

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

June 17, 2019 – 6:00 p.m.

THE PLANNING AND ZONING COMMISSION OF THE CITY OF JERSEY VILLAGE, TEXAS, CONVENED ON JUNE 17, 2019 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 6:00 p.m. and the roll of appointed officers was taken. Commissioners present were:

Rick Faircloth, Chairman	Barbara Freeman, Commissioner
Courtney Standlee, Commissioner	Joseph Paul, Commissioner
Jennifer McCrea, Commissioner	Ty Camp, Commissioner

Commissioner Debra Mergel was not present at this meeting.

Drew Wasson, Council Liaison, was present at this meeting when it was called to order, but left the meeting at 6:22 p.m. to take his seat on the City Council dais.

Staff in attendance: Danielle Cordova, Assistant City Secretary and Christian Somers, Building Official.

B. Consider approval of the minutes for the meeting held on May 8, 2019.

Commissioner Freeman moved to approve the minutes of the meeting held on May 8, 2019. Commissioner Camp seconded the motion. The vote follows:

Ayes: Commissioners Freeman, Standlee, Paul, McCrea, and Camp
Chairman Faircloth

Nays: None

The motion carried.

C. Discuss and take appropriate action on the proposal to amend Chapter 14, Article IV “Zoning Districts,” of the Code of Ordinances of the City of Jersey Village, Texas, by including and allowing “Retail Establishment Selling or Offering for Sale any Alcoholic Beverage” through Specific Use Permit in Zoning Districts F (“First Business District”), G (“Second Business District”), H (“Industrial District”), J (“Third Business District”), J-1 (“Fourth Business District”), and K (“Fifth Business District”); and, if appropriate, the preparation and presentation of the Preliminary Report to Council on June 17, 2019.

Christian Somers, Building Official, introduced the item. He explained that the City is proposing an amendment to Chapter 14, Article IV “Zoning Districts” to allow the sale of alcoholic beverages with specific use permit in Zoning Districts F (“First Business District”), G (“Second Business District”), H (“Industrial District”), J (“Third Business District”), J-1 (“Fourth Business District”), and K (“Fifth Business District”).

The amendment will not apply to single-family residential districts or zoning district C or C2.

The Commission engaged in discussion about the proposed amendment. There was concern that the City could be limiting itself by allowing only specific people to sell alcoholic beverages. Chairman

Faircloth clarified that anyone with the desire to sell alcohol in said districts will be required to apply for a specific use permit. Building Official Somers explained that alcohol is allowed by right in some character zones. There was question as to whether the amendment needed to be part of the City's ordinance as the State already has requirements in place for beverage licenses. Mr. Somers clarified that the specific use permit is different from the State's license and it is the cleanest route to go.

A process for issuing a specific use permit will be created by staff upon Council's approval and would be available to new facilities as well as existing facilities. Mr. Somers noted that the definition of "facility" will be updated to include breweries and other like businesses. He also indicated that State law pertaining to manufacturing breweries and the sale of alcoholic beverages goes into effect September 1, 2019.

There was also discussion about the denial of a specific use permit. Ultimately, it would be up to Staff to issue or deny the permit. The question was raised whether legal counsel suggested the use of specific use permits. Mr. Somers responded that the information relating to such permit was provided by the City Attorney.

With no further discussion on the matter, Commissioner McCrea moved to prepare a Preliminary Report for presentation to City Council on June 17, 2019, recommending amendments to Chapter 14, Article IV "Zoning Districts," of the Code of Ordinances of the City of Jersey Village, Texas, by including and allowing "Retail Establishment Selling or Offering for Sale any Alcoholic Beverage" through Specific Use Permit in Zoning Districts F ("First Business District"), G ("Second Business District"), H ("Industrial District"), J ("Third Business District"), J-1 ("Fourth Business District"), and K ("Fifth Business District"). Commissioner Paul Seconded the motion. The vote follows:

Ayes: Commissioners McCrea, Paul, Standlee and Camp
Chairman Faircloth

Nays: Commissioner Freeman

The motion carried.

A copy of the Commission's Preliminary Report regarding the Chapter 14, Article IV "Zoning Districts" amendment is attached to and made a part of these minutes as Exhibit "A."

D. Consider the request of the Jersey Village Development Group, LLC to rescind the Alternative Comprehensive Signage Plan approved for the Village ER Phase I Plaza located at 17030 Northwest Freeway, Houston, Texas.

Christian Somers, Building Official, introduced the item. He explained that different sign companies were contracted by the various doctors of the Village ER Plaza with no communication resulting in the request to rescind the previous comprehensive signage plan approved by the Commission.

The Commission briefly discussed the previously approved plan. There were questions as to whether the plaza would be allowed additional signs. Mr. Somers indicated that a ground pole sign could be requested.

With no further discussion on the matter, Commissioner Paul moved to rescind the Alternative Comprehensive Signage Plan approved for the Village ER Phase I Plaza located at 17030 Northwest Freeway, Houston, Texas. Commissioner Freeman seconded the motion. The vote follows:

Ayes: Commissioners Paul, Freeman, Standlee, McCrea and Camp
Chairman Faircloth

Nays: None

The motion carried.

The original Order rescinding the Alternative Comprehensive Signage Plan is attached to and made a part of these minutes as Exhibit "B."

Chairman Faircloth recessed the meeting at 6:22 p.m. to reconvene along with City Council in the Council Chamber at 7:00 p.m. for the Joint Public Hearing. The following members of the Planning and Zoning Commission were present:

Rick Faircloth, Chairman	Barbara Freeman, Commissioner
Courtney Standlee, Commissioner	Joseph Paul, Commissioner
Jennifer McCrea, Commissioner	Ty Camp, Commissioner

The following members of the City Council were present:

Mayor, Andrew Mitcham	City Manager, Austin Bleess
Council Member, Drew Wasson	City Secretary, Lorri Coody
Council Member, Greg Holden	City Attorney, Scott Bounds
Council Member, Bobby Warren	
Council Member, James Singleton	
Council Member, Gary Wubbenhorst	

Staff in attendance: Mark Bitz, Fire Chief; Isabel Kato, Finance Director; Jason Alfaro, Director of Parks and Recreation, and Danielle Cordova, Assistant City Secretary.

Eric Foerster, Chief of Police, was not present at this meeting.

- E. Conduct a Joint Public Hearing with the Jersey Village City Council at 7:00 P.M. in the Council Chamber for the purpose of receiving oral comments from any interested person(s) concerning the proposals to: (1) 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; (2) amend the zoning ordinance by changing 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; (3) 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 (c) to limit the types of masonry that may be used for veneer treatments; and (4) amend Chapter 14 Building and Development, Article IV. Zoning Districts, Division 1 Generally, Section 14-88 Regulations that Apply for all Districts, to revise Subsection (a)(19)(a) to provide for screening of commercial development from residential zoning districts.**

Mayor Mitcham called the item and Chairman Rick Faircloth announced a quorum for the Planning and Zoning Commission. Mayor Mitcham opened the Joint Public Hearing at 7:06 p.m., stating that the purpose of the meeting was to give those in attendance the right to speak and be heard concerning the proposals to: (1) 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; (2) amend the zoning ordinance by changing 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; (3) 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 (c) to limit the types of masonry that may be used for veneer treatments; and (4) amend Chapter 14 Building and Development, Article IV. Zoning Districts, Division 1 Generally, Section 14-88 Regulations that Apply for all Districts, to revise Subsection (a)(19)(a) to provide for screening of commercial development from residential zoning districts.

With no one signing up to speak at the hearing, Mayor Mitcham and Chairman Faircloth closed the joint public hearing at 7:08 p.m.

After closing the Joint Public Hearing, several residents indicated that they desired to speak at the Joint Public Hearing. Accordingly, with a quorum of the Planning and Zoning Commission present, Mayor Mitcham reopened the Joint Public Hearing at 7:09 p.m. and called the first person desiring to speak as follows:

Cheryl Desforges, 16309 Lakeview Drive, Jersey Village, Texas (713) 816-9202: Ms. Desforges wanted to know why the City Hall Complex was being rezoned to residential. She was concerned that the reason for the rezone is to move the Police and Fire Stations from their present location. Council Member Warren explained that the change in zoning was being made in order that the TxDOT Soundwall might be extended, as they will only place a soundwall along residential lot lines.

Merrilee Beazley, 14910 Lakeview Drive, Jersey Village, Texas (346) 332-6074: Ms. Beazley spoke about the troubling activities of City Council. She understands that the Planning and Zoning Commission wants to rezone the City Hall Complex property to residential because a new City Hall is to be built on the South side of US HWY 290. She believes that the Fire Station will be moved as well. However, City Council told her that the Fire Station will not be moved.

She went on to say that she does not believe that the current City Hall has black mold. She believes that we need to take care of the needs of the people first and that wants should come last. She likes the idea that the current City Hall is paid for and believes it should be remodeled. She is concerned about how high the taxes are and wants the exemption rates increased. She is concerned that City Council has accumulated some \$18M and is now spending it and she believes that things are not right.

City Council explained that the change is being made to extend the soundwall.

Sharon Lindahl, 16238 Congo Lane, Jersey Village, Texas (713) 206-1669: Ms. Lindahl is concerned that the proposed soundwall is going to stop at Jersey Drive and not continue along the Baptist Church property in order to protect those properties on the other side of the street from the church from the noise. City Manager Bless explained that in making this zoning change to

residential, it is hoped that TxDOT will extend the soundwall along the parking lot of City Hall to Jersey Drive.

Mark Maloy, 7803 Hamilton Circle, Jersey Village, Texas (713) 553-8625: Mr. Maloy spoke to the zoning change for the City Hall complex from Zoning District G to Zoning District A. He explained that he had spoken to the City Building Official regarding the change. It is hoped that TxDOT will continue the soundwall given the rezone to residential, but if they do not, the wall along commercial property by Ordinance only needs to be eight (8) feet and will only be built if the current owner remodels the commercial property. He told City Council that he would like to see the rule changed so that a buffer wall between commercial property and residential property must be 12 feet as opposed to eight feet.

With no one else desiring to speak at the hearing, Mayor Mitcham and Chairman Faircloth closed the joint public hearing at 7:24 p.m. and the Planning and Zoning Commission retired from the City Council meeting at 7:24 p.m. to conduct its posted meeting agenda and prepare final reports in connection with this joint public hearing.

Chairman Faircloth reconvened the Planning and Zoning meeting at 7:26 p.m. and called the next item as follows:

- F. Discuss and take appropriate action regarding the preparation and presentation of Final Reports to City Council concerning the proposals to: (1) 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; (2) amend the zoning ordinance by changing 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; (3) 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 (c) to limit the types of masonry that may be used for veneer treatments; and (4) amend Chapter 14 Building and Development, Article IV. Zoning Districts, Division 1 Generally, Section 14-88 Regulations that Apply for all Districts, to revise Subsection (a)(19)(a) to provide for screening of commercial development from residential zoning districts.**

Chairman Faircloth began the discussion by explaining that the proposed rezoning of the districts would allow the City the opportunity to be part of a discussion with the State regarding a possible extension of the soundwall. In the event that the State does not extend the wall, future commercial properties could be responsible for its continuation.

The Commission engaged in discussion about the types of masonry that may be used for veneer treatments. Building Official Somers explained that due to the 86th Legislative Session, cities are now prohibited from regulating the types of building materials that are allowed per the International Building Code and the International Residential Code. Commissioners questioned the homes that are to be elevated and the requirements they would have to meet. Mr. Somers verified that FEMA would have to follow city ordinances and that the homeowners may have to come out of pocket to pay for screening to be in compliance.

With no further discussion on the matter, Commissioner McCrea moved to prepare and present Final Reports to City Council concerning the proposals to: (1) 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; (2) amend the zoning ordinance by changing 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; (3) 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 (c) to limit the types of masonry that may be used for veneer treatments; and (4) amend Chapter 14 Building and Development, Article IV. Zoning Districts, Division 1 Generally, Section 14-88 Regulations that Apply for all Districts, to revise Subsection (a)(19)(a) to provide for screening of commercial development from residential zoning districts. Commissioner Camp seconded the motion. The vote follows:

Ayes: Commissioners McCrea, Camp, Paul, Freeman, and Standlee
Chairman Faircloth

Nays: None

The motion carried.

A copy of the Commission's Final Reports are attached to and made a part of these minutes as Exhibit "C."

G. Adjourn

There being no further business on the Agenda, the meeting adjourned 7:56 p.m.



Danielle Cordova, Assistant City Secretary

EXHIBIT A

Planning and Zoning Commission Minutes

June 17, 2019

Preliminary Report Specific Use Permit for Alcohol Sales in Districts F, G, H, J, J-1, and K



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION
PRELIMINARY REPORT
Specific Use Permit for Alcohol Sales in Districts F, G, H, J, J-1, and K**

The Planning and Zoning Commission has met in order to consider the proposal to amend Chapter 14, Article IV “Zoning Districts,” of the Code of Ordinances of the City of Jersey Village, Texas, by including and allowing “Retail Establishment Selling or Offering for Sale any Alcoholic Beverage” through Specific Use Permit in Zoning Districts F (“First Business District”), G (“Second Business District”), H (“Industrial District”), J (“Third Business District”), J-1 (“Fourth Business District”), and K (“Fifth Business District”).

After review and discussion, the Commissioners preliminarily propose that amendments be made to Chapter 14, Article IV “Zoning Districts,” of the Code of Ordinances of the City of Jersey Village, Texas, by including and allowing “Retail Establishment Selling or Offering for Sale any Alcoholic Beverage” through Specific Use Permit in Zoning Districts F (“First Business District”), G (“Second Business District”), H (“Industrial District”), J (“Third Business District”), J-1 (“Fourth Business District”), and K (“Fifth Business 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 17th day of June 2019.

s/R. T. Faircloth, Chairman

ATTEST:

s/Lorri Coody, City Secretary



EXHIBIT A
TO THE
PLANNING AND ZONING
COMMISSION'S
PRELIMINARY REPORT

ORDINANCE NO. 2019-xx

AN ORDINANCE AMENDING CHAPTER 14, ARTICLE IV “ZONING DISTRICTS”, OF THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, TEXAS, BY INCLUDING AND ALLOWING “RETAIL ESTABLISHMENT SELLING OR OFFERING FOR SALE ANY ALCOHOLIC BEVERAGE” THROUGH SPECIFIC USE PERMIT IN ZONING DISTRICTS F (“FIRST BUSINESS DISTRICT”), G (“SECOND BUSINESS DISTRICT”), H (“INDUSTRIAL DISTRICT”), J (“THIRD BUSINESS DISTRICT”), J-1 (“FOURTH BUSINESS DISTRICT”), AND K (“FIFTH BUSINESS DISTRICT”); PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY; PROVIDING FOR PUBLICATION; AND, PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Jersey Village, Texas (the “City Council”), determines it is in the best interest of the health, safety, and welfare of the citizens of the City to amend Chapter 14, Article IV “Zoning Districts” (the “Zoning Ordinance”); and

WHEREAS, the Planning & Zoning Commission of the City of Jersey Village, Texas (the Commission”) has issued its report and has recommended amending the Zoning Ordinance to allow, through a Specific Use Permit, a “Retail establishment selling or offering for sale any alcoholic beverage” in Zoning Districts F, G, H, J, J-1, and K; and

WHEREAS, the Commission and the 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, Texas; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE 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, City of Jersey Village, Texas is hereby amended by adding a section, to be numbered 14-105(a)(21)(d), which section reads as follows:

“(d) Retail establishment selling or offering for sale any alcoholic beverage.”

SECTION 3. The Code of Ordinances, City of Jersey Village, Texas is hereby amended by adding a section, to be numbered 14-106(a)(19)(f), which section reads as follows:

“(f) Retail establishment selling or offering for sale any alcoholic beverage.”

SECTION 4. The Code of Ordinances, City of Jersey Village, Texas is hereby amended by adding a section, to be numbered 14-107(d), which section reads as follows:

“(d) *Specific Use.* The following uses are permitted in district H with a specific use permit: Retail establishment selling or offering for sale any alcoholic beverage.”

SECTION 5. The Code of Ordinances, City of Jersey Village, Texas is hereby amended by adding a section, to be numbered 14-109(e), which section reads as follows:

“(e) *Specific Use*. The following uses are permitted in district J with a specific use permit:
Retail establishment selling or offering for sale any alcoholic beverage.”

SECTION 6. The Code of Ordinances, City of Jersey Village, Texas is hereby amended by adding a section, to be numbered 14-109.1(b), which section reads as follows:

“(b) *Specific Use*. The following uses are permitted in district J-1 with a specific use permit: Retail establishment selling or offering for sale any alcoholic beverage.”

SECTION 7. The Code of Ordinances, City of Jersey Village, Texas is hereby amended by adding a section, to be numbered 14-110(a)(4)(d), which section reads as follows:

“(d) Retail establishment selling or offering for sale any alcoholic beverage.”

SECTION 8. 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 two thousand dollars (\$2,000), with each day of violation constituting a separate offense.

SECTION 9. In the event any clause phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent or ordinances 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 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 10. The Council hereby directs the City Secretary to publish the caption of the Ordinance as required under and according to State law.

SECTION 11. The amendment to the Code of Ordinances, City of Jersey Village, Texas provided for in this Ordinance shall be in full force and effect upon the date of its passage.

PASSED AND APPROVED this _____ day of _____ 2019.

ATTEST:

Bobby Warren, Mayor Pro tem

Lorri Coody, City Secretary



EXHIBIT B

Planning and Zoning Commission Minutes

June 17, 2019

Alternative Comprehensive Signage Plan

**Village ER Phase I Plaza
17030 Northwest Freeway
Houston, TX 77040**



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION
ORDER RESCINDING THE
ALTERNATIVE COMPREHENSIVE SIGNAGE PLAN
VILLAGE ER PHASE I PLAZA
17030 NORTHWEST FREEWAY, HOUSTON, TEXAS 77040**

WHEREAS on May 8, 2019, the Planning and Zoning Commission approved an application for an Alternative Comprehensive Signage Plan submitted by Dynamic Signs Systems and Marketing LLC, on behalf of the Jersey Village Development Group, LLC, for the Village ER Phase I Plaza located at 17030 Northwest Freeway, Houston, Texas; and

WHEREAS shortly after its approval, the City learned that the owner, Jersey Village Development Group, LLC, mistakenly had hired, over the course of developing the property, two different sign companies. Quality Signs was the first company and Dynamic Signs was the second company; and

WHEREAS it turns out that, unbeknownst to Dynamic Signs and prior to the submittal and approval of the Alternative Comprehensive Signage Plan by this Commission, Quality Signs had created all the signs for the ER Phase I Plaza according to the City's standard signage laws found in Chapter 14, Article X Signs; and

WHEREAS as a result of the signs already being created and the owner being invoiced for same, Jersey Village Development Group, LLC has sent a letter rescinding the Alternative Comprehensive Signage Plan (Exhibit A) since the plan is no longer needed as the signs were created according to the City's standard signage laws found in Chapter 14, Article X Signs; **NOW THEREFORE,**

In consideration of this information, the Alternative Comprehensive Signage Plan approved by the Commission on May 8, 2019 is hereby rescinded and all future signage for the property located at 17030 Northwest Freeway, Houston, Texas must be developed according to the City's standard signage laws found in Chapter 14, Article X Signs.

Signed and approved this the 17th day of June, 2019.

s/R. T. Faircloth, Chairman

ATTEST:

s/Lorri Coody, City Secretary



May 20, 2019

Mr. Jim Bridges
Engineering Technician
City of Jersey Village

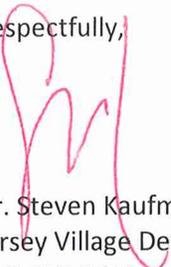
E-mail: jbridges@ci.jersey-village.tx.us

Mr. Bridges,

Per our/your conversations with Marvin Baker from Quality Signs regarding the signage that is to be installed at 17030 NW Freeway, we would like to rescind our master sign plan.

Please reach out to me should you have any questions or concerns and we will be happy to discuss further.

Respectfully,



Dr. Steven Kaufman
Jersey Village Development Group
713-275-7833
thestevenkaufman@gmail.com

EXHIBIT C

Planning and Zoning Commission Minutes

June 17, 2019

Final Reports for:

District A - Add Police and Fire

Zoning Change - City Hall Property

Section 14-101(c) - Veneer Standards

Section 14-88(a) - Screening Standards



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

The Planning and Zoning Commission has previously met on April 22, 2019, and in its preliminary report recommended that Council amend 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.

The preliminary report was submitted to the Jersey Village City Council at its May 13, 2019, meeting. The report was reviewed and the City Council ordered a Joint Public Hearing for June 17, 2019.

On June 17, 2019, the City Council and the Jersey Village Planning and Zoning Commission conducted a joint public hearing, which gave the public an opportunity to make comments concerning the proposed amendment.

The Planning and Zoning Commission after duly considering all the information before it including that gathered at the Joint Public Hearing with City Council on June 17, 2019, at 7:00 p.m., recommends that Council grant the proposal to amend 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.

The necessary amendments to the City’s zoning ordinance to effect this recommendation are more specifically detailed in the attached proposed ordinance marked as Exhibit “A.”

Respectfully submitted, this 17th day of June 2019.

s/Rick Faircloth, Chairman

ATTEST:

s/Lorri Coody, City Secretary



EXHIBIT A TO THE

PLANNING AND ZONING COMMISSION'S

FINAL REPORT

PROPOSED ORDINANCE

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:

Andrew Mitcham, Mayor

Lorri Coody, City Secretary



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

The Planning and Zoning Commission has previously met on April 22, 2019, and in its preliminary report recommended that Council consider 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.

The preliminary report was submitted to the Jersey Village City Council at its May 13, 2019, meeting. The report was reviewed and the City Council ordered a Joint Public Hearing for June 17, 2019.

On June 17, 2019, the City Council and the Jersey Village Planning and Zoning Commission conducted a joint public hearing, which gave the public an opportunity to make comments concerning the proposed amendment.

The Planning and Zoning Commission after duly considering all the information before it including that gathered at the Joint Public Hearing with City Council on June 17, 2019, at 7:00 p.m., recommends that Council grant the proposal for 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.

The necessary amendments to the City’s zoning ordinance to effect this recommendation are more specifically detailed in the attached proposed ordinance marked as Exhibit “A.”

Respectfully submitted, this 17th day of June 2019.

s/Rich Faircloth, Chairman

ATTEST:

s/Lorri Coody, City Secretary



EXHIBIT A TO THE

PLANNING AND ZONING COMMISSION'S

FINAL REPORT

PROPOSED ORDINANCE

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:

Andrew Mitcham, Mayor

Lorri Coody, City Secretary



CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION FINAL REPORT – TEXT CHANGE – SECTION 14-101(c)

The Planning and Zoning Commission has previously met on May 8, 2019, and in its preliminary report recommended that Council amend 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 revise Subsection (c) to limit the types of masonry that may be used for veneer treatments.

The preliminary report was submitted to the Jersey Village City Council at its May 13, 2019, meeting. The report was reviewed and the City Council ordered a Joint Public Hearing for June 17, 2019.

On June 17, 2019, the City Council and the Jersey Village Planning and Zoning Commission conducted a joint public hearing, which gave the public an opportunity to make comments concerning the proposed amendment.

The Planning and Zoning Commission after duly considering all the information before it including that gathered at the Joint Public Hearing with City Council on June 17, 2019, at 7:00 p.m., recommends that Council grant the proposal to amend 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 revise Subsection (c) to limit the types of masonry that may be used for veneer treatments.

The necessary amendments to the City’s zoning ordinance to effect this recommendation are more specifically detailed in the attached proposed ordinance marked as Exhibit “A.”

Respectfully submitted, this 17th day of June 2019.

s/R. T. Faircloth, Chairman

ATTEST:

s/Lorri Coody, City Secretary



EXHIBIT A TO THE

PLANNING AND ZONING COMMISSION'S

FINAL REPORT

PROPOSED ORDINANCE

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 (C) TO LIMIT THE TYPES OF MASONRY THAT MAY BE USED FOR VENEER TREATMENTS; 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 amendments 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 limit the types of masonry that may be used for veneer treatments; 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 amendments; and

WHEREAS, the City Council of the City of Jersey Village now deems that such requested amendment to the zoning ordinance is in accordance with the comprehensive plan and is appropriate to grant; **NOW THEREFORE**,

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

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

Section 2. Chapter 14, “Building and Development,” Article IV. *Zoning Districts*, of the Code of Ordinances of the City of Jersey Village, Texas, is hereby amended to revise subsection (c) in Section 14-101 Regulations for District A (single-family dwelling district), by adding the language underlined to read and provide as follows:

“Chapter 14 – BUILDING AND DEVELOPMENT

....

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

....

(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~~ skirts 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. **Stucco must be integrally colored or otherwise finished with a coating.**
- (2) Use of CMU for exterior wall veneers is prohibited in this district, **except that split-face concrete blocks, integrally colored or otherwise finished with a coating, may be utilized for the construction of veneer skirts for slab on grade home elevations.** EIFS is prohibited.

Section 3. Any person who shall willfully, intentionally, or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction shall be fined in accordance with Section 1-8 of The City Code. Each day of violation shall constitute a separate offense.

Section 4. 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 of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

PASSED, APPROVED, AND ADOPTED this ___ day of _____, 2019.

ATTEST:

Andrew Mitcham, Mayor

Lorri Coody, City Secretary



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION
FINAL REPORT – TEXT CHANGE – SECTION 14-88(a)(19)(a)**

The Planning and Zoning Commission has previously met on May 8, 2019, and in its preliminary report recommended that Council amend the Code of Ordinances at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 1 Generally, Section 14-88 Regulations that Apply for all Districts, to revise Subsection (a)(19)(a) to provide for screening of commercial development from residential zoning districts.

The preliminary report was submitted to the Jersey Village City Council at its May 13, 2019, meeting. The report was reviewed and the City Council ordered a Joint Public Hearing for June 17, 2019.

On June 17, 2019, the City Council and the Jersey Village Planning and Zoning Commission conducted a joint public hearing, which gave the public an opportunity to make comments concerning the proposed amendment.

The Planning and Zoning Commission after duly considering all the information before it including that gathered at the Joint Public Hearing with City Council on June 17, 2019, at 7:00 p.m., recommends that Council grant the proposal to amend the Code of Ordinances at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 1 Generally, Section 14-88 Regulations that Apply for all Districts, to revise Subsection (a)(19)(a) to provide for screening of commercial development from residential zoning districts.

The necessary amendments to the City’s zoning ordinance to effect this recommendation are more specifically detailed in the attached proposed ordinance marked as Exhibit “A.”

Respectfully submitted, this 17th day of June 2019.

s/R. T. Faircloth, Chairman

ATTEST:

s/Lorri Coody, City Secretary



EXHIBIT A TO THE

PLANNING AND ZONING COMMISSION'S

FINAL REPORT

PROPOSED ORDINANCE

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 1 GENERALLY, SECTION 14-88 REGULATIONS THAT APPLY FOR ALL DISTRICTS TO REVISE SUBSECTION (A)(19)(A) TO PROVIDE FOR SCREENING OF COMMERCIAL DEVELOPMENT FROM RESIDENTIAL ZONING DISTRICTS; PROVIDING A SEVERABILITY CLAUSE; 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 amendments to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 1 Generally, Section 14-88 Regulations that Apply for all Districts, to revise Subsection (a)(19)(a) to provide for screening of commercial development from residential zoning districts; 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 amendments; and

WHEREAS, the City Council of the City of Jersey Village now deems that such requested amendment to the zoning ordinance is in accordance with the comprehensive plan and is appropriate to grant; **NOW THEREFORE**,

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

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

Section 2. Chapter 14, “Building and Development,” Article IV. *Zoning Districts*, of the Code of Ordinances of the City of Jersey Village, Texas, is hereby amended to revise subsection (a) in Section 14-88 Regulations that apply for all zoning districts, by adding the language underlined to read and provide as follows:

“Chapter 14 – BUILDING AND DEVELOPMENT

....

Sec. 14-88. Regulations that apply for all zoning districts.

....

(a) *General regulations.*

....

(19) Screening.

....

a. For development of nonresidential lots directly abutting and adjacent to residential ~~lots~~ **zoning districts**, an obscuring wall shall be required. The required wall shall be located inside the nonresidential lot lines abutting and adjacent to the residential ~~lots~~ **zoning districts**; provided, however, where a masonry wall has been constructed in a residential subdivision abutting nonresidential lots prior to development of the nonresidential lots, the masonry wall in the residential lots shall serve as the required screen and shall meet all requirements required of screens on nonresidential lots. Where a masonry wall of at least six feet in height exists in the residential lots abutting a nonresidential development, the nonresidential developer shall provide a buffer yard one and one-half times the width required elsewhere in this Code with two times the landscaping requirements in lieu of a second masonry wall.”

Section 3. Any person who shall willfully, intentionally, or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction shall be fined in accordance with Section 1-8 of The City Code. Each day of violation shall constitute a separate offense.

Section 4. 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 of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

PASSED, APPROVED, AND ADOPTED this ____ day of _____ 2019.

ATTEST:

Andrew Mitcham, Mayor

Lorri Coody, City Secretary