

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

May 10, 2011 – 6:00 p.m.

THE PLANNING AND ZONING COMMISSION OF THE CITY OF JERSEY VILLAGE, TEXAS, CONVENED ON MAY 10, 2011, AT 6:00 P.M. IN THE CIVIC CENTER MEETING ROOM, 16327 LAKEVIEW, JERSEY VILLAGE, TEXAS.

- A. The meeting was called to order at 6:03 p.m. by Chairman Debra Mergel, and the roll of appointed officers was taken. Commissioners present were:

Debra Mergel, Chairman	Harry Beckwith, III, Commissioner
Justin Ray, Commissioner	Barbara Freeman, Commissioner
Tom Eustace, Commissioner	Michael O’Neal, Commissioner

Commissioner, Rick Faircloth was not present at this meeting.

Council Liaison, Curtis Haverty, and Council Member Mark Maloy were present at this meeting.

Staff in attendance: Bill Olson, City Attorney; Martha Williams, Former City Attorney; Lorri Coody, City Secretary; Christian Somers-Kuenzel, Building Official; and Deborah Capaccioli-Paul.

City Manager, Mike Castro, and Danny Segundo, Public Works Director, were not present at this meeting.

**B. Consider approval of the minutes for the meetings held on April 18, 2011.**

Commissioner Freeman moved to approve the minutes for the meetings held on April 18, 2011. Commissioner Eustace seconded the motion. The vote follows:

Ayes: Commissioners Beckwith, Freeman, Eustace, Ray, and O’Neal  
Chairman Mergel

Nays: None

The motion carried.

**C. Discuss and take appropriate action concerning the application request of Group 1 Realty, Inc., 800 Gessner, Suite 500, Houston, TX 77024 (Applicant) and Capital Automotive Holdings, LLC, 8270 Greensboro Drive, Suite 950, McLean, VA 22101 (Owner) to amend the zoning ordinance at Chapter 14, Article IV, Section 14-106(a)(19) by adding a subsection (d) to include auto body shops.**

Christian Somers-Kuenzel, City Building Official, told the Commission that in learning of the applicant’s desires pertaining to the property located at 18700 NW Freeway, which is the location of the old Saturn Car Dealership, he explained that the current zoning for District G and for the Motor Vehicle Overlay District do not permit the use of the property as an auto

body shop. As a result of this prohibition, a two step process is required if the applicant wants to pursue a business venture of this type on this property. First, a zoning amendment is needed to permit “auto body shops” as a specific use in District G, and if the amendment is approved, the applicant must then apply for a specific use permit to be authorized/permitted for this specific land use.

Accordingly, on May 4, 2011, Group 1 Realty, Inc. filed an application for a zoning amendment of the Code of Ordinances at Chapter 14, Article IV, Section 14-106(a)(19) seeking to add a subsection (d) that includes auto body shops.

The Commission reviewed the application and engaged in discussion about the various districts in the City wherein auto body shops are permitted. It was determined that:

- “Servicing” is permitted in District K;
- “Service Stations” are permitted in District H; and
- “Gasoline Stations” are permitted in District G.

Discussion was had on the differences between servicing, repairing, and auto body repairing. Mr. Somers-Kuenzel explained that service centers are related to light repair work where as body shop work is heavier in nature.

The Commission engaged in discussion as to the reasons why this use should be included in District G as a specific land use rather than as a general land use. Staff pointed out that designating “auto body shops” as a specific land use requires application for permitting, and the applications must be reviewed and approved through the Planning and Zoning Commission process.

The Commission discussed other considerations for including this land use in District G as a specific use, which lead to discussions that perhaps the specific use should be tied to the Motor Vehicle Sales Overlay District as opposed to District G. However, after full discussion of same, it was decided that the best district for inclusion would be District G because the Motor Vehicle Sales Overlay District spans more than one underlying district.

With no further discussion on the matter, Commissioner Beckwith moved to approve the application request of Group 1 Realty, Inc., (Applicant) and Capital Automotive Holdings, LLC, (Owner) to amend the zoning ordinance at Chapter 14, Article IV, Section 14-106(a)(19) by adding a subsection (d) to include auto body shops. Commissioner Ray seconded the motion. The vote follows:

Ayes: Commissioners Beckwith, Ray, and O’Neal  
Chairman Mergel

Nays: Commissioners Eustace and Freeman

The motion carried.

**D. Discuss and take appropriate action regarding the preparation and presentation of the Preliminary Report to Council on May 23, 2011, as it relates to the request of Group 1 Realty, Inc., 800 Gessner, Suite 500, Houston, TX 77024 (Applicant) and Capital**

**Automotive Holdings, LLC, 8270 Greensboro Drive, Suite 950, McLean, VA 22101 (Owner) to amend the zoning ordinance at Chapter 14, Article IV, Section 14-106(a)(19) by adding a subsection (d) to include auto body shops.**

Christian Somers-Kuenzel, City Building Official introduced the item. He explained that this item is to put together the preliminary report and make a decision on the presentation of same to Council at its May 23, 2011 Council Meeting.

With limited discussion on this matter, Commissioner Ray moved that the Preliminary Report submitted in the meeting packet related to the request of Group 1 Realty, Inc., (Applicant) and Capital Automotive Holdings, LLC, (Owner) to amend the zoning ordinance at Chapter 14, Article IV, Section 14-106(a)(19) by adding a subsection (d) to include auto body shops, be approved and presented to the City Council on May 23, 2011. Commissioner O’Neal seconded the motion. The vote follows:

Ayes: Commissioners Beckwith, Ray, and O’Neal  
Chairman Mergel

Nays: Commissioners Eustace and Freeman

The motion carried. (A copy of the Preliminary Report is attached to these minutes as Exhibit A).

**E. Discuss and take appropriate action concerning the application request of Group 1 Realty, Inc., 800 Gessner, Suite 500, Houston, TX 77024 (Applicant) and Capital Automotive Holdings, LLC, 8270 Greensboro Drive, Suite 950, McLean, VA 22101 (Owner) for a specific use permit to allow the operation of an auto body shop on a tract of land located at 18700 NW Freeway, Houston, TX 77065 within the city in zoning District G.**

Christian Somers-Kuenzel, City Building Official introduced the item. This application is the 2<sup>nd</sup> part of the two-part process and is contingent upon the approval of the zoning amendment change. However, because the applicant is under a contractual time constraint in acquiring the property, the application for the zoning amendment and the application for the specific use permit are being processed “side-by-side.”

Mr. Somers-Kuenzel told the Commission that staff supports approval of the specific use permit. He told the Commission that in considering the application and in approving same, the Commission may require as part of the specific use permit “conditions” that apply to the land use. These conditions would go above and beyond what is already required by the City’s Code of Ordinances as well as any other laws that the City’s code encompasses. For example, he told the Commission that the property located at 18700 NW Freeway has a “B” use classification. If the specific use permit is granted, the “B” use classification will change to an “S1” use classification. This use classification change will require that the applicant make modifications to the property in order to bring the property into compliance with an “S1” use classification. Mr. Somers-Kuenzel pointed out that in addition to these required modifications, the Commission might consider additional items they might want to regulate.

The Commission engaged in discussion on requirements that might need to be included. City Attorney Olson explained the types of provisions that the Commission should consider. He recommended that the proposed ordinance include under Section 5 a site plan, which would indicate the applicant's exact plans for the property. Mr. Olson explained that including the site plan eliminates many questions/problems in the future about what can and cannot be done.

Richard Crow, Attorney for the Applicant, addressed the Commission. He explained their plan. He presented the Commission with a survey of the property along with a draft building layout plan. Mr. Chris Allen, the Property Owner's designated representative, described the layout of the property. In reviewing these documents, the Commission asked questions about the location and storage of the wrecked cars. The Commission was concerned about the screening of these cars from public view.

City Attorney Olson advised that in including the site plan under Section 5, it should be coupled with language concerning the screening of vehicles. He suggested that specific language be added that the "storage of wrecked autos must be screened from public view."

The Commission, in setting additional requirements, discussed the need to remain business friendly. With no further discussion, Commissioner Ray moved to approve the application request of Group 1 Realty, Inc., (Applicant) and Capital Automotive Holdings, LLC, (Owner) for a specific use permit to allow the operation of an auto body shop on a tract of land located at 18700 NW Freeway, Houston, TX 77065 within the city in zoning District G. Commissioner Beckwith seconded the motion. The vote follows:

Ayes: Commissioners Beckwith, Ray, Eustace, Freeman, and O'Neal  
Chairman Mergel

Nays: None

The motion carried.

**F. Discuss and take appropriate action regarding the preparation and presentation of the Preliminary Report to Council on May 23, 2011, as it relates to the request of Group 1 Realty, Inc., 800 Gessner, Suite 500, Houston, TX 77024 (Applicant) and Capital Automotive Holdings, LLC, 8270 Greensboro Drive, Suite 950, McLean, VA 22101 (Owner), for a specific use permit to allow the operation of an auto body shop on a tract of land located at 18700 NW Freeway, Houston, TX 77065 within the city in zoning District G.**

Chairman Debra Mergel called the item. She explained that this item was to prepare the preliminary report and make a decision on the presentation of same to Council at its May 23, 2011 Council Meeting.

The Commission continued its discussion concerning the setting of additional conditions, focusing on Section 5 of the proposed ordinance wherein any additional limitations, restrictions, and/or conditions that the Commission desires are to be included.

In considering same, additional discussion was had about wrecked cars and the ability to see these cars from the elevated lanes of US Highway 290. This issue was discussed at length. It was decided that while it may be possible to see some wrecked cars from this vantage point, there are car dealerships along US 290 in Jersey Village that have auto body shops in the rear of their facilities and seeing the wrecked cars from US 290 has not been an issue.

The Commission discussed landscaping and fencing as solutions for screening wrecked vehicles awaiting repairs.

The following is a list of additional limitations, restrictions, and/or conditions that the Commission agreed should be added to Section 5 of the proposed ordinance:

1. Granting of the Specific Use Permit is conditioned upon the Specific Use being located, constructed, and conducted upon the Property and in substantial conformity with a site plan;
2. An eight (8) foot fence must be constructed on the property to screen wrecked vehicles from adjacent property and from public view;
3. The fencing constructed pursuant to this Specific Use Permit shall be chain linked - vinyl privacy fencing, with 95% privacy screening capability;
4. Shrubs of the variety to obscure the view of wrecked cars within a period of five (5) years must be planted along the front of the eight (8) foot fence line;
5. The fence and shrubs must be maintained at all times in such a way as to insure the screening of wrecked vehicles from public view and from adjacent property;
6. Compliance with all local, state, and federal laws;
7. No screening will be permitted within 200 feet of the front property line; and
8. Wrecked vehicles must be screened from public view and the adjacent property at all times.

*Commissioner Harry Beckwith left the meeting at 7:25 p.m.*

With no further discussion on the matter, Commissioner Ray moved to approve the Preliminary Report, submitted in the meeting packet related to the request for a specific use permit to allow the operation of an auto body shop at 18700 NW Freeway, Houston, TX 77065 within zoning District G, with the following specific requirements inserted into Section 5:

1. Granting of the Specific Use Permit is conditioned upon the Specific Use being located, constructed, and conducted upon the Property and in substantial conformity with a site plan;
2. An eight (8) foot fence must be constructed on the property to screen wrecked vehicles from adjacent property and from public view;
3. The fencing constructed pursuant to this Specific Use Permit shall be chain linked - vinyl privacy fencing, with 95% privacy screening capability;
4. Shrubs of the variety to obscure the view of wrecked cars within a period of five (5) years must be planted along the front of the eight (8) foot fence line;
5. The fence and shrubs must be maintained at all times in such a way as to insure the screening of wrecked vehicles from public view and from adjacent property;
6. Compliance with all local, state, and federal laws;

7. No screening will be permitted within 200 feet of the front property line; and
8. Wrecked vehicles must be screened from public view and the adjacent property at all times.

Commissioner O'Neal seconded the motion.

Before the vote, Chairman Mergel informed the Commission that in the event she could not be present at the May 23, 2011 meeting, the Commission should designate a member to present the preliminary reports to Council. It was decided that Vice Chairman Faircloth would make the presentations. Additionally, it was decided that since the applicant's request for a specific use permit was contingent upon Council's approval of the zoning amendment, the Council's agenda for June 20, 2011 would need to be strategically arranged so that the joint public hearing along with the presentation of the final report and ruling on the zoning amendment are completed before any actions are taken on the specific use permit request.

Keeping this strategy in mind, it was agreed that both Joint Public Hearings could be published for 7:00 p.m.; however, an announcement should be made at the beginning of the meeting on June 20, 2011, as to the order of the evening's events since there will be a considerable delay before the second Joint Public Hearing is conducted.

With no further discussion on the matter, the vote followed:

Ayes: Commissioners Ray, Eustace, Freeman, and O'Neal  
Chairman Mergel

Nays: None

The motion carried. (A copy of the Preliminary Report is attached to these minutes as Exhibit B).

## **G. Adjourn**

Council Member Haverty addressed the Commission. He expressed his pleasure in having served as Council Liaison for this Commission. He thanked the Commission for their hard work and suggested that a summary of the evenings discussions might be included in the Council packet as it might help Council better understand the issues being addressed.

With no additional business to conduct Commissioner Ray moved to adjourn the meeting. Commissioner Freeman seconded the motion. The vote follows:

Ayes: Commissioners Freeman, Eustace, Ray, and O'Neal  
Chairman Mergel

Nays: None

The motion carried. The meeting adjourned at 7:35 p.m.

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Lorri Coody, City Secretary

EXHIBIT A – PRELIMINARY REPORT  
ZONING AMENDMENT  
INCLUDE AUTO BODY SHOPS AS  
SPECIFIC LAND USE FOR DISTRICT G



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION  
PRELIMINARY REPORT  
AMENDMENTS TO INCLUDE AUTO BODY SHOPS AS A SPECIFIC  
USE IN ZONING DISTRICT G**

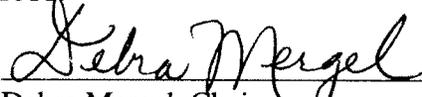
The Planning and Zoning Commission has met in order to review the zoning ordinances as they relate to amending the zoning ordinance at Chapter 14, Article IV, Section 14-106(a)(19) by adding a subsection (d) to include auto body shops.

After review and discussion, the Commissioners preliminarily proposed that Chapter 14, Article IV, Section 14-106(a)(19) be amended by adding a subsection (d) to include auto body shops.

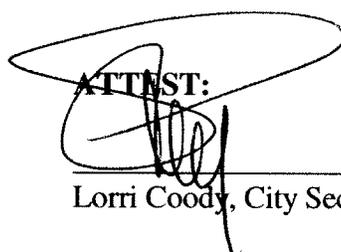
This preliminary change to the City's comprehensive zoning ordinance is more specifically detailed in the proposed ordinance attached as Exhibit "A."

The next step in the process as required by Section 14-84(c)(2)(b) of the Jersey Village Code of Ordinances is for Council to call a joint public hearing with the Planning and Zoning Commission.

Respectfully submitted, this 10th day of May 2011.

  
\_\_\_\_\_  
Debra Mergel, Chairman

**ATTEST:**

  
\_\_\_\_\_  
Lorri Coody, City Secretary



**ORDINANCE NO. 2011-XX**

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, TEXAS, CHAPTER 14, BUILDING AND DEVELOPMENT, BY ADDING A NEW DEFINITION OF “AUTO BODY SHOP” TO SECTION 14-5; AMENDING SECTION 14-106(A)(19) BY ADDING A NEW SUBSECTION (D) TO INCLUDE AUTO BODY SHOPS AS A PERMITTED USE IN DISTRICT G (WITH A SPECIFIC USE PERMIT); PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED TWO THOUSAND DOLLARS FOR VIOLATIONS HEREOF; AND PROVIDING AN EFFECTIVE DATE.**

\* \* \* \* \*

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

**Section 1.** The Code of Ordinances of the City of Jersey Village, Texas, is hereby amended by adding a new definition to Section 14-5 of Chapter 14:

“*Auto body shop* means any shop or garage, other than a private garage, where bodywork and painting are performed.”

**Section 2.** The Code of Ordinances of the City of Jersey Village, Texas, is hereby amended by adding a new subsection (d) to Section 14-106(a)(19), so that Section 14-106(a)(19) shall read as follows:

- “(19) The following uses are permitted in district G with a specific use permit:
- a. Telephone switching facilities.
  - b. Multifamily housing for senior citizens.
  - c. Telecommunication Towers.
  - d. Auto body shops.”

**Section 3. Severability.** In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Jersey Village, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

**Section 4. Repeal.** All other ordinances or parts of ordinances in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed.

**Section 5. Penalty.** 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 an amount not to exceed \$2,000. Each day of violation shall constitute a separate offense.

**Section 6.** **Effective Date.** This ordinance shall be in full force and effect from and after its passage.

**PASSED, APPROVED, AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Russell Hamley, Mayor

**ATTEST:**

\_\_\_\_\_  
Lorri Coody, City Secretary

EXHIBIT B – PRELIMINARY REPORT

GRANT SPECIFIC USE PERMIT

AUTO BODY SHOP

18700 NW FREEWAY



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION  
PRELIMINARY REPORT  
TO ALLOW THE OPERATION OF AN AUTO BODY SHOP AS A  
SPECIFIC USE IN ZONING DISTRICT G**

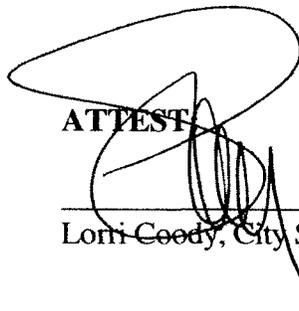
The Planning and Zoning Commission has met in order to review the application request of Group 1 Realty, Inc., 800 Gessner, Suite 500, Houston, TX 77024 (Applicant) and Capital Automotive Holdings, LLC, 8270 Greensboro Drive, Suite 950, McLean, VA 22101 (Owner) for a specific use permit to allow the operation of an auto body shop on a tract of land located at 18700 NW Freeway, Houston, TX 77065 within the city in zoning District G.

After review and discussion, the Commissioners preliminarily proposed that Group 1 Realty, Inc. be allowed to operate as a specific use an auto body shop on the tract of land located at 18700 NW Freeway, Houston, TX 77065 within the city in zoning District G.

This preliminary proposal is more specifically detailed in the proposed ordinance attached as Exhibit "A."

The next step in the process as required by Section 14-84(c)(2)(b) of the Jersey Village Code of Ordinances is for Council to call a joint public hearing with the Planning and Zoning Commission.

Respectfully submitted, this 10th day of May 2011.

  
ATTEST

Lorri Coody, City Secretary

  
Debra Mergel, Chairman



**ORDINANCE NO. 2011-XX**

**AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS, AMENDING CHAPTER 14, ARTICLE IV, OF THE CODE OF ORDINANCES, CITY OF JERSEY VILLAGE, SAID ORDINANCE BEING CITY OF JERSEY VILLAGE ORDINANCE NO. 77-14, AS AMENDED, ORIGINALLY ADOPTED THE 6<sup>TH</sup> DAY OF SEPTEMBER 1977, AND BEING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY, BY GRANTING TO GROUP 1 REALTY, INC., A SPECIFIC USE PERMIT TO ALLOW THE OPERATION OF AN AUTO BODY SHOP ON A TRACT OF LAND LOCATED AT 18700 NW FREEWAY, HOUSTON, TX 77065, WITHIN THE CITY IN ZONING DISTRICT G; PROVIDING REQUIREMENTS AND CONDITIONS FOR THIS SPECIFIC USE PERMIT; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE SUBJECT; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED TWO THOUSAND DOLLARS FOR VIOLATIONS HEREOF; PROVIDING FOR AMENDMENT OF THE OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

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**WHEREAS**, Group 1 Realty, Inc. has made an application for a Specific Use Permit for a 5.038 acre tract of land ("the Property") situated within the corporate limits of the City of Jersey Village, Texas ("the City"), said tract being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes; and

**WHEREAS**, the Property presently has a zoning classification of District G pursuant to the comprehensive zoning ordinance of the City; and

**WHEREAS**, Group 1 Realty, Inc. has made application to the City for a Specific Use Permit to use said Property for the purpose of operating an auto body shop, including customary ancillary uses ("the Specific Use"), as authorized by the City's comprehensive zoning ordinance; and

**WHEREAS**, the Planning and Zoning Commission and the City Council of the City have, in the time and manner and after the notice required by law, conducted a public hearing on such request for a Specific Use Permit described above; and

**WHEREAS**, the City Council has received the final written recommendation of the Planning and Zoning Commission; and

**WHEREAS**, the City Council finds the application complies with section 14-84.1 of the City Code and deems it appropriate to approve such request; **NOW THEREFORE**,

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

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

**Section 2.** A Specific Use Permit for use of the Property as an auto body shop, including customary accessory uses, subject to the terms and conditions set forth below, is hereby granted to

Group 1 Realty, Inc. The Specific Use Permit shall run with the land and include any successor in interest.

**Section 3.** The Official Zoning District Map of the City, as referenced by section 14-82 of The City Code, shall be revised and amended to show the Specific Use authorized hereby for the Property as provided in Section 2 hereof, with the appropriate references thereon to the number and effective date of this Ordinance and a brief description of the nature of the Specific Use authorized.

**Section 4.** The Specific Use Permit granted hereby shall be null and void after the expiration of two (2) years from the date of adoption of this Ordinance unless the Property is being used in accordance with the Specific Use Permit herein granted or unless an extension of time is approved by City Council.

**Section 5.** The Specific Use authorized and permitted hereby shall be, and is, subject to the following additional limitations, restrictions, and conditions:

- A. The approval of this Specific Use Permit is expressly conditioned upon the Specific Use being located, constructed, and conducted upon the Property in conformity with the Site Plan attached hereto as Exhibit "B" (the "Site Plan") and made a part hereof for all purposes, and the description of activities as represented to the City of Jersey Village in the application for this Specific Use Permit;
- B. Wrecked, junked, and inoperable vehicles, and parts thereof, must be screened from the adjacent property at all times;
- C. An eight-foot (8') fence shall be constructed on the Property at the locations identified on the Site Plan to screen wrecked, junked, and inoperable vehicles from adjacent property;
- D. The fencing constructed pursuant to this Specific Use Permit shall be chain linked - vinyl privacy fencing, with 95% privacy screening capability;
- E. Shrubs of a variety that will substantially obscure the view of wrecked, junked, and inoperable cars within a period of 5 years of the granting of this Specific Use Permit must be planted along the outside of the front of the eight-foot (8') screening fence line;
- F. The fence and shrubs must be maintained at all times in such a way as to insure the screening of wrecked, junked, and inoperable vehicles from adjacent property;
- G. The Property Owner and its agents, operators, tenants, successors and assigns shall comply with all applicable local, state, and federal laws; and
- H. No screening will be permitted within 200 feet of the front property line along US 290.

**Section 6.** 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 an amount not to exceed \$2,000. Each day of violation shall constitute a separate offense.

**Section 7.** In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Jersey Village, Texas, declares that it would have

passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

**Section 8.** This Ordinance, and the Specific Use Permit granted hereby, shall become effective only upon Group 1 Realty, Inc.'s furnishing the City a copy of an owner's policy of title insurance showing title of the Property in Group 1 Realty, Inc.'s name.

**PASSED, APPROVED, AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

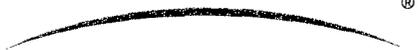
\_\_\_\_\_  
Russell Hamley, Mayor

**ATTEST:**

\_\_\_\_\_  
Lorri Coody, City Secretary

Exhibit A of Proposed Ordinance

ADAMS AND REESE LLP



**Attorneys at Law**

Baton Rouge  
Birmingham

**Houston**

Jackson  
Memphis  
Mobile  
Nashville  
New Orleans  
Washington, DC

**Richard A. Crow**

Direct (713) 308-0115  
E-Fax (713) 308-4045  
richard.crow@arlaw.com

May 4, 2011

City of Jersey Village Administration Building  
16327 Lakeview Drive  
Jersey Village, Texas 77040  
Attn: Lorri Coody or Monica Villarreal

Re: City of Jersey Village Zoning Application submitted by Group 1 Realty, Inc.

Dear Ms. Coody and/or Villarreal:

Enclosed please find duplicate applications in connection with the referenced matter. Please contact Richard Crow if you have any questions regarding the applications or need additional information.

Very truly yours,

Cheri Olivo

Assistant to Richard A. Crow

CK# 8798  
\$1300.00/xx

GPI, LTD.  
800 GESSNER STE 500  
HOUSTON, TX 77024

Exhibit A of Proposed Ordinance

Bank of America  
ACCOUNT NUMBER 083100277

8798

63-4/630 FL  
28000

05/02/11

PAY TO THE ORDER OF City of Jersey Village

\$ \*\*\*\*\*1,300.00

\*\*\*\* ONE THOUSAND THREE HUNDRED AND 0/100 DOLLARS

DOLLARS

City of Jersey Village

MEMO



AUTHORIZED SIGNATURE

MP

⑈008798⑈ ⑆063000047⑆ 002290423864⑈

GPI, LTD.

05/02/11

8798

City of Jersey Village		
Date	Reference	Memo
05/02/11	050211	

Balance Due

Payment

1,300.00

Exhibit A of Proposed Ordinance

CITY OF JERSEY VILLAGE  
ZONING APPLICATION

Requested Action

ZONING CHANGE ( )

SPECIAL EXCEPTION (✓)

NON CONFORMING USE PERMIT ( )

APPLICANT / OWNER INFORMATION

Applicant: Group 2 Realty, Inc.  
Address: 800 Gessner, Suite 500

Telephone: (713) 647-5768  
City/State/Zip: Houston, Texas 77024

APPLICANT'S STATUS: Check One OWNER ( ) TENANT ( ) PROSPECTIVE BUYER (✓)

*Property Owner must sign that application or submit a notarized letter of authorization.*

Owner: Capital Automotive Holdings, LLC  
Address: 8270 Greensboro, Suite 950  
Representative: Chris Allen  
Address: 800 Gessner, Suite 500

Telephone: (713) 289-3075  
City/State/Zip: McLean, Virginia 22102  
Telephone: (713) 647-5768  
City/State/Zip: Houston, Texas 77024

OWNERSHIP: Check One INDIVIDUAL ( ) TRUST ( ) PARTNERSHIP ( ) CORPORATION (✓)

*Limited Liability Company*

*If ownership is a trust, partnership, or corporation, name the partners or principals and their addresses and positions on a separate attachment.*

Chris Allen, Director of Development  
Print Name (and Title if Applicable)

Chris Allen, Agent  
Print Name (and Title if Applicable)

Signature of Applicant

Signature of Owner See appointment of

ZONING REQUEST INFORMATION agent attached hereto.

SITE LOCATION: 18700 NW Freeway, Houston, Texas 77065

LOT(S) NO(S): BLOCK NO: SIZE OF REQUEST:

(See attached legal description and survey.)

EXISTING ZONING: Zone G with a motor vehicle sales overlay.

PROPOSED ZONING: \_\_\_\_\_

DESCRIPTION OF REQUEST: Contingent upon approval of Applicant's request to amend Chapter 14, Article IV, Section 14-106(a)(19) of the City's zoning ordinance, Applicant seeks approval of a special exception to allow site to be used as a "motor vehicle body shop."  
(Please attach detailed map(s) showing proposed changes)

**DOCUMENTATION**

(Please provide the following)

- TRAFFIC IMPACT STUDY (if applicable)
- SITE MAP
- PROPER SIGNATURES
- CORRECT LOT & BLOCK

- INDEX LOCATION MAP
- PROPER FILING FEE
- SURVEY MAPS (Metes & Bounds)

**FILING FEE - \$650.00**

ACCEPTED BY: \_\_\_\_\_

DATE ACCEPTED: \_\_\_\_\_

## Exhibit A of Proposed Ordinance

Being a tract or parcel containing 5.038 acres (219,452 square feet) of land situated in the Charles Clarkson Survey, Abstract Number 190; being all of Restricted Reserve "B", of A REPLAT OF A PORTION OF BLOCK 2, UNRESTRICTED RESERVE "B", NORTHWEST STATION, SECTION ONE, a subdivision of record in Volume 340, Page 112, Harris County Map Records; and being all of a called 5.0379 acre tract conveyed to Momentum Properties, LTD. as described in Deed recorded under Harris County Clerk's File (H.C.C.F.) Number P042788; said 5.038 acre tract being more particularly described by metes and bounds as follows (bearings are oriented to said record plat):

BEGINNING at  $\frac{3}{4}$  inch iron pipe found in the southeasterly right-of-way (R.O.W.) line of West Road (width varies) and marking the southwest corner of a called 13.082 acre tract conveyed to Rewal Corporation II as described in Deed recorded under H.C.C.F. Number L0616077; said iron rod also marking the north

corner of the aforesaid Restricted Reserve of said REPLAT and the herein described tract;

THENCE, along the southwesterly lines of said 13.082 acre tract and the northeasterly lines of the herein described tract, the following courses and distance:

South 50 Deg. 29' 45" East, departing said R.O.W. line, a distance of 282.50 feet to a  $\frac{5}{8}$  inch iron rod with plastic cap stamped "Terra Surveying" set for corner;

South 39 Deg. 30' 15" West, a distance of 44.50 feet to a 1-inch iron pipe found for corner;

South 50 Deg. 29' 45" East, a distance of 127.50 feet to a  $\frac{5}{8}$  inch iron rod with plastic cap stamped "Terra Surveying" set in the northwesterly line of a called 2.500 acre tract conveyed to JJM Holdings, LTD. as described in Deed recorded under H.C.C.F. Number U104520 and marking the most easterly corner of the herein described tract;

THENCE, South 39 Deg. 30' 15" West, along the northwesterly line of said 2.500 acre tract, a distance of 455.50 feet to a 1-inch iron pipe found in the northeasterly R.O.W. line of U.S. Highway 290 (Northwest Freeway) (300 feet wide) and marking the southwest corner of said 2.500 acre tract and the south corner of the herein described tract;

THENCE, North 50 Deg. 29' 45" West, along the northeasterly R.O.W. line of said U.S. Highway 290, a distance of 449.81 feet to a 1-inch iron pipe found marking the southerly end of a R.O.W. cut-back line and the most southerly west corner of the herein described tract;

THENCE, North 05 Deg. 29' 45" West, along said cut-back line, a distance of 28.28 feet to the southeasterly R.O.W. line of the aforesaid West Road and making the most northerly west corner of the herein described tract and a point of curvature of a non-tangent curve to the right, from which a found  $\frac{5}{8}$  inch iron rod bears South 22 Deg. 24' East, 0.48 feet;

THENCE, Northeasterly, an arc distance of 484.92 feet along the southeasterly R.O.W. line of said West Road and said curve to the right, having a central angle of 14 Deg. 09' 26", a radius of 1,982.53 feet and a chord which bears North 46 Deg. 35' 00" East, 483.69 feet to the POINT OF BEGINNING and containing 5.038 acres (219,452 square feet) of land. This description is based on the ALTA/ACSM Land Title Survey) and plat prepared by Terra Surveying Company, Inc., dated May 13, 2002.



**OWNER'S APPOINTMENT OF AGENT**

Capital Automotive Holdings, L.L.C., a Delaware limited liability company ("Owner"), as owner of a certain a tract of land situated within the City of Jersey Village, Texas (the "City") being commonly known as 18700 Northwest Freeway (the "Property"), hereby appoints Chris Allen, Director of Development for Group 1 Realty, Inc., a Delaware corporation, as Owner's agent and representative in connection with applications for a zoning amendment and a specific use permit (collectively, the "Applications") to be filed with respect to the Property and considered by the City's Planning and Zoning Commission.

Owner acknowledges that in making this appointment, it grants Agent the authority to (i) file the Applications; and (ii) speak on behalf of Owner for purposes of proceedings before the City's Planning and Zoning Commission and City Council in connection with the requests being sought in the Applications.

Signed this 2<sup>nd</sup> day of May, 2011.

**Capital Automotive Holdings, L.L.C.**,  
a Delaware limited liability company  
By: Capital Automotive Real Estate  
Services, Inc., a Delaware corporation,  
its Manager

By:   
Name: JAY M. FERRIERO  
Executive Vice President and  
Chief Operating Officer  
Title: \_\_\_\_\_

*[Owner's Acknowledgement Follows]*

Exhibit A of Proposed Ordinance

**Owner's Acknowledgment to Appointment of Agent**

THE STATE OF Virginia §  
COUNTY OF Fairfax §

BEFORE ME, the undersigned authority, this 2 day of May, 2011 personally appeared Jay M. Ferriero, Executive Vice President and Chief Operating Officer of Capital Automotive Real Estate Services, Inc., the sole Manager of Capital Automotive Holdings, L.L.C., a Delaware limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that he/she executed the same for the purposes therein expressed on behalf of said company.

GIVEN UNDER my hand and seal of office this 2 day of May, 2011.



Yolanda Hidalgo  
Notary Public in and for the State of Virginia

Comm. exp. -7-31-14 #314608

EXHIBIT B  
OF THE PROPOSED ORDINANCE

SITE PLAN  
FOR  
18700 NW FREEWAY

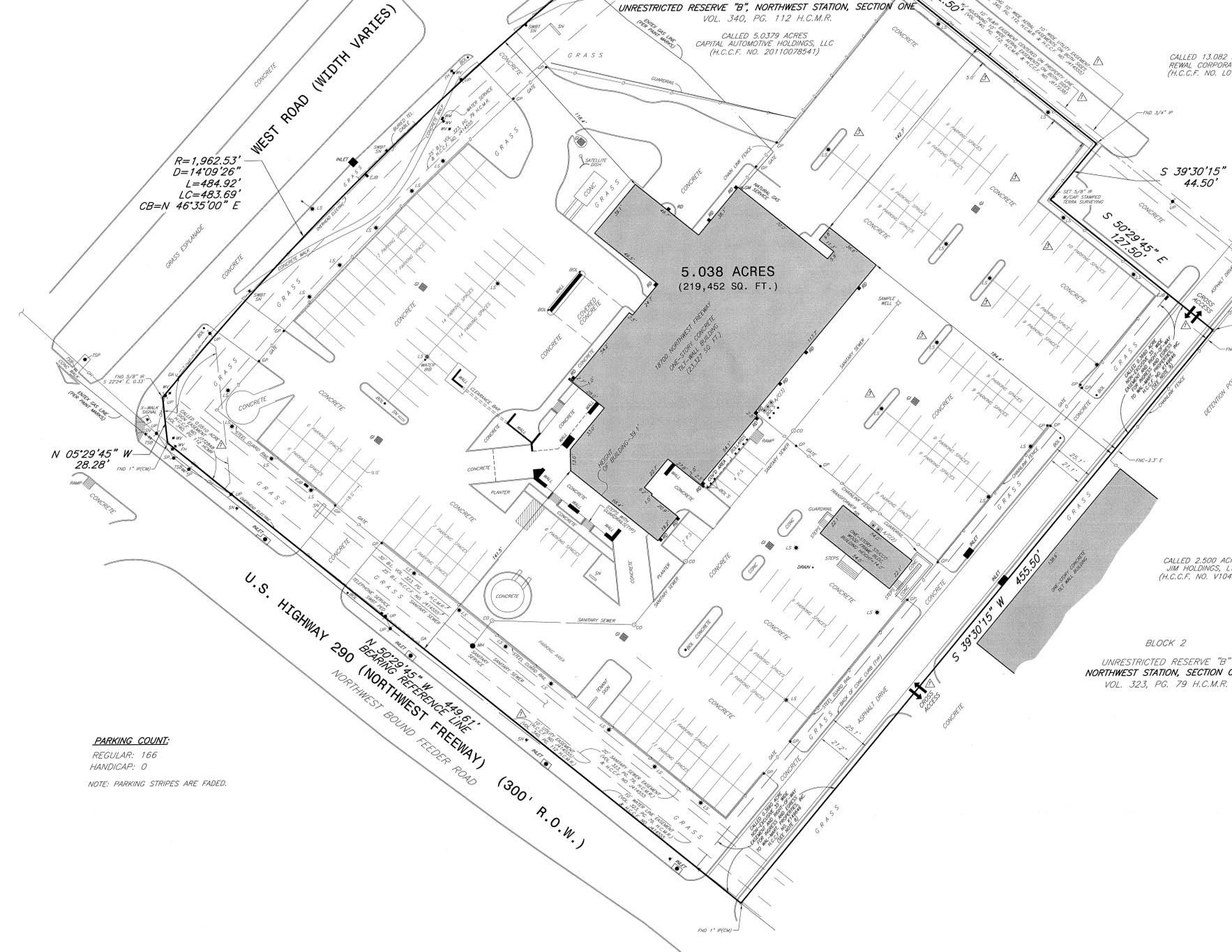
# HOUSTON RESTORATION CENTER

## GROUP 1 AUTOMOTIVE



CHARLES CLARKSON SURVEY, ABSTRACT NO. 190

- LEGEND OF SYMBOLS:**
- B INLET
  - BB INLET
  - C3 INLET
  - GRATE INLET (GI)
  - MANHOLE (MH)
  - CLEANOUT (CO)
  - LIGHT STANDARD (LS)
  - TRAFFIC SIGNAL POLE (TSP)
  - TRAFFIC SIGNAL BOX (TSB)
  - TELEPHONE PEDestal (SWBT PED)
  - UTILITY POLE (UP)
  - GUY ANCHOR (GA)
  - FIRE HYDRANT (FH)
  - WATER METER (WM)
  - WATER VALVE (WV)
  - GAS METER (GM)
  - SIGN (SN)
  - BOLLARD (BL)
  - ELECTRIC JUNCTION BOX (EJB)
  - GATE POST (GP)
  - ROOF DRAIN (RD)
  - OH OVERHEAD UTILITY LINES
  - CONCRETE CURB
- ABBREVIATIONS:**
- A/C AIR CONDITIONER
  - ADJ. ADJOINING
  - COV'D COVERED
  - CM CONTROL MONUMENT
  - FNC FENCE
  - FND FOUND
  - HCMR HARRIS COUNTY MAP RECORDS
  - HCCF HARRIS COUNTY CLERK'S FILE
  - IR IRON ROD
  - NO NUMBER
  - NTS NOT TO SCALE
  - OH OVERHEAD UTILITIES
  - PAGE PAGE
  - R/W RIGHT-OF-WAY
  - SWBT SOUTHWESTERN BELL TELEPHONE
  - TYP TYPICAL
  - VOL VOLUME



**METS AND BOUNDS DESCRIPTION**  
 5.038 ACRES (219,452 SQUARE FEET)  
 CHARLES CLARKSON SURVEY, ABSTRACT NUMBER 190  
 HARRIS COUNTY, TEXAS

Being a tract or parcel containing 5.038 acres (219,452 square feet) of land situated in the Charles Clarkson Survey, Abstract Number 190, being all of Restricted Reserve "B", of a REPLAT OF A PORTION OF BLOCK 2, UNRESTRICTED RESERVE "B", NORTHWEST STATION, SECTION ONE, a subdivision of record in Volume 340, Page 112, Harris County Map Records, and being all of a called 5.0379 acre tract conveyed to Mowatt Properties, LTD., as described in deed recorded under H.C.C.F. Number L016077; said iron rod also marking the north corner of the aforesaid Restricted Reserve of said REPLAT and the herein described tract tract:

**BEING** at 3/4-inch iron pipe found in the southeasterly right-of-way (R.O.W.) line of West Road (width varies) and marking the southeast corner of a called 13.082 acre tract conveyed to Rewal Corporation II as described in deed recorded under H.C.C.F. Number L016077; said iron rod also marking the north corner of the aforesaid Restricted Reserve of said REPLAT and the herein described tract tract:

**THENCE**, along the southeasterly line of said 13.082 acre tract and the northeasterly line of the herein described tract, the following courses and distances:

- South 50°29'45" East, a distance of 282.00 feet to a 3/4-inch iron rod found for corner;
- South 39°30'15" West, a distance of 44.50 feet to a 3/4-inch iron rod with plastic cap stamped "Terra Surveying" set for corner;
- South 50°29'45" East, a distance of 127.50 feet to a 3/4-inch iron rod with plastic cap stamped "Terra Surveying" set in the northeasterly line of a called 2.500 acre tract conveyed to JMW Holdings, LTD., as described in deed recorded under H.C.C.F. Number U04655 and marking the most easterly corner of the herein described tract;
- THENCE, South 39°30'15" West, along the northeasterly line of said 2.500 acre tract, a distance of 400.00 feet to a 1-inch iron pipe found in the northeasterly R.O.W. line of U.S. Highway 290 (Northwest Freeway), (300 feet wide) and marking the southeast corner of said 2.500 acre tract and the south corner of the herein described tract;
- THENCE, North 50°29'45" West, along the northeasterly R.O.W. line of said U.S. Highway 290, a distance of 449.00 feet to a 1-inch iron pipe found marking the southerly end of a R.O.W. out-back line and the most southerly west corner of the herein described tract;
- THENCE, North 05°29'45" West, along said out-back line, a distance of 28.28 feet to the southeasterly R.O.W. line of the aforesaid West Road and marking the most northerly west corner of the herein described tract and a point of curvature of a non-tangent curve to the right, from which a found iron rod bears South 22°24' East, 0.38 feet;
- THENCE, northeasterly, an arc distance of 484.92 feet along the southeasterly R.O.W. line of said West Road and said curve to the right, having a central angle of 49°09', a radius of 1,962.53 feet and a chord which bears North 46°35'00" East, 483.69 feet to the POINT OF BEGINNING and containing 5.038 acres (219,452 square feet) of land.

- NOTES:**
- 1.) This survey reflects boundary and easement information as per a commitment for title insurance issued by First American Title Company, G.F. Number NCS-45685-WICH, dated March 20, 2011, no additional research regarding the existence of easements or restrictions of record has been performed by Terra Surveying, Inc.
  - 2.) This tract lies in Zone "X" (shaded), designated as "Area of 0.2% annual chance flood", and not within the 100-year flood plain, as per the National Flood Insurance Program Flood Community Number 48201C Panel Number 8460-L, latest available published revision dated June 18, 2007.
  - 3.) Any future development of this tract is subject to requirements per City of Houston Ordinance Number 99-200, which stipulates planning setbacks constraints.
  - 4.) This tract is subject to the restrictive covenants of record in Volume 323, Page 79, and Volume 340, Page 112, Harris County Map Records and in instruments of record filed under Harris County Clerk's File Numbers J41455, J41660, J42176, and K16645 as reflected in Schedule B, Item 10(a), in a commitment for title insurance issued by First American Title Company, G.F. Number NCS-45685-WICH, dated March 21, 2011.
  - 5.) Surface or subsurface faulting, hazardous waste, wetland designations or other environmental issues have not been addressed within the scope of this survey.
  - 6.) Fences shown hereon are graphic only, with dimensioned ties shown at specific locations where they were physically measured; the fence lines may meander between said measured locations.
  - 7.) Underground utilities as shown hereon have been derived from a combination of observing surface facilities, lines marked on the ground by others, and/or record utility maps. Contractor to verify the existence and location of buried utilities prior to digging.
  - 8.) 35-foot wide ingress and egress easement granted to Wal-Mart Properties, Inc., as described in deed recorded under Harris County Clerk's File Number K148946 was located as shown hereon by the described Mets and Bounds calls after the point of Beginning calls. The portion of the Mets and Bounds, which describes the commencing calls does arrive at the intended location.
  - 9.) Bearings shown hereon are oriented to the bearing base reflected on the plat of A REPLAT OF A PORTION OF BLOCK 2, UNRESTRICTED RESERVE "B", NORTHWEST STATION, SECTION ONE, a subdivision of record in Volume 340, Page 112, Harris County Map Records.
  - 10.) The following encumbrances, which affect this tract and are listed in Schedule B of a commitment for title insurance issued by First American Title Company, G.F. Number NCS-45685-WICH, dated March 20, 2011 are as follows:
    - 1) Pertains to Restrictive covenants as shown on item 10(a) in the Schedule B list and in note number 4 on the face of this survey (not plottable)
    - 2 through 9) Pertains to standard exceptions (not plottable)
    - 10a) Pertains to restrictive covenants (see note 4)
    - 10b through c) Pertains to standard exceptions (not plottable)
    - 10f) Pertains to a 10' encroachment easement as shown on NORTHWEST STATION, SECTION ONE, a subdivision of record in Volume 323, Page 79, Harris County Map Records and described in instrument filed for record under Harris County Clerk's File Number J41455. (affects the property and is shown hereon)
    - 10g) Pertains to a 20' sanitary sewer easement as shown on NORTHWEST STATION, SECTION ONE, a subdivision of record in Volume 323, Page 79, Harris County Map Records and described in instrument filed for record under Harris County Clerk's File Number J41455. (affects the property and is shown hereon)
    - 10h) Pertains to a 10' utility easement as shown on REPLAT OF A PORTION OF BLOCK 2, UNRESTRICTED RESERVE "B", NORTHWEST STATION, SECTION ONE, a subdivision of record in Volume 340, Page 112, Harris County Map Records and described in instrument filed for record under Harris County Clerk's File Number J41455. (affects the property and is shown hereon)
    - 10i) Pertains to an entry marker easement as shown on NORTHWEST STATION, SECTION ONE, a subdivision of record in Volume 323, Page 79, Harris County Map Records and described in instrument filed for record under Harris County Clerk's File Number J41455. (affects the property and is shown hereon)
    - 10j) Pertains to a 15' wide drainage easement on each side of centerline of all gullies, ravines, and other natural drainage courses as shown on NORTHWEST STATION, SECTION ONE, a subdivision of record in Volume 323, Page 79, Harris County Map Records and described in instrument filed for record under Harris County Clerk's File Number J41455. (does not affect the property, no natural drainage courses exist)
    - 10k) Pertains to a 5' utility easement with an unobstructed aerial easement as recorded under Harris County Clerk's File No(s). J41455 and J41728 (Called 10' wide utility easement) (affects the property and is shown hereon)
    - 10l) Pertains to a 35' non exclusive access easement to Wal-Mart Properties, Inc., as recorded under Harris County Clerk's File No. K148946 (affects the property and is shown hereon)
    - 10m) Pertains to a 30' building line as shown on NORTHWEST STATION, SECTION ONE, a subdivision of record in Volume 323, Page 79, Harris County Map Records and described in instrument filed for record under Harris County Clerk's File Number J41455. (affects the property and is shown hereon)
    - 10n) Intentionally Deleted
    - 10o) Pertains to subject property about a non-access or limited access road, highway or freeway. (not plottable)
    - 10p) Pertains to a 25' building line as shown on NORTHWEST STATION, SECTION ONE, a subdivision of record in Volume 323, Page 79, Harris County Map Records and described in instrument filed for record under Harris County Clerk's File Number J41455. (affects the property and is shown hereon)
    - 10q through r) Pertains to mineral rights (not plottable)
    - 10s) Pertains to Waiver of Surface Rights (not plottable)
    - 10t) Pertains to all leases, grants, exceptions, or reservations of coal, lignite, oil, gas, and other minerals (not plottable)
    - 10u) Pertains to Waiver of Surface Rights (not plottable)

**George Colston, a Registered Land Surveyor, License No. 4461, in and for the State of Texas and legally doing business in Harris County ("Surveyor") does hereby certify that CAPITAL AUTOMOTIVE HOLDINGS L.L.C., a Delaware limited liability company, MNC Brokerage, LTD., a Texas limited partnership, and First American Title Insurance Company:**

1. the accompanying survey ("Survey") represents a true and correct survey made by me on May 13, 2002 and updated on May 3, 2011 of the land therein particularly described;
2. the Survey and the information, courses and distances shown thereon are correct;
3. the title lines of actual possession are the same;
4. the land described in the Survey is the same as described in the title insurance commitment described below;
5. the area of subject property and the size, location and type of buildings and improvements and any other matters situated on the subject property are shown and all buildings and improvements are within the boundary lines and applicable set-back lines of the property;
6. there are no violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of said buildings and improvements;
7. there are no encumbrances or uses affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted on the Survey;
8. there are no encroachments on the adjoining properties, streets, or alleys by any of said buildings, structures and improvements, other than as shown on the Survey;
9. there are no party walls or visible encroachments on said described property by streets, alleys or buildings, structures or other improvements situated on adjoining property, except as shown on the Survey;
10. all utility services required for the operation of the premises either enter the premises through adjoining public streets, or the Survey shows the point of entry and location of any utilities that pass through or are located on adjoining land;
11. the Survey shows the location of all visible storm drainage systems for the collection and disposal of all roof and surface drainage;
12. any discharge into streams, rivers or other conveyance system is not shown on the Survey;
13. the subject property has access to and from a duly dedicated and accepted public street or highway as evidenced by the driveways as shown;
14. the subject property does not serve any adjoining property for drainage, utilities or ingress or egress except as shown;
15. the record description of the subject property forms a mathematically closed figure.
16. As shown hereon, this tract is mostly concrete paved and formerly used as a car dealership. There is no visible and apparent, observable evidence of earth moving work, building construction or building additions, cemeteries, or dumps.

The undersigned has received and examined a copy of First American Title Insurance Company's Commitment No. NCS-45685-WICH, and the location of any matter shown thereon, to the extent it can be located, has been shown on this Survey with the appropriate recording reference.

The parties listed above are entitled to rely on the survey and this certificate as being true and accurate.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 8(f), 7(a)(b)(1)(c), 8, 9, 11(a), 13, 16, 17 and 18 of Table A hereof.

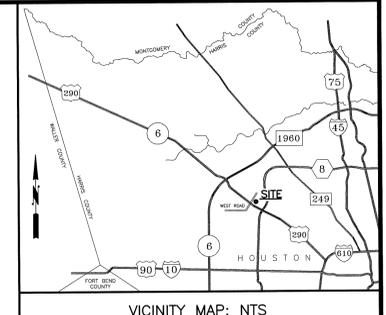
The field work was completed on: April 26, 2011  
 Date of Plat or Map: May 13, 2002, Last Update: May 9, 2011

**George Colston**  
 Registered Professional  
 Land Surveyor  
 Texas Registration No. 4461

**TERRA SURVEYING CO., INC.**  
 3000 WILCREST DR. - SUITE 210  
 HOUSTON, TEXAS 77042  
 (713) 993-0327 - FAX (713) 993-9231

Drawn by: MRG    Scale: 1" = 30'    Key Map: 409-E  
 Checked by:    Date: MAY 13, 2002    Project No. 1851-0225-S  
 Approved by:    Field Book: 02-10    Sheet 1 OF 1

2416-9530 Group 1 Auto - Saturn of Houston Version 1s



VICINITY MAP: NTS

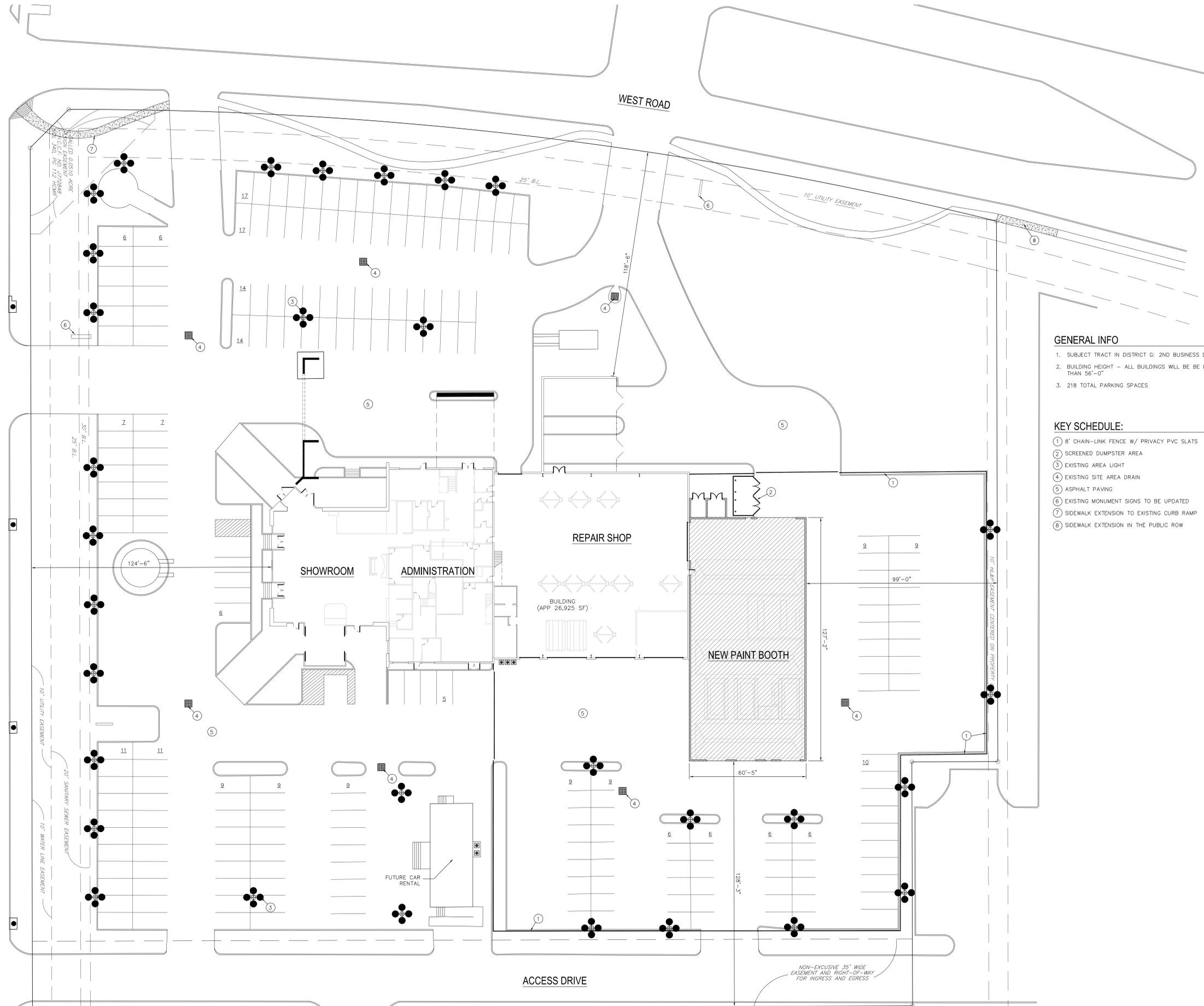
Project Number 1851-0225-S

REVNO.	DESCRIPTION	BY:	DATE	APP.
1	Updated ALTA/ACSM Land Title Survey	SMY	05/09/11	GC
2	REVISED 1ST PARAGRAPH IN CERTIFICATION	MES	02/28/11	GC
3	PER COMMENTS, CERT. NOTES, & AS SHOWN	PCT	06/12/02	GC

**AN ALTA/ACSM LAND TITLE SURVEY OF 5.038 ACRES (219,451 SQ. FT.) REPLAT OF A PORTION OF BLOCK 2, UNRESTRICTED RESERVE "B", NORTHWEST STATION, SECTION ONE CHARLES CLARKSON SURVEY, A-190 HARRIS COUNTY, TEXAS**

STATE HWY 290

WEST ROAD



**GENERAL INFO**

1. SUBJECT TRACT IN DISTRICT G: 2ND BUSINESS DISTRICT
2. BUILDING HEIGHT - ALL BUILDINGS WILL BE LESS THAN 56'-0"
3. 218 TOTAL PARKING SPACES

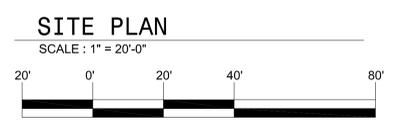
**KEY SCHEDULE:**

- ① 8' CHAIN-LINK FENCE W/ PRIVACY PVC SLATS
- ② SCREENED DUMPSTER AREA
- ③ EXISTING AREA LIGHT
- ④ EXISTING SITE AREA DRAIN
- ⑤ ASPHALT PAVING
- ⑥ EXISTING MONUMENT SIGNS TO BE UPDATED
- ⑦ SIDEWALK EXTENSION TO EXISTING CURB RAMP
- ⑧ SIDEWALK EXTENSION IN THE PUBLIC ROW

**GROUP 1 AUTOMOTIVE**  
 800 GESSNER, SUITE 500  
 HOUSTON, TX 77024  
 (713) 647-5700

**CITY PLANNING**

DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 PROJECT: HOUSTON RESTORATION CENTER  
 JERSEY VILLAGE TEXAS  
 DRAWING TITLE: SITE PLAN  
 DATE: 05/19/11 SCALE: AS SHOWN SHEET: C1.0  
 DRAWING/PROJECT NO: \_\_\_\_\_





**LANDSCAPE CALCULATIONS :**

Total Site Area : 219,452 SF  
 Landscape Area : 56,570 SF

Minimum Landscape Area Required = Minimum 10% of Total Site  
 Landscape Area / Total Site Area = % Landscape

$$56,570 / 219,452 = 25.77 \% \text{ Landscape Provided}$$

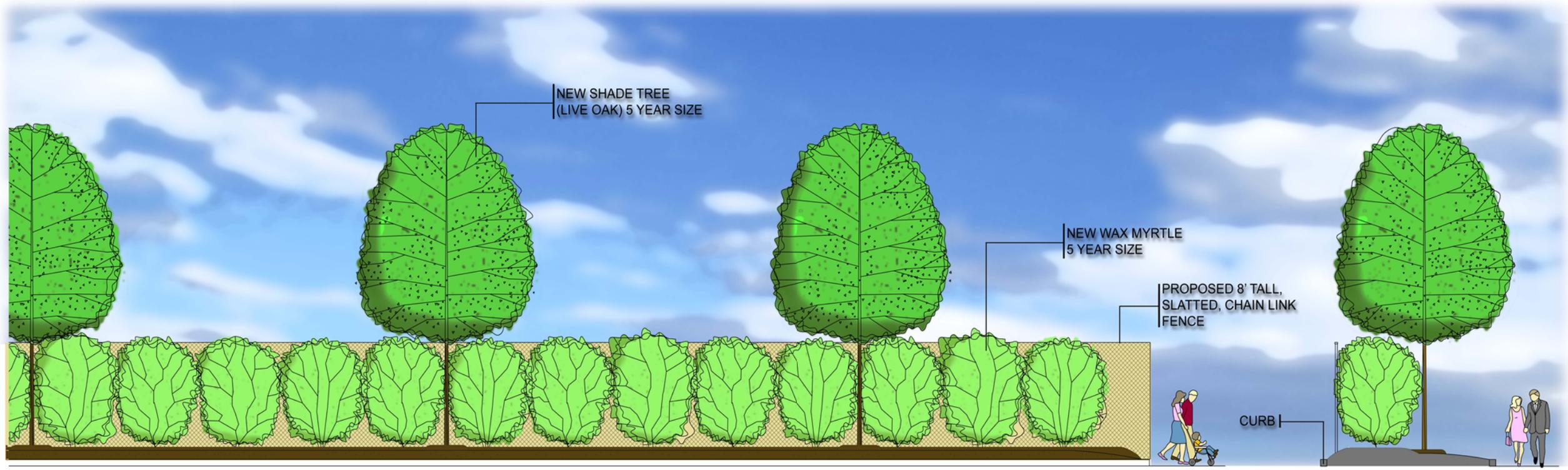
**Trees Required :**

$$\begin{aligned} &219,452 \text{ SF ( Total Lot/Site SF )} \\ &-100,000 \text{ SF} \\ &119,452 \text{ SF} / 5000 \text{ SF} = 24 \text{ Trees} \end{aligned}$$

$$\begin{aligned} &24 \text{ Trees} + 46 \text{ Trees} = 70 \text{ Total Trees Required} \\ &70 - 25 \text{ Tree Credits} = 45 \text{ New Trees Required} \end{aligned}$$

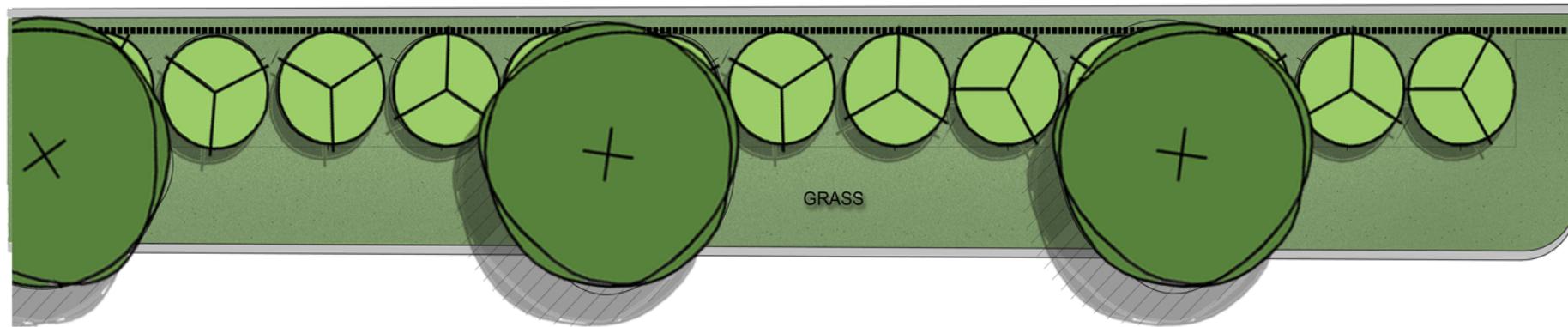
**Existing Tree Credits :**

$$\begin{aligned} &7 \text{ Existing Trees over 8" Dia. X 2} = 14 \text{ Credits} \\ &11 \text{ Existing Trees 2" to 8" Dia} = 11 \text{ Credits} \\ &= 25 \text{ Tree Credits} \end{aligned}$$

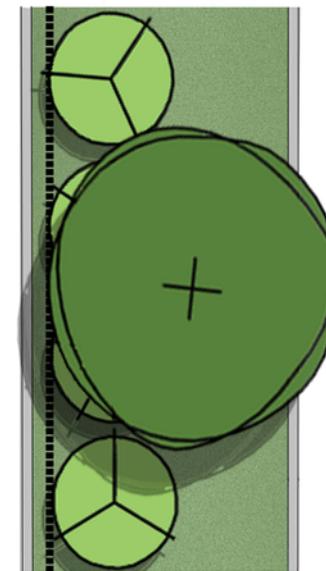


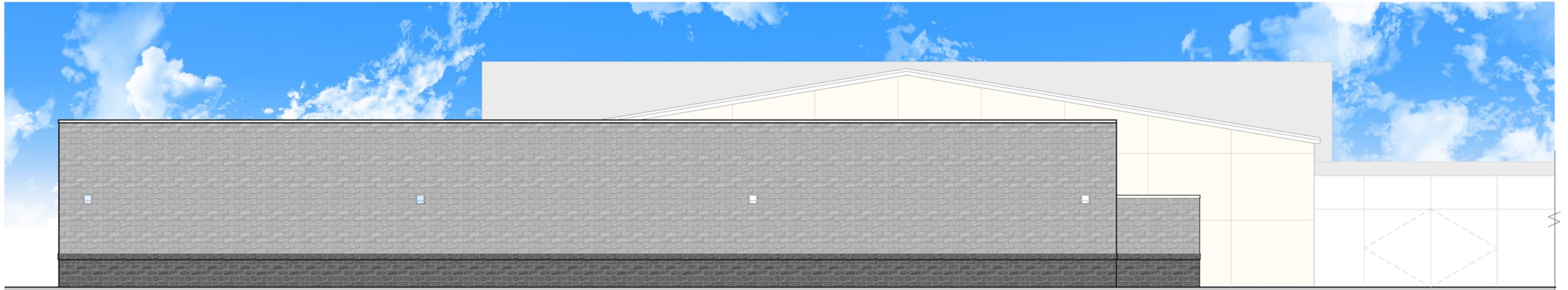
FRONT ELEVATION

SIDE ELEVATION



PLAN VIEW

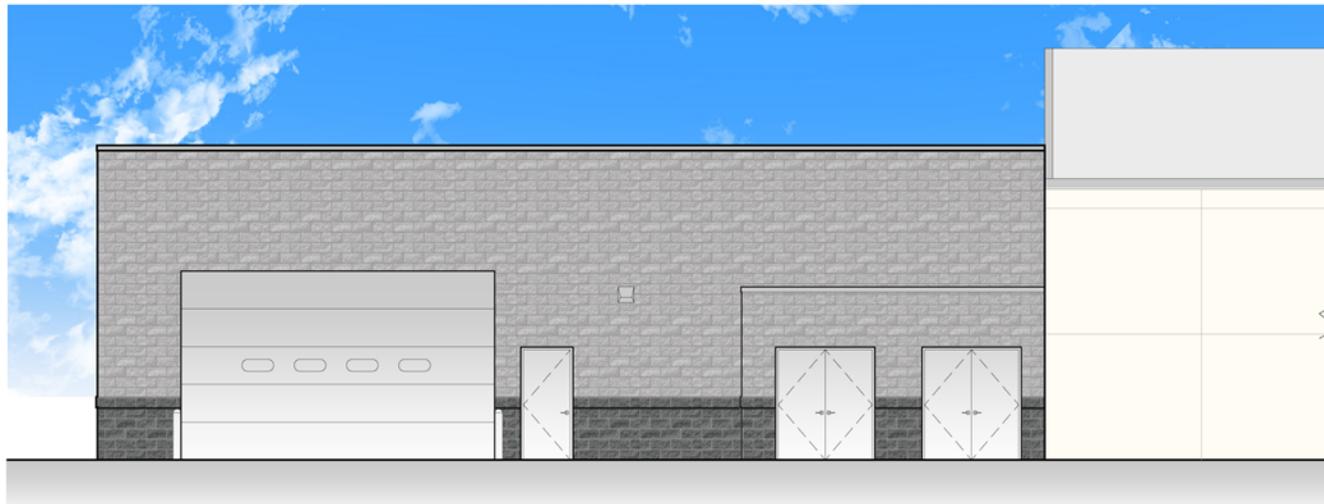




North Elevation  
Not to Scale

← Addition Existing →

← Addition Existing →



West Elevation  
Not to Scale



The Architects Group  
710 Downtowner Blvd  
Mobile | Alabama | 36609  
251 | 343 | 1811





