

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

January 10, 2022 – 6:00 p.m.

THE PLANNING AND ZONING COMMISSION OF THE CITY OF JERSEY VILLAGE, TEXAS, CONVENED ON JANUARY 10, 2022, AT 6:00 P.M. IN THE CIVIC CENTER, 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  
Eric Henao, Commissioner

Debra Mergel, Commissioner  
Courtney Standlee, Commissioner

Drew Wasson, Council Liaison, was present at this meeting.

Commissioners Jennifer McCrea, Ty Camp, and Charles A. Butler, III were not present at this meeting.

Staff in attendance: Lorri Coody, City Secretary; Justin Pruitt, City Attorney; Harry Ward, Director of Public Works; and Evan Duvall, Building Official Representative.

**B. CITIZENS' COMMENTS - Any person who desires to address the Planning and Zoning Commission regarding an item on the agenda will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the comment is on the agenda, the City staff and Commissioners are not allowed to discuss the subject. Each person is limited to five (5) minutes for comments to the Planning and Zoning Commission.**

There were no comments.

**C. Consider approval of the minutes for the meeting held on October 25, 2021.**

Commissioner Standlee moved to approve the minutes from the meeting held on October 25, 2021. Commissioner Mergel seconded the motion. The vote follows:

Ayes: Committee Members Standlee, Mergel, and Henao  
Chairman Faircloth

Nays: None

The motion carried.

**D. Discuss and take appropriate action concerning the application request of Vernon R. Young (Managing General Partner of 9300 Savile, LLC) filed on behalf of Jersey Village Lifestyle Ltd. (Applicant) for a specific use permit to allow the operation of an Assisted Living and Memory Care Center on a tract of land located at 9300 Savile, Jersey Village, TX 77040 within the city limits in zoning District G.**

This item is to discuss the request filed on December 6, 2021, by Vernon R. Young for a specific use permit to allow for the operation of an Assisted Living and Memory Care Center. The application included in the meeting packet provides more specific details as to Jersey Village Lifestyle's intent.

Building Official Representative, Evan Duval presented the item. He told the Commission that this is an application for a Specific Use Permit (SUP). He gave the location for the requested facility and the particulars pertaining to same. He stated that if approved the submitted plan meets all safety requirements. He mentioned that residents at this facility will not be able to live on their own.

Some Commissioners had questions about the location of this facility. It is located behind the Manor. It is two streets from Castlebridge. It is a unique location.

City Attorney Pruitt explained the process for the Commission in moving forward. You must consider abutting property and their uses, compatibility with abutting property, the character of the property, and any restrictions necessary if the SUP is recommended. City Attorney Pruitt explained how the restrictions are added to the Commission's preliminary recommendation.

Mr. Davis presented the request on behalf of the requestor. He introduced the owner of the property and the officers of company who were present. He spoke to the development experience of the company. He explained the location of the Assisted Living and Memory Care Facility for which the SUP is being requested. He stated that the project will complete in 18 months. He feels that upon completion it will add to the tax value for the City.

Some Commissioners wondered about the Company's experience with these type facilities. Mr. Davis stated that they have one other project in the making but none complete. However, they have eight other restricted properties that are not of an Assisted Living and Memory Care type.

There were questions about who will run the facility when it is completed. Mr. Davis stated that the operation will be handed off to a management company. Nonetheless they do have experience in operating their other eight restricted properties.

Mr. Davis went on to say that their company has a high regard for services with little turn-over. However, management of an Assisted Living and Memory Care Center is better managed by a national management company.

There were questions about the aesthetics and how they will complement abutting properties. Mr. Davis stated that they do. He explained that the building is designed to give it a "Village" look. He also explained the community activities planned for residents.

There was discussion about parking. Building Official Representative Duvall confirmed that the planned parking is acceptable.

There was discussion about the code requirements for District G as well as if the SUP will need to be applied for by the management company. City Attorney Pruitt stated that the SUP will run with the property; and therefore, this is an acceptable request.

In considering restrictions, Building Official Representative Duval told the Commission that a condition could be "dark sky lighting" and additional landscaping. Dark sky lighting was explained by the Building Official Representative. Some members felt that "dark sky lighting" would be a good idea. The applicant informed the Commission that there are some security issues surrounding dark sky lighting.

There was discussion about the need for detention ponds to accommodate drainage for this facility. City Public Works Director, Harry Ward stated that all codes surrounding drainage will apply to this property.

There was discussion if a wall or fence is needed to surround the property. The applicant explained that there is a 50-foot easement that separates the property from the City's residential. Fencing for the property was discussed. The applicant explained that the plan is to use cedar.

The eastern boundary was discussed in terms of fencing. Mr. Duvall stated that additional landscaping on this boundary is needed as well as a masonry fence.

Signage was discussed. Mr. Davis stated they plan to have a monument sign.

With no further discussion on the matter, Commissioner Mergel moved that the Commission preliminarily recommend that City Council grant the request of Vernon R. Young (Managing General Partner of 9300 Savile, LLC) filed on behalf of Jersey Village Lifestyle Ltd. (Applicant) for a specific use permit to allow the operation of an Assisted Living and Memory Care Center on a tract of land located at 9300 Savile, Jersey Village, TX 77040 within the city limits in zoning District G with the specific use permit restrictions of buffering and lighting as discussed by the Commission. Commissioner Henao seconded the motion. The vote follows:

Ayes: Committee Members Standlee, Mergel, and Henao  
Chairman Faircloth

Nays: None

The motion carried.

*A copy of the Preliminary Report is attached to and made a part of these minutes as Exhibit A.*

## **E. Adjourn**

There being no further business on the agenda the meeting was adjourned at 6:26 p.m.



---

Lorri Coody, City Secretary

# **EXHIBIT A**

## **Planning and Zoning Commission Minutes**

**January 10, 2022**

**Preliminary Report  
Specific Use Permit**

**9300 Savile**

**Assisted Living and Memory Care Center**



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION  
PRELIMINARY REPORT  
TO ALLOW THE OPERATION OF AN ASSISTED LIVING AND  
MEMORY CARE CENTER AS A SPECIFIC USE IN ZONING  
DISTRICT G**

The Planning and Zoning Commission has met in order to review the application of Vernon R. Young (Managing General Partner of 9300 Savile, LLC) filed on behalf of Jersey Village Lifestyle Ltd. (Applicant) for a specific use permit to allow the operation of an Assisted Living and Memory Care Center on a tract of land located at 9300 Savile, Jersey Village, TX 77040 within the city limits in zoning District G.

After review and discussion, the Commissioners preliminarily proposed that Jersey Village Lifestyle Ltd. be allowed to operate as a specific use an Assisted Living and Memory Care Center on the tract of land located at Lot 2, Block 5 of the Northwest Station, Section 2, with a street address of 9300 Savile Lane within the City of Jersey Village in zoning District G.

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

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

Respectfully submitted, this 10th day of January 2022.

s/Rick Faircloth, Chairman

**ATTEST:**

s/Lorri Coody, City Secretary



# Exhibit A

## Proposed Ordinance

**ORDINANCE NO. 2022-xx**

**AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS (THE “CITY”), AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY, BY GRANTING JERSEY VILLAGE LIFESTYLE, LTD., A SPECIFIC USE PERMIT (THE “SPECIFIC USE PERMIT”) TO ALLOW THE OPERATION OF AN ASSISTED LIVING AND MEMORY CARE CENTER ON A TRACT OF LAND LOCATED WITHIN THE CITY LIMITS AT 9300 SAVILE LANE, JERSEY VILLAGE, TEXAS, 77040, AND IN “ZONING DISTRICT G”; PROVIDING REQUIREMENTS AND CONDITIONS FOR THE SPECIFIC USE PERMIT; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THIS ORDINANCE; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000) FOR VIOLATIONS HEREOF; PROVIDING FOR SEVERABILITY; AND, PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Jersey Village Lifestyle, Ltd. (the “Owner”) owns a 2.8831 acre tract of land (the “Property”) situated within the corporate limits of the City of Jersey Village, Texas (“the City”), with the Property being more particularly described as Lot 2, Block 5 of the Northwest Station, Section 2, and with a street address of 9300 Savile Lane, Jersey Village, Texas, 77040; and

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

**WHEREAS**, the Owner has made an application to the City for a Specific Use Permit for Multifamily Housing for Senior Citizens for the purpose of operating an Assisted Living and Memory Care Center at the Property as authorized by the City’s comprehensive zoning ordinance (the “Specific Use Permit”); and

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

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

**WHEREAS**, the Council wishes to approve such request and, **NOW THEREFORE**;

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

**SECTION 1. THAT** the facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct and are incorporated herein for all intents and purposes.

**SECTION 2. THAT** the Specific Use Permit for use of the Property as an Assisted Living and Memory Care Center, subject to the terms and conditions set forth below, is hereby granted to the Owner and shall include any successor in interest of the Property.

**SECTION 3. THAT** the Official Zoning District Map of the City shall be revised and amended to show the Specific Use authorized hereby for the Property as provided herein, with the appropriate references thereon to the number and effective date of this Ordinance and a brief description of the nature of the Specific Use authorized.

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

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

- a) Landscaping must include one (1) tree every thirty feet (30') for the rear buffer-yard adjacent to Zone "C". Each tree will be a minimum of three (3) caliper inches at the time of planting.
- b) All outdoor lighting must be compliant with Dark Skies standards – shielded and 3k or lower color temperature.
- c) A cedar or masonry fence that is eight feet (8') tall must be erected along the entire rear property line adjacent to Zone "C".

**SECTION 6. THAT** 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). Each day of violation shall constitute a separate offense.

**SECTION 7. THAT** in the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and, the 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 8. THAT** this Ordinance, and the Specific Use Permit granted hereby, shall become effective upon Jersey Village Lifestyle, Ltd. furnishing to the City a copy of an owner's policy of title insurance showing title in the Property in Jersey Village Lifestyle, Ltd.'s name.

**PASSED, APPROVED, AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**FOR THE CITY:**

\_\_\_\_\_  
**BOBBY WARREN, MAYOR**

**ATTEST:**

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

