



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 Board of Adjustment will hold a meeting on January 30, 2024, at 6:00 p.m. in the Civic Center Meeting Room at 16327 Lakeview Drive, Jersey Village, Texas 77040. The City of Jersey Village Board of Adjustment 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/acted upon by the Board is/are listed on the attached agenda.

AGENDA

- A. Open Meeting. Call the meeting to order and the roll of appointed officers will be taken. *Board Chairman*
- B. Designate alternate members to serve in place of any absent Board Members. *Board Chairman*
- C. **CITIZENS' COMMENTS** - Any person who desires to address the Board of Adjustment 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 Board Members are not allowed to discuss the subject. Each person is limited to five (5) minutes for comments to the Board of Adjustment. *Board Chairman*
- D. Consider approval of the minutes for the meeting held on December 13, 2023. *Lorri Coody, City Secretary*
- E. Conduct a Public Hearing on the request of QT South, LLC, filed on behalf of owners Garfield Edmonds and Edmonds Company, for a variance to the Jersey Village Code of Ordinance at Chapter 14, Article IV, Division 2, Section 14-105, the Commercial Permitted Use and Conditional Use Table, to allow a gasoline filling station to be located in District H on a 6.150 acre tract of land conveyed in/under Harris County Clerk's File Nos. T303407 and 20120273382 and also identified as the properties located at 11518 FM 529 and 0 FM 529 (Corner of Jones and FM 529), which exceeds the minimum separation distance of 3,000 feet measured from property line to property line from any currently existing gasoline filling station. *Board Chairman*
 - (1) Discuss and take appropriate action concerning the request of QT South, LLC, filed on behalf of owners Garfield Edmonds and Edmonds Company, for a variance to the Jersey Village Code of Ordinance at Chapter 14, Article IV, Division 2, Section 14-105, the Commercial Permitted Use and Conditional Use Table, to allow a gasoline filling station to be located in District H on a 6.150 acre tract of land conveyed in/under Harris County Clerk's File Nos. T303407 and 20120273382 and also identified as the properties located at 11518 FM 529 and 0 FM 529 (Corner of Jones and FM 529), which exceeds the minimum separation distance of 3,000 feet measured from property line to property line

from any currently existing gasoline filling station. *Joe Newton, Building Official Representative*

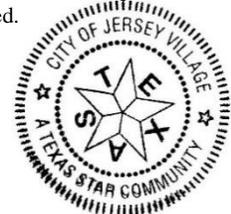
F. Consider amendments to the Rules of Procedure for the Board of Adjustment of the City of Jersey Village, Texas. *Justin Pruitt, City Attorney*

G. Adjourn.

CERTIFICATION

I, the undersigned authority, do hereby certify in accordance with the Texas Open Meeting Act, the Agenda is posted for public information, at all times, for at least 72 hours preceding the scheduled time of the meeting on the bulletin board located at City Hall, 16327 Lakeview, Jersey Village, TX 77040, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time: January 22, 2024 at 2:00 p.m. and remained so posted until said meeting was convened.

Lorri Coody, City Secretary



In compliance with the Americans with Disabilities Act, the City of Jersey Village will provide for reasonable accommodations for persons attending City Council meetings. Request for accommodation must be made to the City Secretary by calling 713 466-2102 forty-eight (48) hours prior to the meetings. Agendas are posted on the Internet Website at www.jerseyvillagetx.com.

"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."