

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

February 3, 2025 – 6:00 p.m.

THE PLANNING AND ZONING COMMISSION MET ON FEBRUARY 3, 2025, AT 6:00 P.M. IN THE CIVIC CENTER MEETING ROOM, 16327 LAKEVIEW DRIVE, JERSEY VILLAGE, TEXAS.

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

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

Cynthia Kopinitz, Commissioner  
Nestor Mena, Commissioner  
David L. Lock, Commissioner

Commissioner, Charles A. Butler, III, was not present.

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

City Attorney, Tommy Ramsey, was present at this meeting.

Staff in attendance: Courtney Rutherford, City Secretary Department, Miesha Johnson, Community Development Manager, Austin Bless, City Manager, and Jordan Cruz and Heather Cherry from Safebuilt.

**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.

None.

**C. Consider approval of the minutes for the meeting held on October 14, 2024.**

Commissioner Henao moved to approve the minutes for the meeting held on October 14, 2024. Commissioner Mergel seconded the motion. The vote follows:

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

Nays: None

Commissioner Butler was not present.

The motion carried.

**D. Discuss and take appropriate action on the proposed zoning amendment changes so that the area of land formally identified as District D (“Jersey Village Crossing District”) be rezoned into two zoning districts identified as Zoning District H (“Industrial District”) and Zoning District K (“Fifth Business District”); and that the zoning distinction for portions of the area of land formally identified as District K (“Fifth Business District”) be rezoned into District F (“First Business District”); and, if appropriate, prepare a Preliminary Report for presentation to Council on February 10, 2025.**

*Chairman Faircloth recessed the meeting and entered into Executive Session 6:02 p.m. pursuant to the Texas Open Meetings Act, Government Code Section 551.072 – Deliberations about Real Property, and Section 551.071 – Consultations with Attorney.*

*Chairman Faircloth adjourned the Executive Session at 6:12 p.m. and announced that no action was taken.*

Miesha Johnson, Community Development Manager, introduced the item. Background information is as follows:

The City is proposing zoning amendment changes so that the area of land formally identified as District D (“Jersey Village Crossing District”) is rezoned into two zoning districts identified as Zoning District H (“Industrial District”) and Zoning District K (“Fifth Business District”); and that the zoning distinction for portions of the area of land formally identified as District K (“Fifth Business District”) is rezoned into District F (“First Business District”).

This item is to discuss the request for zoning changes and, if appropriate, prepare the Preliminary Report for presentation to City Council on February 10, 2025.

The Commission engaged in discussion about the proposed zoning changes.

With no further discussion on the matter, Commissioner Cynthia moved to preliminarily recommend to City Council that Chapter 14 of the Code of Ordinances of the City of Jersey Village, Texas be amended by authorizing revision of the official zoning map as set out in Section 14-82 so that the area of land formally identified as District D (“Jersey Village Crossing District”) be rezoned into two zoning districts identified as Zoning District H (“Industrial District”) and Zoning District K (“Fifth Business District”); and that the zoning distinction for portions of the area of land formally identified as District K (“Fifth Business District”) be rezoned into District F (“First Business District”). Commissioner Lock seconded the motion. The vote follows:

Ayes: Commissioners Mergel, Henao, Mena, Kopinitz, Lock,  
Chairman Faircloth.

Nays: None

Commissioner Butler was not present.

The motion carried.

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

## **E. Adjourn**

There being no further business on the agenda, the meeting was adjourned at 6:29 p.m.

Courtney Rutherford, City Secretary

