



**NOTICE OF A MEETING**

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

NOTICE is hereby given that the City of Jersey Village Planning and Zoning Commission will hold a meeting on April 24, 2018 at 6:00 p.m. at the Civic Center Meeting Room, 16327 Lakeview Drive, Jersey Village, Texas 77040. The City of Jersey Village Planning and Zoning Commission reserves the right to meet in closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

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

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

**AGENDA**

- A. Open Meeting. Call the meeting to order and the roll of appointed officers will be taken. *Debra Mergel, Chairperson*
- B. Consider approval of the minutes for the meetings held on January 8, 2018. *Lorri Coody, City Secretary*
- C. Discuss and take appropriate action on the application of John “Jake” Ashmore, filed on behalf of Jones Road Investments, LLC and Triangular Realty II LLC, requesting a zoning amendment change from District F to District J for the property located at 8805 Jones Road, known as Jones Road Plaza, Tract 1 and Tract 1A, Block 1, in the City of Jersey Village, Texas; and, if appropriate, the preparation and presentation of the Preliminary Report to Council on May 14, 2018. *Christian Somers, Building Official*
- D. Discuss and take appropriate action concerning the annual review of the City’s progress in implementing the Comprehensive Plan and prepare the 2018 Annual Progress Report for submittal and presentation to the City Council on May 14, 2018. *Kevin T. Hagerich, Director of Public Work*
- E. Discuss and take appropriate action concerning zoning use changes to the 8600 Block of Jones Road. *Christian Somers, Building Official*
- F. Adjourn

**CERTIFICATION**

I, the undersigned authority, do hereby certify in accordance with the Texas Open Meeting Act, the Agenda is posted for public information, at all times, for at least 72 hours preceding the scheduled time of the meeting on the bulletin board located at City Hall, 16327 Lakeview, Jersey Village, TX 77040, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time: April 19, 2018 at 12:30 p.m. and remained so posted until said meeting was conducted.



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

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

PLANNING AND ZONING COMMISSION MEETING PACKET FOR APRIL 24, 2018

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

January 8, 2018 – 6:00 p.m.

THE PLANNING AND ZONING COMMISSION OF THE CITY OF JERSEY VILLAGE, TEXAS, CONVENEED ON JANUARY 8, 2018 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:**

Debra Mergel, Chairman  
Barbara Freeman, Commissioner  
Joseph Paul, Commissioner

Geoff Butler, Commissioner  
Christine Layton, Commissioner

Commissioners Rick Faircloth and Joyce Berube were not present at this meeting

Staff in attendance: Lorri Coody, City Secretary; Kevin T. Hagerich, Director of Public Works; Christian Somers, Building Official; and James Bridges, Engineering Technician.

**B. Consider approval of the minutes for the meeting held on December 18, 2017.**

Commissioner Freeman moved to approve the minutes for the meeting held on December 18, 2017. Commissioner Butler seconded the motion. The vote follows:

Ayes: Commissioners Layton, Butler, Freeman, and Paul  
Chairman Mergel

Nays: None

The motion carried.

**C. Consider the request of Gordon NW Village, LP for amendments to the Alternative Comprehensive Signage Plan in accordance with Section 14-261 of the Jersey Village Code of Ordinances for the Northwest Village Shopping Center located at 17360 Northwest Freeway, Jersey Village, Texas.**

Christian Somers, Building Official, introduced the item. Background information is as follows:

Section 14-261 of the Code of Ordinances grants the Planning and Zoning Commission authority to approve a comprehensive signage plan, which is alternative to strict compliance with the various sign requirements, if the commission finds that such plan provides a harmonious benefit to the development of the city.

In accordance with Section 14-261 of the Code of Ordinances, the Planning and Zoning Commission approved an Alternative Comprehensive Signage Plan for the Northwest Village Shopping Center in 2001. The 2001 plan was amended by the Planning and Zoning Commission on October 24, 2013, May 12, 2014, and April 11, 2016.

This item is to consider amendments to the plan to allow the new outparcel pad (Chic Fil A) to have its own pole sign, and to allow tenants with square footage over 9,000, 15,000, and 20,000 to adjust the max letter height for signage.

PLANNING AND ZONING COMMISSION MEETING PACKET FOR APRIL 24, 2018

Since the submittal of the meeting packet, Staff has received a site plan from Chick-fil-A which shows the location of the sign among other things. The site plan places the pole sign within 5 feet of the side lot line. Because the lot is much smaller since the expansion of US HWY 290 and because our City Ordinances require certain side and rear lot setbacks, the City Building Official suggested that the site plan for Chick-fil-A be made a part of the Alternative Comprehensive Signage Plan as Exhibit D.

The Commission discussed the requested amendments to the signage plan. Some members wondered if the Chick-fil-A has a drive through and wanted to know its location on the site plan. Building Official Somers stated that it does have a drive through and he showed them the location on the site plan which is parallel to the frontage road.

The Commission also wanted to know how the new Chick-fil-A will be situated on the lot in comparison to the gas station on the corner. Building Official Somers explained that the existing carwash at the station will be demolished and it will be replaced with a new building for the station. He called the Commissioners' attention to the site plan which contains information about the footprint for this facility.

There was some concern about the space allotted between Chick-fil-A and the gas station on the corner. Mr. Somers explained that it will be two (2) lanes that merge into one and there is no way to drive from the gas station to the Chick-Fil-A. These two facilities are not connected.

There was also concern about the height of the pole sign. Mr. Somers told the Commission that it will be no greater than 35 feet which is in line with our Code of Ordinances. The Commission then discussed the location of the sign.

*Applicant Scott Gordon joined the meeting in progress at 6:12 p.m.*

The applicant Scoot Gordon explained that the lot in question is very small and Chick-fil-A had to specially design a facility that would fit on this lot as none of their standard five (5) option plans would work.

With no other discussion on the matter, Commissioner Butler moved to approve the request of Gordon NW Village, LP for amendments to the Alternative Comprehensive Signage Plan for the Northwest Village Shopping Center located at 17360 Northwest Freeway, Jersey Village, Texas. The motion was seconded by Commissioner Freeman. The vote follows:

Ayes: Commissioners Layton, Butler, Freeman, and Paul  
Chairman Mergel

Nays: None

The motion carried.

*A copy of the Commission's approval of the amendments to the Alternative Comprehensive Signage Plan is attached to and made a part of these minutes as Exhibit "A."*

#### **D. Adjourn**

There being no further business on the Agenda the meeting adjourned 6:18 p.m.



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



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION  
ALTERNATIVE COMPREHENSIVE SIGNAGE PLAN  
NORTHWEST VILLAGE SHOPPING CENTER  
17360 NORTHWEST FREEWAY, JERSEY VILLAGE, TEXAS**

The Planning and Zoning Commission has met in order to review the request of Gordon NW Village, LP for amendments to the Alternative Comprehensive Signage Plan in accordance with Section 14-261 of the Jersey Village Code of Ordinances for the Northwest Village Shopping Center located at 17360 Northwest Freeway, Jersey Village, Texas.

After review and discussion, the Commissioners find that the requested amendments to the plan provide a harmonious benefit to the development of the City consistent with the requirements of Section 14-261 of the City’s Code.

Accordingly, the Commission approves the request of Gordon NW Village, LP for amendments to the Alternative Comprehensive Signage Plan for the NW Village Shopping Center.

The approved plan is more specifically detailed in the attached Exhibit “A.”

Signed and approved this the 8<sup>th</sup> day of January, 2018.

s/Debra Mergel, Chairman

**ATTEST:**

s/Lorri Coody, City Secretary





**DRAFT**

**Exhibit A  
Planning and Zoning Recommendation  
Alternative Comprehensive Signage Plan  
NW Village Shopping Center**

## EXTERIOR SIGNAGE AT NORTHWEST VILLAGE SHOPPING CENTER

### BUILDING ZONES: B, C, D, F, H, & J (REFER TO EXHIBIT "A")

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 signs after the date of approval of this document shall be:
  - a) For Tenants less than 3,000 square feet, maximum nominal letter height is 26".
  - b) For Tenants greater than 3,000 square feet, maximum nominal letter height is 32".
  - c) For Tenants greater than 6,000 square feet, maximum nominal letter height is 36".
  - d) Tenant logos are allowed. Maximum height is 42"
  - e) All wire ways shall be entirely concealed behind the required silhouette background border.
  - f) All signs shall have shopping center owner written approval prior to city sign permit review.
  - g) Tenant spaces located on the end cap of buildings, or on a corner that has storefront facing two directions are permitted to have a total of two signs (one sign facing each direction).
  - h) The location of the Tenant sign shall be based on a sign zone provided by Landlord. The sign zone will typically be located directly above the Tenant's storefront, however in certain situations (for ideal spacing between signs or to fit the architecture of the building), sign zones are permitted to impede over an adjacent storefront.
3. Tenants that are currently in non-conformance with the current sign code and this proposed document at the time of approval shall be "grandfathered" and not required to change their sign unless required by and at the expense of Landlord.

### BUILDING ZONES: A, C, E, G & I (REFER TO EXHIBIT "A")

1. Proposed signage shall be in conformance with the city of Jersey Village sign ordinance 2000-16 including any amendments, except that the following shall be allowed:
  - a) For wall signs, the maximum nominal letter height of individual letters as follows:
 

Tenants over 6,000 square feet:	36" and maximum coverage shall not exceed 42% of wall area
Tenants over 9,000 square feet:	42" and maximum coverage shall not exceed 34% of wall area.
Tenants over 15,000 square feet:	48" and maximum coverage shall not exceed 25% of wall area.
Tenants over 20,000 square feet	56" and maximum coverage shall not exceed 25% of wall area.
  - b) Tenant logos are allowed. Maximum height as follows:
 

42" for Tenants over 6,000 square feet
48" for Tenants over 12,000 square feet
54" for Tenants over 20,000 square feet
  - c) Letters/logo may be individually mounted or wire way mounted. If installation is on wire way, all wire ways shall be entirely concealed behind the required silhouette background border.
  - d) All signs shall have shopping center owner written approval prior to city sign permit review.
  - e) Tenant spaces located on the end cap of buildings, or on a corner that has storefront facing two directions are permitted to have a total of two signs (one sign facing each direction)
  - f) The location of the Tenant sign shall be based on a sign zone provided by Landlord. The sign zone will typically be located directly above the Tenant's storefront, however in certain situations (for ideal spacing between signs or to fit the architecture of the building), sign zones are permitted to impede over an adjacent storefront.
2. Tenants that are currently in non-conformance with the current sign code and this proposed document at the time of approval shall be "grandfathered" and not required to change their sign unless required by and at the expense of Landlord.

**BUILDING ZONES: K, L, M, N & O (REFER TO EXHIBIT “A”)**

1. Proposed signage shall be in conformance with the city of Jersey Village sign ordinance No. 2000-16. Building zones K, L, M, N & O shall be considered as single occupant detached commercial buildings on individual lots for the purposes of sign permitting.
2. Upon cessation of existing individual ground lease of a building, signage shall conform to this plan

**GROUND SIGNS (REFER TO GROUND EXHIBIT “B”)**

1. Up to two free-standing signs may be erected along the US 290 corridor frontage road. The maximum height shall be 40’. The US 290 frontage multi-Tenant ground signs must be a minimum of 350’ apart from one another. These signs shall be in addition to any existing signs on parcels M, L & K (out parcels currently occupied by Whataburger and Los Cucos).
2. Up to one free-standing monument sign may be erected along the Jones Road frontage road. The maximum height shall be 13’. This sign shall be in addition to the existing signs on parcels O & N (out parcels currently occupied by Willie’s and Pizza Hut).
3. A full color electronic message center shall be permitted on one of the signs located along US 290. No animated, rotating, or scrolling messages will be allowed. Each message must not change more often than every five (5) minutes, or a longer time frame if required by state or federal law. Standard brightness limits for display (both day and night) will be automatically adjusted by the display’s light sensing technology. Temporary messages should not be considered as permanent signage or counted against any sign counts.
4. General construction specifications and sign locations are outlined on the attached Ground Sign Exhibit “B”.
5. General locations of ground signs are noted on the attached Ground Sign Exhibit “B”.

**BANNERS**

1. Temporary “coming soon” and “now open” banners shall be permitted on the building for no more than thirty (30) days.
2. Banners for the purpose of marketing vacant spaces shall be permitted indefinitely, however no more than five (5) banners at any one time shall be permitted (excluding outparcels O, N, L & K shown on Exhibit “A”).
3. Storefront banners must not exceed 6’ in height x 80% of the storefront width for building zones B, D, F, H, J & M shown on Exhibit “A”.
4. Storefront banners must not exceed 10’ in height x 80% of the storefront width for building zones A, C, E, G & I shown on Exhibit “A”.
5. Pole Banners shall be permitted on light poles throughout the property. Graphics may contain either seasonal holiday artwork or Tenant branded artwork. Pole banners should be all be either holiday banners, or Tenant banners but not a combination of both. Banners that are in poor condition, damaged, faded, ripped or torn are prohibited and should be either removed or replaced. No banner of any business shall be permitted unless they are a Tenant of Northwest Village Shopping Center. Pole banners should not be considered as permanent signage or counted against any sign counts.
6. All Pole banners on the property shall be consistent in size and affixed to light poles at the same height above the ground surface. The maximum pole banner size shall be 84” x 36”. The bottom of each banner should be at least ten feet (10’) above the ground surface.
7. Only one banner per pole is permitted.

**EXTERIOR WINDOW GRAPHICS (REFER TO EXHIBIT “C”)**

1. Company name, logo, suite number, and hours of operation are permitted on the storefront glass in a location outlined on Exhibit “C”. No other exterior window graphics are permitted to be displayed on the outside glass unless approved in writing by Landlord. The location of exterior graphics is noted on the attached Exhibit “C”.

**INTERIOR WINDOW GRAPHICS & SIGNAGE**

1. Any single poster or window graphic must be applied inside the storefront glass and should not exceed 16.65 square feet.
2. The total of all posters and window graphics are not permitted to exceed 30% of the total area of storefront glass.
3. Window graphic artwork must be in a professional manner. Hand written signs and messages not pertaining to the business are prohibited.
4. Tenants/Businesses that are currently in non-conformance with the current sign code and this proposed document will be notified by Landlord and shall be required to comply within thirty (30) days after the approval of this document.
5. Each Tenant/Business is permitted to have illuminated signs displayed inside the storefront glass in accordance with the following:
  - a. Retail/Service oriented businesses with less than 30' of frontage shall be limited to two (2) illuminated signs.
  - b. Retail/Service oriented businesses 30' or greater of storefront width shall be allowed one (1) illuminated sign for every 15' of storefront width.
  - c. Restaurants with less than 30' of frontage shall be limited to three (3) illuminated signs
  - d. Restaurants with 30' or greater of storefront width shall be allowed one (1) illuminated sign for every 15' of storefront width.
6. Illuminated signs shall not exceed 20" x 30" and should be spaced at least 8' apart from one another.

**SIDEWALK / SANDWICH BOARD SIGNS**

1. Sidewalk/Sandwich board signs are permitted only for retail, service, or restaurant uses.
2. Tenants/Businesses that qualify to display a sidewalk/sandwich board are limited to 6 days per calendar month.
3. The size shall be limited to 12 square feet per sign face per business, and may not exceed 4 feet in height.
4. A minimum of 6 feet of sidewalk shall remain clear.
5. Chalkboards may be used for daily changing of messages.
6. Reader boards (electronic and non-electric) shall be prohibited.

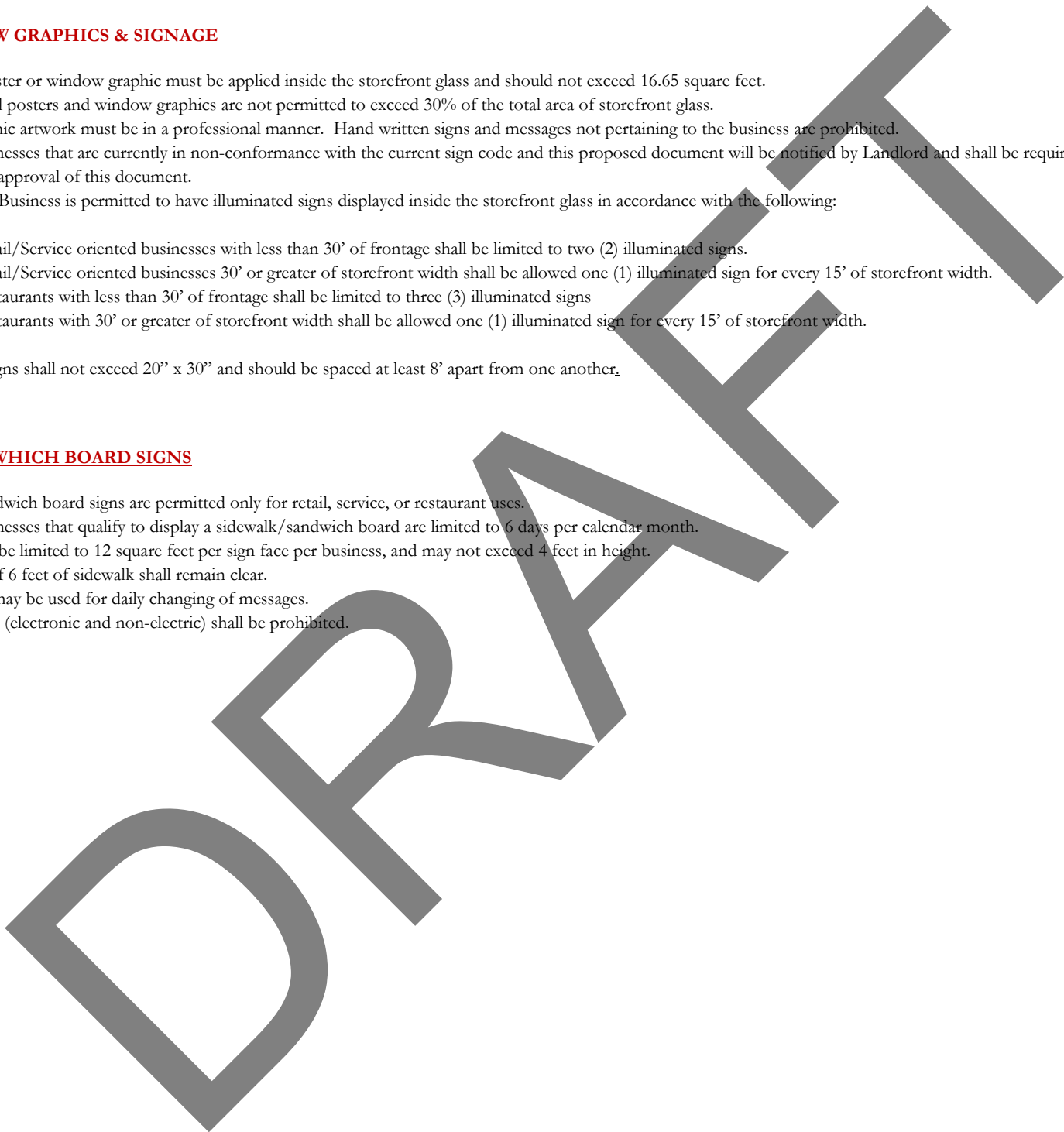


EXHIBIT "A"

BUILDING ZONES



EXHIBIT "B"  
GROUND SIGNS

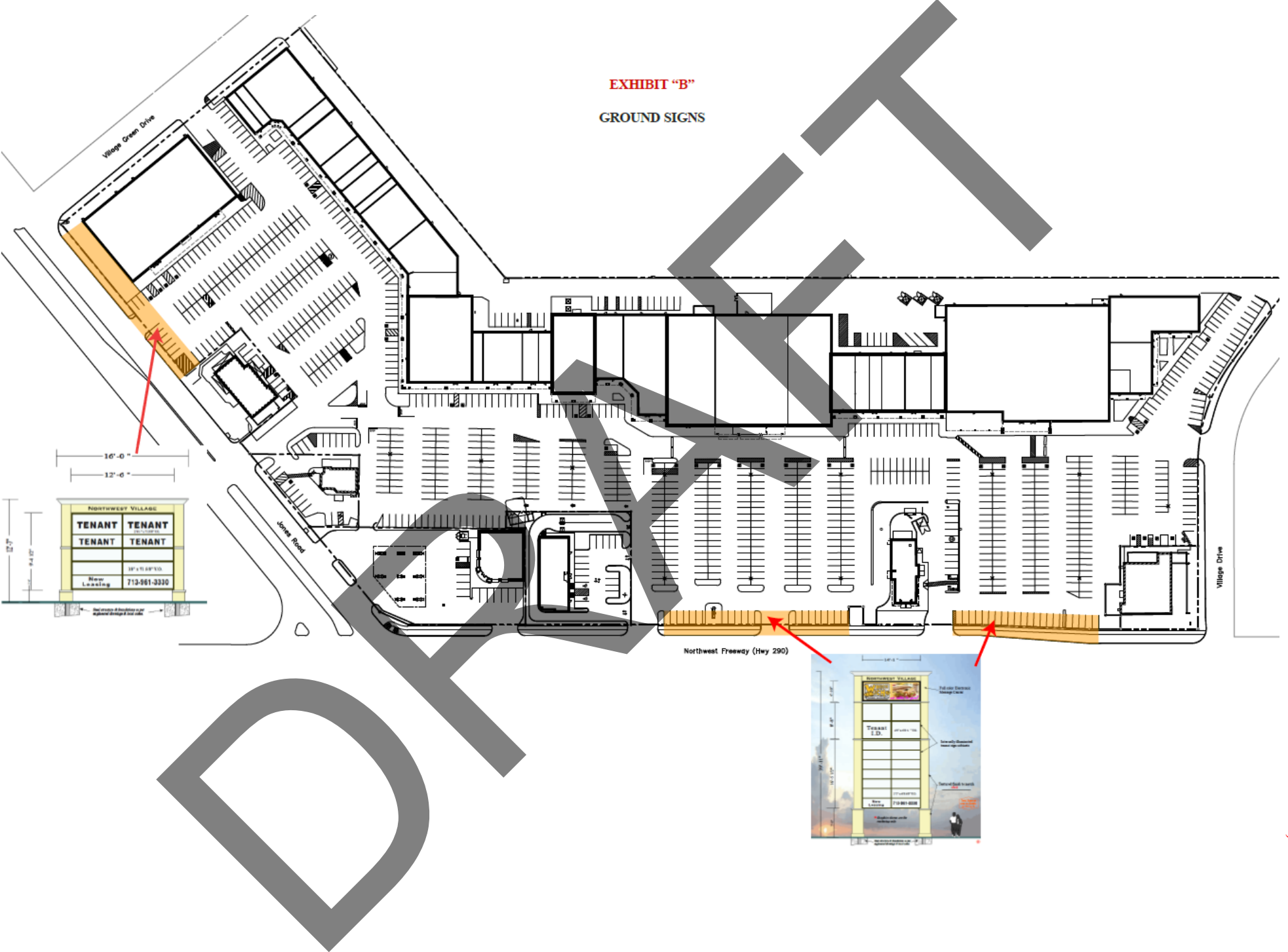




EXHIBIT "B"

Ground Sign Construction Specifications

'NORTHWEST VILLAGE'  
Double-face Pylon

**GENERAL SPECIFICATIONS:**

**ELECTRONIC MESSAGE CENTER:**  
20mm RGB full color Outdoor LED matrix display.

**TENANT SIGN CABINETS:**  
Extruded alum. frame [ 'Wide-fab' construction], retainers, & divider bars. Finish colors T/B/D. Internal supports primed/ painted white.

**POLE COVERS & HEADER:**  
Fabricated aluminum with textured finish. 'Northwest Village' header graphics t/b/d. Finish colors as T/B/D.

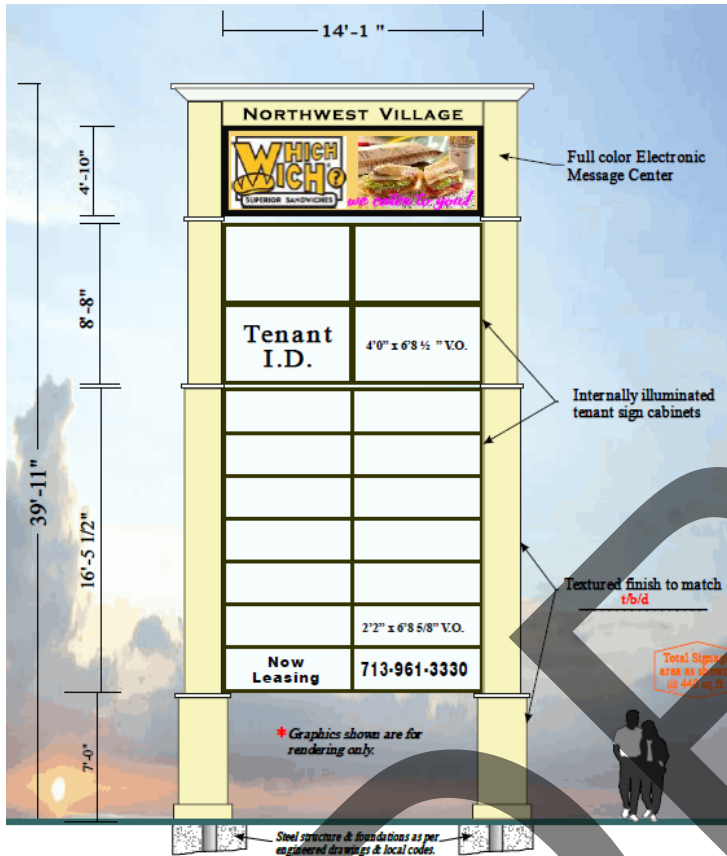
**FACES:** .180 Hi-impact mod. acrylic - 7328 White

**COPY / GRAPHICS:** Translucent vinyl copy/graphics as per individual tenants. All graphics shown are for rendering only.

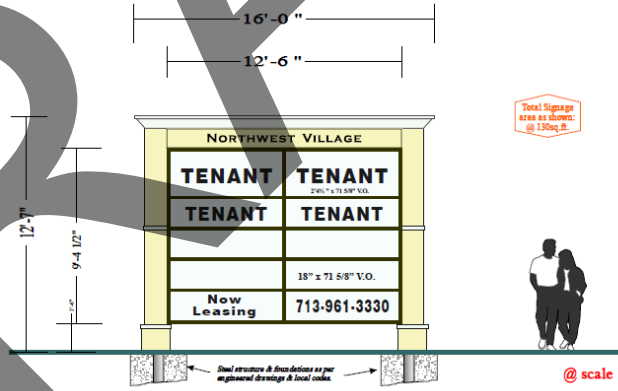
**ILLUMINATION:** High output 800ma fluorescent. Weather resistant electronic outdoor ballasts.

**STRUCTURE & FOUNDATION:**  
Per engineered drawings & local codes.

**ELECTRICAL REQUIREMENTS:**  
Dedicated primary electrical service to be provided by others (owners electrician). 120 or 277 V primary feeds to be confirmed prior to construction.



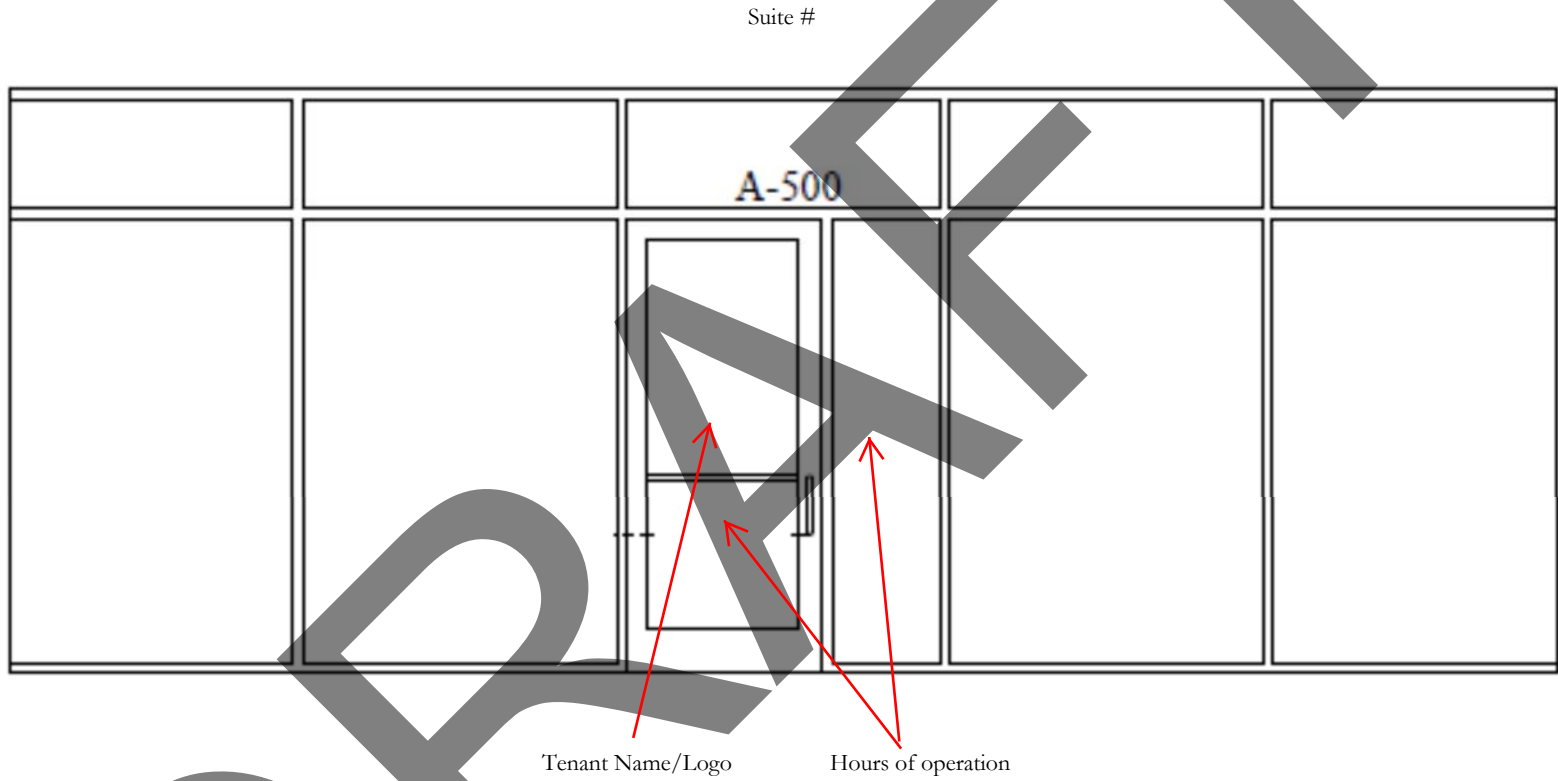
Example of US 290 ground signs



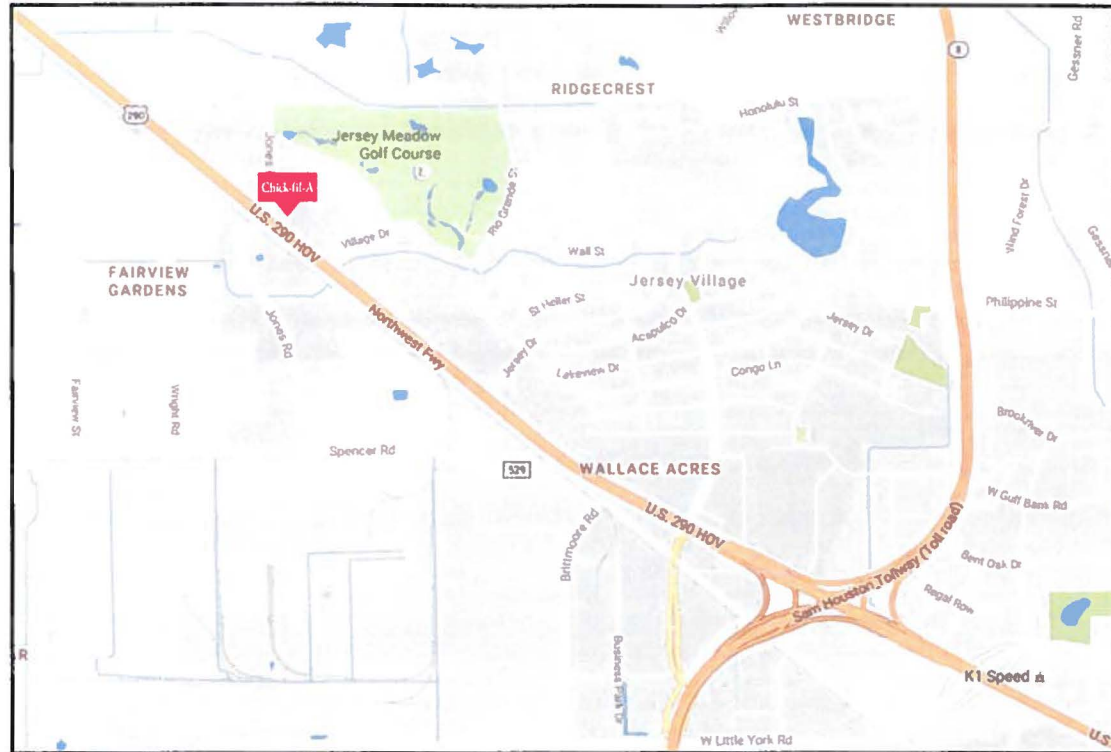
Example of Jones Rd. ground sign

EXHIBIT "C"

EXTERIOR WINDOW GRAPHICS







**VICINITY MAP**

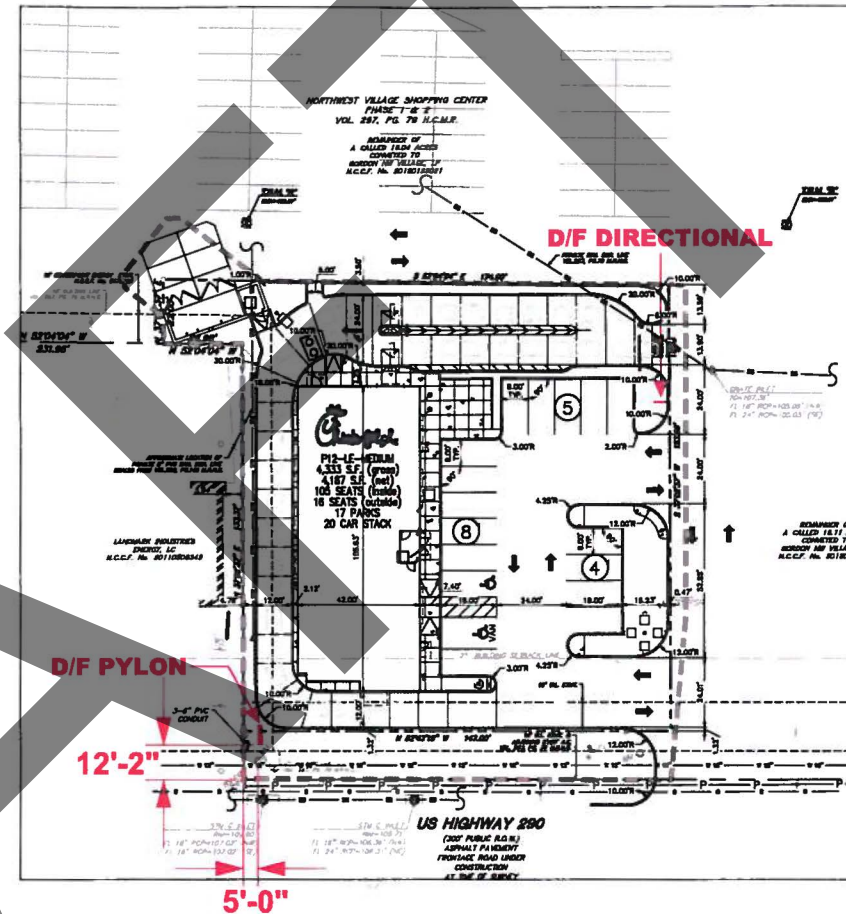
N.T.S.

NORTH



**AERIAL VIEW**

N.T.S.



**SITE PLAN**

SCALE: 1/64" = 1'-0"



**TEXAS REPUBLIC SIGNS**

2211 PECH RD HOUSTON TX 77055  
832-727-5415  
TEXASREPUBLICSIGNS.COM

Customer:

Address:  
17430 NW FWY  
JERSEY VILLAGE TX 77040

City of Jurisdiction:  
JERSEY VILLAGE

Designer:  
BE

Date Created:  
11-17-2017

W.O. #:  
13826

File Path:  
P:\2017 JOBS\C\HANDLER\CHICK FILA # 3815 - JONES RD\PERMITS.CDR

**REVISIONS**

Rev 1:

Rev 2:

Rev 3:

Rev 4:

Rev 5:

**CUSTOMER APPROVAL**

Todd Signature:

Date:

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NEC AND/OR OTHER APPLICABLE LOCAL CODE. THIS INCLUDES PROPER GROUNDING AND BONDING OF SIGN.

ELECTRICAL REQUIREMENTS

AMPS: VOLTS: CIRCUITS:



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

**AGENDA DATE:** April 24, 2018

**AGENDA ITEM:** C

**AGENDA SUBJECT:** Discuss and take appropriate action on the application of John “Jake” Ashmore, filed on behalf of Jones Road Investments, LLC and Triangular Realty II LLC, requesting a zoning amendment change from District F to District J for the property located at 8805 Jones Road, known as Jones Road Plaza, Tract 1 and Tract 1A, Block 1, in the City of Jersey Village, Texas; and, if appropriate, the preparation and presentation of the Preliminary Report to Council on May 14, 2018.

**Prepared By:** Lorri Coody, City Secretary for Christian Somers, Building Official

**Date Submitted:** April 10, 2018

**EXHIBITS:** [Application](#) for Zoning Change  
[P&Z Preliminary Report with Proposed Ordinance](#)  
[Section 14-105](#) – Zoning Requirements – District F  
[Section 14-109](#) – Zoning Requirements – District J  
[HCAD Profiles](#) for Tract 1 and Tract 1A  
[Current Zoning Map Indicating Area for Change](#)  
[Google Map](#)

**BACKGROUND INFORMATION:**

The City has received a request for a zoning change. The application has been filed by John “Jake” Ashmore on behalf of Jones Road Investments, LLC and Triangular Realty II LLC. The application seeks to change the zoning on the property located at 8805 Jones Road, known as Jones Road Plaza, Tract 1 and Tract 1A, Block 1 from District F zoning to District J Zoning.

The City has on file the Company Agreement for each company and the appropriate Appointment of Agent Forms have been filed.

This item is to discuss the request for zoning change and, if appropriate, prepare the Preliminary Report for presentation to City Council on May 14, 2018.

**RECOMMENDED ACTION:**

Discuss and take appropriate action on the application of John “Jake” Ashmore, filed on behalf of Jones Road Investments, LLC and Triangular Realty II LLC, requesting a zoning amendment change from District F to District J for the property located at 8805 Jones Road, known as Jones Road Plaza, Tract 1 and Tract 1A, Block 1, in the City of Jersey Village, Texas; and, if appropriate, the preparation and presentation of the Preliminary Report to Council on May 14, 2018.

CITY OF JERSEY VILLAGE - ZONING APPLICATION

Requested Action

ZONING CHANGE

SPECIAL EXCEPTION

NON-CONFORMING USE PERMIT OR SPECIAL DEVELOPMENT PLAN

APPLICANT / OWNER INFORMATION

Applicant: John "Jake" Ashmore

Telephone: 281-272-1100

Address: 19517 Doerre Road

City/State/Zip: Spring, Texas 77379

APPLICANT STATUS - CHECK ONE: Owner  Tenant  Prospective Buyer  Appointment of Agent

Property Owner must sign the application or submit a notarized letter of authorization/appointment of agent

Owner: Jones Road Investments, LLC

Telephone: 281-765-9310

Address: 12611 Jones Road, Suite 200

City/State/Zip: Houston, Texas 77070

OWNERSHIP - CHECK ONE: INDIVIDUAL  TRUST  PARTNERSHIP  CORPORATION

If ownership is a trust, partnership, or corporation, name the partners or principals and their addresses/positions on a separate attachment and include a copy of the legal documents establishing signature authority.

Corporate Representative: Bob Adam

Telephone: 281-765-9310

Address: 12611 Jones Road, Suite 200

City/State/Zip: Houston, Texas 77070

Jake Ashmore, Property Manager

G. W. Ashmore, Partner

Print Applicant's Name (and Title if applicable)

Print Name of Owner or Corporate Representative

Signature of Applicant

Signature of Owner or Corporate Representative

Owner: Triangular Realty II LLC

Telephone:

Address: 5333 Navarro Street

City/State/Zip: Houston, Texas 77056-6230

OWNERSHIP - CHECK ONE: INDIVIDUAL  TRUST  PARTNERSHIP  CORPORATION

If ownership is a trust, partnership, or corporation, name the partners or principals and their addresses/positions on a separate attachment and include a copy of the legal documents establishing signature authority.

Corporate Representative:

Telephone: 281-686-0579

Address:

City/State/Zip:

Tom Lee, Managing Partner, Triangular Realty II LLC

Print Name of Owner or Corporate Representative

03/26/2018

Signature of Owner or Corporate Representative

ZONING REQUEST INFORMATION

SITE LOCATION: 8805 Jones Road and 12551 Steepleway Blvd.

LOT(S) NO(S): TR 1 & TR1A BLOCK NO: BLK 1 SIZE OF REQUEST:

EXISTING ZONING: District F PROPOSED ZONING: District J

PLANNING AND ZONING COMMISSION MEETING PACKET FOR APRIL 24, 2018

DESCRIPTION OF REQUEST: The approved uses for this area are too restrictive for building types / spaces.

The buildings are similar to the office / warehouse buildings in the 17400 block of Village Green Drive, which is an

Area designated as Zone "J" - 3rd Business District. The 8805 Jones Road A Building is

(Please attach detailed map(s) showing proposed changes)

*a typical Retail  
Strip Center  
Building*

**DOCUMENTATION  
Please provide the following:**

- TRAFFIC IMPACT STUDY
- SITE MAP
- PROPER SIGNATURES
- CORRECT LOT & BLOCK

- INDEX LOCATION ON MAP
- PROPER FILING FEE
- SURVEY MAPS (Metes & Bounds)
- HCAD PROFILE

**FILING FEE - \$775.00 – Plus Publication Fees**

ACCEPTED BY: \_\_\_\_\_

DATE ACCEPTED: \_\_\_\_\_

PLANNING AND ZONING COMMISSION MEETING PACKET FOR APRIL 24, 2018





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

The Planning and Zoning Commission has met in order to review the request of John “Jake” Ashmore, filed on behalf of Jones Road Investments, LLC and Triangular Realty II LLC, requesting a zoning amendment change from District F to District J for the property located at 8805 Jones Road, known as Jones Road Plaza, Tract 1 and Tract 1A, Block 1, in the City of Jersey Village, Texas.

After review and discussion, the Commissioners preliminarily propose that Chapter 14 of the Code of Ordinances of the City of Jersey Village, Texas be amended by authorizing revision of the official zoning map as set out in Section 14-82 so that property located at 8805 Jones Road and 8805 Jones Road #A, and described as Tracts 1 and 1A, Block 1, Jones Road Plaza, shall be changed from Zoning District F (“First Business District”) to Zoning District J (“Third 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 24th day of April 2018.

\_\_\_\_\_  
Debra Mergel, Chairman

**ATTEST:**

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

PLANNING AND ZONING COMMISSION MEETING PACKET FOR APRIL 24, 2018

**EXHIBIT A  
TO THE  
PLANNING AND ZONING  
COMMISSION'S  
PRELIMINARY REPORT  
APRIL 24, 2018**

**PROPOSED ORDINANCE NO. 2018-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 PROPERTY LOCATED AT 8805 JONES ROAD AND 8805 JONES ROAD #A, AND DESCRIBED AS TRACTS 1 AND 1A, BLOCK 1, JONES ROAD PLAZA, SHALL BE CHANGED FROM ZONING DISTRICT F (“FIRST BUSINESS DISTRICT”) TO ZONING DISTRICT J (“THIRD BUSINESS 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 of the property located at 8805 Jones Rd. and 8805 Jones Rd. #A, and described as Tracts 1 and 1A, Block 1, Jones Road Plaza from District F (“First Business District”) to District J (“Third Business 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 property located at 8805 Jones Road and 8805 Jones Road #A, and described as Tracts 1 and 1A, Block 1, Jones Road Plaza is rezoned from District F (“First Business District”) to District J (“Third Business 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

PLANNING AND ZONING COMMISSION MEETING PACKET FOR APRIL 24, 2018

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 \_\_\_\_\_, 2018.

**ATTEST:**

\_\_\_\_\_  
Justin Ray, Mayor

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

PROPOSED

## Sec. 14-105. - Regulations for district F (first business district).

- (a) *Use regulations.* No building or land shall be used and no building shall be erected, moved or altered in district F except for one or more of the following uses:
- (1) Townhouses and patio homes.
  - (2) Banks.
  - (3) Barber and beauty shops.
  - (4) Professional offices and business offices.
  - (5) Educational institutions.
  - (6) Hospitals, clinics and nursing care centers.
  - (7) Churches and other places of worship.
  - (8) Hotels and motels.
  - (9) Public parks and playgrounds, public recreational facilities and community buildings.
  - (10) Municipal and governmental buildings, police stations and fire stations.
  - (11) Parking lots.
  - (12) Gasoline filling stations, provided that all storage tanks for gasoline shall be below the surface of the ground.
  - (13) Restaurants, cafes and cafeterias.
  - (14) Stores and shops for retail sales and personal service shops.
  - (15) Theaters.
  - (16) Water supply reservoirs, filter beds, towers, surface or below surface tanks, artesian wells, water pumping plants and water wells.
  - (17) Garages, public.
  - (18) Accessory uses customarily incident to any of the above uses, provided that such use is not so obnoxious or offensive as to be reasonably calculated to disturb persons of ordinary temper, sensibilities and disposition by reason of vibration, noise, view or the emission of odor, dust, smoke or pollution of any other kind.
  - (19) Golf courses, country clubs, miniature golf courses, and driving ranges.
  - (20) Electric power lines and electric substations, including accessory uses customarily incidental thereto; provided that any such accessory use shall not be so obnoxious or offensive as to be reasonably calculated to disturb persons of ordinary temper, sensibilities and disposition by reason of vibrations, noise, view or the emission of odor, dust, smoke or pollution of any other kind. The height and area, construction, and other regulations provided by this section shall not apply to uses allowed in the subpart.
  - (21) The following uses are permitted in district F with a specific use permit:
    - a. Telephone switching facilities;
    - b. Child day-care operations (licensed child-care centers and school-age program

centers);

c. Car wash facilities.

- (22) Model homes as permitted in district A.
- (23) Grocery store.
- (24) Health club.
- (b) *Height and area regulations.* The heights of buildings, the minimum area of buildings, the minimum lot size and the minimum dimensions of yards upon any lot or parcel of land in district F shall be as follows:
- (1) *Height.* Buildings shall not exceed 56 feet in height except gasoline filling stations shall not exceed one story in height. For townhouse and patio homes, the height and area regulations provided in subsection 14-103(b) shall apply.
  - (2) *Building area.* The building area of each building shall be not less than 1,000 square feet of ground floor area except gasoline filling stations which shall contain not less than 500 square feet of ground floor area. For townhouse and patio homes, the height and area regulations provided in subsection 14-103(b) shall apply.
  - (3) *Location on lot.* For townhouse and patio home lots, the setbacks established in subsection 14-103(b) shall apply. Any nonresidential building or structure erected on a lot abutting district A may not be closer to the boundary line of district A than 50 feet for a single story, 100 feet for a two-story, or 150 feet for a three- or four-story. For nonresidential buildings the setbacks established in subsection 14-88(b) are modified as follows: Buildings or structures shall not be located closer than 25 feet to the front property line, or ten feet to a side lot line or street line or ten feet to a rear lot line.
  - (4) *Lot size.* The minimum lot size as established in Table 14-2 shall apply.
  - (5) *Open area.*
    - a. A minimum of ten percent of total area within the property lines shall be devoted to landscaping. All open unpaved space including, but not limited to, front, side and rear building setback areas shall be planted and landscaped.
    - b. Building fronts. An average of at least ten feet and a minimum of five feet shall be a green area and walkway between the building and parking areas.
- (c) *Construction.* The exterior walls on all buildings shall be masonry or concrete construction with masonry, concrete, wood or metal facia; provided, however, that exterior insulation finish system (EIFS) or other approved synthetic exterior stucco products may be used for exterior walls where no wood, wood by-products or wood compounds are used for sheathing or structural elements and a qualified third party inspection agency inspects and certifies in writing to the city that the installation performed according to the manufacturer's installation instructions.



(Ord. No. 95-04, § 1(303.5), 2-20-95; Ord. No. 97-04, §§ 10—13, 4-21-97; Ord. No. 98-15, § 3, 6-15-98; Ord. No. 99-05, §§ 7, 8, 2-15-99; Ord. No. 99-31, § 10, 11-15-99; Ord. No. 00-41, § 1, 1-18-00; Ord. No. 01-15, § 1, 5-21-01; Ord. No. 02-09, § 2, 4-15-02; Ord. No. 03-04, § 3, 1-20-03; Ord. No. 2006-11, § 1, 2-20-06; Ord. No. 2013-10, § 2, 3-18-13; Ord. No. 2013-45, § 2, 12-16-13; Ord. No. 2014-34, § 1, 10-20-14; Ord. No. 2017-27, § 2, 7-17-17; Ord. No. 2017-29, § 2, 7-17-17)

## Sec. 14-109. - Regulations for district J (third business district).

- (a) *Use regulations.* No building or land shall be used and no building shall be erected, moved or altered in district J except for one or more of the following uses:
- (1) All uses permitted in district F except townhouses and patio homes.
  - (2) Service centers limited to the following uses:
    - a. Assembling.
    - b. Communications.
    - c. Data processing.
    - d. Distribution.
    - e. Food service.
    - f. General administration.
    - g. Jobbing.
    - h. Light storage.
    - i. Nonretail sales.
    - j. Office.
    - k. Professional.
    - l. Research and development.
    - m. Servicing.
    - n. Wholesaling.
    - o. Light manufacturing. The following uses are acceptable under light manufacturing and any other use of a similar kind so long as it does not produce noise, odor, pollution or other features that are no greater or more objectionable to a reasonable person than the following uses:
      1. Precision instrument machining.
      2. Electronic and mechanical assembly.
      3. Sign and architectural graphic manufacturing.
      4. Manufacture of printed material.
    - p. Or combination of such uses.
- (b) *Height and area regulations for district J.*
- (1) *Height.*
    - a. Office buildings shall not exceed four stories with a maximum height of 56 feet, except gasoline filling stations shall not exceed one story in height.
    - b. For service centers, the height of the buildings shall not exceed 16 feet and shall not exceed one story.
    - c. For service centers height shall be measured from the ground finished floor to the

highest point of the roof deck.

- d. Office buildings, education buildings, retail stores, parking garages, hospitals and hotels which exceed four stories in height shall be permitted north of U.S. 290, and west of Jones Road.
- (2) **Building area.** The building area of each building shall not be less than 1,000 square feet of ground floor area except gasoline filling stations which shall contain not less than 500 square feet of ground floor area.
- (3) **Location on lot.** The setbacks established in section 14-88(b) are modified as follows: Buildings or structures shall not be located closer than 25 feet to the front property line, or 25 feet to a side lot line or ten feet to a rear lot line. Buildings and other structures may abut adjacent buildings or other structures at a side lot line, provided that a firewall which complies with current city building codes is erected. Each group of abutting buildings shall be separated on the side by an open space of not less than 25 feet to the next side lot line or side street line.
- (4) **Open area.**
- a. A minimum of ten percent of total area within the property lines shall be devoted to landscaping. All open unpaved space including, but not limited to, front, side and rear building setback areas shall be planted and landscaped.
  - b. Building fronts. An average of at least ten feet and a minimum of five feet shall be a green area and walkway between the building and parking area.
- (c) **Construction.** The exterior walls on all buildings shall be masonry or concrete construction with masonry, concrete, wood or metal facia; provided, however, that exterior insulation finish system (EIFS) or other approved synthetic exterior stucco products may be used for exterior walls where no wood, wood by-products or wood compounds are used for sheathing or structural elements and a qualified third party inspection agency inspects and certifies in writing to the city that the installation performed according to the manufacturer's installation instructions. Service center front elevation shall consist of a minimum of 15 percent glass.
- (d) **Other regulations in district J.**
- (1) **Screening.** Refuse containers or like equipment outside of an enclosed space shall be screened from public view, either from adjacent buildings or adjacent property, both private and public. Such screens shall be permanent and opaque and of wood, metal or masonry material and shall be at least as high as the screened object, and in no case shall be less than six feet in height.
  - (2) **Outside storage.** There shall be no outside storage except as permitted under subsection (d)(1) of this section of these J district provisions.

(Ord. No. 95-04, § 1(303.9), 2-20-95; Ord. No. 97-04, § 17, 4-21-97; Ord. No. 99-31, § 13, 11-15-99; Ord. No. 01-15, § 3, 5-21-01; Ord. No. 01-30, §§ 6, 9, 10-15-01)



HARRIS COUNTY APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
**1247150010001**

Tax Year: 2018



Owner and Property Information									
Owner Name & Mailing Address: <b>JONES ROAD INVSMTS LLC 12611 JONES RD STE 200 HOUSTON TX 77070-4807</b>					Legal Description: <b>TR 1 BLK 1 JONES ROAD PLAZA</b>				
					Property Address: <b>8805 JONES RD HOUSTON TX 77065</b>				
State Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Map Facet	Key Map®
F1 -- Real, Commercial	8000 -- Land Neighborhood General Assignment	B	0	189,494 SF	54,900	54,892	9153.02	4863D	409F

Value Status Information	
Value Status	Shared CAD
All Values Pending	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2017 Rate	2018 Rate
<b>None</b>	004	CYPRESS-FAIRBANKS ISD	Pending	Pending	1.440000	
	040	HARRIS COUNTY	Pending	Pending	0.418010	
	041	HARRIS CO FLOOD CNTRL	Pending	Pending	0.028310	
	042	PORT OF HOUSTON AUTHY	Pending	Pending	0.012560	
	043	HARRIS CO HOSP DIST	Pending	Pending	0.171100	
	044	HARRIS CO EDUC DEPT	Pending	Pending	0.005195	
	045	LONE STAR COLLEGE SYS	Pending	Pending	0.107800	
	070	JERSEY VILLAGE	Pending	Pending	0.742500	

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

Valuations					
Value as of January 1, 2017			Value as of January 1, 2018		
	Market	Appraised		Market	Appraised
Land	1,136,964		Land		
Improvement	2,363,036		Improvement		
Total	3,500,000	3,500,000	Total	Pending	Pending

Land												
Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	8000 -- Land Neighborhood General Assignment	4394	SF	25,295	1.00	1.00	1.00	--	1.00	Pending	Pending	Pending
2	8000 -- Land Neighborhood General Assignment	4394	SF	164,199	1.00	1.00	1.00	--	1.00	Pending	Pending	Pending

Building						
Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	2004	Service Center Warehouse	Shell, Industrial	Average	9,300	Displayed
2	2004	Service Center Warehouse	Shell, Industrial	Average	11,400	<a href="#">View</a>
3	2004	Service Center Warehouse	Shell, Industrial	Average	11,400	<a href="#">View</a>
4	2004	Service Center Warehouse	Shell, Industrial	Average	11,400	<a href="#">View</a>
5	2004	Service Center Warehouse	Shell, Industrial	Average	11,400	<a href="#">View</a>

PLANNING AND ZONING COMMISSION MEETING PACKET FOR APRIL 24, 2018

Building Details (1)

Building Data	
Element	Detail
Sprinkler Type	Wet
Exterior Wall	Br / Concr Block
Construction Type	Steel, Light
Physical Condition	Avg/Normal
Functional Utility	Avg/Normal
Partition Type	Normal
Heating Type	Hot Air
Cooling Type	Central / Forced
Plumbing Type	Adequate
Economic Obsolescence	Normal
Element	Units
Interior Finish Percent	100
Wall Height	12
Store Front: Metal	1
Office Warehouse Ratio	0.21

Building Areas	
Description	Area
BASE AREA PRI	9,300
CNPY ROOF W/ SLAB -C	1,240

Extra Features

Line	Description	Quality	Condition	Units	Year Bult
1	Enclosure, Retail	Average	Average	1,200.00	2007
2	Enclosure, Office	Average	Average	2,500.00	2006
3	Enclosure, Office	Average	Average	2,500.00	2006
4	Enclosure, Office	Average	Average	2,500.00	2006
5	Enclosure, Office	Average	Average	2,500.00	2006
6	Paving - Heavy Concrete	Average	Average	106,000.00	2004
7	CANOPY ROOF AND SLAB	Average	Average	3,200.00	2004
8	CANOPY ROOF AND SLAB	Average	Average	1,240.00	2004
9	Enclosure, Office	Average	Average	340.00	2012



HARRIS COUNTY APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
**1247150010002**

Tax Year: 2018



Owner and Property Information									
Owner Name & Mailing Address:					Legal Description:				
<b>TRIANGULAR REALTY II LLC</b>					<b>TR 1A BLK 1</b>				
<b>5333 NAVARRO ST</b>					<b>JONES ROAD PLAZA</b>				
<b>HOUSTON TX 77056-6230</b>					Property Address:				
					<b>8805 JONES RD # A</b>				
					<b>HOUSTON TX 77065</b>				
State Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Map Facet	Key Map®
F1 -- Real, Commercial	8000 -- Land Neighborhood General Assignment	B	A	25,295 SF	9,500	9,500	9153.02	4863D	409F

Value Status Information	
Value Status	Shared CAD
All Values Pending	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2017 Rate	2018 Rate
<b>None</b>	004	CYPRESS-FAIRBANKS ISD	Pending	Pending	1.440000	
	040	HARRIS COUNTY	Pending	Pending	0.418010	
	041	HARRIS CO FLOOD CNTRL	Pending	Pending	0.028310	
	042	PORT OF HOUSTON AUTHY	Pending	Pending	0.012560	
	043	HARRIS CO HOSP DIST	Pending	Pending	0.171100	
	044	HARRIS CO EDUC DEPT	Pending	Pending	0.005195	
	045	LONE STAR COLLEGE SYS	Pending	Pending	0.107800	
	070	JERSEY VILLAGE	Pending	Pending	0.742500	

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Valuations			
Value as of January 1, 2017		Value as of January 1, 2018	
	Market	Appraised	
Land	303,540		Land
Improvement	820,083		Improvement
Total	1,123,623	1,123,623	Total
			Pending
			Pending

Land												
Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	8000 -- Land Neighborhood General Assignment	4344	SF	25,295	1.00	1.00	1.00	--	1.00	Pending	Pending	Pending

Building						
Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	2004	Strip Shopping Center	Neighborhood Shopping Ctr	Good	9,500	Displayed

Building Details (1)

Building Data	
Element	Detail
Construction Type	Steel, Light
Cooling Type	Central / Forced
Functional Utility	Avg/Normal

Building Areas	
Description	Area
BASE AREA PRI	9,500

PLANNING AND ZONING COMMISSION MEETING PACKET FOR APRIL 24, 2018

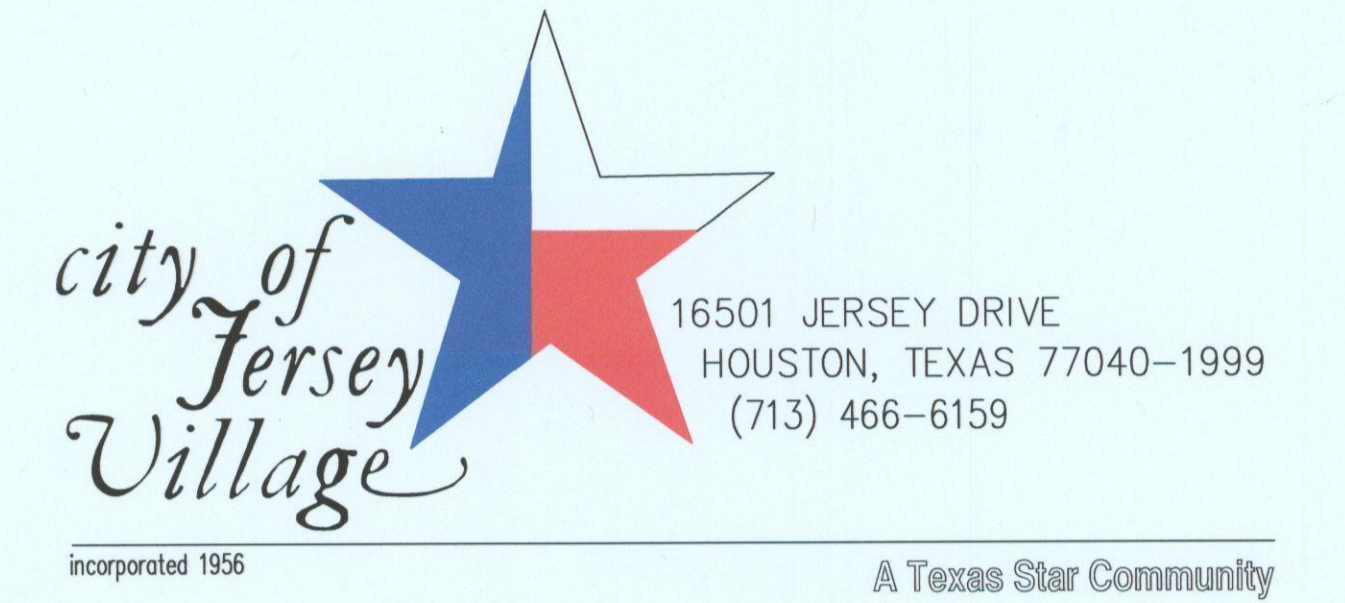
Partition Type	Normal
Physical Condition	Avg/Normal
Plumbing Type	Adequate
Sprinkler Type	Wet
Exterior Wall	Br / Concr Block
Economic Obsolescence	Normal
Element	Units
Store Front: Metal	1
Wall Height	12
Office Warehouse Ratio	100
Interior Finish Percent	100

**Extra Features**

Line	Description	Quality	Condition	Units	Year Bult
1	Paving - Heavy Concrete	Average	Average	10,000.00	2005
2	CANOPY ROOF AND SLAB	Average	Average	1,240.00	2005



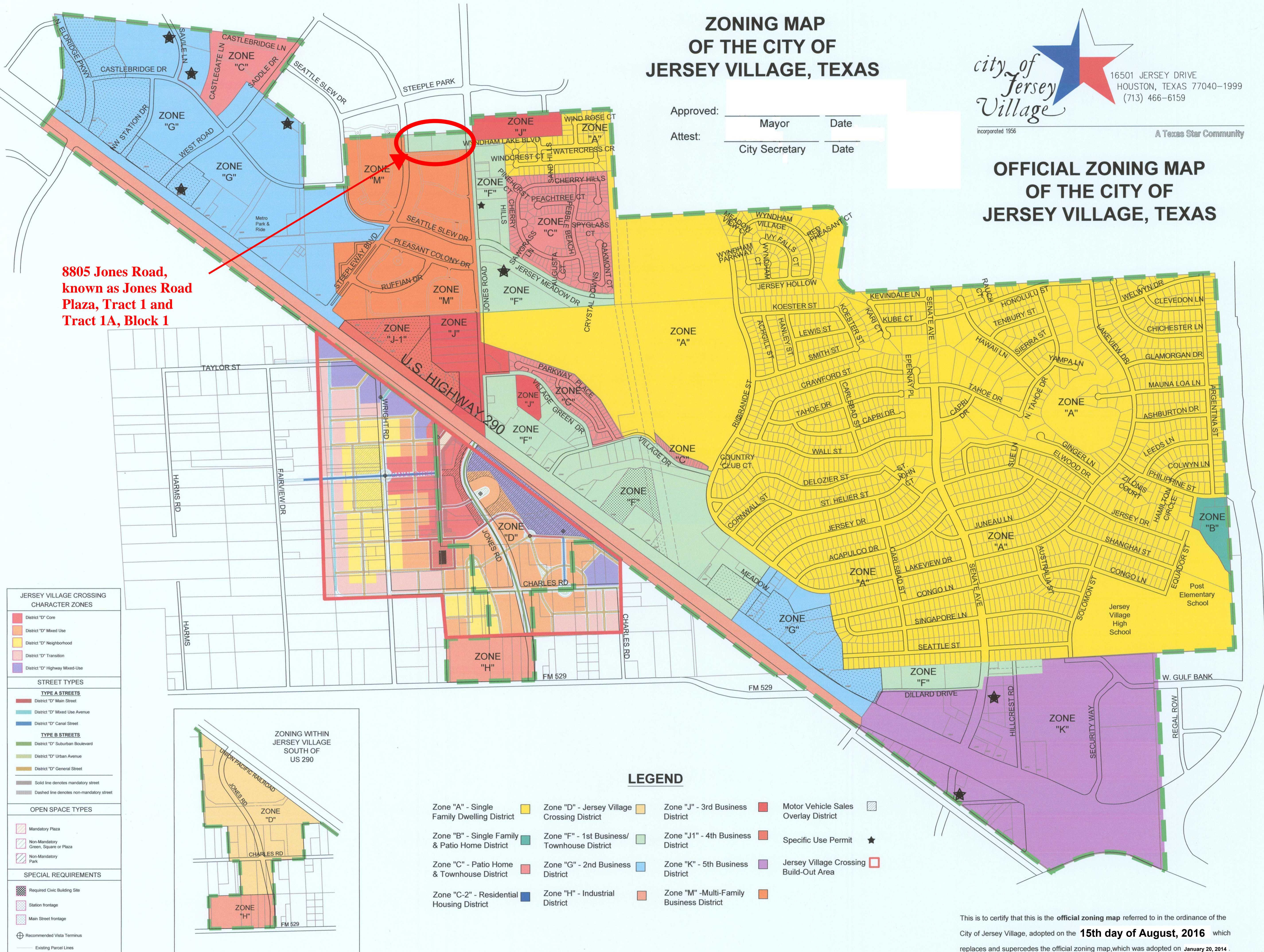
# ZONING MAP OF THE CITY OF JERSEY VILLAGE, TEXAS



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

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

**8805 Jones Road,  
known as Jones Road  
Plaza, Tract 1 and  
Tract 1A, Block 1**



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

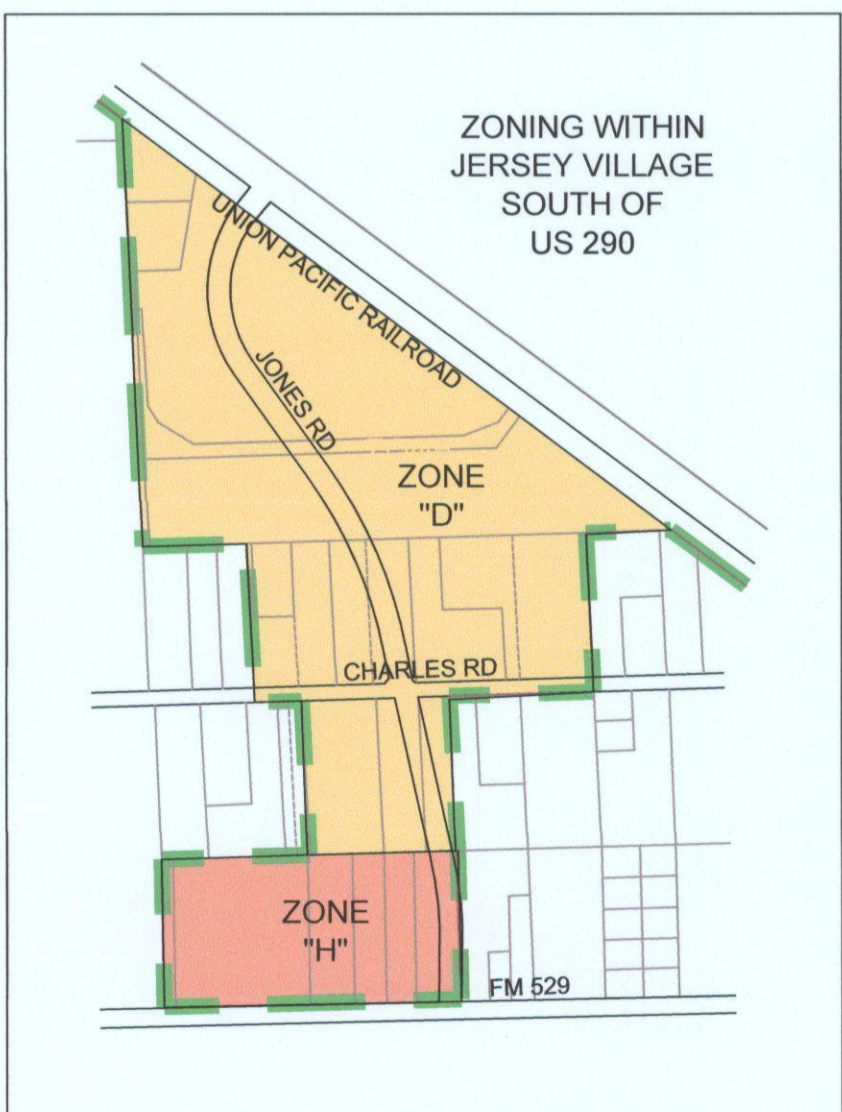
STREET TYPES	
<b>TYPE A STREETS</b>	
[Red Line]	District "D" Main Street
[Orange Line]	District "D" Mixed Use Avenue
[Blue Line]	District "D" Canal Street
<b>TYPE B STREETS</b>	
[Green Line]	District "D" Suburban Boulevard
[Yellow Line]	District "D" Urban Avenue
[Brown Line]	District "D" General Street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

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

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



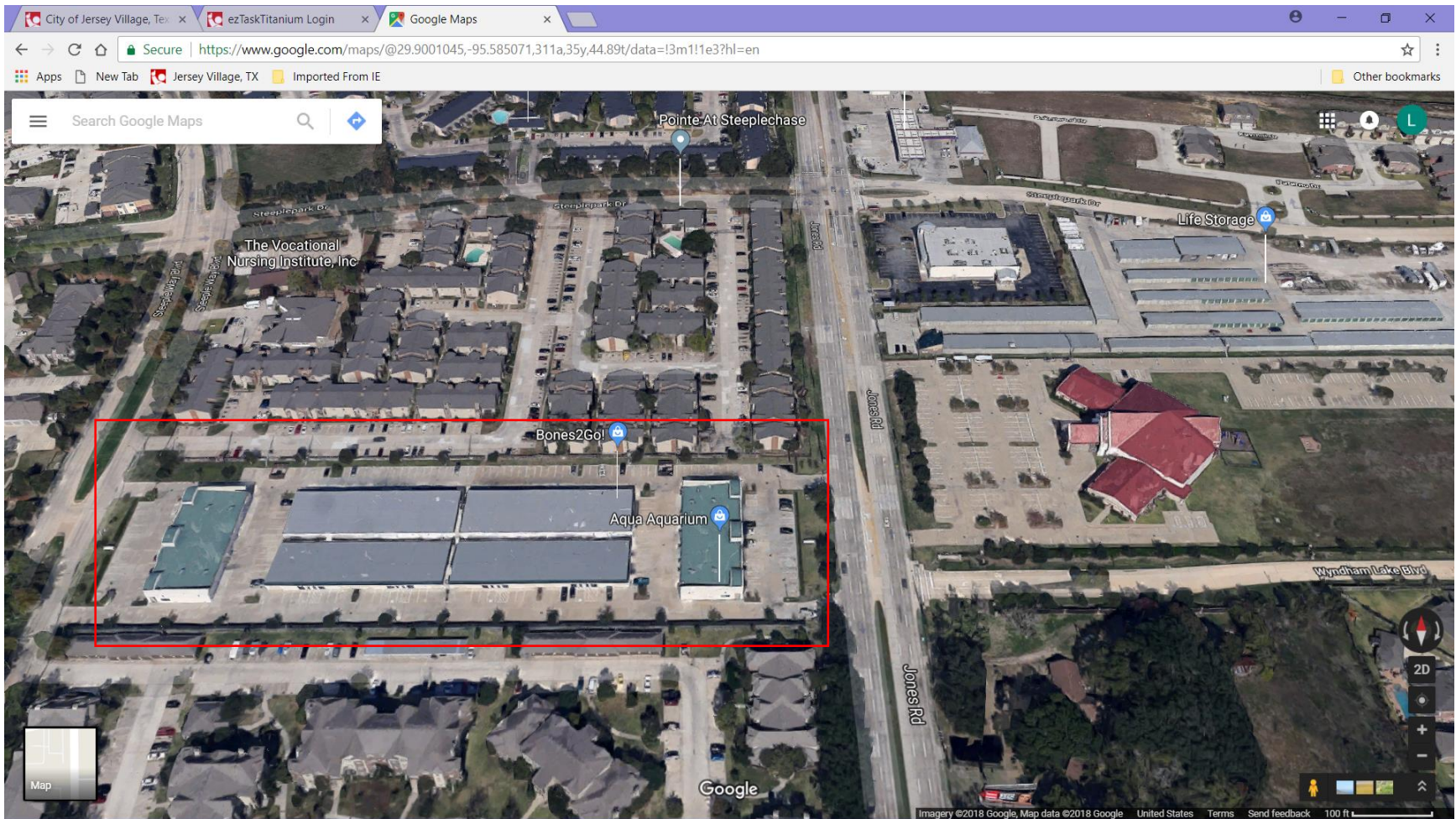
### LEGEND

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

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

PLANNING AND ZONING COMMISSION MEETING PACKET FOR APRIL 24, 2018





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

**AGENDA DATE:** April 24, 2018

**AGENDA ITEM:** D

**AGENDA SUBJECT:** Discuss and take appropriate action concerning the annual review of the City's progress in implementing the Comprehensive Plan and prepare the 2018 Annual Progress Report for submittal and presentation to the City Council on May 14, 2018.

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

**Date Submitted:** April 18, 2018

**EXHIBITS:** [Implementation Matrix](#) - Dashboard - April 2018

[Proposed 2018 Annual Progress Report](#)

[EX A](#) - Staff Update Report for FY 2017-2018

[EX B](#) - Proposed Comprehensive Plan Activities for FY 2018-2019

[EX C](#) - Demographic Data

**BACKGROUND INFORMATION:**

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

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

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

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

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

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

The time frames are as follows:

**SHORT-TERM RECOMMENDATIONS:**

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

**MID-TERM RECOMMENDATIONS:**

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

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

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

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

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

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

Accordingly, it is expected that these recommended projects will be implemented in the coming years and will affect the City's ability to take on other projects listed in the Comprehensive Plan. However, for budget year 2018-2019, Staff has proposed several projects that may be doable. This list is included in the meeting packet.

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

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

**RECOMMENDED ACTION:**

Discuss and take appropriate action concerning the annual review of the City's progress in implementing the Comprehensive Plan and prepare the 2018 Annual Progress Report for submittal and presentation to the City Council on May 14, 2018.

### Future Land Use Recommendations

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



## Transportation & Circulation Recommendations

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

### Economic Development Recommendations

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

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

### Community Character Recommendations

DESCRIPTION	SHORT TERM	MID TERM	LONG TERM /ON GOING	BUDGET	Assigned To	Due Date	Completed Date	Completed Notes
Prepare a landscape master plan for the design of City corridors and entrances with a consistent, identifiable character.				\$		Feb-18	18-Feb	Approved by Council
Incorporate City logo into entrance sign designs.				\$	Austin/Jason	FY21		
Design and implement Hwy 290 gateways according to TxDOT standards to highlight the entrance to the City.				\$\$	Kevin/Jason	FY22		
Explore strategic public/private partnerships with local businesses to encourage beautification efforts of their properties.				\$	Austin	Jun-18		
Review code enforcement procedures for their effectiveness, and make necessary changes.					Gordon	Jun-18		
Prepare a visual assessment survey of City corridors to identify problem areas that negatively impact community character and identify remedies/action plans available to address concerns.				\$	Gordon	FY19		
Partner with Trees for Houston or other organizations that can provide assistance in planting trees.				\$	Jason	FY19		
Consider a more stringent tree preservation ordinance to protect existing tree resources.				\$	P&Z	Dec-19		
Promote increase canopy along streets, parks, and open spaces.				\$\$		FY22		
Conduct a branding study to reinforce the City's community character and marketing approach.				\$	Austin	Feb-18	18-Feb	Approved by Council
Explore potential logo application to proposed city entrance signage.				\$\$	Austin	Feb-18	18-Feb	Approved by Council
Educate citizens on code enforcement requirements. Communicate status reporting of violations and corrections to the community.				\$	Gordon	Ongoing		
Information shared could be related to general types of violations, clearance rates, average time to contact, etc.				\$	Gordon	Ongoing		
Conduct a wayfinding signage master plan to explore potential thematic signs unique to the City to include street signs, directional, and facility signs.				\$	Austin	Feb-18	18-Feb	Approved by Council

Community Facilities Recommendations								
DESCRIPTION	SHORT TERM	MID TERM	LONG TERM /ON GOING	BUDGET	Assigned To	Due Date	Completed Date	Completed Notes
Conduct a comprehensive study to evaluate, upgrade or replace all city facilities where employees work, with an emphasis on city hall, to bring them to a standard of quality that is appropriate for the community.				\$\$\$	Council opted to not conduct this study in Summer of 2017.			
Update and maintain existing public facilities to maximize usefulness, before constructing newer facilities.				\$\$-\$\$\$	Facilities Manager	Ongoing		
Develop a long-term maintenance program to ensure adequate maintenance of existing and proposed facilities.				\$	Facilities Manager	May-18		
Promote and improve Golf Course facilities and operations.				\$	Matt Jones	December-18		



## CITY OF JERSEY VILLAGE PLANNING & ZONING COMMISSION 2018 ANNUAL COMPREHENSIVE PLAN PROGRESS REPORT

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

On April 24, 2018, the Planning and Zoning Commission conducted the 2018 annual review of the Comprehensive Plan and reports the following:

**The City's Progress in implementing the Plan:** In determining Plan's implementation progress, the Commission reviewed the Implementation Matrix. This matrix outlines the Plan's priority and general recommendations, along with budget assumptions, and suggested time frames for completing action items. The review produced a list of the progress made by the City on several action items undertaken during budget year 2017-2018. The list is attached to and made a part of this report as "Exhibit A."

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

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

The Commission finds that it is expected that these recommended projects may be implemented in the coming years and will affect the City's ability to take on other projects listed in the Comprehensive Plan. Nonetheless, for budget year 2018-2019, the Commission recommends that the projects detailed in attached "Exhibit B" be considered as action items for budget year 2018-2019.

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

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

Respectfully submitted, this 24th day of April 2018.

ATTEST:

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Debra Mergel, Chairman

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Lorri Coody, City Secretary

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**CITY OF JERSEY VILLAGE  
MEMORANDUM**

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**TO:** AUSTIN BLEESS, CITY MANAGER  
**FROM:** KEVIN T. HAGERICH, DIRECTOR OF PUBLIC WORKS  
**SUBJECT:** STAFF UPDATE REPORT FOR FY 2017-2018  
**DATE:** APRIL 12, 2018

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

**Future Land Use Recommendations**

Description: Promote aesthetically pleasing designs for retail and commercial land uses that are located at major intersections as destinations in their own right, but also as corridor framing uses.

Status: The Gateway and Wayfinding Master Plan provided aesthetic designs for the community. This has been communicated to all businesses and commercial land owners within the city in March of 2018.

Description: Establish a zoning overlay district for the Highway 290 corridor.

Status: Tentative completion date of August 2018.

Description: Conduct a full cost of service and revenue generation analysis for annexation of the extraterritorial jurisdiction (ETJ).

Status: In Progress. Tentative completion date of May 2018.

**Transportation & Circulation Recommendations**

Description: Conduct a corridor pedestrian mobility study to identify specific corridor deficiencies and prioritize potential improvements.

Status: A map of the city has been completed showing all sidewalks, and where they are lacking. This will be addressed during the upcoming FY19 budget cycle.

Description: Prioritize sidewalk improvement areas based upon propensity to generate pedestrian traffic, with safe routes to schools and safe routes to transit of highest priority.

Status: A map of the city has been completed showing all sidewalks, and where they are lacking. This will be addressed during the upcoming FY19 budget cycle.

**Economic Development Recommendations**

Description: Establish a 380 grant program to reimburse a portion of the costs associated with updating building facades and landscaping to new standards.

Status: Chapter 380 guidelines have been established and approved by the Council in June 2017.

Description: Consider the creation of a Tax Increment Reinvestment Zone (TIRZ) as a financing mechanism for upgraded public improvements in partnership with redeveloping properties.

Status: A TIRZ was created for Jersey Village Crossing in July 2017.



Description: Encourage development of desired office, retail, service, and entertainment venues through the use of tax abatement, TIRZ, or 380 agreements.

Status: This is underway as the City is actively recruiting developers for the Jersey Village Crossing. We are also making owners of retail and office space aware of our incentives to aid in their attraction of new tenants.

Description: Develop and implement an expanded Marketing Plan for the Jersey Meadow Golf Course.

Status: Marketing plan has been completed. Some aspects have been implemented, other pieces are pending due to the clubhouse discussions.

Description: Assemble a package detailing the Jersey Village development process and available incentives.

Status: This is in progress. Austin and Christian are working on this.

**Parks, Recreation & Open Space Recommendations**

Description: Explore potential environmental education programs with CFISD centered around the bayous and water quality.

Status: Education regarding bayous and water quality is distributed through the City’s ongoing MS4 program as required by the TCEQ.

**Community Character Recommendations**

Description: Prepare a landscape master plan for the design of City corridors and entrances with a consistent, identifiable character.

Status: This was completed and approved by the Council in February 2018.

Description: Explore strategic public/private partnerships with local businesses to encourage beautification efforts of their properties.

Status: We are encouraging efforts to achieve this.

Description: Review code enforcement procedures for their effectiveness, and make necessary changes.

Status: Ongoing

Description: Educate citizens on code enforcement requirements. Communicate status reporting of violations and corrections to the community.

Status: Code Corner is a regular part of the JV Star. We are also putting that information out via social media monthly.

Description: Information shared could be related to general types of violations, clearance rates, average time to contact, etc.

Status: This is a part of the City Council packet every month. We are also looking at other ways to communicate this out. Highlights are published on social media.

Description: Conduct a wayfinding signage master plan to explore potential thematic signs unique to the City to include street signs, directional, and facility signs.

Status: This was completed and approved by the Council in February 2018.

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**CITY OF JERSEY VILLAGE  
MEMORANDUM**

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**TO:** AUSTIN BLEESS, CITY MANAGER  
**FROM:** KEVIN T. HAGERICH, DIRECTOR OF PUBLIC WORKS  
**SUBJECT:** PROPOSED COMPREHENSIVE PLAN ACTIVITIES FOR FY2019  
**DATE:** APRIL 12, 2018

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**PROPOSED PROJECTS FOR FY19**

**Future Land Use Regulations:**

- Review existing development codes to identify incompatibility with the vision and desired uses (higher quality restaurants, services, and entertainment).

**Transportation & Circulation Recommendations**

- Explore TxDOT funding opportunities for multi-modal transportation alternatives.
- Perform analysis to determine viability of Jersey Meadows extension.
- Prioritize sidewalk improvement areas based upon propensity to generate pedestrian traffic, with safe routes to schools and safe routes to transit of highest priority.

**Parks and Recreation:**

- Update the 2007 parks and open space master plan, and include a trails master plan to recommend potential trail routes and expansion with potential funding options.

**Community Character Recommendations**

- Prepare a visual assessment survey of City corridors to identify problem areas that negatively impact community character and identify remedies/action plans available to address concerns.
- Partner with Trees for Houston or other organizations that can provide assistance in planting trees.
- Consider a more stringent tree preservation ordinance to protect existing tree resources.

Population					
Year	Jersey Village		Compound Annual Growth Rate	Harris County	
	Population	Percent Change		Population	Percent Change
1980	966	-	7.1%	2,409,547	-
1990	4,826	399.6%		2,818,199	17.0%
2000	6,880	42.6%		3,400,578	20.7%
2010	7,620	10.8%		4,092,459	20.3%
*Est. 2012	7,785	2.2%	-	4,253,963	3.9%
*Est. 2015	7,877	1.2%		4,538,028	6.7%
**Est. 2016	7,871	-0.1%		4,617,041	1.7%
<i>Source: U.S. Census 1980, 1990, 2000, 2010; *Source: Census estimat, ** ACS 5-Year Populaton Estimate</i>					
Age Distribution					
Age Group	2000		2010		Difference
	Number	Percent	Number	Percent	Percent
Young (0-14)	1,209	17.57%	1,121	14.71%	-2.86%
High School (15-19)	464	6.74%	427	5.60%	-1.14%
College, New Family (20-24)	446	6.48%	544	7.14%	0.66%
Prime Labor Force (25-44)	2,175	31.61%	1,986	26.06%	-5.55%
Older Labor Force (45-64)	2,063	29.99%	2,424	31.81%	1.83%
Elderly (65+)	523	7.60%	1,118	14.67%	7.07%
Total	6,880	100.00%	7,620	100.00%	-
Median age	37.8		41.8		
<i>Source: U.S. Census 2000, 2010</i>					
Census Bureau does not estimate these numbers					

Jersey Village - 2016 Est.					
Male			Female		
Age	Population	Percent	Age	Population	Percent
Under 5 years	74	1.9%	Under 5 years	196	4.9%
5 to 9 years	279	7.2%	5 to 9 years	120	3.0%
10 to 14 years	163	4.2%	10 to 14 years	172	4.3%
15 to 19 years	112	2.9%	15 to 19 years	264	6.6%
20 to 24 years	294	7.6%	20 to 24 years	132	3.3%
25 to 29 years	321	8.3%	25 to 29 years	420	10.5%
30 to 34 years	391	10.1%	30 to 34 years	132	3.3%
35 to 39 years	166	4.3%	35 to 39 years	292	7.3%
40 to 44 years	190	4.9%	40 to 44 years	292	7.3%
45 to 49 years	244	6.3%	45 to 49 years	140	3.5%
50 to 54 years	255	6.6%	50 to 54 years	208	5.2%
55 to 59 years	457	11.8%	55 to 59 years	476	11.9%
60 to 64 years	275	7.1%	60 to 64 years	340	8.5%
65 to 69 years	209	5.4%	65 to 69 years	300	7.5%
70 to 74 years	170	4.4%	70 to 74 years	264	6.6%
75 to 79 years	104	2.7%	75 to 79 years	124	3.1%
80 to 84 years	97	2.5%	80 to 84 years	80	2.0%
85+ years	74	1.9%	85+ years	44	1.1%
Race/Ethnicity	2000		2010		Percentage Difference
	Number	Percent	Number	Percent	
Caucasian	5,960	86.6%	5,813	76.3%	-10.3%
African-American	280	4.1%	631	8.3%	4.2%
American Indian & Alaska Native	15	0.2%	29	0.4%	0.2%
Asian	350	5.1%	663	8.7%	3.6%
Hawaiian & Other Pacific Islander	4	0.1%	0	0.0%	-0.1%
Some Other Race	167	2.4%	320	4.2%	1.8%
Two or More Races	104	1.5%	164	2.2%	0.6%
Total	6,880	-	7,620	-	-
Hispanic Origin	499	7.3%	1,109	14.6%	7.3%
Source: U.S. Census 2000, 2010					
Census Bureau does not estimate these numbers					

Household Type	2000		2010		Percentage Difference	2015		2016	
	Number	Percent	Number	Percent		Number	Percent	Number	Percent
Family Households	1,943	68.4%	2,134	63.2%	-5.26%	1,882	59.7%	2,092	58.8%
With Own Children Under 18 Years	825	29.0%	764	22.6%	-6.44%	555	17.6%	623	17.5%
Married Couple Family	1,693	59.6%	1,766	52.3%	-7.35%	1,573	49.9%	1,751	49.2%
With Own Children Under 18 years	669	23.6%	570	16.9%	-6.69%		N/R		N/R
Female Householder, No Husband Present	176	6.2%	268	7.9%	1.73%	195	6.2%	192	5.4%
With Own Children Und	116	4.1%	148	4.4%	0.30%		N/R		N/R
Non-Family Households	897	31.6%	1,245	36.8%	5.26%	1,271	40.3%	1,466	41.2%
Householder Living Alone	704	24.8%	1,069	31.6%	6.85%	1,129	35.8%	1,338	37.6%
65 Years and Over	72	2.5%	299	8.8%	6.31%	363	11.5%	416	11.7%
Total Households	2,840		3,379			3,153		3,558	
Average Household Size	2.42		2.25			Not Estimated		Not Estimated	
<i>Source: U.S. Census 2000, 2010, 2015 Estimate. 2016 Estimate</i>									

Household Income

Income Level	1999		2012		Percentage Difference	2015		Percentage Difference	2016		Percentage Difference
	Number	Percent	Number	Percent		Number	Percent		Number	Percent	
Less than \$10,000	68	2.4%	78	2.4%	0.0%	149	4.2%	1.9%	128	3.6%	-0.6%
\$10,000 to \$14,999	84	2.9%	111	3.4%	0.4%	123	3.5%	0.1%	137	3.9%	0.3%
\$15,000 to \$24,999	173	6.0%	264	8.0%	1.9%	290	8.3%	0.3%	254	7.1%	-1.1%
\$25,000 to \$34,999	241	8.4%	223	6.7%	-1.7%	211	6.0%	-0.7%	165	4.6%	-1.4%
\$35,000 to \$49,999	407	14.2%	373	11.3%	-2.9%	581	16.5%	5.3%	622	17.5%	0.9%
\$50,000 to \$74,999	603	21.0%	709	21.4%	0.4%	699	19.9%	-1.5%	716	20.1%	0.2%
\$75,000 to \$99,999	473	16.5%	528	15.9%	-0.5%	421	12.0%	-4.0%	383	10.8%	-1.2%
\$100,000 to \$149,999	493	17.2%	440	13.3%	-3.9%	314	8.9%	-4.3%	421	11.8%	2.9%
\$150,000 to \$199,999	219	7.6%	329	9.9%	2.3%	269	7.7%	-2.3%	264	7.4%	-0.2%
\$200,000 or more	108	3.8%	257	7.8%	4.0%	456	13.0%	5.2%	468	13.2%	0.2%
<b>Total Households</b>	<b>2,869</b>	<b>100.0%</b>	<b>3,312</b>	<b>100.0%</b>	<b>-</b>	<b>3,513</b>	<b>100.0%</b>		<b>3,558</b>	<b>100.0%</b>	
<b>Median Household Income (Dollars)</b>	<b>\$68,431.00</b>		<b>\$93,430.00</b>		<b>\$24,999.00</b>	<b>\$65,280.00</b>			<b>\$65,345.00</b>		
<p><i>Source: U.S. Census 2000; 2008-2012 American Community Survey 5-Year Estimates, *Bureau of Labor Statistics Website, Inflation Calculator link, \$1.00 in 1999 was worth \$1.38 in 2012 and worth \$1.42 in 2015, and \$1.44 in 2016.</i></p>											

Housing Types

Units in Structure	2000				2012			
	Jersey Village		Texas		Jersey Village		Texas	
Total housing units	3,087		8,123,262		3,548		9,961,513	
1-unit, detached	1,754	56.8%	5,171,892	63.7%	1,932	54.5%	6,542,607	65.7%
1-unit, attached	34	1.1%	249,018	3.1%	42	1.2%	263,514	2.6%
2 units	21	0.7%	170,679	2.1%	32	0.9%	198,542	2.0%
3 or 4 units	119	3.9%	272,988	3.4%	72	2.0%	314,623	3.2%
5 to 9 units	199	6.4%	356,073	4.4%	288	8.1%	485,357	4.9%
10 to 19 units	401	13.0%	351,859	4.3%	604	17.0%	642,531	6.5%
20 or more units	550	17.8%	819,101	10.1%	565	15.9%	760,009	7.6%
Mobile home	9	0.3%	731,652	9.0%	13	0.4%	754,330	7.6%

2015				2016			
Jersey Village		Texas		Jersey Village		Texas	
3,722		10,305,607		3,808		10,441,643	
2,167	58.2%	6,729,990	65.3%	2,146	56.4%	6,814,608	65.3%
47	1.3%	276,365	2.7%	66	1.7%	280,210	2.7%
0	0.0%	198,621	1.9%	0	0.0%	198,910	1.9%
102	2.7%	333,227	3.2%	141	3.7%	337,978	3.2%
363	9.8%	499,237	4.8%	459	12.1%	502,562	4.8%
461	12.4%	651,199	6.3%	425	11.2%	661,573	6.3%
575	15.4%	839,106	8.1%	562	14.8%	866,780	8.3%
7	0.2%	761,116	7.4%	9	0.2%	762,848	7.3%



House Values (Owner-Occupied)	2012				2015				2016			
	Jersey Village		Texas		Jersey Village		Texas		Jersey Village		Texas	
Owner-Occupied Units	1,870		5,609,007		2,028		5,693,770		1,987		5,747,458	
Less than \$50,000	0	0.0%	696,888	12.4%	8	0.4%	674,508	11.8%	11	0.6%	651,147	11.3%
\$50,000 to \$99,999	66	3.5%	1,361,239	24.3%	55	2.7%	1,296,992	22.8%	40	2.0%	1,241,499	21.6%
\$100,000 to \$149,999	231	12.4%	1,238,795	22.1%	277	13.7%	1,175,058	20.6%	211	10.6%	1,133,895	19.7%
\$150,000 to \$199,999	719	38.4%	895,978	16.0%	619	30.5%	907,977	15.9%	604	30.4%	917,067	16.0%
\$200,000 to \$299,999	678	36.3%	758,661	13.5%	770	38.0%	839,526	14.7%	739	37.2%	896,804	15.6%
\$300,000 to \$499,999	162	8.7%	436,502	7.8%	237	11.7%	531,883	9.3%	298	15.0%	603,389	10.5%
\$500,000 to \$999,999	14	0.7%	167,999	3.0%	41	2.0%	206,852	3.6%	64	3.2%	235,890	4.1%
\$1,000,000 or more	0	0.0%	52,945	0.9%	21	1.0%	60,974	1.1%	20	1.0%	67,767	1.2%
Median (dollars)	194,300		128,000		205,300		136,000		216,600		142,700	

Source: U.S. Census 2000, 2008-2012 American Community Survey 5-Year Estimates, 2015 Estimates

Year House Constructed				
	2105		2016	
<b>Total Housing Units</b>	<b>3,772</b>	<b>-</b>	<b>3,808</b>	<b>-</b>
2014 or Later	0	0.0%	9	0.2%
2010 to 2013	48	1.3%	58	1.5%
2000 to 2009	667	17.7%	686	18.0%
1990 to 1999	1,022	27.1%	1,105	29.0%
1980 to 1989	696	18.5%	732	19.2%
1970 to 1979	1,030	27.3%	866	22.7%
1960 to 1969	157	4.2%	199	5.2%
1950 to 1959	88	2.3%	111	2.9%
1940 to 1949	14	0.4%	33	0.9%
1939 or earlier	0	0.0%	9	0.2%
<i>Source: Census 2015 Estimate, 2016 Estimates</i>				

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

Educational Attainment	2000		2012		2015		2016	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Population 25 years and over	4,840		5,776		5,994		6,065	
No High School	85	1.8%	53	0.9%	100	1.7%	114	1.9%
Some High School	278	5.7%	218	3.8%	215	3.6%	216	3.6%
High School Graduate	759	15.7%	1,244	21.5%	1,376	23.0%	1,426	23.5%
Some College	1,303	26.9%	1,607	27.8%	1,426	23.8%	1,522	25.1%
Associate's	304	6.3%	346	6.0%	575	9.6%	465	7.7%
Bachelor's	1,408	29.1%	1,385	24.0%	1,386	23.1%	1,460	24.1%
Graduate	703	14.5%	923	16.0%	916	15.3%	862	14.2%
Percent High School Graduate or Higher	92.5%		95.3%		94.7%		94.6%	
Percent Bachelor's Degree or Higher	43.6%		40.0%		38.4%		38.3%	
<i>Source: 2000 Census, 2008-2012 American Community Survey 5-Year Estimates, 2015 Census Estimate, 2016 Estimate</i>								

Employment Industry	2000		2012		2015		2016	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	136	3.3%	189	4.5%	256	6.0%	302	7.4%
Construction	205	4.9%	398	9.4%	313	7.3%	380	9.3%
Manufacturing	504	12.0%	660	15.5%	518	12.1%	463	11.4%
Wholesale trade	425	10.2%	152	3.6%	300	7.0%	260	6.4%
Retail trade	454	10.9%	402	9.5%	335	7.8%	356	8.7%
Transportation and warehousing, and utilities	275	6.6%	178	4.2%	197	4.6%	178	4.4%
Information	158	3.8%	151	3.6%	132	3.1%	10	0.2%
Finance and insurance, and real estate and rental and leasing	304	7.3%	396	9.3%	316	7.4%	328	8.1%
Professional, scientific, and management, and administrative and waste management services	590	14.1%	515	12.1%	561	13.1%	504	12.4%
Educational services, and health care and social assistance	750	17.9%	763	18.0%	767	18.0%	727	17.9%
Arts, entertainment, and recreation, and accommodation and food services	136	3.3%	221	5.2%	368	8.6%	307	7.5%
Other services, except public administration	95	2.3%	75	1.8%	142	3.3%	186	4.6%
Public administration	151	3.6%	147	3.5%	63	1.5%	70	1.7%
<b>Total Employment:</b>	<b>4,183</b>	<b>100.0%</b>	<b>4,247</b>	<b>100.0%</b>	<b>4,268</b>	<b>100.0%</b>	<b>4,071</b>	<b>100.0%</b>
<i>Source: 2000 Census; 2008-2012 American Community Survey 5-Year Estimates; 2015 Census Estimate, 2016 Census Estimate</i>								

Occupation	2000				2012			
	Jersey Village		Texas		Jersey Village		Texas	
Civilian employed ages 16 and over	4,183		9,234,372		4,247		11,440,956	
Management, business, science, and arts occupations	2,205	52.7%	3,078,757	33.3%	2,128	50.1%	3,919,380	34.3%
Service occupations	317	7.6%	1,351,270	14.6%	339	8.0%	2,003,418	17.5%
Sales and office occupations	1,262	30.2%	2,515,596	27.2%	1,027	24.2%	2,880,468	25.2%
Natural resources, construction, and maintenance	164	3.9%	1,069,839	11.6%	420	9.9%	1,282,484	11.2%
Production, transportation, and material moving	235	5.6%	1,218,910	13.2%	333	7.8%	1,355,206	11.8%

Occupation	2015				2016			
	Jersey Village		Texas		Jersey Village		Texas	
Civilian employed ages 16 and over	4,268		12,094,262		4,071		12,371,392	
Management, business, science, and arts occupations	2,013	47.2%	4,246,418	35.1%	1,976	48.5%	4,382,313	35.4%
Service occupations	374	8.8%	2,137,635	17.7%	340	8.4%	2,185,662	17.7%
Sales and office occupations	1,106	25.9%	2,950,995	24.4%	1,049	25.8%	2,988,311	24.2%
Natural resources, construction, and maintenance	406	9.5%	1,314,287	10.9%	418	10.3%	1,342,559	10.9%
Production, transportation, and material moving	369	8.6%	1,444,927	11.9%	288	7.1%	1,472,547	11.9%
<i>Sources: 2000 Census, 2008-2012 American Community Survey 5-Year Estimates, 2015 Census</i>								

Employment Status	2012				2015				2016			
	Jersey Village		Texas		Jersey Village		Texas		Jersey Village		Texas	
	Percentage	Total	Percentage	Total	Percentage	Total	Percentage	Total	Percentage	Total	Percentage	Total
Population 16 years and over	-	6,597	-	19,110,058	-	6,816	-	20,241,168	-	6,805	-	20,599,223
In labor force	67.2%	4,430	65.4%	12,507,191	66.5%	4,530	64.7%	13,101,788	64.2%	4,367	64.6%	13,312,277
Civilian labor force	67.0%	4,422	64.9%	12,401,364	66.2%	4,510	64.3%	13,006,330	63.3%	4,310	64.2%	13,219,523
Employed	64.4%	4,247	59.9%	11,440,956	62.6%	4,268	59.8%	12,094,262	59.8%	4,071	60.1%	12,371,392
Unemployed	2.7%	175	5.0%	960,408	3.6%	242	4.5%	912,068	3.5%	239	4.1%	848,131
Armed Forces	0.1%	8	0.6%	105,827	0.3%	20	0.5%	95,458	0.8%	57	0.5%	92,754
Not in labor force	32.8%	2,167	34.6%	6,602,867	33.5%	2,286	35.3%	7,139,380	35.8%	2,438	35.4%	7,286,946
Females 16 years and over	-	4,422	-	9,714,241	-	3,491	-	10,283,420	-	3,478	-	10,464,813
In labor force	41.9%	1,853	58.5%	5,683,277	55.7%	1,945	57.9%	5,951,284	54.2%	1,884	57.8%	6,047,825
Civilian labor force	41.9%	1,853	58.3%	5,666,279	55.7%	1,945	57.7%	5,937,407	54.2%	1,884	57.7%	6,034,288
Employed	40.0%	1,768	53.8%	5,224,259	52.1%	1,819	53.5%	5,505,407	49.4%	1,719	53.8%	5,631,426

*Source: 2008-2012 American Community Survey 5-Year Estimates, 2015 Estimate*



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

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

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

*Source: 2008-2012 American Community Survey 5-Year*

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

**AGENDA DATE:** April 24, 2018

**AGENDA ITEM:** E

**AGENDA SUBJECT:** Workshop item to consider zoning use changes to the 8600 block of Jones Road, designated as Zoning District F – 1<sup>st</sup> Business District, to address residential concerns.

**Dept.: Prepared By:** Public Works / Community Development: Christian Somers, Building Official

**Date Submitted:** April 18, 2018

**EXHIBITS:** [EX A](#) – HCAD Facet 4863 D, No. 6.

[EX B](#) – Sec. 14-105 – Regulations for district F (first business district).

**BACKGROUND INFORMATION:**

There are some uses that are allowed by right in District F that are a concern for some residents in the Lakes of Jersey Village.

Residents are concerned about being adjacent to certain types of businesses. Section 14-88 (26) provides for a buffer between nonresidential buildings and residential buildings based on the numbers of stories of the nonresidential buildings.

**RECOMMENDED ACTION:**

Discuss and take appropriate action concerning zoning use changes to the 8600 Block of Jones Road.

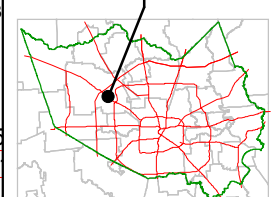
# Harris County Appraisal District



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 PUBLICATION DATE:  
 12/22/2017

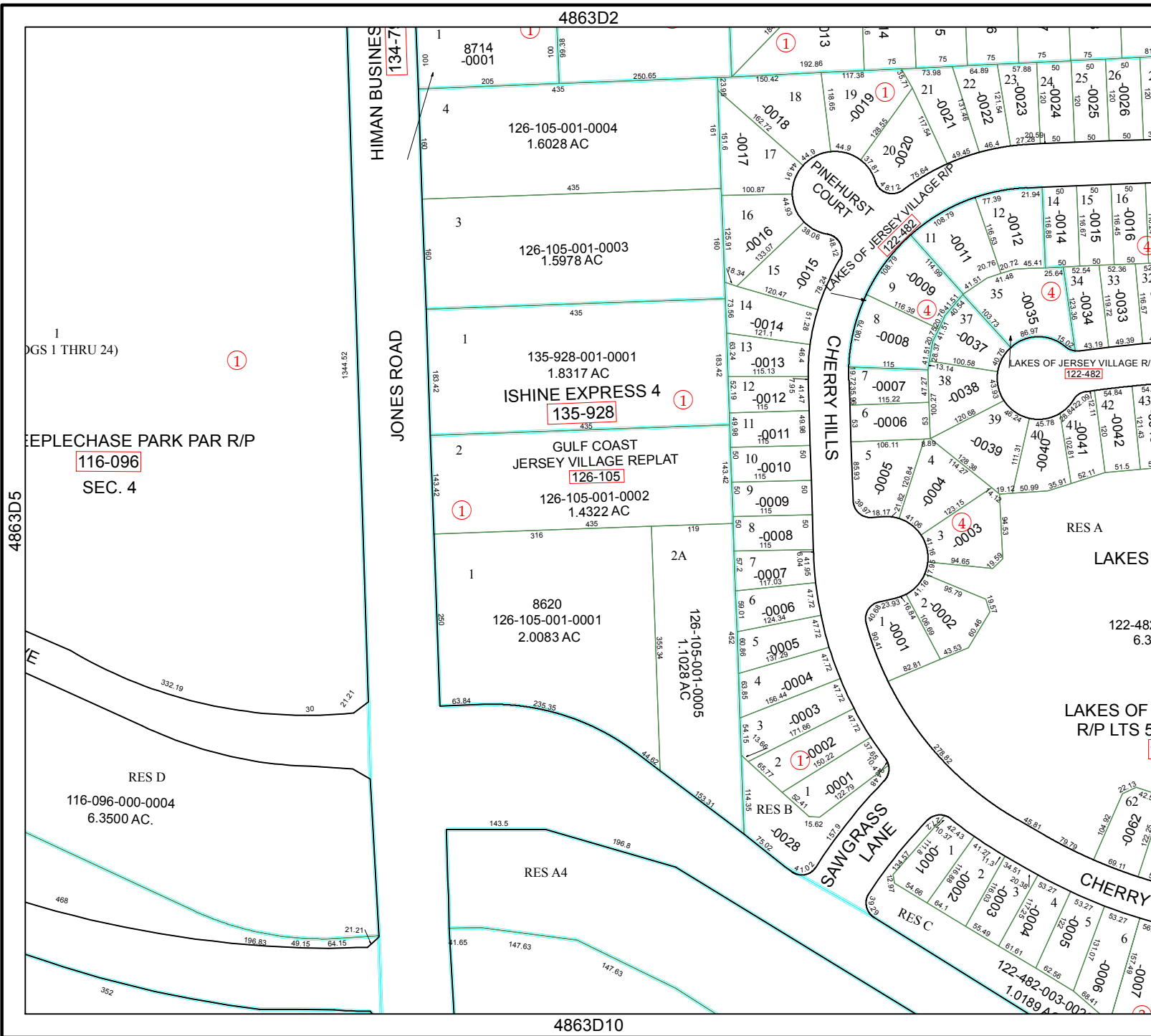
Geospatial or map data maintained by the Harris County Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries.

### MAP LOCATION



# FACET 4863D

1	2	3	4
5	6	7	8
9	10	11	12



4863D10

- **Sec. 14-105. - Regulations for district F (first business district).**

(a) *Use regulations.* No building or land shall be used and no building shall be erected, moved or altered in district F except for one or more of the following uses:

- (1) Townhouses and patio homes.
  - (2) Banks.
  - (3) Barber and beauty shops.
  - (4) Professional offices and business offices.
  - (5) Educational institutions.
  - (6) Hospitals, clinics and nursing care centers.
  - (7) Churches and other places of worship.
  - (8) Hotels and motels.
  - (9) Public parks and playgrounds, public recreational facilities and community buildings.
  - (10) Municipal and governmental buildings, police stations and fire stations.
  - (11) Parking lots.
  - (12) Gasoline filling stations, provided that all storage tanks for gasoline shall be below the surface of the ground.
  - (13) Restaurants, cafes and cafeterias.
  - (14) Stores and shops for retail sales and personal service shops.
  - (15) Theaters.
  - (16) Water supply reservoirs, filter beds, towers, surface or below surface tanks, artesian wells, water pumping plants and water wells.
  - (17) Garages, public.
  - (18) Accessory uses customarily incident to any of the above uses, provided that such use is not so obnoxious or offensive as to be reasonably calculated to disturb persons of ordinary temper, sensibilities and disposition by reason of vibration, noise, view or the emission of odor, dust, smoke or pollution of any other kind.
  - (19) Golf courses, country clubs, miniature golf courses, and driving ranges.
  - (20) Electric power lines and electric substations, including accessory uses customarily incidental thereto; provided that any such accessory use shall not be so obnoxious or offensive as to be reasonably calculated to disturb persons of ordinary temper, sensibilities and disposition by reason of vibrations, noise, view or the emission of odor, dust, smoke or pollution of any other kind. The height and area, construction, and other regulations provided by this section shall not apply to uses allowed in the subpart.
  - (21) The following uses are permitted in district F with a specific use permit:
    - a. Telephone switching facilities;
    - b. Child day-care operations (licensed child-care centers and school-age program centers);
    - c. Car wash facilities.
  - (22) Model homes as permitted in district A.
  - (23) Grocery store.
  - (24) Health club.
- (b) *Height and area regulations.* The heights of buildings, the minimum area of buildings, the minimum lot size and the minimum dimensions of yards upon any lot or parcel of land in district F shall be as follows:
- (1) *Height.* Buildings shall not exceed 56 feet in height except gasoline filling stations shall not exceed one story in height. For townhouse and patio homes, the height and area regulations provided in subsection [14-103](#)(b) shall apply.

(2) *Building area.* The building area of each building shall be not less than 1,000 square feet of ground floor area except gasoline filling stations which shall contain not less than 500 square feet of ground floor area. For townhouse and patio homes, the height and area regulations provided in subsection [14-103\(b\)](#) shall apply.

(3) *Location on lot.* For townhouse and patio home lots, the setbacks established in subsection [14-103\(b\)](#) shall apply. Any nonresidential building or structure erected on a lot abutting district A may not be closer to the boundary line of district A than 50 feet for a single story, 100 feet for a two-story, or 150 feet for a three- or four-story. For nonresidential buildings the setbacks established in subsection [14-88\(b\)](#) are modified as follows: Buildings or structures shall not be located closer than 25 feet to the front property line, or ten feet to a side lot line or street line or ten feet to a rear lot line.

(4) *Lot size.* The minimum lot size as established in Table [14-2](#) shall apply.

(5) *Open area.*

a. A minimum of ten percent of total area within the property lines shall be devoted to landscaping. All open unpaved space including, but not limited to, front, side and rear building setback areas shall be planted and landscaped.

b. Building fronts. An average of at least ten feet and a minimum of five feet shall be a green area and walkway between the building and parking areas.

(c) *Construction* . The exterior walls on all buildings shall be masonry or concrete construction with masonry, exterior insulation finish system (EIFS), concrete and wood or metal fascia. EIFS must be installed at levels no less than eight feet above grade or platforms. Plain CMU shall not be used for the exterior walls, however, split-face CMU is permissible.