

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

June 18, 2018 – 7:00 p.m.

THE PLANNING AND ZONING COMMISSION OF THE CITY OF JERSEY VILLAGE, TEXAS, CONVENED ON JUNE 18, 2018 AT 7:00 P.M. IN THE CIVIC CENTER, 16327 LAKEVIEW DRIVE, JERSEY VILLAGE, TEXAS.

A. The meeting was called to order in at 7:00 p.m. and the roll of appointed officers was taken. Commissioners present were:

Debra Mergel, Chairman	Courtney Standlee, Commissioner
Rick Faircloth, Vice Chairman	Geoff Butler, Commissioner
Joseph Paul, Commissioner	

Commissioners Ty Camp and Barbara Freeman were not present at this meeting.

The following City of Jersey Village City Council Members were present:

Mayor, Justin Ray	City Manager, Austin Bleess
Council Member, Andrew Mitcham	City Attorney, Leah Hayes
Council Member, Greg Holden	
Council Member, Bobby Warren	
Council Member, James Singleton	
Council Member, Gary Wubbenhorst	

Staff in attendance: Mark Bitz, Fire Chief; Eric Foerster, Chief of Police; Isabel Kato, Finance Director; Kevin T. Hagerich, Director of Public Works; Jason Alfaro, Director of Parks and Recreation; Christian Somers, Building Official; and Danielle Amason, sitting in on the Planning and Zoning Meeting for Lorri Coody, City Secretary.

B. Conduct a Joint Public Hearing with the City Council for the purpose of receiving written and oral comments from any interested person(s) concerning the proposal to amend Chapter 14 of the Code of Ordinances of the City of Jersey Village, Texas by authorizing revision of the official zoning map so that the property located at 8805 Jones Road/12551 Steepleway and 8805 Jones Road #A, and described as Tracts 1 and 1A, Block 1, Jones Road Plaza, shall be changed from Zoning District F (“First Business District”) to Zoning District J (“Third Business District”).

Mayor Ray called the item and Chairman Debra Mergel announced a quorum for the Planning and Zoning Commission. Mayor Ray opened the Joint Public Hearing at 7:02 p.m., stating that the purpose of the meeting was to give those in attendance the right to speak and be heard concerning the Preliminary Report of the Planning and Zoning Commission on the proposal to amend Chapter 14 of the Code of Ordinances of the City of Jersey Village, Texas by authorizing revision of the official zoning map so that the property located at 8805 Jones Road/12551 Steepleway and 8805 Jones Road #A, and described as Tracts 1 and 1A, Block 1, Jones Road Plaza, shall be changed from Zoning District F (“First Business District”) to Zoning District J (“Third Business District”).

With no one desiring to speak at the hearing, Mayor Ray and Chairman Mergel closed the joint public hearing at 7:03 p.m., and the Planning and Zoning Commission retired from the City Council meeting at 7:03 p.m. to conduct its posted meeting agenda and prepare the final report in connection with this joint public hearing.

Chairman Mergel reconvened the Planning and Zoning meeting at 7:05 p.m. and called the next item as follows:

C. Consider approval of the minutes for the meeting held on April 24, 2018.

Commissioner Butler moved to approve the minutes for the meeting held on April 24, 2018. Commissioner Paul seconded the motion. The vote follows:

Ayes: Commissioners Faircloth, Butler, Freeman, Paul, and Standlee
Chairman Mergel

Nays: None

The motion carried.

D. Discuss and take appropriate action regarding the preparation and presentation of the Final Report as it relates to the proposal to amend Chapter 14 of the Code of Ordinances of the City of Jersey Village, Texas by authorizing revision of the official zoning map so that the property located at 8805 Jones Road/12551 Steepleway and 8805 Jones Road #A, and described as Tracts 1 and 1A, Block 1, Jones Road Plaza, shall be changed from Zoning District F (“First Business District”) to Zoning District J (“Third Business District”).

Christian Somers, Building Official, introduced the item. Background information is as follows: A Joint public hearing was conducted at the June 18, 2018 Council and P&Z Meetings, giving opportunity for public comment on the proposal to amend Chapter 14 of the Code of Ordinances of the City of Jersey Village, Texas by authorizing revision of the official zoning map so that the property located at 8805 Jones Road/12551 Steepleway and 8805 Jones Road #A, and described as Tracts 1 and 1A, Block 1, Jones Road Plaza, shall be changed from Zoning District F (“First Business District”) to Zoning District J (“Third Business District”).

Consideration must now be given to: (1) the directives of Council; (2) the discussions held concerning these issues at prior P&Z meetings; and (3) the comments made by the public during the public hearing.

After due consideration, prepare and vote on your Final Report concerning the proposal to amend Chapter 14 of the Code of Ordinances of the City of Jersey Village, Texas by authorizing revision of the official zoning map so that the property located at 8805 Jones Road/12551 Steepleway and 8805 Jones Road #A, and described as Tracts 1 and 1A, Block 1, Jones Road Plaza, shall be changed from Zoning District F (“First Business District”) to Zoning District J (“Third Business District”).

The Commission engaged in discussion. Topics discussed included:

- Spot zoning
- Remaining consistent with surrounding zoning
- Current businesses changing from non-conforming to conforming

With no further discussion on the matter, Commissioner Paul moved to approve the final report recommending that City Council amend Chapter 14 of the Code of Ordinances of the City of Jersey Village, Texas by authorizing revision of the official zoning map so that the property located at 8805 Jones Road/12551 Steepleway and 8805 Jones Road #A, and described as Tracts 1 and 1A, Block 1,

Jones Road Plaza, shall be changed from Zoning District F (“First Business District”) to Zoning District J (“Third Business District”). Commissioner Butler seconded the motion. The vote follows:

Ayes: Commissioners Faircloth, Butler, Freeman, Paul, and Standlee
Chairman Mergel

Nays: None

The motion carried.

Upon passage of this motion, the Final Report was signed and presented to Council. A copy of the Final 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 adjourned 8:15 p.m.



Lorri Coody, City Secretary

EXHIBIT A
TO THE JUNE 18, 2018
PLANNING AND ZONING COMMISSION MINUTES



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

The Planning and Zoning Commission has previously met on April 24, 2018 and in its preliminary report recommended that Council amend Chapter 14 of the Code of Ordinances of the City of Jersey Village, Texas by authorizing revision of the official zoning map so that the property located at 8805 Jones Road/12551 Steepleway and 8805 Jones Road #A, and described as Tracts 1 and 1A, Block 1, Jones Road Plaza, shall be changed from Zoning District F (“First Business District”) to Zoning District J (“Third Business District”).

The preliminary report was submitted to the Jersey Village City Council at its May 14, 2018 meeting. The report was reviewed and the City Council ordered a Joint Public Hearing for June 18, 2018.

On June 18, 2018, the City Council and the Jersey Village Planning and Zoning Commission conducted a joint public meeting, which gave the public an opportunity to make comments concerning the proposed amendment.

The Planning and Zoning Commission after duly considering all the information before it including that gathered at the Joint Public Hearing with City Council on June 18, 2018 at 7:00 p.m., recommends that Council amend Chapter 14 of the Code of Ordinances of the City of Jersey Village, Texas by authorizing revision of the official zoning map so that the property located at 8805 Jones Road/12551 Steepleway and 8805 Jones Road #A, and described as Tracts 1 and 1A, Block 1, Jones Road Plaza, shall be changed from Zoning District F (“First Business District”) to Zoning District J (“Third Business District”).

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

Respectfully submitted, this 18th day of June 2018.

s/Debra Mergel, Chairman

ATTEST:

s/Lorri Coody, City Secretary



EXHIBIT A
PROPOSED ORDINANCE

PROPOSED ORDINANCE NO. 2018-xx

AN ORDINANCE AMENDING CHAPTER 14 OF THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, TEXAS, THE JERSEY VILLAGE DEVELOPMENT CODE, BY AUTHORIZING REVISION OF THE OFFICIAL ZONING MAP AS SET OUT IN SECTION 14-82 SO THAT PROPERTY LOCATED AT 8805 JONES ROAD/12551 STEEPLEWAY AND 8805 JONES ROAD #A, AND DESCRIBED AS TRACTS 1 AND 1A, BLOCK 1, JONES ROAD PLAZA, SHALL BE CHANGED FROM ZONING DISTRICT F (“FIRST BUSINESS DISTRICT”) TO ZONING DISTRICT J (“THIRD 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 of the Official Zoning Map as set out in Section 14-82 relating to the change of the zoning designation of the property located at 8805 Jones Rd./12551 Steepleway and 8805 Jones Rd. #A, and described as Tracts 1 and 1A, Block 1, Jones Road Plaza from District F (“First Business District”) to District J (“Third 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 amendment 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 property located at 8805 Jones Road/12551 Steepleway and 8805 Jones Road #A, and described as Tracts 1 and 1A, Block 1, Jones Road Plaza is rezoned from District F (“First Business District”) to District J (“Third Business District”).

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 _____, 2018.

ATTEST:

Justin Ray, Mayor

Lorri Coody, City Secretary