



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 Board of Adjustment will hold a meeting on August 15, 2018 at 12:00 p.m in the City of Jersey Village, Fire Department Training Room, 16501 Jersey Drive, Jersey Village, Texas. The City of Jersey Village Board of Adjustment 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.

ITEM(S) to be discussed/acted upon by the Board is/are listed on the attached agenda.

AGENDA

- A. Open Meeting. Call the meeting to order and the roll of appointed officers will be taken. *Board Chairman*
- B. Designate alternate members to serve in place of any absent Board Members. *Board Chairman*
- C. Consider approval of the minutes for the meeting held on April 18, 2018. *Lorri Coody, City Secretary*
- D. Conduct a public hearing on Maria Monreal’s request for a variance to the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-88(a)(26) to allow the applicant to erect a nonresidential, one-story building on a lot abutting a subdivision containing residential structures by encroaching the 50 foot setback requirement for the property located at 17300 Jersey Meadow Drive, Jersey Village, Texas. *Board Chairman*
 - (1) Discuss and take appropriate action on Maria Monreal’s request for a variance to the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-88(a)(26) to allow the applicant to erect a nonresidential, one-story building on a lot abutting a subdivision containing residential structures by encroaching the 50 foot setback requirement for the property located at 17300 Jersey Meadow Drive, Jersey Village, Texas. *Christian Somers, Building Official*
- E. 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: August 6, 2018 at 2:30 p.m. and remained so posted until said meeting was convened.

Lorri Coody, TRMC, 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.jerseyvillage.info

**MINUTES OF THE MEETING OF THE JERSEY VILLAGE
BOARD OF ADJUSTMENT**

April 18, 2018 – 12:00 p.m.

The Board of Adjustment of the City of Jersey Village, Texas, convened on April 18, 2018, at 12:00 p.m. in the Civic Center Meeting Room, 16327 Lakeview Drive, Jersey Village, Texas.

A. The meeting was called to order by Chairman Tom G. Simchak at 12:00 p.m. and the roll of appointed officers was taken. Board Members present were:

Thomas G. Simchak, Chairman	Debra Sappington, Board Member
Henry Hermis, Vice Chairman	Ken Nguyen, Board Member
Joe Pennington, Board Member	M. Reza Khalili, Board Member

Board Member Doyle Stuckey was not present at this meeting.

Council Liaison, Gary Wubbenhorst was present.

City Staff in attendance: Leah Hayes, City Attorney; Lorri Coody, Board Secretary; Kevin T. Hagerich, Public Works Director; Christian Somers, Building Official; and Jim Bridges, Engineering Technician.

B. Designate alternate members to serve in place of any absent Board Members.

This item was not called since the appointment of alternates was not necessary.

C. Consider approval of the minutes for the meeting held on December 5, 2017.

Board Member Hermis moved to approve the minutes for the meeting held on December 5, 2017. Board Member Sappington seconded the motion. The vote follows:

Ayes: Board Members Hermis, Sappington, Nguyen, and Pennington
Chairman Simchak

Nays: None

The motion carried.

D. Conduct a public hearing on Texas Republic Signs, LLC's request, filed on behalf of Landmark Industries, owner, for a variance to the Jersey Village Code of Ordinances at Chapter 14, Article X, Section 14-252(2)(b)(2) to allow the applicant: (1) to exceed the one ground sign requirement by one sign; (2) to exceed the 50 square feet in sign area by 15 square feet; (3) to exceed the 8' height requirement for ground signs by 4'; (4) to encroach the 10' street right-of-way setback by 1'; and (5) to encroach the 25' rear property line set back by 23+- feet for the property located at 17438 Northwest Freeway, Jersey Village, Texas.

Chairman Simchak opened the public hearing at 12:05 p.m. in order to receive written and oral comments from any interested person(s) concerning Texas Republic Signs, LLC's request, filed on behalf of Landmark Industries, owner, for a variance to the Jersey Village Code of Ordinances at Chapter 14, Article X, Section 14-252(2)(b)(2) to allow the applicant:

(1) to exceed the one ground sign requirement by one sign; (2) to exceed the 50 square feet in sign area by 15 square feet; (3) to exceed the 8' height requirement for ground signs by 4'; (4) to encroach the 10' street right-of-way setback by 1'; and (5) to encroach the 25' rear property line set back by 23+- feet for the property located at 17438 Northwest Freeway, Jersey Village, Texas.

The Board found that all notification requirements for both the City and the applicant have been met for this public hearing.

Christian Somers, Building Official, provided background information on the request as follows: Texas Republic Signs, LLC filed on behalf of Landmark Industries five (5) requests for variance in connection with the business located at 17438 Northwest Freeway, Jersey Village, Texas. The five (5) requests pertain to signage at this location and are as follows: (1) to exceed the one ground sign requirement by one sign; (2) to exceed the 50 square feet in sign area by 15 square feet; (3) to exceed the 8' height requirement for ground signs by 4'; (4) to encroach the 10' street right-of-way setback by 1'; and (5) to encroach the 25' rear property line set back by 23+- feet.

Mr. Somers explained that requests 2 through 5 are dependent upon the request to exceed the one ground sign requirement by one sign. He stated that the requested ground sign will replace the existing sign identified by the letter "A" on the site map included in the meeting packet. Brad Everett, the representative from Texas Republic Signs, LLC told the Board that Landmark Industries is updating the property due to the US HWY 290 construction, which has caused constraints on land usage. Landmark wants to update the look of the ground sign, which will be LED in nature. The sign being replaced is 25' high. The replacement sign is 12', but the maximum allowed by the City's Code of Ordinances is only 8'. The location for this replacement sign is on the NW corner of Jones Road.

There is a monument pole sign located along the NW Freeway. While this sign is governed by the US HWY 290 Corridor regulations, it does affect the number of ground signs allowed upon the property located at this address. Thus, the request to allow the applicant to exceed the one ground sign requirement.

The Board discussed the monument pole sign located along US HWY 290. The Building Official explained that the owner of the property would be permitted to replace this sign as well as long as no structural changes to the sign are made.

The Board discussed in depth the request to exceed the one ground sign requirement trying to understand the regulations for US HWY 290 Corridor and those that govern the signs posted along Jones Road.

The height and width of the sign was discussed as well as the type of information to be included on the sign such as convenience information versus fuel information. The economics of the business in connection with the sign was discussed. Additionally, the City Attorney pointed out that from a franchise owner perspective, signage must be approved by the corporate headquarters.

The rear set back of 25' was discussed. The Building Official pointed out that the rear of the property is by Pizza Hut.

With no one else seeking to speak at this public hearing, Chairman Simchak closed the public hearing concerning Texas Republic Signs, LLC's request, filed on behalf of Landmark Industries, owner, for a variance to the Jersey Village Code of Ordinances at Chapter 14, Article X, Section 14-252(2)(b)(2) to allow the applicant: (1) to exceed the one ground sign requirement by one sign; (2) to exceed the 50 square feet in sign area by 15 square feet; (3) to exceed the 8' height requirement for ground signs by 4'; (4) to encroach the 10' street right-of-way setback by 1'; and (5) to encroach the 25' rear property line set back by 23+- feet for the property located at 17438 Northwest Freeway, Jersey Village, Texas at 12:22 p.m.

After closing the public hearing, City Attorney Hayes clarified that the US HWY 290 Corridor Standards do not apply to the sign for which the variance is being requested. Therefore, the variance to permit more than one ground sign needs to be considered by the Board. The Board in making its decision on the requested variances must consider:

- if the request for variance is contrary to the public's interest;
- if, due to special conditions, enforcement of Chapter 14, Article IV, Section 14-252(2)(b)(2) would result in an unnecessary hardship; and
- that in granting the variance, the spirit of this chapter would be upheld and observed.

D1 Discuss and take appropriate action on Texas Republic Signs, LLC's request, filed on behalf of Landmark Industries, owner, for a variance to the Jersey Village Code of Ordinances at Chapter 14, Article X, Section 14-252(2)(b)(2)(a) to allow the applicant to exceed the one ground sign requirement by one sign for the property located at 17438 Northwest Freeway, Jersey Village, Texas.

With limited discussion, Board Member Pennington moved to approve the request of Texas Republic Signs, LLC, filed on behalf of Landmark Industries, owner, for a variance to the Jersey Village Code of Ordinances at Chapter 14, Article X, Section 14-252(2)(b)(2)(a) to allow the applicant to exceed the one ground sign requirement by one sign for the property located at 17438 Northwest Freeway, Jersey Village, Texas. Board Member Hermis seconded the motion. The vote follows:

Ayes: Board Members Hermis, Sappington, Nguyen, and Pennington
Chairman Simchak

Nays: None

The motion carried.

D2 Discuss and take appropriate action on Texas Republic Signs, LLC's request, filed on behalf of Landmark Industries, owner, for a variance to the Jersey Village Code of Ordinances at Chapter 14, Article X, Section 14-252(2)(b)(2)(a) to allow the applicant to exceed the 50 square feet in sign area by 15 square feet for the property located at 17438 Northwest Freeway, Jersey Village, Texas.

With no further discussion on the matter, Board Member Pennington moved to approve the request of Texas Republic Signs, LLC, filed on behalf of Landmark Industries, owner, for a variance to the Jersey Village Code of Ordinances at Chapter 14, Article X, Section 14-252(2)(b)(2)(a) to allow the applicant to exceed the 50 square feet in sign area by 15 square

feet for the property located at 17438 Northwest Freeway, Jersey Village, Texas. Board Member Hermis seconded the motion. The vote follows:

Ayes: Board Members Hermis, Sappington, Nguyen, and Pennington
Chairman Simchak

Nays: None

The motion carried.

D3 Discuss and take appropriate action on Texas Republic Signs, LLC’s request, filed on behalf of Landmark Industries, owner, for a variance to the Jersey Village Code of Ordinances at Chapter 14, Article X, Section 14-252(2)(b)(2)(b) to allow the applicant to exceed the 8’ height requirement for ground signs by 4’ for the property located at 17438 Northwest Freeway, Jersey Village, Texas.

With no further discussion on the matter, Board Member Pennington moved to approve the request of Texas Republic Signs, LLC, filed on behalf of Landmark Industries, owner, for a variance to the Jersey Village Code of Ordinances at Chapter 14, Article X, Section 14-252(2)(b)(2)(b) to allow the applicant to exceed the 8’ height requirement for ground signs by 4’ for the property located at 17438 Northwest Freeway, Jersey Village, Texas. Board Member Hermis seconded the motion. The vote follows:

Ayes: Board Members Hermis, Sappington, Nguyen, and Pennington
Chairman Simchak

Nays: None

The motion carried.

D4 Discuss and take appropriate action on Texas Republic Signs, LLC’s request, filed on behalf of Landmark Industries, owner, for a variance to the Jersey Village Code of Ordinances at Chapter 14, Article X, Section 14-252(2)(b)(2)(b) to allow the applicant to encroach the 10’ street right-of-way setback by 1’ for the property located at 17438 Northwest Freeway, Jersey Village, Texas.

With no further discussion on the matter, Board Member Pennington moved to approve the request of Texas Republic Signs, LLC’s request, filed on behalf of Landmark Industries, owner, for a variance to the Jersey Village Code of Ordinances at Chapter 14, Article X, Section 14-252(2)(b)(2)(b) to allow the applicant to encroach the 10’ street right-of-way setback by 1’ for the property located at 17438 Northwest Freeway, Jersey Village, Texas. Board Member Hermis seconded the motion. The vote follows:

Ayes: Board Members Hermis, Sappington, Nguyen, and Pennington
Chairman Simchak

Nays: None

The motion carried.

D5 Discuss and take appropriate action on Texas Republic Signs, LLC’s request, filed on behalf of Landmark Industries, owner, for a variance to the Jersey Village Code of

Ordinances at Chapter 14, Article X, Section 14-252(2)(b)(2)(b) to allow the applicant to encroach the 25’ rear property line set back by 23+- feet for the property located at 17438 Northwest Freeway, Jersey Village, Texas.

With no further discussion on the matter, Board Member Pennington moved to approve the request of Texas Republic Signs, LLC, filed on behalf of Landmark Industries, owner, for a variance to the Jersey Village Code of Ordinances at Chapter 14, Article X, Section 14-252(2)(b)(2)(b) to allow the applicant to encroach the 25’ rear property line set back by 23+- feet for the property located at 17438 Northwest Freeway, Jersey Village, Texas. Board Member Hermis seconded the motion. The vote follows:

Ayes: Board Members Hermis, Sappington, Nguyen, and Pennington
Chairman Simchak

Nays: None

The motion carried.

E. Adjourn

With no other business before the Board, Chairman Simchak adjourned the meeting at 12:32 p.m.

Lorri Coody, Board Secretary



DRAFT

**BOARD OF ADJUSTMENT
CITY OF JERSEY VILLAGE, TEXAS
AGENDA REQUEST**

AGENDA DATE: August 15, 2018 **AGENDA ITEMS:** D

AGENDA SUBJECT: Conduct a public hearing on Maria Monreal’s request for a variance to the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-88(a)(26) to allow the applicant to erect a nonresidential, one-story building on a lot abutting a subdivision containing residential structures by encroaching the 50 foot setback requirement for the property located at 17300 Jersey Meadow Drive, Jersey Village, Texas.

Department/Prepared By: Lorri Coody, City Secretary

EXHIBITS: [EX A](#) – Application Requesting Variance
[EX B](#) – Portion of Comment Letter applicable to variance request
[EX C](#) – Section 14-88
[EX D](#) – Company Document showing Signature Authority
[EX E](#) – City’s Certification of Public Hearing Posting Requirements
[EX F](#) – Platting Documents
[EX G](#) – Applicant’s Certification of Public Hearing Posting Requirements
[PH Script](#)

BACKGROUND INFORMATION:

Maria Monreal filed a request for a variance to the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-88(a)(26) to allow the applicant to erect a nonresidential, one-story building on a lot abutting a subdivision containing residential structures by encroaching the 50 foot setback requirement for the property located at 17300 Jersey Meadow Drive, Jersey Village, Texas.

Before the Board can consider the applications for variance, it must conduct a public hearing in order to receive written and oral comments from any interested person(s) concerning Maria Monreal’s request.

This item is to conduct the public hearing.

RECOMMENDED ACTION:

Conduct a public hearing on Texas Republic Signs, LLC’s request, filed on behalf of Landmark Conduct a public hearing on Maria Monreal’s request for a variance to the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-88(a)(26) to allow the applicant to erect a nonresidential, one-story building on a lot abutting a subdivision containing residential structures by encroaching the 50 foot setback requirement for the property located at 17300 Jersey Meadow Drive, Jersey Village, Texas.

In accordance with Section 14-9 of the City of Jersey Village Code of Ordinances, to obtain a variance the application must meet the following criteria:

(1) What special conditions and circumstances exist which are peculiar to the land, structure, or building involved which are not applicable to other lands, structures or buildings in the same district?

Narrowness. Compliance would result in the construction of paving atop utility lines. A variance would result in increased landscape buffering between the rear of the building and the adjacent residential development and would
mitigate other potential impacts such as noise, lighting and vehicular traffic.

(2) Why does the literal interpretation of the provisions of this Code result in unnecessary hardship? Unnecessary hardship is due to exceptional narrowness, shallowness, shape, topography or other extraordinary or exceptional physical situation or physical condition unique to the specific piece of property in question. "Unnecessary hardship" shall mean physical hardship relating to the property itself as distinguished from a hardship relating to convenience, financial considerations or caprice, and the hardship must not result from the applicant or owner's own action.

The lot's layout is exceptionally narrow, and that -- coupled with the dedicated easements and dedicated subdivision shared access driveway-- makes for a challenge to develop a building with viable lease spaces.

(3) Are the special conditions and circumstances the result of the actions of the applicant? (i.e. can the size of the structure be changed to meet the requirements of the Code.)

No. The lot is too narrow for a two-story building.

(4) Does granting the variances as requested confer on the applicant any special privilege that is denied by the Code to other lands, structures, or buildings in the same district?

No

Marie G. Monreal
Signature of Applicant

July 21, 2018
Date

REQUESTS MUST BE SUBMITTED NO LATER THEN 4:30 P.M. SIXTEEN (16) DAYS PRIOR TO THE OFFICIAL MEETING DATE.

OFFICE USE ONLY	
Received by: <u>Lorri Cooley</u>	Date: <u>7/24/2018</u>
Fee paid (amount): \$ <u>300.00/kt 7/20/2018</u>	

CITY OF JERSEY VILLAGE

16501 Jersey Drive
Jersey Village, TX 77040-1999
Inspection Request 713-466-2138

CITY COPY

EACH INDIVIDUAL TRADE MUST CALL THEIR OWN INSPECTION

VARIANCE

PERMIT #: 0000006667		DATE ISSUED: 7/20/2018	
JOB ADDRESS: 17300 JERSEY MEADOWS	LOT #:	CONTRACTOR: BRASS THIMBLE	
PARCEL ID:	BLK #:	ADDRESS: 17300 JERSEY MEADOWS	
SUBDIVISION:	ZONING:	CITY, STATE ZIP: JERSEY VILLAGE TX 77065	
ISSUED TO: BRASS THIMBLE	CONTRACTOR: BRASS THIMBLE	PHONE:	
ADDRESS: 17300 JERSEY MEADOWS	ADDRESS: 17300 JERSEY MEADOWS		
CITY, STATE ZIP: JERSEY VILLAGE TX 77065	CITY, STATE ZIP: JERSEY VILLAGE TX 77065		
PHONE:	PHONE:		
STRUCTURE USE:	VALUATION: \$ 0.00		
FLOOR AREAS:	IMPERVIOUS SURFACES:		
LIVING SPACE:	HOUSE:		
BASEMENT/STORAGE:	GARAGE:		
GARAGE:	DRIVEWAYS:		
DECKS:	PORCH/WALK:		
PORCHES:	OTHER:		
OTHER:	TOTAL:		
TOTAL AREA: 0.00			
STRUCTURE AREA:	SITE AREA:	PERCENTAGE OF SITE:	

FEE CODE	DESCRIPTION	AMOUNT
DEV01	DEVELOPMENT PERMIT FEE	\$ 200.00
Z-999	OTHER FEE	\$ 300.00
TOTAL RECEIPTS		\$ 500.00
BALANCE		\$ 200.00
		\$ 300.00

CONDITIONS:

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

Marie M. Monreal
(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

7/20/18
DATE

[Signature]
(APPROVED BY)

CITY OF JERSEY VILLAGE

REC#: 00613188 7/20/2018 9:38 AM
OPER: PB TERM: 001
REF#: 1013

7,20,18
DATE

TRAN: 153.0000 BUILDING PERMITS
0000006667 300.00CR
BRASS THIMBLE
17300 JERSEY MEADOWS
BLD-RES 300.00CR

TENDERED: 300.00 CHECK
APPLIED: 300.00-

CHANGE: 0.00

CITY OF JERSEY VILLAGE - AUGUST 15, 2018 - BOARD OF ADJUSTMENT - MEETING PACKET

The City of  Jersey Village

Incorporated 1956

16327 Lakeview, Jersey Village, Texas 77040-1999

Permit Office: 713-466-2110

A Texas Star Community

Permit Fax: 713-466-2140

July 16th, 2018

Re: **17300 Jersey Meadow Dr. (“Brass Thimble” project)**, Zoning District F, FIRM Zone X (*not* .2%): New 2.97K ft² Commercial (Use Classification: B, S.I.C.: “...Garment Services, not classified elsewhere,” 7219) **Development / Zoning Review – Independent Site Revision** (relocation of building), July 10th, 2018

Ms. Monreal,

The City of Jersey Village (J.V.) has reviewed your application for a building permit for the above referenced project. **As a result of the review for the Building, Development / Zoning, Floodplain (with Civils), Mechanical, Electrical, Plumbing, Fuel-Gas, Energy Code – as well as the applicability of reviews by Harris County’s Public Health & Environmental Services and Harris County’s Engineering Department to allow for a certificate of compliance to be issued, the following comments will need to be addressed.** Please note that the comments generated and any subsequent approval of construction documents does not relieve the applicant from meeting all Development Code and Design Standards requirements, as per the 2012 IBC Sec. 107.3.1.

In order to receive approval and clear all outstanding items, please submit drawings to reflect the necessary corrections and either response letters or marginalia written on the comment letters that answers how and where each item has been addressed or resolved. Return the rejected set of plans and complete “Resubmittal & revised plans” application. If applicable, also ensure any original sheets are included -- wherever issues were corrected via wholly new sheets (vs. annotations in the form of red-lining & clouding). Fold-over and staple lower right corner and mark as “Void.” **The changes made in your revised plans should address all comments contained in the comment letters and the “Resubmittal & revised plans” application should have only the “Resubmittal” box checked off. If there are any additional changes, i.e. changes that are made over and above those that address these comments, call them “out” by checking off the box that reads “Independent revisions” and then briefly describing, listing at the bottom of your response letter and identifying within the construction documents. All changes – be they to address comments or independent – are to be identified within each page’s revision block.** Resubmission or providing additional information to meet conditions shall not require payment of fees (unless meeting conditions requires a separate application), as per Sec. 14-6 (c) (2).

II. July 2018 (.5 hrs.) – Please address the following (along with the renumbered No’s. 3 - 9 and 11 - 13 from the first review):

1. **Building doesn’t meet the minimum setback requirement of 50’ found in Sec. 14-88 (a) (26):**

“A nonresidential building may not be erected on a lot abutting a subdivision containing residential structures closer to the subdivision than 50 feet for a one-story building, 100 feet for a two-story building, or 150 feet for a three or more-story building. These regulations shall not apply in District D.”

- 2. If a variance for the minimum 50’ setback were successfully sought, then also be cognizant of the landscape buffering requirements. See Sec. 14-88 (a) (18) & (19): “...Where a masonry wall of at least six feet in height exists in the residential lots abutting a nonresidential development, the nonresidential developer shall provide a buffer yard one and one-half times the width required elsewhere in this Code with two times the landscaping requirements in lieu of a second masonry wall.”

Sec. 14-5. - Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Buffer means the area, space or physical means which is established to protect or insulate one land use or one building from another. Generally, buffering will be the use of landscaping (other than mere grass on a flat terrain) or the use of landscaping along with berms, walls or decorative fences that at least partially and periodically obstruct the view from the street and adjacent property in a continuous manner, of vehicular use areas, parking lots and their parked cars, and detention ponds.

Buffer yard means a strip of land, including any specified type and amount of planting or structures which may be required to protect one type of land use from another, or minimize or eliminate conflicts between them.

Unless one conflates “setbacks” with “buffer yards,” though, the only required buffers are those between the building and vehicular parking areas and that between the street and vehicular parking areas – and those within 30’ of the lot line, as per Example 14-7.

I. May – June, 2018 (4.25 hrs.) – Please address the following:

- 3. Plans are of an insufficient size / detail for a development review.
- 4. The general contractor meets the definition of a “developer”; thus:

The Jersey Village Code of Ordinances, Part II, Ch. 14, Art. I, “In General”: Sec. 14-5, Definitions,” notes the following:

Developer means any person who improves or subdivides a tract of land or improves or takes any action preparatory to the erection, improvement or movement of any building or

Sec. 14-88. - Regulations that apply to all districts.

(a) *General regulations.*

- (1) No use of private or public property, whether it be residential, business, commercial or industrial, shall be permitted if that use is so obnoxious or offensive as to be reasonably calculated to disturb persons of ordinary temper, sensibilities and disposition by vibration, noise, view or the emission of odor, dust, smoke or pollution of any other kind.
- (2) No use of public street right-of-way or public sidewalk or adjacent property, either private or public, shall be permitted if that use inhibits or hinders the movement of normal traffic on that street or sidewalk.
- (3) City maintenance personnel must be allowed free access to utility easement and street rights-of-way so they can perform maintenance and repair of utility systems.
 - a. No buildings or structures of any type or size, other than fences, shall be permitted on utility easements.
 - b. If fences are located on utility easements, city maintenance personnel may remove such fences at any time for the purpose of gaining access to utility systems, and no liability will be incurred for damages to, repair of or replacement of such fences.
- (4) Any building which has been damaged by fire or other causes to the extent of more than 50 percent of its value shall be rebuilt in conformity with this article, as though it were a new building, or removed. This shall not apply to damaged structures outside the 100-year (one percent probability) floodplain, in regards to slab height, where the footprint of a structure is not modified and the slab is intact. The building shall be secured from entrance by any unauthorized persons within 24 hours after all embers are extinguished. A building permit is required before removal, repair or reconstruction commences which shall be started within 60 days of the date the damage occurs and shall be completed within a reasonable time, but not later than 150 days after the damage occurs. Before occupancy will be permitted a certificate of occupancy shall be required.
- (5) Whenever any street is abandoned, the boundaries of any districts that lie along one side of each street are automatically extended to the centerline of such street.
- (6) a.

Recreational vehicles (manufactured or home-made) including, but not limited to, motor homes, mini-motor homes, travel trailers, 5th wheel trailers, camping trailers, boat trailers, other trailers used for recreational purposes only, truck campers, all terrain vehicles and all types of watercraft including boats (motorized or propelled by any other means) shall not be parked or stored in front or side yards in zoning districts A, C, C-2, or D except for temporary periods of time not exceeding seven days within a 30-day period. A recreational vehicle shall not be parked or stored in a rear yard in zoning districts A, C, C-2, or D unless such vehicle is screened from public view by a solid wood or opaque fence. Nothing in this ordinance is intended to preclude the construction of a properly permitted building that will enclose and screen recreational vehicles.

- b. A recreational vehicle or watercraft less than eight feet in height lawfully parked or stored on a lot in zoning districts A, C, C-2, or D on May 1, 2009 may continue to be parked or stored at such location until January 1, 2010. A recreational vehicle or watercraft greater than eight feet in height lawfully parked or stored on a lot in zoning districts A, C, C-2, or D on May 1, 2009 may continue to be parked or stored at such location until July 1, 2019. The owner of the recreational vehicle or watercraft must be the owner of the lot on which it is parked or stored; the recreational vehicle or watercraft must continue to be registered by the state; and a recreational vehicle must have a valid motor vehicle inspection certificate. The owner of a lot upon which a recreational vehicle or watercraft greater than eight feet in height was lawfully parked or stored on May 1, 2009 shall register such recreational vehicle or watercraft with the city secretary not later than July 15, 2009. Registration shall be under oath on a form furnished by the city secretary and shall be accompanied by photographs showing the recreational vehicle or watercraft, its location on the lot and its license plate or registration information. The owner may replace a recreational vehicle or watercraft registered under this section with another recreational vehicle or watercraft. The owner shall be issued a certificate with a brief description of the nonconformity which shall thereafter be considered evidence of the lawful continuation of the parking or storage of such recreational vehicle or watercraft.

(7) a.

Trucks and vans, larger than one ton in capacity, and self-propelled, self-powered, or pull-type equipment that weighs at least 3,000 pounds and that are intended to be used for commercial, agricultural, construction, or industrial uses, trailers and towed vehicles shall not be parked or stored in a front, side, or rear yard in zoning districts A, C, C-2, or D except during the act of loading or unloading and except in connection with the provision of services to the property at which it is parked.

- b. Truck tractors shall not be stored or parked in zoning districts A, B, C, C-2, M or D except during the act of loading or unloading.
- (8) No vehicle shall be parked or stored on an unpaved surface in a front or side yard in zoning districts A, B, C, C-2, M or D.
 - (9) Vehicles held for sale, lease or rental in any business or industrial district shall not be parked or stored on unpaved surfaces.
 - (10) No platted lot shall be reduced in size and no lot area shall be reduced or diminished so that the lot size or the yards shall be smaller than prescribed by this chapter. These regulations shall not apply in District D.
 - (11) No individual water well or piping for such system shall be connected in any way to any public water supply system.
 - (12) No oil, gas or other mineral exploration, production or drilling operations for minerals of any kind shall be conducted on any lot or parcel of land within the city except in zoning district H (industrial district).
 - (13) Add-on construction. After a certificate of occupancy has been issued for a building in accordance with section 14-7(b), no add-on type of construction such as patio covers, carports, balconies, stoops, porches or any structural alteration of the building shall be made unless a new building permit is first obtained from the development officer in accordance with Chapter 14. The plans must be submitted to and approved by the development officer. Requests for a building permit to allow add-on type construction or structural alteration of a building shall indicate that the proposed construction will be in harmony with the style of the original building.
 - a. Where add-on construction to a single-family detached dwelling in district A involves structural alternation that will increase the square feet of enclosed living area on the ground floor, such add-on construction shall be

permitted only to the side or rear of the existing dwelling, as space on the lot may allow while maintain conformance with the applicable standards for minimum side and rear building setbacks.

1. Where such add-on construction will result in a finished building height that at any point exceeds the height of the front façade of the existing dwelling at any point, the add-on construction shall be permitted only to the rear of the existing dwelling.
- (14) No permit for the erection, alteration, reconstruction, conversion or use of any building shall be issued by the development officer unless the plan required by Chapter 14 provides for a sidewalk to be constructed on all street sides of such building. This subsection shall apply to all districts of the city, with the exception of Block 42.
 - (15) Reserved.
 - (16) Reserved.
 - (17) Reserved.
 - (18) Buffering. Bufferyards will be required on the perimeter, or parts thereof, of a nonresidential development adjoining or surrounding residential developments in conjunction with the screening requirements provided below. Bufferyards shall be provided to protect the adjacent residential properties from environmental impact of the nonresidential facility such as visual blight, parking or roadway illumination, headlights, noise, blowing paper and dust and service areas. Bufferyards shall be provided according to the standards provided in Example 14-7. See also sections 14-310 and 14-311 for landscaping standards. These regulations shall not apply in District D.
 - (19) Screening.
 - a. For development of nonresidential lots directly abutting and adjacent to residential lots, an obscuring wall shall be required. The required wall shall be located inside the nonresidential lot lines abutting and adjacent to the residential lots; provided, however, where a masonry wall has been constructed in a residential subdivision abutting nonresidential lots prior to development of the nonresidential lots, the masonry wall in the residential lots shall serve as the required screen and shall meet all requirements required of screens on nonresidential lots. Where a masonry wall of at least six feet in height exists in the residential lots abutting a nonresidential

development, the nonresidential developer shall provide a buffer yard one and one-half times the width required elsewhere in this Code with two times the landscaping requirements in lieu of a second masonry wall.

- b. All walls shall be constructed of a solid unpierced masonry material with the surface facing the residential lots constructed of a common or face brick, decorative block or similar material that is compatible with the principle buildings in the adjacent residential areas. Similar material shall not include smooth face concrete masonry blocks or units. Masonry walls shall be erected on a concrete foundation of adequate strength and shall be not less than four inches wider than the wall to be erected.
- c. No opening shall be permitted for access through the wall unless a solid gate equally the height of the wall is provided. Such gate shall remain closed at all times except when in actual use.
- d. The quality and type of materials used structurally for the walls shall conform with those specified in the building code which apply to foundation footing and supporting materials used in residential construction within the city.
- e. Any person causing an excavation to be made on property adjacent to an existing wall shall protect the excavation in such a manner so that the soil of the adjacent property will not cave in or settle causing damage to the existing wall.
- f. Walls shall be maintained to remain harmonious with the surrounding property by being repaired, rebuilt or replaced at intervals necessary to preserve the health, safety and welfare of the public. Notification of necessary maintenance will be by certified mail from the development officer to the current property owner who is responsible for the maintenance of the walls constructed.
- g. If such freestanding walls are not repaired, rebuilt or replaced within 60 days after receipt of such notification by certified mail that certain maintenance is deemed necessary for the health, safety and welfare of the public, such penalties for violation shall be enforced as established in this article and other legal recourse.
- h. The use of barbed wire, razor wire or any other similar material is not allowed.

These regulations shall not apply in District D.

- (20) Lighting of off-street parking areas and/or for external illumination of any building and grounds shall be arranged so that the source of light is concealed or shielded from public view and from adjacent residential properties and does not interfere with traffic. These regulations shall not apply in District D.
- (21) Temporary buildings shall be permitted only in connection with construction on the premises on which located, which buildings shall be removed upon completion or abandonment of the construction; real estate sales offices during development of residential subdivision in which they are located and limited to sales of property in such subdivisions; and educational, municipal or church functions operated for the benefit of the public. It shall be unlawful for any person to erect, construct, enlarge, place, locate or relocate any temporary building on premises within the city, or cause the same to be done, without first obtaining a building permit therefor in accordance with section 14-114. It shall be unlawful for any person to use or occupy a temporary building without first obtaining a certificate of occupancy therefor in accordance with section 14-7(b). A certificate of occupancy shall be limited to the duration of the intended use not to exceed one year; provided, however, that the certificate of occupancy may be extended as follows:
- a. Where the temporary building is used for the contractors' offices, equipment storage, model homes and real estate sales offices for residential projects, the certificate of occupancy may be extended at one-year intervals until the project is 90 percent constructed; and
 - b. Where the temporary building is for a use other than described in subsection (21)a of this section, the certificate of occupancy may be extended for one additional one-year period.

A temporary building shall be in compliance with the terms of the building code and all other applicable laws and ordinances. A temporary building shall not be used in any manner constituting a nuisance or interfering with the quiet enjoyment of the neighborhood. These regulations shall not apply in District D.

- (22) Maintenance, fabrication and repair of equipment or machinery and manufacturing, processing and assembly of materials, products and goods shall be performed only on a paved area located within the building lines of a lot, whether within or outside of a building.
- (23)

Garbage and refuse containers in commercial and industrial zoning districts shall be screened from public view, from adjacent buildings and from adjacent property, public or private. Screens shall be permanent and opaque and of wood, metal or masonry material, shall be at least as high as the screened object and shall not be less than six feet high. These regulations shall not apply in District D.

- (24) Building permits are not required for "other free standing structures" as listed in subsection 14-101(6)b. provided that such structures shall have a building area of less than 25 square feet and provided that no utilities are installed. These regulations shall not apply in District D.
- (25) Fencing standards. Where chain link fencing is constructed within the city, the fencing material should be a minimum of four feet in height and a maximum of six feet in height. All fencing four feet in height shall be a minimum of 11 gauge galvanized material and all fencing higher than four feet shall be a minimum of nine gauge galvanized material. The use of barbed wired, razor wire or similar material shall not be allowed in residential zoning districts. Barbed wire and razor wire may be used in commercial and industrial districts in combination with the above approved fencing material and shall be installed on top of the fence with the total height above ground not to exceed seven feet. These regulations shall not apply in District D.
- (26) A nonresidential building may not be erected on a lot abutting a subdivision containing residential structures closer to the subdivision than 50 feet for a one-story building, 100 feet for a two-story building, or 150 feet for a three or more-story building. These regulations shall not apply in District D.
- (27) No sleeping quarters other than those within a permanent residential structure, hotel or motel shall be used for longer than seven days within a 30-day period; provided that a recreational vehicle or portable building may be used for temporary housing and sleeping quarters by a person whose residence is uninhabitable as a result of flood, fire or environmental conditions if parked on a paved surface on a private property and with appropriate sewer and electrical connections. No person shall occupy a recreational vehicle or portable building for temporary housing and sleeping quarters without first receiving a permit for such use from the building official. The building official shall issue a permit if the conditions set forth herein are met. The permit shall be valid for the period of time necessary to restore the residence to habitability, as determined by the

building official, but not to exceed 120 days. Any extension to such permit will require approval of the building official and director of public works. These regulations shall not apply in District D.

(28) Any finished floor that is elevated more than 12 inches above natural grade shall be provided with a dropped brick ledge or dropped veneer so as to leave no more than eight inches of slab exposed. All crawl spaces resulting from pier-and-beam and stem-wall types of construction must provide dropped veneers with vents sufficient to cover the sub-slab void.

(b) *Building setbacks.* Unless otherwise specifically provided elsewhere in this article, all buildings and structures located in a district within the city shall conform to the following setbacks (as measured from the property line):

Lot Line	Setback (In Feet)	Modifier
Front	25	—
Rear	25	(1) Excluding fencing
Side street	10	(1) 25 feet where one or more lots have frontage on the street.
Side	7½	(2) Zero feet for townhouses and one side of patio homes.

(Ord. No. 95-04, § 1(302), 2-20-95; Ord. No. 96-08, § 2, 6-17-96; Ord. No. 97-04, §§ 1, 2, 4-21-97; Ord. No. 99-05, §§ 2—4, 2-15-99; Ord. No. 99-31, §§ 2—5, 11-15-99; Ord. No. 00-26, § 1, 8-21-00; Ord. No. 01-30, §§ 3, 7, 10-15-01; Ord. No. 02-16, § 1, 7-15-02; Ord. No. 03-17, §§ 1, 2, 4-21-03; Ord. No. 04-06, § 1, 3-15-04; Ord. No. 04-08, § 2, 5-17-04; Ord. No. 04-25, § 1, 12-20-04; Ord. No. 2006-5, § 1, 3-20-06; Ord. No. 2006-8, § 1, 2-20-06; Ord. No. 2008-22, § 1, 7-21-08; Ord. No. 2009-22, §§ 1, 2, 5-18-09; Ord. No. 2011-14, § 1(Exh. A), 3-21-11; Ord. No. 2011-25, §§ 9—11, 5-23-11; Ord. No. 2013-46, § 2(Exh. A), 12-16-13; Ord. No. 2017-55, § 2, 12-18-17)

RIFFRYARD STANDARDS

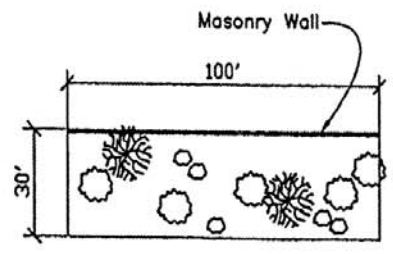
SUPPORTING STANDARDS

REQUIRED PLANT UNITS/100'

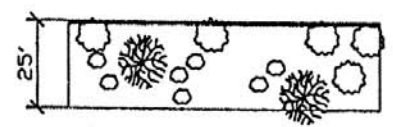
- 3 Canopy Trees
- 6 Understory Trees
- 9 Shrubs

Plant Unit
Multiplier

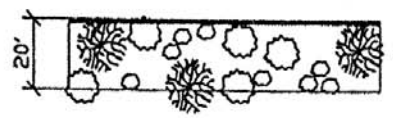
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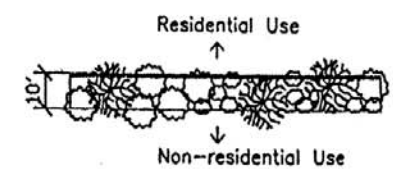
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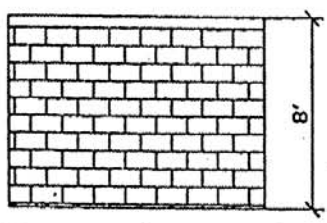


1



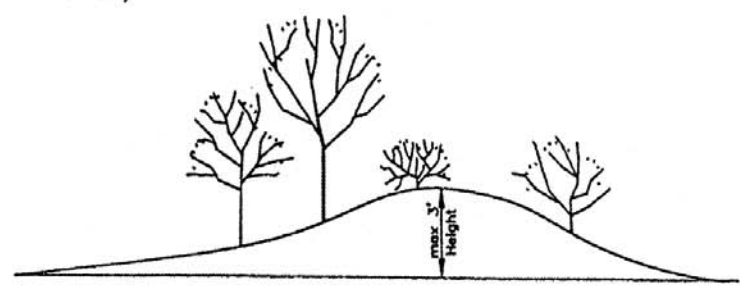
Note: To determine the total number of required plant units per 100 yard of bufferyard take the plant unit multiplier appropriate for the width of the bufferyard and multiply by number required for each plant type. Always round to the nearest whole number.

Example: To determine number of required canopy trees for 100' long and 25' wide bufferyard:
 $0.8 \times 3 = 2.4$
 Assume 2 canopy trees.



Masonry Wall (Obscuring Wall)
 (Common or face brick, decorative block, etc., decorative side facing residential lots)

BERMS



Example
14 - 7

CITY OF JERSEY VILLAGE - AUGUST 15, 2018 - BOARD OF ADJUSTMENT - MEETING PACKET

Example 14-7 Bufferyard Standards

Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
FAX: 512/463-5709



**Certificate of Formation
Limited Liability Company**

Filed in the Office of the
Secretary of State of Texas
Filing #: 802861377 11/15/2017
Document #: 774203340002
Image Generated Electronically
for Web Filing

Filing Fee: \$300

Article 1 - Entity Name and Type

The filing entity being formed is a limited liability company. The name of the entity is:

E-Seattle Plaza, LLC

Article 2 – Registered Agent and Registered Office

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

OR

B. The initial registered agent is an individual resident of the state whose name is set forth below:

Name:

Peter M. Blute

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

Street Address:

6565 West Loop South, Suite 560 Bellaire TX 77401

Consent of Registered Agent

A. A copy of the consent of registered agent is attached.

OR

B. The consent of the registered agent is maintained by the entity.

Article 3 - Governing Authority

A. The limited liability company is to be managed by managers.

OR

B. The limited liability company will not have managers. Management of the company is reserved to the members. The names and addresses of the governing persons are set forth below:

Managing Member 1: **Maria Monreal**

Title: **Managing Member**

Address: **9585 Jones Road Houston TX, USA 77065**

Article 4 - Purpose

The purpose for which the company is organized is for the transaction of any and all lawful business for which limited liability companies may be organized under the Texas Business Organizations Code.

Supplemental Provisions / Information

CITY OF JERSEY VILLAGE
CERTIFICATION OF PUBLIC HEARING POSTING REQUIREMENTS
BOARD OF ADJUSTMENT - PUBLIC HEARING
August 15, 2018 at 12:00 P.M.

Reason for Public Hearing:

To receive written and oral comments from any interested person(s) concerning Maria Monreal's request for a variance to the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-88(a)(26) to allow the applicant to erect a nonresidential, one-story building on a lot abutting a subdivision containing residential structures by encroaching the 50 foot setback requirement for the property located at 17300 Jersey Meadow Drive, Jersey Village, Texas.

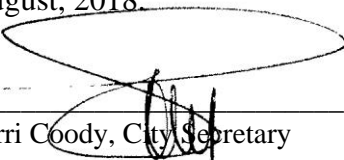
I, Lorri Coody, the duly appointed and acting City Secretary of the City of Jersey Village, Harris County, Texas, do hereby certify and attest that as part of my duties, I post official notices for the City of Jersey Village. As such, on August 1, 2018, and in accordance with the Jersey Village Code of Ordinances Part II, Ch. 14, Art. X, Section 14-10 (b)(2)(a) written notices were mailed to adjacent property owners at least eleven (11) days prior to date of the Public Hearing. The property owners were mailed a written notice to the address listed in the following table:

owner_name	mailing address	city	state	zip code
JONES ROAD ISHINE4 LLC	4901 PINE ST	BELLAIRE	TX	77401-5330
HSPNT LTD	PO BOX 771804	HOUSTON	TX	77215-1804
JERSEY VILLAGE REALTY LLC	PO BOX 487	CHESTER	NJ	07930-0487
E SEATTLE PLAZA LLC	9818 SANDTOWN CIR	HOUSTON	TX	77064-2635
LAKES OF JERSEY VILLAGE COMMUNITY ASSN % VAN MOR PROPERTIES INC	8711 HIGHWAY 6 N STE 270	HOUSTON	TX	77095-2272
DANY PUNG / SAVUN CHHIN	26 CHERRY HILLS DR	JERSEY VILLAGE	TX	77064-4072
MARIE HARTSOUGH	13327 CORZATT DR	HOUSTON	TX	77065-3163
DEBORAH GILCHRIST / JAMESY FINLAY	30 CHERRY HILLS DR	JERSEY VILLAGE	TX	77064-4072
JOY PRIEST	32 CHERRY HILLS DR	JERSEY VILLAGE	TX	77064-4072
JUSTINE NGO / BURTON NGUYEN	34 CHERRY HILLS DR	JERSEY VILLAGE	TX	77064-4072
TUYET THI NGO / MAI PHUONG NGO	36 CHERRY HILLS DR	JERSEY VILLAGE	TX	77064-4072
PHILIP & ANGELLA EVANS	38 CHERRY HILLS DR	JERSEY VILLAGE	TX	77064-4072
BICH NGUYEN	1905 GRAYSTONE HILLS DR	CONROE	TX	77304-2336
MAZEN GHATTAS	42 CHERRY HILLS DR	JERSEY VILLAGE	TX	77064-4072
NGOCNGA LE / NGOCTUYET NGUYEN	44 CHERRY HILLS DR	JERSEY VILLAGE	TX	77064-4072
MINH X & PHUONG T QUACH	46 CHERRY HILLS DR	JERSEY VILLAGE	TX	77064-4072
THANONGSACK NHOISAYKHAM / MICHELLE TRUONG	48 CHERRY HILLS DR	JERSEY VILLAGE	TX	77064-4072
DILIP AMIN	33 CHERRY HILLS DR	JERSEY VILLAGE	TX	77064-4055
KHALED & BRANDY TALGE	41 CHERRY HILLS DR	JERSEY VILLAGE	TX	77064-4055
WILLIAM & MARILYN SCHUSTER	8 PEACH TREE CT	JERSEY VILLAGE	TX	77064-4072

CITY OF JERSEY VILLAGE - AUGUST 15, 2018 - BOARD OF ADJUSTMENT - MEETING PACKET

Witness my hand and seal of the City this 1st day of August, 2018.





Lorri Coody, City Secretary

STATE OF TEXAS
COUNTY OF HARRIS

We GC-Jones/Jersey, L.P., a Texas Limited Partnership, acting by and through Gulf Coast GP, Inc., its general partner, Nancy C. Seltz, Vice-President, and HSPNT, LTD. acting by and through Harry Shani, President, the undersigned, hereinafter referred to as Owners, of the 9.5756 acres of land shown on this plat and designated as GULF COAST JERSEY VILLAGE in the City of Jersey Village, Harris County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public for all streets, parks, watercourses, drains, easements, and public places shown thereon for the purpose and consideration therein expressed.

FURTHER, Owners do hereby covenant and agree that those private streets or emergency access easements located within the boundaries of this plat shall be hereby established and maintained by the owners, their heirs, and assigns to the property located within the boundaries of this plat and to the public for firefighters, firefighting equipment, police and other emergency vehicles of whatever nature and for access to the public utility system contained herein.

WITNESS my hand in the city of Jersey Village, Texas this 28 day of SEPTEMBER, 2005.

GC-Jones/Jersey, L.P., a Texas Limited Partnership

By Gulf Coast GP, Inc., General Partner

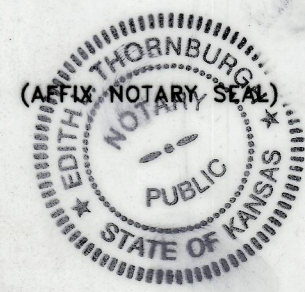
By: Nancy C. Seltz
Nancy C. Seltz, Vice-President

STATE OF Kansas

COUNTY OF Shawnee

BEFORE ME, the undersigned authority, on this day personally appeared Nancy C. Seltz, Vice-President of Gulf Coast GP, Inc., the general partner of GC-Jones/Jersey, L.P., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28th day of September, 2005.



Signature Edith L. Thornburgh
PRINT NAME Edith L. Thornburgh
Notary Public in and for
the State of Kansas
My Commission Expires 12/1/05

IN TESTIMONY WHEREOF, HSPNT, LTD., has caused these presents to be signed by HSPNT MGT., LLC it's General Partner, Harry Shani, its President, and thereunto authorized this 30 day of SEPTEMBER, 2005.

HSPNT, LTD. GENERAL PARTNER

By: Harry Shani

Harry Shani, President
Nash M. Daswani, Vice President

STATE OF TEXAS
COUNTY OF HARRIS

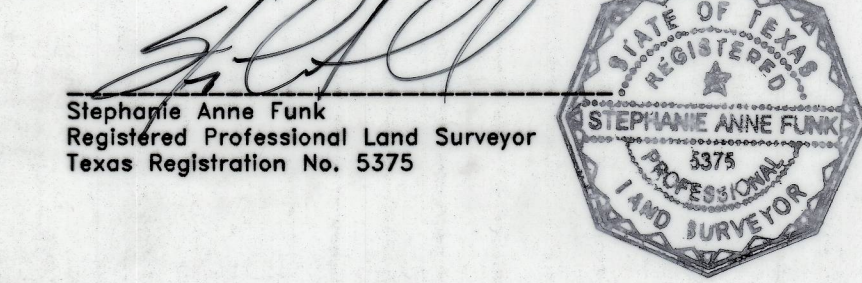
BEFORE ME, the undersigned authority, on this day personally appeared Harry Shani, President, HSPNT MGT., LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 30 day of Sep, 2005.

(AFFIX NOTARY SEAL)

Signature Indira Bhushan
PRINT NAME Indira Bhushan
Notary Public in and for
the State of Texas
My Commission Expires December 01, 2008

I, Stephanie Anne Funk, Registered Public Surveyor No. 5375 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.



I, the undersigned, an engineer registered in the State of Texas, hereby certify that the plat conforms to all applicable all applicable engineering standards and design criteria of the City of Jersey Village, Texas.

Dated this 25th day of October, 2005.

Signature Frank E. Brooks
Frank E. Brooks, P.E.
City Engineer

This plat has been submitted to and considered by the City of Jersey Village, Texas, with respect to the platting of the land and is hereby approved.

Dated this 21st day of October, 2005.

Signature Mike Castro
Mike Castro
Manager, City of Jersey Village

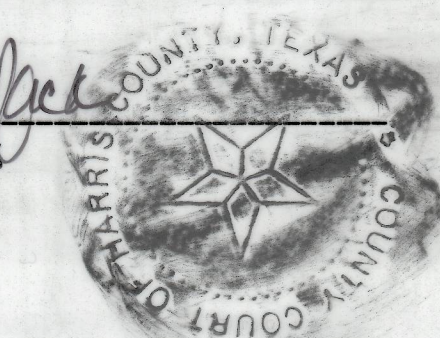
Signature Kimberly Olsen
Kimberly Olsen
Director of Public Works

I, Beverly B. Kaufman, Clerk of the County Court of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on the 21 day of October, 2005, at 10:31 o'clock P. M., and duly recorded on 09/30/05 day of October, 2005, at 10:31 o'clock P. M., and in Film Code No. 07304 of the Map Records of Harris County for said County.

WITNESS MY HAND AND SEAL OF OFFICE, at Houston, the day and date last written above.

Signature Beverly B. Kaufman
Beverly B. Kaufman
Clerk, County Court
Harris County, Texas

By: Edwina V. Mack
Deputy
EDWINA V. MACK



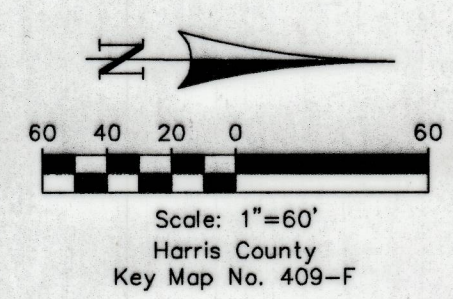
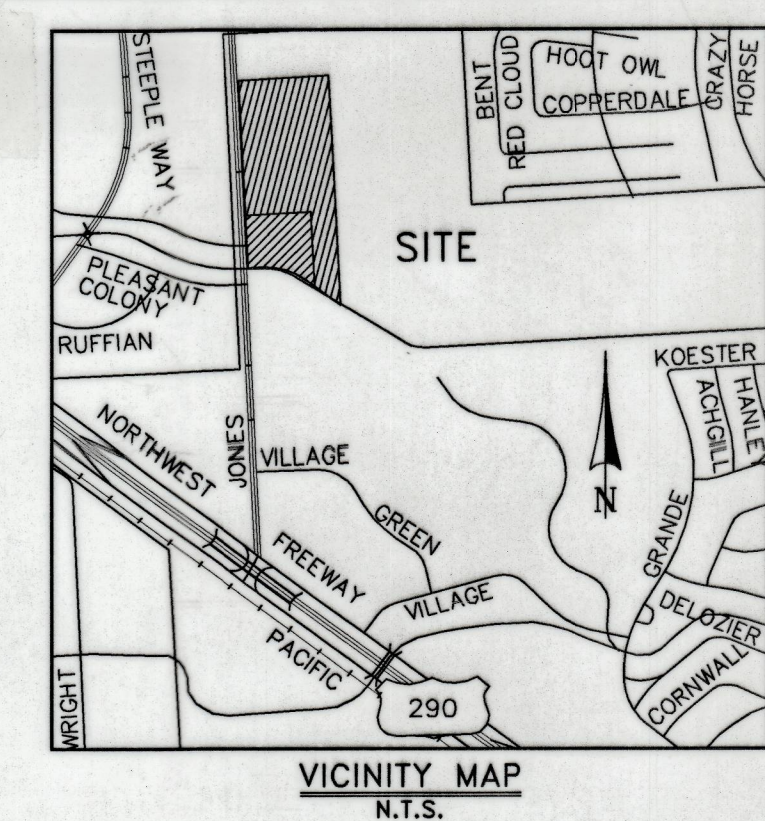
THIS CERTIFICATE IS VALID ONLY AS TO THE INSTRUMENT ON WHICH THE ORIGINAL SIGNATURE IS AFFIXED AND ONLY THEN TO THE EXTENT THAT SUCH INSTRUMENT IS NOT ALTERED OR CHANGED AFTER RECORDING.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

NOTES:

1. Bearings shown hereon are based on a Boundary Survey performed by COBB, FENDLEY AND ASSOCIATES, INC. dated September 8, 2003. (CFA PROJECT NO. 0302-067-01).
2. I.R. signifies Iron Rod.
3. I.P. signifies Iron Pipe.
4. M.R.H.C. signifies Map Records of Harris County.
5. For the benefit of all lots, a non-exclusive joint and reciprocal easement for ingress and egress from and across oil drives, lanes and trafficways, whether presently existing or hereafter created on each of the lots is hereby granted, declared and established; no Owner of any part or all of a lot shall erect or install improvements, barriers, facilities or obstructions which would unreasonably impede, interfere with or impair the orderly flow of traffic within or between the lots hereby granted, declared and established pursuant to Declaration of Covenants, Easements and Restrictions filed for record under Harris County Clerk's File No. X189731.

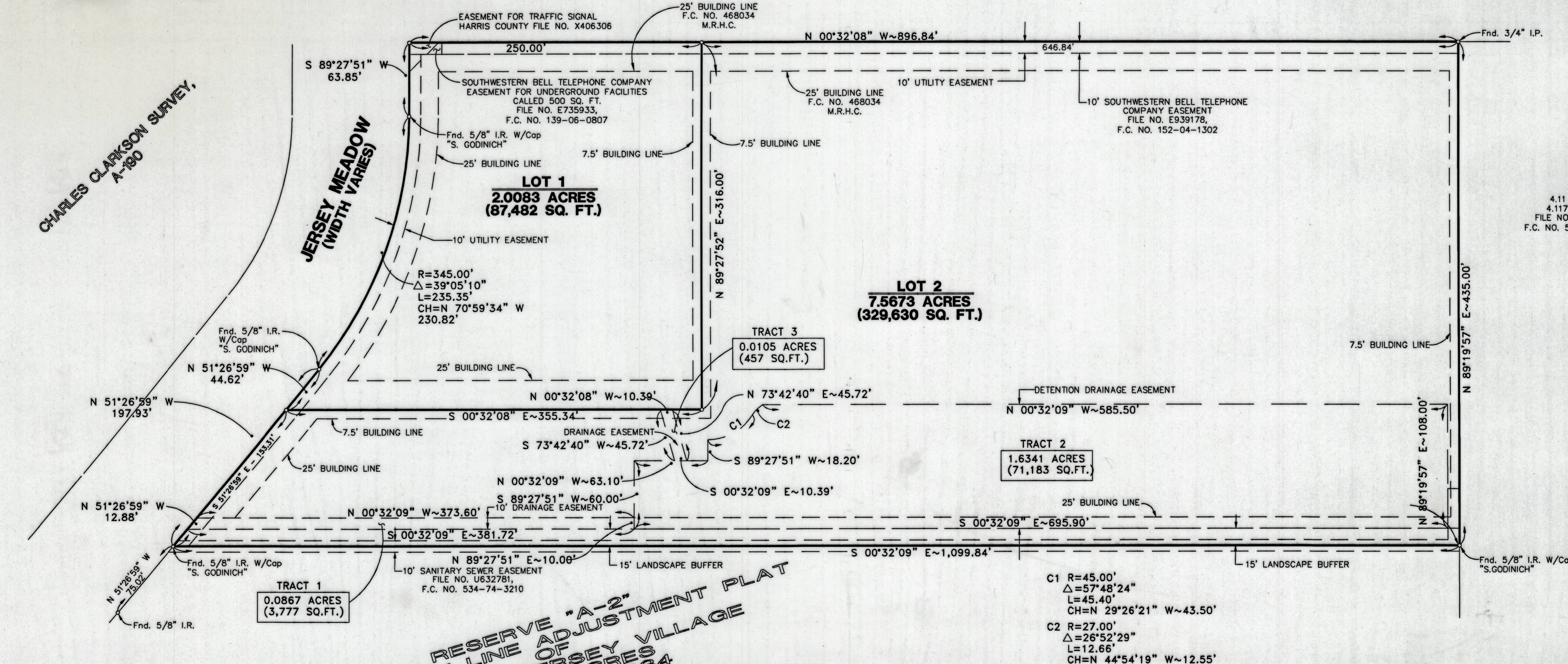
FILED
2005 OCT 31 PM 12:44
Y844035
10/31/05 20071821 460.00



CHARLES CLARKSON SURVEY, A-190

SEATTLE SLEW

JONES ROAD
(100' R.O.W.)



AMENDED PLAT

GULF COAST
JERSEY VILLAGE

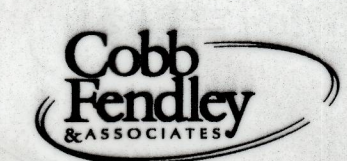
A SUBDIVISION OF 9.5756 ACRES,
LOCATED IN THE CHARLES CLARKSON SURVEY, A-190
HARRIS COUNTY, TEXAS

1 BLOCK - 2 LOTS

OWNERS

GC-JONES/JERSEY, L.P., (Lot 1)
3501 SW FAIRLAWN ROAD, SUITE 200
TOPEKA, KANSAS 66614

HSPNT, LTD, (Lot 2)
5901 HILLCROFT, SUITE D7
HOUSTON, TEXAS 77036



ENGINEER / SURVEYOR
5300 HOLLISTER, SUITE 400
HOUSTON, TEXAS 77040
(713) 462-3242

SCALE: 1"=60' DATE: SEPTEMBER 26, 2005

RESERVE "A-2"
BOUNDARY LINE OF ADJUSTMENT PLAT
LAKES OF JERSEY VILLAGE
9.5756 ACRES
F.C. NO. 468034
M.R.H.C.

RECORDER'S MEMORANDUM:
At the time of recording, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

STATE OF TEXAS §
COUNTY OF HARRIS §

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE GULF COAST JERSEY VILLAGE, SUBDIVISION IN THE CITY OF JERSEY VILLAGE, HARRIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER:
GC-JONES/JERSEY, L.P.
A TEXAS LIMITED PARTNERSHIP

BY: *Nancy C. Seitz*
NAME: **NANCY C. SEITZ**

STATE OF TEXAS §
COUNTY OF HARRIS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 1st DAY OF February, 2007, BY Nancy C. Seitz

Edith L. Thornburgh
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS-KANSAS
PRINT NAME: **Edith L. Thornburgh**

MY COMMISSION EXPIRES 12/1/09

OWNER:
HSPNT, LTD.
A TEXAS LIMITED PARTNERSHIP

BY: *Harry Shami*
NAME: **HARRY SHAMI**

STATE OF TEXAS §
COUNTY OF HARRIS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 26 DAY OF January, 2007, BY HARRY SHAMI

Anna Ng
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME: **Anna Ng**

MY COMMISSION EXPIRES January 31, 2010

OWNER:
JONES ROAD FUND 1 LLC

BY: *Michel Roy*
NAME: **MICHEL ROY**

STATE OF CALIFORNIA §
COUNTY OF LOS ANGELES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 15th DAY OF January, 2007, BY Michel F. Roy

Alissa Madari
NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA
PRINT NAME: **Alissa Madari**

MY COMMISSION EXPIRES Jan 21st, 2010

I, THE UNDERSIGNED CITY MANAGER OF THE CITY OF JERSEY VILLAGE, TEXAS, CERTIFY THAT THE PLAT CONFORMS TO THE CITY COMPREHENSIVE PLAN, AND ALL APPLICABLE DESIGN CRITERIA AND STANDARDS OF THE CITY OF JERSEY VILLAGE, TEXAS

DATED THIS 3 DAY OF March, 2007.

BY: *Mike Castro*
NAME: **MIKE CASTRO, CITY MANAGER**

STATE OF TEXAS §
COUNTY OF HARRIS §

I, THE UNDERSIGNED, DIRECTOR OF PUBLIC WORKS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT, IN REGARD TO THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS AND RELATED EASEMENTS AND RIGHTS OF WAY. DATED THIS 2 DAY OF March, 2007.

BY: *Danny Saunders*
NAME: **DANNY SAUNDERS, DIRECTOR OF PUBLIC WORKS**

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF JERSEY VILLAGE, TEXAS, WITH RESPECT TO THE PLATTING OF THE LAND AND, IS HEREBY APPROVED.
DATED THIS 3 DAY OF March, 2007.

BY: *Ed Heathcott*
NAME: **ED HEATHCOTT, MAYOR**

BY: *David Paul*
NAME: **DAVID PAUL, CHAIRMAN
PLANNING AND ZONING COMMISSION**

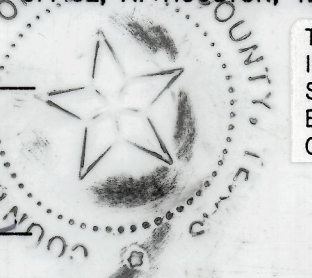
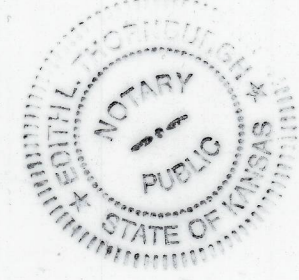
STATE OF TEXAS §
COUNTY OF HARRIS §

I, BEVERLY B. KAUFMAN, CLERK OF THE COUNTY COURT OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 5 DAY OF MARCH, 2007, AT 1:44 O'CLOCK, P.M., AND AT FILM CODE NO. 001110 OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

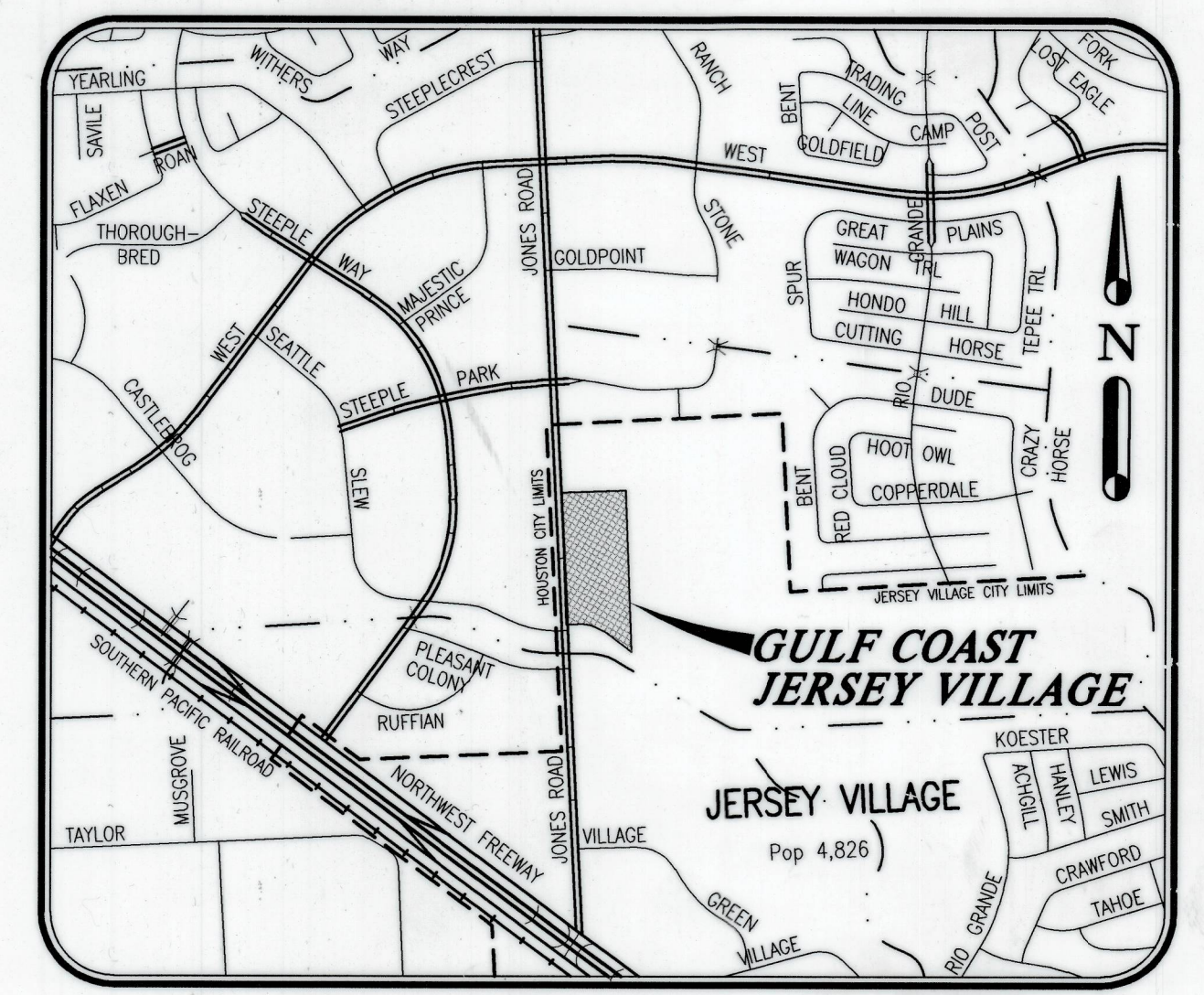
BEVERLY B. KAUFMAN
BEVERLY B. KAUFMAN
HARRIS COUNTY, TEXAS

BY: *Edwina V. Mack*
NAME: **EDWINA V. MACK, DEPUTY**



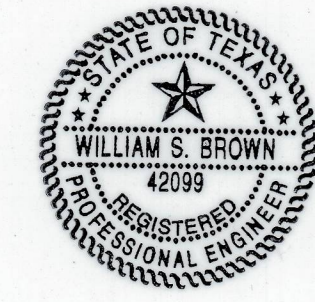
20070133305
03/05/2007 RP3 \$60.00

FILED
2007 MAR -5 PM 12:44
Beverly B. Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS



STATE OF TEXAS §
COUNTY OF HARRIS §
I, WILLIAM S. BROWN, ENGINEER NO. 42099 REGISTERED IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT IN REGARD TO DESIGN, CONSTRUCTION AND LAYOUT OF PUBLIC IMPROVEMENTS.

BY: *William S. Brown*
NAME: **WILLIAM S. BROWN, P.E. NO. 42099**



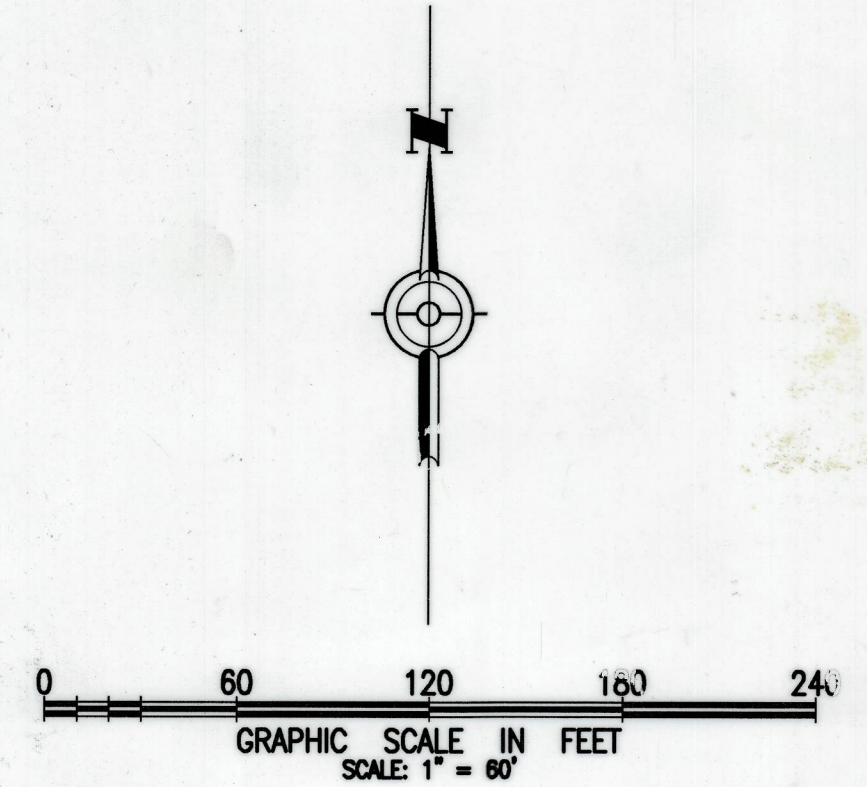
STATE OF TEXAS §
COUNTY OF HARRIS §
I, MICHAEL F. CARRINGTON, REGISTERED PUBLIC LAND SURVEYOR NO. 5366 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

BY: *Michael F. Carrington*
NAME: **MICHAEL F. CARRINGTON, R.P.L.S. NO. 5366**



LAKES OF JERSEY VILLAGE
A PATIO HOME DEVELOPMENT
FILM CODE NO. 497143 H.C.M.R.

- NOTES:
- THIS TRACT IS LOCATED WITHIN THE LIMITS OF ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN, AS PER "FLOOD INSURANCE RATE MAP" NJ. 48201C0440-L. REVISED DATED SEPTEMBER 30, 2004.
 - BEARINGS BASIS PER TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE NAD 83. COORDINATES SHOWN HEREON ARE GRID COORDINATES AND MAY BE CONVERTED TO SURFACE BY USING A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00013.
 - THIS TRACT IS SUBJECT TO ZONING ORDINANCES BY THE CITY OF JERSEY VILLAGE.
 - THIS TRACT IS SUBJECT TO THE RESTRICTIONS SET OUT UNDER FILM CODE NO. 593045 OF THE HARRIS COUNTY MAP RECORDS AND UNDER COUNTY CLERK'S FILE NUMBERS X121740 AND RECORDED UNDER X189731, W817829, 20060211281, X189734 AND Z399833 OF HARRIS COUNTY.

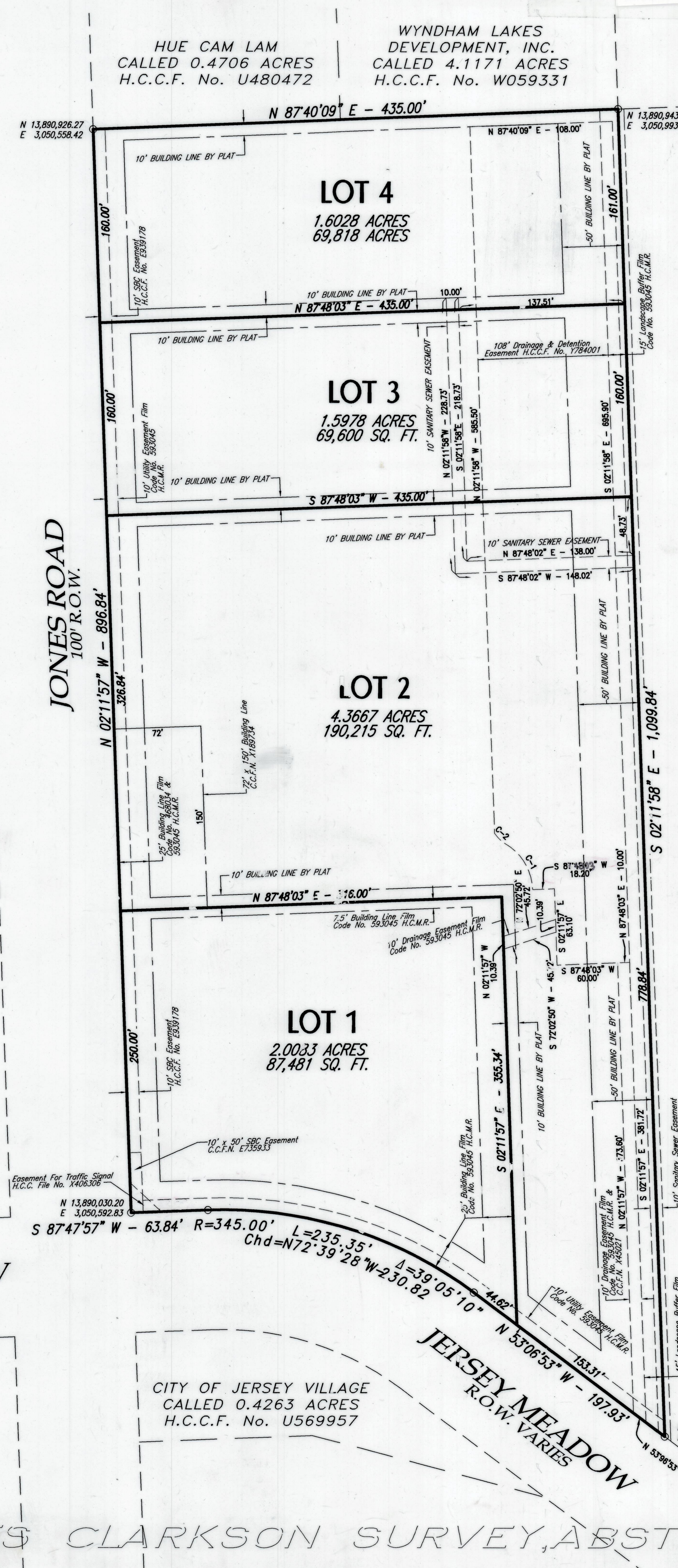


A REPLAT OF GULF COAST JERSEY VILLAGE

A SUBDIVISION OF
9.5756 ACRES OF LAND
BEING A REPLAT OF GULF COAST JERSEY VILLAGE AMENDED PLAT, AS RECORDED IN FILM CODE 593045 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND SITUATED IN THE CHARLES CLARKSON SURVEY, ABSTRACT 190 HARRIS COUNTY, TEXAS

1 BLOCK / 4 LOTS
JANUARY 2007 021979.010.001 0336
OWNERS:
GC-JONES/JERSEY, L.P.
A TEXAS LIMITED PARTNERSHIP
HSPNT, LTD.
A TEXAS LIMITED PARTNERSHIP
5901 HILLCROFT, SUITE D7
HOUSTON, TEXAS 77036
JONES ROAD FUND 1 LLC
4119 BEVERLY GLEN BLVD.
SHERMAN OAKS, CA. 91423

ENGINEER
Carter Burgess
CARTER & BURGESS, INC.
1440 LAKE FRONT CIR, STE 110
HOUSTON, TX 77007-5842
713.869.7900
SOLUTIONS
Solutions, Ltd.
GEO SOLUTIONS, LTD.
THE WOODLANDS, TX 77380
281.681.9786



CURVE DATA
C-1
R = 45.00'
Δ = 57°48'24"
L = 45.40'
Ch = N 31°06'10"W - 43.50'
C-2
R = 27.00'
Δ = 26°52'29"
L = 12.66'
Ch = N 46°34'06"W - 12.55'

SEATTLE SLEW
100' R.O.W.

CITY OF JERSEY VILLAGE
CALLED 0.4263 ACRES
H.C.C.F. No. U569957

CHARLES CLARKSON SURVEY, ABSTRACT 190

RECORDER'S MEMORANDUM:
At the time of recording, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All backouts, additions and changes were present at the time the instrument was filed and recorded.

THIS CERTIFICATE IS VALID ONLY AS TO THE INSTRUMENT ON WHICH THE ORIGINAL SIGNATURE IS AFFIXED AND ONLY THEN TO THE EXTENT THAT SUCH INSTRUMENT IS NOT ALTERED OR CHANGED AFTER RECORDING.

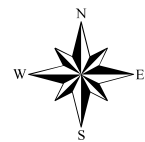
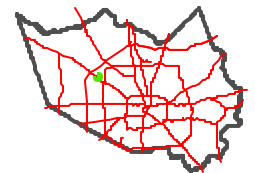
ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

FILED: 03/05/2007 10:10:10 AM PLOT SCALE: 1"=60' PLOTTED: Jan 12, 2007 4:36pm BY: jwames PLOT SCALE: 1"=60' XREFS: MODIFIED: Jan 12, 2007 4:07pm

Harris County Appraisal District

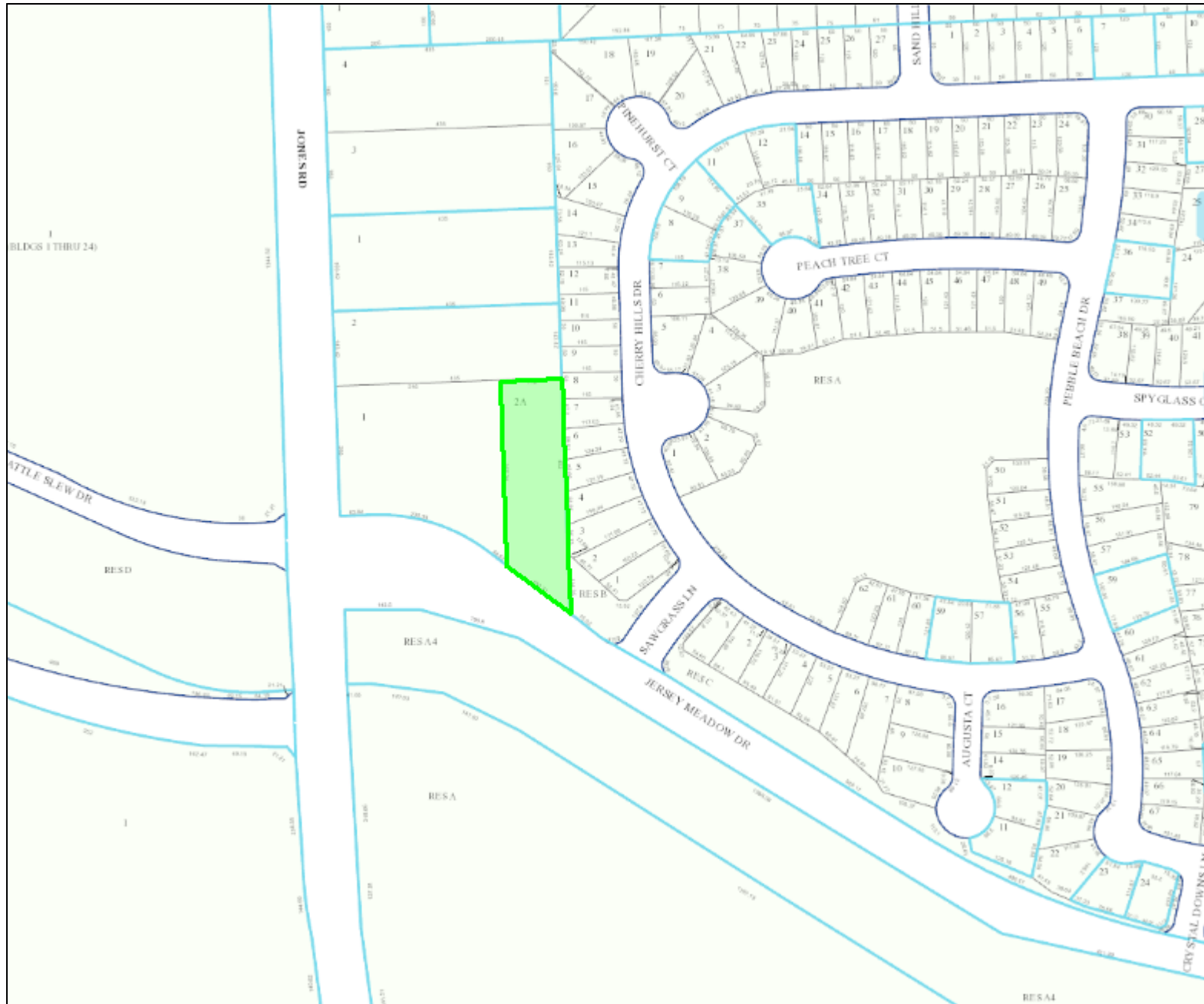


Geospatial map data maintained by the Harris County Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries.



0 70 140 280 Feet

Date: 8/1/2018



BRASS THIMBLE

CITY OF JERSEY VILLAGE
APPLICANT CERTIFICATION OF PUBLIC HEARING POSTING REQUIREMENTS
BOARD OF ADJUSTMENT – August 15, 2018 - 12:00 P.M.

Reason for Public Hearing:

To receive written and oral comments from any interested person(s) concerning Maria Monreal's request for a variance to the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-88(a)(26) to allow the applicant to erect a nonresidential, one-story building on a lot abutting a subdivision containing residential structures by encroaching the 50 foot setback requirement for the property located at 17300 Jersey Meadow Drive, Jersey Village, Texas.

I, Maria G. Monreal, applicant and/or property owner, do hereby certify that:

On August 3, 2018, at least ten days prior to the date of the hearing, placed on the property at **17300 Jersey Meadow Drive, Jersey Village, Texas** which is the subject of this hearing, signs indicating the type of relief sought or the proposed change in status of the property as well as the date, time and place of the hearing. The signs were placed at not more than 300-foot intervals across the property line fronting on the existing streets and were clearly visible from the streets. Each sign was located no more than ten feet from the property line and was no smaller than 18 inches by 24 inches,

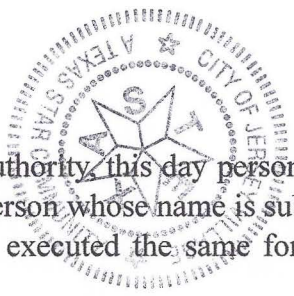
All in accordance with Section 14-10(b)(2)(b) of the Jersey Village Code of Ordinances.

Signed this the 3 day of August, 2018.

Maria G. Monreal
Maria Monreal - Hearing Applicant

THE STATE OF TEXAS §
COUNTY OF HARRIS §

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



GIVEN UNDER my hand and seal of office this 3 day of August, 2018.

[Signature]
Corri Coody, City Secretary

CITY OF JERSEY VILLAGE - AUGUST 15, 2018 - BOARD OF ADJUSTMENT - MEETING PACKET

CHAIRMAN

Script for BOA Public Hearings on August 15, 2018

Read Item D on the Agenda and confirm that all meeting posting requirements have been met - then say:

I now call to order this public hearing. Everyone desiring to speak shall give his name and address and will be given 5 minutes to present information during the meeting.

The purpose of today's hearing is to receive written and oral comments from any interested person(s) concerning Maria Monreal's request for a variance to the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-88(a)(26) to allow the applicant to erect a nonresidential, one-story building on a lot abutting a subdivision containing residential structures by encroaching the 50 foot setback requirement for the property located at 17300 Jersey Meadow Drive, Jersey Village, Texas.

Call the first person signing up to speak.

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

There being no one (else) desiring to speak, I now close this public hearing concerning Maria Monreal's request for a variance to the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-88(a)(26) to allow the applicant to erect a nonresidential, one-story building on a lot abutting a subdivision containing residential structures by encroaching the 50 foot setback requirement for the property located at 17300 Jersey Meadow Drive, Jersey Village, Texas.

**BOARD OF ADJUSTMENT
CITY OF JERSEY VILLAGE, TEXAS
AGENDA REQUEST**

AGENDA DATE: August 15, 2018 **AGENDA ITEM:** D1

AGENDA SUBJECT: Discuss and take appropriate action on Maria Monreal’s request for a variance to the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-88(a)(26) to allow the applicant to erect a nonresidential, one-story building on a lot abutting a subdivision containing residential structures by encroaching the 50 foot setback requirement for the property located at 17300 Jersey Meadow Drive, Jersey Village, Texas.

Department/Prepared By: Lorri Coody, City Secretary

EXHIBITS: Application and Other Documents Included in PH Item

BACKGROUND INFORMATION:

Maria Monreal filed a request for a variance to the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-88(a)(26) to allow the applicant to erect a nonresidential, one-story building on a lot abutting a subdivision containing residential structures by encroaching the 50 foot setback requirement for the property located at 17300 Jersey Meadow Drive, Jersey Village, Texas.

The Board has previously conducted the Public Hearing in connection with this request. This item is to act upon the request.

The Board, in making its decision on this request for variance, must consider:

- if the request for variance is contrary to the public’s interest;
- if, due to special conditions, enforcement of Chapter 14, Article X, Section 14-252(2)(b)(2)(a) would result in an unnecessary hardship; and
- that in granting the variance, the spirit of this chapter would be upheld and observed.

RECOMMENDED ACTION:

Discuss and take appropriate action on Maria Monreal’s request for a variance to the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-88(a)(26) to allow the applicant to erect a nonresidential, one-story building on a lot abutting a subdivision containing residential structures by encroaching the 50 foot setback requirement for the property located at 17300 Jersey Meadow Drive, Jersey Village, Texas.