

MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, HELD ON OCTOBER 14, 2024, 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 7:03 p.m. with the following present:

Mayor, Bobby Warren	City Manager, Austin Bless
Council Member, Drew Wasson	City Secretary, Lorri Coody
Council Member, Sheri Sheppard	City Attorney, Bridgette Begle
Council Member, Michelle Mitcham	
Council Member, Connie Rossi	

The following Planning and Zoning Commission members were present:

Rick Faircloth, Chairman	Cynthia Kopinitz, Commissioner
Eric Henao, Commissioner	Nestor Mena, Commissioner
Debra Mergel, Commissioner	David L. Lock, Commissioner

Commissioner Charles A. Butler, III was not present at this meeting.

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

**B. INVOCATION, PLEDGE OF ALLEGIANCE**

1. Prayer and Pledge by: Richard Ater, Chaplain for of the Jeremy E. Ray American Legion Post 324.

**C. PRESENTATIONS**

1. **Presentation of Police Department Employee of the Third Quarter 2024 by Stefanie Otto, Commander of the Jeremy E. Ray American Legion Post 324.**  
Stefanie Otto, Commander of the Jeremy E. Ray American Legion Post 324 and Bobby Warren, Mayor presented the Employee of the Third Quarter Award to Officer Jacob Snider.
2. **Presentation of Employee of the Month Award for October 2024 to Joey Schroeder.**  
Austin Bless, City Manager, presented the Employee of the Month Award for October 2024 to Joey Schroeder.

**D. 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 request to amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Division 2, Section 14-101(g) by adding a new subsection (6) to address elevated garages, the request of Adel Khechana, filed on behalf of CASBA LLC, owner, to amend the Jersey Village Code of Ordinances at Chapter 14, Article**

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**IV, Section 14-105(a) table 14-105 (A) at Car Wash by adding SUP to District K, and the request of Adel Khechana, filed on behalf of CASBA LLC, owner, for a specific use permit to allow the operation of a car wash located at 15824 NW FWY, Houston, Texas 77040 within the city limits in zoning District K.** *Bobby Warren, Mayor*

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 7:09 p.m., for the purpose of receiving oral comments from any interested person(s) concerning the request to amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Division 2, Section 14-101(g) by adding a new subsection (6) to address elevated garages, the request of Adel Khechana, filed on behalf of CASBA LLC, owner, to amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-105(a) table 14-105 (A) at Car Wash by adding SUP to District K, and the request of Adel Khechana, filed on behalf of CASBA LLC, owner, for a specific use permit to allow the operation of a car wash located at 15824 NW FWY, Houston, Texas 77040 within the city limits in zoning District K.

With no one signing up to speak at the hearing, Mayor Warren and Chairman Faircloth closed the joint public hearing at 7:11 p.m.

Once the public hearing was closed, Council Member Mitcham asked to speak. She spoke to Planning and Zoning about the property located in an around the proposed car wash. She referred to a map that was distributed to the Commission prior to the start of the public hearing. She explained the map and the details depicted therein.

The Planning and Zoning Commission retired from the City Council meeting at 7:11 p.m. to conduct its posted meeting agenda and prepare final reports in connection with this joint public hearing.

**E. 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.

**Jim Fields, 16413 Saint Helier, Jersey Village, Texas (713) 206-1184** – Mr. Fields spoke to City Council about his support for keeping City Hall within Jersey Village proper. He also supports selling the property on the South side of US HWY 290. He spoke to his concern about City Council directing residents to a private website during the last City Council Meeting. He feels that the City Website holds all the information that residents need. He made suggestions on how the City can update the existing City website to make it even more effective. He spoke to code enforcement problems in the City that he would like addressed. He closed with questions concerning TIRZ2 and golf course revenues.

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**Bill Edwards, 16001 Jersey Drive, Jersey Village, Texas (346) 313-3776** - Mr. Edwards spoke to City Council about landscaping maintenance on Senate, at the entrances of the City, and the esplanades. He stated that the City looks bad. He also spoke to problems at the pool wherein furniture and equipment has not been put up and has been left to the elements. He stated that this pool equipment and furniture could be used should the City get another pool. He feels that better care can be taken to keep these things preserved.

**Kimberly Henao, 15601 Singapore Lane, Jersey Village, Texas (832) 689-9878** Ms. Henao gave her 37<sup>th</sup> installment concerning the History of the City of Jersey Village.

**F. CITY MANAGER’S REPORT**

City Manager Bless gave the following Monthly Report. There was brief discussion about the order of operation on bonds and the process for same. City Manager Bless explained the process and the order of activities. He felt that it is possible to have bids on the project by mid Spring and the purchase the bonds in August 2025. He also explained the process should the bond not pass. There were questions about TIRZ2. City Manager Bless stated that until we know how the land will be used on the South side of US HWY 290, it would not be prudent to disband the TIRZ2 at this time. Maintenance of City property was discussed. City Manager Bless explained the plans to remedy same.

- 1. Monthly Fund Balance Report, Enterprise Funds Report, Governmental Funds Report, Property Tax Collection Report, General Fund Budget Projections, and Utility Fund Budget Projections**
- 2. Fire Departmental Report and Communication Division’s Monthly Report**
- 3. Police Department Monthly Activity 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**

**G. CONSENT AGENDA**

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 Special Session and the Regular Session Meetings held on September 16, 2024.**

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**2. Consider Resolution No. 2024-78, receiving the Community Rating System Repetitive Loss Area Analysis Annual Progress Report.**

**BACKGROUND INFORMATION:**

On December 18, 2023, Council approved the Repetitive Loss Area Analysis that serves as a guide for the City for the next 5 years. A Repetitive Loss Area Analysis (RLAA) is a component of the Community Rating System (CRS), a voluntary program administered by the Federal Emergency Management Agency (FEMA). The primary goal of the CRS program is to incentivize communities to take proactive measures to reduce flood risks and promote resilience. The RLAA serves as a tool within this program, helping communities assess and mitigate the impacts of repetitive flood losses.

The RLAA involved a comprehensive assessment of areas within a community that have a history of repetitive flood damage and loss. This analysis identified properties and locations that have been repeatedly affected by flooding events, often resulting in significant financial burdens for property owners and increased costs for the community at large. This analysis was then used to develop targeted flood mitigation strategies and allocate resources effectively.

In collaboration with Cahoon Consultants, Staff drafted and published a RLAA, which is now available for viewing on the city's website. Through an in-depth analysis, various flood mitigation strategies were analyzed and ongoing efforts from adjacent agencies were reported.

The attached annual progress report reflects the ongoing efforts to mitigate flood risks in the City by addressing the 6 areas of focus: prevention, property protection, natural resource protection, emergency services, structural projects, and public information.

**RESOLUTION NO. 2024-78**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, RECEIVING THE 2024 COMMUNITY RATING SYSTEM REPETITIVE LOSS AREA ANALYSIS ANNUAL PROGRESS REPORT

**3. Consider Ordinance No. 2024-31, amending the Jersey Village Code of Ordinances, Chapter 2, Article IV, Division 2, Section 2-142 to provide clarity to the Schedule of Fees as it relates to Certificate of Occupancy Processing and Review, Flatwork, and Plan Checking; and providing for severability and repeal.**

**BACKGROUND INFORMATION:**

This item is to amend the Schedule of Fees to add clarity to the current ordinance. The fees associated with the ordinance will remain the same.

**ORDINANCE NO. 2024-31**

AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS, AMENDING THE JERSEY VILLAGE CODE OF ORDINANCES, CHAPTER 2, ARTICLE IV, DIVISION

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2, SECTION 2-142 TO PROVIDE CLARITY TO THE SCHEDULE OF FEES AS IT RELATES TO CERTIFICATE OF OCCUPANCY PROCESSING AND REVIEW, FLATWORK, AND PLAN CHECKING; AND PROVIDING FOR SEVERABILITY AND REPEAL.

4. **Consider Resolution No. 2024-79, authorizing the City Manager or designee to negotiate and execute an Interlocal Agreement with the City of Cove Volunteer Fire Department regarding the transfer of a 2020 Chevy Silverado LT command truck.**

**BACKGROUND INFORMATION:**

Jersey Village Fire Department has a command vehicle which is ready for auction. This 2020 Chevy Silverado LT Command Truck has Quotes obtained by independent car sales companies of \$31,000. The market value for this truck is \$29,342. Cove Volunteer Fire Department is a small Volunteer Fire Department in Liberty County with a limited budget. They have made an offer to purchase this fire command truck at \$31,500. This is the maximum this small fire department can afford. This truck meets all the requirements for which the department is seeking in a used vehicle. In lieu of sending the Command Truck to auction, the City of Cove Volunteer Fire Department would like to purchase this vehicle.

The City of Jersey Village will take all necessary steps to transfer to Cove Volunteer Fire Department the title and all other necessary documents related to the Command Truck upon the City of Cove Volunteer Fire Department agreeing to a purchase price for the Command Truck with the City. Once the City of Jersey Village receives the Purchase Price from the City of Cove Fire Department, and after all necessary documentation related to the Command Truck has been transferred, The city of Jersey Village can arrange with the Cove Volunteer Fire Department for the physical transfer of the Command Truck.

City policy allows the sale of our assets through the following methods as written in the policy.

**PROPERTY SALVAGE AND DISPOSAL**

Many items may outlive their usefulness and become unserviceable or obsolete. If it is found that the item is no longer serviceable to the City it shall be reported to the employee charged with maintaining the inventory of fixed assets for ultimate disposal. A Fixed Asset Inventory Processing Form must be filled out by the user department and the item transferred to the designated department for storage and ultimate disposal by the most advantageous (to the city) method.

Upon approval by the City Manager, surplus materials and equipment may be disposed of in one of the following methods: 1. public auction; 2. trade-in on new equipment; 3. sealed bids; 4. destruction as unsalvageable; 5. donation to non-profit organization or 6. negotiated price by Council.

Item 6 above allows for the council to negotiate a price. We would recommend the price set at the \$31,500. offered by the City of Cove Volunteer Fire Department.

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RESOLUTION NO. 2024-79

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, AUTHORIZING THE CITY MANAGER OR DESIGNEE TO NEGOTIATE AND EXECUTE AN INTERLOCAL AGREEMENT WITH THE COVE FIRE AND RESCUE DEPARTMENT, ACTING BY AND THROUGH ITS GOVERNING BODY, THE CITY COUNCIL OF THE CITY OF COVE, TEXAS REGARDING THE TRANSFER OF A 2020 CHEVY SILVERADO LT COMMAND TRUCK.

Council Member Sheppard moved to approve the Consent Agenda. Council Member Rossi seconded the motion. The vote follows:

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

Nays: None

The motion carried.

**H. REGULAR AGENDA**

- 1. Consider Ordinance 2024-32, amending the General Fund Budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025, in the amount not to exceed \$190,140 by increasing various line items in Department 32 (Salaries, Wages and Benefits).**

Isabel Kato, Finance Director, introduced the item. Background information is as follows:

While reviewing the newly adopted budget for FY 2024-2025, we identified an error in the line items related to salaries, wages and benefits for Department 32 of the General Fund. This discrepancy was caused by a problem with the position budget module in our INCODE system. Due to this problem, we utilized a spreadsheet for the salaries, wages and fringe benefits budgeting. Unfortunately, Department 32's data was not imported properly into the system, resulting in these discrepancies.

To correct this, we are proposing a budget amendment to accurately reflect the intended salaries, wages, and benefits for Department 32. This adjustment will ensure that the department's budget is aligned with the approved staffing plan and avoids any potential issues in funding for the fiscal year.

Council discussed that there were some funds budgeted in this line item. There was concern about this problem happening again. City Manager Bless explained the error, stating he was not sure how it happened. As a result of the error, he explained that all numbers were checked in the budget, and this was the only issue found that needs to be corrected. There was discussion about the position budgeting functionality in INCODE and the problems with same that required the use of an excel spreadsheet to effect budget numbers, resulting in the error.

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With no further discussion on the matter, Council Member Sheppard moved to approve Ordinance 2024-32, amending the General Fund Budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025, in the amount not to exceed \$190,140 by increasing various line items in Department 32 (Salaries, Wages and Benefits). Council Member McCrea seconded the motion. The vote follows:

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

Nays: None

The motion carried.

ORDINANCE NO. 2024-32

AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS, AMENDING THE GENERAL FUND BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025, IN THE AMOUNT NOT TO EXCEED \$190,140 BY INCREASING VARIOUS LINE ITEMS IN DEPARTMENT 32 (SALARIES, WAGES AND BENEFITS).

**2. Consider Resolution No. 2024-80, designating a city representative and an alternate representative to the Houston-Galveston Area Council's 2025 General Assembly.**

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

Houston Galveston Area Council (HGAC) has requested the City's participation in selecting a City representative for the Houston Galveston Area Council 2025 General Assembly.

Council Member Michelle Mitcham was the designated representative and Councilmember James Singleton was the designated alternate representative for the Houston Galveston Area Council 2024 General Assembly.

This item is to designate a city representative and alternate representative to the Houston Galveston Area Council 2025 General Assembly. The Representative will need to attend the November 7 meeting outlined below.

A lunch meeting of Home Rule city representatives is scheduled for **Thursday, November 7, 2024**, beginning at **6:30 pm**. It will be at the Royal Sonesta Houston Galleria, 2222 West Loop South (610), Houston, Texas 77027. The meeting is to elect our 2024 Home Rule Cities' representatives to the H-GAC Board of Directors.

Council engaged in discussion about the appointments. It was the consensus of Council that Council Member Mitcham serve as the designated representative and that Council Member Rossi serve as the designated alternate representative

With no further discussion on the matter, Council Member McCrea moved to approve Resolution No. 2024-80, designating Council Member Mitcham as the city's designated representative and Council Member Rossi as the City's alternate representative to the

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Houston-Galveston Area Council’s 2025 General Assembly. Council Member Wasson seconded the motion. The vote follows:

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

Nays: None

The motion carried.

RESOLUTION NO. 2024-80

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, DESIGNATING A CITY REPRESENTATIVE AND AN ALTERNATE REPRESENTATIVE TO THE HOUSTON-GALVESTON AREA COUNCIL’S 2025 GENERAL ASSEMBLY.

**3. Discuss and take appropriate action concerning the progress being made by the Owners of the property located at 15830 NW FWY, Jersey Village, Texas to correct the substandard structure at this location.**

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

On January 22, 2024, the City Council conducted a public hearing pursuant to Section 34-253 of the Code, so that the owner or the owner’s representatives for the property located at 15830 NW FWY, Jersey Village, Texas may appear and show cause 1) why such buildings or structures should not be declared to be substandard and 2) why the owner should not be ordered to repair, vacate or demolish the buildings or structures.

After that hearing, City Council passed ordinance 2024-01, finding the structure at 15830 NW FWY, Jersey Village, Texas 77040 to be substandard and a public nuisance.

Since the passage of the Ordinance, the Owner has submitted reports to City Council by way of updating the Council on the progress being made by the owner on the substandard structure. The owner will give an update on the progress of the project.

Tonight, the owner submits the 9th update report.

Todd Traugott appeared on behalf of the owner to give his 9<sup>th</sup> report. He told City Council about the progress of the project, to include the following:

- Temporary power will be online this week.
- The domestic water meter was received by the City of Jersey Village on 9/30/24 and picked up by our plumber on 10/1/24.
- We are making arrangements to install the tap, meter, and site water line up to the building. The installation of the new ACM panels for the soffit and fascia will begin the week of 10/7/24.
- We started excavation of the site on 10/7/24 in preparation for installing electrical underground work and then preparing the site for concrete paving.



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Council briefly discussed the progress of the project and was interested in the timeline. Mr. Traugott stated that the project still has at least another 60 days. With no further discussion on the matter, Mayor Warren called the next item on the agenda as follows:

**4. Consider Resolution No. 2024-81, approving the Golf Course Master Plan as prepared by Chet Williams Design LLC.**

Robert Basford, Assistant City Manager, introduced the item Background information is as follows:

In May of 2024 council approved a budget amendment to complete a golf course master plan with Chet Williams Design LLC. As the lifespan of our golf course infrastructure continues to rise, the golf course master plan was created to outline the infrastructure condition and provide a tool for Council to use to map out the future of our course.

The deliverables of this project have all been met and the master plan includes an assessment of our current infrastructure, a graphical representation of the proposed improvements, a detailed, hole-by-hole description of these changes, a prioritized list of work items, and a preliminary cost estimate. It is important to note this plan outlines potential of what could be considered and all aspects relative to a golf course improvement plan were included to ensure all facets of golf were considered and evaluated.

With the increase in rounds, the winter storm followed by harsher winters, aging irrigation infrastructure and the age of our greens being the forefront of this project, the plan highlights options we can consider if we would like to renovate the greens. Our greens are currently 37 years old with the typical life span of a green ranging 15-20 years old.

Another aspect considered in this plan included the main lines of the irrigation system as they are nearing a decade beyond their lifespan. During the summer months, the golf course has experienced 100-150 irrigation breaks per year over the last three years due to the pipes brittle condition. This affects the pressure of the system and overall watering efficiency, along with water and labor loss. The plan factored in reusing the new irrigation heads and swing joints that were installed in 2021.

If a green renovation is considered, it is very cost effective to reuse the old greens dirt/foundation to transition to the golf tee's area, so these areas were included to illustrate potential for improvement. With 50,000 rounds per year, our tees are far below the minimum size recommendation and our golfers most certainly notice the wear and tear they experience due to the heavy traffic in a small area. Re-using the old greens material to expand and improve our tees is an opportunity to improve the overall quality of the course in a very cost-efficient way.

Chet Williams included an option to consider shaping some fairways and increasing lake capacity to help with course drainage, increase stormwater capacity, and improve the aesthetics of the course. Other areas that were included to provide a comprehensive assessment were bunkers, ponds, cart paths and landscaping.

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Another option that was presented for consideration was the improvement of the practice area. Jersey Meadow has become the regions destination for development and the hub for high school players, so we experience a large amount of practice. This improvement provides a safe area for many to practice and can also be used for our popular youth development summer camps.

Given all these recommendations for improvement he outlined each hole with a graphic illustrating how they would all be incorporated into each hole as well as the benefits for each. He concluded the master plan with cost estimates for each portion and or improvement as well as a narrative explaining the construction phasing options. It is important to note that the cost estimates include a market price per quantity so there are value engineering opportunities within each category if we were to request a reduction in quantity, size or scope based on a potential budget.

Tonight, the full plan, along with this summative overview, is being presented for Council for acceptance.

This plan should not be viewed as the sole path forward or the final determination of projects for the golf course. Instead, it will serve as a guide to assist the City in planning capital improvement projects for the golf course over the next 5-10 years. By establishing a framework for priorities, needs, and potential opportunities, this plan will provide critical insights into future investments and improvements for the golf course.

As we move forward in budget discussions and Capital Improvement Plan deliberations, the information and recommendations in this plan will help guide decision-making, ensuring that resources are allocated efficiently and in alignment with long-term goals. It will allow the City to strategically plan for necessary upgrades and improvements while providing flexibility to adjust based on changing conditions or priorities. This approach ensures that the City remains responsive to both community needs and financial realities, helping to balance immediate requirements with sustainable, forward-looking development for the golf course.

Ultimately, while this plan offers a clear direction, it also leaves room for adaptation and evolving priorities, making it a valuable tool for shaping the future of the golf course over the next decade.

Council engaged in discussion about the Golf Course Master Plan. Some members felt that the golf course is a major component of our flood mitigation plan. That being said the course needs to continue to support this plan. Additionally, it was felt that the course is a benefit to the Community in terms of youth development and adult entertainment. Development of the master plan by a professional is a good thing and provides needed direction. It was felt that the course has been well taken care of and this plan will aid future plans and activities for the course. This plan gives a vision of what can be for the course and how to achieve same. The plan covers a five (5) to ten (10) year period.

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With no further discussion on the matter, Council Member Mitcham moved to approve Resolution No. 2024-81, approving the Golf Course Master Plan as prepared by Chet Williams Design LLC. Council Member McCrea seconded the motion. The vote follows:

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

Nays: None

The motion carried.

RESOLUTION NO. 2024-81

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, APPROVING THE GOLF COURSE MASTER PLAN AS PREPARED BY CHET WILLIAMS DESIGN LLC.

*At 7:52 pm, Mayor Warren called items I thru M out of order. He resumed the regular order of the agenda at 8:20 pm as follows:*

- 5. Consider Resolution No. 2024-82, receiving the Planning and Zoning Commission's Final Report concerning the request to amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Division 2, Section 14-101(g) by adding a new subsection (6) to address elevated garages.**

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

The Planning and Zoning Commission met on September 11, 2024, to discuss and take appropriate action concerning the request to amend Chapter 14 of the Code of Ordinances of the City of Jersey Village, Texas, by amending Chapter 14, Article IV, Division 2, Section 14-101(g) by adding a new subsection (6) to address elevated garages.

The Commission recommended in its preliminary report, which was submitted to Council at its September 16, 2024, meeting, that Council grant the request to amend Chapter 14 of the Code of Ordinances of the City of Jersey Village, Texas, by amending Chapter 14, Article IV, Division 2, Section 14-101(g) by adding a new subsection (6) to address elevated garages. Additionally, the Commission requested that a Joint Public Hearing be ordered for October 14, 2024.

On October 14, the City Council and the Planning and Zoning Commission conducted the joint public hearing, and the Planning and Zoning Commission makes its final report and recommendation. This item is to receive the final report.

With limited discussion on the matter, Council Member Mitcham moved to approve Resolution No. 2024-82, receiving the Planning and Zoning Commission's Final Report concerning the request to amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Division 2, Section 14-101(g) by adding a new subsection (6) to address elevated garages. Council Member Wasson seconded the motion. The vote follows:

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

Nays: None

The motion carried.

RESOLUTION NO. 2024-82

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, RECEIVING THE PLANNING AND ZONING COMMISSION'S FINAL REPORT CONCERNING THE REQUEST TO AMEND CHAPTER 14 OF THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, TEXAS, BY AMENDING CHAPTER 14, ARTICLE IV, DIVISION 2, SECTION 14-101(G) BY ADDING A NEW SUBSECTION (6) TO ADDRESS ELEVATED GARAGES.

- 6. Consider Ordinance No. 2024-33, amending Chapter 14 of the Code of Ordinances of the City of Jersey Village, Texas, by amending Chapter 14, Article IV, Division 2, Section 14-101(g) by adding a new subsection (6) to address elevated garages; providing a severability clause; providing for repeal; providing a penalty as provided by Section 1-8 of the Code; and providing an effective date.**

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

The Planning and Zoning Commission met on September 11, 2024, to discuss and take appropriate action concerning the request to amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Division 2, Section 14-101(g) by adding a new subsection (6) to address elevated garages.

The Planning and Zoning Commission submitted its preliminary report to Council on September 16, 2024, and a Joint Public Hearing was ordered for October 14, 2024.

On October 14, 2024, 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 concerning the request to amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Division 2, Section 14-101(g) by adding a new subsection (6) to address elevated garages.

There was discussion about the impacts of this change. City Manager Bleess explained that this change will only affect those homes elevating garage doors in the future. Those elevated in the past are grandfathered.

With no further discussion on the matter, Council Member Mitcham moved to approve Ordinance No. 2024-33, amending Chapter 14 of the Code of Ordinances of the City of Jersey Village, Texas, by amending Chapter 14, Article IV, Division 2, Section 14-101(g)

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by adding a new subsection (6) to address elevated garages; providing a severability clause; providing for repeal; providing a penalty as provided by Section 1-8 of the Code; and providing an effective date. Council Member Sheppard seconded the motion. The vote follows:

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

Nays: None

The motion carried.

ORDINANCE NO. 2024-33

AN ORDINANCE AMENDING CHAPTER 14 OF THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, TEXAS, BY AMENDING CHAPTER 14, ARTICLE IV, DIVISION 2, SECTION 14-101(G) BY ADDING A NEW SUBSECTION (6) TO ADDRESS ELEVATED GARAGES; 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 Resolution No. 2024-83, receiving the Planning and Zoning Commission's Final Report concerning the request of Adel Khechana, filed on behalf of CASBA LLC, owner, to amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-105(a) table 14-105 (A) at Car Wash by adding SUP to District K.**

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

The Planning and Zoning Commission met on September 11, 2024, to discuss and take appropriate action concerning the request of Adel Khechana, filed on behalf of CASBA LLC, owner, to amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-105(a) table 14-105 (A) at Car Wash by adding SUP to District K.

The Commission recommended in its preliminary report, which was submitted to Council at its September 16, 2024, meeting, that Council grant the request of Adel Khechana, filed on behalf of CASBA LLC, owner, to amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-105(a) table 14-105 (A) at Car Wash by adding SUP to District K. Additionally, the Commission requested that a Joint Public Hearing be ordered for October 14, 2024.

On October 14, the City Council and the Planning and Zoning Commission conducted the joint public hearing, and the Planning and Zoning Commission makes its final report and recommendation. This item is to receive the Commission's final report.

With limited discussion on the matter, Council Member Rossi moved to approve Resolution No. 2024-83, receiving the Planning and Zoning Commission's Final Report concerning the request of Adel Khechana, filed on behalf of CASBA LLC, owner, to amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-105(a)

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table 14-105 (A) at Car Wash by adding SUP to District K. Council Member McCrea seconded the motion. The vote follows:

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

Nays: None

The motion carried.

RESOLUTION NO. 2024-83

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, RECEIVING THE PLANNING AND ZONING COMMISSION'S FINAL REPORT CONCERNING THE REQUEST OF ADEL KHECHANA, FILED ON BEHALF OF CASBA LLC, OWNER, TO AMEND THE JERSEY VILLAGE CODE OF ORDINANCES AT CHAPTER 14, ARTICLE IV, SECTION 14-105(A) TABLE 14-105 (A) AT CAR WASH BY ADDING SUP TO DISTRICT K.

8. **Consider Ordinance No. 2024-34, amending Chapter 14 of the Code of Ordinances of the City of Jersey Village, Texas, by amending Chapter 14, Sec. 14-105(a) table 14-105 (a) Commercial Permitted Uses by adding SUP to car wash for Zoning District K; providing a severability clause; providing for repeal; providing a penalty as provided by Section 1-8 of the Code; and, providing an effective date.**

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

The Planning and Zoning Commission met on September 11, 2024, to discuss and take appropriate action concerning the request of Adel Khechana, filed on behalf of CASBA LLC, owner, to amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-105(a) table 14-105 (A) at Car Wash by adding SUP to District K.

The Planning and Zoning Commission submitted its preliminary report to Council on September 16, 2024, and a Joint Public Hearing was ordered for October 14, 2024.

On October 14, 2024, 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 concerning the request of Adel Khechana, filed on behalf of CASBA LLC, owner, to amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-105(a) table 14-105 (A) at Car Wash by adding SUP to District K.

Council wanted to know if all members present at the P&Z were in agreement with the proposed change. Chairman Faircloth stated that it was unanimous. Some members did not agree that this property should be used for this purpose and felt that the City already

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has car washes in other areas of the City. There was also discussion about the chemicals being used by the car wash and that these may be harmful for our wastewater treatment plants.

It was mentioned that the City updated its code last year. As such, some wondered why we would make this update for this one item at this time given it was not addressed during the major overhaul of the City's commercial codes. Chairman Faircloth explained the reasoning behind the request and recommended change. Mayor Warren explained the details of this item. Council discussed this change in detail.

With no further discussion on the matter, Council Member Mitcham moved to approve Ordinance No. 2024-34, amending Chapter 14 of the Code of Ordinances of the City of Jersey Village, Texas, by amending Chapter 14, Sec. 14-105(a) table 14-105 (a) Commercial Permitted Uses by adding SUP to car wash for Zoning District K; providing a severability clause; providing for repeal; providing a penalty as provided by Section 1-8 of the Code; and, providing an effective date. Council Member Rossi seconded the motion. The vote follows:

Ayes: Council Member Rossi

Nays: Council Member Mitcham, Wasson, Sheppard, and McCrea

The motion failed.

ORDINANCE NO. 2024-34 - FAILED

AN ORDINANCE AMENDING CHAPTER 14 OF THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, TEXAS, BY AMENDING CHAPTER 14, SEC. 14-105(A) TABLE 14-105 (A) COMMERCIAL PERMITTED USES BY ADDING SUP TO CAR WASH FOR ZONING DISTRICT K; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL; PROVIDING A PENALTY AS PROVIDED BY SECTION 1-8 OF THE CODE; AND, PROVIDING AN EFFECTIVE DATE.

- 9. Consider Resolution No. 2024-84, receiving the Planning and Zoning Commission's Final Report concerning the request of Adel Khechana, filed on behalf of CASBA LLC, owner, for a specific use permit to allow the operation of a car wash located at 15824 NW FWY, Houston, Texas 77040 within the city limits in zoning District K.**

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

The Planning and Zoning Commission met on September 11, 2024, to discuss and take appropriate action concerning the request of Adel Khechana, filed on behalf of CASBA LLC, owner, for a specific use permit to allow the operation of a car wash located at 15824 NW FWY, Houston, Texas 77040 within the city limits in zoning District K.

The Commission recommended in its preliminary report, which was submitted to Council at its September 16, 2024, meeting, that Council grant the request of Adel Khechana, filed

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on behalf of CASBA LLC, owner, for a specific use permit to allow the operation of a car wash located at 15824 NW FWY, Houston, Texas 77040 within the city limits in zoning District K. Additionally, the Commission requested that a Joint Public Hearing be ordered for October 14, 2024.

On October 14, the City Council and the Planning and Zoning Commission conducted the joint public hearing, and the Planning and Zoning Commission makes its final report and recommendation. This item is to receive the Commission’s final report.

With limited discussion on the matter, Council Member Mitcham moved to approve Resolution No. 2024-84, receiving the Planning and Zoning Commission’s Final Report concerning the request of Adel Khechana, filed on behalf of CASBA LLC, owner, for a specific use permit to allow the operation of a car wash located at 15824 NW FWY, Houston, Texas 77040 within the city limits in zoning District K. Council Member Sheppard seconded the motion. The vote follows:

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

Nays: None

The motion carried.

RESOLUTION NO. 2024-84

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, RECEIVING THE PLANNING AND ZONING COMMISSION’S FINAL REPORT CONCERNING THE REQUEST OF ADEL KHECHANA, FILED ON BEHALF OF CASBA LLC, OWNER, FOR A SPECIFIC USE PERMIT TO ALLOW THE OPERATION OF A CAR WASH LOCATED AT 15824 NW FWY, HOUSTON, TEXAS 77040 WITHIN THE CITY LIMITS IN ZONING DISTRICT K.

- 10. Consider Ordinance 2024-35, amending the Comprehensive Zoning Ordinance of the City, by granting CASBA, LLC, a Specific Use Permit (the “Specific Use Permit”) to allow the operation of a car wash located at 15824 NW FWY, Houston, Texas, 77040, and in “Zoning District K”; providing requirements and conditions for the Specific Use Permit; containing findings and other provisions relating to this ordinance; providing a penalty in an amount not to exceed two thousand dollars (\$2,000) for violations hereof; providing for severability; and, providing an effective date.**

No action was taken on this item given that City Council did not approve the text change in item 9.

ORDINANCE NO. 2024-35 - FAILED – NO ACTION TAKEN

AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS (THE “CITY”), AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY, BY GRANTING CASBA, LLC, A SPECIFIC USE PERMIT (THE “SPECIFIC USE



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PERMIT”) TO ALLOW THE OPERATION OF A CAR WASH LOCATED AT 15824 NW FWY, HOUSTON, TEXAS, 77040, AND IN “ZONING DISTRICT K”; PROVIDING REQUIREMENTS AND CONDITIONS FOR THE SPECIFIC USE PERMIT; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THIS ORDINANCE; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000) FOR VIOLATIONS HEREOF; PROVIDING FOR SEVERABILITY; AND, PROVIDING AN EFFECTIVE DATE.

**I. 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
- 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 McCrea:** Council Member McCrea stated that the Police and Fire Open House were very successful, a great community engagement. She stated that two (2) weeks ago a few students were injured on the way to school. She encouraged all to be more cautious. Halloween is coming up.

**Council Member Rossi:** Council Member Rossi congratulated Joey Schroeder on being employee of the month. She also congratulated Laura Capps on her recent award from the Houston Business Journal. She mentioned that we are now a FEMA level 5 community. She thanked everyone for National Night Out. It was a good event. She stated that she went to the First Annual Brew Fest and the Open House for the Police and Fire. She thanked them for all that they do.

**Council Member Wasson:** Council Member Wasson stated that October 21, 2024, Early Voting begins. He encouraged all to get out and vote. He called attention to the City Website calendar page to find out about events in the City. He also referred to the City app that is very helpful for residents. He also mentioned the Home Coming Parade

**Council Member Sheppard:** Council Member Sheppard no comments

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**Council Member Mitcham:** Council Member Mitcham wished everyone a happy October. She mentioned Candy Cane Lane.

**Bobby Warren:** Mayor Warren encouraged all to get out and vote. Early Voting begins Monday. He also mentioned that it will be a long ballot and as such he recommends printing out the sample ballot and research the races before going to vote.

**J. RECESS THE REGULAR SESSION**

Mayor Warren recessed the Regular Session to Convene into Executive Session pursuant to the Texas Open Meetings Act, Government Code Sections 551.072 – Deliberations about Real Property and 551.071 – Consultations with Attorney at 8:01 p.m.

**K. EXECUTIVE SESSION**

- 1. 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 possible purchase, exchange or value of real property, related thereto.**

**L. ADJOURN EXECUTIVE SESSION**

Mayor Warren adjourned the Executive Session at 8:19 p.m., stating no official action or vote was conducted during the closed session. He then reconvened the Regular Session as follows.

**M. RECONVENE REGULAR SESSION**

- 1. Discuss and take appropriate action on items discussed in the Executive Session regarding the potential and possible purchase, exchange, sale, or value of real property, related thereto.**

No action was taken on this item. No discussion was had.

**N. ADJOURN**

There being no further business on the agenda the meeting was adjourned at 8:51 p.m.

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Lorri Coody, TRMC, City Secretary

