



## NOTICE OF A MEETING

(In compliance with Sec. 551.041, Et. Seq., Tex. Gov't. Code)

NOTICE is hereby given that the City of Jersey Village Planning and Zoning Commission will hold a meeting on May 8, 2019 at 6:00 p.m. at the Civic Center Meeting Room, 16327 Lakeview Drive, Jersey Village, Texas 77040. The City of Jersey Village Planning and Zoning Commission reserves the right to meet in closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

**A quorum of the City of Jersey Village City Council may be in attendance at this meeting.**

ITEM(S) to be discussed and acted upon by the Commission are listed on the attached agenda.

### AGENDA

- A. Open Meeting. Call the meeting to order and the roll of appointed officers will be taken.  
*Rick Faircloth, Chairperson*
- B. Consider approval of the minutes for the meeting held on April 22, 2019. *Lorri Coody, City Secretary*
- C. Discuss and take appropriate action on the proposal to amend 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; and, if appropriate, the preparation and presentation of the Preliminary Report to Council on May 13, 2019.  
*Christian Somers, Building Official*
- D. Discuss and take appropriate action on the proposal to amend Chapter 14 Building and Development, Article IV. Zoning Districts, Division 1 Generally, Section 14-88 Regulations that Apply for all Districts, to revise Subsection (a)(19)(a) to provide for screening of commercial development from residential zoning districts; and, if appropriate, the preparation and presentation of the Preliminary Report to Council on May 13, 2019.  
*Christian Somers, Building Official*
- E. Consider the request for an Alternative Comprehensive Signage Plan, filed in accordance with Section 14-261 of the Jersey Village Code of Ordinances, by Dynamic Signs Systems and Marketing LLC on behalf of the Jersey Village Development Group, LLC for the Village ER Phase I Plaza located at 17030 Northwest Freeway, Houston, Texas. *Christian Somers, Building Official*
- F. Consider the request for an Alternative Comprehensive Signage Plan, filed in accordance with Section 14-261 of the Jersey Village Code of Ordinances, by Dynamic Signs Systems and Marketing LLC on behalf of the Jersey Village Development Group, LLC for the Village

ER Phase I Plaza located at 17030 Northwest Freeway, Houston, Texas. *Christian Somers, Building Official*

**G. Adjourn**

**CERTIFICATION**

I, the undersigned authority, do hereby certify in accordance with the Texas Open Meeting Act, the Agenda is posted for public information, at all times, for at least 72 hours preceding the scheduled time of the meeting on the bulletin board located at City Hall, 16327 Lakeview, Jersey Village, TX 77040, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time: May 2, 2019 at 2:00 p.m. and remained so posted until said meeting was convened.

---

Lorri Coody, City Secretary

In compliance with the Americans with Disabilities Act, the City of Jersey Village will provide for reasonable accommodations for persons attending public meetings. Request for accommodations must be made to the City Secretary by calling 713 466-2102 forty-eight (48) hours prior to the meetings. Agendas are posted on the Internet Website at [www.jerseyvillage.info](http://www.jerseyvillage.info).



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

April 22, 2019 – 6:00 p.m.

THE PLANNING AND ZONING COMMISSION OF THE CITY OF JERSEY VILLAGE, TEXAS, CONVENEED ON APRIL 22, 2019 AT 6:00 P.M. IN THE CIVIC CENTER MEETING ROOM, 16327 LAKEVIEW DRIVE, JERSEY VILLAGE, TEXAS.

**A. The meeting was called to order in at 6:08 p.m. and the roll of appointed officers was taken. Commissioners present were:**

Rick Faircloth, Chairman	Barbara Freeman, Commissioner
Debra Mergel, Vice Chairman	Jennifer McCrea, Commissioner
Joseph Paul, Commissioner	Ty Camp, Commissioner
Courtney Standlee, Commissioner	

Andrew Mitcham, Council Liaison, was present at this meeting.

Staff in attendance: Lorri Coody, City Secretary; Kevin T. Hagerich, Director of Public Works; and Christian Somers, Building Official.

**B. Consider approval of the minutes for the meeting held on November 7, 2018.**

The Commission engaged in discussion concerning corrections needed for the minutes submitted for approval. It was the consensus of the Commission that Geoff Butler was not present at the November 7, 2018 meeting and the minutes should be corrected to reflect Geoff Butler's absence.

Accordingly, Commissioner Standlee moved to approve the minutes for the meeting held on November 7, 2018 as corrected. Commissioner Freeman seconded the motion. The vote follows:

Ayes: Commissioners Mergel, Freeman, Paul, Standlee, and McCrea  
Chairman Faircloth

Nays: None

Abstain: Commissioner Camp

The motion carried.

**C. Discuss and take appropriate action concerning the annual review of the City's progress in implementing the Comprehensive Plan and prepare the 2019 Annual Progress Report for submittal and presentation to the City Council on May 13, 2019.**

Public Works Director, Kevin Hagerich, introduced the item. Background information is as follows:

On February 15, 2016, City Council approved Ordinance No. 2016-04, which adopted the City's 2016 Comprehensive Plan. The entire Comprehensive Plan can be viewed from the home page of the City's website under "Did You Know."

As part of the Comprehensive Plan, the Planning and Zoning Commission is charged with:

- Recommending to City staff an annual program of actions to be implemented, including guidance as to the timeframes and priorities.

- Preparing an Annual Progress Report for submittal and presentation to the City Council
- Ensuring decisions and recommendations presented to the City Council are consistent with this plan's policies, strategies, and recommendations.
- Helping to ensure the plan is considered in the decisions and actions of other entities.
- Amending, extending, or adding plan revisions as necessary and appropriate.

This item is to conduct the annual review of the Comprehensive Plan with respect to current conditions and trends. The review is to provide a basis for adjusting capital expenditures and priorities, and will reveal changes and additions necessary to keep the Plan functional, current, and applicable long-term. It is recommended that the review include consideration of the following:

1. The City's progress in implementing the Plan;
2. Changes in conditions that form the basis of the Plan;
3. Community support for the Plan's goals, strategies, and actions; and
4. Changes in State laws.

An Implementation Matrix was included in the Plan in order to aid with implementation. It provides a summary of the Plan's recommendations, and along with budget assumptions, it assigns a suggested time frame in which to commence action items.

The time frames are as follows:

#### SHORT-TERM RECOMMENDATIONS:

- Implementation of these action items should begin following plan adoption.
- Approximate time line: zero to five years following plan adoption.

#### MID-TERM RECOMMENDATIONS:

- Implementation of these action items will likely follow short term recommendations.
- Approximate time line: five to ten years following plan adoption.

#### LONG TERM/ON-GOING RECOMMENDATIONS:

- These action items should be continually addressed by City leaders (i.e. no specific time frame is applicable).

A copy of the Implementation Matrix has been included with the meeting packet to assist you in making your review. Additionally, Staff has provided an update, listing the actions taken this budget year in connection with the Comprehensive Plan.

Implementation of the Plan has been affected by the April 18, 2016 flooding event. The flooding of some 230 homes during that event prompted the City Council to order a Long-Term Flood Recovery Study. The study is now complete. There were four (4) projects outlined in the Long Term Flood Recovery Study. They are as follows:

1. Wall Street Drainage
2. Golf Course Berm
3. Widening and Deepening White Oak Bayou
4. Elevation of Homes



Accordingly, these recommended projects are currently being implemented; however, it is expected that it will be several years before the projects are completed. These projects will affect the City's ability to take on other projects listed in the Comprehensive Plan.

Nonetheless, for budget year 2019-2020, Staff has proposed several projects that may be doable. This list is included in the meeting packet.

The Comprehensive Plan requires that all relevant demographic data regarding the economy of the City be compiled and updated at least annually. This information is included in the meeting packet.

Finally, there have been no changes in the law that will affect our Comprehensive Plan.

In completing the introduction, the Commission reviewed the projects listed in Exhibits A and B in the meeting packet. The review began with Exhibit A, which is Staff's status update on the 2018-2019 projects underway. The Commission wanted further explanation of a zoning overlay district for the Highway 290 corridor. Building Official Somers explained that an overlay district is needed in order to add certain business activities. He also explained how an overlay district works, stating it is similar to the motor vehicle sales overlay district created several years ago.

Some members wanted to know why the City cannot adopt a sexually-oriented business ordinance prohibiting such uses in the extraterritorial jurisdiction (ETJ). Mr. Somers explained that the City cannot adopt such a policy outside of the City limits.

The Commission also discussed the task of prioritizing sidewalk improvement areas based upon the propensity to generate pedestrian traffic, with safe routes to schools and safe routes to transit of highest priority. Public Works Director Hagerich explained the City's policy for prioritizing sidewalks. He told the Commission that sidewalks are typically improved/repared in conjunction with a road project. However, the City does maintain a prioritized listing of sidewalks needing repairs, and these sidewalks are repaired in years without a street project based upon the set priority. Mr. Hagerich also mentioned that when new areas are developed, the developers are required to install sidewalks.

Discussion was had concerning sidewalks along with US HWY 290 corridor. Mr. Hagerich explained that these sidewalks come under the responsibility and requirements of TXDOT. The Commission also discussed safe routes and a trail system.

In completing the review of Exhibit A, the Commission then reviewed Exhibit B, a listing of proposed Comprehensive Plan Activities for budget year 2019-2020. Discussion was had regarding the gateway signage project. Director Hagerich explained that ten (10) signs are scheduled to be placed this year (FY 2018-2019) and the balance of signs will be placed in budget year 2019-2020. The ten signs being placed this year include digital marquees at the entrances as well as other signage. He explained that placement of three (3) of the signs require coordinating the installation with TXDOT. He stated that the design of the signs is about 70% complete. The next stage in the process will be to go out for bid for construction and placement of the signs.

The Commission then discussed mixed-use development and the combining of residential and nonresidential uses. Building Official Somers explained that this task is associated with the new development of Village Center on the South side of US HWY 290.

Before discussing the proposed report, the Commission briefly reviewed Exhibit C, the demographic data. The Commission then discussed the proposed report.

With no further discussion on this item, Commissioner Camp moved to approve the 2019 Annual Progress Report that was included in the meeting packet and that the report be presented to the City Council on May 13, 2019. Commissioner Standlee seconded the motion. The vote follows:

Ayes: Commissioners Mergel, Freeman, Paul, Standlee, Camp and McCrea  
Chairman Faircloth

Nays: None

The motion carried.

*A copy of the Commission's 2019 Annual Progress Report is attached to and made a part of these minutes as Exhibit "A."*

**D. Discuss and take appropriate action on the proposed zoning amendment change from District G to District A for the properties located at 16401 Lakeview Drive and described as Res A1 Jersey Meadows, 16327 Lakeview Drive and described as Res B1 Jersey Meadows, 0 Lakeview Drive and described as Res D Jersey Meadows, and 16501 Jersey Drive and described as TRS 1B & 12E (NM) ABST 228 J M Dement in the City of Jersey Village, Texas; and, if appropriate, the preparation and presentation of the Preliminary Report to Council on May 13, 2019.**

Christian Somers, Building Official, introduced the item. He told the Commission that the City is proposing a zoning change for 16327 and 16401 Lakeview Drive along with 16501 Jersey Drive. These properties are all owned by the City and house the current City Hall, Police Station, and Fire Station. The proposal is to change the zone from Zone G "Second Business District" to Zone A "Single Family Dwelling."

This item is to discuss the request for zoning change and, if appropriate, prepare the Preliminary Report for presentation to City Council on May 13, 2019.

The Commission wanted to know the reasoning behind the proposed change. Building Official Somers explained in making this change, it might be possible to have the soundwall that TXDOT is building in conjunction with the US HWY 290 expansion project extended along the property line between Joe Meyers and the City Hall complex. If the soundwall is extended, it will act as a buffer. The Commission also discussed the remodeling of Joe Meyers.

The Commission discussed the proposed path of the soundwall and repercussions that may result from extending the soundwall. The pros and cons of changing the zoning for the City Hall property were discussed. There was discussion that should the City Hall be relocated to Village Center, the existing property may be sold for residential uses. Council Liaison Mitcham told the Commission that the Council has not yet discussed how the exiting property will be used once City Hall is relocated to Village Center.

With no further discussion on the matter, Commissioner McCrea moved to approve the presentation of a Preliminary Report to City Council on May 13, 2019, recommending a zoning amendment change from District G to District A for the properties located at 16401 Lakeview Drive and described as Res A1 Jersey Meadows, 16327 Lakeview Drive and described as Res B1 Jersey Meadows, 0 Lakeview Drive and described as Res D Jersey Meadows, and 16501 Jersey Drive and described as TRS 1B &

12E (NM) ABST 228 J M Dement in the City of Jersey Village, Texas. Commissioner Camp seconded the motion. The vote follows:

Ayes: Commissioners Mergel, Freeman, Paul, Standlee, Camp and McCrea  
Chairman Faircloth

Nays: None

The motion carried.

*A copy of the Commission’s Preliminary Report regarding the zoning change is attached to and made a part of these minutes as Exhibit “B.”*

**E. Discuss and take appropriate action on the proposal to amend 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 (a) to authorize police stations and fire stations; and, if appropriate, the preparation and presentation of the Preliminary Report to Council on May 13, 2019.**

Building Official, Christian Somers, introduced the item. He told the Commission since the City is proposing to change the zoning for the current police and fire station we want to make it explicitly clear in the zoning ordinance that police and fire stations are allowed in District A. It seems they would be allowed as a “government building” already, but as the acceptable uses in Zone G have these uses explicitly stated, Staff felt it best to amend the ordinance in Zone A to be explicit as well.

This item is to discuss the request for zoning change and, if appropriate, prepare the Preliminary Report for presentation to City Council on May 13, 2019.

With limited discussion on the matter, Commissioner Freeman moved to approve the presentation of a Preliminary Report to City Council on May 13, 2019, recommending an amendment 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 revise Subsection (a) to authorize police stations and fire stations. Commissioner Paul seconded the motion. The vote follows:

Ayes: Commissioners Mergel, Freeman, Paul, Standlee, Camp and McCrea  
Chairman Faircloth

Nays: None

The motion carried.

*A copy of the Commission’s Preliminary Report regarding the Sec. 14-101(a) amendment is attached to and made a part of these minutes as Exhibit “C.”*

**F. Adjourn**

There being no further business on the Agenda the meeting adjourned 6:49 p.m.



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

# **EXHIBIT A**

## **Planning and Zoning Commission Minutes**

**April 22, 2019**

### **2019 Annual Comprehensive Plan Progress Report**

**DRAFT**



## CITY OF JERSEY VILLAGE PLANNING & ZONING COMMISSION 2019 ANNUAL COMPREHENSIVE PLAN PROGRESS REPORT

On February 15, 2016, City Council approved Ordinance No. 2016-04, which adopted the City’s 2016 Comprehensive Plan. As part of the Plan, the Planning and Zoning Commission is charged with preparing an Annual Progress Report for submittal and presentation to the City Council.

On April 22, 2019, the Planning and Zoning Commission conducted the 2019 annual review of the Comprehensive Plan and reports the following:

**The City’s Progress in implementing the Plan:** In determining Plan’s implementation progress, the Commission reviewed the Implementation Matrix. This matrix outlines the Plan’s priority and general recommendations, along with budget assumptions, and suggested time frames for completing action items. The review produced a list of the progress made by the City on several action items undertaken during budget year 2018-2019. The list is attached to and made a part of this report as “Exhibit A.”

**Changes in conditions that form the basis of the Plan and Community support for the Plan’s goals, strategies, and actions:** The Plan’s implementation progress has been affected by the April 18, 2016 flooding event where in some 230 homes were flooded, prompting City Council to order a Long-Term Flood Recovery Study. The study is now complete. There were four (4) projects outlined in the Long Term Flood Recovery Study. They are as follows:

1. Wall Street Drainage
2. Golf Course Berm
3. Widening and Deepening White Oak Bayou
4. Elevation of Homes

The Commission finds that these recommended projects are currently being implemented and expected that it will be several years before the projects are completed, which will affect the City’s ability to take on other projects listed in the Comprehensive Plan.

Nonetheless, for budget year 2019-2020, the Commission recommends that the projects detailed in attached “Exhibit B” be considered as action items for budget year 2019-2020.

**Demographic Data:** Updates to relevant demographic data regarding the economy of the City are attached to and made a part of this report as “Exhibit C.”

**Changes in State laws:** Finally, there have been no changes in the law that will affect our Comprehensive Plan.

Respectfully submitted, this 22nd day of April 2019.

ATTEST:

s/Rick Faircloth, Chairman

s/Lorri Coody, City Secretary



PLANNING AND ZONING COMMISSION MEETING PACKET FOR MAY 8, 2019

---

---

**CITY OF JERSEY VILLAGE  
MEMORANDUM**

---

---

**TO:** AUSTIN BLEESS, CITY MANAGER  
**FROM:** KEVIN T. HAGERICH, DIRECTOR OF PUBLIC WORKS  
**SUBJECT:** STAFF UPDATE REPORT FOR FY 2018-2019  
**DATE:** APRIL 15, 2019

---

**COMPREHENSIVE PLAN PROJECTS UNDERWAY, ONGOING OR COMPLETE**

**Future Land Use Recommendations**

Description: Establish a zoning overlay district for the Highway 290 corridor.  
Status: Tentative completion date of June 2019.

Description: Review existing development codes to identify incompatibility with the vision and desired uses (higher quality restaurants, services, and entertainment).  
Status: In Progress.

**Transportation & Circulation Recommendations**

Description: Explore TxDOT funding opportunities for multi-modal transportation alternatives.  
Status: On going

Description: Prioritize sidewalk improvement areas based upon propensity to generate pedestrian traffic, with safe routes to schools and safe routes to transit of highest priority.  
Status: A map of the city has been completed showing all sidewalks, and where they are lacking. Sidewalks will be addressed this year.

**Economic Development Recommendations**

Description: Perform analysis to determine viability of Jersey Meadows extension.  
Status: Council pulled project from CIP.

Description: Consider creation of a Municipal Management District (MMD) to fund corridor enhancements and on-going maintenance.  
Status: In progress

**Parks, Recreation & Open Space Recommendations**

Description: Parks Master Plan  
Status: In progress

---

---

**CITY OF JERSEY VILLAGE  
MEMORANDUM**

---

---

**TO:** AUSTIN BLEESS, CITY MANAGER  
**FROM:** KEVIN T. HAGERICH, DIRECTOR OF PUBLIC WORKS  
**SUBJECT:** PROPOSED COMPREHENSIVE PLAN ACTIVITIES FOR FY 2019-2020  
**DATE:** APRIL 15, 2019

---

**PROPOSED PROJECTS FOR FY 19/20**

**Future Land Use Recommendations:**

- Consider mixed use development, combining residential and nonresidential uses

**Transportation & Circulation Recommendations**

- Develop neighborhood pedestrian connections through a trail system, acquire/ secure land needed for initial paths of trail system, utilize existing bayous and conveyance channels to help expand the trail system if necessary

**Economic Development Recommendations:**

- Prepare marketing materials highlighting the assets and advantages of Jersey Village
- Identify potential redevelopment sites and create proposal packages to incentivize developers

**Community Character Recommendations:**

- Finish the gateway signage project



Population

Year	Jersey Village		Compound Annual Growth Rate	Harris County	
	Population	Percent Change		Population	Percent Change
1980	966	-	7.1%	2,409,547	-
1990	4,826	399.6%		2,818,199	17.0%
2000	6,880	42.6%		3,400,578	20.7%
2010	7,620	10.8%		4,092,459	20.3%
*Est. 2012	7,785	2.2%	-	4,253,963	3.9%
*Est. 2015	7,877	1.2%		4,538,028	6.7%
*Est. 2016	7,892	0.2%			
*Est. 2017	7,896	0.1%		4,525,519	-0.3%

Source: U.S. Census 1980, 1990, 2000, 2010; \*Source: Census estimate for 2016.

Age Distribution

Age Group	2000		2010		2017	
	Number	Percent	Number	Percent	Number	Percent
Young (0-14)	1,209	17.57%	1,121	14.71%	1,121	14.71%
High School (15-19)	464	6.74%	427	5.60%	427	5.60%
College, New Family (20-24)	446	6.48%	544	7.14%	544	7.14%
Prime Labor Force (25-44)	2,175	31.61%	1,986	26.06%	1,986	26.06%
Older Labor Force (45-64)	2,063	29.99%	2,424	31.81%	2,424	31.81%
Elderly (65+)	523	7.60%	1,118	14.67%	1,118	14.67%
Total	6,880	100.00%	7,620	100.00%	7,620	100.00%
Median age	37.8		41.8			

Source: U.S. Census 2000, 2010, Census Estimates

Jersey Village					
Male			Female		
Age	Population	Percent	Age	Population	Percent
Under 5 years	217	2.8%	Under 5 years	187	2.5%
5 to 9 years	201	2.6%	5 to 9 years	151	2.0%
10 to 14 years	190	2.5%	10 to 14 years	175	2.3%
15 to 19 years	207	2.7%	15 to 19 years	220	2.9%
20 to 24 years	267	3.5%	20 to 24 years	277	3.6%
25 to 29 years	307	4.0%	25 to 29 years	306	4.0%
30 to 34 years	245	3.2%	30 to 34 years	241	3.2%
35 to 39 years	250	3.3%	35 to 39 years	218	2.9%
40 to 44 years	203	2.7%	40 to 44 years	216	2.8%
45 to 49 years	228	3.0%	45 to 49 years	264	3.5%
50 to 54 years	298	3.9%	50 to 54 years	342	4.5%
55 to 59 years	331	4.3%	55 to 59 years	349	4.6%
60 to 64 years	296	3.9%	60 to 64 years	316	4.1%
65 to 69 years	192	2.5%	65 to 69 years	217	2.8%
70 to 74 years	123	1.6%	70 to 74 years	168	2.2%
75 to 79 years	86	1.1%	75 to 79 years	123	1.6%
80 to 84 years	51	0.7%	80 to 84 years	73	1.0%
85 years and over	32	0.4%	85 years and over	53	0.7%

Source: US Census Bureau 2013-2017 American Community Survey 5-Year Estimates

Race/Ethnicity	2000		2010		2017	
	Number	Percent	Number	Percent	Number	Percent
Caucasian	5,960	86.6%	5,813	76.3%	6,299	79.8%
African-American	280	4.1%	631	8.3%	1,014	12.8%
American Indian & Alaska Nati	15	0.2%	29	0.4%	11	0.1%
Asian	350	5.1%	663	8.7%	381	4.8%
Hawaiian & Other Pacific Isl	4	0.1%	0	0.0%	0	0.0%
Some Other Race	167	2.4%	320	4.2%	11	0.1%
Two or More Races	104	1.5%	164	2.2%	180	2.3%
Total	6,880	-	7,620	-	7,896	-
Hispanic Origin	499	7.3%	1,109	14.6%	1,224	15.5%

Source: U.S. Census 2000, 2010, Census Estimates

Household Type	2000		2010		2015		2016		2017	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Family Households	1,943	68.4%	2,134	63.2%	1,882	59.7%	2,092	58.8%	2,134	63.2%
With Own Children Under 18 Years	825	29.0%	764	22.6%	555	17.6%	623	17.5%	764	35.8%
Married Couple Family	1,693	59.6%	1,766	52.3%	1,573	49.9%	1,751	49.2%	1,756	52.3%
With Own Children Under 18 years	669	23.6%	570	16.9%	N/R	N/R	N/R	N/R	570	32.3%
Female Householder, No Husband Present	176	6.2%	268	7.9%	195	6.2%	192	5.4%	268	12.4%
With Own Children Under 18 Years	116	4.1%	148	4.4%	N/R	N/R	N/R	N/R	148	5.5%
Non-Family Households	897	31.6%	1,245	36.8%	1,271	40.3%	1,466	41.2%	1,245	36.8%
Householder Living Alone	704	24.8%	1,069	31.6%	1,129	35.8%	1,338	37.6%	1,069	31.6%
65 Years and Over	72	2.5%	299	8.8%	363	11.5%	416	11.7%		
Total Households	2,840		3,379		3,153		3,558		3,379	
Average Household Size	2.42		2.25		Not Estimated		Not Estimated		2.25	

PLANNING AND ZONING COMMISSION MEETING PACKET FOR MAY 8, 2019

Income Level	1999		2012		2015		2016		2017		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Less than \$10,000	68	2.4%	78	2.4%	149	4.2%	128	3.6%	81	2.2%	
\$10,000 to \$14,999	84	2.9%	111	3.4%	123	3.5%	137	3.9%	22	0.6%	
\$15,000 to \$24,999	173	6.0%	264	8.0%	290	8.3%	254	7.1%	100	2.7%	
\$25,000 to \$34,999	241	8.4%	223	6.7%	211	6.0%	165	4.6%	159	4.3%	
\$35,000 to \$49,999	407	14.2%	373	11.3%	581	16.5%	622	17.5%	413	11.2%	
\$50,000 to \$74,999	603	21.0%	709	21.4%	699	19.9%	716	20.1%	608	16.5%	
\$75,000 to \$99,999	473	16.5%	528	15.9%	421	12.0%	388	10.8%	442	12.0%	
\$100,000 to \$149,999	493	17.2%	440	13.3%	314	8.9%	421	11.8%	678	18.4%	
\$150,000 to \$199,999	219	7.6%	329	9.9%	269	7.7%	264	7.4%	461	12.5%	
\$200,000 or more	108	3.8%	257	7.8%	456	13.0%	468	13.2%	726	19.7%	
<b>Total Households</b>		2,869	100.0%	3,312	100.0%	3,513	100.0%	3,558	100.0%	3,687	100.1%
<i>Median Household Income (\$)</i>		\$68,431.00		\$69,000.00		\$65,280.00		\$65,345.00		\$61,983.00	
<i>Median Household Income Adjusted for Inflation (\$) to 2017 dollars</i>		\$101,143		\$73,924.00		\$67,831		66978.65		N/A	
<small>Source: U.S. Census 2000; 2008-2012 American Community Survey 5-Year Estimates, *Bureau of Labor Statistics Website, Inflation Calculator link, \$1.00 in 1999 was worth \$1.38 in 2012 and worth \$1.42 in 2015, \$1.44 in 2016, \$1.48 in 2017.</small>											

Housing Type

Units in Structure	2000				2012				2015			
	Jersey Village		Texas		Jersey Village		Texas		Jersey Village		Texas	
Total housing units	3,087		8,123,262		3,548		9,961,513		3,722		10,305,607	
1-unit, detached	1,754	56.8%	5,171,892	63.7%	1,932	54.5%	6,542,607	65.7%	2,167	58.2%	6,729,990	65.3%
1-unit, attached	34	1.1%	249,018	3.1%	42	1.2%	263,514	2.6%	47	1.3%	276,365	2.7%
2 units	21	0.7%	170,679	2.1%	32	0.9%	198,542	2.0%	0	0.0%	198,621	1.9%
3 or 4 units	119	3.9%	272,988	3.4%	72	2.0%	314,623	3.2%	102	2.7%	333,227	3.2%
5 to 9 units	199	6.4%	356,073	4.4%	288	8.1%	485,357	4.9%	363	9.8%	499,237	4.8%
10 to 19 units	401	13.0%	351,859	4.3%	604	17.0%	642,531	6.5%	461	12.4%	651,199	6.3%
20 or more units	550	17.8%	819,101	10.1%	565	15.9%	760,009	7.6%	575	15.4%	839,106	8.1%
Mobile home	9	0.3%	731,652	9.0%	13	0.4%	754,330	7.6%	7	0.2%	761,116	7.4%

Units in Structure	2016				2017			
	Jersey Village		Texas		Jersey Village		Texas	
Total housing units	3,808		10,441,643		3,907		10,611,386	
1-unit, detached	2,146	56.4%	6,814,608	65.3%	2,264	57.9%	6,925,144	65.3%
1-unit, attached	66	1.7%	280,210	2.7%	70	1.8%	279,941	2.6%
2 units	0	0.0%	198,910	1.9%	0	0.0%	201,826	1.9%
3 or 4 units	141	3.7%	337,978	3.2%	143	3.7%	344,274	3.2%
5 to 9 units	459	12.1%	502,562	4.8%	375	9.6%	506,785	4.8%
10 to 19 units	425	11.2%	661,573	6.3%	486	12.4%	671,323	6.3%
20 or more units	562	14.8%	866,780	8.3%	569	14.6%	891,633	8.4%
Mobile home	9	0.2%	762,848	7.3%	0	0.0%	773,297	7.3%

House Values (Owner-Occupied)	2012				2000				2015			
	Jersey Village		Texas		Jersey Village		Texas		Jersey Village		Texas	
Owner-Occupied Units	1,870		5,609,007		1,652		3,849,585		2,028		5,693,770	
Less than \$50,000	0	0.0%	696,888	12.4%	11	0.7%	875,444	22.7%	8	0.4%	674,508	11.8%
\$50,000 to \$99,999	66	3.5%	1,361,239	24.3%	167	10.1%	1,561,509	40.6%	55	2.7%	1,296,992	22.8%
\$100,000 to \$149,999	231	12.4%	1,238,795	22.1%	797	48.2%	700,830	18.2%	277	13.7%	1,175,058	20.6%
\$150,000 to \$199,999	719	38.4%	895,978	16.0%	402	24.3%	335,179	8.7%	619	30.5%	907,977	15.9%
\$200,000 to \$299,999	678	36.3%	758,661	13.5%	182	11.0%	223,968	5.8%	770	38.0%	839,526	14.7%
\$300,000 to \$499,999	162	8.7%	436,502	7.8%	55	3.3%	104,821	2.7%	237	11.7%	531,883	9.3%
\$500,000 to \$999,999	14	0.7%	167,999	3.0%	38	2.3%	37,697	1.0%	41	2.0%	206,852	3.6%
\$1,000,000 or more	0	0.0%	52,945	0.9%	-	-	10,137	0.3%	21	1.0%	60,974	1.1%
Median (dollars)	194,300		128,000		142,900		82,500		205,300		136,000	
House Values (Owner-Occupied)	2016				2017							
	Jersey Village		Texas		Jersey Village		Texas					
Owner-Occupied Units	1,987		5,747,458		2,059		5,851,046					
Less than \$50,000	11	0.6%	651,147	11.3%	15	0.7%	626,418	10.7%				
\$50,000 to \$99,999	40	2.0%	1,241,499	21.6%	26	1.3%	1,173,334	20.1%				
\$100,000 to \$149,999	211	10.6%	1,133,895	19.7%	133	6.5%	1,093,211	18.7%				
\$150,000 to \$199,999	604	30.4%	917,067	16.0%	500	24.3%	933,468	16.0%				
\$200,000 to \$299,999	739	37.2%	896,804	15.6%	789	38.3%	979,797	16.7%				
\$300,000 to \$499,999	298	15.0%	603,389	10.5%	438	21.3%	697,195	11.9%				
\$500,000 to \$999,999	64	3.2%	235,890	4.1%	138	6.7%	271,885	4.6%				
\$1,000,000 or more	20	1.0%	67,767	1.2%	20	1.0%	75,738	1.3%				
Median (dollars)	216,600		142,700		246,700		151,500					

Year House Constructed						
	2105		2016		2017	
<b>Total Housing Units</b>	<b>3,772</b>	<b>-</b>	<b>3,808</b>	<b>-</b>	<b>3,907</b>	<b>-</b>
2014 or Later	0	0.0%	9	0.2%	7	0.2%
2010 to 2013	48	1.3%	58	1.5%	46	1.2%
2000 to 2009	667	17.7%	686	18.0%	727	18.6%
1990 to 1999	1,022	27.1%	1,105	29.0%	1,126	28.8%
1980 to 1989	696	18.5%	732	19.2%	732	18.7%
1970 to 1979	1,030	27.3%	866	22.7%	860	22.0%
1960 to 1969	157	4.2%	199	5.2%	239	6.1%
1950 to 1959	88	2.3%	111	2.9%	131	3.4%
1940 to 1949	14	0.4%	33	0.9%	24	0.6%
1939 or earlier	0	0.0%	9	0.2%	15	0.4%
<i>Source: Census Estimates</i>						



Year Householder Moved into Unit		2015		2016		2017	
<b>Occupied housing units</b>	<b>3,513</b>	-	<b>3,558</b>	-		3687	
Moved in 2015 or Later	<b>70</b>	2.0%	<b>299</b>	8.4%		481	
Moved in 2010 to 2014	1,209	34.4%	1,175	33.0%		1215	
Moved in 2000 to 2009	1,324	37.7%	1,240	34.9%		1065	
Moved in 1990 to 1999	399	11.4%	341	9.6%		353	
Moved in 1980 to 1989	162	4.6%	177	5.0%		191	
Moved in 1979 or earlier	349	9.9%	326	9.2%		382	

Source: Census Estimates

Educational Attainment	2000		2012		2015		2016		2017	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Population 25 years and over	4,840		5,776		5,994		6,065		6,044	
No High School	85	1.8%	53	0.9%	100	1.7%	114	1.9%	123	2.0%
Some High School	278	5.7%	218	3.8%	215	3.6%	216	3.6%	194	3.2%
High School Graduate	759	15.7%	1,244	21.5%	1,376	23.0%	1,426	23.5%	1,148	19.0%
Some College	1,303	26.9%	1,607	27.8%	1,426	23.8%	1,522	25.1%	1,403	23.2%
Associate's	304	6.3%	346	6.0%	575	9.6%	465	7.7%	480	7.9%
Bachelor's	1,408	29.1%	1,385	24.0%	1,386	23.1%	1,460	24.1%	1,721	28.5%
Graduate	703	14.5%	923	16.0%	916	15.3%	862	14.2%	975	16.1%
Percent High School Graduate or Higher	92.5%		95.3%		94.7%		94.6%		94.9%	
Percent Bachelor's Degree or Higher	43.6%		40.0%		38.4%		38.3%		29.2%	

Source: 2000 Census, 2008-2012 American Community Survey 5-Year Estimates, 2015 Census Estimate, 2016 Estimate

DRAFT

Employment Industry	2000		2012		2015		2016		2016	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	136	3.3%	189	4.5%	256	6.0%	302	7.4%	298	7.2%
Construction	205	4.9%	398	9.4%	313	7.3%	380	9.3%	210	5.1%
Manufacturing	504	12.0%	660	15.5%	518	12.1%	463	11.4%	485	11.7%
Wholesale trade	425	10.2%	152	3.6%	300	7.0%	260	6.4%	252	6.1%
Retail trade	454	10.9%	402	9.5%	335	7.8%	356	8.7%	316	7.6%
Transportation and warehousing, and utilities	275	6.6%	178	4.2%	197	4.6%	178	4.4%	212	5.1%
Information	158	3.8%	151	3.6%	132	3.1%	10	0.2%	10	0.2%
Finance and insurance, and real estate and rental and leasing	304	7.3%	396	9.3%	316	7.4%	328	8.1%	368	8.9%
Professional, scientific, and management, and administrative and waste management services	590	14.1%	515	12.1%	561	13.1%	504	12.4%	576	13.9%
Educational services, and health care and social assistance	750	17.9%	763	18.0%	767	18.0%	727	17.9%	779	18.8%
Arts, entertainment, and recreation, and accommodation and food services	136	3.3%	221	5.2%	368	8.6%	307	7.5%	289	7.0%
Other services, except public administration	95	2.3%	75	1.8%	142	3.3%	186	4.6%	220	5.3%
Public administration	151	3.6%	147	3.5%	63	1.5%	70	1.7%	121	2.9%
<b>Total Employment:</b>	<b>4,183</b>	<b>100.0%</b>	<b>4,247</b>	<b>100.0%</b>	<b>4,268</b>	<b>100.0%</b>	<b>4,071</b>	<b>100.0%</b>	<b>4,136</b>	<b>100.0%</b>

Source: 2000 Census; 2008-2012 American Community Survey 5-Year Estimates; Census Estimates

Occupation	2000				2012				2015			
	Jersey Village		Texas		Jersey Village		Texas		Jersey Village		Texas	
Civilian employed ages 16 and over	4,183		9,234,372		4,247		11,440,956		4,268		12,094,262	
Management, business, science, and arts occupations	2,205	52.7%	3,078,757	33.3%	2,128	50.1%	3,919,380	34.3%	2,013	47.2%	4,246,418	35.1%
Service occupations	317	7.6%	1,351,270	14.6%	339	8.0%	2,003,418	17.5%	374	8.8%	2,137,635	17.7%
Sales and office occupations	1,262	30.2%	2,515,596	27.2%	1,027	24.2%	2,880,468	25.2%	1,106	25.9%	2,950,995	24.4%
Natural resources, construction, and maintenance	164	3.9%	1,069,839	11.6%	420	9.9%	1,282,484	11.2%	406	9.5%	1,314,287	10.9%
Production, transportation, and material moving	235	5.6%	1,218,910	13.2%	333	7.8%	1,355,206	11.8%	369	8.6%	1,444,927	11.9%

*Sources: 2000 Census, 2008-2012 American Community Survey 5-Year Estimates, Census Estimates*

Occupation	2016				2017			
	Jersey Village		Texas		Jersey Village		Texas	
Civilian employed ages 16 and over	4,071		12,371,392		4,136		12,689,069	
Management, business, science, and arts occupations	1,976	48.5%	4,382,313	35.4%	2,137	51.7%	4,551,929	35.9%
Service occupations	340	8.4%	2,185,662	17.7%	373	9.0%	2,221,181	17.5%
Sales and office occupations	1,049	25.8%	2,988,311	24.2%	1,122	27.1%	3,038,408	23.9%
Natural resources, construction, and maintenance	418	10.3%	1,342,559	10.9%	241	5.8%	1,370,630	10.8%
Production, transportation, and material moving	288	7.1%	1,472,547	11.9%	263	6.4%	1,506,921	11.9%

Employment Status	2012				2015			
	Jersey Village		Texas		Jersey Village		Texas	
	Percentage	Total	Percentage	Total	Percentage	Total	Percentage	Total
Population 16 years and over	-	6,597	-	19,110,058	-	6,816	-	20,241,168
In labor force	67.2%	4,430	65.4%	12,507,191	66.5%	4,530	64.7%	13,101,788
Civilian labor force	67.0%	4,422	64.9%	12,401,364	66.2%	4,510	64.3%	13,006,330
Employed	64.4%	4,247	59.9%	11,440,956	62.6%	4,268	59.8%	12,094,262
Unemployed	2.7%	175	5.0%	960,408	3.6%	242	4.5%	912,068
Armed Forces	0.1%	8	0.6%	105,827	0.3%	20	0.5%	95,458
Not in labor force	32.8%	2,167	34.6%	6,602,867	33.5%	2,286	35.3%	7,139,380
Females 16 years and over	-	4,422	-	9,714,241	-	3,491	-	10,283,420
In labor force	41.9%	1,853	58.5%	5,683,277	55.7%	1,945	57.9%	5,951,284
Civilian labor force	41.9%	1,853	58.3%	5,666,279	55.7%	1,945	57.7%	5,937,407
Employed	40.0%	1,768	53.8%	5,224,259	52.1%	1,819	53.5%	5,505,407

Employment Status	2016				2017			
	Jersey Village		Texas		Jersey Village		Texas	
	Percentage	Total	Percentage	Total	Percentage	Total	Percentage	Total
Population 16 years and over	-	6,805	-	20,599,223	-	6,766	-	20,998,008
In labor force	64.2%	4,367	64.6%	13,312,277	65.3%	4,419	64.6%	13,565,038
Civilian labor force	63.3%	4,310	64.2%	13,219,523	64.6%	4,369	64.2%	13,473,957
Employed	59.8%	4,071	60.1%	12,371,392	61.1%	4,136	60.4%	12,689,069
Unemployed	3.5%	239	4.1%	848,131	3.4%	233	3.7%	784,888
Armed Forces	0.8%	57	0.5%	92,754	0.7%	50	0.4%	91,081
Not in labor force	35.8%	2,438	35.4%	7,286,946	34.7%	2,347	35.4%	7,432,970
Females 16 years and over	-	3,478	-	10,464,813	-	3,521	-	10,660,959
In labor force	54.2%	1,884	57.8%	6,047,825	54.6%	1,922	57.8%	6,162,604
Civilian labor force	54.2%	1,884	57.7%	6,034,288	54.6%	1,922	57.7%	6,148,636
Employed	49.4%	1,719	53.8%	5,631,426	49.7%	1,749	54.2%	5,779,279

Travel Time to Work	2012		2015		2016		2017	
	Jersey Village	Texas	Jersey Village	Texas	Jersey Village	Texas	Jersey Village	Texas
Less than 10 minutes	4.1%	13.3%	6.3%	12.7%	6.3%	12.4%	7.4%	12.2%
10 to 14 minutes	12.3%	14.4%	14.7%	13.9%	14.5%	13.7%	12.0%	13.5%
15 to 19 minutes	15.0%	16.1%	15.4%	15.9%	13.9%	15.8%	13.0%	15.8%
20 to 24 minutes	19.0%	14.8%	16.1%	14.7%	13.7%	14.6%	15.2%	14.5%
25 to 29 minutes	5.3%	5.8%	2.7%	5.8%	4.5%	5.9%	5.1%	5.9%
30 to 34 minutes	21.7%	14.9%	19.3%	15.0%	18.7%	14.9%	19.4%	14.9%
35 to 44 minutes	6.9%	6.1%	8.6%	6.2%	9.7%	6.4%	9.4%	6.5%
45 to 59 minutes	8.2%	7.6%	8.4%	8.1%	9.1%	8.3%	11.3%	8.6%
60 or more minutes	7.6%	7.0%	8.4%	7.6%	9.7%	7.9%	7.1%	8.1%
Mean travel time to work (minutes)	26.9	24.9	26.8	25.6	28.4	25.9	28	26.1

Source: 2008-2012 American Community Survey 5-Year Estimates, Census Estimates

Means of Transportation to Work	2012	2015	2016	2016	2017
Workers 16 years and over	4,237	4246	4111	4111	4157
Car, truck, or van -- drove alone	86.5%	3716	3716	3716	3637
Car, truck, or van -- carpooled	6.4%	285	285	285	258
Public transportation (excluding taxicab)	2.5%	84	84	84	91
Walked	1.2%	35	35	35	17
Other means	1.5%	16	16	16	42
Worked at home	1.9%	110	110	110	112

**DRAFT**



# **EXHIBIT B**

## **Planning and Zoning Commission Minutes**

**April 22, 2019**

### **Preliminary Report Zoning Change for City Complex**

**DRAFT**



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION  
PRELIMINARY REPORT – ZONING CHANGE**

The Planning and Zoning Commission has met in order to review the request of a zoning amendment change from District G to District A for the properties located at 16401 Lakeview Drive and described as Res A1 Jersey Meadows, 16327 Lakeview Drive and described as Res B1 Jersey Meadows, 0 Lakeview Drive and described as Res D Jersey Meadows, and 16501 Jersey Drive and described as TRS 1B & 12E (NM) ABST 228 J M Dement, in the City of Jersey Village, Texas.

After review and discussion, the Commissioners preliminarily propose that Chapter 14 of the Code of Ordinances of the City of Jersey Village, Texas be amended by authorizing revision of the official zoning map as set out in Section 14-82 so that properties located at 16401 Lakeview Drive and described as Res A1 Jersey Meadows, 16327 Lakeview Drive and described as Res B1 Jersey Meadows, 0 Lakeview Drive and described as Res D Jersey Meadows, and 16501 Jersey Drive and described as TRS 1B & 12E (NM) ABST 228 J M Dement be changed from Zoning District G (“Second Business District”) to Zoning District A (“Single Family Dwelling District”).

This preliminary change to the City’s comprehensive zoning ordinance is more specifically detailed in the proposed ordinance attached as Exhibit “A.”

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

Respectfully submitted, this 22nd day of April 2019.

s/Rich Faircloth, Chairman

**ATTEST:**

s/Lorri Coody, City Secretary



PLANNING AND ZONING COMMISSION MEETING PACKET FOR MAY 8, 2019

**EXHIBIT A  
TO THE  
PLANNING AND ZONING  
COMMISSION'S  
PRELIMINARY REPORT  
APRIL 22, 2019**

**PROPOSED ORDINANCE NO. 2019-xx**

**AN ORDINANCE AMENDING CHAPTER 14 OF THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, TEXAS, THE JERSEY VILLAGE DEVELOPMENT CODE, BY AUTHORIZING REVISION OF THE OFFICIAL ZONING MAP AS SET OUT IN SECTION 14-82 SO THAT PROPERTIES LOCATED AT 16401 LAKEVIEW DRIVE AND DESCRIBED AS RES A1 JERSEY MEADOWS, 16327 LAKEVIEW DRIVE AND DESCRIBED AS RES B1 JERSEY MEADOWS, 0 LAKEVIEW DRIVE AND DESCRIBED AS RES D JERSEY MEADOWS, AND 16501 JERSEY DRIVE AND DESCRIBED AS TRS 1B & 12E (NM) ABST 228 J M DEMENT, SHALL BE CHANGED FROM ZONING DISTRICT G (“SECOND BUSINESS DISTRICT”) TO ZONING DISTRICT A (“SINGLE-FAMILY DWELLING DISTRICT”); CONTAINING OTHER FINDINGS AND PROVISIONS RELATING TO THE SUBJECT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL; 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 amendment to the Zoning Ordinance by authorizing revision of the Official Zoning Map as set out in Section 14-82 relating to the change of the zoning designation for the properties located at 16401 Lakeview Drive and described as Res A1 Jersey Meadows, 16327 Lakeview Drive and described as Res B1 Jersey Meadows, 0 Lakeview Drive and described as Res D Jersey Meadows, and 16501 Jersey Drive and described as TRS 1B & 12E (NM) ABST 228 J M Dement from zoning District G (“Second Business District”) to zoning District A (“Single-Family Dwelling District”); 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 amendment to the zoning ordinance 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 THAT:**

**Section 1.** The City Council hereby finds and determines that the statements set forth in the preamble of this Ordinance are true and correct and are incorporated herein for all purposes.

**Section 2.** The properties located at 16401 Lakeview Drive and described as Res A1 Jersey Meadows, 16327 Lakeview Drive and described as Res B1 Jersey Meadows, 0 Lakeview Drive and described as Res D Jersey Meadows, and 16501 Jersey Drive and described as TRS 1B & 12E (NM) ABST 228 J M Dement is rezoned from District G (“Second Business District”) to District A (“Single-Family Dwelling District”).

PLANNING AND ZONING COMMISSION MEETING PACKET FOR MAY 8, 2019

**Section 3.** The Official Zoning District Map of the City shall be revised and amended to show the change in zoning classification of the property with the appropriate references thereon to the number and effective date of this ordinance.

**Section 4.** In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Jersey Village, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

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

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

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

**PASSED, APPROVED, AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

**ATTEST:**

\_\_\_\_\_  
Mayor

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

# **EXHIBIT C**

## **Planning and Zoning Commission Minutes**

**April 22, 2019**

**Preliminary Report**

**Text Change – Sec. 14-101(a)**

**DRAFT**



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION  
PRELIMINARY REPORT – TEXT CHANGE - DISTRICT A**

The Planning and Zoning Commission has met in order to consider amendments to the Code of Ordinances 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 police stations and fire station in the residential zone;

After review and discussion, the Commissioners preliminarily propose that amendments be made 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 revise Subsection (a)(3) to allow for municipal government buildings, police stations and fire stations as follows:

(a)(3) Municipal ~~and~~ government buildings, police stations, fire stations, and public libraries.

This preliminary change to the City’s comprehensive zoning ordinance is more specifically detailed in the proposed ordinance attached as Exhibit “A.”

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

Respectfully submitted, this 22<sup>nd</sup> day of April 2019.

s/Rick Faircloth, Chairman

**ATTEST:**

s/Lorri Coody, City Secretary



PLANNING AND ZONING COMMISSION MEETING PACKET FOR MAY 8, 2019



**EXHIBIT A  
TO THE  
PLANNING AND ZONING  
COMMISSION'S  
PRELIMINARY REPORT  
APRIL 22, 2019**

PROPOSED ORDINANCE NO. 2019-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 (A) TO AUTHORIZE POLICE STATIONS AND FIRE STATIONS; 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 amendment to the Zoning Ordinance by more clearly defining government buildings; 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 amendment to the zoning ordinance 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 THAT:

**Section 1.** The City Council hereby finds and determines that the statements set forth in the preamble of this Ordinance are true and correct and are incorporated herein for all purposes.

**Section 2.** The Code of Ordinances of the City of Jersey Village is amended by deleting from Chapter 14, Article IV, Division 2, Section 14-101(a)(3) the language shown below in struckthrough (~~deleted~~) and by adding thereto the language shown below as underscored and boldfaced (**added**), with the new Section 14-101(a)(3) to read as follows:

(a)(3) Municipal and government buildings, police stations, fire stations, and public libraries.

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

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

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

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

**PASSED, APPROVED, AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

**ATTEST:**

\_\_\_\_\_  
Mayor

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

**DRAFT**

**PLANNING AND ZONING COMMISSION  
CITY OF JERSEY VILLAGE, TEXAS  
AGENDA REQUEST**

**AGENDA DATE:** May 8, 2019

**AGENDA ITEM:** C

**AGENDA SUBJECT:** Discuss and take appropriate action on the proposal to amend 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; and, if appropriate, the preparation and presentation of the Preliminary Report to Council on May 13, 2019.

**Prepared By:** Christian Somers, Building Official

**Date Submitted:** April 24, 2019

**EXHIBITS:** [P&Z Preliminary Report with Proposed Ordinance](#)

**BACKGROUND INFORMATION:**

The City is proposing an amendment 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.

This item is to discuss this proposal and, if appropriate, prepare the Preliminary Report for presentation to City Council on May 13, 2019.

**RECOMMENDED ACTION:**

Discuss and take appropriate action on the proposal to amend 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; and, if appropriate, the preparation and presentation of the Preliminary Report to Council on May 13, 2019.



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION  
PRELIMINARY REPORT – TEXT CHANGE – SECTION 14-101(c)**

The Planning and Zoning Commission has met in order to consider amendments to the Code of Ordinances 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 revise Subsection (c) to limit the types of masonry that may be used for veneer treatments.

After review and discussion, the Commissioners preliminarily propose that amendments be made 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 revise Subsection (c) to limit the types of masonry that may be used for veneer treatments.

This preliminary change to the City’s comprehensive zoning ordinance is more specifically detailed in the proposed ordinance attached as Exhibit “A.”

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

Respectfully submitted, this 8th day of May 2019.

\_\_\_\_\_  
R. T. Faircloth, Chairman

**ATTEST:**

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



PROPOSED

PLANNING AND ZONING COMMISSION MEETING PACKET FOR MAY 8, 2019

**EXHIBIT A**  
**TO THE**  
**PLANNING AND ZONING**  
**COMMISSION'S**  
**PRELIMINARY REPORT**

**ORDINANCE NO. 2019-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

**WHEREAS**, the City Council of the City of Jersey Village now deems that such requested amendment to the zoning ordinance is in accordance with the comprehensive plan and is appropriate to grant; **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~~ skirts 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. Stucco must be integrally colored or otherwise finished with a coating.
- (2) Use of CMU for exterior wall veneers is prohibited in this district, except that split-face concrete blocks, integrally colored or otherwise finished with a coating, may be utilized for the construction of veneer skirts for slab on grade home elevations. 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 \_\_\_\_\_, 2019.

**ATTEST:**

\_\_\_\_\_  
Justin Ray, Mayor

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

PROPOSED



**PLANNING AND ZONING COMMISSION  
CITY OF JERSEY VILLAGE, TEXAS  
AGENDA REQUEST**

**AGENDA DATE:** May 8, 2019

**AGENDA ITEM:** D

**AGENDA SUBJECT:** Discuss and take appropriate action on the proposal to amend Chapter 14 Building and Development, Article IV. Zoning Districts, Division 1 Generally, Section 14-88 Regulations that Apply for all Districts, to revise Subsection (a)(19)(a) to provide for screening of commercial development from residential zoning districts; and, if appropriate, the preparation and presentation of the Preliminary Report to Council on May 13, 2019.

**Prepared By:** Christian Somers, Building Official

**Date Submitted:** April 24, 2019

**EXHIBITS:** [P&Z Preliminary Report with Proposed Ordinance](#)

**BACKGROUND INFORMATION:**

The City is proposing an amendment to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 1 Generally, Section 14-88 Regulations that Apply for all Districts, to revise Subsection (a)(19)(a) to provide for screening of commercial development from residential zoning districts.

This item is to discuss this proposal and, if appropriate, prepare the Preliminary Report for presentation to City Council on May 13, 2019.

**RECOMMENDED ACTION:**

Discuss and take appropriate action on the proposal to amend Chapter 14 Building and Development, Article IV. Zoning Districts, Division 1 Generally, Section 14-88 Regulations that Apply for all Districts, to revise Subsection (a)(19)(a) to provide for screening of commercial development from residential zoning districts; and, if appropriate, the preparation and presentation of the Preliminary Report to Council on May 13, 2019.



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION  
PRELIMINARY REPORT – TEXT CHANGE – SECTION 14-88(a)(19)(a)**

The Planning and Zoning Commission has met in order to consider amendments to the Code of Ordinances at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 1 Generally, Section 14-88 Regulations that Apply for all Districts, to revise Subsection (a)(19)(a) to provide for screening of commercial development from residential zoning districts.

After review and discussion, the Commissioners preliminarily propose that amendments be made to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 1 Generally, Section 14-88 Regulations that Apply for all Districts, to revise Subsection (a)(19)(a) to provide for screening of commercial development from residential zoning districts.

This preliminary change to the City’s comprehensive zoning ordinance is more specifically detailed in the proposed ordinance attached as Exhibit “A.”

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

Respectfully submitted, this 8th day of May 2019.

\_\_\_\_\_  
R. T. Faircloth, Chairman

**ATTEST:**

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



PROPOSED

PLANNING AND ZONING COMMISSION MEETING PACKET FOR MAY 8, 2019

**EXHIBIT A**  
**TO THE**  
**PLANNING AND ZONING**  
**COMMISSION'S**  
**PRELIMINARY REPORT**

**ORDINANCE NO. 2019-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 FOR ALL DISTRICTS TO REVISE SUBSECTION (A)(19)(A) TO PROVIDE FOR SCREENING OF COMMERCIAL DEVELOPMENT FROM RESIDENTIAL ZONING DISTRICTS; 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 for all Districts, to revise Subsection (a)(19)(a) to provide for screening of commercial development from residential zoning districts; 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

**WHEREAS**, the City Council of the City of Jersey Village now deems that such requested amendment to the zoning ordinance is in accordance with the comprehensive plan and is appropriate to grant; **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 (a) in Section 14-88 Regulations that apply for all zoning districts, by adding the language underlined to read and provide as follows:

**“Chapter 14 – BUILDING AND DEVELOPMENT**

....

**Sec. 14-88. Regulations that apply for all zoning districts.**

....

(a) *General regulations.*

....

**(19) Screening.**

....

a. For development of nonresidential lots directly abutting and adjacent to residential ~~lots~~ **zoning districts**, an obscuring wall shall be required. The required wall shall be located inside the nonresidential lot lines abutting and adjacent to the residential ~~lots~~ **zoning districts**; provided, however, where a masonry wall has been constructed in a residential subdivision abutting nonresidential lots prior to development of the nonresidential lots, the masonry wall in the residential lots shall serve as the required screen and shall meet all requirements required of screens on nonresidential lots. Where a masonry wall of at least six feet in height exists in the residential lots abutting a nonresidential development, the nonresidential developer shall provide a buffer yard one and one-half times the width required elsewhere in this Code with two times the landscaping requirements in lieu of a second masonry wall.”

**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 \_\_\_\_\_, 2019.

**ATTEST:**

\_\_\_\_\_  
Mayor

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

**PLANNING AND ZONING COMMISSION  
CITY OF JERSEY VILLAGE, TEXAS  
AGENDA REQUEST**

**AGENDA DATE:** May 8, 2019

**AGENDA ITEM:** E

**AGENDA SUBJECT:** Consider the request for an Alternative Comprehensive Signage Plan, filed in accordance with Section 14-261 of the Jersey Village Code of Ordinances, by Dynamic Signs Systems and Marketing LLC on behalf of the Jersey Village Development Group, LLC for the Village ER Phase I Plaza located at 17030 Northwest Freeway, Houston, Texas.

**Dept./Prepared By:** Christian Somers, Building Official

**Date Submitted:** April 26, 2019

**EXHIBITS:** [Application](#) for Alternative Comprehensive Signage Plan  
[Appointment of Agent](#) and Entity Information  
[Proposed P&Z Signage Plan](#) Approval with Plan

**BACKGROUND INFORMATION:**

An application has been submitted by Dynamic Signs Systems and Marketing LLC, filed on behalf of the Jersey Village Development Group, LLC, for the Village ER Phase I Plaza located at 17030 Northwest Freeway, Houston, Texas.

This item is being brought before the Commission in accordance with Section 14-261 of the Code of Ordinances, which states that a comprehensive signage plan, which is an alternative to strict compliance with various sign requirements of this article, may be submitted and approved by the Planning and Zoning Commission should such plan provide a harmonious benefit to development of the city. The plan would have to be approved by both the Commission and the developer. The developer would have to conform to the requirements, which are set forth by the Commission.

**RECOMMENDED ACTION:**

Consider the request for an Alternative Comprehensive Signage Plan, filed in accordance with Section 14-261 of the Jersey Village Code of Ordinances, by Dynamic Signs Systems and Marketing LLC on behalf of the Jersey Village Development Group, LLC for the Village ER Phase I Plaza located at 17030 Northwest Freeway, Houston, Texas.

CITY OF JERSEY VILLAGE - ZONING APPLICATION

Requested Action

ZONING CHANGE 
Alternative Comprehensive Signage Plan Request

SPECIAL EXCEPTION ( )

NON-CONFORMING USE PERMIT ( )
OR SPECIAL DEVELOPMENT PLAN

APPLICANT / OWNER INFORMATION

Applicant: Dynamic Signs Systems and Marketing LLC Telephone: 281-255-0420

Address: 12431 Cutten road City/State/Zip: Houston, TX 77066

APPLICANT STATUS – CHECK ONE: Owner ( ) Tenant ( ) Prospective Buyer ( ) Appointment of Agent ( )

Property Owner must sign the application or submit a notarized letter of authorization/appointment of agent

Owner: Jersey Village Development Group LLC Telephone: 281-549-7032

Address: 2855 Gramercy Street City/State/Zip: Houston, TX 77025

OWNERSHIP – CHECK ONE: INDIVIDUAL ( ) TRUST ( ) PARTNERSHIP ( ) CORPORATION ( )

If ownership is a trust, partnership, or corporation, name the partners or principals and their addresses/positions on a separate attachment and include a copy of the legal documents establishing signature authority.

Corporate Representative: Nathan Nevedal Telephone: 586-524-3969

Address: 12431 Cutten road City/State/Zip: Houston, TX 77066

Nathan Nevedal - Representative Print Applicant's Name (and Title if applicable)

Print Name of Owner or Corporate Representative

Signature of Applicant

Signature of Owner or Corporate Representative

ZONING REQUEST INFORMATION

SITE LOCATION: 17030 Northwest Freeway Houston, TX 77040

LOT(S) NO(S): BLOCK NO: 1 SIZE OF REQUEST:

EXISTING ZONING: F1- Real, Commercial PORPOSED ZONING: Hospital with tenant buildings

DESCRIPTION OF REQUEST: Request is for the Planning and Zoning Commission to consider an Alternative Comprehensive Signage Plan for the property located at 17030 NW FWY, Houston, Texas 77040 in accordance with Section 14-261 of the Code of Ordinances

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

DOCUMENTATION

Please provide the following:

TRAFFIC IMPACT STUDY
SITE MAP
PROPER SIGNATURES
CORRECT LOT & BLOCK

INDEX LOCATION ON MAP
PROPER FILING FEE
SURVEY MAPS (Metes & Bounds)
HCAD PROFILE

FILING FEE - \$775.00 – Plus Publication Fees

ACCEPTED BY:

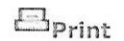
DATE ACCEPTED:

PLANNING AND ZONING COMMISSION MEETING PACKET FOR MAY 8, 2019



HARRIS COUNTY APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
**1174760020001**

Tax Year: 2018



Owner and Property Information										
Owner Name & Mailing Address: <b>JERSEY VILLAGE DEVELOPMENT GROUP LLC 2855 GRAMERCY ST HOUSTON TX 77025-1756</b>						Legal Description: <b>RESERVE BLK 1 JERSEY NORTHWEST SEC 2 R/P 17030 NORTHWEST FWY HOUSTON TX 77040</b>				
State Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Market Area	Map Facet	Key Map®
F1 -- Real, Commercial	8000 -- Land Neighborhood General Assignment		0	163,942 SF	0	0	9153.02	224 -- ISD 04 - Northwest, btwn Beltway 8 and Hwy 6	4862B	409K

Value Status Information		
Value Status	Notice Date	Shared CAD
Noticed	05/11/2018	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2017 Rate	2018 Rate
None	004	CYPRESS-FAIRBANKS ISD		Certified: 08/10/2018	1.440000	1.440000
	040	HARRIS COUNTY		Certified: 08/10/2018	0.418010	0.418580
	041	HARRIS CO FLOOD CNTRL		Certified: 08/10/2018	0.028310	0.028770
	042	PORT OF HOUSTON AUTHY		Certified: 08/10/2018	0.012560	0.011550
	043	HARRIS CO HOSP DIST		Certified: 08/10/2018	0.171100	0.171080
	044	HARRIS CO EDUC DEPT		Certified: 08/10/2018	0.005195	0.005190
	045	LONE STAR COLLEGE SYS		Certified: 08/10/2018	0.107800	0.107800
	070	JERSEY VILLAGE		Certified: 08/10/2018	0.742500	0.742500

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at HCAD's information center at 13013 NW Freeway.

Valuations			
Value as of January 1, 2017		Value as of January 1, 2018	
	Market	Appraised	
Land	1,639,420		Land
Improvement	4,126		Improvement
Total	1,643,546	1,643,546	Total

Land												
Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	8000 -- Land Neighborhood General Assignment	4300	SF	163,942	1.00	1.00	1.00	--	1.00	10.00	10.00	1,639,420.00

**Building**  
 Vacant (No Building Data)

PLANNING AND ZONING COMMISSION MEETING PACKET FOR MAY 8, 2019



# Planning and Zoning Recommendation Alternative Comprehensive Signage Plan Village ER Phase I Plaza

**LEGAL: RESERVE BLK 1**

**PROPERTY DESCRIPTION: JERSEY NORTHWEST SEC 2 R/P**

**ADDRESS: 17030 NORTHWEST FWY HOSUTON, TX 77040**

## **BUILDING ZONES (A,B,C D): (REFER TO ALTERNATIVE SIGN PLAN ZONE LAYOUTS)**

1. Proposed signage shall be in conformance with the city of Jersey Village sign ordinance Articles X. -SIGNS SEC 14-240—14-262 including any amendments. Plus Sec. 14-309 (b) (6) with exception to either a Redbud or Dynamic Crape Myrtle Flowering Tree and subject to one flowering tree if landscape space area is not able to host two flowering trees.
2. Further restrictions to all new wall signs after the date of approval of this document shall be:
  - a. For Tenants less than 3,000 square feet, maximum nominal letter height is 26”.
  - b. For Tenants greater than 3,000 square feet, maximum nominal letter height is 32”.
  - c. Tenants less than 6,000 square feet 32” and maximum coverage shall not exceed 45% of wall area.
  - d. Tenants over 6,000 square feet: 36” and maximum coverage shall not exceed 42% of wall area.
  - e. Tenants over 12,000 square feet: 42” and maximum coverage shall not exceed 34% of wall area.
  - f. Tenants over 24,000 square feet: 48” and maximum coverage shall not exceed 25% of wall area.
  - g. Tenant logos are allowed.
    - i. 42” for Tenants over 6,000 square feet
    - ii. 48” for Tenants over 12,000 square feet
    - iii. 54” for Tenants over 24,000 square feet
  - h. Letters/logo will be individually mounted unless special approval for raceway/wire way mounted. If installation is on wire way, all wire ways shall be entirely concealed behind the required silhouette background border. All wireway/race way mounts will be required to have matching paint colors to fascia area as to appear hidden in background. Poor color distortion will require repainting by tenant, or landlord will charge for service to be performed.
    - i. All signs shall have shopping center owner written approval prior to city sign permit review.
    - j. Tenant spaces located on the end cap of buildings, or on a corner that has storefront facing two directions are permitted to have a total of two signs (one sign facing each direction).
    - k. The location of the Tenant sign shall be based on a sign zone provided by Landlord. The sign zone will typically be located directly above the Tenant’s storefront, however in certain situations (for ideal spacing between signs or to fit the architecture of the building), sign zones are permitted to impede over an adjacent storefront.
3. All building mounted graphics and signage, whether interior or exterior, shall be eight (8) feet apart.

**SIGN CONTRACTOR REGULATIONS:**

1. Tenants are required to use a licensed sign contractor registered with the City of Jersey Village to perform all manufacturing, installation, and service maintenance needs.
2. Tenant Sign Contractors must be licensed and insured within the State of Texas. It is required by the State of Texas that all electrical signage be provided by a licensed Texas Electrical Sign Master with and approved Texas Sign Electrical Master License.
3. All work conducted on tenant spaces with regards to signage will adhere to the most up-to-date regulations and codes from the National Electrical Code.

**BUILDING ZONES (A,B,C,D): (REFER TO ALTERNATIVE SIGNAGE PLAN LAYOUT)**

1. Building zones (A & D) shall be considered as single occupant detached commercial building on individual lots for the purposes of sign permitting as long as current lessee occupies said structure.
2. Building zones (B & C) shall be considered as multi-tenant buildings on individual lots for purpose of sign permitting as long as current lessee occupies said structure.

**GROUND SIGNS - SIGN A**

1. One free-standing multitenant sign may be erected along the NORTHWEST FREEWAY corridor frontage road per list property address. The maximum height shall be 35'. The NORTHWEST FREEWAY frontage multi-Tenant pylon sign must be a minimum of 50' apart from an accent property ground sign.
2. A full color electronic message center shall be permitted on multi-tenant ground signs located along NORTHWEST FREEWAY. No animated, rotating, or scrolling messages will be allowed. Each message must not change more often than every five (5) minutes, or a longer time frame if required by state or federal law. Standard brightness limits for display (both day and night) will be automatically adjusted by the display's light sensing technology. Temporary messages should not be considered as permanent signage or counted against any sign counts.
3. Maximum square footage for a free-standing pylon sign must be less than 1000 square feet in area.
4. Must follow Sec. 14-309 (b) (6) with exception to either a Redbud or Dynamic Crape Myrtle Flowering Tree and subject to one flowering tree if landscape space area is not able to host two flowering trees.
5. Multi-tenant panels shall be of routed aluminum face, not less than .125' with white acrylic backer panel of at least 3/16". Acrylic backer panel shall fasten with welded all-thread and nuts plus all-thread as have an over sized hole pass through to allow for heat expansion. Backer panel shall be allowed to have translucent vinyl overlay pending landlord approval.
6. Illumination of ground sign shall be maintained and outages fixed within 7 days unless ordered repaired parts required. If electronic message center is installed landlord must guarantee illumination is either at 95% full tolerance on LED modules otherwise maintenance is required to bring to full illumination. If electronic message center is not repairable a new electronic message center must be installed or existing electronic message center is to be removed and signage space re-engineered to display another tenant space or filled in to keep beautification of sign.
7. Vacant tenant panels shall be removed and a matching painted .125" aluminum tenant panel with routed wording "lease space available plus #number" or solid panel is to be installed in vacant tenant panel space. Discoloration of replaced panel cannot be more than 3 shades off existing pylon color background. If color of tenant panel is out of tolerance it will be required to be repainted to keep beautification of signage.

**BANNERS**

1. Temporary "coming soon" and "now open" banners shall be permitted on the building for no more than thirty (30) days.
2. Banners for the purpose of marketing vacant spaces shall be permitted indefinitely, however no more than five (5) banners at any one time shall be permitted, per multitenant plaza.
3. Storefront banners must not exceed 6' in height x 80% of the storefront width for building zones.
4. Pole Banners not allowed

**EXTERIOR WINDOW GRAPHICS (REFER WINDOW GRAPHIC LAYOUT STANDARD aka, WGLS)**

1. Company name, logo, suite number, and hours of operation are permitted on the storefront glass in a location outlined on Exhibit "WGLS". No other exterior window graphics are permitted to be displayed on the outside of the glass unless approved written consent of landlord is provided. Location of graphics is generalized on provided Exhibit "WGLS".

**INTERIOR WINDOW GRAPHICS & SIGNAGE (ZONES A,B,C,D)**

1. Any single poster or window graphic must be applied inside the storefront glass and should not exceed 48 square feet.
2. The total of all posters and window graphics are not permitted to exceed 50% of the total area of storefront glass, specific to per lessee net occupied space(s).
3. Window graphic artwork must be in a professional manner and digitally printed by la sign company. Hand written signs and messages are prohibited on glass.
4. Tenants/Businesses that are currently in non-conformance with the current sign code and this proposed document will be notified by Landlord and shall be required to comply within thirty (30) days after the approval of this document.
5. Each Tenant/Business is permitted to have illuminated signs displayed inside the storefront glass in accordance with the following: (OPEN signs excluded from count and limited to 6 sq.ft).
  - a. Retail/Service oriented businesses with less than 20' of frontage shall be limited to two (2) illuminated signs.
  - b. Retail/Service oriented businesses 21' or greater of storefront width shall be allowed one (1) illuminated sign for every 10' of storefront width.
  - c. Restaurants with less than 30' of frontage shall be limited to three (3) illuminated signs
  - d. Restaurants with 30' or greater of storefront width shall be allowed one (1) illuminated sign for every 12.5' of storefront.
6. Illuminated signs shall not exceed 36" x 48" and should be spaced at least 8' apart from one another. .

**SIDEWALK / SANDWICH BOARD SIGNS (REFER TO WINDOW GRAPHIC LAYOUT STANDARD aka, WGLS)**

1. Sidewalk/Sandwich board signs are permitted only for retail, service, or restaurant uses.
2. Tenants/Businesses that qualify to display a sidewalk/sandwich board are limited to 12 days per calendar month. Exception is weekends.
3. The size shall be limited to 12 square feet per sign face per business, and may not exceed 4 feet in height.
4. A minimum of 6 feet of sidewalk shall remain clear.
5. Chalkboards may be used for daily changing of messages.
6. Reader boards (electronic and non-electric) shall be prohibited.
7. Displays must be brought inside prior to closing hours.

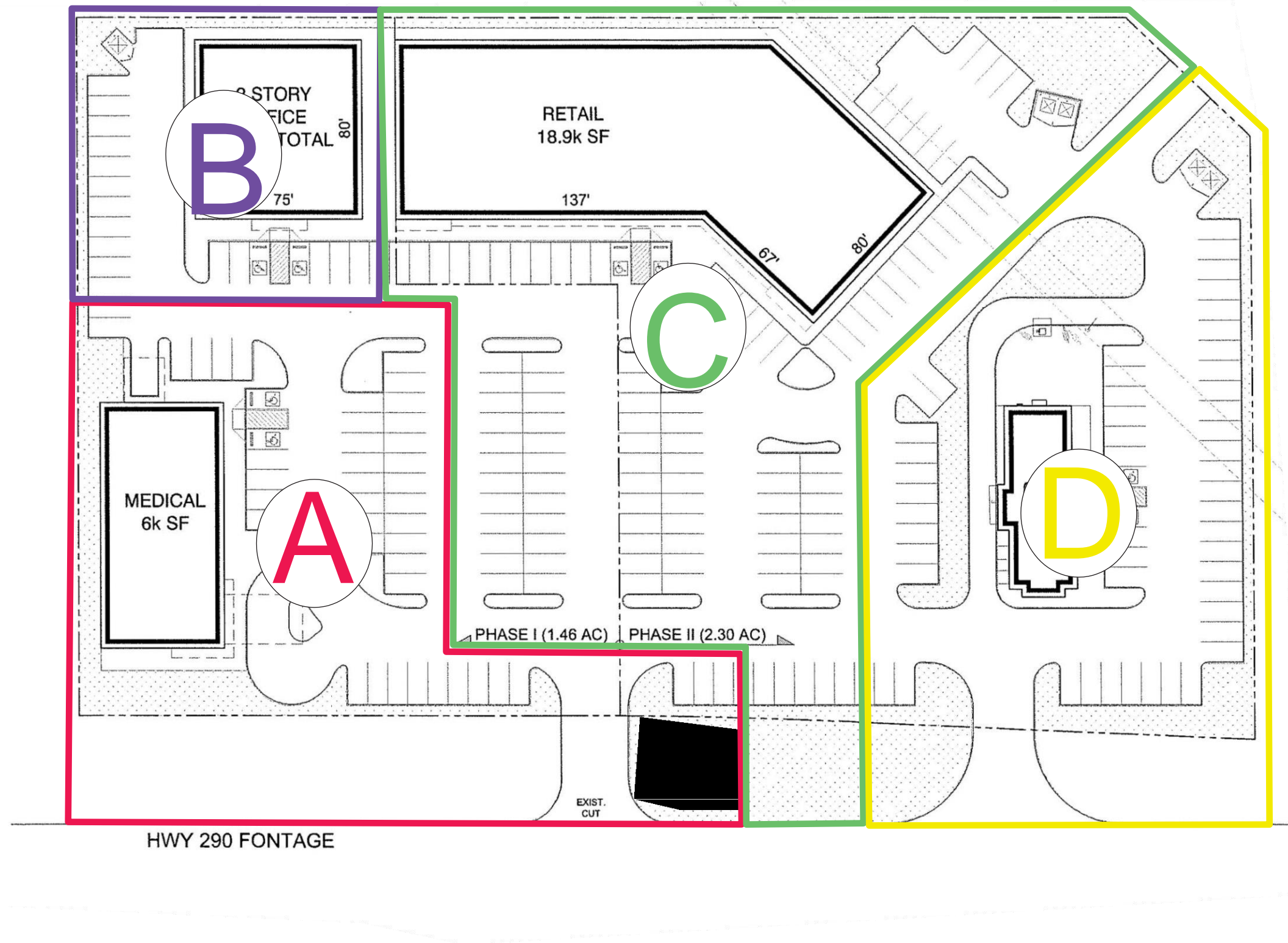
**ADDITIONAL EXCEPTIONS AND ZONING CODE ORDINANCES NOTED BELOW:**

1. All Zones (A,B,C,D) shall calculate wall space area for wall signage; based on the NET wall area, with exception to the architectural elements of the wall. Each side of building structure may have wall signage.
2. All Zones (A,B,C, D) are allowed to have wall signage on the rear facing indicated wall as detailed below;
  - a. Zone A; Rear facing wall is indicated as the wall that is facing 2 story building in Zone B
  - b. Zone B: Rear facing wall is indicated as the wall that is facing single storing retail building in Zone C
  - c. Zone C: Rearing facing wall is indicated as the Northeast facing wall parallel to Northwest Freeway
  - d. Zone D: Rear facing wall is indicated as the Southeast facing wall perpendicular to Northwest Freeway
3. All Zones (A,B,C,D) window hours of operation must be in font style Arial Bold. They must also be made with white vinyl, and applied to the exterior of the glass window. Company name and logo can follow company design and does not require to be of white vinyl. Company name is required to be on entry door of lessee main entrance. Company name above hours is option but limited to match white vinyl only as per hours of operation and in font style Arial Bold. Hours of operation white vinyl and option Company name in white vinyl must conform to the sizes listed in WGLS.
4. Zone B: WGLS exception rule with two story buildings is that only Lessee tenant can advertise their services and products within their designated window space area. Lessee's cannot share window space advertising space. Graphics must be in alignment with services and products provided by said Lessee.
5. Zone A, B, C: WGLS exception rule is window space graphics must be within lessee window space provided

windows. Must advertise services or products that pertain solely to their business. Lessee graphics cannot advertise for other businesses within their window space unless it aligns with their services or products.

# Alternative Signage Plan Zone Layouts

- ZONE A █
- ZONE B █
- ZONE C █
- ZONE D █



THIS DESIGN IS THE EXCLUSIVE PROPERTY OF DYNAMIC SIGN SYSTEMS AND MARKETING DSSMLLC. IT MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT DSSMLLC WRITTEN CONSENT. ALL PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUITS WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ALL REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND /OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDED PROPER GROUNDING AND BONDING OF THE SIGN.

ALL TERMS AND CONDITIONS AGREED UPON

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

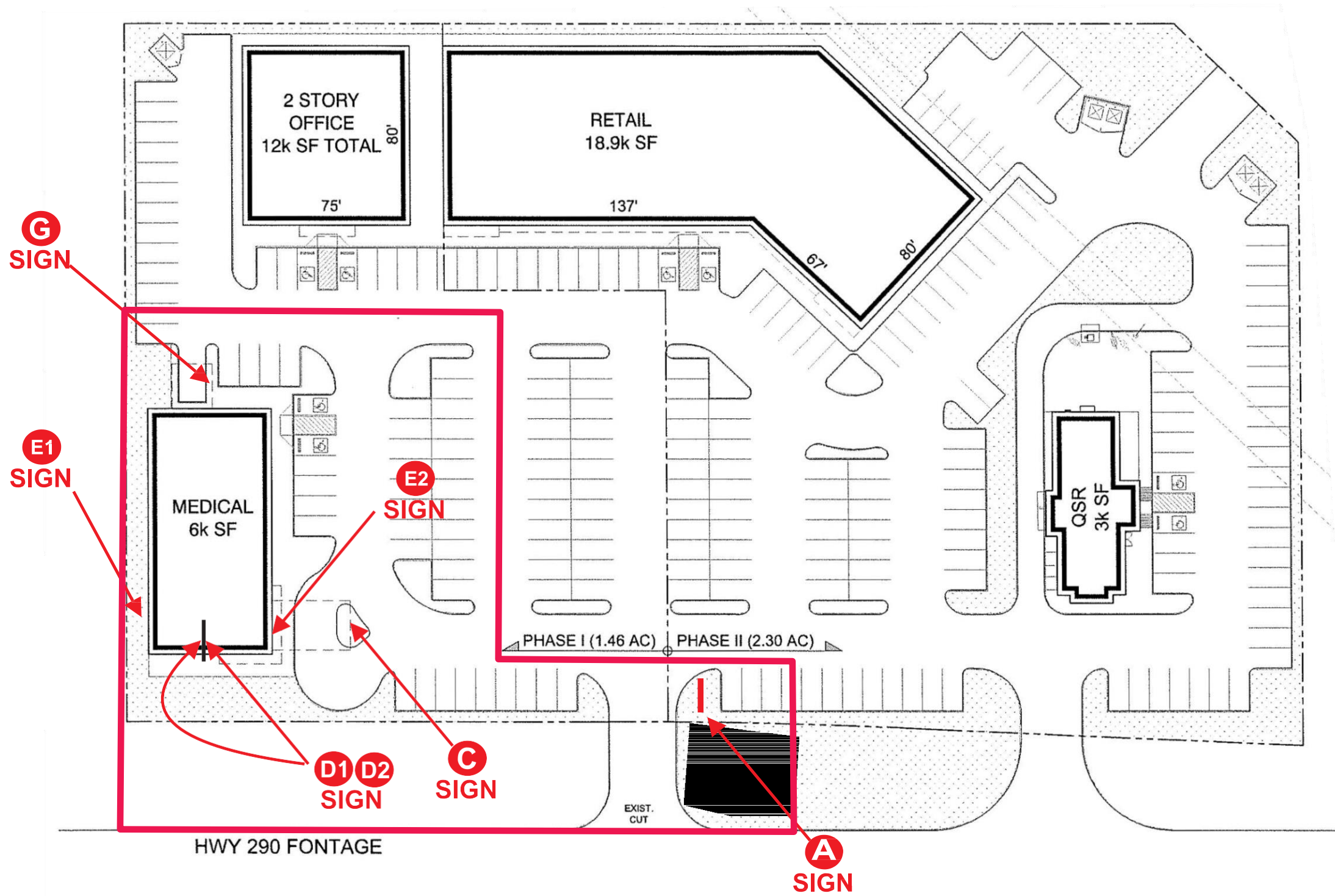


# ZONE A: SIGNAGE

## Site Plan:

17030 Northwest Freeway  
Houston, TX 77040

## KEY ELEMENTS



**A SIGN**

**C SIGN**

**D SIGN**

**SIGN**

**G SIGN (REAR WALL)**

A VILLAGE EMERGENCY CENTER

VILLAGE ER 24HR

EMERGENCY ROOM

AMBULANCE DROP OFF



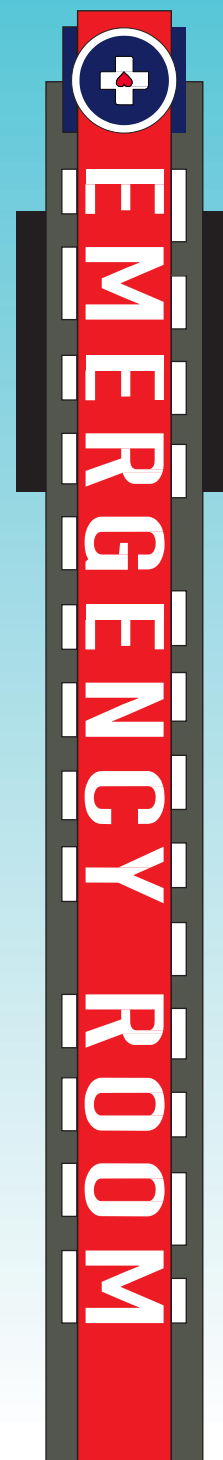
THIS DESIGN IS THE EXCLUSIVE PROPERTY OF DYNAMIC SIGN SYSTEMS AND MARKETING DSSMLLC. IT MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT DSSMLLC WRITTEN CONSENT. ALL PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUITS WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ALL REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND /OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDED PROPER GROUNDING AND BONDING OF THE SIGN.

ALL TERMS AND CONDITIONS AGREED UPON  
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING AND ZONING COMMISSION MEETING PACKET FOR MAY 8, 2019



SIDE A



SIDE C  
ROAD VIEW

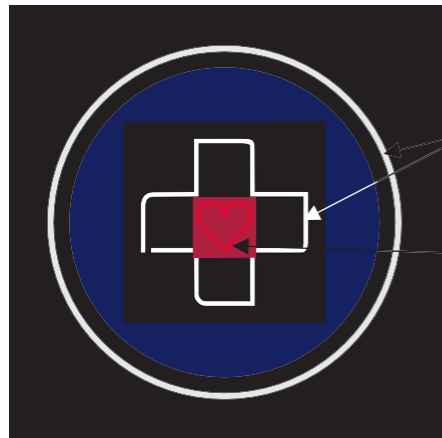


SIDE B



# ILLUMINATION EXAMPLES

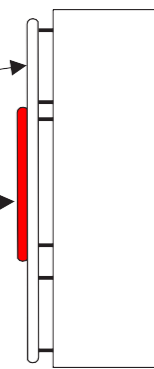
## NEON CROSS



FRONT VIEW

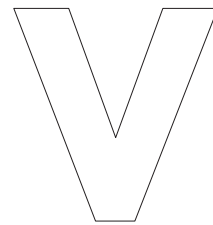
WHITE NEON

RED NEON

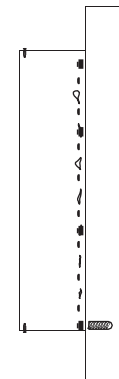


SIDE VIEW

## CHANNEL LETTER



FRONT VIEW

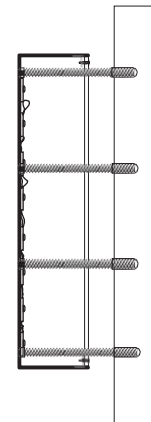


SIDE VIEW

## REVERSE PAN CHANNEL LETTER

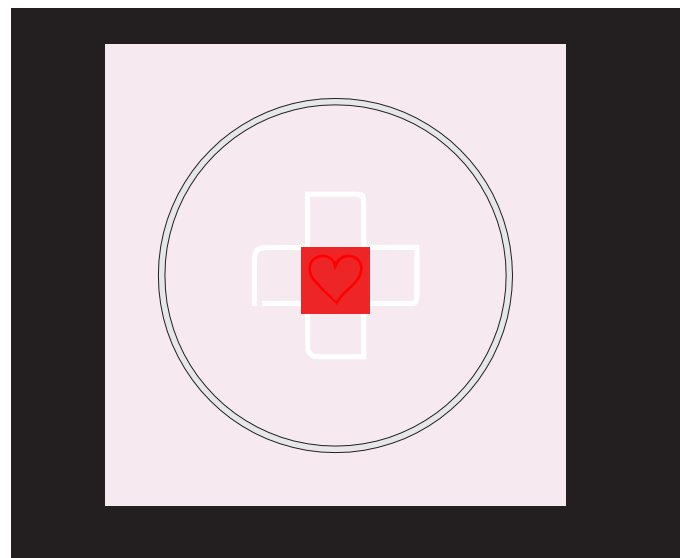


FRONT VIEW



SIDE VIEW

## ILLUMINATION



## ILLUMINATION



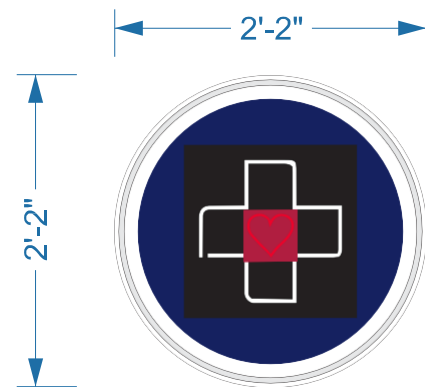
## ILLUMINATION



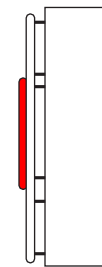


**NEON LOGO SIGN TYPE A. D. E.**

FACE: .063 ALUMINUM  
 5" DEEP RETURNS .063 ALUMINUM - WHITE  
 PAINTED WHITE - WITH REFLECTIVE  
 BLUE AND RED VINYL



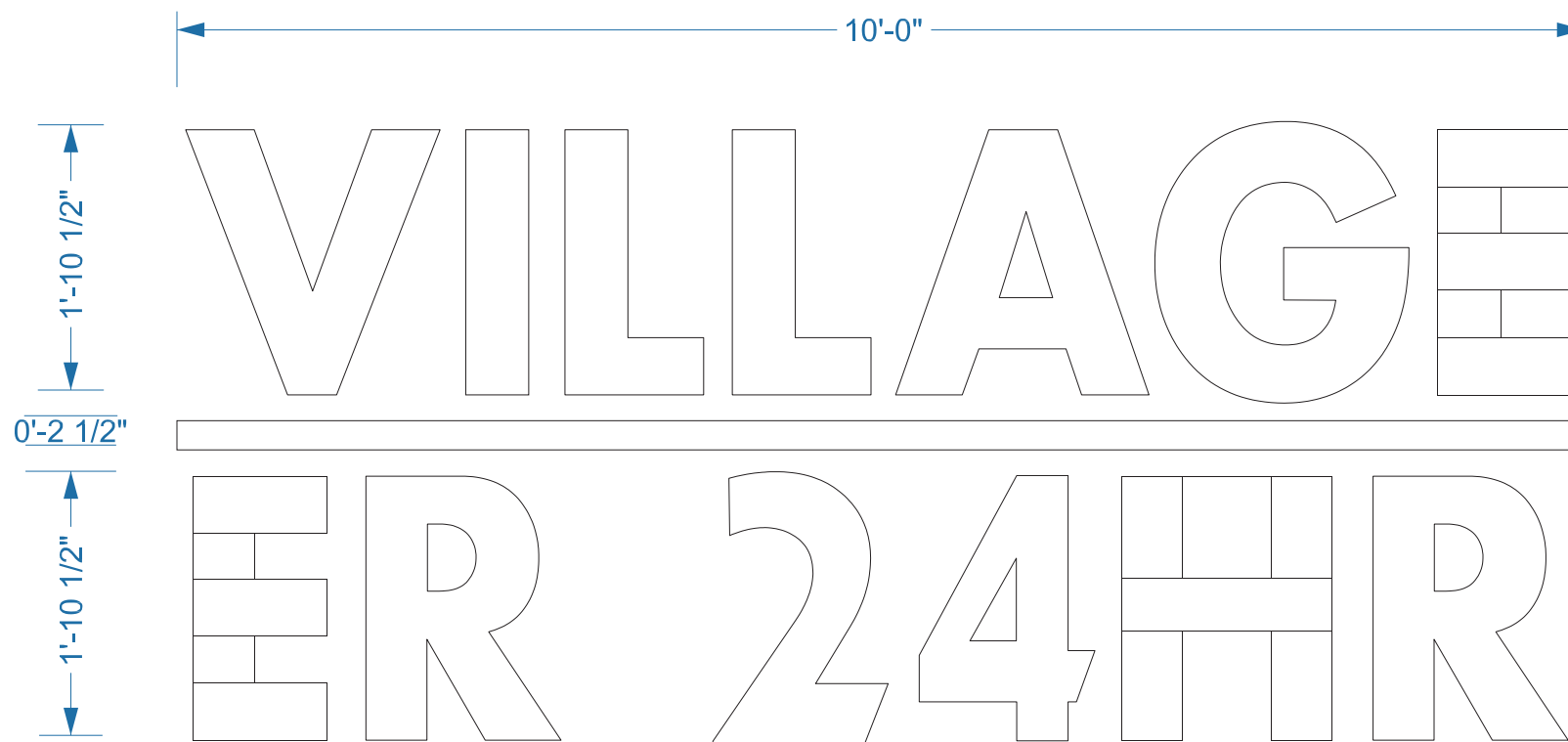
FRONT VIEW



SIDE VIEW

**ILLUMINATED CHANNEL LETTERS SIGN TYPE A. D.**

FACE: 3/16" WHITE ACRYLIC  
 5" DEEP RETURNS  
 PAINTED WHITE - WITH REFLECTIVE  
 BLUE AND RED VINYL



FRONT VIEW



THIS DESIGN IS THE EXCLUSIVE PROPERTY OF DYNAMIC SIGN SYSTEMS AND MARKETING DSSM LLC. IT MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT DSSM LLC WRITTEN CONSENT. ALL PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUITS WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ALL REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND /OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDED PROPER GROUNDING AND BONDING OF THE SIGN.

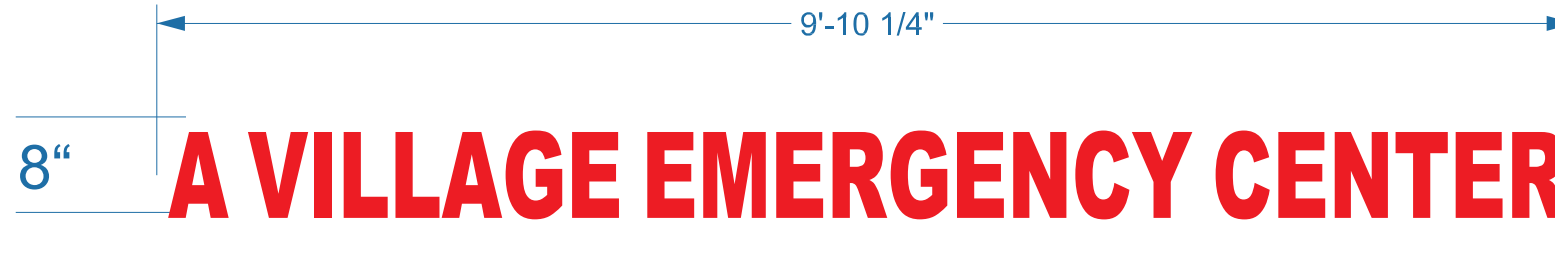
ALL TERMS AND CONDITIONS AGREED UPON

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

**SIGN TYPE C**

LETTERS: 8" TALL .25" ALUMINUM  
PAINT RED



FRONT VIEW

**SIGN TYPE E**

FACE: 3/16" RED ACRYLIC  
5" DEEP RETURNS .063 ALUMINUM - WHITE  
1" WHITE TRIMCAP - WHITE L.E.D.



FRONT VIEW



THIS DESIGN IS THE EXCLUSIVE PROPERTY OF DYNAMIC SIGN SYSTEMS AND MARKETING DSSMLLC. IT MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT DSSMLLC WRITTEN CONSENT. ALL PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUITS WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ALL REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND /OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDED PROPER GROUNDING AND BONDING OF THE SIGN.

ALL TERMS AND CONDITIONS AGREED UPON

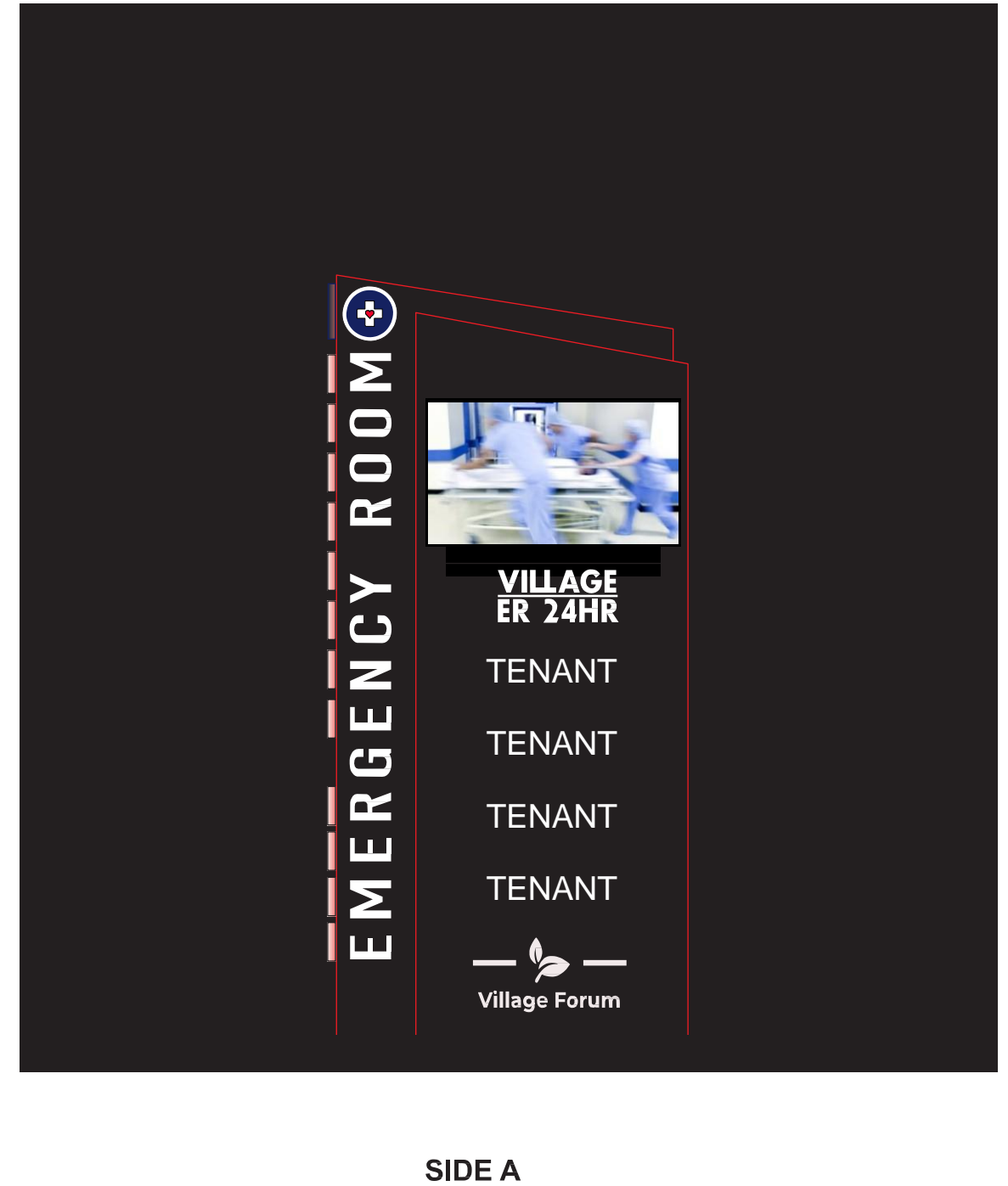
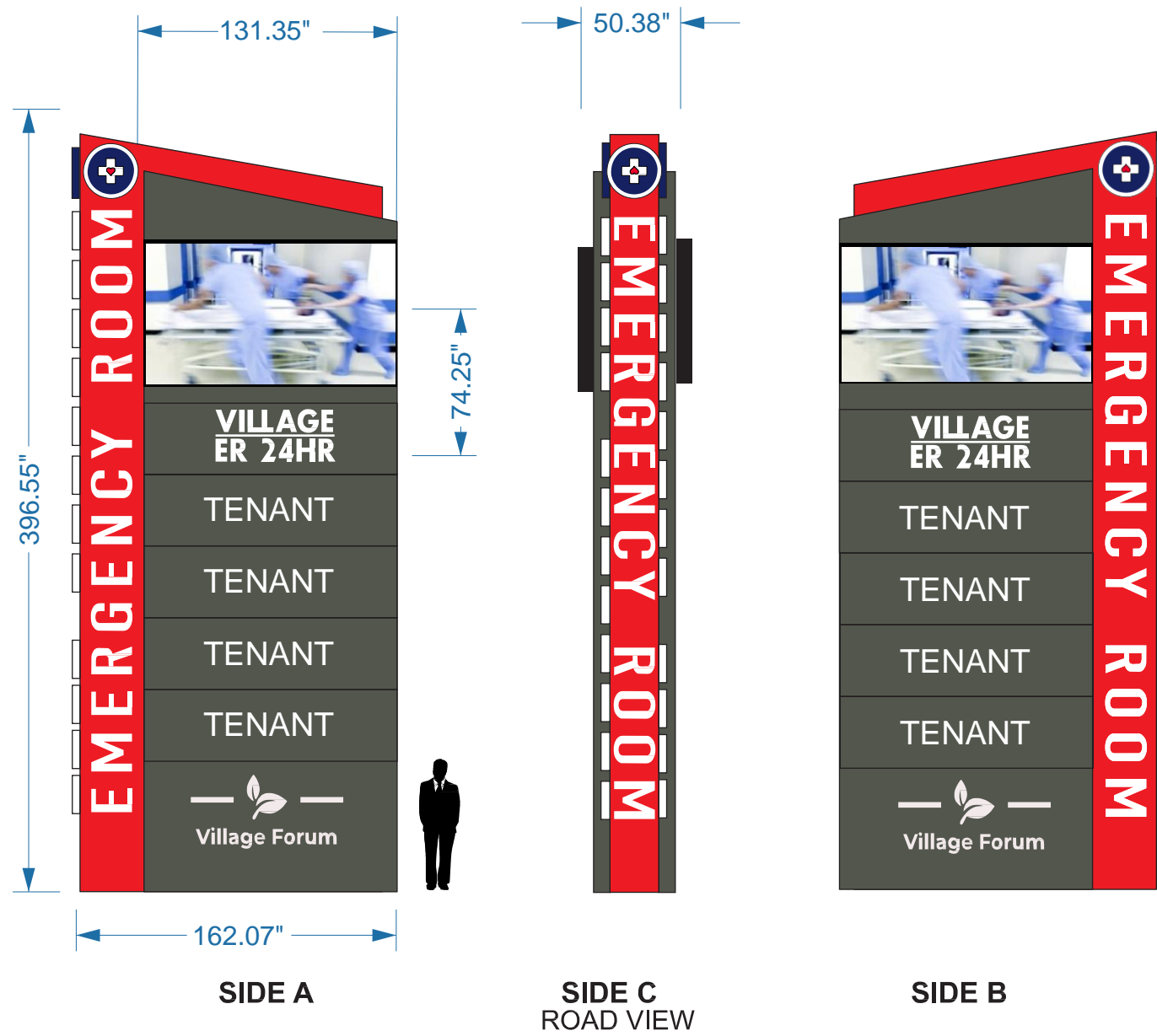
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

# SIGN A

NEON LOGO  
 L.E.D. GRAPHIC DISPLAY DOUBLE SIDED  
 ILLUMINATED CHANNEL LETTERS - VILLAGE ER  
 ILLUMINATED CHANNEL LETTERS - EMERGENCY ROOM - FREEWAY SIDE  
 CENTER LOGO - ILLUMINATED REVERSE PAN CHANNEL LETTERS

\*Optional: Neon boarder lighting



THIS DESIGN IS THE EXCLUSIVE PROPERTY OF DYNAMIC SIGN SYSTEMS AND MARKETING DSSM LLC. IT MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT DSSM LLC WRITTEN CONSENT. ALL PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUITS WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ALL REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND /OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDED PROPER GROUNDING AND BONDING OF THE SIGN.

ALL TERMS AND CONDITIONS AGREED UPON

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

# SIGN C

INTERNALLY ILLUMINATED CHANNEL LETTERS WITH RED ACRYLIC FACES

# SIGN D (1,2)

NEON LOGO  
ILLUMINATED CHANNEL LETTERS - VILLAGE ER 24 HR

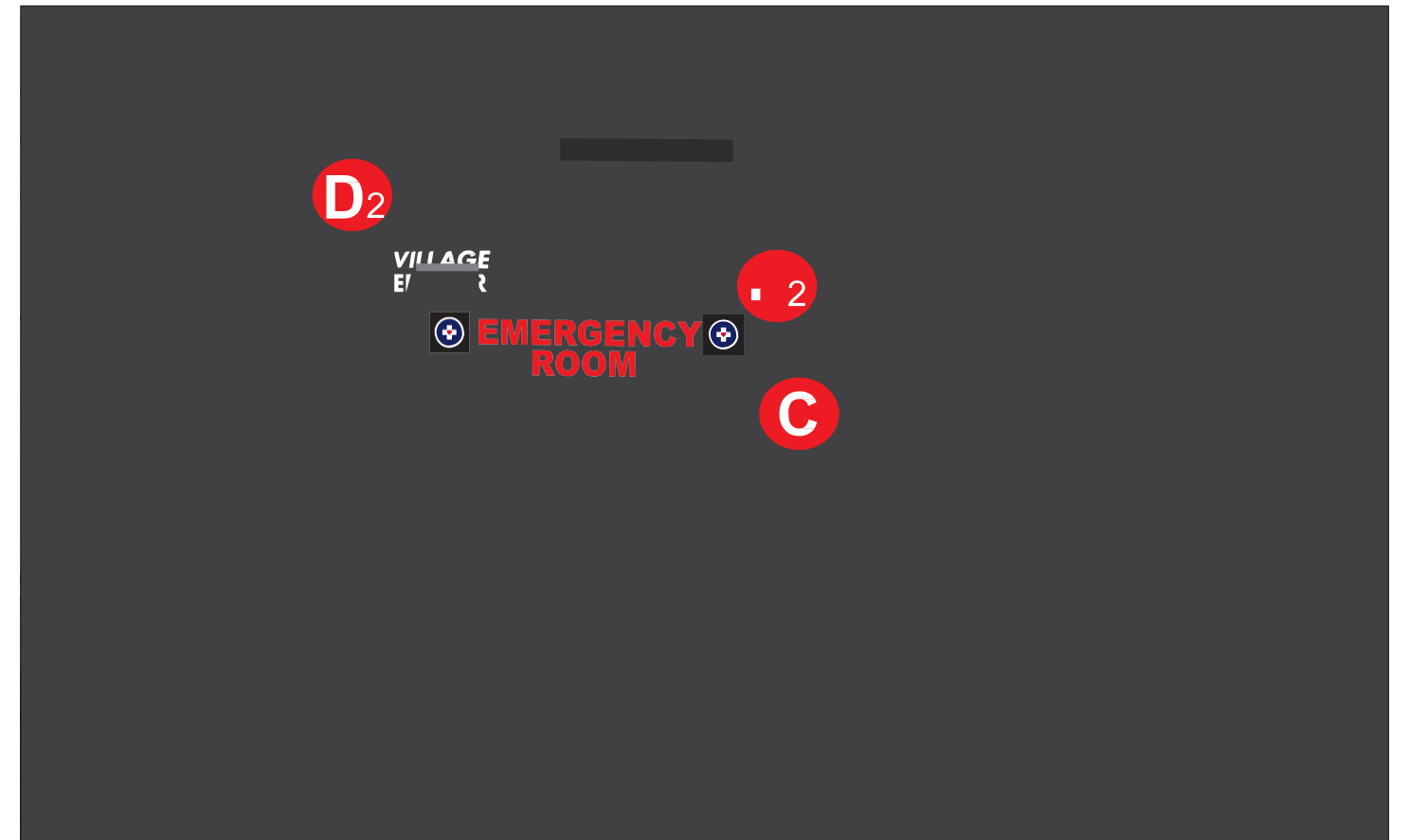
# SIGN E (1,2)

NEON LOGO  
ILLUMINATED CHANNEL LETTERS - EMERGENCY ROOM

## DAY VIEW



## DAY VIEW



## NIGHT VIEW



THIS DESIGN IS THE EXCLUSIVE PROPERTY OF DYNAMIC SIGN SYSTEMS AND MARKETING DSSMLLC. IT MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT DSSMLLC WRITTEN CONSENT. ALL PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUITS WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ALL REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND /OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDED PROPER GROUNDING AND BONDING OF THE SIGN.

ALL TERMS AND CONDITIONS AGREED UPON

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING AND ZONING COMMISSION MEETING PACKET FOR MAY 8, 2019



# SIGN G

Aluminum welded cabinet with translucent vinyl copy 1st surface.  
LED internal illumination  
White acrylic face with Red translucent vinyl

## DAY VIEW



## NIGHT VIEW



THIS DESIGN IS THE EXCLUSIVE PROPERTY OF DYNAMIC SIGN SYSTEMS AND MARKETING DSSMLLC. IT MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT DSSMLLC WRITTEN CONSENT. ALL PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUITS WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ALL REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND /OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDED PROPER GROUNDING AND BONDING OF THE SIGN.

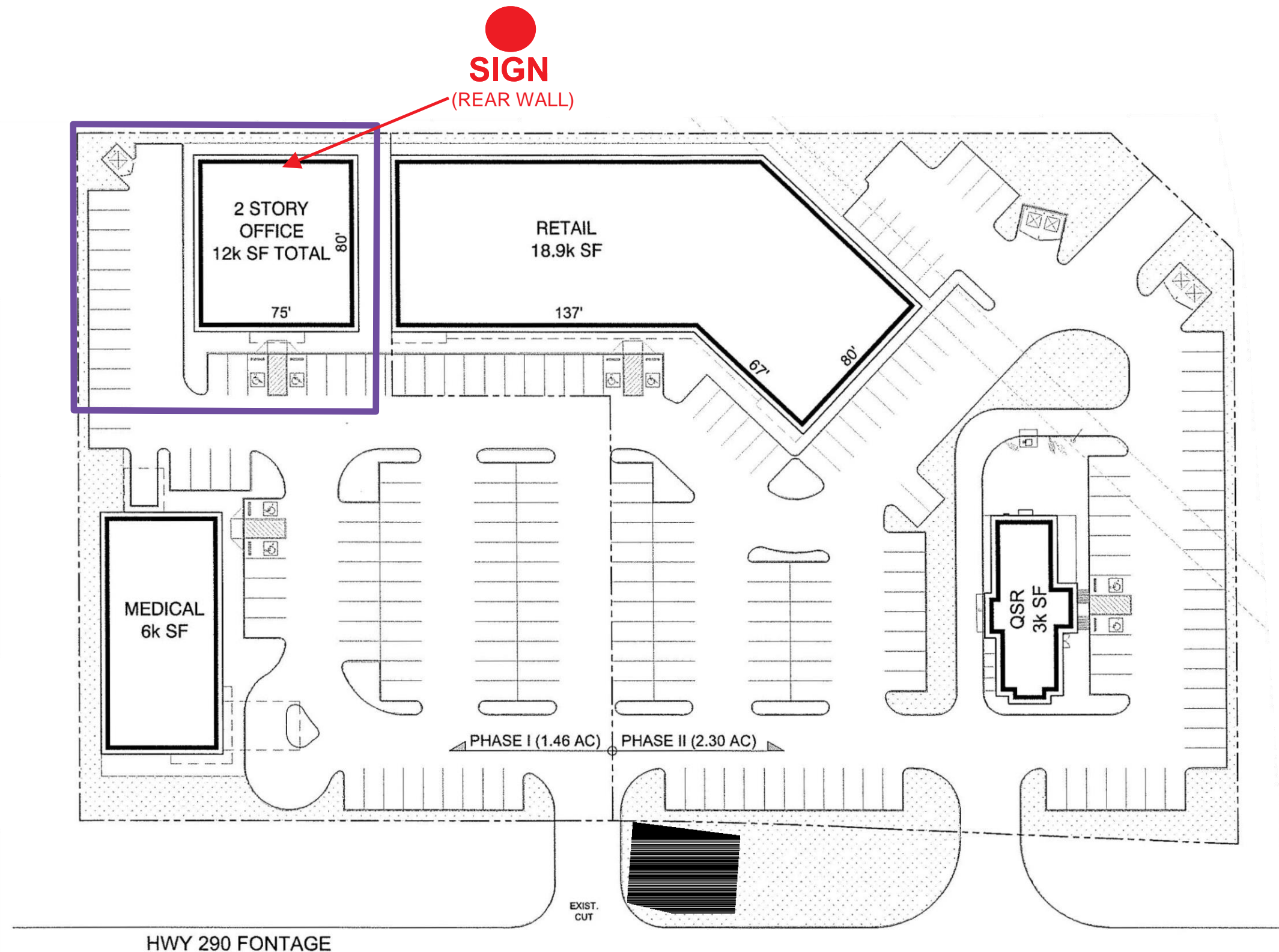
ALL TERMS AND CONDITIONS AGREED UPON

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

# ZONE B: SIGNAGE STANDARD DESIGN REFERENCE

ZONE B 



**A**  
SIGN

**B**  
SIGN

**C**  
SIGN

**D**  
SIGN

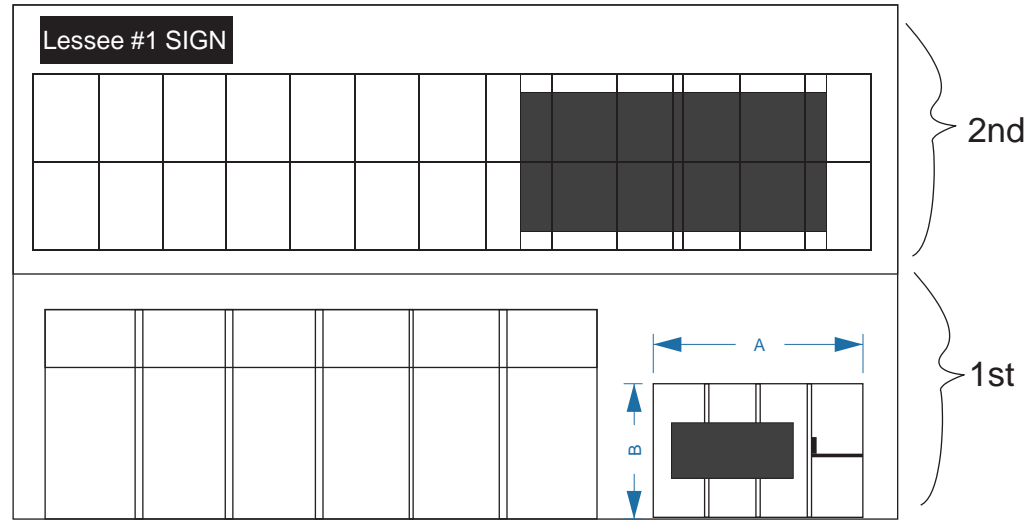
  
SIGN  
(REAR WALL)



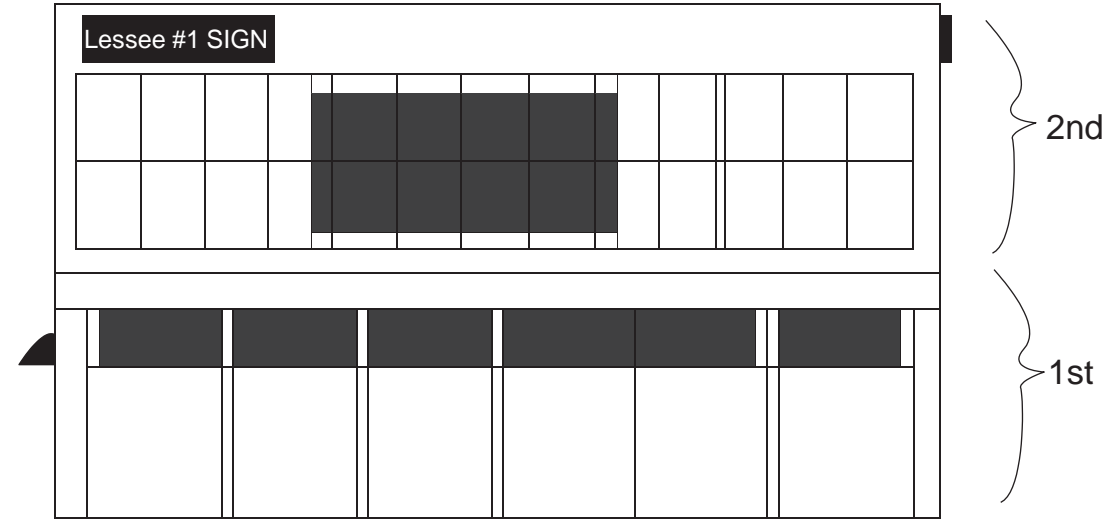
THIS DESIGN IS THE EXCLUSIVE PROPERTY OF DYNAMIC SIGN SYSTEMS AND MARKETING DSSMLLC. IT MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT DSSMLLC WRITTEN CONSENT. ALL PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUITS WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ALL REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND /OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDED PROPER GROUNDING AND BONDING OF THE SIGN.

TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

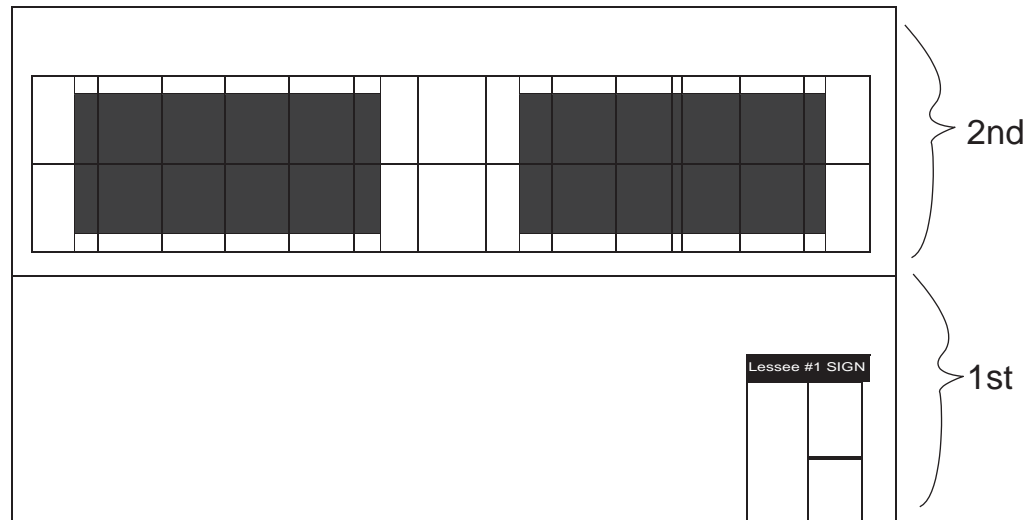
# ZONE B: SIGNAGE STANDARD DESIGN REFERENCE



Front Elevation Example



Side Elevation Example



Rear Elevation Example

## 2-story Multitenant Building



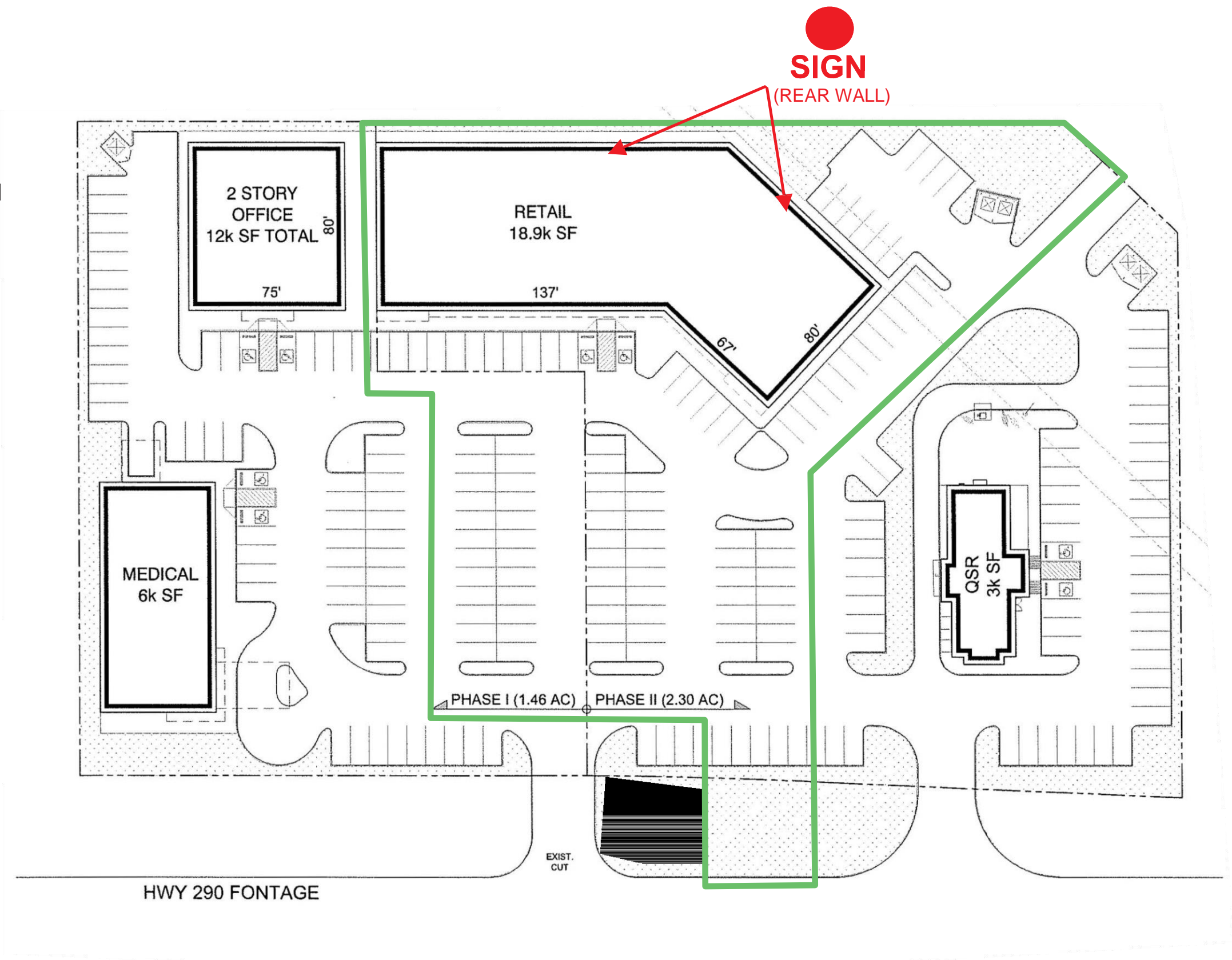
THIS DESIGN IS THE EXCLUSIVE PROPERTY OF DYNAMIC SIGN SYSTEMS AND MARKETING DSSM LLC. IT MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT DSSM LLC WRITTEN CONSENT. ALL PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUITS WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ALL REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND /OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDED PROPER GROUNDING AND BONDING OF THE SIGN.

TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_



# ZONE C: SIGNAGE STANDARD DESIGN REFERENCE

ZONE C 



**A**  
SIGN

**B**  
SIGN

**C**  
SIGN

**D**  
SIGN

  
SIGN  
(REAR WALL)

PLANNING AND ZONING COMMISSION MEETING PACKET FOR MAY 8, 2019



THIS DESIGN IS THE EXCLUSIVE PROPERTY OF DYNAMIC SIGN SYSTEMS AND MARKETING DSSM LLC. IT MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT DSSM LLC WRITTEN CONSENT. ALL PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUITS WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ALL REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND /OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDED PROPER GROUNDING AND BONDING OF THE SIGN.

TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_



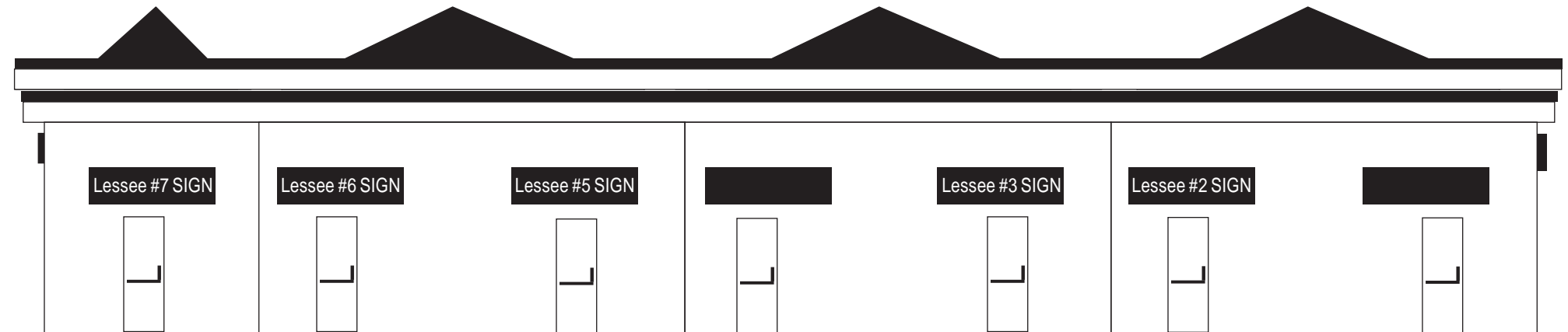
# ZONE C: SIGNAGE STANDARD DESIGN REFERENCE



Front Elevation Example



Side Elevation Example



Rear Elevation Example

## Retail Multitenant Building

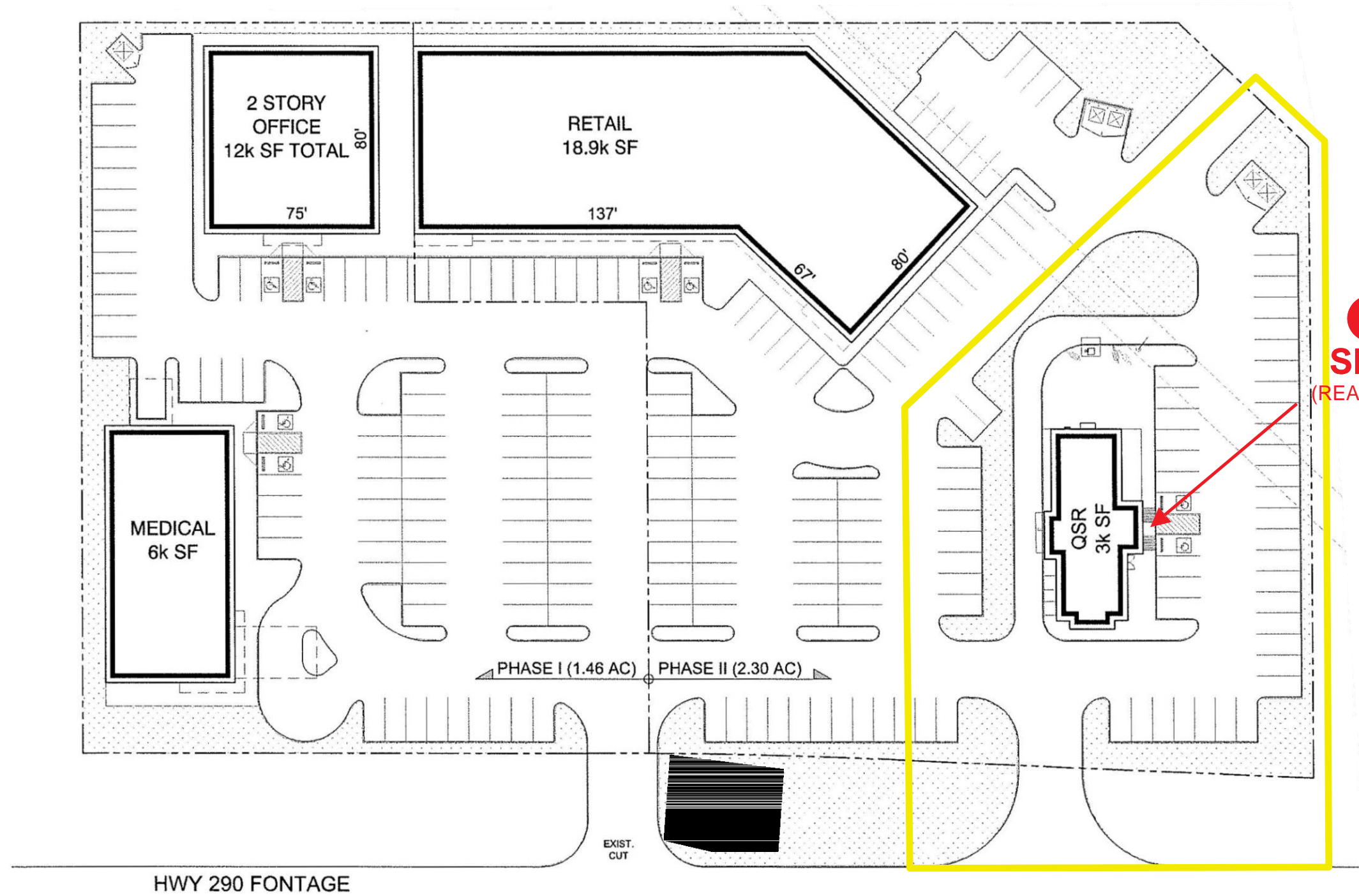


THIS DESIGN IS THE EXCLUSIVE PROPERTY OF DYNAMIC SIGN SYSTEMS AND MARKETING DSSM LLC. IT MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT DSSM LLC WRITTEN CONSENT. ALL PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUITS WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ALL REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND /OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDED PROPER GROUNDING AND BONDING OF THE SIGN.

TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

# ZONE D: SIGNAGE STANDARD DESIGN REFERENCE

ZONE D



**A**  
SIGN

**B**  
SIGN

**C**  
SIGN

**D**  
SIGN

**SIGN**  
(REAR WALL)

**SIGN**  
(REAR WALL)

PLANNING AND ZONING COMMISSION MEETING PACKET FOR MAY 8, 2019



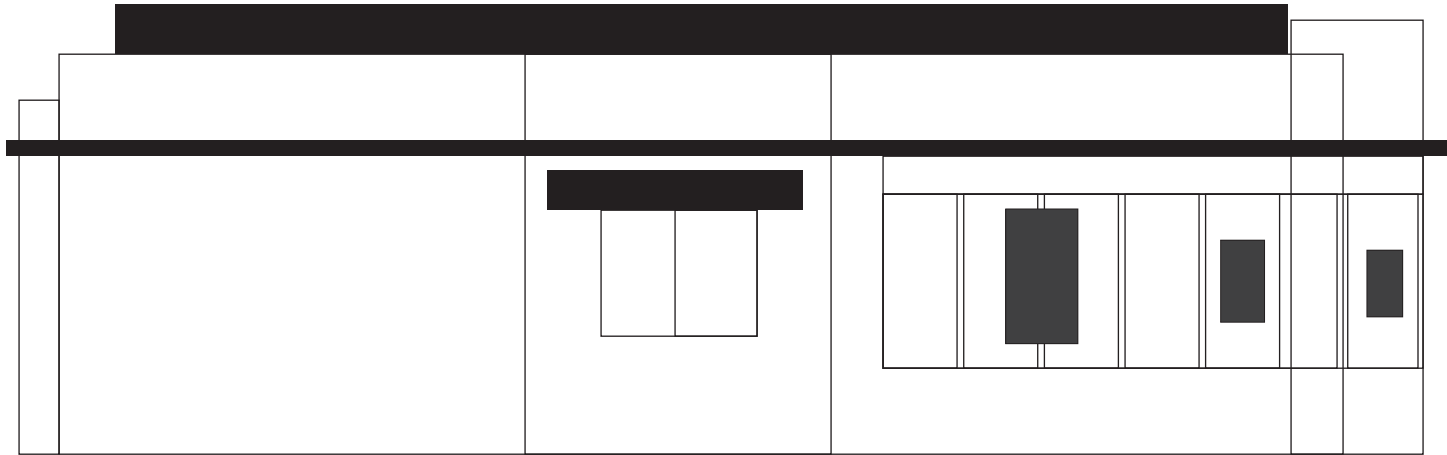
THIS DESIGN IS THE EXCLUSIVE PROPERTY OF DYNAMIC SIGN SYSTEMS AND MARKETING DSSMLLC. IT MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT DSSMLLC WRITTEN CONSENT. ALL PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUITS WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ALL REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND /OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDED PROPER GROUNDING AND BONDING OF THE SIGN.

ALL TERMS AND CONDITIONS AGREED UPON

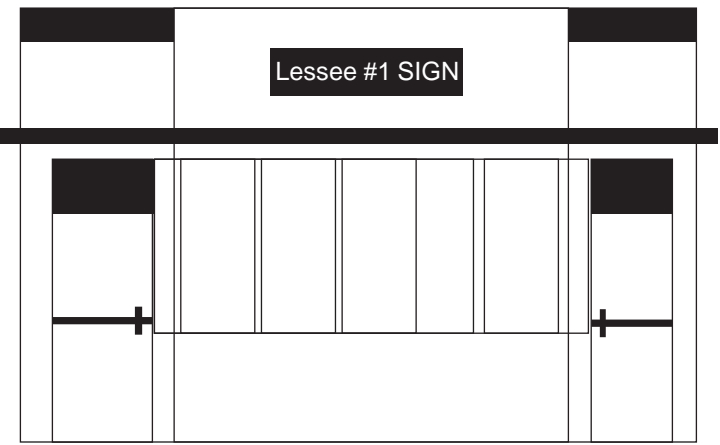
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

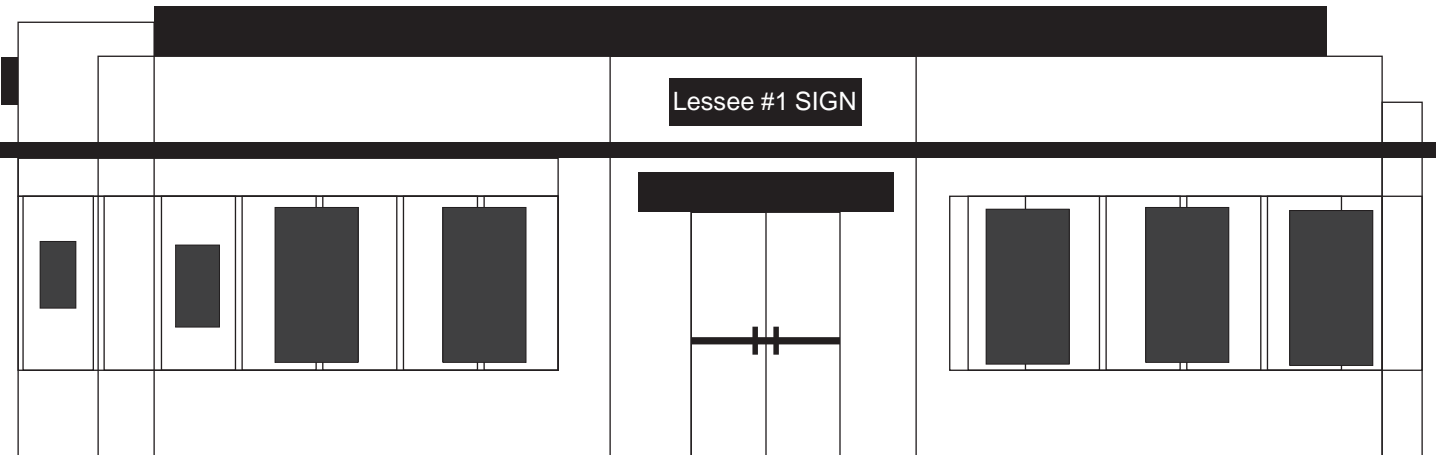
# ZONE D: SIGNAGE STANDARD DESIGN REFERENCE



Front Elevation Example



Side Elevation Example



Rear Elevation Example

PLANNING AND ZONING COMMISSION MEETING PACKET FOR MAY 8, 2019

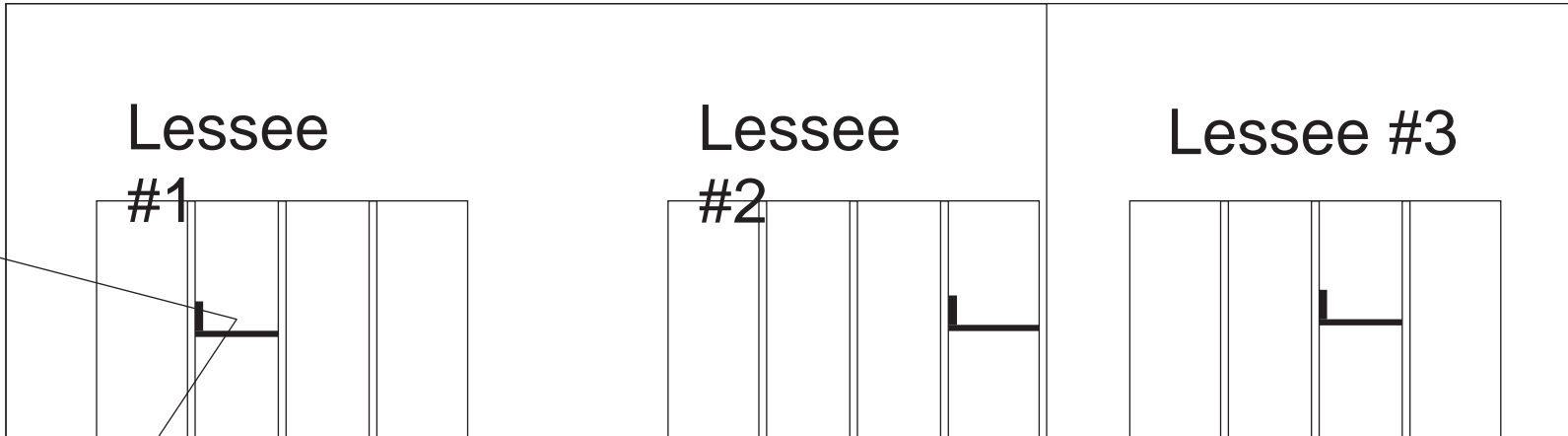
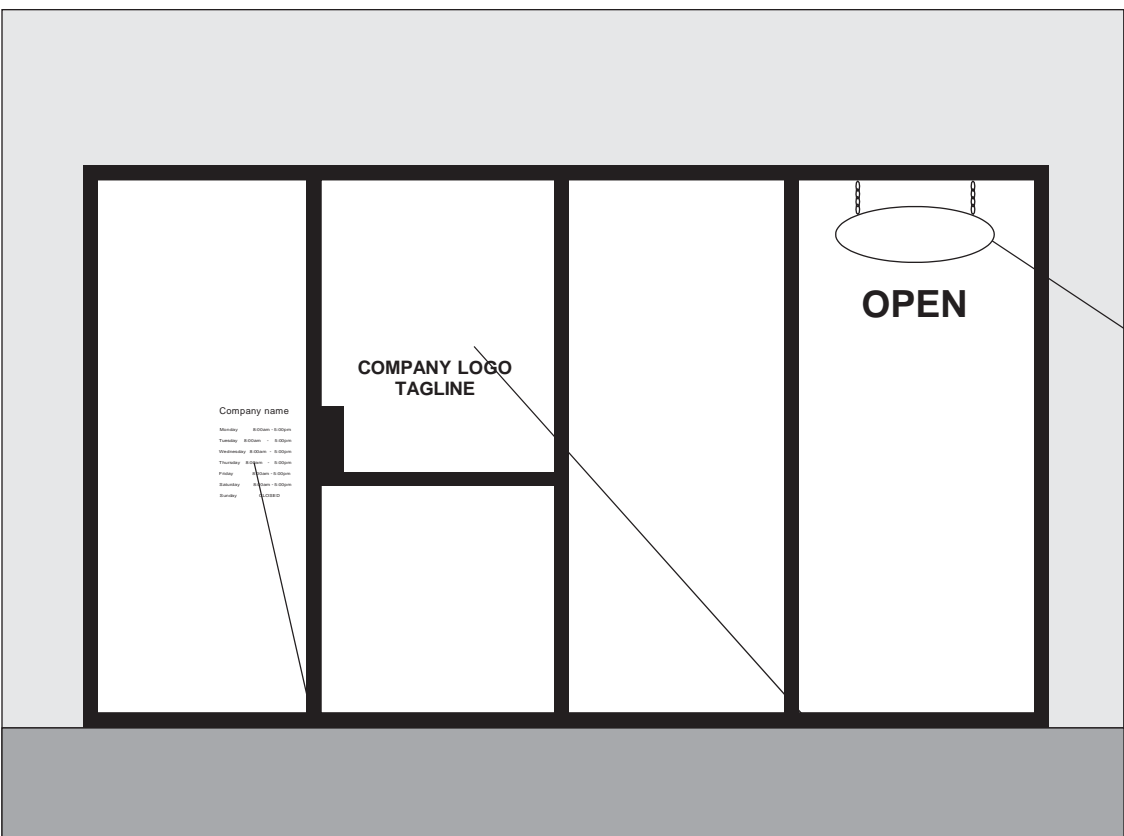


THIS DESIGN IS THE EXCLUSIVE PROPERTY OF DYNAMIC SIGN SYSTEMS AND MARKETING DSSM LLC. IT MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT DSSM LLC WRITTEN CONSENT. ALL PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUITS WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ALL REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND /OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDED PROPER GROUNDING AND BONDING OF THE SIGN.

TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

# WINDOW GRAPHIC LAYOUT STANDARD aka, WGLS

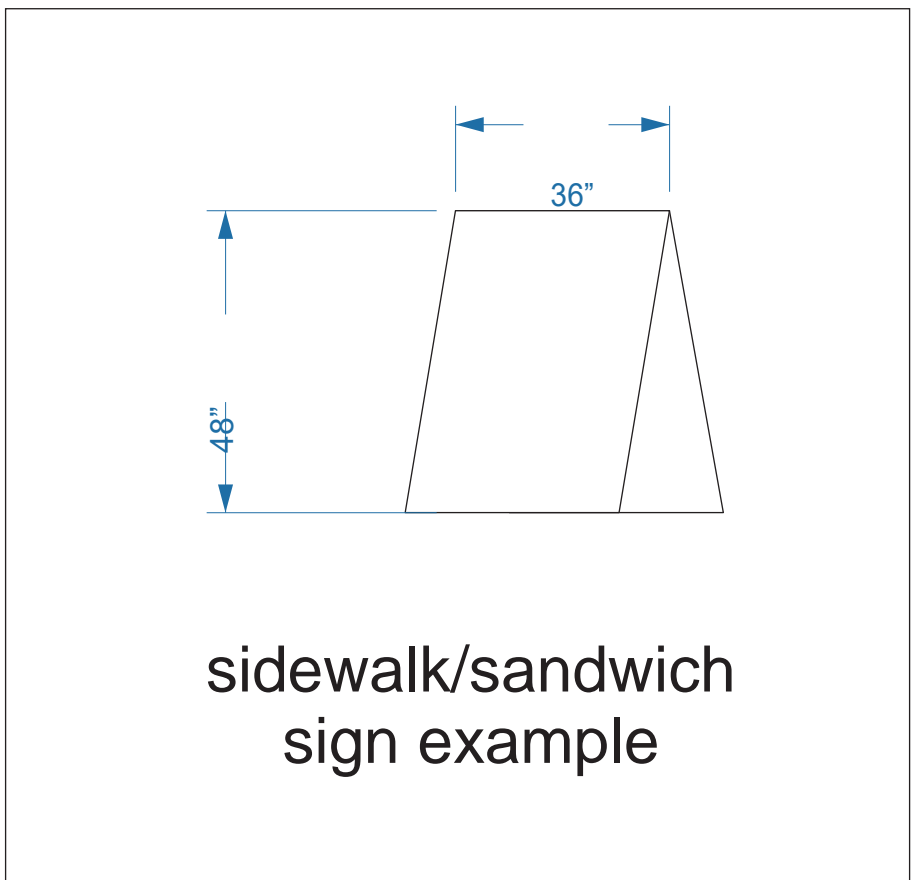
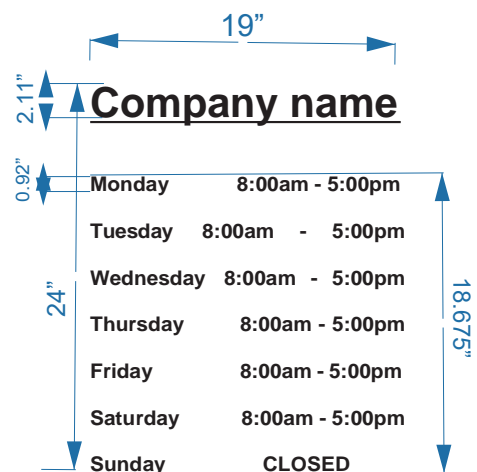
## Standard Entry Way Design



## Retail Multitenant Building

## ILLUMINATED OPEN SIGN

## Company required entry way vinyl name and(or) logo



ALL TERMS AND CONDITIONS AGREED UPON

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

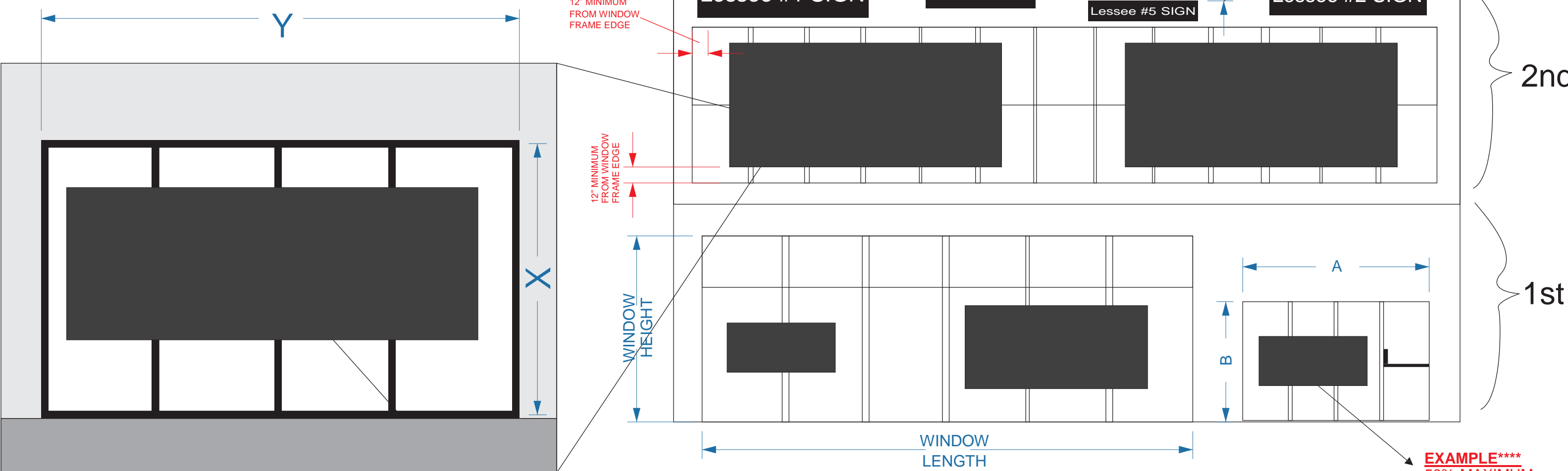
TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

THIS DESIGN IS THE EXCLUSIVE PROPERTY OF DYNAMIC SIGN SYSTEMS AND MARKETING DSSMLLC. IT MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT DSSMLLC WRITTEN CONSENT. ALL PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUITS WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ALL REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND /OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDED PROPER GROUNDING AND BONDING OF THE SIGN.

# WINDOW GRAPHIC LAYOUT STANDARD aka, WGLS

## Example Area Formula:

Lessee #1  
 Window Space 1st floor occupied (X\*Y) +  
 2nd floor occupied Space(A+B) = (XY)+(AB) = Total Window Graphic Space\*\*\*\*



PLANNING AND ZONING COMMISSION MEETING PACKET FOR MAY 8, 2019

**ONLY LESSEE TENANT CAN  
 ADVERTISE GRAPHICS IN THEIR  
 WINDOWS. GRAPHICS MUST  
 CONFORM TO ADVERTISE  
 THEIR BUSINESS SERVICES OR PRODUCTS\*\***

## 2-story Multitenant Building

Total window area is equal to all windows occupied by Lessee

**\*\*\* Graphics must be at least 12" from window edge frame**



THIS DESIGN IS THE EXCLUSIVE PROPERTY OF DYNAMIC SIGN SYSTEMS AND MARKETING DSSMLLC. IT MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT DSSMLLC WRITTEN CONSENT. ALL PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUITS WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ALL REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND /OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDED PROPER GROUNDING AND BONDING OF THE SIGN.

ALL TERMS AND CONDITIONS AGREED UPON  
 SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

- \* No wall sign can go above roof edge or cover a window
- \*\* Example Lessee #1 cannot advertise graphics in Lessee #2 designated window space
- \*\*\* Window graphics must measure at least 12 inches from any leading edge of a window frame
- \*\*\*\* 50% maximum area for window graphics allowed



APPOINTMENT OF AGENT

I, STEVEN KAUFMAN, owner of the property and commercial business which is the subject of a request for zoning amendment/specific use permit to be considered by the Planning and Zoning Commission, do hereby appoint; Nathan Nevedal with Dynamic Signs Systems and Marketing LLC, as Agent and Representative. I understand that in making this appointment, I grant him/her the authority to file the application and to speak on behalf of Jersey Village Development Group LLC for purposes of proceedings before the City of Jersey Village Planning and Zoning Commission and City Council in connection with the requests being sought.

Signed this 15 day of FEBRUARY, 2019. [Signature]  
\_\_\_\_\_  
Property Owner/Commercial Business Owner

THE STATE OF TEXAS §  
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, this day personally appeared Steven Kaufman, owner of the property and commercial business which is the subject of an application for zoning amendment/specific use permit being considered by the Planning and Zoning Commission, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER my hand and seal of office this 15<sup>th</sup> day of February, 2019.

[Signature]  
\_\_\_\_\_  
Notary Public in and for the State of Texas



PLANNING AND ZONING COMMISSION MEETING PACKET FOR MAY 8, 2019

**Form 424  
(Revised 05/11)**

Submit in duplicate to:  
Secretary of State  
P.O. Box 13697  
Austin, TX 78711-3697  
512 463-5555  
FAX: 512/463-5709  
**Filing Fee: See instructions**



This space reserved for office use.

**Certificate of Amendment**

**Entity Information**

The name of the filing entity is:

Jersey Village Development Group LLC

State the name of the entity as currently shown in the records of the secretary of state. If the amendment changes the name of the entity, state the old name and not the new name.

The filing entity is a: (Select the appropriate entity type below.)

- |   |   |
|---|---|
| <input type="checkbox"/> For-profit Corporation               | <input type="checkbox"/> Professional Corporation               |
| <input type="checkbox"/> Nonprofit Corporation                | <input type="checkbox"/> Professional Limited Liability Company |
| <input type="checkbox"/> Cooperative Association              | <input type="checkbox"/> Professional Association               |
| <input checked="" type="checkbox"/> Limited Liability Company | <input type="checkbox"/> Limited Partnership                    |

The file number issued to the filing entity by the secretary of state is: 0802577535

The date of formation of the entity is: 11/04/2016

**Amendments**

**1. Amended Name**

(If the purpose of the certificate of amendment is to change the name of the entity, use the following statement)

The amendment changes the certificate of formation to change the article or provision that names the filing entity. The article or provision is amended to read as follows:

The name of the filing entity is: (state the new name of the entity below)

The name of the entity must contain an organizational designation or accepted abbreviation of such term, as applicable.

**2. Amended Registered Agent/Registered Office**

The amendment changes the certificate of formation to change the article or provision stating the name of the registered agent and the registered office address of the filing entity. The article or provision is amended to read as follows:



Registered Agent  
(Complete either A or B, but not both. Also complete C.)

A. The registered agent is an organization (cannot be entity named above) by the name of:

OR

B. The registered agent is an individual resident of the state whose name is:

\_\_\_\_\_  
*First Name M.I. Last Name Suffix*

The person executing this instrument affirms that the person designated as the new registered agent has consented to serve as registered agent.

C. The business address of the registered agent and the registered office address is:

\_\_\_\_\_  
*Street Address (No P.O. Box) City State Zip Code*

**3. Other Added, Altered, or Deleted Provisions**

Other changes or additions to the certificate of formation may be made in the space provided below. If the space provided is insufficient, incorporate the additional text by providing an attachment to this form. Please read the instructions to this form for further information on format.

Text Area (The attached addendum, if any, is incorporated herein by reference.)

**Add** each of the following provisions to the certificate of formation. The identification or reference of the added provision and the full text are as follows:

**Alter** each of the following provisions of the certificate of formation. The identification or reference of the altered provision and the full text of the provision as amended are as follows:  
Article 3 shall be altered to the following: The limited liability company is to be managed by managers. The initial managers are:  
1. Carlos Gonzales, 2855 Gramercy St, Houston, TX 77025  
2. Steven Kaufman, 5090 Richmond Ave #314, Houston, TX 77056

**Delete** each of the provisions identified below from the certificate of formation.

**Statement of Approval**

The amendments to the certificate of formation have been approved in the manner required by the Texas Business Organizations Code and by the governing documents of the entity.

**Effectiveness of Filing** (Select either A, B, or C.)

- A.  This document becomes effective when the document is filed by the secretary of state.
  - B.  This document becomes effective at a later date, which is not more than ninety (90) days from the date of signing. The delayed effective date is: \_\_\_\_\_
  - C.  This document takes effect upon the occurrence of a future event or fact, other than the passage of time. The 90<sup>th</sup> day after the date of signing is: \_\_\_\_\_
- The following event or fact will cause the document to take effect in the manner described below:

**Execution**

The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

Date: 12/20/2016

By: DocuSigned by:  
SKL  
185BACBEED68473 \_\_\_\_\_

\_\_\_\_\_  
Signature of authorized person

Steven Kaufman, Manager  
Printed or typed name of authorized person (see instructions)

PLANNING AND ZONING COMMISSION MEETING PACKET FOR MAY 8, 2019



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION  
ALTERNATIVE COMPREHENSIVE SIGNAGE PLAN  
VILLAGE ER PHASE I PLAZA  
17030 NORTHWEST FREEWAY, HOUSTON, TEXAS 77040**

The Planning and Zoning Commission has met in order to review the request for an Alternative Comprehensive Signage Plan, filed in accordance with Section 14-261 of the Jersey Village Code of Ordinances, by Dynamic Signs Systems and Marketing LLC on behalf of the Jersey Village Development Group, LLC for the Village ER Phase I Plaza located at 17030 Northwest Freeway, Houston, Texas.

After review and discussion, the Commissioners find that the proposed Alternative Comprehensive Signage Plan provides a harmonious benefit to the development of the City consistent with the requirements of Section 14-261 of the City’s Code.

Accordingly, the Commission approves the request of Dynamic Signs Systems and Marketing LLC filed on behalf of the Jersey Village Development Group, LLC for the Village ER Phase I Plaza located at 17030 Northwest Freeway, Houston, Texas.

The approved plan is more specifically detailed in the attached Exhibit “A.”

Signed and approved this the 8<sup>th</sup> day of May, 2019.

\_\_\_\_\_  
R. T. Faircloth, Chairman

**ATTEST:**

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



**PROPOSED**

**Exhibit A  
Planning and Zoning Approval  
Alternative Comprehensive Signage Plan  
Village ER Phase I Plaza**

# Planning and Zoning Recommendation Alternative Comprehensive Signage Plan Village ER Phase I Plaza

**LEGAL: RESERVE BLK 1**

**PROPERTY DESCRIPTION: JERSEY NORTHWEST SEC 2 R/P**

**ADDRESS: 17030 NORTHWEST FWY HOSUTON, TX 77040**

## **BUILDING ZONES (A,B,C D): (REFER TO ALTERNATIVE SIGN PLAN ZONE LAYOUTS)**

1. Proposed signage shall be in conformance with the city of Jersey Village sign ordinance Articles X. -SIGNS SEC 14-240—14-262 including any amendments. Plus Sec. 14-309 (b) (6) with exception to either a Redbud or Dynamic Crape Myrtle Flowering Tree and subject to one flowering tree if landscape space area is not able to host two flowering trees.
2. Further restrictions to all new wall signs after the date of approval of this document shall be:
  - a. For Tenants less than 3,000 square feet, maximum nominal letter height is 26”.
  - b. For Tenants greater than 3,000 square feet, maximum nominal letter height is 32”.
  - c. Tenants less than 6,000 square feet 32” and maximum coverage shall not exceed 45% of wall area.
  - d. Tenants over 6,000 square feet: 36” and maximum coverage shall not exceed 42% of wall area.
  - e. Tenants over 12,000 square feet: 42” and maximum coverage shall not exceed 34% of wall area.
  - f. Tenants over 24,000 square feet: 48” and maximum coverage shall not exceed 25% of wall area.
  - g. Tenant logos are allowed.
    - i. 42” for Tenants over 6,000 square feet
    - ii. 48” for Tenants over 12,000 square feet
    - iii. 54” for Tenants over 24,000 square feet
  - h. Letters/logo will be individually mounted unless special approval for raceway/wire way mounted. If installation is on wire way, all wire ways shall be entirely concealed behind the required silhouette background border. All wireway/race way mounts will be required to have matching paint colors to fascia area as to appear hidden in background. Poor color distortion will require repainting by tenant, or landlord will charge for service to be performed.
    - i. All signs shall have shopping center owner written approval prior to city sign permit review.
    - j. Tenant spaces located on the end cap of buildings, or on a corner that has storefront facing two directions are permitted to have a total of two signs (one sign facing each direction).
    - k. The location of the Tenant sign shall be based on a sign zone provided by Landlord. The sign zone will typically be located directly above the Tenant’s storefront, however in certain situations (for ideal spacing between signs or to fit the architecture of the building), sign zones are permitted to impede over an adjacent storefront.
3. All building mounted graphics and signage, whether interior or exterior, shall be eight (8) feet apart.



**SIGN CONTRACTOR REGULATIONS:**

1. Tenants are required to use a licensed sign contractor registered with the City of Jersey Village to perform all manufacturing, installation, and service maintenance needs.
2. Tenant Sign Contractors must be licensed and insured within the State of Texas. It is required by the State of Texas that all electrical signage be provided by a licensed Texas Electrical Sign Master with and approved Texas Sign Electrical Master License.
3. All work conducted on tenant spaces with regards to signage will adhere to the most up-to-date regulations and codes from the National Electrical Code.

**BUILDING ZONES (A,B,C,D): (REFER TO ALTERNATIVE SIGNAGE PLAN LAYOUT)**

1. Building zones (A & D) shall be considered as single occupant detached commercial building on individual lots for the purposes of sign permitting as long as current lessee occupies said structure.
2. Building zones (B & C) shall be considered as multi-tenant buildings on individual lots for purpose of sign permitting as long as current lessee occupies said structure.

**GROUND SIGNS - SIGN A**

1. One free-standing multitenant sign may be erected along the NORTHWEST FREEWAY corridor frontage road per list property address. The maximum height shall be 35'. The NORTHWEST FREEWAY frontage multi-Tenant pylon sign must be a minimum of 50' apart from an accent property ground sign.
2. A full color electronic message center shall be permitted on multi-tenant ground signs located along NORTHWEST FREEWAY. No animated, rotating, or scrolling messages will be allowed. Each message must not change more often than every five (5) minutes, or a longer time frame if required by state or federal law. Standard brightness limits for display (both day and night) will be automatically adjusted by the display's light sensing technology. Temporary messages should not be considered as permanent signage or counted against any sign counts.
3. Maximum square footage for a free-standing pylon sign must be less than 1000 square feet in area.
4. Must follow Sec. 14-309 (b) (6) with exception to either a Redbud or Dynamic Crape Myrtle Flowering Tree and subject to one flowering tree if landscape space area is not able to host two flowering trees.
5. Multi-tenant panels shall be of routed aluminum face, not less than .125' with white acrylic backer panel of at least 3/16". Acrylic backer panel shall fasten with welded all-thread and nuts plus all-thread as have an over sized hole pass through to allow for heat expansion. Backer panel shall be allowed to have translucent vinyl overlay pending landlord approval.
6. Illumination of ground sign shall be maintained and outages fixed within 7 days unless ordered repaired parts required. If electronic message center is installed landlord must guarantee illumination is either at 95% full tolerance on LED modules otherwise maintenance is required to bring to full illumination. If electronic message center is not repairable a new electronic message center must be installed or existing electronic message center is to be removed and signage space re-engineered to display another tenant space or filled in to keep beautification of sign.
7. Vacant tenant panels shall be removed and a matching painted .125" aluminum tenant panel with routed wording "lease space available plus #number" or solid panel is to be installed in vacant tenant panel space. Discoloration of replaced panel cannot be more than 3 shades off existing pylon color background. If color of tenant panel is out of tolerance it will be required to be repainted to keep beautification of signage.

**BANNERS**

1. Temporary "coming soon" and "now open" banners shall be permitted on the building for no more than thirty (30) days.
2. Banners for the purpose of marketing vacant spaces shall be permitted indefinitely, however no more than five (5) banners at any one time shall be permitted, per multitenant plaza.
3. Storefront banners must not exceed 6' in height x 80% of the storefront width for building zones.
4. Pole Banners not allowed

**EXTERIOR WINDOW GRAPHICS (REFER WINDOW GRAPHIC LAYOUT STANDARD aka, WGLS)**

1. Company name, logo, suite number, and hours of operation are permitted on the storefront glass in a location outlined on Exhibit "WGLS". No other exterior window graphics are permitted to be displayed on the outside of the glass unless approved written consent of landlord is provided. Location of graphics is generalized on provided Exhibit "WGLS".

## **INTERIOR WINDOW GRAPHICS & SIGNAGE (ZONES A,B,C,D)**

1. Any single poster or window graphic must be applied inside the storefront glass and should not exceed 48 square feet.
2. The total of all posters and window graphics are not permitted to exceed 50% of the total area of storefront glass, specific to per lessee net occupied space(s).
3. Window graphic artwork must be in a professional manner and digitally printed by a sign company. Hand written signs and messages are prohibited on glass.
4. Tenants/Businesses that are currently in non-conformance with the current sign code and this proposed document will be notified by Landlord and shall be required to comply within thirty (30) days after the approval of this document.
5. Each Tenant/Business is permitted to have illuminated signs displayed inside the storefront glass in accordance with the following: (OPEN signs excluded from count and limited to 6 sq.ft).
  - a. Retail/Service oriented businesses with less than 20' of frontage shall be limited to two (2) illuminated signs.
  - b. Retail/Service oriented businesses 21' or greater of storefront width shall be allowed one (1) illuminated sign for every 10' of storefront width.
  - c. Restaurants with less than 30' of frontage shall be limited to three (3) illuminated signs
  - d. Restaurants with 30' or greater of storefront width shall be allowed one (1) illuminated sign for every 12.5' of storefront.
6. Illuminated signs shall not exceed 36" x 48" and should be spaced at least 8' apart from one another. .

## **SIDEWALK / SANDWICH BOARD SIGNS (REFER TO WINDOW GRAPHIC LAYOUT STANDARD aka, WGLS)**

1. Sidewalk/Sandwich board signs are permitted only for retail, service, or restaurant uses.
2. Tenants/Businesses that qualify to display a sidewalk/sandwich board are limited to 12 days per calendar month. Exception is weekends.
3. The size shall be limited to 12 square feet per sign face per business, and may not exceed 4 feet in height.
4. A minimum of 6 feet of sidewalk shall remain clear.
5. Chalkboards may be used for daily changing of messages.
6. Reader boards (electronic and non-electric) shall be prohibited.
7. Displays must be brought inside prior to closing hours.

## **ADDITIONAL EXCEPTIONS AND ZONING CODE ORDINANCES NOTED BELOW:**

1. All Zones (A,B,C,D) shall calculate wall space area for wall signage; based on the NET wall area, with exception to the architectural elements of the wall. Each side of building structure may have wall signage.
2. All Zones (A,B,C, D) are allowed to have wall signage on the rear facing indicated wall as detailed below;
  - a. Zone A; Rear facing wall is indicated as the wall that is facing 2 story building in Zone B
  - b. Zone B: Rear facing wall is indicated as the wall that is facing single storing retail building in Zone C
  - c. Zone C: Rearing facing wall is indicated as the Northeast facing wall parallel to Northwest Freeway
  - d. Zone D: Rear facing wall is indicated as the Southeast facing wall perpendicular to Northwest Freeway
3. All Zones (A,B,C,D) window hours of operation must be in font style Arial Bold. They must also be made with white vinyl, and applied to the exterior of the glass window. Company name and logo can follow company design and does not require to be of white vinyl. Company name is required to be on entry door of lessee main entrance. Company name above hours is option but limited to match white vinyl only as per hours of operation and in font style Arial Bold. Hours of operation white vinyl and option Company name in white vinyl must conform to the sizes listed in WGLS.
4. Zone B: WGLS exception rule with two story buildings is that only Lessee tenant can advertise their services and products within their designated window space area. Lessee's cannot share window space advertising space. Graphics must be in alignment with services and products provided by said Lessee.
5. Zone A, B, C: WGLS exception rule is window space graphics must be within lessee window space provided

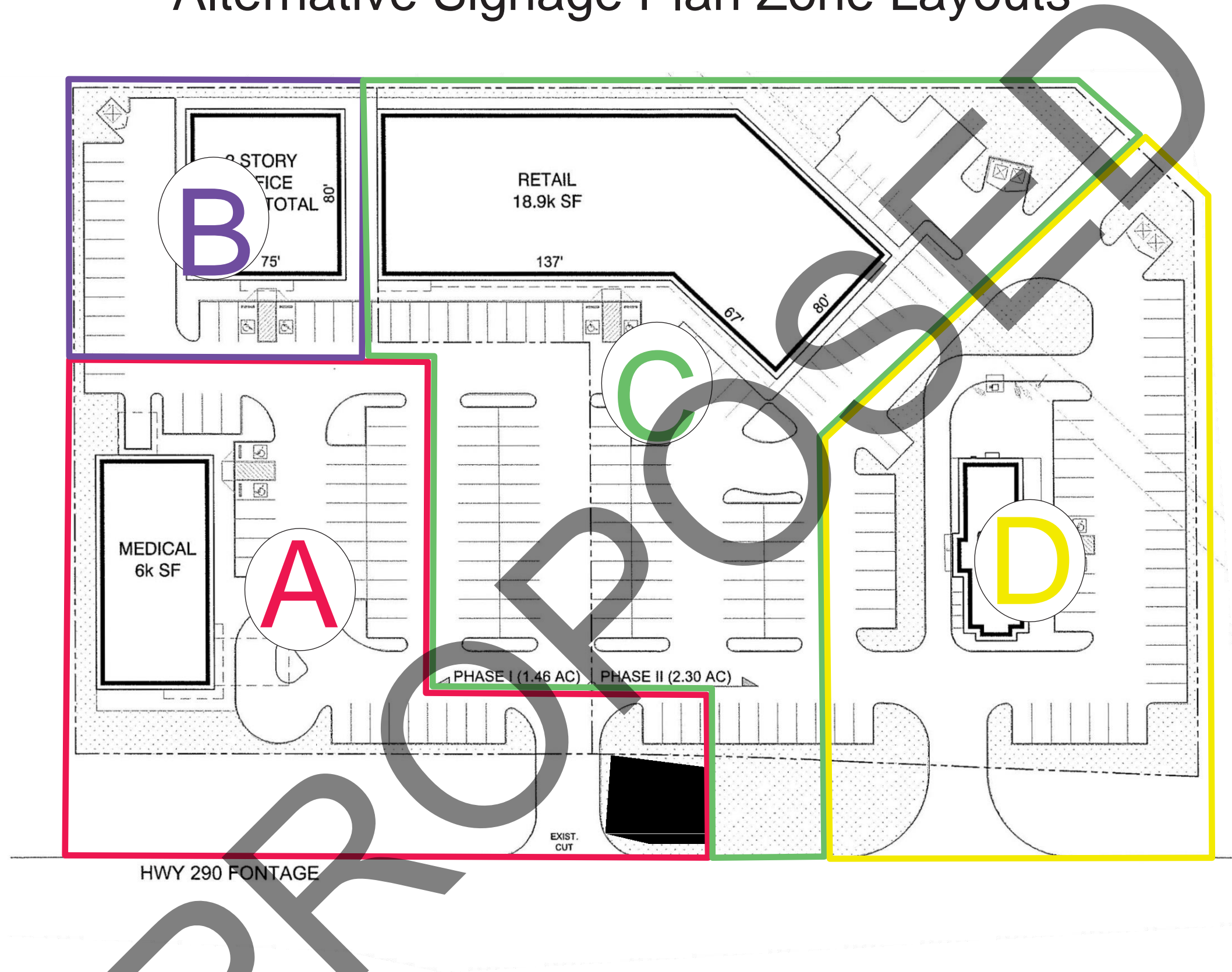


windows. Must advertise services or products that pertain solely to their business. Lessee graphics cannot advertise for other businesses within their window space unless it aligns with their services or products.

PROPOSED

# Alternative Signage Plan Zone Layouts

- ZONE A █
- ZONE B █
- ZONE C █
- ZONE D █



THIS DESIGN IS THE EXCLUSIVE PROPERTY OF DYNAMIC SIGN SYSTEMS AND MARKETING DSSMLLC. IT MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT DSSMLLC WRITTEN CONSENT. ALL PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUITS WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ALL REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND /OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDED PROPER GROUNDING AND BONDING OF THE SIGN.

ALL TERMS AND CONDITIONS AGREED UPON

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

# ZONE A: SIGNAGE

## Site Plan:

17030 Northwest Freeway  
Houston, TX 77040

## KEY ELEMENTS

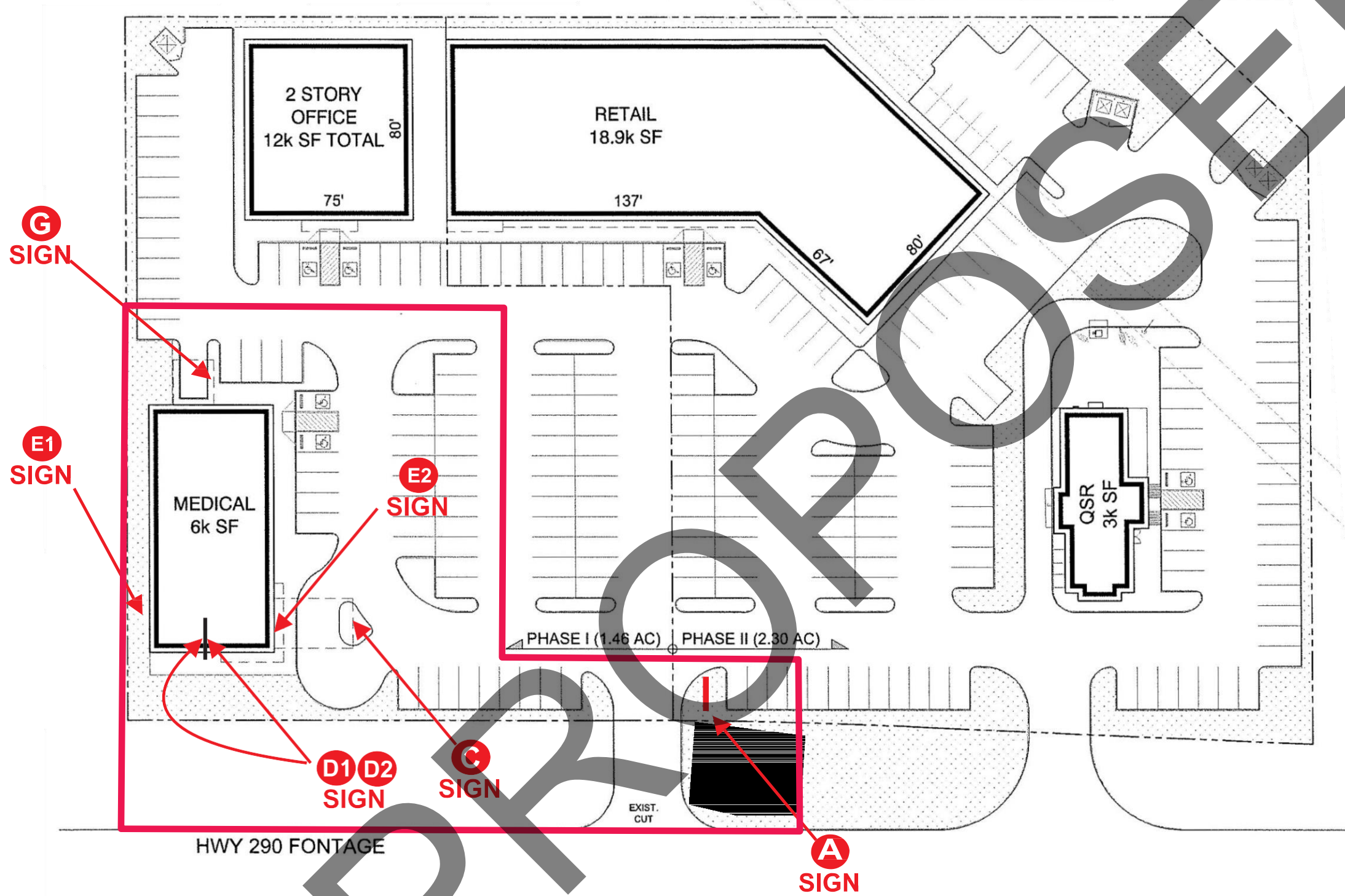


A VILLAGE EMERGENCY CENTER

VILLAGE  
ER 24HR

EMERGENCY  
ROOM

AMBULANCE DROP OFF



**A**  
SIGN

**C**  
SIGN

**D**  
SIGN

**●**  
SIGN

**G**  
SIGN  
(REAR WALL)

**G**  
SIGN

**E1**  
SIGN

**E2**  
SIGN

**D1 D2**  
SIGN

**C**  
SIGN

**A**  
SIGN



THIS DESIGN IS THE EXCLUSIVE PROPERTY OF DYNAMIC SIGN SYSTEMS AND MARKETING DSSMLLC. IT MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT DSSMLLC WRITTEN CONSENT. ALL PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUITS WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ALL REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND /OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDED PROPER GROUNDING AND BONDING OF THE SIGN.

ALL TERMS AND CONDITIONS AGREED UPON

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

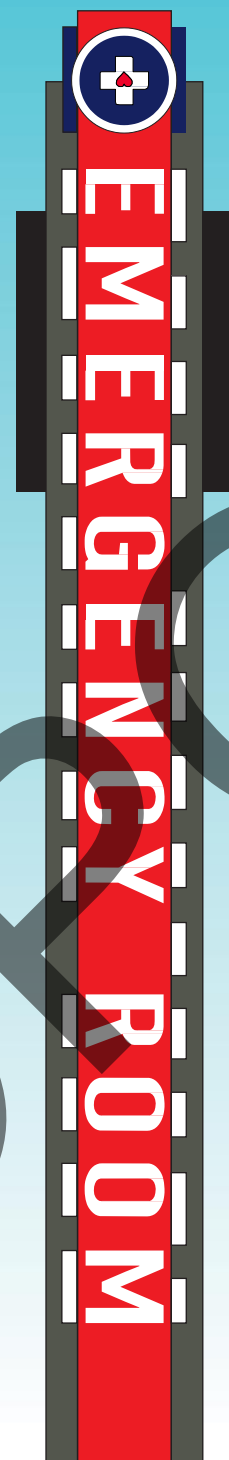
TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING AND ZONING COMMISSION MEETING PACKET FOR MAY 8, 2019

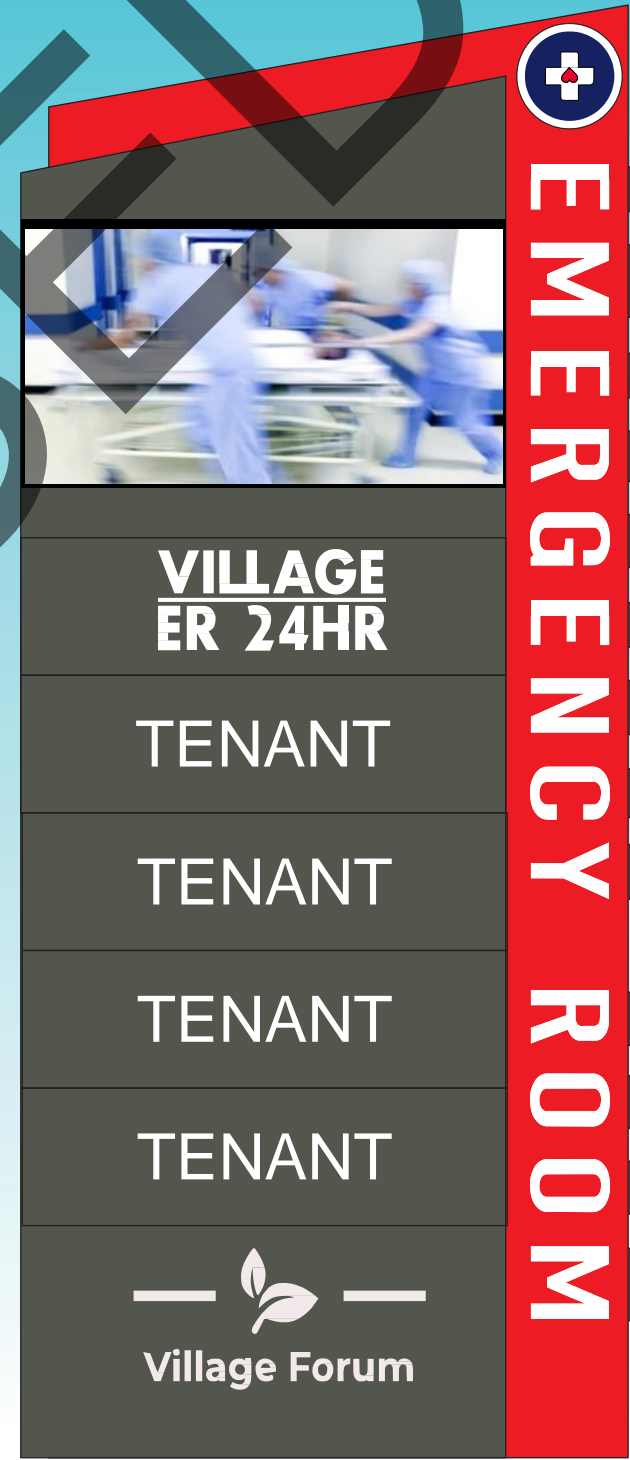




SIDE A



SIDE C  
ROAD VIEW



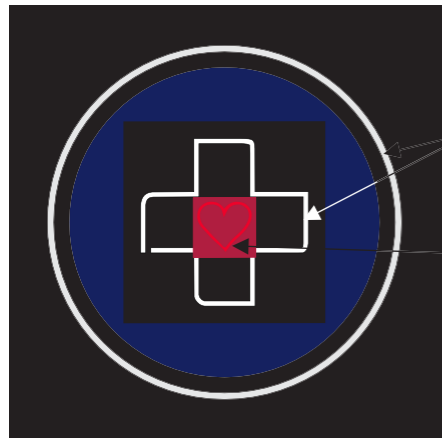
SIDE B



17030 Northwest Freeway  
Houston, TX 77040

# ILLUMINATION EXAMPLES

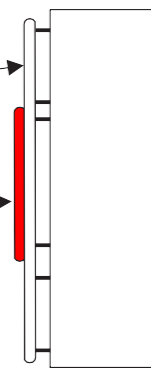
## NEON CROSS



FRONT VIEW

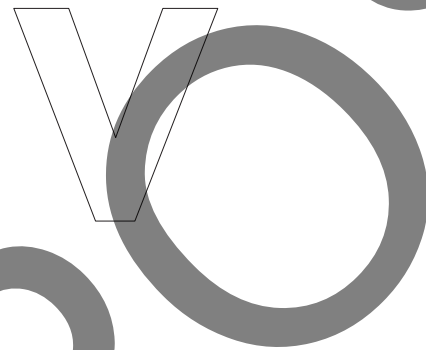
WHITE NEON

RED NEON

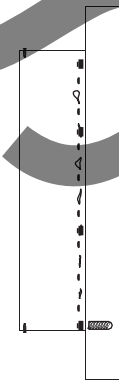


SIDE VIEW

## CHANNEL LETTER



FRONT VIEW

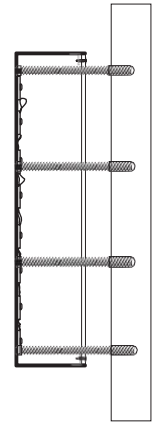


SIDE VIEW

## REVERSE PAN CHANNEL LETTER

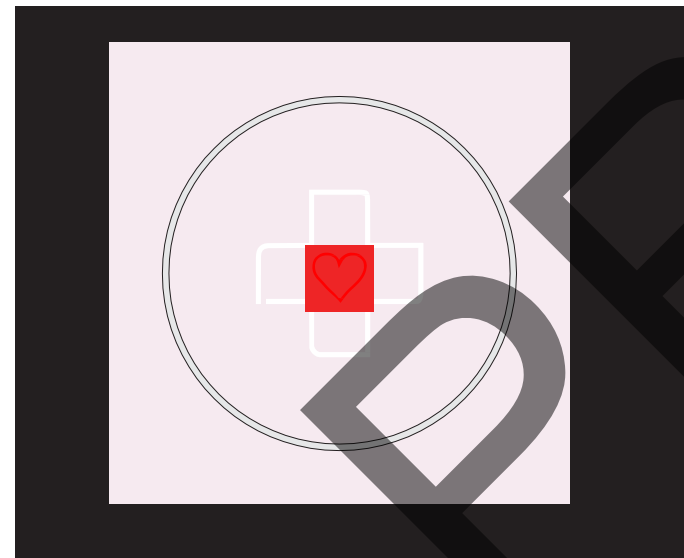


FRONT VIEW



SIDE VIEW

## ILLUMINATION



## ILLUMINATION



## ILLUMINATION



**NEON LOGO SIGN TYPE A. D. E.**

FACE: .063 ALUMINUM  
5" DEEP RETURNS .063 ALUMINUM - WHITE  
PAINTED WHITE - WITH REFLECTIVE  
BLUE AND RED VINYL

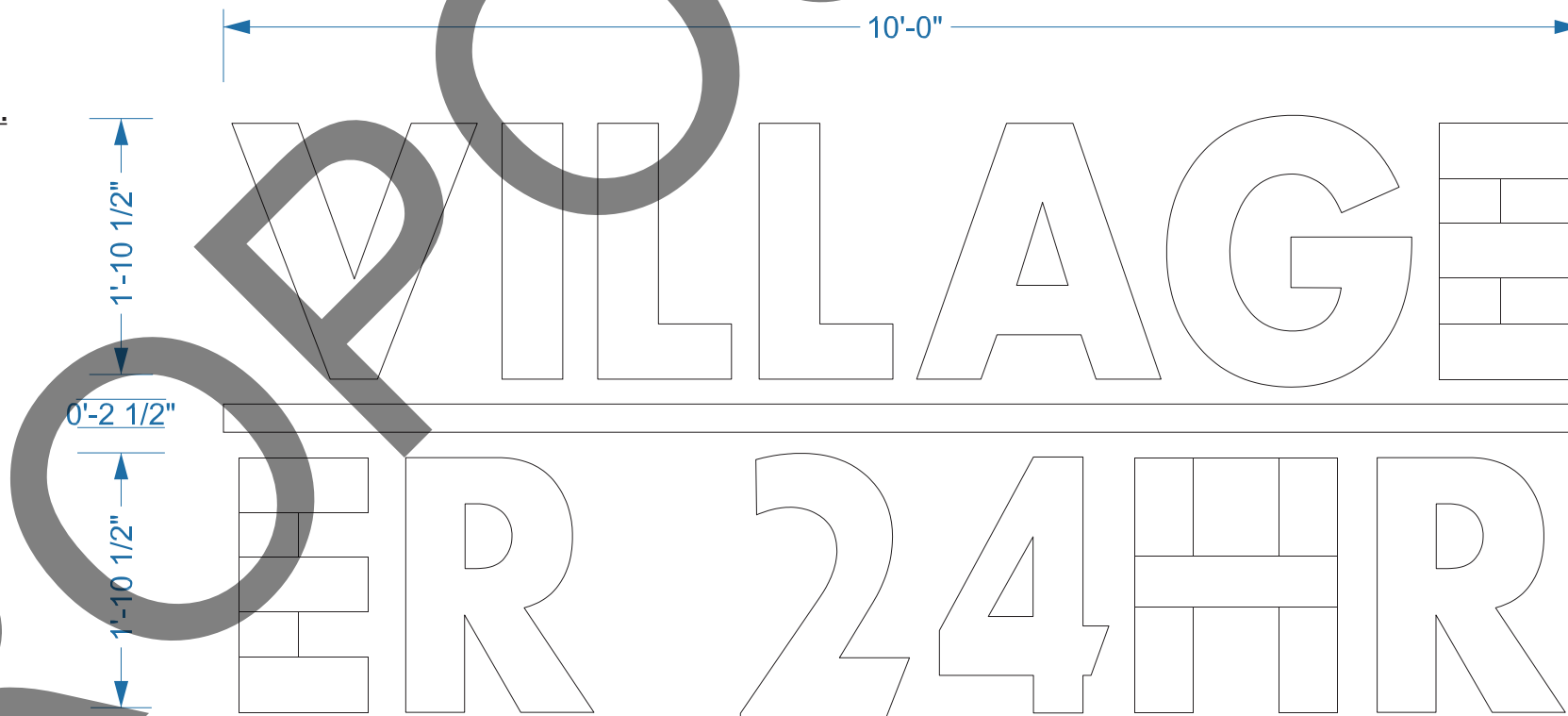


FRONT VIEW

SIDE VIEW

**ILLUMINATED CHANNEL LETTERS SIGN TYPE A. D.**

FACE: 3/16" WHITE ACRYLIC  
5" DEEP RETURNS  
PAINTED WHITE - WITH REFLECTIVE  
BLUE AND RED VINYL



FRONT VIEW



THIS DESIGN IS THE EXCLUSIVE PROPERTY OF DYNAMIC SIGN SYSTEMS AND MARKETING DSSM LLC. IT MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT DSSM LLC WRITTEN CONSENT. ALL PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUITS WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ALL REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND /OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDED PROPER GROUNDING AND BONDING OF THE SIGN.

ALL TERMS AND CONDITIONS AGREED UPON

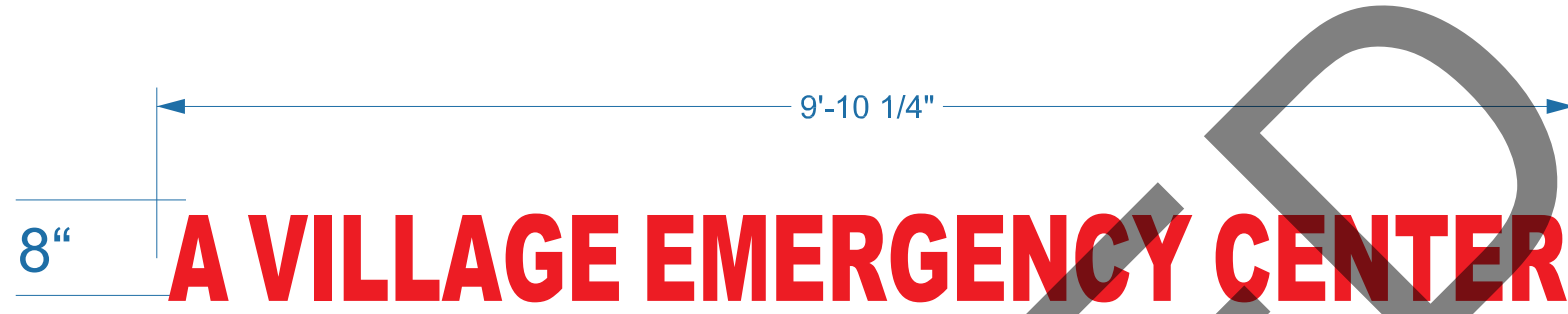
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_



**SIGN TYPE C**

LETTERS: 8" TALL .25" ALUMINUM  
PAINT RED



FRONT VIEW

**SIGN TYPE E**

FACE: 3/16" RED ACRYLIC  
5" DEEP RETURNS .063 ALUMINUM - WHITE  
1" WHITE TRIMCAP - WHITE L.E.D.



FRONT VIEW



THIS DESIGN IS THE EXCLUSIVE PROPERTY OF DYNAMIC SIGN SYSTEMS AND MARKETING DSSM LLC. IT MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT DSSM LLC WRITTEN CONSENT. ALL PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUITS WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ALL REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND /OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDED PROPER GROUNDING AND BONDING OF THE SIGN.

ALL TERMS AND CONDITIONS AGREED UPON

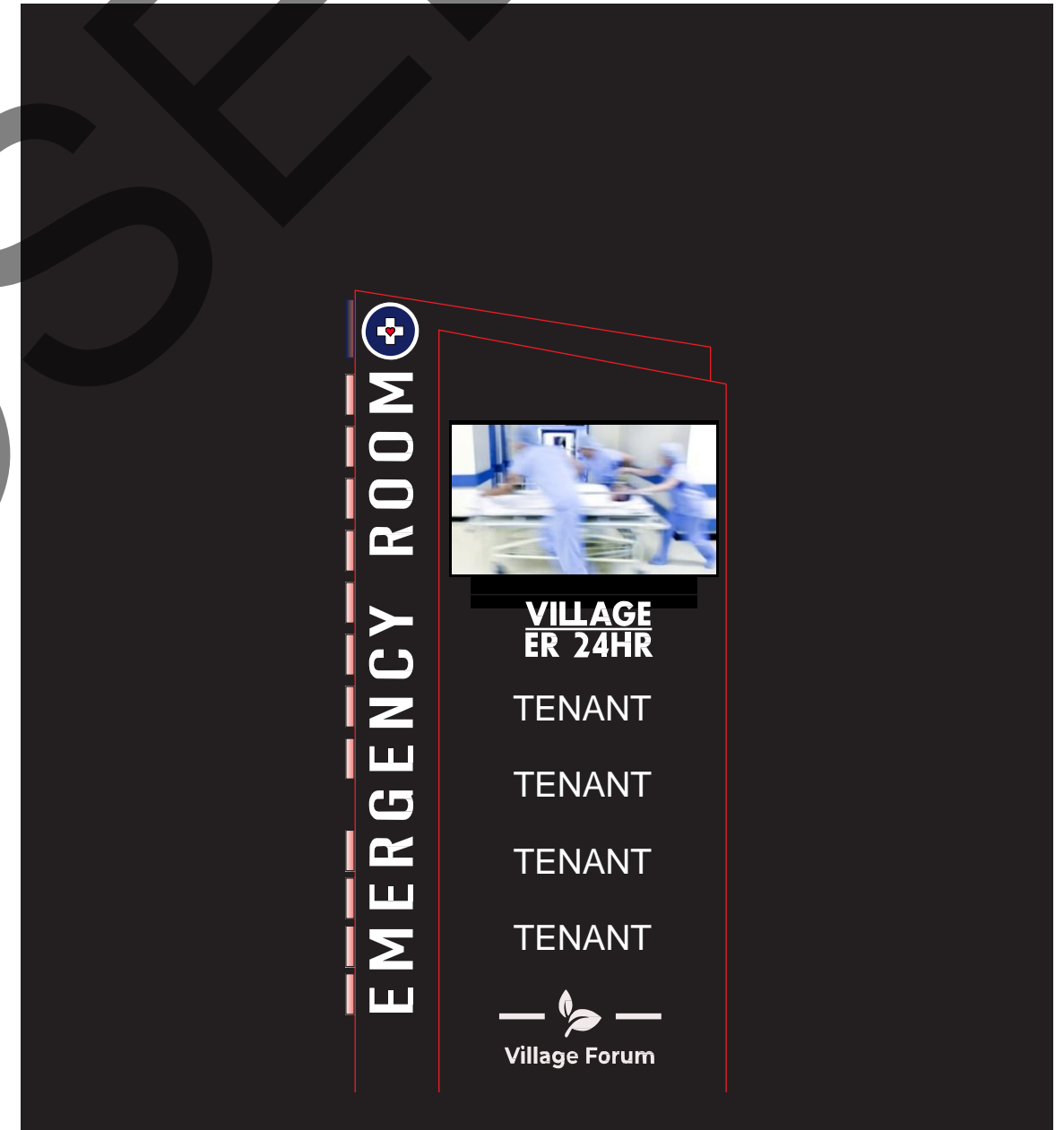
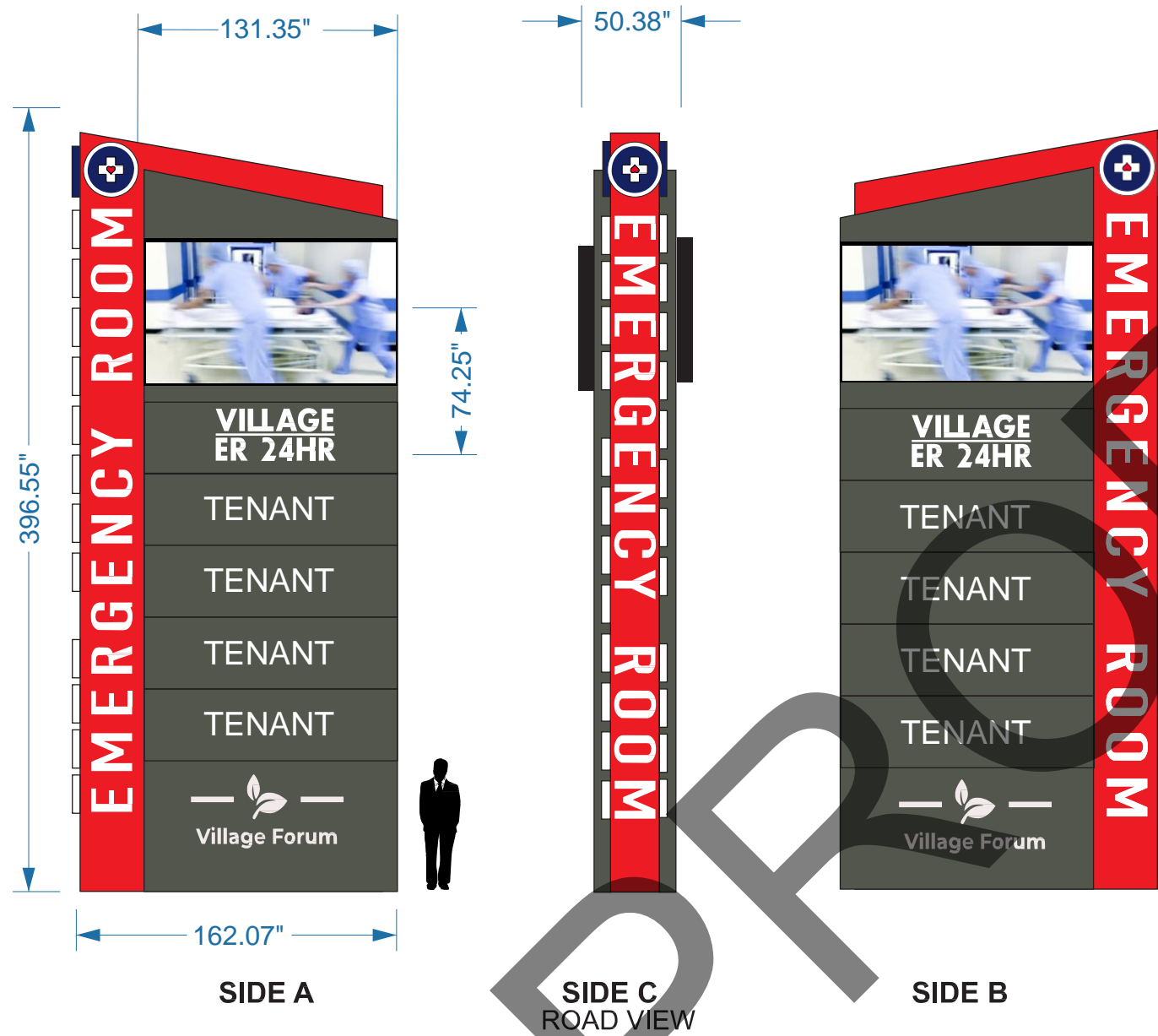
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

# SIGN A

NEON LOGO  
 L.E.D. GRAPHIC DISPLAY DOUBLE SIDED  
 ILLUMINATED CHANNEL LETTERS - VILLAGE ER  
 ILLUMINATED CHANNEL LETTERS - EMERGENCY ROOM - FREEWAY SIDE  
 CENTER LOGO - ILLUMINATED REVERSE PAN CHANNEL LETTERS

\*Optional: Neon boarder lighting



THIS DESIGN IS THE EXCLUSIVE PROPERTY OF DYNAMIC SIGN SYSTEMS AND MARKETING DSSM LLC. IT MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT DSSM LLC WRITTEN CONSENT. ALL PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUITS WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ALL REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND /OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDED PROPER GROUNDING AND BONDING OF THE SIGN.

ALL TERMS AND CONDITIONS AGREED UPON

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

# SIGN C

INTERNALLY ILLUMINATED CHANNEL LETTERS WITH RED ACRYLIC FACES

# SIGN D (1,2)

NEON LOGO  
ILLUMINATED CHANNEL LETTERS - VILLAGE ER 24 HR

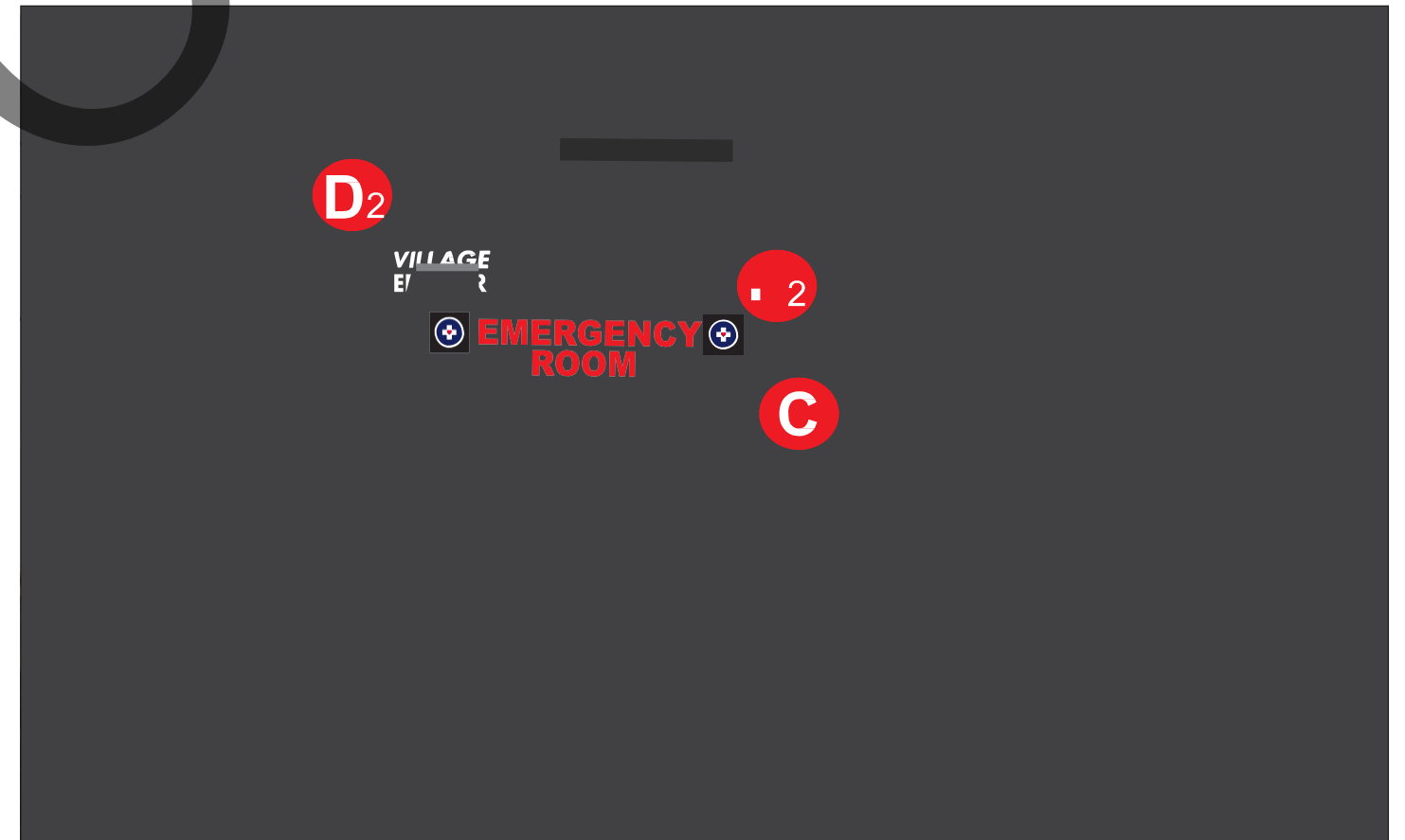
# SIGN E (1,2)

NEON LOGO  
ILLUMINATED CHANNEL LETTERS - EMERGENCY ROOM

DAY VIEW



DAY VIEW



NIGHT VIEW



THIS DESIGN IS THE EXCLUSIVE PROPERTY OF DYNAMIC SIGN SYSTEMS AND MARKETING DSSMLLC. IT MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT DSSMLLC WRITTEN CONSENT. ALL PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUITS WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ALL REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND /OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDED PROPER GROUNDING AND BONDING OF THE SIGN.

ALL TERMS AND CONDITIONS AGREED UPON

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_



# SIGN G

Aluminum welded cabinet with translucent vinyl copy 1st surface.  
LED internal illumination  
White acrylic face with Red translucent vinyl

### DAY VIEW



### NIGHT VIEW



THIS DESIGN IS THE EXCLUSIVE PROPERTY OF DYNAMIC SIGN SYSTEMS AND MARKETING DSSMLLC. IT MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT DSSMLLC WRITTEN CONSENT. ALL PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUITS WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ALL REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND /OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDED PROPER GROUNDING AND BONDING OF THE SIGN.

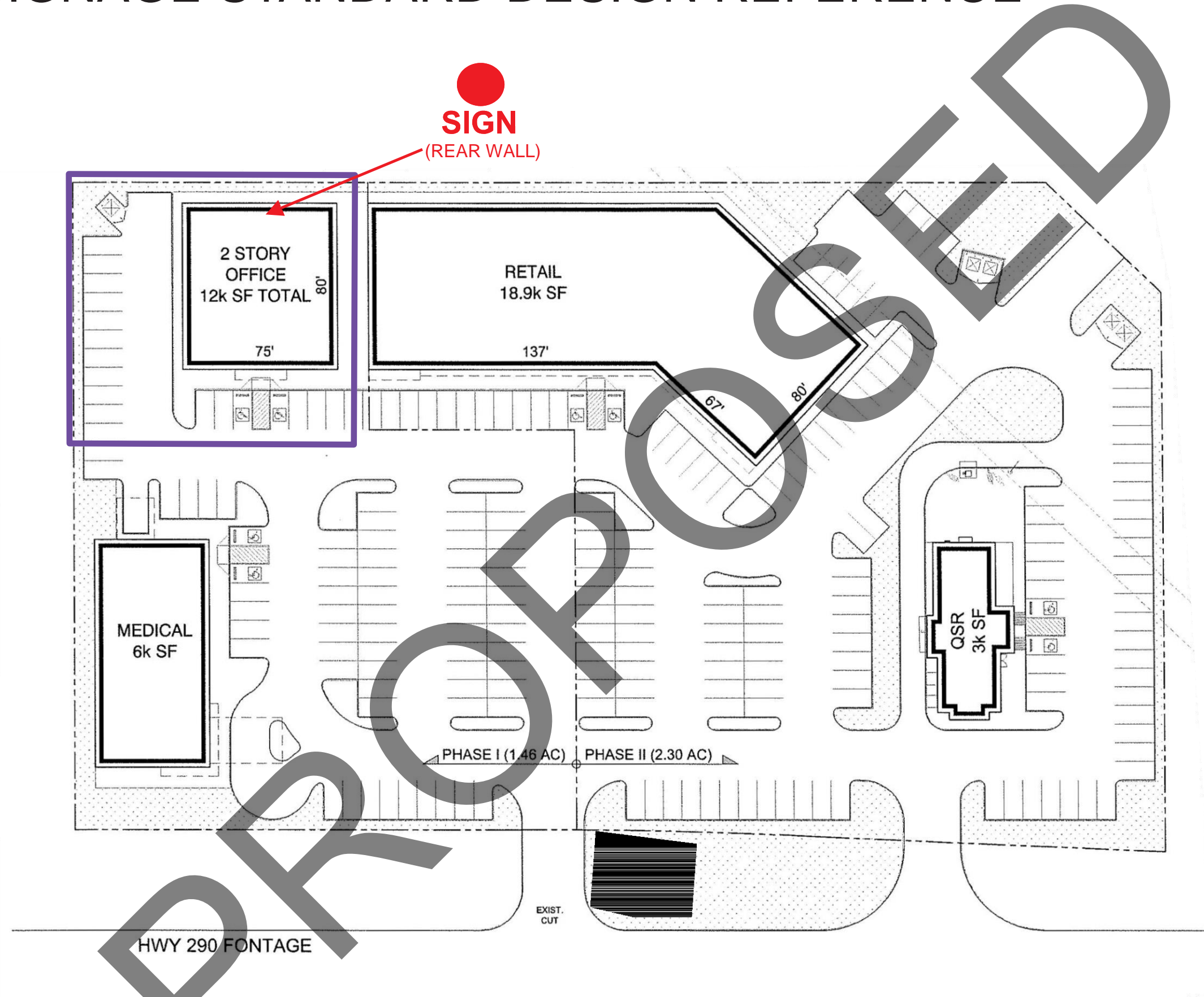
ALL TERMS AND CONDITIONS AGREED UPON

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

# ZONE B: SIGNAGE STANDARD DESIGN REFERENCE

ZONE B 



**A**  
SIGN

**B**  
SIGN

**C**  
SIGN

**D**  
SIGN

  
**SIGN**  
(REAR WALL)

HWY 290 FONTAGE

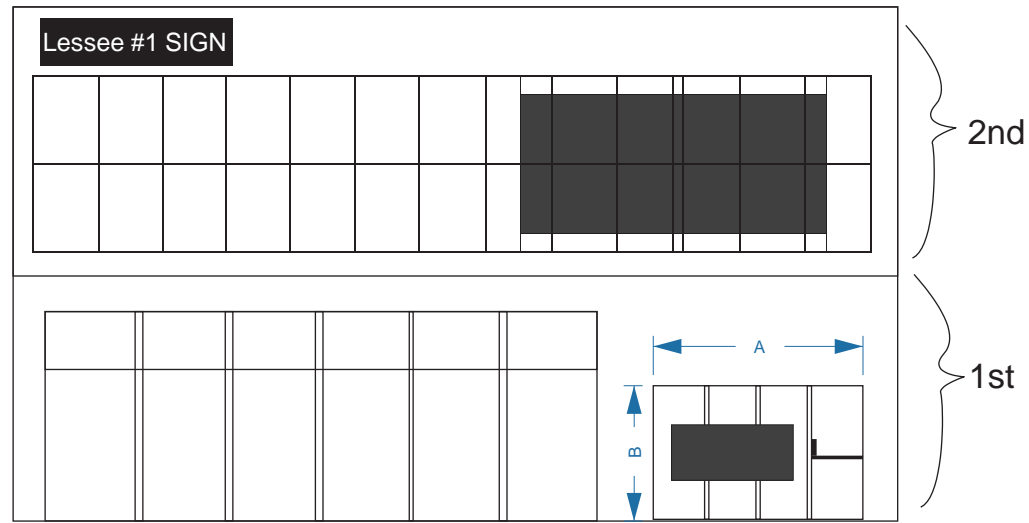
EXIST.  
CUT



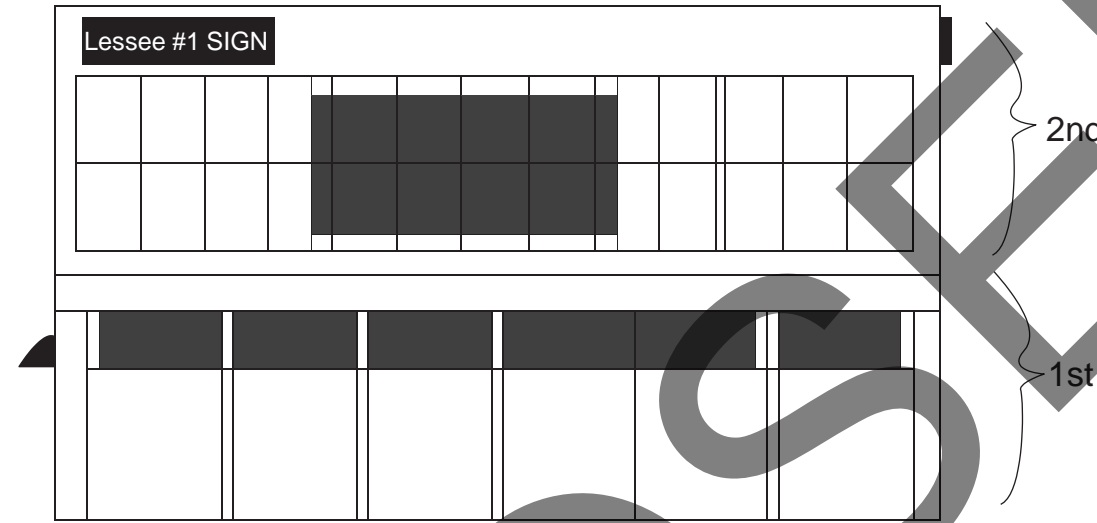
THIS DESIGN IS THE EXCLUSIVE PROPERTY OF DYNAMIC SIGN SYSTEMS AND MARKETING DSSMLLC. IT MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT DSSMLLC WRITTEN CONSENT. ALL PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUITS WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ALL REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND /OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDED PROPER GROUNDING AND BONDING OF THE SIGN.

TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

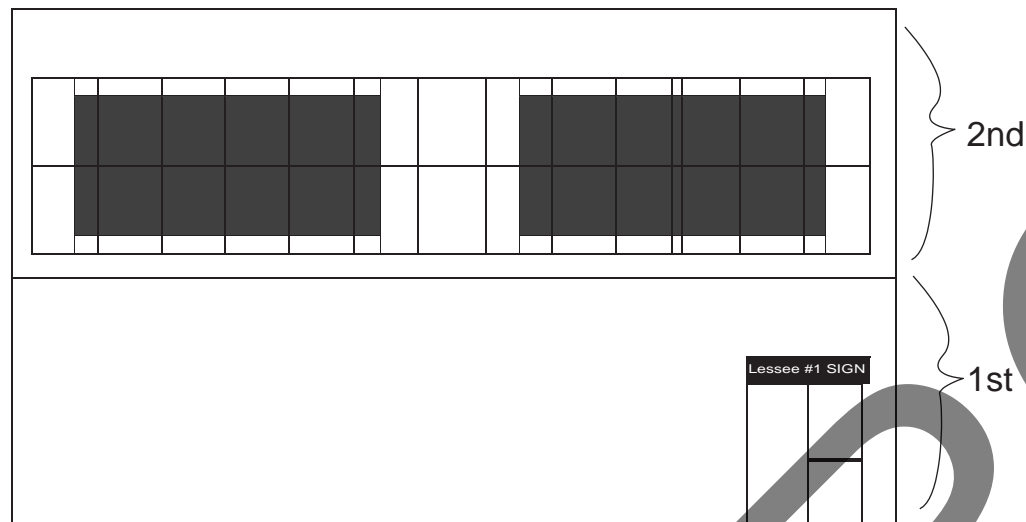
# ZONE B: SIGNAGE STANDARD DESIGN REFERENCE



Front Elevation Example



Side Elevation Example



Rear Elevation Example

## 2-story Multitenant Building



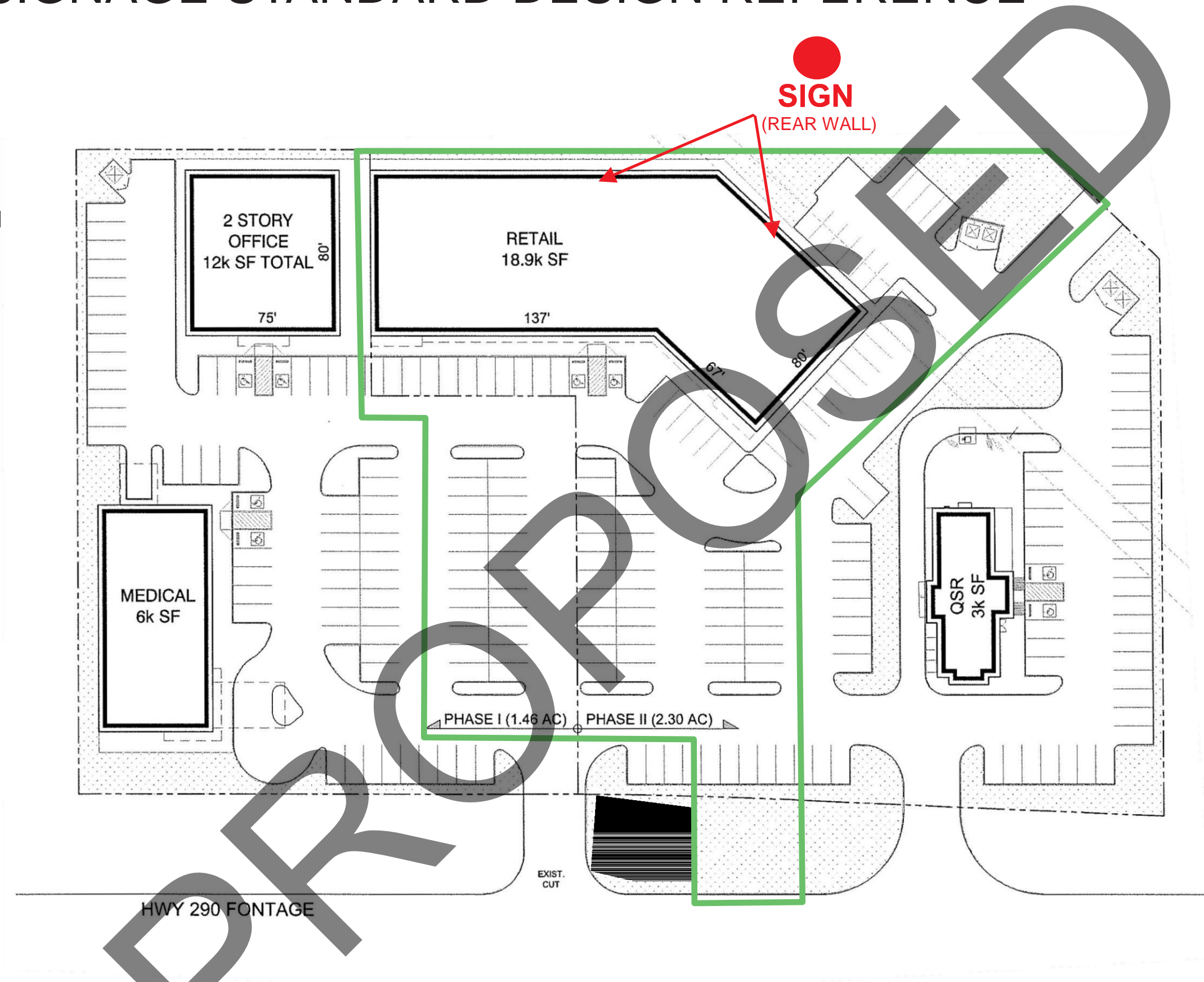
THIS DESIGN IS THE EXCLUSIVE PROPERTY OF DYNAMIC SIGN SYSTEMS AND MARKETING DSSM LLC. IT MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT DSSM LLC WRITTEN CONSENT. ALL PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUITS WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ALL REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND /OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDED PROPER GROUNDING AND BONDING OF THE SIGN.

TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_



# ZONE C: SIGNAGE STANDARD DESIGN REFERENCE

ZONE C 



**A**  
SIGN

**B**  
SIGN

**C**  
SIGN

**D**  
SIGN

  
SIGN  
(REAR WALL)

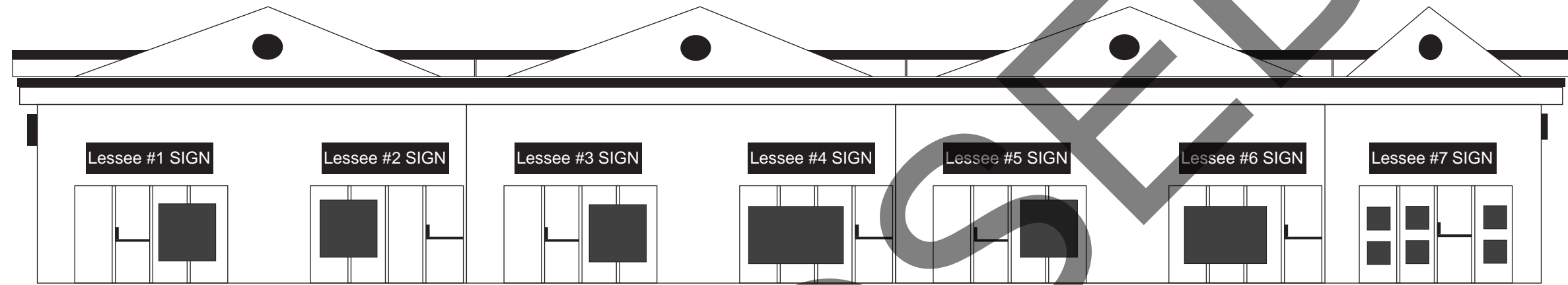
PLANNING AND ZONING COMMISSION MEETING PACKET FOR MAY 8, 2019



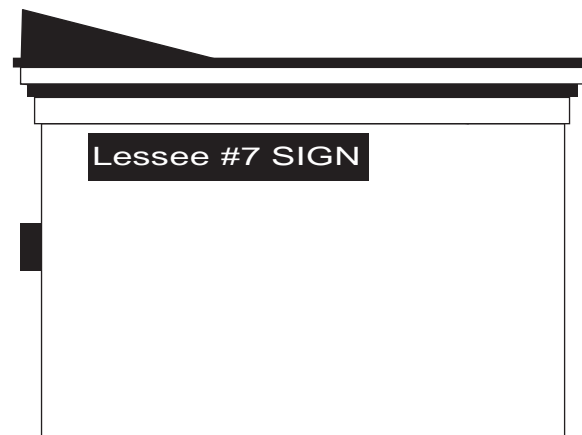
THIS DESIGN IS THE EXCLUSIVE PROPERTY OF DYNAMIC SIGN SYSTEMS AND MARKETING DSSMLLC. IT MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT DSSMLLC WRITTEN CONSENT. ALL PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUITS WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ALL REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND /OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDED PROPER GROUNDING AND BONDING OF THE SIGN.

TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

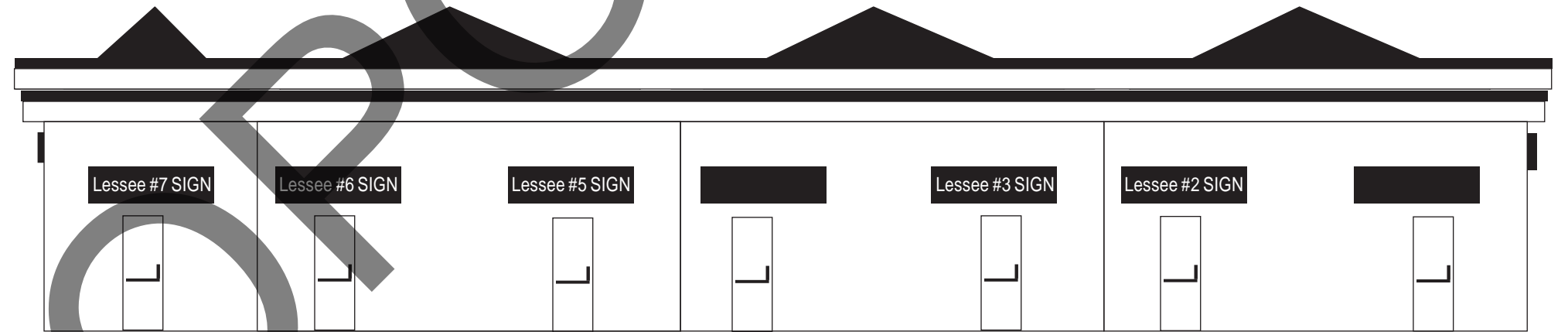
# ZONE C: SIGNAGE STANDARD DESIGN REFERENCE



Front Elevation Example



Side Elevation Example



Rear Elevation Example

## Retail Multitenant Building



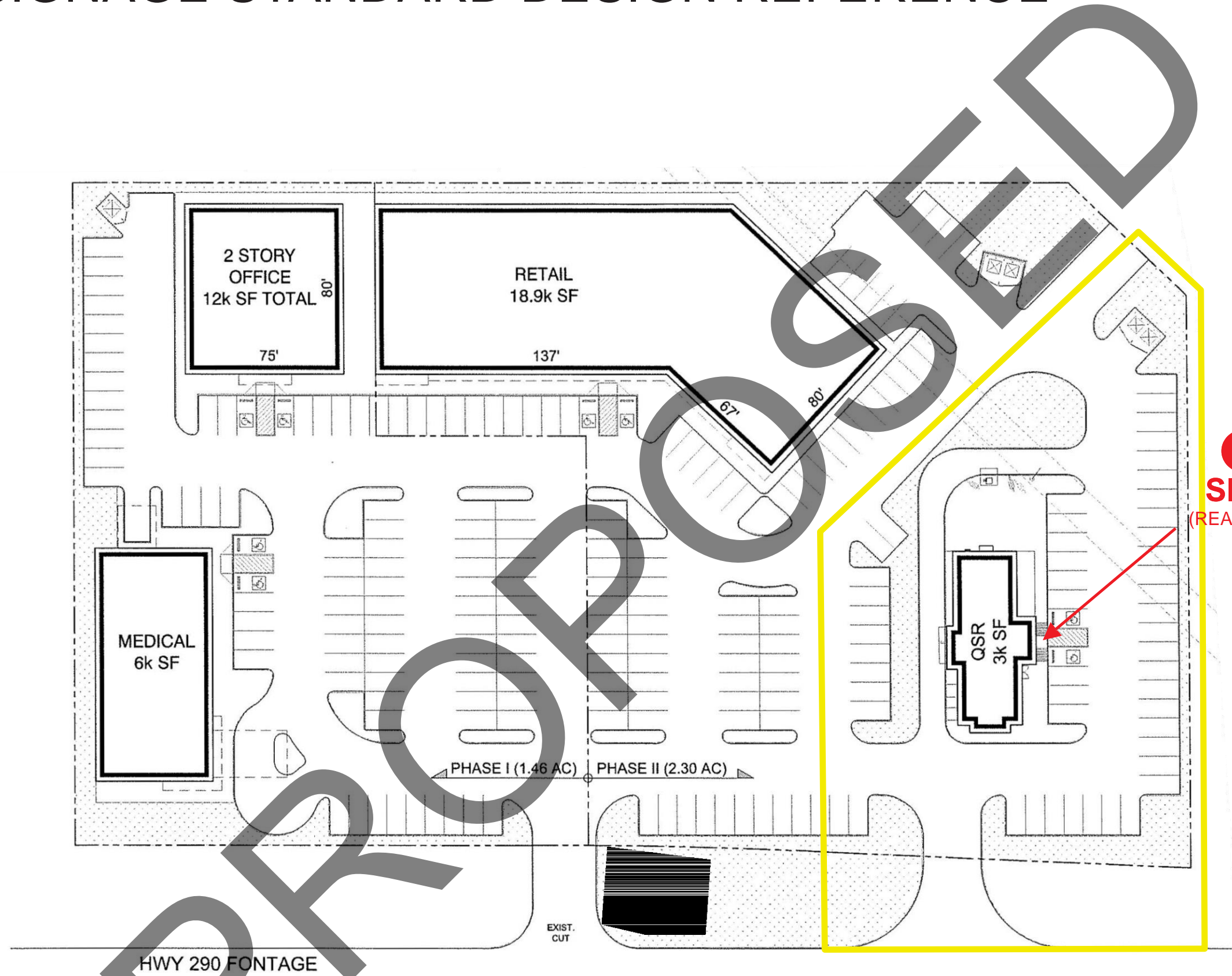
THIS DESIGN IS THE EXCLUSIVE PROPERTY OF DYNAMIC SIGN SYSTEMS AND MARKETING DSSM LLC. IT MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT DSSM LLC WRITTEN CONSENT. ALL PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUITS WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ALL REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND /OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDED PROPER GROUNDING AND BONDING OF THE SIGN.

TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_



# ZONE D: SIGNAGE STANDARD DESIGN REFERENCE

ZONE D



**A**  
SIGN

**B**  
SIGN

**C**  
SIGN

**D**  
SIGN

**SIGN**  
(REAR WALL)

**SIGN**  
(REAR WALL)

PLANNING AND ZONING COMMISSION MEETING PACKET FOR MAY 8, 2019

HWY 290 FONTAGE

EXIST.  
CUT



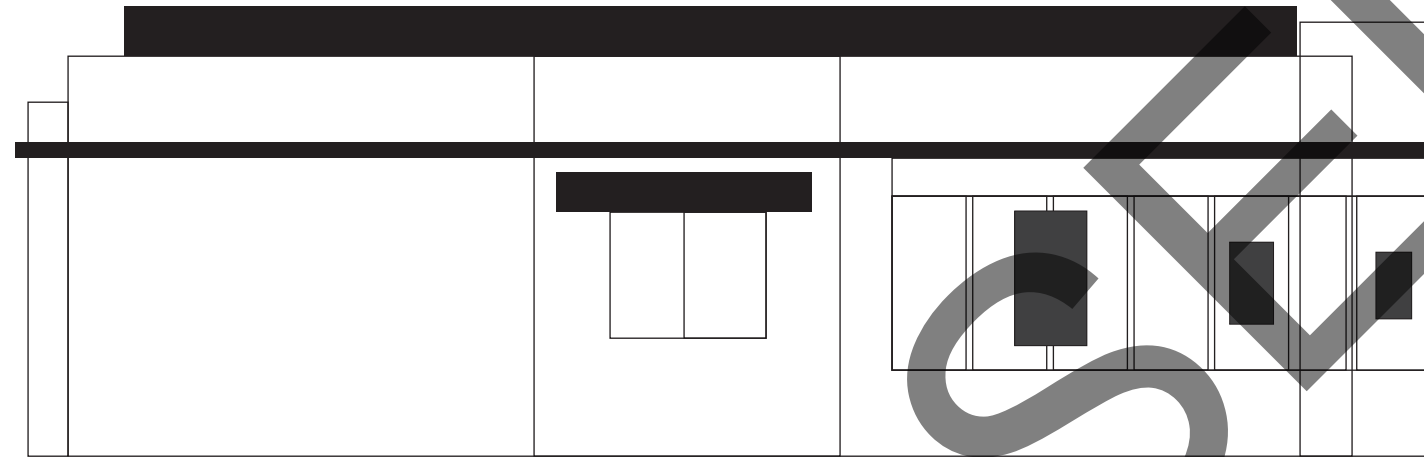
THIS DESIGN IS THE EXCLUSIVE PROPERTY OF DYNAMIC SIGN SYSTEMS AND MARKETING DSSMLLC. IT MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT DSSMLLC WRITTEN CONSENT. ALL PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUITS WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ALL REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND /OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDED PROPER GROUNDING AND BONDING OF THE SIGN.

ALL TERMS AND CONDITIONS AGREED UPON

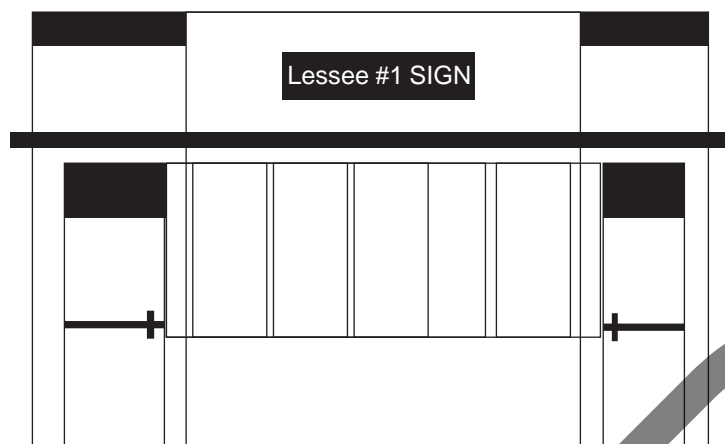
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

# ZONE D: SIGNAGE STANDARD DESIGN REFERENCE



Front Elevation Example



Side Elevation Example



Rear Elevation Example

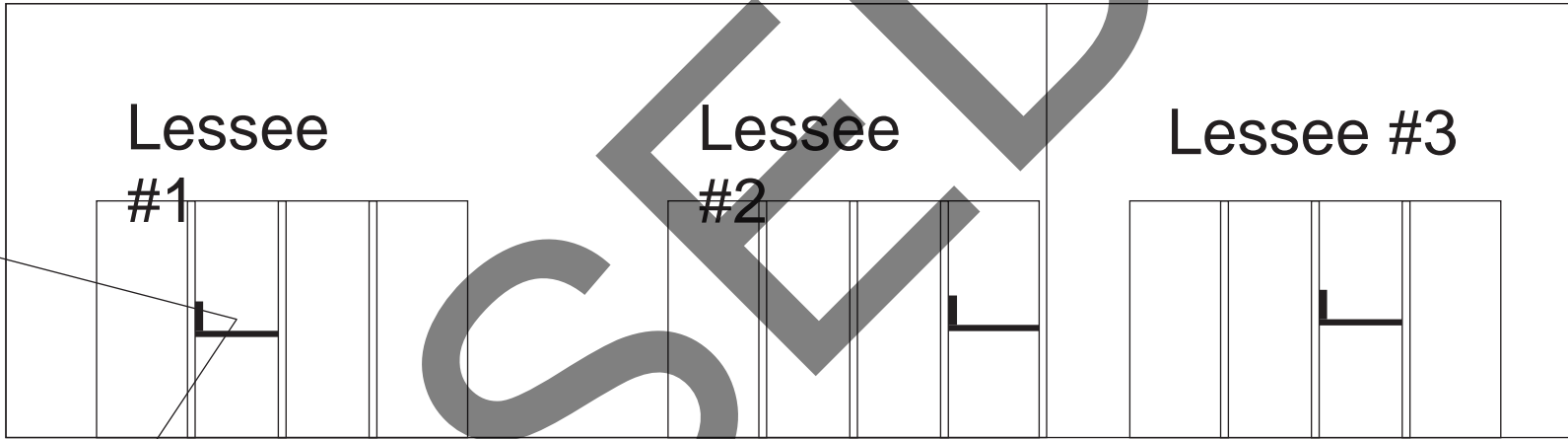
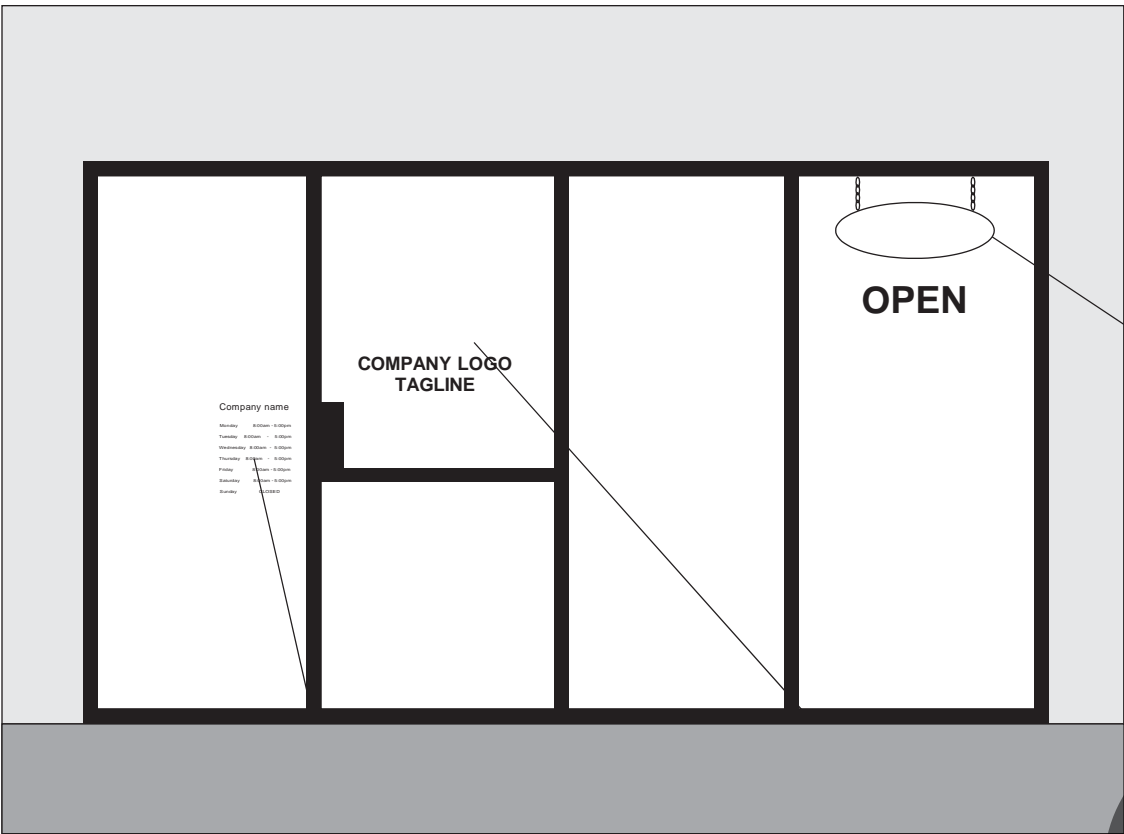


THIS DESIGN IS THE EXCLUSIVE PROPERTY OF DYNAMIC SIGN SYSTEMS AND MARKETING DSSM LLC. IT MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT DSSM LLC WRITTEN CONSENT. ALL PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUITS WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ALL REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND /OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDED PROPER GROUNDING AND BONDING OF THE SIGN.

TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

# WINDOW GRAPHIC LAYOUT STANDARD aka, WGLS

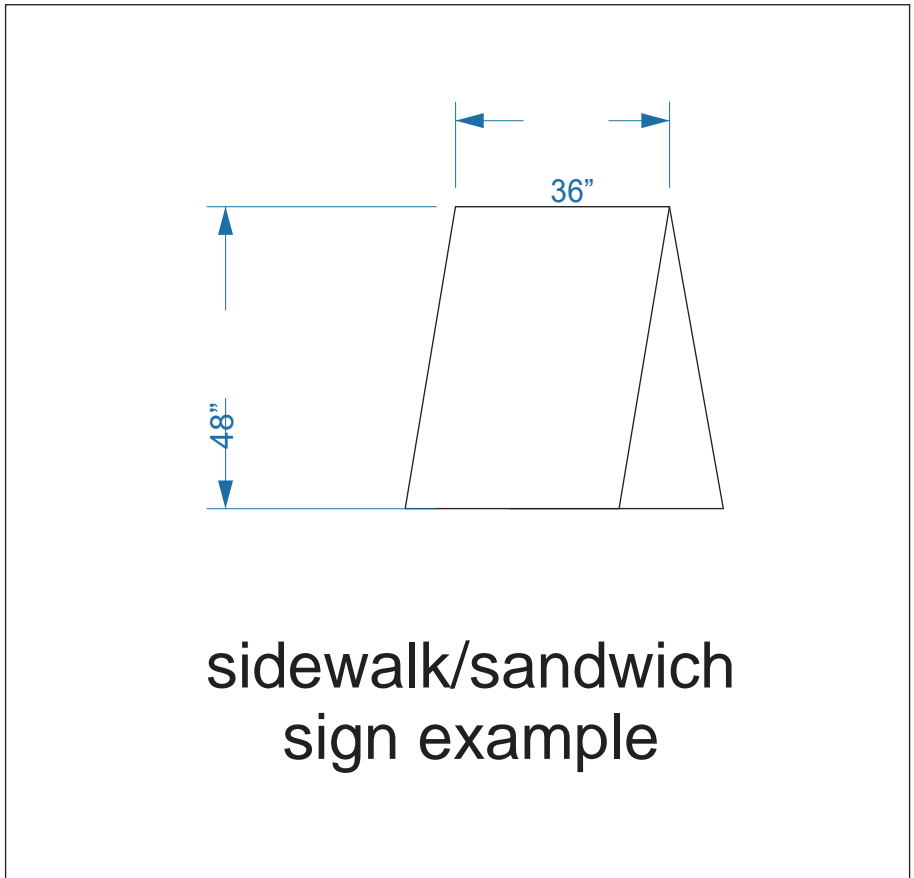
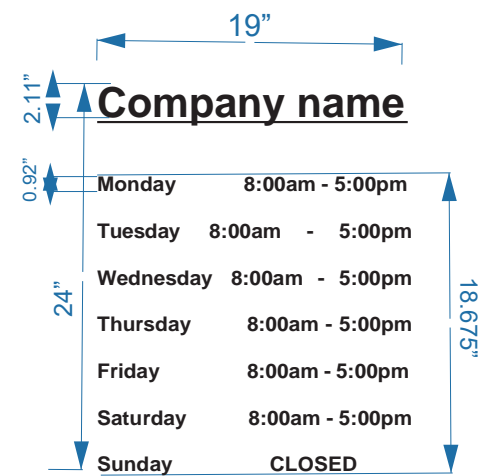
## Standard Entry Way Design



## Retail Multitenant Building

**ILLUMINATED OPEN SIGN**

**Company required entry way vinyl name and(or) logo**



ALL TERMS AND CONDITIONS AGREED UPON  
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

THIS DESIGN IS THE EXCLUSIVE PROPERTY OF DYNAMIC SIGN SYSTEMS AND MARKETING DSSMLLC. IT MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT DSSMLLC WRITTEN CONSENT. ALL PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUITS WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ALL REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND /OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDED PROPER GROUNDING AND BONDING OF THE SIGN.

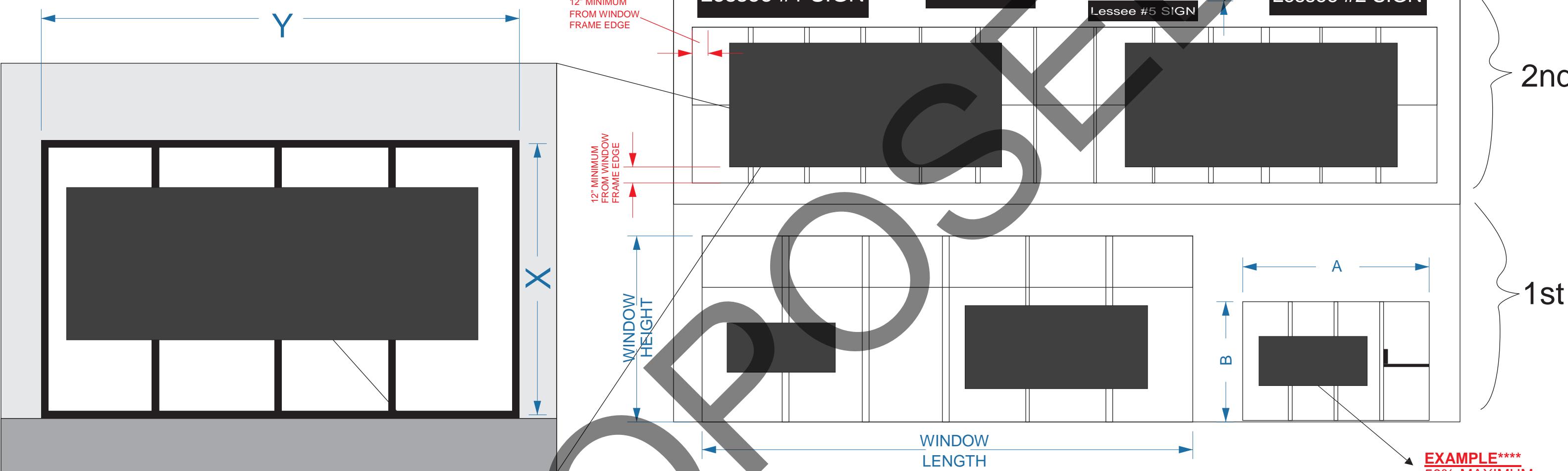
PROPOSED



# WINDOW GRAPHIC LAYOUT STANDARD aka, WGLS

## Example Area Formula:

Lessee #1  
 Window Space 1st floor occupied (X\*Y) +  
 2nd floor occupied Space(A+B) = (XY)+(AB) = Total Window Graphic Space\*\*\*\*



PLANNING AND ZONING COMMISSION MEETING PACKET FOR MAY 8, 2019

**ONLY LESSEE TENANT CAN  
 ADVERTISE GRAPHICS IN THEIR  
 WINDOWS. GRAPHICS MUST  
 CONFORM TO ADVERTISE  
 THEIR BUSINESS SERVICES OR PRODUCTS\*\***

## 2-story Multitenant Building

Total window area is equal to all windows occupied by Lessee

**EXAMPLE\*\*\*\***  
 50% MAXIMUM  
 AREA FOR  
 WINDOW GRAPHIC

**\*\*\* Graphics must be at least 12" from window edge frame**



THIS DESIGN IS THE EXCLUSIVE PROPERTY OF DYNAMIC SIGN SYSTEMS AND MARKETING DSSMLLC. IT MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT DSSMLLC WRITTEN CONSENT. ALL PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. 20 AMP DEDICATED CIRCUITS WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR ALL INSTALLATIONS. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ALL REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND /OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDED PROPER GROUNDING AND BONDING OF THE SIGN.

ALL TERMS AND CONDITIONS AGREED UPON

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

\* No wall sign can go above roof edge or cover a window

\*\* Example Lessee #1 cannot advertise graphics in Lessee #2 designated window space

\*\*\* Window graphics must measure at least 12 inches from any leading edge of a window frame

\*\*\*\* 50% maximum area for window graphics allowed