

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

January 20, 2014 – 7:00 p.m.

THE PLANNING AND ZONING COMMISSION OF THE CITY OF JERSEY VILLAGE, TEXAS, CONVENEED ON JANUARY 20, 2014 AT 7:00 P.M. IN THE CIVIC CENTER, 16327 LAKEVIEW, JERSEY VILLAGE, TEXAS.

**A. The meeting was called to order at 7:02 p.m. and the roll of appointed officers was taken. Commissioners present were:**

Chairman, Debra Mergel	Barbara Freeman, Commissioner
Tom Eustace, Commissioner	George Ohler, Commissioner
Joyce Berube, Commissioner	Rick Faircloth, Commissioner

Commissioner, Michael O’Neal, was not present at this meeting.

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

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

Council Member Place 2 seat was Vacant when the meeting was called to order, but was filled by Council Member Greg C. Holden at 9:11 p.m.

Staff in attendance: Mark Bitz, Fire Chief; Eric Foerster, Chief of Police; Isabel Kato, Finance Director; Danny Segundo, Director of Public Works; Michael Brown, Director of Parks and Recreation, Courtney Rutherford, Assistant City Secretary; Christian Somers, Building Official; and Deborah Capaccioli-Paul, Engineering Technician.

**B. Conduct Joint Public Hearing with City Council on the proposal to amend the city’s zoning ordinance to grant a specific use permit to allow the operation of a car wash facility 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, within the city limits in zoning District F.**

Mayor Erskine called the item and Chairman Debra Mergel announced a quorum for the Planning and Zoning Commission. Mayor Erskine opened the Joint Public Hearing at 9:13 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 amend the city’s zoning ordinance to grant a specific use permit to allow the operation of a car wash facility 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, within the city limits in zoning District F.

Before calling upon those signing up to speak at this public hearing, the Mayor called upon the Applicant, Service Franchise, Inc. to give a brief presentation summarizing the request. After the presentation, the applicant fielded questions from City Council and answered accordingly.

Once the presentation and questions were complete, Mayor Erskine then called those signing up to speak as follows:

**Jay Shani, Jones and Jersey Meadows, Jersey Village, Texas (713) 789-1500** – Mr. Shani spoke to Council about the car wash facility. He told the Council that he owns the land where the car wash will be built. During the Executive Session he had an opportunity to speak with some of the residents. During these conversations, he learned their concerns, which centered mostly on noise and landscaping. He stated that some of these concerns will be addressed. He explained that he is here for the long-term. He wants to set a high-standard for the property because he intends to build a shopping center close by.

**Nash Das, Jones and Jersey Meadows, Jersey Village, Texas (713) 789-1500** – Mr. Das spoke to Council about the car wash. He is one of the land owners and has a joint interest with IShine. He told Council that he takes the views of the residents and that of City Council seriously. He wants a “win/win” for all concerned. He has owned the property for 10 years and during that time has made improvements to the property. He pointed to the detention pond that was placed at the rear of the property. He told Council that the car wash is one of high standard that will add to the tax base and bring jobs into the City.

**Greg Huddle, 4901 Pine Street, Houston, Texas (713) 397-4734** – Mr. Huddle did not speak given that all the comments he wanted to make had already been made.

**Deborah Finlay, 30 Cherry Hills, Jersey Village, Texas (713) 816-2088** – Ms. Finlay spoke to Council about the car wash. She told Council that following the last meeting she had requested a meeting between the land owners, the developers, and the residents so that the issues could be worked out. She stated that no meeting was arranged; however, during the Executive Session the residents were able to speak with the landowners and the developers and some of the issues had been resolved. She stated that she hoped the City could learn from this and conduct such meetings in the future. It may save a lot of time and trouble as she felt that the issues are much better understood since the meeting occurred.

With no one else desiring to speak at the hearing, Mayor Erskine and Chairman Mergel closed the joint public hearing at 9:35 p.m., and the Planning and Zoning Commission retired from the City Council meeting at 9:35 p.m. to conduct its posted meeting agenda and prepare the final report in connection with this joint public hearing.

Chairman Mergel reconvened the meeting at 9:39 p.m. and called the next item as follows:

**C. Consider approval of the minutes for the meetings held on December 16, 2013.**

Commissioner Faircloth moved to approve the minutes for the meeting held on December 16, 2013. Commissioner Freeman seconded the motion. The vote follows:

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

Nays: None

The motion carried.

**D. Discuss and take appropriate action regarding the preparation and presentation of the Final Report to Council on the proposal to amend the City’s comprehensive zoning to grant a specific use to allow the operation of a car wash facility 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, within the city limits in zoning District F.**

Chairman Mergel introduced the item. The Commission reviewed the final report that was provided in the meeting packet. There was brief discussion among Staff and the Commission regarding trees for this location.

With no further discussion, Commissioner Freeman moved to proceed with final report and present to Council as prepared approving to amend the City’s comprehensive zoning ordinance at Chapter 14, Article IV, Section 14-105(a)(21) by adding a subsection (c) to include car wash facility.

Commissioner Eustace seconded the motion. The vote follows:

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

Nays: None

The motion carried.

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

**E. Adjourn**

With no additional business to conduct, Commissioner Faircloth moved to adjourn the meeting. Commissioner Ohler seconded the motion. The vote follows:

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

Nays: None

The motion carried and the Commission adjourned at 9:47 p.m.

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Courtney Rutherford, Assistant City Secretary

**EXHIBIT A  
TO THE  
JANUARY 20, 2014  
P&Z MINUTES**

**FINAL REPORT**

**AMEND THE CITY'S COMPREHENSIVE ZONING TO GRANT A SPECIFIC USE TO ALLOW THE OPERATION OF A CAR WASH FACILITY 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, WITHIN THE CITY LIMITS IN ZONING DISTRICT F**



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION  
FINAL REPORT  
ALLOW OPERATION OF CAR WASH FACILITY IN DISTRICT F  
WITH SPECIFIC USE PERMIT**

The Planning and Zoning Commission has previously met on November 11, November 18, 2013, and December 5, 2013 and in its preliminary report recommended amendments to the City’s zoning ordinance to grant a specific use permit to allow the operation of a car wash facility 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, within the city limits in zoning District F.

The preliminary report was submitted to the Jersey Village City Council at its December 16, 2013 meeting, and the City Council ordered a Joint Public Hearing for January 20, 2014.

On January 20, 2014, the City Council and the Jersey Village Planning and Zoning Commission conducted a joint public meeting, which gave the public an opportunity to make comments concerning the proposed amendment.

The Planning and Zoning Commission after duly considering all the information before it including that gathered at the Joint Public Hearing with City Council on January 20, 2014 at 7:00 p.m., the Planning and Zoning Commission recommends that:

**The City’s comprehensive zoning ordinance be amended to grant a specific use permit to allow the operation of a car wash facility 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, within the city limits in zoning District F.**

The amendments to the City’s zoning ordinance are more specifically detailed in the attached proposed ordinance marked as Exhibit “A.”

Respectfully submitted, this 20th day of January 2014.

s/Debra Mergel, Chairman

**ATTEST:**

s/Courtney Rutherford, Assistant City Secretary



**ORDINANCE NO. 2014-XX**

**AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF SAID CITY, BY GRANTING SERVICE FRANCHISE, INC., A SPECIFIC USE PERMIT TO ALLOW THE OPERATION OF A CARWASH FACILITY 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, WITHIN THE CITY LIMITS IN ZONING DISTRICT F; PROVIDING REQUIREMENTS AND CONDITIONS FOR THIS SPECIFIC USE PERMIT; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE SUBJECT; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED TWO THOUSAND DOLLARS FOR VIOLATIONS HEREOF; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Service Franchise, Inc. has made an application for a Specific Use Permit for 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 ("the Property") situated within the corporate limits of the City of Jersey Village, Texas ("the City"), said tract being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes; and

**WHEREAS**, the Property presently has a zoning classification of District F pursuant to the comprehensive zoning ordinance of the City; and

**WHEREAS**, Service Franchise, Inc. has made application to the City for a Specific Use Permit to use said Property for the purpose of operating a car wash facility, including customary ancillary uses ("the Specific Use"), as authorized by the City's comprehensive zoning ordinance; and

**WHEREAS**, the Planning and Zoning Commission and the City Council of the City have, in the time and manner and after the notice required by law, conducted a public hearing on such request for a Specific Use Permit described above; and

**WHEREAS**, the City Council has received the final written recommendation of the Planning and Zoning Commission; and

**WHEREAS**, the City Council deems it appropriate to approve such request; **NOW THEREFORE**,

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

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

**Section 2.** A Specific Use Permit for use of the Property as a car wash facility, including customary ancillary uses, subject to the terms and conditions set forth below, is hereby granted to Service Franchise, Inc. (“Grantee”) and shall include any successor in interest of the Property. The Specific Use Permit shall be issued for 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 (“the Property”) situated within the corporate limits of the City of Jersey Village, Texas (“the City”), said tract being more particularly described in Exhibit “A” attached hereto.

**Section 3.** The Official Zoning District Map of the City shall be revised and amended to show the Specific Use authorized hereby for the Property as provided in Section 2 hereof, with the appropriate references thereon to the number and effective date of this Ordinance and a brief description of the nature of the Specific Use authorized.

**Section 4.** The Specific Use Permit granted hereby shall be null and void after the expiration of two (2) years from the date of adoption of this Ordinance unless the Property is being used in accordance with the Specific Use Permit herein granted or unless an extension of time is approved by City Council.

**Section 5.** The Specific Use authorized and permitted hereby shall be, and is, subject to the following additional limitations, restrictions, and conditions:

- A. Lighting: On-site lighting on the property shall be cantilevered or designed so that lighting shall shine downward and not directly on adjacent properties;
- B. Landscaping: The Grantee shall comply with City landscaping requirements, including section 14-309 pertaining to landscaping for a monument sign. Additionally, evenly-spaced trees suitable to provide a noise and light “buffer” shall be installed and maintained at the rear of the Property between the detention pond and wall;
- C. Nuisances: Grantee and occupants/users of the Property shall not commit any nuisances, including, but not limited to, unreasonable loud noise;
- D. Signage: All signage must be in strict compliance with the City’s sign ordinance and undergo separate review and permitting, as appropriate. The location of the signs shall be noted on the site plan;
- E. Chemicals; I-Shine will provide the Building Official with material safety data sheets on all relevant chemicals used by Grantee;
- F. Façade: The store front shall face the road;

G. Council action: the approval of this SUP shall be contingent on the City Council approving the amendment to the zoning ordinance to allow “car wash” as a permitted use with SUP in District F; and

H. Site Plan: the property shall be developed according to and in strict compliance with the Site Plan, as shown in Exhibit B attached hereto and made a part hereof for all purposes. Any changes to the Site plan will require an amendment to this SUP.

**Section 6.** 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. Each day of violation shall constitute a separate offense.

**Section 7.** In the event any 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, Texas, 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, whether there be one or more parts.

**Section 8.** This Ordinance, and the Specific Use Permit granted hereby, shall become effective upon Service Franchise, Inc.’s furnishing the City a copy of an owner’s policy of title insurance showing title in the Property in Service Franchise, Inc.’s name.

**PASSED, APPROVED, AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

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

**ATTEST:**

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



County: Harris  
Project: Ishine Jersey Village  
M&B No: 13-025  
CS Job No: 13099

**METES AND BOUNDS DESCRIPTION OF 1.8317 ACRES (TRACT I)**

Being a tract of land containing 1.8317 acres, located in the Charles Clarkson Survey, Abstract 190, in Harris County, Texas; Said 1.8317 acres being out of Lot 2, A Replat of Gulf Coast Jersey Village, a subdivision recorded in Film Code Number 609170 of the Harris County Map Records (H.C.M.R.); Said 1.8317 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the record plat of said A Replat of Gulf Coast Jersey Village):

**COMMENCING**, at a 5/8-inch capped iron rod found at the northwest corner of Lot 4 of said A Replat of Gulf Coast Jersey Village and the southwest corner of a called 0.4706 acre tract of land recorded in the name of Suryabhan Prasad, et ux, in Harris County Clerk's File (H.C.C.F.) Number 20130218087 on the easterly Right-of-Way (R.O.W.) line of Jones Road (one hundred feet wide);

**THENCE**, South 02° 11' 57" East, with said easterly R.O.W. line and with the westerly line of said Lot 4, at 160.00 feet pass a 5/8-inch iron rod found at the southwest corner of said Lot 4 and the northwest corner of Lot 3 of said A Replat of Gulf Coast Jersey Village and continuing an overall distance of 320.00 feet to a 5/8-inch capped iron rod set at the southwest corner of said Lot 3 and the northwest corner of said Lot 2 for the **POINT OF BEGINNING** of the herein described tract;

**THENCE**, North 87° 48' 03" East, with the line common to said Lot 2 and said Lot 3, a distance of 435.00 feet to the northeast corner of said Lot 2 and the southeast corner of said Lot 3 on the westerly line of Block 2 of Lakes of Jersey Village, A Patio Home Development, a subdivision recorded in Film Code Number 497143 of the H.C.M.R.;

**THENCE**, South 02° 11' 57" East, with the line common to said Lot 2 and said Block 2, a distance of 183.42 feet to a 5/8-inch capped iron rod set;

**THENCE**, South 87° 48' 03" West, through and across said Lot 2, a distance of 435.00 feet to a 5/8-inch capped iron rod set on the westerly line of said Lot 2 and the easterly R.O.W. line of said Jones Road;

**THENCE**, North 02° 11' 57" West, with the westerly line of said Lot 2 and the easterly R.O.W. line of said Jones Road, a distance of 183.42 feet to the **POINT OF BEGINNING** and containing 1.8317 acres of land.

A Land Title Survey of the herein described tract was prepared in conjunction with and accompanies this survey.

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Michael Hall, R.P.L.S.  
Texas Registration Number 5765

CIVIL-SURV LAND SURVEYING, LC  
PH: (713) 839-9181  
September 17, 2013



#### INDEX OF DRAWINGS:

- SITE PLAN
- SITE LANDSCAPE PLAN
- MONUMENT SIGN
- VACUUM CANOPY & KIOSK SECTIONS
- TRASH ENCLOSURE DETAILS
- BUILDING ELEVATIONS
- BUILDING ELEVATIONS

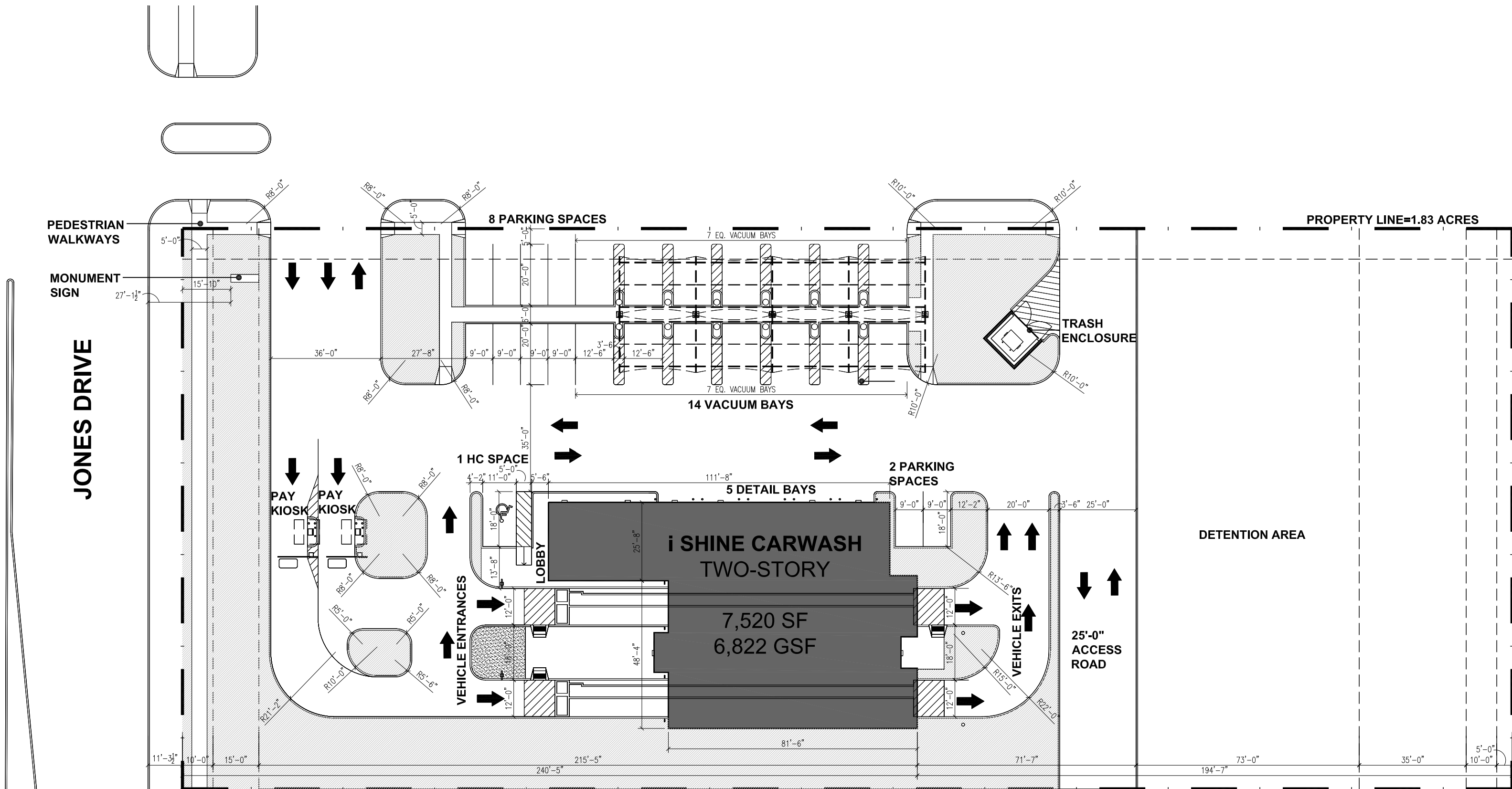
## iShine Carwash, Jones Road and Jersey Meadow

Houston, Texas

STONE Development Group, Inc. | NORR Architects + Planners

EXHIBIT B

November 13, 2013



# iShine Carwash, Jones Road and Jersey Meadow

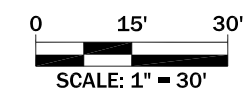
Houston, Texas

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EXHIBIT B



Site Plan



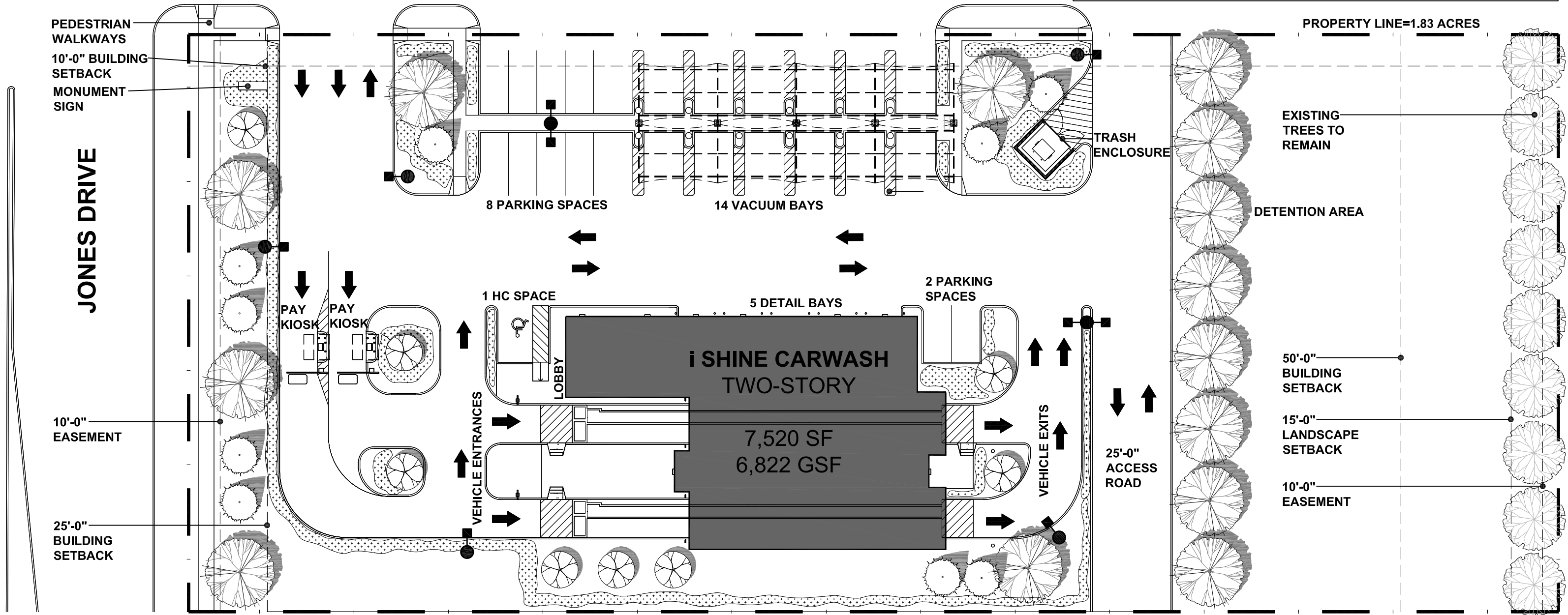
November 13, 2013

**LEGEND**

	NEW 1 HEAD AND 2 HEAD POLE-MOUNTED SITE LIGHTING		ORNAMENTAL TREE
	GROUND COVER, FLOWERS & SHRUBS		EVERGREEN TREE
			SHADE TREE
			EXISTING TREES

**NOTES:**

- SITE TO BE +10% LANDSCAPED
- ALL OTHER EXPOSED LANDSCAPE AREAS TO BE SOD



# iShine Carwash, Jones Road and Jersey Meadow

Houston, Texas

STONE Development Group, Inc. | NORR Architects + Planners

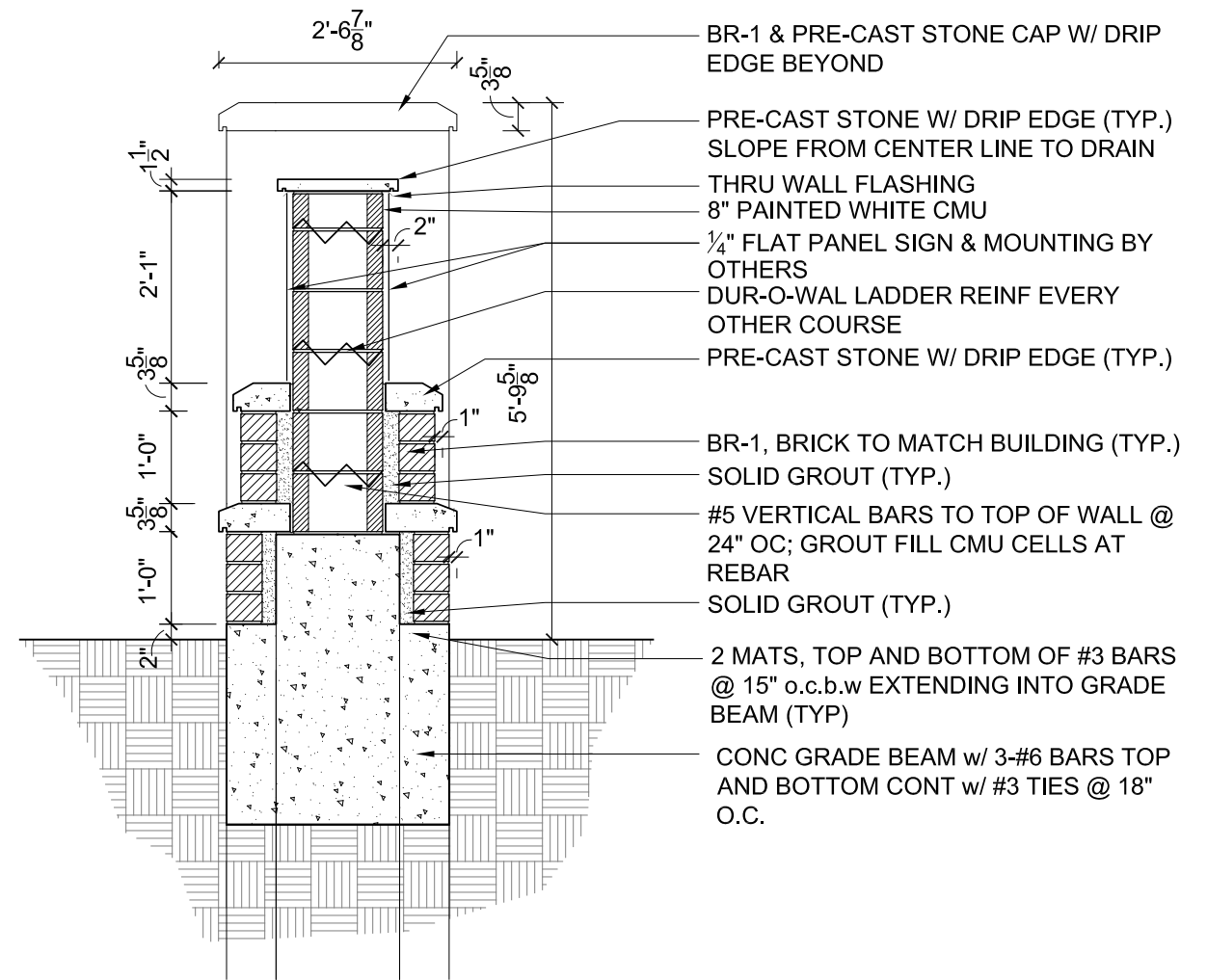
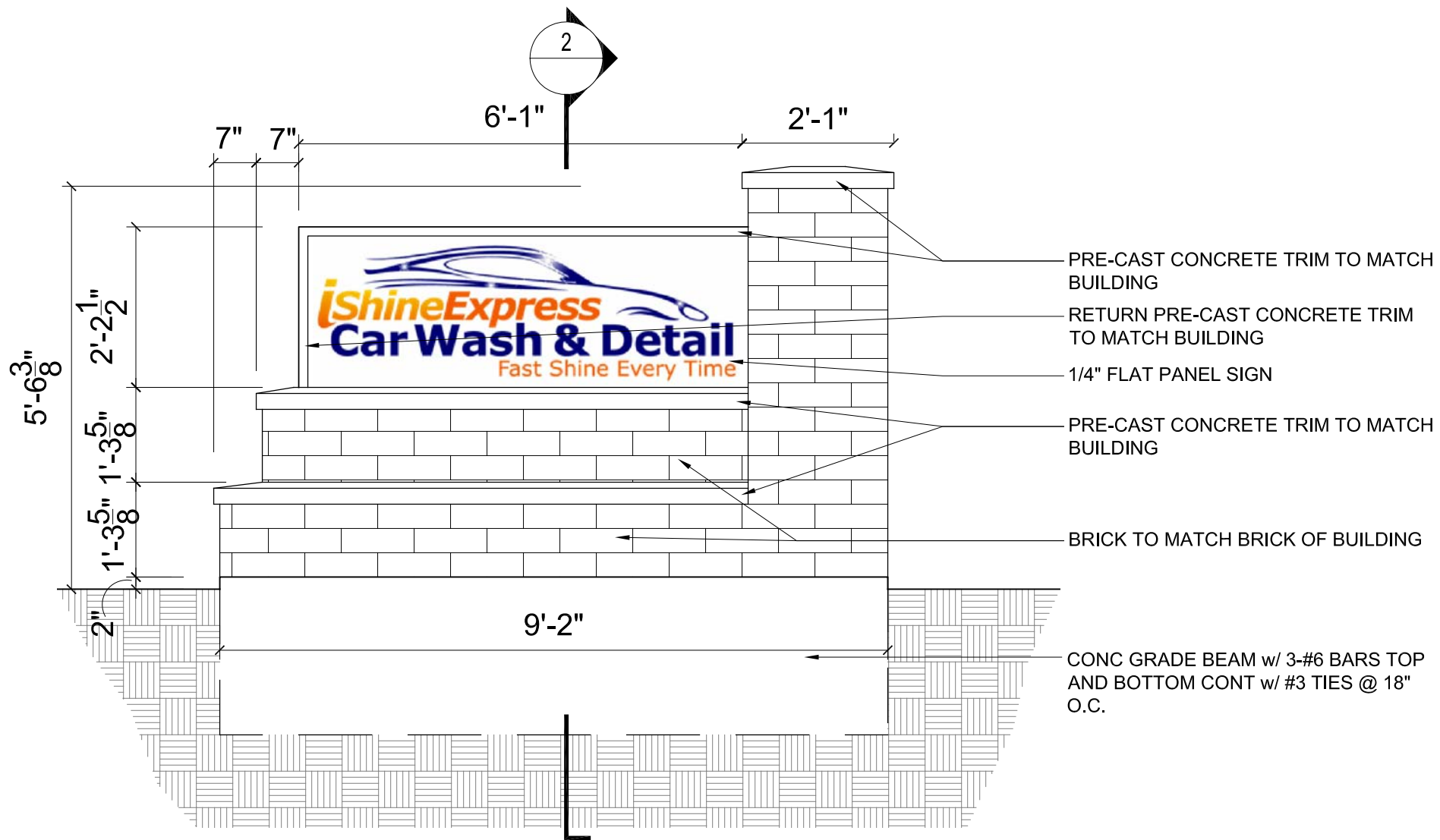
EXHIBIT B



## Site Landscape Plan



November 13, 2013



1. MONUMENT SIGN ELEVATION  
SCALE: 1/2" = 1'-0"

2. MONUMENT SIGN SECTION  
SCALE: 1/2" = 1'-0"

# iShine Carwash, Jones Road and Jersey Meadow

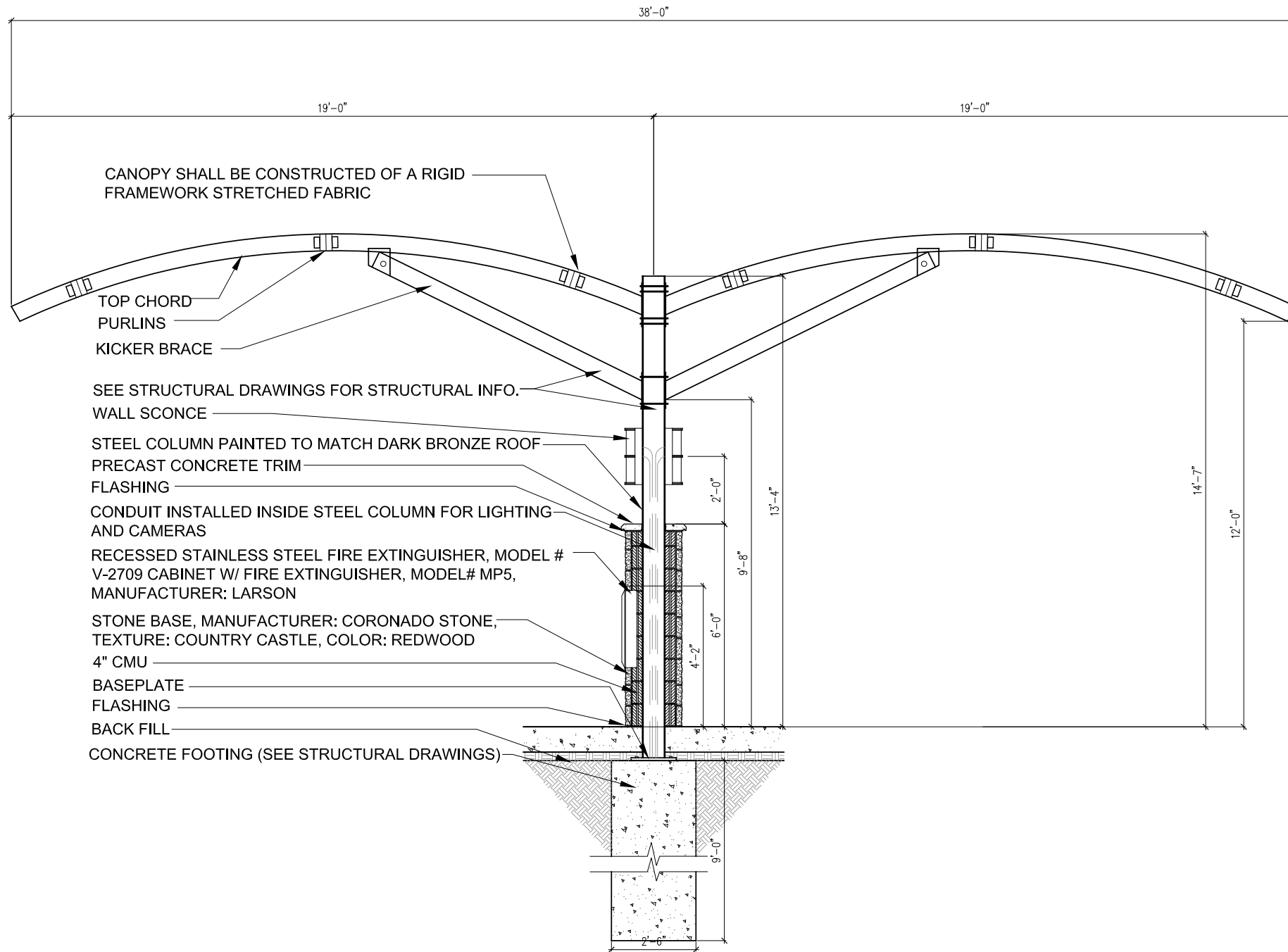
Houston, Texas

STONE Development Group, Inc. | NORR Architects + Planners

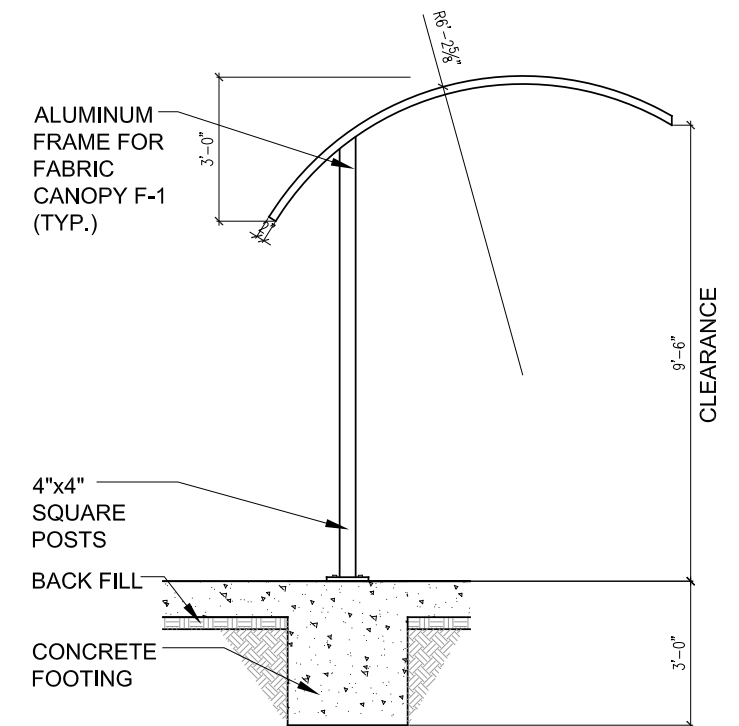
EXHIBIT B

# Monument Sign

November 13, 2013



1. VACUUM CANOPY SECTION  
SCALE: 1/4" = 1'-0"



2. KIOSK CANOPY SECTION  
SCALE: 1/4" = 1'-0"

# iShine Carwash, Jones Road and Jersey Meadow

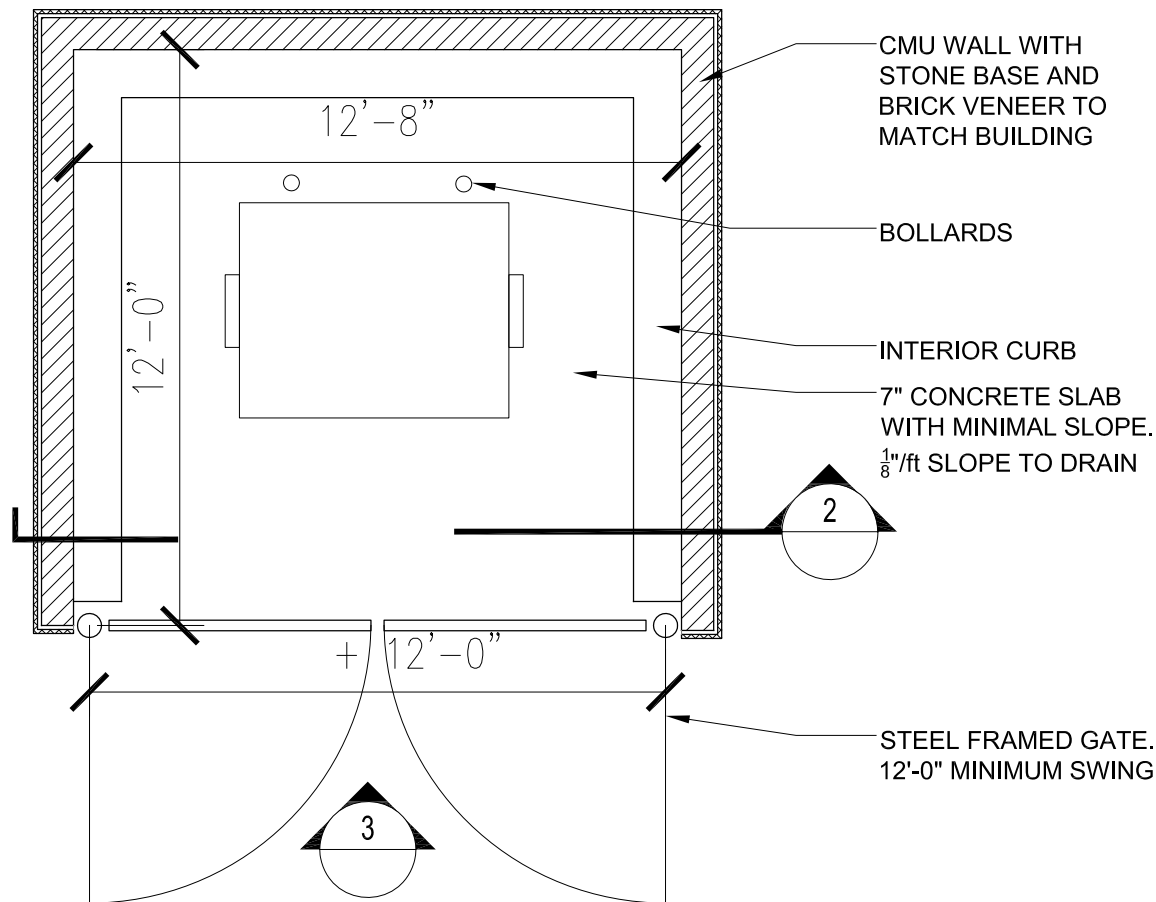
Houston, Texas

STONE Development Group, Inc. | NORR Architects + Planners

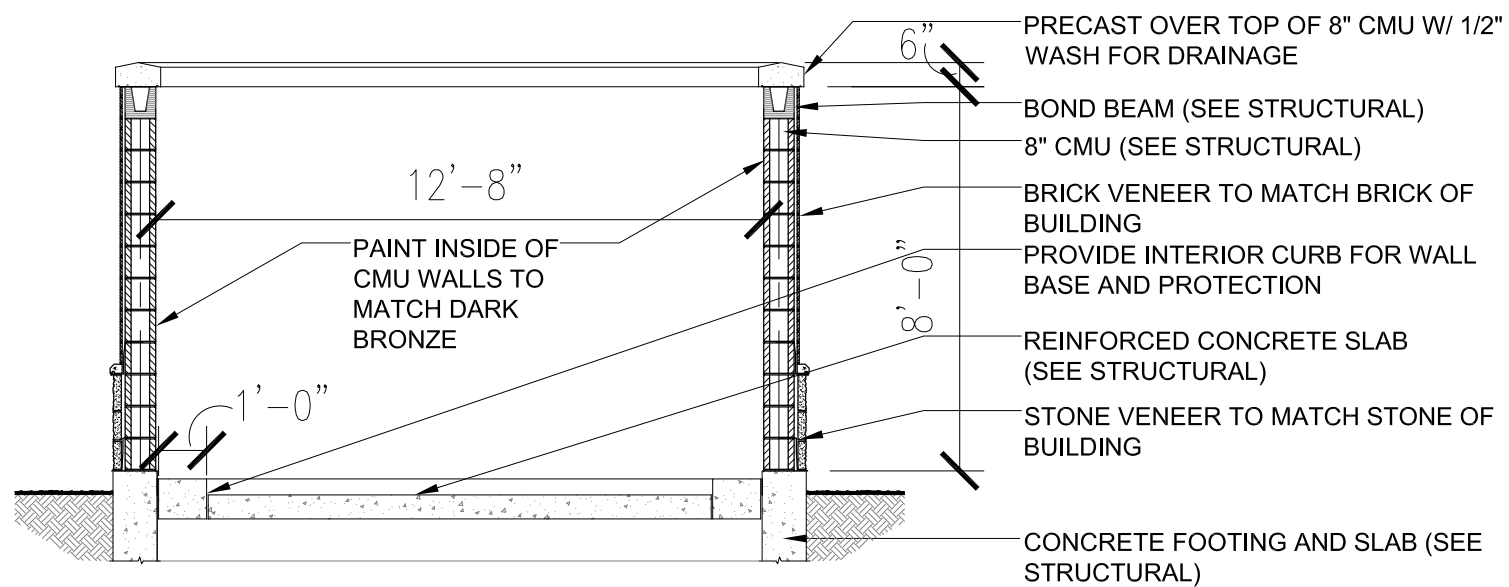
EXHIBIT B

# Vacuum Canopy & Kiosk Canopy Sections

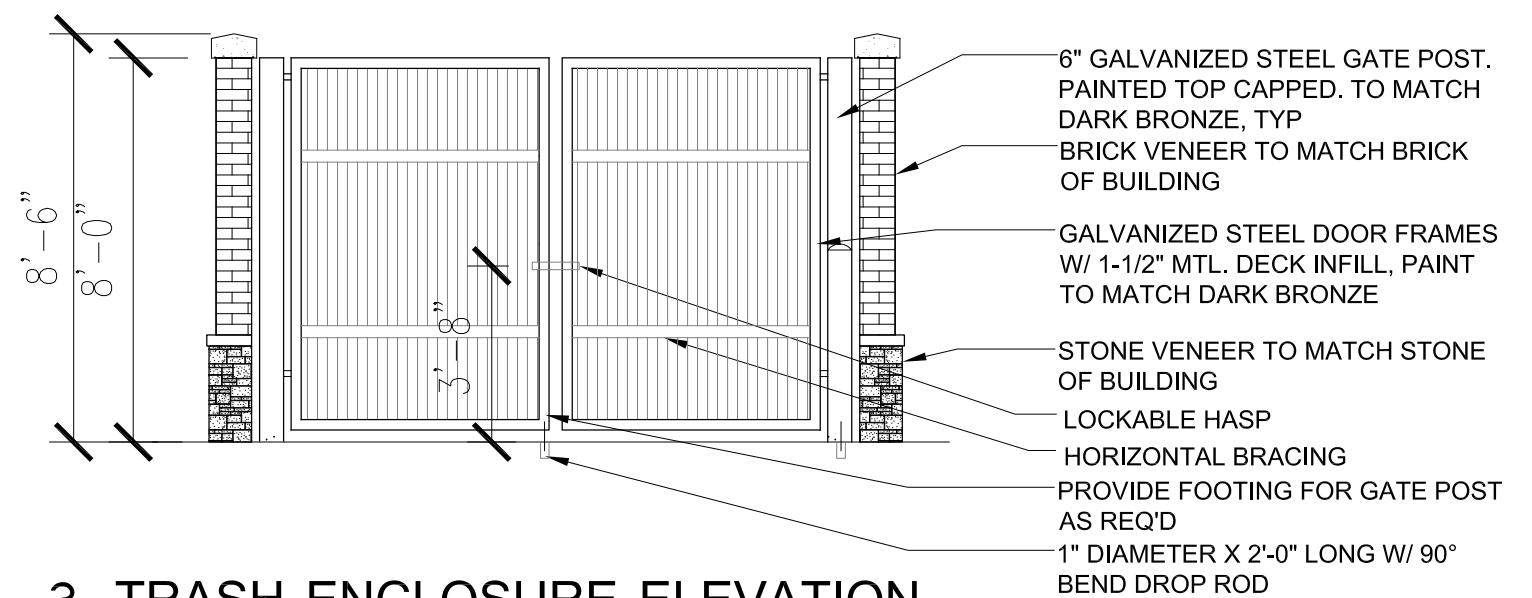
November 13, 2013



**1. TRASH ENCLOSURE PLAN**  
SCALE: 1/4" = 1'-0"



**2. TRASH ENCLOSURE SECTION**  
SCALE: 1/4" = 1'-0"



**3. TRASH ENCLOSURE ELEVATION**  
SCALE: 1/4" = 1'-0"

# iShine Carwash, Jones Road and Jersey Meadow

Houston, Texas

STONE Development Group, Inc. | NORR Architects + Planners

EXHIBIT B

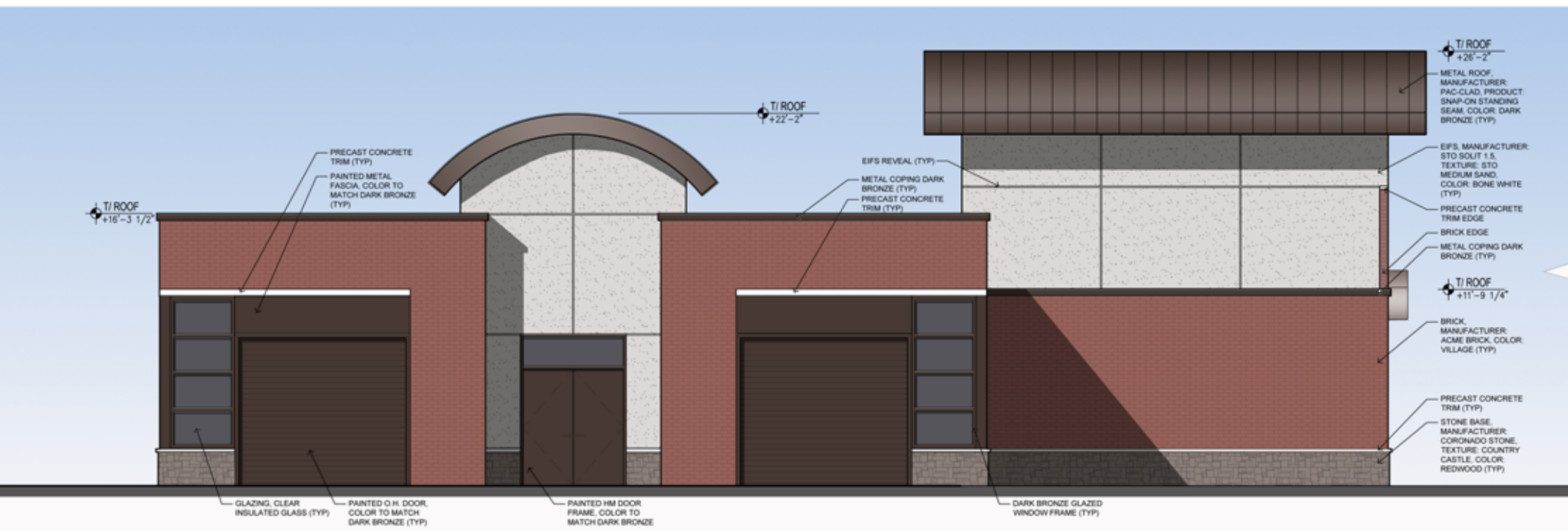
## Trash Enclosure Details

November 13, 2013

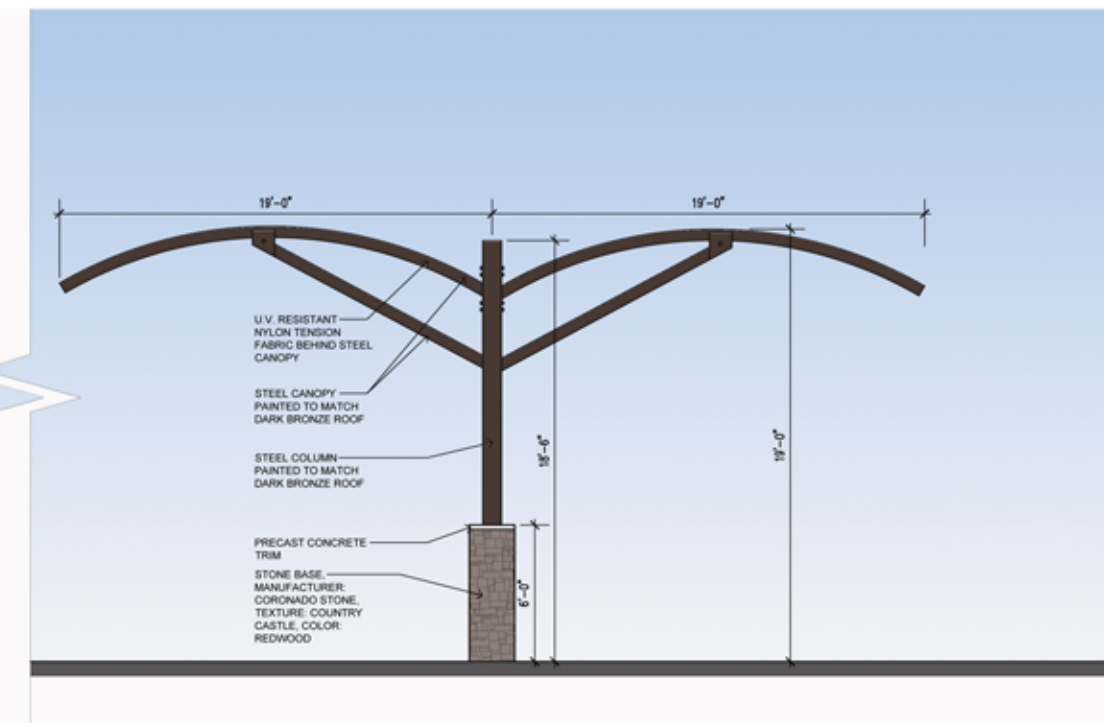




NORTH ELEVATION



EAST ELEVATION



# iShine Carwash, Jones Road and Jersey Meadow

Houston, Texas

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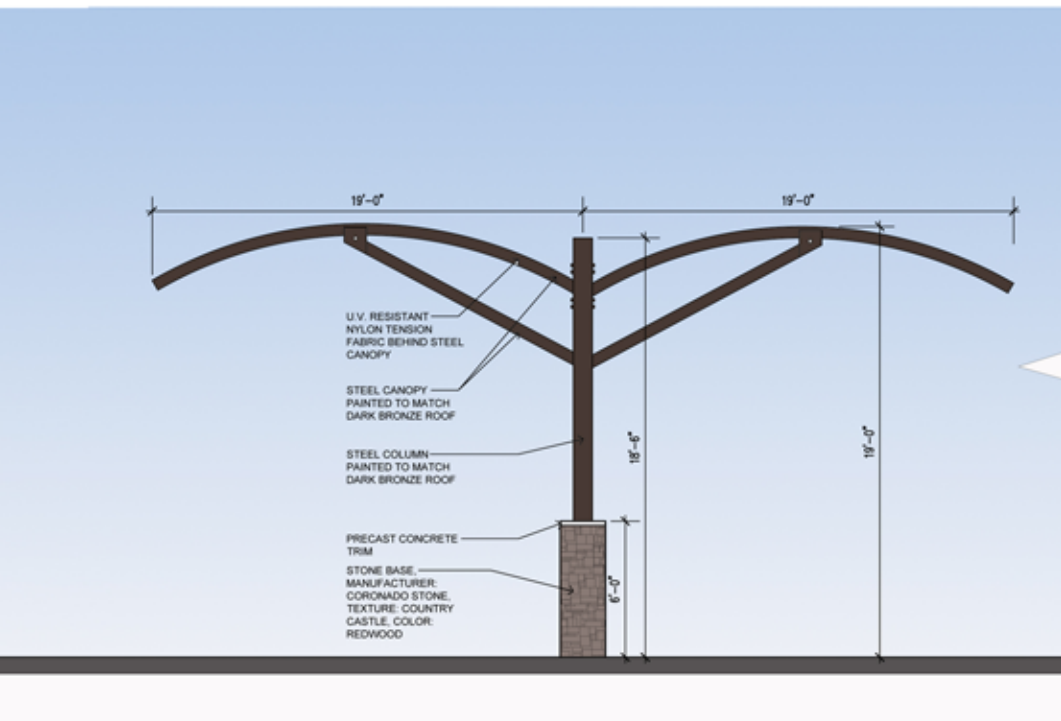
EXHIBIT B

# Building Elevations

November 13, 2013



SOUTH ELEVATION



WEST ELEVATION



iShine Carwash, Jones Road and Jersey Meadow

Houston, Texas

STONE Development Group, Inc. | NORR Architects + Planners

EXHIBIT B

Building Elevations

November 13, 2013