

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

November 19, 2012 – 7:00 p.m.

THE PLANNING AND ZONING COMMISSION OF THE CITY OF JERSEY VILLAGE, TEXAS, CONVENED ON NOVEMBER 19, 2012 AT 7:00 P.M. IN THE CIVIC CENTER, 16327 LAKEVIEW, JERSEY VILLAGE, TEXAS

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

Chairman, Debra Mergel	Rick Faircloth, Commissioner
Tom Eustace, Commissioner	Barbara Freeman, Commissioner
Joyce Berube, Commissioner	George Ohler, Commissioner
Michael O’Neal, Commissioner	

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

Mayor, Russell Hamley	City Manager, Mike Castro
Council Member, Justin Ray	City Secretary, Lorri Coody
Council Member, Rod Erskine	City Attorney, Bobby Gervais
Council Member, Harry Beckwith III, PE	
Council Member, Sheri Sheppard	
Council Member, Jill Klein	

Staff in attendance: Mark Bitz, Fire Chief; Eric Foerster, Chief of Police; Danny Segundo, Director of Public Works; Isabel Kato, Director of Finance; Michael Brown, Director of Parks and Recreation and Christian Somers, Building Official.

**B. Conduct Joint Public Hearing with City Council concerning the proposal to change the zoning district classification of properties currently classified in zoning district C2 (townhouse) to zoning district C (townhouse/patio Home).**

Mayor Hamley called the item and Chairman Debra Mergel announced a quorum for the Planning and Zoning Commission. Mayor Hamley opened the Joint Public Hearing at 7:01 p.m., stating that the purpose of the meeting was to give those in attendance the right to speak and be heard concerning the proposal to change the zoning district classification of properties currently classified in zoning district C2 (townhouse) to zoning district C (townhouse/patio home).

After the opening statement, City Secretary, Lorri Coody reported that a written letter concerning the joint public hearing had been received from Margaret M. Young Family Limited Partnership expressing opposition to the re-classification.

There being no one desiring to speak at this hearing, the Mayor made the following statement:

There will be a chance for additional public input at a later date – December 17, 2012 at 7:00 p.m. The city attorney has asked that we simply “table” this public hearing and take further comment on that date. The reason to table the current public hearing is that it “continues” and keeps the current public hearing open, so that notices for the subsequent hearing do not have to be re-sent and mailings re-done.

In completing this statement, the Mayor called for a motion as recommended by the City Attorney. Council Member Ray moved to table this public hearing until December 17, 2012 at 7:00 p.m. Council Member Beckwith seconded the motion. The vote follows:

Ayes: Council Members Ray, Erskine, Beckwith, Sheppard, and Klein

Nays: None

The motion carried.

Mayor Hamley turned the meeting over to Chairman Mergel of the Planning and Zoning Commission who called for a motion in accordance with the City Attorney’s recommendation. Commissioner Ohler moved to table this public hearing until December 17, 2012 at 7:00 p.m. Commissioner Faircloth seconded the motion. The vote follows:

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

Nays: None

The motion carried.

The Joint Public Hearing having been tabled until December 17, 2012 at 7:00 p.m., the Planning and Zoning Commission retired from the City Council meeting at 7:12 p.m. to conduct its posted meeting agenda.

**C. Consider approval of the minutes for the meeting held on October 10, 2012.**

With no discussion on the item, Commissioner Faircloth moved to approve the minutes for the meeting held on October 10, 2012. Commissioner Berube seconded the motion. The vote follows:

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

Nays: None

The motion carried.

**D. Discuss and take appropriate action concerning the application request of Kimberly Taylor, 17356 N.W. Freeway, Houston, TX 77040 (Applicant) and Harwin Gessner INV. Inc. 9720 Town Park Drive. Suite # 180, Houston, TX 77036 (Owner), to amend the zoning ordinance at Chapter 14, Article IV, Section 14-105(a)(21) by adding a subsection (b) to include Arcade Game/Entertainment Recreation.**

Danny Segundo, Director of Public Works, introduced the applicant Kimberly Taylor, her mother and partner; Frankie Fite and her attorney; Clinton Sheldon. Mr. Segundo then gave some background information on the application. He stated that the originally submitted plans for this business were denied by his department because District F does not allow for arcades, amusement/recreation, or youth centers. Mr. Segundo and Christian Somers, the Building Official, reviewed several different businesses allowed in the district in order to find a suitable category for this use, but the requested use did not fall under any of the approved uses. As a result, Mr. Somers suggested that the applicant might consider requesting a zone change designating arcades, amusement/recreation, or youth centers as a specific use and then request a specific use permit. Ultimately, Ms. Taylor filed the application pending before the Commission requesting a zoning change to include a specific use in District F for Arcade Game/Entertainment Recreation.

Ms. Taylor addressed the Commission. She explained that her business would be a “locked in” environment for children ages 8 to 14 years old. She likened it to “a parent’s night out.” She explained that parents will drop children off at 7 p.m. and then pick them up at 10:30 p.m. While the children are in the “locked in” environment, they will be served pizza and drinks, be able to play video games, air hockey, and karaoke. There will be inflatables for the children as well as crafts and a candy bar. Parents will not be allowed to accompany their children while in the “locked in” environment. Parents must drop the children off and then come back at 10:30 p.m. to pick them up. Ms. Taylor explained that since parents are not allowed to stay on the premises, she stated that parking will not be an issue.

Bobby Gervais, the City Attorney, suggested that the Commission define Arcade Game/Entertainment Recreation. He stated that this use is very broad and needs to be more specific in order to accurately define the request made by Ms. Taylor.

The Commission discussed the fact that making a zoning change will set precedence for future applicants and some of District F is directly behind residential homes. There was discussion among the Commission regarding the age of the children and the types of activities offered by this applicant. Chairman Mergel reminded the Commission that the request needs to be reviewed from a global perspective for the entire City and not just for this one application. Once a decision is made regarding Arcade Game/Entertainment Recreation a specific use permit would set conditions for the applicant.

The Commission continued discussions regarding parking, parents, hours, activities and chaperones. With no further discussion on the matter, Commissioner Ohler motioned to meet at a later date and charged staff with the task of providing a definition to adequately represent the business model presented in the application filed by Ms. Kim Taylor. Commissioner Berube seconded the motion. The vote follows:

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

Nays: None

The motion carried.

**E. Set date and time for next meeting.**

The Commission discussed various dates in which to hold the next meeting. After considerable discussion, the Commission agreed upon December 11, 2012 at 7:00 p.m.

**H. Adjourn**

With no additional business to conduct Commissioner O’Neal moved to adjourn the meeting. Commissioner Ohler seconded the motion. The vote follows:

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

Nays: None

The motion carried. The meeting adjourned at 8:05 p.m.

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Courtney Rutherford  
Assistant City Secretary