



## 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 February 3, 2025, at 6:00 p.m. at the Civic Center Meeting Room, 16327 Lakeview Drive, Jersey Village, Texas 77040. A quorum of the Commission will be physically present at the meeting; however, some Commissioners may participate in the meeting via videoconference call. All agenda items are subject to action. 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.  
*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.
- C. Consider approval of the minutes for the meeting held on October 14, 2024. *Lorri Coody, City Secretary*
- 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. *Miesha Johnson, Community Development Manager*
- E. Adjourn

### CERTIFICATION

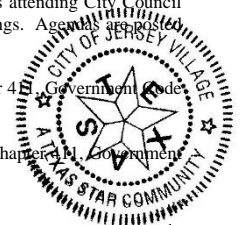
I, the undersigned authority, do hereby certify in accordance with the Texas Open Meeting Act, the Agenda is posted for public information, at all times, for at least 72 hours preceding the scheduled time of the meeting on the bulletin board located at City Hall, 16327 Lakeview, Jersey Village, TX 77040, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time: January 29, 2025 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 accommodation 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](http://www.jerseyvillagetx.com)

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

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



## **PLANNING AND ZONING MEETING PACKET FOR FEBRUARY 3, 2025**

- 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**

October 14, 2024 – 7:00 p.m.

THE PLANNING AND ZONING COMMISSION MET ON OCTOBER 14, 2024, AT 7:00 P.M. IN THE CIVIC CENTER AUDITORIUM, 16327 LAKEVIEW DRIVE, JERSEY VILLAGE, TEXAS.

**A. The meeting was called to order in at 7:03 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 at this meeting.

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

Mayor, Bobby Warren  
Council Member, Drew Wasson  
Council Member, Sheri Sheppard  
Council Member, Michelle Mitcham  
Council Member, Connie Rossi

City Manager, Austin Bleess  
City Secretary, Lorri Coody  
City Attorney, Justin Pruitt

Staff in attendance: Robert Basford, Assistant City Manager; Mark Bitz, Fire Chief; Danny Keele, Chief of Police; Isabel Kato, Finance Director; Abram Syphrett, Director of Innovation and Technology; Miesha Johnson, Community Development Manager, and Maria Thorn, Administrative Assistant.

**B. Conduct a Joint Public Hearing with the Jersey Village Planning and Zoning Commission for the purpose of receiving oral comments from any interested person(s) concerning the request to amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Division 2, Section 14-101(g) by adding a new subsection (6) to address elevated garages, the request of Adel Khechana, filed on behalf of CASBA LLC, owner, to amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-105(a) table 14-105 (A) at Car Wash by adding SUP to District K, and the request of Adel Khechana, filed on behalf of CASBA LLC, owner, for a specific use permit to allow the operation of a car wash located at 15824 NW FWY, Houston, Texas 77040 within the city limits in zoning District K.**

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 7:09 p.m., for the purpose of receiving oral comments from any interested person(s) concerning the request to amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Division 2, Section 14-101(g) by adding a new subsection (6) to address elevated garages, the request of Adel Khechana, filed on behalf of CASBA LLC, owner, to amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-105(a) table 14-105 (A) at Car Wash by adding SUP to District K, and the request of Adel Khechana, filed on behalf of CASBA LLC, owner, for a specific use permit to allow the operation of a car wash located at 15824 NW FWY, Houston, Texas 77040 within the city limits in zoning District K.

With no one signing up to speak at the hearing, Mayor Warren and Chairman Faircloth closed the joint public hearing at 7:11 p.m.

Once the public hearing was closed, Council Member Mitcham asked to speak. She spoke to Planning and Zoning about the property located in an around the proposed car wash. She referred to a map that was distributed to the Commission prior to the start of the public hearing. She explained the map and the details depicted therein.

The Planning and Zoning Commission retired from the City Council meeting at 7:11 p.m. to conduct its posted meeting agenda and prepare final reports in connection with this joint public hearing.

*Chairman Faircloth reconvened the Planning and Zoning Commission Meeting at 7:16 p.m. in the Civic Center Meeting Room. He returned to the regular order of items on the agenda and called the next item as follows:*

**C. Election of chairperson and vice-chairperson for one-year term.**

Chairperson Rick Faircloth introduced the item. Background information is as follows:

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

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

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

Chairman Faircloth called for nominations to fill the position of Chairperson. Commissioner Mena nominated Commissioner Faircloth. Commissioner Henao seconded the nomination. The vote follows:

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

Nays: None

The nomination carried.

Chairman Faircloth called for nominations to fill the position of Vice Chairperson. Commissioner Faircloth nominated Commissioner Henao. Commissioner Mena seconded the nomination. The vote follows:

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

Nays: None

The nomination carried.

**D. CITIZENS' COMMENTS** - Any person who desires to address the Planning and Zoning Commission regarding an item on the agenda will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the comment is on the agenda, the City staff and Commissioners are

not allowed to discuss the subject. Each person is limited to five (5) minutes for comments to the Planning and Zoning Commission.

There were no comments.

**E. Approval of the Minutes from the Meeting held on September 11, 2024.**

Chairman Faircloth called the item. There was discussion that the Minutes as presented in the meeting packet should be amended to indicate that during the September 11, 2024, meeting, the Commission voted to reword certain text from what Staff proposed for the Chapter 14, Article IV, Division 2, Section 14-101(g) new subsection (6). The Commission would like to have the changes documented in the minutes showing text removed/added. With these changes in mind,

Commissioner Mena moved to approve the minutes for the meeting held on September 11, 2024 as amended. Commissioner Henao seconded the motion. The vote follows:

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

Nays: None

The motion carried.

**F. Discuss and take appropriate action the preparation and presentation of the Final Report to City Council concerning the request to amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Division 2, Section 14-101(g) by adding a new subsection (6) to address elevated garages.**

**BACKGROUND INFORMATION:**

A Joint public hearing was conducted at the October 14, 2024 by City Council and the Planning and Zoning Commission (P&Z) for the purpose of receiving oral comments from any interested person(s) concerning **the request to amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Division 2, Section 14-101(g) by adding a new subsection (6) to address elevated garages,** the request of Adel Khechana, filed on behalf of CASBA LLC, owner, to amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-105(a) table 14-105 (A) at Car Wash by adding SUP to District K, and the request of Adel Khechana, filed on behalf of CASBA LLC, owner, for a specific use permit to allow the operation of a car wash located at 15824 NW FWY, Houston, Texas 77040 within the city limits in zoning District K.

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

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

The Commission discussed the information before it concerning the preparation of the final report as it relates to the request to amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Division 2, Section 14-101(g) by adding a new subsection (6) to address elevated garages.

With no further discussion on the matter, Commissioner Henao moved to approve the final report recommending that City Council approve the request to amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Division 2, Section 14-101(g) by adding a new subsection (6) to address elevated garages. Commissioner Mergel seconded the motion. The vote follows:

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

Nays: None

The motion carried.

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

- G. Discuss and take appropriate action the preparation and presentation of the Final Report to City Council concerning the request of Adel Khechana, filed on behalf of CASBA LLC, owner, to amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-105(a) table 14-105 (A) at Car Wash by adding SUP to District K.**

**BACKGROUND INFORMATION:**

A Joint public hearing was conducted at the October 14, 2024 by City Council and the Planning and Zoning Commission (P&Z) for the purpose of receiving oral comments from any interested person(s) concerning the request to amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Division 2, Section 14-101(g) by adding a new subsection (6) to address elevated garages, **the request of Adel Khechana, filed on behalf of CASBA LLC, owner, to amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-105(a) table 14-105 (A) at Car Wash by adding SUP to District K,** and the request of Adel Khechana, filed on behalf of CASBA LLC, owner, for a specific use permit to allow the operation of a car wash located at 15824 NW FWY, Houston, Texas 77040 within the city limits in zoning District K.

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

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

The Commission discussed the information before it in connection with the preparation of the final report concerning the request of Adel Khechana, filed on behalf of CASBA LLC, owner, to amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-105(a) table 14-105 (A) at Car Wash by adding SUP to District K.

With no further discussion on the matter, Commissioner Mena moved to approve the final report recommending that City Council approve the request of Adel Khechana, filed on behalf of CASBA LLC, owner, to amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-105(a) table 14-105 (A) at Car Wash by adding SUP to District K. Commissioner Lock seconded the motion. The vote follows:

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



Nays: None

The motion carried.

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

- H. Discuss and take appropriate action the preparation and presentation of the Final Report to City Council concerning the request of Adel Khechana, filed on behalf of CASBA LLC, owner, for a specific use permit to allow the operation of a car wash located at 15824 NW FWY, Houston, Texas 77040 within the city limits in zoning District K. City Building Official Representative**

**BACKGROUND INFORMATION:**

A Joint public hearing was conducted at the October 14, 2024 by City Council and the Planning and Zoning Commission (P&Z) for the purpose of receiving oral comments from any interested person(s) concerning the request to amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Division 2, Section 14-101(g) by adding a new subsection (6) to address elevated garages, the request of Adel Khechana, filed on behalf of CASBA LLC, owner, to amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-105(a) table 14-105 (A) at Car Wash by adding SUP to District K, and **the request of Adel Khechana, filed on behalf of CASBA LLC, owner, for a specific use permit to allow the operation of a car wash located at 15824 NW FWY, Houston, Texas 77040 within the city limits in zoning District K.**

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

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

The Commission discussed the information before it in connection with the preparation of the final report concerning the request of Adel Khechana, filed on behalf of CASBA LLC, owner, for a specific use permit to allow the operation of a car wash located at 15824 NW FWY, Houston, Texas 77040 within the city limits in zoning District K.

With no further discussion on the matter, Commissioner Kopinitz moved to approve the final report recommending that City Council approve the request of the request of Adel Khechana, filed on behalf of CASBA LLC, owner, for a specific use permit to allow the operation of a car wash located at 15824 NW FWY, Houston, Texas 77040 within the city limits in zoning District K. Commissioner Henao seconded the motion. The vote follows:

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

Nays: None

The motion carried.

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

- I. Adjourn**

There being no further business on the agenda the meeting was adjourned at 8:03 p.m.



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Lorri Coody, City Secretary

DRAFT



## **EXHIBIT A**

### **Planning and Zoning Commission Minutes**

**October 14, 2024**

**Final Report - Elevated Garages**

DRAFT



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

The Planning and Zoning Commission has met on September 11, 2024, in order to review a suggest zoning change to the City’s Code of Ordinances, at Chapter 14, Article IV, Division 2, Section 14-101(g) by adding a new subsection (6) to address elevated garages.

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

On October 14, 2024, the City Council and the Jersey Village Planning and Zoning Commission conducted a joint public hearing, which gave the public an opportunity to make comments concerning the requested zoning change to the City’s Code of Ordinances, at Chapter 14, Article IV, Division 2, Section 14-101(g) by adding a new subsection (6) to address elevated garages.

The Planning and Zoning Commission after duly considering all the information before it including that gathered at the Joint Public Hearing with City Council on October 14, 2024, recommends that City Council amend the Code of Ordinances of the City of Jersey Village, Texas, at Chapter 14, Article IV, Division 2, Section 14-101(g) by adding a new subsection (6) to address elevated garages.

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

Respectfully submitted, this 14th day of October 2024.

S/Rick Faircloth, Chairman

**ATTEST:**

S/Lorri Coody, City Secretary



Exhibit A

Proposed Ordinance

DRAFT

**ORDINANCE NO. 2024-xx**

**AN ORDINANCE AMENDING CHAPTER 14 OF THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, TEXAS, BY AMENDING CHAPTER 14, ARTICLE IV, DIVISION 2, SECTION 14-101(G) BY ADDING A NEW SUBSECTION (6) TO ADDRESS ELEVATED GARAGES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL; PROVIDING A PENALTY AS PROVIDED BY SECTION 1-8 OF THE CODE; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the Planning & Zoning Commission has issued its report and has recommended amendments to Chapter 14, Article IV, Section 14-101(g) concerning elevated garages; and

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

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

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

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

**Section 2.** Chapter 14, “Building and Development,” Article IV. *Zoning Districts*, Division 2, Section 14-101(g) of the Code of Ordinances of the City of Jersey Village, Texas, is hereby amended by adding a new subsection (6) to read and provide as follows:

**“Chapter 14 – BUILDING AND DEVELOPMENT**

**....**

**Sec. 14-101(g). Attached and detached garages.**

**....**

“(6) Garages that are to be elevated from their existing elevation for floodplain mitigation purposes shall be required to:

- a. Wholly remove the garage door in existence prior to home and/or garage elevation, with the garage area to be fully enclosed by a new wall to be installed at the location of the existing garage door; or,
- b. Modify the placement of the garage door at the time of home and/or garage elevation to “drop down” the garage door to the existing elevation.

This is intended to mitigate the architectural design concerns that are typically associated with home elevation projects.”

**Section 3. Severability.** In the event any clause phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent or ordinances jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Jersey Village, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

**Section 4. Repeal.** All ordinances or parts inconsistent or in conflict herewith are, to the extent of such inconsistency or conflict, hereby repealed.

**Section 5. Penalty.** Any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed two thousand dollars (\$2,000). Each day of violation shall constitute a separate offense.

**Section 6. Effective Date.** This ordinance shall be in full force and effect from and after its passage.

**PASSED, APPROVED, AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

**ATTEST:**

\_\_\_\_\_  
Bobby Warren, Mayor

\_\_\_\_\_  
Lorri Coody, City Secretary



## **EXHIBIT B**

### **Planning and Zoning Commission Minutes**

**October 14, 2024**

**Final Report - Text Change District K -**

**Car Wash - SUP**



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION  
FINAL REPORT  
DISTRICT K – CAR WASH**

The Planning and Zoning Commission has met on September 11, 2024, in order to review the zoning ordinances as they relate to amending the Jersey Village Code of Ordinances, Chapter 14, Article IV, Section 14-105(a) table 14-105 (A) Commercial Permitted Uses at Car Wash by adding SUP to District K.

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

On October 14, 2024, the City Council and the Jersey Village Planning and Zoning Commission conducted a joint public hearing, which gave the public an opportunity to make comments concerning the request to amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-105(a) table 14-105 (A) Commercial Permitted Uses at Car Wash by adding SUP to District K.

The Planning and Zoning Commission after duly considering all the information before it including that gathered at the Joint Public Hearing with City Council on October 14, 2024, recommends that City Council amend the Code of Ordinances of the City of Jersey Village, Texas, at Chapter 14, Article IV, Section 14-105(a) table 14-105 (A) Commercial Permitted Uses at Car Wash by adding SUP to District K.

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

Respectfully submitted, this 14th day of October 2024.

s/Rick Faircloth, Chairman

**ATTEST:**

s/Lorri Coody, City Secretary





Exhibit A

Proposed Ordinance

DRAFT

**ORDINANCE NO. 2024-xx**

**AN ORDINANCE AMENDING CHAPTER 14 OF THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, TEXAS, BY AMENDING CHAPTER 14, SEC. 14-105(A) TABLE 14-105 (A) COMMERCIAL PERMITTED USES BY ADDING SUP TO CAR WASH FOR ZONING DISTRICT K; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL; PROVIDING A PENALTY AS PROVIDED BY SECTION 1-8 OF THE CODE; AND, PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the Planning & Zoning Commission has issued its report and has recommended amendments to Chapter 14, Sec. 14-105(a) table 14-105 (A) Commercial Permitted Uses at Car Wash by adding SUP to District K; and

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

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

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

**SECTION 1. THAT** the Code of Ordinances of the City of Jersey Village, Texas, is hereby amended Chapter 14, Sec. 14-105(a) table 14-105 (A) Commercial Permitted Uses by adding SUP at Car Wash for zoning District K.

USE	District						
	F	G	H	J	J-1	K	MVSOD
...							
Carwash.		SUP	SUP			<u>SUP</u>	
...							

**SECTION 2. THAT** in the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Jersey Village, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

**SECTION 3. THAT** all other ordinances or parts of ordinances in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed.

**SECTION 4. THAT** any person who shall violate any provision of this Ordinance shall be guilty of a misdemeanor and subject to a fine as provided in Section 1-8.

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

**PASSED, APPROVED, AND ORDAINED** this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

**ATTEST:**

\_\_\_\_\_  
Lorri Coody, City Secretary



\_\_\_\_\_  
**BOBBY WARREN, MAYOR**

## **EXHIBIT C**

### **Planning and Zoning Commission Minutes**

**October 14, 2024**

**Final Report - SUP Request District K -**

**Car Wash**



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION  
FINAL REPORT  
TO ALLOW THE OPERATION OF A CAR WASH AS A SPECIFIC  
USE IN ZONING DISTRICT K**

The Planning and Zoning Commission has met in order to review the application of Adel Khechana, filed on behalf of CASBA LLC, owner, for a specific use permit to allow the operation of a car wash located at 15824 NW FWY, Houston, Texas 77040 within the city limits in Zoning District K.

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

On October 14, 2024, the City Council and the Jersey Village Planning and Zoning Commission conducted a joint public hearing, which gave the public an opportunity to make comments concerning the request of Adel Khechana, filed on behalf of CASBA LLC, owner, for a specific use permit to allow the operation of a car wash located at 15824 NW FWY, Houston, Texas 77040 within the city limits in Zoning District K.

The Planning and Zoning Commission after duly considering all the information before it including that gathered at the Joint Public Hearing with City Council on October 14, 2024, recommends that City Council grant the request of CASBA LLC, owner, for a Specific Use Permit to operate a car wash located at 15824 NW FWY, Houston, Texas 77040 within the City of Jersey Village in zoning District K.

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

Respectfully submitted, this 14th day of October 2024.

s/Rick Faircloth, Chairman

**ATTEST:**

s/Lorri Coody, City Secretary



Exhibit A

Proposed Ordinance

DRAFT

**ORDINANCE NO. 2024-xx**

**AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS (THE “CITY”), AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY, BY GRANTING CASBA, LLC, A SPECIFIC USE PERMIT (THE “SPECIFIC USE PERMIT”) TO ALLOW THE OPERATION OF A CAR WASH LOCATED AT 15824 NW FWY, HOUSTON, TEXAS, 77040, AND IN “ZONING DISTRICT K”; PROVIDING REQUIREMENTS AND CONDITIONS FOR THE SPECIFIC USE PERMIT; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THIS ORDINANCE; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000) FOR VIOLATIONS HEREOF; PROVIDING FOR SEVERABILITY; AND, PROVIDING AN EFFECTIVE DATE.**

**WHEREAS,** CASBA, LLC (the “Owner”) owns property located at 15824 NW FWY, Houston, Texas 77040 (the “Property”) situated within the corporate limits of the City of Jersey Village, Texas (“the City”); and

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

**WHEREAS,** the Owner of the property has made an application to the City for a Specific Use Permit for a car wash on the subject property as authorized by the City’s comprehensive zoning ordinance (the “Specific Use Permit”); and

**WHEREAS,** the Planning and Zoning Commission (the “Commission”) and the City Council (the “Council”) of the City have, in the time and manner and after the notice required by law, conducted a public hearing on such request for the Specific Use Permit; and

**WHEREAS,** the Council has received the final written recommendation of the Commission; and

**WHEREAS,** the Council wishes to approve such request and, **NOW THEREFORE;**

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

**SECTION 1. THAT** the facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct and are incorporated herein for all intents and purposes.

**SECTION 2. THAT** the Specific Use Permit for use of the Property as Car Wash, subject to the terms and conditions set forth below, is hereby granted to the Owner and shall include any successor in interest of the Property.

**SECTION 3. THAT** the Official Zoning District Map of the City shall be revised and amended to show the Specific Use authorized hereby for the Property as provided herein, with the appropriate references thereon to the number and effective date of this Ordinance and a brief description of the nature of the Specific Use authorized.



**SECTION 4. THAT** the Specific Use Permit granted hereby shall be null and void after the expiration of two (2) years from the date of adoption of this Ordinance unless the Property is being used in accordance with the Specific Use Permit herein granted or unless an extension of time is approved by City Council.

**SECTION 5. THAT** the Specific Use authorized and permitted hereby shall be, and is, subject to the following additional limitations, restrictions, and conditions:

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**SECTION 6. THAT** any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed two thousand dollars (\$2,000). Each day of violation shall constitute a separate offense.

**SECTION 7. THAT** in the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and, the Council declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

**PASSED, APPROVED, AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**FOR THE CITY:**

\_\_\_\_\_  
**BOBBY WARREN, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**Lorri Coody, City Secretary**



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

**AGENDA DATE:** February 3, 2025

**AGENDA ITEM:** D

**AGENDA SUBJECT:** 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”) 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”); and, if appropriate, prepare a Preliminary Report for presentation to Council on February 10, 2025.

**Prepared By:** Lorri Coody, City Secretary

**Date Submitted:** January 20, 2025

**EXHIBITS:** Proposed P&Z Preliminary Report  
Proposed Ordinance with  
EXA – District D Changes  
EXB – District K Changes  
Sec. 14-105 - Commercial Use Table

**BACKGROUND INFORMATION:**

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.

**RECOMMENDED ACTION:**

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”) 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”); and, if appropriate, prepare a Preliminary Report for presentation to Council on February 10, 2025.



## **CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION PRELIMINARY REPORT – ZONING CHANGE**

The Planning and Zoning Commission has met in order to review the request for 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”).

After review and discussion, the Commissioners preliminarily propose 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”).

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 3rd day of February 2025.

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Rick Faircloth, Chairman

**ATTEST:**

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Lorri Coody, City Secretary



**ORDINANCE NO. 2025-xx**

**AN ORDINANCE AMENDING CHAPTER 14 OF THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, TEXAS, BY AUTHORIZING REVISION TO THE DECEMBER 16, 2024 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 FROM ZONING DISTRICT D (“JERSEY VILLAGE CROSSING DISTRICT”) INTO TWO ZONING DISTRICTS IDENTIFIED AS ZONING DISTRICT H (“INDUSTRIAL DISTRICT”) AND ZONING DISTRICT K (“FIFTH BUSINESS DISTRICT”); AND BY CHANGING THE ZONING DISTINCTION FOR PORTIONS OF THE AREA OF LAND FORMALLY IDENTIFIED AS DISTRICT K (“FIFTH BUSINESS DISTRICT”) TO DISTRICT F (“FIRST BUSINESS DISTRICT”); CONTAINING OTHER FINDINGS AND PROVISIONS RELATING TO THE SUBJECT; 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 amendment to the Zoning Ordinance by authorizing revision to the December 16, 2024 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 from Zoning District D (“Jersey Village Crossing District”) into two zoning districts identified as Zoning District H (“Industrial District”) and Zoning District K (“Fifth Business District”); and by changing the zoning distinction for portions of the area of land formally identified as District K (“Fifth Business District”) to District F (“First Business District”); 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 to the zoning ordinance and find that the adoption of this ordinance is in the best interest of the citizens of Jersey Village; **NOW THEREFORE**,

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

**Section 1.** The City Council hereby finds and determines that the statements set forth in the preamble of this Ordinance are true and correct and are incorporated herein for all purposes.

**Section 2.** The area of land formally identified as District D (“Jersey Village Crossing District”) be rezoned from Zoning District D (“Jersey Village Crossing District”) into two zoning districts identified as Zoning District H (“Industrial District”) and Zoning District K (“Fifth Business District”) as more specifically outlined in Exhibit A; and by changing the zoning distinction for portions of the area of land formally identified as District K (“Fifth Business District”) to District F (“First Business District”) and more specifically outlined in Exhibit B attached hereto and made a part hereof. The terms and conditions

PLANNING AND ZONING MEETING PACKET FOR FEBRUARY 3, 2025

for any and all Specific Use Permits previously granted for properties located in the zoning change area will not be affected and are considered grandfathered under the terms of this zoning change.

**Section 3.** The Official Zoning District Map of the City shall be revised and amended to show the change in zoning classification of the property with the appropriate references thereon to the number and effective date of this ordinance.

**Section 4.** 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 4. Repeal.** All other ordinances or parts of ordinances in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed.

**Section 5. Penalty.** 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 6. Effective Date.** This ordinance shall be in full force and effect from and after its passage.

**PASSED, APPROVED, AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

**ATTEST:**

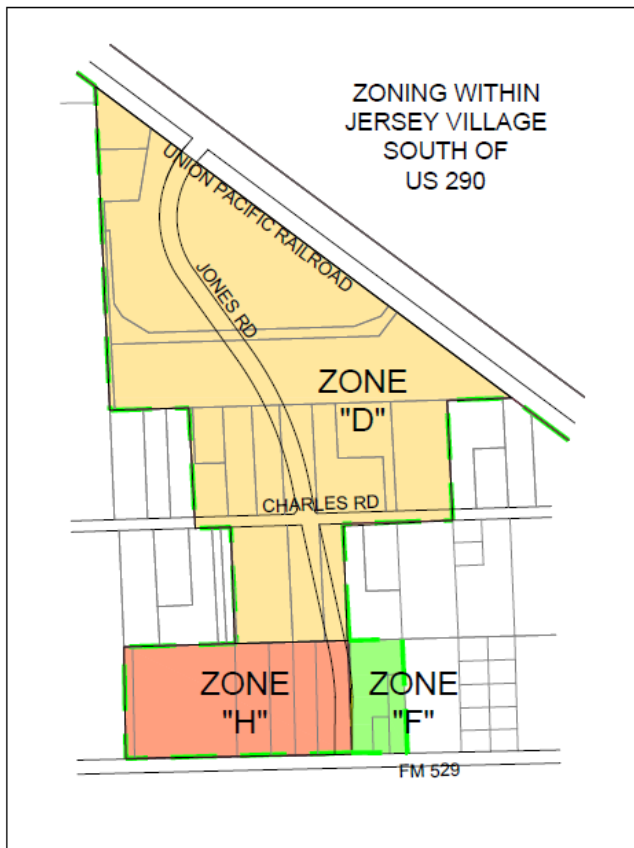
\_\_\_\_\_  
Bobby Warren, Mayor

\_\_\_\_\_  
Lorri Coody, City Secretary

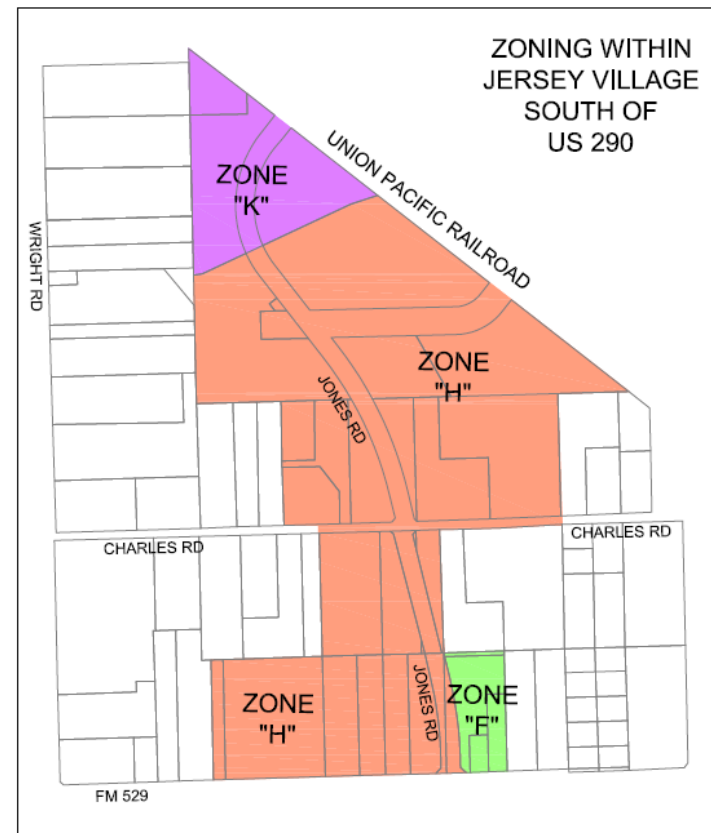


# Exhibit A

District D as of December 16, 2024



District D Rezoned to District H and District K

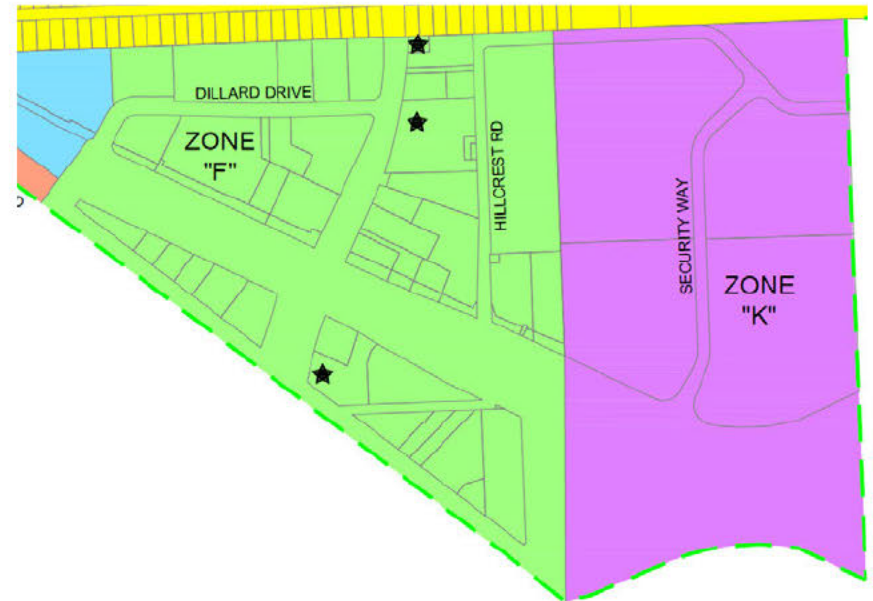


## Exhibit B

District K as of December 16, 2024



District K Partially Rezoned to District F





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

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

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

USE	District						
	F	G	H	J	J-1	K	MVSOD
Adult entertainment.			SUP				
Agriculture.	P	P	P	P	P	P	
Apparel manufacturing.			PC <sup>(1)</sup>				
Art gallery.	P	P		P	P	P	
Assembling.				PC <sup>(2)</sup>	PC <sup>(2)</sup>	PC <sup>(2)</sup>	
Auto body shop.		SUP					
Automobile repair shop.			PC <sup>(3)</sup>				
Bail bond service.			SUP				
Bakery (industrial).			PC <sup>(4)</sup>				
Bank, financial, and insurance service institution.	P	P		P	P	P	
Barber, beauty store, or salon.	P	P		P	P	P	

Bar/club.	SUP	SUP	SUP	SUP	SUP	SUP	
Beer and wine sales.	SUP	SUP	SUP	SUP	SUP	SUP	
Bookstore.	P	P		P	P	P	
Brew pub.	SUP	SUP	SUP	SUP	SUP	SUP	
Broadcasting Studio.				P	P	P	
Building contractor and related activities.			P				
Building materials, sales, and storage.			P			P	
Cafe and cafeteria.	P	P		P	P	P	
Cannabidiol shop (CBD shop).					P		
Carwash.		SUP	SUP				
Cell phone and computer repair business.			SUP				

Child day-care operation (licensed child-care centers and school-age program centers).	SUP	SUP				SUP	
Cigar shop/lounge.	SUP			SUP	SUP		
City of Jersey Village: water supply reservoirs, filter beds, towers, surface or below surface tanks, artesian wells, water pumping plants and water wells.	P	P		P	P	P	
Cleaners (clothing), tailor, and retail laundry.	P	P		P	P	P	
Clinic.		P		P	P	P	
Clothing boutique.	P	P		P	P	P	
Cold storage plant.			P				
Commercial vehicle repair shop.			PC <sup>(5)</sup>				
Concrete product manufacturer.			SUP				

Credit access business.			SUP				
Customarily incidental use.	PC <sup>(6)</sup>	PC <sup>(6)</sup>	PC <sup>(6)</sup>	PC <sup>(6)</sup>	PC <sup>(6)</sup>	PC <sup>(6)</sup>	
Dancing studio, exercise class, and martial arts facility.	P	P		P	P	P	
Department store.	P	P		P	P	P	
Distribution and warehousing.			P	P	P	P	
Driving range.	SUP			SUP	SUP	SUP	
Drug store and pharmacy.	SUP	SUP		SUP	SUP	SUP	
Dry cleaning and laundry plant (industrial).			SUP				
Educational institution, services, and learning center.	P	P		P	P	P	
Farm implement machinery sales and storage.			P				
Farmers market.	P	P	P	P	P	P	

Florist and flower shop.	P	P		P	P	P	
Food processing and packaging, with the exception of slaughtering.			SUP				
Food truck park.				P			
Furniture manufacturing.			PC <sup>(7)</sup>				
Garage, public.	P	P		P	P	P	
Gasoline filling station.	PC <sup>(8)</sup>	PC <sup>(8)</sup>	PC <sup>(8)</sup>	PC <sup>(8)</sup>	PC <sup>(8)</sup>	PC <sup>(8)</sup>	
General retail.	P	P		P	P	P	
Golf course and country club.	SUP			SUP	SUP	SUP	
Grocery store.	P		P	P	P	P	
Hardware store.		P	P	P	P	P	
Head/smoke shop.			SUP				
Health club.	P			P	P	P	

Heating, plumbing and air conditioning, sale, and repair.			PC <sup>(9)</sup>				
Home good store.	P	P		P	P	P	
Hookah bar/lounge.			SUP				
Hospital.	P	P		P	P	P	
Hotel and motel.	P	P		P	P	P	
Instrument and meter manufacturing.			PC				
Jewelry and watch manufacturing.			SUP				
Junk or salvage yard.			SUP				
Library and museum.	P	P		P	P	P	
Liquor store (excluding drive-up or pick-up services).	SUP	SUP	SUP	SUP	SUP	SUP	
Machining.			PC <sup>(10)</sup>				



Manufacture of printed material.			PC <sup>(11)</sup>	PC <sup>(11)</sup>	PC <sup>(11)</sup>	PC <sup>(11)</sup>	
Massage establishment.	SUP						
Medical and dental office.	P	P		P	P	P	
Medical research and development.			SUP				
Mini-storage lot.			SUP				
Mini-storage facility.			SUP			SUP	
Miniature golf course.	P	P	P	P	P	P	
Motor vehicle sales.							PC <sup>(12)</sup>
Multi-family housing for senior citizens.		SUP					
Multi-purpose entertainment complex.	P	P	P	P	P	P	
Municipal and governmental buildings, police stations and fire stations.	P	P	P	P	P	P	

Musical instrument shop and supply store.	P	P		P	P	P	
Nursing care center.				SUP	SUP	SUP	
Office supply store.	P	P		P	P	P	
Oil, gas, and minerals; extraction, production, drilling operations, etc.			PC <sup>(13)</sup>				
Optical goods manufacturing.			PC <sup>(14)</sup>				
Parking lot.	SUP	SUP	SUP	SUP	SUP	SUP	
Pawnshop.					P		
Permanent produce market.			SUP				
Pet and pet supply store.	P	P		P	P	P	
Place of worship.	P	P		P	P	P	
Plant nursery.			P			P	
Pool supply store.	P	P		P	P	P	

Precious metal dealer.			SUP				
Professional office and business office.	P	P	P	P	P	P	
Professional and technical services.	P	P	P	P	P	P	
Public park and playground, public recreational facility, and community building.	P	P		P	P	P	
Railroad and related facilities.			P				
Real estate, rental, and leasing office.	P	P		P	P	P	
Restaurant and delicatessen.	P	P		P	P	P	
Scientific research and development.			P	P	P	P	
Sheet metal processing.			PC <sup>(15)</sup>				
Short-term rental.		P					
Sign and architectural graphic manufacturing.			PC <sup>(16)</sup>	PC <sup>(16)</sup>	PC <sup>(16)</sup>	PC <sup>(16)</sup>	

Specialty food store.	P	P		P	P	P	
Sporting good sales.	PC <sup>(17)</sup>	PC <sup>(17)</sup>		PC <sup>(17)</sup>	PC <sup>(17)</sup>	PC <sup>(17)</sup>	
Stadium	SUP	SUP	SUP	SUP	SUP	SUP	
Tattoo parlor and body modification shop.			SUP				
Telecommunication tower.		SUP	P				
Telephone switching facility.	SUP	SUP				SUP	
Temporary building.			PC <sup>(18)</sup>				
Theater.	P	P		P	P	P	
Truck terminal.			SUP				
Utility substation and power lines.	PC <sup>(19)</sup>		PC <sup>(19)</sup>	PC <sup>(19)</sup>	PC <sup>(19)</sup>	PC <sup>(19)</sup>	
Veterinarian services.	SUP	SUP		SUP	SUP	SUP	
Wholesale or warehousing.		P	P	P	P	P	
Wine tasting room/facility.	P	P		P	P	P	

Woodworking shop, artisanal.			PC <sup>(20)</sup>				
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(b) *Table 14-105(B). Commercial conditional uses.*

#	Conditional Uses	Zoning District	Conditions
1	Apparel manufacturing.	H	Maintenance, fabrication and repair of equipment or machinery and manufacturing, processing and assembly of materials, products and goods shall be performed only on a paved area located within the building lines of a lot, whether within or outside of a building.
2	Assembling.	J, J-1, K	Maintenance, fabrication and repair of equipment or machinery and manufacturing, processing and assembly of materials, products and goods shall be performed only on a paved area located within the building lines of a lot, whether within or outside of a building.

3	Automobile repair shop.	H	Maintenance, fabrication and repair of equipment or machinery and manufacturing, processing and assembly of materials, products and goods shall be performed only on a paved area located within the building lines of a lot, whether within or outside of a building.
4	Bakery (industrial).	H	Provided that such use be not so obnoxious or offensive as to be reasonably calculated to disturb persons of ordinary temper, sensibilities and disposition by reason of emission of odor, gases, and/or fumes.
5	Commercial vehicle repair shop.	H	Maintenance, fabrication and repair of equipment or machinery and manufacturing, processing and assembly of materials, products and goods shall be performed only on a paved area located within the building lines of a lot, whether within or outside of a building.

6	Customarily incidental use.	F, G, H, J, J-1, K	Must be customarily incidental to a permitted principal use located on the same building site and listed in Table 14-105(A), provided that such use is not so obnoxious or offensive as to be reasonably calculated to disturb persons of ordinary temper, sensibilities, and disposition by reason of vibration, noise, view or the emission of odor, dust, smoke, or pollution of any kind.
7	Furniture manufacturing.	H	Maintenance, fabrication and repair of equipment or machinery and manufacturing, processing and assembly of materials, products and goods shall be performed only on a paved area located within the building lines of a lot, whether within or outside of a building.
8	Gasoline filling station.	F, G, H, J, J-1, K	Must have a minimum separation distance of 3,000 feet measured from property line to property line from any currently existing gasoline filling station. Provided that all storage tanks for gasoline shall be below the surface of the ground.

9	Heating, plumbing and air conditioning, sales, and repair.	H	Maintenance, fabrication and repair of equipment or machinery and manufacturing, processing and assembly of materials, products and goods shall be performed only on a paved area located within the building lines of a lot, whether within or outside of a building.
10	Machining.	H	Maintenance, fabrication and repair of equipment or machinery and manufacturing, processing and assembly of materials, products and goods shall be performed only on a paved area located within the building lines of a lot, whether within or outside of a building.
11	Manufacture of printed material.	H, J, J-1, K	Maintenance, fabrication and repair of equipment or machinery and manufacturing, processing and assembly of materials, products and goods shall be performed only on a paved area located within the building lines of a lot, whether within or outside of a building.



12	Motor vehicle sales	MVSOD	Vehicles held for sales, lease, or rental in any business or industrial district shall not be parked or stored on unpaved surfaces.
13	Oil, gas, and minerals; extraction, production, drilling operations, etc.	H	No oil, gas or other mineral exploration, production or drilling operations for minerals of any kind shall be conducted on any lot or parcel of land within the city except in zoning district H
14	Optical goods manufacturing.	H	Maintenance, fabrication and repair of equipment or machinery and manufacturing, processing and assembly of materials, products and goods shall be performed only on a paved area located within the building lines of a lot, whether within or outside of a building.
15	Sheet metal processing.	H	Maintenance, fabrication and repair of equipment or machinery and manufacturing, processing and assembly of materials, products and goods shall be performed only on a paved area located within the building lines of a lot, whether within or outside of a building.

16	Sign and architectural graphic manufacturing.	H, J, J-1, K	Maintenance, fabrication and repair of equipment or machinery and manufacturing, processing and assembly of materials, products and goods shall be performed only on a paved area located within the building lines of a lot, whether within or outside of a building.
17	Sporting good sales.	F, G, J, J-1, K	Sporting goods sales, not including boats, boat motors, mopeds, recreational vehicles, ATVs, golf carts, motorcycles, or motor bikes.
18	Temporary building.	H	Must be incidental to the construction of buildings permitted in the district and which shall be removed when work is complete.
19	Utility substation and power lines.	F, H, J, J-1, K	Provided that any such accessory use shall not be so obnoxious or offensive as to be reasonably calculated to disturb persons of ordinary temper, sensibilities, and disposition by reason of vibrations, noise, view or the emission of odor, dust, smoke or pollution of any other kind.

20	Woodworking shop, artisanal.	H	Maintenance, fabrication and repair of equipment or machinery and manufacturing, processing and assembly of materials, products and goods shall be performed only on a paved area located within the building lines of a lot, whether within or outside of a building.
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(Ord. No. 2023-13, § 5, 5-17-2023)

**Editor's note**— Ord. No 2023, §§ 5, 6, adopted May 17, 2023, renumbered the former § 14-105 as § 14-106 and enacted a new § 14-105 as set out herein. The historical notation has been retained with the amended provisions for reference purposes.