

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

July 2, 2015 – 12:00 p.m.

The Board of Adjustment of the City of Jersey Village, Texas, convened on July 2, 2015, 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 Henry Hermis at 12:01 p.m. and the roll of appointed officers was taken. Board Members present were:

Henry Hermis, Chairman	Thomas Simchak, Vice Chairman
Ken Nguyen, Board Member	Robert Cunningham, Board Member
Joe Pennington, Alternate Board Member	Reza Khalili, Alternate Board Member

Debra Sappington, Board Member, was not present.

Council Liaison, Tom Eustace was present.

City Attorney, Mary Ann Powell was present.

City Staff in attendance: Courtney Rutherford, Assistant City Secretary; Brian Breeding; Public Works Director, Christian Somers, Building Official; and Jim Bridges, Engineering Technician.

B. Designate Alternate Members to serve in place of any absent Board Member.

Alternate Board Member, Joe Pennington, was appointed as a voting member in the absence of Board Member, Debra Sappington.

C. Consider approval of the minutes for the meeting held on June 9, 2015.

Board Member Simchak stated that there was a correction needed in the June 9, 2015 minutes. In item C, Chairman Hermis is referred to as the Vice Chairman. Board Member Pennington moved to approve the minutes as amended for the meeting held on June 9, 2015. Board Member Cunningham seconded the motion. The vote follows:

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

Nays: None

The motion carried.

D. Conduct a public hearing on John Krejci's request, filed on behalf of Joe Myers Dealership Properties, L.P., for variance to the Jersey Village Code of Ordinances at Chapter 14, Article X Section 14-106(c) allowing the applicant to install aluminum composite panels (ACM) on some of the building facades rather than solely masonry, concrete, wood or metal fascia for the property located at 19010 Northwest Freeway, Jersey Village, Texas, 77040.

Chairman Hermis opened the public hearing on items D at 12:03 p.m.

Steve Craney of Goree Architects and Missy Monier and Robert Sanders, both from Joe Myers Toyota and Hathaway Automotive were present for the hearing.

Assistant Board Secretary Courtney Rutherford stated for the record that all notification requirements for both the City and the applicant had been met for this public hearing.

The Building Official, Christian Somers, gave background information on the request for appeal. Mr. Somers stated that Toyota has set a standard for aluminum composite panels (ACM) for all Toyota dealerships and Joe Myers is now doing a remodel and bringing their building up to Toyota standards. He stated that ACM was approved in 2008 for Joe Myers Ford by mistake of the Building Official. Mr. Somers also stated that he believes the intent of this ordinance was to get away from the prefabricated metal buildings and approve the appearance of metal buildings.

Mr. Steve Craney, of Goree Architects, spoke on behalf of Joe Myers, stating that he specializes in dealerships and a few years ago all dealerships set the standard of designing all buildings with ACM in different colors. He also stated that Joe Myers Toyota is the last Toyota dealership in the Houston area to receive this branding and reimagining. Mr. Craney also brought samples of the ACM requested for the Board Members to see. He explained that ACM is with sheet metal on the inside covered with the aluminum and then secured to plywood that is treated with a weather barrier.

Mr. Robert Sanders, of Joe Myers Toyota and Hathaway Automotive, also spoke on behalf of Joe Myers stating that metal siding material has come a long way and improved a great deal. He said that two other buildings at this property have already been improved, but sit outside the city limits of Jersey Village. He stated that putting a different material on this building will lessen the quality of it and they would like for all of the buildings to be uniform. He again stated that the ACM is a part of Toyotas image and rebranding.

With no other party or individual signing up or requesting to speak at this public hearing, Chairman Hermis closed the public hearing at 12:20 p.m.

E. Discuss with possible action on John Krejci's request, filed on behalf of Joe Myers Dealership Properties, L.P., for variance to the Jersey Village Code of Ordinances at Chapter 14, Article X Section 14-106(c) allowing the applicant to install aluminum composite panels (ACM) on some of the building facades rather than solely masonry, concrete, wood or metal fascia for the property located at 19010 Northwest Freeway, Jersey Village, Texas, 77040.

The Board and staff briefly discussed the intent of the ordinance regarding metal fascia. The Board believes that the intent of the ordinance was to avoid pre-engineered buildings. There was discussion about the aluminum composite panels (ACM) and that it is high grade and attractive material and the intent of the ordinance was not to get rid of all metal paneling.

With no further discussion, Board Member Simchak moved to grant the variance request of John Krejci, filed on behalf of Joe Myers Dealership Properties, L.P., to the Jersey Village Code of Ordinances at Chapter 14, Article X Section 14-106(c) allowing the applicant to install aluminum composite panels (ACM) on some of the building facades. Board Member Cunningham, seconded the motion. The vote follows:

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

Nays: None

The motion carried.

F. Adjournment

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

Lorri Coody, City Secretary on behalf of
Courtney Rutherford, Assistant City Secretary
who attended this meeting