

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

December 5, 2013 – 7:00 p.m.

THE PLANNING AND ZONING COMMISSION OF THE CITY OF JERSEY VILLAGE, TEXAS, CONVENED ON DECEMBER 5, 2013 – 7:00 P.M. IN THE CIVIC CENTER, 16327 LAKEVIEW, JERSEY VILLAGE, TEXAS

**A. The meeting was called to order at 7:00 p.m. and the roll of appointed officers was taken. Commissioners present were:**

Chairman, Debra Mergel	Rick Faircloth, Commissioner
Barbara Freeman, Commissioner	Joyce Berube, Commissioner
George Ohler, Commissioner	Tom Eustace, Commissioner
Michael O’Neal, Commissioner	

Council Liaison, Justin Ray was present at this meeting.

Staff in attendance: Mike Castro, City Manager; Courtney Rutherford, Assistant City Secretary; Bobby Gervais, City Attorney; Danny Segundo, Public Works Director; Christian Somers, Building Official; and Deborah Capaccioli-Paul, Engineering Technician.

City Secretary, Lorri Coody, was not present at this meeting.

**B. Consider approval of the minutes for the meeting held on November 11, 2013.**

Commissioner Ohler asked the minutes be corrected to show that he voted for the motion on item J, on page 9 of the minutes.

With no further discussion on the matter, Commissioner Eustace moved to approve the minutes from the November 11, 2013 meeting as amended. Commissioner Ohler seconded the motion. The vote follows:

Ayes: Commissioners Faircloth, Berube, Freeman, O’Neal, Eustace, and Ohler  
Chairman Mergel

Nays: None

The motion carried.

**C. Consider with possible action removing from the table the action regarding the application request of WCB Land, LLC, 111 East Jericho Turnpike, Mineola, NY 11501, (Applicant/Owner) and Mark Welch with David Weekly Homes (Agent) for a final plat review and approval for the Enclave at Castlebridge, comprised of a 22.34 acre tract of land located in the City of Jersey Village.**

With no discussion, Commissioner Ohler moved to approve removing from the table the action regarding the application request of WCB Land, LLC, 111 East Jericho Turnpike, Mineola, NY 11501, (Applicant/Owner) and Mark Welch with David Weekly Homes (Agent) for a final plat review and approval for the Enclave at Castlebridge, comprised of a

22.34 acre tract of land located in the City of Jersey Village. Commissioner Freeman seconded the motion. The vote follows:

Ayes: Commissioners Faircloth, Berube, Freeman, O’Neal, Eustace, and Ohler  
Chairman Mergel

Nays: None

The motion carried.

**D. Discuss and take appropriate action concerning the application request of WCB Land, LLC, 111 East Jericho Turnpike, Mineola, NY 11501,(Applicant/Owner) and Mark Welch with David Weekly Homes (Agent) for a final plat review and approval for the Enclave at Castlebridge, comprised of a 22.34 acre tract of land located in the City of Jersey Village.**

Danny Segundo, Public Works Director, introduced the item. He told the Commission that this item was tabled at November 11, 2013 meeting due to issues between staff and the developer. He stated that all issues have been resolved and staff supports accepting the application for a final plat for review and approval. City Manager, Mike Castro, stated that there is a Development Agreement referenced on the plat, but that agreement is being brought before City Council on December 16, 2013 and not for the Commission to consider. Commissioner Ohler asked if staff was satisfied with agreement and did it include the City taking over water and sewer and leaving the Home Owners Association responsible for the streets and drainage. Staff advised that he is correct and they are happy with agreement.

With no further discussion, Commissioner Ohler moved to accept the application request of WCB Land, LLC, 111 East Jericho Turnpike, Mineola, NY 11501,(Applicant/Owner) and Mark Welch with David Weekly Homes (Agent) for a final plat review and approval for the Enclave at Castlebridge, comprised of a 22.34 acre tract of land located in the City of Jersey Village. Commissioner Eustace seconded the motion. The vote follows:

Ayes: Commissioners Faircloth, Berube, Freeman, O’Neal, Eustace, and Ohler  
Chairman Mergel

Nays: None

The motion carried.

**E. Discuss and take appropriate action regarding the preparation of final plat recommendations for the Enclave at Castlebridge Development, which is comprised of a 22.34 acre tract of land located in the City limits, and make decisions regarding the presentation of same to Council on December 16, 2013.**

Danny Segundo, Public Works Director, introduced the item. He told the Commission that changes have been made to the plat and plat notes have been added to include the Development Agreement.

Chairman Mergel stated that she has a conflict on December 16, 2013 and may not be available to present the report Council. Commissioner Faircloth stated that he will present the report if she is not present.

With no further discussion, Commissioner Eustace moved to approve the final plat recommendations for the Enclave at Castlebridge Development, which is comprised of a 22.34 acre tract of land located in the City limits and to present to Council on December 16, 2013. Commissioner Ohler seconded the motion. The vote follows:

Ayes: Commissioners Faircloth, Berube, Freeman, O’Neal, Eustace, and Ohler  
Chairman Mergel

Nays: None

The motion carried.

Upon passage of this motion, the Final Plat Recommendation was signed for presentation to Council. A copy of the Final Plat Recommendation is attached to and made a part of these minutes as Exhibit “A.”

**F. Discuss and take appropriate action regarding the preparation and presentation of a new Preliminary Report (correcting previous Preliminary Report) to Council on December 16, 2013, as it relates to the request of Service Franchise, Inc. (Applicant) and Jaron Stone (Owner) for a specific use permit to allow the operation of a car wash facility on a 1.8317 acre tract of land (being out of Lot 2, Block 1, a Replat of Gulf Coast Jersey Village) located in the Charles Clarkson Survey, Abstract 190, along Jones Road in Jersey Village, Harris County, Texas, and within the City’s zoning District F.**

Danny Segundo, Public Works Director, introduced the item. He explained to the Commission that this item was presented and approved at the last meeting with an incorrect address. He explained that the request is for the Specific Use Permit for carwash on Jones Road and an address has not been assigned to this location.

Commissioner Freeman stated that she was concerned with noise from the blowers that was brought to her attention in a handout from resident Mark Maloy. The Commission and staff engaged in a brief discussion regarding the noise from the carwash. City Manager, Mike Castro, also stated that a resident from the Lakes of Jersey Village called him with concerns about the noise level. He stated that he believes the resident will be at the joint public hearing to express her concerns as well.

Mr. Segundo stated that he will reach out to the applicant and see if they have any noise studies that they can present. The Commission also discussed driving by the applicant’s other location near the entrance of Sienna Plantation in Missouri City to observe the noise level prior to the next meeting.

With no further discussion, Commissioner Freeman moved to approved the presentation of the new Preliminary Report (correcting previous Preliminary Report) to Council on December 16, 2013, as it relates to the request of Service Franchise, Inc. (Applicant) and

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Jaron Stone (Owner) for a specific use permit to allow the operation of a car wash facility on a 1.8317 acre tract of land (being out of Lot 2, Block 1, a Replat of Gulf Coast Jersey Village) located in the Charles Clarkson Survey, Abstract 190, along Jones Road in Jersey Village, Harris County, Texas, and within the City's zoning District F.. Commissioner Eustace seconded the motion. The vote follows:

Ayes: Commissioners Faircloth, Berube, Freeman, O'Neal, and Eustace.  
Chairman Mergel

Abstain: Commissioner Ohler

Nays: None

The motion carried.

Upon passage of this motion, the Preliminary Report was signed for presentation to Council. A copy of the Preliminary Report is attached to and made a part of these minutes as Exhibit "B."

**G. Adjourn**

With no additional business to conduct Commissioner O'Neal moved to adjourn the meeting. Commissioner Faircloth seconded the motion. The vote follows:

Ayes: Commissioners Faircloth, Berube, Freeman, O'Neal, Eustace, and Ohler  
Chairman Mergel

Nays: None

The motion carried and the Commission adjourned at 7:25 p.m.

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Courtney Rutherford, Assistant City Secretary

**EXHIBIT A TO THE  
DECEMBER 5, 2013 P&Z MINUTES**

**PRELIMINARY REPORT  
ENCLAVE AT CASTLEBRIDGE FINAL PLAT PREPARATION**



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION  
FINAL PLAT RECOMMENDATION  
The Enclave at Castlebridge**

The Planning and Zoning Commission has met in order to review the application request of David Weekly Homes LLC., 14444 Northwest Freeway, Houston, Texas 77040 (Applicant through Mark Welsh) for a Final Plat Review and Approval for the Enclave at Castlebridge Development comprised of 22.34 acre tract of land located in the City of Jersey Village.

After review and discussion, the Commissioners recommend that the City Council of the City of Jersey Village take the following action in connection with the Final plat submitted by David Weekly Homes LLC.,

  XX   Approve the Final plat, which is attached hereto as Exhibit “A”.

\_\_\_\_\_ Disapprove the plat.

Respectfully submitted, this 5th day of December 2013.

s/Debra Mergel, Chairman

**ATTEST:**

s/Courtney Rutherford, Assistant City Secretary





STATE OF TEXAS  
COUNTY OF HARRIS

WE, WCB LAND LLC, ACTING BY AND THROUGH JAVAD AZIMPOOR, OWNER HERINAFTER REFERRED TO AS OWNERS OF THE 22.34 ACRE TRACT DESCRIBED ON THE ABOVE AND FOREGOING MAP OF THE ENCLAVE AT CASTLEBRIDGE PARTIAL REPLAT NO. 1, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAP OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN (15' 0") WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF JERSEY VILLAGE, HARRIS COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF SAID DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

PUBLIC EASEMENTS

ALL PUBLIC EASEMENTS DENOTED ON THIS PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF JERSEY VILLAGE, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OR PROCURING THE PERMISSION OF THE PROPERTY OWNER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF JERSEY VILLAGE SHALL HAVE THE RIGHT TO MOVE OR KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS THAT IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THE EASEMENTS SHOWN ON THIS PLAT.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT THOSE PRIVATE STREETS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT ARE HEREBY DEDICATED AND ESTABLISHED AS EMERGENCY ACCESS EASEMENTS FOR THE BENEFIT AND USE OF THE OWNERS OF THE LOTS CREATED HEREON, THEIR HEIRS AND ASSIGNS AND TO THE PUBLIC FOR USE BY FIREFIGHTERS, FIREFIGHTING EQUIPMENT, POLICE AND OTHER EMERGENCY VEHICLES OF WHATEVER NATURE AND FOR ACCESS BY REPRESENTATIVES OF THE PUBLIC UTILITIES CONTAINED THEREIN FOR REPAIR, MAINTENANCE AND OVERSIGHT OF THEIR RESPECTIVE UTILITY FACILITIES.

FURTHER, OWNERS HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

WCB LAND LLC

BY: \_\_\_\_\_  
JAVAD AZIMPOOR, MEMBER

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS PERSONALLY APPEARED JAVAD AZIMPOOR, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

I, ROBERT W. TERRY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4420, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND ACCURATE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

\_\_\_\_\_  
ROBERT W. TERRY  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4420  
FIRM LICENSE NO. 101776-00

STATE OF TEXAS  
COUNTY OF HARRIS

I, \_\_\_\_\_, ENGINEER NO. \_\_\_\_\_, REGISTERED IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THE PLAT IN REGARD TO DESIGN, CONSTRUCTION AND LAYOUT OF PUBLIC IMPROVEMENTS.

\_\_\_\_\_  
PRINTED NAME  
REGISTERED PROFESSIONAL ENGINEER NO. \_\_\_\_\_  
FIRM REGISTRATION NO. \_\_\_\_\_

I, STAN STANART, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE

ON \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_.M., AND DULY RECORDED

ON \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_.M., AND AT

FILM CODE NUMBER NO. \_\_\_\_\_ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

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

\_\_\_\_\_  
STAN STANART  
COUNTY CLERK  
OF HARRIS COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

REVISED: 11-26-13  
REVISED: 11-08-13  
REVISED: 10-26-13  
REVISED: 10-21-13  
REVISED: 10-16-13

STATE OF TEXAS  
COUNTY OF HARRIS

I, THE UNDERSIGNED, AN ENGINEER REGISTERED IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PLAT CONFORMS TO ALL APPLICABLE ENGINEERING STANDARDS AND DESIGN CRITERIA OF THE CITY OF JERSEY VILLAGE, TEXAS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

\_\_\_\_\_  
FRANK BROOKS, P.E.  
CITY ENGINEER  
THE CITY OF JERSEY VILLAGE

WE, THE UNDERSIGNED, CITY MANAGER AND DIRECTOR OF PUBLIC WORKS 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

\_\_\_\_\_  
MIKE CASTRO, CITY MANAGER  
THE CITY OF JERSEY VILLAGE

\_\_\_\_\_  
DANNY SEGUNDO, DIRECTOR OF PUBLIC WORKS  
THE CITY OF JERSEY VILLAGE

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

\_\_\_\_\_  
ROD ERSKINE, MAYOR  
CITY OF JERSEY VILLAGE

\_\_\_\_\_  
DEBRA MERGEL, CHAIR  
PLANNING & ZONING COMMISSION  
CITY OF JERSEY VILLAGE

NOTES:

- ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE. TO CONVERT THE BEARINGS TO THE BEARINGS OF THE PREVIOUSLY RECORDED PLAT, ROTATE EACH BEARING CLOCKWISE (RIGHT) BY 02°14'07".
- THE COORDINATES SHOWN HEREON ARE GRID COORDINATES. ALL DISTANCES ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999911500.
- H.C.M.R. INDICATES HARRIS COUNTY MAP RECORDS.
- H.C.O.P.R.R.P. INDICATES HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY.
- H.C.D.R. INDICATES HARRIS COUNTY DEED RECORDS.
- BL INDICATES BUILDING SETBACK LINE.
- UE INDICATES UTILITY EASEMENT.
- SSE INDICATES SANITARY SEWER EASEMENT.
- WLE INDICATES WATER LINE EASEMENT.
- STMSE INDICATES STORM SEWER EASEMENT.
- EA INDICATES EMERGENCY ACCESS EASEMENT.
- WITH RESPECT TO RECORDED INSTRUMENTS WITHIN THIS PLAT, THE SURVEYOR RELIED ON A TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY HAVING AN EFFECTIVE DATE OF SEPTEMBER 25, 2013, FILE NO. 1320100869.
- ALL OF THE STREETS, STORM LINES AND APPURTENANCES, AND THE DETENTION POND LOCATED WITHIN THE PLAT BOUNDARIES ARE TO BE PRIVATE AND WILL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. THE WATER AND SANITARY SEWER LINES WITHIN THE PLAT BOUNDARIES ARE TO BE PUBLIC AND WILL BE MAINTAINED BY THE CITY OF JERSEY VILLAGE.
- BY VIRTUE OF VARIANCES GRANTED BY THE JERSEY VILLAGE BOARD OF ADJUSTMENT ON SEPTEMBER 13, 2013, THE FOLLOWING BUILDING SETBACKS WILL APPLY TO THIS PROJECT:  
  
ALL STRUCTURES WILL HAVE A REDUCED FRONT SETBACK LINE AS SHOWN ON THE PLAT.  
  
ALL LOTS DEVELOPED WITH ONE-STORY STRUCTURES WILL HAVE A 10-FOOT REAR SETBACK LINE. ALL OTHERS WILL HAVE A 16-FOOT SETBACK.  
  
ALL LOTS WITHIN THIS SUBDIVISION WILL HAVE A 5-FOOT SIDE SETBACK LINE.
- THIS PROPERTY IS AFFECTED BY AN AGREEMENT WITH CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF AN UNDERGROUND/OVERHEAD ELECTRICAL DISTRIBUTION SYSTEM AS RECORDED UNDER FILE NO. 20060064067 OF THE HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NO. 48201C0440 L, DATED JUNE 18, 2007, THE PROPERTY LIES WITHIN ZONE "X" (SHADED).
- \_\_\_\_\_ INDICATES STREET NAME CHANGE.
- THIS PLAT IS SUBJECT TO A DEVELOPMENT AGREEMENT AS RECORDED UNDER FILE NO. \_\_\_\_\_ OF THE HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY.

# THE ENCLAVE AT CASTLEBRIDGE PARTIAL REPLAT NO.1 FINAL PLAT

A SUBDIVISION OF 22.34 ACRES BEING A PARTIAL REPLAT OF THE REPLAT OF THE ENCLAVE AT CASTLEBRIDGE AS RECORDED AT FILM CODE NO. 594199, H.C.M.R. IN THE CHARLES CLARKSON SURVEY, A-190 CITY OF JERSEY VILLAGE, HARRIS COUNTY, TEXAS

REASON FOR REPLAT:  
TO INCREASE LOT SIZES AND CREATE SINGLE FAMILY SUBDIVISION

94 RESIDENTIAL LOTS 3 BLOCKS  
SCALE: 1"= 60' DATE: NOVEMBER, 2013

OWNER:  
WCB LAND LLC



**EXHIBIT B TO THE  
DECEMBER 5, 2013 P&Z MINUTES**

**PRELIMINARY REPORT  
SPECIFIC USE PERMIT TO ALLOW FOR CAR WASH FACILITY**



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION  
PRELIMINARY REPORT  
TO ALLOW THE OPERATION OF AN CAR WASH FACILITY AS A  
SPECIFIC USE IN ZONING DISTRICT F**

The Planning and Zoning Commission has met in order to review the application request of Service Franchise, Inc., PO Box 2818, Hudson WI, 54016 (Applicant) and Jaron Stone, PO Box 2818, Hudson WI, 54016 (Owner) for a specific use permit to allow the operation of a car wash facility on a 1.8317 acre tract of land (being out of Lot 2, Block 1, a Replat of Gulf Coast Jersey Village) located in the Charles Clarkson Survey, Abstract 190, along Jones Road in Jersey Village, Harris County, Texas, and within the City’s zoning District F.

After review and discussion, the Commissioners preliminarily proposed that Service Franchise, Inc. be allowed to operate as a specific use a car wash facility on the 1.8317 acre tract of land (being out of Lot 2, Block 1, a Replat of Gulf Coast Jersey Village) located in the Charles Clarkson Survey, Abstract 190, along Jones Road in Jersey Village, Harris County, Texas, and within the City’s zoning District F.

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 5th day of December 2013.

s/Debra Mergel, Chairman

**ATTEST:**

s/Courtney Rutherford  
Assistant City Secretary



**ORDINANCE NO. 2013-XX**

**AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF SAID CITY, BY GRANTING SERVICE FRANCHISE, INC., A SPECIFIC USE PERMIT TO ALLOW THE OPERATION OF A CARWASH FACILITY LOCATED ON A 1.8317 ACRE TRACT OF LAND (BEING OUT OF LOT 2, BLOCK 1, A REPLAT OF GULF COAST JERSEY VILLAGE), LOCATED IN THE CHARLES CLARKSON SURVEY, ABSTRACT 190, ALONG JONES ROAD IN JERSEY VILLAGE, HARRIS COUNTY, TEXAS, WITHIN THE CITY LIMITS IN ZONING DISTRICT F; 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 SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Service Franchise, Inc. has made an application for a Specific Use Permit for a 1.8317 acre tract of land (being out of Lot 2, Block 1, a Replat of Gulf Coast Jersey Village) located in the Charles Clarkson Survey, Abstract 190, along Jones Road in Jersey Village, Harris County, Texas ("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 F pursuant to the comprehensive zoning ordinance of the City; and

**WHEREAS**, Service Franchise, Inc. has made application to the City for a Specific Use Permit to use said Property for the purpose of operating a car wash facility, 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 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 a car wash facility, including customary ancillary uses, subject to the terms and conditions set forth below, is hereby granted to Service Franchise, Inc. (“Grantee”) and shall include any successor in interest of the Property. The Specific Use Permit shall be issued for a 1.8317 acre tract of land (being out of Lot 2, Block 1, a Replat of Gulf Coast Jersey Village) located in the Charles Clarkson Survey, Abstract 190, along Jones Road in Jersey Village, Harris County, Texas (“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.

**Section 3.** The Official Zoning District Map of the City 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. Lighting: On-site lighting on the property shall be cantilevered or designed so that lighting shall shine downward and not directly on adjacent properties;
- B. Landscaping: The Grantee shall comply with City landscaping requirements, including section 14-309 pertaining to landscaping for a monument sign. Additionally, evenly-spaced trees suitable to provide a noise and light “buffer” shall be installed and maintained at the rear of the Property between the detention pond and wall;
- C. Nuisances: Grantee and occupants/users of the Property shall not commit any nuisances, including, but not limited to, unreasonable loud noise;
- D. Signage: All signage must be in strict compliance with the City’s sign ordinance and undergo separate review and permitting, as appropriate. The location of the signs shall be noted on the site plan;
- E. Chemicals; I-Shine will provide the Building Official with material safety data sheets on all relevant chemicals used by Grantee;
- F. Façade: The store front shall face the road;

G. Council action: the approval of this SUP shall be contingent on the City Council approving the amendment to the zoning ordinance to allow “car wash” as a permitted use with SUP in District F; and

H. Site Plan: the property shall be developed according to and in strict compliance with the Site Plan, as shown in Exhibit B attached hereto and made a part hereof for all purposes. Any changes to the Site plan will require an amendment to this SUP.

**Section 6.** Any person who shall 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 upon Service Franchise, Inc.’s furnishing the City a copy of an owner’s policy of title insurance showing title in the Property in Service Franchise, Inc.’s name.

**PASSED, APPROVED, AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Rod Erskine, Mayor

**ATTEST:**

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

County: Harris  
Project: Ishine Jersey Village  
M&B No: 13-025  
CS Job No: 13099

**METES AND BOUNDS DESCRIPTION OF 1.8317 ACRES (TRACT I)**

Being a tract of land containing 1.8317 acres, located in the Charles Clarkson Survey, Abstract 190, in Harris County, Texas; Said 1.8317 acres being out of Lot 2, A Replat of Gulf Coast Jersey Village, a subdivision recorded in Film Code Number 609170 of the Harris County Map Records (H.C.M.R.); Said 1.8317 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the record plat of said A Replat of Gulf Coast Jersey Village):

**COMMENCING**, at a 5/8-inch capped iron rod found at the northwest corner of Lot 4 of said A Replat of Gulf Coast Jersey Village and the southwest corner of a called 0.4706 acre tract of land recorded in the name of Suryabhan Prasad, et ux, in Harris County Clerk's File (H.C.C.F.) Number 20130218087 on the easterly Right-of-Way (R.O.W.) line of Jones Road (one hundred feet wide);

**THENCE**, South 02° 11' 57" East, with said easterly R.O.W. line and with the westerly line of said Lot 4, at 160.00 feet pass a 5/8-inch iron rod found at the southwest corner of said Lot 4 and the northwest corner of Lot 3 of said A Replat of Gulf Coast Jersey Village and continuing an overall distance of 320.00 feet to a 5/8-inch capped iron rod set at the southwest corner of said Lot 3 and the northwest corner of said Lot 2 for the **POINT OF BEGINNING** of the herein described tract;

**THENCE**, North 87° 48' 03" East, with the line common to said Lot 2 and said Lot 3, a distance of 435.00 feet to the northeast corner of said Lot 2 and the southeast corner of said Lot 3 on the westerly line of Block 2 of Lakes of Jersey Village, A Patio Home Development, a subdivision recorded in Film Code Number 497143 of the H.C.M.R.;

**THENCE**, South 02° 11' 57" East, with the line common to said Lot 2 and said Block 2, a distance of 183.42 feet to a 5/8-inch capped iron rod set;

**THENCE**, South 87° 48' 03" West, through and across said Lot 2, a distance of 435.00 feet to a 5/8-inch capped iron rod set on the westerly line of said Lot 2 and the easterly R.O.W. line of said Jones Road;

**THENCE**, North 02° 11' 57" West, with the westerly line of said Lot 2 and the easterly R.O.W. line of said Jones Road, a distance of 183.42 feet to the **POINT OF BEGINNING** and containing 1.8317 acres of land.

A Land Title Survey of the herein described tract was prepared in conjunction with and accompanies this survey.

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Michael Hall, R.P.L.S.  
Texas Registration Number 5765

CIVIL-SURV LAND SURVEYING, LC  
PH: (713) 839-9181  
September 17, 2013



#### INDEX OF DRAWINGS:

- SITE PLAN
- SITE LANDSCAPE PLAN
- MONUMENT SIGN
- VACUUM CANOPY & KIOSK SECTIONS
- TRASH ENCLOSURE DETAILS
- BUILDING ELEVATIONS
- BUILDING ELEVATIONS

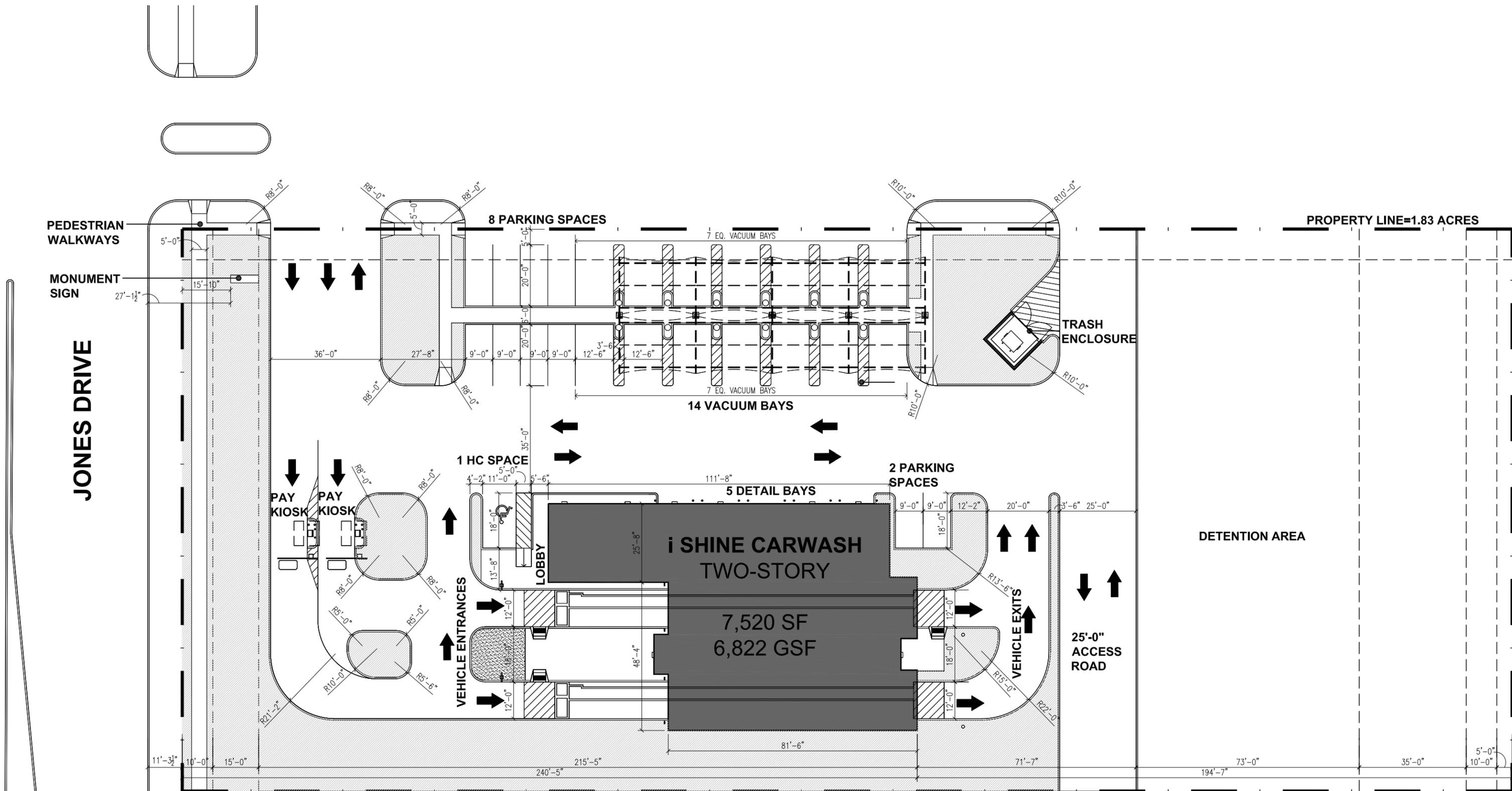
## iShine Carwash, Jones Road and Jersey Meadow

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EXHIBIT B

November 13, 2013



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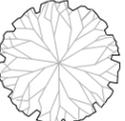


Site Plan



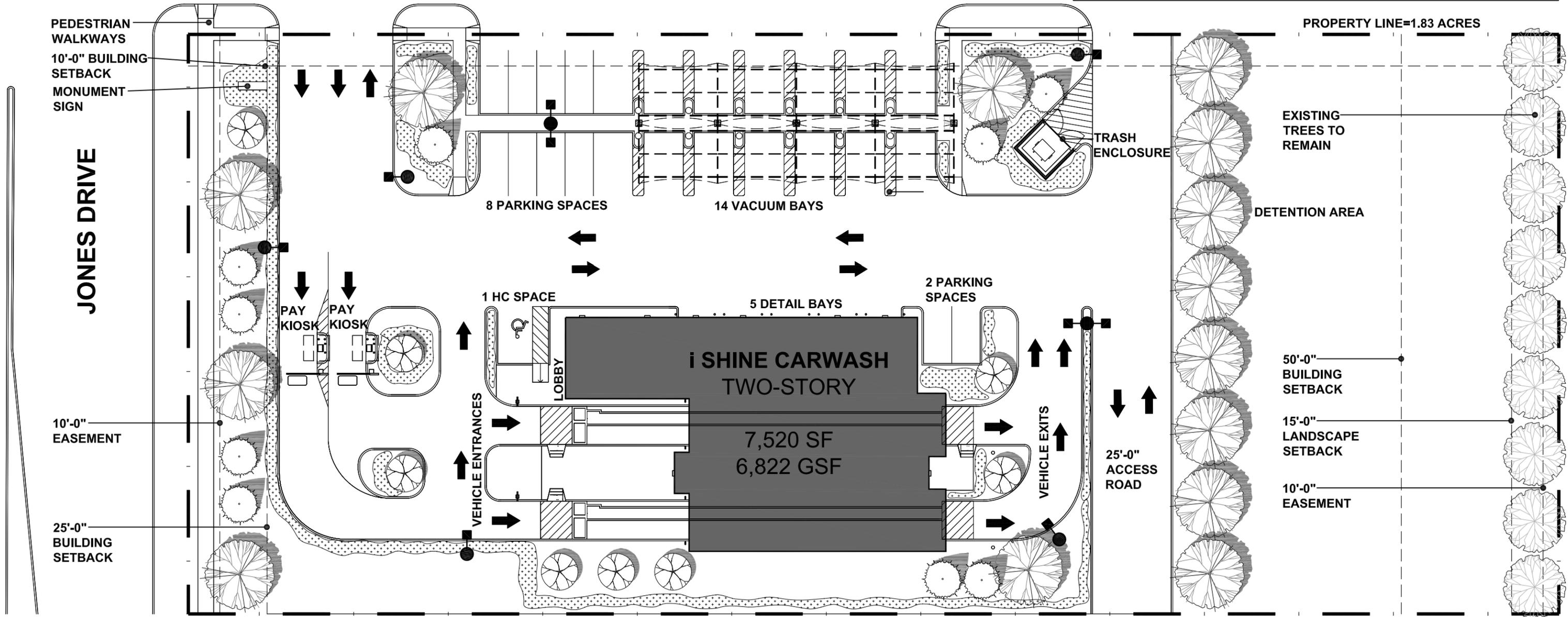
November 13, 2013

**LEGEND**

	NEW 1 HEAD AND 2 HEAD POLE-MOUNTED SITE LIGHTING		ORNAMENTAL TREE
	GROUND COVER, FLOWERS & SHRUBS		EVERGREEN TREE
			SHADE TREE
			EXISTING TREES

**NOTES:**

- SITE TO BE +10% LANDSCAPED
- ALL OTHER EXPOSED LANDSCAPE AREAS TO BE SOD



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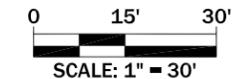
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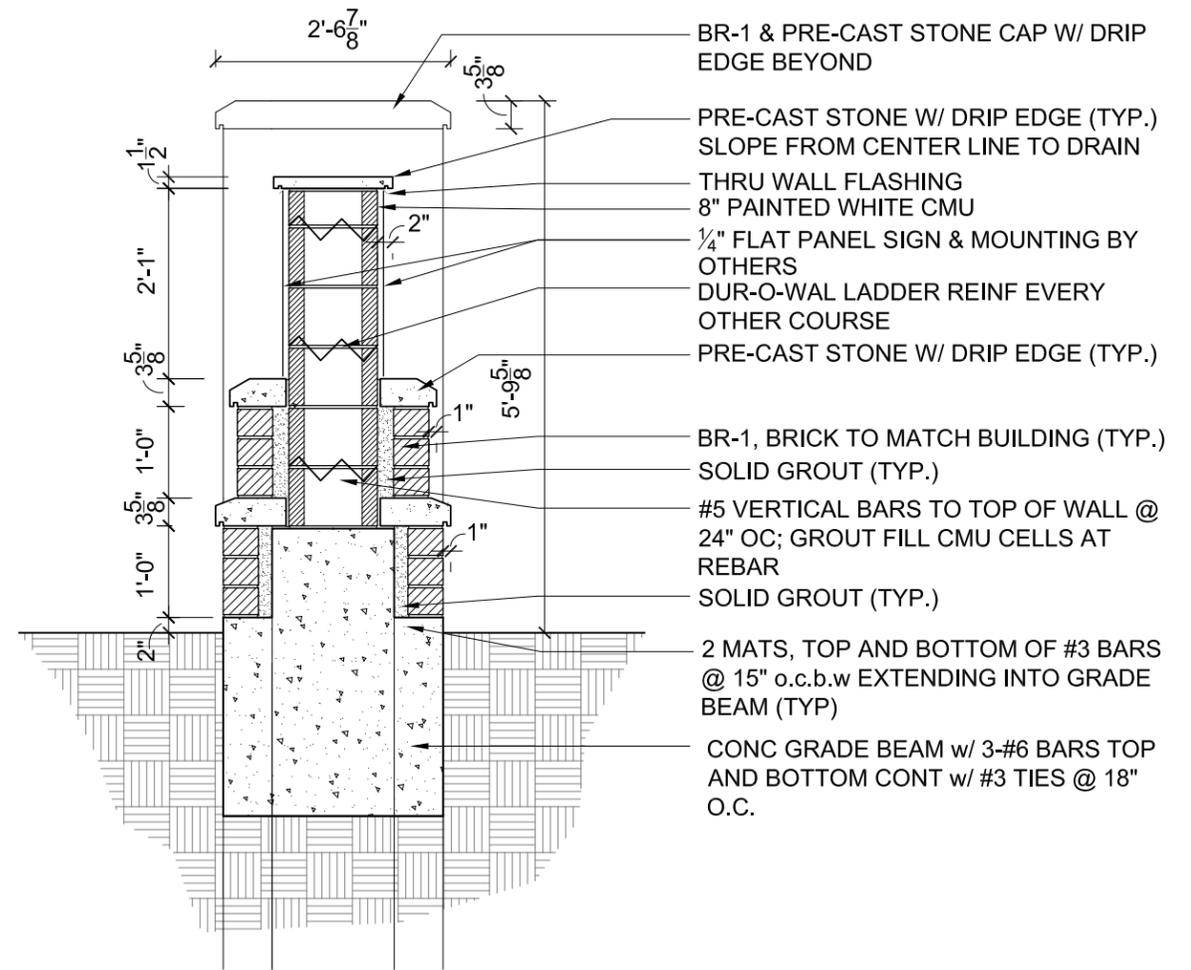
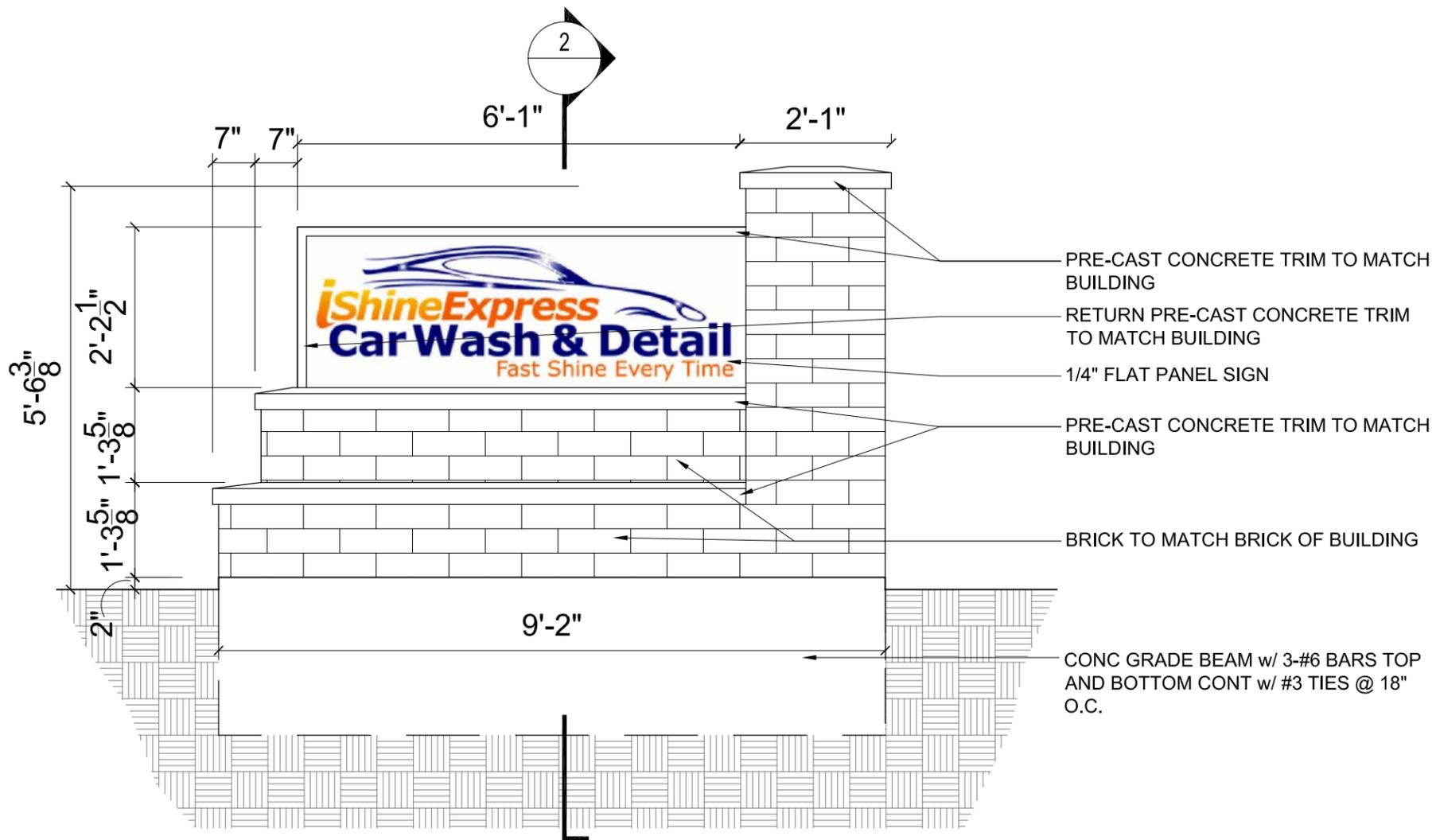
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## Site Landscape Plan



November 13, 2013



1. MONUMENT SIGN ELEVATION  
 SCALE: 1/2" = 1'-0"

2. MONUMENT SIGN SECTION  
 SCALE: 1/2" = 1'-0"

**iShine Carwash, Jones Road and Jersey Meadow**

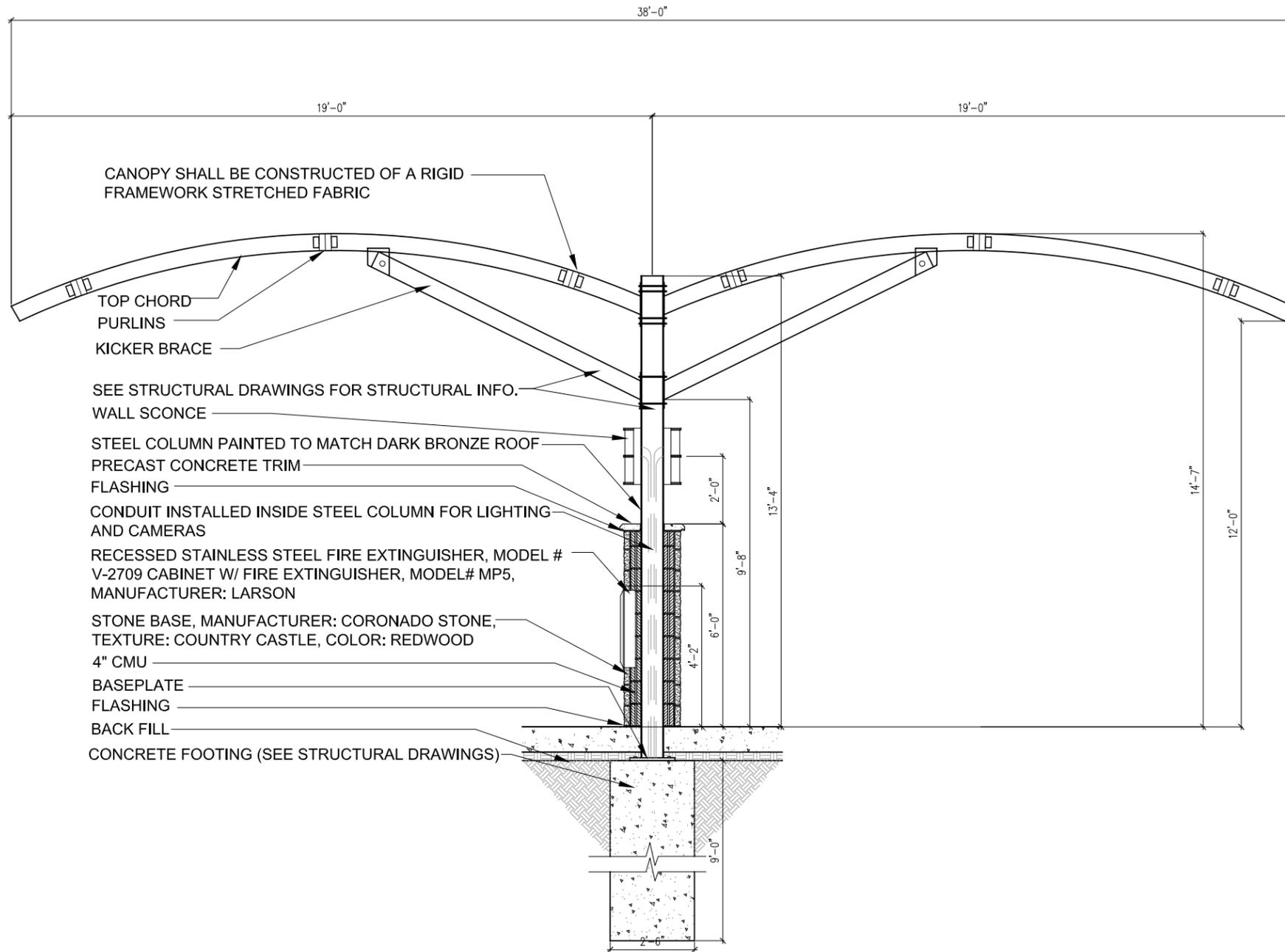
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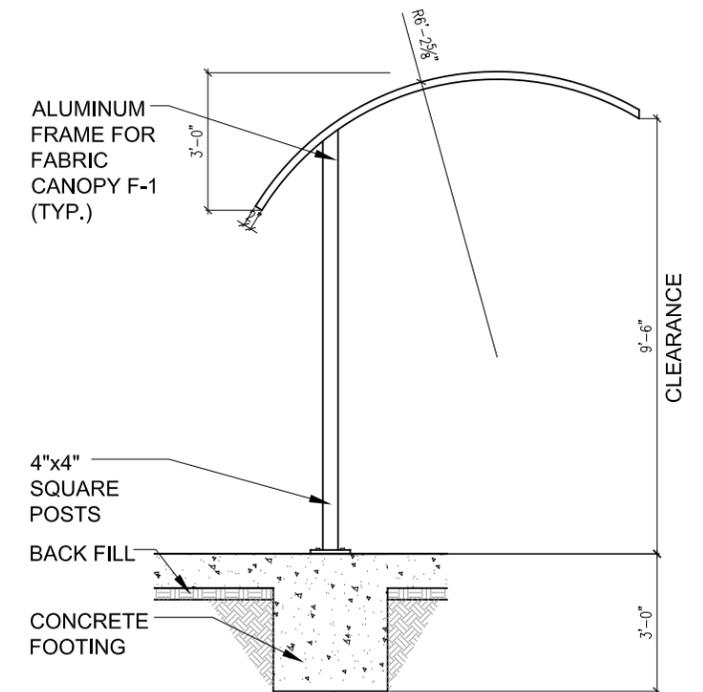
EXHIBIT B

**Monument Sign**

November 13, 2013



1. VACUUM CANOPY SECTION  
SCALE: 1/4" = 1'-0"



2. KIOSK CANOPY SECTION  
SCALE: 1/4" = 1'-0"

# iShine Carwash, Jones Road and Jersey Meadow

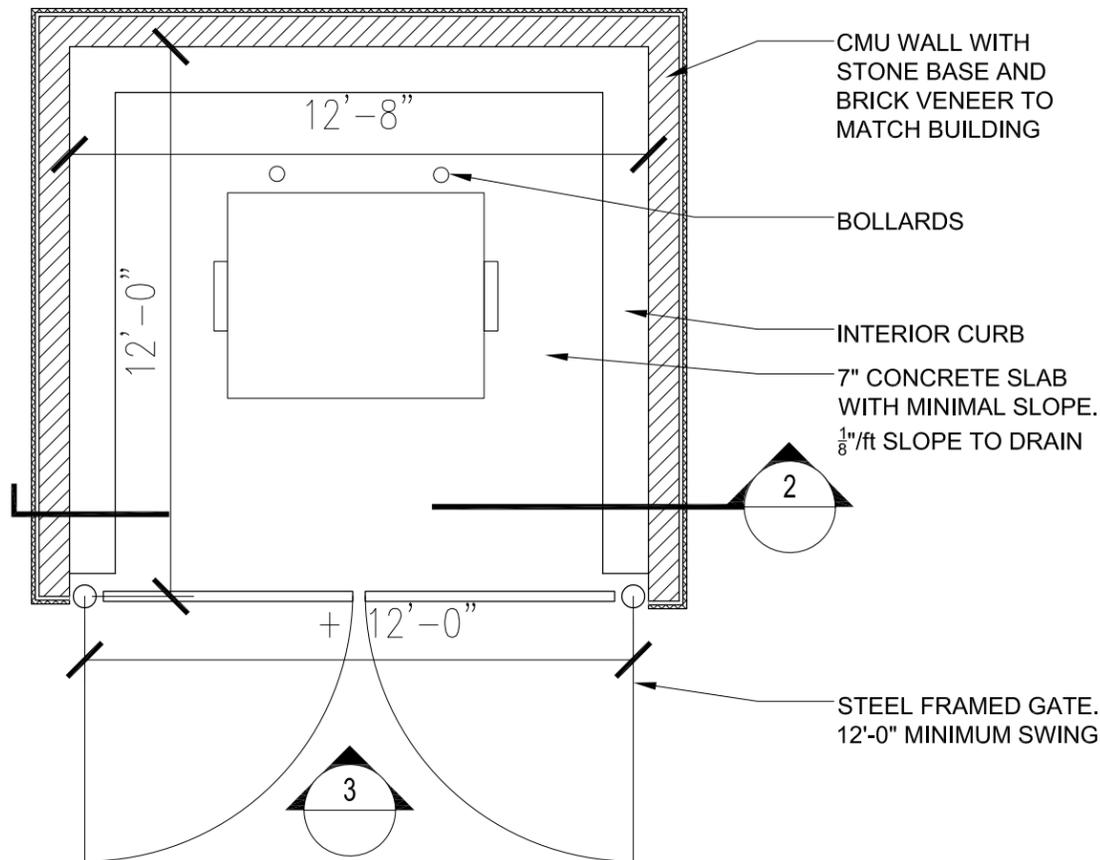
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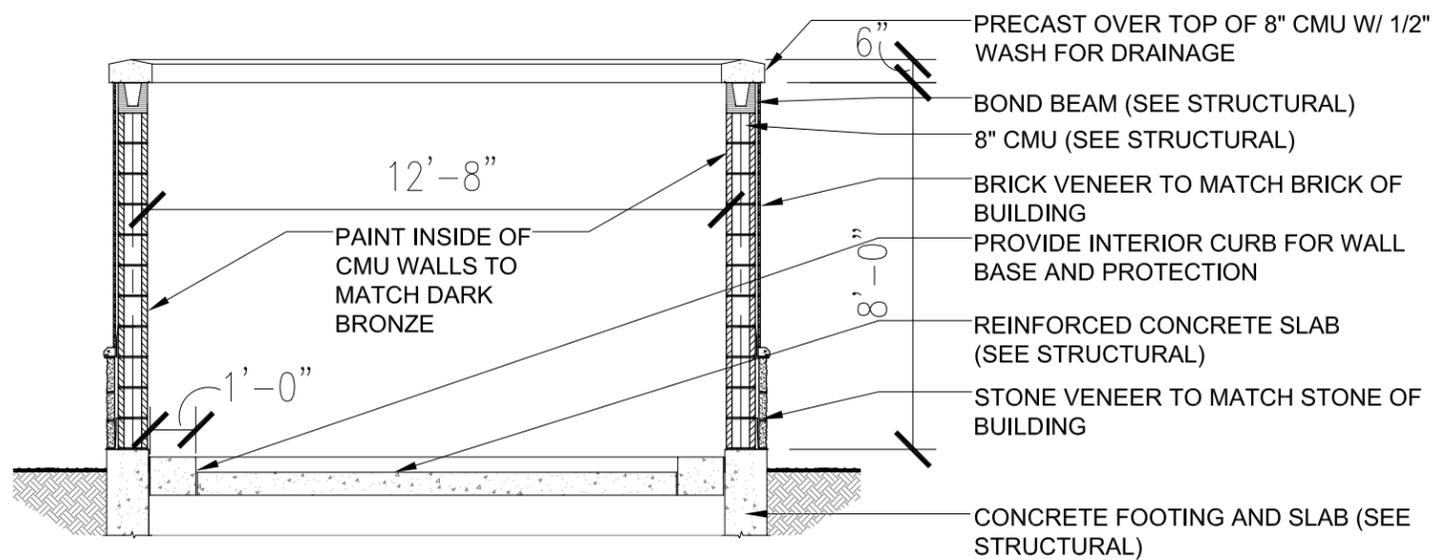
EXHIBIT B

# Vacuum Canopy & Kiosk Canopy Sections

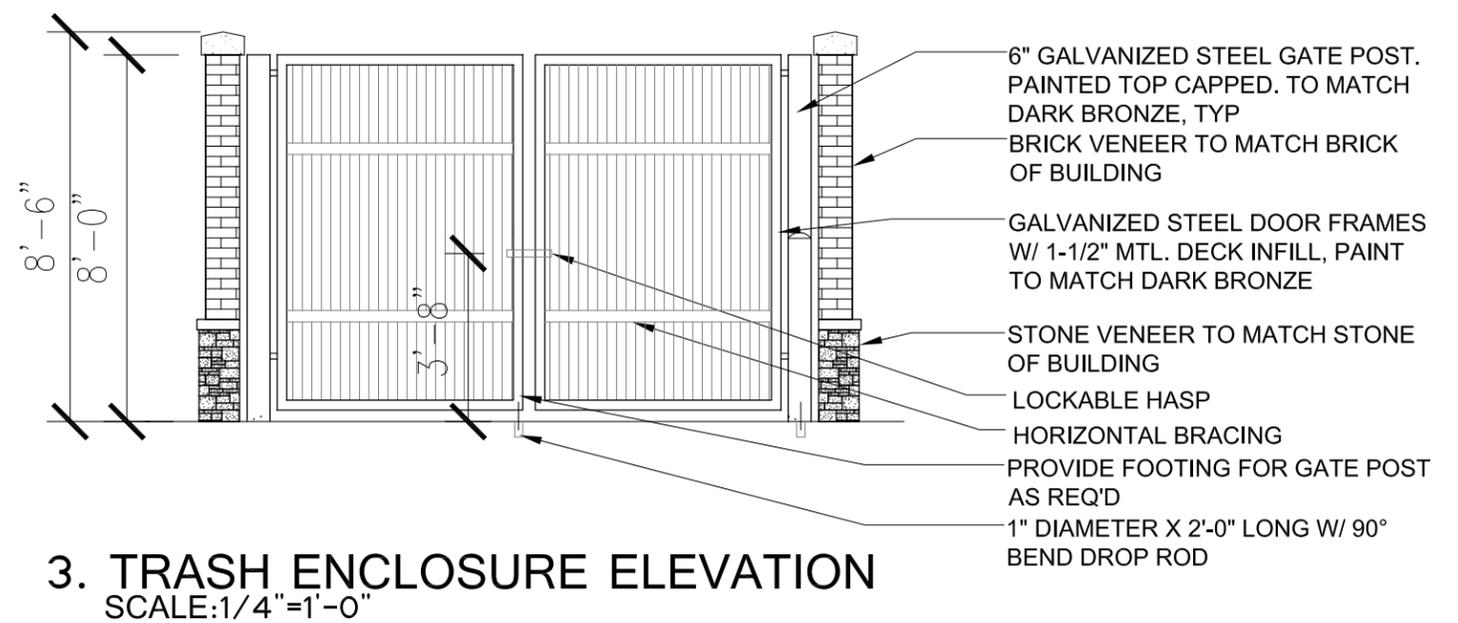
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**1. TRASH ENCLOSURE PLAN**  
SCALE: 1/4" = 1'-0"



**2. TRASH ENCLOSURE SECTION**  
SCALE: 1/4" = 1'-0"



**3. TRASH ENCLOSURE ELEVATION**  
SCALE: 1/4" = 1'-0"

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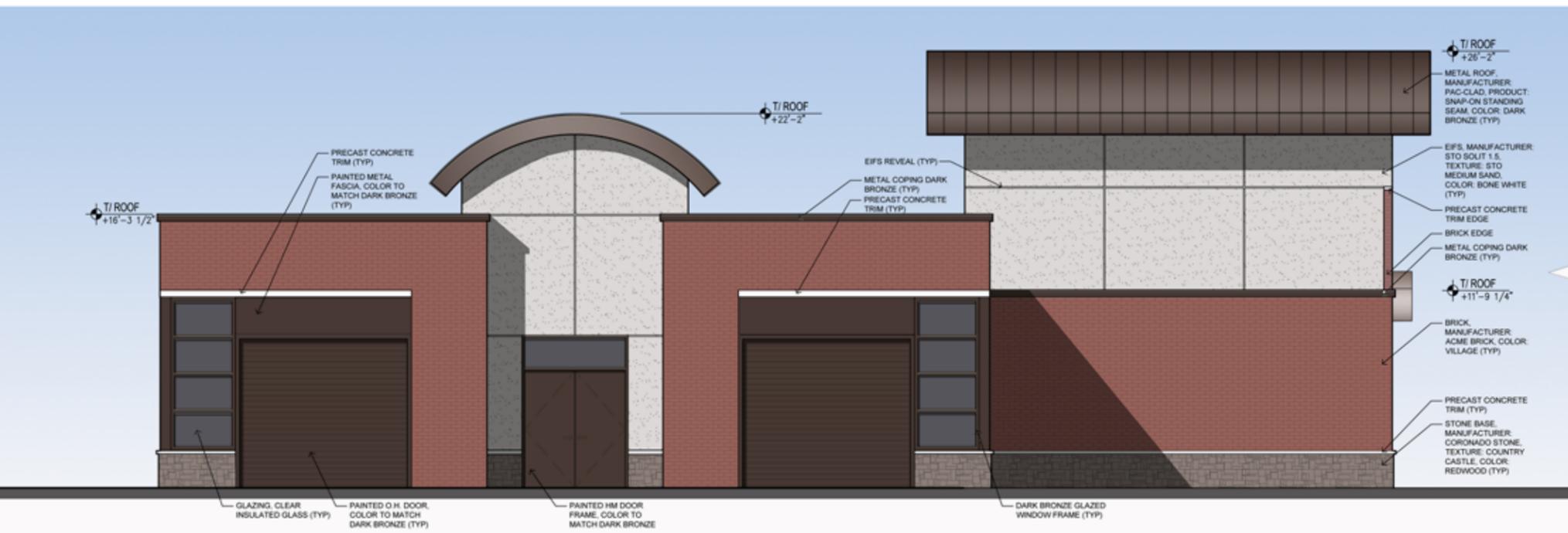
EXHIBIT B

# Trash Enclosure Details

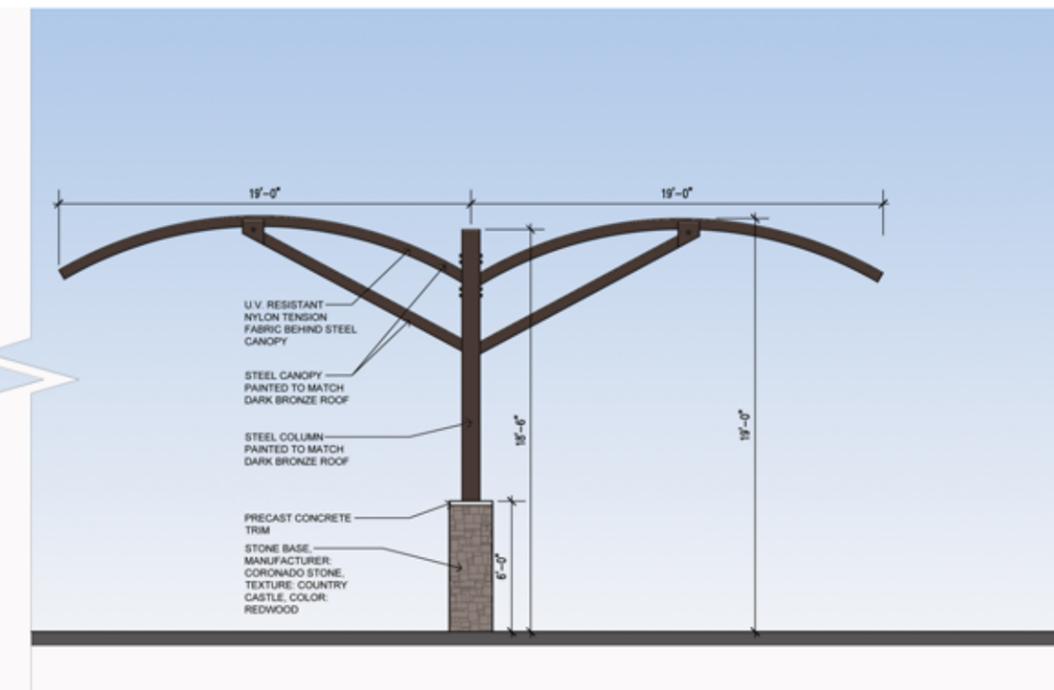
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NORTH ELEVATION



EAST ELEVATION



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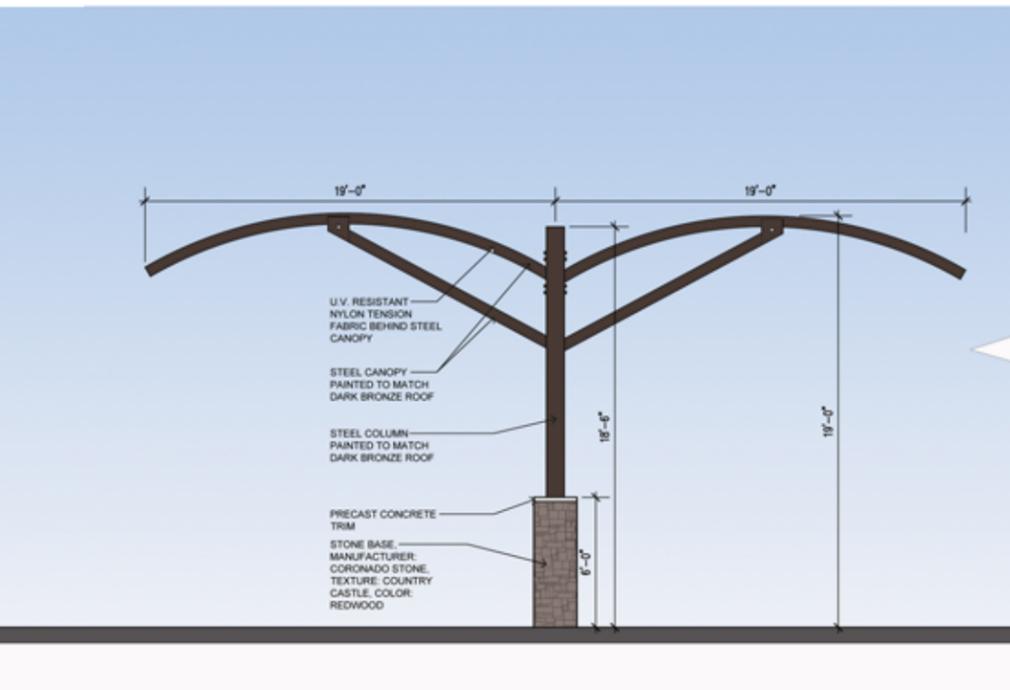
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# Building Elevations

November 13, 2013



SOUTH ELEVATION



WEST ELEVATION



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# Building Elevations

November 13, 2013