



## 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 February 08, 2022 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. **CITIZENS' COMMENTS** - Any person who desires to address the Planning and Zoning Commission regarding an item on the agenda will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the comment is on the agenda, the City staff and Commissioners are not allowed to discuss the subject. Each person is limited to five (5) minutes for comments to the Planning and Zoning Commission. *Rick Faircloth, Chair*
- C. Consider approval of the minutes for the meeting held on [January 10, 2022](#). *Lorri Coody, City Secretary*
- D. Discuss and take appropriate action concerning amendments to the Jersey Village Code of Ordinances at Chapter 14, Article IV, Sections 14-105(b)(2); 14-106(b)(2); 14-109(b)(2); and 14-110(b)(2), concerning the minimum [building area restrictions](#) and, if appropriate, prepare for presentation to Council on February 21, 2022, a Preliminary Report in connection with any suggested amendments. *Evan Duvall, Building Official Representative*
- 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 Jason Culpepper on behalf of Community Impact Newspaper for the property located at 16300 Northwest Freeway, Jersey Village, Texas. *Evan Duvall, Building Official Representative*
- F. Discuss and take appropriate action concerning amendments to the Jersey Village Code of Ordinances at Chapter 14, Article IV, Sections 14-107(d) concerning Specific Uses in District H (Industrial District) and, if appropriate, prepare for presentation to Council on February 21, 2022, a [Preliminary Report](#) in connection with any suggested amendments. *Evan Duvall, Building Official Representative*
- G. Discuss and take appropriate action concerning the [appointment of a Planning and Zoning Subcommittee](#) to participate in meetings conducted by BBG and Staff to review existing development codes, and if necessary, update city codes to conform to the 2016 Comprehensive Plan. *Austin Bless, City Manager*

- H. Discuss the request for a specific use permit to allow the operation of an [Assisted Living and Memory Care Center](#) on a tract of land located at 9300 Savile, Jersey Village, TX 77040 within the city limits in zoning District G. *Austin Bleess, City Manager*
- I. Discuss attendance at upcoming City Council Meeting for Joint Public Hearing activities and final report preparations. *Lorri Coody, City Secretary*
- J. 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: February 3, 2022 at 5:00 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 City Council 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.jerseyvillagetx.com](http://www.jerseyvillagetx.com)

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."



**B. CITIZENS' COMMENTS** - Any person who desires to address the Planning and Zoning Commission regarding an item on the agenda will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the comment is on the agenda, the City staff and Commissioners are not allowed to discuss the subject. Each person is limited to five (5) minutes for comments to the Planning and Zoning Commission.

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

January 10, 2022 – 6:00 p.m.

THE PLANNING AND ZONING COMMISSION OF THE CITY OF JERSEY VILLAGE, TEXAS, CONVENED ON JANUARY 10, 2022, AT 6:00 P.M. IN THE CIVIC CENTER, 16327 LAKEVIEW DRIVE, JERSEY VILLAGE, TEXAS.

**A. The meeting was called to order in at 6:00 p.m. and the roll of appointed officers was taken. Commissioners present were:**

Rick Faircloth, Chairman  
Eric Henao, Commissioner

Debra Mergel, Commissioner  
Courtney Standlee, Commissioner

Drew Wasson, Council Liaison, was present at this meeting.

Commissioners Jennifer McCrea, Ty Camp, and Charles A. Butler, III were not present at this meeting.

Staff in attendance: Lorri Coody, City Secretary; Justin Pruitt, City Attorney; Harry Ward, Director of Public Works; and Evan Duvall, Building Official Representative.

**B. CITIZENS' COMMENTS - Any person who desires to address the Planning and Zoning Commission regarding an item on the agenda will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the comment is on the agenda, the City staff and Commissioners are not allowed to discuss the subject. Each person is limited to five (5) minutes for comments to the Planning and Zoning Commission.**

There were no comments.

**C. Consider approval of the minutes for the meeting held on October 25, 2021.**

Commissioner Standlee moved to approve the minutes from the meeting held on October 25, 2021. Commissioner Mergel seconded the motion. The vote follows:

Ayes: Committee Members Standlee, Mergel, and Henao  
Chairman Faircloth

Nays: None

The motion carried.

**D. Discuss and take appropriate action concerning the application request of Vernon R. Young (Managing General Partner of 9300 Savile, LLC) filed on behalf of Jersey Village Lifestyle Ltd. (Applicant) for a specific use permit to allow the operation of an Assisted Living and Memory Care Center on a tract of land located at 9300 Savile, Jersey Village, TX 77040 within the city limits in zoning District G.**

This item is to discuss the request filed on December 6, 2021, by Vernon R. Young for a specific use permit to allow for the operation of an Assisted Living and Memory Care Center. The application included in the meeting packet provides more specific details as to Jersey Village Lifestyle's intent.

Building Official Representative, Evan Duval presented the item. He told the Commission that this is an application for a Specific Use Permit (SUP). He gave the location for the requested facility and the particulars pertaining to same. He stated that if approved the submitted plan meets all safety requirements. He mentioned that residents at this facility will not be able to live on their own.

Some Commissioners had questions about the location of this facility. It is located behind the Manor. It is two streets from Castlebridge. It is a unique location.

City Attorney Pruitt explained the process for the Commission in moving forward. You must consider abutting property and their uses, compatibility with abutting property, the character of the property, and any restrictions necessary if the SUP is recommended. City Attorney Pruitt explained how the restrictions are added to the Commission's preliminary recommendation.

Mr. Davis presented the request on behalf of the requestor. He introduced the owner of the property and the officers of company who were present. He spoke to the development experience of the company. He explained the location of the Assisted Living and Memory Care Facility for which the SUP is being requested. He stated that the project will complete in 18 months. He feels that upon completion it will add to the tax value for the City.

Some Commissioners wondered about the Company's experience with these type facilities. Mr. Davis stated that they have one other project in the making but none complete. However, they have eight other restricted properties that are not of an Assisted Living and Memory Care type.

There were questions about who will run the facility when it is completed. Mr. Davis stated that the operation will be handed off to a management company. Nonetheless they do have experience in operating their other eight restricted properties.

Mr. Davis went on to say that their company has a high regard for services with little turn-over. However, management of an Assisted Living and Memory Care Center is better managed by a national management company.

There were questions about the aesthetics and how they will complement abutting properties. Mr. Davis stated that they do. He explained that the building is designed to give it a "Village" look. He also explained the community activities planned for residents.

There was discussion about parking. Building Official Representative Duvall confirmed that the planned parking is acceptable.

There was discussion about the code requirements for District G as well as if the SUP will need to be applied for by the management company. City Attorney Pruitt stated that the SUP will run with the property; and therefore, this is an acceptable request.

In considering restrictions, Building Official Representative Duval told the Commission that a condition could be "dark sky lighting" and additional landscaping. Dark sky lighting was explained by the Building Official Representative. Some members felt that "dark sky lighting" would be a good idea. The applicant informed the Commission that there are some security issues surrounding dark sky lighting.

There was discussion about the need for detention ponds to accommodate drainage for this facility. City Public Works Director, Harry Ward stated that all codes surrounding drainage will apply to this property.

There was discussion if a wall or fence is needed to surround the property. The applicant explained that there is a 50-foot easement that separates the property from the City's residential. Fencing for the property was discussed. The applicant explained that the plan is to use cedar.

The eastern boundary was discussed in terms of fencing. Mr. Duvall stated that additional landscaping on this boundary is needed as well as a masonry fence.

Signage was discussed. Mr. Davis stated they plan to have a monument sign.

With no further discussion on the matter, Commissioner Mergel moved that the Commission preliminarily recommend that City Council grant the request of Vernon R. Young (Managing General Partner of 9300 Savile, LLC) filed on behalf of Jersey Village Lifestyle Ltd. (Applicant) for a specific use permit to allow the operation of an Assisted Living and Memory Care Center on a tract of land located at 9300 Savile, Jersey Village, TX 77040 within the city limits in zoning District G with the specific use permit restrictions of buffering and lighting as discussed by the Commission. Commissioner Henao seconded the motion. The vote follows:

Ayes: Committee Members McCrea, Camp, Butler, Standlee, Mergel, and Henao  
Chairman Faircloth

Nays: None

The motion carried.

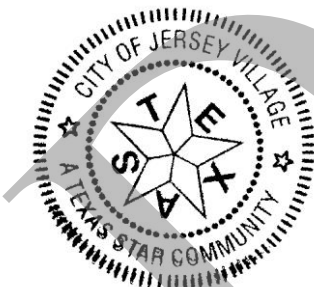
*A copy of the Preliminary Report is attached to and made a part of these minutes as Exhibit A.*

#### **E. Adjourn**

There being no further business on the agenda the meeting was adjourned at 6:26 p.m.

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Lorri Coody, City Secretary



# **EXHIBIT A**

## **Planning and Zoning Commission Minutes**

**January 10, 2022**

**Preliminary Report  
Specific Use Permit**

**9300 Savile**

**Assisted Living and Memory Care Center**



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION  
PRELIMINARY REPORT  
TO ALLOW THE OPERATION OF AN ASSISTED LIVING AND  
MEMORY CARE CENTER AS A SPECIFIC USE IN ZONING  
DISTRICT G**

The Planning and Zoning Commission has met in order to review the application of Vernon R. Young (Managing General Partner of 9300 Savile, LLC) filed on behalf of Jersey Village Lifestyle Ltd. (Applicant) for a specific use permit to allow the operation of an Assisted Living and Memory Care Center on a tract of land located at 9300 Savile, Jersey Village, TX 77040 within the city limits in zoning District G.

After review and discussion, the Commissioners preliminarily proposed that Jersey Village Lifestyle Ltd. be allowed to operate as a specific use an Assisted Living and Memory Care Center on the tract of land located at Lot 2, Block 5 of the Northwest Station, Section 2, with a street address of 9300 Savile Lane within the City of Jersey Village in zoning District G.

This preliminary proposal 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 10th day of January 2022.

s/Rick Faircloth, Chairman

**ATTEST:**

s/Lorri Coody, City Secretary





Exhibit A

Proposed Ordinance

DRAFT

**ORDINANCE NO. 2022-xx**

**AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS (THE “CITY”), AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY, BY GRANTING JERSEY VILLAGE LIFESTYLE, LTD., A SPECIFIC USE PERMIT (THE “SPECIFIC USE PERMIT”) TO ALLOW THE OPERATION OF AN ASSISTED LIVING AND MEMORY CARE CENTER ON A TRACT OF LAND LOCATED WITHIN THE CITY LIMITS AT 9300 SAVILE LANE, JERSEY VILLAGE, TEXAS, 77040, AND IN “ZONING DISTRICT G”; PROVIDING REQUIREMENTS AND CONDITIONS FOR THE SPECIFIC USE PERMIT; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THIS ORDINANCE; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000) FOR VIOLATIONS HEREOF; PROVIDING FOR SEVERABILITY; AND, PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Jersey Village Lifestyle, Ltd. (the “Owner”) owns a 2.8831 acre tract of land (the “Property”) situated within the corporate limits of the City of Jersey Village, Texas (“the City”), with the Property being more particularly described as Lot 2, Block 5 of the Northwest Station, Section 2, and with a street address of 9300 Savile Lane, Jersey Village, Texas, 77040; and

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

**WHEREAS**, the Owner has made an application to the City for a Specific Use Permit for Multifamily Housing for Senior Citizens for the purpose of operating an Assisted Living and Memory Care Center at the Property as authorized by the City’s comprehensive zoning ordinance (the “Specific Use Permit”); and

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

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

**WHEREAS**, the Council wishes to approve such request and, **NOW THEREFORE;**

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

**SECTION 1. THAT** the facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct and are incorporated herein for all intents and purposes.

**SECTION 2. THAT** the Specific Use Permit for use of the Property as an Assisted Living and Memory Care Center, subject to the terms and conditions set forth below, is hereby granted to the Owner and shall include any successor in interest of the Property.

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

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

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

- a) Landscaping must include one (1) tree every thirty feet (30’) for the rear buffer-yard adjacent to Zone “C”. Each tree will be a minimum of three (3) caliper inches at the time of planting.
- b) All outdoor lighting must be compliant with Dark Skies standards – shielded and 3k or lower color temperature.
- c) A cedar or masonry fence that is eight feet (8’) tall must be erected along the entire rear property line adjacent to Zone “C”.

**SECTION 6. THAT** any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed two thousand dollars (\$2,000). Each day of violation shall constitute a separate offense.

**SECTION 7. THAT** in the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and, the Council declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

**SECTION 8. THAT** this Ordinance, and the Specific Use Permit granted hereby, shall become effective upon Jersey Village Lifestyle, Ltd. furnishing to the City a copy of an owner’s policy of title insurance showing title in the Property in Jersey Village Lifestyle, Ltd.’s name.

**PASSED, APPROVED, AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**FOR THE CITY:**

\_\_\_\_\_  
**BOBBY WARREN, MAYOR**



**ATTEST:**

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

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

**AGENDA DATE:** February 8, 2022

**AGENDA ITEM:** D

**AGENDA SUBJECT:** Discuss and take appropriate action concerning amendments to the Jersey Village Code of Ordinances at Chapter 14, Article IV, Sections 14-105(b)(2); 14-106(b)(2); 14-109(b)(2); and 14-110(b)(2), concerning the minimum building area restrictions and, if appropriate, prepare for presentation to Council on February 21, 2022, a Preliminary Report in connection with any suggested amendments.

**Dept./Prepared By:** Lorri Coody, City Secretary **Date Submitted:** January 21, 2022

**EXHIBITS:** Proposed Planning and Zoning Commission [Preliminary Report EXA](#) – Proposed Ordinance – Building Area Sections 14-105, 14-106, 14-109 & 14-110 of the [Code of Ordinances Zoning Map](#)

**BACKGROUND INFORMATION:**

This item is to review the Sections 14-105(b)(2); 14-106(b)(2); 14-109(b)(2); and 14-110(b)(2) of our Code of Ordinances as they relate to building area restrictions. These Sections currently state:

*Building area.* The building area of each building shall not be less than 1,000 square feet of ground floor area, provided that gasoline filling stations shall contain not less than 500 square feet of ground floor area.

The need for the review came about as a result of a request made to our Board of Adjustment (BOA) by Lester Jones for a variance to the Jersey Village Code of Ordinance at Chapter 14, Article IV, Division 2, Section 14-109(b)(2), to allow for the construction of a 642 square foot building, which is 358 square foot smaller than the required 1,000 square foot of ground floor area, for the property located at 8311 Jones Road, Jersey Village, Texas 77040. He wanted to build a Scooters Coffee Shop, which has a Kiosk business concept, in his business park. He brought his request to the BOA on January 10, 2022. The BOA granted his request for variance.

Nonetheless, in connection with this BOA request, the BOA discussions suggested that given the zoning factors for the request for variance, it would be prudent to have the affected Sections of the Code reviewed by the Planning and Zoning Commission. Accordingly, this issue is being brought before the Commission for review.

In making your review, you may not want to change the square footage requirement in all of these districts. For example, it might be that a smaller footprint is not appropriate for Districts F and K. If that is the case, the Proposed Report and Proposed Ordinance for this item can be amended to reflect the findings of the Commission.

This item is to review the minimum building size for lots in the affected Districts to determine if the minimum building size should be lowered.

**RECOMMENDED ACTION:**

**MOTION:** Discuss and take appropriate action concerning amendments to the Jersey Village Code of Ordinances at Chapter 14, Article IV, Sections 14-105(b)(2); 14-106(b)(2); 14-109(b)(2); and 14-110(b)(2), concerning the minimum building area restrictions and, if appropriate, prepare for presentation to Council on February 21, 2022, a Preliminary Report in connection with any suggested amendments.



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION  
PRELIMINARY REPORT  
BUILDING AREA REQUIREMENTS**

The Planning and Zoning Commission has met on February 8, 2022, in order to review the Jersey Village Code of Ordinances as they relate to amendments to Chapter 14, Article IV, Sections 14-105(b)(2); 14-106(b)(2); 14-109(b)(2); and 14-110(b)(2), concerning the minimum building area restrictions and, if appropriate, prepare for presentation to Council on February 21, 2022, a Preliminary Report in connection with any suggested amendments.

After review and discussion, the Commissioners preliminarily proposed that the Code of Ordinances of the City of Jersey Village, Texas, be amended to reflect new building area requirements for Sections 14-105(b)(2), 1-106(b)(2), 14-109(b)(2), and 14-110(b)(2).

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

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

Respectfully submitted, this 8th day of February 2022.

\_\_\_\_\_  
Rick Faircloth, Chairman



**ATTEST:**

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

PLANNING AND ZONING COMMISSION MEETING PACKET FOR FEBRUARY 8, 2022

**ORDINANCE NO. 2022-xx**

**AN ORDINANCE AMENDING CHAPTER 14 OF THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, TEXAS, BY AMENDING CHAPTER 14, ARTICLE IV, SECTION 14-105(b)(2); SECTION 14-106(b)(2); SECTION 14-109(b)(2); AND SECTION 14-110(b)(2) BY ADJUSTING THE MINIMUM BUILDING AREA RESTRICTIONS IN ORDER TO ACHIEVE COMPREHENSIVE LAND USE PURPOSES; 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 amendments to Chapter 14, Article IV, Sections 14-105(b)(2); 14-106(b)(2); 14-109(b)(2); and 14-110(b)(2), concerning the minimum building area restrictions; 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 (b)(2) in Section 14-105 Regulations for district F (first business district), by adding the language underlined and deleting the language struck through to read and provide as follows:

**“Chapter 14 – BUILDING AND DEVELOPMENT**

....

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

....

(b)(2) *Building area.* The building area of each building shall be not less than 1,000 ~~x,xxx~~ square feet of ground floor area except gasoline filling stations which shall contain not less than 500 square feet of ground floor area. For townhouse and patio homes, the height and area regulations provided in subsection 14-103(b) shall apply.”

**Section 3.** Chapter 14, “Building and Development,” Article IV. *Zoning Districts*, of the Code of Ordinances of the City of Jersey Village, Texas, is hereby amended to revise subsection (b)(2) in Section 14-106 Regulations for district G (second business district), by adding the language underlined and deleting the language struck through to read and provide as follows:

**“Chapter 14 – BUILDING AND DEVELOPMENT**

....

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

....

(b)(2) *Building area.* The building area of each building shall be not less than ~~1,000~~ XXXX square feet of ground floor area except gasoline filling stations which shall contain not less than 500 square feet of ground floor area.”

**Section 4.** Chapter 14, “Building and Development,” Article IV. *Zoning Districts*, of the Code of Ordinances of the City of Jersey Village, Texas, is hereby amended to revise subsection (b)(2) in Section 14-109 Regulations for district J (third business district), by adding the language underlined and deleting the language struck through to read and provide as follows:

**“Chapter 14 – BUILDING AND DEVELOPMENT**

....

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

....

(b)(2) *Building area.* The building area of each building shall be not less than ~~1,000~~ XXXX square feet of ground floor area except gasoline filling stations which shall contain not less than 500 square feet of ground floor area.”

**Section 5.** Chapter 14, “Building and Development,” Article IV. *Zoning Districts*, of the Code of Ordinances of the City of Jersey Village, Texas, is hereby amended to revise subsection (b)(2) in Section 14-110 Regulations for district K (fifth business district), by adding the language underlined and deleting the language struck through to read and provide as follows:

**“Chapter 14 – BUILDING AND DEVELOPMENT**

....

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

....

(b)(2) *Building area.* The building area of each building shall be not less than ~~1,000~~ XXXX square feet of ground floor area except gasoline filling stations which shall contain not less than 500 square feet of ground floor area.”

**Section 6.** 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 7.** In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part 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 \_\_\_\_\_, 2022.

**ATTEST:**

\_\_\_\_\_  
Bobby Warren, Mayor

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



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

- (a) *Use regulations.* No building or land shall be used and no building shall be erected, moved or altered in district F except for one or more of the following uses:
  - (1) Townhouses and patio homes.
  - (2) Banks.
  - (3) Barber and beauty shops.
  - (4) Professional offices and business offices.
  - (5) Educational institutions.
  - (6) Hospitals, clinics and nursing care centers.
  - (7) Churches and other places of worship.
  - (8) Hotels and motels.
  - (9) Public parks and playgrounds, public recreational facilities and community buildings.
  - (10) Municipal and governmental buildings, police stations and fire stations.
  - (11) Parking lots.
  - (12) Gasoline filling stations, provided that all storage tanks for gasoline shall be below the surface of the ground.
  - (13) Restaurants, cafes and cafeterias.
  - (14) Stores and shops for retail sales and personal service shops.
  - (15) Theaters.
  - (16) Water supply reservoirs, filter beds, towers, surface or below surface tanks, artesian wells, water pumping plants and water wells.
  - (17) Garages, public.
  - (18) Accessory uses customarily incident to any of the above uses, provided that such use is not so obnoxious or offensive as to be reasonably calculated to disturb persons of ordinary temper, sensibilities and disposition by reason of vibration, noise, view or the emission of odor, dust, smoke or pollution of any other kind.
  - (19) Golf courses, country clubs, miniature golf courses, and driving ranges.
  - (20) Electric power lines and electric substations, including accessory uses customarily incidental thereto; provided that any such accessory use shall not be so obnoxious or offensive as to be reasonably calculated to disturb persons of ordinary temper, sensibilities and disposition by reason of vibrations, noise, view or the emission of odor, dust, smoke or pollution of any other kind. The height and area, construction, and other regulations provided by this section shall not apply to uses allowed in the subpart.
  - (21) The following uses are permitted in district F with a specific use permit:
    - a. Telephone switching facilities;
    - b. Child day-care operations (licensed child-care centers and school-age program centers);
    - c. Car wash facilities.
    - d. Retail establishment selling or offering for sale any alcoholic beverage.
    - e. Massage establishment.
  - (22) Model homes as permitted in district A.
  - (23) Grocery store.
  - (24) Health club.

(b) *Height and area regulations.* The heights of buildings, the minimum area of buildings, the minimum lot size and the minimum dimensions of yards upon any lot or parcel of land in district F shall be as follows:

- (1) *Height.* Buildings shall not exceed 56 feet in height except gasoline filling stations shall not exceed one story in height. For townhouse and patio homes, the height and area regulations provided in subsection 14-103(b) shall apply.
- (2) *Building area.* The building area of each building shall be not less than 1,000 square feet of ground floor area except gasoline filling stations which shall contain not less than 500 square feet of ground floor area. For townhouse and patio homes, the height and area regulations provided in subsection 14-103(b) shall apply.
- (3) *Location on lot.* For townhouse and patio home lots, the setbacks established in subsection 14-103(b) shall apply. Any nonresidential building or structure erected on a lot abutting district A may not be closer to the boundary line of district A than 50 feet for a single story, 100 feet for a two-story, or 150 feet for a three- or four-story. For nonresidential buildings the setbacks established in subsection 14-88(b) are modified as follows: Buildings or structures shall not be located closer than 25 feet to the front property line, or ten feet to a side lot line or street line or ten feet to a rear lot line.
- (4) *Lot size.* The minimum lot size as established in Table 14-2 shall apply.
- (5) *Open area.*
  - a. A minimum of ten percent of total area within the property lines shall be devoted to landscaping. All open unpaved space including, but not limited to, front, side and rear building setback areas shall be planted and landscaped.
  - b. Building fronts. An average of at least ten feet and a minimum of five feet shall be a green area and walkway between the building and parking areas.
- (c) *Construction.* The exterior walls on all buildings shall be masonry or concrete construction with masonry, exterior insulation finish system (EIFS), concrete and wood or metal fascia. EIFS must be installed at levels no less than eight feet above grade or platforms. Plain CMU shall not be used for the exterior walls, however, split-face CMU is permissible.

(Ord. No. 95-04, § 1(303.5), 2-20-95; Ord. No. 97-04, §§ 10—13, 4-21-97; Ord. No. 98-15, § 3, 6-15-98; Ord. No. 99-05, §§ 7, 8, 2-15-99; Ord. No. 99-31, § 10, 11-15-99; Ord. No. 00-41, § 1, 1-18-00; Ord. No. 01-15, § 1, 5-21-01; Ord. No. 02-09, § 2, 4-15-02; Ord. No. 03-04, § 3, 1-20-03; Ord. No. 2006-11, § 1, 2-20-06; Ord. No. 2013-10, § 2, 3-18-13; Ord. No. 2013-45, § 2, 12-16-13; Ord. No. 2014-34, § 1, 10-20-14; Ord. No. 2017-27, § 2, 7-17-17; Ord. No. 2017-29, § 2, 7-17-17; Ord. No. 2017-62, § 2, 12-18-17; Ord. No. 2019-31, § 2, 7-15-19; Ord. No. 2021-32, § 2, 7-19-21)

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

- (a) *Use regulations.* No building or land shall be used and no building shall be erected, moved or altered in district G except for one or more of the following uses:
  - (1) Banks.
  - (2) Barber and beauty shops.
  - (3) Professional offices and business offices.
  - (4) Educational institutions.
  - (5) Hospitals, clinics and nursing care centers.
  - (6) Churches and other places of worship.
  - (7) Hotels and motels.

- (8) Restaurants, cafes and cafeterias.
- (9) Stores and shops for retail sales and personal service shops.
- (10) Theaters.
- (11) Gasoline filling stations, provided that all storage tanks for gasoline shall be below the surface of the ground.
- (12) Mini-warehouse storage facilities on lots of eight acres or more.
- (13) Garages, public.
- (14) Parking lots.
- (15) Water supply reservoirs, filter beds, towers, surface or below surface tanks, artesian wells, water pumping plants and water wells.
- (16) Public parks and playgrounds, public recreational facilities and community buildings.
- (17) Municipal and governmental buildings, police stations and fire stations.
- (18) Accessory uses customarily incident to any of the above uses, provided that such use is not so obnoxious or offensive as to be reasonably calculated to disturb persons of ordinary temper, sensibilities and disposition by reason of vibration, noise, view or the emission of odor, dust, smoke or pollution of any other kind.
- (19) The following uses are permitted in district G with a specific use permit:
  - a. Telephone switching facilities.
  - b. Multifamily housing for senior citizens.
  - c. Telecommunication towers.
  - d. Auto body shops.
  - e. Child day-care operations (licensed child-care centers and school-age program centers).
  - f. Retail establishment selling or offering for sale any alcoholic beverage.
- (b) *Height and area regulations.* The heights of buildings, the minimum area of buildings, the minimum lot size and the minimum dimensions of yards upon any lot or parcel of land in district G shall be as follows:
  - (1) *Height.* Buildings shall not exceed 56 feet in height except gasoline filling stations shall not exceed one story in height.
  - (2) *Building area.* The building area of each building shall be not less than 1,000 square feet of ground floor area except gasoline filling stations which shall contain not less than 500 square feet of ground floor area.
  - (3) *Location on lot.* The setbacks established in subsection 14-88(b) are modified as follows: Buildings or structures shall not be located closer than 25 feet to the front property line, or ten feet to a side street line or ten feet to a rear lot line except when abutting a residential lot. Any building or structure erected on a lot abutting district A may not be closer to the boundary line of district A than 50 feet for a single story, 100 feet for a two-story, or 150 feet for three and four-story. Buildings and other structures may abut adjacent buildings or other structures at the side lot line, provided that they are separated by a firewall which complies with current city building codes. Each group of abutting buildings shall be separated on the side by an open space of not less than ten feet to the next side lot line or side street line.
  - (4) *Lot size.* The minimum lot size shall be as established for nonresidential lots in Table 14-2, Lot Standards in this Code.
  - (5) *Open area.*
    - a. A minimum of ten percent of total area within the property lines shall be devoted to landscaping. All open unpaved space including, but not limited to, front, side and rear building setback areas shall be planted and

landscaped.

b. Building fronts. An average of at least ten feet and a minimum of five feet shall be a green area and walkway between the building and parking areas.

(c) *Construction.* The exterior walls on all buildings shall be masonry or concrete construction with masonry, exterior insulation finish system (EIFS), concrete and wood or metal fascia. EIFS must be installed at levels no less than eight feet above grade or platforms. Plain CMU shall not be used for the exterior walls, however, split-face CMU is permissible.

(Ord. No. 95-04, § 1(303.6), 2-20-95; Ord. No. 99-05, § 9, 2-15-99; Ord. No. 00-41, § 2, 1-18-00; Ord. No. 01-15, § 2, 5-21-01; Ord. No 03-12, § 1, 3-17-03; Ord. No. 2006-10, § 1, 2-20-06; Ord. No. 2011-19, § 1, 4-18-11; Ord. No. 2011-28, § 2, 6-20-11; Ord. No. 2013-10, § 3, 3-18-13; Ord. No. 2017-30, § 2, 7-17-17; Ord. No. 2017-63, § 2, 12-18-17; Ord. No. 2019-31, § 3, 7-15-19)

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

(a) *Use regulations.* No building or land shall be used and no building shall be erected, moved or altered in district J except for one or more of the following uses:

(1) All uses permitted in district F except townhouses and patio homes.

(2) Service centers limited to the following uses:

- a. Assembling.
- b. Communications.
- c. Data processing.
- d. Distribution.
- e. Food service.
- f. General administration.
- g. Jobbing.
- h. Light storage.
- i. Nonretail sales.
- j. Office.
- k. Professional.
- l. Research and development.
- m. Servicing.
- n. Wholesaling.
- o. Light manufacturing. The following uses are acceptable under light manufacturing and any other use of a similar kind so long as it does not produce noise, odor, pollution or other features that are no greater or more objectionable to a reasonable person than the following uses:
  - 1. Precision instrument machining.
  - 2. Electronic and mechanical assembly.
  - 3. Sign and architectural graphic manufacturing.
  - 4. Manufacture of printed material.
- p. Or combination of such uses.

(b) *Height and area regulations for district J.*

(1) *Height.*

- a. Office buildings shall not exceed four stories with a maximum height of 56 feet, except gasoline filling stations shall not exceed one story in height.
- b. For service centers, the height of the buildings shall not exceed 16 feet and shall not exceed one story.
- c. For service centers height shall be measured from the ground finished floor to the highest point of the roof deck.
- d. Office buildings, education buildings, retail stores, parking garages, hospitals and hotels which exceed four stories in height shall be permitted north of U.S. 290, and west of Jones Road.

(2) *Building area.* The building area of each building shall not be less than 1,000 square feet of ground floor area except gasoline filling stations which shall contain not less than 500 square feet of ground floor area.

(3) *Location on lot.* The setbacks established in section 14-88(b) are modified as follows: Buildings or structures shall not be located closer than 25 feet to the front property line, or 25 feet to a side lot line or ten feet to a rear lot line. Buildings and other structures may abut adjacent buildings or other structures at a side lot line, provided that a firewall which complies with current city building codes is erected. Each group of abutting buildings shall be separated on the side by an open space of not less than 25 feet to the next side lot line or side street line.

(4) *Open area.*

- a. A minimum of ten percent of total area within the property lines shall be devoted to landscaping. All open unpaved space including, but not limited to, front, side and rear building setback areas shall be planted and landscaped.
- b. Building fronts. An average of at least ten feet and a minimum of five feet shall be a green area and walkway between the building and parking area.

(c) *Construction.* The exterior walls on all buildings shall be masonry or concrete construction with masonry, exterior insulation finish system (EIFS), concrete and wood or metal fascia. EIFS must be installed at levels no less than eight feet above grade or platforms. Plain CMU shall not be used for the exterior walls, however, split-face CMU is permissible. Service center front elevation shall consist of a minimum of 15 percent glass.

(d) *Other regulations in district J.*

- (1) *Screening.* Refuse containers or like equipment outside of an enclosed space shall be screened from public view, either from adjacent buildings or adjacent property, both private and public. Such screens shall be permanent and opaque and of wood, metal or masonry material and shall be at least as high as the screened object, and in no case shall be less than six feet in height.
- (2) *Outside storage.* There shall be no outside storage except as permitted under subsection (d)(1) of this section of these J district provisions.

(e) *Specific use.* The following uses are permitted in district J with a specific use permit: Retail establishment selling or offering for sale any alcoholic beverage.

(Ord. No. 95-04, § 1(303.9), 2-20-95; Ord. No. 97-04, § 17, 4-21-97; Ord. No. 99-31, § 13, 11-15-99; Ord. No. 01-15, § 3, 5-21-01; Ord. No. 01-30, §§ 6, 9, 10-15-01; Ord. No. 2017-64, § 2, 12-18-17; Ord. No. 2019-31, § 5, 7-15-19)

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

(a) *Use regulations.* No building or land shall be used and no building shall be erected, moved or altered in district K except for one or more of the following uses:

- (1) All uses permitted in district F, first business district.

(2) Service centers limited to the following uses (25 percent office space):

- a. Assembling.
- b. Communications.
- c. Data processing.
- d. Distribution.
- e. Food service.
- f. General administration.
- g. Jobbing.
- h. Light storage.
- i. Nonretail sales.
- j. Office.
- k. Professional.
- l. Research and development.
- m. Servicing.
- n. Wholesaling.
- o. Light manufacturing. The following uses are acceptable under light manufacturing and any other use of a similar kind so long as it does not produce noise, odor, pollution or other features that are no greater or more objectionable to a reasonable person than the following uses:
  - 1. Precision instrument machining.
  - 2. Electronic and mechanical assembly.
  - 3. Sign and architectural graphic manufacturing.
  - 4. Manufacture of printed material.
- p. Combinations of the above-listed uses.

(3) Distribution warehouses limited to the following uses:

- a. Assembling.
- b. Communication.
- c. Data processing.
- d. Food service.
- e. General administration.
- f. Jobbing.
- g. Warehousing.
- h. Nonretail sales.
- i. Office.
- j. Professional.
- k. Research and development.
- l. Service.
- m. Wholesaling.
- n. Distribution.

- o. Manufacturing. The following uses are acceptable under manufacturing any other use of a similar kind so long as produce noise, odor, pollution or other features that are no greater or more objectionable to a reasonable person following uses:
    - 1. Precision instrument machining.
    - 2. Electronic and mechanical assembly.
    - 3. Sign and architectural graphic manufacturing.
    - 4. Manufacture of printed material.
    - 5. Computer component assembly.
  - p. Combinations of the above-listed uses.
  - q. Uses specifically prohibited are:
    - 1. Stamping;
    - 2. Drop forging; or
    - 3. Other uses of similar kind that would produce noise, odor, pollution or other features that are objectionable to a reasonable person.
- (4) The following uses are permitted in district K with a specific use permit:
- a. Telephone switching facilities.
  - b. Mini-storage facilities.
  - c. Child day-care operations (licensed child-care centers and school-age program centers).
  - d. Retail establishment selling or offering for sale any alcoholic beverage.
- (b) *Height and area regulations in district K.*
- (1) *Height.*
    - a. Gasoline filling stations shall not exceed one story in height.
    - b. The height of service center buildings shall not exceed 16 feet and shall not exceed one story. Height shall be measured from the ground finished floor to the highest point of the roof deck.
    - c. Office buildings, education buildings, retail stores, parking garages, hospitals and hotels which exceed four stories in height shall be permitted if located not less than 425 feet from the southern boundary of district A.
    - d. The height of distribution warehouse buildings shall not exceed 40 feet and shall not exceed two stories. Building height shall be measured from the finished floor, regardless of whether the floor is at dock height or ground level, to the height of the roof deck. No second story windows may face district A unless located at least 225 feet from district A.
  - (2) *Building area.* The building area of each building shall not be less than 1,000 square feet of ground floor area, provided that gasoline filling stations shall contain not less than 500 square feet of ground floor area.
  - (3) *Location on lot.* The setbacks established in subsection 14-88(b) are modified as follows: Buildings or structures shall not be located closer than 25 feet to the front property line, or 25 feet to a side lot line or ten feet to a rear lot line. Buildings and other structures may abut adjacent buildings or other structures at a side lot line, provided that a firewall which complies with current city building codes is erected. Each group of abutting buildings shall be separated on the side by an open space of not less than 25 feet to the next side lot line or side street line.
  - (4) *Open area.*
    - a. A minimum of ten percent of total area within the property lines shall be devoted to landscaping. All open unpaved space including, but not limited to, front, side and rear building setback areas shall be planted and

landscaped. See article XII of this chapter.

- b. Building fronts. An average of at least ten feet and a minimum of five feet shall be a green area and walkway between the building and parking area.
  - c. Notwithstanding anything to the contrary contained in this section, distribution warehouse subdivisions in excess of 70 acres shall have a minimum of ten percent total open area including stormwater detention and utility easement area.
- (c) *Construction.* The exterior walls on all buildings shall be masonry or concrete construction with masonry, exterior insulation finish system (EIFS), concrete and wood or metal fascia. EIFS must be installed at levels no less than eight feet above grade or platforms. Plain CMU shall not be used for the exterior walls, however, split-face CMU is permissible. Service center front elevation shall consist of a minimum of 15 percent glass.
- (d) *Other regulations in district K.*
- (1) *Screening.* Refuse containers or like equipment outside enclosed spaces shall be screened from public view, from adjacent buildings or from adjacent property, both private and public. Screens shall be permanent and opaque and of wood, metal or masonry material, shall be at least as high as the screened object and shall not be less than six feet in height.
  - (2) *Unscreened containers.* Notwithstanding anything to the contrary contained in this section, distribution warehouse subdivisions in excess of 70 acres may have unscreened refuse containers located adjacent to the distribution warehouse buildings, provided they are at a minimum distance of 120 feet from any street right-of-way.
  - (3) *Outside storage.* There shall be no outside storage except as permitted under subsection (d)(2) of this section. Distribution warehouse subdivisions in excess of 70 acres may have associated outside storage of inventories, machinery and other similar materials within the project if screened from the view of adjacent properties by:
    - a. Opaque fencing made of wood, metal or masonry material not less than six feet in height nor more than ten feet in height;
    - b. Fencing not less than six feet in height nor more than ten feet in height with dense opaque landscaping of not less than three feet in width and capable of attaining five to ten feet in height within 18 months of planting; or
    - c. Existing buildings, provided that the total area devoted to outside storage shall not exceed ten percent of the building area.

(Ord. No. 95-04, § 1(303.10), 2-20-95; Ord. No. 97-04, §§ 18, 19, 4-21-97; Ord. No. 97-18, §§ 1—5, 8-26-97; Ord. No. 97-30, § 3, 11-17-97; Ord. No. 99-05, §§ 11, 12, 2-15-99; Ord. No. 01-15, § 4, 5-21-01; Ord. No 03-27, § 2, 7-21-03; Ord. No. 2013-10, § 4, 3-18-13; Ord. No. 2017-65, § 2, 12-18-17; Ord. No. 2019-31, § 7, 7-15-19)



# LAND USE MAP OF THE CITY OF JERSEY VILLAGE, TEXAS



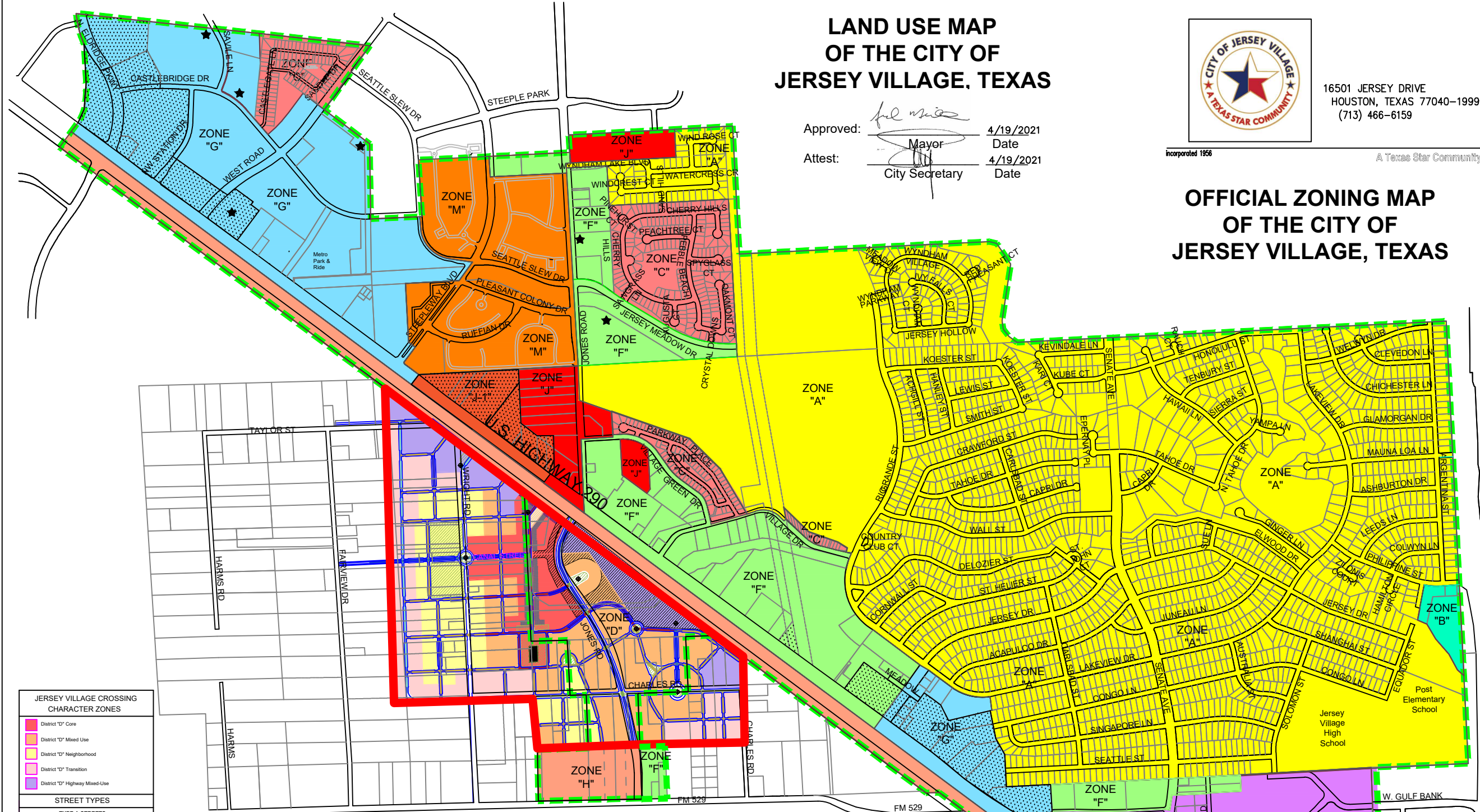
16501 JERSEY DRIVE  
HOUSTON, TEXAS 77040-1999  
(713) 466-6159

Incorporated 1956

A Texas Star Community

Approved: *[Signature]* 4/19/2021  
Date  
Attest: *[Signature]* Mayor  
City Secretary 4/19/2021  
Date

## OFFICIAL ZONING MAP OF THE CITY OF JERSEY VILLAGE, TEXAS



JERSEY VILLAGE CROSSING CHARACTER ZONES	
[Pink Box]	District "D" Core
[Light Pink Box]	District "D" Mixed Use
[Yellow Box]	District "D" Neighborhood
[Light Blue Box]	District "D" Transition
[Purple Box]	District "D" Highway Mixed-Use

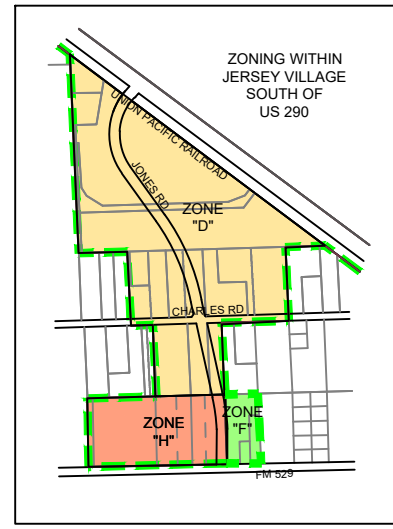
STREET TYPES	
<b>TYPE A STREETS</b>	
[Red Line]	District "D" Main Street
[Blue Line]	District "D" Mixed Use Avenue
[Light Blue Line]	District "D" Canal Street
<b>TYPE B STREETS</b>	
[Green Line]	District "D" Suburban Boulevard
[Light Green Line]	District "D" Urban Avenue
[Yellow Line]	District "D" General Street
[Grey Line]	Solid line denotes mandatory street
[Dashed Grey Line]	Dashed line denotes non-mandatory street

OPEN SPACE TYPES	
[Yellow Box]	Mandatory Plaza
[Light Green Box]	Non-Mandatory Green, Square or Plaza
[Light Blue Box]	Non-Mandatory Park

SPECIAL REQUIREMENTS	
[Black Box]	Required Civic Building Site
[Purple Box]	Station frontage



### LEGEND

Zone "A" - Single Family Dwelling District	[Yellow Box]	Zone "D" - Jersey Village Crossing District	[Light Blue Box]	Zone "J" - 3rd Business District	[Light Orange Box]	Motor Vehicle Sales Overlay District	[Red Box]
Zone "B" - Single Family & Patio Home District	[Light Green Box]	Zone "F" - 1st Business/Townhouse District	[Light Green Box]	Zone "J1" - 4th Business District	[Light Green Box]	Specific Use Permit	[Star]
Zone "C" - Patio Home & Townhouse District	[Light Orange Box]	Zone "G" - 2nd Business District	[Light Blue Box]	Zone "K" - 5th Business District	[Light Blue Box]	Jersey Village Crossing Build-Out Area	[Red Box]
Zone "C-2" - Residential Housing District	[Blue Box]	Zone "H" - Industrial District	[Light Orange Box]	Zone "M" - Multi-Family Business District	[Light Orange Box]		

This is to certify that this is the official zoning map referred to in the ordinance of the City of Jersey Village, adopted on the 19th day of April, 2021 which replaces and supercedes the official zoning map, which was adopted on June 17, 2019.

PLANNING AND ZONING COMMISSION MEETING PACKET FOR FEBRUARY 8, 2022

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

**AGENDA DATE:** February 8, 2022

**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 Jason Culpepper on behalf of Community Impact Newspaper for the property located at 16300 Northwest Freeway, Jersey Village, Texas.

**Dept./Prepared By:** Lorri Coody, City Secretary

**Date Submitted:** January 24, 2022

**EXHIBITS:** [Application](#) for Alternative Comprehensive Signage Plan  
[P&Z Signage Plan Findings](#)

**BACKGROUND INFORMATION:**

An application for an Alternative Comprehensive Signage Plan has been submitted by Jason Culpepper on behalf of Community Impact Newspaper for the property located at 16300 Northwest Freeway, Jersey Village, 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 Jason Culpepper on behalf of Community Impact Newspaper for the property located at 16300 Northwest Freeway, Jersey Village, Texas.

**City of Jersey Village  
SIGN PERMIT  
APPLICATION**

Date: 1/7/22  
 Address of Project: 16300 Northwest Freeway  
 Tenant: Community Impact Newspaper Phone No. 713-898-1118  
 Sign Company: Signworx Phone No. 713-984-2012  
 Address: 2022 Pech Road Fax No. 713-984-8064  
 City/State/Zip code: Houston, TX 77055 E-mail: jgaitz@40Signworx.com

TOTAL COST OF SIGN = \$ 5,000  
 Illuminated?  YES  NO *If yes an Electrical permit must be obtained before sign permit is issued.*  
 Name/Address/Phone No. Power Electric, 11901 Glozier St. Houston, TX 77039 281-449-4242  
 **Alternative sign ordinance compliance request. Attach four (2) copies of the proposed sign plan.**

Type of Sign	Use of Sign	Dimension Of Sign
<input type="checkbox"/> Wall	<input checked="" type="checkbox"/> Identification	<u>5'</u> Height
<input type="checkbox"/> Pole	<input type="checkbox"/> General Bus.	<u>24'</u> Width
<input type="checkbox"/> Monument	<input type="checkbox"/> Directory	<u>160'</u> Setback
<input type="checkbox"/> Canopy	<input type="checkbox"/> Institutional	<u>605F</u> Sign Face Area
<input checked="" type="checkbox"/> Other	<input type="checkbox"/> Apartment	<u>2</u> No. of Faces
	<input type="checkbox"/> Multi-Purpose	See Sign Ord. Fig.14-249-A
	<input type="checkbox"/> Readerboard	
	<input type="checkbox"/> Non-Spectacular	

Sign Description & wording: Community Impact Newspaper  
 Wall Fascia Dimensions: 12' x 5' x 2  
 Street frontage at main entrance to building (for single-occupant detached building) 275'

Property Owner's/ Management's Signature: [Signature] Phone No. 713-898-1118  
 Total height: 47'-8" (Ground Sign, Pole, Monument, Temporary)

I HEREBY AGREE NOT TO ALTER OR DEVIATE FROM THE CONSTRUCTION, AS SHOWN, HEREON, WITHOUT WRITTEN APPROVAL FROM THE SIGN ADMINISTRATOR OF THE CITY OF JERSEY VILLAGE.

Signature: [Signature] 1/7/22  
 Print name: Jason Culpepper / Drivers License No. / Date

YES  NO Drawing of sign including sign language  
 YES  NO Drawing showing sign location on building or lot

OFFICIAL USE ONLY  
 APPROVED BY: \_\_\_\_\_ DENIED BY: \_\_\_\_\_

DATE: \_\_\_\_\_ PERMIT NO. \_\_\_\_\_ EXPIRES: December 31 Annually

TOTAL FEES: (A+B) \_\_\_\_\_ ANNUAL OPERATING FEE: \_\_\_\_\_

A. FEE CALCULATIONS:  
 \$50.00 FIRST 32 SQ. FT. \$50.00  
 >32 SQ.FT. @ \$0.30 SQ.FT. = SQ.FT. \_\_\_\_\_ X \$0.30 = \$ \_\_\_\_\_ + \$ \_\_\_\_\_  
 SUB-TOTAL \$ \_\_\_\_\_

B. FEE ANNUAL OPERATING: ON-PREMISE  
 \$10.00 FIRST 50 SQ.FT. \$10.00  
 >50 SQ.FT. @ \$0.15 SQ.FT. = SQ.FT. \_\_\_\_\_ X \$0.15 = \$ \_\_\_\_\_ + \$ \_\_\_\_\_  
 TOTAL \$ \_\_\_\_\_

OFF-PREMISE  
 \$60.00 FIRST 200 SQ.FT. \$60.00  
 >200 SQ.FT. @ \$0.20 SQ.FT. = SQ.FT. \_\_\_\_\_ X \$0.20 = \$ \_\_\_\_\_ + \$ \_\_\_\_\_  
 TOTAL \$ \_\_\_\_\_

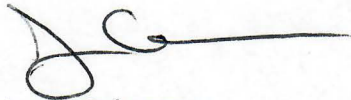
PLANNING AND ZONING COMMISSION MEETING PACKET FOR FEBRUARY 8, 2022

Jersey Village Planning and Zoning

Justification letter as part of zoning change/alternative sign compliance application by  
Community Impact Newspaper 1/7/22

A key architectural design of the planned regional headquarters for Community Impact Newspaper is the two-sided sign that completes a lighted structure on the roof. This matches our corporate office design in Pflugerville, TX. The design aligns to what our news organization purpose statement is: To be a light for our readers, customers, partners, and each other. Keeping with the sign design of our corporate office, also on a high traffic frontage road (130 tollway) is important to build brand consistency for our company.

Thank you for your consideration and review of this request.



Jason Culpepper  
Publisher – Houston Metro

**Exhibit A**  
**Planning and Zoning**  
**Alternative Comprehensive Signage Plan**

**COMMUNITY IMPACT**

## EXTERIOR SIGNAGE AT COMMUNITY IMPACT

### ROOFTOP SIGN: COMMUNITY IMPACT – SIGNAL

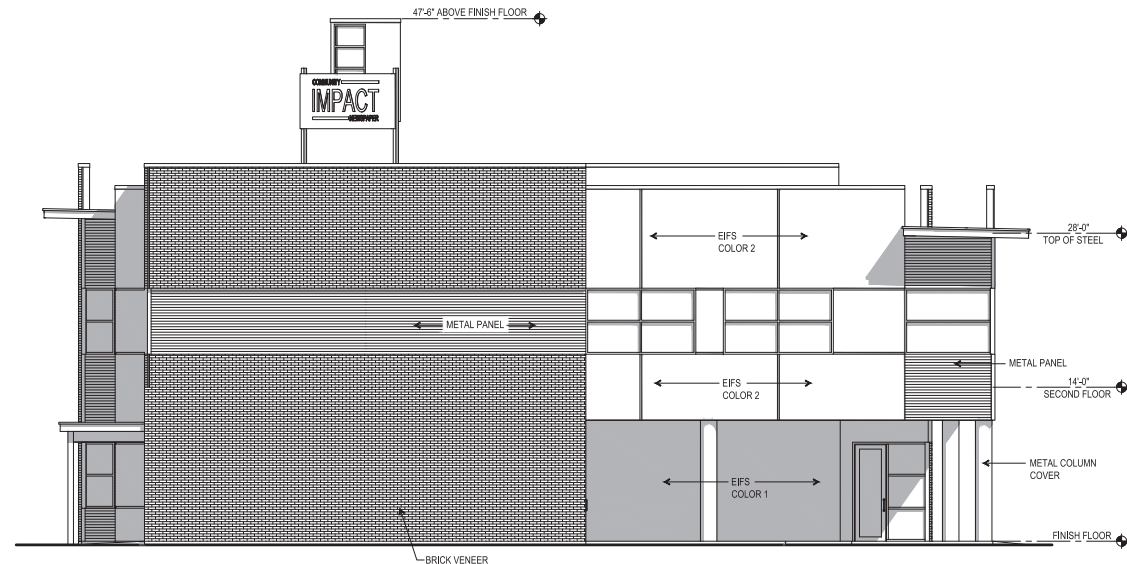
- 1) Proposed signage shall be in conformance with the city of Jersey Village sign ordinance No. 2000-16 including any amendments, except the following shall be allowed.
- 2) Further restrictions to all new roof-top signs shall follow these guidelines after the date of approval of this document shall be:
  - a) One roof-top sign shall be allowed at the top of the building under the following standards.
    - i) Maximum height, design, and elevation of the proposed roof-top sign shall be as outlined in exhibit a: Exterior Elevations.
      - (1) Maximum Height of 47'6" above finished floor.
      - (2) Sign shall be allowed two sign faces.
        - (a) Facing south, east, and west elevations
      - (3) Sign shall not flash, blink, or have traveling lights.
- 3) All other signage as permitted within Chapter 14, Article X – SIGNS.

EXHIBIT A: ELEVATIONS

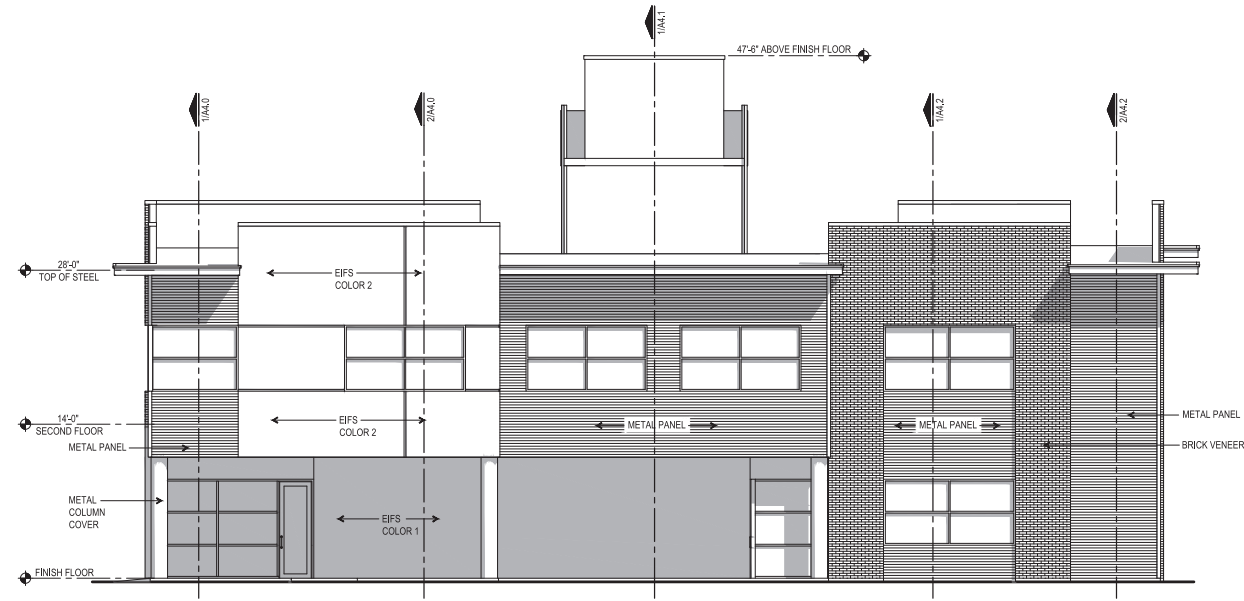
PROJECT NUMBER: C21-23

An New Office Building for  
**Community Impact**  
 16300 Northwest Freeway  
 Jersey Village, TX 77040

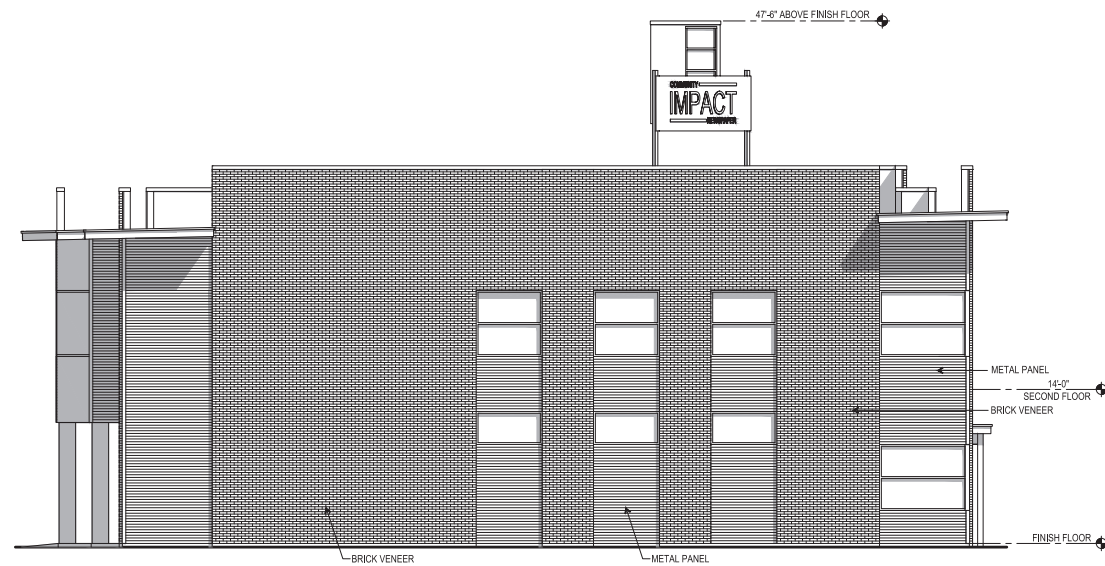
REV.	DATE	DESCRIPTION
	11-29-21	FOR PERMIT
	12-15-21	FOR PERMIT & CONSTRUCTION



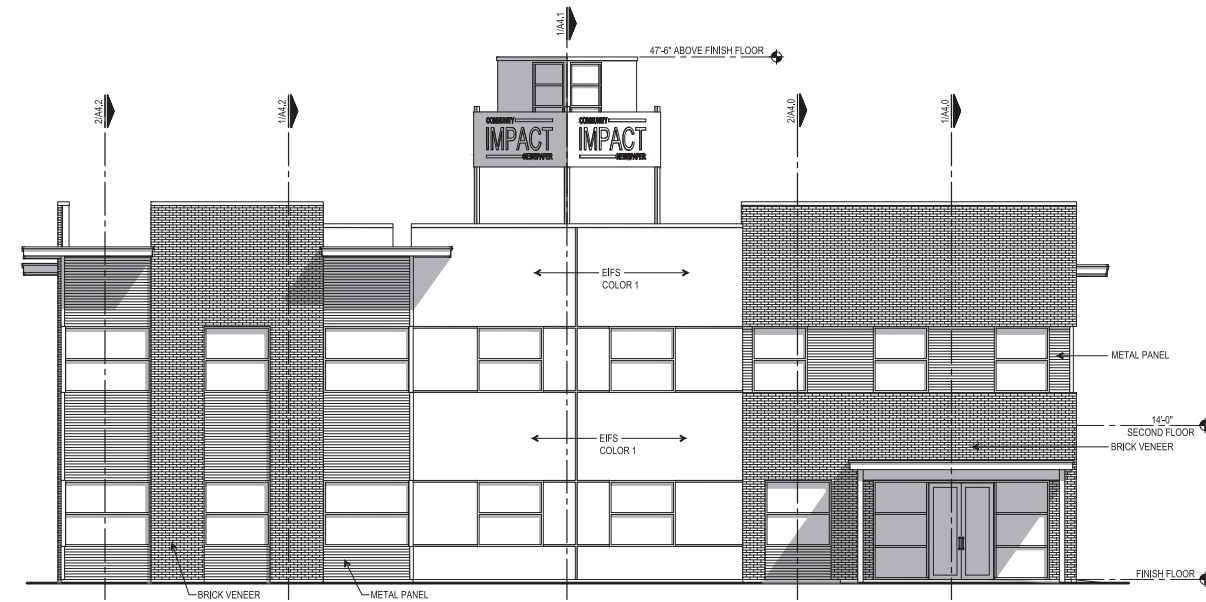
**4 EAST ELEVATION**  
 SCALE: 1/8"=1'-0"



**3 NORTH ELEVATION**  
 SCALE: 1/8"=1'-0"



**2 WEST ELEVATION**  
 SCALE: 1/8"=1'-0"



**1 SOUTH ELEVATION**  
 SCALE: 1/8"=1'-0"

**Arte**  
**Architecture**  
 10701 Corporate Dr, Ste 340-109  
 Stafford, TX 77477  
 832-422-6282  
 office@arte-architecture.com



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SHEET TITLE:  
 EXTERIOR ELEVATIONS

SHEET NO:  
**A3.0**  
 31

PLANNING AND ZONING COMMISSION MEETING PACKET FOR FEBRUARY 8, 2022

DATE/TIME: Dec 16, 2021 - 4:00pm  
 FILE NAME: ZONING PROJECTS 2021\COMMUNITY IMPACT\C21-23\PLAN\ZONING

An New Office Building for  
**Community Impact**  
 16300 Northwest Freeway  
 Jersey Village, TX 77040

REV.	DATE	DESCRIPTION
	11-29-21	FOR PERMIT

**Arte Architecture**  
 10701 Corporate Dr, Ste 340-109  
 Stafford, TX 77477  
 832-422-6282  
 office@arte-architecture.com



ISSUE DATE: 11-29-21

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SHEET TITLE:

SITE PLAN

SHEET NO:

**A1.0**  
32

JERSEY VILLAGE ARTICLE XII - LANDSCAPING, BUFFERYARD, PARK AND OPEN SPACE STANDARDS  
 SEC. 14-309 - SPECIFIC STANDARDS.

NONRESIDENTIAL LOTS.

- AT LEAST TEN PERCENT OF THE TOTAL AREA WITHIN A LOT SHALL CONTAIN LANDSCAPED AREAS.
- A LANDSCAPED AREA TEN FEET IN WIDTH SHALL BE PROVIDED ADJACENT TO EACH STREET RIGHT OF WAY. DRIVES AND SIDEWALKS SHALL NOT BE INCLUDED IN THE REQUIRED LANDSCAPED AREA EXCEPT TO THE EXTENT TO WHICH THEY MAY BE REQUIRED TO CROSS THE BUFFER TO PROVIDE ACCESS.
- ALL OPEN UNPAVED SPACE INCLUDING, BUT NOT LIMITED TO, FRONT, SIDE AND REAR BUILDING SETBACK AREAS SHALL BE LANDSCAPED.
- AN AVERAGE OF AT LEAST TEN FEET AND A MINIMUM OF FIVE FEET SHALL BE A LANDSCAPED AREA AND WALKWAY BETWEEN THE BUILDING AND PARKING AREAS.
- TREES, EITHER EXISTING OR PLANTED, MEASURING A MINIMUM OF TWO INCHES AVERAGE DIAMETER MEASURED FOUR FEET ABOVE GROUND LEVEL AT THE TIME OF PLANTING OR MEASUREMENT (IF EXISTING) SHALL BE PROVIDED ACCORDING TO THE FOLLOWING STANDARDS:
  - IN LOTS CONTAINING 20,000 SQUARE FEET OR LESS, ONE TREE PER 2,000 SQUARE FEET, OR FRACTION THEREOF.
  - IN LOTS CONTAINING MORE THAN 20,000 SQUARE FEET, BUT LESS THAN 100,000 SQUARE FEET, TEN TREES, PLUS ONE TREE PER 2,500 SQUARE FEET OR FRACTION THEREOF IN EXCESS OF 10,000 SQUARE FEET.
  - IN LOTS CONTAINING MORE THAN 100,000 SQUARE FEET, 46 TREES PLUS ONE TREE PER 5,000 SQUARE FEET, OR FRACTION THEREOF, OVER 100,000 SQUARE FEET.
  - A MINIMUM OF 25 PERCENT OF THE TREES REQUIRED BY THIS SECTION SHALL BE CANOPY TREES WITH THE REMAINDER IN NONCANOPY TREES.

EACH TREE PLANTED SHALL BE IN A PLANTING AREA WITH A RADIUS NOT LESS THAN THREE FEET MEASURED FROM TREE TRUNK TO THE NEAR EDGE OF THE LANDSCAPED AREA. ALL TREE PLANTINGS SHALL BE ENCOMPASSED WITH AN APPROVED CURB BARRIER TO PREVENT ACCESS BY VEHICULAR TRAFFIC.

- GROUND SIGNS, A LANDSCAPED AREA NOT LESS THAN TEN FEET IN WIDTH SHALL BE LOCATED AROUND THE SUPPORTING STRUCTURE OF EACH GROUND SIGN AND EXTENDING NOT LESS THAN THREE FEET BEYOND EACH END. A HEDGE OR OTHER DURABLE PLANTING, WHICH IS NOT LESS THAN ONE FOOT IN HEIGHT AT THE TIME OF PLANTING AND WHICH WILL ATTAIN AN AVERAGE HEIGHT OF AT LEAST THREE FEET SHALL EXTEND THE ENTIRE LENGTH AND WIDTH OF THE REQUIRED LANDSCAPED SETUP. TWO FLOWERING TREES, NOT LESS THAN EIGHT FEET IN HEIGHT, SHALL BE LOCATED WITHIN THE REQUIRED LANDSCAPE SETUP. THE REMAINDER OF THE LANDSCAPED SETUP MAY BE IN GRASS OR A DECORATIVE GROUND COVER.

- PARKING LOTS AND OTHER VEHICULAR AREAS, VEHICULAR USE AREAS, PARKING AREAS, PARKING LOTS, AND THEIR PARKED VEHICLES SHALL HAVE EFFECTIVE BUFFERING FROM THE STREET VIEW. A MINIMUM AMOUNT OF THE TOTAL AREA OF ALL VEHICULAR USE AREAS AND PARKING AREAS OF A LOT SHALL BE DEVOTED TO LANDSCAPED ISLANDS, PENINSULAS, OR MEDIANS. THE MINIMUM TOTAL AREA IN SUCH ISLANDS, PENINSULAS, AND MEDIANS SHALL BE 90 SQUARE FEET FOR EACH 12 PARKING SPACES THEREIN. NO PARKING SPACE SHALL BE LOCATED FURTHER THAN 50 FEET FROM A PERMEABLE LANDSCAPED ISLAND, PENINSULA OR MEDIAN OR TREE. ALL ISLANDS, PENINSULAS AND MEDIANS REQUIRED IN THE AREAS STATED ABOVE, SHALL BE MORE OR LESS EVENLY DISTRIBUTED THROUGHOUT SUCH PARKING AREAS, RESPECTIVELY; HOWEVER, THE DISTRIBUTION AND LOCATION OF LANDSCAPED ISLANDS, PENINSULAS, AND MEDIANS MAY BE ADJUSTED TO ACCOMMODATE EXISTING TREES OR OTHER NATURAL FEATURES SO LONG AS THE TOTAL AREA REQUIREMENT FOR LANDSCAPED ISLANDS, PENINSULAS, AND MEDIANS FOR THE RESPECTIVE PARKING AREAS ABOVE IS SATISFIED.

**PARKING REQUIREMENTS**  
 OFFICE = 3.3 PARKING SPACES PER 1,000 SQ FT

**PARKING CALCULATIONS**  
 OFFICE SPACE = 13,014 ÷ 1,000 = 13 X 3.3 = 43 PARKING SPACES REQUIRED  
 TOTAL = 75 PARKING SPACES PROVIDED

**SITE COVERAGE**  
 LOT SIZE = 62,869 SQ FT  
 BUILDING FOOTPRINT = 7,082 SQ FT  
 DRIVEWAYS = 17,986 SQ FT  
 PARKING = 13,073 SQ FT  
 SIDEWALKS = 2,589 SQ FT  
 LANDSCAPING AREA = 7,322 SQ FT

**PERVIOUS & IMPERVIOUS AREAS**  
 PERVIOUS AREA = 22,160 SQ FT (35%)  
 IMPERVIOUS AREA = 40,709 SQ FT (65%)

**LANDSCAPED AREA REQUIRED**  
 AT LEAST 10% OF THE TOTAL AREA WITHIN A LOT  
 LANDSCAPED AREA PROVIDED = 11.6%

**TREES REQUIREMENT**  
 IN LOTS CONTAINING MORE THAN 20,000 SQUARE FEET, BUT LESS THAN 100,000 SQUARE FEET, TEN TREES, PLUS ONE TREE PER 2,500 SQUARE FEET OR FRACTION THEREOF IN EXCESS OF 10,000 SQUARE FEET

**TREES CALCULATIONS**  
 62,869 SQ FT LOT SIZE - 10,000 = 52,869 + 2,500 = 21 ÷ 10 = 31 TREES REQUIRED  
 15 LIVE OAK CANOPY TREES PROVIDED (25% OF ALL TREES)  
 14 CREPE MYRTLE TREES PROVIDED  
 2 EXISTING TREES REMAIN

**LANDSCAPED ISLANDS REQUIREMENT**  
 THE MINIMUM TOTAL AREA IN SUCH ISLANDS, PENINSULAS, AND MEDIANS SHALL BE 90 SQUARE FEET FOR EACH 12 PARKING SPACES THEREIN. NO PARKING SPACE SHALL BE LOCATED FURTHER THAN 50 FEET FROM A PERMEABLE LANDSCAPED ISLAND, PENINSULA OR MEDIAN OR TREE.

**LANDSCAPED ISLANDS CALCULATIONS**  
 75 PARKING SPACES ÷ 12 = 7 LANDSCAPED ISLANDS REQUIRED  
 16 LANDSCAPED ISLANDS PROVIDED

- LANDSCAPING LEGEND**
- CREPE MYRTLE RED 45 GALLON, A MINIMUM OF 2" AVERAGE DIAMETER MEASURED 4" ABOVE GROUND LEVEL AT TIME OF PLANTING
  - LIVE OAK 45 GALLON, A MINIMUM OF 2" AVERAGE DIAMETER MEASURED 4" ABOVE GROUND LEVEL AT TIME OF PLANTING
  - DWARF OLEANDER SALMON 3 GALLON SHRUBS
  - INDIAN HAWTHORN 3 GALLON SHRUBS
  - GULF COAST MUHLY GRASS 3 GALLON
  - LANTANIA NEW GOLD 1 GALLON
  - SUPER BLUE LIROPE 1 GALLON

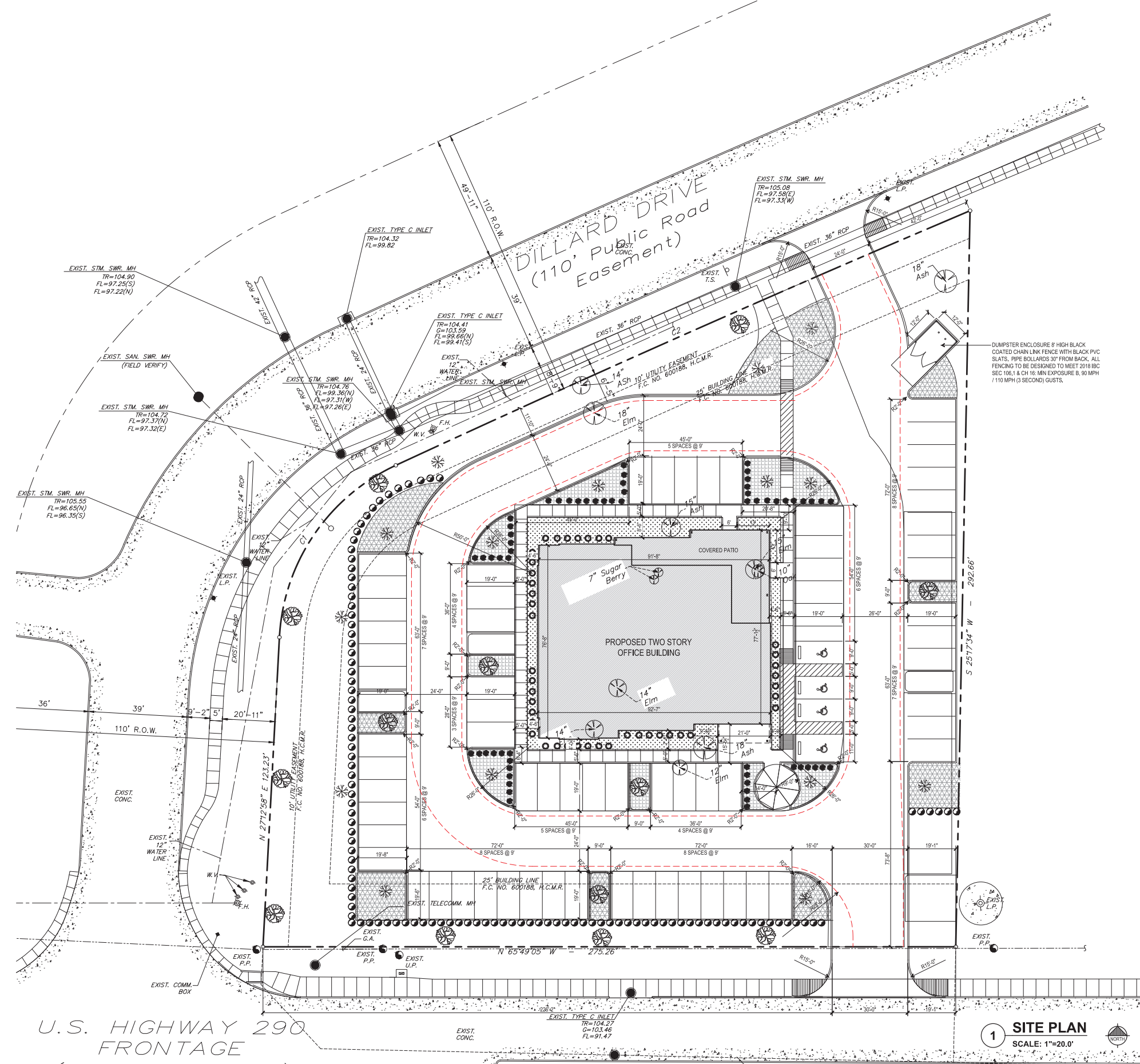
**GENERAL NOTE:**  
 ALL FENCING TO BE DESIGNED TO MEET 2018 IBC SEC. 105.1 & CH. 16: MIN. EXPOSURE 8, 90 MPH 110MPH (3 SECOND) GUSTS.

**DEVELOPMENT DISTRICT = ZONE "P"**  
 THE BUILDING OFFICIAL SHALL INSPECT EACH SITE NOT LATER THAN 12 MONTHS AFTER ISSUANCE OF THE C.O. TO ENSURE COMPLIANCE WITH THE REQUIREMENTS OF SECTION 14-308 (C) OF JERSEY VILLAGE CODE OF ORDINANCES

**LEGAL DESCRIPTION**  
 1.443 ACRES OF LAND OUT OF RESTRICTED RESERVE "C", BLOCK 3, AMENDING PLAT OF WALLACE ACRES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN FILM CODE NO. 600188 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

**IRRIGATION SYSTEM**  
 PER SECTION 14-310 (7)  
 ALL LANDSCAPING WILL BE SERVED BY AN UNDERGROUND SPRINKLER SYSTEM. SYSTEM SHALL BE DESIGNED AND WORK SHALL COMPLY WITH TCEQ 344.1 - 344.72 (OR CHAPTER 344)

**NOTE:**  
 PER CITY REQUIREMENTS, ELECTRONIC COPIES OF THE CONSTRUCTION DOCUMENTS SHALL BE PROVIDED TO THE A.H.J. AT THE FINAL BUILDING INSPECTION FOR THE CERTIFICATE OF OCCUPANCY AND SHALL INCLUDE "AS-BUILT" CIVIL DRAWINGS, PER SECTION 14-221 (e). UPON COMPLETION OF CONSTRUCTION, THE DEVELOPER MUST SUBMIT AN AS-BUILT PLAN SET TO THE CITY TO VERIFY THE CONSTRUCTION WAS COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.



**1 SITE PLAN**  
 SCALE: 1"=20.0'

U.S. HIGHWAY 290  
 FRONTAGE  
 (R.O.W. Width Varies)  
 45 M.P.H.

DATE/TIME: Dec 07, 2021 - 4:29pm FILE NAME: F:\DWG\PROJECTS\2021\COMMUNITY IMPACT\C21-23\LANDSCAPING

PLANNING AND ZONING COMMISSION MEETING PACKET FOR FEBRUARY 8, 2022



An New Office Building for  
**Community Impact**  
16300 Northwest Freeway  
Jersey Village, TX 77040

REV.	DATE	DESCRIPTION
1	11-29-21	FOR PERMIT
2	12-15-21	FOR PERMIT & CONSTRUCTION



**Arte Architecture**  
10701 Corporate Dr, Ste 340-109  
Stafford, TX 77477  
832-422-6282  
office@arte-architecture.com



ISSUE DATE: 12-15-21

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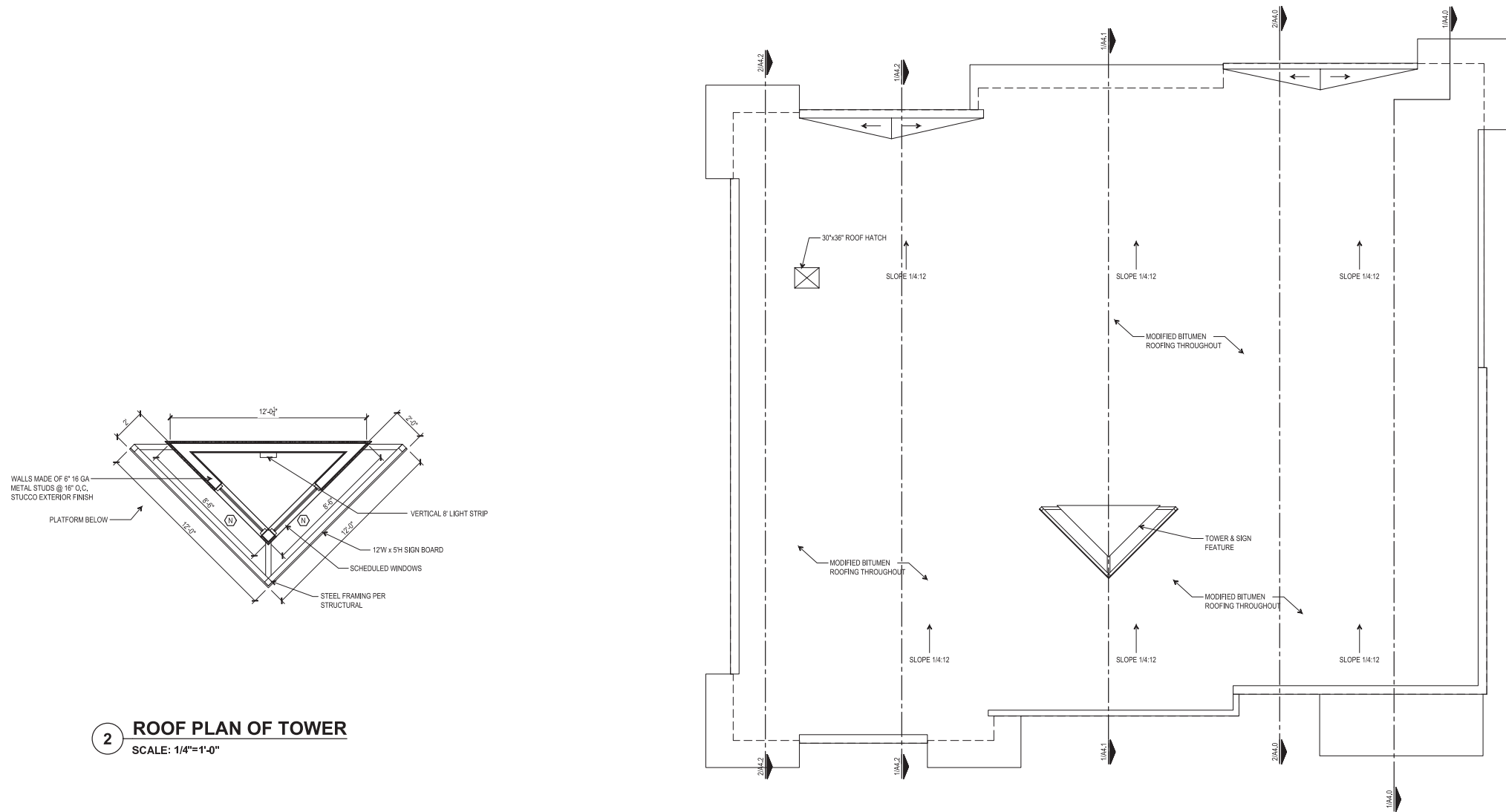
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SHEET TITLE:  
ROOF PLAN

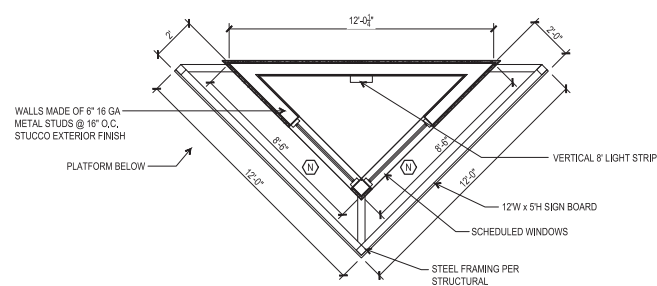
SHEET NO:

**A2.2**  
33

PLANNING AND ZONING COMMISSION MEETING PACKET FOR FEBRUARY 8, 2022



**1 ROOF PLAN**  
SCALE: 1/8"=1'-0"



**2 ROOF PLAN OF TOWER**  
SCALE: 1/4"=1'-0"

DATE/TIME: Dec 16, 2021 - 4:09pm  
FILE NAME: ZSH\REDPROJECTS\2021\COMMUNITY IMPACT\C21-23\PLANNING









TX BBG Consulting Inc  
 201 Westheimer unit G  
 Houston, TX 77006 US  
 (832) 656-7136  
 ACCOUNTING@BBGCODE.COM



BBG CONSULTING, INC.

**BILL TO**  
 City of Jersey Village  
 16327 Lakeview Dr  
 Jersey Village, TX 77040

**INVOICE 8889**

**DATE 01/09/2022 TERMS Net 30**

**DUE DATE 02/08/2022**

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
01/07/2022	Services	Review of Alternative Comprehensive - Community Impact - Sign Package (two reviews total)	4	105.00	420.00

**TOTAL DUE \$420.00**

PLANNING AND ZONING COMMISSION MEETING PACKET FOR FEBRUARY 8, 2022

**Lorri Coody**

---

**From:** noreply@municipalonlinepayments.com  
**Sent:** Monday, January 10, 2022 4:54 PM  
**To:** Ashley Lopez; Isabel Kato  
**Subject:** Building Projects Payment Notification



S R P M R I \$ T E ] Q I R X W % \$ \$

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P s k m \$



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION  
ALTERNATIVE COMPREHENSIVE SIGNAGE PLAN  
COMMUNITY IMPACT NEWSPAPER  
16300 NORTHWEST FREEWAY, JERSEY VILLAGE, TEXAS**

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 Jason Culpepper on behalf of Community Impact Newspaper for the property located at 16300 Northwest Freeway, Jersey Village, 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; and the Commission approves the request of Jason Culpepper on behalf of Community Impact Newspaper for the property located at 16300 Northwest Freeway, Jersey Village, Texas. The approved plan is more specifically detailed in the attached Exhibit “A.”

\_\_\_\_\_ does NOT provide a harmonious benefit to the development of the City consistent with the requirements of Section 14-261 of the City’s Code; and the Commission does NOT approve the request of Jason Culpepper on behalf of Community Impact Newspaper for the property located at 16300 Northwest Freeway, Jersey Village, Texas.

Signed and approved this the 8<sup>th</sup> day of February, 2022.

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

**ATTEST:**

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





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

**AGENDA DATE:** February 8, 2022

**AGENDA ITEM:** F

**AGENDA SUBJECT:** Discuss and take appropriate action concerning amendments to the Jersey Village Code of Ordinances at Chapter 14, Article IV, Sections 14-107(d) concerning Specific Uses in District H (Industrial District) and, if appropriate, prepare for presentation to Council on February 21, 2022, a Preliminary Report in connection with any suggested amendments.

**Dept./Prepared By:** Austin Bless, City Manager **Date Submitted:** January 27, 2022

**EXHIBITS:** Proposed Planning and Zoning Commission [Preliminary Report EXA](#) – Proposed Ordinance – Specific Uses in District H Sections 14-107 of the [Code of Ordinances Zoning Map](#)

**BACKGROUND INFORMATION:**

One of the goals in the Comprehensive Plan is to “Encourage quality Community-orientated Retail and Restaurants”, “Encourage quality Community-orientated Entertainment”, to update city codes to conform to the Comprehensive Plan, and to “Review existing development codes to identify incompatibility with the vision and desired uses (higher quality restaurants, services, and entertainment), and to protect residential neighborhoods.”

To that end staff is reviewing some of the code items in our ordinance. While a full look at the ordinance is necessary, staff feels there are some intermediary amendments the Commission should look at.

Staff is recommending we add the following businesses to the specific use in District H:

1. Bail Bond Business
2. Concrete products manufacture.
3. Credit Access Business (Payday Loan/Auto Title)
4. Head/Smoke Shops
5. Junk or salvage yard
6. Mini storage lots
7. Previous metal dealer (gold exchange)
8. Tattoo Shop
9. Truck terminal
10. Cell Phone and Computer Repair Businesses
11. Hookah Bars/Lounges

The main reason to put these into District H would make it abundantly clear that these uses are allowed only in District H, as they would not be in any of the other zones. By putting these as specific use permits gives the Planning and Zoning Commission and City Council more say in these types of businesses in Jersey Village.

**RECOMMENDED ACTION:**

Discuss and take appropriate action concerning amendments to the Jersey Village Code of Ordinances at Chapter 14, Article IV, Sections 14-107(d) concerning Specific Uses in District H

(Industrial District) and, if appropriate, prepare for presentation to Council on February 21, 2022, a Preliminary Report in connection with any suggested amendments.



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION  
PRELIMINARY REPORT  
DISTRICT H - SPECIFIC USES**

The Planning and Zoning Commission has met on February 8, 2022, in order to review the Jersey Village Code of Ordinances as they relate to amendments to Chapter 14, Article IV, Sections 14-107(d) concerning the specific uses in District H and, if appropriate, prepare for presentation to Council on February 21, 2022, a Preliminary Report in connection with any suggested amendments.

After review and discussion, the Commissioners preliminarily proposed that the Code of Ordinances of the City of Jersey Village, Texas, be amended to reflect specific use requirements for Sections 14-107(d).

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

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

Respectfully submitted, this 8th day of February 2022.

\_\_\_\_\_  
Rick Faircloth, Chairman



**ATTEST:**

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

PLANNING AND ZONING COMMISSION MEETING PACKET FOR FEBRUARY 8, 2022

**ORDINANCE NO. 2022-xx**

**AN ORDINANCE AMENDING CHAPTER 14 OF THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, TEXAS, BY AMENDING CHAPTER 14, ARTICLE IV, SECTION 14-107(D) BY MODIFYING SPECIFIC USES IN DISTRICT H TO ACHIEVE COMPREHENSIVE LAND USE PURPOSES; 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 amendments to Chapter 14, Article IV, Sections 14-107(d) concerning Specific Uses in District H; 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 (d) in Section 14-107 Regulations for district H (Industrial District), by adding the language underlined and deleting the language struck through to read and provide as follows:

**“Chapter 14 – BUILDING AND DEVELOPMENT**

....

**Sec. 14-107. Regulations for district H (Industrial district).**

....

(d) Specific use. The following uses are permitted in district H with a specific use permit:

- 1. Bail Bond Business**
- 2. Concrete products manufacture.**
- 3. Credit Access Business (Payday Loan/Auto Title)**
- 4. Head/Smoke Shops**
- 5. Junk or salvage yard**
- 6. Mini storage lots**

- 7. Previous metal dealer (gold exchange)**
- 8. Tattoo Shop**
- 9. Truck terminal**
- 10. Cell Phone and Computer Repair Businesses**
- 11. Hookah Bars/Lounges**
- 12. Retail establishment selling or offering for sale any alcoholic beverage.”**

**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 \_\_\_\_\_, 2022.

**ATTEST:**

\_\_\_\_\_  
Bobby Warren, Mayor

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

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**Sec. 14-107. Regulations for district H (industrial district).**

(a) *Use regulation.* This district is established to provide locations for manufacturing and assembly plants and warehouses. All the uses permitted in this district shall have their operations conducted entirely within enclosed buildings and shall not emit any dust, smoke, odor or fumes outside of the building housing the operation or produce a noise level at the property line that is greater than the average noise level occurring on the adjacent street.

(1) Permitted uses:

- a. Apparel manufacturing.
- b. Automobile and truck repair and rebuilding shop.
- c. Bakery.
- d. Building contractor and related activities.
- e. Building materials, sales and storage.
- f. Cabinet making.
- g. Carwashes.
- h. Cold storage plant.
- i. Concrete products manufacture.
- j. Dry cleaning and laundry plant.
- k. Electrical equipment assembly.
- l. Farm implement machinery sales and storage.
- m. Food processing and packaging, with the exception of slaughtering.
- n. Furniture manufacturing.
- o. Grocery store.
- p. Heating, plumbing and air conditioning, sales and repair.
- q. Instrument and meter manufacturing.
- r. Jewelry and watch manufacturing.
- s. Mixing plants for concrete or paving materials.
- t. Optical goods manufacturing.
- u. Printing and publishing.
- v. Produce market.
- w. Professional offices.
- x. Railroad and related facilities.
- y. Retail sales.
- z. Restaurant.
- aa. Service station.
- bb. Sheet metal processing.

- 
- cc. Signs: Advertising, business, occupancy and temporary.
  - dd. Telecommunications towers.
  - ee. Temporary building which is incidental to the construction of buildings permitted in the district and which shall be removed when work is complete.
  - ff. Truck terminal.
  - gg. Wholesale or warehousing.
  - hh. Woodworking shop.
- (b) *Height and area regulations.*
- (1) *Height.* No limitation.
  - (2) *Building area.* No limitations.
  - (3) *Location lot.* All buildings and structures shall conform to the setback standards established in subsection 14-88(b).
- (c) *Construction.* No limitations.
- (d) *Specific use.* The following uses are permitted in district H with a specific use permit: Retail establishment selling or offering for sale any alcoholic beverage.
- (Ord. No. 95-04, § 1(303.7), 2-20-95; Ord. No. 99-31, § 11, 11-15-99; Ord. No. 2019-31, § 4, 7-15-19)

# LAND USE MAP OF THE CITY OF JERSEY VILLAGE, TEXAS



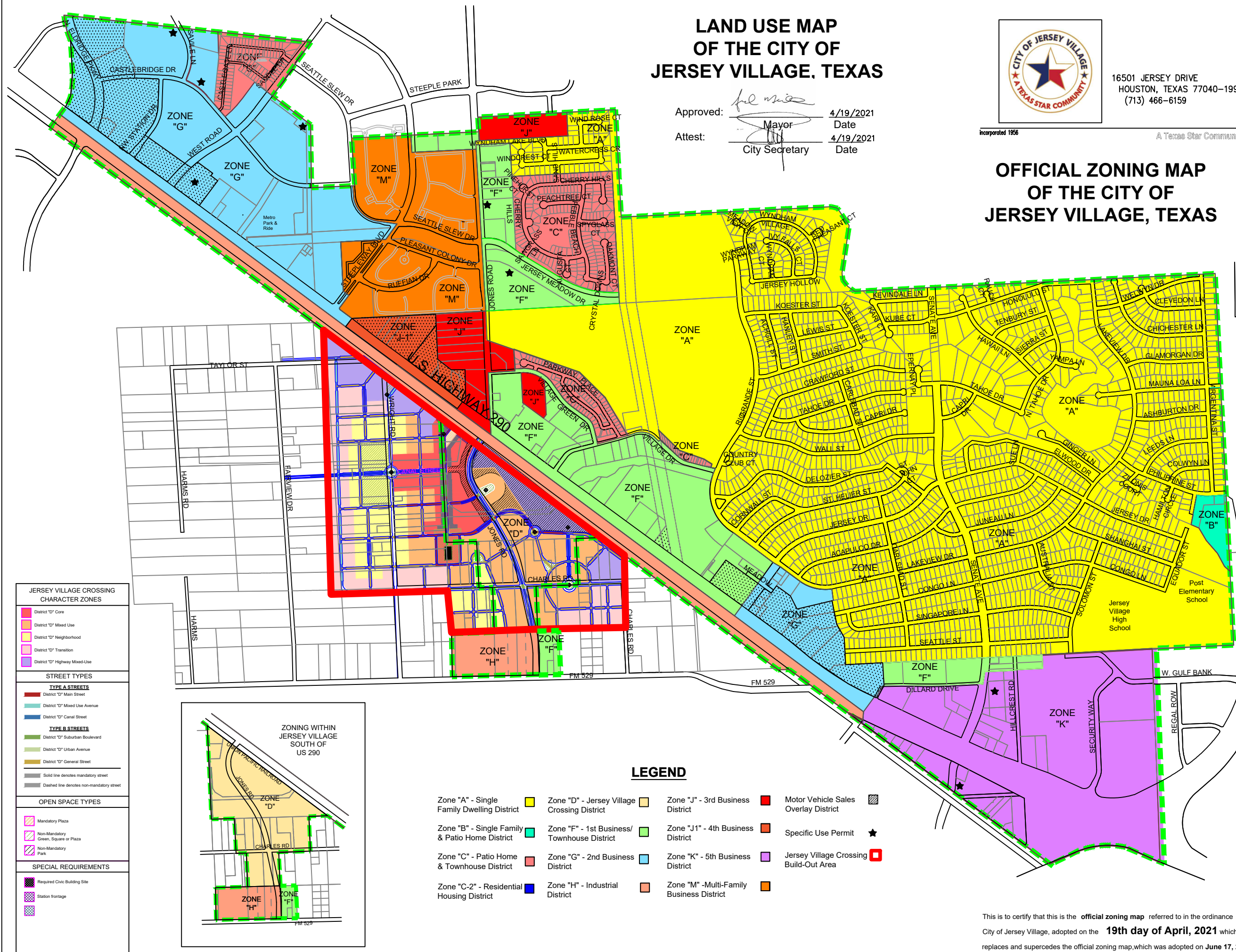
16501 JERSEY DRIVE  
HOUSTON, TEXAS 77040-1999  
(713) 466-6159

Incorporated 1956

A Texas Star Community

Approved: *file miss* 4/19/2021  
Mayor Date  
Attest: \_\_\_\_\_ 4/19/2021  
City Secretary Date

## OFFICIAL ZONING MAP OF THE CITY OF JERSEY VILLAGE, TEXAS



JERSEY VILLAGE CROSSING CHARACTER ZONES	
[Pink Box]	District "D" Core
[Light Pink Box]	District "D" Mixed Use
[Yellow Box]	District "D" Neighborhood
[Light Blue Box]	District "D" Transition
[Purple Box]	District "D" Highway Mixed-Use

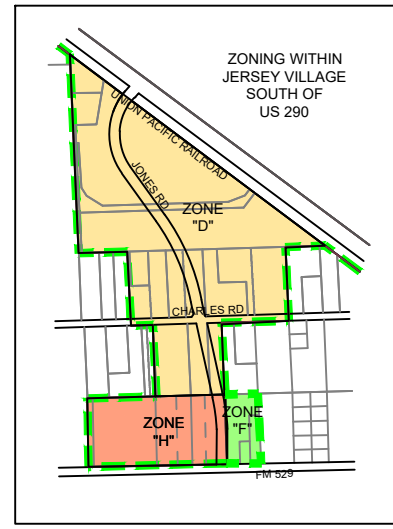
STREET TYPES	
<b>TYPE A STREETS</b>	
[Red Line]	District "D" Main Street
[Blue Line]	District "D" Mixed Use Avenue
[Light Blue Line]	District "D" Canal Street
<b>TYPE B STREETS</b>	
[Green Line]	District "D" Suburban Boulevard
[Light Green Line]	District "D" Urban Avenue
[Yellow Line]	District "D" General Street
[Grey Line]	Solid line denotes mandatory street
[Dashed Grey Line]	Dashed line denotes non-mandatory street

OPEN SPACE TYPES	
[Yellow Box]	Mandatory Plaza
[Light Green Box]	Non-Mandatory Green, Square or Plaza
[Light Blue Box]	Non-Mandatory Park

SPECIAL REQUIREMENTS	
[Black Box]	Required Civic Building Site
[Purple Box]	Station frontage



### LEGEND

Zone "A" - Single Family Dwelling District	Zone "D" - Jersey Village Crossing District	Zone "J" - 3rd Business District	Motor Vehicle Sales Overlay District
Zone "B" - Single Family & Patio Home District	Zone "F" - 1st Business/Townhouse District	Zone "J1" - 4th Business District	Specific Use Permit
Zone "C" - Patio Home & Townhouse District	Zone "G" - 2nd Business District	Zone "K" - 5th Business District	Jersey Village Crossing Build-Out Area
Zone "C-2" - Residential Housing District	Zone "H" - Industrial District	Zone "M" - Multi-Family Business District	

This is to certify that this is the official zoning map referred to in the ordinance of the City of Jersey Village, adopted on the 19th day of April, 2021 which replaces and supercedes the official zoning map, which was adopted on June 17, 2019.

PLANNING AND ZONING COMMISSION MEETING PACKET FOR FEBRUARY 8, 2022



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

**AGENDA DATE:** February 8, 2022

**AGENDA ITEM:** G

**AGENDA SUBJECT:** Discuss and take appropriate action concerning the appointment of a Planning and Zoning Subcommittee to participate in meetings conducted by BBG and Staff to review existing development codes, and if necessary, update city codes to conform to the 2016 Comprehensive Plan.

**Dept./Prepared By:** Austin Bless, City Manager **Date Submitted:** February 1, 2022

**BACKGROUND INFORMATION:**

Chapter 7 of the 2016 Comprehensive Plan and the 2020 Comprehensive Plan Update (the Plan) focuses on Community Character. One of the goals in this Chapter of the Plan outlines the importance of promoting redevelopment of vacant or underutilized parcels by promoting the highest and best use for vacant or underutilized properties. To accomplish same, a key action is identified to ensure that property and building maintenance codes are up to date and compatible with current City values.

In connection with this goal, the City plans to utilize the expertise of BBG, the company contracted by the City to perform the City's Building Official activities. BBG, along with other key Staff members, will review City codes in order to make recommendations for updates that ensure compatibility with current City values.

It is expected that the review and update of the City's codes will be quite extensive, and discussions will be quite involved. Therefore, keeping this in mind along with the responsibility of the Planning and Zoning Commission under the Plan, which is to ensure that decisions and recommendations presented to the City Council are consistent with the Plan's policies, strategies, and recommendations, it might make work a bit more manageable if the Commission were to establish an up to three-member Subcommittee to work with BBG and Staff in making code change recommendations.

If the Commission chooses to appoint a Subcommittee, the responsibilities will be as follows:

1. Advise and make recommendations to the Planning and Zoning Commission on City code changes needed to implement the goals outlined in the City's Comprehensive Plan.
2. Attend code review meetings with Staff and BBG. Meetings maybe held in person or virtually, which ever method best accomplishes maximum attendance.
3. Any other duties requested by the Planning and Zoning Commission that are consistent with the purposes of forming the Subcommittee.

Establishing a Subcommittee will in no way change the responsibilities of the Commission as a whole. Zoning amendment changes will still need to follow the prescribed actions of the Commission to include the preparation of a preliminary report, a joint public hearing with City Council, and the preparation of a final report. It is hoped that the Subcommittee will assist the Commission as a whole in moving forward with this task.

This item is to discuss the appointment of a Subcommittee to review the City's codes.

**RECOMMENDED ACTION:**

**MOTION:** I move to appoint \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_ to serve on the Planning and Zoning Subcommittee to participate in meetings conducted by BBG and Staff to review existing development codes, and if necessary, update city codes to conform to the 2016 Comprehensive Plan.

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

**AGENDA DATE:** February 8, 2022

**AGENDA ITEM:** H

**AGENDA SUBJECT:** Discuss the request for a specific use permit to allow the operation of an Assisted Living and Memory Care Center on a tract of land located at 9300 Savile, Jersey Village, TX 77040 within the city limits in zoning District G.

**Dept/Prepared By:** Lorri Coody, City Secretary **Date Submitted:** February 1, 2022

**Exhibits:** [Memo prepared by Fire Chief Bitz](#)  
[Applicant's Responses](#) to Bitz Memo

**BACKGROUND INFORMATION:**

The Planning and Zoning Commission met on January 10, 2022, to discuss and take appropriate action regarding the request of Vernon R. Young (Managing General Partner of 9300 Savile, LLC) filed on behalf of Jersey Village Lifestyle Ltd. (Applicant) for a specific use permit to allow the operation of an Assisted Living and Memory Care Center on a tract of land located at 9300 Savile, Jersey Village, TX 77040 within the city limits in zoning District G.

The Planning and Zoning Commission submitted its preliminary report to Council on January 17, 2022, wherein the Commission preliminarily proposed that Jersey Village Lifestyle Ltd. be allowed to operate as a specific use an Assisted Living and Memory Care Center on the tract of land located at Lot 2, Block 5 of the Northwest Station, Section 2, with a street address of 9300 Savile Lane within the City of Jersey Village in zoning District G. A Joint Public Hearing with the City Council is set for February 21, 2022, and after the hearing, the Commission will make its final report.

However, since the submission of the preliminary report, it has come to the attention of Staff that additional discussion is required by the Commission concerning the specific use permit request.

Therefore, considering such need and recognizing that the Commission may not have enough time to conduct adequate discussions on February 21, 2022, when preparing their final report on this subject, Staff felt that it was prudent to add an item to this agenda in order to facilitate the needed discussions.

**RECOMMENDED ACTION:**

Discuss the request for a specific use permit to allow the operation of an Assisted Living and Memory Care Center on a tract of land located at 9300 Savile, Jersey Village, TX 77040 within the city limits in zoning District G.



Jersey Village Fire Department  
16501 Jersey Drive Jersey Village, TX 77040  
713-466-2130 Facsimile 713-466-2151



MEMO

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February 1, 2022

To: Jersey Village Planning and Zoning Commission

From: Fire Chief/ Fire Marshal Mark Bitz

RE: Assisted Living and Memory Care Facility

Dear: Board of Commissioners JV P&Z

I have read the minutes from the P & Z meeting held on January 10, 2022. In regards to the application for an Assisted Living and Memory Care facility, I believe some further questions should be addressed in regards to this facility.

- Have they applied for licensing for an assisted living center through the Texas Department of Aging and Disability Services?
- Is any of their current locations licensed by the Texas Department of Aging and Disability Services? If so, what are their names and license numbers?
- What type license have they applied for with this facility? Type A or Type B?
- What Management Company are they looking to run this facility? Is it a Skilled Nursing Company? If so, what company is this?
- How many staff per residents will they have working during the day, night and weekends?
- Can they provide any current facilities they own and the names of the skilled nursing or Management Company?
- When they indicate "Memory Care", do they mean patients with Alzheimer?

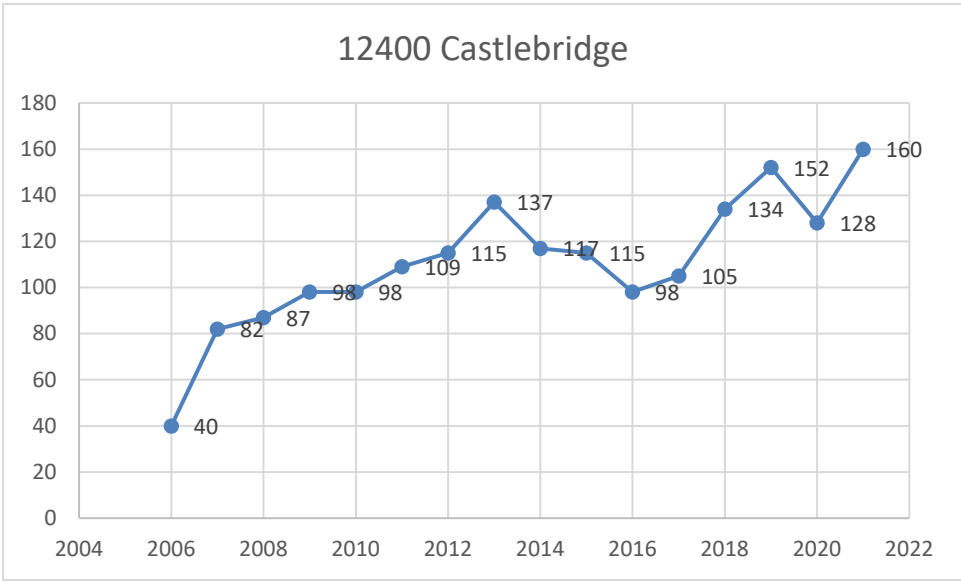
These are just some of the questions I believe we should be asking. These questions could lead to more based on the answers we receive.

In addition, I would like to bring up how this facility might affect emergency response. My main concern with a facility like this is evacuation of residence. Hundreds of feet away from this proposed memory care facility is a senior 55 and older apartment complex. When the fire alarms activate at this apartment, we cannot get the residence of this facility to leave the

apartment buildings with an active alarm. They cannot hear it or they just do not care. Either way, this is not an assisted living care facility, the residence have the capability to leave without help. Yet, we cannot get the residence of this apartment complex to comply with activated alarms signals.

- What is going to happen in a facility like this assisted living or memory care?
- How will the residence of these facilities be evacuated when/if an alarm goes off?
- What is their plan to remove the residence?
- In an assisted living, memory care facility, the residence will need help. How will this work?

In addition to these questions, I am concerned with how many medical situations we might encounter in this facility. Can they tell us approximately how many times the current facilities they operate request an ambulance response to a medical situation? The chart below shows our responses by year to the senior living apartment complex since 2006.



This apartment complex is borderline to really needing to be an assisted living center. The majority of people living here, need assistance from someone. (Family or friends) Some even have caretakers that comes in several days a week to help them.

I am concerned that the Assisted Living Center/Memory Care center will add additional burden to our agency. We already have response challenges with personnel and back-to-back calls.

- What assurances can this new facility put in place now that would prevent an over burden on our emergency system?

- We are not saying we don't plan to respond to true emergencies, but what guarantees can this facility put in place now that will help in the future to calls that do not necessarily require an ambulance or emergency response?
- Is the staff on location capable of dealing with non-emergent situations?
- Will they have licensed Nurses? RN or LVN?
- Will a Doctor be on Staff? How often?

I am not saying I am not in favor of this facility entering our jurisdiction and operating as an assisted living / memory care facility. What I am concerned about is the impact it will have on our agency if the right contingencies are not in place from the beginning. More so, what contingencies are they willing to make sure will always be in place from the beginning moving forward?

I am available for questions should the board have any regarding my concerns and more.

Respectfully,



Mark A. Bitz  
Fire Chief / Fire Marshal



Jersey Village Fire  
Department  
16501 Jersey Drive Jersey Village, TX  
77040 713-466-2130 Facsimile 713-  
466-2151



MEMO

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February 1, 2022

To: Jersey Village Planning and Zoning  
Commission From: Fire Chief/ Fire Marshal  
Mark Bitz

RE: Assisted Living and Memory Care

Facility Dear: Board of Commissioners JV

P&Z

I have read the minutes from the P & Z meeting held on January 10, 2022. In regards to the application for an Assisted Living and Memory Care facility, I believe some further questions should be addressed in regards to this facility.

- Have they applied for licensing for an assisted living center through the Texas Department of Aging and Disability Services? **No, will do so after JV approves specific use permit.**
- Is any of their current locations licensed by the Texas Department of Aging and Disability Services? If so, what are their names and license numbers? **No**
- What type license have they applied for with this facility? Type A or Type B? **It will be Type B**
- What Management Company are they looking to run this facility? Is it a Skilled Nursing Company? If so, what company is this? **We expect Rural Hospital Management Association LLC**
- How many staff per residents will they have working during the day, night and weekends? **TBD**
- Can they provide any current facilities they own and the names of the skilled nursing or Management Company? **None**
- When they indicate "Memory Care", do they mean patients with Alzheimer? **Early stage dementia patients and Alzheimer patients**

These are just some of the questions I believe we should be asking. These questions could lead to more based on the answers we receive.

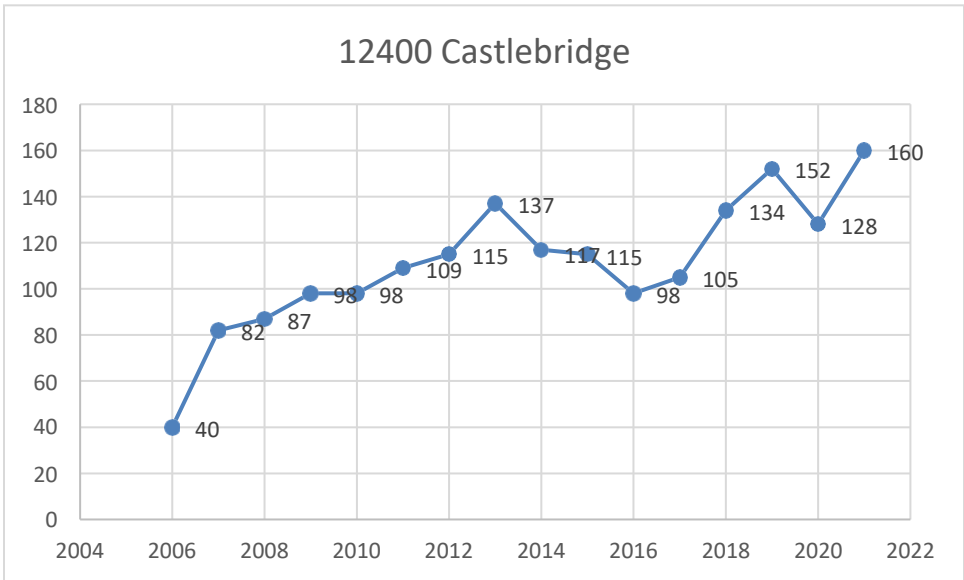
In addition, I would like to bring up how this facility might affect emergency response. My main concern with a facility like this is evacuation of residence. Hundreds of feet away from this proposed memory care facility is a senior 55 and older apartment complex. When the fire alarms activate at this apartment, we cannot get the residence of this facility to leave the

apartment buildings with an active alarm. They cannot hear it or they just do not care. Either way, this is not an assisted living care facility, the residence have the capability to leave without help. Yet, we cannot get the residence of this apartment complex to comply with activated alarms signals.

- What is going to happen in a facility like this assisted living or memory care?
- How will the residence of these facilities be evacuated when/if an alarm goes off?
- What is their plan to remove the residence?
- In an assisted living, memory care facility, the residence will need help. How will this work?

These issues can be addressed in cooperation with JV staff and onsite management personnel. The management of this new property is well versed in all of these issues.

In addition to these questions, I am concerned with how many medical situations we might encounter in this facility. Can they tell us approximately how many times the current facilities they operate request an ambulance response to a medical situation? The chart below shows our responses by year to the senior living apartment complex since 2006.



The 2021 figure above averages out to 13 visits per month.

This apartment complex is borderline to really needing to be an assisted living center. The majority of people living here, need assistance from someone. (Family or friends) Some even have caretakers that comes in several days a week to help them.

I am concerned that the Assisted Living Center/Memory Care center will add additional burden to our agency. We already have response challenges with personnel and back-to-back calls.

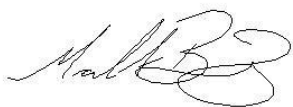
- What assurances can this new facility put in place now that would prevent an over burden on our emergency system? **This facility will have the ability to use other providers when needed.**
- We are not saying we don't plan to respond to true emergencies, but what guarantees can this facility put in place now that will help in the future to calls that do not necessarily require an ambulance or emergency response? **The management company has vast experience in these matters.**
- Is the staff on location capable of dealing with non-emergent situations? **Yes**
- Will they have licensed Nurses? RN or LVN? **Both**
- Will a Doctor be on Staff? How often? **No, on call**

**The above concerns can be addressed with proper planning, staffing and policies developed in cooperation with the JV staff.**

I am not saying I am not in favor of this facility entering our jurisdiction and operating as an assisted living / memory care facility. What I am concerned about is the impact it will have on our agency if the right contingencies are not in place from the beginning. More so, what contingencies are they willing to make sure will always be in place from the beginning moving forward?

I am available for questions should the board have any regarding my concerns and more.

Respectfully,



Mark A. Bitz  
Fire Chief / Fire Marshal