

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

January 13, 2015 – 6:00 p.m.

THE PLANNING AND ZONING COMMISSION OF THE CITY OF JERSEY VILLAGE, TEXAS, CONVENEED ON JANUARY 13, 2015 AT 6:00 P.M. IN THE CIVIC CENTER MEETING ROOM, 16327 LAKEVIEW DRIVE, JERSEY VILLAGE, TEXAS.

**A. The meeting was called to order at 6:06 p.m. and the roll of appointed officers was taken. Commissioners present were:**

Chairman, Debra Mergel  
George Ohler, Commissioner  
Joyce Berube, Commissioner

Barbara Freeman, Commissioner  
Michael O’Neal, Commissioner  
Rick Faircloth, Commissioner

Commissioner Joyce Berube was not present when the meeting was called to order, but joined the meeting in progress at 6:40 p.m.

Commissioner Ratan K. Jha was not present at this meeting.

Council Liaison, Justin Ray, was present at this meeting.

Staff in attendance: Courtney Rutherford, Assistant City Secretary; Gordon Mayer, Interim Public Works Director; Christian Somers, Building Official; Sonya Smith, Public Works Administrative Assistant; Bobby Gervais, City Attorney; and Mike Castro, City Manager.

**B. Consider approval of the minutes for the meetings held on October 20, 2014.**

Commissioner Ohler moved to approve the minutes for the meetings held on October 20, 2014. Commissioner Freeman seconded the motion. The vote follows:

Ayes: Commissioners Freeman, Ohler, O’Neal, and Faircloth  
Chairman Mergel

Nays: None

The motion carried.

*Chairman Mergel called the next item out of order as follows:*

**D. Discuss and take appropriate action concerning the request of Stone Development Group to amend the Specific Use Permit for the property located on a 1.8317 acre tract of land (being out of Lot 2, Block 1, a replat of Gulf Coast Jersey Village), located in the Charles Clarkson Survey, Abstract 190, along Jones Road in Jersey Village, Harris County, Texas, by allowing a continuous access drive along the east side of the commercial development through to Jersey Meadow Drive; and, if appropriate,**

**prepare for presentation to Council on January 19, 2015 a Preliminary Report in connection with the request.**

Christian Somers, City Building Official, introduced the item. He told the Commission that Stone Development Group filed a request on January 5, 2015 to amend the Specific Use Permit (SUP) for the property located on a 1.8317 acre tract of land (being out of Lot 2, Block 1, a replat of Gulf Coast Jersey Village), located in the Charles Clarkson Survey, Abstract 190, along Jones Road in Jersey Village, Harris County, Texas, by allowing a continuous access drive along the east side of the commercial development through to Jersey Meadow Drive.

Mr. Somers explained to the Commission that the SUP that is the subject of this request was granted by the City Council of the City of Jersey Village on January 20, 2014 by Ordinance 2014-05. A copy of the Ordinance was presented to the Commission for review.

This item is to discuss that request and, should the Commission agree to amend the Specific Use Permit for the property located on a 1.8317 acre tract of land (being out of Lot 2, Block 1, a replat of Gulf Coast Jersey Village), located in the Charles Clarkson Survey, Abstract 190, along Jones Road in Jersey Village, Harris County, Texas, by allowing a continuous access drive along the east side of the commercial development through to Jersey Meadow Drive; a preliminary report with a proposed ordinance should be prepared for making the recommendation to City Council. However, if no changes to the SUP are desired by the Commission, the Commission can either motion for same; or table the decision indefinitely.

*Commissioner Berube joined the meeting in progress at 6:40 p.m.*

In receiving the background information, the Commission engaged in discussion about the residential area behind this access road. Members of the Commission are concerned that the addition of an access road will create more noise for the homes that back up to this property. The Commission also discussed concerns of additional cut through traffic via this new access road. Mr. Anthony Iacullo, with Stone Group Development, stated that the reason for this access road is to alleviate some of the traffic entering and exiting on Jones Road. There was brief discussion among the Commission to require speed bumps on the access road to help deter cut through traffic, but they later agreed that speed bumps may increase noise levels. The Commission continued a brief discuss regarding traffic issues and landscaping ideas to help alleviate the noise.

With no further discussion on the matter, Commissioner Faircloth moved to prepare and present a Preliminary Report to City Council on January 19, 2015, amending the Specific Use Permit for the property located on a 1.8317 acre tract of land (being out of Lot 2, Block 1, a replat of Gulf Coast Jersey Village), located in the Charles Clarkson Survey, Abstract 190, along Jones Road in Jersey Village, Harris County, Texas, by allowing a continuous access drive along the east side of the commercial development through to Jersey Meadow Drive with the condition that the previously approved landscaping is carried through to Jersey Meadow Drive. Commissioner Freeman seconded the motion. The vote follows:

Ayes: Commissioners Freeman, O'Neal, and Faircloth

Chairman Mergel

Nays: Commissioners Berube and Ohler

The motion carried.

Upon passage of this motion, the Preliminary Report was signed for presentation to Council. A copy of the Preliminary Report is attached to and made a part of these minutes as Exhibit "A."

*Chairman Mergel called the following items on the agenda, as follows:*

- C. Discuss and take appropriate action concerning the request of Gordon NW Village LP to amend the Jersey Village Code of Ordinances, Chapter 14, Article IV, Section 14-105(a) by adding a new Subsection (24) to include "health club" as a use regulation in District F; and to amend Section 14-5 by adding a definition for "health club;" and, if appropriate, prepare for presentation to Council on January 19, 2015 a Preliminary Report in connection with the request.**

Christian Somers, City Building Official, introduced the item. He told the Commission that Gordon NW Village, LP filed a request on December 4, 2014, to amend the Jersey Village Code of Ordinances, Chapter 14, Article IV, Section 14-105(a) by adding a new Subsection (24) to include "health club" as a use regulation in District F; and to amend Section 14-5 by adding a definition for "health club."

This item is to discuss that request and, after discussions, should the Commission agree that "health club" should be added to zoning district F and the provisions should be made for defining same in Section 14-5; a preliminary report with a proposed ordinance should be prepared for making the recommendation to City Council. However, if no changes to the Code are desired by the Commission, the Commission can either motion for same; or table the decision indefinitely.

In receiving the background information, the Commission engaged in a brief discussion about the location of the health club and what type of health club is being considered. Mr. Scott Gordon, from Gordon NW Village, LP, was present and stated that they do not have a particular client yet, but have had some inquiries. He is trying to get a jump start on this so that if a business does approach him to lease space he will have an answer. He also stated that having a health club may lead to more businesses wanting to move near that location like a health food store.

With no further discussion on the matter, Commissioner Ohler moved to prepare and present a Preliminary Report to City Council on January 19, 2015, supporting the amendments to Chapter 14, Article IV, Section 14-105(a) by adding a new Subsection (24) to include "health club" as a use regulation in District F; and amending Section 14-5 by adding a definition for "health club." Commissioner Faircloth seconded the motion. The vote follows:

Ayes: Commissioners Berube, Freeman, Ohler, O'Neal, and Faircloth  
Chairman Mergel

Nays: None

The motion carried.

Upon passage of this motion, the Preliminary Report was signed for presentation to Council. A copy of the Preliminary Report is attached to and made a part of these minutes as Exhibit “B.”

**E. Adjourn**

With no additional business to conduct the Commission adjourned at 7:21 p.m.

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Courtney Rutherford, Assistant City Secretary

**Exhibit A**  
**January 13, 2015**  
**P&Z Minutes**



**CITY OF JERSEY VILLAGE  
PLANNING & ZONING COMMISSION – PRELIMINARY REPORT  
AMENDMENTS TO SPECIFIC USE PERMIT**

The Planning and Zoning Commission has met in order to review the request of Stone Development Group to amend the Specific Use Permit (SUP) for the property located on a 1.8317 acre tract of land (being out of Lot 2, Block 1, a replat of Gulf Coast Jersey Village), located in the Charles Clarkson Survey, Abstract 190, along Jones Road in Jersey Village, Harris County, Texas, by allowing a continuous access drive along the east side of the commercial development through to Jersey Meadow Drive.

The SUP that is the subject of this request was granted by the City Council of the City of Jersey Village on January 20, 2014 by Ordinance 2014-05.

After review and discussion, the Commissioners preliminarily propose that the Specific Use Permit granted to Service Franchise Inc. and any successor in interest of the property for a carwash located on a 1.8317 acre tract of land (being out of Lot 2, Block 1, a replat of Gulf Coast Jersey Village), located in the Charles Clarkson Survey, Abstract 190, along Jones Road in Jersey Village, Harris County, Texas, should be amended to include a continuous access drive along the east side of the commercial development through to Jersey Meadow Drive with the condition that the previously approved landscaping is carried through to Jersey Meadow Drive.

These preliminary changes proposed by the Commission to the Specific Use Permit (SUP) for the property located on a 1.8317 acre tract of land (being out of Lot 2, Block 1, a replat of Gulf Coast Jersey Village), located in the Charles Clarkson Survey, Abstract 190, along Jones Road in Jersey Village, Harris County, Texas are more specifically detailed in the proposed Ordinance attached hereto and made apart hereof as Exhibit “A.”

The next step in the process as required by Section 14-84(c)(2)(b) of the Jersey Village Code of Ordinances is for Council to call a joint public hearing with the Planning and Zoning Commission.

Respectfully submitted, this 13th day of January 2015.

s/Debra Mergel, Chairman

**ATTEST:**

s/Courtney Rutherford, Assistant City Secretary



**ORDINANCE NO. 2015-XX**

**AN ORDINANCE AMENDING CITY OF JERSEY VILLAGE, TEXAS, ORDINANCE NO. 2014-05, WHICH GRANTED A SPECIFIC USE PERMIT FOR THE PROPERTY LOCATED ON A 1.8317 ACRE TRACT OF LAND (BEING OUT OF LOT 2, BLOCK 1, A REPLAT OF GULF COAST JERSEY VILLAGE), LOCATED IN THE CHARLES CLARKSON SURVEY, ABSTRACT 190, ALONG JONES ROAD IN JERSEY VILLAGE, HARRIS COUNTY, TEXAS, TO BE USED FOR THE OPERATION OF A CARWASH BY SERVICE FRANCHISE, INC. AND ANY SUCCESSOR IN INTEREST OF THE PROPERTY, BY ALLOWING A CONTINUOUS ACCESS DRIVE ALONG THE EAST SIDE OF THE COMMERCIAL DEVELOPMENT THROUGH TO JERSEY MEADOW DRIVE; PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.**

\* \* \* \* \*

**WHEREAS**, pursuant to Ordinance No. 2014-05, the City Council granted a Specific Use Permit to Service Franchise Inc. and any successor in interest of the Property for a carwash; and

**WHEREAS**, the property is currently developed with a carwash; and

**WHEREAS**, the Applicant, Stone Development Group, is seeking to amend the Specific Use Permit to allow for a continuous access drive along the east side of the commercial development through to Jersey Meadow Drive, said application attached hereto and made apart hereof as Exhibit A; and

**WHEREAS**, the Planning and Zoning Commission and the City Council have conducted, in the time and manner required by law and the Zoning Ordinance of the City, a public hearing on such request; and

**WHEREAS**, the Planning and Zoning Commission has recommended approval of the proposed amendment with the condition that the previously approved landscaping is carried through to Jersey Meadow Drive and the City Council deems it appropriate to grant such request, subject to certain regulations, restrictions, and conditions; **NOW THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, STATE OF TEXAS THAT:**

**Section 1.** The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

**Section 2.** The City of Jersey Village, Texas, Ordinance No. 2014-05, granting a Specific Use Permit to Service Franchise Inc. and any successor in interest of the Property for a carwash located on a 1.8317 acre tract of land (being out of Lot 2, Block 1, a replat of Gulf Coast Jersey Village), located in the Charles Clarkson Survey, Abstract 190, along Jones Road in Jersey Village, Harris County, Texas, is hereby amended as set forth below:

A. The addition of a continuous access drive along the east side of the commercial development through to Jersey Meadow Drive is approved with the condition that the previously approved landscaping is carried through to Jersey Meadow Drive.

B. The site development plan dated November 13, 2013 and approved by Ordinance 2014-05 on January 20, 2104, shall be updated to reflect the approved access road as shown in Exhibit B attached hereto and made a part hereof for all purposes.

C. Except as expressly stated herein, Ordinance No. 2014-05 shall remain in full force and effect.

**Section 3.** The Zoning District Map of the City of Jersey Village shall be revised and amended to show the designation of the Property, as described and as provided in Section 2 above, with the appropriate reference thereon to the number and effective date of this Ordinance, and a brief description of the nature of the change.

**Section 4.** Any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation shall constitute a separate offense.

**Section 5.** In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Jersey Village, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

**PASSED, APPROVED, AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Rod Erskine, Mayor

**ATTEST:**

\_\_\_\_\_  
Lorri Coody, City Secretary



**CITY OF JERSEY VILLAGE  
ZONING APPLICATION**

Requested Action

ZONING CHANGE ( )                      SPECIAL EXCEPTION (  )                      NON CONFORMING USE PERMIT ( )

APPLICANT / OWNER INFORMATION

Applicant: Stone Development Group                      Telephone: ( 847 ) 350-6192  
Address: 605 K Country Club Dr                      City/State/Zip: Bensenville, IL 60106

APPLICANT'S STATUS:                      Check One                      OWNER (  )                      TENANT ( )                      PROSPECTIVE BUYER ( )

*Property Owner must sign that application or submit a notarized letter of authorization.*

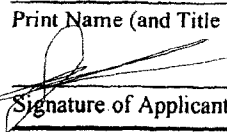
Owner: Nash Daswani HSPNT LTD                      Telephone: ( 713 ) 789-1500  
Address: 5901 Hillcroft suite D7                      City/State/Zip: Houston, TX 77036

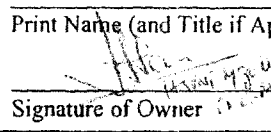
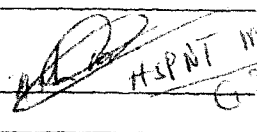
Representative: Nash Daswani                      Telephone: ( )  
Address: \_\_\_\_\_                      City/State/Zip: \_\_\_\_\_

OWNERSHIP: Check One                      INDIVIDUAL (  )                      TRUST ( )                      PARTNERSHIP ( )                      CORPORATION (  )

*If ownership is a trust, partnership, or corporation, name the partners or principals and their addresses and positions on a separate attachment.*

John Stone Director of Construction Stone development Group

Print Name (and Title if Applicable) \_\_\_\_\_  
  
Signature of Applicant

Print Name (and Title if Applicable) \_\_\_\_\_  
                        
Signature of Owner

**ZONING REQUEST INFORMATION**

SITE LOCATION: east side of Jones road between Jersey Meadows Dr. and Wyndham Lake Blvd.

LOT(S) NO(S): 2                      BLOCK NO: tract 1                      SIZE OF REQUEST: \_\_\_\_\_

EXISTING ZONING: F

PROPOSED ZONING: \_\_\_\_\_

DESCRIPTION OF REQUEST: Add a curb cut from Jersey meadows drive to a new driveway through the development along the east side of subject property                      A Specific Use Permit that provides for a continuous access drive along the east side of the commercial development through to Jersey Meadow Dr.

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

**DOCUMENTATION**

(Please provide the following)

- TRAFFIC IMPACT STUDY (if applicable)
- SITE MAP
- PROPER SIGNATURES
- CORRECT LOT & BLOCK

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

**FILING FEE - \$650.00    PLUS \$125.00 NOTICE DEPOSIT**

ACCEPTED BY:  \_\_\_\_\_

DATE ACCEPTED: 1/5/2015

Form Reference #

Stone Development Group

1123

11/19/2014

City of Jersey Village

zoning application for new access drive

775.00

10004 10004 Wells Fargo Operating

775.00

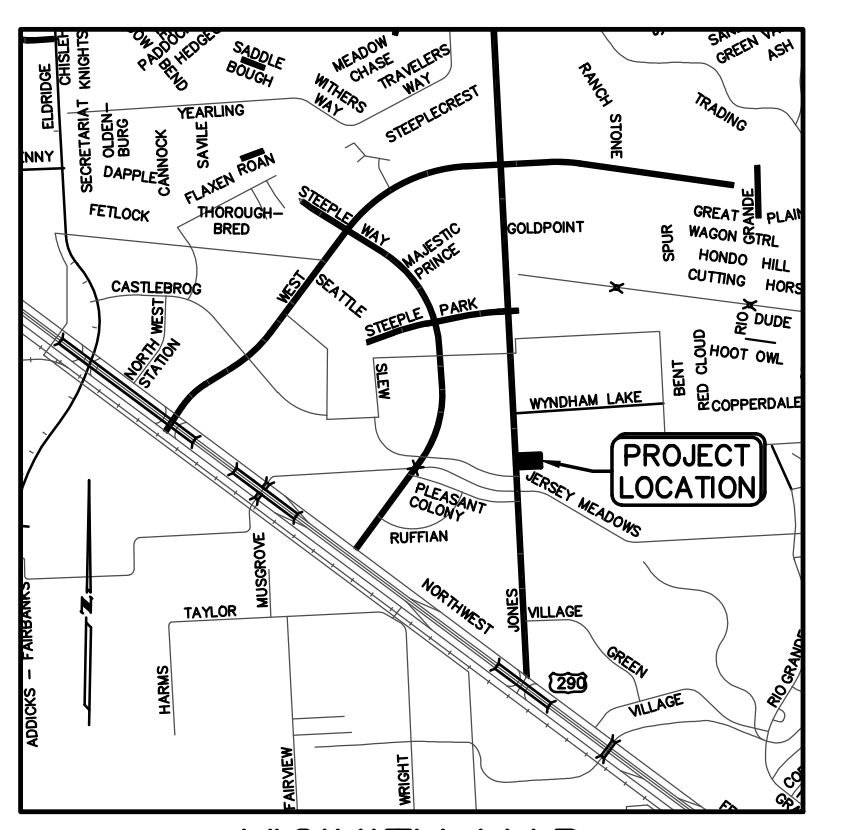
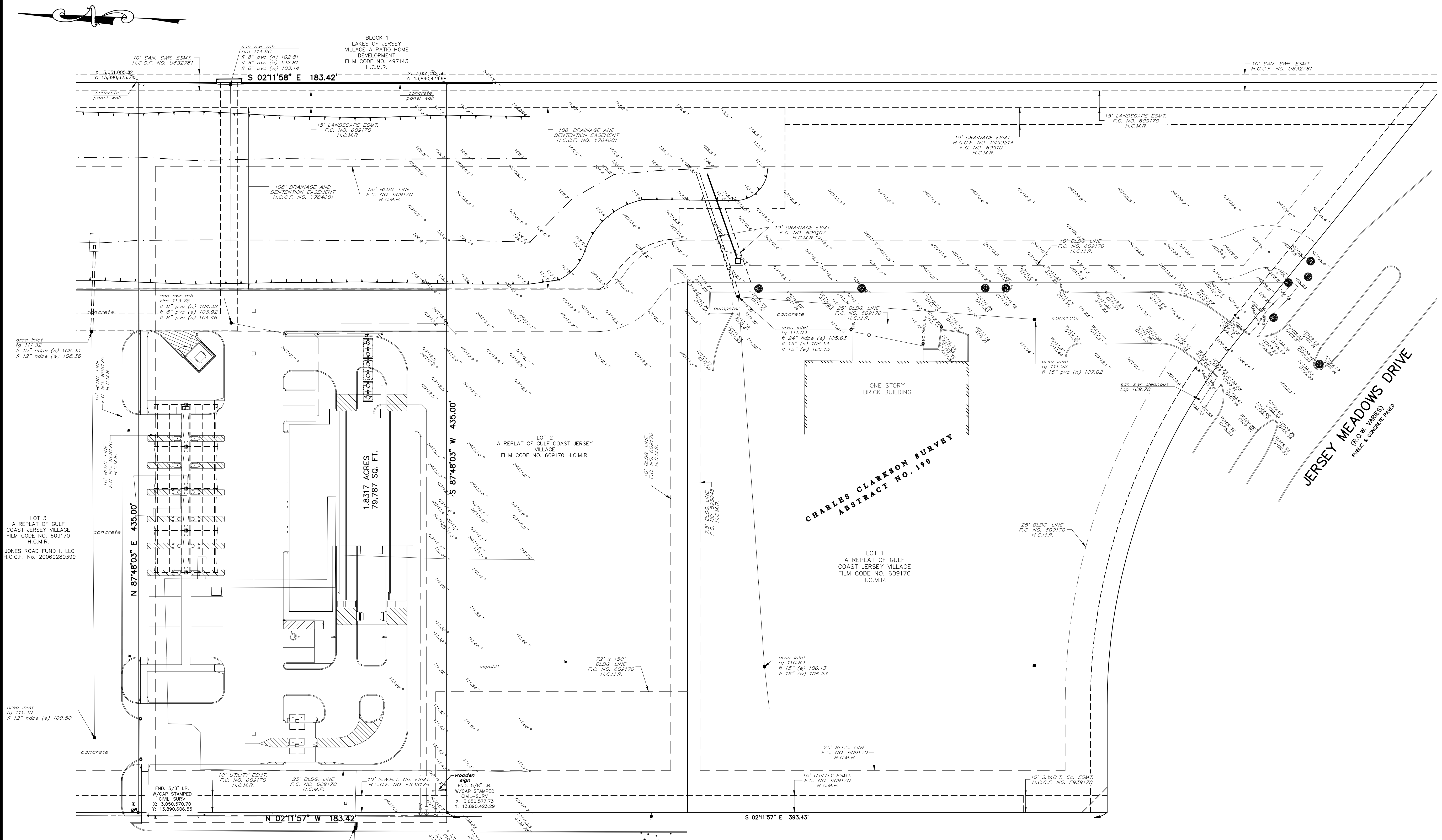
## CITY OF JERSEY VILLAGE

RECH: 00505358 1/05/2015 3:40 PM  
OPER: PB TERM: 001  
REF#: 1123

TRAN: 192.0000 MISC. REVENUE  
STONE DEVELOPMENT ZONING  
APPL REQUEST  
01 -10-9899  
MISC. REVENUE 775.00CR

TENDERED: 775.00 CHECK  
APPLIED: 775.00-

CHANGE: 0.00



VICINITY MAP  
SCALE: 1" = 1/2 MI.  
KEY MAP : 409-F

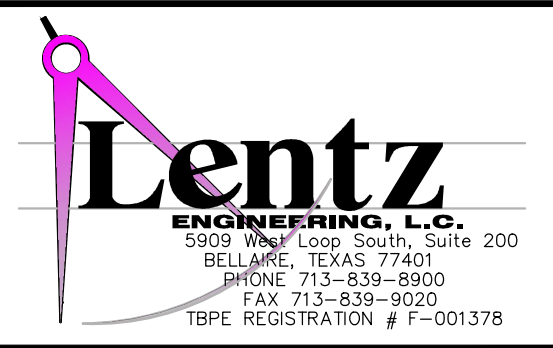
**LEGEND**

EXISTING	
X 68.0	ELEVATION
X TC 68.10	TOP OF CURB
X G 67.75	GUTTER
rim 68.85	RIM
fl 65.30	FLOWLINE
●	MANHOLE
○	CLEAN OUT
○	POWER POLE
○	DOWN GUY
○	FIRE HYDRANT
○	WATER VALVE
○	WATER METER
○	STREET SIGN
○	AREA LIGHT
○	TELEPHONE ENCLOSURE
○	GAS METER
○	CHAIN LINK FENCE
○	BARBED WIRE FENCE
○	WOOD FENCE
PROPOSED	
FF	FINISH FLOOR
FL	FLOWLINE
FG	FINISHED GRADE
TW	TOP OF WALK
TR	TOP OF RAMP
RCP	REINFORCED CONCRETE PIPE
TC	TOP OF CURB
G	GUTTER
TP	TOP OF PAVEMENT
→	STORM SEWER
→	DIRECTION OF FLOW
→	GRADE BREAK
□	TYPE 'A' INLET
○	STORM SEWER MANHOLE

30 0 30 60  
SCALE: 1" = 30'

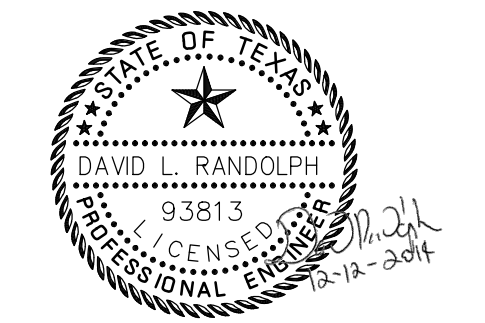
NO.	DATE	REVISIONS	APP.

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**ISHINE ACCESS ROAD  
JERSEY MEADOWS DRIVE AND  
JONES ROAD**

**EXISTING CONDITIONS**

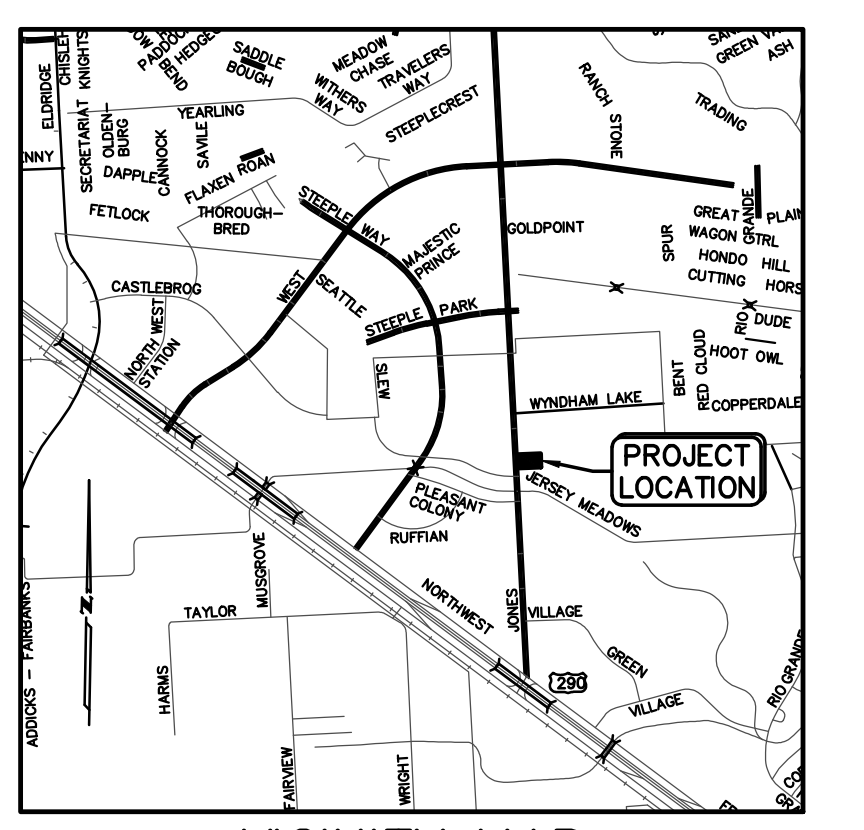
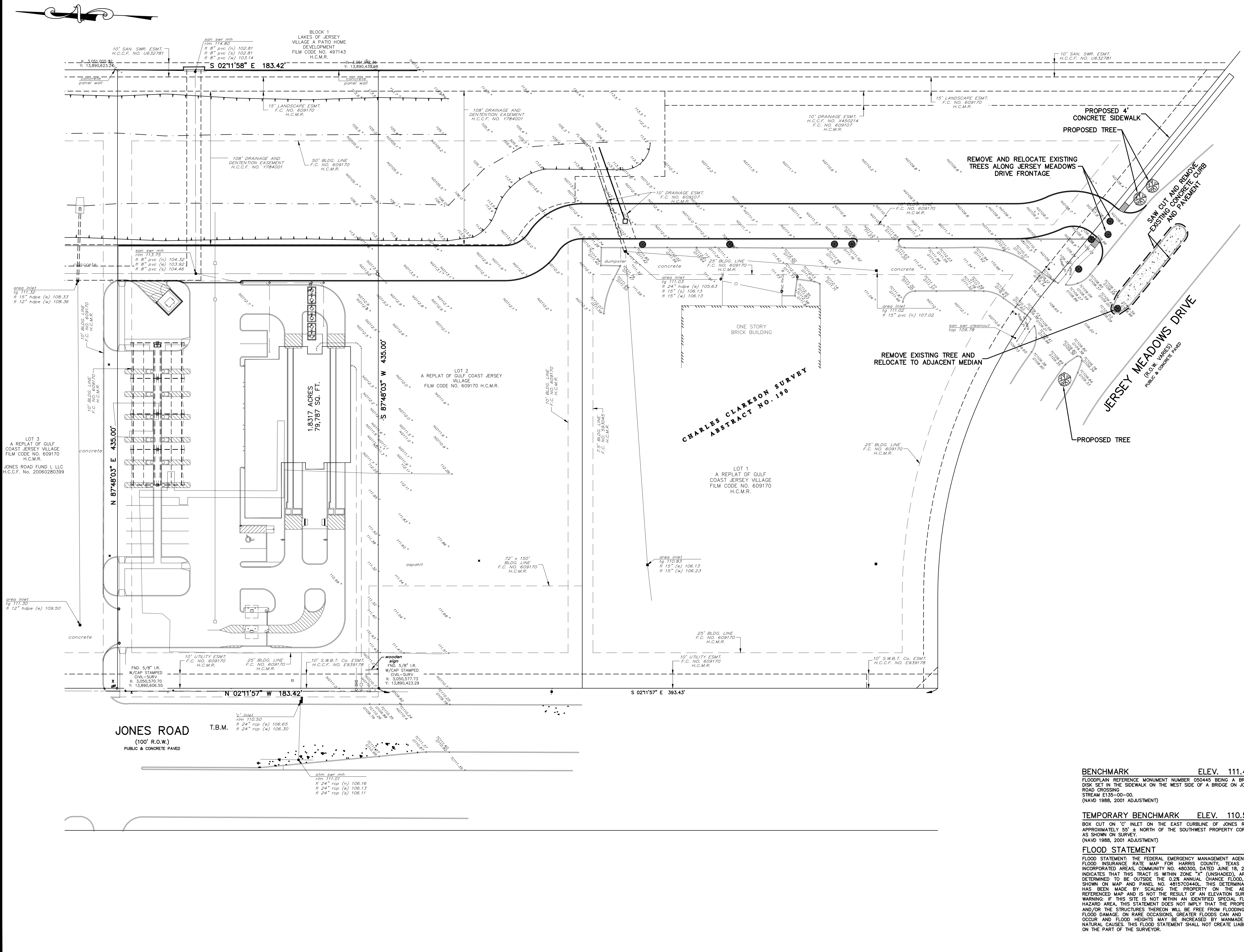


DRAWN BY: E.F.B.	JOB NO: LE-14054
DESIGNED BY: D.L.R.	DATE: JULY, 2014
APPROVED BY: D.L.R.	SCALE: 1" = 30'

**BENCHMARK** ELEV. 111.43'  
BOX CUT ON "C" INLET ON THE EAST CURBLINE OF JONES ROAD APPROXIMATELY 55' ± NORTH OF THE SOUTHWEST PROPERTY CORNER AS SHOWN ON SURVEY.  
STREAM E-135-00-00.  
(NAVD 1988, 2001 ADJUSTMENT)

**TEMPORARY BENCHMARK** ELEV. 110.55'  
AS SHOWN ON SURVEY.  
(NAVD 1988, 2001 ADJUSTMENT)

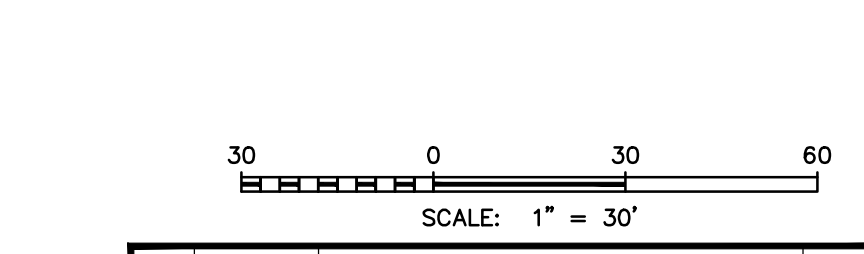
**FLOOD STATEMENT**  
FLOOD STATEMENT: THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480300, DATED JUNE 18, 2007, INDICATES THAT THIS TRACT IS WITHIN ZONE "X" (UNSHADED). AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON MAP AND PANEL NO. 48157C040L. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE ABOVE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. WARNING: IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MANMADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



**VICINITY MAP**  
SCALE: 1" = 1/2 MI.  
KEY MAP : 409-F

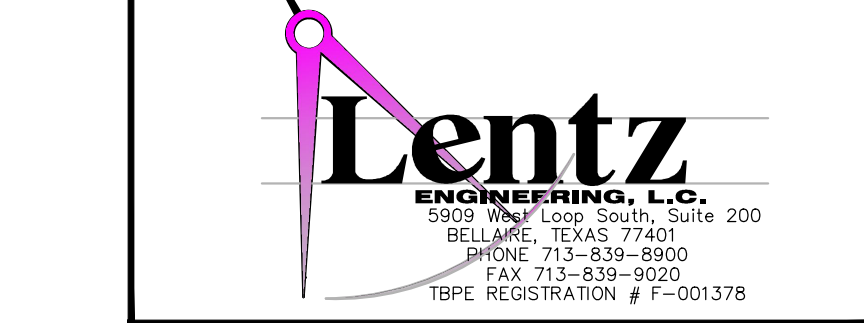
**LEGEND**

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●	MANHOLE
○	CLEAN OUT
○	POWER POLE
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○	STREET SIGN
○	AREA LIGHT
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FF	FINISH FLOOR
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TP	TOP OF PAVEMENT
→	STORM SEWER
→	DIRECTION OF FLOW
→	GRADE BREAK
□	TYPE 'A' INLET
○	STORM SEWER MANHOLE



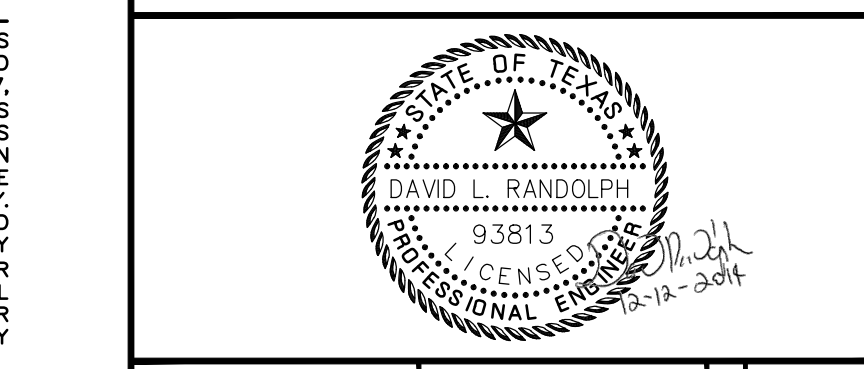
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**ISHINE ACCESS ROAD  
JERSEY MEADOWS DRIVE AND  
JONES ROAD**

**GENERAL LAYOUT**



DRAWN BY: E.F.B.	JOB NO: LE-14054
DESIGNED BY: D.L.R.	DATE: JULY, 2014
APPROVED BY: D.L.R.	SCALE: 1" = 30'

**BENCHMARK** ELEV. 111.43'  
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STREAM E.135-00-00.  
(NAVD 1988, 2001 ADJUSTMENT)

**TEMPORARY BENCHMARK** ELEV. 110.55'  
AS SHOWN ON SURVEY.  
(NAVD 1988, 2001 ADJUSTMENT)

**FLOOD STATEMENT**  
FLOOD STATEMENT: THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480300, DATED JUNE 18, 2007, INDICATES THAT THIS TRACT IS WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON MAP AND PANEL NO. 48157C040L. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE ABOVE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. WARNING: IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MANMADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

**Exhibit B**  
**January 13, 2015**  
**P&Z Minutes**



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION  
PRELIMINARY REPORT - AMENDMENTS TO INCLUDE HEALTH  
CLUB AS A USE REGULATION IN ZONING DISTRICT F**

The Planning and Zoning Commission has met in order to review the zoning ordinances as they relate to amending the Jersey Village Code of Ordinances, Chapter 14, Article IV, Section 14-105(a) by adding a new Subsection (24) to include “health club” as a use regulation in District F; and amending Section 14-5 by adding a definition for “health club.”

After review and discussion, the Commissioners preliminarily proposed that Chapter 14, Article IV, Section 14-105(a) be amended by adding a new subsection (24) to include a use regulation of “health club” as follows:

“(a) *Use regulations.*

...

(22) Model homes as permitted in district A.

(23) Grocery Store.

**(24) Health Club.**”

The Commission also preliminarily proposed that Chapter 14, Article IV, Section 14-5 be amended to add a definition for “health club” as follows:

“Section 14-5 – Definitions.

...

*Half-street* means a vehicular accessway created if only a portion of the required right-of-way width or pavement width is dedicated and/or constructed.

**Health Club, also known as a gym, fitness studio, and fitness center, means a place of business which provides a place for a variety of physical exercises including a personal training studio, martial arts training, physical fitness training studio, weight and aerobic training, yoga, Pilates, racquetball/squash, personal training, free weights, spinning/cycling, circuit training, boxing, basketball, swimming pool, and swim lessons.**”

These preliminary changes to the City’s comprehensive zoning ordinance are more specifically detailed in the proposed ordinance attached as Exhibit “A.”

The next step in the process as required by Section 14-84(c)(2)(b) of the Jersey Village Code of Ordinances is for Council to call a joint public hearing with the Planning and Zoning Commission.

Respectfully submitted, this 13th day of January 2015.

**ATTEST:**

s/Debra Mergel, Chairman

s/Courtney Rutherford, Assistant City Secretary



ORDINANCE NO. 2015-xx

AN ORDINANCE AMENDING CHAPTER 14 OF THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, TEXAS, BY AMENDING CHAPTER 14, ARTICLE IV, SECTION 14-105(A) BY ADDING A NEW SUBSECTION (24) TO INCLUDE “HEALTH CLUB” AS A USE REGULATION IN DISTRICT F; AND AMENDING SECTION 14-5 BY ADDING A DEFINITION FOR “HEALTH CLUB;” PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL; PROVIDING A PENALTY AS PROVIDED BY SECTION 1-8 OF THE CODE; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS THAT:

**Section 1.** The Code of Ordinances of the City of Jersey Village, Texas, is hereby amended by adding a new subsection (24) to Section 14-105(a), so that Section 14-105 (a) shall read as follows:

“(a) *Use regulations.*

...

(22) Model homes as permitted in district A.

(23) Grocery Store.

**(24) Health Club.”**

**Section 2.** The Code of Ordinances of the City of Jersey Village, Texas, is hereby amended by adding a new definition “health club” to Section 14-5, so that Section 14-5 shall read as follows:

“Section 14-5 – Definitions.

...

*Half-street* means a vehicular accessway created if only a portion of the required right-of-way width or pavement width is dedicated and/or constructed.

**Health Club, also known as a gym, fitness studio, and fitness center, means a place of business which provides a place for a variety of physical exercises including a personal training studio, martial arts training, physical fitness training studio, weight and aerobic training, yoga, Pilates, racquetball/squash, personal training, free weights, spinning/cycling, circuit training, boxing, basketball, swimming pool, and swim lessons.”**

**Section 3. Severability.** In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Jersey Village, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

**Section 4. Repeal.** All other ordinances or parts of ordinances in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed.

**Section 5. Penalty.** Any person who shall violate any provision of this Ordinance shall be guilty of a misdemeanor and subject to a fine as provided in Section 1-8.

**Section 6.** **Effective Date.** This ordinance shall be in full force and effect from and after its passage.

**PASSED, APPROVED, AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**ATTEST:**

\_\_\_\_\_  
Rod Erskine, Mayor

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Lorri Coody, City Secretary