

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

February 8, 2022 – 6:00 p.m.

THE PLANNING FEBRUARY 8, 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	Debra Mergel, Commissioner
Eric Henao, Commissioner	Ty Camp, Commissioner
Jennifer McCrea, Commissioner	Charles A. Butler, III, Commissioner

Commissioner Courtney Standlee was not present at this meeting.

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

Staff in attendance: Lorri Coody, City Secretary; Austin Bless, City Manager; 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 January 10, 2022.

Commissioner McCrea moved to approve the minutes with the corrections discussed (the vote on page 6 item I should not include Commissioners Camp, McCrea, or Butler) for the meeting held on January 10, 2022. Commissioner Henao seconded the motion. The vote follows:

Ayes: Committee Members McCrea, Camp, Butler, Mergel, and Henao
Chairman Faircloth

Nays: None

The motion carried.

Chairman Faircloth called items E and H out of order. Once complete, he returned to the regular order of the agenda beginning with item D. For purposes of these minutes, the items will be in order of the posted agenda with the exception of this notation that items E and H were called at this point in the meeting out of order.

D. Discuss and take appropriate action concerning amendments to the Jersey Village Code of Ordinances at Chapter 14, Article IV, Sections 14-105(b)(2); 14-106(b)(2); 14-109(b)(2); and 14-110(b)(2), concerning the minimum building area restrictions and, if appropriate, prepare for presentation to Council on February 21, 2022, a Preliminary Report in connection with any suggested amendments.

BACKGROUND INFORMATION:

This item is to review the Sections 14-105(b)(2); 14-106(b)(2); 14-109(b)(2); and 14-110(b)(2) of our Code of Ordinances as they relate to building area restrictions. These Sections currently state:

Building area. The building area of each building shall not be less than 1,000 square feet of ground floor area, provided that gasoline filling stations shall contain not less than 500 square feet of ground floor area.

The need for the review came about as a result of a request made to our Board of Adjustment (BOA) by Lester Jones for a variance to the Jersey Village Code of Ordinance at Chapter 14, Article IV, Division 2, Section 14-109(b)(2), to allow for the construction of a 642 square foot building, which is 358 square foot smaller than the required 1,000 square foot of ground floor area, for the property located at 8311 Jones Road, Jersey Village, Texas 77040. He wanted to build a Scooters Coffee Shop, which has a Kiosk business concept, in his business park. He brought his request to the BOA on January 10, 2022. The BOA granted his request for variance.

Nonetheless, in connection with this BOA request, the BOA discussions suggested that given the zoning factors for the request for variance, it would be prudent to have the affected Sections of the Code reviewed by the Planning and Zoning Commission. Accordingly, this issue is being brought before the Commission for review.

In making your review, you may not want to change the square footage requirement in all of these districts. For example, it might be that a smaller footprint is not appropriate for Districts F and K. If that is the case, the Proposed Report and Proposed Ordinance for this item can be amended to reflect the findings of the Commission.

This item is to review the minimum building size for lots in the affected Districts to determine if the minimum building size should be lowered.

Building Official Representative Evan Duvall explained the issue reviewed by the Board of Adjustment. He also told the Commission that he asked other planners in the area what their codes state concerning building sizes. He learned that most buildings are 1,000 square feet or larger. Accordingly, he is not in favor of lowering the square footage. He stated his reasons for same and closed stating that owners desiring a small building can apply to the Board of Adjustment for a variance to be able to build a smaller structure.

The Code change was discussed. It seemed to be the consensus of the Commission that the size should not be changed. There was discussion about the number of prior requests for smaller buildings. Staff stated that this has not been an issue in the past. Mr. Duvall gave input concerning his experience, stating that it has not been an issue.

Chairman Faircloth called for a motion to make amendments to the Jersey Village Code of Ordinances at Chapter 14, Article IV, Sections 14-105(b)(2); 14-106(b)(2); 14-109(b)(2); and 14-110(b)(2), setting lower minimum building area restrictions. Hearing no motion, this item died for lack of a motion.

- E. Consider the request for an Alternative Comprehensive Signage Plan, filed in accordance with Section 14-261 of the Jersey Village Code of Ordinances, by Jason Culpepper on behalf of Community Impact Newspaper for the property located at 16300 Northwest Freeway, Jersey Village, Texas.**

BACKGROUND INFORMATION:

An application for an Alternative Comprehensive Signage Plan has been submitted by Jason Culpepper on behalf of Community Impact Newspaper for the property located at 16300 Northwest Freeway, Jersey Village, Texas.

This item is being brought before the Commission in accordance with Section 14-261 of the Code of Ordinances, which states that a comprehensive signage plan, which is an alternative to strict compliance with various sign requirements of this article, may be submitted and approved by the Planning and Zoning Commission should such plan provide a harmonious benefit to development of the city. The plan would have to be approved by both the Commission and the developer. The developer would have to conform to the requirements, which are set forth by the Commission.

Chairman Faircloth called upon Building Official Representative Evan Duvall. He told the Commission that Community Impact has a key/ branding element for roof top signage. He worked with them on the Alternative Signage Plan. He explained the request, including the size of the sign. It is a bit taller than the building. But the sign looks and appears to be a good addition to the building. He does not have an issue with the request.

There was discussion about the building. It is a two-story office building. The request is specific to this building only. There was discussion about the lighting on the sign. There is lighting, but it is not a spectacular sign.

The Commission discussed the size and height of the sign. It is 47 feet from the ground level. The lighting was discussed further. It appears the sign will face away from the sound wall. Some wondered if the lighting will spill into the neighborhood. The applicant explained the lighting. He said that the lighting will be going toward the freeway and not into the neighborhood; therefore, it will not be an issue.

The number of these type agreements/plans already approved in the City was discussed. City Attorney Pruitt explained why some properties may have large signs citing that they were approved via the variance process.

There was discussion if the properties located behind this building had complaints. There were none.

With no further discussion on the matter, Commissioner Mergel moved to approve the request for an Alternative Comprehensive Signage Plan, filed in accordance with Section 14-261 of the Jersey Village Code of Ordinances, by Jason Culpepper on behalf of Community Impact Newspaper for the property located at 16300 Northwest Freeway, Jersey Village, Texas. Commissioner Butler seconded the motion. The vote follows:

Ayes: Committee Members McCrea, Camp, Butler, Mergel, and Henao
Chairman Faircloth

Nays: None

The motion carried.

A copy of the approved Alternative Comprehensive Signage Plan is attached to and made a part of these minutes as Exhibit A.

F. Discuss and take appropriate action concerning amendments to the Jersey Village Code of Ordinances at Chapter 14, Article IV, Sections 14-107(d) concerning Specific Uses in District H (Industrial District) and, if appropriate, prepare for presentation to Council on February 21, 2022, a Preliminary Report in connection with any suggested amendments.

BACKGROUND INFORMATION:

One of the goals in the Comprehensive Plan is to “Encourage quality Community-orientated Retail and Restaurants”, “Encourage quality Community-orientated Entertainment”, to update city codes to conform to the Comprehensive Plan, and to “Review existing development codes to identify incompatibility with the vision and desired uses (higher quality restaurants, services, and entertainment), and to protect residential neighborhoods.”

To that end staff is reviewing some of the code items in our ordinance. While a full look at the ordinance is necessary, staff feels there are some intermediary amendments the Commission should look at.

Staff is recommending we add the following businesses to the specific use in District H:

1. Bail Bond Business
2. Concrete products manufacture.
3. Credit Access Business (Payday Loan/Auto Title)
4. Head/Smoke Shops
5. Junk or salvage yard
6. Mini storage lots
7. Previous metal dealer (gold exchange)
8. Tattoo Shop
9. Truck terminal
10. Cell Phone and Computer Repair Businesses
11. Hookah Bars/Lounges

The main reason to put these into District H would make it abundantly clear that these uses are allowed only in District H, as they would not be in any of the other zones. By putting these as specific use permits gives the Planning and Zoning Commission and City Council more say in these types of businesses in Jersey Village.

Building Official Representative Evan Duvall explained the item. He stated that “uses” matter. This item is to add these types of businesses to District H via a Specific Use Permit. He recommends approval.

The location of District H was discussed. Head shops and CBD shops were discussed. There was discussion about the repercussions if there is already one of these type businesses in another District of the City? It was explained that they will be grandfathered.

Pawn Shops and Cell Phone and Computer Repair Businesses were discussed.

City Attorney Pruitt explained that if there is not a definition for each of these types of businesses, we will need to add them to the proposed Ordinance. Adding the language for the definitions to the proposed ordinance was discussed. It was felt that Staff should gather the information to update the proposed Ordinance with the definition language and reset this item to be considered at the February 21, 2022, meeting.

The Commission discussed the list of business and if they should be allowed or if other businesses should be added. City Attorney Pruitt explained that currently these types of businesses are not allowed in the City at all in any District. So, if we do not have an issue, we already have the protections without adding these businesses in District H as specific uses.

Mr. Duvall explained that when a business such as CBD calls because it is not listed in the Code they argue that they are a retail store and should not be prohibited from opening shop in the City. Mr. Duvall explained that if we have established a specific district location for such businesses along with a process for these businesses than that argument does not present itself.

The Commission then discussed the location of District H and its uses and how it may impact the development of Jersey Crossing. The listing of businesses was discussed further. Jewelry and watch manufacturing, wholesale or warehousing and produce market were all discussed to see if it should be added to the listing as a specific use. Concrete products manufacture; food processing and packaging, with the exception of slaughtering; and produce market will be moved from permitted to specific use. Cannabis sales were discussed briefly.

The Commission was in consensus that the proposed ordinance needs to be updated with definitions as well as the other amendments needed. In completing their discussions, it was the consensus of the Commission that the following businesses should be removed from being a permitted use and moved to a specific use:

- (a)(1)(i) Concrete products manufacture
- (a)(1)(m) Food processing and packaging, with the exception of slaughtering.
- (a)(1)(r) Jewelry and watch manufacturing
- (a)(1)(f) Truck Terminal
- (a)(1)(g) Wholesale or warehousing
- (a)(1)(v) Produce Market

Accordingly, the final listing of specific use amendments for District H is as follows:

1. Bail Bond Business
2. Concrete products manufacture.
3. Credit Access Business (Payday Loan/Auto Title)
4. Head/Smoke Shops
5. Junk or salvage yard
6. Mini storage lots
7. Precious metal dealer (gold exchange)
8. Tattoo Shop
9. Truck terminal
10. Cell Phone and Computer Repair Businesses
11. Hookah Bars/Lounges
12. Jewelry and watch manufacturing
13. Produce Market
14. Wholesale or warehousing
15. Food processing and packaging, with the exception of slaughtering.

In closing discussions, the Commission directed Staff to update the proposed ordinance and bring it back for their consideration at the February 21, 2022, meeting.

G. Discuss and take appropriate action concerning the appointment of a Planning and Zoning Subcommittee to participate in meetings conducted by BBG and Staff to review existing development codes, and if necessary, update city codes to conform to the 2016 Comprehensive Plan.

BACKGROUND INFORMATION:

Chapter 7 of the 2016 Comprehensive Plan and the 2020 Comprehensive Plan Update (the Plan) focuses on Community Character. One of the goals in this Chapter of the Plan outlines the importance of promoting redevelopment of vacant or underutilized parcels by promoting the highest and best use for vacant or underutilized properties. To accomplish same, a key action is identified to ensure that property and building maintenance codes are up to date and compatible with current City values.

In connection with this goal, the City plans to utilize the expertise of BBG, the company contracted by the City to perform the City's Building Official activities. BBG, along with other key Staff members, will review City codes in order to make recommendations for updates that ensure compatibility with current City values.

It is expected that the review and update of the City's codes will be quite extensive, and discussions will be quite involved. Therefore, keeping this in mind along with the responsibility of the Planning and Zoning Commission under the Plan, which is to ensure that decisions and recommendations presented to the City Council are consistent with the Plan's policies, strategies, and recommendations, it might make work a bit more manageable if the Commission were to establish an up to three-member Subcommittee to work with BBG and Staff in making code change recommendations.

If the Commission chooses to appoint a Subcommittee, the responsibilities will be as follows:

1. Advise and make recommendations to the Planning and Zoning Commission on City code changes needed to implement the goals outlined in the City's Comprehensive Plan.
2. Attend code review meetings with Staff and BBG. Meetings maybe held in person or virtually, which ever method best accomplishes maximum attendance.
3. Any other duties requested by the Planning and Zoning Commission that are consistent with the purposes of forming the Subcommittee.

Establishing a Subcommittee will in no way change the responsibilities of the Commission as a whole. Zoning amendment changes will still need to follow the prescribed actions of the Commission to include the preparation of a preliminary report, a joint public hearing with City Council, and the preparation of a final report. It is hoped that the Subcommittee will assist the Commission as a whole in moving forward with this task.

The Commission discussed this item and the commitment involved. Mr. Duvall explained how he sees this moving forward. The first phase is to clean up the code and get it into order. He gave examples. Phase one would not require much input from the P&Z Subcommittee. He feels that the commitment would be once a month for at least a year.

The pros and cons of a Subcommittee were discussed. The Commission wants to give it some thought so an item for this will be added to the next agenda.

H. Discuss the request 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.

BACKGROUND INFORMATION:

The Planning and Zoning Commission met on January 10, 2022, to discuss and take appropriate action regarding 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.

The Planning and Zoning Commission submitted its preliminary report to Council on January 17, 2022, wherein the Commission 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. A Joint Public Hearing with the City Council is set for February 21, 2022, and after the hearing, the Commission will make its final report.

However, since the submission of the preliminary report, it has come to the attention of Staff that additional discussion is required by the Commission concerning the specific use permit request.

Therefore, considering such need and recognizing that the Commission may not have enough time to conduct adequate discussions on February 21, 2022, when preparing their final report on this subject, Staff felt that it was prudent to add an item to this agenda in order to facilitate the needed discussions.

City Manager Bless explained concerns about the impact of such a facility on the City's emergency services. He stated that at the last meeting these concerns were not discussed. He called upon Chief Bitz to explain the information contained in his memo that was included in the meeting packet.

Chief Bitz stated that he is not opposed to the facility but concerned that the facility may not be at the level it needs to be to handle emergency situations. He went over the information presented in his memo. He gave information about the neighboring apartment type facility (the Manor) owned by the applicant that is not an assisted living center yet requires at least 13 calls per month. He also pointed out that the apartment complex residents have care takers that come in and take care of them.

He is concerned about how this assisted living facility will impact the City's emergency services. He gave information about the skilled management company that will manage the facility. He did not find any negatives for this company. Nonetheless, he is still concerned about the level of emergency services they will need.

The Commission discussed the information presented. They asked questions and Chief Bitz responded accordingly. The Commission wondered what happens when emergency services exceed what the City can provide. What are the options? Some Commissioners were concerned about the facility cutting the number of staff to meet operational costs. It was pointed out that such a facility is licensed by the State and they must meet State regulations, including the number of skilled staff required to serve each resident.

The Commission discussed the services offered by the City. Chief Bitz stated that we are licensed for emergency services only. The City does not provide transport services.

The Commission then discussed the cost involved in providing emergency services. Chief Bitz then gave information on billing and payment. Basically, after Medicare or Medicaid the City gets about \$150 per call.

Gary Davis, the developer of the project, gave information to the Commission. He stated that he will have to meet State licensing requirements and State standards. They have experience in managing several facilities in the area. It is their practice to work with management at each facility to reduce the number of emergency calls for service.

Vernon Young is the owner of the Manor and the owner that is planning this new facility. He stated that he does not have the problem of too many emergency calls at facilities he owns in the City of Houston. He stated that he feels that because Jersey Village is small compared to Houston, the City is more responsive and helpful. He stated that he has had recent conversations with the Manor management and has implemented policy as an effort to reduce the number of emergency calls being made to the City that are not emergency situations. He went on to explain the type of residents currently housed at the Manor. He stated that he has addressed this issue with management of that facility.

Chief Bitz is concerned with the number of nursing staff members and if they will be able to handle the load.

City Attorney Pruitt explained the process moving forward, especially as it applies to conditions. There was discussion about the time frame for the applicant to get the type B license from the State. He suggested that a condition could be that the SUP issues upon issuance of the State B license.

City Attorney Pruitt also pointed out that City Council can ask for certain conditions.

No action was taken by the Commission on this item.

I. Discuss attendance at upcoming City Council Meeting for Joint Public Hearing activities and final report preparations.

Lorri Coody, City Secretary, introduced the item. She reminded the Commissioners of the upcoming meeting on February 21, 2022, at 6 PM.

J. Adjourn

There being no further business on the agenda the meeting was adjourned at 7:46 p.m.

Lorri Coody, City Secretary



EXHIBIT A

Planning and Zoning Commission Minutes

February 8, 2022

**Alternative Comprehensive Signage Plan
Community Impact News
16300 NW FWY, Jersey Village, Texas.**



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION
ALTERNATIVE COMPREHENSIVE SIGNAGE PLAN
COMMUNITY IMPACT NEWSPAPER
16300 NORTHWEST FREEWAY, JERSEY VILLAGE, TEXAS**

The Planning and Zoning Commission has met in order to review the request for an Alternative Comprehensive Signage Plan, filed in accordance with Section 14-261 of the Jersey Village Code of Ordinances, by Jason Culpepper on behalf of Community Impact Newspaper for the property located at 16300 Northwest Freeway, Jersey Village, Texas.

After review and discussion, the Commissioners find that the proposed Alternative Comprehensive Signage Plan:

 x provides a harmonious benefit to the development of the City consistent with the requirements of Section 14-261 of the City’s Code; and the Commission approves the request of Jason Culpepper on behalf of Community Impact Newspaper for the property located at 16300 Northwest Freeway, Jersey Village, Texas. The approved plan is more specifically detailed in the attached Exhibit “A.”

 does NOT provide a harmonious benefit to the development of the City consistent with the requirements of Section 14-261 of the City’s Code; and the Commission does NOT approve the request of Jason Culpepper on behalf of Community Impact Newspaper for the property located at 16300 Northwest Freeway, Jersey Village, Texas.

Signed and approved this the 8th day of February, 2022.

S/R. T. Faircloth, Chairman

ATTEST:

S/Lorri Coody, City
Secretary



Exhibit A
Planning and Zoning
Alternative Comprehensive Signage Plan

COMMUNITY IMPACT

EXTERIOR SIGNAGE AT COMMUNITY IMPACT

ROOFTOP SIGN: COMMUNITY IMPACT – SIGNAL

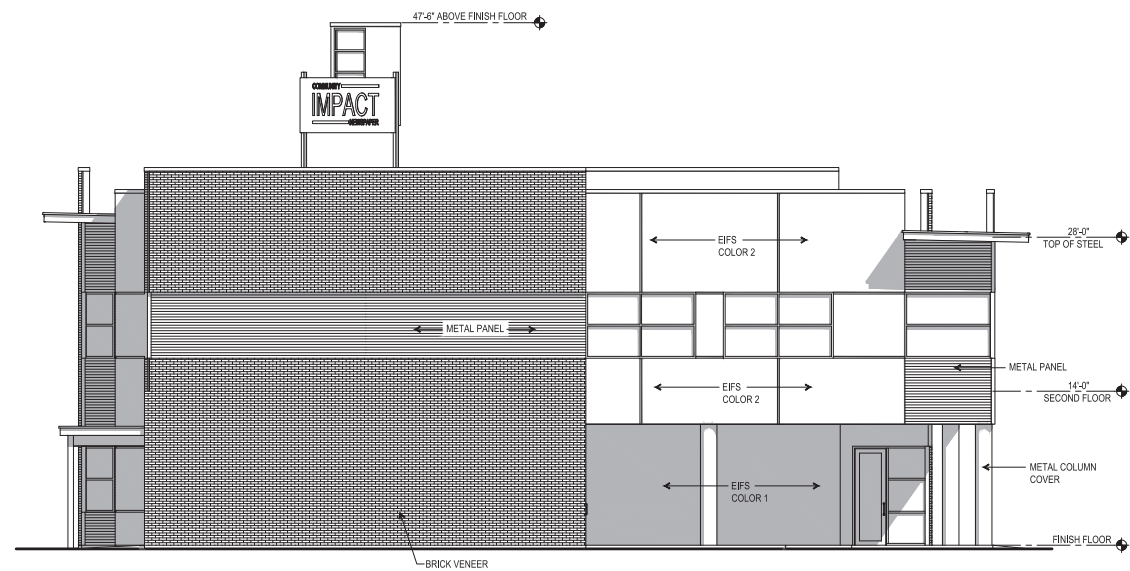
- 1) Proposed signage shall be in conformance with the city of Jersey Village sign ordinance No. 2000-16 including any amendments, except the following shall be allowed.
- 2) Further restrictions to all new roof-top signs shall follow these guidelines after the date of approval of this document shall be:
 - a) One roof-top sign shall be allowed at the top of the building under the following standards.
 - i) Maximum height, design, and elevation of the proposed roof-top sign shall be as outlined in exhibit a: Exterior Elevations.
 - (1) Maximum Height of 47'6" above finished floor.
 - (2) Sign shall be allowed two sign faces.
 - (a) Facing south, east, and west elevations
 - (3) Sign shall not flash, blink, or have traveling lights.
- 3) All other signage as permitted within Chapter 14, Article X – SIGNS.

EXHIBIT A: ELEVATIONS

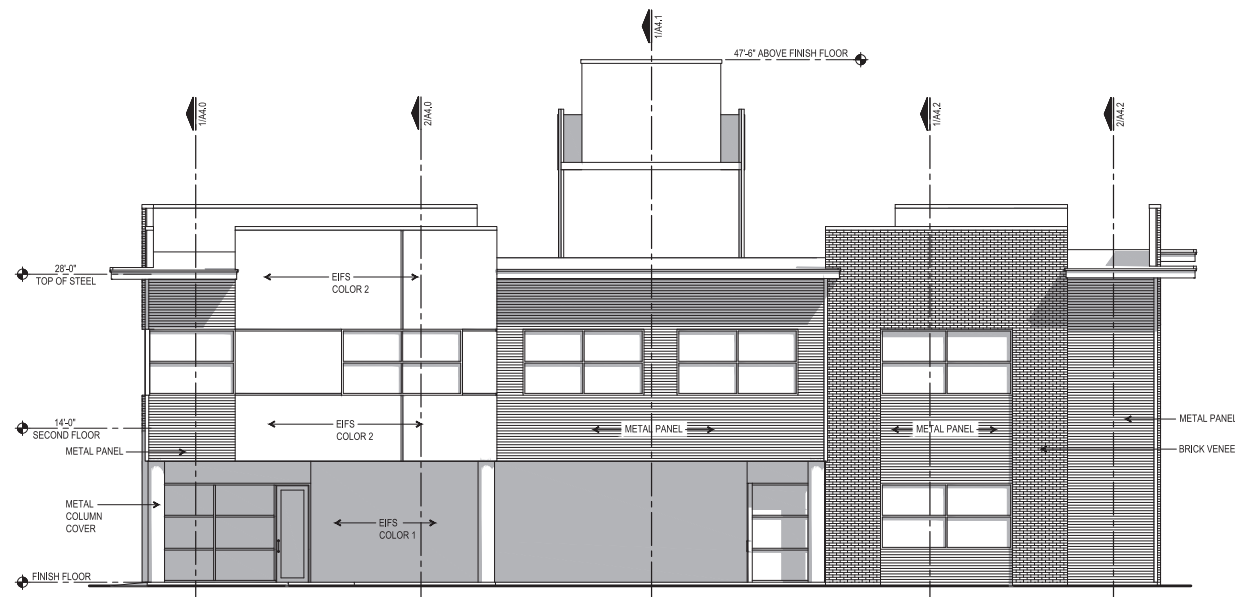
PROJECT NUMBER: C21-23

An New Office Building for
Community Impact
 16300 Northwest Freeway
 Jersey Village, TX 77040

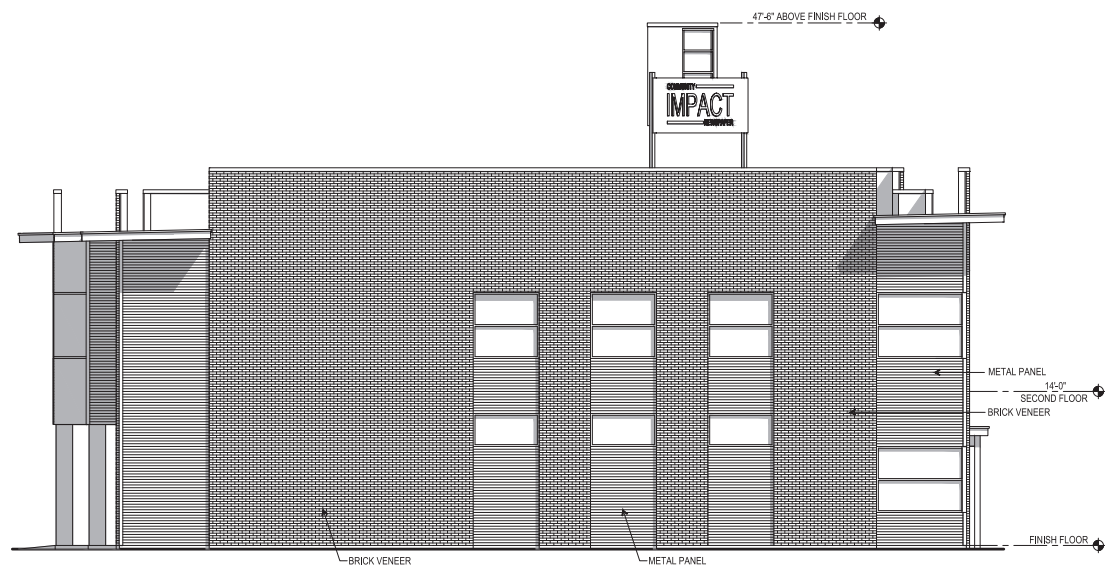
REV	DATE	DESCRIPTION
	11-29-21	FOR PERMIT
	12-15-21	FOR PERMIT & CONSTRUCTION



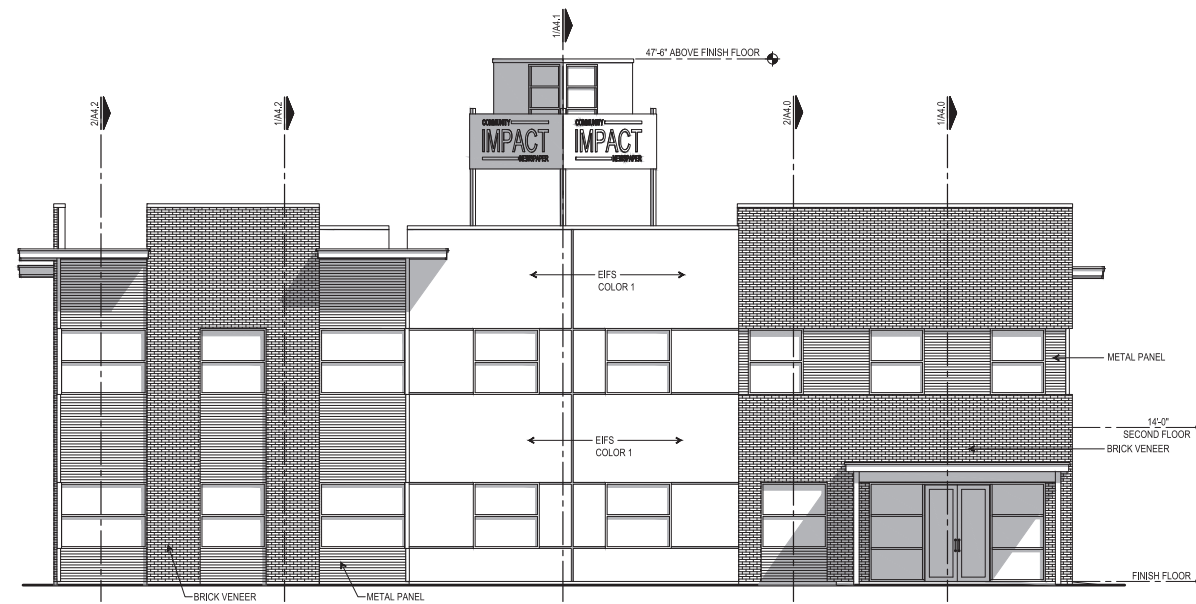
4 EAST ELEVATION
 SCALE: 1/8"=1'-0"



3 NORTH ELEVATION
 SCALE: 1/8"=1'-0"



2 WEST ELEVATION
 SCALE: 1/8"=1'-0"



1 SOUTH ELEVATION
 SCALE: 1/8"=1'-0"

Arte Architecture
 10701 Corporate Dr, Ste 340-109
 Stafford, TX 77477
 832-422-6282
 office@arte-architecture.com



ISSUE DATE: 12-15-21

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SHEET TITLE:

EXTERIOR ELEVATIONS

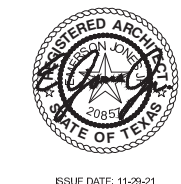
SHEET NO:

A3.0

An New Office Building for
Community Impact
16300 Northwest Freeway
Jersey Village, TX 77040

REV.	DATE	DESCRIPTION
	11-29-21	FOR PERMIT

Arte Architecture
10701 Corporate Dr, Ste 340-109
Stafford, TX 77477
832-422-6282
office@arte-architecture.com



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SHEET TITLE:

SITE PLAN

SHEET NO:

A1.0

JERSEY VILLAGE ARTICLE XII - LANDSCAPING, BUFFERYARD, PARK AND OPEN SPACE STANDARDS
SEC. 14-309 - SPECIFIC STANDARDS

NONRESIDENTIAL LOTS.

- AT LEAST TEN PERCENT OF THE TOTAL AREA WITHIN A LOT SHALL CONTAIN LANDSCAPED AREAS.
- A LANDSCAPED AREA TEN FEET IN WIDTH SHALL BE PROVIDED ADJACENT TO EACH STREET RIGHT OF WAY. DRIVES AND SIDEWALKS SHALL NOT BE INCLUDED IN THE REQUIRED LANDSCAPED AREA EXCEPT TO THE EXTENT TO WHICH THEY MAY BE REQUIRED TO CROSS THE BUFFER TO PROVIDE ACCESS.
- ALL OPEN UNPAVED SPACE INCLUDING, BUT NOT LIMITED TO, FRONT, SIDE AND REAR BUILDING SETBACK AREAS SHALL BE LANDSCAPED.
- AN AVERAGE OF AT LEAST TEN FEET AND A MINIMUM OF FIVE FEET SHALL BE A LANDSCAPED AREA AND WALKWAY BETWEEN THE BUILDING AND PARKING AREAS.
- TREES, EITHER EXISTING OR PLANTED, MEASURING A MINIMUM OF TWO INCHES AVERAGE DIAMETER MEASURED FOUR FEET ABOVE GROUND LEVEL AT THE TIME OF PLANTING OR MEASUREMENT (IF EXISTING) SHALL BE PROVIDED ACCORDING TO THE FOLLOWING STANDARDS:
 - IN LOTS CONTAINING 20,000 SQUARE FEET OR LESS, ONE TREE PER 2,000 SQUARE FEET, OR FRACTION THEREOF.
 - IN LOTS CONTAINING MORE THAN 20,000 SQUARE FEET, BUT LESS THAN 100,000 SQUARE FEET, TEN TREES, PLUS ONE TREE PER 2,500 SQUARE FEET OR FRACTION THEREOF IN EXCESS OF 10,000 SQUARE FEET.
 - IN LOTS CONTAINING MORE THAN 100,000 SQUARE FEET, 46 TREES PLUS ONE TREE PER 5,000 SQUARE FEET, OR FRACTION THEREOF, OVER 100,000 SQUARE FEET.
 - A MINIMUM OF 25 PERCENT OF THE TREES REQUIRED BY THIS SECTION SHALL BE CANOPY TREES WITH THE REMAINDER IN NONCANOPY TREES.

EACH TREE PLANTED SHALL BE IN A PLANTING AREA WITH A RADIUS NOT LESS THAN THREE FEET MEASURED FROM TREE TRUNK TO THE NEAR EDGE OF THE LANDSCAPED AREA. ALL TREE PLANTINGS SHALL BE ENCOMPASSED WITH AN APPROVED CURB BARRIER TO PREVENT ACCESS BY VEHICULAR TRAFFIC.

- GROUND SIGNS, A LANDSCAPED AREA NOT LESS THAN TEN FEET IN WIDTH SHALL BE LOCATED AROUND THE SUPPORTING STRUCTURE OF EACH GROUND SIGN AND EXTENDING NOT LESS THAN THREE FEET BEYOND EACH END. A HEDGE OR OTHER DURABLE PLANTING, WHICH IS NOT LESS THAN ONE FOOT IN HEIGHT AT THE TIME OF PLANTING AND WHICH WILL ATTAIN AN AVERAGE HEIGHT OF AT LEAST THREE FEET SHALL EXTEND THE ENTIRE LENGTH AND WIDTH OF THE REQUIRED LANDSCAPED SETUP. TWO FLOWERING TREES, NOT LESS THAN EIGHT FEET IN HEIGHT, SHALL BE LOCATED WITHIN THE REQUIRED LANDSCAPE SETUP. THE REMAINDER OF THE LANDSCAPED SETUP MAY BE IN GRASS OR A DECORATIVE GROUND COVER.

- PARKING LOTS AND OTHER VEHICULAR AREAS, VEHICULAR USE AREAS, PARKING AREAS, PARKING LOTS, AND THEIR PARKED VEHICLES SHALL HAVE EFFECTIVE BUFFERING FROM THE STREET VIEW. A MINIMUM AMOUNT OF THE TOTAL AREA OF ALL VEHICULAR USE AREAS AND PARKING AREAS OF A LOT SHALL BE DEVOTED TO LANDSCAPED ISLANDS, PENINSULAS, OR MEDIANS. THE MINIMUM TOTAL AREA IN SUCH ISLANDS, PENINSULAS, AND MEDIANS SHALL BE 90 SQUARE FEET FOR EACH 12 PARKING SPACES THEREIN. NO PARKING SPACE SHALL BE LOCATED FURTHER THAN 50 FEET FROM A PERMEABLE LANDSCAPED ISLAND, PENINSULA OR MEDIAN OR TREE. ALL ISLANDS, PENINSULAS AND MEDIANS REQUIRED IN THE AREAS STATED ABOVE, SHALL BE MORE OR LESS EVENLY DISTRIBUTED THROUGHOUT SUCH PARKING AREAS, RESPECTIVELY; HOWEVER, THE DISTRIBUTION AND LOCATION OF LANDSCAPED ISLANDS, PENINSULAS, AND MEDIANS MAY BE ADJUSTED TO ACCOMMODATE EXISTING TREES OR OTHER NATURAL FEATURES SO LONG AS THE TOTAL AREA REQUIREMENT FOR LANDSCAPED ISLANDS, PENINSULAS, AND MEDIANS FOR THE RESPECTIVE PARKING AREAS ABOVE IS SATISFIED.

PARKING REQUIREMENTS
OFFICE = 3.3 PARKING SPACES PER 1,000 SQ FT

PARKING CALCULATIONS
OFFICE SPACE = 13,014 ÷ 1,000 = 13 X 3.3 = 43 PARKING SPACES REQUIRED
TOTAL = 75 PARKING SPACES PROVIDED

SITE COVERAGE	PERVIOUS & IMPERVIOUS AREAS
LOT SIZE = 62,869 SQ FT	PERVIOUS AREA = 22,160 SQ FT (35%)
BUILDING FOOTPRINT = 7,082 SQ FT	IMPERVIOUS AREA = 40,709 SQ FT (65%)
DRIVEWAYS = 17,986 SQ FT	LANDSCAPED AREA REQUIRED
PARKING = 13,073 SQ FT	AT LEAST 10% OF THE TOTAL AREA WITHIN A LOT
SIDEWALKS = 2,589 SQ FT	LANDSCAPED AREA PROVIDED = 11.6%
LANDSCAPING AREA = 7,322 SQ FT	

TREES REQUIREMENT
IN LOTS CONTAINING MORE THAN 20,000 SQUARE FEET, BUT LESS THAN 100,000 SQUARE FEET, TEN TREES, PLUS ONE TREE PER 2,500 SQUARE FEET OR FRACTION THEREOF IN EXCESS OF 10,000 SQUARE FEET

TREES CALCULATIONS
62,869 SQ FT LOT SIZE - 10,000 = 52,869 + 2,500 = 21 + 10 = 31 TREES REQUIRED
15 LIVE OAK CANOPY TREES PROVIDED (25% OF ALL TREES)
14 CREPE MYRTLE TREES PROVIDED
2 EXISTING TREES REMAIN

LANDSCAPED ISLANDS REQUIREMENT
THE MINIMUM TOTAL AREA IN SUCH ISLANDS, PENINSULAS, AND MEDIANS SHALL BE 90 SQUARE FEET FOR EACH 12 PARKING SPACES THEREIN. NO PARKING SPACE SHALL BE LOCATED FURTHER THAN 50 FEET FROM A PERMEABLE LANDSCAPED ISLAND, PENINSULA OR MEDIAN OR TREE.

LANDSCAPED ISLANDS CALCULATIONS
75 PARKING SPACES ÷ 12 = 7 LANDSCAPED ISLANDS REQUIRED
16 LANDSCAPED ISLANDS PROVIDED

- LANDSCAPING LEGEND**
- ☼ CREPE MYRTLE RED 45 GALLON, A MINIMUM OF 2" AVERAGE DIAMETER MEASURED 4" ABOVE GROUND LEVEL AT TIME OF PLANTING
 - 🌳 LIVE OAK 45 GALLON, A MINIMUM OF 2" AVERAGE DIAMETER MEASURED 4" ABOVE GROUND LEVEL AT TIME OF PLANTING
 - 🌿 DWARF OLEANDER SALMON 3 GALLON SHRUBS
 - 🌿 INDIAN HAWTHORN 3 GALLON SHRUBS
 - 🌿 GULF COAST MUHLY GRASS 3 GALLON
 - 🌿 LANTANIA NEW GOLD 1 GALLON
 - 🌿 SUPER BLUE LIROPE 1 GALLON

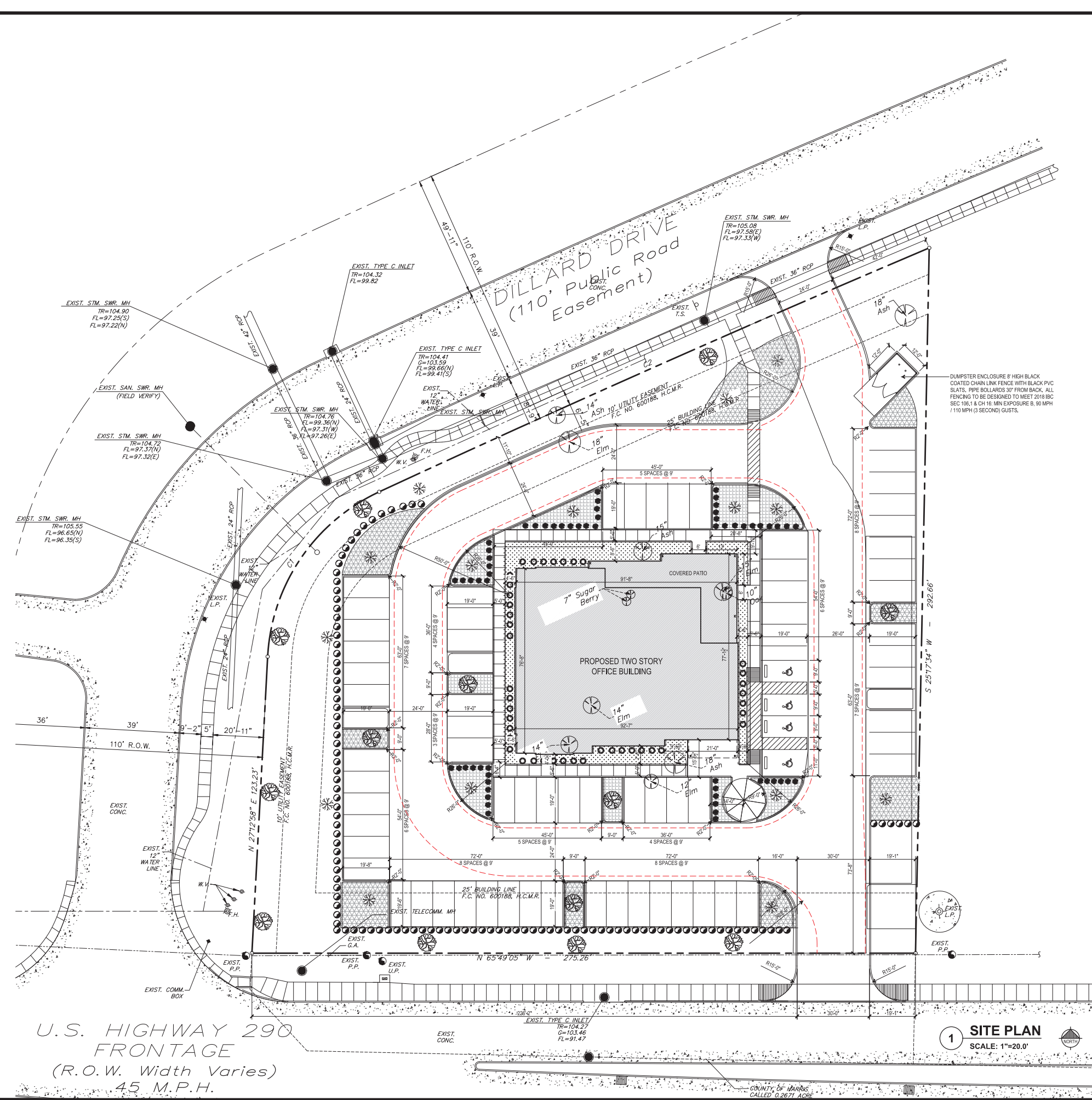
GENERAL NOTE:
ALL FENCING TO BE DESIGNED TO MEET 2018 IBC SEC. 105.1 & CH. 16: MIN. EXPOSURE 8, 90 MPH 110MPH (3 SECOND) GUSTS.

DEVELOPMENT DISTRICT = ZONE "P"
THE BUILDING OFFICIAL SHALL INSPECT EACH SITE NOT LATER THAN 12 MONTHS AFTER ISSUANCE OF THE C.O. TO ENSURE COMPLIANCE WITH THE REQUIREMENTS OF SECTION 14-308 (C) OF JERSEY VILLAGE CODE OF ORDINANCES

LEGAL DESCRIPTION
1.443 ACRES OF LAND OUT OF RESTRICTED RESERVE "C", BLOCK 3, AMENDING PLAT OF WALLACE ACRES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN FILM CODE NO. 600188 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

IRRIGATION SYSTEM
PER SECTION 14-310 (7)
ALL LANDSCAPING WILL BE SERVED BY AN UNDERGROUND SPRINKLER SYSTEM. SYSTEM SHALL BE DESIGNED AND WORK SHALL COMPLY WITH TCEQ 344.1 - 344.72 (OR CHAPTER 344)

NOTE:
PER CITY REQUIREMENTS, ELECTRONIC COPIES OF THE CONSTRUCTION DOCUMENTS SHALL BE PROVIDED TO THE A.H.J. AT THE FINAL BUILDING INSPECTION FOR THE CERTIFICATE OF OCCUPANCY AND SHALL INCLUDE "AS-BUILT" CIVIL DRAWINGS, PER SECTION 14-221 (e). UPON COMPLETION OF CONSTRUCTION, THE DEVELOPER MUST SUBMIT AN AS-BUILT PLAN SET TO THE CITY TO VERIFY THE CONSTRUCTION WAS COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.



U.S. HIGHWAY 290
FRONTAGE
(R.O.W. Width Varies)
45 M.P.H.

1 SITE PLAN
SCALE: 1"=20.0'

DATE/TIME: Dec 07, 2021 - 4:29pm
FILE NAME: F:\WORK\PROJECTS\COMMUNITY IMPACT\C21-23\COMMUNITY IMPACT\C21-23\LANDSCAPING

REV.	DATE	DESCRIPTION
	11-29-21	FOR PERMIT
	12-15-21	FOR PERMIT & CONSTRUCTION

Arte
 Architecture

10701 Corporate Dr, Ste 340-109
 Stafford, TX 77477
 832-422-6282
 office@arte-architecture.com



ISSUE DATE: 12-15-21

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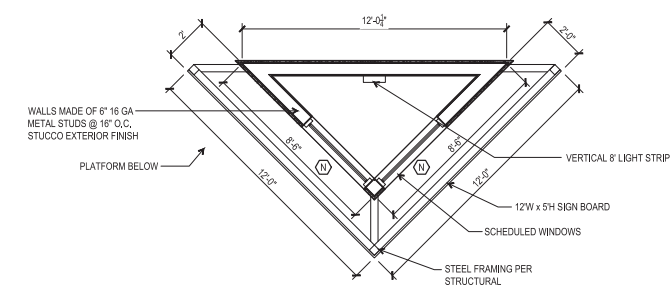
DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, INCLUDING THOSE IN ELECTRONIC FORM, PREPARED BY ARTE ARCHITECTURE AND THEIR CONSULTANTS ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. ASSENT A WRITTEN AGREEMENT SIGNED BY ARTE ARCHITECTURE TO THE CONTRARY, AND CONDITIONED ON THE FULL AND TIMELY PAYMENT OF ALL SUMS DUE TO ARTE ARCHITECTURE UNDER THIS AGREEMENT, UPON ARTE ARCHITECTURE'S DELIVERY OF SEALED CONSTRUCTION DRAWINGS TO CLIENT, ARTE ARCHITECTURE GRANTS CLIENT A NONTRANSFERABLE, NON-EXCLUSIVE RIGHT TO CONSTRUCT THE BUILDING DEPICTED IN THE PLANS ONCE AND ONLY ONCE, AND ONLY ON THE SITE IDENTIFIED ON THE PLANS. NO REUSE, REDRAFTING, OR REPRODUCTION OF THE PLANS, OR CREATION OF ANY DERIVATIVE ARCHITECTURAL WORKS IS PERMITTED WITHOUT ARTE ARCHITECTURE'S EXPRESS WRITTEN PERMISSION. THE PARTIES ACKNOWLEDGE AND AGREE THAT ARTE ARCHITECTURE IS OR SHALL BE THE SOLE AUTHOR OF THE PLANS, AND THAT ARTE ARCHITECTURE IS OR SHALL BE THE SOLE OWNER OF ALL COPYRIGHTS IN THE PLANS, INCLUDING THE COPYRIGHTS IN ALL GRAPHIC AND ARCHITECTURAL WORKS. THE DRAWINGS AND SPECIFICATIONS SHALL REMAIN THE EXCLUSIVE PROPERTY OF ARTE ARCHITECTURE. ANY USE, COPYING, OR MODIFICATIONS TO SAID PROJECT DRAWINGS SHALL BE CONSIDERED A COPYRIGHT INFRINGEMENT UNLESS ADDITIONAL COMPENSATION HAS BEEN AGREED TO AND PAID FOR, AND SUBSEQUENT RELEASES SIGNED BY ARTE ARCHITECTURE HAVE BEEN OBTAINED FROM ARTE ARCHITECTURE. ARTE ARCHITECTURE SHALL PERMIT THE CLIENT AND BUILDER TO RETAIN ARCHIVE COPIES OF THE PROJECT DRAWINGS FOR REFERENCE AND IN THE USE AND OCCUPANCY OF THE PROJECT. THE PARTIES ACKNOWLEDGE AND AGREE THAT, UNLESS EXPLICITLY WAIVED IN WRITING, ONLY ARTE ARCHITECTURE HAS THE RIGHT TO GENERATE CONSTRUCTION DRAWINGS OR TO MAKE SUBSTANTIVE CHANGES TO THE PLANS. THE FORGOING SHALL APPLY REGARDLESS OF WHETHER THE ABOVE PROJECT IS CONSTRUCTED OR NOT.

SHEET TITLE:

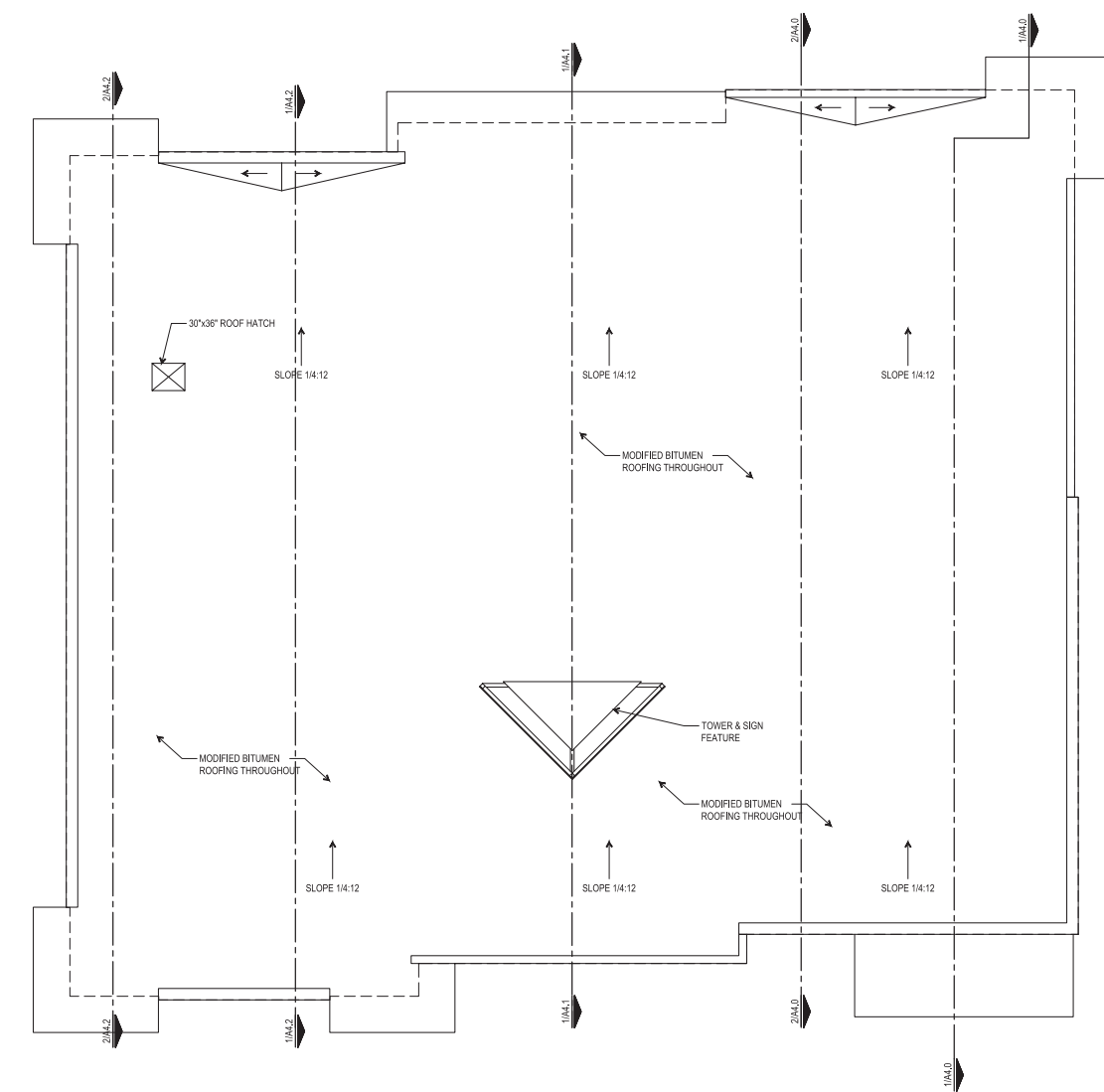
ROOF PLAN

SHEET NO:

A2.2



2 ROOF PLAN OF TOWER
 SCALE: 1/4"=1'-0"



1 ROOF PLAN
 SCALE: 1/8"=1'-0"



DATE/TIME: Dec 16, 2021 - 4:04pm
 FILE NAME: Z:\SP\PROJECTS\2021\COMMUNITY IMPACT\C21-23\DRAWING



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Innovation

Quality

Passion