



**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 June 18, 2018 at 7:00 p.m. at the Civic Center, 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. Conduct a [Joint Public Hearing](#) with the City Council for the purpose of receiving written and oral comments from any interested person(s) concerning the proposal to amend Chapter 14 of the Code of Ordinances of the City of Jersey Village, Texas by authorizing revision of the official zoning map so that the property located at 8805 Jones Road/12551 Steepleway 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”). *Debra Mergel, P&Z Chairperson and Justin Ray, Mayor*
- C. Consider approval of the minutes for the meeting held on [April 24, 2018](#). *Lorri Coody, City Secretary*
- D. Discuss and take appropriate action regarding the preparation and presentation of the [Final Report](#) as it relates to the proposal to amend Chapter 14 of the Code of Ordinances of the City of Jersey Village, Texas by authorizing revision of the official zoning map so that the property located at 8805 Jones Road/12551 Steepleway 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”). *Christian Somers, Building Official*
- E. 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 of Agenda posted on the following date and time: June 1, 2018 at 9:30 a.m. and remained so posted until said meeting was concluded.



\_\_\_\_\_  
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 JUNE 18, 2018

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

**AGENDA DATE:** June 18, 2018                      **AGENDA ITEM:** B

**AGENDA SUBJECT:** Conduct a Joint Public Hearing with the City Council for the purpose of receiving written and oral comments from any interested person(s) concerning the proposal to amend Chapter 14 of the Code of Ordinances of the City of Jersey Village, Texas by authorizing revision of the official zoning map so that the property located at 8805 Jones Road/12551 Steepleway 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”).

**Department/Prepared By:** Lorri Coody, City Secretary    **Date Submitted:** May 16, 2018

**EXHIBITS:** [Public Hearing Notice](#)  
Planning and Zoning Commission’s [Preliminary Report](#)  
[Application](#) for Zoning Amendment  
[City Certification](#) of Posting Requirements  
Applicant Certification of Posting Requirements  
Code of Ordinances - Sections [14-105](#) and [14-109](#)  
[Script](#) for Joint Public Hearing

**BACKGROUND INFORMATION:**

The Planning and Zoning Commission met on April 24, 2018 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 (“First Business District”) to Zoning District J (“Third Business District”) for the property located at 8805 Jones Road/12551 Steepleway and 8805 Jones Road #A, and described as Tracts 1 and 1A, Block 1, Jones Road Plaza.

In their Preliminary Report, the Commissioners preliminarily recommended amendment to Chapter 14 of the Code of Ordinances of the City of Jersey Village, Texas by authorizing revision of the official zoning map so that the property located at 8805 Jones Road/12551 Steepleway 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”) with a unanimously vote.

The preliminary report was submitted to the Council at its May 14, 2018 meeting, and the Joint Public Hearing was ordered for June 18, 2018.

The Joint public hearing must be conducted by the City Council and the Planning and Zoning Commission in accordance with the requirements of the Code of Ordinances of the City of Jersey Village - Section 14-84. In preparing for the Joint Public Hearing, the City placed a notice of joint public hearing in the Houston Chronicle on May 30, 2018, posted the notice on the city’s website, sent letters to the affected property owners within 200 feet as indicated on the tax rolls, and posted the required 72 hour meeting notice.

The Applicant, at least ten days prior to the date of the hearing, placed signs on the property indicating the proposed change in status of the property and the day, time and place of the hearing. The signs were placed at not more than 300-foot intervals across the property line fronting on existing streets and were clearly visible from the street. Each sign was located no more than ten feet from the property line and shall be no smaller than 18 inches by 24 inches.

This item is to move forward with the Joint Public Hearing.

**RECOMMENDED ACTION:**

Conduct a Joint Public Hearing with the City Council for the purpose of receiving written and oral comments from any interested person(s) concerning the proposal to amend Chapter 14 of the Code of Ordinances of the City of Jersey Village, Texas by authorizing revision of the official zoning map so that the property located at 8805 Jones Road/12551 Steepleway 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”).

## NOTICE OF JOINT PUBLIC HEARING

NOTICE is hereby given that the City of Jersey Village City Council and the Planning and Zoning Commission of the City of Jersey Village, Texas will conduct a joint public hearings at 7:00 p.m., Monday, June 18, 2018, at the Civic Center Auditorium, 16327 Lakeview, Jersey Village, Texas, for the purpose of receiving written and oral comments from any interested person(s) concerning the proposal to amend Chapter 14 of the Code of Ordinances of the City of Jersey Village, Texas by authorizing revision of the official zoning map so that the property located at 8805 Jones Road/12551 Steepleway 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”).

A copy of the Planning and Zoning Commission’s Preliminary Report, along with a copy of the application request, may be examined online at <http://www.jerseyvillage.info/>.

The City of Jersey Village public facilities are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact ADA Coordinator at (713) 466-2102 or FAX (713) 466-2177 for further information.

s/Lorri Coody, City Secretary  
City of Jersey Village, Texas

Posted: May 16, 2018  
Time: 4:00 p.m.





**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/12551 Steepleway and 8805 Jones Road #A, and described as Tracts 1 and 1A, Block 1, Jones Road Plaza, 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/12551 Steepleway 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.

s/Debra Mergel, Chairman

**ATTEST:**

s/Lorri Coody, City Secretary



PLANNING AND ZONING COMMISSION MEETING PACKET FOR JUNE 18, 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/12551 STEEPLEWAY 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./12551 Steepleway 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/12551 Steepleway 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 JUNE 18, 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



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 PORPOSED ZONING: District J

PLANNING AND ZONING COMMISSION MEETING PACKET FOR JUNE 18, 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 JUNE 18, 2018

**CITY OF JERSEY VILLAGE  
 CERTIFICATION OF JOINT PUBLIC HEARING POSTING REQUIREMENTS  
 CITY COUNCIL AND PLANING AND ZONING COMMISSION  
 June 18, 2018 at 7:00 P.M.**

Reason for Public Hearing:

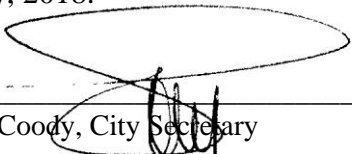
To receive written and oral comments from any interested person(s) concerning the proposal to amend Chapter 14 of the Code of Ordinances of the City of Jersey Village, Texas by authorizing revision of the official zoning map so that the property located at 8805 Jones Road/12551 Steepleway and 8805 Jones 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”) as provided by Section 14-84 of the City of Jersey Village Code of Ordinances.

I, Lorri Coody, the duly appointed and acting City Secretary of the City of Jersey Village, Harris County, Texas, do hereby certify and attest that as part of my duties, I post official notices for the City of Jersey Village. As such, on May 21, 2018 in accordance with the Jersey Village Code of Ordinances Part II, Ch. 14, Art. X, Section 14-10 (b)(2)(a) written notices were mailed to adjacent property owners at least eleven (11) days prior to date of the Public Hearing. The property owners were mailed a written notice to the address listed in the following table:

| Owner's Name                       | Mailing Address             | City    | State | Zip Code   |
|------------------------------------|-----------------------------|---------|-------|------------|
| Church of Christ in Jersey Village | 16327 Lakeview Drive        | Houston | TX    | 77065      |
| Church of Christ in Jersey Village | 8806 Jones Road             | Houston | TX    |            |
| Jones Road Investments LLC         | 12611 Jones Road, Suite 200 | Houston | TX    | 77070-4949 |
| Triangular Realty II LLC           | 5333 Navarro Street         | Houston | TX    | 77056-6230 |
| Satsuma Interests LLC              | PO Box 683192               | Houston | TX    | 77268-3192 |
| GRW Trails CC Owner LLC            | 1800 West Loop S Suite 1925 | Houston | TX    | 77027-3211 |
| Trails Rock Creek Holdings LP      | 28 State Street, FL 10      | Boston  | MA    | 02109-5718 |
| <b>SUBJECT PROPERTY</b>            |                             |         |       |            |

Witness my hand and seal of the City this 21st day of May, 2018.



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

PLANNING AND ZONING COMMISSION MEETING PACKET FOR JUNE 18, 2018

## 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)





## MAYOR / CHAIRMAN

### Script for Joint Public Hearing on June 18, 2018

**First Confirm that P&Z is present with a quorum. Then read item on the Council Agenda - then say:**

I now call to order this joint public hearing with the Planning and Zoning Commission. Everyone desiring to speak should complete a public hearing comment card and present the card to the City Secretary. Each speaker shall give his name and address and will be given 5 minutes to present information during the meeting.

The purpose of today's hearing is to receive written and oral comments from any interested person(s) concerning the Preliminary Report of the Planning and Zoning Commission on the proposal to amend Chapter 14 of the Code of Ordinances of the City of Jersey Village, Texas by authorizing revision of the official zoning map so that the property located at 8805 Jones Road/12551 Steepleway 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").

**Call the first person signing up to speak.**

**(After everyone has spoken . . . or if no one desires to speak, finish the meeting with the following)**

There being no one (else) desiring to speak, I now close this public hearing concerning the Preliminary Report of the Planning and Zoning Commission on the proposal to amend Chapter 14 of the Code of Ordinances of the City of Jersey Village, Texas by authorizing revision of the official zoning map so that the

property located at 8805 Jones Road/12551 Steepleway 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”).

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

April 24, 2018 – 6:00 p.m.

THE PLANNING AND ZONING COMMISSION OF THE CITY OF JERSEY VILLAGE, TEXAS, CONVENEED ON APRIL 24, 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 6:12 p.m. and the roll of appointed officers was taken. Commissioners present were:**

|                               |                               |
|-------------------------------|-------------------------------|
| Debra Mergel, Chairman        | Barbara Freeman, Commissioner |
| Rick Faircloth, Vice Chairman | Geoff Butler, Commissioner    |
| Joseph Paul, Commissioner     | Ty Camp, Commissioner         |

Commissioner Christine Layton was not present at this meeting.

Andrew Mitcham, Council Liaison, was not present at this meeting.

Staff in attendance: Leah Hayes, City Attorney; Lorri Coody, City Secretary; Kevin T. Hagerich, Director of Public Works; and Christian Somers, Building Official.

**B. Consider approval of the minutes for the meeting held on January 8, 2018.**

Commissioner Paul moved to approve the minutes for the meeting held on January 8, 2018. Commissioner Butler seconded the motion. The vote follows:

Ayes: Commissioners Faircloth, Butler, Freeman, Paul, and Camp  
Chairman Mergel

Nays: None

The motion carried.

**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, introduced the item. He told the Commission that the City has received a request for a zoning change. The application was 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, Block1 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.

The Commission engaged in discussion about the location of the property. Building Official Somers explained that when this property was first developed, the structures built were “service warehousing,” which is not allowed in District F but is permitted in District J. He further explained that he did not know why the City permitted the construction given the code prohibited it. Nonetheless, the “service warehouses” were built on this property.

Building Official Somers explained that “service warehousing” has an office in the front part of the building for administrative type work with storage in the rear for storing product. However, since its construction, the owners have had to fill the space with businesses that conduct uses as listed in District F, which has been a problem given the construct of the facilities.

The Commission wanted to know what uses are permitted in District F. Accordingly, the Building Official read the uses for District F, stating that none of these will work since these type businesses would need to face Jones Road and the use does not fit the structure. He went on to say that the plan with this application is to allow for “service warehousing” by changing from District F to District J.

Building Official Somers also reported that the Harris County Appraisal District (HCAD) has the property listed as “Service Warehousing.”

The Commission inquired into “spot zoning.” City Attorney stated that “spot zoning” is not an issue with this request.

The Commission wanted to know if staff anticipates any problems in changing the District from F to J. Building Official Somers explained that the parking requirements will change; but does not anticipate it being an issue for the existing structure; however, it could be a problem for any future structures.

The Commission discussed the request. Most felt that the change was a correction to accommodate the prior decision to permit “service warehousing.”

The Commission discussed the addresses of the properties involved in the request. HCAD has it as 8805 Jones Road; however, some of the buildings are located at 12551 Steepleway. It was noted that this address is to be added to the proposed ordinance.

With no further discussion on the matter, Commissioner Butler moved to preliminarily recommend to City Council that amendments be made to Chapter 14 of the Code of Ordinances of the City of Jersey Village, Texas by authorizing revision of the official zoning map so that the property located at 8805 Jones Road/12551 Steepleway 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”). Commissioner Paul seconded the motion. The vote follows:

Ayes: Commissioners Faircloth, Butler, Freeman, Paul, and Camp  
Chairman Mergel

Nays: None

The motion carried.

*A copy of the Commission’s Preliminary Report is attached to and made a part of these minutes as Exhibit “A.”*

**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, introduced the item. Background information is as follows:

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.

In completing the introduction, the Commission discussed the four (4) flood projects outlined in the Long Term Flood Recovery Study. In conjunction with same, Public Works Director Hagerich explained the golf course berm project and the status of same. The Commission also discussed the elevation of homes project and a review was made of the projects listed in Exhibits A and B in the meeting packet.

The Commission then discussed the proposed report. The City Attorney explained that in approving the report, the Commission is recommending that City Council proceed with the projects listed.

The Commission discussed the annexation. The City Attorney explained that Jersey Village does not have an annexation plan, but residents outside the City can petition for annexation, which would be a cause for development.

With no further discussion on this item, Commissioner Butler moved to approve the 2018 Annual Progress Report that was included in the meeting packet and that said report be presented to the City Council on May 14, 2018. Commissioner Paul seconded the motion. The vote follows:

Ayes: Commissioners Faircloth, Butler, Freeman, Paul, and Camp  
Chairman Mergel

Nays: None

The motion carried.

*A copy of the Commission's 2018 Annual Progress Report is attached to and made a part of these minutes as Exhibit "B."*



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

Christian Somers, Building Official, introduced the item. He told the Commission that 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 neighborhood.

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 number of stories of the nonresidential buildings.

Mr. Somers gave an explanation of the types of complaints made by residents when the I-Shire carwash was built, which abuts the neighborhood. He stated that residents are now concerned about property owners building on the other piece of property just behind their homes on Jones Road. He went on to say that there is current interest by the property owners to develop the land between CVS and the Lakes of Jersey Village.

In completing the introduction, the Commission discussed private access agreements. Mr. Somers pointed out that there are many concepts on how to develop Tract 2-A, a long narrow tract that abuts the Lakes of Jersey Village neighborhood. The current zoning permits townhomes, which must be from the ground level up. Most site plans presented will need a variance.

The Commission discussed height requirements and distance (from the neighborhood) requirements. Mr. Somers explained that a one-story building must be situated no closer than 50 feet from the property line. He also mentioned that a full development review has not been completed, but a joint access drive is opposed by the residents.

Discussion was had that should a one-story building end with a parking lot and drive abutting the neighborhood, the residents will oppose it. However, it might be possible (with a variance) to move the building closer to the lot line, which the residents may accept.

The City Attorney advised the Commission that currently, there are no approved plans, only concepts for developing the land. However, the property owners in the Lakes of Jersey Village do not want anything built on the property in question. Therefore, the residents are asking the City to initiate a zoning change. Consequently, the question for the Commission is whether or not, given the location, the City should initiate a zoning change for the property; and if so, what would be the purpose of said change. She went on to explain that when the City changes its regulations as to the use of property, it creates a liability for the City so the purpose for the change is important. With no changes, the City currently has a buffer (how close the property owner can build to the abutting property) built in, if it receives a design that meets the requirements, it must be approved. The current zoning has been in place since 1999.

The Commission discussed the issues associated with recommending a change. The City Attorney explained that no action is required on this item, but the Commission could ask that Staff bring back more information.

With no further discussion on the matter, Commissioner Freeman moved that no action be taken concerning zoning use changes to the 8600 Block of Jones Road. Commissioner Paul seconded the motion. The vote follows:



Ayes: Commissioners Faircloth, Butler, Freeman, Paul, and Camp  
Chairman Mergel

Nays: None

The motion carried.

**F. Adjourn**

There being no further business on the Agenda the meeting adjourned 7:32 p.m.



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

DRAFT

PLANNING AND ZONING COMMISSION MEETING PACKET FOR JUNE 18, 2018

EXHIBIT A  
TO THE P&Z APRIL 24, 2018  
MEETING MINUTES  
PRELIMINARY REPORT  
ZONING CHANGE FROM DISTRICT F TO DISTRICT J  
FOR 8805 Jones Road/12551 Steepleway and 8805 Jones Road #A

DRAFT



**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/12551 Steepleway and 8805 Jones Road #A, and described as Tracts 1 and 1A, Block 1, Jones Road Plaza, 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/12551 Steepleway 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.

s/Debra Mergel, Chairman

**ATTEST:**

s/Lorri Coody, City Secretary



PLANNING AND ZONING COMMISSION MEETING PACKET FOR JUNE 18, 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/12551 STEEPLEWAY 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./12551 Steepleway 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/12551 Steepleway 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 JUNE 18, 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

DRAFT

EXHIBIT B  
TO THE P&Z APRIL 24, 2018  
MEETING MINUTES  
2018 Annual Comprehensive Plan  
Progress Report

DRAFT



## 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:

S/Debra Mergel, Chairman

S/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.

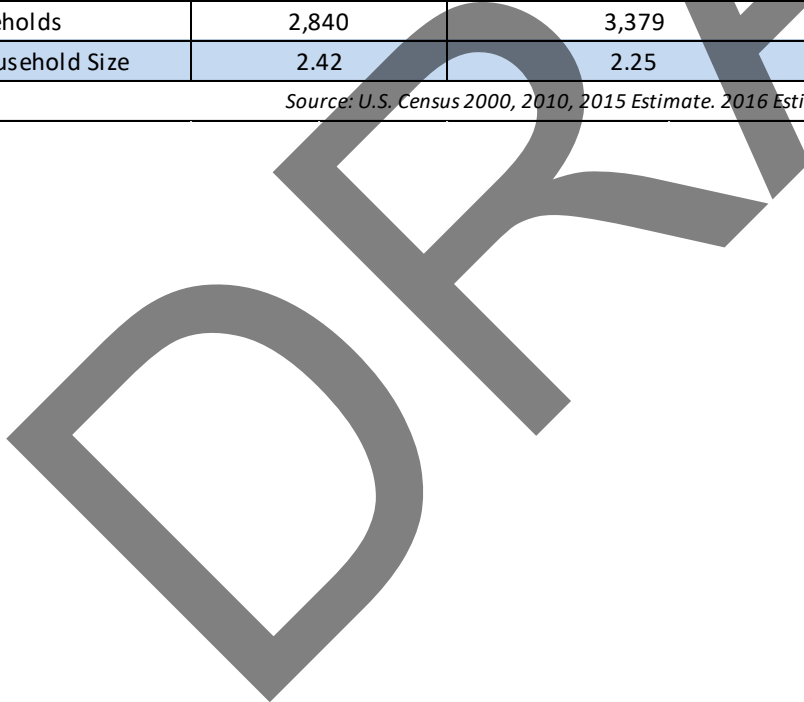
**Community Character Recommendations**

- 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 Nati                 | 15         | 0.2%    | 29             | 0.4%       | 0.2%                  |
| Asian   | 350        | 5.1%    | 663            | 8.7%       | 3.6%                  |
| Hawaiian & Other Pacific Isl                  | 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> |               |                       |
| <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> |                    |               |                    |               |                       |                    |               |                       |                    |               |                       |

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<br>(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   |       |

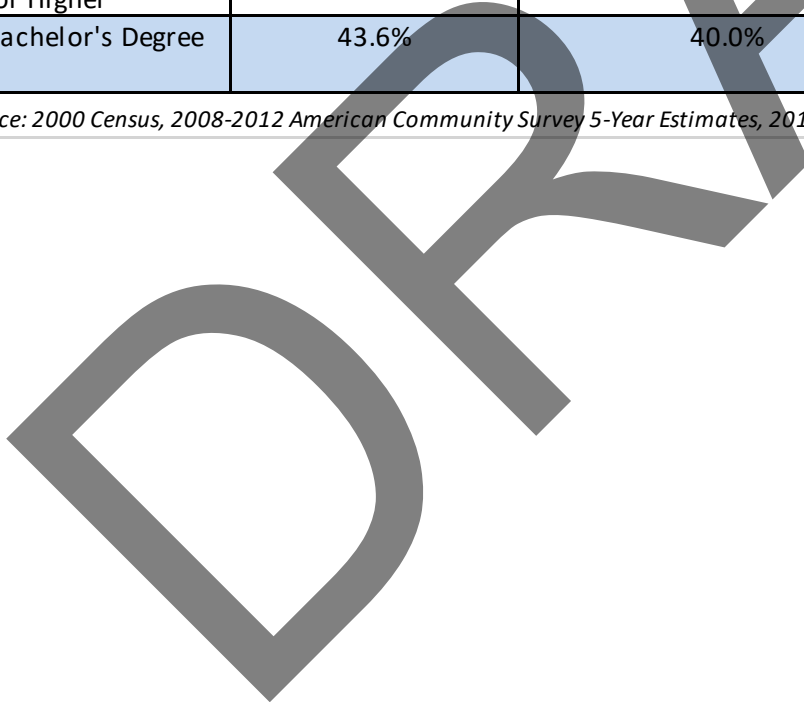
Source: U.S. Census 2000, 2008-2012 American Community Survey 5-Year Estimates, 2015 Estimates

| 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> |              |          |              |          |

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| 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> |

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

| 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

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| 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 | 4,246 | 4,111 |
| Car, truck, or van -- drove alone         | 86.5% | 3,716 | 3,716 |
| 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:** June 18, 2018      **AGENDA ITEM:** D

**AGENDA SUBJECT:** Discuss and take appropriate action regarding the preparation and presentation of the Final Report as it relates to the proposal to amend Chapter 14 of the Code of Ordinances of the City of Jersey Village, Texas by authorizing revision of the official zoning map so that the property located at 8805 Jones Road/12551 Steepleway 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”).

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

**Date Submitted:** May 22, 2018

**EXHIBITS:** Planning and Zoning [Final Report Exhibit A](#) – Proposed Ordinance – Zoning Change

**BACKGROUND INFORMATION:**

A Joint public hearing was conducted at the June 18, 2018 Council and P&Z Meetings, giving opportunity for public comment on the proposal to amend Chapter 14 of the Code of Ordinances of the City of Jersey Village, Texas by authorizing revision of the official zoning map so that the property located at 8805 Jones Road/12551 Steepleway 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”).

Consideration must now be given to: (1) the directives of Council; (2) the discussions held concerning these issues at prior P&Z meetings; and (3) the comments made by the public during the public hearing.

After due consideration, prepare and vote on your Final Report concerning the proposal to amend Chapter 14 of the Code of Ordinances of the City of Jersey Village, Texas by authorizing revision of the official zoning map so that the property located at 8805 Jones Road/12551 Steepleway 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”).

**RECOMMENDED ACTION:**

Discuss and take appropriate action regarding the preparation and presentation of the Final Report as it relates to the proposal to amend Chapter 14 of the Code of Ordinances of the City of Jersey Village, Texas by authorizing revision of the official zoning map so that the property located at 8805 Jones Road/12551 Steepleway 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”).



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

The Planning and Zoning Commission has previously met on April 24, 2018 and in its preliminary report recommended that Council amend Chapter 14 of the Code of Ordinances of the City of Jersey Village, Texas by authorizing revision of the official zoning map so that the property located at 8805 Jones Road/12551 Steepleway 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”).

The preliminary report was submitted to the Jersey Village City Council at its May 14, 2018 meeting. The report was reviewed and the City Council ordered a Joint Public Hearing for June 18, 2018.

On June 18, 2018, the City Council and the Jersey Village Planning and Zoning Commission conducted a joint public meeting, which gave the public an opportunity to make comments concerning the proposed amendment.

The Planning and Zoning Commission after duly considering all the information before it including that gathered at the Joint Public Hearing with City Council on June 18, 2018 at 7:00 p.m., recommends that Council amend Chapter 14 of the Code of Ordinances of the City of Jersey Village, Texas by authorizing revision of the official zoning map so that the property located at 8805 Jones Road/12551 Steepleway 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”).

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

Respectfully submitted, this 18th day of June 2018.

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Debra Mergel, Chairman

**ATTEST:**

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Lorri Coody, City Secretary

**EXHIBIT A**  
**PROPOSED ORDINANCE**

**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/12551 STEEPLEWAY 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./12551 Steepleway 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/12551 Steepleway 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 JUNE 18, 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