **and**

(3) CBD Shop”

Section 4. Any person who shall willfully, intentionally, or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction shall be fined in accordance with Section 1-8 of the City Code. Each day of violation shall constitute a separate offense.

Section 5. 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 of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

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

ATTEST:

Bobby Warren, Mayor

Lorri Coody, City Secretary

MAYOR OR MAYOR PRO tem

Script for Joint Public Hearing on July 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 I, Section 14-5 by adding definitions for certain uses; and by amending Chapter 14, Article IV, Section 14-109.1(a) to include additional uses in Zone J-1.

(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 I, Section 14-5 by adding definitions for certain uses; and by amending Chapter 14, Article IV, Section 14-109.1(a) to include additional uses in Zone J-1 at ____ p.m.

P&Z MEETING PACKET FOR THE MEETING TO BE HELD ON JULY 18, 2022

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

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

AGENDA DATE: July 18, 2022

AGENDA ITEM: D

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 I, Section 14-5 by adding definitions for certain uses; and by amending Chapter 14, Article IV, Section 14-109.1(a) to include additional uses in Zone J-1.

Dept./Prepared By: Lorri Coody, City Secretary **Date Submitted:** June 28, 2022

EXHIBITS: Final Report – Amend District J1 – Draft
EX A – Proposed Ordinance – Amend District J1

BACKGROUND INFORMATION:

A Joint public hearing will be conducted at the July 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 I, Section 14-5 by adding definitions for certain uses; and by amending Chapter 14, Article IV, Section 14-109.1(a) to include additional uses in Zone J-1.

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 I, Section 14-5 by adding definitions for certain uses; and by amending Chapter 14, Article IV, Section 14-109.1(a) to include additional uses in Zone J-1.

P&Z MEETING PACKET FOR THE MEETING TO BE HELD ON JULY 18, 2022



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION
FINAL REPORT
DISTRICT J1 – DEFINITIONS AND ADDITIONAL USES**

The Planning and Zoning Commission has met on June 15, 2022, and in its preliminary report recommended that City Council amend the Jersey Village Code of Ordinances at Chapter 14, Article I, Section 14-5 by adding definitions for certain uses; and by amending Chapter 14, Article IV, Section 14-109.1(a) to include additional uses in Zone J-1.

The preliminary report was submitted to the Jersey Village City Council at its June 20, 2022, meeting. The report was received, and the City Council ordered a Joint Public Hearing for July 18, 2022.

On July 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 July 18, 2022, recommends that City Council amend the Jersey Village Code of Ordinances at Chapter 14, Article I, Section 14-5 by adding definitions for certain uses; and by amending Chapter 14, Article IV, Section 14-109.1(a) to include additional uses in Zone J-1.

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 July 2022.

Rick Faircloth, Chairman

ATTEST:

Lorri Coody, City Secretary

P&Z MEETING PACKET FOR THE MEETING TO BE HELD ON JULY 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; BY AMENDING CHAPTER 14, ARTICLE IV, DIVISION 2, SECTION 14-109.1(a) TO INCLUDE ADDITIONAL USES IN ZONE J-1; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL; PROVIDING A PENALTY AS PROVIDED BY SECTION 1-8 OF THE CODE; AND, PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Planning & Zoning Commission has issued its report and has recommended amendments to Chapter 14, Article I, Section 14-5 Definitions and Chapter 14, Article IV, Section 14-109.1(a) concerning Use Regulations in Zone J-1; and

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

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

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

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Section 3. Chapter 14, “Building and Development,” Article IV. *Zoning Districts*, Division 2, Section 14-109.1(a) of the Code of Ordinances of the City of Jersey Village, Texas, is hereby amended by adding the language underlined and deleting the language struck through to read and provide as follows:

“Chapter 14 – BUILDING AND DEVELOPMENT

....

Sec. 14-109.1(a). Regulations for district J-1 (fourth business district).

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“(a) Use regulations. No building or land shall be used and no building shall be erected, moved, or altered in district J-1 except for one or more of the following uses:

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Section 4. Any person who shall willfully, intentionally, or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction shall be fined in accordance with Section 1-8 of the City Code. Each day of violation shall constitute a separate offense.

Section 5. 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 of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

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

ATTEST:

Bobby Warren, Mayor

Lorri Coody, City Secretary