

MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, HELD ON MAY 17, 2023, AT 7:00 P.M. IN THE CIVIC CENTER, 16327 LAKEVIEW, JERSEY VILLAGE, TEXAS.

A. CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

The meeting was called to order by Mayor Warren at 7:00 p.m. with the following present:

Mayor, Bobby Warren	City Manager, Austin Bleess
Council Member, Drew Wasson	City Secretary, Lorri Coody
Council Member, Sheri Sheppard	City Attorney, Justin Pruitt
Council Member, Michelle Mitcham	
Council Member, James Singleton	
Council Member, Jennifer McCrea	

The following members of the City of Jersey Village Planning and Zoning Commission were present:

Rick Faircloth, Chairman	Charles A. Butler, III, Commissioner
Eric Henao, Commissioner	David L. Lock, Commissioner
Courtney Standlee, Commissioner	Ashley Brown, Commissioner

Commissioners Debra Mergel was not present at this meeting.

Commissioner Charles A Butler, III was not present when the meeting was called to order but joined the meeting in progress at 7:03 pm.

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

B. INVOCATION, PLEDGE OF ALLEGIANCE

1. Prayer and Pledge by: Council Member, Drew Wasson

C. PRESENTATIONS

1. **Presentation of Outstanding Citizen Award to Patrick Mitcham.**

Mark Bitz, Fire Chief, presented an Outstanding Citizen Award to Patrick Mitcham.

D. ELECTION ITEMS

1. **Discussion with possible action to consider Ordinance No. 2023-11, canvassing the returns and declaring the results of the General Election held on May 06, 2023, for the purpose of electing a Mayor and two City Council Members (Place 2 and Place 3).**

Mayor, Bobby Warren, called the item and opened the sealed envelope containing the canvass report for the May 6, 2023, General Election for the City of Jersey Village. He instructed the members of Council to open their envelopes containing the canvass report and to review same. A summary follows:

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – MAY 17, 2023

<i>Name of Candidate</i>	<i>Mail</i>	<i>Early</i>	<i>Election Day</i>	<i>Total</i>
Mayor				
Bobby Warren	4	457	121	582
James Fields	0	337	129	466
Councilmember Place No. 2				
Sheri Sheppard	3	612	181	796
Councilmember Place No. 3				
Michelle Mitcham	4	583	170	757

Mayor Warren read the returns and announced the following: Bobby Warren, Sheri Sheppard, and Michelle Mitcham are duly elected to their respective positions.

Once the Council Members completed their review of the canvass, Mayor Warren called for a motion to approve Ordinance No. 2023-11, canvassing the returns and declaring the results of the General Municipal Election held May 06, 2023.

Council Member Singleton moved to approve Ordinance No. 2023-11, canvassing the returns and declaring the results of the General Municipal Election held May 06, 2023. Council Member McCrea seconded the motion. The vote follows:

Ayes: Council Members Wasson, Sheppard, Mitcham, Singleton, and McCrea

Nays: None

The motion carried.

ORDINANCE NO. 2023-11

AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS, CANVASSING THE RETURNS AND DECLARING THE RESULTS OF THE GENERAL ELECTION HELD ON MAY 06, 2023, FOR THE PURPOSE OF ELECTING A MAYOR AND TWO CITY COUNCIL MEMBERS (PLACE 2 AND PLACE 3).

After the Ordinance passed, Mayor Warren stated the following:

This concludes the canvass of the election of the General Election held on May 6, 2023, for the City Jersey Village with a total of **1048** voters.

Mayor Warren called the next two items (2 and 3) together.

2. Issuance of Certificate of Election to Newly Elected Officials.

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – MAY 17, 2023

City Secretary, Lorri Coody, delivered Certificates of Election to the newly elected officials Bobby Warren, Mayor; Sheri Sheppard, Council Member, Place 2; and Michelle Mitcham, Council Member, Place 3.

3. Administer Oath of Office to Elected and newly Appointed Officials.

City Secretary, Lorri Coody, administered the Oath of Office to newly elected officials Bobby Warren, Mayor; Sheri Sheppard, Council Member, Place 2; and Michelle Mitcham, Council Member, Place 3.

E. JOINT PUBLIC HEARINGS

- 1. Conduct a Joint Public Hearing with the Jersey Village Planning and Zoning Commission for the purpose of receiving oral comments from any interested person(s) concerning the proposal to amend Chapter 14 “Building and Development”, by amending Sections 14-100 through 14-104 to allow for updates to residential development standards; and the proposal to amend Section 14-5 Definitions, Section 14-11 Penalty, Section 14-88 All Districts, Sections 105 thru 110, Section 14-244 Permits and Fees, Section 14-252 Commercial Signs, Section 14-283 Off Street Parking, and Section 14-309 Specific Standards to allow for updates to commercial development standards.**

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 7:11 p.m., for the purpose of receiving oral comments from any interested person(s) concerning the proposal to amend Chapter 14 “Building and Development”, by amending Sections 14-100 through 14-104 to allow for updates to residential development standards; and the proposal to amend Section 14-5 Definitions, Section 14-11 Penalty, Section 14-88 All Districts, Sections 105 thru 110, Section 14-244 Permits and Fees, Section 14-252 Commercial Signs, Section 14-283 Off Street Parking, and Section 14-309 Specific Standards to allow for updates to commercial development standards.

Before calling anyone to speak at this joint public hearing, Mayor Warren called upon Joe Newton and Ian Knox, Building Official Representatives, to give a presentation concerning the changes to the City’s Code of Ordinances which are the subject of these joint public hearings. Accordingly, the presentation covered the following areas:

Land Use:

- Consolidation of commercial uses into a unified table for all commercial districts.
- New Commercial Uses added to table.
- Recommendation to remove several current uses in specified commercial districts.
- Amended the wording of several currently existing uses.
- Land Use Definitions added, removed, and revised as needed

Building Setbacks

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – MAY 17, 2023

- Consolidation of building setback requirements into unified setback tables for each commercial district.

Off-Street Parking:

- Amending off-street parking table to reference NAICS codes (more descriptive than SIC codes)
- Amending specified land uses to increase or reduce parking standards as required for optimum parking.

Residential Code Amendments

- Distance requirement for Short-Term Rentals

In completing the presentation, Mayor Warren called for public comments.

Ernest Hewett, 15917 Lakeview Drive, Jersey Village, Texas (713) 252-3757 – Mr. Hewett spoke to City Council and the Planning and Zoning Commission about Short-Term Rentals. He is opposed to having these rentals in Jersey Village. He is opposed because of the large parties being held at these rentals as well as the deterioration of property values. He is concerned about safety given that these rentals are not required to have the same safety equipment as a hotel or motel. He wondered if these rentals are paying their HOT taxes. He gave further details about restrictions stated in property deed records as well as what is going on around the State pertaining to these rentals.

With no one else signing up to speak at the hearing, Mayor Warren and Chairman Faircloth closed the joint public hearing at 7:34 p.m. and the Planning and Zoning Commission retired from the City Council meeting at 7:35 p.m. to conduct its posted meeting agenda and prepare final reports in connection with this joint public hearing.

F. CITIZENS' COMMENTS

Citizens who have signed a card and wish to speak to the City Council 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 City Council Members are prevented from discussing the subject and may respond only with statements of factual information or existing policy. Citizens are limited to five (5) minutes for their comments to the City Council.

Joe Brothers, 15710 Australia, Jersey Village, Texas (713) 899-2062 – Mr. Brothers spoke to City Council about Short-Term Rentals. He does not support these rentals in the City. He also spoke to City Council about the visibility at the intersection of Congo and Senate. He would like this issue resolved.

Mark Maloy, 7803 Hamilton Circle, Jersey Village, Texas (713) 461-1430 – Mr. Maloy spoke to City Council about his displeasure concerning the holding of the May 17 City Council Budget Meeting at 5:30 PM. He felt that many residents are not able to attend at this time. He also spoke about the costs connected with the renovations and new construction of the golf course clubhouse and event center. He also spoke to past bond elections for City capital improvement projects. He

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – MAY 17, 2023

felt that there were left over funds that were approved by voters during these elections but spent on projects not included in these bond election.

Jim Fields, 16413 Saint Helier, Jersey Village, Texas (713) 206-1184 – Mr. Fields spoke to City Council stating that he does not support the baseball stadium. He wants that land to be turned into a park. He believes that services provided by the City are out of control. He stated that he is concerned about the number of Executive Sessions conducted by this Council. He also spoke about his concerns with the TIRZ2 project. He pointed out junk cars in the City and asks that the City Codes in connection with same be enforced.

Jo Hewett, 15917 Lakeview Drive, Jersey Village, Texas (713) 806-8453 – Ms. Hewett spoke to City Council about the busy intersection at Senate and Lakeview, stating cars do not come to a complete stop and exceed the speed limit. She was concerned for the number of accidents at this intersection. She is recommending that the four way stop signs be changed to solar powered LED stop signs. These would be easier to see and promote greater safety at this intersection.

Will Beazley, 14910 Lakeview Drive, Jersey Village, Texas (512) 897-2523 – Mr. Beazley spoke to City Council in support of a budget for a sports field at Clark Henry Park.

Ceri Davies, 8213 Rio Grande, Jersey Village, Texas (281) 777-0683 – Mr. Davies spoke to City Council in support of further development of Clark Henry Park. He stated that Founders Day was great but left a lot of trash in the Park. He felt that further development would provide opportunities for youth. He would like the Council to allocate monies to develop this park.

Kimberlee Henao, 15601 Singapore Lane, Jersey Village, TX (832) 689-9878 – Ms. Henao gave historical information about the City from 1991 and 1992.

G. CITY MANAGER’S REPORT

City Manager Bless presented his monthly report as follows:

- 1. Monthly Fund Balance Report, Enterprise Funds Report, Governmental Funds Report, Property Tax Collection Report – March 2023, General Fund Budget Projections as of April 2023, and Utility Fund Budget Projections – April 2023**
- 2. Fire Departmental Report and Communication Division’s Monthly Report**
- 3. Police Department Monthly Activity Report, Warrant Report, Staffing/Recruitment Report, and Police Open Records Requests**
- 4. Municipal Court Collection Report, Municipal Court Activity Report, Municipal Court Courtroom Activity Report, Speeding and Stop Sign Citations within Residential Areas Report, and Court Proceeds Comparison Report**
- 5. Public Works Departmental Status Report**
- 6. Golf Course Monthly Report, Golf Course Financial Statement Report, Golf Course Budget Summary, and Parks and Recreation Departmental Report**
- 7. Code Enforcement Report**

H. CONSENT AGENDA

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – MAY 17, 2023

The following items are considered routine in nature by the City Council and will be enacted with one motion and vote. There will not be separate discussion on these items unless requested by a Council Member, in which event the item will be removed from the Consent Agenda and considered by separate action.

1. Consider approval of the Minutes for the Regular Session Meeting held on April 17, 2023, and the Special Session Meeting held on April 24, 2023.

Council Member Wasson moved to approve the Consent Agenda. Council Member Singleton seconded the motion. The vote follows:

Ayes: Council Members Wasson, Sheppard, Mitcham, Singleton, and McCrea

Nays: None

The motion carried.

At this point in the meeting, Mayor Warren called the addendum items as follows:

A1. Consider Resolution 2023-23, electing a Mayor Pro tem.

With limited discussion, Council Member Sheppard moved to nominate Michelle Mitcham to serve as Mayor Pro Tem. Council Member McCrea seconded the nomination for Michelle Mitcham. Council Member Wasson nominated James Singleton to serve as Mayor Pro Tem.

Having a motion and second, Mayor Warren called for the vote to elect Council Member Mitcham as Mayor Pro Tem. The vote follows:

Ayes: Council Members Sheppard, Mitcham, and McCrea

Nays: None

Abstains: Council Members Wasson and Singleton

The motion carried.

RESOLUTION NO. 2023-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, ELECTING A MAYOR PRO TEM.

A2. Consider Resolution 2023-24, assigning Council Members to serve as liaison to various city committees and boards.

Mayor Warren introduced the item. Background information is as follows:

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – MAY 17, 2023

City Council members serve as liaisons to all city boards and committees. In this capacity, council members primarily serve to represent the desires of council to the board.

There are no established procedures for assigning liaison positions. This agenda item has been placed to allow Council Members to fill any vacant positions and adjust other positions as desired.

Current assignments are:

Planning and Zoning Commission and Capital Improvements Advisory Committee	Drew Wasson
Building Board of Adjustment and Appeals	Jennifer McCrea
Parks and Recreation Advisory Committee	Michelle Mitcham
Golf Course Advisory Committee	Sheri Sheppard
Board of Adjustment	Jennifer McCrea
TIRZ2	James Singleton
TIRZ3	James Singleton

Given that there are no vacancies in the liaison positions, Mayor Warren asked if any of the Council Members wanted to discuss changing positions.

With limited discussion on this item, Council Member McCrea moved to approve Resolution No. 2023-24, assigning Council Members to serve as liaison to various city committees and boards as discussed. Council Member Singleton seconded the motion. The vote follows:

Ayes: Council Members Wasson, Sheppard, Mitcham, Singleton, and McCrea

Nays: None

The motion carried.

RESOLUTION NO. 2023-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, APPOINTING COUNCIL LIAISONS TO VARIOUS BOARDS AND COMMITTEES.

A3. Consider Resolution 2023-25, appointing Directors to the Crime Control and Prevention District Board for the term of office beginning May 2023 and ending May 2025.

With limited discussion on the matter, Council Member Mitcham moved to approve Resolution 2023-25, appointing Directors to the Crime Control and Prevention District Board for the term of office beginning May 2023 and ending May 2025. Council Member Singleton seconded the motion. The vote follows:

Ayes: Council Members Wasson, Sheppard, Mitcham, Singleton, and McCrea

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – MAY 17, 2023

Nays: None

The motion carried.

RESOLUTION NO. 2023-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, APPOINTING DIRECTORS TO THE CRIME CONTROL AND PREVENTION DISTRICT BOARD FOR THE TERM OF OFFICE BEGINNING MAY 2023 AND ENDING MAY 2025.

- A4. Consider Resolution 2023-26, appointing Directors to the Fire Control, Prevention, and Emergency Medical Services District Board for the term of office beginning May 2023 and ending May 2025.**

With limited discussion on the matter, Council Member Singleton moved to approve Resolution 2023-26, appointing Directors to the Fire Control, Prevention, and Emergency Medical Services District Board for the term of office beginning May 2023 and ending May 2025. Council Member Wasson seconded the motion. The vote follows:

Ayes: Council Members Wasson, Sheppard, Mitcham, Singleton, and McCrea

Nays: None

The motion carried.

RESOLUTION NO. 2023-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, APPOINTING DIRECTORS TO THE FIRE CONTROL, PREVENTION, AND EMERGENCY MEDICAL SERVICES DISTRICT BOARD FOR THE TERM OF OFFICE BEGINNING MAY 2023 AND ENDING MAY 2025.

I. REGULAR AGENDA

- 1. Consider Resolution No. 2023-17, appointing an alternate non-voting member to alternate position A3 on the Parks and Recreation Advisory Committee for the unexpired term ending September 30, 2023.**

Lorri Coody, City Secretary, introduced the item. She told City Council that there is an opening on the Parks and Recreation Advisory Committee. This Committee consists of seven (7) regular voting members and three (3) alternate non-voting members.

Currently, alternate non-voting member position A3 is vacant. Vacancies occurring in the alternate positions are filled by Council for the unexpired term of the vacated alternate member office. The current term of office for alternate non-voting position A3 began on October 1, 2021 and will expire on September 30, 2023.

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – MAY 17, 2023

This item is to appoint an alternate non-voting member to Position A3 to serve on the Parks and Recreation Advisory Committee.

Applications of interested residents were included in the meeting packet. This item is for City Council to make an appointment to fill the unexpired term of alternate position A3.

After discussing the matter, Council Member Mitcham moved to approve Resolution No. 2023-17, appointing Sonja Tijerina-Burleson as an alternate non-voting member to alternate position A3 on the Parks and Recreation Advisory Committee for the unexpired term ending September 30, 2023. Council Member Singleton seconded the motion. The vote follows:

Ayes: Council Members Wasson, Sheppard, Mitcham, Singleton, and McCrea

Nays: None

The motion carried.

RESOLUTION NO. 2023-17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, APPOINTING AN ALTERNATE NON-VOTING MEMBER TO ALTERNATE POSITION A3 ON THE PARKS AND RECREATION ADVISORY COMMITTEE FOR THE UNEXPIRED TERM ENDING SEPTEMBER 30, 2023.

2. Consider Resolution 2023-18, authorizing applications for the Harris County CDBG-MIT Program.

Austin Bless, City Manager, introduced the item. Background information is as follows:

Following the devastating impacts of flooding from the 2015, 2016, and 2017 extreme weather flooding events, the state of Texas received an allocation of Community Development Block Grant Mitigation (CDBG-MIT) funds from the U.S. Department of Housing and Urban Development (HUD).

CDBG-MIT funds represent unique opportunity to provide assistance in areas impacted by recent disasters and carry out strategic and high-impact activities to mitigate disaster risks and reduce future losses in areas impacted by recent disasters. HUD defines mitigation activities as: “Those activities that increase resilience to disasters and reduce or eliminate the long-term risk of loss of life, injury, damage to and loss of property, and suffering and hardship, by lessening the impact of future disasters.”

The Texas General Land Office (GLO) has been designated to administer the CDBG-MIT funds on behalf of Texas. GLO’s CDBG Mitigation Action Plan: Building Stronger for a Resilient Future (the Action Plan) outlines the use of funds, programs, eligible applicants, and eligibility criteria for these CDBG-MIT funds.

On March 31, 2022, the Texas General Land Office (GLO) approved Harris County’s Method of Distribution (MOD) for the allocation of \$750,000,000 in CDBG-MIT funding

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – MAY 17, 2023

to help mitigate and increase future resilience from the adverse impacts posed by hurricanes, tropical storms and depressions, flooding, wind and other hazards to develop disaster-resistant infrastructure. The approved CDBG-MIT MOD includes the amount of funding for eligible entities to carry out risk mitigation projects. This includes \$37,500,000 in funding for projects in each Harris County Precinct.

Harris County has put out an application for interested partners to work with them under the CDBG-MIT Program. The program has eligible projects such as flood control and drainage improvement projects, water and sewer lines/facilities, streets, and others.

City staff is proposing to submit two grant applications.

Application 1 would be for \$6,505,000 for the city cost share of the White Oak Bayou Wastewater Treatment Plant Upgrades. That plant is owned and operated by the White Oak Bayou Joint Powers Board (WOBJPB) of which the city is approximately a 40% owner of. Recently the engineer for the plant recommended projects for the plant that totals \$13,010,000. These improvements are necessary for the plant to continue effective and efficient operations.

The projects include:

1. Maintenance, Rehabilitation, & Safety Improvements
2. Headworks Replacement
3. Non-Potable Water Pump Station Replacement
4. Clarifier Replacement
5. Bleach and Sodium Bisulfite Conversion
6. Solids Process Improvements
7. Electrical Improvements
8. Chlorine and Dechlorination Basin Improvements

This grant would cover about 50% of the total project costs, and the full share of the city costs.

Application 2 would be for \$3,000,000 for the Congo Street Full Street Reconstruction Project. This project would include a wider street for safer travel to/from Senate Avenue to Jersey Village High School and Post Elementary School, new water lines for the entire street, and improved drainage on the street to bring it up to current standards.

The \$3,000,000 would cover about 60% of the total project costs.

The scoring for the program is as follows:

1. Project Readiness: 20 points

- A review of the project's readiness for implementation
 - o 30% Design completed (5 Points)
 - o 60% or more Design completed (10 points)

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – MAY 17, 2023

- o 95% Design plans completed (15 Points)
- Ease of project delivery and construction (5 points)

2. Percent of Low- and Moderate-Income Population: 25 Points

- 0.00-50.9% (5 Points)
- 51.0%-60.0% (15 Points)
- 60% or more (25 Points)

3. Project Efficiency: 20 Points

Table 1: Project Efficiency using People Benefitted Scoring Criteria

Criteria	Score
Greater than \$77,000/person	1
\$28,001 to \$77,000/person	4
\$15,001 to \$28,000/person	6
\$6,000 to \$15,000/person	8
Less than \$6,000/person	10

Table 2: Project Efficiency using Structures Benefitted Scoring Criteria

Criteria	Score
Greater than \$261,000/structure	1
\$106,001 to \$261,000/structure	4
\$60,001 to \$106,000/structure	6
\$23,000 to \$60,000/structure	8
Less than \$23,000/structure	10

4. Ancillary Benefits or benefits to community infrastructure: 10 Points

Project have demonstrated Environmental, Economic, and Quality of Life Benefits or project benefits community infrastructure like hospitals, schools, community centers, parks and court houses, etc.

5. Partner Applicant's Contribution: 25 Points

- Partner Applicant pays 50% of the project total cost (25 Points)
- Partner Applicant pays 40% of the project total cost (20 Points)
- Partner Applicant pays 30% of the project total cost (15 Points)
- Partner Applicant pays 20% of the project total cost (10 Points)
- Partner Applicant pays less than 20% of the project total cost (2 Points)

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – MAY 17, 2023

Given that the two schools are going to benefit greatly from this project I have discussed utilizing their demographic information with the County for the grant. The County is open to that, and if that is accepted by the GLO as well we should be able to get at least 15 points in the Percent of Low- and Moderate-Income Populations for both projects.

For both applications our score should be over 75 points.

Receiving these grants would benefit us greatly in our ability to complete them. However, grants are always competitive and there is no guarantee that our applications will be funded. The projects must get completed at some point in the near future even without grant funding.

The timeline for the program is as follows:

June 7 - Applications due

June 14 – August 15 Application Evaluation Period

August 29 – Recommended Projects presented to Commissioners Court for approval and resolution to submit to the GLO

September 1 – 15 Projects submitted to GLO for approval

Council engaged in the level of commitment from other members of the WOBJPB. There was also discussions about the schedule of events for this grant.

With no further discussion on the matter, Council Member Sheppard moved to approve Resolution 2023-18, authorizing applications for the Harris County CDBG-MIT Program. Council Member Singleton seconded the motion. The vote follows:

Ayes: Council Members Wasson, Sheppard, Mitcham, Singleton, and McCrea

Nays: None

The motion carried.

RESOLUTION NO. 2023-18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, AUTHORIZING APPLICATIONS FOR THE HARRIS COUNTY CDBG-MIT PROGRAM

Mayor Warren called Items 14 and 15 out of order at this time during the meeting. To view the discussion and vote on these items, they will appear in their normal order.

- 3. Consider Resolution 2023-19, stating the intent to annex a certain area of land into the corporate limits of the City, describing the area of land to be annexed, and describing the services to be provided to the area of land upon annexation.**

Austin Bless, City Manager, introduced the item. Background information is as follows:

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – MAY 17, 2023

The City has been contacted by several property owners in our ETJ about getting water and sewer services. Many of these areas are close together and are between Wright Road and US 290, and along and south of Charles Road to FM 529. Due to the number of property owners reaching out city staff reached out to all property owners in that area to conduct an informal survey of the interest of annexation of the property to be provided with city water and sewer services. That survey has indicated owners of the property that constitute nearly 60% of the total property value are interested in this.

Based on this survey, staff had a preliminary estimate done on what it would cost to put in water and sewer services in this section. To provide water and sewer to the area described in the map the engineer estimates this would cost \$3,533,625 for the water lines and \$3,820,500 for the sewer.

We have been able to get some data from the people over there and some data from other public entities on the amount of water being pumped in area. Staff believes there are some wells that are not identified, and as such we believe these numbers to be on the low side. In 2021, there was a total of 4.9 million gallons of water pumped. This would equate to approximately \$140,000 in revenue to the city utility fund if they had been on city water and sewer. Once again, that is a conservative estimate, just going off of the data we are able to obtain. The actual usage is expected to be higher.

We anticipate the majority of the users there to have a 1.5-inch water meter. As such we are anticipating the impact fee for water to be approximately \$450,000, and for sewer to be approximately \$250,000. Once again these numbers are conservative. But this would be \$700,000 in revenue for the impact fee fund. Currently, the impact fee fund balance is \$1,232,000. Staff will be proposing to do an updated Impact Fee study, and that could change the costs for the impact fees. The study is estimated to cost \$70,000 and state law requires it to be done by an engineer.

Overall, we estimate that the impact fee fund would have at least \$1,800,000 to go towards this project.

The remainder of this cost would need to be paid for via a bond. During the budget workshop that is being held this evening, Council will discuss the bond in more depth.

The Impact Fee Study that was done in 2020 showed that the City has enough water supply capacity to handle this project and provide the water necessary.

This would also help the goal of moving more places off of well water and onto ground water.

Another factor of this is the property values that would be added to the tax rolls. As part of the annexation petition it could include being in the TIRZ, which would help with the valuation and revenue for the TIRZ. As of April 2023, the estimated valuation for all these properties is \$51,254,607, which would result in property tax revenue of \$380,565.

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – MAY 17, 2023

As of right now it is unknown what sales tax revenue could be seen. We are unable to get that information from the state, and we have not requested taxable sales numbers from the businesses. However, it is unlikely they would want to share that information in a public setting such as this.

This project could also spur the positive growth of the area in our ETJ and the other surrounding areas. It could lead to better development and redevelopment of the entire area.

The best way to do this project would be to require consent of annexation through a petition. If landowners, constituting more than 50% of the total property value of the area to be annexed, petition to annex into the city, that would be a majority and allow for the annexation. There are no residents in this area so no vote is required.

If the Council is interested in moving this forward, the next step would be to approve the resolution. This resolution includes a statement of our intent to annex the area, a detailed map and description of the area, and a description of each service to be provided by the city in the area that would be annexed on or after the effective date of annexation, and a schedule that includes the period within which the city will provide each service that is not provided on the effective date of the annexation.

The process after this step would be for a letter to go out to each property owner in the area informing them of a notice of a public hearing that is required as part of the process, an explanation of the 180-day petition period and a description of the services to be provided by the city.

A public hearing must be held on the topic not earlier than 21 days and not later than 30 days after the resolution is adopted. If Council approves the resolution tonight that hearing would have to take place between June 7 and June 17. Staff would recommend Monday, June 12, 2023.

After that the City would collect signatures on the petition. That signing period begins 31 days after the resolution is adopted and ends on the 180th day after the resolution is adopted. After that the petition is verified by the City Secretary, or another person the Council designates to be responsible for verifying the signatures.

Once the signatures are verified, if there are enough signatures requesting annexation then we must notify the property owners of the area of the results of the annexation, hold a first public hearing giving the public an opportunity to be heard, and holding a final public hearing no earlier than 10 days after the first public hearing. After this final hearing an ordinance annexing the area may be adopted.

Council engaged in discussion about this proposal. Some members wanted to know if these property owners would still be able to maintain a well once annexed. City Attorney Pruitt explained that they would be able to maintain a well as a non-conforming use. There was also discussion beyond water and sewer services such as Police, Fire and EMS

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – MAY 17, 2023

services. City Manager Bless stated that Fire and EMS currently service this area and Police do as well even though it is outside the City limits. Chief Bitz stated that the calls that they have made have not necessarily involved the need for Police and if it is needed it takes the Sheriff/Constable approximately 20 minutes to arrive.

There was also discussion about the kinds of businesses that are located there as well as the amount of sales tax that would be generated by these businesses. There are no residences in this area.

The process for annexation was discussed. City Manager Bless explained the process and the steps involved. Some members felt that it would begin with information gathering. Others wanted to know if the boundaries could be changed later in the process. City Attorney Pruitt explained the annexation process and stated that the boundaries could be changed if certain circumstances are met.

If we annex these land, some wondered if our ETJ expands. City Attorney Pruitt stated that he believes that our ETJ is already at its max on that side so, no. Impact Fees were discussed. City Manager Bless believes that the impact fees will cover the costs involved.

With no further discussion on the matter, Council Member Singleton moved to approve Resolution 2023-19, stating the intent to annex a certain area of land into the corporate limits of the City, describing the area of land to be annexed, and describing the services to be provided to the area of land upon annexation. Council Member McCrea seconded the motion. The vote follows:

Ayes: Council Members Wasson, Sheppard, Mitcham, Singleton, and McCrea

Nays: None

The motion carried.

RESOLUTION NO. 2023-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, STATING THE INTENT TO ANNEX A CERTAIN AREA OF LAND INTO THE CORPORATE LIMITS OF THE CITY, DESCRIBING THE AREA OF LAND TO BE ANNEXED, AND DESCRIBING THE SERVICES TO BE PROVIDED TO THE AREA OF LAND UPON ANNEXATION.

- 4. Consider Resolution No. 2023-20, receiving the Planning and Zoning Commission's Final Report concerning the proposal to amend Chapter 14 "Building and Development", by amending Sections 14-100 through 14-104 to allow for updates to residential development standards.**

Rick Fairecloth, Planning and Zoning Commission Chairperson, introduced the item. Background information is as follows:

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – MAY 17, 2023

The Planning and Zoning Commission met on March 27, 2023, to discuss and take appropriate action regarding amendments to the Code of Ordinance at Chapter 14 “Building and Development”, by amending Sections 14-100 through 14-104 to allow for updates to residential development standards.

The Commission recommended in its preliminary report, which was submitted to Council at its April 17, 2023, meeting, that Council amend the Code of Ordinance at Chapter 14 “Building and Development”, by amending Sections 14-100 through 14-104 to allow for updates to residential development standards. Additionally, the Commission requested that a Joint Public Hearing be ordered for May 17, 2023.

On May 17, 2023, the City Council and the Planning and Zoning Commission conducted the joint public hearing and the Planning and Zoning Commission now makes its final report and recommendation.

Chairman Faircloth told City Council that the Commission has made one modification from their Preliminary Report, changing the requirements for Short -Term Rentals from a 5,000 sq ft distance requirement to only permitting this use in District M. He told the Council that only one member of the Commission did not support this recommendation.

With limited discussion on the matter, Council Member Wasson moved to approve Resolution No. 2023-20, receiving the Planning and Zoning Commission’s Final Report concerning the proposal to amend Chapter 14 “Building and Development”, by amending Sections 14-100 through 14-104 to allow for updates to residential development standards. Council Member Singleton seconded the motion. The vote follows:

Ayes: Council Members Wasson, Sheppard, Mitcham, Singleton, and McCrea

Nays: None

The motion carried.

RESOLUTION NO. 2023-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, RECEIVING THE PLANNING AND ZONING COMMISSION’S FINAL REPORT CONCERNING THE PROPOSAL TO AMEND CHAPTER 14 “BUILDING AND DEVELOPMENT”, BY AMENDING SECTIONS 14-100 THROUGH 14-104 TO ALLOW FOR UPDATES TO RESIDENTIAL DEVELOPMENT STANDARDS.

- 5. Consider Resolution No. 2023-21, receiving the Planning and Zoning Commission’s Final Report concerning the proposal to amend Chapter 14 “Building and Development” by amending Section 14-5 Definitions, Section 14-11 General Penalty, Continuing Violations, Section 14-88 Regulations applying to all Districts, Sections 105 thru 110 Commercial Use Regulations, Section 14-244 Permits and Fees, Section 14-252 Commercial Signs, Section 14-283 Off Street Parking, and Section 14-309**

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – MAY 17, 2023

Landscaping Standards in order to allow for updates to commercial development standards.

Rick Faircloth, Planning and Zoning Commission Chairperson, introduced the item. Background information is as follows:

The Planning and Zoning Commission met on November 9, 2022, November 21, 2022, and March 27, 2023, to discuss and take appropriate action regarding amendments to the Code of Ordinance by amending Section 14-5 Definitions, Section 14-11 Penalty, Section 14-88 All Districts, Sections 105 thru 110, Section 14-244 Permits and Fees, Section 14-252 Commercial Signs, Section 14-283 Off Street Parking, and Section 14-309 Specific Standards to allow for updates to commercial development standards.

The Commission recommended in its preliminary report, which was submitted to Council at its April 17, 2023, meeting, that Council amend Section 14-5 Definitions, Section 14-11 Penalty, Section 14-88 All Districts, Sections 105 thru 110, Section 14-244 Permits and Fees, Section 14-252 Commercial Signs, Section 14-283 Off Street Parking, and Section 14-309 Specific Standards to allow for updates to commercial development standards. Additionally, the Commission requested that a Joint Public Hearing be ordered for May 17, 2023.

Since April 17, 2023, additional edits have been made to the proposed ordinance at the request of staff as follows:

1. Should the Hotel/Motel Definition match what is in the Chapter 18 Hotel Code Ordinance that “Guest rooms must be accessible only through interior corridors of the hotel building. The lobby and registration area must communicate directly with corridors/elevators to attain interior room access;”
 - **Hotel/motel definition in Sec. 14-5 revised to include hotel code ordinance language.**
 - **Hotel and motel means a building in which lodging is provided or offered to the public for compensation and in which ingress and egress to and from all rooms is made through an inside lobby. Guest rooms must be accessible only through interior corridors of the hotel building. The lobby and registration area must communicate directly with corridors/elevators to attain interior room access.**
2. We define Short Term Rental, but they are not a listed use in the table. We currently have at least one in Zone G (in the Senior apartments). If we allow residential above commercial it seems we should add STR’s to the use table.
 - **Added to Use Table as P in district G. Please let us know if you would like STRs to be permitted in additional commercial districts.**
3. The following uses are defined in the proposed Sec 14-5, but are not in the Permitted and Conditional Use Table
 - Adult Entertainment
 - **Added to Use Table as SUP in district H.**

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – MAY 17, 2023

- Agriculture
 - **Added to Use Table as P in all districts.**
- Apartment
 - **Definition struck from 14-5 due to redundancy with "Dwelling, multiple-family"**
- Child-Care Center
 - **"Child-care center" is included in the Use Table entry "Child day-care operation (licensed child-care centers and school-age program centers)".**
 - **Definitions for "Child-care center" and "School-age program center" to remain in Sec. 14-5 to describe the differences between these facilities.**
- Club
 - **Club added to "Bar" definition**
 - **Bar/club means an establishment that derives fifty-one (51) percent or more of its income from the sale of alcoholic beverages. Such beverages are intended for consumption on the premises.**
- Commercial Building
 - **Definition not intended for use table.**
 - **Commercial building definition revised to the following:**
 - ***Commercial building* means any building where commercial activities take place, other than home occupations as defined in this section.**
 - **Home occupation definition added to Sec. 14-5 to facilitate this change.**
 - ***Home occupation* means an accessory occupational use conducted entirely within a dwelling unit by its inhabitants that is clearly incidental to the use of the structure for residential purposes and that does not change the residential character of the site. A home occupation may include an operation in which members of the immediate family sell or offer for sale articles which they produce on the premises; but home occupation does not include operations that use persons who do not reside on the premises to either (1) sell or offer for sale such articles, or (2) produce such articles. Additionally, animal hospitals, animal kennels, barber shops, beauty shops, clinics, doctor's offices, dress shops, hospitals, insurance offices, millinery shops, real estate offices, tearooms, tourist homes, palm readers, fortune tellers, among others and as examples only, are not home occupations.**
- New computer and electronics store
 - **Definition struck from Sec. 14-5. Use intentionally removed.**
- Critical facilities
 - **Definition not intended for use table.**
- Distribution is listed in definitions but in the table it is "Distribution and warehousing"
 - **Definition revised in Sec. 14-5 to read "Distribution and warehousing" for consistency with Use Table.**
- Dwelling - (all dwelling definitions)

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – MAY 17, 2023

- **Dwelling definitions not intended for Commercial Use Table, specific dwelling types included in Residential Use Table (Single-family, townhomes, multi-family).**
- Filling stations
 - **Definition struck from Sec. 14-5 due to redundancy with new term "Gasoline filling station".**
- Integrated business development
 - **Definition not intended for Commercial Use Table, definition needed to describe shopping centers and other coordinated developments.**
- Retail establishment selling or offering for sale any alcoholic beverage
 - **Definition struck from Sec. 14-5 due to the creation of new uses that make this definition redundant.**
- School age program center
 - **"School age program center" is included in the Use Table entry "Child day-care operation (licensed child-care centers and school-age program centers)".**
 - **Definitions for "Child-care center" and "School-age program center" to remain in Sec. 14-5 to describe the differences between these facilities.**
- Service Centers
 - **Definition struck from Sec. 14-5 due to the concept of "Service centers" being reworked into individual uses rather than various types of service centers.**
- Underground structure
 - **Definition not intended for Commercial Use Table. This is needed to delineate/describe a type of construction.**
- Unified Development
 - **Definition struck from Sec. 14-5 as Unified Development is a term that is not needed and encompassed better by other definitions.**
- 4. Book store is defined, but in the table it's bookstore (space between the words)
 - **Space removed from definition in Sec. 14-5 for consistency with Use Table.**
- 5. Hookah bar/lounge seems to take a step back in the definition by adding the word primarily again.
 - **The definitions for "Hookah bar/lounge", "Junk or salvage yard", and "Restaurant" were revised to strike the word primarily at the 10/27/22 Special Session of the JV City Council (Ord. 2022-40). We have revised our definitions in Sec. 14-5 to reflect where the definitions currently stand with "primarily" removed.**
- 6. Parking Lot – I think we should consider making those as accessory only, or at a minimum with an SUP. We don't want more parking lots just for parking sake. One of the dealerships has one on Castlebridge that has been empty since it was built.
 - **Parking lot definition updated: *Parking lot* means any location that is used for the short-term outdoor storage of passenger motor vehicles. Overflow**

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – MAY 17, 2023

- parking for motor vehicles sales is specifically prohibited outside the Motor Vehicle Sales Overlay District.**
- **Parking lot use table entries updated to SUP in districts F, G, H, J, J-1, K**
7. In the table I think CBD shop and Carwash lines should be swapped to keep the correct alphabetical order
- **Swapped to alphabetical order in Commercial Use Table.**
8. Real estate, rental, and leasing office and railroad and related facilities lines should be swapped to keep the correct alphabetical order
- **Swapped to alphabetical order in Commercial Use Table.**
9. Single-family dwelling is duplicated between that one and Dwelling, single family.
- **The definitions for "Dwelling, single-family" and "Single-family dwelling" are both present in the live version of the code. The definition for "Single-family dwelling" has been struck from Sec. 14-5 as it was redundant and the less descriptive of the two definitions.**
10. We would want a driving range to be a SUP at a minimum, and not permitted by right with an entertainment complex.
- **Definition of "Golf course, country club, and driving range" revised to "Golf course and country club" in Sec. 14-5.**
 - ***Golf course and country club* means a tract of land laid out with a least nine holes for playing a game of golf and improved with tees, greens, fairways, and hazards. A golf course may include a clubhouse, restrooms, a driving range, and shelters as accessory uses.**
 - **Definition of "Multi-purpose entertainment complex" revised to remove explicit reference to driving ranges in Sec. 14-5.**
 - ***Multi-purpose entertainment complex* means an establishment that may include food and drink sales and provides the general public with amusement or activities, including but not limited to bowling alleys, laser tag, mini-golf, bumper cars, skating rinks, trampoline parks, theatres, or similar activities.**
 - **Definition for "Driving range" added to Sec. 14-5.**
 - ***Driving range* means a commercial business equipped with distance markers, clubs, balls, and tees for practicing golf drives and putting. This definition specifically does not include miniature golf courses or golf courses.**
 - **Commercial use table line-item entry for "Golf course, country club, and driving range" revised to "Golf course and country club"**
 - **Commercial use table line-item entry added for "Driving range", SUP in districts F, J, J-1, K**

On May 17, 2023, the City Council and the Planning and Zoning Commission conducted the joint public hearing and the Planning and Zoning Commission now makes its final report and recommendation and asks that it be received. Chairman Faircloth reported that this recommendation received a unanimous vote by the Commission.

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – MAY 17, 2023

With limited discussion on the matter, Council Member Singleton moved to approve Resolution No. 2023-21, receiving the Planning and Zoning Commission’s Final Report concerning the proposal to amend Chapter 14 “Building and Development” by amending Section 14-5 Definitions, Section 14-11 General Penalty, Continuing Violations, Section 14-88 Regulations applying to all Districts, Sections 105 thru 110 Commercial Use Regulations, Section 14-244 Permits and Fees, Section 14-252 Commercial Signs, Section 14-283 Off Street Parking, and Section 14-309 Landscaping Standards in order to allow for updates to commercial development standards. Council Member Mitcham seconded the motion. The vote follows:

Ayes: Council Members Wasson, Sheppard, Mitcham, Singleton, and McCrea

Nays: None

The motion carried.

RESOLUTION NO. 2023-21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, RECEIVING THE PLANNING AND ZONING COMMISSION’S FINAL REPORT CONCERNING THE PROPOSAL TO AMEND CHAPTER 14 “BUILDING AND DEVELOPMENT” BY AMENDING SECTION 14-5 DEFINITIONS, SECTION 14-11 GENERAL PENALTY, CONTINUING VIOLATIONS, SECTION 14-88 REGULATIONS APPLYING TO ALL DISTRICTS, SECTIONS 105 THRU 110 COMMERCIAL USE REGULATIONS, SECTION 14-244 PERMITS AND FEES, SECTION 14-252 COMMERCIAL SIGNS, SECTION 14-283 OFF STREET PARKING, AND SECTION 14-309 LANDSCAPING STANDARDS IN ORDER TO ALLOW FOR UPDATES TO COMMERCIAL DEVELOPMENT STANDARDS.

- 6. Consider Ordinance No. 2023-12, amending Chapter 14 “Building and Development”, by amending Sections 14-100 through 14-104 to allow for updates to residential development standards.**

Lorri Coody, City Secretary, introduced the item. Background information is as follows:

The Planning and Zoning Commission met on March 27, 2023, to discuss and take appropriate action regarding the proposal to amend the Jersey Village Code of Ordinances at Chapter 14 “Building and Development”, by amending Sections 14-100 through 14-104 to allow for updates to residential development standards.

The Planning and Zoning Commission submitted its preliminary report to Council on April 17, 2023, and a Joint Public Hearing was ordered for May 17, 2023.

On May 17, 2023, the City Council and the Planning and Zoning Commission conducted a joint public hearing, and the Planning and Zoning Commission made its final report and recommendations.

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – MAY 17, 2023

All of the procedural requirements of Section 14-84(c)(2) items a through c have been met. This item is to approve the ordinance that will enact the final recommendation from the Planning and Zoning Commission regarding the proposal to amend the Jersey Village Code of Ordinances at Chapter 14 “Building and Development”, Article I “General”, Section 14-5 “Definitions” by amending definitions for certain uses.

This item is for City Council to consider the recommendations of the Planning and Zoning Commission with the passage of Ordinance 2023-12.

Council engaged in discussion about the number of Short-Term Rentals in District A that are seeking permitting at this time. Some wondered how this amendment would affect them. City Attorney Pruitt explained that existing properties would be considered non-conforming and would be permitted as long as they are in conformance with the permitting process and other regulations. He also recommended that if Council accepts this change, he recommends revisiting the permitting process.

The difference between Short-Term Rentals and regular rentals was discussed. Some members stated that most of the interaction with residents has been that they do not support Short-Term Rentals. Some members pointed out that it is not that Short-Term Rentals are bad, rather it is the lack of accountability and management of these rentals to ensure that there are no large and loud parties and that safety concerns are addressed.

With no further discussion on the matter, Council Member Mitcham moved to approve Ordinance No. 2023-12, amending Chapter 14 “Building and Development”, by amending Sections 14-100 through 14-104 to allow for updates to residential development standards as amended in connection with Short-Term Rentals. Council Member McCrea seconded the motion. The vote follows:

Ayes: Council Members Wasson, Sheppard, Mitcham, Singleton, and McCrea

Nays: None

The motion carried.

ORDINANCE NO. 2023-12

AN ORDINANCE AMENDING CHAPTER 14 OF THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, TEXAS, BY AMENDING CHAPTER 14 “BUILDING AND DEVELOPMENT”, BY AMENDING SECTIONS 14-100 THROUGH 14-104 TO ALLOW FOR UPDATES TO RESIDENTIAL DEVELOPMENT STANDARDS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL; PROVIDING A PENALTY AS PROVIDED BY SECTION 1-8 OF THE CODE; AND PROVIDING AN EFFECTIVE DATE.

- 7. Consider Ordinance No. 2023-13, amending Chapter 14 “Building and Development”, by amending Section 14-5 “Definitions” to update the definitions used in Chapter 14; adding a Section 14-11 “General Penalty; Continuing**

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – MAY 17, 2023

Violations” to provide penalties for violations of Chapter 14; amending Section 14-88 “Regulations that apply to all Districts” to provide general commercial use regulations; amending Sections 14-105 through 14-110 to provide commercial use regulations; amending Section 14-244(b)(1)c regarding exceptions to required sign permits; amending Sections 14-252(2)b.1(a) and 14-252(2)c.1 regarding signs in commercial zones; amending Section 14-283 regarding off street parking standards; amending Section 14-309 regarding landscaping in commercial zones.

Lorri Coody, City Secretary, introduced the item. Background information is as follows:

The Planning and Zoning Commission met on November 9, 2022, November 21, 2022, and March 27, 2023, to discuss and take appropriate action regarding the proposal to amend the Jersey Village Code of Ordinances at Section 14-5 Definitions, Section 14-11 Penalty, Section 14-88 All Districts, Sections 105 thru 110, Section 14-244 Permits and Fees, Section 14-252 Commercial Signs, Section 14-283 Off Street Parking, and Section 14-309 Specific Standards to allow for updates to commercial development standards.

The Planning and Zoning Commission submitted its preliminary report to Council on April 17, 2023, and a Joint Public Hearing was ordered for May 17, 2023.

On May 17, 2023, the City Council and the Planning and Zoning Commission conducted a joint public hearing and the Planning and Zoning Commission made its final report and recommendations.

All of the procedural requirements of Section 14-84(c)(2) items a through c have been met. This item is to approve the ordinance that will enact the final recommendation from the Planning and Zoning Commission regarding the proposal to amend the Jersey Village Code of Ordinances at Chapter 14 “Building and Development”, Article I “General”, Section 14-5 “Definitions” by amending definitions for certain uses.

This item is for City Council to consider the recommendations of the Planning and Zoning Commission with the passage of Ordinance 2023-13.

Council engaged in discussion about this Ordinance. The Council thanked the Commission for their work on these amendments.

With no further discussion on the matter, Council Member McCrea moved to approve Ordinance No. 2023-13, amending Chapter 14 “Building and Development”, by amending Section 14-5 “Definitions” to update the definitions used in Chapter 14; adding a Section 14-11 “General Penalty; Continuing Violations” to provide penalties for violations of Chapter 14; amending Section 14-88 “Regulations that apply to all Districts” to provide general commercial use regulations; amending Sections 14-105 through 14-110 to provide commercial use regulations; amending Section 14-244(b)(1)c regarding exceptions to required sign permits; amending Sections 14-252(2)b.1(a) and 14-252(2)c.1 regarding signs in commercial zones; amending Section 14-283 regarding off street parking

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – MAY 17, 2023

standards; amending Section 14-309 regarding landscaping in commercial zones. Council Member Wasson seconded the motion. The vote follows:

Ayes: Council Members Wasson, Sheppard, Mitcham, Singleton, and McCrea

Nays: None

The motion carried.

ORDINANCE NO. 2023-13

AN ORDINANCE AMENDING CHAPTER 14 OF THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, TEXAS, BY AMENDING CHAPTER 14 “BUILDING AND DEVELOPMENT”, BY AMENDING SECTION 14-5 “DEFINITIONS” TO UPDATE THE DEFINITIONS USED IN CHAPTER 14; ADDING A SECTION 14-11 “GENERAL PENALTY; CONTINUING VIOLATIONS” TO PROVIDE PENALTIES FOR VIOLATIONS OF CHAPTER 14; AMENDING SECTION 14-88 “REGULATIONS THAT APPLY TO ALL DISTRICTS” TO PROVIDE GENERAL COMMERCIAL USE REGULATIONS; AMENDING SECTIONS 14-105 THROUGH 14-110 TO PROVIDE COMMERCIAL USE REGULATIONS; AMENDING SECTION 14-244(b)(1)c REGARDING EXCEPTIONS TO REQUIRED SIGN PERMITS; AMENDING SECTIONS 14-252(2)b.1(a) AND 14-252(2)c.1 REGARDING SIGNS IN COMMERCIAL ZONES; AMENDING SECTION 14-283 REGARDING OFF STREET PARKING STANDARDS; AMENDING SECTION 14-309 REGARDING LANDSCAPING IN COMMERCIAL ZONES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL; PROVIDING A PENALTY AS PROVIDED BY SECTION 1-8 OF THE CODE; AND, PROVIDING AN EFFECTIVE DATE.

J. MAYOR AND COUNCIL COMMENTS

Pursuant to Texas Government Code § 551.0415, City Council Members and City staff may make a reports about items of community interest during a meeting of the governing body without having given notice of the report. Items of community interest include:

- Expressions of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- An honorary or salutory recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutory recognition for purposes of this subdivision;
- A reminder about an upcoming event organized or sponsored by the governing body;
- Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – MAY 17, 2023

- Announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

Council Member Mitcham – Council Member Mitcham wished mothers a Happy Mother’s Day. She also thanked P&Z for their work and welcomed Lauren to the neighborhood.

Council Member Sheppard – Council Member Sheppard thanked staff for fixing the sewer leak on Tahoe Street.

Council Member Wasson – Council Member Wasson stated that the next Council Meeting will be June 26. He also wished all a Happy Father’s Day and Memorial Day.

Council Member Singleton – Council Member Singleton encouraged all to attend the Budget Work Session Meeting that will follow this meeting.

Council Member McCrea – Council Member McCrea congratulated all the Jersey Village High School Students who are graduating this year.

Mayor Warren – Mayor Warren thanked all who voted for him and recognized the hard work of his opponent James Fields. He thanked all for the trust they place in him as he serves the City.

K. RECESS THE REGULAR SESSION

Mayor Warren recessed the Regular Session to Convene into Executive Session pursuant to the Texas Open Meetings Act, Government Code Section 551.087 Deliberation Regarding Economic Development Negotiations, Sections 551.072 – Deliberations about Real Property and 551.071 – Consultations with Attorney at 8:47 p.m.

L. EXECUTIVE SESSION

1. Pursuant to the Texas Open Meeting Act Section 551.087 Deliberation Regarding Economic Development Negotiations, Section 551.072 Deliberations about Real Property, and Section 551.071 Consultations with Attorney a closed meeting to deliberate information from a business prospect that the City seeks to locate in Jersey Village TIRZ Number 2 and economic development negotiations, including the possible purchase, exchange or value of real property, related thereto.
2. Pursuant to the Texas Open Meeting Act Section 551.072 Deliberations about Real Property, and Section 551.071 Consultations with Attorney, a closed meeting to deliberate the potential and possible sale, exchange or value of real property, located within TIRZ 3.

M. ADJOURN EXECUTIVE SESSION

Mayor Warren adjourned the Executive Session at 10:41 p.m., and reconvened the Regular Session, stating that no final actions, decisions, or votes were had during the Executive Session.

N. RECONVENE THE REGULAR SESSION

REGULAR MEETING OF THE CITY COUNCIL
CITY OF JERSEY VILLAGE, TEXAS – MAY 17, 2023

- 1. Discuss and take appropriate action on items discussed in the Executive Session regarding information from a business prospect that the City seeks to locate in Jersey Village TIRZ Number 2 and economic development negotiations, including the possible purchase, exchange or value of real property, related thereto.**

Austin Bless, City Manager, introduced the item. He told City Council that this item is to discuss and take appropriate action on items discussed in the Executive Session regarding information from a business prospect that the City seeks to locate in Jersey Village TIRZ Number 2 and economic development negotiations, including the possible purchase, exchange or value of real property, related thereto.

No action was taken on this item.

- 2. Consider Resolution No. 2023-22, approving the sale of land in Tax Increment Reinvestment Zone Number 3 and authorizing the City Manager to sign any necessary documents to complete the sale.**

Austin Bless, City Manager, introduced the item. He told City Council that this item is to consider Resolution No. 2023-22, approving the sale of land in Tax Increment Reinvestment Zone Number 3 and authorizing the City Manager to sign any necessary documents to complete the sale.

With limited discussion on the matter, Council Member Singleton moved to approve Resolution No. 2023-22, approving the sale of land in Tax Increment Reinvestment Zone Number 3 and authorizing the City Manager to sign any necessary documents to complete the sale as discussed in Executive Session. Council Member Wasson seconded the motion. The vote follows:

Ayes: Council Members Wasson, Sheppard, Mitcham, Singleton, and McCrea

Nays: None

The motion carried.

RESOLUTION NO. 2023-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, APPROVING THE SALE OF LAND IN TAX INCREMENT REINVESTMENT ZONE NUMBER 3 AND AUTHORIZING THE CITY MANAGER TO SIGN ANY NECESSARY DOCUMENTS TO COMPLETE THE SALE.

O. ADJOURN

There being no further business on the agenda the meeting was adjourned at 10:42 p.m.



Lorri Coody, TRMC, City Secretary