



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 17, 2019 at 6:00 p.m. at the Civic Center Meeting Room, 16327 Lakeview Drive, Jersey Village, Texas 77040. The City of Jersey Village Planning and Zoning Commission reserves the right to meet in closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

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

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

AGENDA

- A. Open Meeting. Call the meeting to order and the roll of appointed officers will be taken.
Rick Faircloth, Chairperson
- B. Consider approval of the minutes for the meeting held on May 8, 2019. *City Secretary*
- C. Discuss and take appropriate action on the proposal to amend Chapter 14, Article IV “Zoning Districts,” of the Code of Ordinances of the City of Jersey Village, Texas, by including and allowing “Retail Establishment Selling or Offering for Sale any Alcoholic Beverage” through Specific Use Permit in Zoning Districts F (“First Business District”), G (“Second Business District”), H (“Industrial District”), J (“Third Business District”), J-1 (“Fourth Business District”), and K (“Fifth Business District”); and, if appropriate, the preparation and presentation of the Preliminary Report to Council on June 17, 2019. *Christian Somers, Building Official*
- D. Consider the request of the Jersey Village Development Group, LLC to rescind the Alternative Comprehensive Signage Plan approved for the Village ER Phase I Plaza located at 17030 Northwest Freeway, Houston, Texas. *Christian Somers, Building Official*
- E. Conduct a Joint Public Hearing with the Jersey Village City Council at 7:00 P.M. in the Council Chamber for the purpose of receiving oral comments from any interested person(s) concerning the proposals to: (1) amend Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to revise Subsection (a) to authorize police stations and fire stations; (2) amend the zoning ordinance by changing District G to District A for the properties located at 16401 Lakeview Drive and described as Res A1 Jersey Meadows, 16327 Lakeview Drive and described as Res B1 Jersey Meadows, 0 Lakeview Drive and described as Res D Jersey Meadows, and 16501 Jersey Drive and described as TRS 1B & 12E (NM) ABST 228 J M Dement in the City of Jersey Village, Texas; (3) amend Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to revise Subsection (c) to limit the types of masonry that may be used for veneer treatments; and (4) amend Chapter 14 Building and Development, Article IV. Zoning

Districts, Division 1 Generally, Section 14-88 Regulations that Apply for all Districts, to revise Subsection (a)(19)(a) to provide for screening of commercial development from residential zoning districts. *Rick Faircloth, Planning and Zoning Commission Chairman and Andrew Mitcham, Mayor*

- F. Discuss and take appropriate action regarding the preparation and presentation of Final Reports to City Council concerning the proposals to: (1) amend Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to revise Subsection (a) to authorize police stations and fire stations; (2) amend the zoning ordinance by changing District G to District A for the properties located at 16401 Lakeview Drive and described as Res A1 Jersey Meadows, 16327 Lakeview Drive and described as Res B1 Jersey Meadows, 0 Lakeview Drive and described as Res D Jersey Meadows, and 16501 Jersey Drive and described as TRS 1B & 12E (NM) ABST 228 J M Dement in the City of Jersey Village, Texas; (3) amend Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to revise Subsection (c) to limit the types of masonry that may be used for veneer treatments; and (4) amend Chapter 14 Building and Development, Article IV. Zoning Districts, Division 1 Generally, Section 14-88 Regulations that Apply for all Districts, to revise Subsection (a)(19)(a) to provide for screening of commercial development from residential zoning districts.

G. Adjourn

CERTIFICATION

I, the undersigned authority, do hereby certify in accordance with the Texas Open Meeting Act, the Agenda is posted for public information, at all times, for at least 72 hours preceding the scheduled time of the meeting on the bulletin board located at City Hall, 16327 Lakeview, Jersey Village, TX 77040, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time: June 6, 2019 at 4:00 p.m. and remained so posted until said meeting was convened.

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.jerseyvillagetx.com.



Planning and Zoning Commission Meeting Packet for the Meeting to be held on June 17, 2019

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

May 8, 2019 – 6:00 p.m.

THE PLANNING AND ZONING COMMISSION OF THE CITY OF JERSEY VILLAGE, TEXAS, CONVENEED ON MAY 8, 2019 AT 6:00 P.M. IN THE CIVIC CENTER MEETING ROOM, 16327 LAKEVIEW DRIVE, JERSEY VILLAGE, TEXAS.

A. The meeting was called to order in at 6:04 p.m. and the roll of appointed officers was taken. Commissioners present were:

Rick Faircloth, Chairman
Debra Mergel, Vice Chairman

Barbara Freeman, Commissioner
Courtney Standlee, Commissioner

Commissioners Joseph Paul, Jennifer McCrea, and Ty Camp were not present at this meeting.

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

Staff in attendance: Lorri Coody, City Secretary; City Manager, Austin Bless; and Christian Somers, Building Official.

B. Consider approval of the minutes for the meeting held on April 22, 2019.

Commissioner Freeman moved to approve the minutes of the meeting held on April 22, 2019. Commissioner Standlee seconded the motion. The vote follows:

Ayes: Commissioners Mergel, Freeman, and Standlee
Chairman Faircloth

Nays: None

The motion carried.

C. Discuss and take appropriate action on the proposal to amend Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to revise Subsection (c) to limit the types of masonry that may be used for veneer treatments; and, if appropriate, the preparation and presentation of the Preliminary Report to Council on May 13, 2019.

Christian Somers, Building Official, introduced the item. He explained that the City is proposing an amendment to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to revise Subsection (c) to limit the types of masonry that may be used for veneer treatments.

The amendment is needed to provide for the installation of masonry skirts made of stucco that is integrally colored or otherwise finished with a coating. It also prohibits the use of CMU with the exception that split-face concrete blocks, integrally colored or otherwise finished with a coating, may be utilized for the construction of veneer skirts for slab on grade home elevations.

The Commission engaged in discussion about the proposed amendment. There was concern that the coating and finish on the stucco may erode during a flood, leaving the skirting unsightly. Building Official Somers explained that once beyond the shock of the flood, if damaged, the concrete would be

considered as “slab” and as such, it can only be 8 inches. Accordingly, the homeowner would have to recoat or refinish the stucco. It would be a maintenance requirement.

There was also discussion about the possibility of a homeowner’s flood insurance covering the costs for these type repairs. The consensus of the Commission was that it would be covered by insurance. The Commission also discussed the finish for garages and whether garages would be raised as part of the elevation process. In response, Mr. Somers explained how the change would affect garages.

With no further discussion on the matter, Commissioner Standlee moved to prepare a Preliminary Report for presentation to City Council on May 13, 2019 recommending amendments to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to revise Subsection (c) to limit the types of masonry that may be used for veneer treatments. Commissioner Freeman seconded the motion. The vote follows:

Ayes: Commissioners Mergel, Freeman, and Standlee
Chairman Faircloth

Nays: None

The motion carried.

A copy of the Commission’s Preliminary Report regarding the Sec. 14-101(c) amendment is attached to and made a part of these minutes as Exhibit “A.”

D. Discuss and take appropriate action on the proposal to amend Chapter 14 Building and Development, Article IV. Zoning Districts, Division 1 Generally, Section 14-88 Regulations that Apply for all Districts, to revise Subsection (a)(19)(a) to provide for screening of commercial development from residential zoning districts; and, if appropriate, the preparation and presentation of the Preliminary Report to Council on May 13, 2019.

Christian Somers, Building Official, introduced the item. He explained that the City is proposing an amendment to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 1 Generally, Section 14-88 Regulations that Apply for all Districts, to revise Subsection (a)(19)(a) to provide for screening of commercial development from residential zoning districts.

This amendment will make it necessary that any updates or new construction on commercial property that abuts a residential zoning district must have an obscuring wall. Currently the ordinance provides this requirement but only when a commercial property abuts a residential lot. The proposed amendment will change the ordinance from residential lot to residential district.

The Commission engaged in discussion about the areas of the City that will be affected by this change. Mr. Somers gave a listing of the properties. Most were located along US HWY 290 that abut zoning District A. There was discussion about the soundwall that TXDOT is building. Mr. Somers explained that it will not come all the way down to the Joe Meyers property, but it is expected that Joe Myers will be remodeling its property. With this change, the remodeling will require that Joe Myers build an obscuring wall.

The Commission briefly discussed the affects this ordinance change would have on City right of way and sound wall access. Mr. Somers explained that this would not be an issue.

With no further discussion on the matter, Commissioner Standlee moved to prepare a Preliminary Report for submission to City Council on May 13, 2019 recommending an amendment to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 1 Generally, Section 14-88 Regulations that Apply for all Districts, to revise Subsection (a)(19)(a) to provide for screening of commercial development from residential zoning districts. Commissioner Mergel seconded the motion. The vote follows:

Ayes: Commissioners Mergel, Freeman, and Standlee
Chairman Faircloth

Nays: None

The motion carried.

A copy of the Commission's Preliminary Report regarding the Sec. 14-88(a)(19)(a) amendment is attached to and made a part of these minutes as Exhibit "B."

E. Consider the request for an Alternative Comprehensive Signage Plan, filed in accordance with Section 14-261 of the Jersey Village Code of Ordinances, by Dynamic Signs Systems and Marketing LLC on behalf of the Jersey Village Development Group, LLC for the Village ER Phase I Plaza located at 17030 Northwest Freeway, Houston, Texas.

Christian Somers, Building Official, introduced the item. He explained that an application has been submitted by Dynamic Signs Systems and Marketing LLC, filed on behalf of the Jersey Village Development Group, LLC, for the Village ER Phase I Plaza located at 17030 Northwest Freeway, Houston, Texas.

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

The Commission discussed the location of the property requesting the Alternative Comprehensive Signage Plan. It also discussed the difference between an LED sign and a NEON sign, considering brightness and aesthetics.

Building Official Somers explained that digital signs are only permitted to change every 5 minutes and there is no regulations for NEON or candle lumens.

Mr. Somers briefly explained the four (4) building zones as follows:

- Zone A – A single occupancy, detached ER Clinic to have ER Signage;
- Zone B – Office facility with additional signage;
- Zone C – Rental to be occupied by a tenant with an end cap; and
- Zone D – Restaurant

Discussion was had concerning the pros and cons of the proposed plan. The signage being requested was also reviewed and discussed. There was some concern by the Commission that the occupants of the buildings in Zones C and D are not yet known.

The Commission reviewed the proposed plan in detail. There was discussion about WGLS. This type of signage is window graphics. The Commission also discussed the large number of signs being requested. Some felt it was too many.

The Commission went through the plan, reviewing pages 49, 50, and 51 of the meeting packet and identified the following changes their discussions produced:

Page 49

- The following sentence was added to item 1: To conform with the 2018 IECC Table C 405.4.2 (1) exterior lighting zones as a lighting zone 2.
- Item 2(j) was amended to read: Tenant spaces located on the end cap of buildings A, C, D or on a corner that has storefront facing two directions are permitted to have a total of two signs (one sign facing each direction.)
- Item 3 was amended to read: All building mounted graphics and signage, whether interior or exterior, shall be at least eight (8) feet apart in any direction.

Page 50

- The header for Exterior Window Graphics at the bottom of the page was amended to read: EXTERIOR WINDOW GRAPHICS (REFER WINDOW GRAPHIC LAYOUT STANDARD AKA, WBL5)(A, C, D).
- Item 2 was added to the Exterior Window Graphics section as follows: All WGLS shall be mounted at least 8 feet in any direction from all other WGLS and building mounted signage.

Page 51

The header for Interior Window Graphic at the top of the page was amended to read: INTERIOR WINDOW GRAPHICS & SIGNAGE (ZONES A, C, D).

In making these amendments to the plan, the Commission discussed sandwich boards. The applicant explained how the signs will be used. There was concern about the signs blocking the walkway. The applicant stated that the signs would be brought in each night. Mr. Somers explained that sandwich boards are not permitted in Jersey Village without an Alternative Comprehensive Signage Plan.

The large marquee sign “EMERGENCY ROOM” was discussed. The applicant explained that this sign was needed for the ambulance drop-off. Some members of the Commission felt that the sign was misleading.

There was additional discussion about NEON and LED lights. Mr. Somers explained lighting for security. He also talked about wattage. The applicant explained that LED Lights today are controllable in that there is an auto dim feature for night and day elements. The dimming is controlled via software. The Commission discussed adding language to control lighting.

With no further discussion on the matter, Commissioner Mergel moved to approve the request for an Alternative Comprehensive Signage Plan, filed in accordance with Section 14-261 of the Jersey Village

Code of Ordinances, by Dynamic Signs Systems and Marketing LLC on behalf of the Jersey Village Development Group, LLC for the Village ER Phase I Plaza located at 17030 Northwest Freeway, Houston, Texas as amended by the Commission. Commissioner Freeman seconded the motion. The vote follows:

Ayes: Commissioners Mergel, Freeman, and Standlee
Chairman Faircloth

Nays: None

The motion carried.

A copy of the Alternative Comprehensive Signage Plan for the property located at 17030 NW Freeway, Houston, Texas is attached to and made a part of these minutes as Exhibit "C."

- F. Consider the request for an Alternative Comprehensive Signage Plan, filed in accordance with Section 14-261 of the Jersey Village Code of Ordinances, by Dynamic Signs Systems and Marketing LLC on behalf of the Jersey Village Development Group, LLC for the Village ER Phase I Plaza located at 17030 Northwest Freeway, Houston, Texas.**

This item is a duplicate of item E and was not called.

G. Adjourn

There being no further business on the Agenda the meeting adjourned 7:25 p.m.



Lorri Coody, City Secretary

EXHIBIT A

Planning and Zoning Commission Minutes

May 8, 2019

Preliminary Report Section 14-101 (c) – Veneer Standards

DRAFT



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

The Planning and Zoning Commission has met in order to consider amendments to the Code of Ordinances at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District), to revise Subsection (c) to limit the types of masonry that may be used for veneer treatments.

After review and discussion, the Commissioners preliminarily propose that amendments be made to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to revise Subsection (c) to limit the types of masonry that may be used for veneer treatments.

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 8th day of May 2019.

s/R. T. Faircloth, Chairman

ATTEST:

s/Lorri Coody, City Secretary



Planning and Zoning Commission Meeting Packet for the Meeting to be held on June 17, 2019

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

ORDINANCE NO. 2019-xx

AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, BY AMENDING CHAPTER 14 BUILDING AND DEVELOPMENT, ARTICLE IV. ZONING DISTRICTS, DIVISION 2 USE BASED ZONING DISTRICTS, SECTION 14-101 REGULATIONS FOR DISTRICT A (SINGLE-FAMILY DWELLING DISTRICT) TO REVISE SUBSECTION (C) TO LIMIT THE TYPES OF MASONRY THAT MAY BE USED FOR VENEER TREATMENTS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY AS PROVIDE BY SECTION 1-8 OF THE CODE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Jersey Village, Texas, determines it in the best interest of the health, safety, and welfare of the citizens of the City to amend the Zoning Ordinance; and

WHEREAS, the Planning & Zoning Commission has issued its report and has recommended amendments to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to limit the types of masonry that may be used for veneer treatments; and

WHEREAS, the Planning & Zoning Commission and City Council have conducted, in the time and manner required by law, a joint public hearing on such amendments; and

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

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

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

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

“Chapter 14 – BUILDING AND DEVELOPMENT

....

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

....

(c) *Construction.* The exterior walls on all residences in district A shall be a least 75 percent masonry construction to the top elevation line of the building sides of the first floor. Slab on grade home elevations must install masonry **construction skirts** to cover the sub-slab void or crawlspace, below exterior walls. The style and quality of all carports, detached private garages and freestanding structures constructed after a certificate of occupancy shall conform to the original structure; provided, however, that only utility structures may have metal facades.

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

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

Section 4. In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

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

ATTEST:

Justin Ray, Mayor

Lorri Coody, City Secretary

EXHIBIT B

Planning and Zoning Commission Minutes

May 8, 2019

Preliminary Report Section 14-88 (a) (19) - Screening

DRAFT



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

The Planning and Zoning Commission has met in order to consider amendments to the Code of Ordinances at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 1 Generally, Section 14-88 Regulations that Apply for all Districts, to revise Subsection (a)(19)(a) to provide for screening of commercial development from residential zoning districts.

After review and discussion, the Commissioners preliminarily propose that amendments be made to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 1 Generally, Section 14-88 Regulations that Apply for all Districts, to revise Subsection (a)(19)(a) to provide for screening of commercial development from residential zoning districts.

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 8th day of May 2019.

s/R. T. Faircloth, Chairman

ATTEST:

s/Lorri Coody, City Secretary



Planning and Zoning Commission Meeting Packet for the Meeting to be held on June 17, 2019

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

ORDINANCE NO. 2019-xx

AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, BY AMENDING CHAPTER 14 BUILDING AND DEVELOPMENT, ARTICLE IV. ZONING DISTRICTS, DIVISION 1 GENERALLY, SECTION 14-88 REGULATIONS THAT APPLY FOR ALL DISTRICTS TO REVISE SUBSECTION (A)(19)(A) TO PROVIDE FOR SCREENING OF COMMERCIAL DEVELOPMENT FROM RESIDENTIAL ZONING DISTRICTS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY AS PROVIDED BY SECTION 1-8 OF THE CODE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Jersey Village, Texas, determines it in the best interest of the health, safety, and welfare of the citizens of the City to amend the Zoning Ordinance; and

WHEREAS, the Planning & Zoning Commission has issued its report and has recommended amendments to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 1 Generally, Section 14-88 Regulations that Apply for all Districts, to revise Subsection (a)(19)(a) to provide for screening of commercial development from residential zoning districts; and

WHEREAS, the Planning & Zoning Commission and City Council have conducted, in the time and manner required by law, a joint public hearing on such amendments; and

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

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

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

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

"Chapter 14 – BUILDING AND DEVELOPMENT

....

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

....

(a) *General regulations.*

....

(19) Screening.

....

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

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

Section 4. In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

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

ATTEST:

Mayor

Lorri Coody, City Secretary

EXHIBIT C

Planning and Zoning Commission Minutes

May 8, 2019

**Alternative Signage Plan Approval
17030 Northwest Freeway, Houston, Texas 77040**

DRAFT



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

The Planning and Zoning Commission has met in order to review the request for an Alternative Comprehensive Signage Plan, filed in accordance with Section 14-261 of the Jersey Village Code of Ordinances, by Dynamic Signs Systems and Marketing LLC on behalf of the Jersey Village Development Group, LLC for the Village ER Phase I Plaza located at 17030 Northwest Freeway, Houston, Texas.

After review and discussion, the Commissioners find that the proposed Alternative Comprehensive Signage Plan provides a harmonious benefit to the development of the City consistent with the requirements of Section 14-261 of the City’s Code.

Accordingly, the Commission approves the request of Dynamic Signs Systems and Marketing LLC filed on behalf of the Jersey Village Development Group, LLC for the Village ER Phase I Plaza located at 17030 Northwest Freeway, Houston, Texas.

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

Signed and approved this the 8th day of May, 2019.

s/R. T. Faircloth, Chairman

ATTEST:

s/Lorri Coody, City Secretary



Planning and Zoning Commission Meeting Packet for the Meeting to be held on June 17, 2019

DRAFT

**Exhibit A
Planning and Zoning Approval
Alternative Comprehensive Signage Plan
Village ER Phase I Plaza**

Planning and Zoning Recommendation Alternative Comprehensive Signage Plan Village ER Phase I Plaza

LEGAL: RESERVE BLK 1

PROPERTY DESCRIPTION: JERSEY NORTHWEST SEC 2 R/P

ADDRESS: 17030 NORTHWEST FWY HOSUTON, TX 77040

BUILDING ZONES (A,B,C D): (REFER TO ALTERNATIVE SIGN PLAN ZONE LAYOUTS)

1. Proposed signage shall be in conformance with the city of Jersey Village sign ordinance Articles X. -SIGNS SEC 14-240—14-262 including any amendments. Plus Sec. 14-309 (b) (6) with exception to either a Redbud or Dynamic Crape Myrtle Flowering Tree and subject to one flowering tree if landscape space area is not able to host two flowering trees. To conform with the 2018 IECC Table C 405.4.2(1) exterior lighting zones as a lighting zone 2.
2. Further restrictions to all new wall signs after the date of approval of this document shall be:
 - a. For Tenants less than 3,000 square feet, maximum nominal letter height is 26”.
 - b. For Tenants greater than 3,000 square feet, maximum nominal letter height is 32”.
 - c. Tenants less than 6,000 square feet 32” and maximum coverage shall not exceed 45% of wall area.
 - d. Tenants over 6,000 square feet: 36” and maximum coverage shall not exceed 42% of wall area.
 - e. Tenants over 12,000 square feet: 42” and maximum coverage shall not exceed 34% of wall area.
 - f. Tenants over 24,000 square feet: 48” and maximum coverage shall not exceed 25% of wall area.
 - g. Tenant logos are allowed.
 - i. 42” for Tenants over 6,000 square feet
 - ii. 48” for Tenants over 12,000 square feet
 - iii. 54” for Tenants over 24,000 square feet
 - h. Letters/logo will be individually mounted unless special approval for raceway/wire way mounted. If installation is on wire way, all wire ways shall be entirely concealed behind the required silhouette background border. All wireway/race way mounts will be required to have matching paint colors to fascia area as to appear hidden in background. Poor color distortion will require repainting by tenant, or landlord will charge for service to be performed.
 - i. All signs shall have shopping center owner written approval prior to city sign permit review.
 - j. Tenant spaces located on the end cap of buildings A, C, and D, or on a corner that has storefront facing two directions are permitted to have a total of two signs (one sign facing each direction).
 - k. The location of the Tenant sign shall be based on a sign zone provided by Landlord. The sign zone will typically be located directly above the Tenant’s storefront, however in certain situations (for ideal spacing between signs or to fit the architecture of the building), sign zones are permitted to impede over an adjacent storefront.
3. All building mounted graphics and signage, whether interior or exterior, shall be at least eight (8) feet apart in any direction.

SIGN CONTRACTOR REGULATIONS:

1. Tenants are required to use a licensed sign contractor registered with the City of Jersey Village to perform all manufacturing, installation, and service maintenance needs.
2. Tenant Sign Contractors must be licensed and insured within the State of Texas. It is required by the State of Texas that all electrical signage be provided by a licensed Texas Electrical Sign Master with and approved Texas Sign Electrical Master License.
3. All work conducted on tenant spaces with regards to signage will adhere to the most up-to-date regulations and codes from the National Electrical Code.

BUILDING ZONES (A,B,C,D): (REFER TO ALTERNATIVE SIGNAGE PLAN LAYOUT)

1. Building zones (A & D) shall be considered as single occupant detached commercial building on individual lots for the purposes of sign permitting as long as current lessee occupies said structure.
2. Building zones (B & C) shall be considered as multi-tenant buildings on individual lots for purpose of sign permitting as long as current lessee occupies said structure.

GROUND SIGNS - SIGN A

1. One free-standing multitenant sign may be erected along the NORTHWEST FREEWAY corridor frontage road per list property address. The maximum height shall be 35'. The NORTHWEST FREEWAY frontage multi-Tenant pylon sign must be a minimum of 50' apart from an accent property ground sign.
2. A full color electronic message center shall be permitted on multi-tenant ground signs located along NORTHWEST FREEWAY. No animated, rotating, or scrolling messages will be allowed. Each message must not change more often than every five (5) minutes, or a longer time frame if required by state or federal law. Standard brightness limits for display (both day and night) will be automatically adjusted by the display's light sensing technology. Temporary messages should not be considered as permanent signage or counted against any sign counts.
3. Maximum square footage for a free-standing pylon sign must be less than 1000 square feet in area.
4. Must follow Sec. 14-309 (b) (6) with exception to either a Redbud or Dynamic Crape Myrtle Flowering Tree and subject to one flowering tree if landscape space area is not able to host two flowering trees.
5. Multi-tenant panels shall be of routed aluminum face, not less than .125' with white acrylic backer panel of at least 3/16". Acrylic backer panel shall fasten with welded all-thread and nuts plus all-thread as have an over sized hole pass through to allow for heat expansion. Backer panel shall be allowed to have translucent vinyl overlay pending landlord approval.
6. Illumination of ground sign shall be maintained and outages fixed within 7 days unless ordered repaired parts required. If electronic message center is installed landlord must guarantee illumination is either at 95% full tolerance on LED modules otherwise maintenance is required to bring to full illumination. If electronic message center is not repairable a new electronic message center must be installed or existing electronic message center is to be removed and signage space re-engineered to display another tenant space or filled in to keep beautification of sign.
7. Vacant tenant panels shall be removed and a matching painted .125" aluminum tenant panel with routed wording "lease space available plus #number" or solid panel is to be installed in vacant tenant panel space. Discoloration of replaced panel cannot be more than 3 shades off existing pylon color background. If color of tenant panel is out of tolerance it will be required to be repainted to keep beautification of signage.

BANNERS

1. Temporary "coming soon" and "now open" banners shall be permitted on the building for no more than thirty (30) days.
2. Banners for the purpose of marketing vacant spaces shall be permitted indefinitely, however no more than five (5) banners at any one time shall be permitted, per multitenant plaza.
3. Storefront banners must not exceed 6' in height x 80% of the storefront width for building zones.
4. Pole Banners not allowed

EXTERIOR WINDOW GRAPHICS (REFER WINDOW GRAPHIC LAYOUT STANDARD aka, WGLS) (for buildings A, C, D)

1. Company name, logo, suite number, and hours of operation are permitted on the storefront glass in a location outlined on Exhibit "WGLS". No other exterior window graphics are permitted to be displayed on the outside of the glass unless approved written consent of landlord is provided. Location of graphics is generalized on provided Exhibit "WGLS".
2. All "WGLS" shall be mounted at least 8ft. in any direction from all other "WGLS" and building mounted signage.

INTERIOR WINDOW GRAPHICS & SIGNAGE (ZONES A,C,D)

1. Any single poster or window graphic must be applied inside the storefront glass and should not exceed 48 square feet.
2. The total of all posters and window graphics are not permitted to exceed 50% of the total area of storefront glass, specific to per lessee net occupied space(s).
3. Window graphic artwork must be in a professional manner and digitally printed by a sign company. Hand written signs and messages are prohibited on glass.
4. Tenants/Businesses that are currently in non-conformance with the current sign code and this proposed document will be notified by Landlord and shall be required to comply within thirty (30) days after the approval of this document.
5. Each Tenant/Business is permitted to have illuminated signs displayed inside the storefront glass in accordance with the following: (OPEN signs excluded from count and limited to 6 sq.ft).
 - a. Retail/Service oriented businesses with less than 20' of frontage shall be limited to two (2) illuminated signs.
 - b. Retail/Service oriented businesses 21' or greater of storefront width shall be allowed one (1) illuminated sign for every 10' of storefront width.
 - c. Restaurants with less than 30' of frontage shall be limited to three (3) illuminated signs
 - d. Restaurants with 30' or greater of storefront width shall be allowed one (1) illuminated sign for every 12.5' of storefront.
6. Illuminated signs shall not exceed 36" x 48" and should be spaced at least 8' apart from one another. .

SIDEWALK / SANDWICH BOARD SIGNS (REFER TO WINDOW GRAPHIC LAYOUT STANDARD aka, WGLS)

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

ADDITIONAL EXCEPTIONS AND ZONING CODE ORDINANCES NOTED BELOW:

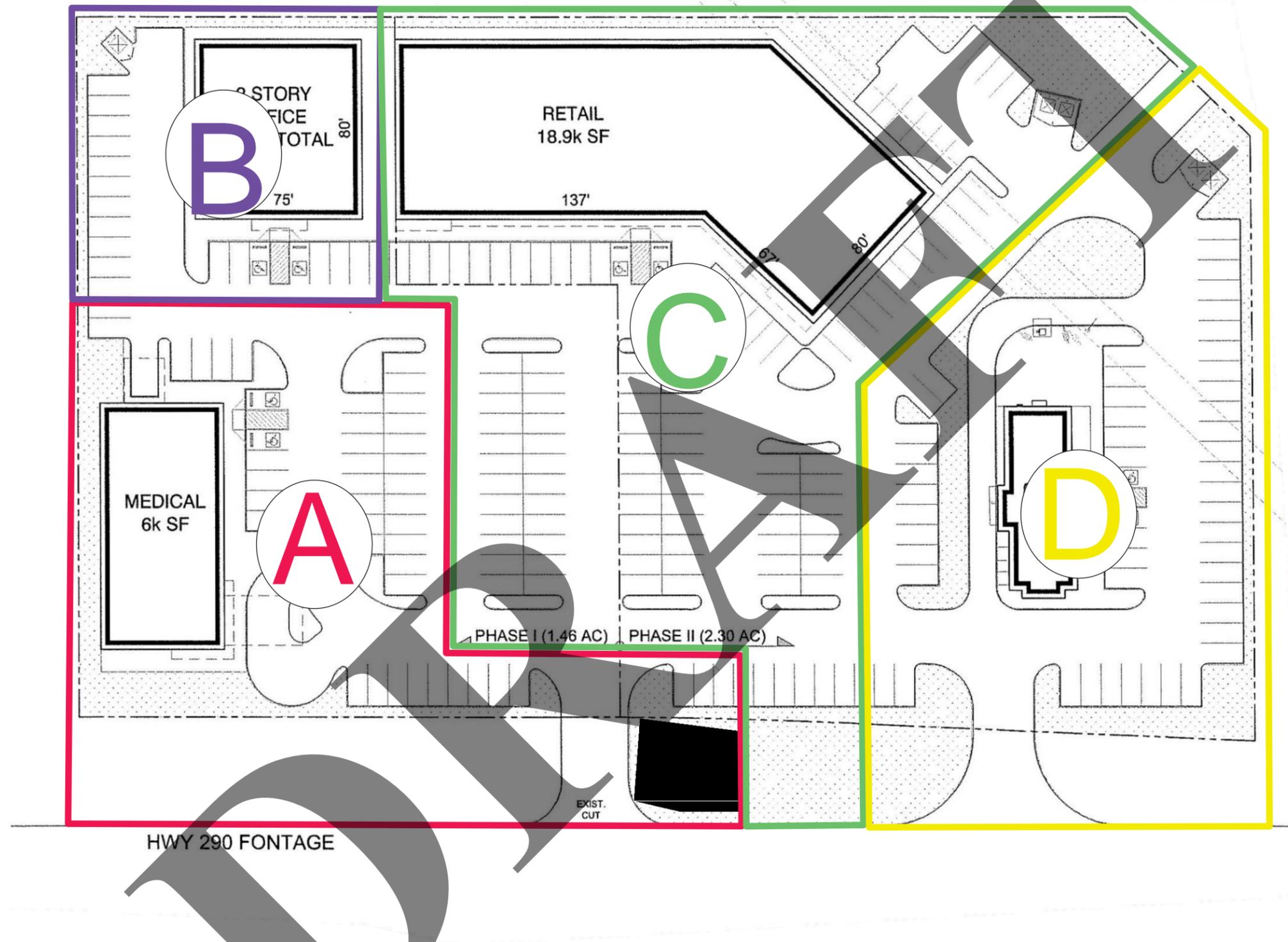
1. All Zones (A,B,C,D) shall calculate wall space area for wall signage; based on the NET wall area, with exception to the architectural elements of the wall. Each side of building structure may have wall signage.
2. All Zones (A,B,C, D) are allowed to have wall signage on the rear facing indicated wall as detailed below;
 - a. Zone A; Rear facing wall is indicated as the wall that is facing 2 story building in Zone B
 - b. Zone B: Rear facing wall is indicated as the wall that is facing single storing retail building in Zone C
 - c. Zone C: Rear facing wall is indicated as the Northeast facing wall parallel to Northwest Freeway
 - d. Zone D: Rear facing wall is indicated as the Southeast facing wall perpendicular to Northwest Freeway
3. All Zones (A,B,C,D) window hours of operation must be in font style Arial Bold. They must also be made with white vinyl, and applied to the exterior of the glass window. Company name and logo can follow company design and does not require to be of white vinyl. Company name is required to be on entry door of lessee main entrance. Company name above hours is option but limited to match white vinyl only as per hours of operation and in font style Arial Bold. Hours of operation white vinyl and option Company name in white vinyl must conform to the sizes listed in WGLS.
4. Zone B: WGLS exception rule with two story buildings is that only Lessee tenant can advertise their services and products within their designated window space area. Lessee's cannot share window space advertising space. Graphics must be in alignment with services and products provided by said Lessee.
5. Zone A, B, C: WGLS exception rule is window space graphics must be within lessee window space provided

windows. Must advertise services or products that pertain solely to their business. Lessee graphics cannot advertise for other businesses within their window space unless it aligns with their services or products.

DRAFT

Alternative Signage Plan Zone Layouts

- ZONE A █
- ZONE B █
- ZONE C █
- ZONE D █



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ALL TERMS AND CONDITIONS AGREED UPON

SIGNATURE: _____ DATE: _____

TITLE: _____ DATE: _____

ZONE A: SIGNAGE

Site Plan:

17030 Northwest Freeway
Houston, TX 77040

KEY ELEMENTS



A
SIGN

C
SIGN

D
SIGN

●
SIGN

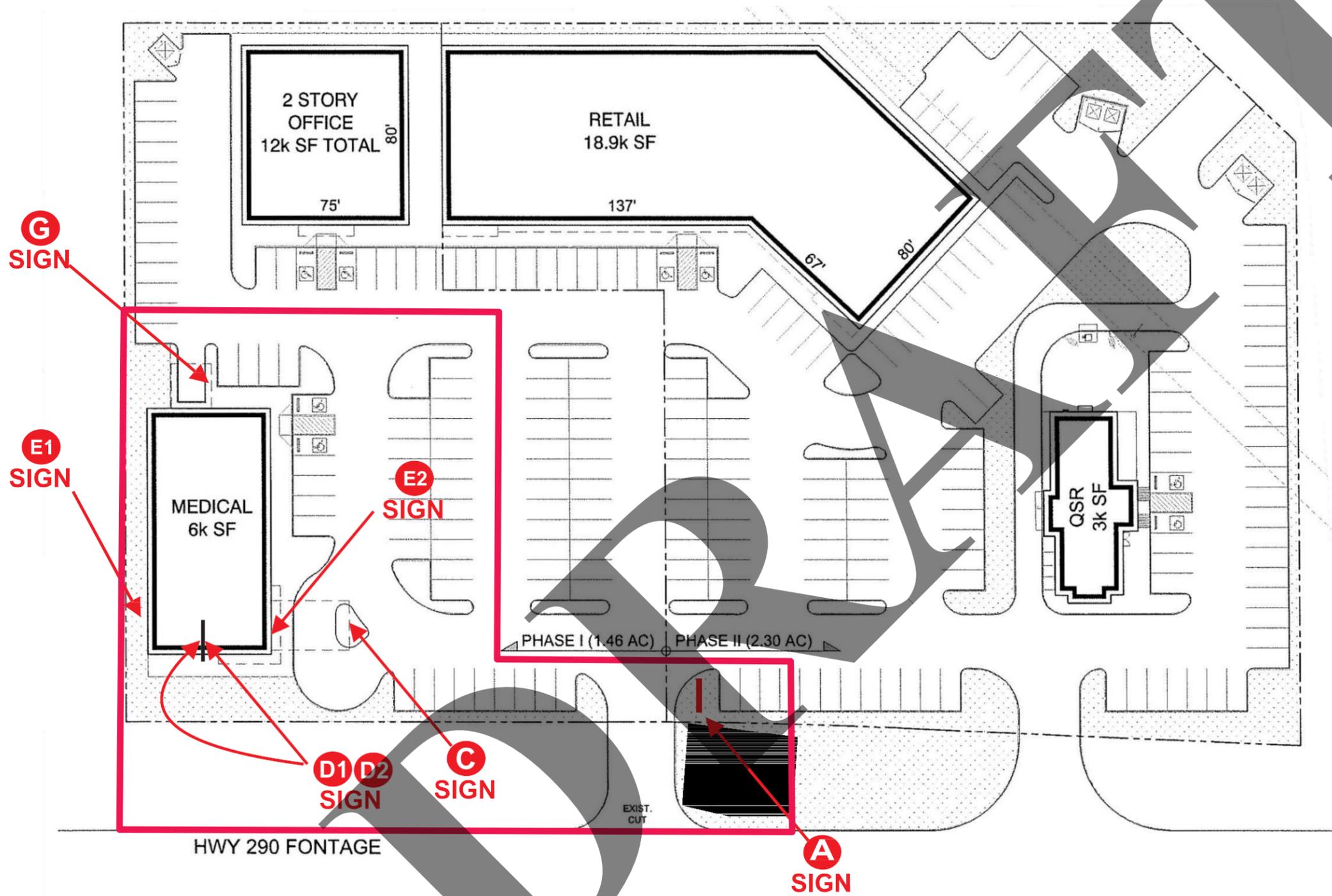
G
SIGN
(REAR WALL)

A VILLAGE EMERGENCY CENTER

VILLAGE
ER 24HR

EMERGENCY
ROOM

AMBULANCE DROP OFF



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TITLE: _____ DATE: _____

Planning and Zoning Commission Meeting Packet for the Meeting to be held on June 17, 2019



SIDE A



SIDE C
ROAD VIEW



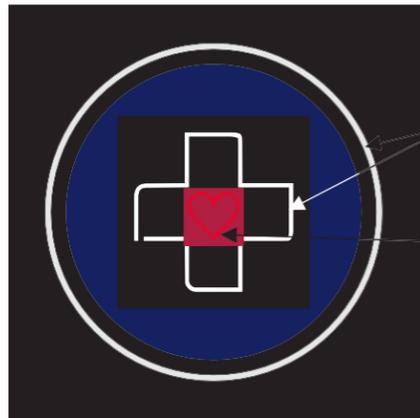
SIDE B



17030 Northwest Freeway
Houston, TX 77040

ILLUMINATION EXAMPLES

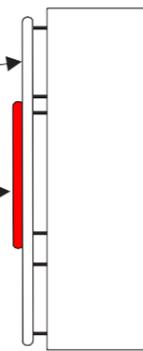
NEON CROSS



FRONT VIEW

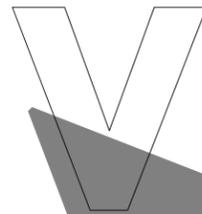
WHITE NEON

RED NEON



SIDE VIEW

CHANNEL LETTER



FRONT VIEW

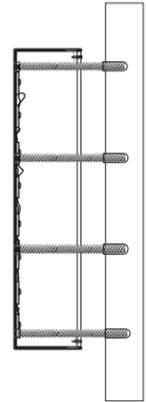


SIDE VIEW

REVERSE PAN CHANNEL LETTER

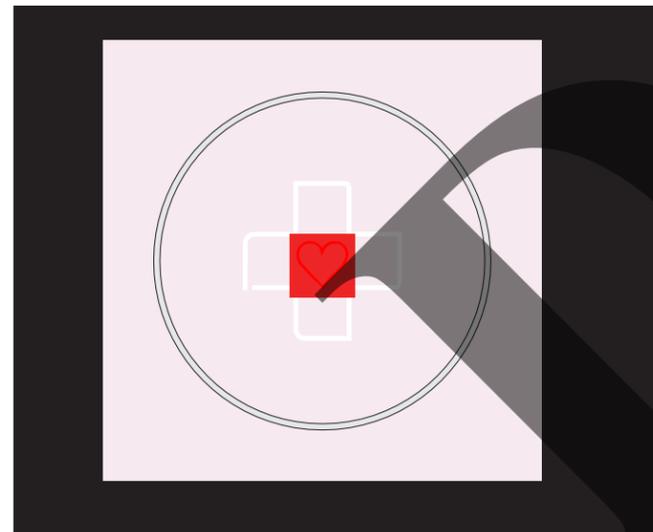


FRONT VIEW



SIDE VIEW

ILLUMINATION



ILLUMINATION

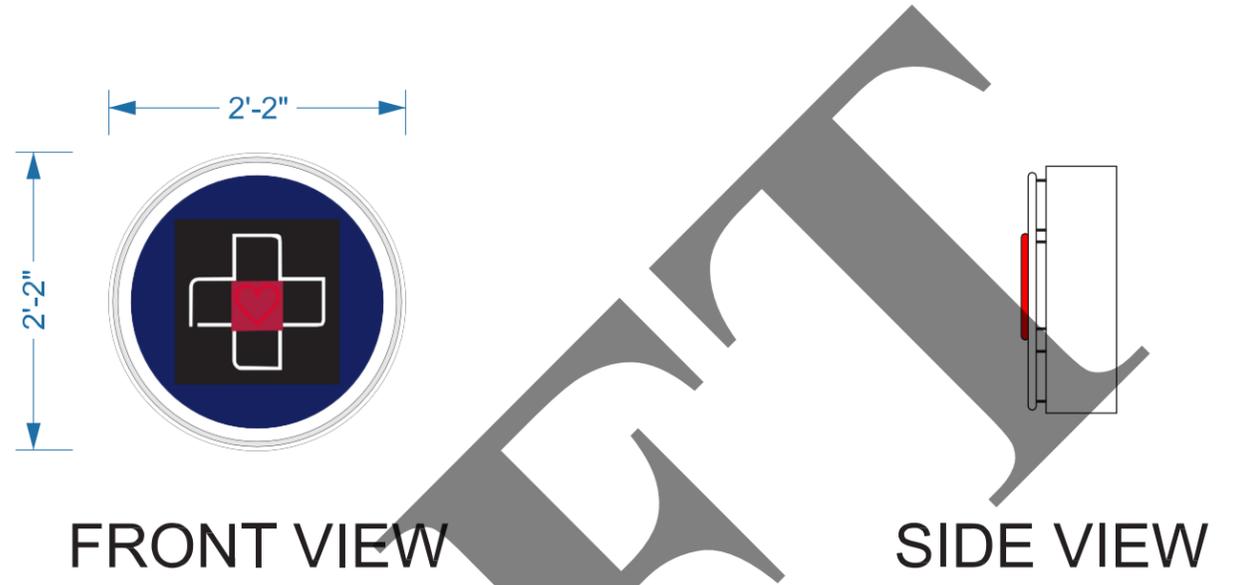


ILLUMINATION



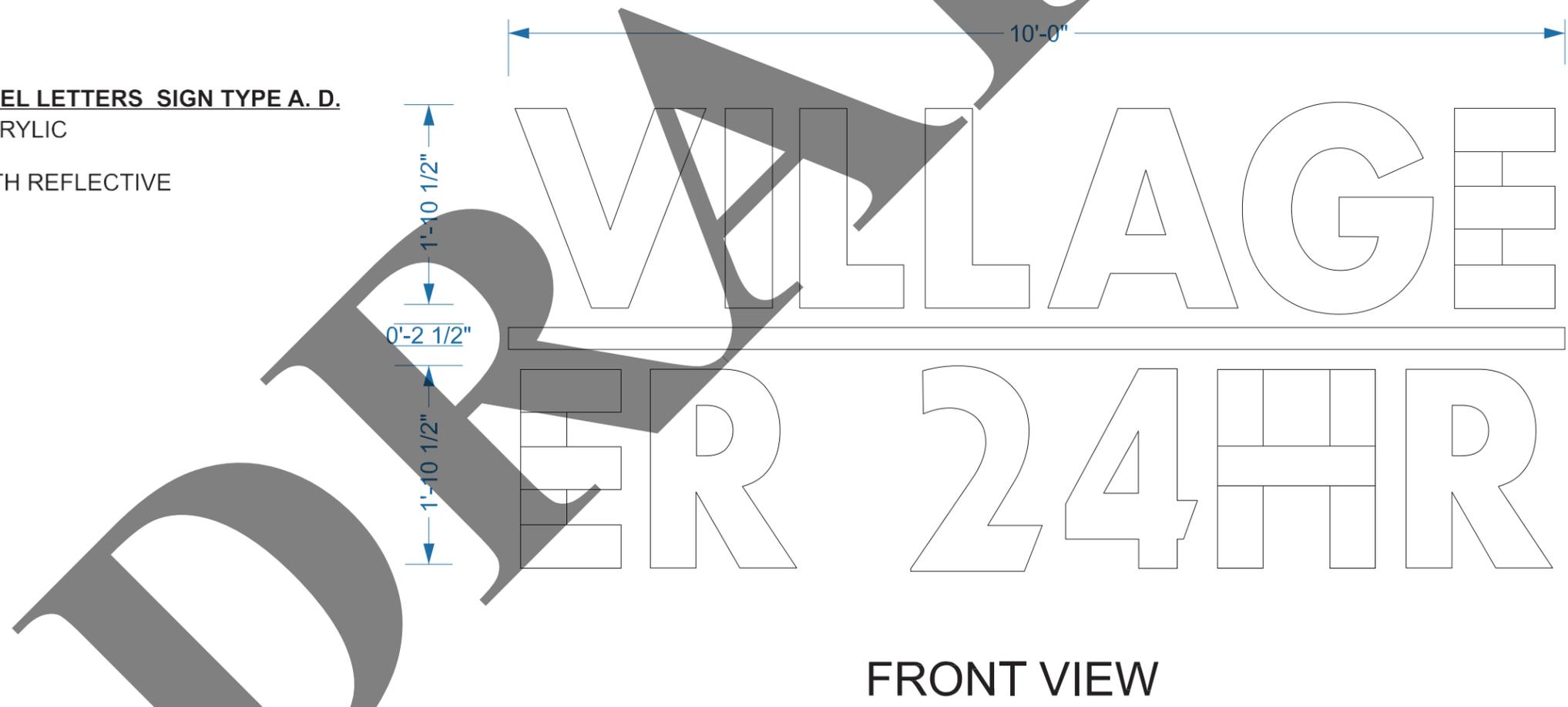
NEON LOGO SIGN TYPE A. D. E.

FACE: .063 ALUMINUM
 5" DEEP RETURNS .063 ALUMINUM - WHITE
 PAINTED WHITE - WITH REFLECTIVE
 BLUE AND RED VINYL



ILLUMINATED CHANNEL LETTERS SIGN TYPE A. D.

FACE: 3/16" WHITE ACRYLIC
 5" DEEP RETURNS
 PAINTED WHITE - WITH REFLECTIVE
 BLUE AND RED VINYL

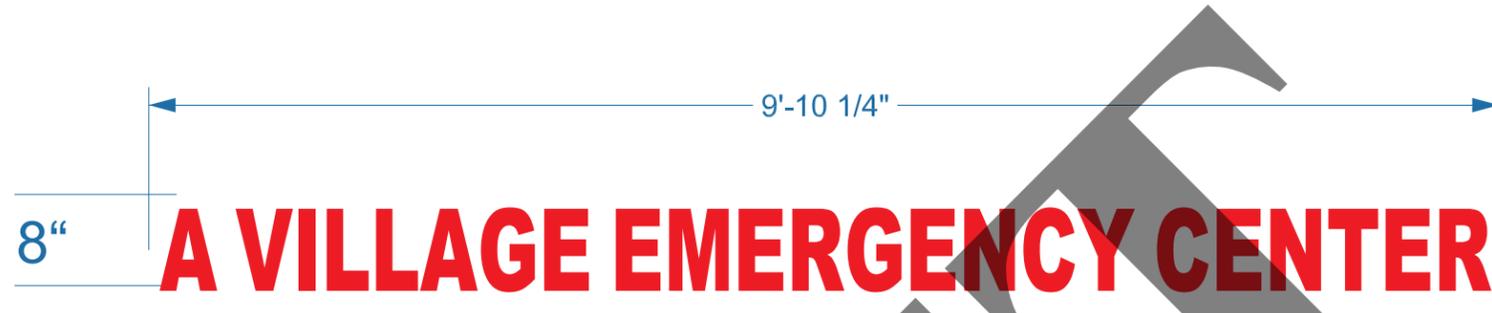


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 SIGNATURE: _____ DATE: _____
 TITLE: _____ DATE: _____

SIGN TYPE C

LETTERS: 8" TALL .25" ALUMINUM
PAINT RED



FRONT VIEW

SIGN TYPE E

FACE: 3/16" RED ACRYLIC
5" DEEP RETURNS .063 ALUMINUM - WHITE
1" WHITE TRIMCAP - WHITE L.E.D.



FRONT VIEW



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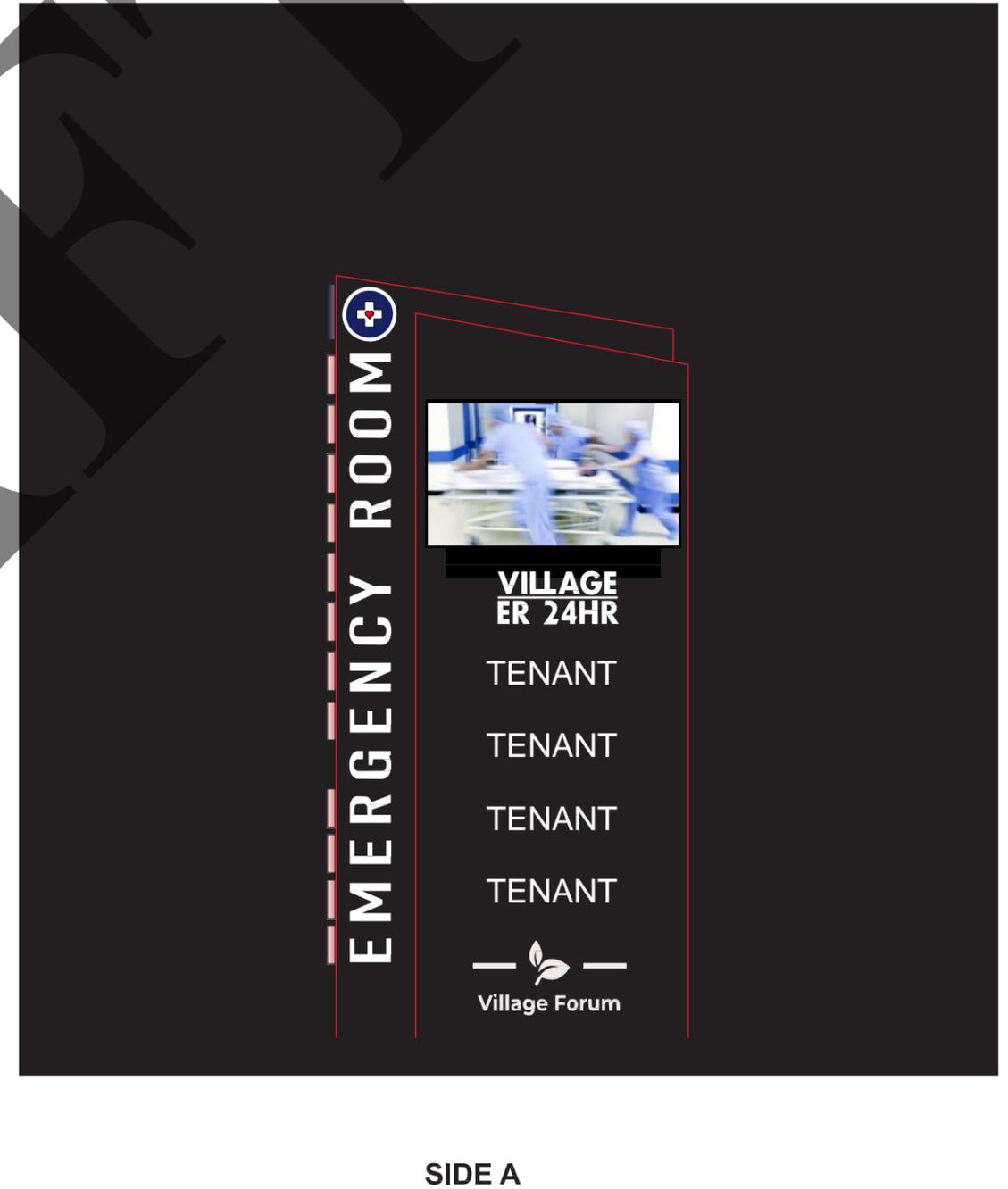
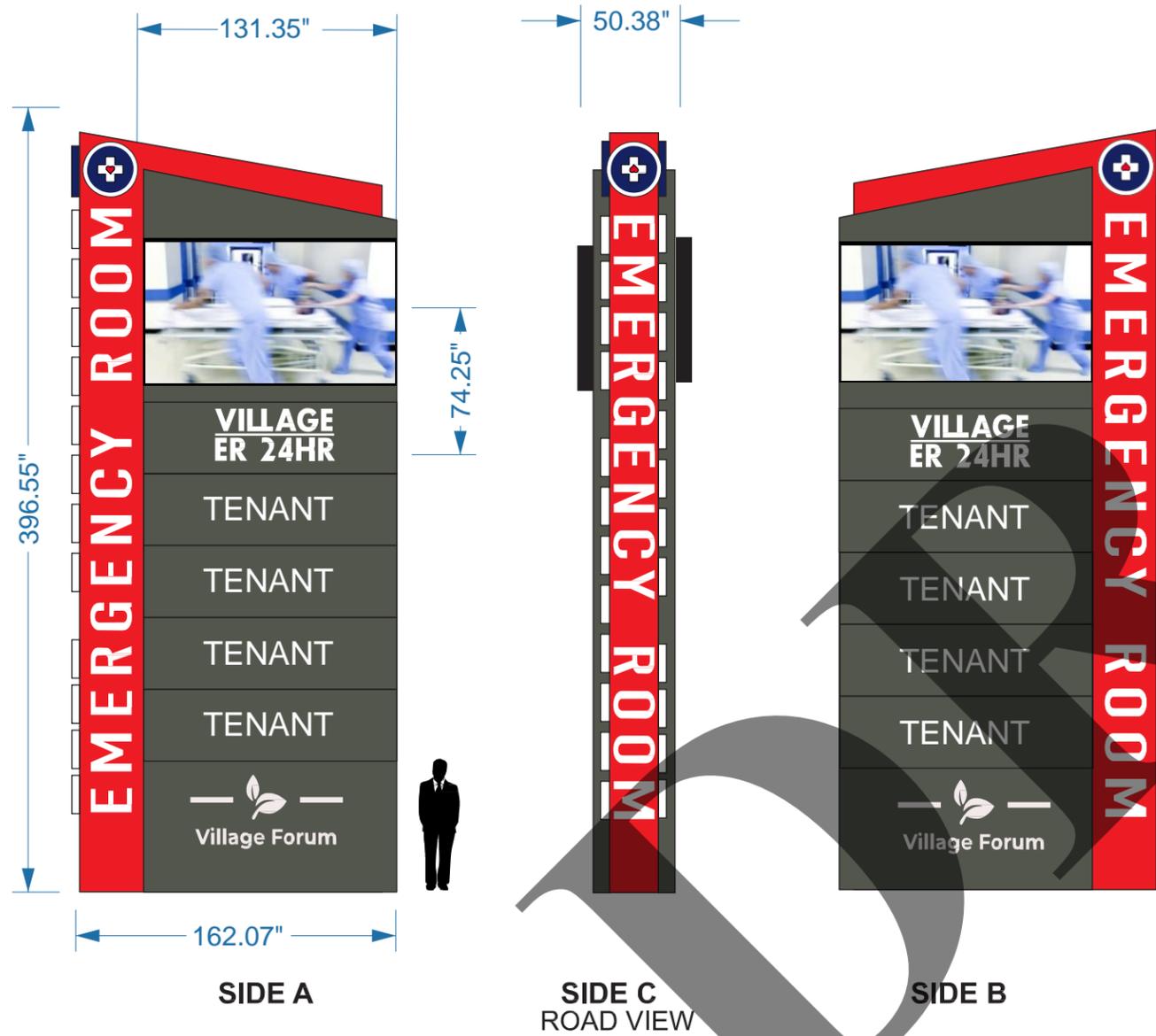
SIGNATURE: _____ DATE: _____

TITLE: _____ DATE: _____

SIGN A

NEON LOGO
 L.E.D. GRAPHIC DISPLAY DOUBLE SIDED
 ILLUMINATED CHANNEL LETTERS - VILLAGE ER
 ILLUMINATED CHANNEL LETTERS - EMERGENCY ROOM - FREEWAY SIDE
 CENTER LOGO - ILLUMINATED REVERSE PAN CHANNEL LETTERS

*Optional: Neon boarder lighting



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TITLE: _____ DATE: _____

SIGN C

INTERNALLY ILLUMINATED CHANNEL LETTERS WITH RED ACRYLIC FACES

SIGN D (1,2)

NEON LOGO
ILLUMINATED CHANNEL LETTERS - VILLAGE ER 24 HR

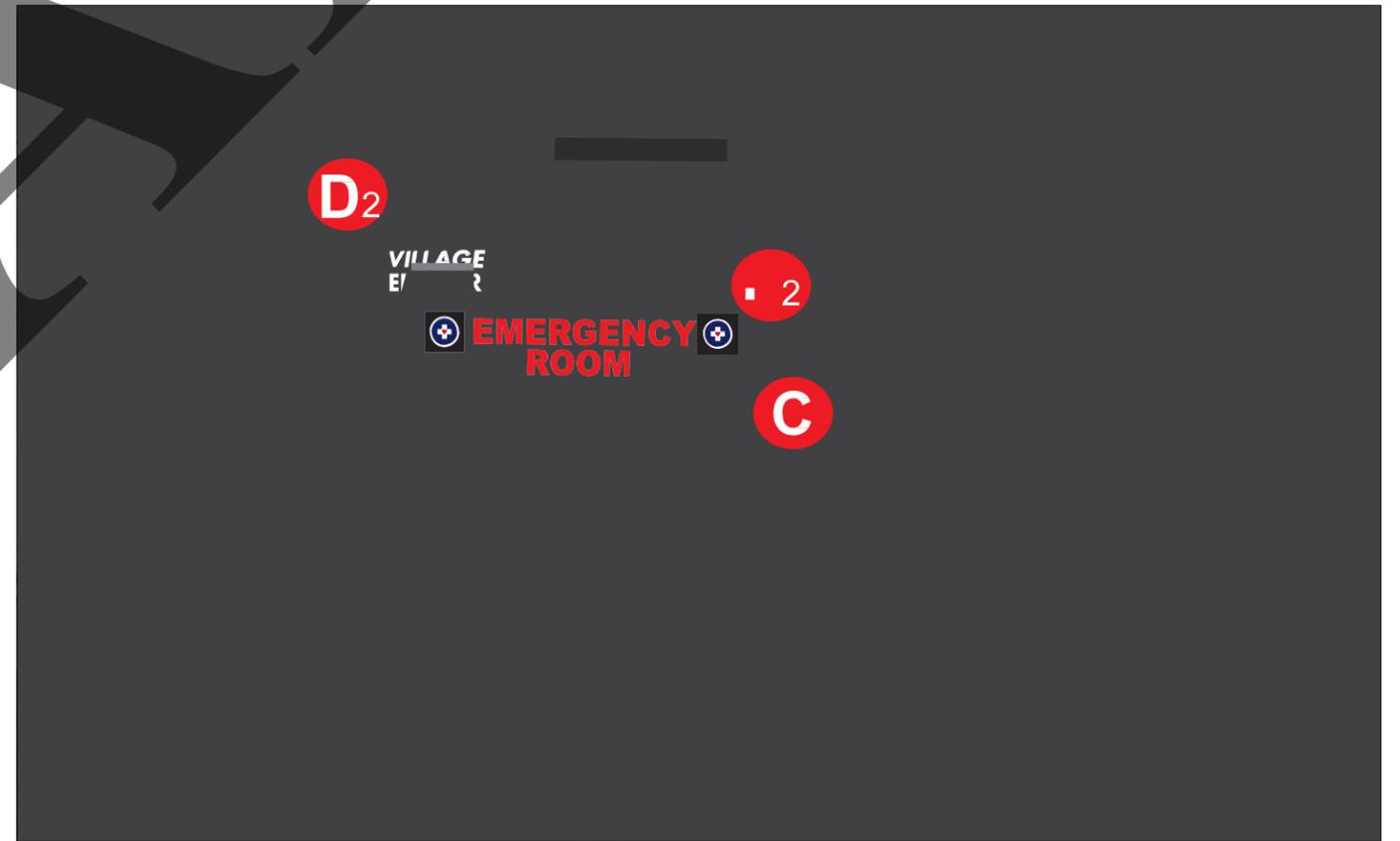
SIGN E (1,2)

NEON LOGO
ILLUMINATED CHANNEL LETTERS - EMERGENCY ROOM

DAY VIEW



DAY VIEW



NIGHT VIEW



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SIGNATURE: _____ DATE: _____

TITLE: _____ DATE: _____

SIGN G

Aluminum welded cabinet with translucent vinyl copy 1st surface.
LED internal illumination
White acrylic face with Red translucent vinyl

DAY VIEW



NIGHT VIEW



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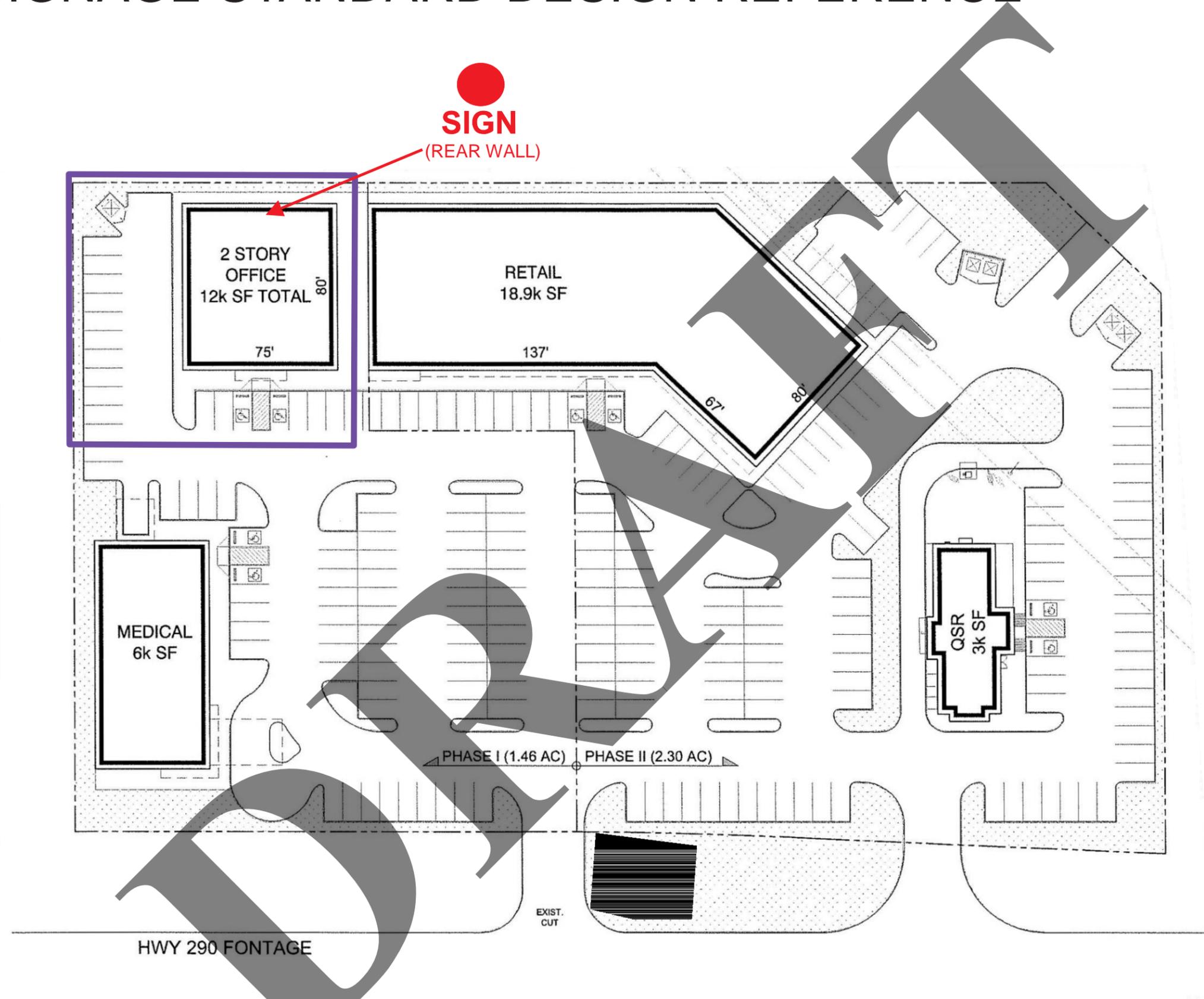
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SIGNATURE: _____ DATE: _____

TITLE: _____ DATE: _____

ZONE B: SIGNAGE STANDARD DESIGN REFERENCE

ZONE B 



A
SIGN

B
SIGN

C
SIGN

D
SIGN

SIGN
(REAR WALL)

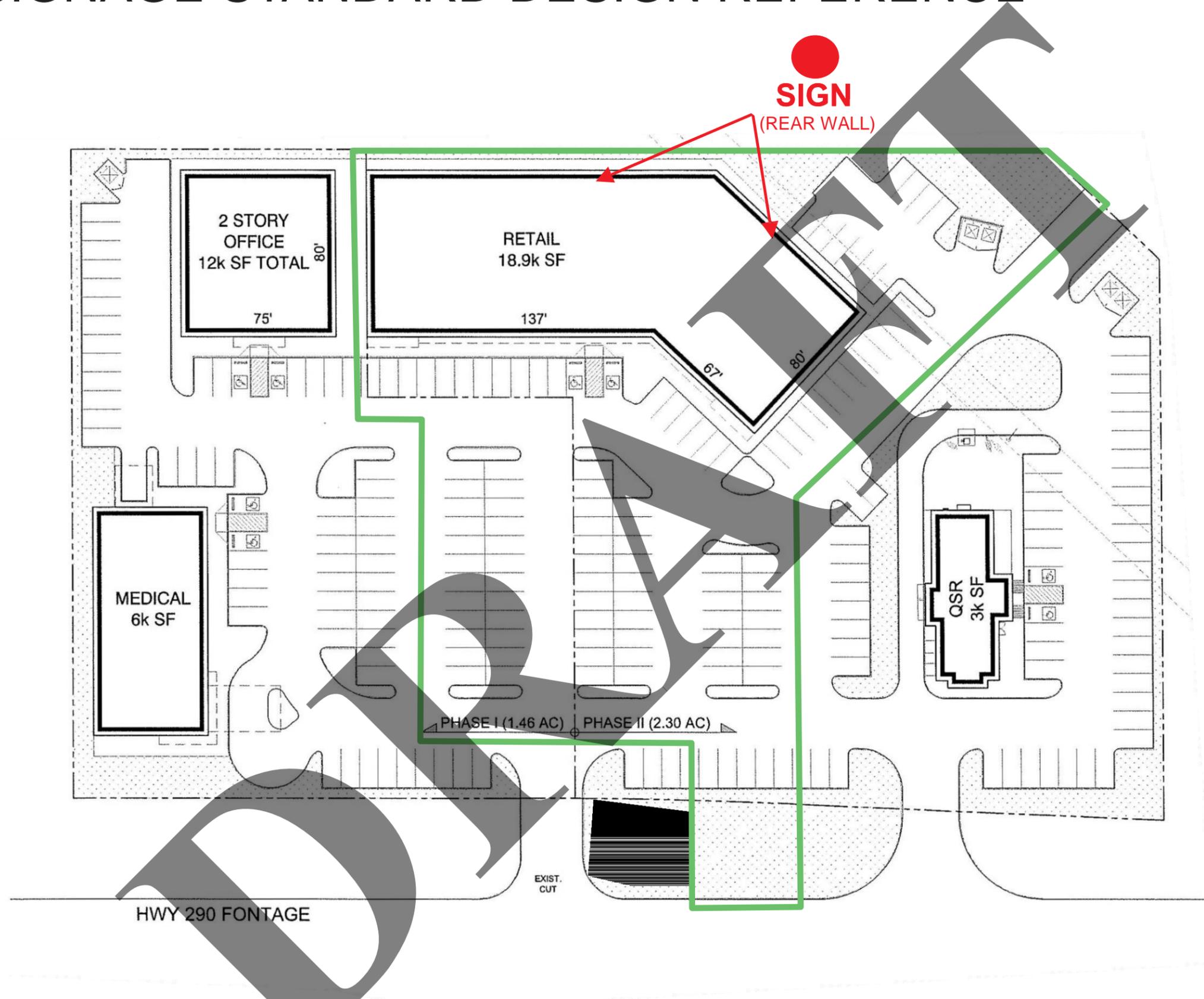


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TITLE: _____ DATE: _____

ZONE C: SIGNAGE STANDARD DESIGN REFERENCE

ZONE C 



A
SIGN

B
SIGN

C
SIGN

D
SIGN


SIGN
(REAR WALL)



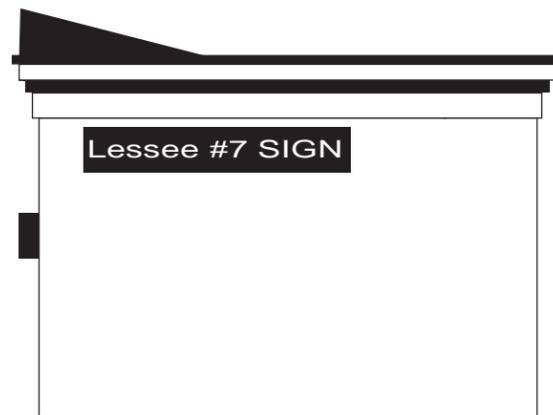
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TITLE: _____ DATE: _____

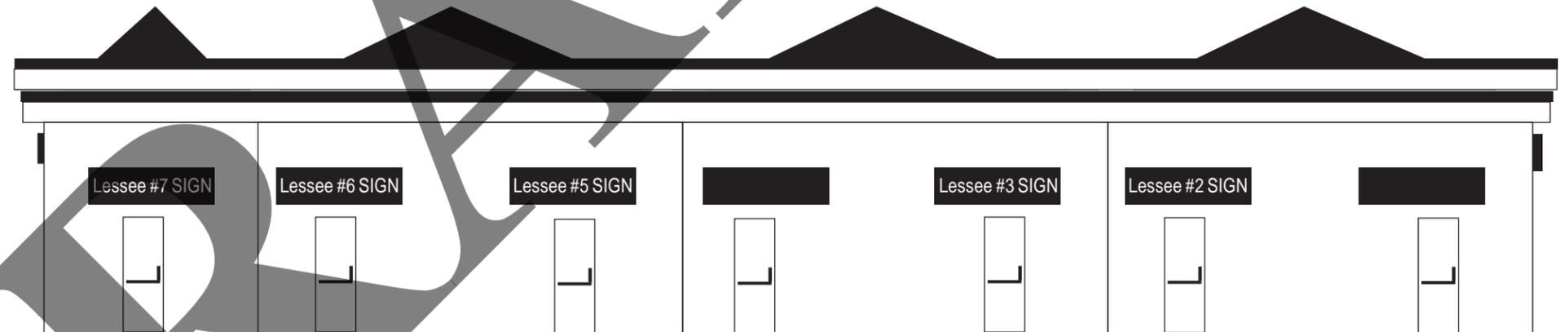
ZONE C: SIGNAGE STANDARD DESIGN REFERENCE



Front Elevation Example



Side Elevation Example



Rear Elevation Example

Retail Multitenant Building

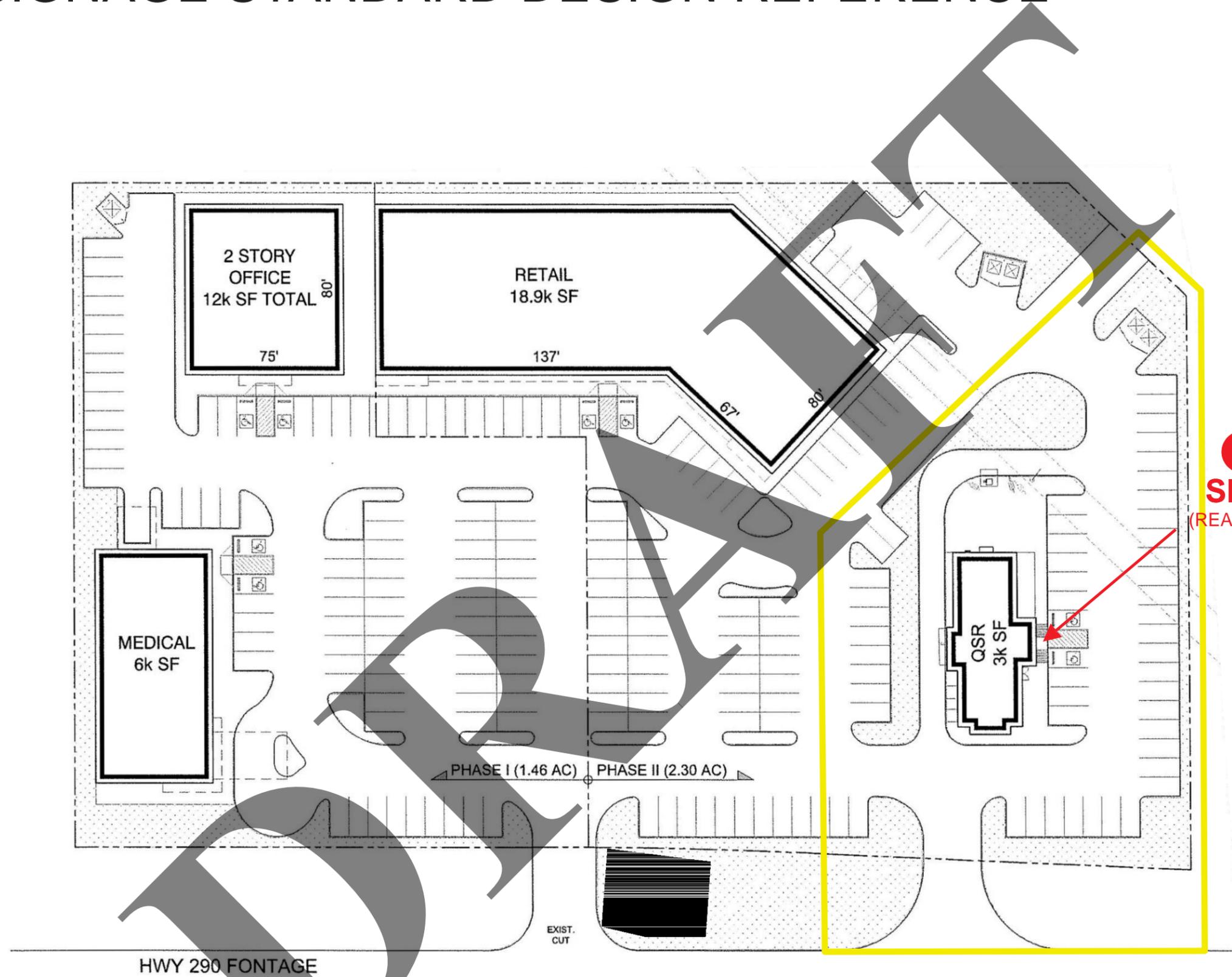


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TITLE: _____ DATE: _____

ZONE D: SIGNAGE STANDARD DESIGN REFERENCE

ZONE D 



A
SIGN

B
SIGN

C
SIGN

D
SIGN

SIGN
(REAR WALL)

Planning and Zoning Commission Meeting Packet for the Meeting to be held on June 17, 2019



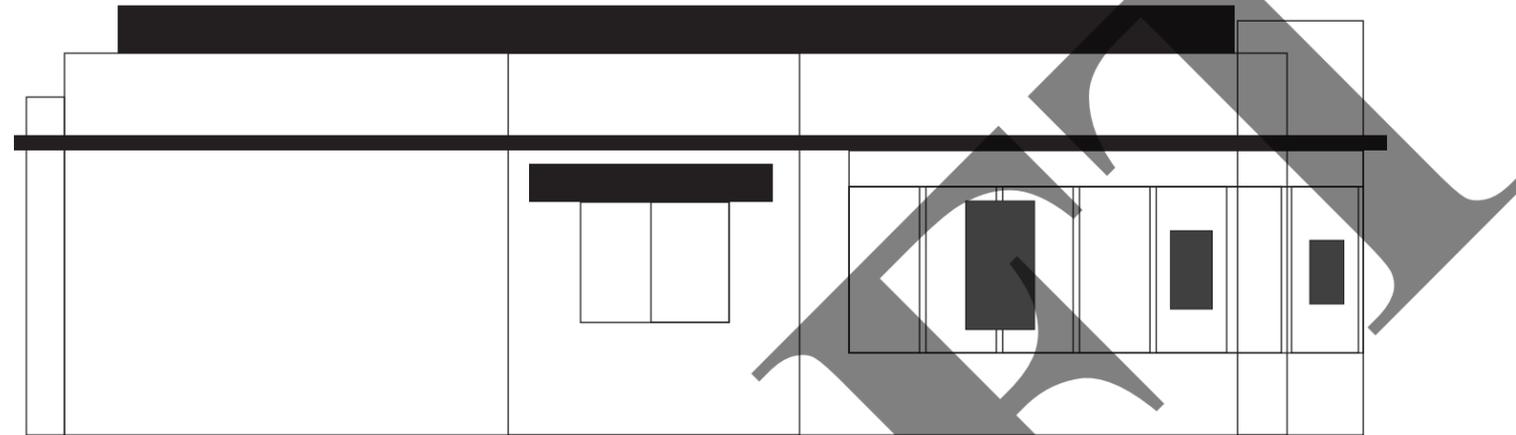
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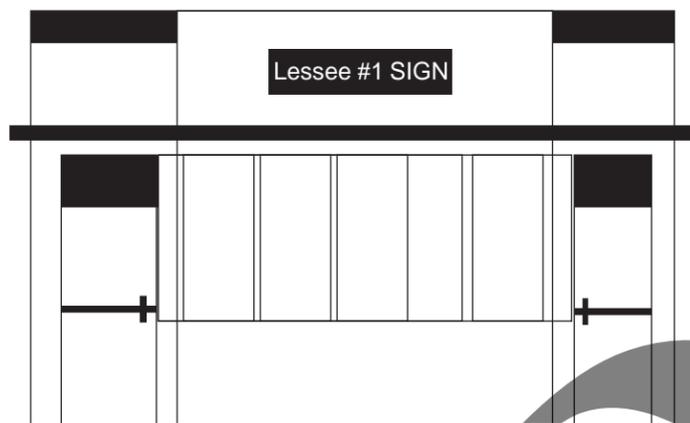
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TITLE: _____ DATE: _____

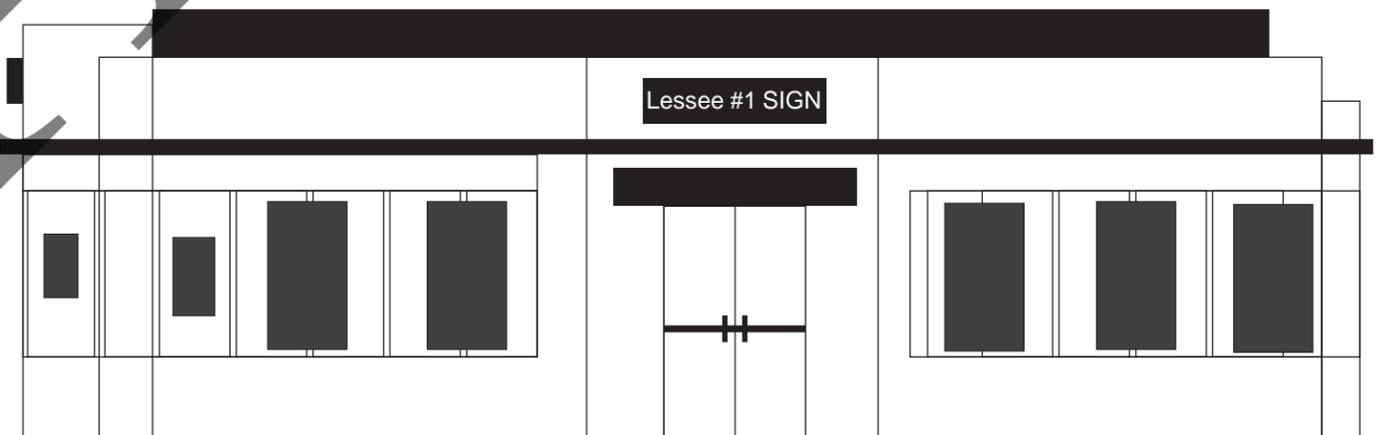
ZONE D: SIGNAGE STANDARD DESIGN REFERENCE



Front Elevation Example



Side Elevation Example



Rear Elevation Example

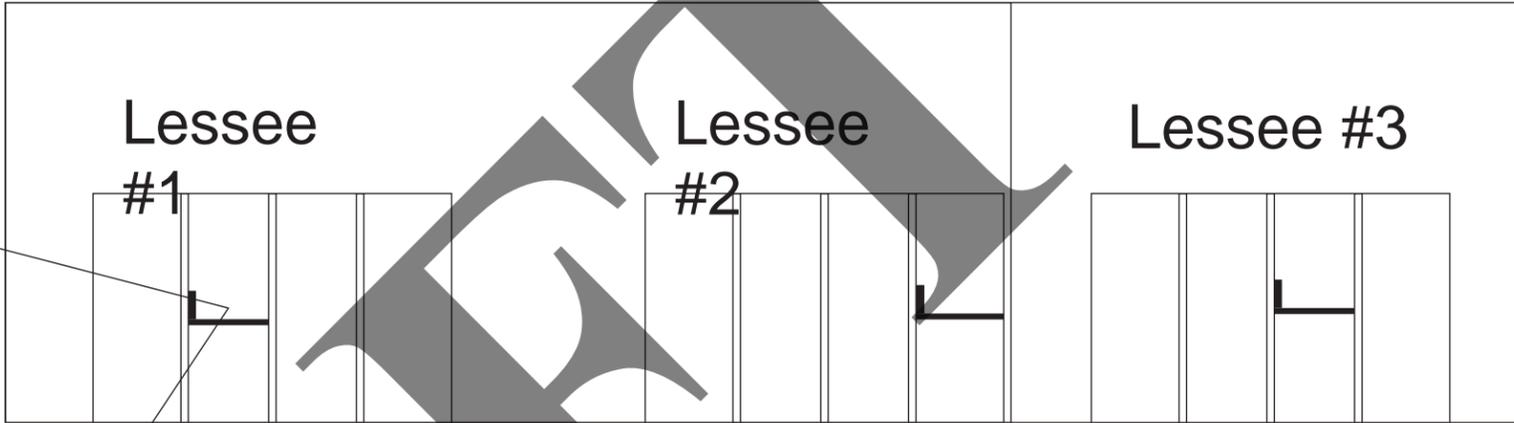
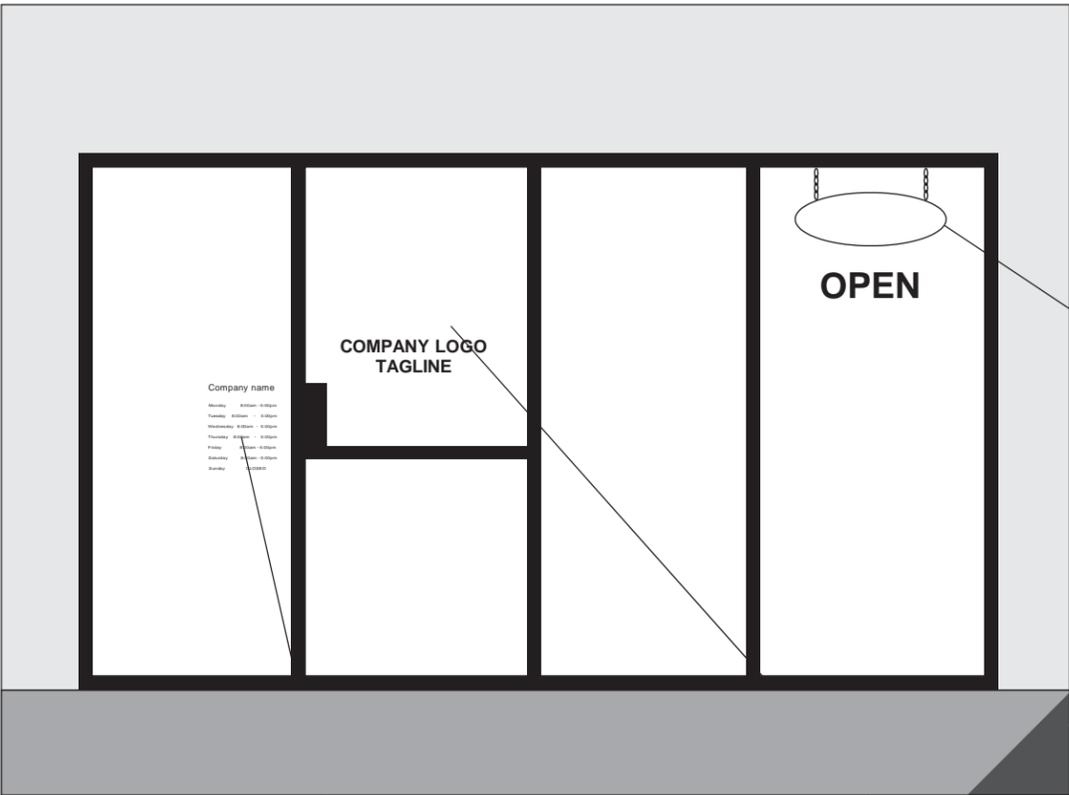


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TITLE: _____ DATE: _____

WINDOW GRAPHIC LAYOUT STANDARD aka, WGLS

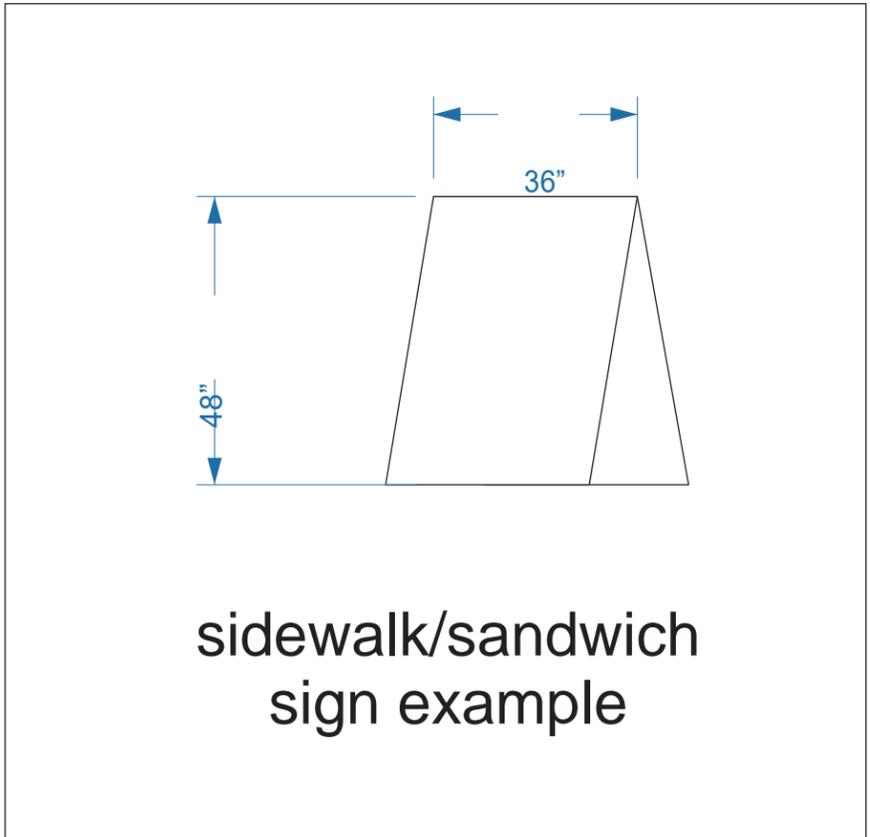
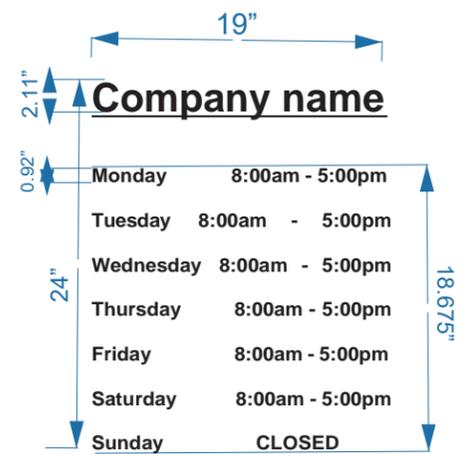
Standard Entry Way Design



Retail Multitenant Building

ILLUMINATED OPEN SIGN

Company required entry way vinyl name and(or) logo



ALL TERMS AND CONDITIONS AGREED UPON
 SIGNATURE: _____ DATE: _____
 TITLE: _____ DATE: _____

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DRAFT

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

AGENDA DATE: June 17, 2019

AGENDA ITEM: C

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

Prepared By: Christian Somers, Building Official

Date Submitted: May 22, 2019

EXHIBITS: [P&Z Preliminary Report with Proposed Ordinance](#)
Chapter 14 – [Sections 14.84 and 14.84.1](#)

BACKGROUND INFORMATION:

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

The Specific Use Permit process is governed by Sections 14.84 and 14.84.1 of the Code of Ordinances. Basically, before a retail establishment is permitted to sell or offer for sale any alcoholic beverage, it must first apply for a Specific Use Permit with this Commission. Upon the submittal of such an application, the Commission will:

1. Consider the application and submit its recommendations to City Council in a Preliminary Report;
2. Council will receive the Preliminary Report and Order a Joint Public Hearing;
3. City Council and the Planning and Zoning Commission will conduct a Joint Public Hearing;
4. The Planning and Zoning Commission will submit its Final Report to the City Council.
5. City Council will receive the Final Report and take action regarding the request.

Therefore, if this proposal was to be granted by City Council, no establishment will be permitted to sell or offer for sale any alcoholic beverage without going through the above process and being issued a Specific Use Permit.

This item is to discuss the proposal and, if appropriate, prepare the Preliminary Report for presentation to City Council on June 17, 2019.

RECOMMENDED ACTION:

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



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

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

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

This preliminary change to the City’s comprehensive zoning ordinance is more specifically detailed in the proposed ordinance attached as Exhibit “A.”

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

Respectfully submitted, this 17th day of June 2019.

R. T. Faircloth, Chairman

ATTEST:

Lorri Coody, City Secretary



Planning and Zoning Commission Meeting Packet for the Meeting to be held on June 17, 2019

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

ORDINANCE NO. 2019-xx

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

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

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

WHEREAS, the Commission and the City Council have conducted, in the time and manner required by law, a joint public hearing on such amendment to the Zoning Ordinance and find that the adoption of this Ordinance is in the best interest of the citizens of Jersey Village, Texas; **NOW THEREFORE**,

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

SECTION 1. The City Council hereby finds and determines that the statements set forth in the preamble of this Ordinance are true and correct and are incorporated herein for all purposes.

SECTION 2. The Code of Ordinances, City of Jersey Village, Texas is hereby amended by adding a section, to be numbered 14-105(a)(21)(d), which section reads as follows:

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

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

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

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

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

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

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

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

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

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

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

SECTION 8. Any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed two thousand dollars (\$2,000), with each day of violation constituting a separate offense.

SECTION 9. In the event any clause phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent or ordinances jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and, the City Council declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

SECTION 10. The Council hereby directs the City Secretary to publish the caption of the Ordinance as required under and according to State law.

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

PASSED AND APPROVED this _____ day of _____ 2019.

ATTEST:

Lorri Coody, City Secretary

Andrew Mitcham, Mayor



Sec. 14-84. - Amendments to district boundaries.

- (a) *Authority to amend.* The city council may, from time to time, on its own motion, or on petition from a property owner, or on recommendation from the planning and zoning commission, amend the boundaries of the zoning districts. Where an application for an amendment is submitted by a property owner, it shall be accompanied by a fee as established from time to time by the city council.
- (b) *Planning and zoning commission report required.* Prior to any action to amend the official zoning map, the planning and zoning commission shall review the proposal. The commission shall submit a written report containing its conclusions and recommendations to the city council.
- (c) Public hearing required prior to amendments.
 - (1) A joint public hearing shall be held by the city council and the planning and zoning commission prior to the approval or rejection of the reported recommendations of the commission; or
 - (2) The following sequence shall be followed:
 - a. Planning and zoning commission preliminary report submitted to city council.
 - b. Joint public hearing with the planning and zoning commission and city council.
 - c. Planning and zoning commission final report to the city council.
 - d. Action.
- (d) *Public notice.* Notice of the public hearing shall be according to the procedures established in section 14-10. At least 15 days' notice of the time and place of such hearings shall be published in the official newspaper of the city.
- (e) *Three-fourths majority required.* If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of a least three-fourths of all members of the city council. The protest must be written and signed by the owners of a least 20 percent of either the area of the lots or land covered by the proposed change, or the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.
- (f) *Zoning amendment reapplication limitation.* In order to ensure the stability of the land use within the city and in an effort to promote and protect the quality of life for the citizens of the city with respect to the use and enjoyment of their respective property, no reapplication for a zoning district map amendment will be accepted by the city within a period of 12 months from the date of the city council's denial of the initial application; provided, however, that upon receipt of documented proof from the applicant that conditions have substantially and materially changed since the initial submission of the application, and upon further evidence that such changes justify a rehearing of the matter, the city council may waive the mandatory holding period and accept a reapplication.

(Ord. No. 95-04, § 1(301.3), 2-20-95)

Sec. 14-84.1. - Specific use permits.

- (a) A specific use permit shall be required before any of the uses described in the respective district regulations as specific uses will be permitted within the applicable district. A specific use permit is an amendment to the district regulations and permits the permanent establishment of a specific use within a zoning district.
- (b) A person may file an application for specific use permit in writing with the development officer accompanied by a nonrefundable fee as may be established from time to time by the city council. The application shall include, but not be limited to, the following:
 - (1) The applicant's name and address;
 - (2) The legal description and address of the property that is the subject of the application;
 - (3) A detailed description of the use that is proposed;
 - (4) The zoning district in which the subject property is located; and
 - (5) The written consent of the owner or owners of the subject property, if the applicant is not the owner.
- (c) An application for specific use permit shall be subject to the same procedures as those provided by section 14-84 for the amendment of zoning district boundaries.
- (d) In determining whether a specific use permit shall be granted, the planning and zoning commission and the city council shall consider uses of abutting property and other property in the vicinity, the compatibility of the proposed specific use with abutting and area uses, the character of the neighborhood, accessibility for vehicular and pedestrian traffic and the adequacy of drainage and off-street parking.
- (e) In granting a specific use permit, the city council may impose such additional standards, conditions and safeguards as may be deemed necessary and appropriate, and compliance with such conditions shall be a condition precedent to the issuance of a certificate of occupancy.

(Ord. No. 97-30, § 2(301.3.1), 11-17-97)

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

AGENDA DATE: June 17, 2019

AGENDA ITEM: D

AGENDA SUBJECT: Discuss and take appropriate action to rescind the Alternative Comprehensive Signage Plan approved on May 8, 2019 for the Village ER Phase I Plaza located at 17030 Northwest Freeway, Houston, Texas.

Dept./Prepared By: Christian Somers, Building Official **Date Submitted:** May 22, 2019

EXHIBITS: [P&Z Order](#) Rescinding the Alternative Comprehensive Signage Plan
[Exhibit A](#) – Letter Rescinding the Alternative Comprehensive Signage Plan

BACKGROUND INFORMATION:

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

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

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

As a result of the signs already being created and the owner being invoiced for same, Jersey Village Development Group, LLC has sent a letter, attached hereto as Exhibit A, rescinding the Alternative Comprehensive Signage Plan since it is no longer needed as the signs were created according to the City’s standard signage laws found in Chapter 14, Article X Signs.

This item is a housekeeping item in order to make of record that the Alternative Comprehensive Signage Plan approved by the Commission on May 8, 2019 has been rescinded and all future signage for the property located at 17030 Northwest Freeway, Houston, Texas must be developed according to the City’s standard signage laws found in Chapter 14, Article X Signs.

RECOMMENDED ACTION:

Discuss and take appropriate action to rescind the Alternative Comprehensive Signage Plan approved on May 8, 2019 for the Village ER Phase I Plaza located at 17030 Northwest Freeway, Houston, Texas.

Planning and Zoning Commission Meeting Packet for the Meeting to be held on June 17, 2019



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

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

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

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

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

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

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

R. T. Faircloth, Chairman

ATTEST:

Lorri Coody, City Secretary



May 20, 2019

Mr. Jim Bridges
Engineering Technician
City of Jersey Village

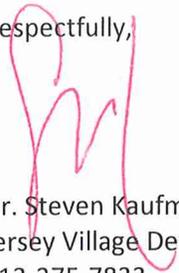
E-mail: jbridges@ci.jersey-village.tx.us

Mr. Bridges,

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

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

Respectfully,



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

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

AGENDA DATE: June 17, 2019 **AGENDA ITEM:** E

AGENDA SUBJECT: Conduct a Joint Public Hearing with the City Council for the purpose of receiving oral comments from any interested person(s) concerning the proposals to: (1) amend Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to revise Subsection (a) to authorize police stations and fire stations; (2) amend the zoning ordinance by changing District G to District A for the properties located at 16401 Lakeview Drive and described as Res A1 Jersey Meadows, 16327 Lakeview Drive and described as Res B1 Jersey Meadows, 0 Lakeview Drive and described as Res D Jersey Meadows, and 16501 Jersey Drive and described as TRS 1B & 12E (NM) ABST 228 J M Dement in the City of Jersey Village, Texas; (3) amend Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to revise Subsection (c) to limit the types of masonry that may be used for veneer treatments; and (4) amend Chapter 14 Building and Development, Article IV. Zoning Districts, Division 1 Generally, Section 14-88 Regulations that Apply for all Districts, to revise Subsection (a)(19)(a) to provide for screening of commercial development from residential zoning districts.

Department/Prepared By: Lorri Coody, City Secretary **Date Submitted:** May 14, 2019

EXHIBITS: [Public Hearing Notice](#)
[Script](#)
[Preliminary Reports](#)
[Certification of Mailing](#) – Zoning Change – City Hall Property
[Certification of Posting](#) – Zoning Change – City Hall Property

BACKGROUND INFORMATION:

The Planning and Zoning Commission met on April 22 and May 8, 2019 and recommended amendments to (1) Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to revise Subsection (a) to authorize police stations and fire stations; (2) the zoning ordinance by changing District G to District A for the properties located at 16401 Lakeview Drive and described as Res A1 Jersey Meadows, 16327 Lakeview Drive and described as Res B1 Jersey Meadows, 0 Lakeview Drive and described as Res D Jersey Meadows, and 16501 Jersey Drive and described as TRS 1B & 12E (NM) ABST 228 J M Dement in the City of Jersey Village, Texas; (3) Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to revise Subsection (c) to limit the types of masonry that may be used for veneer treatments; and (4) Chapter 14 Building and Development, Article IV. Zoning Districts, Division 1 Generally, Section 14-88 Regulations that Apply for all Districts, to revise Subsection (a)(19)(a) to provide for screening of commercial development from residential zoning districts.

The preliminary reports were submitted to the Council at its May 13, 2019 meeting, and Joint Public Hearings were ordered for June 17, 2019.

A 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.

The purpose of this hearing is to provide an opportunity for the public to give oral or written comments to the proposals to (1) amend Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to revise Subsection (a) to authorize police stations and fire stations; (2) amend the zoning ordinance by changing District G to District A for the properties located at 16401 Lakeview Drive and described as Res A1 Jersey Meadows, 16327 Lakeview Drive and described as Res B1 Jersey Meadows, 0 Lakeview Drive and described as Res D Jersey Meadows, and 16501 Jersey Drive and described as TRS 1B & 12E (NM) ABST 228 J M Dement in the City of Jersey Village, Texas; (3) amend Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to revise Subsection (c) to limit the types of masonry that may be used for veneer treatments; and (4) amend Chapter 14 Building and Development, Article IV. Zoning Districts, Division 1 Generally, Section 14-88 Regulations that Apply for all Districts, to revise Subsection (a)(19)(a) to provide for screening of commercial development from residential zoning districts.

RECOMMENDED ACTION:

Conduct a Joint Public Hearing with the Planning and Zoning Commission for the purpose of receiving oral comments from any interested person(s) concerning the proposals to: (1) amend Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to revise Subsection (a) to authorize police stations and fire stations; (2) amend the zoning ordinance by changing District G to District A for the properties located at 16401 Lakeview Drive and described as Res A1 Jersey Meadows, 16327 Lakeview Drive and described as Res B1 Jersey Meadows, 0 Lakeview Drive and described as Res D Jersey Meadows, and 16501 Jersey Drive and described as TRS 1B & 12E (NM) ABST 228 J M Dement in the City of Jersey Village, Texas; (3) amend Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to revise Subsection (c) to limit the types of masonry that may be used for veneer treatments; and (4) amend Chapter 14 Building and Development, Article IV. Zoning Districts, Division 1 Generally, Section 14-88 Regulations that Apply for all Districts, to revise Subsection (a)(19)(a) to provide for screening of commercial development from residential zoning districts.

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 hearing at 7:00 p.m., Monday, June 17, 2019 at the Civic Center Auditorium, 16327 Lakeview, Jersey Village, Texas, for the purpose of receiving oral comments from any interested person(s) concerning the proposal to: (1) amend Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to revise Subsection (a) to authorize police stations and fire stations; (2) amend the zoning ordinance by changing District G to District A for the properties located at 16401 Lakeview Drive and described as Res A1 Jersey Meadows, 16327 Lakeview Drive and described as Res B1 Jersey Meadows, 0 Lakeview Drive and described as Res D Jersey Meadows, and 16501 Jersey Drive and described as TRS 1B & 12E (NM) ABST 228 J M Dement in the City of Jersey Village, Texas; (3) amend Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to revise Subsection (c) to limit the types of masonry that may be used for veneer treatments; and (4) amend Chapter 14 Building and Development, Article IV. Zoning Districts, Division 1 Generally, Section 14-88 Regulations that Apply for all Districts, to revise Subsection (a)(19)(a) to provide for screening of commercial development from residential zoning districts.

Copies of each of the Planning and Zoning Commission's Preliminary Reports concerning the proposed ordinance changes, which are the subject of this public hearing, may be examined online at <http://www.jerseyvillagetx.com>.

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.

Lorri Coody, City Secretary
City of Jersey Village

Post Date: May 16, 2019
Time: 1:00 p.m.

MAYOR OR MAYOR PRO tem

Script for Joint Public Hearing on June 17, 2019

Read Item on the Council Agenda (if you have not already done so) -
then:

**ACKNOWLEDGE P&Z CHAIRMAN / VICE CHAIRMAN
CONFIRM QUORUM OF P&Z**

**CONFIRM THAT ALL POSTING REQUIREMENTS HAVE BEEN
MET then say:**

I now call to order this joint public hearing with the Planning and Zoning Commission at _____ p.m. Everyone desiring to speak should complete a public hearing comment card and present the card to the City Secretary. Each speaker will be given 5 minutes to present information concerning the proposals to (1) amend Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to revise Subsection (a) to authorize police stations and fire stations; (2) amend the zoning ordinance by changing District G to District A for the properties located at 16401 Lakeview Drive and described as Res A1 Jersey Meadows, 16327 Lakeview Drive and described as Res B1 Jersey Meadows, 0 Lakeview Drive and described as Res D Jersey Meadows, and 16501 Jersey Drive and described as TRS 1B & 12E (NM) ABST 228 J M Dement in the City of Jersey Village, Texas; (3) amend Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to revise Subsection (c) to limit the types of masonry that may be used for veneer treatments; and (4) amend Chapter 14 Building and Development, Article IV. Zoning Districts, Division 1 Generally, Section 14-88 Regulations that Apply for all Districts, to revise Subsection (a)(19)(a) to provide for screening of commercial development from residential zoning districts.

(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 joint public hearing on the proposals to (1) amend Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to revise Subsection (a) to authorize police stations and fire stations; (2) amend the zoning ordinance by changing District G to District A for the properties located at 16401 Lakeview Drive and described as Res A1 Jersey Meadows, 16327 Lakeview Drive and described as Res B1 Jersey Meadows, 0 Lakeview Drive and described as Res D Jersey Meadows, and 16501 Jersey Drive and described as TRS 1B & 12E (NM) ABST 228 J M Dement in the City of Jersey Village, Texas; (3) amend Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to revise Subsection (c) to limit the types of masonry that may be used for veneer treatments; and (4) amend Chapter 14 Building and Development, Article IV. Zoning Districts, Division 1 Generally, Section 14-88 Regulations that Apply for all Districts, to revise Subsection (a)(19)(a) to provide for screening of commercial development from residential zoning districts at ____ p.m.



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

The Planning and Zoning Commission has met in order to consider amendments to the Code of Ordinances at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to provide for police stations and fire station in the residential zone;

After review and discussion, the Commissioners preliminarily propose that amendments be made to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to revise Subsection (a)(3) to allow for municipal government buildings, police stations and fire stations as follows:

(a)(3) Municipal ~~and~~ government buildings, police stations, fire stations, and public libraries.

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 22nd day of April 2019.

s/Rick Faircloth, Chairman

ATTEST:

s/Lorri Coody, City Secretary



Planning and Zoning Commission Meeting Packet for the Meeting to be held on June 17, 2019

EXHIBIT A

TO THE

PLANNING AND ZONING

COMMISSION'S

PRELIMINARY REPORT

APRIL 22, 2019

PROPOSED ORDINANCE NO. 2019-xx

AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, BY AMENDING CHAPTER 14 BUILDING AND DEVELOPMENT, ARTICLE IV. ZONING DISTRICTS, DIVISION 2 USE BASED ZONING DISTRICTS, SECTION 14-101 REGULATIONS FOR DISTRICT A (SINGLE-FAMILY DWELLING DISTRICT) TO REVISE SUBSECTION (A) TO AUTHORIZE POLICE STATIONS AND FIRE STATIONS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY AS PROVIDE BY SECTION 1-8 OF THE CODE; AND PROVIDING AN EFFECTIVE DATE.

* * * * *

WHEREAS, the City Council of the City of Jersey Village, Texas, determines it in the best interest of the health, safety, and welfare of the citizens of the City to amend the Zoning Ordinance; and

WHEREAS, the Planning & Zoning Commission has issued its report and has recommended amendment to the Zoning Ordinance by more clearly defining government buildings; and

WHEREAS, the Planning & Zoning Commission and City Council have conducted, in the time and manner required by law, a joint public hearing on such amendment to the zoning ordinance and find that the adoption of this ordinance is in the best interest of the citizens of Jersey Village; **NOW THEREFORE**,

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

Section 1. The City Council hereby finds and determines that the statements set forth in the preamble of this Ordinance are true and correct and are incorporated herein for all purposes.

Section 2. The Code of Ordinances of the City of Jersey Village is amended by deleting from Chapter 14, Article IV, Division 2, Section 14-101(a)(3) the language shown below in struckthrough (~~deleted~~) and by adding thereto the language shown below as underscored and boldfaced (**added**), with the new Section 14-101(a)(3) to read as follows:

(a)(3) Municipal ~~and~~ government buildings, police stations, fire stations, and public libraries.

Section 3. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Jersey Village, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 4. **Repeal.** All other ordinances or parts of ordinances in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed.

Section 5. Penalty. Any person who shall violate any provision of this Ordinance shall be guilty of a misdemeanor and subject to a fine as provided in Section 1-8.

Section 6. Effective Date. This ordinance shall be in full force and effect from and after its passage.

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

ATTEST:

Mayor

Lorri Coody, City Secretary



**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 a zoning amendment change from District G to District A for the properties located at 16401 Lakeview Drive and described as Res A1 Jersey Meadows, 16327 Lakeview Drive and described as Res B1 Jersey Meadows, 0 Lakeview Drive and described as Res D Jersey Meadows, and 16501 Jersey Drive and described as TRS 1B & 12E (NM) ABST 228 J M Dement, in the City of Jersey Village, Texas.

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 properties located at 16401 Lakeview Drive and described as Res A1 Jersey Meadows, 16327 Lakeview Drive and described as Res B1 Jersey Meadows, 0 Lakeview Drive and described as Res D Jersey Meadows, and 16501 Jersey Drive and described as TRS 1B & 12E (NM) ABST 228 J M Dement be changed from Zoning District G (“Second Business District”) to Zoning District A (“Single Family Dwelling 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 22nd day of April 2019.

s/Rich Faircloth, Chairman

ATTEST:

s/Lorri Coody, City Secretary



Planning and Zoning Commission Meeting Packet for the Meeting to be held on June 17, 2019

EXHIBIT A

TO THE

PLANNING AND ZONING

COMMISSION'S

PRELIMINARY REPORT

APRIL 22, 2019

PROPOSED ORDINANCE NO. 2019-xx

AN ORDINANCE AMENDING CHAPTER 14 OF THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, TEXAS, THE JERSEY VILLAGE DEVELOPMENT CODE, BY AUTHORIZING REVISION OF THE OFFICIAL ZONING MAP AS SET OUT IN SECTION 14-82 SO THAT PROPERTIES LOCATED AT 16401 LAKEVIEW DRIVE AND DESCRIBED AS RES A1 JERSEY MEADOWS, 16327 LAKEVIEW DRIVE AND DESCRIBED AS RES B1 JERSEY MEADOWS, 0 LAKEVIEW DRIVE AND DESCRIBED AS RES D JERSEY MEADOWS, AND 16501 JERSEY DRIVE AND DESCRIBED AS TRS 1B & 12E (NM) ABST 228 J M DEMENT, SHALL BE CHANGED FROM ZONING DISTRICT G (“SECOND BUSINESS DISTRICT”) TO ZONING DISTRICT A (“SINGLE-FAMILY DWELLING DISTRICT”); CONTAINING OTHER FINDINGS AND PROVISIONS RELATING TO THE SUBJECT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL; PROVIDING A PENALTY AS PROVIDED BY SECTION 1-8 OF THE CODE; AND PROVIDING AN EFFECTIVE DATE.

* * * * *

WHEREAS, the City Council of the City of Jersey Village, Texas, determines it in the best interest of the health, safety, and welfare of the citizens of the City to amend the Zoning Ordinance; and

WHEREAS, the Planning & Zoning Commission has issued its report and has recommended amendment to the Zoning Ordinance by authorizing revision of the Official Zoning Map as set out in Section 14-82 relating to the change of the zoning designation for the properties located at 16401 Lakeview Drive and described as Res A1 Jersey Meadows, 16327 Lakeview Drive and described as Res B1 Jersey Meadows, 0 Lakeview Drive and described as Res D Jersey Meadows, and 16501 Jersey Drive and described as TRS 1B & 12E (NM) ABST 228 J M Dement from zoning District G (“Second Business District”) to zoning District A (“Single-Family Dwelling District”); and

WHEREAS, the Planning & Zoning Commission and City Council have conducted, in the time and manner required by law, a joint public hearing on such amendment to the zoning ordinance and find that the adoption of this ordinance is in the best interest of the citizens of Jersey Village; **NOW THEREFORE**,

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

Section 1. The City Council hereby finds and determines that the statements set forth in the preamble of this Ordinance are true and correct and are incorporated herein for all purposes.

Section 2. The properties located at 16401 Lakeview Drive and described as Res A1 Jersey Meadows, 16327 Lakeview Drive and described as Res B1 Jersey Meadows, 0 Lakeview Drive and described as Res D Jersey Meadows, and 16501 Jersey Drive and described as TRS 1B & 12E (NM) ABST 228 J M Dement is rezoned from District G (“Second Business District”) to District A (“Single-Family Dwelling District”).

Section 3. The Official Zoning District Map of the City shall be revised and amended to show the change in zoning classification of the property with the appropriate references thereon to the number and effective date of this ordinance.

Section 4. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Jersey Village, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 4. Repeal. All other ordinances or parts of ordinances in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed.

Section 5. Penalty. Any person who shall violate any provision of this Ordinance shall be guilty of a misdemeanor and subject to a fine as provided in Section 1-8.

Section 6. Effective Date. This ordinance shall be in full force and effect from and after its passage.

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

ATTEST:

Mayor

Lorri Coody, City Secretary



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

The Planning and Zoning Commission has met in order to consider amendments to the Code of Ordinances at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District), to revise Subsection (c) to limit the types of masonry that may be used for veneer treatments.

After review and discussion, the Commissioners preliminarily propose that amendments be made to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to revise Subsection (c) to limit the types of masonry that may be used for veneer treatments.

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 8th day of May 2019.

s/R. T. Faircloth, Chairman

ATTEST:

s/Lorri Coody, City Secretary



Planning and Zoning Commission Meeting Packet for the Meeting to be held on June 17, 2019

EXHIBIT A

TO THE

PLANNING AND ZONING

COMMISSION'S

PRELIMINARY REPORT

ORDINANCE NO. 2019-xx

AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, BY AMENDING CHAPTER 14 BUILDING AND DEVELOPMENT, ARTICLE IV. ZONING DISTRICTS, DIVISION 2 USE BASED ZONING DISTRICTS, SECTION 14-101 REGULATIONS FOR DISTRICT A (SINGLE-FAMILY DWELLING DISTRICT) TO REVISE SUBSECTION (C) TO LIMIT THE TYPES OF MASONRY THAT MAY BE USED FOR VENEER TREATMENTS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY AS PROVIDE BY SECTION 1-8 OF THE CODE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Jersey Village, Texas, determines it in the best interest of the health, safety, and welfare of the citizens of the City to amend the Zoning Ordinance; and

WHEREAS, the Planning & Zoning Commission has issued its report and has recommended amendments to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to limit the types of masonry that may be used for veneer treatments; and

WHEREAS, the Planning & Zoning Commission and City Council have conducted, in the time and manner required by law, a joint public hearing on such amendments; and

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

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

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

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

“Chapter 14 – BUILDING AND DEVELOPMENT

....

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

....

(c) *Construction.* The exterior walls on all residences in district A shall be a least 75 percent masonry construction to the top elevation line of the building sides of the first floor. Slab on grade home elevations must install masonry ~~construction~~ **skirts** to cover the sub-slab void or crawlspace, below exterior walls. The style and quality of all carports, detached private garages and freestanding structures constructed after a certificate of occupancy shall conform to the original structure; provided, however, that only utility structures may have metal facades.

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

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

Section 4. In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

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

ATTEST:

Justin Ray, Mayor

Lorri Coody, City Secretary



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

The Planning and Zoning Commission has met in order to consider amendments to the Code of Ordinances at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 1 Generally, Section 14-88 Regulations that Apply for all Districts, to revise Subsection (a)(19)(a) to provide for screening of commercial development from residential zoning districts.

After review and discussion, the Commissioners preliminarily propose that amendments be made to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 1 Generally, Section 14-88 Regulations that Apply for all Districts, to revise Subsection (a)(19)(a) to provide for screening of commercial development from residential zoning districts.

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 8th day of May 2019.

s/R. T. Faircloth, Chairman

ATTEST:

s/Lorri Coody, City Secretary



Planning and Zoning Commission Meeting Packet for the Meeting to be held on June 17, 2019

EXHIBIT A

TO THE

PLANNING AND ZONING

COMMISSION'S

PRELIMINARY REPORT

ORDINANCE NO. 2019-xx

AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, BY AMENDING CHAPTER 14 BUILDING AND DEVELOPMENT, ARTICLE IV. ZONING DISTRICTS, DIVISION 1 GENERALLY, SECTION 14-88 REGULATIONS THAT APPLY FOR ALL DISTRICTS TO REVISE SUBSECTION (A)(19)(A) TO PROVIDE FOR SCREENING OF COMMERCIAL DEVELOPMENT FROM RESIDENTIAL ZONING DISTRICTS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY AS PROVIDED BY SECTION 1-8 OF THE CODE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Jersey Village, Texas, determines it in the best interest of the health, safety, and welfare of the citizens of the City to amend the Zoning Ordinance; and

WHEREAS, the Planning & Zoning Commission has issued its report and has recommended amendments to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 1 Generally, Section 14-88 Regulations that Apply for all Districts, to revise Subsection (a)(19)(a) to provide for screening of commercial development from residential zoning districts; and

WHEREAS, the Planning & Zoning Commission and City Council have conducted, in the time and manner required by law, a joint public hearing on such amendments; and

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

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

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

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

“Chapter 14 – BUILDING AND DEVELOPMENT

....

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

....

(a) *General regulations.*

....

(19) Screening.

....

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

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

Section 4. In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

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

ATTEST:

Mayor

Lorri Coody, City Secretary

**CITY OF JERSEY VILLAGE
 CERTIFICATION OF JOINT PUBLIC HEARING POSTING REQUIREMENTS
 CITY COUNCIL AND P&Z – June 17, 2019 - 7:00 P.M.**

Reason for Joint Public Hearing:

To receiving oral comments from any interested person(s) concerning the proposal to: amend the zoning ordinance by changing District G to District A for the properties located at 16401 Lakeview Drive and described as Res A1 Jersey Meadows, 16327 Lakeview Drive and described as Res B1 Jersey Meadows, 0 Lakeview Drive and described as Res D Jersey Meadows, and 16501 Jersey Drive and described as TRS 1B & 12E (NM) ABST 228 J M Dement in the City of Jersey Village, Texas.

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.

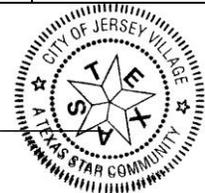
As such, on May 16, 2019, and in accordance with the Jersey Village Code of Ordinances Part II, Ch. 14, Art. X, Section 14-10 (b)(2)(a) written notices were mailed to adjacent property owners at least eleven (11) days prior to date of the Public Hearing. The property owners were mailed a written notice to the address listed in the following table:

owner_name	mailing address	city	state	zip code
Jersey Village Baptist Church	16518 Jersey Drive	Jersey Village	TX	77040-1906
Harry & Marilyn Burgess	3333 Allen Pkwy Unit 307	Houston	TX	77019-1836
Zachary Maher	16426 Jersey Drive	Jersey Village	TX	77040-2022
My D Luu & Tran Dien	15802 Juneau Ln	Houston	TX	77040-2154
Terrance M Hall	8022 Fonthill Drive	Spring	TX	77379-7179
James & Katherine Covin	16338 Acapulco Drive	Jersey Village	TX	77040-2071
Francisco Trevino	16333 Acapulco Drive	Jersey Village	TX	77040-2070
Allen & Melinda Brinkley	16329 Acapulco Drive	Jersey Village	TX	77040-2070
Austin & Beth Bleess	16334 Lakeview Drive	Houston	TX	77040-2030
George Moore	6645 Fairfield Street	Houston	TX	77023-4001
James & Nancy Wisener	16326 Lakeview Drive	Jersey Village	TX	77040-2030
Current Owner	16322 Lakeview Drive	Jersey Village	TX	77040-2030
Khoi Phan	16318 Lakeview Drive	Jersey Village	TX	77040-2030
Irene Sheffel	16314 Lakeview Drive	Jersey Village	TX	77040-2030
James & Betty Kline	16310 Lakeview Drive	Jersey Village	TX	77040-2030
Cheryl Desforges	16309 Lakeview Drive	Jersey Village	TX	77040-2029
Robert & Gloria Mckay	795 Kings Point Drive	Canyon Lake	TX	78133-3233
Lucille Mitchell	16317 Lakeview Drive	Jersey Village	TX	77040-2029
Iris Joe	16021 Seattle Street	Jersey Village	TX	77040-1925
Collin & Ashley Greuter	16306 Congo Ln	Jersey Village	TX	77040-2073
Erin Ammerman	16310 Congo Ln	Houston	TX	77040-2073
BHA Real Estate Holdings LLC	8333 Royal Ridge Pkwy, Ste 100	Irving	TX	75063-2869

Witness my hand and seal of the City this 16th day of May, 2019.



 Lorri Coody, City Secretary



Planning and Zoning Commission Meeting Packet for the Meeting to be held on June 17, 2019

**CITY OF JERSEY VILLAGE
CERTIFICATION OF JOINT PUBLIC HEARING POSTING REQUIREMENTS
CITY COUNCIL AND P&Z – June 17, 2019 - 7:00 P.M.**

Reason for Joint Public Hearing:

To receiving oral comments from any interested person(s) concerning the proposal to: amend the zoning ordinance by changing District G to District A for the properties located at 16401 Lakeview Drive and described as Res A1 Jersey Meadows, 16327 Lakeview Drive and described as Res B1 Jersey Meadows, 0 Lakeview Drive and described as Res D Jersey Meadows, and 16501 Jersey Drive and described as TRS 1B & 12E (NM) ABST 228 J M Dement in the City of Jersey Village, Texas.

I, Christian Somers, Building Official for the City of Jersey Village do hereby certify that:

On May 28, 2019, at least ten days prior to the date of the hearing, placed on the properties located at **16327 Lakeview Drive, 16401 Lakeview Drive, 0 Lakeview Drive, and 16501 Jersey Drive, in Jersey Village, Texas** which is the subject of this Joint Public Hearing, signs indicating the type of relief sought or the proposed change in status of the property as well as the date, time and place of the hearing. The signs were placed at not more than 300-foot intervals across the property line fronting on the existing streets and were clearly visible from the streets. Each sign was located no more than ten feet from the property line and was no smaller than 18 inches by 24 inches.

All in accordance with Section 14-10(b)(2)(b) of the Jersey Village Code of Ordinances.

Signed this the 28 day of May, 2019.



Christian Somers, Building Official

THE STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, this day personally appeared Christian Somers, a person known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed.

GIVEN UNDER my hand and seal of office this 28th day of May 2019.



Lorri Coody, City Secretary, City of Jersey Village



Planning and Zoning Commission Meeting Packet for the Meeting to be held on June 17, 2019

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

AGENDA DATE: June 17, 2019

AGENDA ITEM: D

AGENDA SUBJECT: Discuss and take appropriate action regarding the preparation and presentation of Final Reports to City Council concerning the proposals to: (1) amend Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to revise Subsection (a) to authorize police stations and fire stations; (2) amend the zoning ordinance by changing District G to District A for the properties located at 16401 Lakeview Drive and described as Res A1 Jersey Meadows, 16327 Lakeview Drive and described as Res B1 Jersey Meadows, 0 Lakeview Drive and described as Res D Jersey Meadows, and 16501 Jersey Drive and described as TRS 1B & 12E (NM) ABST 228 J M Dement in the City of Jersey Village, Texas; (3) amend Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to revise Subsection (c) to limit the types of masonry that may be used for veneer treatments; and (4) amend Chapter 14 Building and Development, Article IV. Zoning Districts, Division 1 Generally, Section 14-88 Regulations that Apply for all Districts, to revise Subsection (a)(19)(a) to provide for screening of commercial development from residential zoning districts.

Dept/Prepared By: Lorri Coody, City Secretary **Date Submitted:** May 16, 2019

EXHIBITS: [Final Reports](#)

BACKGROUND INFORMATION:

A Joint public hearing will be conducted at the June 17, 2019 City Council and P&Z Meetings, giving opportunity for public comment on the proposals to (1) amend Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to revise Subsection (a) to authorize police stations and fire stations; (2) amend the zoning ordinance by changing District G to District A for the properties located at 16401 Lakeview Drive and described as Res A1 Jersey Meadows, 16327 Lakeview Drive and described as Res B1 Jersey Meadows, 0 Lakeview Drive and described as Res D Jersey Meadows, and 16501 Jersey Drive and described as TRS 1B & 12E (NM) ABST 228 J M Dement in the City of Jersey Village, Texas; (3) amend Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to revise Subsection (c) to limit the types of masonry that may be used for veneer treatments; and (4) amend Chapter 14 Building and Development, Article IV. Zoning Districts, Division 1 Generally, Section 14-88 Regulations that Apply for all Districts, to revise Subsection (a)(19)(a) to provide for screening of commercial development from residential zoning districts.

Once the joint public hearing is conducted, consideration must be given to: (1) the directives of Council; (2) the discussions had 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 Reports concerning these amendments.

RECOMMENDED ACTION:

Discuss and take appropriate action regarding the preparation and presentation of Final Reports to City Council concerning the proposals to: (1) amend Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations

for District A (Single-Family Dwelling District) to revise Subsection (a) to authorize police stations and fire stations; (2) amend the zoning ordinance by changing District G to District A for the properties located at 16401 Lakeview Drive and described as Res A1 Jersey Meadows, 16327 Lakeview Drive and described as Res B1 Jersey Meadows, 0 Lakeview Drive and described as Res D Jersey Meadows, and 16501 Jersey Drive and described as TRS 1B & 12E (NM) ABST 228 J M Dement in the City of Jersey Village, Texas; (3) amend Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to revise Subsection (c) to limit the types of masonry that may be used for veneer treatments; and (4) amend Chapter 14 Building and Development, Article IV. Zoning Districts, Division 1 Generally, Section 14-88 Regulations that Apply for all Districts, to revise Subsection (a)(19)(a) to provide for screening of commercial development from residential zoning districts.



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

The Planning and Zoning Commission has previously met on April 22, 2019, and in its preliminary report recommended that Council amend the Code of Ordinances at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to provide for police stations and fire station in the residential zone.

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

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

The Planning and Zoning Commission after duly considering all the information before it including that gathered at the Joint Public Hearing with City Council on June 17, 2019, at 7:00 p.m., recommends that Council grant the proposal to amend the Code of Ordinances at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to provide for police stations and fire station in the residential zone.

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

Respectfully submitted, this 17th day of June 2019.

Rick Faircloth, Chairman

ATTEST:

Lorri Coody, City Secretary



Planning and Zoning Commission Meeting Packet for the Meeting to be held on June 17, 2019

**EXHIBIT A TO THE
PLANNING AND ZONING COMMISSION'S
FINAL REPORT
PROPOSED ORDINANCE**

PROPOSED

PROPOSED ORDINANCE NO. 2019-xx

AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, BY AMENDING CHAPTER 14 BUILDING AND DEVELOPMENT, ARTICLE IV. ZONING DISTRICTS, DIVISION 2 USE BASED ZONING DISTRICTS, SECTION 14-101 REGULATIONS FOR DISTRICT A (SINGLE-FAMILY DWELLING DISTRICT) TO REVISE SUBSECTION (A) TO AUTHORIZE POLICE STATIONS AND FIRE STATIONS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY AS PROVIDE BY SECTION 1-8 OF THE CODE; AND PROVIDING AN EFFECTIVE DATE.

* * * * *

WHEREAS, the City Council of the City of Jersey Village, Texas, determines it in the best interest of the health, safety, and welfare of the citizens of the City to amend the Zoning Ordinance; and

WHEREAS, the Planning & Zoning Commission has issued its report and has recommended amendment to the Zoning Ordinance by more clearly defining government buildings; and

WHEREAS, the Planning & Zoning Commission and City Council have conducted, in the time and manner required by law, a joint public hearing on such amendment to the zoning ordinance and find that the adoption of this ordinance is in the best interest of the citizens of Jersey Village; NOW THEREFORE,

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

Section 1. The City Council hereby finds and determines that the statements set forth in the preamble of this Ordinance are true and correct and are incorporated herein for all purposes.

Section 2. The Code of Ordinances of the City of Jersey Village is amended by deleting from Chapter 14, Article IV, Division 2, Section 14-101(a)(3) the language shown below in struckthrough (~~deleted~~) and by adding thereto the language shown below as underscored and boldfaced (**added**), with the new Section 14-101(a)(3) to read as follows:

(a)(3) Municipal and government buildings, police stations, fire stations, and public libraries.

Section 3. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Jersey Village, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 4. Repeal. All other ordinances or parts of ordinances in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed.

Section 5. Penalty. Any person who shall violate any provision of this Ordinance shall be guilty of a misdemeanor and subject to a fine as provided in Section 1-8.

Section 6. Effective Date. This ordinance shall be in full force and effect from and after its passage.

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

ATTEST:

Andrew Mitcham, Mayor

Lorri Coody, City Secretary

PROPOSED

Planning and Zoning Commission Meeting Packet for the Meeting to be held on June 17, 2019



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

The Planning and Zoning Commission has previously met on April 22, 2019, and in its preliminary report recommended that Council consider a zoning amendment change from District G to District A for the properties located at 16401 Lakeview Drive and described as Res A1 Jersey Meadows, 16327 Lakeview Drive and described as Res B1 Jersey Meadows, 0 Lakeview Drive and described as Res D Jersey Meadows, and 16501 Jersey Drive and described as TRS 1B & 12E (NM) ABST 228 J M Dement, in the City of Jersey Village, Texas.

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

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

The Planning and Zoning Commission after duly considering all the information before it including that gathered at the Joint Public Hearing with City Council on June 17, 2019, at 7:00 p.m., recommends that Council grant the proposal for a zoning amendment change from District G to District A for the properties located at 16401 Lakeview Drive and described as Res A1 Jersey Meadows, 16327 Lakeview Drive and described as Res B1 Jersey Meadows, 0 Lakeview Drive and described as Res D Jersey Meadows, and 16501 Jersey Drive and described as TRS 1B & 12E (NM) ABST 228 J M Dement, in the City of Jersey Village, Texas.

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

Respectfully submitted, this 17th day of June 2019.

Rich Faircloth, Chairman

ATTEST:

Lorri Coody, City Secretary



Planning and Zoning Commission Meeting Packet for the Meeting to be held on June 17, 2019

**EXHIBIT A TO THE
PLANNING AND ZONING COMMISSION'S
FINAL REPORT
PROPOSED ORDINANCE**

PROPOSED

PROPOSED ORDINANCE NO. 2019-xx

AN ORDINANCE AMENDING CHAPTER 14 OF THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, TEXAS, THE JERSEY VILLAGE DEVELOPMENT CODE, BY AUTHORIZING REVISION OF THE OFFICIAL ZONING MAP AS SET OUT IN SECTION 14-82 SO THAT PROPERTIES LOCATED AT 16401 LAKEVIEW DRIVE AND DESCRIBED AS RES A1 JERSEY MEADOWS, 16327 LAKEVIEW DRIVE AND DESCRIBED AS RES B1 JERSEY MEADOWS, 0 LAKEVIEW DRIVE AND DESCRIBED AS RES D JERSEY MEADOWS, AND 16501 JERSEY DRIVE AND DESCRIBED AS TRS 1B & 12E (NM) ABST 228 J M DEMENT, SHALL BE CHANGED FROM ZONING DISTRICT G (“SECOND BUSINESS DISTRICT”) TO ZONING DISTRICT A (“SINGLE-FAMILY DWELLING DISTRICT”); CONTAINING OTHER FINDINGS AND PROVISIONS RELATING TO THE SUBJECT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL; PROVIDING A PENALTY AS PROVIDED BY SECTION 1-8 OF THE CODE; AND PROVIDING AN EFFECTIVE DATE.

* * * * *

WHEREAS, the City Council of the City of Jersey Village, Texas, determines it in the best interest of the health, safety, and welfare of the citizens of the City to amend the Zoning Ordinance; and

WHEREAS, the Planning & Zoning Commission has issued its report and has recommended amendment to the Zoning Ordinance by authorizing revision of the Official Zoning Map as set out in Section 14-82 relating to the change of the zoning designation for the properties located at 16401 Lakeview Drive and described as Res A1 Jersey Meadows, 16327 Lakeview Drive and described as Res B1 Jersey Meadows, 0 Lakeview Drive and described as Res D Jersey Meadows, and 16501 Jersey Drive and described as TRS 1B & 12E (NM) ABST 228 J M Dement from zoning District G (“Second Business District”) to zoning District A (“Single-Family Dwelling District”); and

WHEREAS, the Planning & Zoning Commission and City Council have conducted, in the time and manner required by law, a joint public hearing on such amendment to the zoning ordinance and find that the adoption of this ordinance is in the best interest of the citizens of Jersey Village; **NOW THEREFORE**,

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

Section 1. The City Council hereby finds and determines that the statements set forth in the preamble of this Ordinance are true and correct and are incorporated herein for all purposes.

Section 2. The properties located at 16401 Lakeview Drive and described as Res A1 Jersey Meadows, 16327 Lakeview Drive and described as Res B1 Jersey Meadows, 0 Lakeview Drive and described as Res D Jersey Meadows, and 16501 Jersey Drive and described as TRS 1B & 12E (NM) ABST 228 J M Dement is rezoned from District G (“Second Business District”) to District A (“Single-Family Dwelling District”).

Planning and Zoning Commission Meeting Packet for the Meeting to be held on June 17, 2019

Section 3. The Official Zoning District Map of the City shall be revised and amended to show the change in zoning classification of the property with the appropriate references thereon to the number and effective date of this ordinance.

Section 4. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Jersey Village, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 4. Repeal. All other ordinances or parts of ordinances in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed.

Section 5. Penalty. Any person who shall violate any provision of this Ordinance shall be guilty of a misdemeanor and subject to a fine as provided in Section 1-8.

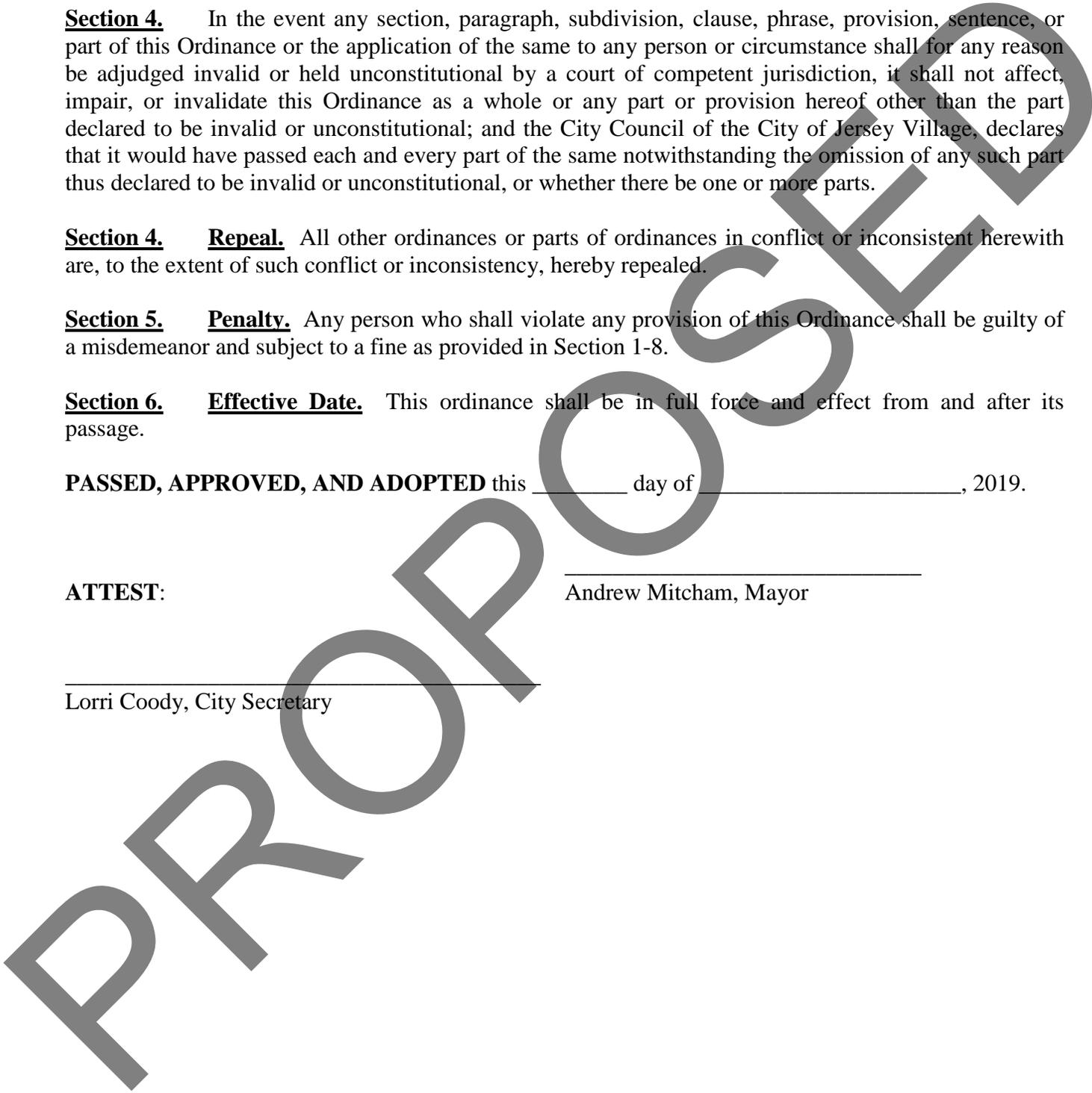
Section 6. Effective Date. This ordinance shall be in full force and effect from and after its passage.

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

ATTEST:

Andrew Mitcham, Mayor

Lorri Coody, City Secretary





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

The Planning and Zoning Commission has previously met on May 8, 2019, and in its preliminary report recommended that Council amend the Code of Ordinances at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District), to revise Subsection (c) to limit the types of masonry that may be used for veneer treatments.

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

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

The Planning and Zoning Commission after duly considering all the information before it including that gathered at the Joint Public Hearing with City Council on June 17, 2019, at 7:00 p.m., recommends that Council grant the proposal to amend the Code of Ordinances at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District), to revise Subsection (c) to limit the types of masonry that may be used for veneer treatments.

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

Respectfully submitted, this 17th day of June 2019.

R. T. Faircloth, Chairman

ATTEST:

Lorri Coody, City Secretary



Planning and Zoning Commission Meeting Packet for the Meeting to be held on June 17, 2019

EXHIBIT A TO THE
PLANNING AND ZONING COMMISSION'S
FINAL REPORT
PROPOSED ORDINANCE

PROPOSED

ORDINANCE NO. 2019-xx

AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, BY AMENDING CHAPTER 14 BUILDING AND DEVELOPMENT, ARTICLE IV. ZONING DISTRICTS, DIVISION 2 USE BASED ZONING DISTRICTS, SECTION 14-101 REGULATIONS FOR DISTRICT A (SINGLE-FAMILY DWELLING DISTRICT) TO REVISE SUBSECTION (C) TO LIMIT THE TYPES OF MASONRY THAT MAY BE USED FOR VENEER TREATMENTS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY AS PROVIDE BY SECTION 1-8 OF THE CODE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Jersey Village, Texas, determines it in the best interest of the health, safety, and welfare of the citizens of the City to amend the Zoning Ordinance; and

WHEREAS, the Planning & Zoning Commission has issued its report and has recommended amendments to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to limit the types of masonry that may be used for veneer treatments; and

WHEREAS, the Planning & Zoning Commission and City Council have conducted, in the time and manner required by law, a joint public hearing on such amendments; and

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

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

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

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

“Chapter 14 – BUILDING AND DEVELOPMENT

....

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

....

(c) *Construction.* The exterior walls on all residences in district A shall be a least 75 percent masonry construction to the top elevation line of the building sides of the first floor. Slab on grade home elevations must install masonry **construction skirts** to cover the sub-slab void or crawlspace, below exterior walls. The style and quality of all carports, detached private garages and freestanding structures constructed after a certificate of occupancy shall conform to the original structure; provided, however, that only utility structures may have metal facades.

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

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

Section 4. In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

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

ATTEST:

Andrew Mitcham, Mayor

Lorri Coody, City Secretary

PROPOSED



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

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

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

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

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

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

Respectfully submitted, this 17th day of June 2019.

R. T. Faircloth, Chairman

ATTEST:

Lorri Coody, City Secretary



Planning and Zoning Commission Meeting Packet for the Meeting to be held on June 17, 2019

EXHIBIT A TO THE
PLANNING AND ZONING COMMISSION'S
FINAL REPORT
PROPOSED ORDINANCE

PROPOSED

ORDINANCE NO. 2019-xx

AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, BY AMENDING CHAPTER 14 BUILDING AND DEVELOPMENT, ARTICLE IV. ZONING DISTRICTS, DIVISION 1 GENERALLY, SECTION 14-88 REGULATIONS THAT APPLY FOR ALL DISTRICTS TO REVISE SUBSECTION (A)(19)(A) TO PROVIDE FOR SCREENING OF COMMERCIAL DEVELOPMENT FROM RESIDENTIAL ZONING DISTRICTS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY AS PROVIDED BY SECTION 1-8 OF THE CODE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Jersey Village, Texas, determines it in the best interest of the health, safety, and welfare of the citizens of the City to amend the Zoning Ordinance; and

WHEREAS, the Planning & Zoning Commission has issued its report and has recommended amendments to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 1 Generally, Section 14-88 Regulations that Apply for all Districts, to revise Subsection (a)(19)(a) to provide for screening of commercial development from residential zoning districts; and

WHEREAS, the Planning & Zoning Commission and City Council have conducted, in the time and manner required by law, a joint public hearing on such amendments; and

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

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

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

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

"Chapter 14 – BUILDING AND DEVELOPMENT

....

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

....

(a) *General regulations.*

....

(19) Screening.

....

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

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

Section 4. In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

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

ATTEST:

Andrew Mitcham, Mayor

Lorri Coody, City Secretary

PROPOSED