



NOTICE OF A MEETING
(In compliance with Sec. 551.041, Et. Seq., Tex. Gov't. Code)

NOTICE is hereby given that the City of Jersey Village Planning and Zoning Commission will hold a meeting on April 1, 2025, at 6:00 p.m. at the Civic Center Meeting Room, 16327 Lakeview Drive, Jersey Village, Texas 77040. The City of Jersey Village Planning and Zoning Commission reserves the right to meet in closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

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

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

AGENDA

- A. Open Meeting. Call the meeting to order and the roll of appointed officers will be taken. *Rick Faircloth, Chairperson*
- B. **CITIZENS' COMMENTS** - Any person who desires to address the Planning and Zoning Commission regarding an item on the agenda will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the comment is on the agenda, the City staff and Commissioners are not allowed to discuss the subject. Each person is limited to five (5) minutes for comments to the Planning and Zoning Commission. *Rick Faircloth, Chair*
- C. Approval of the Minutes from the Meeting held on March 17, 2025. *Courtney Rutherford, City Secretary*
- D. Discuss and take appropriate action concerning the annual review of the City's progress in implementing the Comprehensive Plan and prepare the 2025 Annual Progress Report for submittal and presentation to the City Council on April 14, 2025. *Miesha Johnson, Community Development Manager*
- E. Discuss and take appropriate action on the application of Candelaria Herebia, filed on behalf of Marrakech Realities, requesting a zoning amendment change from District F to District G for 17000 Northwest Freeway, Jersey Village, Texas; and, if appropriate, the preparation and presentation of the Preliminary Report to Council on April 14, 2025. *Miesha Johnson, Community Development Manager*
- F. Adjourn

CERTIFICATION

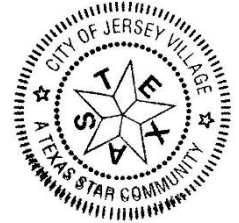
I, the undersigned authority, do hereby certify in accordance with the Texas Open Meeting Act, the Agenda is posted for public information, at all times, for at least 72 hours preceding the scheduled time of the meeting on the bulletin board located at City Hall, 16327 Lakeview, Jersey Village, TX 77040, 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 28, 2025 at 11:00 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 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

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



- B. CITIZENS' COMMENTS** - Any person who desires to address the Capital Improvements Advisory Committee 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 Committee Members are not allowed to discuss the subject. Each person is limited to five (5) minutes for comments to the Capital Improvements Advisory Committee.

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

March 17, 2025 – 7:00 p.m.

THE PLANNING AND ZONING COMMISSION MET ON MARCH 17, 2025, AT 7:00 P.M. IN THE CIVIC CENTER MEETING ROOM, 16327 LAKEVIEW DRIVE, JERSEY VILLAGE, TEXAS.

A. The meeting was called to order at 7:13 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.

The following were also attended:

Mayor, Bobby Warren
Council Member, Drew Wasson
Council Member, Sheri Sheppard
Council Member, Connie Rossi
Council Member, Jennifer McCrea

City Manager, Austin Bless
City Secretary, Courtney Rutherford
City Attorney, Tommy Ramsey

Council Member, Michelle Mitcham, was not present.

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

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

There were no Citizen Comments.

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*

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 7:23 p.m., 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

PLANNING & ZONING COMMISSION MEETING PACKET FOR THE MEETING TO BE HELD ON APRIL 1, 2025

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”).

With no one signing up to speak at the hearing, Mayor Warren and Chairman Faircloth closed the joint public hearing at 7:24 p.m.

The Planning and Zoning Commission retired from the City Council meeting at 7:24 p.m. to conduct its posted meeting agenda and prepare final report in connection with this joint public hearing.

The Planning and Zoning Commission reconvened at 7:25 p.m.

D. Consider approval of the minutes for the meeting held on February 3, 2025.

Commissioner Henao moved to approve the minutes for the meeting held on February 3, 2025. Commissioner Mena 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.

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.

After brief discussion Commissioner Mergel moved to prepare a Final Report recommending 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 Kopinitz 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 Final Report is attached and made a part of these minutes as Exhibit A.

F. Adjourn

There being no further business on the agenda, the meeting was adjourned at 7:31 p.m.



Maria Thorne, Administrative Assistant

PLANNING & ZONING COMMISSION MEETING PACKET FOR THE MEETING TO BE HELD ON APRIL 1, 2025

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

AGENDA DATE: April 1, 2025

AGENDA ITEM: D

AGENDA SUBJECT: Discuss and take appropriate action concerning the annual review of the City’s progress in implementing the Comprehensive Plan and prepare the 2025 Annual Progress Report for submittal and presentation to the City Council on April 14, 2025.

Prepared By: Courtney Rutherford, City Secretary

Date Submitted: March 28, 2025

EXHIBITS: Proposed Annual Comp Plan Progress Report
EXA - Implementation Progress Report – April 2025
EXB - 2025 Demographics Update

BACKGROUND INFORMATION:

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

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

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

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

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

The time frames are as follows:

SHORT-TERM RECOMMENDATIONS:

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

MID-TERM RECOMMENDATIONS:

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

LONG TERM/ON-GOING RECOMMENDATIONS:

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

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

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

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

RECOMMENDED ACTION:

Discuss and take appropriate action concerning the annual review of the City’s progress in implementing the Comprehensive Plan and prepare the 2025 Annual Progress Report for submittal and presentation to the City Council on April 14, 2025.



CITY OF JERSEY VILLAGE PLANNING & ZONING COMMISSION 2025 ANNUAL COMPREHENSIVE PLAN PROGRESS REPORT

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

On April 1, 2025, the Planning and Zoning Commission conducted the 2025 annual review of the Comprehensive Plan and reports the following:

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

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

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

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

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

Respectfully submitted, this 1st day of April 2025.

ATTEST:

Rick Faircloth, Chairman

Courtney Rutherford, City Secretary



PLANNING & ZONING COMMISSION MEETING PACKET FOR THE MEETING TO BE HELD ON APRIL 1, 2025

Recap of Comprehensive Plan 2020 Update Implementation

This recap is being provided with information as of March 2025.

Future Land Use Recommendations

Establish a zoning overlay district for the Highway 290 corridor.

Staff and our consultants looked at a zoning overlay district for the corridor. It was determined that an overlay district was not the best option. A complete overhaul of the codes was done and the underlying goal of this item was met in May 2023.

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

This was completed in May 2023.

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

This is done annually in July.

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

A cost benefit analysis was done on this for an area along Charles Road and Wright Road, south of Charles Road. Many property owners expressed interest in receiving city water and sewer, however there very few property owners that returned the petition for annexation so they could receive water and sewer.

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

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

Consider mixed use development, combining residential and nonresidential uses.

This was done as part of the update to our zoning ordinances, which was completed in May 2023.

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

This was done as part of the update to our zoning ordinances. Parking requirements were reduced, and walkable environments are being encouraged. The city is also finishing sidewalk extensions leading to businesses to help encourage this as well.

Public Services, Utilities and Flood Mitigation Infrastructure

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

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

Continue positive working relationship with Harris County Flood Control.

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

Continue to implement the Long-Term Flood Recovery Plan.

Since 2017 there have been about 165 homes that have been identified for potential elevation. Since that time 78 of the homes have been awarded grant funding for home elevations, 6 have been mitigated as part of TIRZ 3, 2 others were purchased by FEMA through HCFCD, and 3 others were mitigated by the individual property owners. That leaves 76 homes that remain to be mitigated as of today. However, of that number several homeowners have opted not to have their property mitigated.

The Preliminary Engineering Report (PER) for the E127 Project is expected to be completed in March 2024. The preliminary costs of construction are now about \$13,000,000. City staff and Engineers will look at some alternatives to see if things could be done differently or more cost effective to bring the cost down. City staff is also evaluating other grant opportunities that could be utilized to fund some portions of the project as well.

The City continues to implement the Long-Term Flood Recovery Plan. As of this writing the City Manager has submitted one grant request for the FY23 FMA Home Elevations for 2 homes.

Transportation and Circulation Recommendations

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

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

Explore TxDOT funding opportunities for multi-modal transportation alternatives.

City staff monitors funding opportunities.

As of March 2024 the City Manager is applying for a Safe Streets For All Action Planning Grant to help develop the plan that would allow us to apply for construction grants on future projects.

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

Some areas of deficiencies have been addressed, including along Jones Road and Village Drive. Staff will continue to evaluate these improvements with future funding opportunities.

Exhibit A

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

For FY22 and FY23 the City Council allocated \$225,000 each year for sidewalk replacement. Maps that are updated regularly [can be found on our website](#) showing what has been repaired so far and what is scheduled to be repaired.

Create an enhanced pedestrian environment along key entry roadways and those with adjacent residential development to encourage walking to local retail and service destinations, especially along Jones Road, Jersey Meadows Drive, and Castlebridge Drive. Sidewalks along Jones Road have been completed from the Foundry Church to Village Green Drive. Further increases in extensions along the west side of Jones Road are being evaluated. The other areas are currently being evaluated and will be budgeted in future fiscal years.

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

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

Economic Development Recommendations

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

Staff has looked into this. It is another level of government that the property owners would have to buy into. The logistics of this are fairly straight forward, but there has been little interest shown from the business community in this.

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

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

Identify and target underserved retail market segments.

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

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

A marketing video was made in the fall of 2023. With a grant from HGAC, a video promoting “Live, work, Play in Jersey Village” is schedule to begin production in the first half of 2025.

Exhibit A

Establish working relationships with commercial brokerages.

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

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

In Fiscal Year 2023 the Golf Course had its best year ever, and even turned a profit for the year. In Fiscal Year 2024 the Golf Course broke that record. We are currently on pace for another record breaking year in FY25 with the club house and convention center being completed.

Staff feels this goal has been accomplished.

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

The Community Development Manager has information on the incentives offered by the city. A package detailing the development process is currently being updated to reflect our new permitting system and process that was implemented in the second half of 2021. A full package of this information has been available to the public and business community since April 2022. This is reviewed and updated annually, or as needed.

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

The Community Development Manager has begun meeting with business owners and establishing relationships that will allow us to better identify the most effective method of establishing a business-owners council. We will begin the process of establishing a business-owners council in FY25.

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

The City budgeted for, and hired, a Community Development Manager to handle economic development. This goal is achieved.

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

This is currently being looked at and will be implemented based on recommendations in the economic development plan, which is being completed as part of the 2025 Comprehensive Plan project.

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

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

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

This goal is achieved.

Parks, Recreation, and Open Space Recommendations

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

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

As of 2025, all of the high priority projects have either been completed or formally started with a goal to be completed by the end of the year. The Parks and Recreation Manager is working on grant opportunities to help fund these projects to reduce the overall burden on the city budget. The City Manager is also working with Congressman Hunt to see if we can get Congressional Funding for some of these projects.

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

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

Review underutilized open spaces and convert to local pocket parks.

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

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

In late 2021 the Parks Supervisor improved the volleyball court by completely redoing it and improving the drainage. In 2025 lights were also added to the volleyball court to promote additional usage. New park improvements such as a climbing structure were added in 2021, and a zipline was added in 2022. Excise equipment is being considered for future years.

Carol Fox Park is starting the process to replace the community built playground. Clark Henry Park is also slated to get field improvements starting in FY2025.

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

Several community meetings were held to get peoples feedback on what they wanted to see for a new pool. The committee formed to evaluate options in 2024 recommended a concept with two separate bodies of water. Residents voted down bond propositions in 2023 and 2024. The existing pool was demolished in March of 2025 after the City Council stated in May 2024 that they would not keep the existing pool operational at the end of the swim season. At this time the City Council still regularly discusses pool options and this will be a large topic for budget meetings which will start in May 2025.

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

The Parks and Rec Committee was expanded in 2021 to include alternate members. This allows more people to be a part of the committee and volunteer. This committee also actively recruits non-committee members to volunteer with the city at various events throughout the city.

Encourage league sports for youth and adults.

Parks and Recreation has created sporting leagues for adults such as kickball and volleyball, based on demand. The Department has worked with I-9 sports to bring youth baseball and soccer to Jersey Village.

Exhibit A

Currently the Department is in the process of finding a new company for youth sports and exploring opportunities to work with outside agencies to increase youth sporting leagues, include e-sports.

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

Trail connectivity is being investigated by City Staff and HCFCD, with assistance from the Houston Parks Board. It is not anticipated that trails would be added to the bayou behind residential homes in Jersey Village. When the E100 work is completed residents can connect to the HCFCD trail system from Clark Henry Park and go all the way to Downtown on the trail system. Further connection of existing sidewalks in the city to trails outside of the city is the main consideration at this point in time. The E127 Project would contain a trail from Rio Grande to Jones Road.

Community Character Recommendations

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

This project has been completed.

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

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

Review code enforcement procedures for their effectiveness, and make necessary changes. Potentially adopt the International Property Maintenance Code.

Some codes were modified as part of the whole code ordinance update. Our new Code Enforcement Officer will evaluate the IPMC for possible recommendations.

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

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

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

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

This goal has been achieved.

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

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

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

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

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

Code enforcement violations and their tracking can be found live, real time on our website. <https://www.jerseyvillagetx.com/page/city.reportissue>

Exhibit A

Actively pursue the elimination of blighted conditions and properties.

Code enforcement is actively working on blighted properties. A new tracking software is being implemented that will ease the process and burden of code enforcement. That is expected to go live in May 2025.

Community Facility Recommendations

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

The new Club House and Convention Center was completed in 2024 and a grand opening was held in November 2024.

In 2024 the City purchased part of the property from Champion Forest Baptist Church to utilize as a city campus, including new city hall. Conceptual design is going on now. The current schedule has construction drawings to be completed and a guaranteed maximum price to be ready for Council discussion in late 2025.

Update and maintain existing public facilities to maximize usefulness.

City staff continually works to keep city facilities well maintained. This was done via some remodeling to the Fire Station in 2022 and 2024. The Police Department had a remodel during 2023. City Campus project would help achieving this as well to bring all the facilities from the south side of 290 to the north side.

2025 Comprehensive Plan Data Updates

Population

Year	Jersey Village		Harris County	
	Population	Percent Change	Population	Percent Change
1980	966	-	2,409,547	-
1990	4,826	399.6%	2,818,199	17.0%
2000	6,880	42.6%	3,400,578	20.7%
2010	7,620	10.8%	4,092,459	20.3%
2020	7,921	4.0%	4,731,145	15.6%
2023	7,817	-1.3%	4,835,125	2.2%

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

Race and Ethnicity

Race/Ethnicity	2000		2010		2020		2023		Percentage Difference
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Caucasian	5,960	86.6%	5,813	76.3%	6,107	77.3%	5,030	64.3%	-13.0%
African-American	280	4.1%	631	8.3%	701	8.9%	726	9.3%	0.4%
American Indian & Alaska Native	15	0.2%	29	0.4%	0	0.0%	0	0.0%	0.0%
Asian	350	5.1%	663	8.7%	555	7.0%	683	8.7%	1.7%
Native Hawaiian & Other Pacific Islander	4	0.1%	0	0.0%	0	0.0%	0	0.0%	0.0%
Some Other Race	167	2.4%	320	4.2%	243	3.1%	329	4.2%	1.1%
Two or More Races	104	1.5%	164	2.2%	294	3.7%	1,049	13.4%	9.7%
Hispanic Origin	864	12.6%	1,109	14.6%	1,641	20.8%	1,864	23.8%	3.1%
Total	6,880	-	7,620	-	7,900	-	7,817	-	-

Source: U.S. Census 2000, 2010, 2020, American Community Survey 5-Year Estimates for given year

Exhibit B

Age

Age Group	2000		2010		2020		2023		Difference 2010 - 2020
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Percent
Young (0-14)	1,209	17.57%	1,121	14.71%	1,209	15.30%	1,520	19%	4.73%
High School (15-19)	464	6.74%	427	5.60%	350	4.43%	207	3%	-2.96%
College, New Family (20-24)	446	6.48%	544	7.14%	646	8.18%	739	9%	2.31%
Prime Labor Force (25-44)	2,175	31.61%	1,986	26.06%	2,221	28.11%	1,940	25%	-1.25%
Older Labor Force (45-64)	2,063	29.99%	2,424	31.81%	2,009	25.43%	1,727	22%	-9.72%
Elderly (65+)	523	7.60%	1,118	14.67%	1,465	18.54%	1,684	22%	6.87%
Total	6,880	100.00%	7,620	100.00%	7,900	100.00%	7,817	100%	-
Median age	37.8		41.8		40.8		39.0		

Source: U.S. Census 2000, 2010, 2020, American Community Survey 5-Year Estimates for given year

Education

Educational Attainment	2000		2010		2020		2023	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Population 25 years and over	4,840		5,257		5,695		5,351	
No High School	85	1.8%	0	0.7%	26	0.5%	140	2.6%
Some High School	278	5.7%	0	4.1%	218	3.8%	207	3.9%
High School Graduate	759	15.7%	0	19.0%	1,010	17.7%	819	15.3%
Some College	1,303	26.9%	0	29.3%	1,229	21.6%	1,136	21.2%
Associate's	304	6.3%	0	5.7%	366	6.4%	258	4.8%
Bachelor's	1,408	29.1%	0	25.1%	1,794	31.5%	1,761	32.9%
Graduate	703	14.5%	0	16.0%	1,052	18.5%	1,030	19.2%
Percent High School Graduate or Higher	92.5%		95.2%		95.7%		93.5%	
Percent Bachelor's Degree or Higher	43.6%		41.1%		50.0%		52.2%	

Source: U.S. Census 2000, 2010, 2020, American Community Survey 5-Year Estimates for given year

Employment

Employment Industry	2000		2010		2020		2023	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	136	3.3%	62	1.9%	271	8.0%	165	4.2%
Construction	205	4.9%	361	11.3%	356	10.5%	566	14.3%
Manufacturing	504	12.0%	503	15.7%	523	15.4%	568	14.3%
Wholesale trade	425	10.2%	257	8.0%	90	2.7%	118	3.0%
Retail trade	454	10.9%	307	9.6%	445	13.1%	372	9.4%
Transportation and warehousing, and utilities	275	6.6%	211	6.6%	199	5.9%	199	5.0%
Information	158	3.8%	48	1.5%	36	1.1%	73	1.8%
Finance and insurance, and real estate and rental and leasing	304	7.3%	325	10.2%	195	5.7%	278	7.0%
Professional, scientific, and management, and administrative and waste management services	590	14.1%	390	12.2%	258	7.6%	433	10.9%
Educational services, and health care and social assistance	750	17.9%	428	13.4%	632	18.6%	827	20.9%
Arts, entertainment, and recreation, and accommodation and food services	136	3.3%	118	3.7%	41	1.2%	124	3.1%
Other services, except public administration	95	2.3%	45	1.4%	205	6.0%	153	3.9%
Public administration	151	3.6%	141	4.4%	142	4.2%	88	2.2%
Total Employment:	4,183	100.0%	3,196	100.0%	3,393	100.0%	3,964	100.0%
<i>Source: 2000 Census; American Community Survey 5-Year Estimates 2023</i>								

Commute Time

Travel Time to Work	2012		2015		2020		2023	
	Jersey Village	Texas	Jersey Village	Texas	Jersey Village	Texas	Jersey Village	Texas
Less than 10 minutes	4.1%	13.3%	6.3%	12.7%	4.5%	11.7%	8.9%	11.7%
10 to 14 minutes	12.3%	14.4%	14.7%	13.9%	10.9%	13.2%	10.3%	12.7%
15 to 19 minutes	15.0%	16.1%	15.4%	15.9%	9.9%	15.6%	15.0%	15.4%
20 to 24 minutes	19.0%	14.8%	16.1%	14.7%	7.7%	14.3%	6.4%	13.9%
25 to 29 minutes	5.3%	5.8%	2.7%	5.8%	13.4%	6.3%	16.3%	6.4%
30 to 34 minutes	21.7%	14.9%	19.3%	15.0%	23.6%	14.9%	16.0%	14.7%
35 to 44 minutes	6.9%	6.1%	8.6%	6.2%	10.3%	7.0%	14.8%	7.3%
45 to 59 minutes	8.2%	7.6%	8.4%	8.1%	14.4%	8.8%	7.8%	8.9%
60 or more minutes	7.6%	7.0%	8.4%	7.6%	5.2%	8.3%	4.5%	8.8%
Mean travel time to work (minutes)	26.9	24.9	26.8	25.6	29.9	26.6	26.5	27.2

Source: American Community Survey 5-Year Estimates for given year

Transportation to Work

Means of Transportation to Work	2010	2015	2020	2023
Workers 16 years and over	4,337	4,246	4,211	3,788
Car, truck, or van -- drove alone	3778	3716	3625	2756
Car, truck, or van -- carpooled	298	285	157	350
Public transportation (excluding taxicab)	70	84	89	27
Walked	31	35	15	48
Other means	62	16	81	10
Worked at home	98	110	244	597

Source: ACS 5 Year Census Estimate

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

AGENDA DATE: April 1, 2025

AGENDA ITEM: E

AGENDA SUBJECT: Discuss and take appropriate action on the application of Candelaria Herebia, filed on behalf of Marrakech Realities, requesting a zoning amendment change from District F to District F for 17000 Northwest Freeway, Jersey Village, Texas; and, if appropriate, the preparation and presentation of the Preliminary Report to Council on April 14, 2025.

Prepared By: Courtney Rutherford, City Secretary

Date Submitted: March 27, 2025

EXHIBITS: Zoning Change Application with Survey and Ownership Docs
Map View
Sec. 14-105. Commercial permitted and conditional use table
P&Z Proposed Preliminary Report

BACKGROUND INFORMATION:

The City has received a request for a zoning change Candelaria Herebia, filed on behalf of Marrakech Realities, requesting a zoning amendment change from District F to District F for 17000 Northwest Freeway, Jersey Village, Texas.

The application included an Authorization Letter from the property owner, Mohamed Michmich, of Marrakech Realities. The application has been signed by both owners acknowledging the filing by Candelaria Herebia of Brio Hand Car Wash, LLC.

The applicant wants to operate primarily as hand car wash along with the dealership second. This item is to discuss the request for zoning change and, if appropriate, prepare the Preliminary Report for presentation to City Council on April 14, 2025.

RECOMMENDED ACTION:

Discuss and take appropriate action on the application of Candelaria Herebia, filed on behalf of Marrakech Realities, requesting a zoning amendment change from District F to District F for 17000 Northwest Freeway, Jersey Village, Texas; and, if appropriate, the preparation and presentation of the Preliminary Report to Council on April 14, 2025

CITY OF JERSEY VILLAGE - ZONING APPLICATION

Requested Action

ZONING CHANGE SPECIAL EXCEPTION SPECIFIC USE PERMIT NON-CONFORMING USE PERMIT OR SPECIAL DEVELOPMENT PLAN

APPLICANT / OWNER INFORMATION

Applicant: Candelaria Herebia Telephone: 832-929-1487
Address: 17000 Northwest Fwy City/State/Zip: Jersey Village, TX 77040

APPLICANT STATUS - CHECK ONE: Owner [] Tenant [] Prospective Buyer [] Appointment of Agent []

Property Owner must sign the application or submit a notarized letter of authorization/appointment of agent

Owner: Marrakech Realities Telephone: 225-278-2581
Address: 6100 Cunningham Road City/State/Zip: Houston, TX 77041

OWNERSHIP - CHECK ONE: INDIVIDUAL [] TRUST [] PARTNERSHIP [] CORPORATION [x]

If ownership is a trust, partnership, or corporation, name the partners or principals and their addresses/positions on a separate attachment and include a copy of the legal documents establishing signature authority.

Corporate Representative: Mohamed Michmich Telephone: 225-278-2581
Address: 6100 Cunningham Road City/State/Zip: Houston, TX 77041

Candelaria Herebia Mohamed Michmich
Print Applicant's Name (and Title if applicable) Print Name of Owner or Corporate Representative

Signatures of Applicant and Owner/Corporate Representative

ZONING REQUEST INFORMATION

SITE LOCATION: 17000 Northwest Fwy Jersey Village, TX 77040

LOT(S) NO(S): Res A Jersey Northwest BLOCK NO: 1 SIZE OF REQUEST: .86 AC

EXISTING ZONING: F PROPOSED ZONING: G

DESCRIPTION OF REQUEST: To operate as Existing Zone F Car Lot/Dealership.
In Addition to a detailing & Hand carwash that is open to the public

(Please attach detailed map(s) showing proposed changes)

DOCUMENTATION - Please provide the following:

- TRAFFIC IMPACT STUDY
SITE MAP
PROPER SIGNATURES
CORRECT LOT & BLOCK

- INDEX LOCATION ON MAP
PROPER FILING FEE
SURVEY MAPS (Metes & Bounds)
HCAD PROFILE

FILING FEE - \$1,000.00 plus out-of-pocket costs for drafting and review by planner, engineer, attorney and other consultant.
The deposit may be adjusted to cover the estimated full costs at these stages: (1) Before the P&Z preliminary report meeting;
(2) Before any hearing notices are published, and (3) Before the P&Z final report meeting.

ACCEPTED BY: DATE ACCEPTED:

PLANNING & ZONING COMMISSION MEETING PACKET FOR THE MEETING TO BE HELD ON APRIL 1, 2025

AUTHORIZATION LETTER

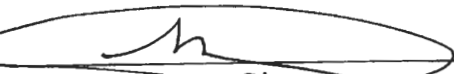
LANDLORD INFORMATION

Marrakech Realities
6100 Cunningham Road
Houston Tx 77041

March, 13, 2025

To permitting department,
Landlord -property owner authorizes city of Jersey Village to
Add new zoning at location 17000 Northwest Frwy Jersey
Village 77040, leased to Brio Hand Car Wash LLC, to operate as
existing zone F for car lot/dealership . In addition to a detailing
and hand car wash that is open to the public.

Mohamed Michmich
Property Owner Print Name


Property Owner Signature

PLANNING & ZONING COMMISSION MEETING PACKET FOR THE MEETING TO BE HELD ON APRIL 1, 2025

HARRIS CENTRAL APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
1174750010001

Tax Year: 2025



Owner and Property Information										
Owner Name & Mailing Address: MARRAKECH REALTIES INC 17000 NORTHWEST FWY HOUSTON TX 77040-1108				Legal Description: RES A BLK 1 JERSEY NORTHWEST SEC 1 R/P Property Address: 17000 NORTHWEST FWY HOUSTON TX 77040						
State Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Market Area	Map Facet	Key Map ^A
F1 -- Real, Commercial	8002 -- Land Neighborhood Section 2	E	0	37,496 SF	2,244	0	9153.02	5013 -- Northwest	4862B	409K

Value Status Information	
Value Status	Shared CAD
All Values Pending	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2024 Rate	2025 Rate
None	004	CYPRESS-FAIRBANKS ISD	Pending	Pending	1.086900	
	040	HARRIS COUNTY	Pending	Pending	0.385290	
	041	HARRIS CO FLOOD CNTRL	Pending	Pending	0.048970	
	042	PORT OF HOUSTON AUTHY	Pending	Pending	0.006150	
	043	HARRIS CO HOSP DIST	Pending	Pending	0.163480	
	044	HARRIS CO EDUC DEPT	Pending	Pending	0.004799	
	045	LONE STAR COLLEGE SYS	Pending	Pending	0.107600	
	070	JERSEY VILLAGE	Pending	Pending	0.787000	

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at **HCAD's information center at 13013 NW Freeway.**

Valuations			
Value as of January 1, 2024		Value as of January 1, 2025	
	Market	Appraised	
Land	187,460		Land
Improvement	290,324		Improvement
Total	477,784	477,784	Total
			Pending
			Pending

Land												
Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	8002 -- Land Neighborhood Section 2	4329	SF	37,496	1.00	1.00	0.95	--	0.95	Pending	Pending	Pending

Building						
Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details

PLANNING & ZONING COMMISSION MEETING PACKET FOR THE MEETING TO BE HELD ON APRIL 1, 2025

1	1997	Used Car Lot	Office Building	Average	2,244	Displayed
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Building Details (1)

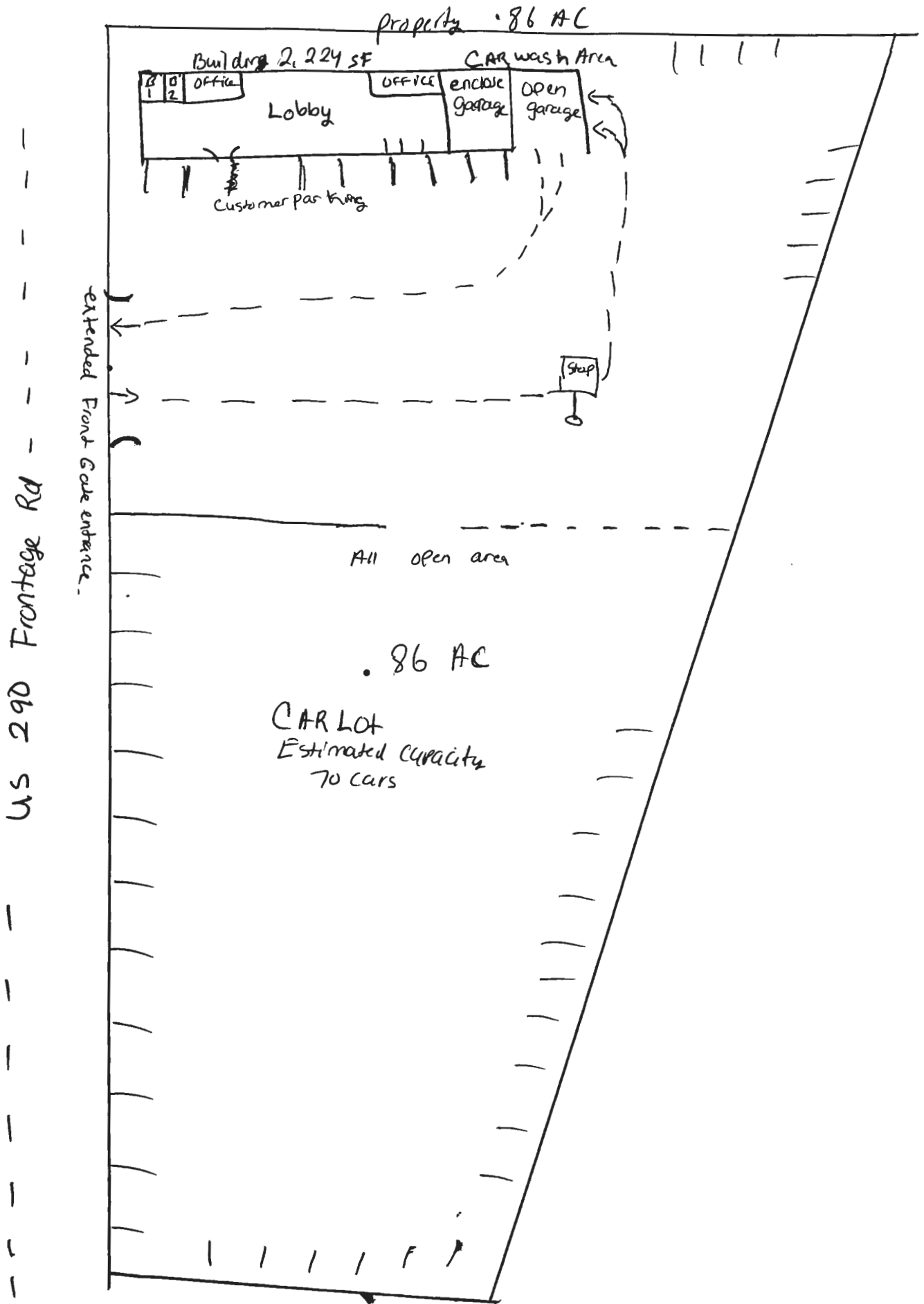
Building Data	
Element	Detail
Heating Type	Hot Air
Cooling Type	Central / Forced
Functional Utility	Avg/Normal
Exterior Wall	Brick / Stone
Physical Condition	Fair
Partition Type	Normal
Plumbing Type	Adequate
Sprinkler Type	None
Economic Obsolescence	Normal
Market Index Adjustment	100% No Mkt Index Adjustment
Element	Units
Store Front: Metal	42
Wall Height	12
OH Door: Wood / Mtl	1
Interior Finish Percent	100

Building Areas	
Description	Area
CNPY ROOF W/ SLAB -C	900
BASE AREA PRI	720
BASE AREA PRI	1,524
CNPY ROOF W/ SLAB -C	196

Extra Features

Line	Description	Quality	Condition	Units	Year Bult
1	Paving - Heavy Concrete	Average	Average	30,000.00	1997
2	CANOPY ROOF AND SLAB	Average	Average	196.00	1997
3	CANOPY ROOF AND SLAB	Average	Average	900.00	2022

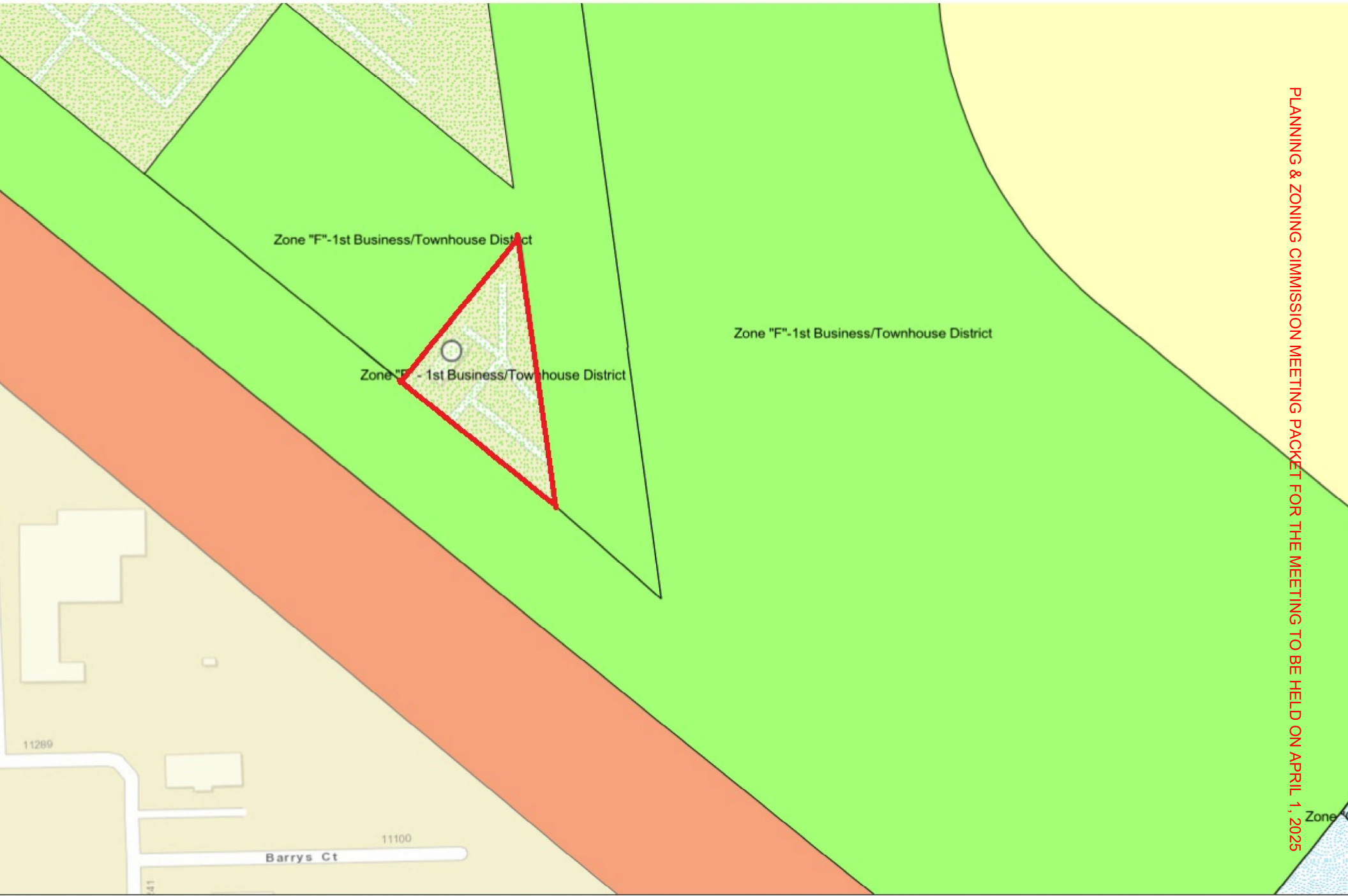
PLANNING & ZONING COMMISSION MEETING PACKET FOR THE MEETING TO BE HELD ON APRIL 1, 2025



From: noreply@incode.tylerhosting.cloud
To: [Ashley Lopez](#)
Subject: Receipt #R00875245
Date: Friday, January 24, 2025 3:18:29 PM

DATE : 1/24/2025 3:01 PM
OPER : PB
TERM : 1
REC# : R00875245
192.0000 MISC. REVENUE
17000 NW FR #25-000081 1000.00

Paid By:17000 NW FR #25-000081
2-CK 1000.00 REF:TEMPORARY



- MVO
- Zone G
- Zone G-MVO
- Zone H
- Zone J
- Zone J-1
- Zone K
- Zone M

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		

PLANNING & ZONING COMMISSION MEETING PACKET FOR THE MEETING TO BE HELD ON APRIL 1, 2025

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⁾				

(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.

(Ord. No. 2023-13, § 5, 5-17-2023)

Editor's note(s)—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.



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION
PRELIMINARY REPORT – ZONING CHANGE REQUEST FOR
17000 NORTHWEST FREEWAY**

The Planning and Zoning Commission has met in order to review the application from Candelaria Herebia, filed on behalf of Marrakech Realities, requesting a zoning amendment change from District F to District G for 17000 Northwest Freeway, Jersey Village, Texas.

After review and discussion, the Commissioners preliminarily propose that City Council **GRANT** the request of Candelaria Herebia, filed on behalf of Marrakech Realities, requesting a zoning amendment change from District F to District G for 17000 Northwest Freeway, Jersey Village, Texas.

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 1st day of April 2025.

Rick Faircloth, Chairman

ATTEST:

Courtney Rutherford, City Secretary





**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION
PRELIMINARY REPORT – ZONING CHANGE REQUEST FOR
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The Planning and Zoning Commission has met in order to review the application from Candelaria Herebia, filed on behalf of Marrakech Realities, requesting a zoning amendment change from District F to District G for 17000 Northwest Freeway, Jersey Village, Texas.

After review and discussion, the Commissioners preliminarily propose that City Council **DENY** the request of Candelaria Herebia, filed on behalf of Marrakech Realities, requesting a zoning amendment change from District F to District G for 17000 Northwest Freeway, Jersey Village, Texas.

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 1st day of April 2025.

Rick Faircloth, Chairman

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