



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 March 17, 2025, at 7:00 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. *Rick Faircloth, Chairperson*
- C. Conduct a Joint Public Hearing with Jersey Village City Council for the purpose of receiving oral comments from any interested person(s) concerning 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"). *Rick Faircloth, Chairperson*
- D. Consider approval of the minutes for the meeting held on February 3, 2025. *Courtney Rutherford, City Secretary*
- E. 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 prepare a Final Report for presentation to Council on March 17, 2025. *Miesha Johnson, Community Development Manager*
- F. 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: March 13, 2025 at 9:45 a.m. and remained so posted until said meeting was convened.

Courtney Rutherford, 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

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 4B, 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 4B, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."



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

AGENDA DATE: March 17, 2025

AGENDA ITEM: C

AGENDA SUBJECT: Conduct a Joint Public Hearing with the Jersey Village City Council for the purpose of receiving oral comments from any interested person(s) concerning 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”).

Prepared By: Courtney Rutherford, City Secretary

Date Submitted: March 7, 2025

EXHIBITS: EX A – Public Hearing Notice
EX B – P&Z Preliminary Report

BACKGROUND INFORMATION:

The Planning and Zoning Commission met on February 3, 2025, and preliminarily recommended that City Council:

- Rezone the area of land formally identified as District D District (“Jersey Village Crossing District”) 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”).

The preliminary report was submitted to City Council at its February 10, 2025, meeting, and a Joint Public Hearing was ordered for March 17, 2025.

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 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”).

RECOMMENDED ACTION: Conduct a Joint Public Hearing with the Jersey Village City Council for the purpose of receiving oral comments from any interested person(s) concerning 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”).

PLANNING & ZONING COMMISSION MEETING PACKET FOR THE MEETING TO BE HELD ON MARCH 17, 2025

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, March 17, 2025, at the Civic Center Auditorium, 16327 Lakeview, Jersey Village, Texas, for the purpose of receiving oral comments from any interested person(s) concerning: 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”)..

A copy of the Planning and Zoning Commission’s Preliminary Reports concerning these requests, 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 accommodation or interpretive services must be made 48 hours prior to this meeting. Please contact ADA Coordinator at (713) 466-2102 or FAX (713) 466-2177 for further information.

Courtney Rutherford, City Secretary
City of Jersey Village

Posted: City Website and Bulletin Board – March 4, 2025 Time: 11:30 AM



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

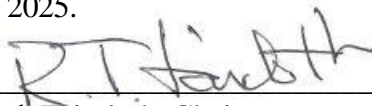
The Planning and Zoning Commission has met in order to review the request for zoning amendment changes so that the area of land formally identified as District D (“Jersey Village Crossing District”) is rezoned into two zoning districts identified as Zoning District H (“Industrial District”) and Zoning 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”).

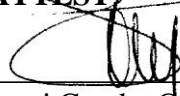
These preliminary changes to the City’s comprehensive zoning ordinance are more specifically detailed in the proposed ordinance attached as Exhibit “A.”

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.



Rick Faircloth, Chairman

ATTEST:


Lorri Coody, City Secretary



EXHIBIT A
TO THE
PLANNING AND ZONING
COMMISSION'S
PRELIMINARY REPORT
FEBRUARY 3, 2025

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 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.

PLANNING & ZONING COMMISSION MEETING PACKET FOR THE MEETING TO BE HELD ON MARCH 17, 2025

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:

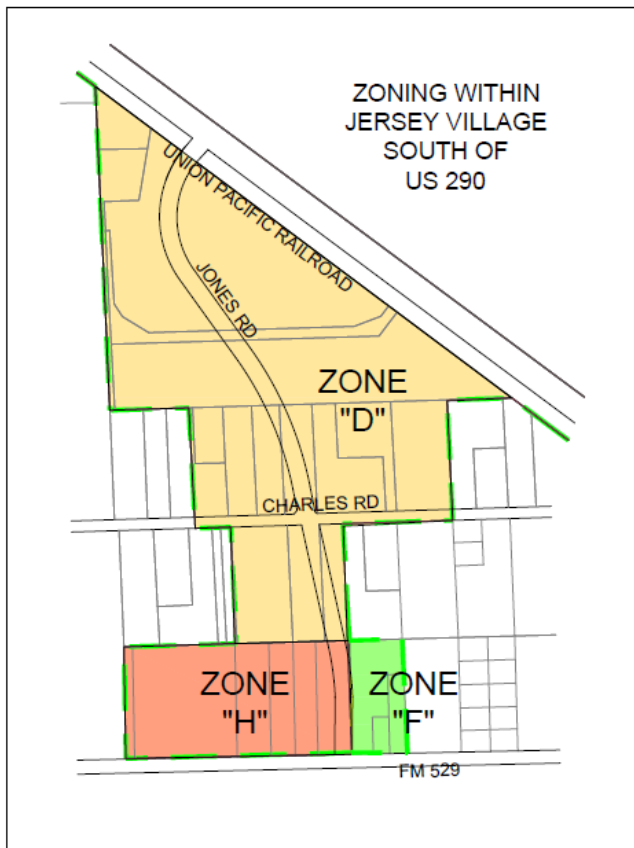
Bobby Warren, Mayor

Lorri Coody, City Secretary



Exhibit A

District D as of December 16, 2024



District D Rezoned to District H and District K

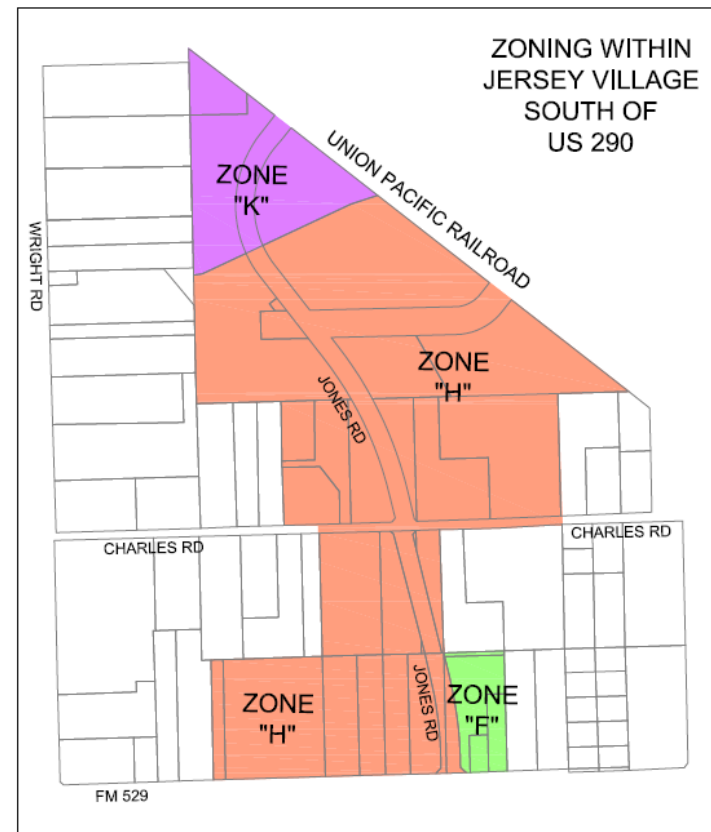


Exhibit B

District K as of December 16, 2024



District K Partially Rezoned to District F



**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.

PLANNING & ZONING COMMISSION MEETING PACKET FOR THE MEETING TO BE HELD ON MARCH 17, 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.

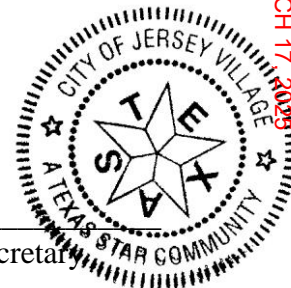
The motion carried.

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



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

AGENDA DATE: March 17, 2025

AGENDA ITEM: E

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”) 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 prepare a Final Report for presentation to Council on March 17, 2025.

Prepared By: Courtney Rutherford, City Secretary

Date Submitted: March 12, 2025

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

BACKGROUND INFORMATION:

This item is to discuss the request for zoning changes and, if appropriate, prepare the Final Report for presentation to City Council on March 17, 2025.

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”).

The Planning and Zoning Commission’s preliminary report was submitted to the Jersey Village City Council at its February 10, 2025, meeting. The report was received, and the City Council ordered a Joint Public Hearing for March 17, 2025.

The Planning and Zoning Commission will consider all the information before it including that gathered at the Joint Public Hearing with City Council on March 17, 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”) 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 prepare a Final Report for presentation to Council on March 17, 2025.

PLANNING & ZONING COMMISSION MEETING PACKET FOR THE MEETING TO BE HELD ON MARCH 17, 2025



CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION FINAL REPORT ZONING CHANGES

The Planning and Zoning Commission has met on February 3, 2025, 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”).

The preliminary report was submitted to the Jersey Village City Council at its February 10, 2025, meeting. The report was received, and the City Council ordered a Joint Public Hearing for March 17, 2025.

On March 17, 2025 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 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”).

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 March 17, 2025, recommends that City Council amend 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”).

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

Respectfully submitted, this 17th day of March 2025.

Rick Faircloth, Chairman

ATTEST:

Courtney Rutherford, 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 & ZONING COMMISSION MEETING PACKET FOR THE MEETING TO BE HELD ON MARCH 17, 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 17th day of March 2025.

ATTEST:

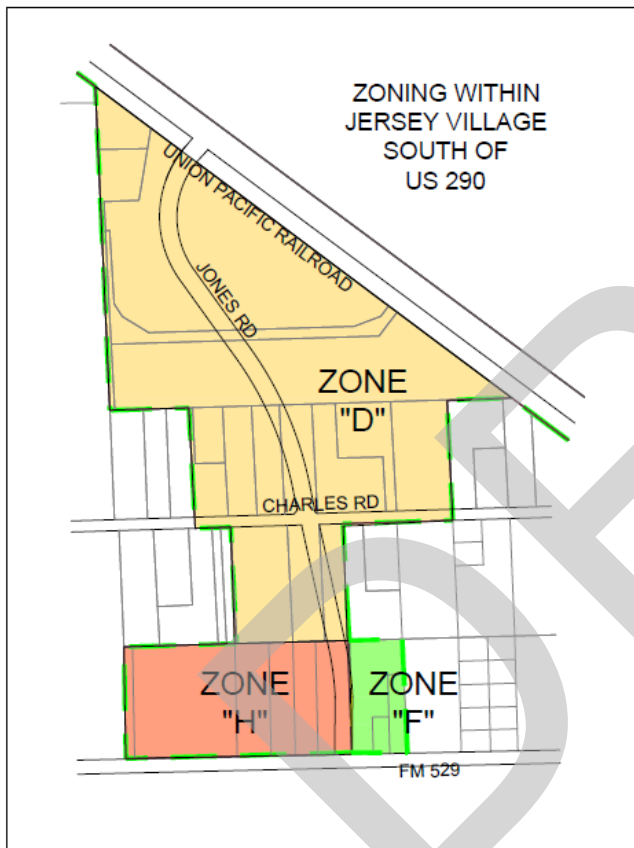
Bobby Warren, Mayor

Courtney Rutherford, City Secretary



Exhibit A

District D as of December 16, 2024



District D Rezoned to District H and District K

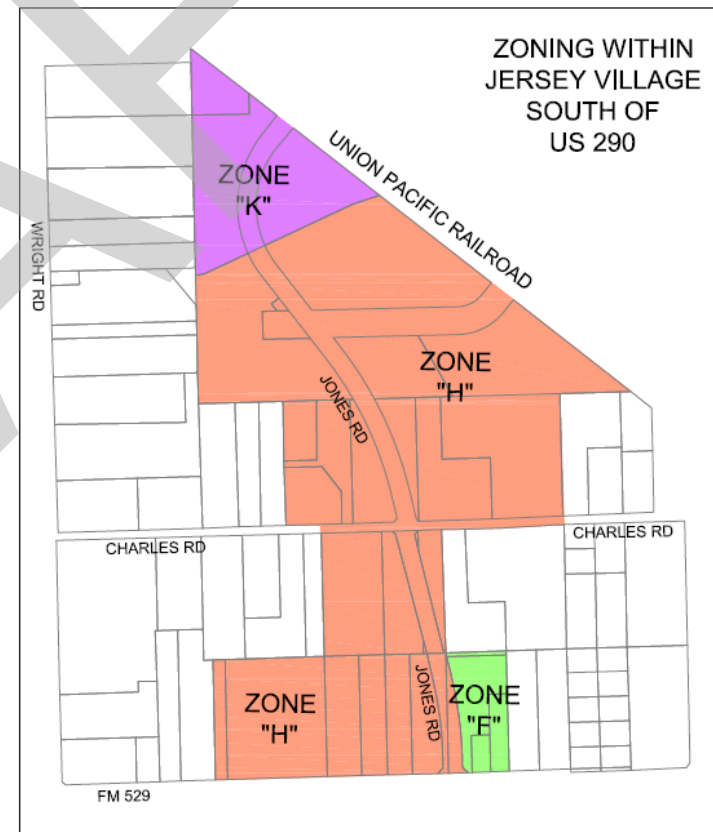
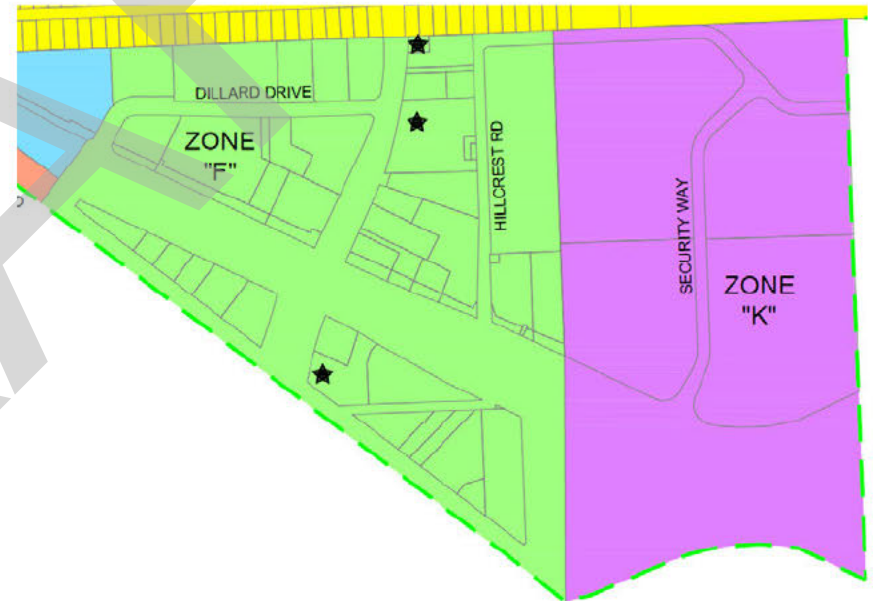


Exhibit B

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 ⁽¹⁾				
Art gallery.	P	P		P	P	P	
Assembling.				PC ⁽²⁾	PC ⁽²⁾	PC ⁽²⁾	
Auto body shop.		SUP					
Automobile repair shop.			PC ⁽³⁾				
Bail bond service.			SUP				
Bakery (industrial).			PC ⁽⁴⁾				
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 ⁽⁵⁾				
Concrete product manufacturer.			SUP				

Credit access business.			SUP				
Customarily incidental use.	PC ⁽⁶⁾	PC ⁽⁶⁾	PC ⁽⁶⁾	PC ⁽⁶⁾	PC ⁽⁶⁾	PC ⁽⁶⁾	
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 ⁽⁷⁾				
Garage, public.	P	P		P	P	P	
Gasoline filling station.	PC ⁽⁸⁾	PC ⁽⁸⁾	PC ⁽⁸⁾	PC ⁽⁸⁾	PC ⁽⁸⁾	PC ⁽⁸⁾	
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 ⁽⁹⁾				
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 ⁽¹⁰⁾				

Manufacture of printed material.			PC ⁽¹¹⁾	PC ⁽¹¹⁾	PC ⁽¹¹⁾	PC ⁽¹¹⁾	
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 ⁽¹²⁾
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 ⁽¹³⁾				
Optical goods manufacturing.			PC ⁽¹⁴⁾				
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 ⁽¹⁵⁾				
Short-term rental.		P					
Sign and architectural graphic manufacturing.			PC ⁽¹⁶⁾	PC ⁽¹⁶⁾	PC ⁽¹⁶⁾	PC ⁽¹⁶⁾	

Specialty food store.	P	P		P	P	P	
Sporting good sales.	PC ⁽¹⁷⁾	PC ⁽¹⁷⁾		PC ⁽¹⁷⁾	PC ⁽¹⁷⁾	PC ⁽¹⁷⁾	
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 ⁽¹⁸⁾				
Theater.	P	P		P	P	P	
Truck terminal.			SUP				
Utility substation and power lines.	PC ⁽¹⁹⁾		PC ⁽¹⁹⁾	PC ⁽¹⁹⁾	PC ⁽¹⁹⁾	PC ⁽¹⁹⁾	
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 ⁽²⁰⁾				
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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.