



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 June 15, 2022 at 6:00 p.m. at the Civic Center Meeting Room, 16327 Lakeview Drive, Jersey Village, Texas 77040. The City of Jersey Village Planning and Zoning Commission reserves the right to meet in closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

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

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

AGENDA

- A. Open Meeting. Call the meeting to order and the roll of appointed officers will be taken. *Rick Faircloth, Chairperson*
- B. **CITIZENS' COMMENTS** - Any person who desires to address the Planning and Zoning Commission regarding an item on the agenda will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the comment is on the agenda, the City staff and Commissioners are not allowed to discuss the subject. Each person is limited to five (5) minutes for comments to the Planning and Zoning Commission. *Rick Faircloth, Chair*
- C. Election of a vice-chairperson for the unexpired term ending September 30, 2022. *Rick Faircloth, Chairman*
- D. Consider approval of the minutes for the meeting held on April 18, 2022. *Lorri Coody, City Secretary*
- E. Discuss and take appropriate action concerning amendments to the Alternative Comprehensive Signage Plan in accordance with Section 14-261 of the Jersey Village Code of Ordinances for the Northwest Village Shopping Center located at 17484 Northwest Freeway, Jersey Village, Texas. *Evan Duvall, Building Official Representative*
- F. Discuss and take appropriate action concerning amendments to the Jersey Village Code of Ordinances by amending Chapter 14 "Building And Development", Article I "General", Section 14-5 "Definitions" by adding definitions for certain uses; by amending Chapter 14, Article IV, Section 14-109.1(a) to include additional uses in Zone J-1; providing a severability clause; providing for repeal; providing a penalty as provided by Section 1-8 of the Code; and providing an effective date. *Austin Bless, City Manager*
- G. Adjourn

CERTIFICATION

I, the undersigned authority, do hereby certify in accordance with the Texas Open Meeting Act, the Agenda is posted for public information, at all times, for at least 72 hours preceding the scheduled time of the meeting on the bulletin board located at City Hall, 16327 Lakeview, Jersey Village, TX 77040, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time: June 8, 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. *Rick Faircloth, Chair*

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

AGENDA DATE: June 15, 2022

AGENDA ITEM: C

AGENDA SUBJECT: Election of a vice-chairperson for the unexpired term ending September 30, 2022.

Department/Prepared By: Lorri Coody

Date Submitted: May 12, 2022

EXHIBITS: None

BUDGETARY IMPACT: None

CITY MANAGER APPROVAL:

BACKGROUND INFORMATION:

In accordance with the City of Jersey Village Code of Ordinance Section 14-21(b) the commission shall elect a chairperson and vice-chairperson at the first regularly scheduled meeting after the October appointments who shall serve for a period of one year.

According to October 25, 2021, meeting minutes, Rick Faircloth was elected to a one-year term as chairperson, beginning October 1, 2021, and ending September 30, 2022; and Jennifer McCrea was elected to a one-year term as vice-chairperson, beginning October 1, 2021 and ending September 30, 2022.

Given that Jennifer McCrea was elected to serve in Place 5 on the City Council on May 7, 2022, she has resigned her position on the Commission. Accordingly, this item is to elect a new vice-chairperson to complete the unexpired term ending September 30, 2022.

RECOMMENDED ACTION:

Elect Officer

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

April 18, 2022 – 6:00 p.m.

THE PLANNING AND ZONING COMMISSION MET ON APRIL 18, 2022, AT 6:00 P.M. IN THE CIVIC CENTER MEETING ROOM, 16327 LAKEVIEW DRIVE, JERSEY VILLAGE, TEXAS.

A. The meeting was called to order in at 6:11 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

Commissioners Courtney Standlee, Ty Camp, and Charles A. Butler, III were not present at this meeting. Council Liaison, Drew Wasson, was present at this meeting.

Staff in attendance: Austin Bless, City Manager; Lorri Coody, City Secretary, Justin Pruitt, City Attorney; Evan Duvall, Building Official Representative; and Maria Thorne, Administrative Assistant.

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 Citizen's Comments.

C. Consider approval of the minutes for the meeting held on February 21, 2022.

Commissioner McCrea moved to approve the minutes for the meeting held on February 21, 2022. Commissioner Henao seconded the motion. The vote follows:

Ayes: Committee Members McCrea, Mergel, and Henao
Chairman Faircloth.

Nays: None

The motion carried.

D. Discuss and take appropriate action concerning the annual review of the City's progress in implementing the Comprehensive Plan and prepare the 2022 Annual Progress Report for submittal and presentation to the City Council on the May 18, 2022 Meeting.

City Manager, Austin Bless introduced the item. Background information is as follows:

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

- Recommending to City staff an annual program of actions to be implemented, including guidance as to the timeframes and priorities.
- Preparing an Annual Progress Report for submittal and presentation to the City Council

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

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

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

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

The time frames are as follows:

SHORT-TERM RECOMMENDATIONS:

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

MID-TERM RECOMMENDATIONS:

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

LONG TERM/ON-GOING RECOMMENDATIONS:

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

Included with this packet is a breakdown of the various goals from the Comprehensive Plan and where they are at, or when they are scheduled to be completed.

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

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

The Commission reviewed the information presented and engaged in discussion about the various projects included in the Comprehensive Plan. There were questions about reviewing the development codes in connection with smoke shops. Currently, there is a smoke shop located on Senate Avenue. City Manager Bless stated that no permits have been issued for this establishment even though they have been encouraged to do so. The City has approached the business and explained the process, telling them that they are not able to have that type of business at this location. They have been shut down by the police on two occasions. The City plans to visit the establishment again this week.

The history of this establishment was discussed by the Commission. Also, it was pointed out that the item concerning the permitted and specific uses in District H will help resolve these type businesses trying to locate in the wrong district.

There was also discussion about signage and requirements concerning verbiage. Mr. Duvall explained the history about cities trying to govern verbiage and the problems with same. City Attorney Pruitt also gave information about the changes that will be occur should the amendments to District H be approved. These changes, if approved, will only be for businesses moving forward. The process was discussed further with Staff addressing the questions of the Commissioners.

With no further discussion on this matter, Commissioner McCrea moved to approve the 2022 Annual Progress Report for submittal and presentation to the City Council at the May 18, 2022 Meeting. Commissioner Mergel seconded the motion. The vote follows:

Ayes: Committee Members McCrea, Mergel, and Henao
Chairman Faircloth.

Nays: None

The motion carried.

A copy of the 2022 Annual Progress Report is attached to and made a part of these minutes as Exhibit A.

Chairman Faircloth called a short recess at 6:31 p.m. to join the City Council in the Council Chamber for Item E, which is the Joint Public Hearing concerning amendments to Chapter 14 at Section 14-107

Once the Commission consisting of the following members was present in the Council Chamber, Chairman Faircloth reconvened the Planning and Zoning Meeting for the Joint Public Hearing with City Council at 7:00 p.m.

Rick Faircloth, Chairman	Debra Mergel, Commissioner
Eric Henao, Commissioner	Jennifer McCrea, Commissioner

The following members of the City of Jersey Village City Council were present for the Joint Public Hearing:

Mayor, Bobby Warren	City Manager, Austin Bless
Council Member, Drew Wasson	City Secretary, Lorri Coody
Council Member, Sheri Sheppard	City Attorney, Justin Pruitt
Council Member, Michelle Mitcham	
Council Member, James Singleton	
Council Member, Gary Wubbenhorst	

E. 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 Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-107 concerning Permitted and Specific Uses in District H (Industrial District).

Mayor Warren called the item and Chairman Rick Faircloth announced a quorum for the Planning and Zoning Commission. Mayor Warren opened the Joint Public Hearing at 7:04 p.m., for the purpose of receiving oral comments from any interested person(s) concerning the proposal to amend the Jersey

Village Code of Ordinances at Chapter 14, Article IV, Section 14-107 concerning Permitted and Specific Uses in District H (Industrial District).

With no one else signing up to speak at the hearing, Mayor Warren and Chairman Faircloth closed the joint public hearing at 7:05 p.m. and the Planning and Zoning Commission retired from the City Council meeting at 7:05 p.m. to continue its posted meeting agenda and prepare a final report in connection with this joint public hearing.

Chairman Faircloth reconvened the Planning and Zoning Commission Meeting at 7:10 p.m. in the Civic Center Meeting Room and called the next item as follows:

F. Discuss and take appropriate action regarding the preparation and presentation of the Final Report to City Council concerning the proposal to amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-107 concerning Permitted and Specific Uses in District H (Industrial District).

BACKGROUND INFORMATION:

A Joint public hearing has been conducted on April 18, 2022, by City Council and P&Z Meetings for the purpose of receiving oral comments from any interested person(s) concerning the proposal to amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-107 concerning Permitted and Specific Uses in District H (Industrial District).

The Commission must now give consideration 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; and after due consideration, prepare and vote the Final Report concerning this amendment.

The Commission engaged in discussion about the preparations of a final report.

With no further discussion, Commissioner Henao moved to prepare a final report recommending that City Council amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-107 concerning Permitted and Specific Uses in District H (Industrial District). Commissioner McCrea seconded the motion. The vote follows:

Ayes: Committee Members McCrea, Mergel, and Henao
Chairman Faircloth.

Nays: None

The motion carried.

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

G. Adjourn

There being no further business on the agenda the meeting was adjourned at 7:12 p.m.

Lorri Coody, City Secretary



EXHIBIT A

Planning and Zoning Commission Minutes

April 18, 2022

2022 Annual

Comprehensive Plan Progress Report



CITY OF JERSEY VILLAGE PLANNING & ZONING COMMISSION 2022 ANNUAL COMPREHENSIVE PLAN PROGRESS REPORT

On February 22, 2021, City Council approved Ordinance No. 2021-05, which adopted the Jersey Village Comprehensive Plan 2020 Update. As part of the Plan, the Planning and Zoning Commission is charged with preparing an Annual Progress Report for submittal and presentation to the City Council.

On April 18, 2022, the Planning and Zoning Commission conducted the 2022 annual review of the Comprehensive Plan and reports the following:

The City’s Progress in implementing the Plan: In determining Plan’s implementation progress, the Commission reviewed the Implementation Progress Report, made a part of this report as “Exhibit A”. This report outlines the Plan’s recommendations and suggested time frames for completing action items. The report also outlines the timeframe for items to be worked in future fiscal years.

There are no major changes in conditions for formed the basis of the Plan’s goals, strategies, and actions.

The Commission finds that recommended projects and the timelines as presented in the Implementation Progress Report are sufficient and feasible given budget parameters, and recommends implementation of the plan in accordance with the report.

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

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

Respectfully submitted, this 18th day of April 2022.

ATTEST:

S/Rick Faircloth, Chairman

S/Lorri Coody, City Secretary



Recap of Comprehensive Plan 2020 Update Implementation

This recap is being provided with information as of March 2022.

Future Land Use Recommendations

Establish a zoning overlay district for the Highway 290 corridor.

City staff is looking at this recommendation in conjunction with the recommendation below. The City has contracted with BBG Consulting to revamp our existing development codes, and this will be a part of the scope of that project. This project is expected to be completed late 2022 or early 2023.

Review existing development codes to identify incompatibility with the vision and desired uses (higher quality restaurants, services, and entertainment), and to protect residential neighborhoods.

The City has contracted with BBG Consulting to revamp our existing development codes, and this will be a part of the scope of that project. This project is expected to be completed late 2022 or early 2023.

Compile all relevant demographic data regarding the economy of the City and update at least annually.

This is done annually in July. The 2021 numbers came from the 2020 Census, which the City is working with the Census Bureau to ensure the accuracy of the count.

Conduct a full cost of service and revenue generation analysis for annexation of the extraterritorial jurisdiction (ETJ).

This project has not yet been started.

Promote aesthetically pleasing designs for retail and commercial land uses that are located at major intersections as destinations in their own right, but also as corridor framing uses.

Annually the city sends out communications to business owners encouraging the use of similar types of flowers and plants to what is recommended in our Branding Standards Plan.

Consider mixed use development, combining residential and nonresidential uses.

This is a mid-term project. It may be completed as part of our comprehensive look at the Chapter 14 Building and Development Codes.

Promote redevelopment and land use patterns that reduce the number and length of auto trips and support walking and bicycling. Encourage friendly, walkable environments within key destination areas of the community by offering incentives to developers such as reduced parking requirements.

This is a mid-term project. It may be completed as part of our comprehensive look at the Chapter 14 Building and Development Codes.

Public Services, Utilities and Flood Mitigation Infrastructure

Ensure a fire service rating equivalent to the city's current rating is maintained.

This is an ongoing item. The City continues to maintain a ISO rating of 2.

Continue positive working relationship with Harris County Flood Control.

The City maintains a positive working relationship with HCFCD. City Manager Bleess is in regular communication with HCFCD on projects that would impact the City.

Continue to implement the Long-Term Flood Recovery Plan.

Since 2017 there have been about 165 homes that have been identified for potential elevation. Since that time 37 of the homes have been awarded grant funding for home elevations, 3 are being mitigated as part of TIRZ 3, 2 others were purchased by FEMA through HCFCD, and 3 others were mitigated by the individual property owners. That leaves 120 homes that remain to be mitigated as of today.

The City continues to implement the Long-Term Flood Recovery Plan. As of this writing the City Manager has submitted a grant request for the FY21 FMA Home Elevations for 16 homes.

The City has contracted with Aguirre & Fields to design the E127 improvements that would bring the conveyance of the channel to the 100-year level.

Transportation and Circulation Recommendations

Develop neighborhood pedestrian connections through a trail system. Acquire/secure land needed for initial paths of trail system. Utilize existing bayous and conveyance channels to help expand the trail system if necessary.

City staff is working with Harris County, Harris County Flood Control District, and CenterPoint Energy to increase pedestrian connections to other existing trails outside of the City limits.

Explore TxDOT funding opportunities for multi-modal transportation alternatives.

City staff monitors funding opportunities.

Conduct a corridor pedestrian mobility study to identify specific corridor deficiencies and prioritize potential improvements.

This project has not yet been started. It is anticipated to get started FY23 Q2.

Prioritize sidewalk improvement areas based upon propensity to generate pedestrian traffic, with safe routes to schools and safe routes to transit of highest priority.

For FY22 the City Council allocated a total of \$225,000 for sidewalk replacement. Maps that are updated regularly [can be found on our website](#) showing what has been repaired so far and what is scheduled to be repaired.

Create an enhanced pedestrian environment along key entry roadways and those with adjacent residential development to encourage walking to local retail and service destinations, especially along Jones Road, Jersey Meadows Drive, and Castlebridge Drive.

City staff are working on this project, specifically as it relates to Jones Road as part of the FY22 City Budget. The other areas are currently being evaluated and will be budgeted in future fiscal years.

Encourage the County to connect Taylor Road west of the extraterritorial jurisdiction (ETJ) to provide better access for future development.

The City Manager annually reaches out to our County Commissioners Office on this topic. This connection likely would not be done until there is more density in the area between North Eldridge Parkway and Jones Road.

Economic Development Recommendations

Consider creation of a municipal management district (MMD) to fund corridor enhancements and on-going maintenance.

City staff will begin to look in FY23 Q1.

Encourage development of desired office, retail, service, and entertainment venues through the use of tax abatement, TIRZ, or 380 agreements.

The City Manager reaches out to realtors and property owners approximately every 6 weeks to remind them of the opportunities that exist and the tools the City has to help these types of developments.

Identify and target underserved retail market segments.

Annually the City Manager gets a report about the retail leakage. That information is shared with local property owners and is used to help target market segments that could do well in Jersey Village.

Prepare marketing materials highlighting the assets and advantages of Jersey Village.

City staff will begin work on this in Spring 2022.

Establish working relationships with commercial brokerages.

The City Manager reaches out to commercial brokerages that have locations in and around Jersey Village, or is listing property in Jersey Village, every 6 weeks. This has resulted in productive meetings and good working relationships with them.

Develop and implement an expanded Marketing Plan for the Jersey Meadow Golf Club.

Jersey Meadow Golf Course has seen record levels of play in 2020 and 2021. Increased marketing in specific targeted areas of Houston area a direct contribution to this success. Golf Course staff has also increased the number of events they do on the course, such as shot gun start tournaments, and created club house specials, have also directly increased the profitability of Jersey Meadow.

Since completion of the berm project the number of rounds played and revenue per rounds has increased. Right now the marketing that is being done has benefited the course to the greatest extent possible.

Assemble a package detailing the Jersey Village development process and available incentives.

The City Manager has information on the incentives offered by the city. A package detailing the development process is currently being updated to reflect our new permitting system and process that was implemented in the second half of 2021. A full package of this information will be available to the public and business community in April 2022.

Establish a business-owners council as a resource learning about the needs of businesses and communicating the City's goals to the business community.

This is a mid-term project. It is not anticipated to be looked at until FY24.

Procure an Economic Development Consultant to be considered by city management and the City Council.

This is a mid-term project. It is not anticipated to be looked at until FY24.

Identify potential redevelopment sites and create proposal packages to incentivize developers.

This is a mid-term project. It is not anticipated to be looked at until FY24.

Review current processes encountered by business expansions and relocations to reduce inefficiencies and make it easier for businesses.

In 2021 City Staff overhauled our permitting system. Now anyone can submit plans online, and track their progress through the review process online as well.

Due to voluntary staffing changes, the City has contracted with a local firm to do our building plan review and inspections. This has led to greater resources being available to the city and businesses and decreased the response times for plan reviews, permitting, and inspections.

Parks, Recreation, and Open Space Recommendations

Implementation of the projects identified in the 2020 Parks Master Plan.

The high priority projects of the 2020 Parks Master Plan have been included in the CIP Budget for FY 2022 and are being planned for the next several years. Projects to be completed in 2022 include the bathroom at Carol Fox Park. This project status, as well as the status of other city projects, can be found on our City Project page: <https://www.jerseyvillagetx.com/page/city.projects>

The Parks and Recreation Director is working on grant opportunities to help fund these projects to reduce the overall burden on the city budget.

Explore future funding potential to acquire additional park space based on parks and open space master plan.

This is a mid-term project. It is not anticipated to be looked at until 2025.

Review underutilized open spaces and convert to local pocket parks.

This is a mid-term project. It is not anticipated to be looked at until 2024.

Review and consider additional park improvements, such as outdoor exercise equipment and improved volleyball courts.

In late 2021 the Parks Supervisor improved the volleyball court by completely redoing it and improving the drainage. New park improvements such as a climbing structure were added in 2021, and a zipline was added in 2022. Excise equipment is being considered for future years.

Update City's pool facility with new equipment, slides and buildings.

In 2021 the pool house was remodeled to allow for better customer access and experiences. New bathroom furnishings were installed ahead of the 2022 pool season. New pool amenities such as a rock wall and diving board have recently been added as well.

Explore potential community volunteer opportunities to support the parks and recreation program.

The Parks and Rec Committee was expanded in 2021 to include alternate members. This allows more people to be a part of the committee and volunteer. This committee also actively recruits non-committee members to volunteer with the city at various events throughout the city. Volunteers are also moving forward with a Community Garden with a potential location off of Equador street across the bayou from Clark Henry Park.

Encourage league sports for youth and adults.

Parks and Recreation has created sporting leagues for adults such as kickball and volleyball, based on demand. The Department has worked with I-9 sports to bring youth baseball and soccer to Jersey Village. The Department is exploring opportunities to work with outside agencies to increase youth sporting leagues, include e-sports.

Coordinate with HCFCD on future trail connectivity along White Oak Bayou.

Trail connectivity is being investigated by City Staff and HCFCD. It is not anticipated that trails would be added to the bayou behind residential homes in Jersey Village. When the E100 work is completed residents can connect to the HCFCD trail system from Clark Henry Park and go all the way to Downtown on the trail system. Further connection of existing sidewalks in the city to trails outside of the city is the main consideration at this point in time.

Community Character Recommendations

Construct Phase 2 of the Gateway and Marquee Sign Projects to highlight the entrance to the City.

This project is underway and nearing substantial completion. Completion is expected in April 2022.

Explore strategic public/private partnerships with local businesses to encourage beautification efforts of their properties.

City staff communicates with property owners the character recommendations from the Wayfinding and Gateways Master Plan. Further partnerships, including funding opportunities, will be looked at for future fiscal years.

Review code enforcement procedures for their effectiveness, and make necessary changes.

Potentially adopt the International Property Maintenance Code.

A new code enforcement officer was hired in September 2021. She is learning the city and is working with BBG Consulting as part of their Code Re-Write to offer changes

Prepare a visual assessment survey of City corridors to identify problem areas that negatively impact community character and identify remedies/action plans available to address concerns.

Visual site assessment survey templates are being gathered. City staff will look at doing these surveys in late 2022. Staff is looking at soliciting citizen assistance in doing these surveys to gain feedback and input from residents.

Consider a more stringent tree preservation ordinance to protect existing tree resources.

Planning and Zoning looked at potential tree ordinance changes. They made minor tweaks to the ordinance. City staff has a recommended list of types of trees and works with Texas Parks and Wildlife and Texas A&M AgriLife Extension to maintain that list of trees.

Promote increasing the canopy along streets, parks, and open spaces.

This is a mid-term goal and is not anticipated to be looked at until FY25.

Reduce visual clutter by reducing the number of billboards and encouraging utilities be located underground.

City staff encourages utilities to be located underground. However fiscal restraints make this option not always feasible for utility companies. City staff is considering opportunities to reduce the number of billboards. However, there is no way to force these them to be moved.

Educate citizens on code enforcement requirements. Communicate status reporting of violations and corrections to the community.

The code enforcement report is done every month and shared publicly via the council packet.

Actively pursue the elimination of blighted conditions and properties.

Code enforcement is actively working on blighted properties. Recently one on Acapulco Dr has been demolished with a new home scheduled to be built on it.

Community Facility Recommendations

Construct new facilities for City Hall and Golf Course Club House.

City Council, in January 2022, set the goal of a new 1 story building for a club house and to completely redo the current club house to turn it into an event space. An architecture firm has been retained to design this new space.

The City has signed a letter of intent with a developer for the area of land on Jones Road south of US 290. It is possible that a new City Hall building could be a part of that development. The timing of that development is not firm as of right now.

Update and maintain existing public facilities to maximize usefulness.

City staff continually works to keep city facilities well maintained.

DRAFT

2022 Demographics Update

Year	Jersey Village		Harris County	
	Population	Percent Change	Population	Percent Change
1980	966	-	2,409,547	-
1990	4,826	399.6%	2,818,199	17.0%
2000	6,880	42.6%	3,400,578	20.7%
2010	7,620	10.8%	4,092,459	20.3%
2020	7,921	4.0%	4,731,145	15.6%

Source: U.S. Census 1980, 1990, 2000, 2020;

Race/Ethnicity	2000		2010		2020		Percentage Difference
	Number	Percent	Number	Percent	Number	Percent	
Caucasian	5,960	86.6%	5,813	76.3%	6,107	77.3%	1.0%
African-American	280	4.1%	631	8.3%	701	8.9%	0.6%
American Indian & Alaska Native	15	0.2%	29	0.4%	0	0.0%	-0.4%
Asian	350	5.1%	663	8.7%	555	7.0%	-1.7%
Native Hawaiian & Other Pacific Islander	4	0.1%	0	0.0%	0	0.0%	0.0%
Some Other Race	167	2.4%	320	4.2%	243	3.1%	-1.1%
Two or More Races	104	1.5%	164	2.2%	294	3.7%	1.6%
Total	6,880	-	7,620	-	7,900	-	-
Hispanic Origin	499	7.3%	1,109	14.6%	1,641	20.8%	6.2%

Source: U.S. Census 2000, 2010, 2020

Age Group	2000		2010		2020		Difference 2010 - 2020
	Number	Percent	Number	Percent	Number	Percent	Percent
Young (0-14)	1,209	17.57%	1,121	14.71%	1,209	15.30%	0.59%
High School (15-19)	464	6.74%	427	5.60%	350	4.43%	-1.17%
College, New Family (20-24)	446	6.48%	544	7.14%	646	8.18%	1.04%
Prime Labor Force (25-44)	2,175	31.61%	1,986	26.06%	2,221	28.11%	2.05%
Older Labor Force (45-64)	2,063	29.99%	2,424	31.81%	2,009	25.43%	-6.38%
Elderly (65+)	523	7.60%	1,118	14.67%	1,465	18.54%	3.87%
Total	6,880	100.00%	7,620	100.00%	7,900	100.00%	-
Median age	37.8		41.8		40.8		

Source: U.S. Census 2000, 2010, 2020

Educational Attainment	2000		2010		2020	
	Number	Percent	Number	Percent	Number	Percent
Population 25 years and over	4,840		5,257		5,695	
No High School	85	1.8%	0	0.7%	26	0.5%
Some High School	278	5.7%	0	4.1%	218	3.8%
High School Graduate	759	15.7%	0	19.0%	1,010	17.7%
Some College	1,303	26.9%	0	29.3%	1,229	21.6%
Associate's	304	6.3%	0	5.7%	366	6.4%
Bachelor's	1,408	29.1%	0	25.1%	1,794	31.5%
Graduate	703	14.5%	0	16.0%	1,052	18.5%
Percent High School Graduate or Higher	92.5%		95.2%		95.7%	
Percent Bachelor's Degree or Higher	43.6%		41.1%		50.0%	

Source: U.S. Census 2000, 2010, 2020

Employment Industry	2000		2010		2020	
	Number	Percent	Number	Percent	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	136	3.3%	62	1.9%	271	8.0%
Construction	205	4.9%	361	11.3%	356	10.5%
Manufacturing	504	12.0%	503	15.7%	523	15.4%
Wholesale trade	425	10.2%	257	8.0%	90	2.7%
Retail trade	454	10.9%	307	9.6%	445	13.1%
Transportation and warehousing, and utilities	275	6.6%	211	6.6%	199	5.9%
Information	158	3.8%	48	1.5%	36	1.1%
Finance and insurance, and real estate and rental and leasing	304	7.3%	325	10.2%	195	5.7%
Professional, scientific, and management, and administrative and waste management services	590	14.1%	390	12.2%	258	7.6%
Educational services, and health care and social assistance	750	17.9%	428	13.4%	632	18.6%
Arts, entertainment, and recreation, and accommodation and food services	136	3.3%	118	3.7%	41	1.2%
Other services, except public administration	95	2.3%	45	1.4%	205	6.0%
Public administration	151	3.6%	141	4.4%	142	4.2%

Total Employment:	4,183	100.0%	3,196	100.0%	3,393	100.0%
<i>Source: 2000 Census; American Community Survey 5-Year Estimates</i>						
	2012		2015		2020	
Travel Time to Work	Jersey Village	Texas	Jersey Village	Texas	Jersey Village	Texas
Less than 10 minutes	4.1%	13.3%	6.3%	12.7%	4.5%	11.7%
10 to 14 minutes	12.3%	14.4%	14.7%	13.9%	10.9%	13.2%
15 to 19 minutes	15.0%	16.1%	15.4%	15.9%	9.9%	15.6%
20 to 24 minutes	19.0%	14.8%	16.1%	14.7%	7.7%	14.3%
25 to 29 minutes	5.3%	5.8%	2.7%	5.8%	13.4%	6.3%
30 to 34 minutes	21.7%	14.9%	19.3%	15.0%	23.6%	14.9%
35 to 44 minutes	6.9%	6.1%	8.6%	6.2%	10.3%	7.0%
45 to 59 minutes	8.2%	7.6%	8.4%	8.1%	14.4%	8.8%
60 or more minutes	7.6%	7.0%	8.4%	7.6%	5.2%	8.3%
Mean travel time to work (minutes)	26.9	24.9	26.8	25.6	29.9	26.6
<i>Source: American Community Survey 5-Year Estimates for given year</i>						

Means of Transportation to Work	2010	2015	2020
Workers 16 years and over	4,337	4,246	4,211
Car, truck, or van -- drove alone	3778	3716	3625
Car, truck, or van -- carpooled	298	285	157
Public transportation (excluding taxicab)	70	84	89
Walked	31	35	15
Other means	62	16	81
Worked at home	98	110	244
<i>Source: ACS 5 Year Census Estimate</i>			

House Values (Owner-Occupied)	2000				2010				2020			
	Jersey Village		Texas		Jersey Village		Texas		Jersey Village		Texas	
Owner-Occupied Units	1,652		3,849,585		1,754		5,693,770		2,039		5,693,770	
Less than \$50,000	11	0.7%	875,444	22.7%	0	0.0%	674,508	11.8%	27	1.3%	509,027	8.9%
\$50,000 to \$99,999	167	10.1%	#####	40.6%	41	2.3%	#####	22.8%	23	1.1%	909,643	16.0%
\$100,000 to \$149,999	797	48.2%	700,830	18.2%	243	13.9%	#####	20.6%	18	0.9%	907,743	15.9%
\$150,000 to \$199,999	402	24.3%	335,179	8.7%	789	45.0%	907,977	15.9%	137	6.7%	976,114	17.1%
\$200,000 to \$299,999	182	11.0%	223,968	5.8%	495	28.2%	839,526	14.7%	939	46.1%	#####	22.9%
\$300,000 to \$499,999	55	3.3%	104,821	2.7%	157	9.0%	531,883	9.3%	746	36.6%	#####	18.4%
\$500,000 to \$999,999	38	2.3%	37,697	1.0%	29	1.7%	206,852	3.6%	149	7.3%	404,146	7.1%
\$1,000,000 or more	-	-	10,137	0.3%	0	0.0%	60,974	1.1%	0	0.0%	107,717	1.9%

Source: U.S. Census 2000, ACS 5-Year Estimates

DRAFT

EXHIBIT B

Planning and Zoning Commission Minutes

April 18, 2022

Final Report

DISTRICT H - SPECIFIC USES

DRAFT



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION
FINAL REPORT
DISTRICT H – PERMITTED AND SPECIFIC USES**

The Planning and Zoning Commission has met on February 8, 2022, and on February 21, 2022, and in its preliminary report recommended that City Council amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-107 concerning Permitted and Specific Uses in District H (Industrial District).

The preliminary report was submitted to the Jersey Village City Council at its March 21, 2022, meeting. The report was received, and the City Council ordered a Joint Public Hearing for April 18, 2022.

On April 18, 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 April 18, 2022, recommends that City Council amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-107 concerning Permitted and Specific Uses in District H (Industrial District).

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

Respectfully submitted, this 18th day of April 2022.

s/Rick Faircloth, Chairman

ATTEST:

s/Lorri Coody, City Secretary

Exhibit A

Proposed Ordinance

DRAFT

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 ~~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

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

AGENDA DATE: June 15, 2022

AGENDA ITEM: E

AGENDA SUBJECT: Discuss and take appropriate action concerning amendments to the Alternative Comprehensive Signage Plan in accordance with Section 14-261 of the Jersey Village Code of Ordinances for the Northwest Village Shopping Center located at 17484 Northwest Freeway, Jersey Village, Texas.

Dept. /Prepared By: Evan Duvall, Building Official

Date Submitted: June 15, 2022

EXHIBITS: [Application for Amendment](#)
P&Z Alternative Comprehensive Signage Plan [Approval Form](#)
[Exhibit A](#) – Alternative Comprehensive Signage Plan
[Section 14-261](#)

BACKGROUND INFORMATION:

Section 14-261 of the Code of Ordinances grants the Planning and Zoning Commission authority to approve a comprehensive signage plan, which is alternative to strict compliance with the various sign requirements, if the commission finds that such plan provides a harmonious benefit to the development of the city.

In accordance with Section 14-261 of the Code of Ordinances, the Planning and Zoning Commission approved an Alternative Comprehensive Signage Plan for the Northwest Village Shopping Center in 2001. Background information on amendments to this plan is as follows:

The 2001 plan was amended by the Planning and Zoning Commission on October 24, 2013 and again on May 12, 2014. After the approval of the May 12, 2014 amendments, it was learned that page 2 of Exhibit B reflecting information regarding ground signs was omitted. Therefore, the Comprehensive Signage Plan finally approved by this Commission on May 12, 2014 was not complete as approved. Since it was the intent of this Commission on May 12, 2014 that the omitted page 2 of Exhibit B regarding ground signs be included, the Commission, on April 11, 2016 corrected the Alternative Comprehensive Signage Plan for the Northwest Village Shopping Center by including the omitted page 2 of Exhibit B. The 2014 Plan was amended on January 8, 2018.

This item is to consider an amendment to the plan to provide an alternative sign package for a marque sign at this shopping center.

RECOMMENDED ACTION:

Discuss and take appropriate action concerning amendments to the Alternative Comprehensive Signage Plan in accordance with Section 14-261 of the Jersey Village Code of Ordinances for the Northwest Village Shopping Center located at 17484 Northwest Freeway, Jersey Village, Texas.

CITY OF JERSEY VILLAGE - ZONING APPLICATION

Requested Action

ZONING CHANGE (X) SPECIAL EXCEPTION () NON-CONFORMING USE PERMIT ()
ALTERNATIVE COMPREHENSIVE SIGNAGE PLAN REQUEST OR SPECIAL DEVELOPMENT PLAN

APPLICANT / OWNER INFORMATION

Applicant: GORDON NW VILLAGE, LP. Telephone: 713-961-3337

Address: 4900 WOODWAY DRIVE City/State/Zip: HOUSTON, TX 77056

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

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

Owner: GORDON NW VILLAGE, LP. Telephone: 713-961-3337

Address: 4900 WOODWAY DRIVE City/State/Zip: HOUSTON, TX 77056

OWNERSHIP - CHECK ONE: INDIVIDUAL () TRUST () PARTNERSHIP (X) CORPORATION ()

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

Corporate Representative: ARIA SIGNS & DESIGN Telephone: 713-377-1750

Address: 14409 REEVESTON ROAD City/State/Zip: HOUSTON, TX 77039

SCOTT GORDON / OWNER JEANNICE MACKLIN / PROJECT MANAGER

Print Applicant's Name (and Title if applicable) Print Name of Owner or Corporate Representative

Signature of Applicant Signature of Owner or Corporate Representative

ZONING REQUEST INFORMATION

SITE LOCATION: 17484 NORTHWEST FREEWAY, HOUSTON, TX 77040

LOT(S) NO(S): RES A BLOCK NO: 1 SIZE OF REQUEST: 656192 SF

EXISTING ZONING: Zone F PROPOSED ZONING:

DESCRIPTION OF REQUEST: Provide an alternative sign package for a marquee sign at this shopping center.

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

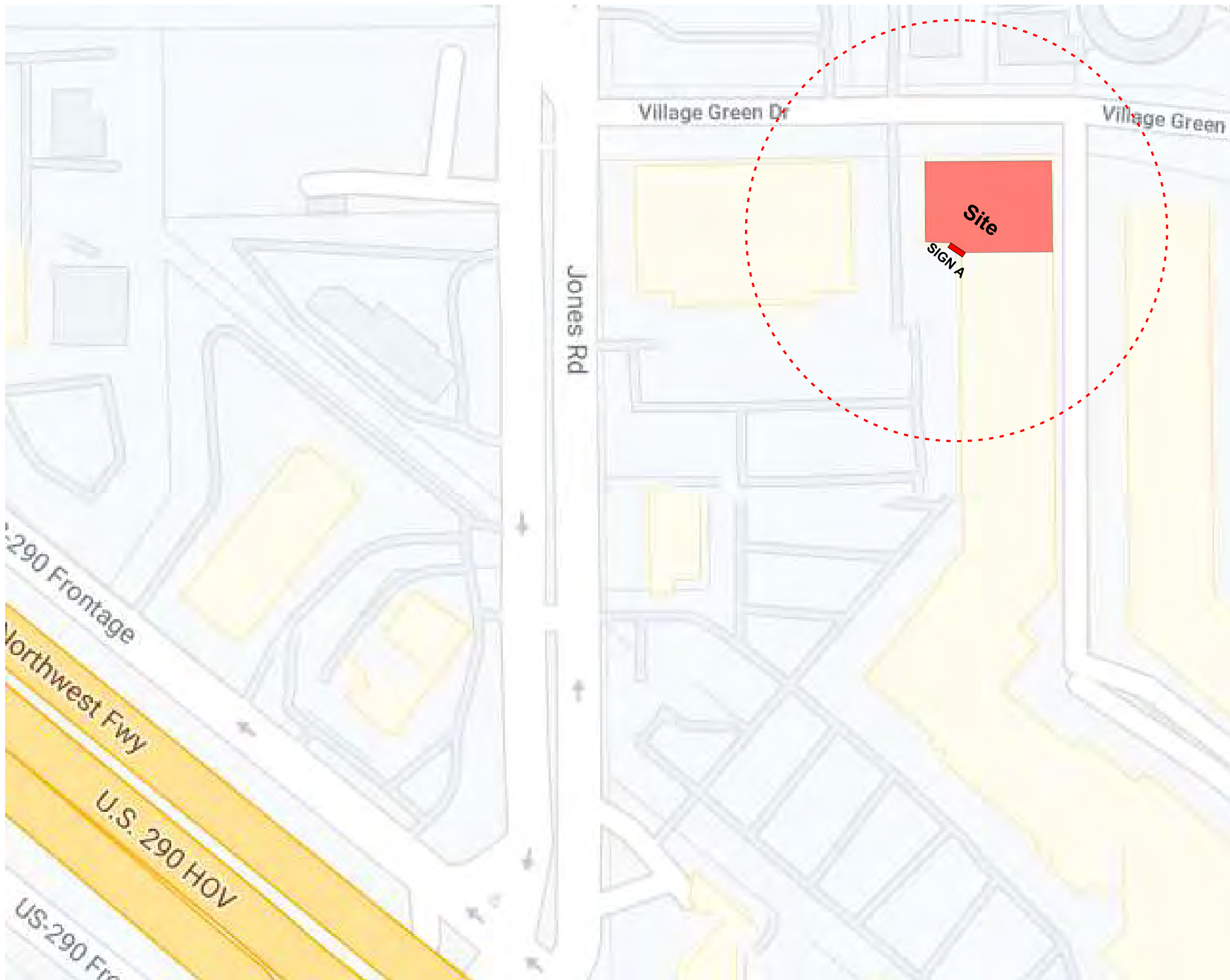
DOCUMENTATION - Please provide the following:

- TRAFFIC IMPACT STUDY INDEX LOCATION ON MAP
SITE MAP PROPER FILING FEE
PROPER SIGNATURES SURVEY MAPS (Metes & Bounds)
CORRECT LOT & BLOCK HCAD PROFILE

FILING FEE - \$500.00 plus out-of-pocket costs for drafting and review by planner, engineer, attorney and other consultant. The deposit may be adjusted to cover the estimated full costs at these stages: (1) Before the P&Z preliminary report meeting; (2) Before any hearing notices are published, and (3) Before the P&Z final report meeting.

ACCEPTED BY: DATE ACCEPTED:

PLANNING AND ZONING COMMISSION MEETING PACKET FOR THE MEETING TO BE HELD ON JUNE 15, 2022

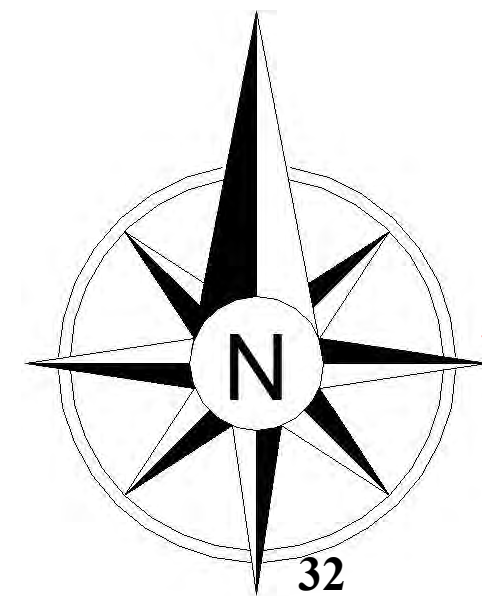


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+Architectural Products

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713-259-3737
SALES@ARIASIGNS.COM

14409 REEVESTON RD
HOUSTON, TX. 77039



PLANNING AND ZONING COMMISSION MEETING PACKET FOR THE MEETING TO BE HELD ON JUNE 15, 2022

SALON CITY
HIGHWAY 290 & JONES ROAD JERSEY CITY, TX 77065

PROJECT:

PROJECT NAME : SALON CITY
LOCATION: HIGHWAY 290 & JONES ROAD
 JERSEY CITY, TX 77065
DESCRIPTION: CORNER UNIT
SALES REPS : SHAYA ATTAEI
DESIGNER : SHAYA ATTAEI
DRAWING # : 22007.00
DATE : 03.17.2022

CLIENT:

NAME : CITY OF JERSEY VILLAGE
TITLE : CITY
PHONE : 713-466-2110
EMAIL : anlopez@jerseyvillagetx.com
ADDRESS : Jersey Village, TX

REVISIONS:

DATE:	BY:
DATE:	BY:
DATE:	BY:

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SKETCH MAY VARY FROM SPECIFIED COLORS. PHOTOS AND RENDERINGS ARE FOR VISUAL REFERENCE ONLY.

CUSTOMER PROVIDES DEDICATED 120 VOLT SIGN CIRCUITS WITH A GROUND WIRE TO BE PROVIDED WITHIN 4' OF THE SIGN(S) BEFORE THE INSTALLATION DATE.

THE CUSTOMER SHALL PROVIDE ACCESSIBILITY TO BUILDING IF IT WAS NEEDED FOR INSTALLATION OR FOR INSPECTION OF SERVICE.

_____ SIGNATURE	_____ DATE
_____ PRINTED NAME	_____ TITLE

PLANNING AND ZONING COMMISSION MEETING PACKET FOR THE MEETING TO BE HELD ON JUNE 15, 2022



PROPOSED SIGNAGE
SCALE PROPORTIONALLY

PROJECT:

PROJECT NAME : SALON CITY
LOCATION: HIGHWAY 290 & JONES ROAD
 JERSEY CITY, TX 77065
DESCRIPTION: CORNER UNIT
SALES REPS : SHAYA ATTAEI
DESIGNER : SHAYA ATTAEI
DRAWING # : 22007.00
DATE : 03.17.2022

CLIENT:

NAME : CITY OF JERSEY VILLAGE
TITLE : CITY
PHONE : 713-466-2110
EMAIL : anlopez@jerseyvillagetx.com
ADDRESS : Jersey Village, TX

REVISIONS:

DATE:	BY:
DATE:	BY:
DATE:	BY:

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THE CUSTOMER SHALL PROVIDE ACCESSIBILITY TO BUILDING IF IT WAS NEEDED FOR INSTALLATION OR FOR INSPECTION OF SERVICE.

_____ SIGNATURE	_____ DATE
_____ PRINTED NAME	_____ TITLE

PLANNING AND ZONING COMMISSION MEETING PACKET FOR THE MEETING TO BE HELD ON JUNE 15, 2022



PROPOSED SIGNAGE
SCALE PROPORTIONALLY

SCOPE OF WORK :

FABRICATE AND INSTALL OF A NEW LED ILLUMINATED 20' TOWER WITH TENANT SIGN

PAINT COLORS

- P1 : KEY WEST IVORY - MP07948
- P2 : MP - WHITE
- P3 : DURONODIC BRONZE - MP20147



TENANT CABINET: ALL ALUMINUM CONSTRUCTION PAINTED P1 & P2
FACE : 1/8" ALUMINUM PAINTED P2
ILLUMINATION: INTERNALLY LIT WHITE LED

TENANT SIGN: FRONT-LIT CHANNEL LETTERS SIDEWALLS PAINTED P3 WITH WHITE ACRYLIC FACE TO BE DESIGNED BASED ON TENANT'S LOGO (MINIMUM 12" / MAXIMUM 22") TWO ADDITIONAL COLORS ALLOWED

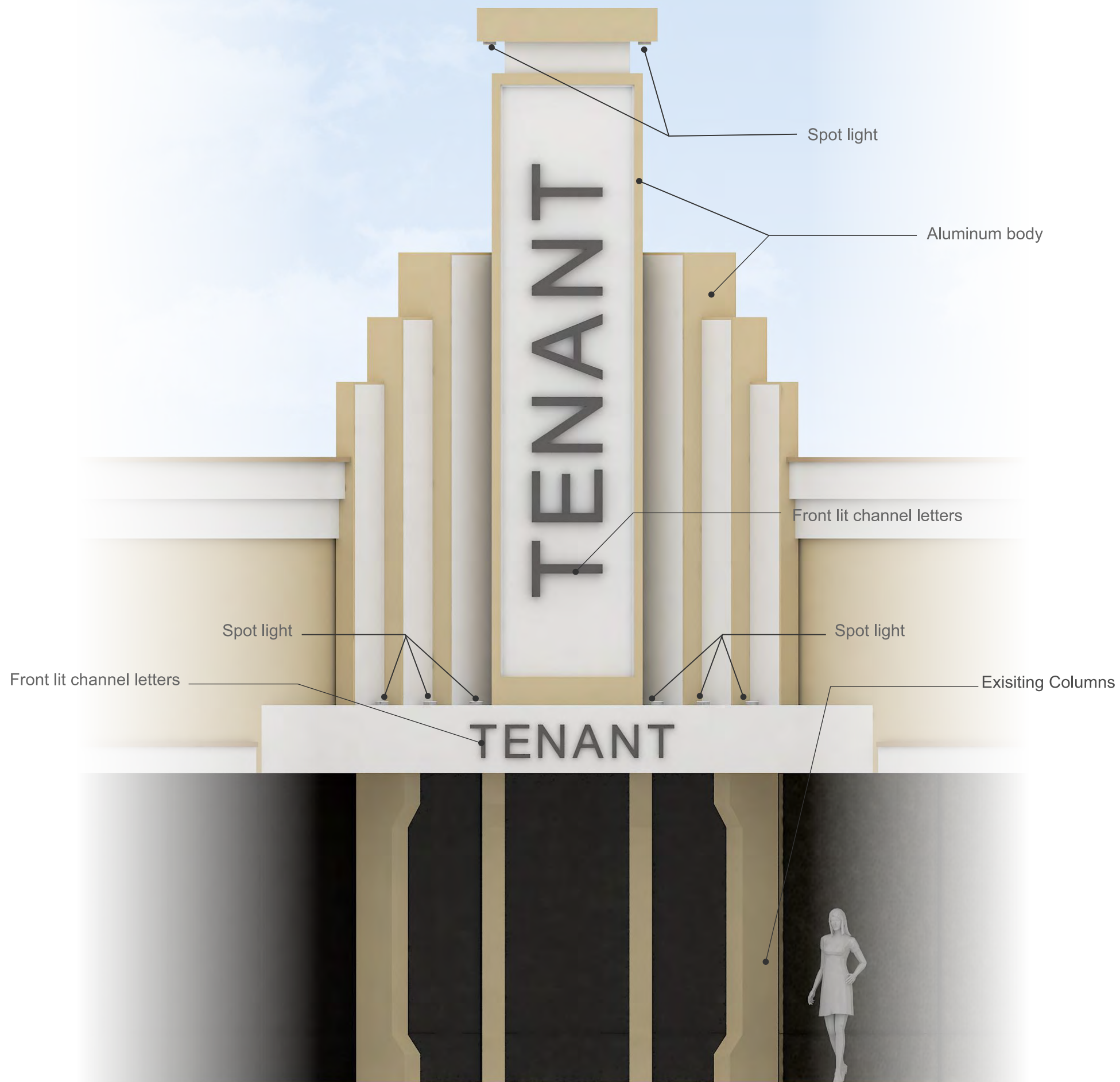
SHOULDERS: ALL ALUMINUM CONSTRUCTION PAINTED P1 & P2

SPOT LIGHTS: WHITE LED

FRAMING: TBD BY ENGINEER

TOWER SIGN: 1) PROPOSED SIGNAGE SHALL BE IN CONFORMANCE WITH THE CITY OF JERSEY VILLAGE SIGN ORDINANCES INCLUDING ALL AMENDMENTS, EXCEPT THE FOLLOWING SHALL BE ALLOWED.
2) FURTHER RESTRICTIONS TO ALL SIGNS SHALL FOLLOW THESE GUIDELINES AFTER THE DATE OF APPROVAL OF THIS DOCUMENT SHALL BE:
a) ONE SIGN SHALL BE ALLOWED TO EXCEED PAST THE ROOFLINE UNDER THE FOLLOWING STANDARDS:
1) MAXIMUM HEIGHT, DESIGN, AND ELEVATION OF THE PROPOSED SIGN SHALL BE AS OUTLINED IN THIS DOCUMENT.
1) MAXIMUM HEIGHT OF 20'6" ABOVE FINISHED FLOOR
2) SIGN SHALL NOT FLASH, BLINK, OR HAVE TRAVELING LIGHTS
3) ALL OTHER SIGNAGE AS PERMITTED WITHIN CHAPTER 14, ARTICLE X - SIGNS

FRONT ELEVATION
SCALE PROPORTIONALLY



PROJECT:

PROJECT NAME : SALON CITY
LOCATION: HIGHWAY 290 & JONES ROAD
JERSEY CITY, TX 77065
DESCRIPTION: CORNER UNIT
SALES REPS : SHAYA ATTAEI
DESIGNER : SHAYA ATTAEI
DRAWING # : 22007.00
DATE : 03.17.2022

CLIENT:

NAME : CITY OF JERSEY VILLAGE
TITLE : CITY
PHONE : 713-466-2110
EMAIL : anlopez@jerseyvillagetx.com
ADDRESS : Jersey Village, TX

REVISIONS:

DATE:	BY:

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SKETCH MAY VARY FROM SPECIFIED COLORS. PHOTOS AND RENDERINGS ARE FOR VISUAL REFERENCE ONLY.

CUSTOMER PROVIDES DEDICATED 120 VOLT SIGN CIRCUITS WITH A GROUND WIRE TO BE PROVIDED WITHIN 4' OF THE SIGN(S) BEFORE THE INSTALLATION DATE.

THE CUSTOMER SHALL PROVIDE ACCESSIBILITY TO BUILDING IF IT WAS NEEDED FOR INSTALLATION OR FOR INSPECTION OF SERVICE.

SIGNATURE	DATE
PRINTED NAME	TITLE

PLANNING AND ZONING COMMISSION MEETING PACKET FOR THE MEETING TO BE HELD ON JUNE 15, 2022

SCOPE OF WORK :

FABRICATE AND INSTALL OF A NEW LED ILLUMINATED 20' TOWER WITH TENANT SIGN

PAINT COLORS

- P1 : KEY WEST IVORY - MP07948
- P2 : MP - WHITE
- P3 : DURONODIC BRONZE - MP20147



TENANT CABINET: ALL ALUMINUM CONSTRUCTION PAINTED P1 & P2
FACE : 1/8" ALUMINUM PAINTED P2
ILLUMINATION: INTERNALLY LIT WHITE LED

TENANT SIGN: FRONT-LIT CHANNEL LETTERS SIDEWALLS PAINTED P3 WITH WHITE ACRYLIC FACE TO BE DESIGNED BASED ON TENANT'S LOGO (MINIMUM 12" / MAXIMUM 22") TWO ADDITIONAL COLORS ALLOWED

SHOULDERS: ALL ALUMINUM CONSTRUCTION PAINTED P1 & P2

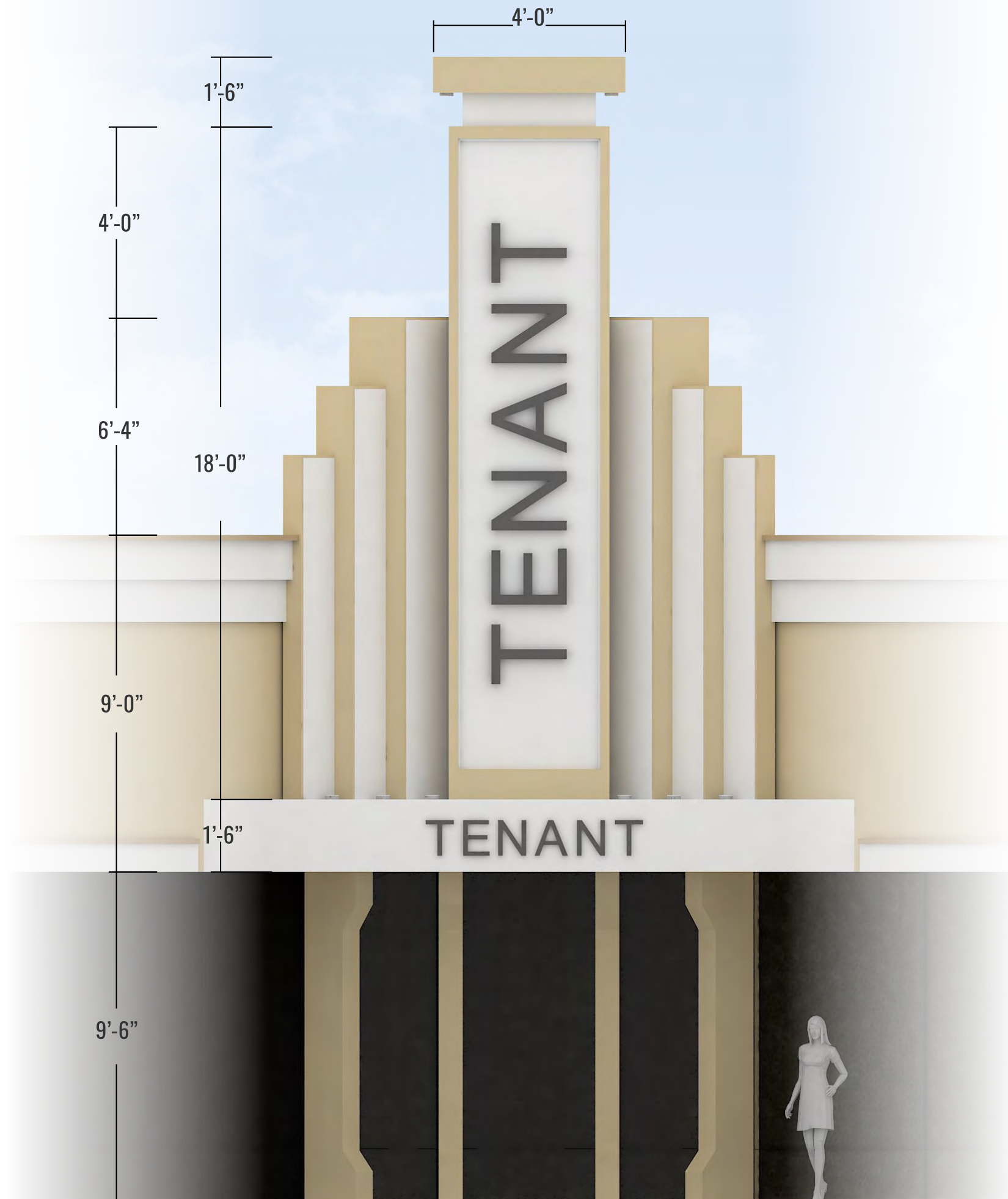
SPOT LIGHTS: WHITE LED

FRAMING: TBD BY ENGINEER

TOWER SIGN: 1) PROPOSED SIGNAGE SHALL BE IN CONFORMANCE WITH THE CITY OF JERSEY VILLAGE SIGN ORDINANCES INCLUDING ALL AMENDMENTS, EXCEPT THE FOLLOWING SHALL BE ALLOWED. 2) FURTHER RESTRICTIONS TO ALL SIGNS SHALL FOLLOW THESE GUIDELINES AFTER THE DATE OF APPROVAL OF THIS DOCUMENT SHALL BE:

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FRONT ELEVATION
SCALE PROPORTIONALLY



PROJECT:

PROJECT NAME : SALON CITY
LOCATION: HIGHWAY 290 & JONES ROAD
JERSEY CITY, TX 77065
DESCRIPTION: CORNER UNIT
SALES REPS : SHAYA ATTAEI
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SIGNATURE	DATE
PRINTED NAME	TITLE

SCOPE OF WORK :
FABRICATE AND INSTALL OF A NEW ILLUMINATED TOWER SIGN



ARIA SIGNS RENDER
SCALE PROPORTIONALLY



FINAL INSTALLATION
SCALE PROPORTIONALLY

PROJECT:

PROJECT NAME : SALON CITY
LOCATION: HIGHWAY 290 & JONES ROAD
JERSEY CITY, TX 77065
DESCRIPTION: CORNER UNIT
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SIGNATURE _____	DATE _____
PRINTED NAME _____	TITLE _____

PLANNING AND ZONING COMMISSION MEETING PACKET FOR THE MEETING TO BE HELD ON JUNE 15, 2022

Lorri Coody

From: noreply@municipalonlinepayments.com
Sent: Monday, April 25, 2022 3:46 PM
To: Ashley Lopez; Isabel Kato
Subject: Building Projects Payment Notification



Q yrnre\$R rprl\$Wivzgiw\$

Pskm\$

APPOINTMENT OF AGENT

I, Scott Gordon, owner of the property and commercial business which is the subject of a request for zoning amendment/specific use permit to be considered by the Planning and Zoning Commission, do hereby appoint Will Bowerman as Agent and Representative. I understand that in making this appointment, I grant him/her the authority to file the application and to speak on behalf of NW Village Shopping Center for purposes of proceedings before the City of Jersey Village Planning and Zoning Commission and City Council in connection with the requests being sought.

Signed this 11th day of May, 2022.

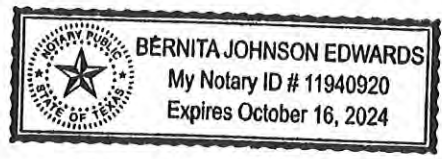
[Signature]
Property Owner/Commercial Business Owner

THE STATE OF TEXAS §
COUNTY OF HARRIS §

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

GIVEN UNDER my hand and seal of office this 11th day of May, 2022.

Bernita Johnson Edwards
Notary Public in and for the State of Texas





**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION
ALTERNATIVE COMPREHENSIVE SIGNAGE PLAN
NORTHWEST VILLAGE SHOPPING CENTER
17484 NORTHWEST FREEWAY, JERSEY VILLAGE, TEXAS**

The Planning and Zoning Commission has met in order to review the request of Gordon NW Village, LP for amendments to the Alternative Comprehensive Signage Plan in accordance with Section 14-261 of the Jersey Village Code of Ordinances for the Northwest Village Shopping Center located at 17484 Northwest Freeway, Jersey Village, Texas.

After review and discussion, the Commissioners find that the requested amendments to the plan provide a harmonious benefit to the development of the City consistent with the requirements of Section 14-261 of the City’s Code.

Accordingly, the Commission approves the request of Gordon NW Village, LP for amendments to the Alternative Comprehensive Signage Plan for the NW Village Shopping Center.

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

Signed and approved this the 15th day of June 2022.

Rick Faircloth, Chairman

ATTEST:

Lorri Coody, City Secretary



Exhibit A
Planning and Zoning Recommendation
Alternative Comprehensive Signage Plan
NW Village Shopping Center
June 15, 2022

EXTERIOR SIGNAGE AT NORTHWEST VILLAGE SHOPPING CENTER

BUILDING ZONES: B, C, D, F, H, & J (REFER TO EXHIBIT "A")

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 signs after the date of approval of this document shall be:
 - a) For Tenants less than 3,000 square feet, maximum nominal letter height is 26".
 - b) For Tenants greater than 3,000 square feet, maximum nominal letter height is 32".
 - c) For Tenants greater than 6,000 square feet, maximum nominal letter height is 36".
 - d) Tenant logos are allowed. Maximum height is 42"
 - e) All wire ways shall be entirely concealed behind the required silhouette background border.
 - f) All signs shall have shopping center owner written approval prior to city sign permit review.
 - g) Tenant spaces located on the end cap of buildings, or on a corner that has storefront facing two directions are permitted to have a total of two signs (one sign facing each direction).
 - h) The location of the Tenant sign shall be based on a sign zone provided by Landlord. The sign zone will typically be located directly above the Tenant's storefront, however in certain situations (for ideal spacing between signs or to fit the architecture of the building), sign zones are permitted to impede over an adjacent storefront.
3. Tenants that are currently in non-conformance with the current sign code and this proposed document at the time of approval shall be "grandfathered" and not required to change their sign unless required by and at the expense of Landlord.

BUILDING ZONES: A, C, E, G & I (REFER TO EXHIBIT "A")

1. Proposed signage shall be in conformance with the city of Jersey Village sign ordinance 2000-16 including any amendments, except that the following shall be allowed:
 - a) For wall signs, the maximum nominal letter height of individual letters as follows:

Tenants over 6,000 square feet:	36" and maximum coverage shall not exceed 42% of wall area
Tenants over 9,000 square feet:	42" and maximum coverage shall not exceed 34% of wall area.
Tenants over 15,000 square feet:	48" and maximum coverage shall not exceed 25% of wall area.
Tenants over 20,000 square feet	56" and maximum coverage shall not exceed 25% of wall area.
 - b) Tenant logos are allowed. Maximum height as follows:

42" for Tenants over 6,000 square feet
48" for Tenants over 12,000 square feet
54" for Tenants over 20,000 square feet
 - c) Letters/logo may be individually mounted or wire way mounted. If installation is on wire way, all wire ways shall be entirely concealed behind the required silhouette background border.
 - d) All signs shall have shopping center owner written approval prior to city sign permit review.
 - e) Tenant spaces located on the end cap of buildings, or on a corner that has storefront facing two directions are permitted to have a total of two signs (one sign facing each direction)
 - f) The location of the Tenant sign shall be based on a sign zone provided by Landlord. The sign zone will typically be located directly above the Tenant's storefront, however in certain situations (for ideal spacing between signs or to fit the architecture of the building), sign zones are permitted to impede over an adjacent storefront.
2. Tenants that are currently in non-conformance with the current sign code and this proposed document at the time of approval shall be "grandfathered" and not required to change their sign unless required by and at the expense of Landlord.

BUILDING ZONES: K, L, M, N & O (REFER TO EXHIBIT “A”)

1. Proposed signage shall be in conformance with the city of Jersey Village sign ordinance No. 2000-16. Building zones K, L, M, N & O shall be considered as single occupant detached commercial buildings on individual lots for the purposes of sign permitting.
2. Upon cessation of existing individual ground lease of a building, signage shall conform to this plan
- 3.

GROUND SIGNS (REFER TO GROUND EXHIBIT “B”)

1. Up to two free-standing signs may be erected along the US 290 corridor frontage road. The maximum height shall be 40’. The US 290 frontage multi-Tenant ground signs must be a minimum of 350’ apart from one another. These signs shall be in addition to any existing signs on parcels M, L & K (out parcels currently occupied by Whataburger and Los Cucos).
2. Up to one free-standing monument sign may be erected along the Jones Road frontage road. The maximum height shall be 13’. This sign shall be in addition to the existing signs on parcels O & N (out parcels currently occupied by Willie’s and Pizza Hut).
3. A full color electronic message center shall be permitted on one of the signs located along US 290. No animated, rotating, or scrolling messages will be allowed. Each message must not change more often than every five (5) minutes, or a longer time frame if required by state or federal law. Standard brightness limits for display (both day and night) will be automatically adjusted by the display’s light sensing technology. Temporary messages should not be considered as permanent signage or counted against any sign counts.
4. General construction specifications and sign locations are outlined on the attached Ground Sign Exhibit “B”.
5. General locations of ground signs are noted on the attached Ground Sign Exhibit “B”.

BANNERS

1. Temporary “coming soon” and “now open” banners shall be permitted on the building for no more than thirty (30) days.
2. Banners for the purpose of marketing vacant spaces shall be permitted indefinitely, however no more than five (5) banners at any one time shall be permitted (excluding outparcels O, N, L & K shown on Exhibit “A”).
3. Storefront banners must not exceed 6’ in height x 80% of the storefront width for building zones B, D, F, H, J & M shown on Exhibit “A”.
4. Storefront banners must not exceed 10’ in height x 80% of the storefront width for building zones A, C, E, G & I shown on Exhibit “A”.
5. Pole Banners shall be permitted on light poles throughout the property. Graphics may contain either seasonal holiday artwork or Tenant branded artwork. . Pole banners should be all be either holiday banners, or Tenant banners but not a combination of both. Banners that are in poor condition, damaged, faded, ripped or torn are prohibited and should be either removed or replaced. No banner of any business shall be permitted unless they are a Tenant of Northwest Village Shopping Center. Pole banners should not be considered as permanent signage or counted against any sign counts.
6. All Pole banners on the property shall be consistent in size and affixed to light poles at the same height above the ground surface. The maximum pole banner size shall be 84” x 36”. The bottom of each banner should be at least ten feet (10’) above the ground surface.
7. Only one banner per pole is permitted.

EXTERIOR WINDOW GRAPHICS (REFER TO EXHIBIT “C”)

1. Company name, logo, suite number, and hours of operation are permitted on the storefront glass in a location outlined on Exhibit “C”. No other exterior window graphics are permitted to be displayed on the outside glass unless approved in writing by Landlord. The location of exterior graphics is noted on the attached Exhibit “C”.

INTERIOR WINDOW GRAPHICS & SIGNAGE

1. Any single poster or window graphic must be applied inside the storefront glass and should not exceed 16.65 square feet.
2. The total of all posters and window graphics are not permitted to exceed 30% of the total area of storefront glass.
3. Window graphic artwork must be in a professional manner. Hand written signs and messages not pertaining to the business are prohibited.
4. Tenants/Businesses that are currently in non-conformance with the current sign code and this proposed document will be notified by Landlord and shall be required to comply within thirty (30) days after the approval of this document.
5. Each Tenant/Business is permitted to have illuminated signs displayed inside the storefront glass in accordance with the following:
 - a. Retail/Service oriented businesses with less than 30' of frontage shall be limited to two (2) illuminated signs.
 - b. Retail/Service oriented businesses 30' or greater of storefront width shall be allowed one (1) illuminated sign for every 15' of storefront width.
 - c. Restaurants with less than 30' of frontage shall be limited to three (3) illuminated signs
 - d. Restaurants with 30' or greater of storefront width shall be allowed one (1) illuminated sign for every 15' of storefront width.
6. Illuminated signs shall not exceed 20" x 30" and should be spaced at least 8' apart from one another.

SIDEWALK / SANDWICH BOARD SIGNS

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

TOWER SIGN

1. Further restrictions to all signs shall follow these guidelines after the date of approval of this document shall be:
 - a) One sign shall be allowed to exceed past the roofline under the following standards:
 - I. Maximum Height, Design, and Elevation of the proposed sign shall be as outlined in this document.
 1. Maximum height of 20'-6" above finished floor
 2. Sign shall not flash, blink, or have traveling lights
2. All other signage as permitted within Chapter 14, Article X – Signs, and approved alternative sign plan

EXHIBIT "A"

BUILDING ZONES



EXHIBIT "B"
GROUND SIGNS

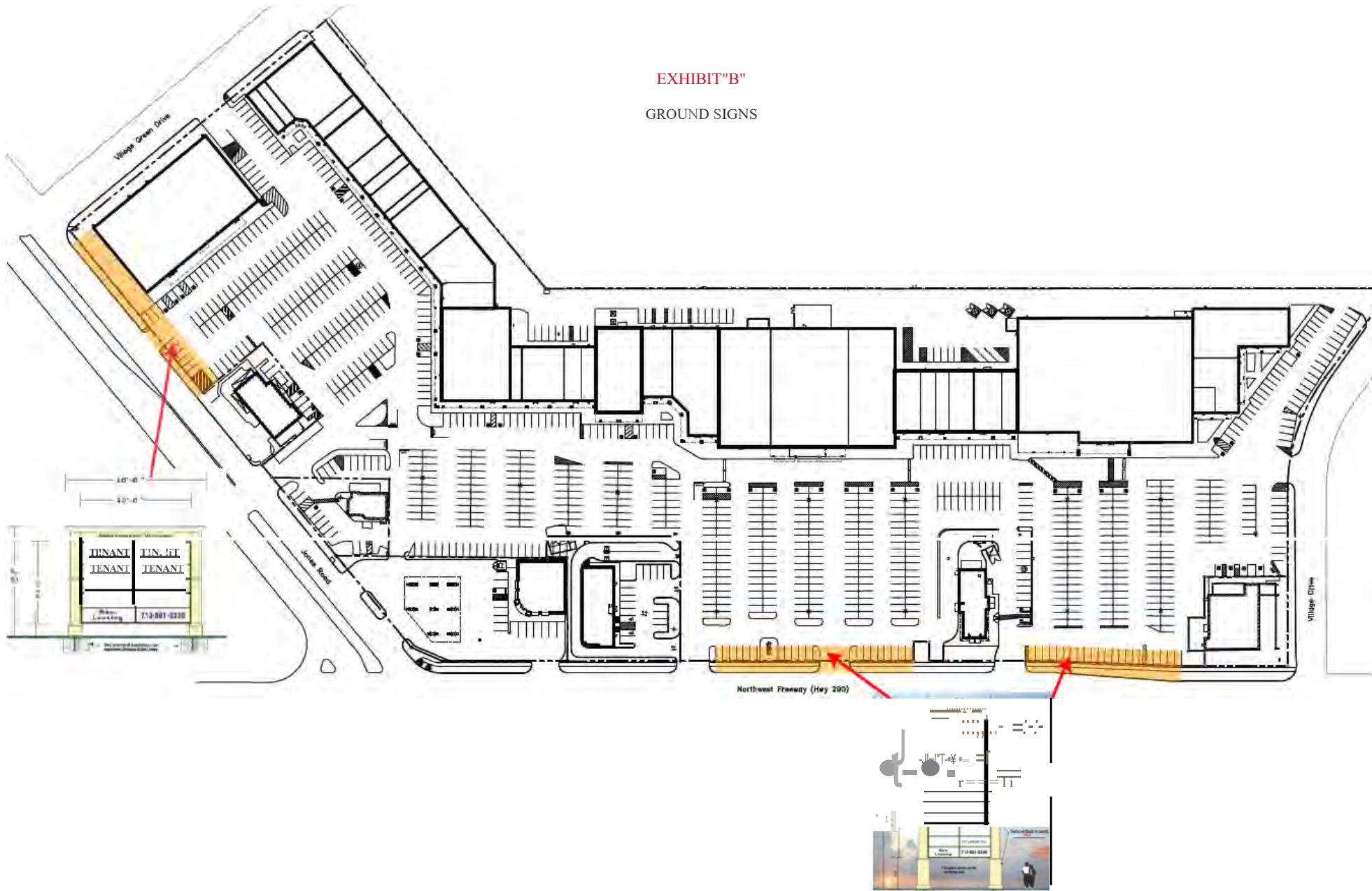
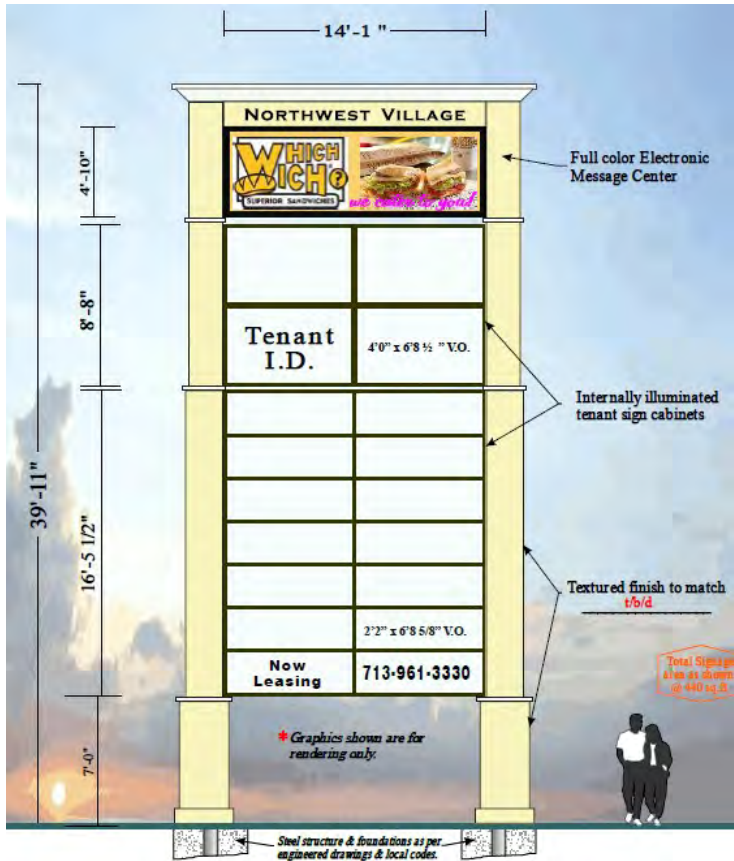
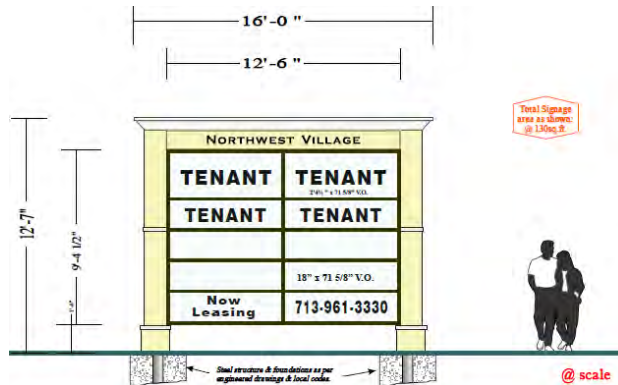


EXHIBIT "B"

Ground Sign Construction Specifications



Example of US 290 ground signs



Example of Jones Rd. ground sign

'NORTHWEST VILLAGE'
Double-face Pylon

GENERAL SPECIFICATIONS:

ELECTRONIC MESSAGE CENTER:
20mm RGB full color Outdoor LED matrix display.

TENANT SIGN CABINETS:
Extruded alum. frame ['Wide-flb' construction], retainers, & divider bars. Finish colors T/B/D. Internal supports primed/ painted white.

POLE COVERS & HEADER:
Fabricated aluminum with textured finish. 'Northwest Village' header graphics t/b/d. Finish colors as T/B/D.

FACES: .180 Hi-impact mod. acrylic - 7328 White

COPY / GRAPHICS: Translucent vinyl copy/graphics as per individual tenants. All graphics shown are for rendering only.

ILLUMINATION: High output 800ma fluorescent. Weather resistant electronic outdoor ballasts.

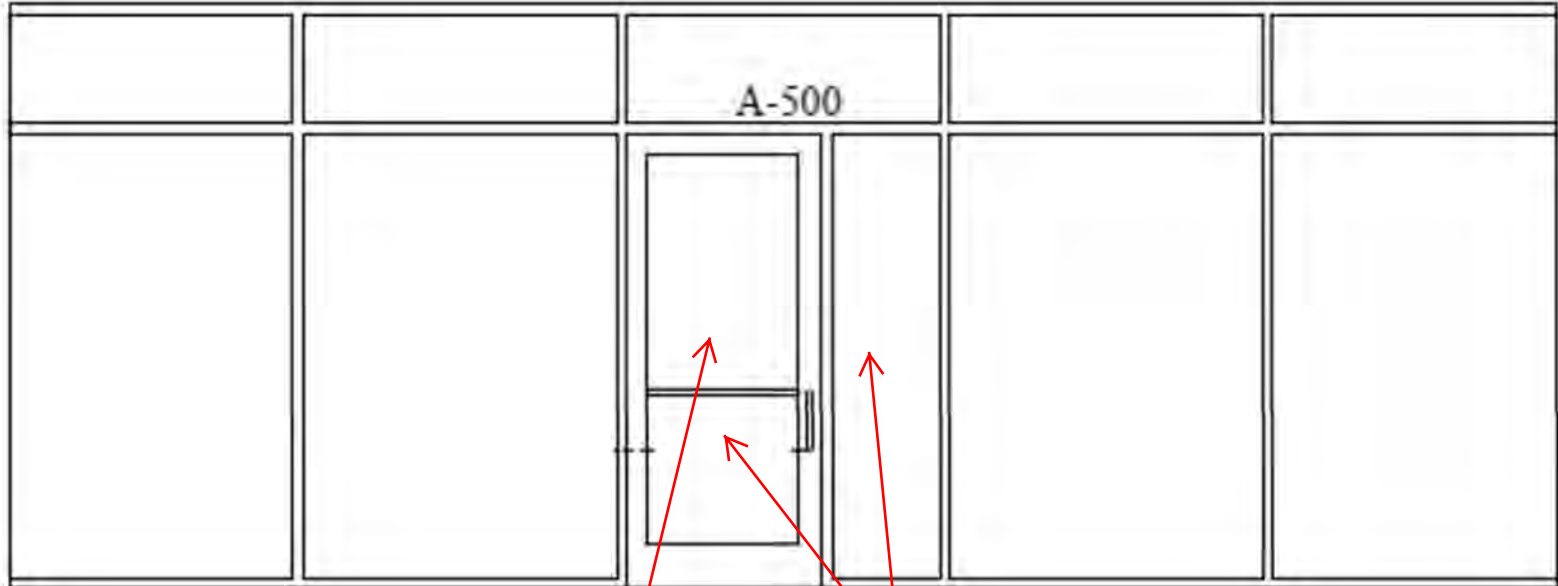
STRUCTURE & FOUNDATION:
Per engineered drawings & local codes.

ELECTRICAL REQUIREMENTS:
Dedicated primary electrical service to be provided by others (owners electrician). 120 or 277 V. primary feeds to be confirmed prior to construction.

EXHIBIT "C"

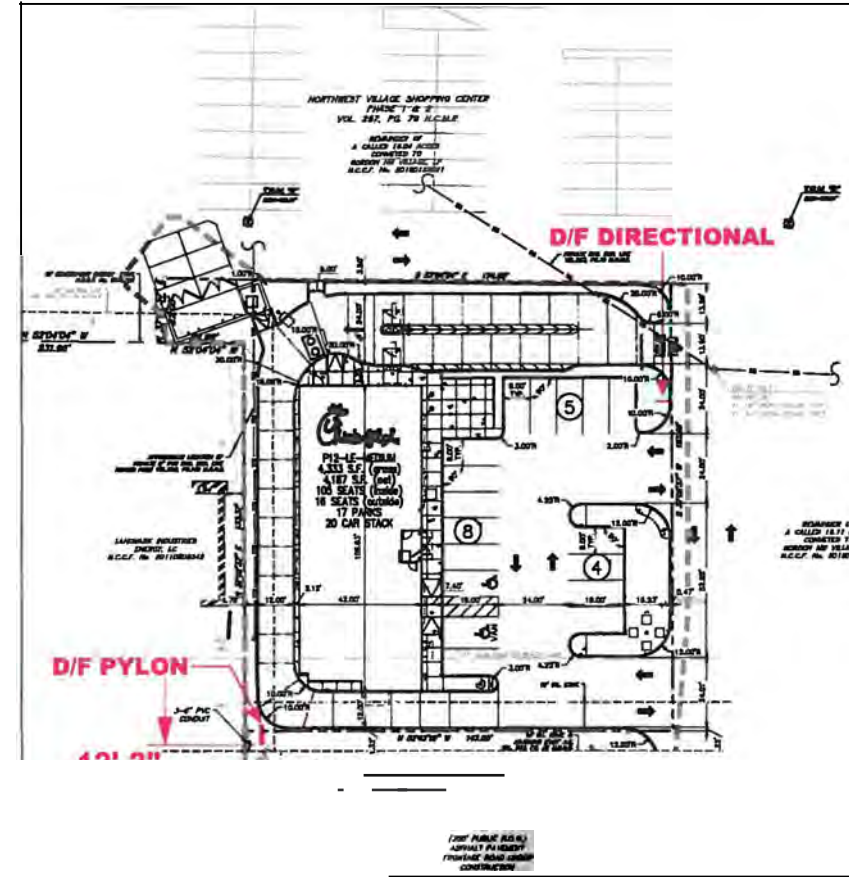
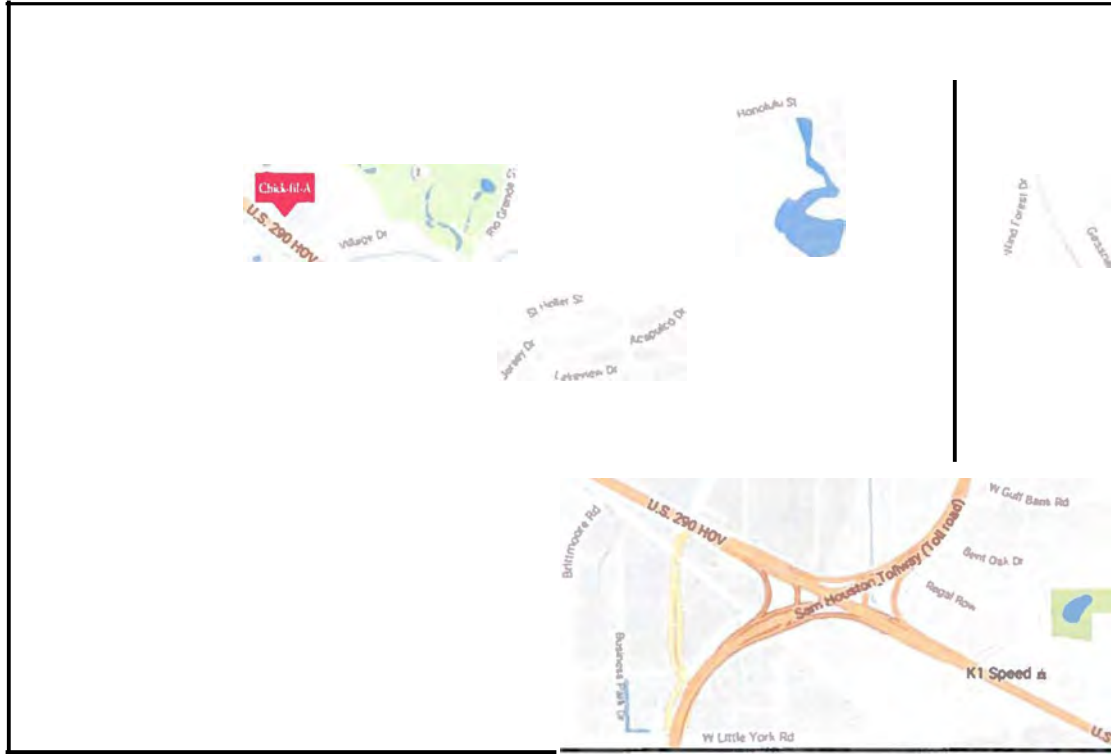
EXTERIOR WINDOW GRAPHICS

Suite #



Tenant Name/Logo

Hours of operation

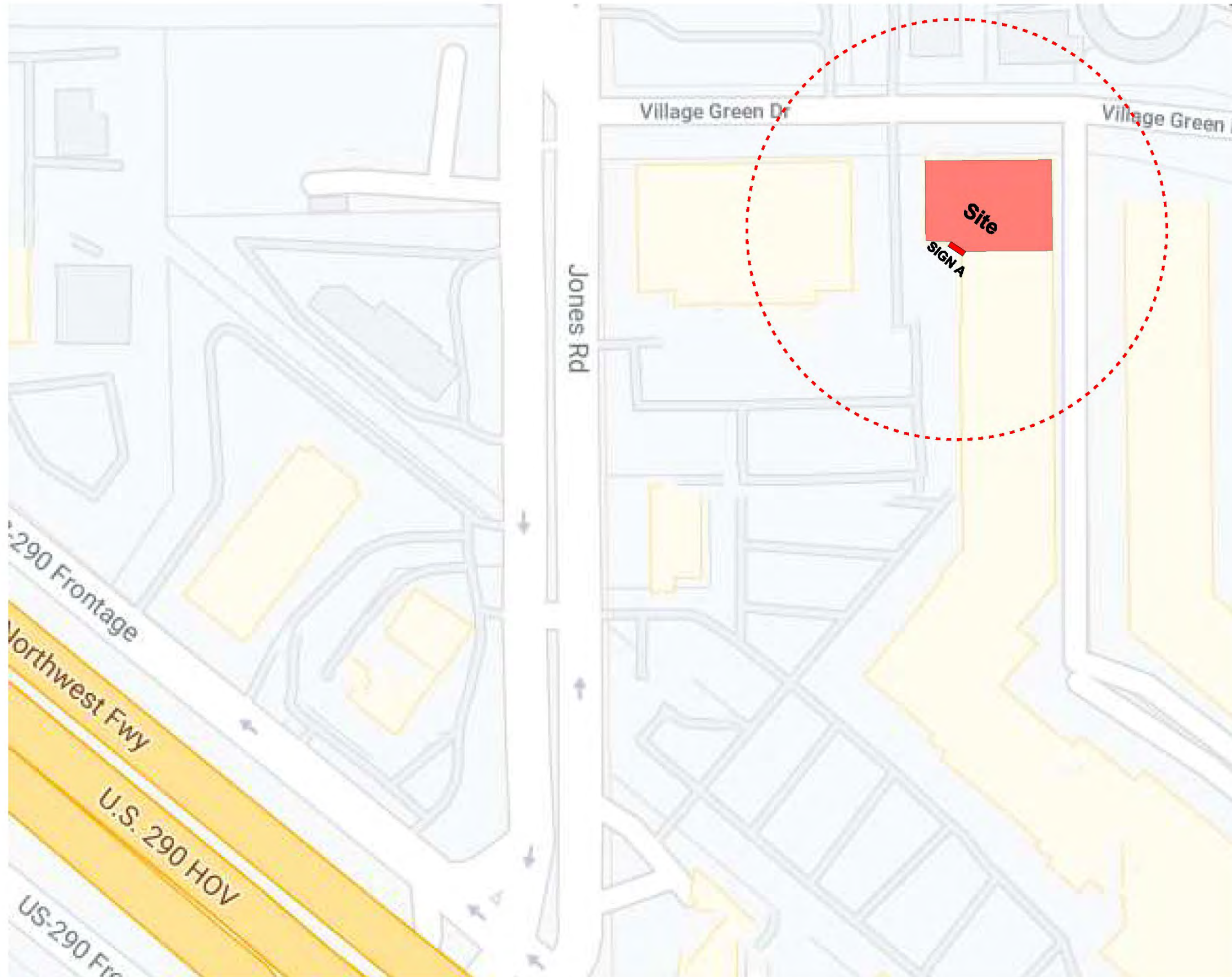


REVISIONS

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NEC AND/OR OTHER APPLICABLE LOCAL CODE. THIS INCLUDES PROPER GROUNDING AND BONDING OF SIGN.

ELECTRICAL REQUIREMENTS

AMPS: VOLTS: CIRCUITS:

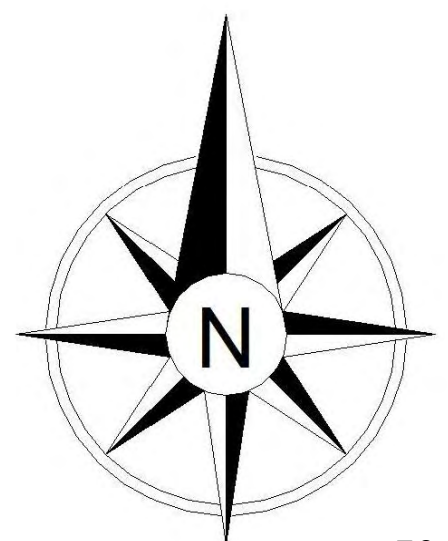


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+Architectural Products

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713-259-3737
SALES@ARIASIGNS.COM

14409 REEVESTON RD
HOUSTON, TX. 77039



SALON CITY
HIGHWAY 290 & JONES ROAD JERSEY CITY, TX 77065

PROJECT:

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_____ SIGNATURE	_____ DATE
_____ PRINTED NAME	_____ TITLE



PROPOSED SIGNAGE
 SCALE: PROPORTIONALLY



WWW.ARIASIGNS.COM
SALES@ARIASIGNS.COM • 713-259-3737
14409 REEVESTON RD • HOUSTON, TX. 77039

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THE CUSTOMER SHALL PROVIDE ACCESSIBILITY TO BUILDING IF IT WAS NEEDED FOR INSTALLATION OR FOR INSPECTION OR SERVICE.

SIGNATURE	DATE
PRINTED NAME	TITLE



PROPOSED SIGNAGE
SCALE PROPORTIONALLY

ITEM A (NIGHT)

QUANTITY : 1

SCOPE OF WORK :

FABRICATE AND INSTALL OF A NEW LED ILLUMINATED 20' TOWER WITH TENANT SIGN

PAINT COLORS

- P1 : KEY WEST IVORY - MP07948
- P2 : MP - WHITE
- P3 : DURONODIC BRONZE - MP20147



TENANT CABINET: ALL ALUMINUM CONSTRUCTION PAINTED P1 & P2
FACE : 1/8" ALUMINUM PAINTED P2
ILLUMINATION: INTERNALLY LIT WHITE LED

TENANT SIGN: FRONT-LIT CHANNEL LETTERS SIDEWALLS
PAINTED P3 WITH WHITE ACRYLIC FACE
TO BE DESIGNED BASED ON TENANT'S LOGO
(MINIMUM 12" / MAXIMUM 22")
TWO ADDITIONAL COLORS ALLOWED

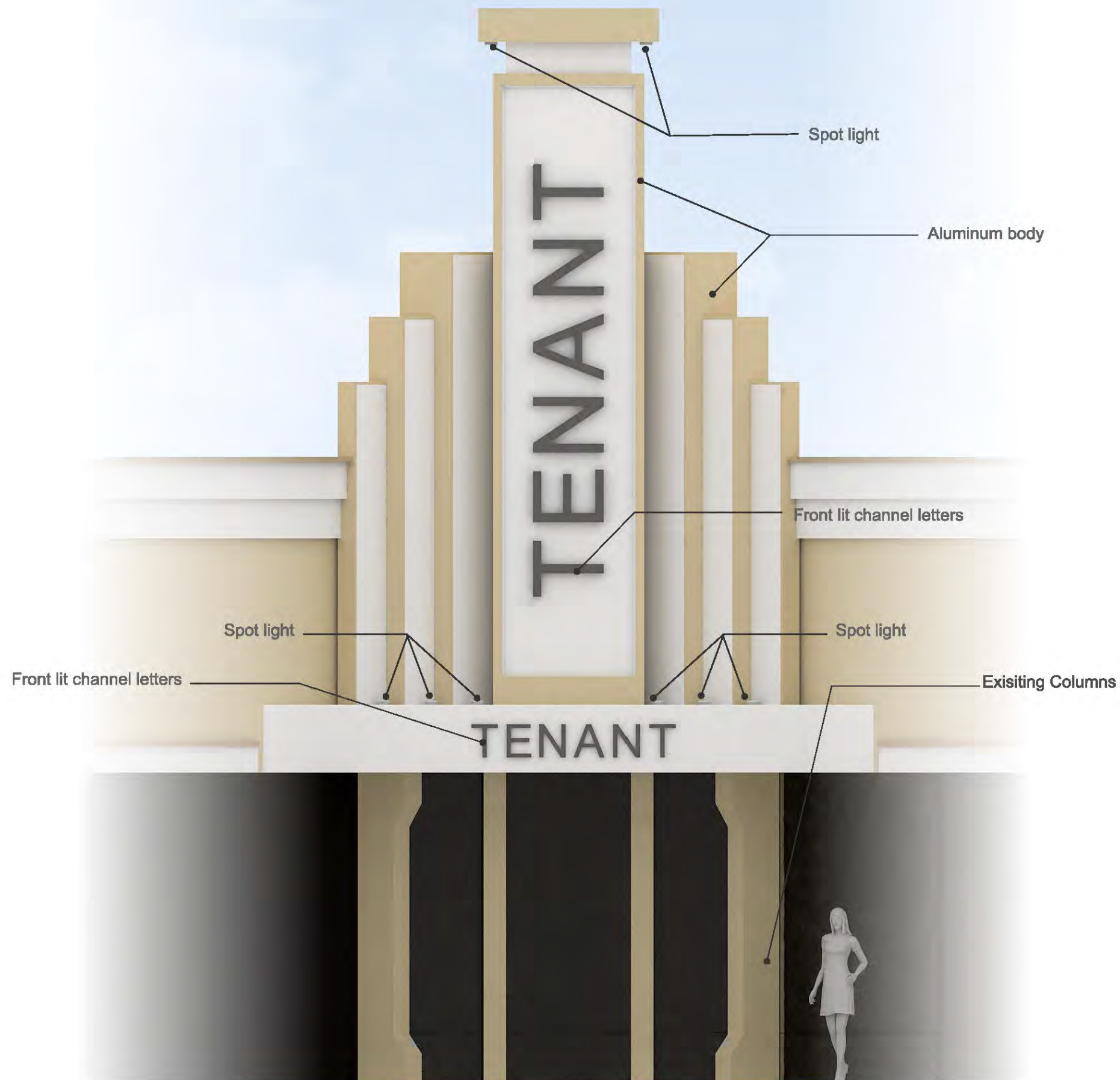
SHOULDERS: ALL ALUMINUM CONSTRUCTION
PAINTED P1 & P2

SPOT LIGHTS: WHITE LED

FRAMING: TBD BY ENGINEER

- TOWER SIGN:**
- 1) PROPOSED SIGNAGE SHALL BE IN CONFORMANCE WITH THE CITY OF JERSEY VILLAGE SIGN ORDINANCES INCLUDING ALL AMENDMENTS, EXCEPT THE FOLLOWING SHALL BE ALLOWED.
 - 2) FURTHER RESTRICTIONS TO ALL SIGNS SHALL FOLLOW THESE GUIDELINES AFTER THE DATE OF APPROVAL OF THIS DOCUMENT SHALL BE:
 - a) ONE SIGN SHALL BE ALLOWED TO EXCEED PAST THE ROOFLINE UNDER THE FOLLOWING STANDARDS:
 - 1) MAXIMUM HEIGHT, DESIGN, AND ELEVATION OF THE PROPOSED SIGN SHALL BE AS OUTLINED IN THIS DOCUMENT.
 - 1) MAXIMUM HEIGHT OF 20'6" ABOVE FINISHED FLOOR
 - 2) SIGN SHALL NOT FLASH, BLINK, OR HAVE TRAVELING LIGHTS
 - 3) ALL OTHER SIGNAGE AS PERMITTED WITHIN CHAPTER 14, ARTICLE X - SIGNS

FRONT ELEVATION
SCALE PROPORTIONALLY



3 of 5



WWW.ARIASIGNS.COM
SALES@ARIASIGNS.COM • 713-259-3737
14409 REEVES RD • HOUSTON, TX. 77039

PROJECT:

PROJECT NAME : SALON CITY
LOCATION: HIGHWAY 290 & JONES ROAD
JERSEY CITY, TX 77065
DESCRIPTION: CORNER UNIT
SALES REPS : SHAYA ATTAEI
DESIGNER : SHAYA ATTAEI
DRAWING # : 22007.00
DATE : 03.17.2022

CLIENT:

NAME : CITY OF JERSEY VILLAGE
TITLE : CITY
PHONE : 713-466-2110
EMAIL : anlopez@jerseyvillagetx.com
ADDRESS : Jersey Village, TX

REVISIONS:

DATE:	BY:

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ITEM A (NIGHT)

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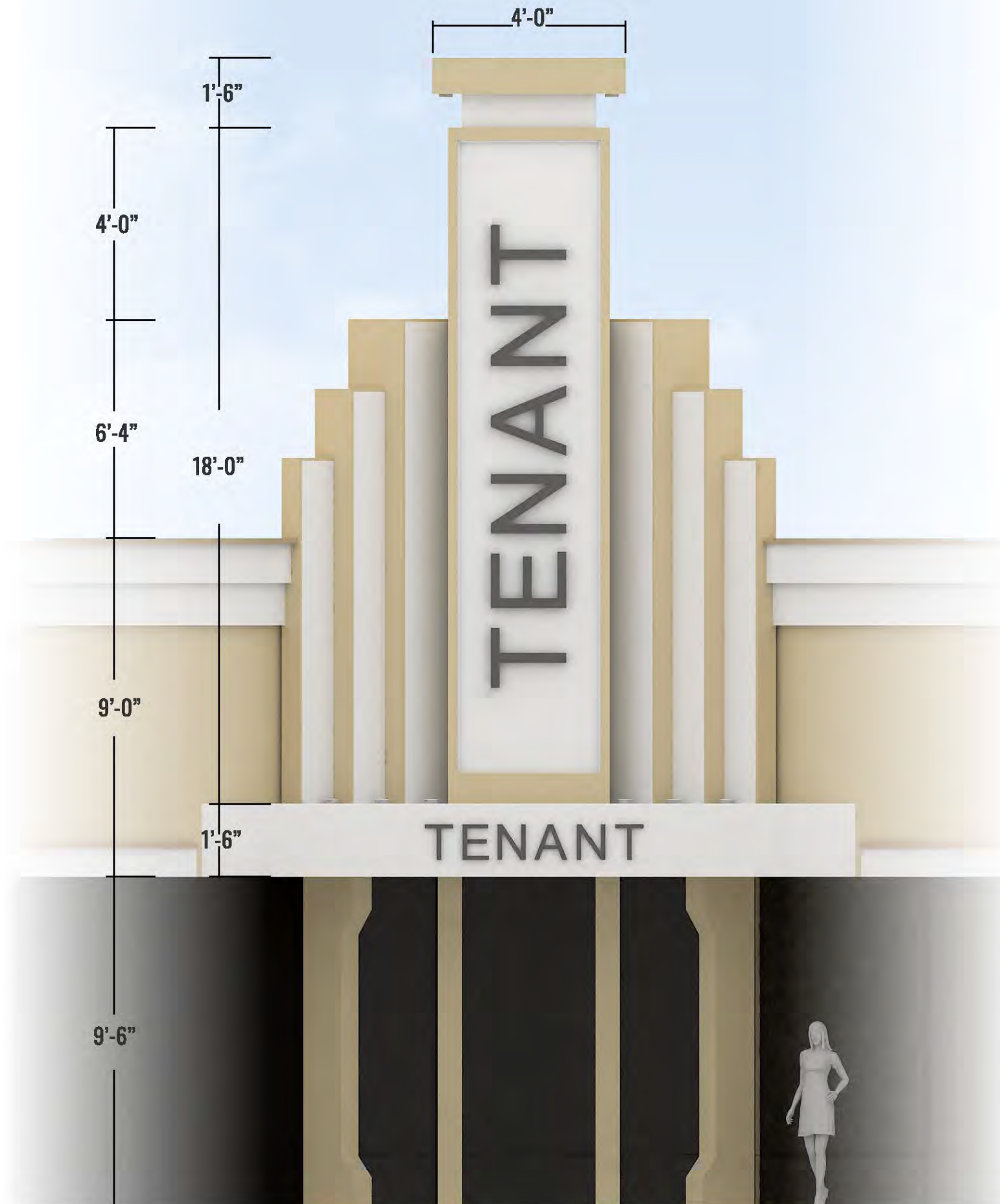
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FRONT ELEVATION
SCALE PROPORTIONALLY



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PRECEDENTS

QUANTITY : 1

SCOPE OF WORK :

FABRICATE AND INSTALL OF A NEW ILLUMINATED TOWER SIGN



PROJECT:

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_____ SIGNATURE	_____ DATE
_____ PRINTED NAME	_____ TITLE

ARIA SIGNS RENDER
 SCALE PROPORTIONALLY

FINAL INSTALLATION
 SCALE PROPORTIONALLY

Sec. 14-261. - Alternative compliance with comprehensive signage plan.

Notwithstanding the provisions of this chapter, a comprehensive signage plan which is alternative to strict compliance with the various sign requirements of this article may be approved by the planning commission if the commission finds that such plan provides a harmonious benefit to the development of the city.

(Ord. No. 00-16, § 2, 5-15-00)

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

AGENDA DATE: June 15, 2022

AGENDA ITEM: F

AGENDA SUBJECT: Discuss and take appropriate action concerning amendments to the Jersey Village Code of Ordinances by amending Chapter 14 “Building And Development”, Article I “General”, Section 14-5 “Definitions” by adding definitions for certain uses; by amending Chapter 14, Article IV, Section 14-109.1(a) to include additional uses in Zone J-1; providing a severability clause; providing for repeal; providing a penalty as provided by Section 1-8 of the Code; and providing an effective date.

Dept./Prepared By: Austin Bless, City Manager **Date Submitted:** May 25, 2022

EXHIBITS: Planning and Zoning Commission Preliminary [Proposed Report EXA](#) – Proposed Ordinance – Use Regulations in Zone J1 [Section 14-109.1](#) of the Code of Ordinances

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 codes in our ordinance. While a full look at the ordinance is necessary, staff feels there are some intermediary amendments the Commission should review.

We have recently seen a number of CBD stores looking to locate in Jersey Village. As such we wanted to bring a change to the Commission to see if the Commission would want to limit where these type businesses might locate within the City.

By state law we cannot require a specific use permit, but we can regulate them to certain locations. This ordinance would require them to be in District J-1, which is along the US HWY 290 frontage and is in the same zone as pawn shops.

RECOMMENDED ACTION:

MOTION: Discuss and take appropriate action concerning amendments to the Jersey Village Code of Ordinances by amending Chapter 14 “Building And Development”, Article I “General”, Section 14-5 “Definitions” by adding definitions for certain uses; by amending Chapter 14, Article IV, Section 14-109.1(a) to include additional uses in Zone J-1; providing a severability clause; providing for repeal; providing a penalty as provided by Section 1-8 of the Code; and providing an effective date.



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION
PRELIMINARY REPORT
USE REGULATIONS FOR DISTRICT J-1**

The Planning and Zoning Commission has met on June 15, 2022, in order to review the Jersey Village Code of Ordinances as they relate to amendments to Chapter 14, Article IV, Sections 14-5 definitions and 14-109.1(a) concerning the Use Regulations in zoning District J-1 and, if appropriate, prepare for presentation to Council on June 20, 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 amendments to Chapter 14, Article IV, Sections 14-5 definitions and 14-109.1(a) concerning the Use Regulations in zoning District J-1.

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 15th day of June 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; BY AMENDING CHAPTER 14, ARTICLE IV, DIVISION 2, SECTION 14-109.1(a) TO INCLUDE ADDITIONAL USES IN ZONE J-1; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL; PROVIDING A PENALTY AS PROVIDED BY SECTION 1-8 OF THE CODE; AND, PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Planning & Zoning Commission has issued its report and has recommended amendments to Chapter 14, Article I, Section 14-5 Definitions and Chapter 14, Article IV, Section 14-109.1(a) concerning Use Regulations in Zone J-1; and

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

WHEREAS, the City Council of the City of Jersey Village now deems that such requested amendments to the zoning ordinance are in accordance with the comprehensive plan and are appropriate to grant; **NOW THEREFORE**,

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

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

Section 2. Chapter 14, Article I, Section 14-5 “Definitions” 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):

“Cannabidiol Shop (CBD Shop). A business establishment for which more than fifteen percent (15%) of sales are derived from the retail sale of products related to or derived from CBD oil (cannabidiol) or hemp. This includes, but is not limited to, oils, vitamins, supplements, food, personal care, and garments.”

Section 3. Chapter 14, “Building and Development,” Article IV. *Zoning Districts*, Division 2, Section 14-109.1(a) of the Code of Ordinances of the City of Jersey Village, Texas, is hereby amended by adding the language underlined and deleting the language struck through to read and provide as follows:

“Chapter 14 – BUILDING AND DEVELOPMENT

....

Sec. 14-109.1(a). Regulations for district J-1 (fourth business district).

....

“(a) Use regulations. No building or land shall be used and no building shall be erected, moved, or altered in district J-1 except for one or more of the following uses:

(1) All uses permitted in district J; **and**

(2) Pawnshops; **and**

(3) CBD Shop”

Section 4. Any person who shall willfully, intentionally, or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction shall be fined in accordance with Section 1-8 of the City Code. Each day of violation shall constitute a separate offense.

Section 5. In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

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

ATTEST:

Bobby Warren, Mayor

Lorri Coody, City Secretary

Sec. 14-109.1. - Regulations for district J-1 (fourth business district).

(a)

Use regulations. No building or land shall be used and no building shall be erected, moved, or altered in district J-1 except for one or more of the following uses:

(1)

All uses permitted in district J; and

(2)

Pawnshops.

(b)

Specific use. The following uses are permitted in district J-1 with a specific use permit: Retail establishment selling or offering for sale any alcoholic beverage.

(Ord. No. 2010-55, § 3, 12-13-10; Ord. No. 2019-31, § 6, 7-15-19)