



## NOTICE OF A MEETING

(In compliance with Sec. 551.041, Et. Seq., Tex. Gov't. Code)

NOTICE is hereby given that the City of Jersey Village Planning and Zoning Commission will hold a meeting on April 22, 2019 at 6:00 p.m. at the Civic Center Meeting Room, 16327 Lakeview Drive, Jersey Village, Texas 77040. The City of Jersey Village Planning and Zoning Commission reserves the right to meet in closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

**A quorum of the City of Jersey Village City Council may be in attendance at this meeting.**

ITEM(S) to be discussed and acted upon by the Commission are listed on the attached agenda.

### AGENDA

- A. Open Meeting. Call the meeting to order and the roll of appointed officers will be taken. *Rick Faircloth, Chairperson*
- B. Consider approval of the minutes for the meetings held on November 7, 2018. *Lorri Coody, City Secretary*
- C. Discuss and take appropriate action concerning the annual review of the City's progress in implementing the Comprehensive Plan and prepare the 2019 Annual Progress Report for submittal and presentation to the City Council on May 13, 2019. *Kevin T. Hagerich, Director of Public Work*
- D. Discuss and take appropriate action on the proposed zoning amendment change from District G to District A for the properties located at 16401 Lakeview Drive and described as Res A1 Jersey Meadows, 16327 Lakeview Drive and described as Res B1 Jersey Meadows, 0 Lakeview Drive and described as Res D Jersey Meadows, and 16501 Jersey Drive and described as TRS 1B & 12E (NM) ABST 228 J M Dement in the City of Jersey Village, Texas; and, if appropriate, the preparation and presentation of the Preliminary Report to Council on May 13, 2019. *Christian Somers, Building Official*
- E. Discuss and take appropriate action on the proposal to amend Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to revise Subsection (a) to authorize police stations and fire stations; and, if appropriate, the preparation and presentation of the Preliminary Report to Council on May 13, 2019. *Christian Somers, Building Official*
- F. Adjourn

### CERTIFICATION

I, the undersigned authority, do hereby certify in accordance with the Texas Open Meeting Act, the Agenda is posted for public information, at all times, for at least 72 hours preceding the scheduled time of the meeting on the bulletin board located at City Hall, 16327 Lakeview, Jersey Village, TX 77040, a place convenient and readily accessible to the general public at all times, and

said Notice was posted on the following date and time: April 18, 2019 at 9:15 a.m. and remained so posted until said meeting was convened.

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Lorri Coody, City Secretary

In compliance with the Americans with Disabilities Act, the City of Jersey Village will provide for reasonable accommodations for persons attending public meetings. Request for accommodations must be made to the City Secretary by calling 713 466-2102 forty-eight (48) hours prior to the meetings. Agendas are posted on the Internet Website at [www.jerseyvillage.info](http://www.jerseyvillage.info).



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

November 7, 2018 – 6:00 p.m.

THE PLANNING AND ZONING COMMISSION OF THE CITY OF JERSEY VILLAGE, TEXAS, CONVENEED ON NOVEMBER 7, 2016 AT 6:00 P.M. IN THE CIVIC CENTER MEETING ROOM, 16327 LAKEVIEW DRIVE, JERSEY VILLAGE, TEXAS.

**A. The meeting was called to order in at 6:14 p.m. and the roll of appointed officers was taken.  
Commissioners present were:**

Debra Mergel, Chairman	Courtney Standlee, Commissioner
Rick Faircloth, Vice Chairman	Geoff Butler, Commissioner
Joseph Paul, Commissioner	Barbara Freeman, Commissioner

Commissioners Ty Camp and Geoff Butler were not present at this meeting.

Andrew Mitcham, Council Liaison, was present at this meeting.

Staff in attendance: Lorri Coody, City Secretary; and Kevin T. Hagerich, Director of Public Works.

**B. Election of chairperson and vice-chairperson for one-year term.**

Chairman Mergel opened nominations for the office of Chair for a one-year term beginning October 1, 2018 and ending September 30, 2019. Chairman Mergel moved to nominate Commissioner Rick Faircloth to serve in this capacity. The motion was seconded by Commissioner Paul. With no other nominations being made, the vote follows:

Ayes: Commissioners Paul, Standlee, and Freeman  
Chairman Mergel

Nays: None

Abstained: Commissioner Faircloth

The motion carried.

In being elected as Chairman of the Commission, Chairman Faircloth opened nominations for the office of Vice Chair for a one-year term beginning October 1, 2018 and ending September 30, 2019. Commissioner Freeman moved to nominate Commissioner Mergel. The motion was seconded by Commissioner Paul. With no other nominations being made, the vote follows:

Ayes: Commissioners Paul, Standlee, and Freeman  
Chairman Faircloth

Nays: None

Abstained: Commissioner Mergel

The motion carried.

**C. Consider approval of the minutes for the meeting held on June 18, 2018.**

Commissioner Mergel moved to approve the minutes for the meeting held on June 18, 2018. Commissioner Paul seconded the motion. The vote follows:

Ayes: Commissioners Faircloth, Paul, Standlee, and Freeman  
Chairman Mergel

Nays: None

The motion carried.

**D. Adjourn**

There being no further business on the Agenda the meeting was adjourned at 6:17 p.m.

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Lorri Coody, City Secretary

DRAFT

**PLANNING AND ZONING COMMISSION - CITY OF JERSEY VILLAGE, TEXAS  
AGENDA REQUEST**

**AGENDA DATE:** April 22, 2019

**AGENDA ITEM:** C

**AGENDA SUBJECT:** Discuss and take appropriate action concerning the annual review of the City's progress in implementing the Comprehensive Plan and prepare the 2019 Annual Progress Report for submittal and presentation to the City Council on May 13, 2019.

**Dept. / Prepared By:** Lorri Coody, City Secretary

**Date Submitted:** April 01, 2019

**EXHIBITS:** [Implementation Matrix](#) - Dashboard - April 2019

[Proposed 2019 Annual Progress Report](#)

[EX A](#) - Staff Update Report for FY 2018-2019

[EX B](#) - Proposed Comprehensive Plan Activities for FY 2019-2020

[EX C](#) - Demographic Data

**BACKGROUND INFORMATION:**

On February 15, 2016, City Council approved Ordinance No. 2016-04, which adopted the City's 2016 Comprehensive Plan. The entire Comprehensive Plan can be viewed from the home page of the City's website under "Did You Know."

As part of the Comprehensive Plan, the Planning and Zoning Commission is charged with:

- Recommending to City staff an annual program of actions to be implemented, including guidance as to the timeframes and priorities.
- Preparing an Annual Progress Report for submittal and presentation to the City Council
- Ensuring decisions and recommendations presented to the City Council are consistent with this plan's policies, strategies, and recommendations.
- Helping to ensure the plan is considered in the decisions and actions of other entities.
- Amending, extending, or adding plan revisions as necessary and appropriate.

This item is to conduct the annual review of the Comprehensive Plan with respect to current conditions and trends. The review is to provide a basis for adjusting capital expenditures and priorities, and will reveal changes and additions necessary to keep the Plan functional, current, and applicable long-term. It is recommended that the review include consideration of the following:

1. The City's progress in implementing the Plan;
2. Changes in conditions that form the basis of the Plan;
3. Community support for the Plan's goals, strategies, and actions; and
4. Changes in State laws.

An Implementation Matrix was included in the Plan in order to aid with implementation. It provides a summary of the Plan's recommendations, and along with budget assumptions, it assigns a suggested time frame in which to commence action items.

The time frames are as follows:

**SHORT-TERM RECOMMENDATIONS:**

- Implementation of these action items should begin following plan adoption.
- Approximate time line: zero to five years following plan adoption.

**MID-TERM RECOMMENDATIONS:**

- Implementation of these action items will likely follow short term recommendations.
- Approximate time line: five to ten years following plan adoption.

**LONG TERM/ON-GOING RECOMMENDATIONS:**

- These action items should be continually addressed by City leaders (i.e. no specific time frame is applicable).

A copy of the Implementation Matrix has been included with the meeting packet to assist you in making your review. Additionally, Staff has provided an update, listing the actions taken this budget year in connection with the Comprehensive Plan.

Implementation of the Plan has been affected by the April 18, 2016 flooding event. The flooding of some 230 homes during that event prompted the City Council to order a Long-Term Flood Recovery Study. The study is now complete. There were four (4) projects outlined in the Long Term Flood Recovery Study. They are as follows:

1. Wall Street Drainage
2. Golf Course Berm
3. Widening and Deepening White Oak Bayou
4. Elevation of Homes

Accordingly, these recommended projects are currently being implemented; however, it is expected that it will be several years before the projects are completed. These projects will affect the City's ability to take on other projects listed in the Comprehensive Plan.

Nonetheless, for budget year 2019-2020, Staff has proposed several projects that may be doable. This list is included in the meeting packet.

The Comprehensive Plan requires that all relevant demographic data regarding the economy of the City be compiled and updated at least annually. This information is included in the meeting packet.

Finally, there have been no changes in the law that will affect our Comprehensive Plan.

**RECOMMENDED ACTION:**

Discuss and take appropriate action concerning the annual review of the City's progress in implementing the Comprehensive Plan and prepare the 2019 Annual Progress Report for submittal and presentation to the City Council on May 13, 2019.

## Future Land Use Recommendations

DESCRIPTION	SHORT TERM	MID TERM	LONG TERM /ON GOING	BUDGET	Assigned To	Due Date	Completed Date	Completed Notes
Establish a zoning overlay district for the Highway 290 corridor.				\$	Christian	Aug-19		
Review existing development codes to identify incompatibility with the vision and desired uses (higher quality restaurants, services, and entertainment).				\$		Tentative FY19		
Compile all relevant demographic data regarding the economy of the City and update at least annually.				\$	Austin	Annually in April		
Adopt a sexually-oriented business ordinance prohibiting such uses in the extraterritorial jurisdiction (ETJ).				\$	Cannot legally do per Local Gov't Code 243.003		Oct. 2017	Oct. 2017
Conduct a full cost of service and revenue generation analysis for annexation of the extraterritorial jurisdiction (ETJ).				\$	Austin, Isabel, Kevin, Eric Martin	FY21		
Promote aesthetically pleasing designs for retail and commercial land uses that are located at major intersections as destinations in their own right, but also as corridor framing uses.				\$	Austin	Mar-18		
Consider mixed use development, combining residential and nonresidential uses.				\$		FY20		
Promote redevelopment and land use patterns that reduce the number and length of auto trips and support walking and bicycling. Encourage friendly, walkable environments within key destination areas of the community by offering incentives to developers such as reduced parking requirements.				\$		FY21		
The City's Mayor will continue to coordinate meetings with Harris County Flood Control District.				\$		Ongoing		
Ensure a fire service rating equivalent to the city's current rating is maintained.				\$\$		Ongoing		

## Transportation & Circulation Recommendations

DESCRIPTION	SHORT TERM	MID TERM	LONG TERM /ON GOING	BUDGET	Assigned To	Due Date	Completed Date	Completed Notes
Develop neighborhood pedestrian connections through a trail system. Acquire/secure land needed for initial paths of trail system. Utilize existing bayous and conveyance channels to help expand the trail system if necessary.				\$\$\$		FY20		
Explore TxDOT funding opportunities for multi-modal transportation alternatives.				\$	Parks/Rec Dir, Kevin	FY19		
Conduct a corridor pedestrian mobility study to identify specific corridor deficiencies and prioritize potential improvements.				\$	Jim, Kevin, P/R	5/1/2018	May-18	
Prioritize sidewalk improvement areas based upon propensity to generate pedestrian traffic, with safe routes to schools and safe routes to transit of highest priority.				\$\$	Jim, Kevin, P/R	5/1/2018		
Create an enhanced pedestrian environment along key entry roadways and those with adjacent residential development to encourage walking to local retail and service destinations, especially along Jones Road, Jersey Meadows Drive, and Castlebridge Drive.				\$	Kevin/Christian			
Encourage the County to connect Taylor Road west of the extraterritorial jurisdiction (ETJ) to provide better access for future development.				\$\$\$	Austin/Kevin			
Perform analysis to determine viability of Jersey Meadows extension.				\$	Kevin	FY19	Jan-19	2019 the Council



## Economic Development Recommendations

DESCRIPTION	SHORT TERM	MID TERM	LONG TERM /ON GOING	BUDGET	Assigned To	Due Date	Completed Date	Completed Notes
Establish a 380 grant program to reimburse a portion of the costs associated with updating building facades and landscaping to new standards.				\$\$\$	Austin	Jun-17	Jun-17	Policies in place
Consider the creation of a Tax Increment Reinvestment Zone (TIRZ) as a financing mechanism for upgraded public improvements in partnership with redeveloping properties.				\$	Austin	Jul-17	Jul-17	TIRZ In Place
Consider creation of a municipal management district (MMD) to fund corridor enhancements and on-going maintenance.				\$	Austin	Aug-19		
Encourage development of desired office, retail, service, and entertainment venues through the use of tax abatement, TIRZ, or 380 agreements.				\$\$\$	Austin	Aug-18	Aug-18	Reach out to Realtors/Developers
Identify and target underserved retail market segments.				\$	Austin	Annually	Ongoing in October	ID in Oct 2017
Prepare marketing materials highlighting the assets and advantages of Jersey Village.				\$	Austin	FY20		
Establish working relationships with commercial brokerages.				\$	Austin	Ongoing		
Develop and implement an expanded Marketing Plan for the Jersey Meadow Golf Course.				\$	Matt Jones, P/R Dir	Jan-20		
Assemble a package detailing the Jersey Village development process and available incentives.				\$	Austin/Christian	Jun-18		
Establish a business-owners council as a resource learning about the needs of business and communicating the City's goals to the business community.				\$	Austin	FY21		
Procure an Economic Development Consultant to be considered by city management and the City Council.				\$	Austin	FY22		
Identify potential redevelopment sites and create proposal packages to incentivize developers.				\$\$	Austin	FY20		

## Parks, Recreation & Open Space Recommendations

DESCRIPTION	SHORT TERM	MID TERM	LONG TERM /ON GOING	BUDGET	Assigned To	Due Date	Completed Date	Completed Notes
Update the 2007 parks and open space master plan, and include a trails master plan to recommend potential trail routes and expansion with potential funding options.				\$	P/R Director	FY19		
Explore future funding potential to acquire additional park space based on parks and open space master plan.				\$\$	P/R Director	FY22		
Review underutilized open spaces and convert to local mini-parks.				\$\$	P/R Director	FY21		
Review and consider additional park improvements such as a splash pad and dog parks.				\$	P/R Director	FY18		
Update City's pool facility with new equipment, slides, a potential splash pad, and buildings.				\$\$	P/R Director	FY22		
Explore potential environmental education programs with CFISD centered around the bayous and water quality.				\$	Kevin			
Explore potential community volunteer opportunities to support the parks and recreation program.				\$	P/R Director			
Coordinate with HCFCD on future trail connectivity along White Oak Bayou.				\$	P/R Director			

## Community Character Recommendations

DESCRIPTION	SHORT TERM	MID TERM	LONG TERM /ON GOING	BUDGET	Assigned To	Due Date	Completed Date	Completed Notes
Prepare a landscape master plan for the design of City corridors and entrances with a consistent, identifiable character.				\$		Feb-18	18-Feb	Approved by Council
Incorporate City logo into entrance sign designs.				\$	Austin/Jason	FY20		
Design and implement Hwy 290 gateways according to TxDOT standards to highlight the entrance to the City.				\$\$	Austin/Jason	FY20		
Explore strategic public/private partnerships with local businesses to encourage beautification efforts of their properties.				\$	Austin	Jun-18		
Review code enforcement procedures for their effectiveness, and make necessary changes.					Gordon	Jun-18		
Prepare a visual assessment survey of City corridors to identify problem areas that negatively impact community character and identify remedies/action plans available to address concerns.				\$	Gordon	FY19		
Partner with Trees for Houston or other organizations that can provide assistance in planting trees.				\$	P/R Dir	FY19	Mar-19	
Consider a more stringent tree preservation ordinance to protect existing tree resources.				\$		Dec-19		
Promote increase canopy along streets, parks, and open spaces.				\$\$		FY22		
Conduct a branding study to reinforce the City's community character and marketing approach.				\$	Austin	Feb-18	18-Feb	Approved by Council
Explore potential logo application to proposed city entrance signage.				\$\$	Austin	Feb-18	18-Feb	Approved by Council
Educate citizens on code enforcement requirements. Communicate status reporting of violations and corrections to the community.				\$	Gordon	Ongoing		
Information shared could be related to general types of violations, clearance rates, average time to contact, etc.				\$	Gordon	Ongoing		
Conduct a wayfinding signage master plan to explore potential thematic signs unique to the City to include street signs, directional, and facility signs.				\$	Austin	Feb-18	18-Feb	Approved by Council

## Community Facilities Recommendations

DESCRIPTION	SHORT TERM	MID TERM	LONG TERM /ON GOING	BUDGET	Assigned To	Due Date	Completed Date	Completed Notes
Conduct a comprehensive study to evaluate, upgrade or replace all city facilities where employees work, with an emphasis on city hall, to bring them to a standard of quality that is appropriate for the community.				\$\$\$	Council opted to not conduct this study in Summer of 2017.			
Update and maintain existing public facilities to maximize usefulness, before constructing newer facilities.				\$\$-\$\$\$	Facilities Manager	Ongoing		
Develop a long-term maintenance program to ensure adequate maintenance of existing and proposed facilities.				\$	Facilities Manager	May-19		
Promote and improve Golf Course facilities and operations.				\$	Matt Jones	Jan-20		



## **CITY OF JERSEY VILLAGE PLANNING & ZONING COMMISSION 2019 ANNUAL COMPREHENSIVE PLAN PROGRESS REPORT**

On February 15, 2016, City Council approved Ordinance No. 2016-04, which adopted the City's 2016 Comprehensive Plan. As part of the Plan, the Planning and Zoning Commission is charged with preparing an Annual Progress Report for submittal and presentation to the City Council.

On April 22, 2019, the Planning and Zoning Commission conducted the 2018 annual review of the Comprehensive Plan and reports the following:

**The City's Progress in implementing the Plan:** In determining Plan's implementation progress, the Commission reviewed the Implementation Matrix. This matrix outlines the Plan's priority and general recommendations, along with budget assumptions, and suggested time frames for completing action items. The review produced a list of the progress made by the City on several action items undertaken during budget year 2018-2019. The list is attached to and made a part of this report as "Exhibit A."

**Changes in conditions that form the basis of the Plan and Community support for the Plan's goals, strategies, and actions:** The Plan's implementation progress has been affected by the April 18, 2016 flooding event where in some 230 homes were flooded, prompting City Council to order a Long-Term Flood Recovery Study. The study is now complete. There were four (4) projects outlined in the Long Term Flood Recovery Study. They are as follows:

1. Wall Street Drainage
2. Golf Course Berm
3. Widening and Deepening White Oak Bayou
4. Elevation of Homes

The Commission finds that these recommended projects are currently being implemented and expected that it will be several years before the projects are completed, which will affect the City's ability to take on other projects listed in the Comprehensive Plan.

Nonetheless, for budget year 2019-2020, the Commission recommends that the projects detailed in attached "Exhibit B" be considered as action items for budget year 2019-2020.

**Demographic Data:** Updates to relevant demographic data regarding the economy of the City are attached to and made a part of this report as "Exhibit C."

**Changes in State laws:** Finally, there have been no changes in the law that will affect our Comprehensive Plan.

Respectfully submitted, this 22nd day of April 2019.

**ATTEST:**

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Rick Faircloth, Chairman

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Lorri Coody, City Secretary

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**CITY OF JERSEY VILLAGE  
MEMORANDUM**

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**TO:** AUSTIN BLEESS, CITY MANAGER  
**FROM:** KEVIN T. HAGERICH, DIRECTOR OF PUBLIC WORKS  
**SUBJECT:** STAFF UPDATE REPORT FOR FY 2018-2019  
**DATE:** APRIL 15, 2019

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**COMPREHENSIVE PLAN PROJECTS UNDERWAY, ONGOING OR COMPLETE**

**Future Land Use Recommendations**

Description: Establish a zoning overlay district for the Highway 290 corridor.  
Status: Tentative completion date of June 2019.

Description: Review existing development codes to identify incompatibility with the vision and desired uses (higher quality restaurants, services, and entertainment).  
Status: In Progress.

**Transportation & Circulation Recommendations**

Description: Explore TxDOT funding opportunities for multi-modal transportation alternatives.  
Status: On going

Description: Prioritize sidewalk improvement areas based upon propensity to generate pedestrian traffic, with safe routes to schools and safe routes to transit of highest priority.  
Status: A map of the city has been completed showing all sidewalks, and where they are lacking. Sidewalks will be addressed this year.

**Economic Development Recommendations**

Description: Perform analysis to determine viability of Jersey Meadows extension.  
Status: Council pulled project from CIP.

Description: Consider creation of a Municipal Management District (MMD) to fund corridor enhancements and on-going maintenance.  
Status: In progress

**Parks, Recreation & Open Space Recommendations**

Description: Parks Master Plan  
Status: In progress

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**CITY OF JERSEY VILLAGE  
MEMORANDUM**

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**TO:** AUSTIN BLEESS, CITY MANAGER  
**FROM:** KEVIN T. HAGERICH, DIRECTOR OF PUBLIC WORKS  
**SUBJECT:** PROPOSED COMPREHENSIVE PLAN ACTIVITIES FOR FY 2019-2020  
**DATE:** APRIL 15, 2019

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**PROPOSED PROJECTS FOR FY 19/20**

**Future Land Use Recommendations:**

- Consider mixed use development, combining residential and nonresidential uses

**Transportation & Circulation Recommendations**

- Develop neighborhood pedestrian connections through a trail system, acquire/ secure land needed for initial paths of trail system, utilize existing bayous and conveyance channels to help expand the trail system if necessary

**Economic Development Recommendations:**

- Prepare marketing materials highlighting the assets and advantages of Jersey Village
- Identify potential redevelopment sites and create proposal packages to incentivize developers

**Community Character Recommendations:**

- Finish the gateway signage project

Population

Year	Jersey Village		Compound Annual Growth Rate	Harris County	
	Population	Percent Change		Population	Percent Change
1980	966	-	7.1%	2,409,547	-
1990	4,826	399.6%		2,818,199	17.0%
2000	6,880	42.6%		3,400,578	20.7%
2010	7,620	10.8%		4,092,459	20.3%
*Est. 2012	7,785	2.2%	-	4,253,963	3.9%
*Est. 2015	7,877	1.2%		4,538,028	6.7%
*Est. 2016	7,892	0.2%			
*Est. 2017	7,896	0.1%		4,525,519	-0.3%

*Source: U.S. Census 1980, 1990, 2000, 2010; \*Source: Census estimate for 2016,*

Age Distribution

Age Group	2000		2010		2017	
	Number	Percent	Number	Percent	Number	Percent
Young (0-14)	1,209	17.57%	1,121	14.71%	1,121	14.71%
High School (15-19)	464	6.74%	427	5.60%	427	5.60%
College, New Family (20-24)	446	6.48%	544	7.14%	544	7.14%
Prime Labor Force (25-44)	2,175	31.61%	1,986	26.06%	1,986	26.06%
Older Labor Force (45-64)	2,063	29.99%	2,424	31.81%	2,424	31.81%
Elderly (65+)	523	7.60%	1,118	14.67%	1,118	14.67%
Total	6,880	100.00%	7,620	100.00%	7,620	100.00%
Median age	37.8		41.8			

*Source: U.S. Census 2000, 2010, Census Estimates*



Jersey Village					
Male			Female		
Age	Population	Percent	Age	Population	Percent
Under 5 years	217	2.8%	Under 5 years	187	2.5%
5 to 9 years	201	2.6%	5 to 9 years	151	2.0%
10 to 14 years	190	2.5%	10 to 14 years	175	2.3%
15 to 19 years	207	2.7%	15 to 19 years	220	2.9%
20 to 24 years	267	3.5%	20 to 24 years	277	3.6%
25 to 29 years	307	4.0%	25 to 29 years	306	4.0%
30 to 34 years	245	3.2%	30 to 34 years	241	3.2%
35 to 39 years	250	3.3%	35 to 39 years	218	2.9%
40 to 44 years	203	2.7%	40 to 44 years	216	2.8%
45 to 49 years	228	3.0%	45 to 49 years	264	3.5%
50 to 54 years	298	3.9%	50 to 54 years	342	4.5%
55 to 59 years	331	4.3%	55 to 59 years	349	4.6%
60 to 64 years	296	3.9%	60 to 64 years	316	4.1%
65 to 69 years	192	2.5%	65 to 69 years	217	2.8%
70 to 74 years	123	1.6%	70 to 74 years	168	2.2%
75 to 79 years	86	1.1%	75 to 79 years	123	1.6%
80 to 84 years	51	0.7%	80 to 84 years	73	1.0%
85 years and over	32	0.4%	85 years and over	53	0.7%

Source: US Census Bureau 2013-2017 American Community Survey 5-Year Estimates

Race/Ethnicity	2000		2010		2017	
	Number	Percent	Number	Percent	Number	Percent
Caucasian	5,960	86.6%	5,813	76.3%	6,299	79.8%
African-American	280	4.1%	631	8.3%	1,014	12.8%
American Indian & Alaska Native	15	0.2%	29	0.4%	11	0.1%
Asian	350	5.1%	663	8.7%	381	4.8%
Hawaiian & Other Pacific Islander	4	0.1%	0	0.0%	0	0.0%
Some Other Race	167	2.4%	320	4.2%	11	0.1%
Two or More Races	104	1.5%	164	2.2%	180	2.3%
Total	6,880	-	7,620	-	7,896	-
Hispanic Origin	499	7.3%	1,109	14.6%	1,224	15.5%

Source: U.S. Census 2000, 2010, Census Estimates

Household Type	2000		2010		2015		2016		2017	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Family Households	1,943	68.4%	2,134	63.2%	1,882	59.7%	2,092	58.8%	2,134	63.2
With Own Children Under 18 Years	825	29.0%	764	22.6%	555	17.6%	623	17.5%	764	35.8%
Married Couple Family	1,693	59.6%	1,766	52.3%	1,573	49.9%	1,751	49.2%	1,756	
With Own Children Under 18 years	669	23.6%	570	16.9%		N/R		N/R	570	32.3%
Female Householder, No Husband Present	176	6.2%	268	7.9%	195	6.2%	192	5.4%	268	
With Own Children Under 18 Years	116	4.1%	148	4.4%		N/R		N/R	148	
Non-Family Households	897	31.6%	1,245	36.8%	1,271	40.3%	1,466	41.2%	1,245	
Householder Living Alone	704	24.8%	1,069	31.6%	1,129	35.8%	1,338	37.6%	1,069	
65 Years and Over	72	2.5%	299	8.8%	363	11.5%	416	11.7%		
Total Households	2,840		3,379		3,153		3,558		3,379	
Average Household Size	2.42		2.25		Not Estimated		Not Estimated		2.25	

Income Level	1999		2012		2015		2016		2017		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Less than \$10,000	68	2.4%	78	2.4%	149	4.2%	128	3.6%	81	2.2%	
\$10,000 to \$14,999	84	2.9%	111	3.4%	123	3.5%	137	3.9%	22	0.6%	
\$15,000 to \$24,999	173	6.0%	264	8.0%	290	8.3%	254	7.1%	100	2.7%	
\$25,000 to \$34,999	241	8.4%	223	6.7%	211	6.0%	165	4.6%	159	4.3%	
\$35,000 to \$49,999	407	14.2%	373	11.3%	581	16.5%	622	17.5%	413	11.2%	
\$50,000 to \$74,999	603	21.0%	709	21.4%	699	19.9%	716	20.1%	608	16.5%	
\$75,000 to \$99,999	473	16.5%	528	15.9%	421	12.0%	383	10.8%	442	12.0%	
\$100,000 to \$149,999	493	17.2%	440	13.3%	314	8.9%	421	11.8%	678	18.4%	
\$150,000 to \$199,999	219	7.6%	329	9.9%	269	7.7%	264	7.4%	461	12.5%	
\$200,000 or more	108	3.8%	257	7.8%	456	13.0%	468	13.2%	726	19.7%	
<b>Total Households</b>		2,869	100.0%	3,312	100.0%	3,513	100.0%	3,558	100.0%	3,687	100.1%
<i>Median Household Income (\$)</i>		\$68,431.00		\$69,000.00		\$65,280.00		\$65,345.00		\$61,983.00	
<i>Median Household Income Adjusted for Inflation (\$) to 2017 dollars</i>		\$101,143		\$73,924.00		\$67,831		66978.65		N/A	
<small>Source: U.S. Census 2000; 2008-2012 American Community Survey 5-Year Estimates, *Bureau of Labor Statistics Website, Inflation Calculator link, \$1.00 in 1999 was worth \$1.38 in 2012 and worth \$1.42 in 2015, \$1.44 in 2016, \$1.48 in 2017.</small>											

### Housing Type

Units in Structure	2000				2012				2015			
	Jersey Village		Texas		Jersey Village		Texas		Jersey Village		Texas	
Total housing units	3,087		8,123,262		3,548		9,961,513		3,722		10,305,607	
1-unit, detached	1,754	56.8%	5,171,892	63.7%	1,932	54.5%	6,542,607	65.7%	2,167	58.2%	6,729,990	65.3%
1-unit, attached	34	1.1%	249,018	3.1%	42	1.2%	263,514	2.6%	47	1.3%	276,365	2.7%
2 units	21	0.7%	170,679	2.1%	32	0.9%	198,542	2.0%	0	0.0%	198,621	1.9%
3 or 4 units	119	3.9%	272,988	3.4%	72	2.0%	314,623	3.2%	102	2.7%	333,227	3.2%
5 to 9 units	199	6.4%	356,073	4.4%	288	8.1%	485,357	4.9%	363	9.8%	499,237	4.8%
10 to 19 units	401	13.0%	351,859	4.3%	604	17.0%	642,531	6.5%	461	12.4%	651,199	6.3%
20 or more units	550	17.8%	819,101	10.1%	565	15.9%	760,009	7.6%	575	15.4%	839,106	8.1%
Mobile home	9	0.3%	731,652	9.0%	13	0.4%	754,330	7.6%	7	0.2%	761,116	7.4%

Units in Structure	2016				2017			
	Jersey Village		Texas		Jersey Village		Texas	
Total housing units	3,808		10,441,643		3,907		10,611,386	
1-unit, detached	2,146	56.4%	6,814,608	65.3%	2,264	57.9%	6,925,144	65.3%
1-unit, attached	66	1.7%	280,210	2.7%	70	1.8%	279,941	2.6%
2 units	0	0.0%	198,910	1.9%	0	0.0%	201,826	1.9%
3 or 4 units	141	3.7%	337,978	3.2%	143	3.7%	344,274	3.2%
5 to 9 units	459	12.1%	502,562	4.8%	375	9.6%	506,785	4.8%
10 to 19 units	425	11.2%	661,573	6.3%	486	12.4%	671,323	6.3%
20 or more units	562	14.8%	866,780	8.3%	569	14.6%	891,633	8.4%
Mobile home	9	0.2%	762,848	7.3%	0	0.0%	773,297	7.3%

House Values (Owner-Occupied)	2012				2000				2015			
	Jersey Village		Texas		Jersey Village		Texas		Jersey Village		Texas	
Owner-Occupied Units	1,870		5,609,007		1,652		3,849,585		2,028		5,693,770	
Less than \$50,000	0	0.0%	696,888	12.4%	11	0.7%	875,444	22.7%	8	0.4%	674,508	11.8%
\$50,000 to \$99,999	66	3.5%	1,361,239	24.3%	167	10.1%	1,561,509	40.6%	55	2.7%	1,296,992	22.8%
\$100,000 to \$149,999	231	12.4%	1,238,795	22.1%	797	48.2%	700,830	18.2%	277	13.7%	1,175,058	20.6%
\$150,000 to \$199,999	719	38.4%	895,978	16.0%	402	24.3%	335,179	8.7%	619	30.5%	907,977	15.9%
\$200,000 to \$299,999	678	36.3%	758,661	13.5%	182	11.0%	223,968	5.8%	770	38.0%	839,526	14.7%
\$300,000 to \$499,999	162	8.7%	436,502	7.8%	55	3.3%	104,821	2.7%	237	11.7%	531,883	9.3%
\$500,000 to \$999,999	14	0.7%	167,999	3.0%	38	2.3%	37,697	1.0%	41	2.0%	206,852	3.6%
\$1,000,000 or more	0	0.0%	52,945	0.9%	-	-	10,137	0.3%	21	1.0%	60,974	1.1%
Median (dollars)	194,300		128,000		142,900		82,500		205,300		136,000	
House Values (Owner-Occupied)	2016				2017							
	Jersey Village		Texas		Jersey Village		Texas					
Owner-Occupied Units	1,987		5,747,458		2,059		5,851,046					
Less than \$50,000	11	0.6%	651,147	11.3%	15	0.7%	626,418	10.7%				
\$50,000 to \$99,999	40	2.0%	1,241,499	21.6%	26	1.3%	1,173,334	20.1%				
\$100,000 to \$149,999	211	10.6%	1,133,895	19.7%	133	6.5%	1,093,211	18.7%				
\$150,000 to \$199,999	604	30.4%	917,067	16.0%	500	24.3%	933,468	16.0%				
\$200,000 to \$299,999	739	37.2%	896,804	15.6%	789	38.3%	979,797	16.7%				
\$300,000 to \$499,999	298	15.0%	603,389	10.5%	438	21.3%	697,195	11.9%				
\$500,000 to \$999,999	64	3.2%	235,890	4.1%	138	6.7%	271,885	4.6%				
\$1,000,000 or more	20	1.0%	67,767	1.2%	20	1.0%	75,738	1.3%				
Median (dollars)	216,600		142,700		246,700		151,500					

Year House Constructed						
	2105		2016		2017	
<b>Total Housing Units</b>	<b>3,772</b>	<b>-</b>	<b>3,808</b>	<b>-</b>	3907	-
2014 or Later	0	0.0%	9	0.2%	7	0.2%
2010 to 2013	48	1.3%	58	1.5%	46	1.2%
2000 to 2009	667	17.7%	686	18.0%	727	18.6%
1990 to 1999	1,022	27.1%	1,105	29.0%	1126	28.8%
1980 to 1989	696	18.5%	732	19.2%	732	18.7%
1970 to 1979	1,030	27.3%	866	22.7%	860	22.0%
1960 to 1969	157	4.2%	199	5.2%	239	6.1%
1950 to 1959	88	2.3%	111	2.9%	131	3.4%
1940 to 1949	14	0.4%	33	0.9%	24	0.6%
1939 or earlier	0	0.0%	9	0.2%	15	0.4%
<i>Source: Census Estimates</i>						

Year Householder Moved into Unit		2015		2016		2017	
<b>Occupied housing units</b>	<b>3,513</b>	-	<b>3,558</b>	-		3687	
Moved in 2015 or Later	<b>70</b>	2.0%	<b>299</b>	8.4%		481	
Moved in 2010 to 2014	1,209	34.4%	1,175	33.0%		1215	
Moved in 2000 to 2009	1,324	37.7%	1,240	34.9%		1065	
Moved in 1990 to 1999	399	11.4%	341	9.6%		353	
Moved in 1980 to 1989	162	4.6%	177	5.0%		191	
Moved in 1979 or earlier	349	9.9%	326	9.2%		382	

Source: Census Estimates

Educational Attainment	2000		2012		2015		2016		2017	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Population 25 years and over	4,840		5,776		5,994		6,065		6,044	
No High School	85	1.8%	53	0.9%	100	1.7%	114	1.9%	123	2.0%
Some High School	278	5.7%	218	3.8%	215	3.6%	216	3.6%	194	3.2%
High School Graduate	759	15.7%	1,244	21.5%	1,376	23.0%	1,426	23.5%	1,148	19.0%
Some College	1,303	26.9%	1,607	27.8%	1,426	23.8%	1,522	25.1%	1,403	23.2%
Associate's	304	6.3%	346	6.0%	575	9.6%	465	7.7%	480	7.9%
Bachelor's	1,408	29.1%	1,385	24.0%	1,386	23.1%	1,460	24.1%	1,721	28.5%
Graduate	703	14.5%	923	16.0%	916	15.3%	862	14.2%	975	16.1%
Percent High School Graduate or Higher	92.5%		95.3%		94.7%		94.6%		94.9%	
Percent Bachelor's Degree or Higher	43.6%		40.0%		38.4%		38.3%		29.2%	

Source: 2000 Census, 2008-2012 American Community Survey 5-Year Estimates, 2015 Census Estimate, 2016 Estimate



Employment Industry	2000		2012		2015		2016		2016	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	136	3.3%	189	4.5%	256	6.0%	302	7.4%	298	7.2%
Construction	205	4.9%	398	9.4%	313	7.3%	380	9.3%	210	5.1%
Manufacturing	504	12.0%	660	15.5%	518	12.1%	463	11.4%	485	11.7%
Wholesale trade	425	10.2%	152	3.6%	300	7.0%	260	6.4%	252	6.1%
Retail trade	454	10.9%	402	9.5%	335	7.8%	356	8.7%	316	7.6%
Transportation and warehousing, and utilities	275	6.6%	178	4.2%	197	4.6%	178	4.4%	212	5.1%
Information	158	3.8%	151	3.6%	132	3.1%	10	0.2%	10	0.2%
Finance and insurance, and real estate and rental and leasing	304	7.3%	396	9.3%	316	7.4%	328	8.1%	368	8.9%
Professional, scientific, and management, and administrative and waste management services	590	14.1%	515	12.1%	561	13.1%	504	12.4%	576	13.9%
Educational services, and health care and social assistance	750	17.9%	763	18.0%	767	18.0%	727	17.9%	779	18.8%
Arts, entertainment, and recreation, and accommodation and food services	136	3.3%	221	5.2%	368	8.6%	307	7.5%	289	7.0%
Other services, except public administration	95	2.3%	75	1.8%	142	3.3%	186	4.6%	220	5.3%
Public administration	151	3.6%	147	3.5%	63	1.5%	70	1.7%	121	2.9%
<b>Total Employment:</b>	<b>4,183</b>	<b>100.0%</b>	<b>4,247</b>	<b>100.0%</b>	<b>4,268</b>	<b>100.0%</b>	<b>4,071</b>	<b>100.0%</b>	<b>4,136</b>	<b>100.0%</b>

Source: 2000 Census; 2008-2012 American Community Survey 5-Year Estimates; Census Estimates

Occupation	2000				2012				2015			
	Jersey Village		Texas		Jersey Village		Texas		Jersey Village		Texas	
Civilian employed ages 16 and over	4,183		9,234,372		4,247		11,440,956		4,268		12,094,262	
Management, business, science, and arts occupations	2,205	52.7%	3,078,757	33.3%	2,128	50.1%	3,919,380	34.3%	2,013	47.2%	4,246,418	35.1%
Service occupations	317	7.6%	1,351,270	14.6%	339	8.0%	2,003,418	17.5%	374	8.8%	2,137,635	17.7%
Sales and office occupations	1,262	30.2%	2,515,596	27.2%	1,027	24.2%	2,880,468	25.2%	1,106	25.9%	2,950,995	24.4%
Natural resources, construction, and maintenance	164	3.9%	1,069,839	11.6%	420	9.9%	1,282,484	11.2%	406	9.5%	1,314,287	10.9%
Production, transportation, and material moving	235	5.6%	1,218,910	13.2%	333	7.8%	1,355,206	11.8%	369	8.6%	1,444,927	11.9%
<i>Sources: 2000 Census, 2008-2012 American Community Survey 5-Year Estimates, Census Estimates</i>												

Occupation	2016				2017			
	Jersey Village		Texas		Jersey Village		Texas	
Civilian employed ages 16 and over	4,071		12,371,392		4,136		12,689,069	
Management, business, science, and arts occupations	1,976	48.5%	4,382,313	35.4%	2,137	51.7%	4,551,929	35.9%
Service occupations	340	8.4%	2,185,662	17.7%	373	9.0%	2,221,181	17.5%
Sales and office occupations	1,049	25.8%	2,988,311	24.2%	1,122	27.1%	3,038,408	23.9%
Natural resources, construction, and maintenance	418	10.3%	1,342,559	10.9%	241	5.8%	1,370,630	10.8%
Production, transportation, and material moving	288	7.1%	1,472,547	11.9%	263	6.4%	1,506,921	11.9%

2012

2015

Employment Status	Jersey Village		Texas		Jersey Village		Texas	
	Percentage	Total	Percentage	Total	Percentage	Total	Percentage	Total
Population 16 years and over	-	6,597	-	19,110,058	-	6,816	-	20,241,168
In labor force	67.2%	4,430	65.4%	12,507,191	66.5%	4,530	64.7%	13,101,788
Civilian labor force	67.0%	4,422	64.9%	12,401,364	66.2%	4,510	64.3%	13,006,330
Employed	64.4%	4,247	59.9%	11,440,956	62.6%	4,268	59.8%	12,094,262
Unemployed	2.7%	175	5.0%	960,408	3.6%	242	4.5%	912,068
Armed Forces	0.1%	8	0.6%	105,827	0.3%	20	0.5%	95,458
Not in labor force	32.8%	2,167	34.6%	6,602,867	33.5%	2,286	35.3%	7,139,380
Females 16 years and over	-	4,422	-	9,714,241	-	3,491	-	10,283,420
In labor force	41.9%	1,853	58.5%	5,683,277	55.7%	1,945	57.9%	5,951,284
Civilian labor force	41.9%	1,853	58.3%	5,666,279	55.7%	1,945	57.7%	5,937,407
Employed	40.0%	1,768	53.8%	5,224,259	52.1%	1,819	53.5%	5,505,407

2016

2017

Employment Status	Jersey Village		Texas		Jersey Village		Texas	
	Percentage	Total	Percentage	Total	Percentage	Total	Percentage	Total
Population 16 years and over	-	6,805	-	20,599,223	-	6,766	-	20,998,008
In labor force	64.2%	4,367	64.6%	13,312,277	65.3%	4,419	64.6%	13,565,038
Civilian labor force	63.3%	4,310	64.2%	13,219,523	64.6%	4,369	64.2%	13,473,957
Employed	59.8%	4,071	60.1%	12,371,392	61.1%	4,136	60.4%	12,689,069
Unemployed	3.5%	239	4.1%	848,131	3.4%	233	3.7%	784,888
Armed Forces	0.8%	57	0.5%	92,754	0.7%	50	0.4%	91,081
Not in labor force	35.8%	2,438	35.4%	7,286,946	34.7%	2,347	35.4%	7,432,970
Females 16 years and over	-	3,478	-	10,464,813		3,521	-	10,660,959
In labor force	54.2%	1,884	57.8%	6,047,825	54.6%	1,922	57.8%	6,162,604
Civilian labor force	54.2%	1,884	57.7%	6,034,288	54.6%	1,922	57.7%	6,148,636
Employed	49.4%	1,719	53.8%	5,631,426	49.7%	1,749	54.2%	5,779,279

Travel Time to Work	2012		2015		2016		2017	
	Jersey Village	Texas	Jersey Village	Texas	Jersey Village	Texas	Jersey Village	Texas
Less than 10 minutes	4.1%	13.3%	6.3%	12.7%	6.3%	12.4%	7.4%	12.2%
10 to 14 minutes	12.3%	14.4%	14.7%	13.9%	14.5%	13.7%	12.0%	13.5%
15 to 19 minutes	15.0%	16.1%	15.4%	15.9%	13.9%	15.8%	13.0%	15.8%
20 to 24 minutes	19.0%	14.8%	16.1%	14.7%	13.7%	14.6%	15.2%	14.5%
25 to 29 minutes	5.3%	5.8%	2.7%	5.8%	4.5%	5.9%	5.1%	5.9%
30 to 34 minutes	21.7%	14.9%	19.3%	15.0%	18.7%	14.9%	19.4%	14.9%
35 to 44 minutes	6.9%	6.1%	8.6%	6.2%	9.7%	6.4%	9.4%	6.5%
45 to 59 minutes	8.2%	7.6%	8.4%	8.1%	9.1%	8.3%	11.3%	8.6%
60 or more minutes	7.6%	7.0%	8.4%	7.6%	9.7%	7.9%	7.1%	8.1%
Mean travel time to work (minutes)	26.9	24.9	26.8	25.6	28.4	25.9	28	26.1

Source: 2008-2012 American Community Survey 5-Year Estimates, Census Estimates

Means of Transportation to Work	2012	2015	2016	2016	2017
Workers 16 years and over	4,237	4246	4111	4111	4157
Car, truck, or van -- drove alone	86.5%	3716	3716	3716	3637
Car, truck, or van -- carpooled	6.4%	285	285	285	258
Public transportation (excluding taxicab)	2.5%	84	84	84	91
Walked	1.2%	35	35	35	17
Other means	1.5%	16	16	16	42
Worked at home	1.9%	110	110	110	112

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*Source: 2008-2012 American Community Survey 5-Year Estimates, Census Estimates*

**PLANNING AND ZONING COMMISSION  
CITY OF JERSEY VILLAGE, TEXAS  
AGENDA REQUEST**

**AGENDA DATE:** April 22, 2019

**AGENDA ITEM:** D

**AGENDA SUBJECT:** Discuss and take appropriate action on the proposed zoning amendment change from District G to District A for the properties located at 16401 Lakeview Drive and described as Res A1 Jersey Meadows, 16327 Lakeview Drive and described as Res B1 Jersey Meadows, 0 Lakeview Drive and described as Res D Jersey Meadows, and 16501 Jersey Drive and described as TRS 1B & 12E (NM) ABST 228 J M Dement in the City of Jersey Village, Texas; and, if appropriate, the preparation and presentation of the Preliminary Report to Council on May 13, 2019.

**Prepared By:** Christian Somers, Building Official

**Date Submitted:** April 17, 2019

**EXHIBITS:** [EX A](#) - Proposed P&Z Preliminary Report with Proposed Ordinance  
[EX B](#) - Zoning Requirements - District A (Sec. 14-101) & District G (Sec. 14-106)  
[EX C](#) - HCAD Profiles for Properties of Proposed Rezoning  
[EX D](#) - Current Zoning Map Indicating Area for Change  
[EX E](#) - Google Earth View Showing Parcels To Be Rezoned

**BACKGROUND INFORMATION:**

The City is proposing a zoning change for 16327 and 16401 Lakeview Drive along with 16501 Jersey Drive. These properties are all owned by the City and house the current City Hall, Police Station, and Fire Station. This would change the zone from Zone G “Second Business District” to Zone A “Single Family Dwelling.

This item is to discuss the request for zoning change and, if appropriate, prepare the Preliminary Report for presentation to City Council on May 13, 2019.

**RECOMMENDED ACTION:**

Discuss and take appropriate action on the proposed zoning amendment change from District G to District A for the properties located at 16401 Lakeview Drive and described as Res A1 Jersey Meadows, 16327 Lakeview Drive and described as Res B1 Jersey Meadows, 0 Lakeview Drive and described as Res D Jersey Meadows, and 16501 Jersey Drive and described as TRS 1B & 12E (NM) ABST 228 J M Dement in the City of Jersey Village, Texas; and, if appropriate, the preparation and presentation of the Preliminary Report to Council on May 13, 2019.



## **CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION PRELIMINARY REPORT – ZONING CHANGE**

The Planning and Zoning Commission has met in order to review the request of a zoning amendment change from District G to District A for the properties located at 16401 Lakeview Drive and described as Res A1 Jersey Meadows, 16327 Lakeview Drive and described as Res B1 Jersey Meadows, 0 Lakeview Drive and described as Res D Jersey Meadows, and 16501 Jersey Drive and described as TRS 1B & 12E (NM) ABST 228 J M Dement, in the City of Jersey Village, Texas.

After review and discussion, the Commissioners preliminarily propose that Chapter 14 of the Code of Ordinances of the City of Jersey Village, Texas be amended by authorizing revision of the official zoning map as set out in Section 14-82 so that properties located at 16401 Lakeview Drive and described as Res A1 Jersey Meadows, 16327 Lakeview Drive and described as Res B1 Jersey Meadows, 0 Lakeview Drive and described as Res D Jersey Meadows, and 16501 Jersey Drive and described as TRS 1B & 12E (NM) ABST 228 J M Dement be changed from Zoning District G (“Second Business District”) to Zoning District A (“Single Family Dwelling District”).

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 22nd day of April 2019.

\_\_\_\_\_  
Rich Faircloth, Chairman

**ATTEST:**

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

**EXHIBIT A**  
**TO THE**  
**PLANNING AND ZONING**  
**COMMISSION'S**  
**PRELIMINARY REPORT**  
**APRIL 22, 2019**



**PROPOSED ORDINANCE NO. 2019-xx**

**AN ORDINANCE AMENDING CHAPTER 14 OF THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, TEXAS, THE JERSEY VILLAGE DEVELOPMENT CODE, BY AUTHORIZING REVISION OF THE OFFICIAL ZONING MAP AS SET OUT IN SECTION 14-82 SO THAT PROPERTIES LOCATED AT 16401 LAKEVIEW DRIVE AND DESCRIBED AS RES A1 JERSEY MEADOWS, 16327 LAKEVIEW DRIVE AND DESCRIBED AS RES B1 JERSEY MEADOWS, 0 LAKEVIEW DRIVE AND DESCRIBED AS RES D JERSEY MEADOWS, AND 16501 JERSEY DRIVE AND DESCRIBED AS TRS 1B & 12E (NM) ABST 228 J M DEMENT, SHALL BE CHANGED FROM ZONING DISTRICT G (“SECOND BUSINESS DISTRICT”) TO ZONING DISTRICT A (“SINGLE-FAMILY DWELLING DISTRICT”); CONTAINING OTHER FINDINGS AND PROVISIONS RELATING TO THE SUBJECT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL; PROVIDING A PENALTY AS PROVIDED BY SECTION 1-8 OF THE CODE; AND PROVIDING AN EFFECTIVE DATE.**

\* \* \* \* \*

**WHEREAS**, the City Council of the City of Jersey Village, Texas, determines it in the best interest of the health, safety, and welfare of the citizens of the City to amend the Zoning Ordinance; and

**WHEREAS**, the Planning & Zoning Commission has issued its report and has recommended amendment to the Zoning Ordinance by authorizing revision of the Official Zoning Map as set out in Section 14-82 relating to the change of the zoning designation for the properties located at 16401 Lakeview Drive and described as Res A1 Jersey Meadows, 16327 Lakeview Drive and described as Res B1 Jersey Meadows, 0 Lakeview Drive and described as Res D Jersey Meadows, and 16501 Jersey Drive and described as TRS 1B & 12E (NM) ABST 228 J M Dement from zoning District G (“Second Business District”) to zoning District A (“Single-Family Dwelling District”); and

**WHEREAS**, the Planning & Zoning Commission and City Council have conducted, in the time and manner required by law, a joint public hearing on such amendment to the zoning ordinance and find that the adoption of this ordinance is in the best interest of the citizens of Jersey Village; **NOW THEREFORE**,

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

**Section 1.** The City Council hereby finds and determines that the statements set forth in the preamble of this Ordinance are true and correct and are incorporated herein for all purposes.

**Section 2.** The properties located at 16401 Lakeview Drive and described as Res A1 Jersey Meadows, 16327 Lakeview Drive and described as Res B1 Jersey Meadows, 0 Lakeview Drive and described as Res D Jersey Meadows, and 16501 Jersey Drive and described as TRS 1B & 12E (NM) ABST 228 J M Dement is rezoned from District G (“Second Business District”) to District A (“Single-Family Dwelling District”).

**Section 3.** The Official Zoning District Map of the City shall be revised and amended to show the change in zoning classification of the property with the appropriate references thereon to the number and effective date of this ordinance.

**Section 4.** 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 violate any provision of this Ordinance shall be guilty of a misdemeanor and subject to a fine as provided in Section 1-8.

**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 \_\_\_\_\_, 2019.

**ATTEST:**

\_\_\_\_\_  
Mayor

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

Sec. 14-101. - Regulations for district A (single-family dwelling district).

- (a) *Use regulations.* No building or land shall be used and no building shall be hereafter erected, moved or altered in district A except for one or more of the following uses:
- (1) Single-family dwellings.
  - (2) Public parks and playgrounds, public recreational facilities, public schools, community buildings and public museums not operated for profit.
  - (3) Municipal and government buildings and public libraries.
  - (4) Water supply reservoirs, filter beds, towers, surface or below surface tanks, artesian wells, water pumping plants and water wells.
  - (5) *Home occupations.*
    - a. *Intent.* This section provides standards for the establishment of a home occupation in a neighborhood and regulates the operation of a home occupation so that the average neighbor will be unaware of its existence.
    - b. *Definition.* Home occupation means an accessory occupational use conducted entirely within a dwelling unit by its inhabitants that is clearly incidental to the use of the structure for residential purposes and that does not change the residential character of the site. A home occupation may include an operation in which members of the immediate family sell or offer for sale articles which they produce on the premises; but home occupation does not include operations that use persons who do not reside on the premises to either (1) sell or offer for sale such articles, or (2) produce such articles. Additionally, animal hospitals, animal kennels, barber shops, beauty shops, clinics, doctor's offices, dress shops, hospitals, insurance offices, millinery shops, real estate offices, tearooms, tourist homes, palm readers, fortune tellers, among others and as examples only, are not home occupations.
    - c. *Standards.* To operate a home occupation, the following standards shall be met:
      1. The home occupation must be clearly incidental to the use of the dwelling as a residence;
      2. No outdoor sign, display or storage of materials, goods, supplies or equipment shall be allowed;
      3. There shall be no change to the exterior of the building nor any visible evidence or signs that the residence contains a home occupation;
      4. A home occupation shall not generate a nuisance such as traffic, on-street parking, noise, and electrical interference or hazards;
      5. The maximum area devoted to a home occupation shall be 25 percent of the gross floor area of the dwelling unit;
      6. The home occupation shall not use employees who do not reside on the premises.
- (6) *Additional structures.* Accessory uses and freestanding structures in addition to the single-family dwelling:
- a. One detached private garage; and
  - b. Other freestanding structures:
    1. Utility structure;
    2. Greenhouse;
    3. Hobby structure;
    4. Pet house;
    5. Playhouse;
    6. Gazebo;
    7. Cabana or dressing room; and
    8. Pool cover.
- (7) Freestanding structures in addition to the single-family dwelling:
- a. One detached private garage; and
  - b. Other freestanding structures:
    1. Utility structure;
    2. Greenhouse;

3. Hobby structure;
  4. Pet house;
  5. Playhouse;
  6. Gazebo;
  7. Cabana or dressing room; and
  8. Pool cover.
- (8) Churches or other places of worship and related schools.
- (9) Golf courses and country clubs.
- (10) Electric power lines and electric substations, including accessory uses customarily incidental thereto; provided that any such accessory use shall not be so obnoxious or offensive as to be reasonably calculated to disturb persons of ordinary temper, sensibilities and disposition by reason of vibration, noise, view or the emission of odor, dust, smoke or pollution of any other kind. The height and area, construction, and other regulations provided by this section shall not apply to uses allowed by this subsection.
- (11) Model homes, provided that a builder may have no more than one model home in a subdivision. A model home must have a temporary certificate of occupancy and may be open for business only between the hours of 6:00 a.m. and 9:00 p.m. Use of a structure as a model home shall terminate on the first of the following events to occur: (i) the expiration of 30 days after building permits have been issued for 90 percent of the lots in the subdivision; or (ii) the expiration of 30 days after building permits have been issued for all lots owned by the builder in the subdivision; or (iii) the expiration of 180 days after issuance of the latest building permit to the builder for a lot in the subdivision.
- (b) *Height and area regulations.* The height of buildings, the minimum area of buildings, the minimum lot size and the minimum dimensions of yards in district A shall be as follows:
- (1) *Height.*
    - a. Single-family residences shall not exceed 2½ stories in height, except for Blocks 26, 38, 41, 42 and 47, which shall not exceed 1½ stories.
      1. When a new single-family residence in district A conforms with the limitation on number of stories above, but exceeds 35 feet in height, one foot of additional side setback and one foot of additional rear setback from the minimum required shall be provided for each one foot of additional building height above 35 feet.
      2. Add-on construction to an existing single-family residence shall not result in building height greater than 35 feet unless:
        - i. The existing residence was constructed farther from the side and rear property lines than the minimum required setbacks, to where the additional setback is sufficient to enable the improved residence to satisfy the requirement of this subsection for additional side and rear setback to offset additional height above 35 feet; or
        - ii. The proposed construction work on the existing residence will change the location of the side and/or rear exterior walls to where the improved residence will satisfy the requirement of this subsection for additional side and rear setback to offset additional height above 35 feet.
    - b. Detached private garages and freestanding structures other than those freestanding structures listed in subsection (b)(1)c of this section, shall not exceed in height the roof peak of the residence.
    - c. The height of all freestanding structures except residential structures and freestanding garages shall conform to table 14-1 of this article.
    - d. Nonresidential structures shall not exceed 35 feet in height.

TABLE 14-1

		Height (feet)	Maximum Size (square feet)
1.	Utility structure	8	100

2.	Greenhouse	12	200
3.	Pet house	<u>4</u>	50
4.	Hobby structure	12	200
5.	Playhouse	12	200
6.	Gazebo	15	500
7.	Cabana or dressing room	12	200
8.	Pool cover	15	not applicable

(2) *Building area.*

- a. Single-family dwellings shall have a building area of at least 1,750 square feet for single-floor residences, or 1,200 square feet on the ground floor for multistory residences.
- b. Detached private garages shall not exceed four-car capacity or 1,000 square feet of ground floor area.
- c. On residential lots the total ground floor area of all freestanding structures within a required rear yard shall not exceed 25 percent of the area of the rear yard.
  1. This limitation on rear yard coverage shall increase to 40 percent of the area of the rear yard in cases where a detached private garage that is partially or entirely situated within the rear yard area does not exceed one story or 20 feet in height, whichever is less.
- d. Nonresidential buildings shall contain not less than 1,000 square feet of ground floor area, except for churches or other places of worship which shall contain not less than 4,000 square feet of ground floor area.
- e. The maximum size of all freestanding structures except residential structures and freestanding garages shall conform to the standards contained in table 14-1.

(3) *Location on lot.*

- a. The setbacks established in section 14-88(b) may be modified as follows: Except as provided by subsections b, c and d hereof, detached private garages and other freestanding structures shall not be located on any lot closer than 70 feet to the front lot line, three feet to a side lot line, ten feet to a rear lot line, ten feet to a side street line or ten feet to the single-family dwelling. Detached private garages and other freestanding structures exceeding one story in height shall not have second story openings facing the nearest side or rear lot line, except as may be required to comply with standards for emergency access and egress.
- b. The setbacks established in section 14-88(b) may be modified as follows: A nonresidential building shall not be located closer than 25 feet to the front lot line, 25 feet to a side lot line, or 25 feet to a rear lot line.
- c. A carport shall not be located closer than three feet to a side lot line, ten feet to a rear lot line or ten feet to a side street line; provided that a carport which loads from a side street shall not be located closer than 20 feet to the side street line.
- d. An attached or detached private garage which loads from a side street shall not be located closer than 20 feet to the side street line.
- e. An attached private garage oriented for front loading shall be set back at least 25 feet from the front building line. If the single-family dwelling is set back farther on the lot than the minimum required front setback, then the attached private garage shall be set back at least 25 feet from the point on the front façade of the dwelling that is closest to the

front building line. In no case may the vehicular access doors of an attached private garage be located closer to the front building line than any other point on the front façade of the dwelling, unless the dwelling is on an interior lot within a block and the attached private garage is oriented for side loading.

- (4) *Lot size.* No lot in this district shall have less than 10,000 square feet of total area, and no lot shall be less than 70 feet wide at the front building line; provided, however, that no church or other place of worship shall be constructed on a lot having less than five acres of total area.
  - a. No lot in this district for a single-family detached dwelling shall have a total area that exceeds by more than 20 percent the total area of any other lot for a single-family detached dwelling on the same blockface.
  - b. No lot in this district for a single-family detached dwelling shall have a width that exceeds by more than 20 percent the width of any other lot for a single-family detached dwelling on the same blockface.
- (5) *Open areas.*
  - a. Residential lots shall have a minimum of 50 percent of the required front yard and required side yards adjacent to a side street devoted to landscaping.
  - b. Nonresidential lots shall have a minimum of ten percent of the total lot area devoted to landscaping. All open unpaved or uncovered space shall be devoted to landscaping.
- (c) *Construction.* The exterior walls on all residences in district A shall be a least 75 percent masonry construction to the top elevation line of the building sides of the first floor. Slab on grade home elevations must install masonry construction to cover the sub-slab void or crawlspace, below exterior walls. The style and quality of all carports, detached private garages and freestanding structures constructed after a certificate of occupancy shall conform to the original structure; provided, however, that only utility structures may have metal facades.
  - (1) Masonry construction may include brick, stucco, or stone material.
  - (2) Use of CMU for exterior wall veneers prohibited in this district. EIFS is prohibited.
- (d) *Other regulations; fences and hedges.*
  - (1) No fence in district A shall be permitted in the front yard, extending past the building setback line. For side street fencing, where one or more lots have frontage on the street, wrought iron style fencing may be installed to within two feet of the public sidewalk and shall not encroach beyond the side lot line.
  - (2) Fences in district A may not be erected and hedges may not be planted directly on a property line without the express agreement of the property owners on both sides of the property line.
  - (3) Fences in district A shall not exceed eight feet in height, and shall be of a permanent type, such as chainlink, redwood, cedar, wrought iron, brick or other approved material of equal quality.
  - (4) Refuse containers or similar equipment on nonresidential lots in district A shall be screened from public view, and from adjacent buildings or property, whether public or private. Such screening shall be permanent and opaque and of wood, metal or masonry material and shall be at least as high as the screened object, but in no event shall be less than six feet in height.

(Ord. No. 95-04, § 1(303.1), 2-20-95; Ord. No. 98-15, §§ 1, 2, 6-15-98; Ord. No. 99-31, §§ 6, 7, 11-15-99; Ord. No. 01-02, § 1, 1-15-01; Ord. No. 03-04, § 1, 1-20-03; Ord. No. 03-28, § 1, 7-21-03; Ord. No. 2013-46, § 3(Exh. A), 12-16-13; Ord. No. 2017-54, § 2, 12-18-17; Ord. No. 2017-58, § 2, 12-18-17)

Sec. 14-106. - Regulations for district G (second business district).

- (a) *Use regulations.* No building or land shall be used and no building shall be erected, moved or altered in district G except for one or more of the following uses:
  - (1) Banks.
  - (2) Barber and beauty shops.
  - (3) Professional offices and business offices.
  - (4) Educational institutions.
  - (5) Hospitals, clinics and nursing care centers.
  - (6) Churches and other places of worship.

- (7) Hotels and motels.
  - (8) Restaurants, cafes and cafeterias.
  - (9) Stores and shops for retail sales and personal service shops.
  - (10) Theaters.
  - (11) Gasoline filling stations, provided that all storage tanks for gasoline shall be below the surface of the ground.
  - (12) Mini-warehouse storage facilities on lots of eight acres or more.
  - (13) Garages, public.
  - (14) Parking lots.
  - (15) Water supply reservoirs, filter beds, towers, surface or below surface tanks, artesian wells, water pumping plants and water wells.
  - (16) Public parks and playgrounds, public recreational facilities and community buildings.
  - (17) Municipal and governmental buildings, police stations and fire stations.
  - (18) Accessory uses customarily incident to any of the above uses, provided that such use is not so obnoxious or offensive as to be reasonably calculated to disturb persons of ordinary temper, sensibilities and disposition by reason of vibration, noise, view or the emission of odor, dust, smoke or pollution of any other kind.
  - (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.
    - e. Child day-care operations (licensed child-care centers and school-age program centers).
- (b) *Height and area regulations.* The heights of buildings, the minimum area of buildings, the minimum lot size and the minimum dimensions of yards upon any lot or parcel of land in district G shall be as follows:
- (1) *Height.* Buildings shall not exceed 56 feet in height except gasoline filling stations shall not exceed one story in height.
  - (2) *Building area.* The building area of each building shall be not less than 1,000 square feet of ground floor area except gasoline filling stations which shall contain not less than 500 square feet of ground floor area.
  - (3) *Location on lot.* The setbacks established in subsection 14-88(b) are modified as follows: Buildings or structures shall not be located closer than 25 feet to the front property line, or ten feet to a side street line or ten feet to a rear lot line except when abutting a residential lot. Any building or structure erected on a lot abutting district A may not be closer to the boundary line of district A than 50 feet for a single story, 100 feet for a two-story, or 150 feet for three and four-story. Buildings and other structures may abut adjacent buildings or other structures at the side lot line, provided that they are separated by a firewall which complies with current city building codes. Each group of abutting buildings shall be separated on the side by an open space of not less than ten feet to the next side lot line or side street line.
  - (4) *Lot size.* The minimum lot size shall be as established for nonresidential lots in Table 14-2, Lot Standards in this Code.
  - (5) *Open area.*
    - a. A minimum of ten percent of total area within the property lines shall be devoted to landscaping. All open unpaved space including, but not limited to, front, side and rear building setback areas shall be planted and landscaped.
    - b. Building fronts. An average of at least ten feet and a minimum of five feet shall be a green area and walkway between the building and parking areas.
- (c) *Construction.* The exterior walls on all buildings shall be masonry or concrete construction with masonry, exterior insulation finish system (EIFS), concrete and wood or metal fascia. EIFS must be installed at levels no less than eight feet above grade or platforms. Plain CMU shall not be used for the exterior walls, however, split-face CMU is permissible.

(Ord. No. 95-04, § 1(303.6), 2-20-95; Ord. No. 99-05, § 9, 2-15-99; Ord. No. 00-41, § 2, 1-18-00; Ord. No. 01-15, § 2, 5-21-01; Ord. No. 03-12, § 1, 3-17-03; Ord. No. 2006-10, § 1, 2-20-06; Ord. No. 2011-19, § 1, 4-18-11; Ord. No. 2011-28, § 2, 6-20-11; Ord. No. 2013-10, § 3, 3-18-13; Ord. No. 2017-30, § 2, 7-17-17; Ord. No. 2017-63, § 2, 12-18-17)

HARRIS COUNTY APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
**115536000009**

Tax Year: 2019



Owner and Property Information										
Owner Name & Mailing Address: <b>CITY OF JERSEY VILLAGE 16501 JERSEY DR JERSEY VILLAGE TX 77040-1905</b>					Legal Description: <b>RES A1 JERSEY MEADOWS</b>					
					Property Address: <b>16401 LAKEVIEW DR HOUSTON TX 77040</b>					
State Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Market Area	Map Facet	Key Map®
XV -- Other Exempt (Government)	8000 -- Land Neighborhood General Assignment		0	60,686 SF	0	0	9153.02	4029 -- West Belt from I-10	4962A	409Q

**Value Status Information**

Value Status	Shared CAD
All Values Pending	No

**Exemptions and Jurisdictions**

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2018 Rate	2019 Rate
<b>Total</b>	004	CYPRESS-FAIRBANKS ISD	Pending	Pending	1.440000	
	040	HARRIS COUNTY	Pending	Pending	0.418580	
	041	HARRIS CO FLOOD CNTRL	Pending	Pending	0.028770	
	042	PORT OF HOUSTON AUTHY	Pending	Pending	0.011550	
	043	HARRIS CO HOSP DIST	Pending	Pending	0.171080	
	044	HARRIS CO EDUC DEPT	Pending	Pending	0.005190	
	045	LONE STAR COLLEGE SYS	Pending	Pending	0.107800	
	070	JERSEY VILLAGE	Pending	Pending	0.742500	

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at [HCAD's information center at 13013 NW Freeway](#).

**Valuations**

Value as of January 1, 2018			Value as of January 1, 2019		
	Market	Appraised		Market	Appraised
Land	0		Land		
Improvement	0		Improvement		
<b>Total</b>	<b>0</b>	<b>0</b>	<b>Total</b>	<b>Pending</b>	<b>Pending</b>

**Land**

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	8000 -- Land Neighborhood General Assignment	4660	SF	60,686	1.00	1.00	1.00	--	1.00	Pending	Pending	Pending

**Building**

Vacant (No Building Data)

**Extra Features**

Line	Description	Quality	Condition	Units	Year Built
1	POLICE STAT 9000SF94	Average	Average	930.00	0



HARRIS COUNTY APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
**115536000002**

Tax Year: 2019



Owner and Property Information										
Owner Name & Mailing Address: <b>JERSEY VILLAGE CHURCH 16327 LAKEVIEW DR JERSEY VILLAGE TX 77040-2029</b>					Legal Description: <b>RES B1 JERSEY MEADOWS</b>					
					Property Address: <b>16237 LAKEVIEW DR HOUSTON TX 77040</b>					
State Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Market Area	Map Facet	Key Map®
XV -- Other Exempt (Religious)	8000 -- Land Neighborhood General Assignment		0	157,775 SF	0	0	9153.02	4029 -- West Belt from I-10	4962A	409Q

Value Status Information	
Value Status	Shared CAD
All Values Pending	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2018 Rate	2019 Rate
<b>Total</b>	004	CYPRESS-FAIRBANKS ISD	Pending	Pending	1.440000	
	040	HARRIS COUNTY	Pending	Pending	0.418580	
	041	HARRIS CO FLOOD CNTRL	Pending	Pending	0.028770	
	042	PORT OF HOUSTON AUTHY	Pending	Pending	0.011550	
	043	HARRIS CO HOSP DIST	Pending	Pending	0.171080	
	044	HARRIS CO EDUC DEPT	Pending	Pending	0.005190	
	045	LONE STAR COLLEGE SYS	Pending	Pending	0.107800	
	070	JERSEY VILLAGE	Pending	Pending	0.742500	

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Valuations					
Value as of January 1, 2018			Value as of January 1, 2019		
	Market	Appraised		Market	Appraised
Land	0		Land		
Improvement	0		Improvement		
<b>Total</b>	<b>0</b>	<b>0</b>	<b>Total</b>	<b>Pending</b>	<b>Pending</b>

Land												
Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	8000 -- Land Neighborhood General Assignment	4620	SF	87,120	1.00	1.00	1.00	--	1.00	Pending	Pending	Pending
2	8000 -- Land Neighborhood General Assignment	4620	SF	70,655	1.00	1.00	1.00	--	1.00	Pending	Pending	Pending

**Building**  
 Vacant (No Building Data)

Extra Features					
Line	Description	Quality	Condition	Units	Year Built
1	CHURCH	Average	Average	945.19	0

HARRIS COUNTY APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
**115536000004**

Tax Year: 2019



Owner and Property Information										
Owner Name & Mailing Address: <b>CITY OF JERSEY VILLAGE 16501 JERSEY DR JERSEY VILLAGE TX 77040-1905</b>						Legal Description: <b>RES D JERSEY MEADOWS</b>				
						Property Address: <b>0 LAKEVIEW DR HOUSTON TX 77040</b>				
State Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Market Area	Map Facet	Key Map®
XV -- Other Exempt (Government)	8000 -- Land Neighborhood General Assignment	E	0	10,454 SF	0	0	9153.02	224 -- ISD 04 - Northwest, btwn Beltway 8 and Hwy 6	4962A	409Q

**Value Status Information**

Value Status	Shared CAD
All Values Pending	No

**Exemptions and Jurisdictions**

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2018 Rate	2019 Rate
<b>Total</b>	004	<a href="#">CYPRESS-FAIRBANKS ISD</a>	Pending	Pending	1.440000	
	040	<a href="#">HARRIS COUNTY</a>	Pending	Pending	0.418580	
	041	<a href="#">HARRIS CO FLOOD CNTRL</a>	Pending	Pending	0.028770	
	042	<a href="#">PORT OF HOUSTON AUTHY</a>	Pending	Pending	0.011550	
	043	<a href="#">HARRIS CO HOSP DIST</a>	Pending	Pending	0.171080	
	044	<a href="#">HARRIS CO EDUC DEPT</a>	Pending	Pending	0.005190	
	045	<a href="#">LONE STAR COLLEGE SYS</a>	Pending	Pending	0.107800	
	070	<a href="#">JERSEY VILLAGE</a>	Pending	Pending	0.742500	

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**Valuations**

Value as of January 1, 2018			Value as of January 1, 2019		
	Market	Appraised		Market	Appraised
Land	0		Land		
Improvement	0		Improvement		
<b>Total</b>	<b>0</b>	<b>0</b>	<b>Total</b>	<b>Pending</b>	<b>Pending</b>

**Land**

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	8000 -- Land Neighborhood General Assignment	4600	SF	10,454	1.00	1.00	1.00	--	1.00	Pending	Pending	Pending

**Building**

Vacant (No Building Data)

HARRIS COUNTY APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
**042085000005**

Tax Year: 2019



Owner and Property Information												
Owner Name & Mailing Address:					<b>CITY OF JERSEY VILLAGE 16501 JERSEY DR JERSEY VILLAGE TX 77040-1905</b>			Legal Description:			<b>TRS 1B &amp; 12E (NM) ABST 228 J M DEMENT 0 JERSEY DR HOUSTON TX 77040</b>	
Property Address:												
State Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Market Area	Map Facet	Key Map®		
XV -- Other Exempt (Government)	8000 -- Land Neighborhood General Assignment	E	0	29,185 SF	0	0	9153.02	224 -- ISD 04 - Northwest, btwn Beltway 8 and Hwy 6	4862B	409Q		

**Value Status Information**

Value Status	Shared CAD
All Values Pending	No

**Exemptions and Jurisdictions**

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2018 Rate	2019 Rate
<b>Total</b>	004	CYPRESS-FAIRBANKS ISD	Pending	Pending	1.440000	
	040	HARRIS COUNTY	Pending	Pending	0.418580	
	041	HARRIS CO FLOOD CNTRL	Pending	Pending	0.028770	
	042	PORT OF HOUSTON AUTHY	Pending	Pending	0.011550	
	043	HARRIS CO HOSP DIST	Pending	Pending	0.171080	
	044	HARRIS CO EDUC DEPT	Pending	Pending	0.005190	
	045	LONE STAR COLLEGE SYS	Pending	Pending	0.107800	
	070	JERSEY VILLAGE	Pending	Pending	0.742500	

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at [HCAD's information center at 13013 NW Freeway](#).

**Valuations**

Value as of January 1, 2018			Value as of January 1, 2019		
	Market	Appraised		Market	Appraised
Land	0		Land		
Improvement	0		Improvement		
<b>Total</b>	<b>0</b>	<b>0</b>	<b>Total</b>	<b>Pending</b>	<b>Pending</b>

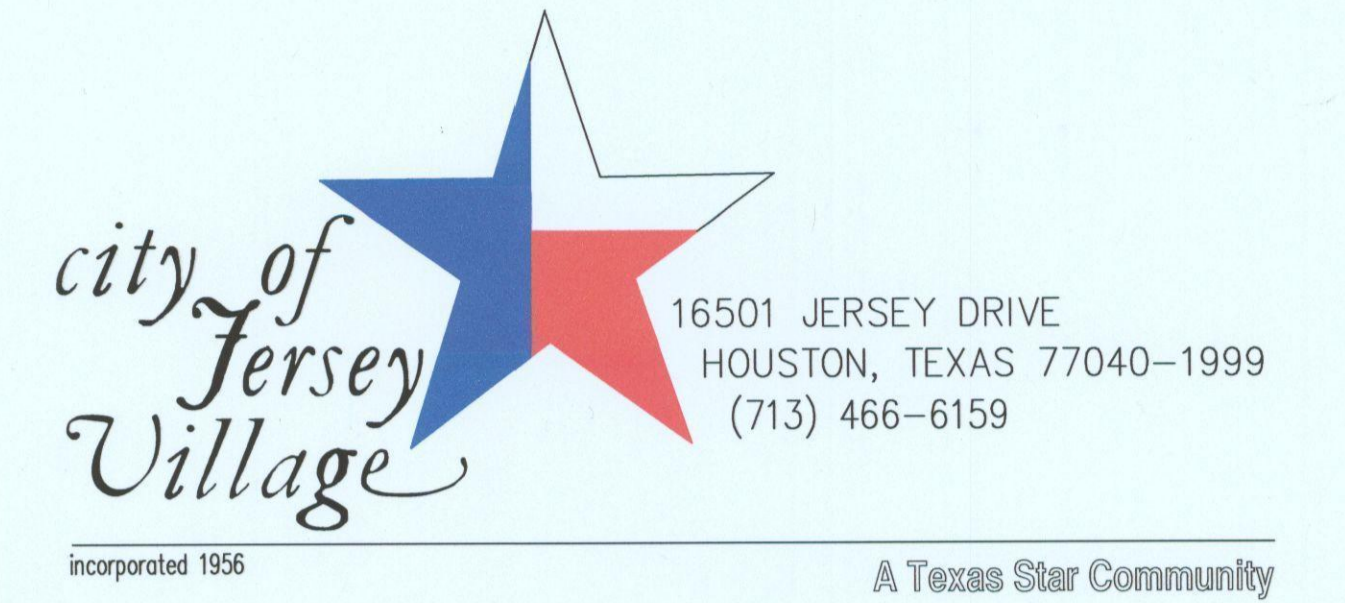
**Land**

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	8000 -- Land Neighborhood General Assignment	4600	SF	29,185	1.00	1.00	1.00	--	1.00	Pending	Pending	Pending

**Building**

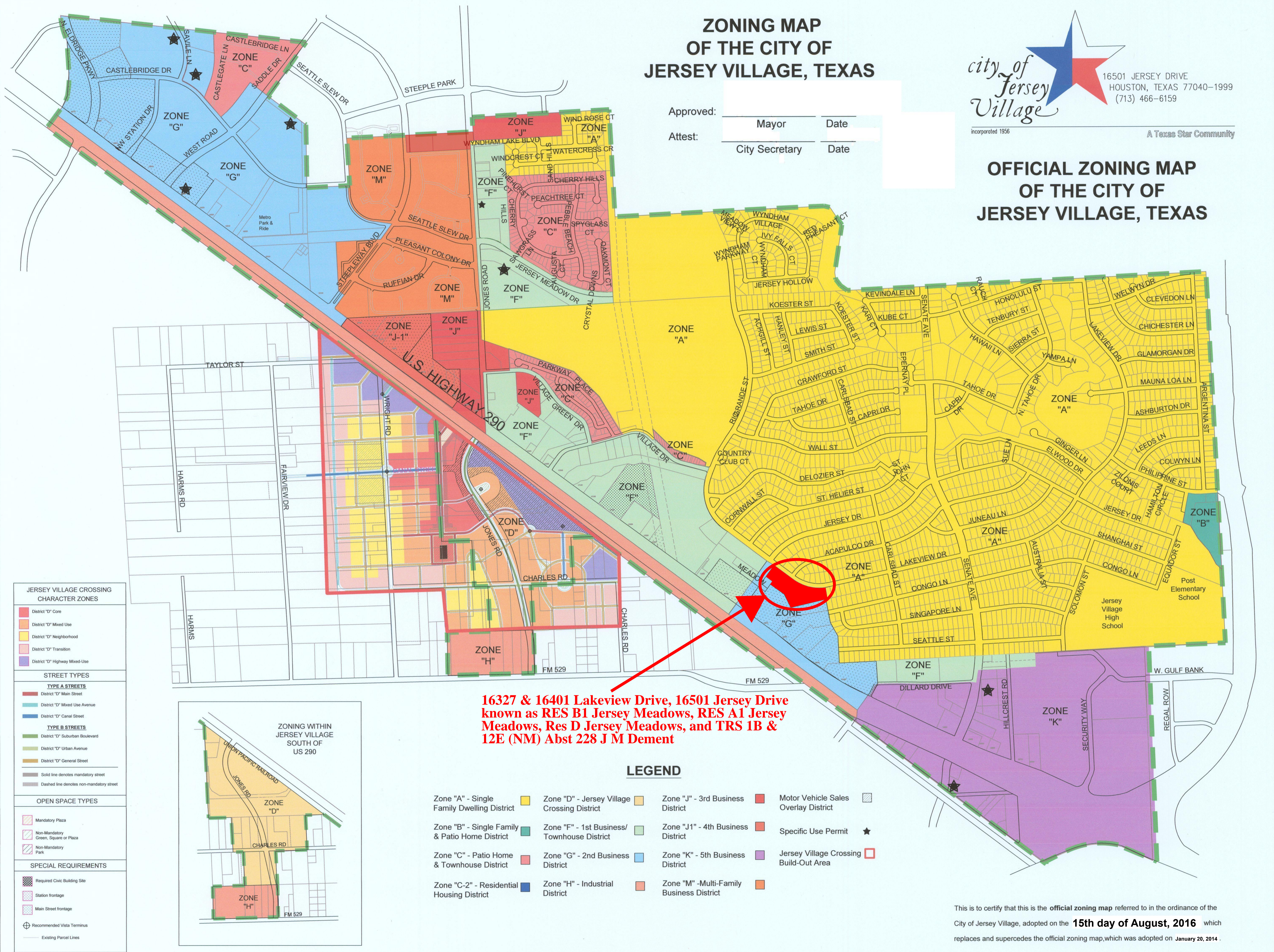
Vacant (No Building Data)

# ZONING MAP OF THE CITY OF JERSEY VILLAGE, TEXAS



Approved: \_\_\_\_\_ Mayor \_\_\_\_\_ Date \_\_\_\_\_  
Attest: \_\_\_\_\_ City Secretary \_\_\_\_\_ Date \_\_\_\_\_

## OFFICIAL ZONING MAP OF THE CITY OF JERSEY VILLAGE, TEXAS



**16327 & 16401 Lakeview Drive, 16501 Jersey Drive known as RES B1 Jersey Meadows, RES A1 Jersey Meadows, Res D Jersey Meadows, and TRS 1B & 12E (NM) Abst 228 J M Dement**

JERSEY VILLAGE CROSSING CHARACTER ZONES	
[Red Box]	District "D" Core
[Orange Box]	District "D" Mixed Use
[Yellow Box]	District "D" Neighborhood
[Pink Box]	District "D" Transition
[Purple Box]	District "D" Highway Mixed-Use

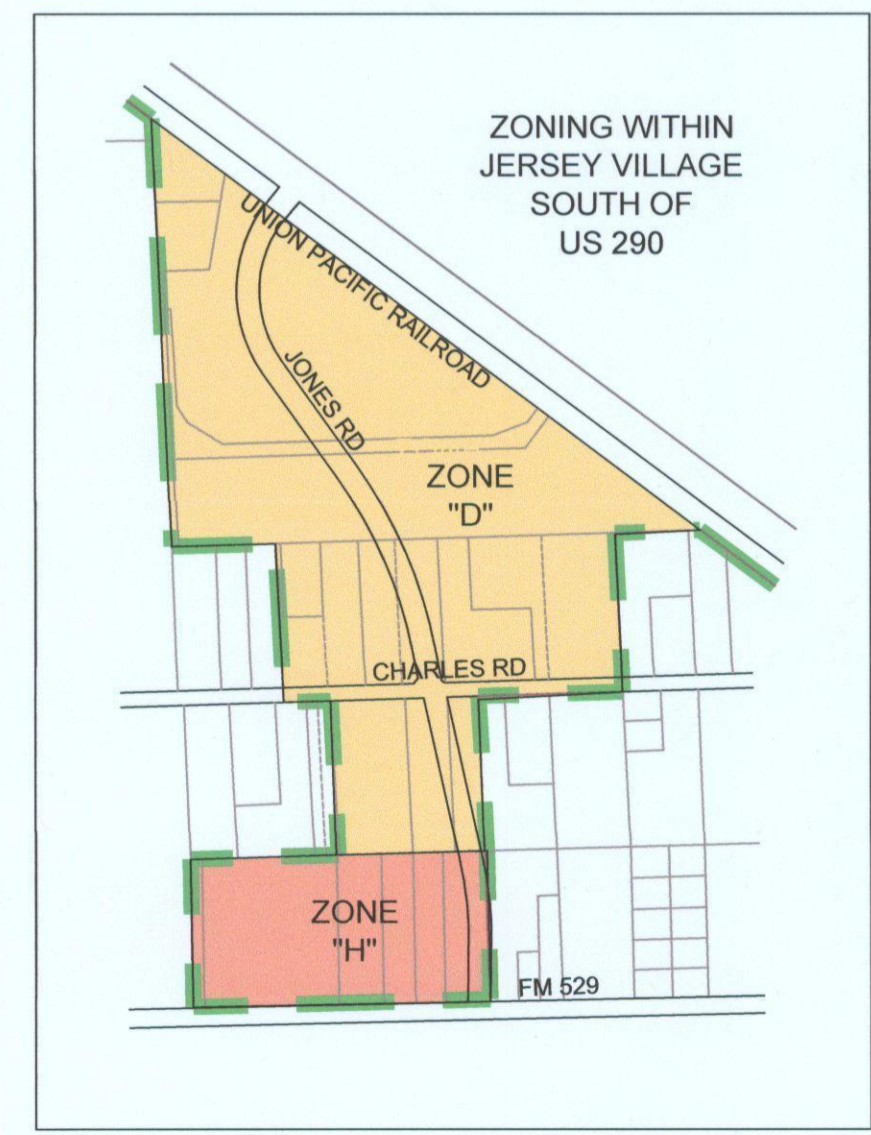
STREET TYPES	
[Red Line]	TYPE A STREETS District "D" Main Street
[Blue Line]	District "D" Mixed Use Avenue
[Green Line]	District "D" Canal Street
[Yellow Line]	TYPE B STREETS District "D" Suburban Boulevard
[Orange Line]	District "D" Urban Avenue
[Purple Line]	District "D" General Street
[Solid Line]	Solid line denotes mandatory street
[Dashed Line]	Dashed line denotes non-mandatory street

OPEN SPACE TYPES	
[Pink Box]	Mandatory Plaza
[Green Box]	Non-Mandatory Green, Square or Plaza
[Purple Box]	Non-Mandatory Park

SPECIAL REQUIREMENTS	
[Hatched Box]	Required Civic Building Site
[Pink Box]	Station frontage
[Blue Box]	Main Street frontage
[Star]	Recommended Vista Terminus
[Dotted Line]	Existing Parcel Lines



### LEGEND

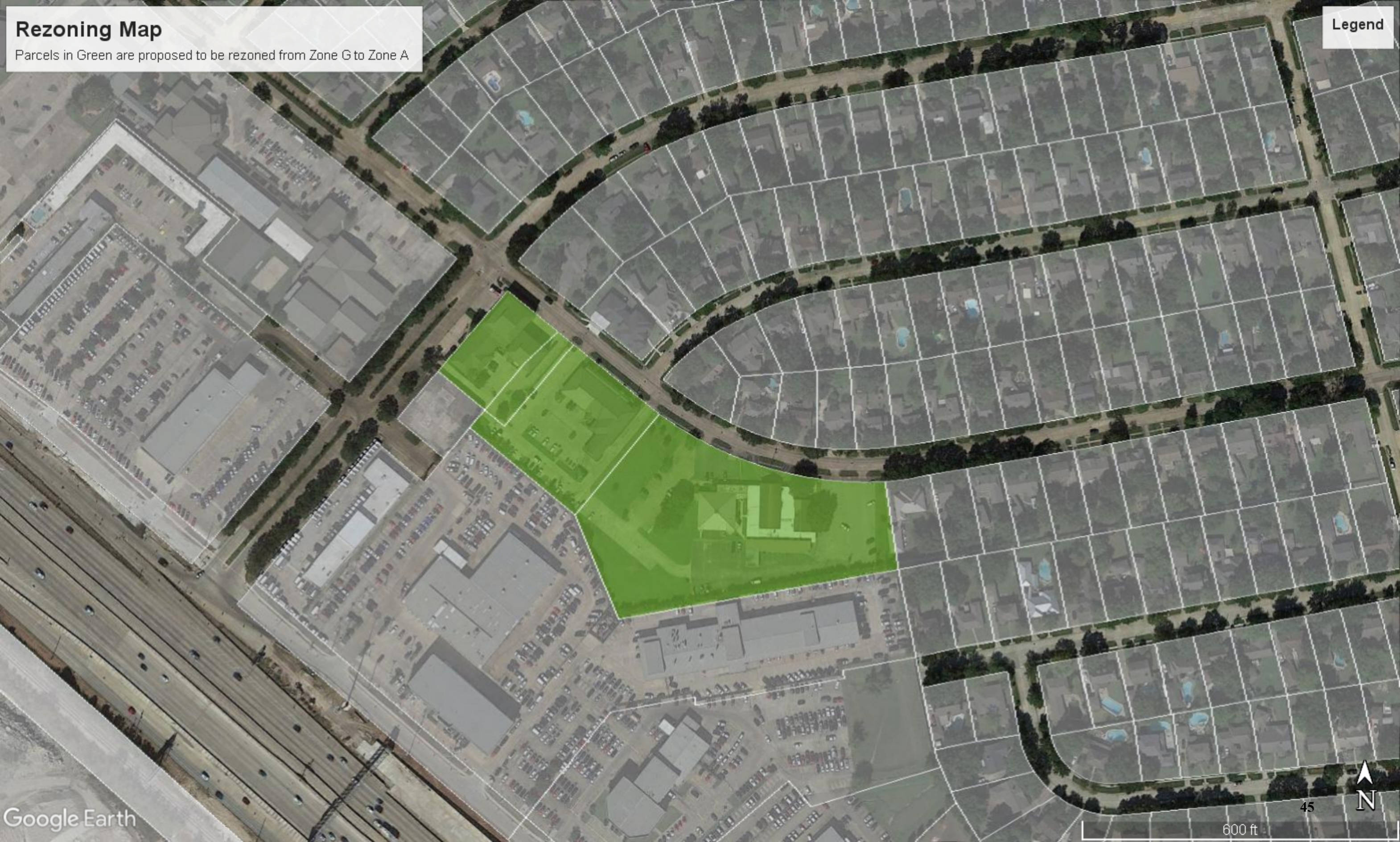
Zone "A" - Single Family Dwelling District	Zone "D" - Jersey Village Crossing District	Zone "J" - 3rd Business District	Motor Vehicle Sales Overlay District
Zone "B" - Single Family & Patio Home District	Zone "F" - 1st Business/Townhouse District	Zone "J1" - 4th Business District	Specific Use Permit
Zone "C" - Patio Home & Townhouse District	Zone "G" - 2nd Business District	Zone "K" - 5th Business District	Jersey Village Crossing Build-Out Area
Zone "C-2" - Residential Housing District	Zone "H" - Industrial District	Zone "M" - Multi-Family Business District	

This is to certify that this is the official zoning map referred to in the ordinance of the City of Jersey Village, adopted on the **15th day of August, 2016** which replaces and supercedes the official zoning map, which was adopted on **January 20, 2014**.

# Rezoning Map

Parcels in Green are proposed to be rezoned from Zone G to Zone A

Legend



**PLANNING AND ZONING COMMISSION  
CITY OF JERSEY VILLAGE, TEXAS  
AGENDA REQUEST**

**AGENDA DATE:** April 22, 2019

**AGENDA ITEM:** E

**AGENDA SUBJECT:** Discuss and take appropriate action on the proposal to amend Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to revise Subsection (a) to authorize police stations and fire stations; and, if appropriate, the preparation and presentation of the Preliminary Report to Council on May 13, 2019.

**Prepared By:** Christian Somers, Building Official

**Date Submitted:** April 17, 2019

**EXHIBITS:** [P&Z Preliminary Report with Proposed Ordinance](#)

**BACKGROUND INFORMATION:**

As the city is proposing to change the zoning for the current police and fire station we want to make it explicitly clear in the zoning ordinance that police and fire stations are allowed. It seems they would be allowed as a “government building” already, but as the acceptable uses in Zone G have these uses explicitly stated staff felt it best to amend the ordinance in Zone A to be explicit as well.

This item is to discuss the request for zoning change and, if appropriate, prepare the Preliminary Report for presentation to City Council on May 13, 2019.

**RECOMMENDED ACTION:**

Discuss and take appropriate action on the proposal to amend Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to revise Subsection (a) to authorize police stations and fire stations; and, if appropriate, the preparation and presentation of the Preliminary Report to Council on May 13, 2019.



## **CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION PRELIMINARY REPORT – TEXT CHANGE - DISTRICT A**

The Planning and Zoning Commission has met in order to consider amendments to the Code of Ordinances at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to provide for police stations and fire station in the residential zone;

After review and discussion, the Commissioners preliminarily propose that amendments be made to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to revise Subsection (a)(3) to allow for municipal government buildings, police stations and fire stations as follows:

(a)(3) Municipal ~~and~~ government buildings, police stations, fire stations, and public libraries.

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 22<sup>nd</sup> day of April 2019.

\_\_\_\_\_  
Rick Faircloth, Chairman

**ATTEST:**

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

**EXHIBIT A**  
**TO THE**  
**PLANNING AND ZONING**  
**COMMISSION'S**  
**PRELIMINARY REPORT**  
**APRIL 22, 2019**



**PROPOSED ORDINANCE NO. 2019-xx**

**AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, BY AMENDING CHAPTER 14 BUILDING AND DEVELOPMENT, ARTICLE IV. ZONING DISTRICTS, DIVISION 2 USE BASED ZONING DISTRICTS, SECTION 14-101 REGULATIONS FOR DISTRICT A (SINGLE-FAMILY DWELLING DISTRICT) TO REVISE SUBSECTION (A) TO AUTHORIZE POLICE STATIONS AND FIRE STATIONS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY AS PROVIDE BY SECTION 1-8 OF THE CODE; AND PROVIDING AN EFFECTIVE DATE.**

\* \* \* \* \*

**WHEREAS**, the City Council of the City of Jersey Village, Texas, determines it in the best interest of the health, safety, and welfare of the citizens of the City to amend the Zoning Ordinance; and

**WHEREAS**, the Planning & Zoning Commission has issued its report and has recommended amendment to the Zoning Ordinance by more clearly defining government buildings; and

**WHEREAS**, the Planning & Zoning Commission and City Council have conducted, in the time and manner required by law, a joint public hearing on such amendment to the zoning ordinance and find that the adoption of this ordinance is in the best interest of the citizens of Jersey Village; **NOW THEREFORE**,

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

**Section 1.** The City Council hereby finds and determines that the statements set forth in the preamble of this Ordinance are true and correct and are incorporated herein for all purposes.

**Section 2.** The Code of Ordinances of the City of Jersey Village is amended by deleting from Chapter 14, Article IV, Division 2, Section 14-101(a)(3) the language shown below in struckthrough (~~deleted~~) and by adding thereto the language shown below as underscored and boldfaced (**added**), with the new Section 14-101(a)(3) to read as follows:

(a)(3) Municipal and government buildings, police stations, fire stations, and public libraries.

**Section 3.** 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 violate any provision of this Ordinance shall be guilty of a misdemeanor and subject to a fine as provided in Section 1-8.

**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 \_\_\_\_\_, 2019.

**ATTEST:**

\_\_\_\_\_  
Mayor

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

PROPOSED