

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

December 18, 2017 – 7:00 p.m.

THE PLANNING AND ZONING COMMISSION OF THE CITY OF JERSEY VILLAGE, TEXAS, CONVENED ON DECEMBER 18, 2017 AT 7:00 P.M. IN THE CIVIC CENTER MEETING ROOM, 16327 LAKEVIEW DRIVE, JERSEY VILLAGE, TEXAS.

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

Debra Mergel, Chairman	Joyce Berube, Commissioner
Rick Faircloth, Vice Chairman	Barbara Freeman, Commissioner
Joseph Paul, Commissioner	Geoff Butler, Commissioner
Christine Layton, Commissioner	

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

Mayor, Justin Ray	City Manager, Austin Bless
Council Member, Andrew Mitcham	City Secretary, Lorri Coody
Council Member, Greg Holden	City Attorney, Leah Hayes
Council Member, Bobby Warren	
Council Member, Sheri Sheppard	
Council Member, Gary Wubbenhorst	

Staff in attendance: Mark Bitz, Fire Chief; Isabel Kato, Finance Director; Kevin T. Hagerich, Director of Public Works; Christian Somers, Building Official; and Danielle Amason, Administrative Assistant to the Public Works Director and Sonya Smith, Administrative Assistant to the Chief of Police.

Eric Foerster, Chief of Police, was not present at this meeting

B. Conduct a Joint Public Hearing with the City Council for the purpose of receiving oral comments from any interested person(s) concerning the proposals to amend the Code of Ordinances of the City of Jersey at Chapter 14 Building and Development, Article IV. Zoning Districts for Division 1 Generally, Section 14-88 Regulations; and for Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District); Section 14-103 Regulations for District C (Townhouse/Patio Home District); and Section 14-103.1 Regulations for District C-2 (Townhouse District), relating to the regulation of fencing and landscaping requirements; and for Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District); Section 14-103 Regulations for District C (Townhouse/Patio Home District); Section 14-103.1 Regulations for District C-2 (Townhouse District); Section 14-104 Regulations for District M (Multifamily Dwelling District); Section 14-105 Regulations for District F (First Business District); Section 14-106 Regulations for District G (Second Business District); Section 14-109 Regulations for District J (Third Business District); and Section 14-110 Regulations for District K (Fifth Business District), relating to the regulations for veneer standards.

Mayor Ray called the item and Chairman Debra Mergel announced a quorum for the Planning and Zoning Commission. Mayor Ray opened the Joint Public Hearing at 7:02 p.m., stating that the purpose of the meeting was to give those in attendance the right to speak and be heard concerning the proposals

to amend the Code of Ordinances of the City of Jersey at Chapter 14 Building and Development, Article IV. Zoning Districts for Division 1 Generally, Section 14-88 Regulations; and for Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District); Section 14-103 Regulations for District C (Townhouse/Patio Home District); and Section 14-103.1 Regulations for District C-2 (Townhouse District), relating to the regulation of fencing and landscaping requirements; and for Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District); Section 14-103 Regulations for District C (Townhouse/Patio Home District); Section 14-103.1 Regulations for District C-2 (Townhouse District); Section 14-104 Regulations for District M (Multifamily Dwelling District); Section 14-105 Regulations for District F (First Business District); Section 14-106 Regulations for District G (Second Business District); Section 14-109 Regulations for District J (Third Business District); and Section 14-110 Regulations for District K (Fifth Business District), relating to the regulations for veneer standards.

With no one desiring to speak at the hearing, Mayor Ray and Chairman Mergel closed the joint public hearing at 7:04 p.m., and the Planning and Zoning Commission retired from the City Council meeting at 7:04 p.m. to conduct its posted meeting agenda and prepare the final reports in connection with this joint public hearing.

Chairman Mergel reconvened the Planning and Zoning meeting at 7:06 p.m. and called the next item as follows:

C. Consider approval of the minutes for the meeting held on November 8, 2017.

Commissioner Freeman moved to approve the minutes for the meeting held on November 8, 2017. Commissioner Butler seconded the motion. The vote follows:

Ayes: Commissioners Faircloth, Layton, Butler, Freeman, Paul, and Berube
Chairman Mergel

Nays: None

The motion carried.

D. Discuss and take appropriate action regarding the preparation and presentation of Final Reports to City Council concerning the proposals to amend the Code of Ordinances of the City of Jersey at Chapter 14 Building and Development, Article IV. Zoning Districts for Division 1 Generally, Section 14-88 Regulations; and for Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District); Section 14-103 Regulations for District C (Townhouse/Patio Home District); and Section 14-103.1 Regulations for District C-2 (Townhouse District), relating to the regulation of fencing and landscaping requirements; and for Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District); Section 14-103 Regulations for District C (Townhouse/Patio Home District); Section 14-103.1 Regulations for District C-2 (Townhouse District); Section 14-104 Regulations for District M (Multifamily Dwelling District); Section 14-105 Regulations for District F (First Business District); Section 14-106 Regulations for District G (Second Business District); Section 14-109 Regulations for District J (Third Business District); and Section 14-110 Regulations for District K (Fifth Business District), relating to the regulations for veneer standards.

Christian Somers introduced the item. Background information is as follows: A Joint public hearing was conducted at the December 18, 2017 City Council and P&Z Meetings, giving opportunity for public comment on the proposals to amend the Code of Ordinances of the City of Jersey at Chapter 14 Building and Development, Article IV. Zoning Districts for Division 1 Generally, Section 14-88 Regulations; and for Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District); Section 14-103 Regulations for District C (Townhouse/Patio Home District); and Section 14-103.1 Regulations for District C-2 (Townhouse District), relating to the regulation of fencing and landscaping requirements; and for Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District); Section 14-103 Regulations for District C (Townhouse/Patio Home District); Section 14-103.1 Regulations for District C-2 (Townhouse District); Section 14-104 Regulations for District M (Multifamily Dwelling District); Section 14-105 Regulations for District F (First Business District); Section 14-106 Regulations for District G (Second Business District); Section 14-109 Regulations for District J (Third Business District); and Section 14-110 Regulations for District K (Fifth Business District), relating to the regulations for veneer standards.

Consideration now must be given to: (1) the directives of Council; (2) the discussions had concerning these issues at prior P&Z meetings; and (3) the comments made by the public during the public hearing.

After due consideration, prepare and vote on your Final Reports concerning amendments to the Code of Ordinances of the City of Jersey at Chapter 14 Building and Development, Article IV. Zoning Districts for Division 1 Generally, Section 14-88 Regulations; and for Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District); Section 14-103 Regulations for District C (Townhouse/Patio Home District); and Section 14-103.1 Regulations for District C-2 (Townhouse District), relating to the regulation of fencing and landscaping requirements; and for Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District); Section 14-103 Regulations for District C (Townhouse/Patio Home District); Section 14-103.1 Regulations for District C-2 (Townhouse District); Section 14-104 Regulations for District M (Multifamily Dwelling District); Section 14-105 Regulations for District F (First Business District); Section 14-106 Regulations for District G (Second Business District); Section 14-109 Regulations for District J (Third Business District); and Section 14-110 Regulations for District K (Fifth Business District), relating to the regulations for veneer standards.

The Commission engaged in discussion proposing a change in the final report's terminology suggesting the wording "wrought iron fencing" be changed to "wrought iron *style* fencing" in the proposed Ordinance of the City of Jersey Village, Texas, Amending the Code of Ordinances of the City of Jersey Village by Amending Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single Family Dwelling District), Section 14-103 Regulations for District C (Townhouse/Patio Home District), and Section 14-103.1 Regulations for District C-2 (Townhouse District).

Commissioner Butler moved to adopt proposed changes in the final report's terminology concerning fencing for Districts A, C, and C-2. Commissioner Faircloth seconded the motion. The vote follows:

Ayes: Commissioners Faircloth, Layton, Butler, Freeman, Paul, and Berube
Chairman Mergel

Nays: None

The motion carried.

With no further discussion on the matter, Commissioner Butler moved to approve the final reports recommending that City Council consider amendments to the Code of Ordinances of the City of Jersey at Chapter 14 Building and Development, Article IV. Zoning Districts for Division 1 Generally, Section 14-88 Regulations; and for Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District); Section 14-103 Regulations for District C (Townhouse/Patio Home District); and Section 14-103.1 Regulations for District C-2 (Townhouse District), relating to the regulation of fencing and landscaping requirements; and for Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District); Section 14-103 Regulations for District C (Townhouse/Patio Home District); Section 14-103.1 Regulations for District C-2 (Townhouse District); Section 14-104 Regulations for District M (Multifamily Dwelling District); Section 14-105 Regulations for District F (First Business District); Section 14-106 Regulations for District G (Second Business District); Section 14-109 Regulations for District J (Third Business District); and Section 14-110 Regulations for District K (Fifth Business District), relating to the regulations for veneer standards. Commissioner Layton seconded the motion. The vote follows:

Ayes: Commissioners Faircloth, Layton, Butler, Freeman, Paul, and Berube
Chairman Mergel

Nays: None

The motion carried.

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

E. Adjourn

There being no further business on the Agenda the meeting adjourned at 7:28 p.m.

Lorri Coody, City Secretary



CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION FINAL REPORT – SECTION 14.101 – DISTRICT A - FENCING

The Planning and Zoning Commission has previously met on November 8, 2017 and in its preliminary report recommended that Council amend the Code of Ordinances of the City of Jersey Village at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to provide for side street fencing.

The preliminary report was submitted to the Jersey Village City Council at its November 20, 2017 meeting. The report was reviewed and the City Council ordered a Joint Public Hearing for December 18, 2017.

On December 18, 2017, the City Council and the Jersey Village Planning and Zoning Commission conducted a joint public hearing, 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 December 18, 2017 at 7:00 p.m., recommends that Council grant the proposal to amend the Code of Ordinances of the City of Jersey Village at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to provide for side street fencing.

The necessary amendments to the City's zoning ordinance to effect this recommendation are more specifically detailed in the attached proposed ordinance marked as Exhibit "A."

Respectfully submitted, this 18th day of December 2017.

Debra Mergel, Chairman

ATTEST:

Lorri Coody, City Secretary

**EXHIBIT A TO THE
PLANNING AND
ZONING FINAL
REPORT - THE
PROPOSED
ORDINANCE**

ORDINANCE NO. 2017-XX

AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, BY AMENDING CHAPTER 14 BUILDING AND DEVELOPMENT, ARTICLE IV. ZONING DISTRICTS, DIVISION 2 USE BASED ZONING DISTRICTS, SECTION 14-101 REGULATIONS FOR DISTRICT A (SINGLE-FAMILY DWELLING DISTRICT) TO REVISE SUBSECTION (D)(1) TO PROVIDE FOR SIDE STREET FENCING; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY AS PROVIDED BY SECTION 1-8 OF THE CODE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Jersey Village, Texas, determines it in the best interest of the health, safety, and welfare of the citizens of the City to amend the Zoning Ordinance; and

WHEREAS, the Planning & Zoning Commission has issued its report and has recommended amendments to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to provide for side street fencing; and

WHEREAS, the Planning & Zoning Commission and City Council have conducted, in the time and manner required by law, a joint public hearing on such amendments and find that the adoption of this ordinance is in the best interest of the citizens of Jersey Village; **NOW THEREFORE**,

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

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

Section 2. Chapter 14, "Building and Development," Article IV. *Zoning Districts*, of the Code of Ordinances of the City of Jersey Village, Texas, is hereby amended to revise subsection (d)(1) in section 14-101 Regulations for District A (single-family dwelling district), by adding the language underlined to read and provide as follows:

"Chapter 14 – BUILDING AND DEVELOPMENT

....

Sec. 14-101.-Regulations for district A (single-family dwelling district).

....

(d) *Other regulations; fences and hedges.*

(1) No fence in district A shall be permitted in the front yard, extending past the building setback line. **For side street fencing, where one or more lots have frontage on the**

street, wrought iron style fencing may be installed to within two feet of the public sidewalk and shall not encroach beyond the side lot line.

- (2) Fences in district A may not be erected and hedges may not be planted directly on a property line without the express agreement of the property owners on both sides of the property line.
- (3) Fences in district A shall not exceed eight feet in height, and shall be of a permanent type, such as chainlink, redwood, cedar, wrought iron, brick or other approved material of equal quality.
- (4) Refuse containers or similar equipment on nonresidential lots in district A shall be screened from public view, and from adjacent buildings or property, whether public or private. Such screening shall be permanent and opaque and of wood, metal or masonry material and shall be at least as high as the screened object, but in no event shall be less than six feet in height.”

Section 3. Any person who shall willfully, intentionally, or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction shall be fined in accordance with Section 1-8 of The City Code. Each day of violation shall constitute a separate offense.

Section 4. 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 of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2017.

ATTEST:

Justin Ray, Mayor

Lorri Coody, City Secretary



CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION FINAL REPORT – SECTION 14.88 – ALL DISTRICTS - FENCING

The Planning and Zoning Commission has previously met on November 8, 2017 and in its preliminary report recommended that Council amend the Code of Ordinances of the City of Jersey Village at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 1 Generally, Section 14-88 Regulations that apply to all districts in order to provide for fencing installations at rear lot lines.

The preliminary report was submitted to the Jersey Village City Council at its November 20, 2017 meeting. The report was reviewed and the City Council ordered a Joint Public Hearing for December 18, 2017.

On December 18, 2017, the City Council and the Jersey Village Planning and Zoning Commission conducted a joint public hearing, 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 December 18, 2017 at 7:00 p.m., recommends that Council grant the proposal to amend the Code of Ordinances of the City of Jersey Village at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 1 Generally, Section 14-88 Regulations that apply to all districts in order to provide for fencing installations at rear lot lines.

The necessary amendments to the City's zoning ordinance to effect this recommendation are more specifically detailed in the attached proposed ordinance marked as Exhibit "A."

Respectfully submitted, this 18th day of December 2017.

Debra Mergel, Chairman

ATTEST:

Lorri Coody, City Secretary

**EXHIBIT A TO THE
PLANNING AND
ZONING FINAL
REPORT - THE
PROPOSED
ORDINANCE**

ORDINANCE NO. 2017-XX

AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, BY AMENDING CHAPTER 14 BUILDING AND DEVELOPMENT, ARTICLE IV. ZONING DISTRICTS, DIVISION 1 GENERALLY, SECTION 14-88 REGULATIONS THAT APPLY TO ALL DISTRICTS IN ORDER TO PROVIDE FOR FENCING INSTALLATIONS AT REAR LOT LINES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY AS PROVIDE BY SECTION 1-8 OF THE CODE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Jersey Village, Texas, determines it in the best interest of the health, safety, and welfare of the citizens of the City to amend the Zoning Ordinance; and

WHEREAS, the Planning & Zoning Commission has issued its report and has recommended amendments to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 1 Generally, Section 14-88 Regulations that apply to all districts in order to provide for fencing installations at rear lot lines; and

WHEREAS, the Planning & Zoning Commission and City Council have conducted, in the time and manner required by law, a joint public hearing on such amendments and find that the adoption of this ordinance is in the best interest of the citizens of Jersey Village; **NOW THEREFORE**,

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

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

Section 2. Chapter 14, “Building and Development,” Article IV. *Zoning Districts*, of the Code of Ordinances of the City of Jersey Village, Texas, is hereby amended to revise subsection (b) in Section 14-88 Regulations that apply to all districts, by adding the language underlined to read and provide as follows:

“Chapter 14 – BUILDING AND DEVELOPMENT

....

Sec. 14-88.-Regulations that apply to all districts.

....

- (b) *Building setbacks*. Unless otherwise specifically provided elsewhere in this article, all buildings and structures located in a district within the city shall conform to the following setbacks (as measured from the property line):

Lot Line	Setback (In Feet)	Modifier
Front	25	—
Rear	25	<u>(1) Excluding fencing</u>
Side street	10	(1) 25 feet where one or more lots have frontage on the street.
Side	7½	(2) Zero feet for townhouses and one side of patio homes.

Section 3. Any person who shall willfully, intentionally, or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction shall be fined in accordance with Section 1-8 of The City Code. Each day of violation shall constitute a separate offense.

Section 4. 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 of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2017.

ATTEST:

Justin Ray, Mayor

Lorri Coody, City Secretary



CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION FINAL REPORT – SECTION 14.103 – DISTRICT C - FENCING

The Planning and Zoning Commission has previously met on November 8, 2017 and in its preliminary report recommended that Council amend the Code of Ordinances of the City of Jersey Village at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-103 Regulations for District C (Townhouse/Patio Home District) to include other regulations for fencing and hedges.

The preliminary report was submitted to the Jersey Village City Council at its November 20, 2017 meeting. The report was reviewed and the City Council ordered a Joint Public Hearing for December 18, 2017.

On December 18, 2017, the City Council and the Jersey Village Planning and Zoning Commission conducted a joint public hearing, 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 December 18, 2017 at 7:00 p.m., recommends that Council grant the proposal to amend the Code of Ordinances of the City of Jersey Village at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-103 Regulations for District C (Townhouse/Patio Home District) to include other regulations for fencing and hedges.

The necessary amendments to the City's zoning ordinance to effect this recommendation are more specifically detailed in the attached proposed ordinance marked as Exhibit "A."

Respectfully submitted, this 18th day of December 2017.

Debra Mergel, Chairman

ATTEST:

Lorri Coody, City Secretary

**EXHIBIT A TO THE
PLANNING AND
ZONING FINAL
REPORT - THE
PROPOSED
ORDINANCE**

ORDINANCE NO. 2017-XX

AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, BY AMENDING CHAPTER 14 BUILDING AND DEVELOPMENT, ARTICLE IV. ZONING DISTRICTS, DIVISION 2 USE BASED ZONING DISTRICTS, SECTION 14-103 REGULATIONS FOR DISTRICT C (TOWNHOUSE/PATIO HOME DISTRICT) TO INCLUDE OTHER REGULATIONS FOR FENCING AND HEDGES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY AS PROVIDED BY SECTION 1-8 OF THE CODE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Jersey Village, Texas, determines it in the best interest of the health, safety, and welfare of the citizens of the City to amend the Zoning Ordinance; and

WHEREAS, the Planning & Zoning Commission has issued its report and has recommended amendments to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-103 Regulations for District C (Townhouse/Patio Home District) to include other regulations for fencing and hedges; and

WHEREAS, the Planning & Zoning Commission and City Council have conducted, in the time and manner required by law, a joint public hearing on such amendments and find that the adoption of this ordinance is in the best interest of the citizens of Jersey Village; **NOW THEREFORE**,

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

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

Section 2. Chapter 14, “Building and Development,” Article IV. *Zoning Districts*, of the Code of Ordinances of the City of Jersey Village, Texas, is hereby amended to add subsection (d) in Section 14-103 Regulations for District C (Townhouse/Patio Home District) to include other regulations for fencing and hedges, by adding the language underlined to read and provide as follows:

“Chapter 14 – BUILDING AND DEVELOPMENT

....

Sec. 14-103. Regulations for district C (Townhouse/patio home district).

....

(d) Other regulations; fences and hedges.

- (1) **No fence in district C shall be permitted in the front yard, extending past the building setback line. For side street fencing, where one or more lots have frontage on the street, wrought iron style fencing may be installed to within two feet of the public sidewalk and shall not encroach beyond the side lot line.**
- (2) **Fences in district C may not be erected and hedges may not be planted directly on a property line without the express agreement of the property owners on both sides of the property line.**
- (3) **Fences in district C shall not exceed eight feet in height, and shall be of a permanent type, such as chainlink, redwood, cedar, wrought iron, brick or other approved material of equal quality.”**

Section 3. Any person who shall willfully, intentionally, or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction shall be fined in accordance with Section 1-8 of The City Code. Each day of violation shall constitute a separate offense.

Section 4. 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 of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2017.

ATTEST:

Justin Ray, Mayor

Lorri Coody, City Secretary



CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION FINAL REPORT – SECTION 14.103.1 – DISTRICT C2 - FENCING

The Planning and Zoning Commission has previously met on November 8, 2017 and in its preliminary report recommended that Council amend the Code of Ordinances of the City of Jersey Village at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-103.1 Regulations for District C-2 (Townhouse District) to include other regulations for fencing and hedges.

The preliminary report was submitted to the Jersey Village City Council at its November 20, 2017 meeting. The report was reviewed and the City Council ordered a Joint Public Hearing for December 18, 2017.

On December 18, 2017, the City Council and the Jersey Village Planning and Zoning Commission conducted a joint public hearing, 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 December 18, 2017 at 7:00 p.m., recommends that Council grant the proposal to amend the Code of Ordinances of the City of Jersey Village at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-103.1 Regulations for District C-2 (Townhouse District) to include other regulations for fencing and hedges.

The necessary amendments to the City's zoning ordinance to effect this recommendation are more specifically detailed in the attached proposed ordinance marked as Exhibit "A."

Respectfully submitted, this 18th day of December 2017.

Debra Mergel, Chairman

ATTEST:

Lorri Coody, City Secretary

**EXHIBIT A TO THE
PLANNING AND
ZONING FINAL
REPORT - THE
PROPOSED
ORDINANCE**

ORDINANCE NO. 2017-XX

AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, BY AMENDING CHAPTER 14 BUILDING AND DEVELOPMENT, ARTICLE IV. ZONING DISTRICTS, DIVISION 2 USE BASED ZONING DISTRICTS, SECTION 14-103.1 REGULATIONS FOR DISTRICT C-2 (TOWNHOUSE DISTRICT) TO INCLUDE OTHER REGULATIONS FOR FENCING AND HEDGES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY AS PROVIDED BY SECTION 1-8 OF THE CODE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Jersey Village, Texas, determines it in the best interest of the health, safety, and welfare of the citizens of the City to amend the Zoning Ordinance; and

WHEREAS, the Planning & Zoning Commission has issued its report and has recommended amendments to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-103.1 Regulations for District C-2 (Townhouse District) to include other regulations for fencing and hedges; and

WHEREAS, the Planning & Zoning Commission and City Council have conducted, in the time and manner required by law, a joint public hearing on such amendments and find that the adoption of this ordinance is in the best interest of the citizens of Jersey Village; **NOW THEREFORE**,

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

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

Section 2. Chapter 14, “Building and Development,” Article IV. *Zoning Districts*, of the Code of Ordinances of the City of Jersey Village, Texas, is hereby amended to add a subsection (g) in Section 14-103.1 Regulations for District C-2 (Townhouse District) to include other regulations for fencing and hedges, by adding the language underlined to read and provide as follows:

“Chapter 14 – BUILDING AND DEVELOPMENT

....

Sec. 14-103.1 Regulations for district C-2 (Townhouse district).

....

(g) Other regulations; fences and hedges.

- (1) No fence in district C-2 shall be permitted in the front yard, extending past the building setback line. For side street fencing, where one or more lots have frontage on the street, wrought iron style fencing may be installed to within two feet of the public sidewalk and shall not encroach beyond the side lot line.
- (2) Fences in district C-2 may not be erected and hedges may not be planted directly on a property line without the express agreement of the property owners on both sides of the property line.
- (3) Fences in district C-2 shall not exceed eight feet in height, and shall be of a permanent type, such as chainlink, redwood, cedar, wrought iron, brick or other approved material of equal quality.”

Section 3. Any person who shall willfully, intentionally, or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction shall be fined in accordance with Section 1-8 of the City Code. Each day of violation shall constitute a separate offense.

Section 4. 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 of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2017.

ATTEST:

Justin Ray, Mayor

Lorri Coody, City Secretary



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION
FINAL REPORT – SECTION 14.101 – DISTRICT A – VENEER
STANDARDS**

The Planning and Zoning Commission has previously met on November 8, 2017 and in its preliminary report recommended that Council amend the Code of Ordinances of the City of Jersey Village at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to limit the types of masonry that may be used for veneer treatments.

The preliminary report was submitted to the Jersey Village City Council at its November 20, 2017 meeting. The report was reviewed and the City Council ordered a Joint Public Hearing for December 18, 2017.

On December 18, 2017, the City Council and the Jersey Village Planning and Zoning Commission conducted a joint public hearing, 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 December 18, 2017 at 7:00 p.m., recommends that Council grant the proposal to amend the Code of Ordinances of the City of Jersey Village at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to limit the types of masonry that may be used for veneer treatments.

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

Respectfully submitted, this 18th day of December 2017.

Debra Mergel, Chairman

ATTEST:

Lorri Coody, City Secretary

**EXHIBIT A TO THE
PLANNING AND
ZONING FINAL
REPORT - THE
PROPOSED
ORDINANCE**

ORDINANCE NO. 2017-XX

AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, BY AMENDING CHAPTER 14 BUILDING AND DEVELOPMENT, ARTICLE IV. ZONING DISTRICTS, DIVISION 2 USE BASED ZONING DISTRICTS, SECTION 14-101 REGULATIONS FOR DISTRICT A (SINGLE-FAMILY DWELLING DISTRICT) TO REVISE SUBSECTION (C) TO LIMIT THE TYPES OF MASONRY THAT MAY BE USED FOR VENEER TREATMENTS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY AS PROVIDED BY SECTION 1-8 OF THE CODE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Jersey Village, Texas, determines it in the best interest of the health, safety, and welfare of the citizens of the City to amend the Zoning Ordinance; and

WHEREAS, the Planning & Zoning Commission has issued its report and has recommended amendments to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to limit the types of masonry that may be used for veneer treatments; and

WHEREAS, the Planning & Zoning Commission and City Council have conducted, in the time and manner required by law, a joint public hearing on such amendments and find that the adoption of this ordinance is in the best interest of the citizens of Jersey Village; **NOW THEREFORE**,

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

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

Section 2. Chapter 14, “Building and Development,” Article IV. *Zoning Districts*, of the Code of Ordinances of the City of Jersey Village, Texas, is hereby amended to revise subsection (c) in Section 14-101 Regulations for District A (single-family dwelling district), by adding the language underlined to read and provide as follows:

“Chapter 14 – BUILDING AND DEVELOPMENT

....

Sec. 14-101. Regulations for district A (single-family dwelling district).

....

(c) *Construction*. The exterior walls on all residences in district A shall be a least 75 percent masonry construction to the top elevation line of the building sides of the first floor. **Slab on**

grade home elevations must install masonry construction to cover the sub-slab void or crawlspace, below exterior walls. The style and quality of all carports, detached private garages and freestanding structures constructed after a certificate of occupancy shall conform to the original structure; provided, however, that only utility structures may have metal facades.

- (1) Masonry construction may include brick, stucco, or stone material.**
- (2) Use of CMU for exterior wall veneers prohibited in this district. EIFS is prohibited.”**

Section 3. Any person who shall willfully, intentionally, or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction shall be fined in accordance with Section 1-8 of The City Code. Each day of violation shall constitute a separate offense.

Section 4. 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 of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

PASSED, APPROVED, AND ADOPTED this ____ day of _____, 2017.

ATTEST:

Justin Ray, Mayor

Lorri Coody, City Secretary



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION
FINAL REPORT – SECTION 14.103 – DISTRICT C – VENEER
STANDARDS**

The Planning and Zoning Commission has previously met on November 8, 2017 and in its preliminary report recommended that Council amend the Code of Ordinances of the City of Jersey Village at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-103 Regulations for District C (Townhouse/Patio Home District) to limit the types of masonry that may be used for veneer treatments.

The preliminary report was submitted to the Jersey Village City Council at its November 20, 2017 meeting. The report was reviewed and the City Council ordered a Joint Public Hearing for December 18, 2017.

On December 18, 2017, the City Council and the Jersey Village Planning and Zoning Commission conducted a joint public hearing, 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 December 18, 2017 at 7:00 p.m., recommends that Council grant the proposal to amend the Code of Ordinances of the City of Jersey Village at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-103 Regulations for District C (Townhouse/Patio Home District) to limit the types of masonry that may be used for veneer treatments.

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

Respectfully submitted, this 18th day of December 2017.

Debra Mergel, Chairman

ATTEST:

Lorri Coody, City Secretary

**EXHIBIT A TO THE
PLANNING AND
ZONING FINAL
REPORT - THE
PROPOSED
ORDINANCE**

ORDINANCE NO. 2017-XX

AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, BY AMENDING CHAPTER 14 BUILDING AND DEVELOPMENT, ARTICLE IV. ZONING DISTRICTS, DIVISION 2 USE BASED ZONING DISTRICTS, SECTION 14-103 REGULATIONS FOR DISTRICT C (TOWNHOUSE/PATIO HOME DISTRICT) TO REVISE SUBSECTION (C)(1) TO LIMIT THE TYPES OF MASONRY THAT MAY BE USED FOR VENEER TREATMENTS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY AS PROVIDED BY SECTION 1-8 OF THE CODE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Jersey Village, Texas, determines it in the best interest of the health, safety, and welfare of the citizens of the City to amend the Zoning Ordinance; and

WHEREAS, the Planning & Zoning Commission has issued its report and has recommended amendments to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-103 Regulations for District C (Townhouse/Patio Home District) to limit the types of masonry that may be used for veneer treatments; and

WHEREAS, the Planning & Zoning Commission and City Council have conducted, in the time and manner required by law, a joint public hearing on such amendments and find that the adoption of this ordinance is in the best interest of the citizens of Jersey Village; **NOW THEREFORE**,

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

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

Section 2. Chapter 14, “Building and Development,” Article IV. *Zoning Districts*, of the Code of Ordinances of the City of Jersey Village, Texas, is hereby amended to revise subsection (c)(1) in Section 14-103 Regulations for District C (Townhouse/Patio Home District), by adding the language underlined to read and provide as follows:

“Chapter 14 – BUILDING AND DEVELOPMENT

....

Sec. 14-103. Regulations for district C (Townhouse/patio home district).

....

(c) *Construction.*

- (1) Exterior walls shall have at least 75 percent masonry construction to the top elevation line of the building sides of the first floor.
- a. **Masonry construction may include brick, stucco, or stone material.**
 - b. **Use of CMU for exterior wall veneers prohibited in this district. EIFS is prohibited.**

Section 3. Any person who shall willfully, intentionally, or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction shall be fined in accordance with Section 1-8 of The City Code. Each day of violation shall constitute a separate offense.

Section 4. 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 of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2017.

ATTEST:

Justin Ray, Mayor

Lorri Coody, City Secretary



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION
FINAL REPORT – SECTION 14.103.1 – DISTRICT C2 – VENEER
STANDARDS**

The Planning and Zoning Commission has previously met on November 8, 2017 and in its preliminary report recommended that Council to amend the Code of Ordinances of the City of Jersey Village at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-103.1 Regulations for District C-2 (Townhouse District) to limit the types of masonry that may be used for veneer treatments.

The preliminary report was submitted to the Jersey Village City Council at its November 20, 2017 meeting. The report was reviewed and the City Council ordered a Joint Public Hearing for December 18, 2017.

On December 18, 2017, the City Council and the Jersey Village Planning and Zoning Commission conducted a joint public hearing, 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 December 18, 2017 at 7:00 p.m., recommends that Council grant the proposal to amend the Code of Ordinances of the City of Jersey Village at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-103.1 Regulations for District C-2 (Townhouse District) to limit the types of masonry that may be used for veneer treatments.

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

Respectfully submitted, this 18th day of December 2017.

Debra Mergel, Chairman

ATTEST:

Lorri Coody, City Secretary

**EXHIBIT A TO THE
PLANNING AND
ZONING FINAL
REPORT - THE
PROPOSED
ORDINANCE**

ORDINANCE NO. 2017-XX

AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, BY AMENDING CHAPTER 14 BUILDING AND DEVELOPMENT, ARTICLE IV. ZONING DISTRICTS, DIVISION 2 USE BASED ZONING DISTRICTS, SECTION 14-103.1 REGULATIONS FOR DISTRICT C-2 (TOWNHOUSE DISTRICT) TO REVISE SUBSECTION (C)(1) TO LIMIT THE TYPES OF MASONRY THAT MAY BE USED FOR VENEER TREATMENTS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY AS PROVIDE BY SECTION 1-8 OF THE CODE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Jersey Village, Texas, determines it in the best interest of the health, safety, and welfare of the citizens of the City to amend the Zoning Ordinance; and

WHEREAS, the Planning & Zoning Commission has issued its report and has recommended amendments to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-103.1 Regulations for District C-2 (Townhouse District) to limit the types of masonry that may be used for veneer treatments; and

WHEREAS, the Planning & Zoning Commission and City Council have conducted, in the time and manner required by law, a joint public hearing on such amendments and find that the adoption of this ordinance is in the best interest of the citizens of Jersey Village; **NOW THEREFORE**,

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

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

Section 2. Chapter 14, “Building and Development,” Article IV. *Zoning Districts*, of the Code of Ordinances of the City of Jersey Village, Texas, is hereby amended to revise subsection (c)(1) in Section 14-103.1 Regulations for District C-2 (Townhouse District), by adding the language underlined to read and provide as follows:

“Chapter 14 – BUILDING AND DEVELOPMENT

....

Sec. 14-103.1 Regulations for district C-2 (Townhouse district).

....

(c) *Construction.*

- (1) Exterior walls shall have at least 75 percent masonry construction to the top elevation line of the building sides of the first floor.
- a. **Masonry construction may include brick, stucco, or stone material.**
 - b. **Use of CMU for exterior wall veneers prohibited in this district. EIFS is prohibited.**

Section 3. Any person who shall willfully, intentionally, or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction shall be fined in accordance with Section 1-8 of The City Code. Each day of violation shall constitute a separate offense.

Section 4. 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 of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

PASSED, APPROVED, AND ADOPTED this ____ day of _____, 2017.

ATTEST:

Justin Ray, Mayor

Lorri Coody, City Secretary



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION
FINAL REPORT – SECTION 14.104 – DISTRICT M – VENEER
STANDARDS**

The Planning and Zoning Commission has previously met on November 8, 2017 and in its preliminary report recommended that Council amend the Code of Ordinances of the City of Jersey Village at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-104 Regulations for District M (Multifamily Dwelling District) to limit the types of masonry that may be used for veneer treatments.

The preliminary report was submitted to the Jersey Village City Council at its November 20, 2017 meeting. The report was reviewed and the City Council ordered a Joint Public Hearing for December 18, 2017.

On December 18, 2017, the City Council and the Jersey Village Planning and Zoning Commission conducted a joint public hearing, 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 December 18, 2017 at 7:00 p.m., recommends that Council grant the proposal to amend the Code of Ordinances of the City of Jersey Village at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-104 Regulations for District M (Multifamily Dwelling District) to limit the types of masonry that may be used for veneer treatments.

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

Respectfully submitted, this 18th day of December 2017.

Debra Mergel, Chairman

ATTEST:

Lorri Coody, City Secretary

**EXHIBIT A TO THE
PLANNING AND
ZONING FINAL
REPORT - THE
PROPOSED
ORDINANCE**

ORDINANCE NO. 2017-XX

AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, BY AMENDING CHAPTER 14 BUILDING AND DEVELOPMENT, ARTICLE IV. ZONING DISTRICTS, DIVISION 2 USE BASED ZONING DISTRICTS, SECTION 14-104 REGULATIONS FOR DISTRICT M (MULTIFAMILY DWELLING DISTRICT) TO REVISE SUBSECTION (C) TO LIMIT THE TYPES OF MASONRY THAT MAY BE USED FOR VENEER TREATMENTS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY AS PROVIDED BY SECTION 1-8 OF THE CODE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Jersey Village, Texas, determines it in the best interest of the health, safety, and welfare of the citizens of the City to amend the Zoning Ordinance; and

WHEREAS, the Planning & Zoning Commission has issued its report and has recommended amendments to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-104 Regulations for District M (Multifamily Dwelling District) to limit the types of masonry that may be used for veneer treatments; and

WHEREAS, the Planning & Zoning Commission and City Council have conducted, in the time and manner required by law, a joint public hearing on such amendments and find that the adoption of this ordinance is in the best interest of the citizens of Jersey Village; **NOW THEREFORE**,

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

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

Section 2. Chapter 14, “Building and Development,” Article IV. *Zoning Districts*, of the Code of Ordinances of the City of Jersey Village, Texas, is hereby amended to revise subsection (c) in Section 14-104 Regulations for District M (Multifamily Dwelling District), by adding the language underlined to read and provide as follows:

“Chapter 14 – BUILDING AND DEVELOPMENT

....

Sec. 14-104. Regulations for district M (Multifamily dwelling district).

....

(c) *Construction.* The exterior walls on all primary buildings in district M shall be a least 40 percent masonry construction to the top elevation line of the building sides of the first floor. The style and quality of all accessory structures shall conform to the standards of the primary structure(s).

(1) **Masonry construction may include brick, stucco, or stone material.**

(2) **Use of CMU for exterior wall veneers prohibited in this district. EIFS is prohibited.**

Section 3. Any person who shall willfully, intentionally, or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction shall be fined in accordance with Section 1-8 of The City Code. Each day of violation shall constitute a separate offense.

Section 4. 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 of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2017.

ATTEST:

Justin Ray, Mayor

Lorri Coody, City Secretary



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION
FINAL REPORT – SECTION 14.105 – DISTRICT F – VENEER
STANDARDS**

The Planning and Zoning Commission has previously met on November 8, 2017 and in its preliminary report recommended that Council amend the Code of Ordinances of the City of Jersey Village at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-105 Regulations for District F (First Business District) in order to modify the veneer standards.

The preliminary report was submitted to the Jersey Village City Council at its November 20, 2017 meeting. The report was reviewed and the City Council ordered a Joint Public Hearing for December 18, 2017.

On December 18, 2017, the City Council and the Jersey Village Planning and Zoning Commission conducted a joint public hearing, 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 December 18, 2017 at 7:00 p.m., recommends that Council grant the proposal to amend the Code of Ordinances of the City of Jersey Village at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-105 Regulations for District F (First Business District) in order to modify the veneer standards.

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

Respectfully submitted, this 18th day of December 2017.

Debra Mergel, Chairman

ATTEST:

Lorri Coody, City Secretary

**EXHIBIT A TO THE
PLANNING AND
ZONING FINAL
REPORT - THE
PROPOSED
ORDINANCE**

ORDINANCE NO. 2017-XX

AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, BY AMENDING CHAPTER 14 BUILDING AND DEVELOPMENT, ARTICLE IV. ZONING DISTRICTS, DIVISION 2 USE BASED ZONING DISTRICTS, SECTION 14-105 REGULATIONS FOR DISTRICT F (FIRST BUSINESS DISTRICT) TO REVISE SUBSECTION (C) IN ORDER TO MODIFY THE VENEER STANDARDS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY AS PROVIDE BY SECTION 1-8 OF THE CODE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Jersey Village, Texas, determines it in the best interest of the health, safety, and welfare of the citizens of the City to amend the Zoning Ordinance; and

WHEREAS, the Planning & Zoning Commission has issued its report and has recommended amendments to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-105 Regulations for District F (First Business District) in order to modify the veneer standards; and

WHEREAS, the Planning & Zoning Commission and City Council have conducted, in the time and manner required by law, a joint public hearing on such amendments and find that the adoption of this ordinance is in the best interest of the citizens of Jersey Village; **NOW THEREFORE**,

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

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

Section 2. Chapter 14, “Building and Development,” Article IV. *Zoning Districts*, of the Code of Ordinances of the City of Jersey Village, Texas, is hereby amended to revise subsection (c) in Section 14-105 Regulations for District F (first business district), by adding the language underlined to read and provide as follows:

“Chapter 14 – BUILDING AND DEVELOPMENT

....

Sec. 14-105. Regulations for district F (first business district).

....

(c) Construction. The exterior walls on all buildings shall be masonry or concrete construction with masonry, exterior insulation finish system (EIFS), concrete and wood or metal fascia;

~~provided, however, that exterior insulation finish system (EIFS) or other approved synthetic exterior stucco products may be used for exterior walls where no wood, wood by-products or wood compounds are used for sheathing or structural elements and a qualified third party inspection agency inspects and certifies in writing to the city that the installation performed according to the manufacturer's installation instructions. EIFS must be installed at levels no less than 8' above grade or platforms. Plain CMU shall not be used for the exterior walls, however, split-face CMU is permissible."~~

Section 3. Any person who shall willfully, intentionally, or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction shall be fined in accordance with Section 1-8 of The City Code. Each day of violation shall constitute a separate offense.

Section 4. 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 of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2017.

ATTEST:

Justin Ray, Mayor

Lorri Coody, City Secretary



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION
FINAL REPORT – SECTION 14.106 – DISTRICT G – VENEER
STANDARDS**

The Planning and Zoning Commission has previously met on November 8, 2017 and in its preliminary report recommended that Council amend the Code of Ordinances of the City of Jersey Village at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-106 Regulations for District G (Second Business District) in order to modify the veneer standards.

The preliminary report was submitted to the Jersey Village City Council at its November 20, 2017 meeting. The report was reviewed and the City Council ordered a Joint Public Hearing for December 18, 2017.

On December 18, 2017, the City Council and the Jersey Village Planning and Zoning Commission conducted a joint public hearing, 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 December 18, 2017 at 7:00 p.m., recommends that Council grant the proposal to amend the Code of Ordinances of the City of Jersey Village at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-106 Regulations for District G (Second Business District) in order to modify the veneer standards.

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

Respectfully submitted, this 18th day of December 2017.

Debra Mergel, Chairman

ATTEST:

Lorri Coody, City Secretary

**EXHIBIT A TO THE
PLANNING AND
ZONING FINAL
REPORT - THE
PROPOSED
ORDINANCE**

ORDINANCE NO. 2017-XX

AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, BY AMENDING CHAPTER 14 BUILDING AND DEVELOPMENT, ARTICLE IV. ZONING DISTRICTS, DIVISION 2 USE BASED ZONING DISTRICTS, SECTION 14-106 REGULATIONS FOR DISTRICT G (SECOND BUSINESS DISTRICT) TO REVISE SUBSECTION (C) IN ORDER TO MODIFY THE VENEER STANDARDS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY AS PROVIDE BY SECTION 1-8 OF THE CODE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Jersey Village, Texas, determines it in the best interest of the health, safety, and welfare of the citizens of the City to amend the Zoning Ordinance; and

WHEREAS, the Planning & Zoning Commission has issued its report and has recommended amendments to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-106 Regulations for District G (Second Business District) in order to modify the veneer standards; and

WHEREAS, the Planning & Zoning Commission and City Council have conducted, in the time and manner required by law, a joint public hearing on such amendments and find that the adoption of this ordinance is in the best interest of the citizens of Jersey Village; **NOW THEREFORE**,

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

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

Section 2. Chapter 14, “Building and Development,” Article IV. *Zoning Districts*, of the Code of Ordinances of the City of Jersey Village, Texas, is hereby amended to revise subsection (c) in Section 14-106 Regulations for District G (second business district), by adding the language underlined to read and provide as follows:

“Chapter 14 – BUILDING AND DEVELOPMENT

....

Sec. 14-106. Regulations for district G (second business district).

....

(c) Construction. The exterior walls on all buildings shall be masonry or concrete construction with masonry, exterior insulation finish system (EIFS), concrete and wood or metal fascia;

~~provided, however, that exterior insulation finish system (EIFS) or other approved synthetic exterior stucco products may be used for exterior walls where no wood, wood by-products or wood compounds are used for sheathing or structural elements and a qualified third party inspection agency inspects and certifies in writing to the city that the installation performed according to the manufacturer's installation instructions. EIFS must be installed at levels no less than 8' above grade or platforms. Plain CMU shall not be used for the exterior walls, however, split-face CMU is permissible."~~

Section 3. Any person who shall willfully, intentionally, or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction shall be fined in accordance with Section 1-8 of The City Code. Each day of violation shall constitute a separate offense.

Section 4. 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 of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2017.

ATTEST:

Justin Ray, Mayor

Lorri Coody, City Secretary



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION
FINAL REPORT – SECTION 14.109 – DISTRICT J – VENEER
STANDARDS**

The Planning and Zoning Commission has previously met on November 8, 2017 and in its preliminary report recommended that Council amend the Code of Ordinances of the City of Jersey Village at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-109 Regulations for District J (Third Business District) in order to modify the veneer standards.

The preliminary report was submitted to the Jersey Village City Council at its November 20, 2017 meeting. The report was reviewed and the City Council ordered a Joint Public Hearing for December 18, 2017.

On December 18, 2017, the City Council and the Jersey Village Planning and Zoning Commission conducted a joint public hearing, 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 December 18, 2017 at 7:00 p.m., recommends that Council grant the proposal to amend the Code of Ordinances of the City of Jersey Village at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-109 Regulations for District J (Third Business District) in order to modify the veneer standards.

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

Respectfully submitted, this 18th day of December 2017.

Debra Mergel, Chairman

ATTEST:

Lorri Coody, City Secretary

**EXHIBIT A TO THE
PLANNING AND
ZONING FINAL
REPORT - THE
PROPOSED
ORDINANCE**

ORDINANCE NO. 2017-XX

AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, BY AMENDING CHAPTER 14 BUILDING AND DEVELOPMENT, ARTICLE IV. ZONING DISTRICTS, DIVISION 2 USE BASED ZONING DISTRICTS, SECTION 14-109 REGULATIONS FOR DISTRICT J (THIRD BUSINESS DISTRICT) TO REVISE SUBSECTION (C) IN ORDER TO MODIFY THE VENEER STANDARDS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY AS PROVIDE BY SECTION 1-8 OF THE CODE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Jersey Village, Texas, determines it in the best interest of the health, safety, and welfare of the citizens of the City to amend the Zoning Ordinance; and

WHEREAS, the Planning & Zoning Commission has issued its report and has recommended amendments to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-109 Regulations for District J (Third Business District) in order to modify the veneer standards; and

WHEREAS, the Planning & Zoning Commission and City Council have conducted, in the time and manner required by law, a joint public hearing on such amendments and find that the adoption of this ordinance is in the best interest of the citizens of Jersey Village; **NOW THEREFORE**,

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

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

Section 2. Chapter 14, “Building and Development,” Article IV. *Zoning Districts*, of the Code of Ordinances of the City of Jersey Village, Texas, is hereby amended to revise subsection (c) in Section 14-109 Regulations for District J (third business district), by adding the language underlined to read and provide as follows:

“Chapter 14 – BUILDING AND DEVELOPMENT

....

Sec. 14-109. Regulations for district J (third business district).

....

(c) Construction. The exterior walls on all buildings shall be masonry or concrete construction with masonry, exterior insulation finish system (EIFS), concrete **and** wood or metal fascia;

~~provided, however, that exterior insulation finish system (EIFS) or other approved synthetic exterior stucco products may be used for exterior walls where no wood, wood by-products or wood compounds are used for sheathing or structural elements and a qualified third party inspection agency inspects and certifies in writing to the city that the installation performed according to the manufacturer's installation instructions. EIFS must be installed at levels no less than 8' above grade or platforms. Plain CMU shall not be used for the exterior walls, however, split-face CMU is permissible.~~ Service center front elevation shall consist of a minimum of 15 percent glass.

Section 3. Any person who shall willfully, intentionally, or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction shall be fined in accordance with Section 1-8 of The City Code. Each day of violation shall constitute a separate offense.

Section 4. 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 of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

PASSED, APPROVED, AND ADOPTED this ____ day of _____, 2017.

ATTEST:

Justin Ray, Mayor

Lorri Coody, City Secretary



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION
FINAL REPORT – SECTION 14.110 – DISTRICT K – VENEER
STANDARDS**

The Planning and Zoning Commission has previously met on November 8, 2017 and in its preliminary report recommended that Council amend the Code of Ordinances of the City of Jersey Village at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-110 Regulations for District K (Fifth Business District) in order to modify the veneer standard.

The preliminary report was submitted to the Jersey Village City Council at its November 20, 2017 meeting. The report was reviewed and the City Council ordered a Joint Public Hearing for December 18, 2017.

On December 18, 2017, the City Council and the Jersey Village Planning and Zoning Commission conducted a joint public hearing, 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 December 18, 2017 at 7:00 p.m., recommends that Council grant the proposal to amend the Code of Ordinances of the City of Jersey Village at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-110 Regulations for District K (Fifth Business District) in order to modify the veneer standard.

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

Respectfully submitted, this 18th day of December 2017.

Debra Mergel, Chairman

ATTEST:

Lorri Coody, City Secretary

**EXHIBIT A TO THE
PLANNING AND
ZONING FINAL
REPORT - THE
PROPOSED
ORDINANCE**

ORDINANCE NO. 2017-XX

AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, BY AMENDING CHAPTER 14 BUILDING AND DEVELOPMENT, ARTICLE IV. ZONING DISTRICTS, DIVISION 2 USE BASED ZONING DISTRICTS, SECTION 14-110 REGULATIONS FOR DISTRICT K (FIFTH BUSINESS DISTRICT) TO REVISE SUBSECTION (C) IN ORDER TO MODIFY THE VENEER STANDARDS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY AS PROVIDE BY SECTION 1-8 OF THE CODE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Jersey Village, Texas, determines it in the best interest of the health, safety, and welfare of the citizens of the City to amend the Zoning Ordinance; and

WHEREAS, the Planning & Zoning Commission has issued its report and has recommended amendments to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-110 Regulations for District K (Fifth Business District) in order to modify the veneer standards; and

WHEREAS, the Planning & Zoning Commission and City Council have conducted, in the time and manner required by law, a joint public hearing on such amendments and find that the adoption of this ordinance is in the best interest of the citizens of Jersey Village; **NOW THEREFORE**,

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

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

Section 2. Chapter 14, “Building and Development,” Article IV. *Zoning Districts*, of the Code of Ordinances of the City of Jersey Village, Texas, is hereby amended to revise subsection (c) in Section 14-110 Regulations for District K (fifth business district), by adding the language underlined to read and provide as follows:

“Chapter 14 – BUILDING AND DEVELOPMENT

....

Sec. 14-110. Regulations for district K (fifth business district).

....

(c) Construction. The exterior walls on all buildings shall be masonry or concrete construction with masonry, exterior insulation finish system (EIFS), concrete **and** wood or metal fascia;

~~provided, however, that exterior insulation finish system (EIFS) or other approved synthetic exterior stucco products may be used for exterior walls where no wood, wood by-products or wood compounds are used for sheathing or structural elements and a qualified third party inspection agency inspects and certifies in writing to the city that the installation performed according to the manufacturer's installation instructions. EIFS must be installed at levels no less than 8' above grade or platforms. Plain CMU shall not be used for the exterior walls, however, split-face CMU is permissible.~~ Service center front elevation shall consist of a minimum of 15 percent glass.

Section 3. Any person who shall willfully, intentionally, or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction shall be fined in accordance with Section 1-8 of The City Code. Each day of violation shall constitute a separate offense.

Section 4. 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 of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2017.

ATTEST:

Justin Ray, Mayor

Lorri Coody, City Secretary