

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

June 15, 2022 – 6:00 p.m.

THE PLANNING AND ZONING COMMISSION MET ON JUNE 15, 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 6:05 p.m. and the roll of appointed officers was taken. Commissioners present were:

Rick Faircloth, Chairman	Charles A. Butler, III, Commissioner
Eric Henao, Commissioner	Ty Camp, Commissioner
Courtney Standlee, Commissioner	Ashley Brown, Commissioner

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

Staff in attendance: Austin Bleess, City Manager; Lorri Coody, City Secretary, Evan Duvall, Building Official Representative; and Robert Basford, Assistant City Manager.

Commissioner Debra Mergel was not present at this meeting. City Attorney, Justin Pruitt, was not present at this meeting.

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

Chairman Faircloth presented the item. Background information is as follows:

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.

Chairman Faircloth called for nominations to fill the position of Vice-Chairperson. Commissioner Henao nominated Commissioner Eric Henao. Commissioner Camp seconded the nomination. The vote follows:

Ayes: Committee Members Camp, Henao, Standlee, Butler and Brown
Chairman Faircloth.

Nays: None

The nomination carried.

D. Consider approval of the minutes for the meeting held on April 18, 2022.

Commissioner Henao moved to approve the minutes for the meeting held on April 18, 2022. Commissioner Butler seconded the motion. The vote follows:

Ayes: Committee Members Camp, Henao, Standlee, Butler and Brown
Chairman Faircloth.

Nays: None

The motion carried.

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.

Building Representative Evan Duvall introduced the item. Background information is as follows:

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 marquee sign at this shopping center.

Mr. Duvall gave a summary of the information for this request. He told the Commission that the request is to amend the existing plan to add a tower sign. He explained the location of the sign. He stated that, based upon the Ordinance, the Commission can approve this plan as long as it is a harmonious addition to the City.

The Commission engaged in discussion. There were questions about the sign to make sure it was not flashing or rolling. Mr. Duval explained that the sign will be static and not violate any of the signage

rules. Mr. Duval has been working with the applicant for quite some time. There were questions by the Commission about the proposed sign. Mr. Duval stated that the sign will be like an old movie type sign.

The applicant's agent, Will Bowerman, presented photos of what the proposed sign will look like.

The Commission discussed sign lumens and the height of the sign. It was noted that it is 12 feet above the existing structure. The location was discussed again and the need to have this sign to draw customers into this area of the shopping center.

The proposed tenant was discussed. Mr. Bowman stated that they are trying to get a large furniture store into the center. The location is where the old Minuteman store used to be. The store frontage in this area of the shopping center is limited.

Other signs on the property were discussed. The lights on the top of the proposed sign were discussed. There was concern about blinding lights on the townhomes located nearby. Mr. Bowerman explained that the lights are focused down and not out and they are on a timer that will turn them on at dark. Mr. Duvall stated that the lighting will be on the front of the sign shining on the shopping center and not shining from the back. Mr. Bowerman showed a picture of how the lights will look at night.

Some members wondered if the new tenant would want to change this proposal. Mr. Bowerman stated that the lease will be conditioned upon what is presented this evening.

The foot lumens were discussed and if there will be other tenants that need to be considered. Mr. Bowerman stated that this is the only tenant to have this type of tower sign.

The uniformity with the existing signage at the center was discussed. The site layout, Exhibit B, was reviewed, noting the different levels of signage.

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

Ayes: Committee Members Camp, Henao, Standlee, Butler and Brown
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 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 Manager, Austin Bless, introduced the item. Background information is as follows:

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.

The Commission engaged in discussion. The location of District J-1 was discussed, and the existing businesses currently located in this District.

The existing CBD shops were discussed. There are currently three (3) in the City limits and they would be grandfathered until they change their use.

Mr. Duvall stated that this is a needed amendment so that when businesses of this type come into the City it is clear where they are to be located.

With no further discussion on the matter, Commissioner Camp moved to preliminary recommend that City Council make amendments to the Jersey Village Code of Ordinances at Chapter 14 “Building And Development”, Article I “General”, Section 14-5 “Definitions” by adding definitions for certain uses and amendments to Chapter 14, Article IV, Section 14-109.1(a) to include additional uses in Zone J-1. Commissioner Butler seconded the motion. The vote follows:

Ayes: Committee Members Camp, Henao, Standlee, Butler and Brown
Chairman Faircloth.

Nays: None

The motion carried.

A copy of the Commission’s Preliminary 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 6:37 p.m.



Lorri Coody, City Secretary

EXHIBIT A

Planning and Zoning Commission Minutes

June 15, 2022

NW Village Shopping Center

Alternative Comprehensive Signage Plan



**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.

s/Rick Faircloth, Chairman

ATTEST:

s/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

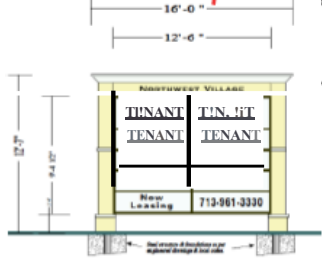
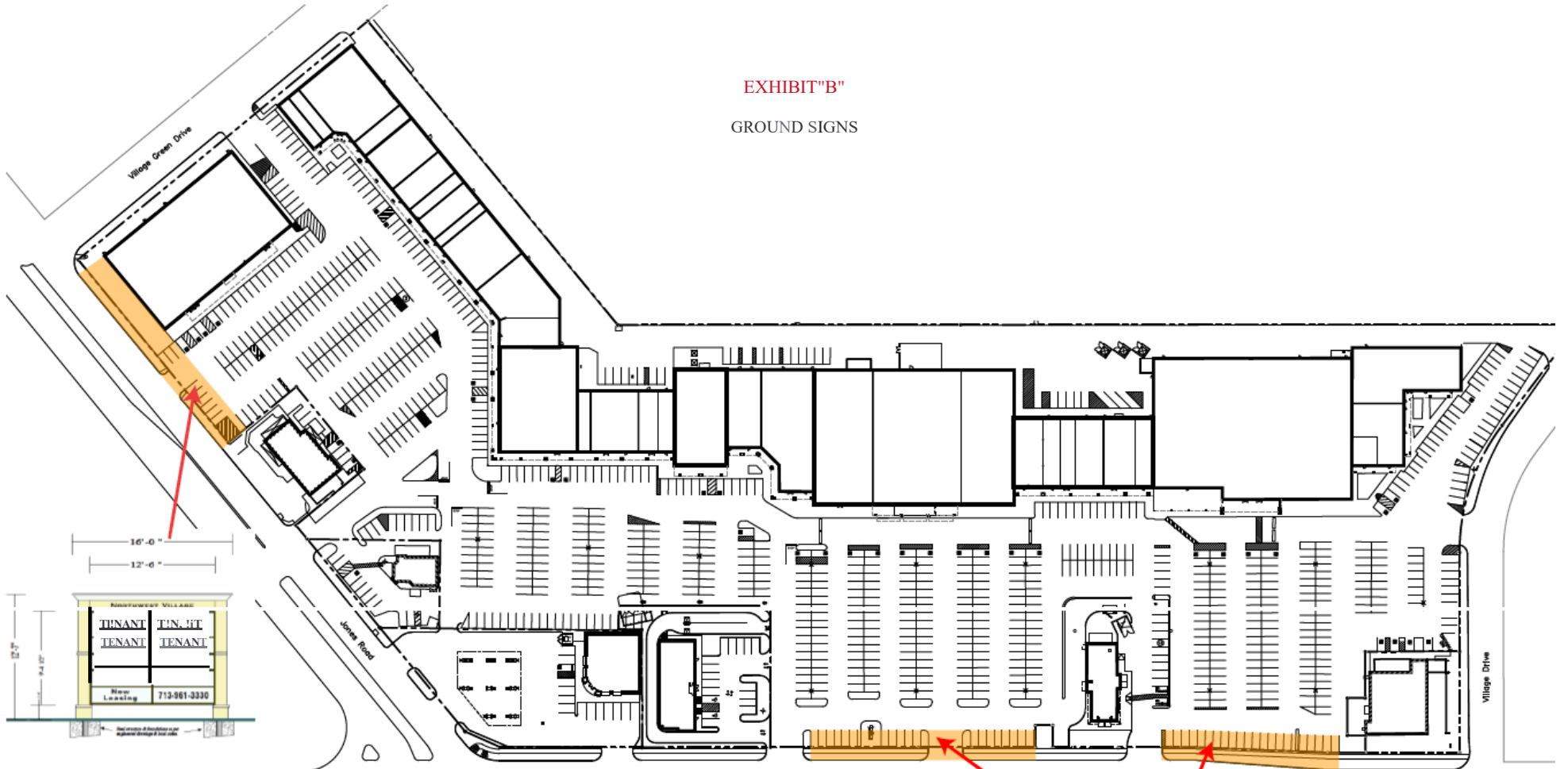
1. Further restrictions to all signs shall follow these guidelines after the date of approval of this document shall be:
 - a) One sign shall be allowed to exceed past the roofline under the following standards:
 - I. Maximum Height, Design, and Elevation of the proposed sign shall be as outlined in 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



Northwest Freeway (Hwy 290)

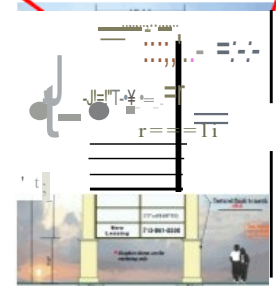
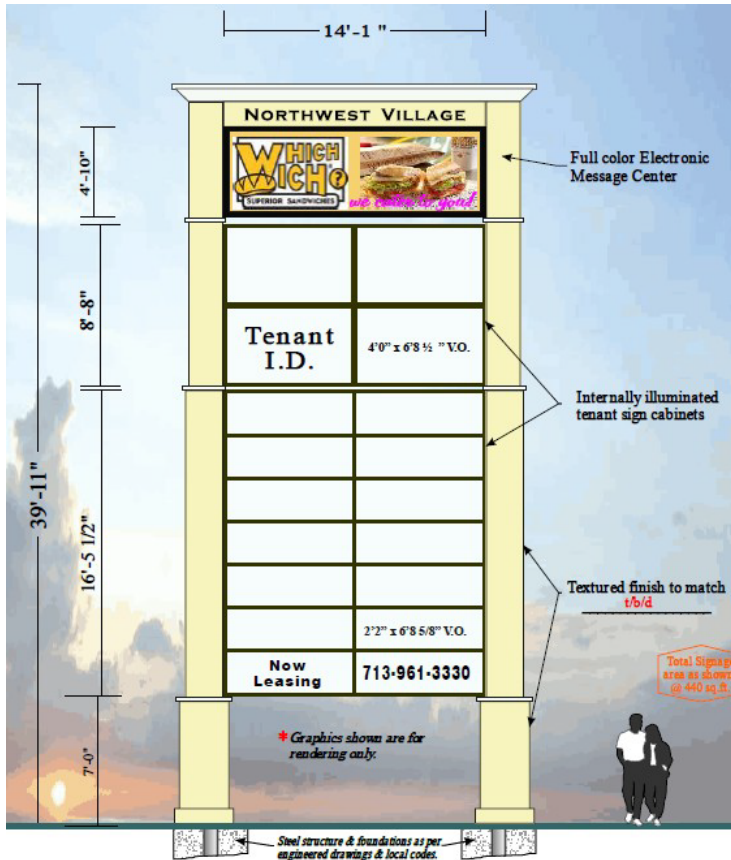
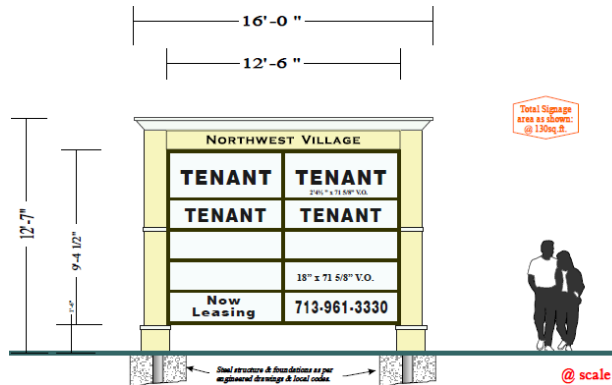


EXHIBIT "B"

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.

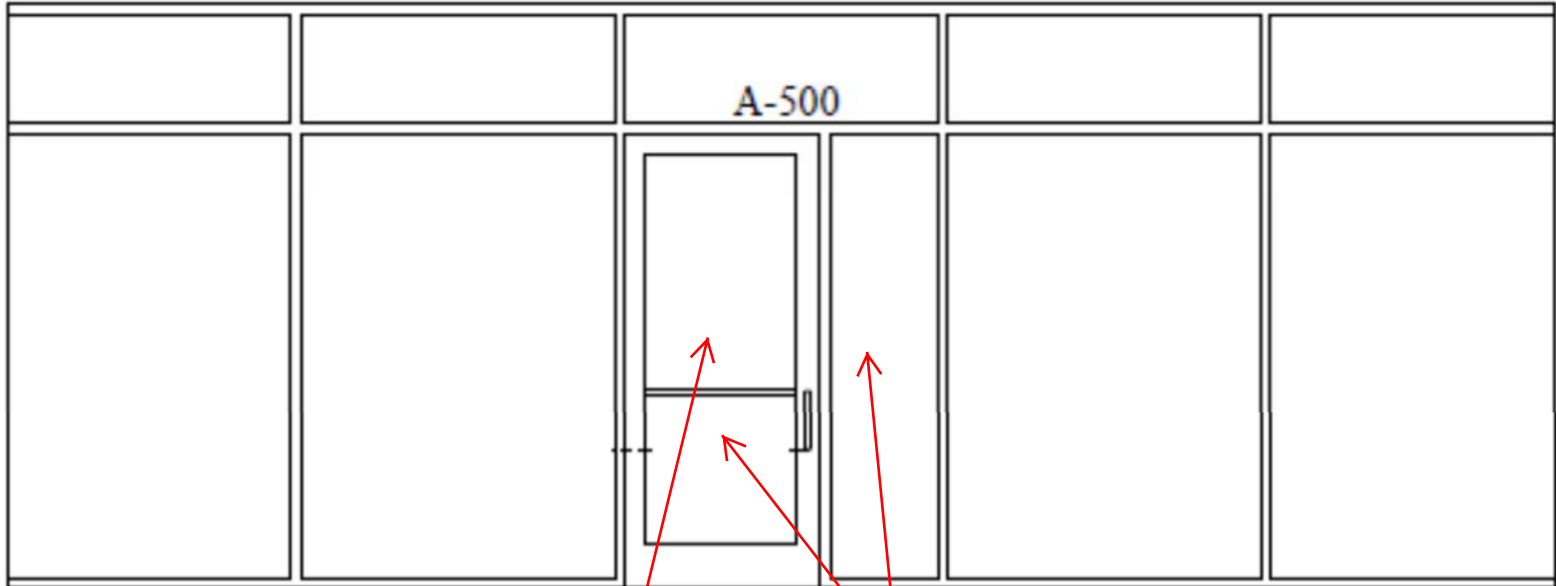
STRUCTURE & FOUNDATION:
Per engineered drawings & local codes.

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"

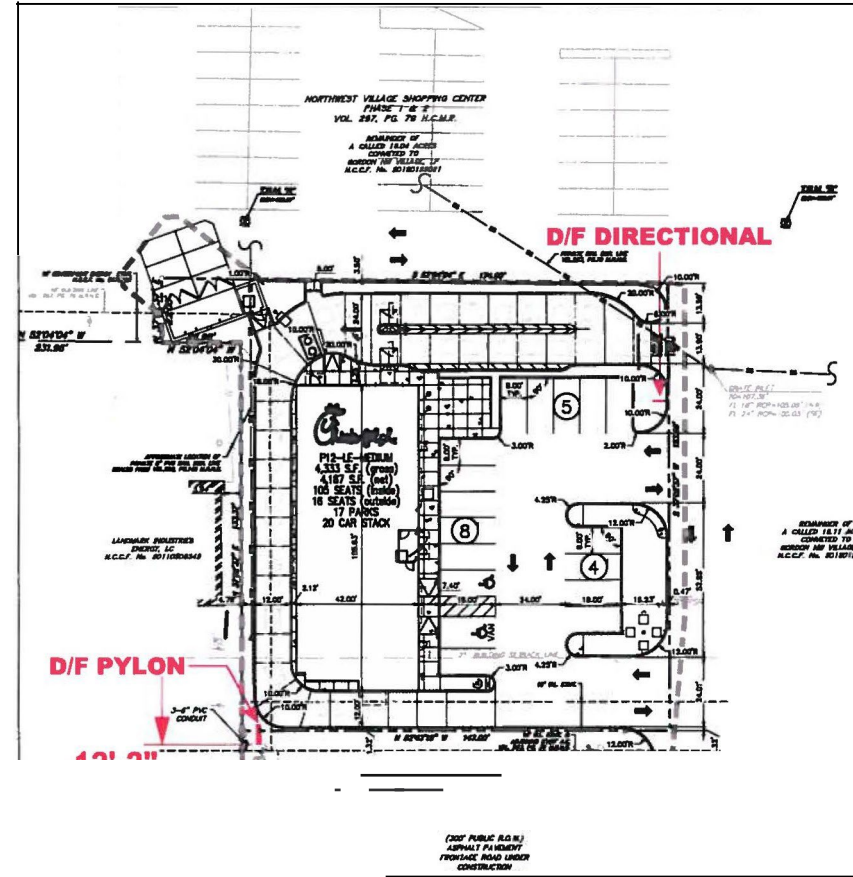
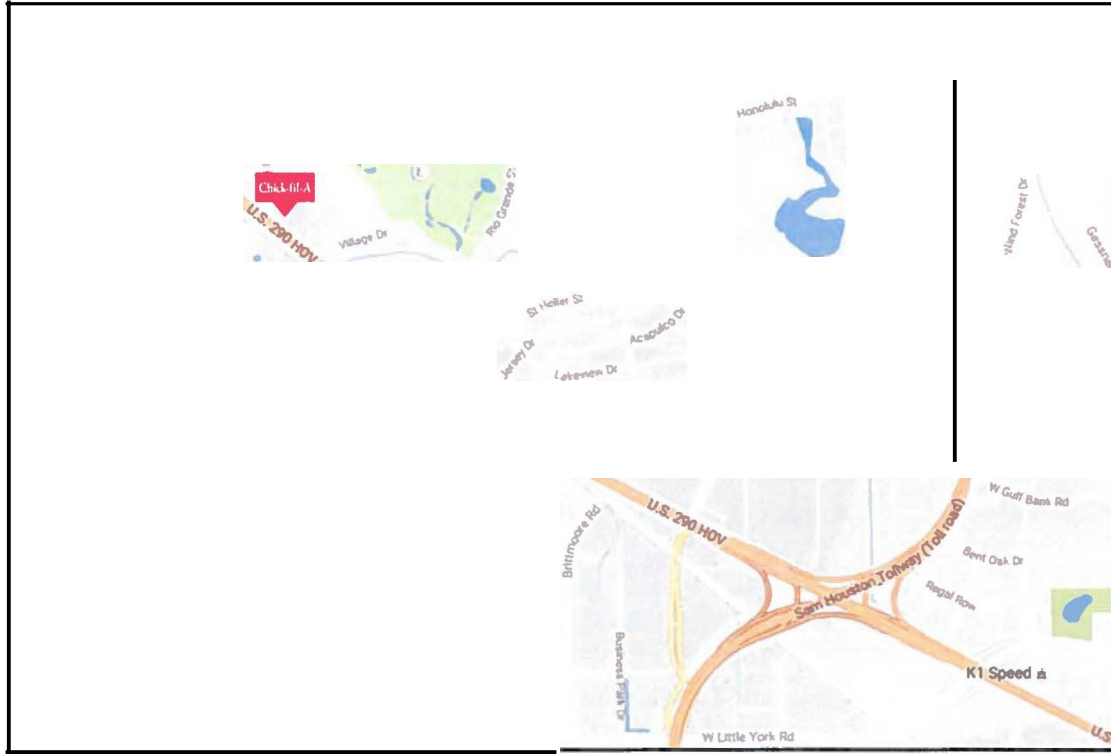
EXTERIOR WINDOW GRAPHICS

Suite #



Tenant Name/Logo

Hours of operation

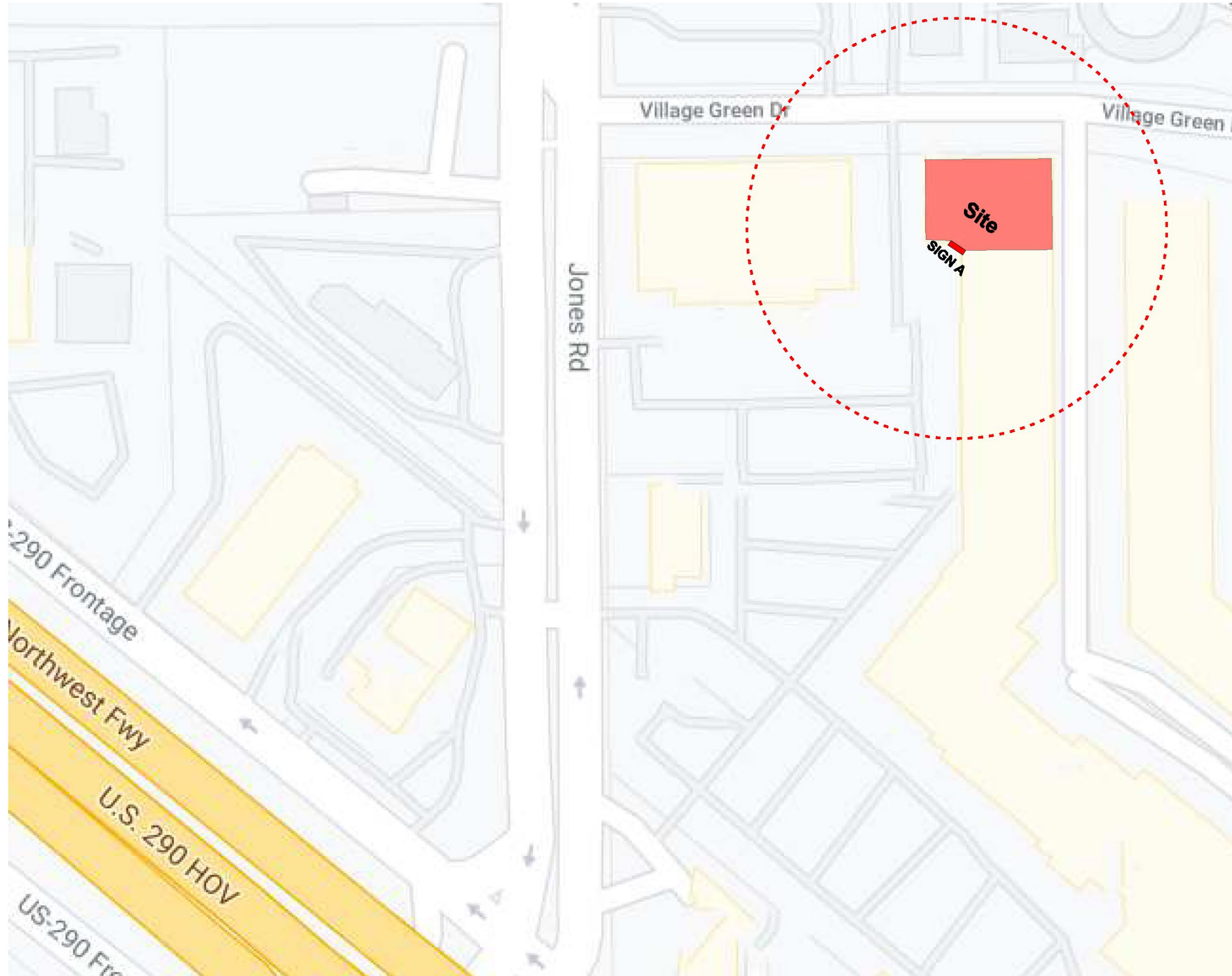


REVISIONS



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:

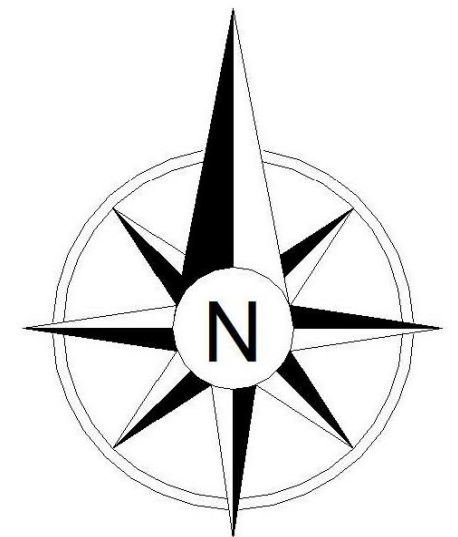


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14409 REEVES RD
HOUSTON, TX. 77039



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@jerseyvillage.tx.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 OR SERVICE.

_____ SIGNATURE	_____ DATE
_____ PRINTED NAME	_____ TITLE



PROPOSED SIGNAGE
 SCALE: PROPORTIONALLY

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 SALES@ARIASIGNS.COM • 713-259-3737
 14409 REEVESTON 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:
DATE:	BY:
DATE:	BY:

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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
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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



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 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:

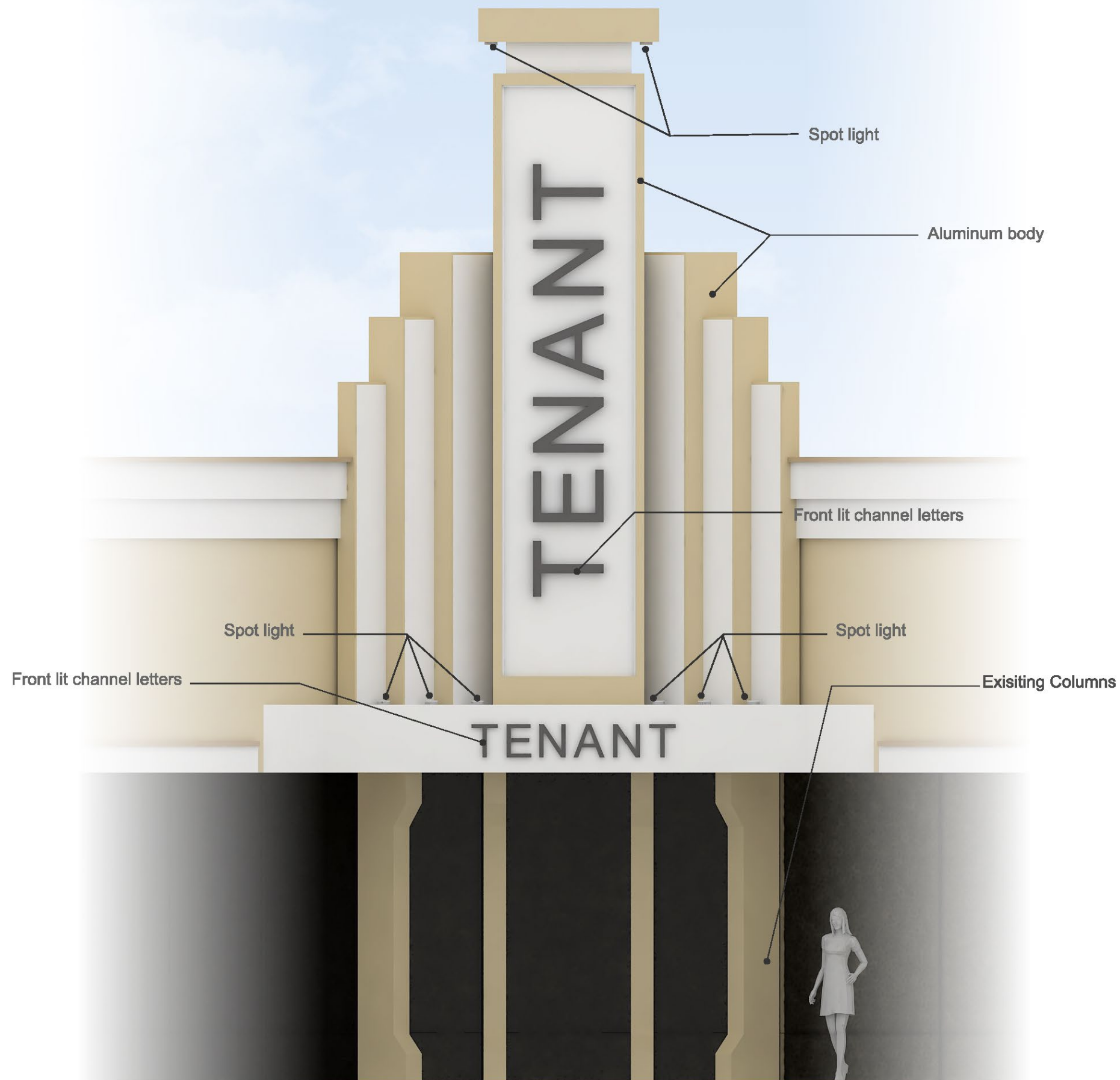
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 SKETCH MAY VARY FROM SPECIFIED COLORS. PHOTOS AND RENDERINGS ARE FOR VISUAL REFERENCE ONLY.
 CUSTOMER PROVIDES DEDICATED 120 VOLT SIGN CIRCUITS WITH A GROUND WIRE TO BE PROVIDED WITHIN 4' OF THE SIGN(S) BEFORE THE INSTALLATION DATE.
 THE CUSTOMER SHALL PROVIDE ACCESSIBILITY TO BUILDING IF IT WAS NEEDED FOR INSTALLATION OR FOR INSPECTION OR SERVICE.

SIGNATURE	DATE
PRINTED NAME	TITLE



PROJECT:

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SIGNATURE	DATE
PRINTED NAME	TITLE

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

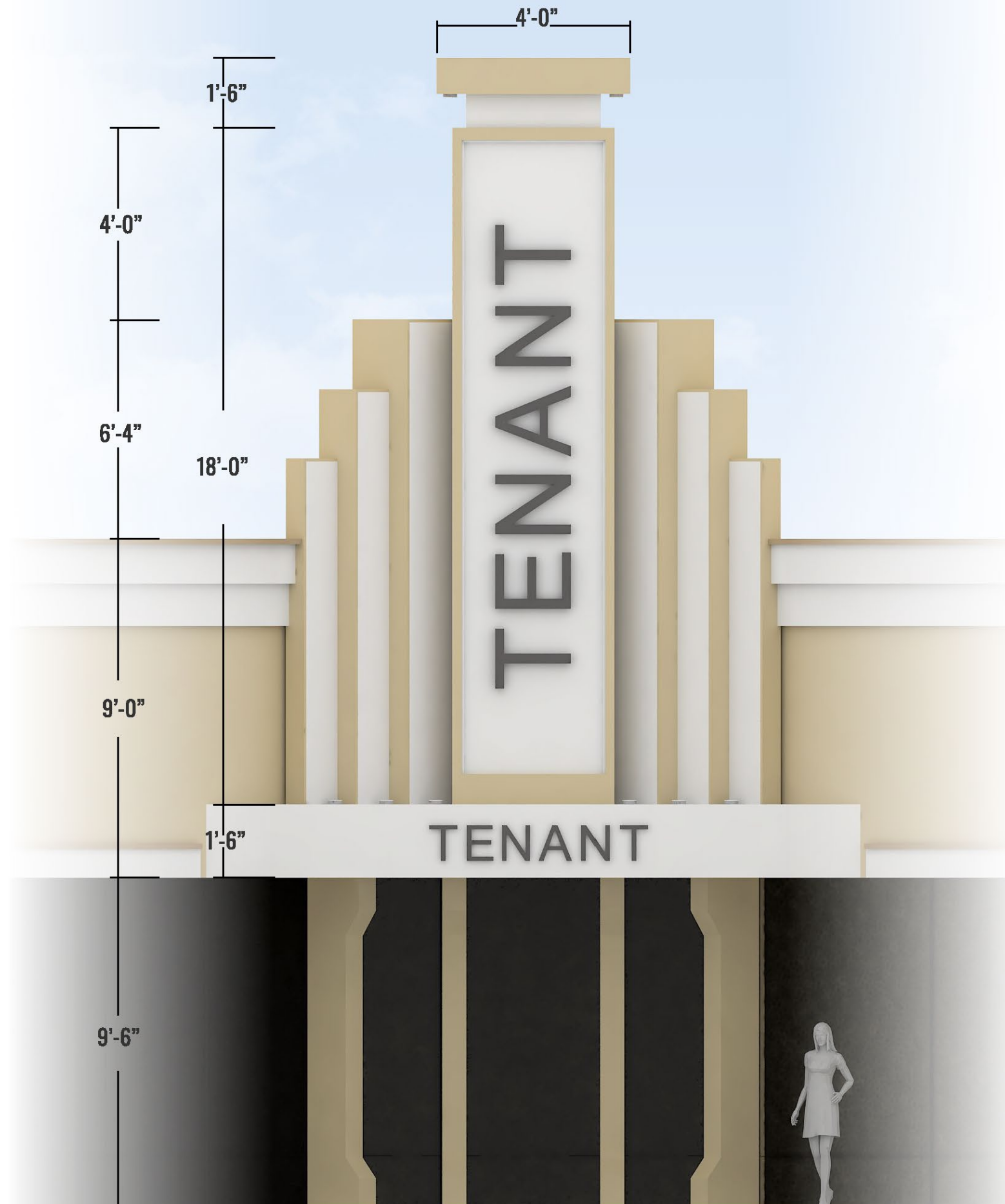
TENANT SIGN: FRONT-LIT CHANNEL LETTERS SIDEWALLS
 PAINTED P3 WITH WHITE ACRYLIC FACE
 TO BE DESIGNED BASED ON TENANT'S LOGO
 (MINIMUM 12" / MAXIMUM 22")
 TWO ADDITIONAL COLORS ALLOWED

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.
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FRONT ELEVATION
 SCALE PROPORTIONALLY

PRECEDENTS

QUANTITY : 1

SCOPE OF WORK :

FABRICATE AND INSTALL OF A NEW ILLUMINATED TOWER SIGN



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14409 REEVESTON RD • HOUSTON, TX. 77039

PROJECT:

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ARIA SIGNS RENDER
SCALE PROPORTIONALLY

FINAL INSTALLATION
SCALE PROPORTIONALLY

SIGNATURE	DATE
PRINTED NAME	TITLE

EXHIBIT B

Planning and Zoning Commission Minutes

June 15, 2022

Final Report

DISTRICT J1 - DEFINITIONS & USES



**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.

s/Rick Faircloth, Chairman



ATTEST:

s/Lorri Coody, City Secretary

Exhibit A

Proposed Ordinance

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