



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 21, 2022 at 6:00 p.m. at the Civic Center, 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 February 8, 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 14-107(d) concerning Specific Uses in District H (Industrial District) and, if appropriate, prepare for presentation to Council on March 21, 2022, a Preliminary Report in connection with any suggested amendments. *Evan Duvall, Building Official Representative*
- E. 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 Bleess, City Manager*
- F. Conduct a Joint Public Hearing with the Jersey Village City Council for the purpose of receiving oral comments from any interested person(s) concerning the proposal for the purpose of receiving oral comments from any interested person(s) concerning the proposal to amend the City's Zoning Ordinance to grant a Specific Use Permit to allow the operation of 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. *Bobby Warren, Mayor and Rick Faircloth, Chair*
- G. Discuss and take appropriate action regarding the preparation and presentation of the Final Report to City Council concerning the proposal to amend the City's Zoning Ordinance to grant a Specific Use Permit to allow the operation of 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. *Harry Ward, Director of Public Works*

H. 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 16, 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

"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**

February 8, 2022 – 6:00 p.m.

THE PLANNING FEBRUARY 8, 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
Jennifer McCrea, Commissioner

Debra Mergel, Commissioner
Ty Camp, Commissioner
Charles A. Butler, III, Commissioner

Commissioner Courtney Standlee was not present at this meeting.

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

Staff in attendance: Lorri Coody, City Secretary; Austin Bless, City Manager; 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 January 10, 2022.

Commissioner McCrea moved to approve the minutes with the corrections discussed (the vote on page 6 item I should not include Commissioners Camp, McCrea, or Butler) for the meeting held on January 10, 2022. Commissioner Henao seconded the motion. The vote follows:

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

Nays: None

The motion carried.

Chairman Faircloth called items E and H out of order. Once complete, he returned to the regular order of the agenda beginning with item D. For purposes of these minutes, the items will be in order of the posted agenda with the exception of this notation that items E and H were called at this point in the meeting out of order.

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.

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.

Building Official Representative Evan Duvall explained the issue reviewed by the Board of Adjustment. He also told the Commission that he asked other planners in the area what their codes state concerning building sizes. He learned that most buildings are 1,000 square feet or larger. Accordingly, he is not in favor of lowering the square footage. He stated his reasons for same and closed stating that owners desiring a small building can apply to the Board of Adjustment for a variance to be able to build a smaller structure.

The Code change was discussed. It seemed to be the consensus of the Commission that the size should not be changed. There was discussion about the number of prior requests for smaller buildings. Staff stated that this has not been an issue in the past. Mr. Duvall gave input concerning his experience, stating that it has not been an issue.

Chairman Faircloth called for a motion to make 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), setting lower minimum building area restrictions. Hearing no motion, this item died for lack of a motion.

- 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.**

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.

Chairman Faircloth called upon Building Official Representative Evan Duvall. He told the Commission that Community Impact has a key/ branding element for roof top signage. He worked with them on the Alternative Signage Plan. He explained the request, including the size of the sign. It is a bit taller than the building. But the sign looks and appears to be a good addition to the building. He does not have an issue with the request.

There was discussion about the building. It is a two-story office building. The request is specific to this building only. There was discussion about the lighting on the sign. There is lighting, but it is not a spectacular sign.

The Commission discussed the size and height of the sign. It is 47 feet from the ground level. The lighting was discussed further. It appears the sign will face away from the sound wall. Some wondered if the lighting will spill into the neighborhood. The applicant explained the lighting. He said that the lighting will be going toward the freeway and not into the neighborhood; therefore, it will not be an issue.

The number of these type agreements/plans already approved in the City was discussed. City Attorney Pruitt explained why some properties may have large signs citing that they were approved via the variance process.

There was discussion if the properties located behind this building had complaints. There were none.

With no further discussion on the matter, Commissioner Mergel moved to approve 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. Commissioner Butler seconded the motion. The vote follows:

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

Nays: None

The motion carried.

A copy of the approved Alternative Comprehensive Signage Plan is attached to and made a part of these minutes as Exhibit A.

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.

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.

Building Official Representative Evan Duvall explained the item. He stated that “uses” matter. This item is to add these types of businesses to District H via a Specific Use Permit. He recommends approval.

The location of District H was discussed. Head shops and CBD shops were discussed. There was discussion about the repercussions if there is already one of these type businesses in another District of the City? It was explained that they will be grandfathered.

Pawn Shops and Cell Phone and Computer Repair Businesses were discussed.

City Attorney Pruitt explained that if there is not a definition for each of these types of businesses, we will need to add them to the proposed Ordinance. Adding the language for the definitions to the proposed ordinance was discussed. It was felt that Staff should gather the information to update the proposed Ordinance with the definition language and reset this item to be considered at the February 21, 2022, meeting.

The Commission discussed the list of business and if they should be allowed or if other businesses should be added. City Attorney Pruitt explained that currently these types of businesses are not allowed in the City at all in any District. So, if we do not have an issue, we already have the protections without adding these businesses in District H as specific uses.

Mr. Duvall explained that when a business such as CBD calls because it is not listed in the Code they argue that they are a retail store and should not be prohibited from opening shop in the City. Mr. Duvall explained that if we have established a specific district location for such businesses along with a process for these businesses than that argument does not present itself.

The Commission then discussed the location of District H and its uses and how it may impact the development of Jersey Crossing. The listing of businesses was discussed further. Jewelry and watch manufacturing, wholesale or warehousing and produce market were all discussed to see if it should be added to the listing as a specific use. Concrete products manufacture; food processing and packaging, with the exception of slaughtering; and produce market will be moved from permitted to specific use. Cannabis sales were discussed briefly.

The Commission was in consensus that the proposed ordinance needs to be updated with definitions as well as the other amendments needed. In completing their discussions, it was the consensus of the Commission that the following businesses should be removed from being a permitted use and moved to a specific use:

- (a)(1)(i) Concrete products manufacture
- (a)(1)(m) Food processing and packaging, with the exception of slaughtering.
- (a)(1)(r) Jewelry and watch manufacturing
- (a)(1)(f) Truck Terminal
- (a)(1)(g) Wholesale or warehousing
- (a)(1)(v) Produce Market

Accordingly, the final listing of specific use amendments for District H is as follows:

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. Precious metal dealer (gold exchange)
8. Tattoo Shop
9. Truck terminal
10. Cell Phone and Computer Repair Businesses
11. Hookah Bars/Lounges
12. Jewelry and watch manufacturing
13. Produce Market
14. Wholesale or warehousing
15. Food processing and packaging, with the exception of slaughtering.

In closing discussions, the Commission directed Staff to update the proposed ordinance and bring it back for their consideration at the February 21, 2022, meeting.

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.

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.

The Commission discussed this item and the commitment involved. Mr. Duvall explained how he sees this moving forward. The first phase is to clean up the code and get it into order. He gave examples. Phase one would not require much input from the P&Z Subcommittee. He feels that the commitment would be once a month for at least a year.

The pros and cons of a Subcommittee were discussed. The Commission wants to give it some thought so an item for this will be added to the next agenda.

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.

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.

City Manager Bless explained concerns about the impact of such a facility on the City's emergency services. He stated that at the last meeting these concerns were not discussed. He called upon Chief Bitz to explain the information contained in his memo that was included in the meeting packet.

Chief Bitz stated that he is not opposed to the facility but concerned that the facility may not be at the level it needs to be to handle emergency situations. He went over the information presented in his memo. He gave information about the neighboring apartment type facility (the Manor) owned by the applicant that is not an assisted living center yet requires at least 13 calls per month. He also pointed out that the apartment complex residents have care takers that come in and take care of them.

He is concerned about how this assisted living facility will impact the City's emergency services. He gave information about the skilled management company that will manage the facility. He did not find any negatives for this company. Nonetheless, he is still concerned about the level of emergency services they will need.

The Commission discussed the information presented. They asked questions and Chief Bitz responded accordingly. The Commission wondered what happens when emergency services exceed what the City can provide. What are the options? Some Commissioners were concerned about the facility cutting the number of staff to meet operational costs. It was pointed out that such a facility is licensed by the State and they must meet State regulations, including the number of skilled staff required to serve each resident.

The Commission discussed the services offered by the City. Chief Bitz stated that we are licensed for emergency services only. The City does not provide transport services.

The Commission then discussed the cost involved in providing emergency services. Chief Bitz then gave information on billing and payment. Basically, after Medicare or Medicaid the City gets about \$150 per call.

Gary Davis, the developer of the project, gave information to the Commission. He stated that he will have to meet State licensing requirements and State standards. They have experience in managing several facilities in the area. It is their practice to work with management at each facility to reduce the number of emergency calls for service.

Vernon Young is the owner of the Manor and the owner that is planning this new facility. He stated that he does not have the problem of too many emergency calls at facilities he owns in the City of Houston. He stated that he feels that because Jersey Village is small compared to Houston, the City is more responsive and helpful. He stated that he has had recent conversations with the Manor management and has implemented policy as an effort to reduce the number of emergency calls being made to the City that are not emergency situations. He went on to explain the type of residents currently housed at the Manor. He stated that he has addressed this issue with management of that facility.

Chief Bitz is concerned with the number of nursing staff members and if they will be able to handle the load.

City Attorney Pruitt explained the process moving forward, especially as it applies to conditions. There was discussion about the time frame for the applicant to get the type B license from the State. He suggested that a condition could be that the SUP issues upon issuance of the State B license.

City Attorney Pruitt also pointed out that City Council can ask for certain conditions.

No action was taken by the Commission on this item.

I. Discuss attendance at upcoming City Council Meeting for Joint Public Hearing activities and final report preparations.

Lorri Coody, City Secretary, introduced the item. She reminded the Commissioners of the upcoming meeting on February 21, 2022, at 6 PM.

J. Adjourn

There being no further business on the agenda the meeting was adjourned at 7:46 p.m.

Lorri Coody, City Secretary



EXHIBIT A

Planning and Zoning Commission Minutes

February 8, 2022

**Alternative Comprehensive Signage Plan
Community Impact News
16300 NW FWY, Jersey Village, Texas.**



**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:

 x 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 8th day of February, 2022.

S/R. T. Faircloth, Chairman

ATTEST:

S/Lorri Coody, City
Secretary



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

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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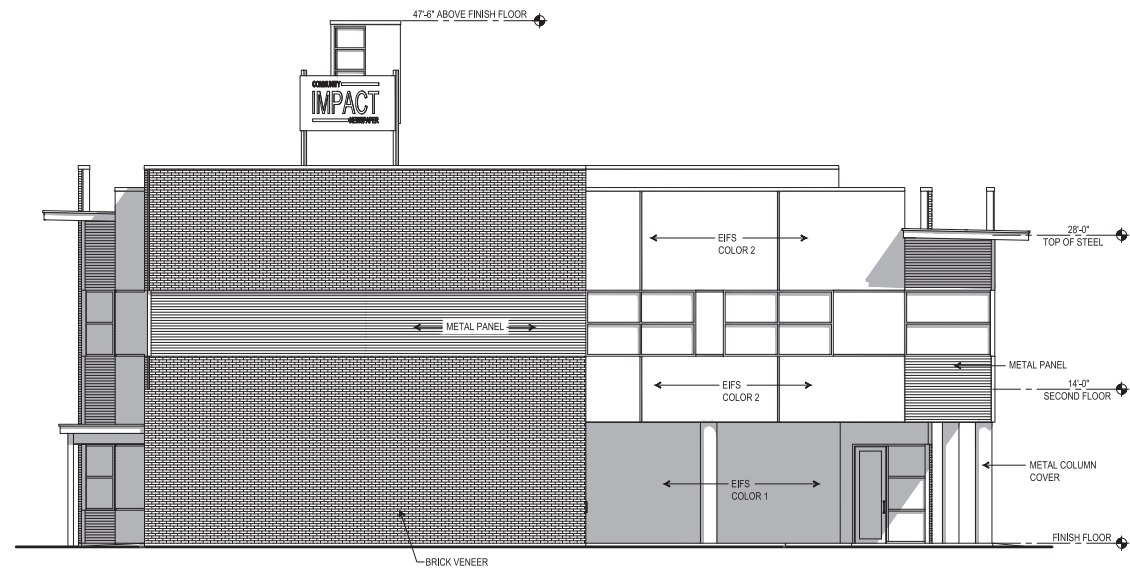
DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, INCLUDING THOSE IN ELECTRONIC FORM, PREPARED BY ARTE ARCHITECTURE AND THEIR CONSULTANTS ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. ASSENT A WRITTEN AGREEMENT SIGNED BY ARTE ARCHITECTURE TO THE CONTRARY, AND CONDITIONED ON THE FULL AND TIMELY PAYMENT OF ALL SUMS DUE TO ARTE ARCHITECTURE UNDER THIS AGREEMENT, UPON ARTE ARCHITECTURE'S DELIVERY OF SEALED CONSTRUCTION DRAWINGS TO CLIENT, ARTE ARCHITECTURE GRANTS CLIENT A NONTRANSFERABLE, NON-EXCLUSIVE RIGHT TO CONSTRUCT THE BUILDING DEPICTED IN THE PLANS ONCE AND ONLY ONCE, AND ONLY ON THE SITE IDENTIFIED ON THE PLANS. NO REUSE, REDRAFTING, OR REPRODUCTION OF THE PLANS, OR CREATION OF ANY DERIVATIVE ARCHITECTURAL WORKS IS PERMITTED WITHOUT ARTE ARCHITECTURE'S EXPRESS WRITTEN PERMISSION. THE PARTIES ACKNOWLEDGE AND AGREE THAT ARTE ARCHITECTURE IS OR SHALL BE THE SOLE AUTHOR OF THE PLANS, AND THAT ARTE ARCHITECTURE IS OR SHALL BE THE SOLE OWNER OF ALL COPYRIGHTS IN THE PLANS, INCLUDING THE COPYRIGHTS IN ALL GRAPHIC AND ARCHITECTURAL WORKS. THE DRAWINGS AND SPECIFICATIONS SHALL REMAIN THE EXCLUSIVE PROPERTY OF ARTE ARCHITECTURE. ANY USE, COPYING, OR MODIFICATIONS TO SAID PROJECT DRAWINGS SHALL BE CONSIDERED A COPYRIGHT INFRINGEMENT UNLESS ADDITIONAL COMPENSATION HAS BEEN AGREED TO AND PAID FOR, AND SUBSEQUENT RELEASES SIGNED BY ARTE ARCHITECTURE HAVE BEEN OBTAINED. ARTE ARCHITECTURE SHALL HAVE CUSTODY OF THE ORIGINAL DRAWINGS AND DOCUMENTS AS THE AUTHOR OF SAID DOCUMENTS. ARTE ARCHITECTURE SHALL PERMIT THE CLIENT AND BUILDER TO RETAIN ARCHIVE COPIES OF THE PROJECT DRAWINGS FOR REFERENCE AND IN THE USE AND OCCUPANCY OF THE PROJECT. THE PARTIES ACKNOWLEDGE AND AGREE THAT, UNLESS EXPLICITLY WAIVED IN WRITING, ONLY ARTE ARCHITECTURE HAS THE RIGHT TO GENERATE CONSTRUCTION DRAWINGS OR TO MAKE SUBSTANTIVE CHANGES TO THE PLANS. THE FOREGOING SHALL APPLY REGARDLESS OF WHETHER THE ABOVE PROJECT IS CONSTRUCTED OR NOT.

SHEET TITLE:

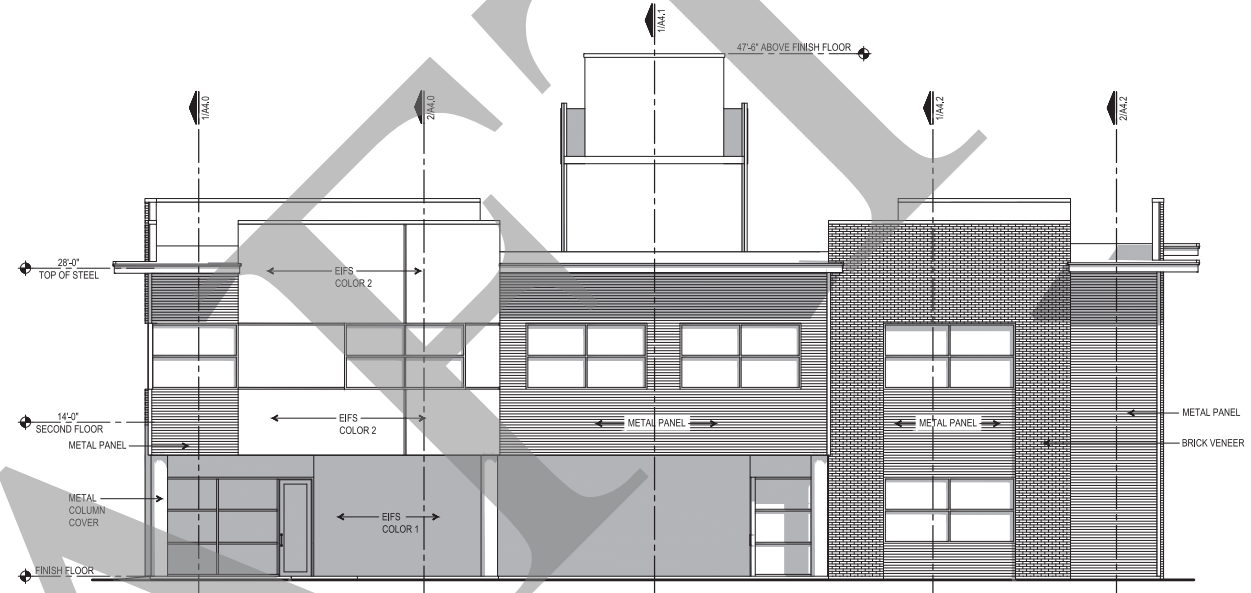
EXTERIOR ELEVATIONS

SHEET NO:

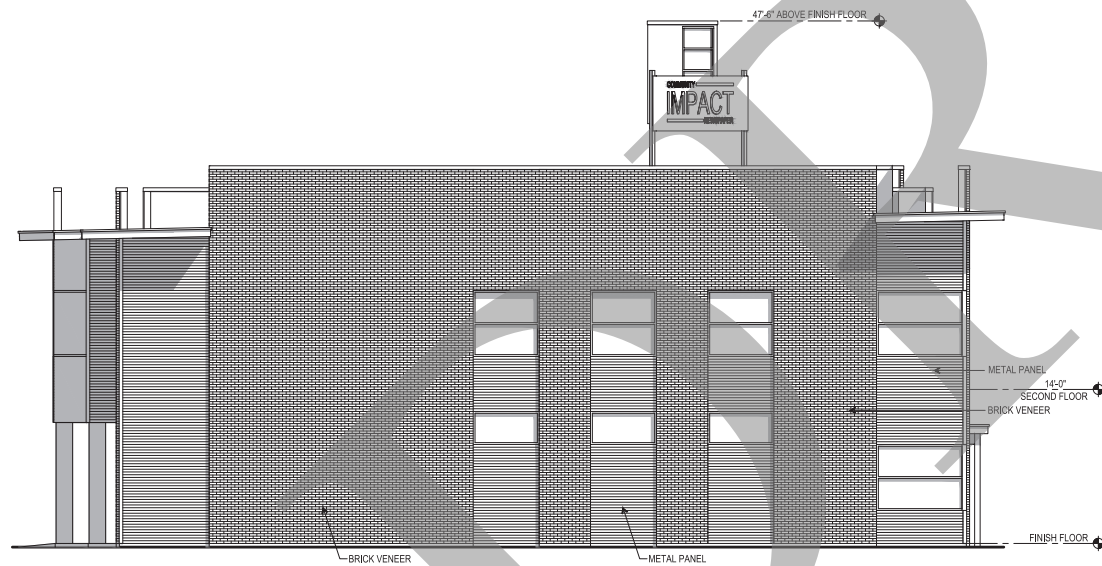
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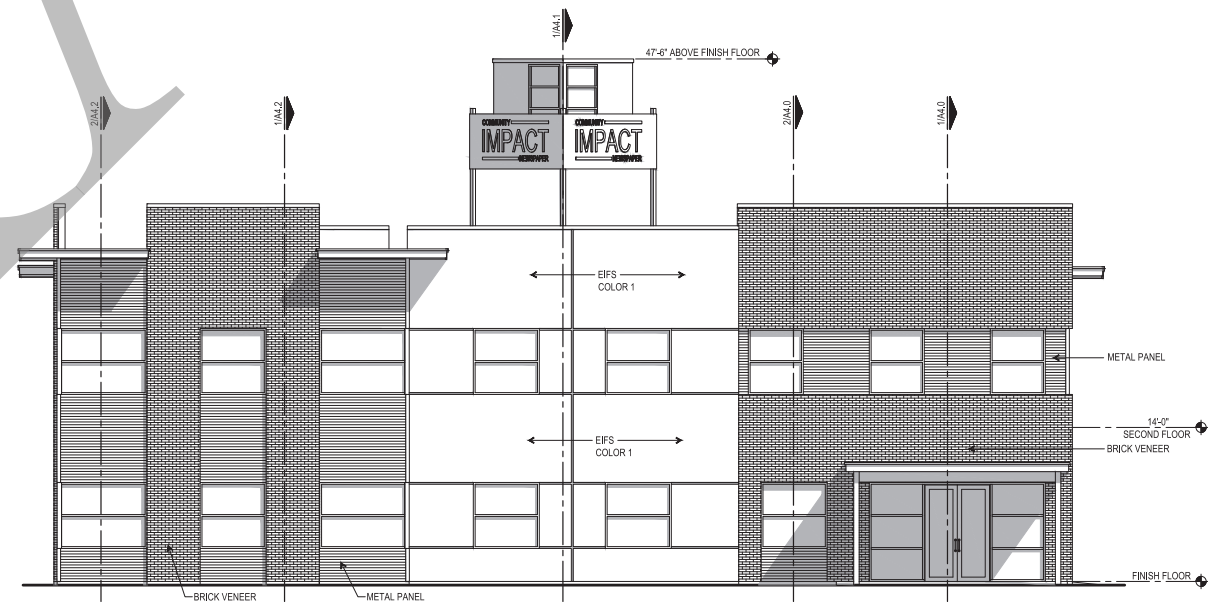
4 EAST ELEVATION
 SCALE: 1/8"=1'-0"



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



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



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

DATE/TIME: Dec 16, 2021, 4:09pm
 FILE NAME: Z:\SHARE\PROJECTS\2021\COMMUNITY IMPACT\C21-23\16300NW\FRONT ELEVATIONS.dwg

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

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 = 2,569 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
 - LANTANA NEW GOLD 1 GALLON
 - SUPER BLUE LIROPE 1 GALLON

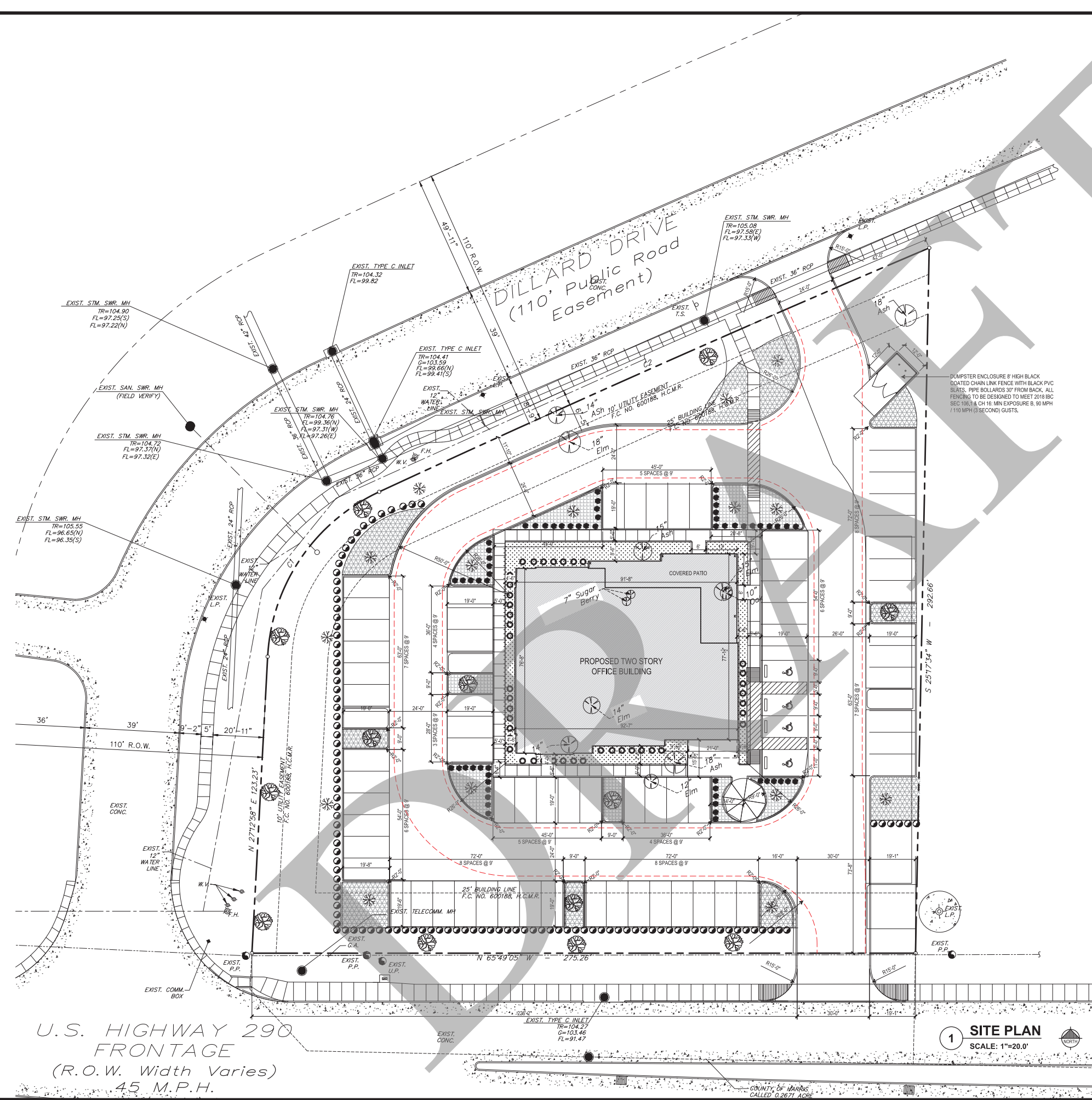
GENERAL NOTE:
 ALL FENCING TO BE DESIGNED TO MEET 2018 IBC SEC. 105.1 & CH. 16: MIN. EXPOSURE 8, 90 MPH 110MPH (3 SECOND) GUSTS.

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.



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

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

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

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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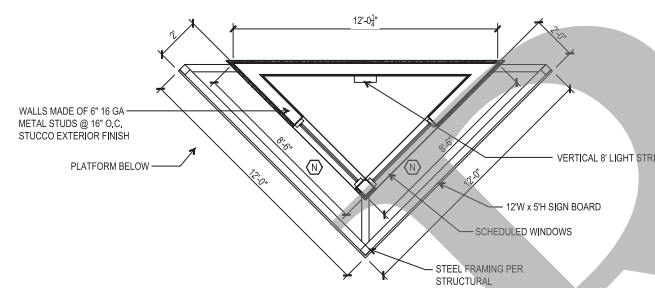
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SHEET TITLE:

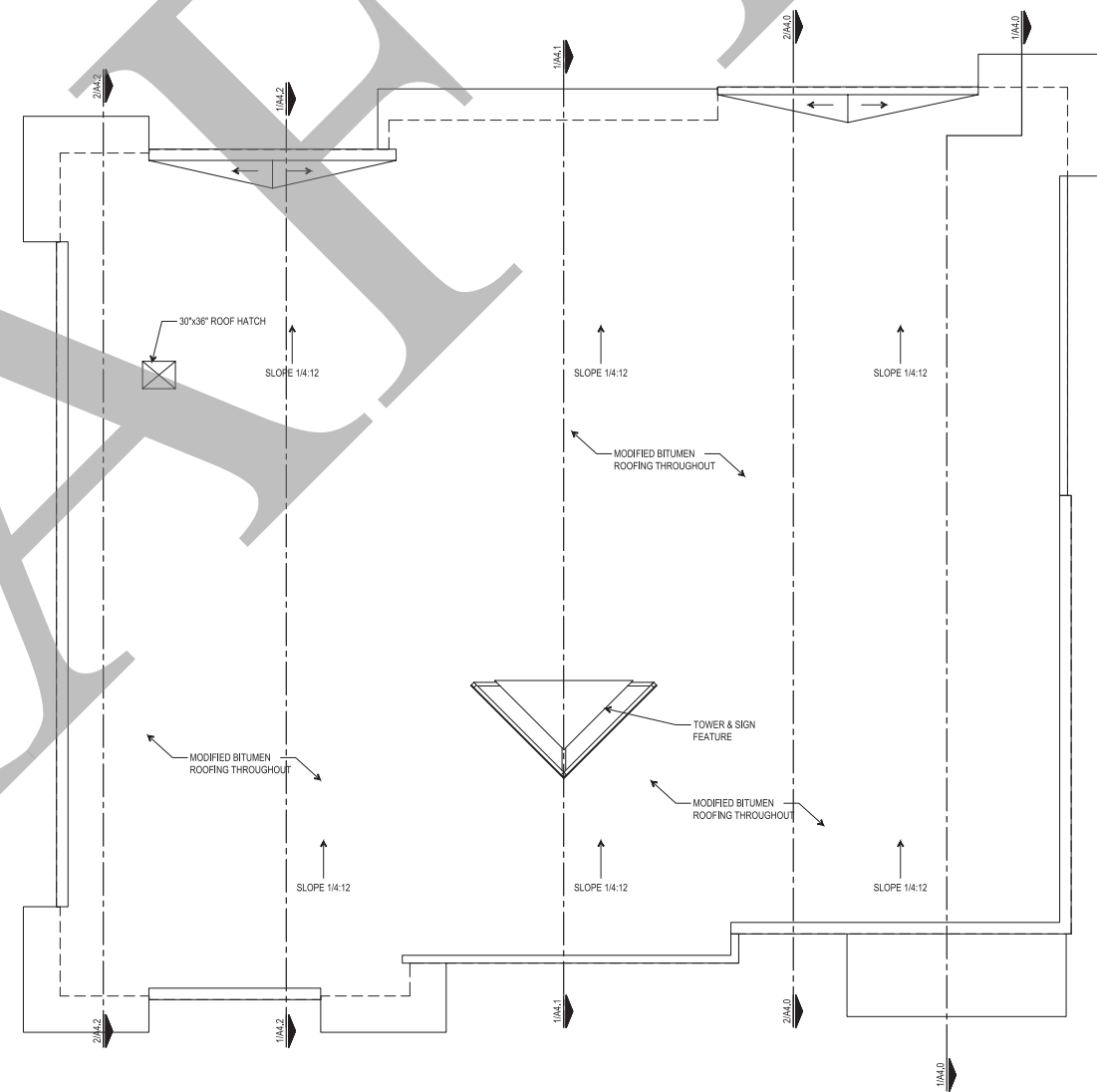
ROOF PLAN

SHEET NO:

A2.2



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



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



DATE/TIME: Dec 16, 2021 - 4:09pm
 FILE NAME: Z:\SHARED\PROJECTS\2021\COMMUNITY IMPACT\C21-23\COMMUNITY IMPACT\C21-23\A2.2.DWG



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

AGENDA DATE: February 21, 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 14-107(d) concerning Specific Uses in District H (Industrial District) and, if appropriate, prepare for presentation to Council on March 21, 2022, a Preliminary Report in connection with any suggested amendments.

Dept./Prepared By: Lorri Coody, City Secretary **Date Submitted:** February 16, 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, on February 8, 2022, the Commission engaged in conversation regarding amendments to the Code of Ordinance at Chapter 14, Article IV, Sections 14-107(d) concerning Specific Uses in District H (Industrial District). During the February 8, 2022, meeting, the Commission directed Staff to include definitions for the specific uses and to make the following changes:

The following businesses should be removed from being a permitted use and moved to a specific use:

- (a)(1)(i) Concrete products manufacture
- (a)(1)(m) Food processing and packaging, with the exception of slaughtering.
- (a)(1)(r) Jewelry and watch manufacturing
- (a)(1)(f) Truck Terminal
- (a)(1)(g) Wholesale or warehousing
- (a)(1)(v) Produce Market

Accordingly, the listing of specific use amendments for District H is as follows:

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. Precious metal dealer (gold exchange)
8. Tattoo Shop
9. Truck terminal
10. Cell Phone and Computer Repair Businesses
11. Hookah Bars/Lounges
12. Jewelry and watch manufacturing

13. Produce Market
14. Wholesale or warehousing
15. Food processing and packaging, with the exception of slaughtering.

The main reason to put these into District H is to 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.

This item is to review the updates to the proposed ordinance and if appropriate, prepare for presentation to Council on March 21, 2022, a Preliminary Report in connection with any suggested amendments.

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 March 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 and on February 21, 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 March 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 21st day of February 2022.

Rick Faircloth, Chairman



ATTEST:

Lorri Coody, City Secretary

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 “BUILDING AND DEVELOPMENT”, ARTICLE I “GENERAL”, SECTION 14-5 “DEFINITIONS” BY ADDING DEFINITIONS FOR CERTAIN USES; AMENDING CHAPTER 14 “BUILDING AND DEVELOPMENT”, ARTICLE IV “ZONING DISTRICTS”, SECTION 14-107 “REGULATIONS FOR DISTRICT H (INDUSTRIAL DISTRICT)”, SUBSECTION (a)(1) “PERMITTED USES” BY REMOVING CERTAIN USES FROM ZONING DISTRICT H; AMENDING ARTICLE IV “ZONING DISTRICTS”, SECTION 14-107 “REGULATIONS FOR DISTRICT H (INDUSTRIAL DISTRICT)”, SUBSECTION (d) “SPECIFIC USE” BY ADDING SPECIFIC USES IN ZONE H; 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 (the “Council”) of the City of Jersey Village, Texas (the “City”), determines it in the best interest of the health, safety, and welfare of the citizens of the City’s to amend the City’s Code of Ordinances related to Zoning Regulations (the “Coder”); and

WHEREAS, the Planning & Zoning Commission (the “Commissions”) has issued its report and has recommended amendments to the Code to add definitions for certain uses in Chapter 14 of the Code and to allow for certain uses in Zoning District H by specific use permit in section 14-107(d) of the Code; and

WHEREAS, the Commission and the Council have conducted, in the time and manner required by law, a joint public hearing on such amendments; and

WHEREAS, the Council now deems that such requested amendment to the Code is in accordance with the City’s Comprehensive Plan and is appropriate to grant; and, **NOW THEREFORE**,

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

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. THAT Section 14-5 “Definitions” of Article IV “Zoning Districts” of Chapter 14 “Building and Development” of the Code of Ordinances, City of Jersey Village, Texas is hereby amended to read as follows (with added language being shown as underlined in bold and deleted language being shown as struck through, and with such amended language to be included in the appropriate alphabetical order within the existing portion of Section 14-5):

“Bail bond service means an establishment that makes available to the public undertakings of bail in connection with judicial proceedings.”

“Cell phone and computer repair business means a business that provides small-scale electronic repair services for items of the general public, including, but not limited to: cellphone repair; computer repair; and, other related minor repairs.”

Concrete products manufacturer means a plant for the manufacture or mixing of concrete, cement, and concrete and cement products, including any apparatus and uses incident to such manufacturing and mixing.

Credit access business (payday loan/auto title) means an establishment providing loans to individuals in exchange for personal checks as collateral.

Food processing and packaging, with the exception of slaughtering means the preparation, processing, or canning and packaging of food products.

Head/smoke shop means any premises dedicated to the display, sale, distribution, delivery, offering, furnishing, or marketing of tobacco, tobacco products, or tobacco paraphernalia; provided, however, that any grocery store, supermarket, convenience store, or similar retail use that only sells conventional cigars, cigarettes, or tobacco as an ancillary sale shall not be defined as a “smoke shop and tobacco store” and shall not be subject to the restrictions in this chapter.

Hookah bar/lounge means an establishment used primarily for the sale of shisha for consumption on the premises or for sale or rental of accessories used for smoking shisha on the premises.

Jewelry and watch manufacturing means manufacturing or assembling of jewelry or watches.

Junk or salvage yard means any location whose primary use is where waste or scrap materials are stored, bought, sold, accumulated, exchanged, packaged, disassembled, or handled, including, but not limited to, materials such as scrap metals, paper, rags, tires, and bottles.

Mini storage lot means any structure designed or built with compartments to be used for individual storage of household items or business inventory by two (2) or more clients on a lease or rental basis. In no case may storage spaces be used in a retail, wholesale, business, or service function, nor shall the storage spaces be used for workshops, hobby shops, manufacturing, or similar uses or functions.

Precious metal dealer (gold exchange) means a person licensed to engage in the business of purchasing and selling crafted precious metal.

Produce Market means a specified land area managed by a single operator who leases space/stalls for the outdoor sales of: fresh fruit and produce foods products; meat and fish items; plants and flowers; or, bakery goods, dairy products, delicatessen, and grocery items.

Retail establishment selling or offering for sale any alcoholic beverage means a store which sells or offers to sell alcoholic beverages for off-premises consumption.

Retail shops and retail trade means a shop or establishment for the sale of goods or merchandise from a fixed location, such as a department store, boutique, or kiosk, in small or individual lots for direct consumption by the purchaser. “Retail shops or retail trade” specifically excludes: a pawnshop **pawnshops, head/smoke shops, and hooka bars/lounges.**

Tattoo Shop means an establishment whose principal business activity, either in terms of operation or as held out to the public, is the practice of placing of designs, letters, figures, symbols, or other marks upon or under the skin of any person, using ink or other substances that result in the permanent coloration of the skin by means of the use of needles or other instruments designed to contact or puncture the skin. This use does not include permanent make-up associated with an accessory use in an established salon.

Truck terminal means any premises used by a motor freight company as a carrier of goods, which is the origin or destination point of goods being transported, for the purpose of storing, transferring, loading, and unloading goods.

Wholesale or warehousing business means an establishment or place of business primarily engaged in selling and/or distributing merchandise to retailers; to industrial, commercial, institutional, or professional business users, or to other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies. This is not considered a general commercial use.”

SECTION 3. THAT Subsection 14-107(a)(1) “Permitted Uses” of Section 14-107 “Regulations for District H (Industrial District)” of Article IV “Zoning Districts” of Chapter 14 “Building and Development” of the Code of Ordinances, City of Jersey Village, Texas is hereby amended to read as follows (with added language being shown underlined in bold and deleted language being shown as struck through):

“(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. Carwash.
- h. Cold storage plant.
- ~~i. Concrete products manufacture.~~
- ~~j. i. Dry cleaning and laundry plant.~~
- ~~k. j. Electrical equipment assembly.~~
- ~~l. k. Farm implement machinery sales and storage.~~
- ~~m. Food processing and packaging, with the exception of slaughtering.~~
- ~~n. l. Furniture manufacturing.~~
- ~~o. m. Grocery store.~~

- ~~p.~~ **n.** Heating, plumbing and air conditioning, sales and repair.
- ~~q.~~ **o.** Instrument and meter manufacturing.
- ~~r.~~ ~~Jewelry and watch manufacturing.~~
- ~~s.~~ **p.** Mixing plants for concrete or paving materials.
- ~~t.~~ **q.** Optical goods manufacturing.
- ~~u.~~ **r.** Printing and publishing.
- ~~v.~~ ~~Produce market.~~
- ~~w.~~ **s.** Professional offices.
- ~~x.~~ **t.** Railroad and related facilities.
- ~~y.~~ **u.** Retail sales.
- ~~z.~~ **v.** Restaurant.
- ~~aa.~~ **w.** Service station.
- ~~bb.~~ **x.** Sheet metal processing.
- ~~cc.~~ **y.** Signs: Advertising, business, occupancy, and temporary.
- ~~dd.~~ **z.** Telecommunications towers.
- ~~ee.~~ **aa.** 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.~~ **bb.** Woodworking shop.”

SECTION 4. THAT Subsection 14-107(d) “Specific Use” of Section 14-107 “Regulations for District H (Industrial District)” of Article IV “Zoning Districts” of Chapter 14 “Building and Development” of the Code of Ordinances, City of Jersey Village, Texas is hereby amended to read as follows (with added language being shown underlined in bold and deleted language being shown as struck through):

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

- (1) Bail bond service;**
- (2) Cell phone and computer repair business;**
- (3) Concrete products manufacture;**
- (4) Credit access business;**
- (5) Food processing and packaging, with the exception of slaughtering;**
- (6) Head/smoke shops;**

- (7) Hookah bars/lounge;**
- (8) Jewelry and watch manufacturing;**
- (9) Junk or salvage yard;**
- (10) Mini storage lots;**
- (11) Precious metal dealer;**
- (12) Produce Market;**
- (13) Retail establishment selling or offering for sale any alcoholic beverage;**
- (14) Tattoo Shop;**
- (15) Truck terminal; and,**
- (16) Wholesale or warehousing.”**

SECTION 5. THAT in the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Jersey Village, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

SECTION 6. THAT all other ordinances or parts of ordinances in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed.

SECTION 7. THAT any person who shall violate any provision of this Ordinance shall be guilty of a misdemeanor and subject to a fine as provided in Section 1-8.

SECTION 8. THAT this Ordinance shall be in full force and effect from and after its passage.

PASSED, APPROVED, AND ADOPTED this ___ day of _____, 2022.

FOR THE CITY:

BOBBY WARREN, MAYOR

ATTEST:

Lorri Coody, City Secretary

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



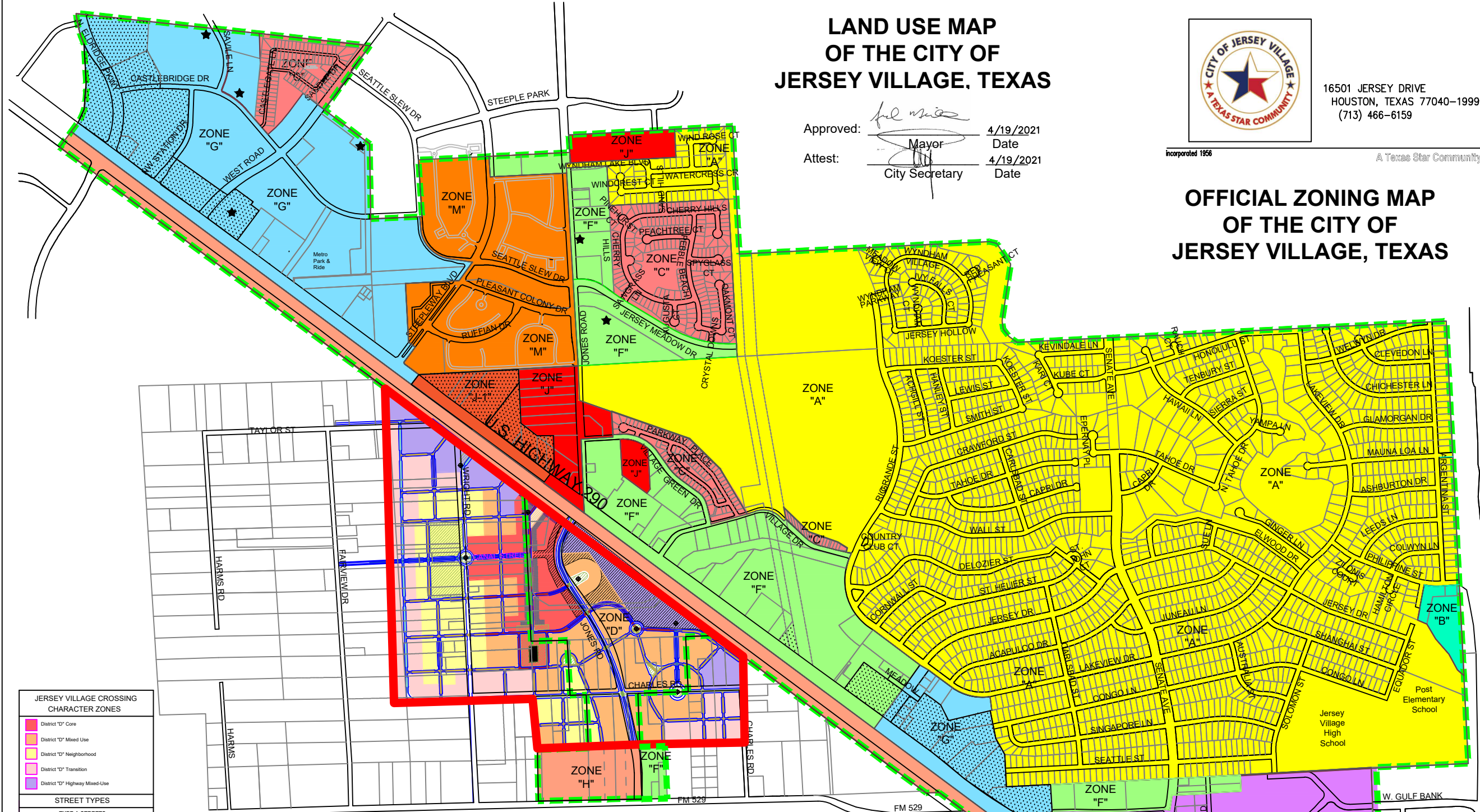
16501 JERSEY DRIVE
HOUSTON, TEXAS 77040-1999
(713) 466-6159

Incorporated 1956

A Texas Star Community

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

OFFICIAL ZONING MAP OF THE CITY OF JERSEY VILLAGE, TEXAS

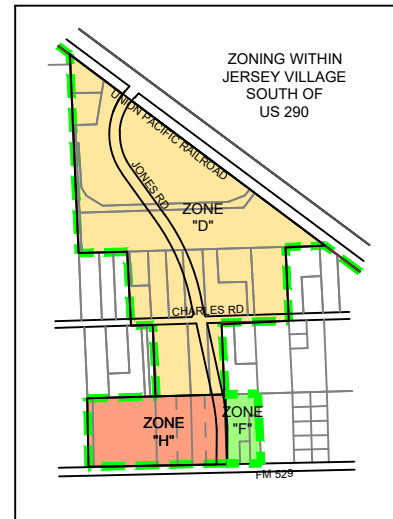


JERSEY VILLAGE CROSSING CHARACTER ZONES	
[Pink Box]	District "D" Core
[Light Pink Box]	District "D" Mixed Use
[Yellow Box]	District "D" Neighborhood
[Light Blue Box]	District "D" Transition
[Purple Box]	District "D" Highway Mixed-Use

STREET TYPES	
TYPE A STREETS	
[Red Line]	District "D" Main Street
[Blue Line]	District "D" Mixed Use Avenue
[Light Blue Line]	District "D" Canal Street
TYPE B STREETS	
[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
CITY OF JERSEY VILLAGE, TEXAS - AGENDA REQUEST**

AGENDA DATE: February 21, 2022

AGENDA ITEM: E

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 16, 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 21, 2022

AGENDA ITEM: F

AGENDA SUBJECT: Conduct a Joint Public Hearing with the Jersey Village City Council for the purpose of receiving oral comments from any interested person(s) concerning the proposal for the purpose of receiving oral comments from any interested person(s) concerning the proposal to amend the City’s Zoning Ordinance to grant a Specific Use Permit to allow the operation of 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.

Department/Prepared By: Lorri Coody, City Secretary **Date Submitted:** January 18, 2022

EXHIBITS: [EX A](#) – Public Hearing Notice
[EX B](#) – P&Z Preliminary Report
[EX C](#) – PH Script
[EX D](#) – Clerk’s Certificate of Mailing
[EX E](#) – Applicant’s Certificate of Posting

BACKGROUND INFORMATION:

The Planning and Zoning Commission met on January 10, 2022 and 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.

The preliminary reports were submitted to the Council at its January 17, 2022 meeting, and a Joint Public Hearing were ordered for February 21, 2022.

A joint public hearing must be conducted by the City Council and the Planning and Zoning Commission in accordance with the requirements of the Code of Ordinances of the City of Jersey Village - Section 14-84.

The purpose of this hearing is to receive oral comments from any interested person(s) concerning the proposal to amend the City’s Zoning Ordinance to grant a Specific Use Permit to allow the operation of 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.

RECOMMENDED ACTION:

Conduct a Joint Public Hearing with the Planning and Zoning Commission for the purpose of receiving oral comments from any interested person(s) concerning the proposal to amend the City’s Zoning Ordinance to grant a Specific Use Permit to allow the operation of 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.

NOTICE OF JOINT PUBLIC HEARING

NOTICE is hereby given that the City of Jersey Village City Council and the Planning and Zoning Commission of the City of Jersey Village, Texas will conduct a joint public hearing at 7:00 p.m., Monday, February 21, 2022, at the Civic Center Auditorium, 16327 Lakeview, Jersey Village, Texas, for the purpose of receiving oral comments from any interested person(s) concerning the proposal to amend the City's Zoning Ordinance to grant a Specific Use Permit to allow the operation of 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 copy of the Planning and Zoning Commission's Preliminary Report concerning the proposed ordinance changes, which are the subject of this public hearing, may be examined online at https://www.jerseyvillagetx.com/page/pz.ags_mins_current_year.

The City of Jersey Village public facilities are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact ADA Coordinator at (713) 466-2102 or FAX (713) 466-2177 for further information.

Lorri Coody, City Secretary
City of Jersey Village

Posted: January 19, 2022
Time: 1:00 PM



**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

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



MAYOR OR MAYOR PRO tem

Script for Joint Public Hearing on February 21, 2022

Announce the Item on the Council Agenda - then:

**ACKNOWLEDGE P&Z CHAIRMAN / VICE CHAIRMAN
CONFIRM QUORUM OF P&Z**

**CONFIRM THAT ALL POSTING REQUIREMENTS HAVE BEEN
MET then say:**

I now call to order this joint public hearing with the Planning and Zoning Commission at ____ p.m. Everyone desiring to speak should complete a public hearing comment card and present the card to the City Secretary. Each speaker will be given 5 minutes to present information concerning the proposal to amend the City's Zoning Ordinance to grant a Specific Use Permit to allow the operation of 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.

(Call the first person signing up to speak).

(After everyone has spoken . . . or if no one desires to speak, finish the meeting with the following)

There being no one (else) desiring to speak, I now close this joint public hearing on the proposal to amend the City's Zoning Ordinance to grant a Specific Use Permit to allow the operation of 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 at ____ p.m.

**CITY OF JERSEY VILLAGE
 CERTIFICATION OF PUBLIC HEARING POSTING REQUIREMENTS
 CITY COUNCIL & PLANNING AND ZONING COMMISSION
 JOINT PUBLIC HEARING
 February 21, 2022 at 7:00 P.M.**

Reason for Public Hearing:

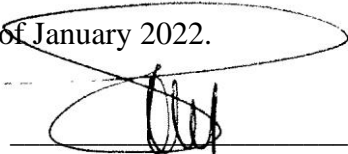
To receive written and oral comments from any interested person(s) concerning the proposal to amend the City's Zoning Ordinance to grant a Specific Use Permit to allow the operation of an Assisted Living and Memory Care Center on the tract of land located at lot 2, block 5 of the Northwest Station, Section 2, with a street address of 9300 Savile Lane within the City of Jersey Village in Zoning District G.

Owner	Address	City, State, Zip
Manor at Jersey Village LTD	12400 Castlebridge Dr.,	Houston TX 77065
State of Texas	12230 West Road	Houston TX 77065
SW1 Management Co LLC	7911 Capri Cir.,	Houston TX 77095-3455
Carr Lee C	12500 Castlebridge Dr.	Houston TX 77065
Alice Cazares	172 Castlegate Ln.	Houston TX 77065
Richard N. & Audrey Fox	176 Castlegate Ln.	Houston TX 77065
David E. & Awikak Dorleands	180 Castlegate Ln.	Houston TX 77065
Jose M. Jr. & Avila Cesar A Villarreal	184 Castlegate Ln.	Houston TX 77065
Soroosh Eskandari Maral Zeiny	188 Castlegate Ln.	Houston TX 77065
Philip T. & Lindal Kanaby	192 Castlegate Ln.	Houston TX 77065
Abhimanyoo	196 Castlegate Ln.	Houston TX 77065
Jenirre Flores Delgado	200 Castlegate Ln.	Houston TX 77065
Cardinal Bay Inc.	12102 Steeple Way Blvd.	Houston TX 77065
Pioneer Builders Inc.	10802 Elm Bayou Ct.	Houston TX 77064-4853
Steepleway Downs LP	11910 Thoroughbred Dr.	Houston TX 77065

I, Lorri Coody, the duly appointed and acting City Secretary of the City of Jersey Village, Harris County, Texas, do hereby certify and attest that as part of my duties, I post official notices for the City of Jersey Village.

As such, on January 18, 2022, and in accordance with the Jersey Village Code of Ordinances Part II, Ch. 14, Art. X, Section 14-10 (b)(2)(a) written notices were mailed to adjacent property owners at least eleven (11) days prior to date of the Public Hearing. The property owners were mailed a written notice to the address listed in the following table:

Witness my hand and seal of the City this 18th day of January 2022.



 Lorri Coody, City Secretary



CITY OF JERSEY VILLAGE
APPLICANT CERTIFICATION OF PUBLIC HEARING POSTING REQUIREMENTS
CITY COUNCIL & PLANNING AND ZONING COMMISSION
JOINT PUBLIC HEARING
February 21, 2022 at 7:00 P.M.

Reason for Public Hearing:

To receive written and oral comments from any interested person(s) concerning the proposal to amend the City's Zoning Ordinance to grant a Specific Use Permit to allow the operation of 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.

I, Gary R. Davis, applicant and/or property owner, do hereby certify that:

On February 1, 2022, 2022, at least ten days prior to the date of the hearing, placed on the property at **9300 Savile, Jersey Village, Texas** which is the subject of this hearing, signs indicating the type of relief sought or the proposed change in status of the property as well as the date, time and place of the hearing. The signs were placed at not more than 300-foot intervals across the property line fronting on the existing streets and were clearly visible from the streets. Each sign was located no more than ten feet from the property line and was no smaller than 18 inches by 24 inches,

All in accordance with Section 14-10(b)(2)(b) of the Jersey Village Code of Ordinances.

Signed this the 1st day of February, 2022.

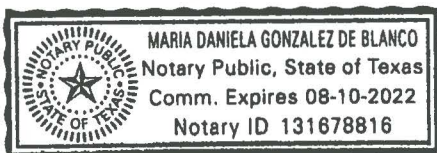
Gary R. Davis
Applicant

THE STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, this day personally appeared Gary Davis, a person known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed.

GIVEN UNDER my hand and seal of office this 02 day of February, 2022.

Camelafauzalez
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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

AGENDA DATE: February 21, 2022

AGENDA ITEM: G

AGENDA SUBJECT: Discuss and take appropriate action regarding the preparation and presentation of the Final Report to City Council concerning the proposal to amend the City's Zoning Ordinance to grant a Specific Use Permit to allow the operation of 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.

Dept/Prepared By: Lorri Coody, City Secretary **Date Submitted:** February 16, 2022

Exhibits: Final Report – SUP Assisted Living – Draft
EX A – Proposed Ordinance – SUP Assisted Living

BACKGROUND INFORMATION:

A Joint public hearing will be conducted at the February 21, 2022 City Council and P&Z Meetings for the purpose of receiving oral comments from any interested person(s) concerning the proposal to amend the City's Zoning Ordinance to grant a Specific Use Permit to allow the operation of 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.

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

After due consideration, prepare and vote on your Final Report concerning this amendment.

A draft final report of the expected findings of the Commission is included for review. The proposed Ordinance has been updated to include the conditions discussed during the February 8, 2022 meeting.

RECOMMENDED ACTION:

Discuss and take appropriate action regarding the preparation and presentation of the Final Report to City Council concerning the proposal to amend the City's Zoning Ordinance to grant a Specific Use Permit to allow the operation of 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.



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION
FINAL REPORT – SPECIFIC USE PERMIT
ASSISTED LIVING AND MEMORY CARE CENTER
DISTRICT G**

The Planning and Zoning Commission has previously met on January 10, 2022 and in its preliminary report recommended that Council grant a Specific Use Permit to allow the operation of 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.

The preliminary report was submitted to the Jersey Village City Council at its January 17, 2022 meeting. The report was received, and the City Council ordered a Joint Public Hearing for February 21, 2022.

On February 21, 2022, the City Council and the Jersey Village Planning and Zoning Commission conducted a joint public hearing, which gave the public an opportunity to make comments concerning the proposed amendment.

The Planning and Zoning Commission after duly considering all the information before it including that gathered at the Joint Public Hearing with City Council on February 21, 2022, recommends 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.

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

Respectfully submitted, this 21st day of February 2022.

Rick Faircloth, Chairman

ATTEST:

Lorri Coody, City Secretary



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".
- d) The Owner must obtain a "Type B" License for the proposed use from the appropriate State of Texas licensing authority (the "License") before this use contemplated under this Specific Use Permit is allowed to begin on the Property.
- e) The Owner must provide annual evidence to the City Council that the License has been reviewed by the appropriate State of Texas licensing authority and that the License remains in effect for all intents and purposes in order for this Specific Use Permit to continue to be effective. If the Owner fails to provide sufficient evidence to the City Council that the License has been reviewed by the appropriate State of Texas licensing authority and remains in effect, then this Specific Use Permit shall immediately be revoked, and the use authorized under this Specific Use Permit shall cease.

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.

BOBBY WARREN, MAYOR

ATTEST:

Lorri Coody, City Secretary

