



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 Board of Adjustment will hold a meeting on March 12, 2019 at 12:00 p.m in the Municipal Civic Center Meeting Room at 16327 Lakeview Drive, Jersey Village, Texas 77040. The City of Jersey Village Board of Adjustment 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.

ITEM(S) to be discussed/acted upon by the Board is/are listed on the attached agenda.

AGENDA

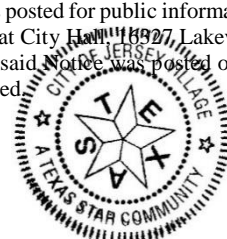
- A. Open Meeting. Call the meeting to order and the roll of appointed officers will be taken. *Board Chairman*
- B. Designate alternate members to serve in place of any absent Board Members. *Board Chairman*
- C. Consider approval of the minutes for the meeting held on December 10, 2018. *Danielle Amason, Assistant City Secretary*
- D. Conduct a public hearing on James and Deborah (Gilchrist) Finlay’s request for an appeal of the City of Jersey Village’s decision that the 15' wide landscaping buffer yard along 54.15 lineal feet contiguous to Lot 3, Block 1, Lakes of Jersey Village was acceptably delineated within the approved construction documents and in accordance with Section 14-88(a)18 and Section 14-88(a)19(a) of the Jersey Village Code of Ordinances, for the property located at 17300 Jersey Meadow Drive, Jersey Village, Texas. *Board Chairman*
 - (1) Discuss and take appropriate action on James and Deborah (Gilchrist) Finlay’s request for an appeal of the City of Jersey Village’s decision that the 15' wide landscaping buffer yard along 54.15 lineal feet contiguous to Lot 3, Block 1, Lakes of Jersey Village was acceptably delineated within the approved construction documents and in accordance with Section 14-88(a)18 and Section 14-88(a)19(a) of the Jersey Village Code of Ordinances, for the property located at 17300 Jersey Meadow Drive, Jersey Village, Texas. *Christian Somers, Building Official*
- E. Adjourn.

CERTIFICATION

I, the undersigned authority, do hereby certify in accordance with the Texas Open Meeting Act, the Agenda is posted for public information, at all times, for at least 72 hours preceding the scheduled time of the meeting on the bulletin board located at City Hall 16327 Lakeview, Jersey Village, TX 77040, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time: March 5, 2019 at 1:00 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 City Council meetings. Request for accommodations must be made to the City Secretary by calling 713 466-2102 forty-eight (48) hours prior to the meetings. Agendas are posted on the Internet Website at www.jerseyvillage.info



**MINUTES OF THE MEETING OF THE JERSEY VILLAGE
BOARD OF ADJUSTMENT**

December 10, 2018 – 12:00 p.m.

The Board of Adjustment of the City of Jersey Village, Texas, convened on December 10, 2018, at 12:00 p.m. in the Municipal Civic Center Meeting Room at 16327 Lakeview Drive, Jersey Village, Texas 77040.

A. The meeting was called to order by Chairman Tom G. Simchak at 12:00 p.m. and the roll of appointed officers was taken. Board Members present were:

Thomas G. Simchak, Chairman
Henry Hermis, Vice Chairman
Joe Pennington, Board Member
Joyce Berube, Alternate Place 1

Ken Nguyen, Board Member
M. Reza Khalili, Board Member
Doyle Stuckey, Alternate Place 2

Council Liaison, Gary Wubbenhorst was present.

City Staff in attendance: Leah Hayes, City Attorney; Lorri Coody, City Secretary; Danielle Amason, Assistant City Secretary; Kevin T. Hagerich, Public Works Director; Christian Somers, Building Official; and Jim Bridges, Engineering Technician.

B. Designate alternate members to serve in place of any absent Board Members.

Chairman Simchak indicated that all Board Members were present and there was no need for the appointment of alternate members.

C. Election of chairperson and vice-chairperson for one-year term beginning October 1, 2018 and ending September 30, 2019.

Chairman Simchak opened nominations for Chair of the Board for a one year term beginning October 1, 2018 and ending September 30, 2019. Board Member Khalili nominated Board Member Thomas G. Simchak. Board Member Hermis seconded the nomination. With no other nominations being made, the vote follows:

Ayes: Board Members Hermis, Pennington, Nguyen, Khalili

Nays: None

Abstained: Chairman Simchak

The motion carried.

Chairman Simchak opened nominations for the office of Vice Chair for a one year term beginning October 1, 2018 and ending September 30, 2019. Chairman Simchak nominated Board Member Hermis. Board Member Khalili seconded the nomination. With no other nominations being made, the vote follows:

Ayes: Board Members Pennington, Nguyen, Khalili
Chairman Simchak

Nays: None

Abstained: Vice Chairman Hermis

The motion carried.

D. Consider approval of the minutes for the meeting held on August 15, 2018.

Board Member Hermis moved to approve the minutes for the meeting held on August 15, 2018. Board Member Pennington seconded the motion. The vote follows:

Ayes: Board Members Hermis, Pennington, Nguyen, Khalili
Chairman Simchak

Nays: None

The motion carried.

E. Conduct a public hearing on William Dewayne Ashdown’s requests for variances to the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-88 (b) to allow the applicant to construct an addition to the primary structure encroaching the rear setback by 12.5’ and the side setback by 2’ for the property located at 16225 Tahoe Drive, Jersey Village, Texas.

Chairman Simchak opened the public hearing at 12:02 p.m. in order to receive written and oral comments from any interested person(s) concerning William Dewayne Ashdown’s requests for variances to the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-88 (b) to allow the applicant to construct an addition to the primary structure encroaching the rear setback by 12.5’ and the side setback by 2’ for the property located at 16225 Tahoe Drive, Jersey Village, Texas.

The Board found that all notification requirements for both the City and the applicant have been met for this public hearing.

Christian Somers, Building Official, provided background information on the request as follows:

- 1) Existing garage was originally constructed in violation of the setback requirements;
- 2) Setbacks vary for detached and attached garages; and
- 3) The addition to the structure will be a new attached garage, which encroaches the 25’ rear setback by 12.5’ and the 7.5’ side setback by 2’.

City Attorney, Leah Hayes, verified that the existing garage is a non-conforming structure and explained that new standards do not apply to construction that has already been built.

The applicant, William Dewayne Ashdown, clarified that he did not realize that the home was in violation when he purchased the property in 2016. However, the plan for the garage will be no closer to the rear setback than the existing structure and will encroach the side setback by 2’.

With no other input from the applicant, Chairman Simchak called upon those signing up to speak at the public hearing as follows:

Robert Harper, 16218 Capri Drive, Jersey Village, Texas (713) 466-8262: Mr. Harper suggested the Board deny the variance request. He expressed concern that the appearance of the proposed addition would not match the rest of the neighborhood and that the lot would appear to have more house than green space.

Kathleen Offner, 16222 Capri Drive, Jersey Village, Texas (716) 466-8862: Ms. Offner suggested the Board deny the variance request. She explained that variances weaken the code and only benefit the applicant. She also expressed concern of flooding and stated that more concrete will result in less ground for absorption.

Jerry Offner, 16222 Capri Drive, Jersey Village, Texas (713) 466-8862: Mr. Offner suggested the Board deny the variance request. He felt that the applicant should have known the conditions of the property before purchasing. He stated that the requested variance would diminish the appeal of the neighborhood, decrease property values, and increase flooding risks.

Anna Lewandowski, 16226 Capri Drive, Jersey Village, Texas (281) 787-4465: Ms. Lewandowski suggested the Board deny the variance request. She felt that the variance would result in her home being enclosed and did not wish to be any closer to her neighbor's property. She also stated that the living space of Mr. Ashdown's home is currently 25% of the property and that granting the variance would increase that percentage to 35%. She too is concerned about flooding.

City Attorney Hayes addressed the public comments by clarifying that City standards are different from Home Owner Association standards and that the characteristics of Mr. Ashdown's lot cause the home to be different from others nearby, a condition to be considered by the Board in granting a variance. She also stated that the addition would have to conform to current building requirements that meet City, County and FEMA criteria. Ms. Hayes was of the assumption that the home was built to the standards of that time and recapped the notion that Texas is a strong property rights state and it is the City's right to provide a variance process.

Building Official Somers spoke on drainage concerns. He stated that in accordance with current city codes, the garage addition could be built below base flood elevation; however, it would require proper flood venting. He also indicated that approximately 60 square foot of permeable surface would be improved.

Mr. Ashdown clarified that his plans were to remove the existing driveway and increase permeability. His desire was to use the existing garage as a workshop/storage area.

With no one else desiring to speak at this public hearing, Chairman Simchak closed the public hearing concerning William Dewayne Ashdown's requests for variances to the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-88 (b) to allow the applicant to construct an addition to the primary structure encroaching the rear setback by 12.5' and the side setback by 2' for the property located at 16225 Tahoe Drive, Jersey Village, Texas at 12:34 p.m.

E1. Discuss and take appropriate action on William Dewayne Ashdown's requests for variances to the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-88 (b) to allow the applicant to construct an addition to the primary structure encroaching the rear setback by 12.5' and the side setback by 2' for the property located at 16225 Tahoe Drive, Jersey Village, Texas.

The Board discussed the issue of hardship in connection with Mr. Ashdown's request along with the fact that the existing structure already encroaches the rear setback by 12.5'. Some members wondered about granting a variance with conditions.

City Attorney Hayes explained that the Board could grant the requests for variances with conditions. She also explained hardship, stating that the Board, in making its decision, must consider:

- if the request for variance is contrary to the public's interest;
- if, due to special conditions, enforcement of Chapter 14, Article IV, Section 14-88(b) would result in an unnecessary hardship; and
- that in granting the variance, the spirit of this chapter would be upheld and observed.

She explained that the special conditions requirement can be applied to the shape and contour of the lot. Accordingly, she stated that the hardship in this case was the nature of the current location of the garage and that its angle, due to the shape of the lot, made it difficult for a vehicle to enter. She stated that the reason for the hardship, the oddly shaped lot, is not of the applicant's own doing. She further explained that the expense of conforming to new building requirements should not be considered as a hardship.

Council Liaison Wubbenhorst suggested that the applicant's plan to construct an addition to the property could not have been known at the time the home was purchased; therefore, a rationale for hardship exists.

The Board discussed the three (3) criteria for granting the variance. Some members felt that while the rationale for hardship exists, the encroachment would be substantial and did not support the granting of the requested variances.

The Board then discussed detached versus attached garages. Building Official Somers explained that the requirements for a detached garage are 10' from the rear setback and only 3' from the side setback, which would make it closer to the lot lines than the attached garage being requested. For this reason, he suggested that the variance requests are reasonable.

The Board then discussed public interest and the comments made during the public hearing, which led to a discussion about possible conditions to be placed upon the homeowner if the variances were granted. Some members wondered about the legality of placing conditions such as requiring a certain number of shrubs and trees. City Attorney Hayes explained that it is legal to place conditions and may be a way of finding a middle ground or compromise to create a win/win situation. However, she did state that she had never heard of additional responsibilities being placed upon a homeowner in similar instances in case law.

To aid in the discussion, the applicant stated that the 50-foot oak tree would remain a part of the landscaping. It was also pointed out that the new structure/plan would result in improved lot permeability.

With no further discussion on the matter, Board Member Hermis moved to deny the requests of William Dewayne Ashdown for variances to the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-88(b) to allow the applicant to construct an addition to the primary structure encroaching the rear setback by 12.5’ and the side setback by 2’ for the property located at 16225 Tahoe Drive, Jersey Village, Texas. Board Member Pennington seconded the motion. The vote follows:

Ayes: Board Members Hermis, Pennington, Khalili

Nays: Chairman Simchak and Board Member Nguyen

The motion carried.

F. Adjourn

With no other business before the Board, Chairman Simchak adjourned the meeting at 1:04 p.m.



Danielle Amason, Assistant City Secretary

DRAFT

**BOARD OF ADJUSTMENT
CITY OF JERSEY VILLAGE, TEXAS
AGENDA REQUEST**

AGENDA DATE: March 12, 2019 **AGENDA ITEM:** D

AGENDA SUBJECT: Conduct a public hearing on James and Deborah (Gilchrist) Finlay’s request for an appeal of the City of Jersey Village’s decision that the 15’ wide landscaping buffer yard along 54.15 lineal feet contiguous to Lot 3, Block 1, Lakes of Jersey Village was acceptably delineated within the approved construction documents and in accordance with Section 14-88(a)18 and Section 14-88(a)19(a) of the Jersey Village Code of Ordinances, for the property located at 17300 Jersey Meadow Drive, Jersey Village, Texas

Department/Prepared By: Christian Somers, Building Official & Scott Bounds, Olson & Olson, LLP

EXHIBITS: [EX A](#) – Appeal Application by James and Deborah (Gilchrist) Finlay
[EX B](#) – Section 14-88
[EX C](#) – City’s Certification of Public Hearing Posting Requirements
[EX D](#) – Certification of Public Hearing Posting Requirements
[EX E](#) – Owner’s Site Plan Documents
[EX F](#) – Phase I Permit
[EX G](#) – Draft Order
[PH Script](#)

BACKGROUND INFORMATION:

On February 19, 2019, James & Deborah (Gilchrist) Finlay (“Applicants”) filed an appeal to this Board of Adjustment alleging error in one or more decisions of the administrative officials of the City in the enforcement of the City’s zoning ordinances at 17300 Jersey Meadow Drive, Jersey Village, Texas., also known as Lots 1 and 2, Gulf Coast Jersey Village (the “Property”). See Exhibit A, the application for appeal including attachments.

Applicants allege that the administrative officials incorrectly determined the side lot line of the Property, thus applying incorrect setbacks to the construction of improvements on the Property. In particular, Applicants allege an error in the application of Jersey Village Code of Ordinances Section 14-88(a) (18) and (19). Concerning Buffering and development of nonresidential lots directly abutting and adjacent to residential lots. A copy of this portion of the Code of Ordinances has been included in the meeting packet for your review.

The alleged error in the application of the ordinances arises from the use of site plans provided by the Owner showing the east boundary line of the Property. Applicants claim to own all the property east of a masonry fence that lies approximately two (2) feet west of the property line claimed by Owner and used by the City’s administrative officials to determine the setback line for the Property. The Owner’s plans provided to the City show that the masonry fence (or wall) is an encroachment on the Owner’s property. See Exhibit E, Nikolay N. Nikolov’s Sheet C.3 Grading & Drainage Plan, Sheet C.4 Utility Plan and Sheet C.7 Dimension Site Plan, all dated 10/30/2018, with the P.E.’s stamp dated 11/01/2018 and the last revision in the revision block dated 11/15/18 and Ngoc Nguyen’s Sheet No. A-1.0 Site Plan I stamped / signed 23 Nov. 2018, with the revision block correctly pre-dating @ 30 Oct. 2018.

The Property is owned by E. Seattle Plaza, LLC (“Owner”), whose business address is 9818 Sandtown Circle, Houston, Texas.

Applicants own Lot 3, Block 1, Lakes of Jersey Village, also known as 30 Cherry Hills Drive, which lot immediately abuts the Property on the east property line of the Property.

The administrative officials of the City reasonably relied upon site the plans of the Owner showing a masonry fence encroaching upon the Owner’s Property, and on January 10, 2019, the City issued Owner a Phase I permit (Exhibit F) to construct site improvements consistent with the site plans. The site plan permit approved and issued by the City is not contrary to the public interest and is consistent with the spirit of the ordinance.

The administrative officials of the City do not have authority or jurisdiction to determine a boundary line dispute. The issuance of permit by the City does not alter or change any boundary lines or ownership of real property owned by Applicant, Owner or others.

City requests that the Board adopt an Order affirming the decision of the City’s zoning officials in the application of the City’s zoning ordinances. See Exhibit G; draft **Final Order On An Appeal That Alleges Error In A Decision of An Administrative Official in the Enforcement of the City’s Zoning Ordinances at 17300 Jersey Meadow Drive, Jersey Village, Texas.**

RECOMMENDED ACTION:

Conduct a public hearing on James and Deborah (Gilchrist) Finlay’s request for an appeal of the City of Jersey Village’s decision that the 15' wide landscaping buffer yard along 54.15 lineal feet contiguous to Lot 3, Block 1, Lakes of Jersey Village was acceptably delineated within the approved construction documents and in accordance with Section 14-88(a)18 and Section 14-88(a)19(a) of the Jersey Village Code of Ordinances, for the property located at 17300 Jersey Meadow Drive, Jersey Village, Texas

CITY OF JERSEY VILLAGE
Application for Appeal to the Board of Adjustment

PROPERTY INFORMATION

Address: 17300 Jersey Meadow Drive Jersey Village, Texas
Legal Description: Lot partioned 2 Block: 1 Subdivision: see exhibit A & B

APPLICANT INFORMATION

(If different than owner, application must be accompanied by an Appointment of Agent Affidavit)

Applicant: James & Deborah (Gilchrist) Finlay Phone: 713-816-2088
Address: 30 Cherry Hills Dr
City: Jersey Village State: TX Zip: 77064

OWNER INFORMATION

<u>Maria Monreal (E-Seattle Plaza)</u>	<u>281-897-8996</u>		
Property Owner	Telephone Number		
<u>9585 Jones Road</u>	<u>Jersey Village</u>	<u>TX</u>	<u>77065</u>
Street Address	City	State	Zip Code

State the specific ordinance requirements or the administrative ruling that forms the basis for your appeal:

Sec 14-88 (a) (18)
Sec 14-88 (a) (19) plus Example 14-7
Location of concrete parking/drive surface encroaching 2' into 15' Landscape Buffer Easemet
as described on Certified Survey Plats attached as Exhibit A & B

Summarize the nature of your appeal:

Owner has laid concrete forms 13' from property line/fence using a survey plat
with an erroneous boundry. Multiple 14 year old mature trees, dirt and grass
were removed located on the incorrect 2' boundry with city approval. City was advised of boundry
discrepancy but allowed excavation & construction to move forward without a boundry resolution. *

(Attach additional sheets and diagrams if necessary)

SEE ADDITIONAL SHEET & EXHIBITS

A fee of \$300 is due upon submitting of the appeal application.

James & Deborah Finlay 2/18/2019
Signature of Applicant Date

OFFICE USE ONLY	
Received by: <u>[Signature]</u>	Date: <u>2/19/19</u>
Fee paid (amount): \$ _____	

CITY OF JERSEY VILLAGE BOARD OF ADJUSTMENT MEETING PACKET FOR MARCH 12, 2019

Page 2 Finlay Application for Appeal to the Board of Adjustments

The owner is using an incorrect survey. Owner claims to own 2 feet into the residential property erroneously identified on this survey. Owner also claims Lakes of Jersey Village perimeter masonry wall is located on owner's property. This impacts approximately 6 lots in Lakes of Jersey Village described as Block 1, Lots 3, 4,5,6 and 7 being approximately 590.14 square feet of land (290.14' x 2').

City never communicated the owner was making such claims to the Lakes of Jersey Village HOA or residents. The impact of this claim causes a cloud on title for each residential lot impacted. It would indicate all certified survey plats previously prepared using deeds and maps, filed of record in Harris County, all resident plats and legal documents describing the property are incorrect.

If this claim was legitimate it would have serious consequences as to trespass claims and title defects.

HOWEVER, the applicant claims and attest all previous certified survey plats attached as Exhibit(s) A, B, C and D are the correct survey lines as it pertains to the West boundary line and masonry wall being approximately 1099.85' is correct and owner is in violation of city codes as to the 2' encroachment and removal and damage to trees located on the 15' Buffer Landscape Easement.

CITY OF JERSEY VILLAGE

16501 Jersey Drive
Jersey Village, TX 77040-1999
Inspection Request 713-466-2138

CITY COPY

****EACH INDIVIDUAL TRADE MUST CALL THEIR OWN INSPECTION****

APPEAL TO THE BOARD OF ADJUSTMENT

PERMIT #:	0000007281	DATE ISSUED:	2/18/2019
JOB ADDRESS:	30 CHERRY HILLS	LOT #:	
PARCEL ID:		BLK #:	
SUBDIVISION:		ZONING:	
ISSUED TO:	JAMES FINLAY	CONTRACTOR:	JAMES FINLAY
ADDRESS:	30 CHERRY HILLS DR	ADDRESS:	30 CHERRY HILLS DR
CITY, STATE ZIP:	JERSEY VILLAGE TX 77064-4072	CITY, STATE ZIP:	JERSEY VILLAGE TX 77064-4072
PHONE:		PHONE:	
STRUCTURE USE:		VALUATION:	\$ 0.00
FLOOR AREAS:		IMPERVIOUS SURFACES:	
LIVING SPACE:		HOUSE:	
BASEMENT/STORAGE:		GARAGE:	
GARAGE:		DRIVEWAYS:	
DECKS:		PORCH/WALK:	
PORCHES:		OTHER:	
OTHER:		TOTAL:	
TOTAL AREA:	0.00	SITE AREA:	
STRUCTURE AREA:		PERCENTAGE OF SITE:	

FEE CODE	DESCRIPTION	AMOUNT
Z-999	OTHER FEE	\$ 300.00
TOTAL RECEIPTS		\$ 300.00
BALANCE		\$ 0.00
		\$ 300.00

CONDITIONS:

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.


(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

2/18/19
DATE


(APPROVED BY)

CITY OF JERSEY VILLAGE

2/18/19
DATE

REC#: 00629951 2/18/2019 4:35 PM
OPER: PB TERM: 001
REF#: 1176

TRAN: 153.0000 BUILDING PERMITS
0000007281 300.00CR
FINLAY, JAMES
30 CHERRY HILLS
Z-MISC 300.00CR

TENDERED: 300.00 CHECK
APPLIED: 300.00-

CHANGE: 0.00

CITY OF JERSEY VILLAGE BOARD OF ADJUSTMENT MEETING PACKET FOR MARCH 12, 2019

HARRIS COUNTY APPRAISAL DISTRICT
 REAL PROPERTY ACCOUNT INFORMATION
 1261050010005

Tax Year: 2019



Owner and Property Information										
Owner Name & Mailing Address: E SEATTLE PLAZA LLC 9818 SANDTOWN CIR HOUSTON TX 77064-2635				Legal Description: TR 2A BLK 1 GULF COAST JERSEY VILLAGE R/P						
				Property Address: 17300 JERSEY MEADOW HOUSTON TX 77065						
State Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Market Area	Map Facet	Key Map®
C2 -- Real, Vacant Commercial	8003 -- Land Neighborhood Section 3	E	0	48,038 SF	0	0	9145.07	224 -- ISD 04 - Northwest, btwn Beltway 8 and Hwy 6	4863D	409F

Value Status Information	
Value Status	Shared CAD
All Values Pending	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2018 Rate	2019 Rate
None	004	CYPRESS-FAIRBANKS ISD	Pending	Pending	1.440000	
	040	HARRIS COUNTY	Pending	Pending	0.418580	
	041	HARRIS CO FLOOD CNTRL	Pending	Pending	0.028770	
	042	PORT OF HOUSTON AUTHY	Pending	Pending	0.011550	
	043	HARRIS CO HOSP DIST	Pending	Pending	0.171080	
	044	HARRIS CO EDUC DEPT	Pending	Pending	0.005190	
	045	LONE STAR COLLEGE SYS	Pending	Pending	0.107800	
	070	JERSEY VILLAGE	Pending	Pending	0.742500	

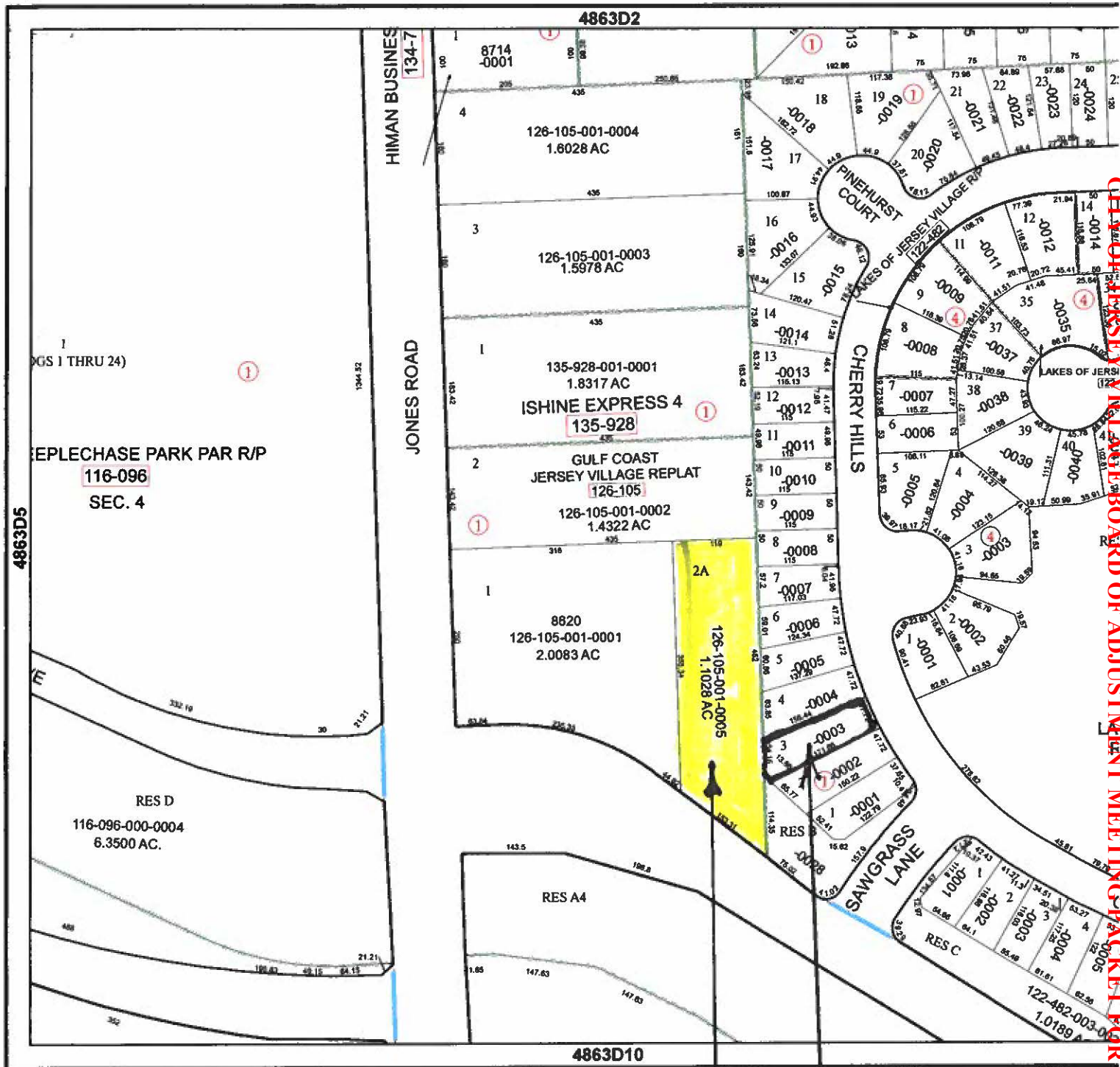
Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at **HCAD's information center at 13013 NW Freeway.**

Valuations			
Value as of January 1, 2018		Value as of January 1, 2019	
	Market	Appraised	
Land	288,228		Land
Improvement	0		Improvement
Total	288,228	288,228	Total
			Pending
			Pending

Land												
Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	8003 -- Land Neighborhood Section 3	4300	SF	48,038	1.00	1.00	1.00	--	1.00	Pending	Pending	Pending

Building
 Vacant (No Building Data)

CITY OF JERSEY VILLAGE BOARD OF ADJUSTMENT MEETING PACKET FOR MARCH 12, 2019



PROPERTY
LAND
OBJECT of
APPEAL

PROPERTY
OWNER
MAKING
APPEAL

CITY OF JERSEY VILLAGE BOARD OF ADJUSTMENT MEETING PACKET FOR MARCH 12, 2019

STATE OF TEXAS
COUNTY OF HARRIS

We GC-Jones/Jersey, L.P., a Texas Limited Partnership, acting by and through Gulf Coast GP, Inc., its general partner, Nancy C. Seltz, Vice-President, and HSPNT, LTD. acting by and through Harry Shani, President, the undersigned, hereinafter referred to as Owners, of the 9.5756 acres of land shown on this plat and designated as GULF COAST JERSEY VILLAGE in the City of Jersey Village, Harris County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public for all streets, parks, watercourses, drains, easements, and public places shown thereon for the purpose and consideration therein expressed.

FURTHER, Owners do hereby covenant and agree that those private streets or emergency access easements located within the boundaries of this plat shall be hereby established and maintained by the owners, their heirs, and assigns to the property located within the boundaries of this plat and to the public for firefighters, firefighting equipment, police and other emergency vehicles of whatever nature and for access to the public utility system contained herein.

WITNESS my hand in the city of Jersey Village, Texas this 28 day of SEPTEMBER, 2005.

GC-Jones/Jersey, L.P., a Texas Limited Partnership

By Gulf Coast GP, Inc., General Partner

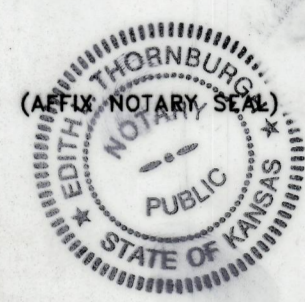
By: Nancy C. Seltz
Nancy C. Seltz, Vice-President

STATE OF Kansas

COUNTY OF Shawnee

BEFORE ME, the undersigned authority, on this day personally appeared Nancy C. Seltz, Vice-President of Gulf Coast GP, Inc., the general partner of GC-Jones/Jersey, L.P., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28th day of September, 2005.



Signature Edith L. Thornburgh
PRINT NAME Edith L. Thornburgh
Notary Public in and for
the State of Kansas
My Commission Expires 12/1/05

IN TESTIMONY WHEREOF, HSPNT, LTD., has caused these presents to be signed by HSPNT MGT., LLC it's General Partner, Harry Shani, its President, and thereunto authorized this 30 day of SEPTEMBER, 2005.

HSPNT, LTD. HSPNT MGT., LLC, GENERAL PARTNER

By: Nash M. Daswani
Harry Shani, President
Nash M. Daswani, Vice President

STATE OF TEXAS
COUNTY OF HARRIS

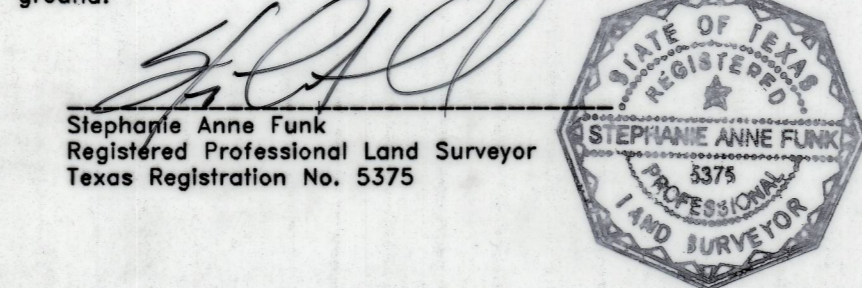
BEFORE ME, the undersigned authority, on this day personally appeared Harry Shani, President, HSPNT MGT., LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 30 day of Sep, 2005.

(AFFIX NOTARY SEAL)

Signature Indira Bhushan
PRINT NAME Indira Bhushan
Notary Public in and for
the State of Texas
My Commission Expires December 01, 2008

I, Stephanie Anne Funk, Registered Public Surveyor No. 5375 in the State of Texas, hereby, certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.



I, the undersigned, an engineer registered in the State of Texas, hereby certify that the plat conforms to all applicable all applicable engineering standards and design criteria of the City of Jersey Village, Texas.

Dated this 25th day of October, 2005.

Signature Frank E. Brooks
Frank E. Brooks, P.E.
City Engineer

This plat has been submitted to and considered by the City of Jersey Village, Texas, with respect to the platting of the land and is hereby approved.

Dated this 21st day of October, 2005.

Signature Mike Castro
Mike Castro
Manager, City of Jersey Village

Signature Kimberly Olsen
Kimberly Olsen
Director of Public Works

I, Beverly B. Kaufman, Clerk of the County Court of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on the 21 day of October, 2005, at 10:31 o'clock P. M., and duly recorded on 21 day of October, 2005, at 10:31 o'clock P. M., and in Film Code No. 07304 of the Map Records of Harris County for said County.

WITNESS MY HAND AND SEAL OF OFFICE, at Houston, the day and date last written above.

Signature Beverly B. Kaufman
Beverly B. Kaufman
Clerk, County Court
Harris County, Texas

By: Edwina V. Mack
Deputy
Edwina V. Mack

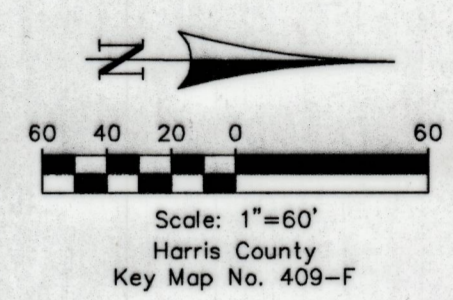
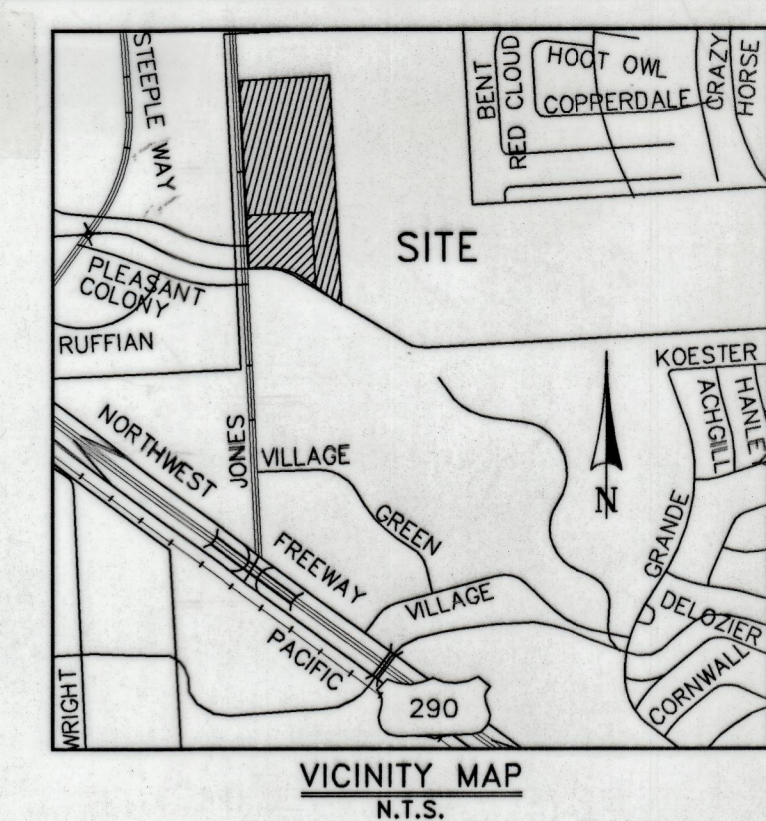
THIS CERTIFICATE IS VALID ONLY AS TO THE INSTRUMENT ON WHICH THE ORIGINAL SIGNATURE IS AFFIXED AND ONLY THEN TO THE EXTENT THAT SUCH INSTRUMENT IS NOT ALTERED OR CHANGED AFTER RECORDING.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

NOTES:

- 1. Bearings shown hereon are based on a Boundary Survey performed by COBB, FENDLEY AND ASSOCIATES, INC. dated September 8, 2003. (CFA PROJECT NO. 0302-067-01).
- 2. I.R. signifies Iron Rod.
- 3. I.P. signifies Iron Pipe.
- 4. M.R.H.C. signifies Map Records of Harris County.
- 5. For the benefit of all lots, a non-exclusive joint and reciprocal easement for ingress and egress from and across oil drives, lanes and trafficways, whether presently existing or hereafter created on each of the lots is hereby granted, declared and established; no Owner of any part or all of a lot shall erect or install improvements, barriers, facilities or obstructions which would unreasonably impede, interfere with or impair the orderly flow of traffic within or between the lots hereby granted, declared and established pursuant to Declaration of Covenants, Easements and Restrictions filed for record under Harris County Clerk's File No. X189731.

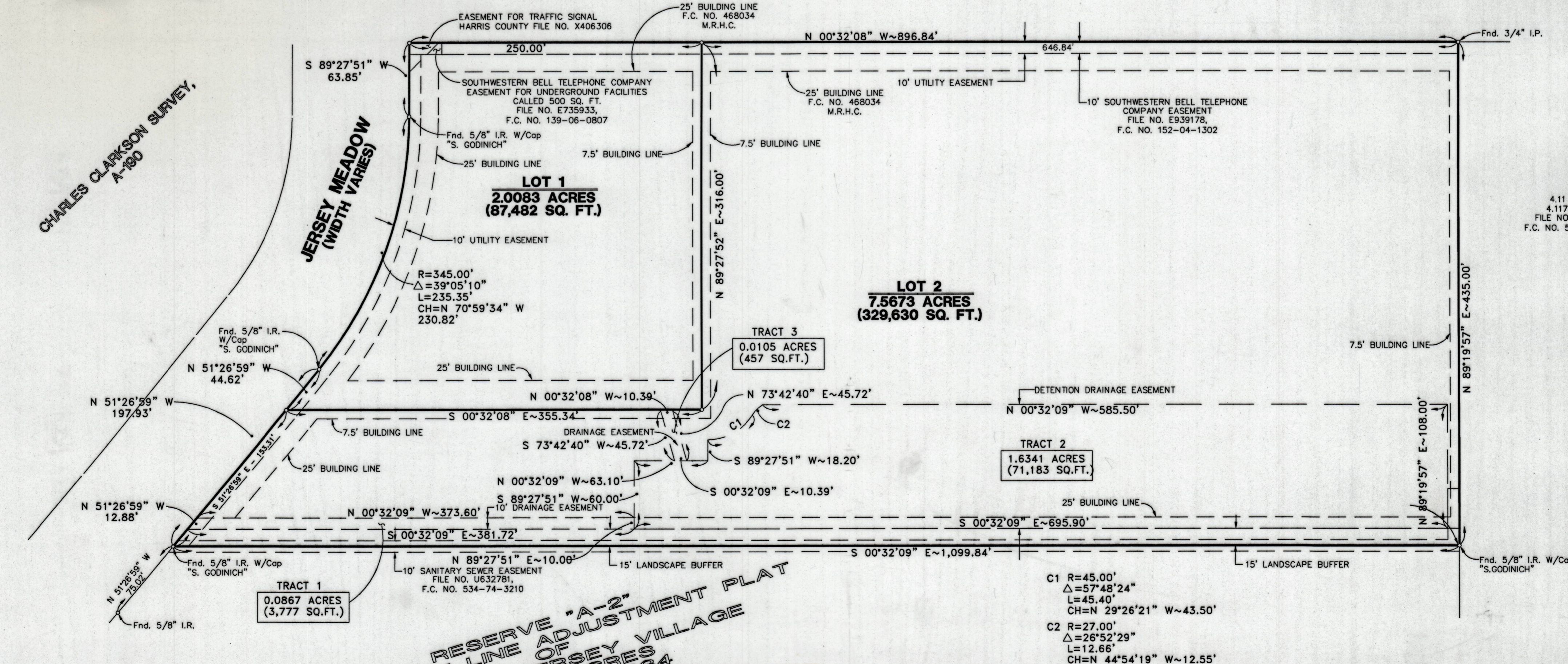
FILED
2005 OCT 31 PM 12:44
Y844035
10/31/05 20071821 460.00



CHARLES CLARKSON SURVEY, A-190

SEATTLE SLEW

JONES ROAD
(100' R.O.W.)



AMENDED PLAT

GULF COAST
JERSEY VILLAGE

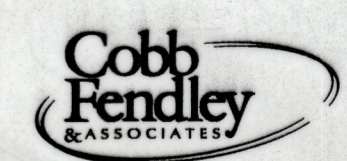
A SUBDIVISION OF 9.5756 ACRES,
LOCATED IN THE CHARLES CLARKSON SURVEY, A-190
HARRIS COUNTY, TEXAS

1 BLOCK - 2 LOTS

OWNERS

GC-JONES/JERSEY, L.P., (Lot 1)
3501 SW FAIRLAWN ROAD, SUITE 200
TOPEKA, KANSAS 66614

HSPNT, LTD, (Lot 2)
5901 HILLCROFT, SUITE D7
HOUSTON, TEXAS 77036



ENGINEER / SURVEYOR
5300 HOLLISTER, SUITE 400
HOUSTON, TEXAS 77040
(713) 462-3242

SCALE: 1"=60' DATE: SEPTEMBER 26, 2005

RESERVE "A-2"
BOUNDARY LINE OF ADJUSTMENT PLAT
LAKES OF JERSEY VILLAGE
9.5756 ACRES
F.C. NO. 468034
M.R.H.C.

RECORDER'S MEMORANDUM:
At the time of recording, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

STATE OF TEXAS §
COUNTY OF HARRIS §

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE GULF COAST JERSEY VILLAGE, SUBDIVISION IN THE CITY OF JERSEY VILLAGE, HARRIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER:
GC-JONES/JERSEY, L.P.
A TEXAS LIMITED PARTNERSHIP

BY: *Nancy C. Seitz*
NAME: **NANCY C. SEITZ**

STATE OF TEXAS §
COUNTY OF HARRIS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 1st DAY OF February, 2007, BY Nancy C. Seitz

Edith L. Thornburgh
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS-KANSAS
PRINT NAME: **Edith L. Thornburgh**

MY COMMISSION EXPIRES 12/1/09

OWNER:
HSPNT, LTD.
A TEXAS LIMITED PARTNERSHIP

BY: *Harry Shami*
NAME: **HARRY SHAMI**

STATE OF TEXAS §
COUNTY OF HARRIS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 26 DAY OF January, 2007, BY HARRY SHAMI

Anna Ng
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME: **Anna Ng**

MY COMMISSION EXPIRES January 31, 2010

OWNER:
JONES ROAD FUND 1 LLC

BY: *Michael F. Roy*
NAME: **MICHEL ROY**

STATE OF CALIFORNIA §
COUNTY OF LOS ANGELES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 15th DAY OF January, 2007, BY Michael F. Roy

Alissa Madari
NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA
PRINT NAME: **Alissa Madari**

MY COMMISSION EXPIRES Jan 21st, 2010

I, THE UNDERSIGNED CITY MANAGER OF THE CITY OF JERSEY VILLAGE, TEXAS, CERTIFY THAT THE PLAT CONFORMS TO THE CITY COMPREHENSIVE PLAN, AND ALL APPLICABLE DESIGN CRITERIA AND STANDARDS OF THE CITY OF JERSEY VILLAGE, TEXAS

DATED THIS 3 DAY OF March, 2007.

BY: *Mike Castro*
NAME: **MIKE CASTRO, CITY MANAGER**

STATE OF TEXAS §
COUNTY OF HARRIS §

I, THE UNDERSIGNED, DIRECTOR OF PUBLIC WORKS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT, IN REGARD TO THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS AND RELATED EASEMENTS AND RIGHTS OF WAY. DATED THIS 2 DAY OF March, 2007.

BY: *Danny Saunders*
NAME: **DANNY SAUNDERS, DIRECTOR OF PUBLIC WORKS**

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF JERSEY VILLAGE, TEXAS, WITH RESPECT TO THE PLATTING OF THE LAND AND, IS HEREBY APPROVED.
DATED THIS 3 DAY OF March, 2007.

BY: *Ed Heathcott*
NAME: **ED HEATHCOTT, MAYOR**

BY: *David Paul*
NAME: **DAVID PAUL, CHAIRMAN
PLANNING AND ZONING COMMISSION**

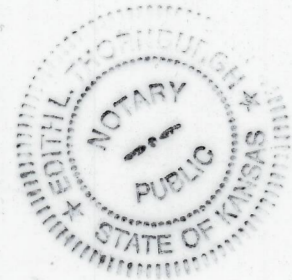
STATE OF TEXAS §
COUNTY OF HARRIS §

I, BEVERLY B. KAUFMAN, CLERK OF THE COUNTY COURT OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 5 DAY OF MARCH, 2007, AT 1:44 O'CLOCK, P.M., AND AT FILM CODE NO. 001110 OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

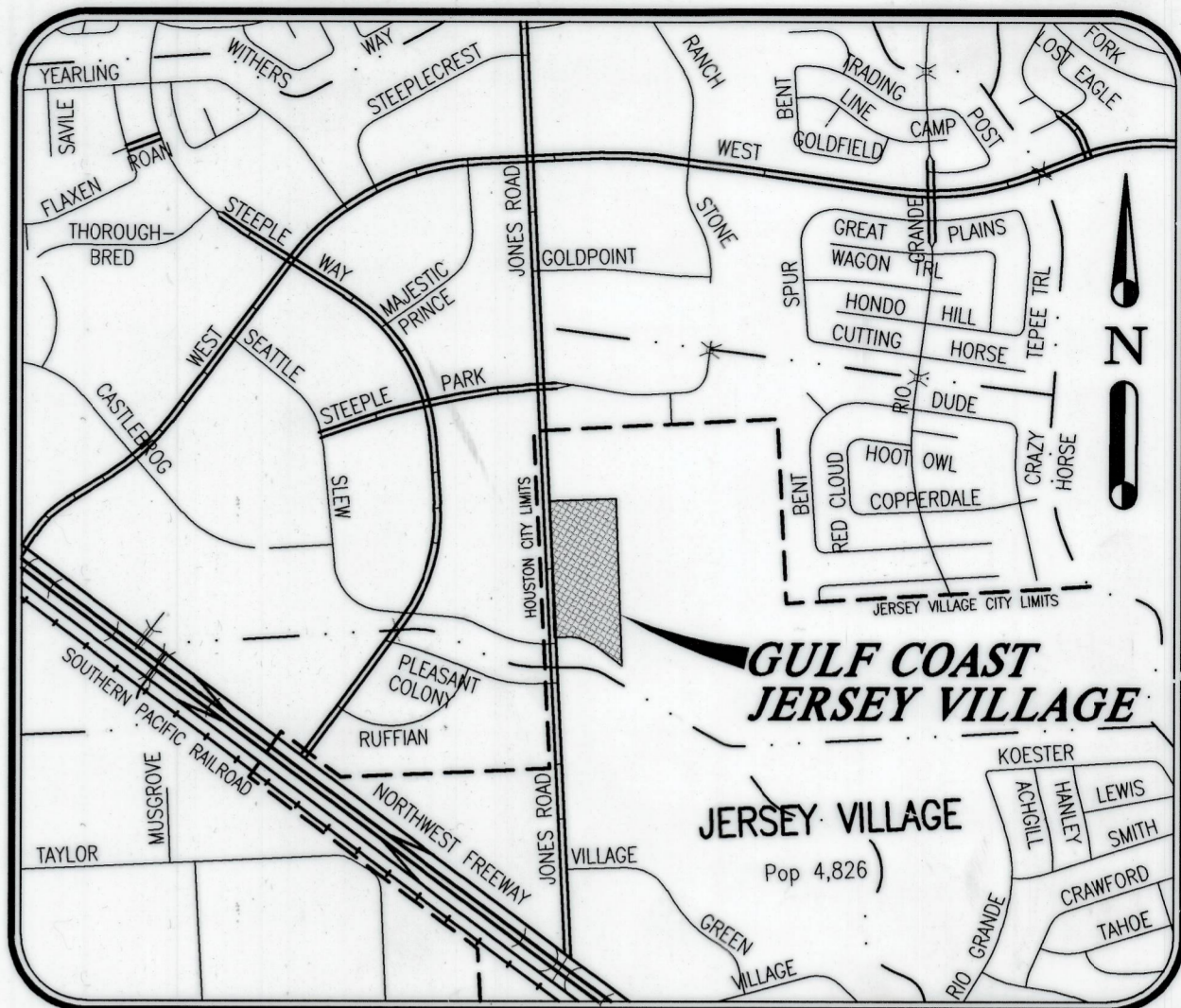
WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

BEVERLY B. KAUFMAN
BEVERLY B. KAUFMAN
HARRIS COUNTY, TEXAS

BY: *Edwina V. Mack*
NAME: **EDWINA V. MACK, DEPUTY**

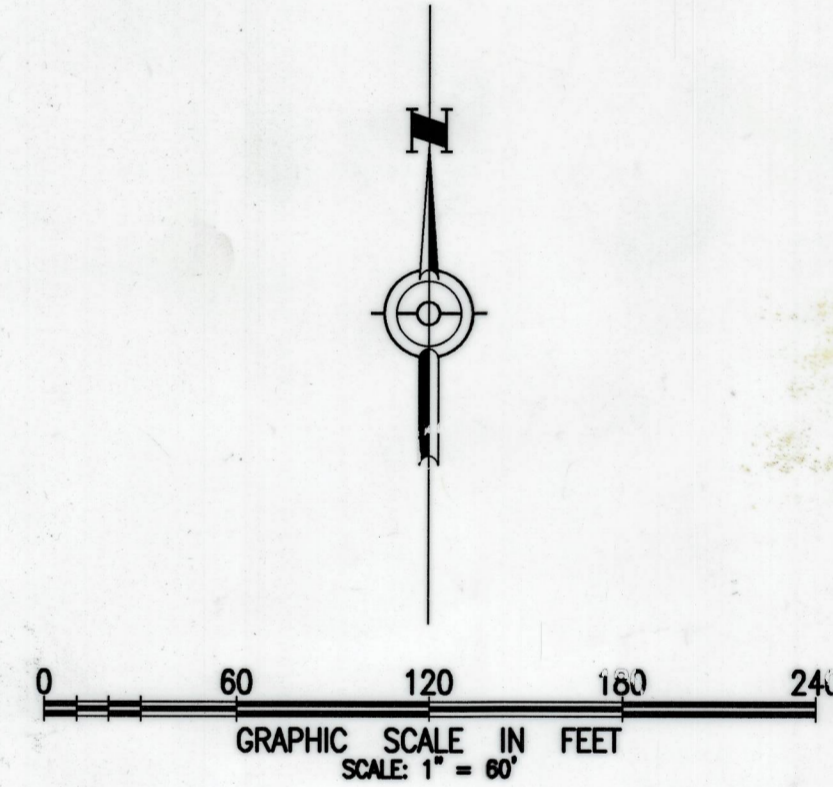


FILED
2007 MAR -5 PM 12:44
County Clerk
HARRIS COUNTY, TEXAS



VICINITY MAP
1" = 2000'

- NOTES:
- 1. THIS TRACT IS LOCATED WITHIN THE LIMITS OF ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN, AS PER "FLOOD INSURANCE RATE MAP" NJ. 48201C0440-L. REVISED DATED SEPTEMBER 30, 2004.
 - 2. BEARINGS BASIS PER TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE NAD 83. COORDINATES SHOWN HEREON ARE GRID COORDINATES AND MAY BE CONVERTED TO SURFACE BY USING A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00013.
 - 3. THIS TRACT IS SUBJECT TO ZONING ORDINANCES BY THE CITY OF JERSEY VILLAGE.
 - 4. THIS TRACT IS SUBJECT TO THE RESTRICTIONS SET OUT UNDER FILM CODE NO. 593045 OF THE HARRIS COUNTY MAP RECORDS AND UNDER COUNTY CLERK'S FILE NUMBERS X121740 AND RECORDED UNDER X189731, W817829, 20060211281, X189734 AND Z399833 OF HARRIS COUNTY.

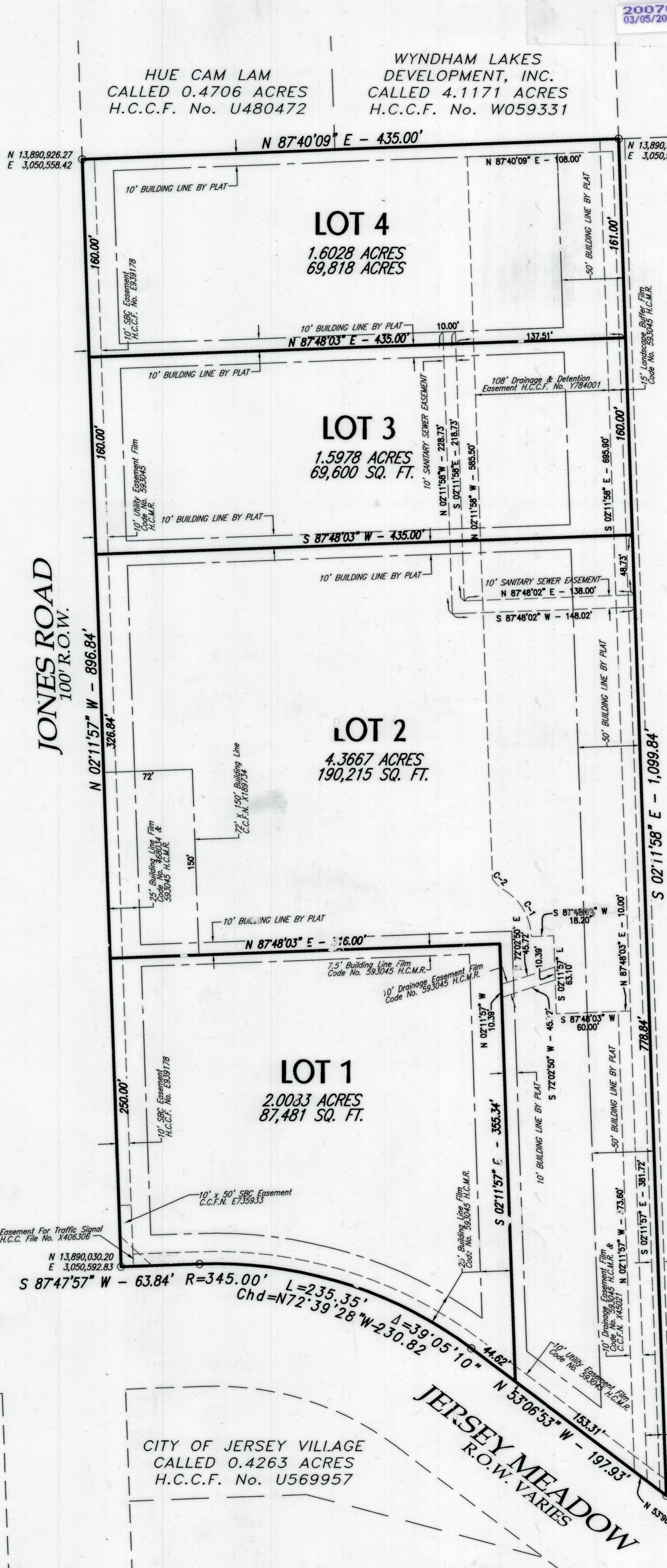


A REPLAT OF GULF COAST JERSEY VILLAGE

A SUBDIVISION OF
9.5756 ACRES OF LAND
BEING A REPLAT OF GULF COAST JERSEY VILLAGE AMENDED PLAT, AS RECORDED IN FILM CODE 593045 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND SITUATED IN THE CHARLES CLARKSON SURVEY, ABSTRACT 190 HARRIS COUNTY, TEXAS

1 BLOCK / 4 LOTS
JANUARY 2007
OWNERS:
GC-JONES/JERSEY, L.P.
A TEXAS LIMITED PARTNERSHIP
HSPNT, LTD.
A TEXAS LIMITED PARTNERSHIP
5901 HILLCROFT, SUITE D7
HOUSTON, TEXAS 77036
JONES ROAD FUND 1 LLC
4119 BEVERLY GLEN BLVD.
SHERMAN OAKS, CA. 91423

ENGINEER
Carter Burgess
CARTER & BURGESS, INC.
1440 LAKE FRONT CIR, STE 110
HOUSTON, TX 77007-5842
713.869.7900
SOLUTIONS
Solutions, Ltd.
GEO SOLUTIONS, LTD.
1440 LAKE FRONT CIR, STE 110
THE WOODLANDS, TX 77380
281.681.9786



STATE OF TEXAS §
COUNTY OF HARRIS §
I, WILLIAM S. BROWN, ENGINEER NO. 42099 REGISTERED IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT IN REGARD TO DESIGN, CONSTRUCTION AND LAYOUT OF PUBLIC IMPROVEMENTS.
William S. Brown
WILLIAM S. BROWN, P.E. NO. 42099



STATE OF TEXAS §
COUNTY OF HARRIS §
I, MICHAEL F. CARRINGTON, REGISTERED PUBLIC LAND SURVEYOR NO. 5366 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.
Michael F. Carrington
MICHAEL F. CARRINGTON, R.P.L.S. NO. 5366



LAKES OF JERSEY VILLAGE
A PATIO HOME DEVELOPMENT
FILM CODE NO. 497143 H.C.M.R.

CURVE DATA
C-1
R = 45.00'
Δ = 57°48'24"
L = 45.40'
Ch = N 31°06'10"W - 43.50'
C-2
R = 27.00'
Δ = 26°52'29"
L = 12.66'
Ch = N 46°34'06"W - 12.55'

DEVELOPMENT PLAT OF RESERVE "B"
STEEPLECHASE PARK, SECTION FOUR
FILM CODE NO. 401017 H.C.M.R.

SEATTLE SLEW
100' R.O.W.

CITY OF JERSEY VILLAGE
CALLED 0.4263 ACRES
H.C.C.F. No. U569957

CHARLES CLARKSON SURVEY, ABSTRACT 190

RECORDER'S MEMORANDUM:
At the time of recording, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All backlogs, additions and changes were present at the time the instrument was filed and recorded.

FILE INFO: 03181031979.0101.Plot\PRR031979.dwg XREFS: MODIFIED: Jan 12, 2007 4:07pm PLOTTED: Jan 12, 2007 4:36pm BY: jwames PLOT SCALE: 1"=60'

EXHIBIT "C"

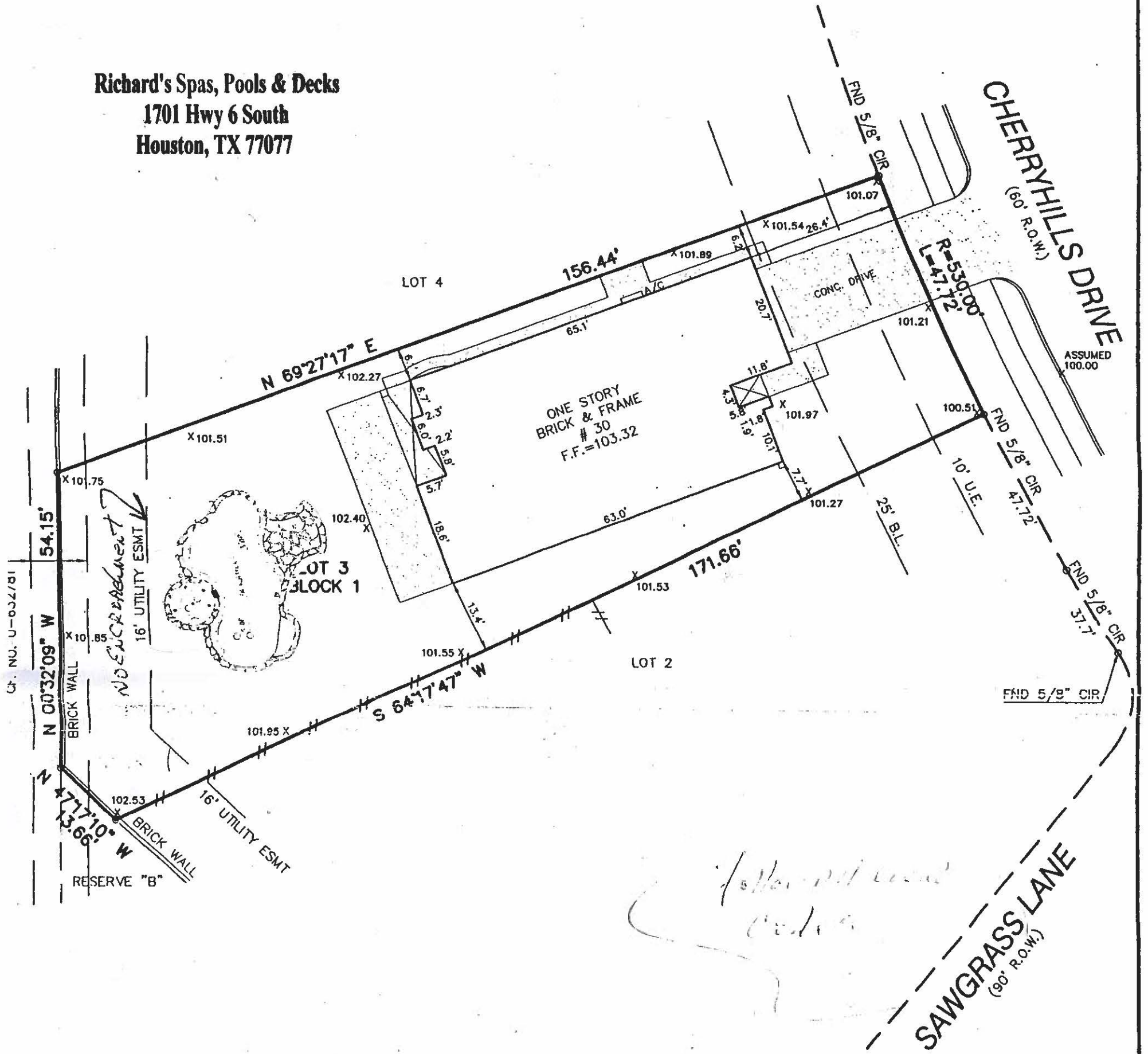
JOB NO.: DS0018

COPYRIGHT 2003

GRAPHIC PLOTTING ONLY THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD PLAIN ACCORDING TO N.F.I.P. MAP NO. 201C 0440K REV. APRIL 20, 2000. ZONE "X". WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. PROPERTY SUBJECT TO LOCAL MUNICIPALITIES AND ORDINANCES, ZONING REQUIREMENTS AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.

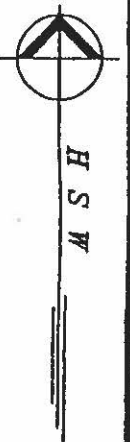
PROPERTY SUBJECT TO AN AGREEMENT WITH HL&P FOR UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM RECORDED FOR RECORD UNDER H.C.C.F. No. V-701192.

Richard's Spas, Pools & Decks
 1701 Hwy 6 South
 Houston, TX 77077



I, FRED F. LAWTON, a Registered Professional Land Surveyor in the State of Texas, do hereby Certify that this survey was made on the ground, under my supervision, of the property described hereon (and/or by metes and bounds on attached sheet), is correct and that there are no encroachments apparent on the ground, and that all improvements lie wholly within the property lines, except as shown or noted hereon. This survey certified for and provided solely for use of the current parties and no license has been created, expressed or implied, to copy survey except as is necessary in conjunction with the original transaction. Surveyor did not abstract property, easements, building lines, restrictions, etc. shown hereon are as identified by

AMERICAN TITLE COMPANY
 Lot 3 Block 1 of LAKE OF JERSEY VILLAGE, A PATIO HOME DEVELOPMENT
 A SUBDIVISION IN HARRIS COUNTY, TEXAS.
 According to the map or plat thereof recorded in Film Code No. 497143
 on the MAP records of HARRIS County, Texas.
 Purchaser: DEBORAH GILCHRIST FINLEY
 Address: 30 CHERRY HILLS DRIVE, HOUSTON, TEXAS
 Lender: N/A
 Witness my hand this 31ST day of JULY, 2003



[Handwritten Signature]

FRED F. LAWTON
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5530

Hughes-Southwest Surveying Co.



11231 RICHMOND AVE. D-105, HOUSTON, TEXAS 77082
 PH: 281-496-9977 * FAX: 281-496-9989 * 1-800-336-2840
 www.hughesawsurveying.com

SCALE: 1"=20'
 DRAWN BY: KT
 REVISION: 8-5-03 (TITLE)

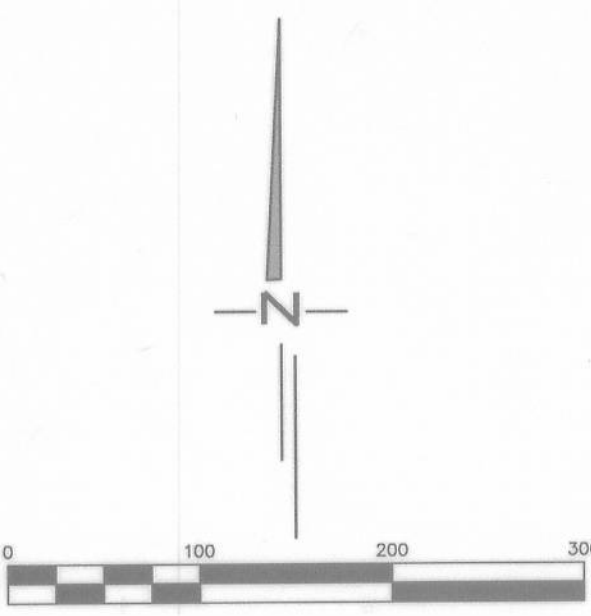
CITY OF JERSEY VILLAGE BOARD OF ADJUSTMENT MEETING PACKET FOR MARCH 12, 2019

ABBREVIATIONS

- F.C. — FILM CODE
- F.K.A. — FORMERLY KNOWN AS
- H.C.C.F. — HARRIS COUNTY CLERK'S FILE
- H.C.D.R. — HARRIS COUNTY DEED RECORDS
- H.C.F.C.D. — HARRIS COUNTY FLOOD CONTROL DISTRICT
- H.C.M.R. — HARRIS COUNTY MAP RECORDS
- H.L. & P. — HOUSTON LIGHTING & POWER
- INC. — INCORPORATED
- LTD. — LIMITED
- No. — NUMBER
- O.R.P.R.H.C. — OFFICIAL REAL PROPERTY RECORDS HARRIS COUNTY
- R.O.W. — RIGHT-OF-WAY
- Sq. Ft. — SQUARE FEET
- S.W.B.T. — SOUTHWESTERN BELL TELEPHONE

RESERVE NOTES

- (A) RESTRICTED RESERVE "A" DETENTION/OPEN SPACE 6.3343 ACRES
- (B) RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE 0.3370 ACRES
- (C) RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE 1.0189 ACRES
- (D) RESTRICTED RESERVE "D" LANDSCAPE/OPEN SPACE 0.2247 ACRES



STEEPLECHASE PARK SECTION FOUR LOT 1, BLOCK 1
FILM CODE NO. 399008 H.C.M.R.

SEATTLE SLEW CIRCLE

0.4263 Acres
CITY OF JERSEY VILLAGE
SPECIAL WARRANTY DEED
Clerk's File No. U988637 O.P.R.R.H.C.

STEEPLECHASE PARK SECTION FIVE UNRESTRICTED RESERVE "D"
VOLUME 326, PAGE 125 H.C.M.R.

4.11 LIMITED
4.1171 Acres
CLERK'S FILE NO. J717804 H.C.D.R.

RESERVE "A"
26.6214 Acres
Church of Christ in Jersey Village
Film Code No. 438051 H.C.M.R.

RESERVE "A-1"
RESERVED FOR COMMERCIAL USE
9.5756 Acres
JERSEY MEADOW GOLF PARTNERS, LTD.
FILM CODE NO. 468034 H.C.M.R.

RESERVE "A-3"
0.2238 Acres
9,749 Sq. Ft.
DEDICATED TO PUBLIC FOR R.O.W. PURPOSES
FILM CODE NO. 468034 H.C.M.R.

RESERVE "A-4"
7.7708 Acres
HARRIS COUNTY FLOOD CONTROL DISTRICT
FILM CODE NO. 468034 H.C.M.R.

FOUNDARY UNITED METHODIST CHURCH
FILM CODE NO. 416014 H.C.M.R.

JERSEY MEADOWS GOLF COURSE
B&L GOLF CORP.
FILM CODE NO. 181-61-2439 O.R.P.R.H.C.

Lakes of Jersey Village a Patio Home Development

A SUBDIVISION OF 53.9568 ACRES OF LAND BEING RESERVE "A-2" OUT OF THE 71.5270 ACRES OF THE BOUNDARY LINE ADJUSTMENT PLAT OF LAKES OF JERSEY VILLAGE ALSO BEING OUT OF 150.370 ACRES AS RECORDED IN CLERK'S FILE NO. U860740 H.C.D.R. AND FILM CODE NO. 468034 H.C.M.R. HARRIS COUNTY, TEXAS

212 LOTS 4 BLOCKS 4 RESERVES
SCALE: 1" = 100' DATE: JULY, 2001 JOB NO. 345-0101-06

OWNER:
LAKES OF JERSEY VILLAGE OF TEXAS, LTD.
1717 W. 34th
HOUSTON, TEXAS 77018
(713) 522-4547

PLANNER
KERRY R. GILBERT & ASSOCIATES
LAND PLANNING CONSULTANTS
15810 PARK TEN PLACE
SUITE 160
HOUSTON, TEXAS 77084
(281) 579-0340

ENGINEER / SURVEYOR
THE LANDTECH GROUP, INC.
MUNICIPAL & LAND DEVELOPMENT ENGINEERING
ARENA TOWERS I
7322 SOUTHWEST FREEWAY, SUITE 1810
HOUSTON, TEXAS 77074
(713) 541-5591

Sec. 14-88. - Regulations that apply to all districts.

(a) *General regulations.*

- (1) No use of private or public property, whether it be residential, business, commercial or industrial, shall be permitted if that use is so obnoxious or offensive as to be reasonably calculated to disturb persons of ordinary temper, sensibilities and disposition by vibration, noise, view or the emission of odor, dust, smoke or pollution of any other kind.
- (2) No use of public street right-of-way or public sidewalk or adjacent property, either private or public, shall be permitted if that use inhibits or hinders the movement of normal traffic on that street or sidewalk.
- (3) City maintenance personnel must be allowed free access to utility easement and street rights-of-way so they can perform maintenance and repair of utility systems.
 - a. No buildings or structures of any type or size, other than fences, shall be permitted on utility easements.
 - b. If fences are located on utility easements, city maintenance personnel may remove such fences at any time for the purpose of gaining access to utility systems, and no liability will be incurred for damages to, repair of or replacement of such fences.
- (4) Any building which has been damaged by fire or other causes to the extent of more than 50 percent of its value shall be rebuilt in conformity with this article, as though it were a new building, or removed. This shall not apply to damaged structures outside the 100-year (one percent probability) floodplain, in regards to slab height, where the footprint of a structure is not modified and the slab is intact. The building shall be secured from entrance by any unauthorized persons within 24 hours after all embers are extinguished. A building permit is required before removal, repair or reconstruction commences which shall be started within 60 days of the date the damage occurs and shall be completed within a reasonable time, but not later than 150 days after the damage occurs. Before occupancy will be permitted a certificate of occupancy shall be required.
- (5) Whenever any street is abandoned, the boundaries of any districts that lie along one side of each street are automatically extended to the centerline of such street.
- (6)
 - a. Recreational vehicles (manufactured or home-made) including, but not limited to, motor homes, mini-motor homes, travel trailers, 5th wheel trailers, camping trailers, boat trailers, other trailers used for recreational purposes only, truck campers, all terrain vehicles and all types of watercraft including boats (motorized or propelled by any other means) shall not be parked or stored in front or side yards in zoning districts A, C, C-2, or D except for temporary periods of time not exceeding seven days within a 30-day period. A recreational vehicle shall not be parked or stored in a rear yard in zoning districts A, C, C-2, or D unless such vehicle is screened from public view by a solid wood or opaque fence. Nothing in this ordinance is intended to preclude the construction of a properly permitted building that will enclose and screen recreational vehicles.
 - b. A recreational vehicle or watercraft less than eight feet in height lawfully parked or stored on a lot in zoning districts A, C, C-2, or D on May 1, 2009 may continue to be parked or stored at such location until January 1, 2010. A recreational vehicle or watercraft greater than eight feet in height lawfully parked or stored on a lot in zoning districts A, C, C-2, or D on May 1, 2009 may continue to be parked or stored at such location until July 1, 2019. The owner of the recreational vehicle or watercraft must be the owner of the lot on which it is parked or stored; the recreational vehicle or watercraft must continue to be registered by the state; and a recreational vehicle must have a valid motor vehicle inspection certificate. The owner of a lot upon which a recreational vehicle or watercraft greater than eight feet in height was lawfully parked or stored on May 1, 2009 shall register such recreational vehicle or watercraft with the city secretary not later than July 15, 2009. Registration shall be under oath on a form furnished by the city secretary and shall be accompanied by photographs

showing the recreational vehicle or watercraft, its location on the lot and its license plate or registration information. The owner may replace a recreational vehicle or watercraft registered under this section with another recreational vehicle or watercraft. The owner shall be issued a certificate with a brief description of the nonconformity which shall thereafter be considered evidence of the lawful continuation of the parking or storage of such recreational vehicle or watercraft.

- (7) a. Trucks and vans, larger than one ton in capacity, and self-propelled, self-powered, or pull-type equipment that weighs at least 3,000 pounds and that are intended to be used for commercial, agricultural, construction, or industrial uses, trailers and towed vehicles shall not be parked or stored in a front, side, or rear yard in zoning districts A, C, C-2, or D except during the act of loading or unloading and except in connection with the provision of services to the property at which it is parked.
- b. Truck tractors shall not be stored or parked in zoning districts A, B, C, C-2, M or D except during the act of loading or unloading.
- (8) No vehicle shall be parked or stored on an unpaved surface in a front or side yard in zoning districts A, B, C, C-2, M or D.
- (9) Vehicles held for sale, lease or rental in any business or industrial district shall not be parked or stored on unpaved surfaces.
- (10) No platted lot shall be reduced in size and no lot area shall be reduced or diminished so that the lot size or the yards shall be smaller than prescribed by this chapter. These regulations shall not apply in District D.
- (11) No individual water well or piping for such system shall be connected in any way to any public water supply system.
- (12) No oil, gas or other mineral exploration, production or drilling operations for minerals of any kind shall be conducted on any lot or parcel of land within the city except in zoning district H (industrial district).
- (13) Add-on construction. After a certificate of occupancy has been issued for a building in accordance with section 14-7(b), no add-on type of construction such as patio covers, carports, balconies, stoops, porches or any structural alteration of the building shall be made unless a new building permit is first obtained from the development officer in accordance with Chapter 14. The plans must be submitted to and approved by the development officer. Requests for a building permit to allow add-on type construction or structural alteration of a building shall indicate that the proposed construction will be in harmony with the style of the original building.
 - a. Where add-on construction to a single-family detached dwelling in district A involves structural alternation that will increase the square feet of enclosed living area on the ground floor, such add-on construction shall be permitted only to the side or rear of the existing dwelling, as space on the lot may allow while maintain conformance with the applicable standards for minimum side and rear building setbacks.
 1. Where such add-on construction will result in a finished building height that at any point exceeds the height of the front façade of the existing dwelling at any point, the add-on construction shall be permitted only to the rear of the existing dwelling.
- (14) No permit for the erection, alteration, reconstruction, conversion or use of any building shall be issued by the development officer unless the plan required by Chapter 14 provides for a sidewalk to be constructed on all street sides of such building. This subsection shall apply to all districts of the city, with the exception of Block 42.
- (15) Reserved.
- (16) Reserved.
- (17) Reserved.

- (18) Buffering. Bufferyards will be required on the perimeter, or parts thereof, of a nonresidential development adjoining or surrounding residential developments in conjunction with the screening requirements provided below. Bufferyards shall be provided to protect the adjacent residential properties from environmental impact of the nonresidential facility such as visual blight, parking or roadway illumination, headlights, noise, blowing paper and dust and service areas. Bufferyards shall be provided according to the standards provided in Example 14-7. See also sections 14-310 and 14-311 for landscaping standards. These regulations shall not apply in District D.
- (19) Screening.
- a. For development of nonresidential lots directly abutting and adjacent to residential lots, an obscuring wall shall be required. The required wall shall be located inside the nonresidential lot lines abutting and adjacent to the residential lots; 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.
 - b. All walls shall be constructed of a solid unpierced masonry material with the surface facing the residential lots constructed of a common or face brick, decorative block or similar material that is compatible with the principle buildings in the adjacent residential areas. Similar material shall not include smooth face concrete masonry blocks or units. Masonry walls shall be erected on a concrete foundation of adequate strength and shall be not less than four inches wider than the wall to be erected.
 - c. No opening shall be permitted for access through the wall unless a solid gate equally the height of the wall is provided. Such gate shall remain closed at all times except when in actual use.
 - d. The quality and type of materials used structurally for the walls shall conform with those specified in the building code which apply to foundation footing and supporting materials used in residential construction within the city.
 - e. Any person causing an excavation to be made on property adjacent to an existing wall shall protect the excavation in such a manner so that the soil of the adjacent property will not cave in or settle causing damage to the existing wall.
 - f. Walls shall be maintained to remain harmonious with the surrounding property by being repaired, rebuilt or replaced at intervals necessary to preserve the health, safety and welfare of the public. Notification of necessary maintenance will be by certified mail from the development officer to the current property owner who is responsible for the maintenance of the walls constructed.
 - g. If such freestanding walls are not repaired, rebuilt or replaced within 60 days after receipt of such notification by certified mail that certain maintenance is deemed necessary for the health, safety and welfare of the public, such penalties for violation shall be enforced as established in this article and other legal recourse.
 - h. The use of barbed wire, razor wire or any other similar material is not allowed.
- These regulations shall not apply in District D.
- (20) Lighting of off-street parking areas and/or for external illumination of any building and grounds shall be arranged so that the source of light is concealed or shielded from public view and from adjacent residential properties and does not interfere with traffic. These regulations shall not apply in District D.

- (21) Temporary buildings shall be permitted only in connection with construction on the premises on which located, which buildings shall be removed upon completion or abandonment of the construction; real estate sales offices during development of residential subdivision in which they are located and limited to sales of property in such subdivisions; and educational, municipal or church functions operated for the benefit of the public. It shall be unlawful for any person to erect, construct, enlarge, place, locate or relocate any temporary building on premises within the city, or cause the same to be done, without first obtaining a building permit therefor in accordance with section 14-114. It shall be unlawful for any person to use or occupy a temporary building without first obtaining a certificate of occupancy therefor in accordance with section 14-7(b). A certificate of occupancy shall be limited to the duration of the intended use not to exceed one year; provided, however, that the certificate of occupancy may be extended as follows:
- a. Where the temporary building is used for the contractors' offices, equipment storage, model homes and real estate sales offices for residential projects, the certificate of occupancy may be extended at one-year intervals until the project is 90 percent constructed; and
 - b. Where the temporary building is for a use other than described in subsection (21)a of this section, the certificate of occupancy may be extended for one additional one-year period.
- A temporary building shall be in compliance with the terms of the building code and all other applicable laws and ordinances. A temporary building shall not be used in any manner constituting a nuisance or interfering with the quiet enjoyment of the neighborhood. These regulations shall not apply in District D.
- (22) Maintenance, fabrication and repair of equipment or machinery and manufacturing, processing and assembly of materials, products and goods shall be performed only on a paved area located within the building lines of a lot, whether within or outside of a building.
- (23) Garbage and refuse containers in commercial and industrial zoning districts shall be screened from public view, from adjacent buildings and from adjacent property, public or private. Screens shall be permanent and opaque and of wood, metal or masonry material, shall be at least as high as the screened object and shall not be less than six feet high. These regulations shall not apply in District D.
- (24) Building permits are not required for "other free standing structures" as listed in subsection 14-101(6)b. provided that such structures shall have a building area of less than 25 square feet and provided that no utilities are installed. These regulations shall not apply in District D.
- (25) Fencing standards. Where chain link fencing is constructed within the city, the fencing material should be a minimum of four feet in height and a maximum of six feet in height. All fencing four feet in height shall be a minimum of 11 gauge galvanized material and all fencing higher than four feet shall be a minimum of nine gauge galvanized material. The use of barbed wired, razor wire or similar material shall not be allowed in residential zoning districts. Barbed wire and razor wire may be used in commercial and industrial districts in combination with the above approved fencing material and shall be installed on top of the fence with the total height above ground not to exceed seven feet. These regulations shall not apply in District D.
- (26) A nonresidential building may not be erected on a lot abutting a subdivision containing residential structures closer to the subdivision than 50 feet for a one-story building, 100 feet for a two-story building, or 150 feet for a three or more-story building. These regulations shall not apply in District D.
- (27) No sleeping quarters other than those within a permanent residential structure, hotel or motel shall be used for longer than seven days within a 30-day period; provided that a recreational vehicle or portable building may be used for temporary housing and sleeping quarters by a person whose residence is uninhabitable as a result of flood, fire or environmental conditions if parked on a paved surface on a private property and with appropriate sewer and electrical connections. No person shall occupy a recreational vehicle or portable building for temporary

housing and sleeping quarters without first receiving a permit for such use from the building official. The building official shall issue a permit if the conditions set forth herein are met. The permit shall be valid for the period of time necessary to restore the residence to habitability, as determined by the building official, but not to exceed 120 days. Any extension to such permit will require approval of the building official and director of public works. These regulations shall not apply in District D.


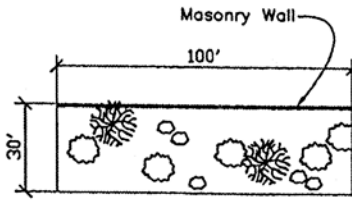

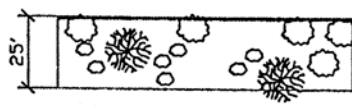


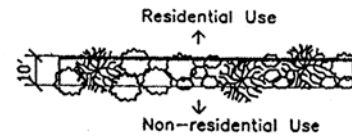
(28) Any finished floor that is elevated more than 12 inches above natural grade shall be provided with a dropped brick ledge or dropped veneer so as to leave no more than eight inches of slab exposed. All crawl spaces resulting from pier-and-beam and stem-wall types of construction must provide dropped veneers with vents sufficient to cover the sub-slab void.

(b) *Building setbacks.* Unless otherwise specifically provided elsewhere in this article, all buildings and structures located in a district within the city shall conform to the following setbacks (as measured from the property line):

Lot Line	Setback (In Feet)	Modifier
Front	25	—
Rear	25	(1) Excluding fencing
Side street	10	(1) 25 feet where one or more lots have frontage on the street.
Side	7½	(2) Zero feet for townhouses and one side of patio homes.

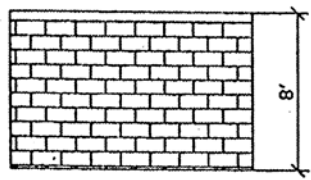
(Ord. No. 95-04, § 1(302), 2-20-95; Ord. No. 96-08, § 2, 6-17-96; Ord. No. 97-04, §§ 1, 2, 4-21-97; Ord. No. 99-05, §§ 2—4, 2-15-99; Ord. No. 99-31, §§ 2—5, 11-15-99; Ord. No. 00-26, § 1, 8-21-00; Ord. No. 01-30, §§ 3, 7, 10-15-01; Ord. No. 02-16, § 1, 7-15-02; Ord. No. 03-17, §§ 1, 2, 4-21-03; Ord. No. 04-06, § 1, 3-15-04; Ord. No. 04-08, § 2, 5-17-04; Ord. No. 04-25, § 1, 12-20-04; Ord. No. 2006-5, § 1, 3-20-06; Ord. No. 2006-8, § 1, 2-20-06; Ord. No. 2008-22, § 1, 7-21-08; Ord. No. 2009-22, §§ 1, 2, 5-18-09; Ord. No. 2011-14, § 1(Exh. A), 3-21-11; Ord. No. 2011-25, §§ 9—11, 5-23-11; Ord. No. 2013-46, § 2(Exh. A), 12-16-13; Ord. No. 2017-55, § 2, 12-18-17)

BUFFERYARD STANDARDS

<u>REQUIRED PLANT UNITS/100'</u>		Plant Unit Multiplier	
3 Canopy Trees		.6	
6 Understory Trees		.8	
9 Shrubs		.9	
		1	

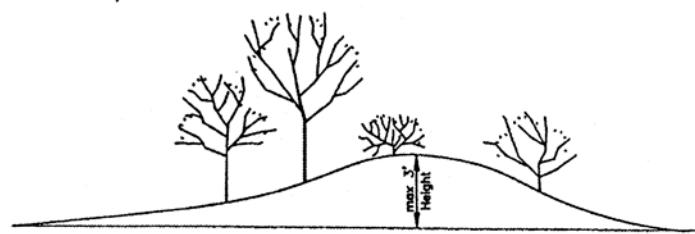
Note: To determine the total number of required plant units per 100 yard of bufferyard take the plant unit multiplier appropriate for the width of the bufferyard and multiply by number required for each plant type. Always round to the nearest whole number.

Example: To determine number of required canopy trees for 100' long and 25' wide bufferyard:
 $0.8 \times 3 = 2.4$
 Assume 2 canopy trees.



Masonry Wall (Obscuring Wall)
 (Common or face brick, decorative block, etc., decorative side facing residential lots)

BERMS



Example
 14 - 7

Example 14-7 Bufferyard Standards

**CITY OF JERSEY VILLAGE
 CERTIFICATION OF PUBLIC HEARING POSTING REQUIREMENTS
 BOARD OF ADJUSTMENT - PUBLIC HEARING - MARCH 12, 2019 at 12:00 P.M.**

Reason for Public Hearing:

To receive written and oral comments from any interested person(s) concerning James and Deborah (Gilchrist) Finlay's request for an appeal of the City of Jersey Village's decision that the 15' wide landscaping buffer yard along 54.15 lineal feet contiguous to Lot 3, Block 1, Lakes of Jersey Village was acceptably delineated within the approved construction documents and in accordance with Section 14-88(a)18 and Section 14-88(a)19(a) of the Jersey Village Code of Ordinances, for the property located at 17300 Jersey Meadow Drive, 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 February 25, 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
JONES ROAD ISHINE4 LLC	4901 PINE ST	BELLAIRE	TX	77401-5330
HSPNT LTD	PO BOX 771804	HOUSTON	TX	77215-1804
JERSEY VILLAGE REALTY LLC	PO BOX 487	CHESTER	NJ	07930-0487
E SEATTLE PLAZA LLC	9818 SANDTOWN CIR	HOUSTON	TX	77064-2635
LAKES OF JERSEY VILLAGE COMMUNITY ASSN % VAN MOR PROPERTIES INC	8711 HIGHWAY 6 N STE 270	HOUSTON	TX	77095-2272
DANY PUNG / SAVUN CHHIN	26 CHERRY HILLS DR	JERSEY VILLAGE	TX	77064-4072
MARIE HARTSOUGH	13327 CORZATT DR	HOUSTON	TX	77065-3163
DEBORAH GILCHRIST / JAMESY FINLAY	30 CHERRY HILLS DR	JERSEY VILLAGE	TX	77064-4072
JOY PRIEST	32 CHERRY HILLS DR	JERSEY VILLAGE	TX	77064-4072
JUSTINE NGO / BURTON NGUYEN	34 CHERRY HILLS DR	JERSEY VILLAGE	TX	77064-4072
TUYET THI NGO / MAI PHUONG NGO	36 CHERRY HILLS DR	JERSEY VILLAGE	TX	77064-4072
PHILIP & ANGELLA EVANS	38 CHERRY HILLS DR	JERSEY VILLAGE	TX	77064-4072
BICH NGUYEN	1905 GRAYSTONE HILLS DR	CONROE	TX	77304-2336
MAZEN GHATTAS	42 CHERRY HILLS DR	JERSEY VILLAGE	TX	77064-4072
NGOCNGA LE / NGOCTUYET NGUYEN	44 CHERRY HILLS DR	JERSEY VILLAGE	TX	77064-4072
MINH X & PHUONG T QUACH	46 CHERRY HILLS DR	JERSEY VILLAGE	TX	77064-4072
THANONGSACK NHOISAYKHAM / MICHELLE TRUONG	48 CHERRY HILLS DR	JERSEY VILLAGE	TX	77064-4072
DILIP AMIN	33 CHERRY HILLS DR	JERSEY VILLAGE	TX	77064-4055
KHALED & BRANDY TALGE	41 CHERRY HILLS DR	JERSEY VILLAGE	TX	77064-4055
WILLIAM & MARILYN SCHUSTER	8 PEACH TREE CT	JERSEY VILLAGE	TX	77064-4072

Witness my hand and seal of the City this 25th day of February, 2019.



 Lorri Coody, City Secretary

CITY OF JERSEY VILLAGE BOARD OF ADJUSTMENT MEETING PACKET FOR MARCH 12, 2019

**CITY OF JERSEY VILLAGE
APPLICANT CERTIFICATION OF PUBLIC HEARING POSTING REQUIREMENTS
BOARD OF ADJUSTMENT – March 12, 2019 - 12:00 P.M.**

Reason for Public Hearing:

To receive written and oral comments from any interested person(s) concerning James and Deborah (Gilchrist) Finlay's request for an appeal of the City of Jersey Village's decision that the 15' wide landscaping buffer yard along 54.15 lineal feet contiguous to Lot 3, Block 1, Lakes of Jersey Village was acceptably delineated within the approved construction documents and in accordance with Section 14-88(a)18 and Section 14-88(a)19(a) of the Jersey Village Code of Ordinances, for the property located at 17300 Jersey Meadow Drive, Jersey Village, Texas.

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

On February 28 2019, at least ten days prior to the date of the hearing, placed on the property at **17300 Jersey Meadow Drive, Jersey Village, Texas** which is the subject of this 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 28th day of February, 2019.



Christian Somers, Building Official

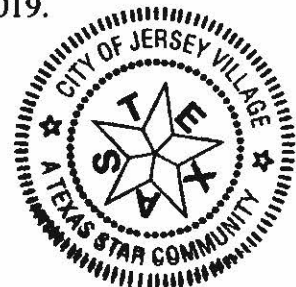
THE STATE OF TEXAS §
COUNTY OF HARRIS §

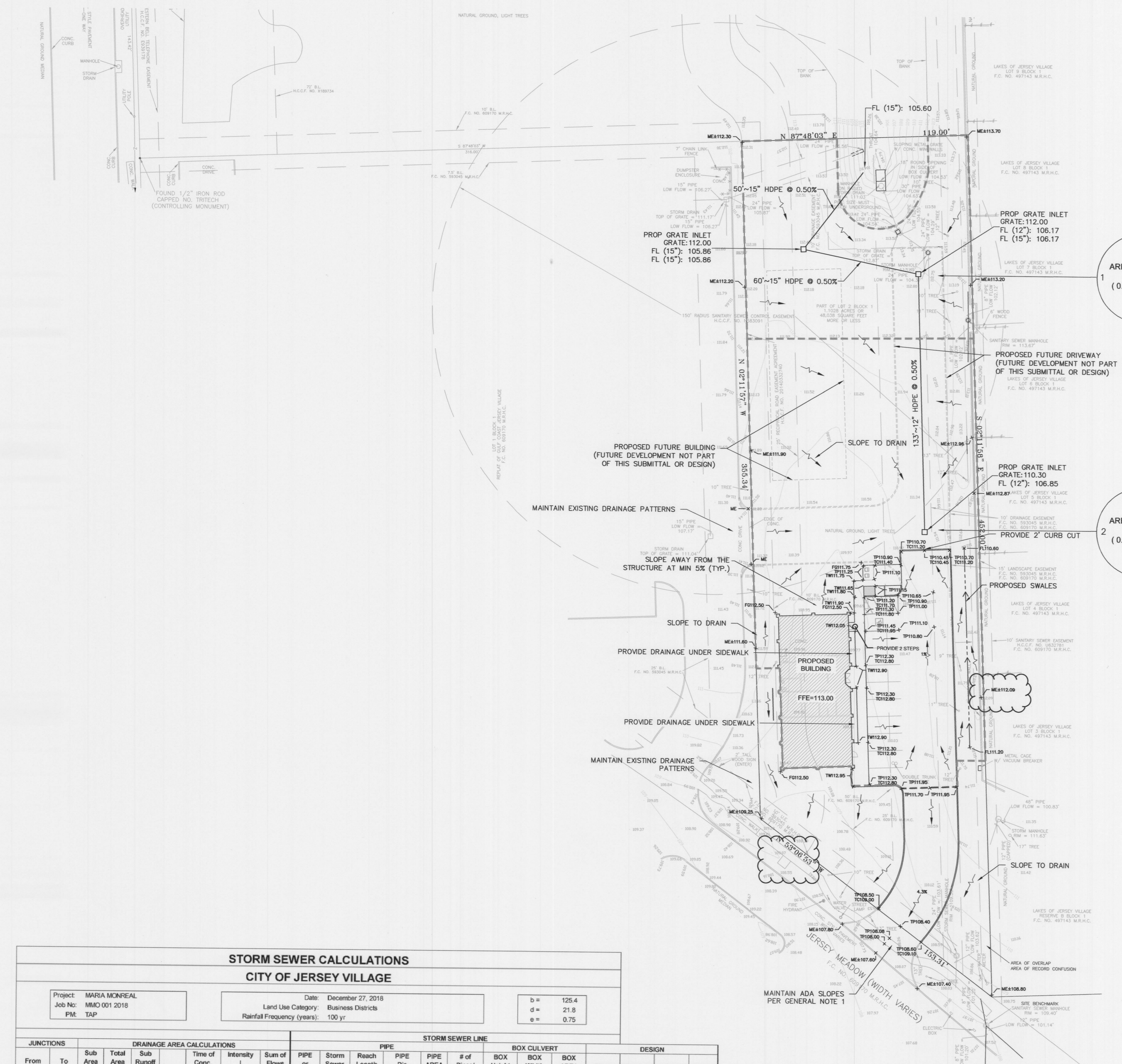
BEFORE ME, the undersigned authority, this day personally appeared Christian Somers, a person known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed.

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



Lorri Coody, City Secretary, City of Jersey Village





LEGEND

BOUNDARY LINE = ---
 WALL LINE = ---
 EASEMENT OR LOT DIVISION LINES = ---
 MISC. IMPROVEMENTS = ---
 EDGE OF COVER = ---
 COV. CONC. = ---
 COVERED CONCRETE = ---
 UTILITY EASEMENT = ---
 A.E. = AERIAL EASEMENT = ---
 B.L. = BUILDING LINE = ---
 M.R.H.C. = MAP RECORDS OF HARRIS COUNTY DEED RECORDS OF HARRIS COUNTY = ---
 D.R.H.C. = DEED RECORDS OF HARRIS COUNTY = ---
 F.C. = FILM CODE = ---
 FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP = ---
 H.C.C.F. = HARRIS COUNTY CLERK'S FILE = ---
 NC = NATURAL GROUND = ---
 BOC = BACK OF CURB = ---
 TOB = TOP OF BANK = ---
 TUE = TOE OF BANK = ---
 GUT = GUTTER = ---
 CONC = CONCRETE = ---
 CONTOUR = 10' = ---

DRAINAGE NOTE:
 ALL STORM DRAINAGE WATER SHALL BE MAINTAINED ON THE PROPERTY

THE PROPOSED GRADING IS FOLLOWING THE EXISTING GADES PATTERN

CUT-FILL CALCULATION 216 CY FILL TO THE BOTTOM OF CONCRETE

LEGEND

HIGH POINT = ---
 FLOW LINE = ---
 44.00 = EXISTING GRADE
 TC79.50 = TOP OF CURB
 G79.60 = GUTTER
 TP79.50 = TOP OF PAVEMENT
 X 79.0 = PROPOSED NATURAL GROUND
 ME = MATCH EXISTING
 NG79.50 = NATURAL GROUND
 FG79.50 = FINISHED GRADE
 TW79.50 = TOP OF WALK

GENERAL NOTES

1. ALL ADA TRANSITION AREAS AND LANDINGS TO BE 2% MAX. SLOPE IN ANY DIRECTION. TRAVELWAYS TO BE 5% MAX. SLOPE IN THE DIRECTION OF TRAVEL AND MAX. 2% CROSS-SLOPE.

2. ANY PAVING INSTALLED OVER A UTILITY EASEMENT SHALL HAVE CONSTRUCTION JOINTS OR SAW CUTS ALONG THE ENTIRE EASEMENT LINE OF THE ENCROACHMENT AND TRAVERSE THE EASEMENT AT INTERVALS EQUAL TO OR LESS THAN 10 FOOT INCREMENTS.

3. NO RETAINING WALLS ARE REQUIRED FOR THIS PROJECT

SURVEY NOTES:

1. THIS TRACT LIES IN ZONE X (AREA OUTSIDE 100 YEAR FLOOD ZONE) ACCORDING TO GRAPHIC PLOTTING OF FEMA FIRM MAP NO. 48201C0440M DATED JUNE 9, 2014.

2. ELEVATIONS BASED ON RM NO. 050445; NAVD 1988 2001 ADJUSTED ELEVATION REPORTED @ 111.43'

No.	Revision/Issue	Date
1	CJV PERMIT COMMENTS	11/15/18

NNE INC

25422 Alverstone Dr, Katy, TX 77494
 PHONE: 281.795.2357
 Texas PE Firm Reg. #4-12676

SEAL

NIKOLAY N. NIKOLOV
 98348
 11/01/2018

Project Name and Address
 48002 BRASS THIMBLE BLDG-17300 Jersey Meadow
 JERSEY MEADOWS DRIVE, HOUSTON, TX 77064

GRADING & DRAINAGE PLAN

Project MM 001 2018	Sheet C.3
Date 10/30/2018	
Scale 1"=30'	

STORM SEWER CALCULATIONS
 CITY OF JERSEY VILLAGE

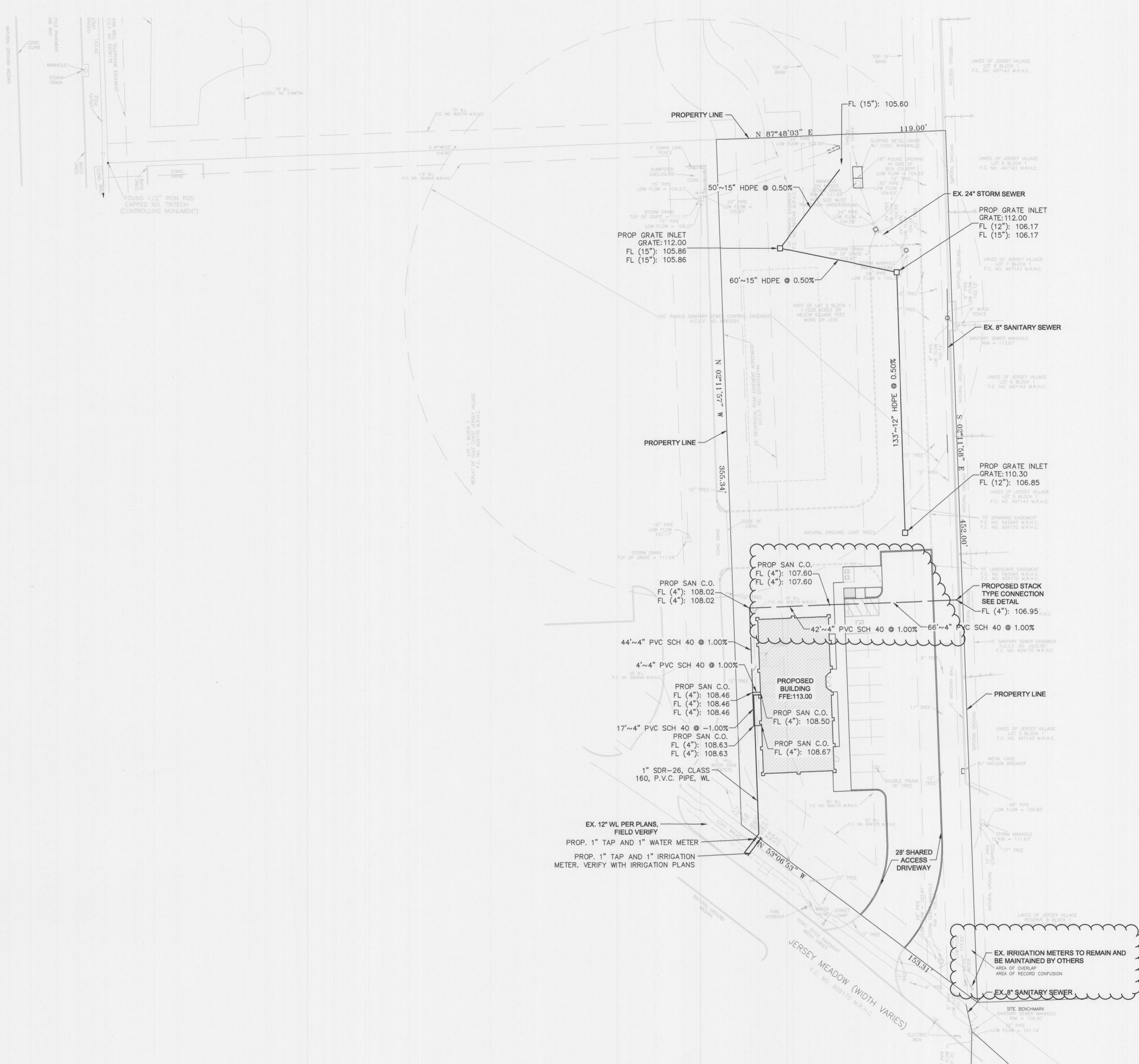
Project: MARIA MCKREAL
 Job No: MHO 001 2018
 PM: TAP

Date: December 27, 2018
 Land Use Category: Business Districts
 Rainfall Frequency (years): 100 yr

b = 125.4
 d = 21.8
 e = 0.75

JUNCTIONS		DRAINAGE AREA CALCULATIONS						STORM SEWER LINE										
From MH	To MH	Sub Area Acres	Total Area Acres	Sub Runoff Coeff. C	Time of Conc. min.	Intensity (In / Hr.)	Sum of Flows cfs Q	PIPE Dia (in)	PIPE AREA (sq ft)	# of Pipes/Boxes	BOX Height (ft)	BOX Width (ft)	BOX AREA (sq ft)	Slope %	Mannings "n"	Capacity cfs	Velocity fps	
A1	A2	0.61	0.61	0.80	0.49	24.17	7.10	3.47	PIPE	HDPE	133	12 in	0.79	1	0.50	0.010	3.28	4.17
A2	OUT	0.24	0.85	0.80	0.68	24.72	7.04	4.79	PIPE	HDPE	60	15 in	1.23	1	0.50	0.010	5.94	4.84

JERSEY ROAD (100' WIDE)



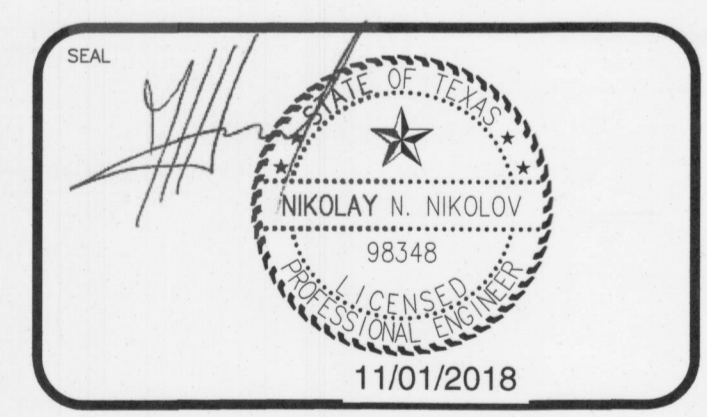
LEGEND

	STORM SEWER
	SANITARY SEWER
	WATER SUPPLY LINE
	OVERHEAD ELECTRIC
	PROPOSED BUILDING
	EXISTING GRADE
	WATER METER
	EXISTING MANHOLE
	EXISTING GRATE INLET

No.	Revision/Issue	Date
1	CJV PERMIT COMMENTS	11/15/18

NNE INC

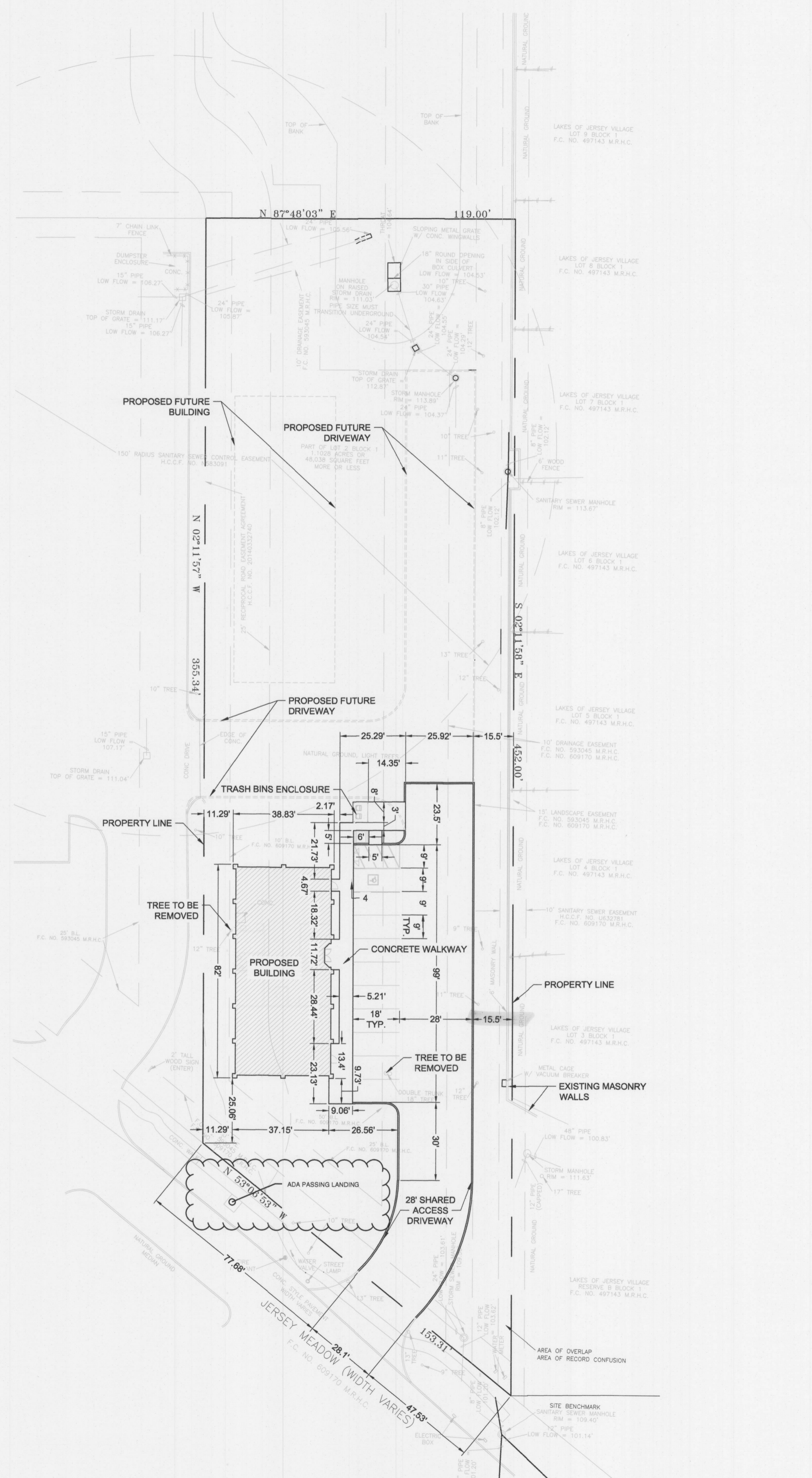
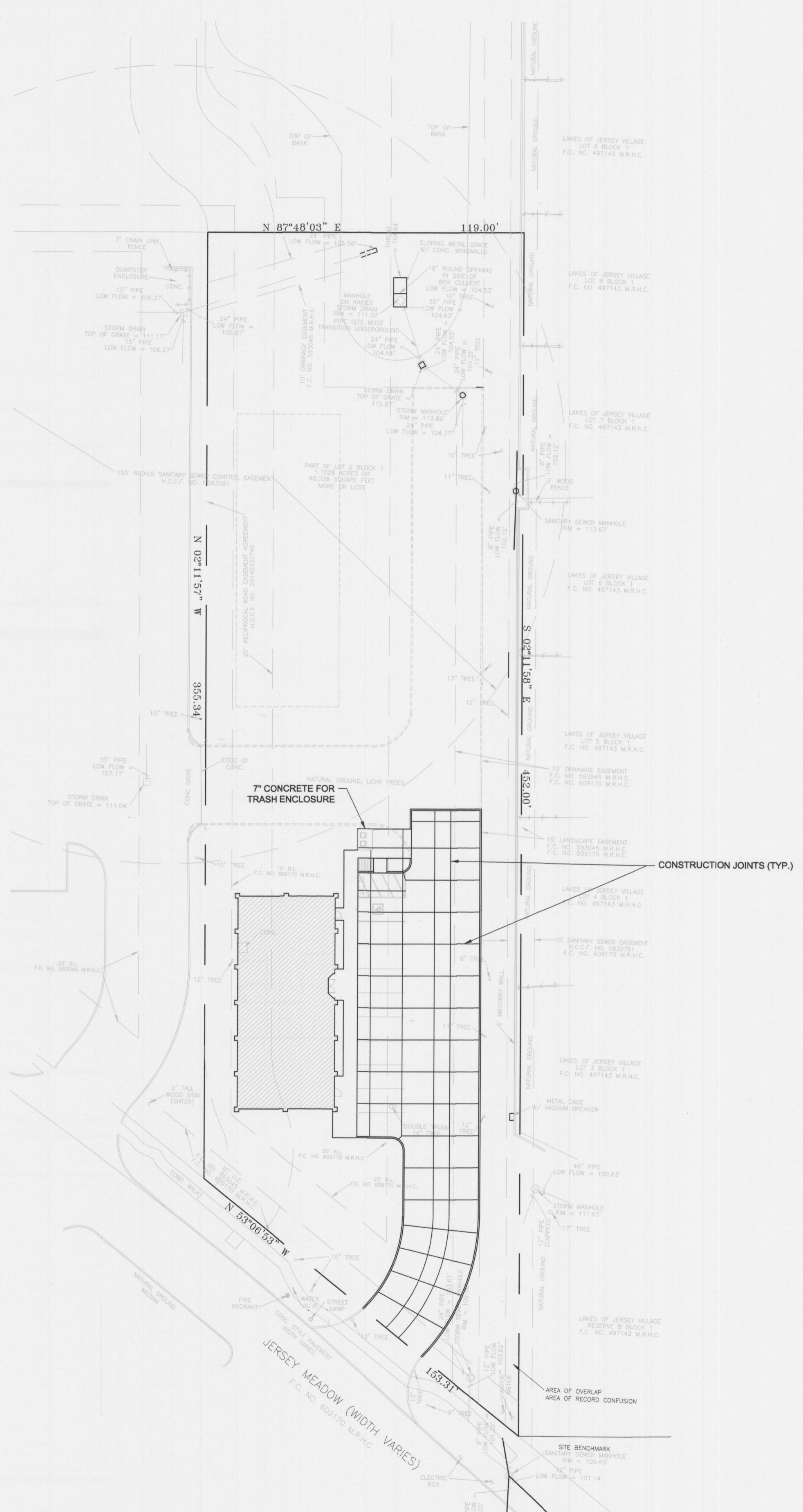
25422 Alverstone Dr, Katy, TX 77494
 PHONE: 281.795.2357
 Texas PE Firm Reg. #12676



Project Name and Address
 18002 BRASS THIMBLE BLDG 17300 Jersey Meadow
 JERSEY MEADOWS DRIVE, HOUSTON, TX 77064

 UTILITY PLAN

Project MMO 001 2018	Sheet C.4
Date 10/30/2018	
Scale 1"=30'	



100.77 = ELEVATION AT THAT POINT
= DESCRIPTION OF ELEVATION

LEGEND	
BOUNDARY LINE	==
WALL LINE	---
EASEMENT OR LOT DIVISION LINES	---
MISC. IMPROVEMENTS	---
EDGE OF COVER	---
COV. CONC.	---
U.E.	---
A.E.	---
B.L.	---
M.R.H.C.	---
D.R.H.C.	---
F.C.	---
FEMA	---
FIRM	---
H.C.C.F.	---
NG	---
BOC	---
TOB	---
TOE	---
GUT	---
CONC	---
CONTOUR	---

SHEET NOTES:

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- ALL CURB RADII TO BE 3' (FEET) UNLESS OTHERWISE SHOWN ON PLAN.
- PROPOSED HANDICAP SIGN SEE PAVEMENT DETAILS.
- EXISTING SURVEY WAS DONE BY B&B SURVEYING, WITH THEIR CONTACT INFORMATION AS FOLLOWS:
B&B SURVEYING CO. 6652 ANTOINE DRIVE HOUSTON, TEXAS 77091 (713) 942-2000

GENERAL NOTES

- ALL ADA TRANSITION AREAS AND LANDINGS TO BE 2% MAX. SLOPE IN ANY DIRECTION. TRAVELWAYS TO BE 5% MAX. SLOPE IN THE DIRECTION OF TRAVEL AND MAX. 2% CROSS-SLOPE.
- ANY PAVING INSTALLED OVER A UTILITY EASEMENT SHALL HAVE CONSTRUCTION JOINTS OR SAW CUTS ALONG THE ENTIRE EASEMENT LINE OF THE ENCROACHMENT AND TRAVERSE THE EASEMENT AT INTERVALS EQUAL TO OR LESS THAN 10 FOOT INCREMENTS.
- NO RETAINING WALLS ARE REQUIRED FOR THIS PROJECT

SURVEY NOTES:

- THIS TRACT LIES IN ZONE X (AREA OUTSIDE 100 YEAR FLOOD ZONE) ACCORDING TO GRAPHIC PLOTTING OF FEMA FIRM MAP NO. 48201C0440M DATED JUNE 9, 2014.
- ELEVATIONS BASED ON RM NO. 050415; NAVD 1988 2001 ADJUSTED ELEVATION REPORTED @ 111.43'

No.	Revision/Issue	Date
1	CJV PERMIT COMMENTS	11/15/18

NNE INC

25422 Ailverstone Dr, Katy, TX 77494
PHONE: 281.795.2357
Texas PE Firm Reg. #12676

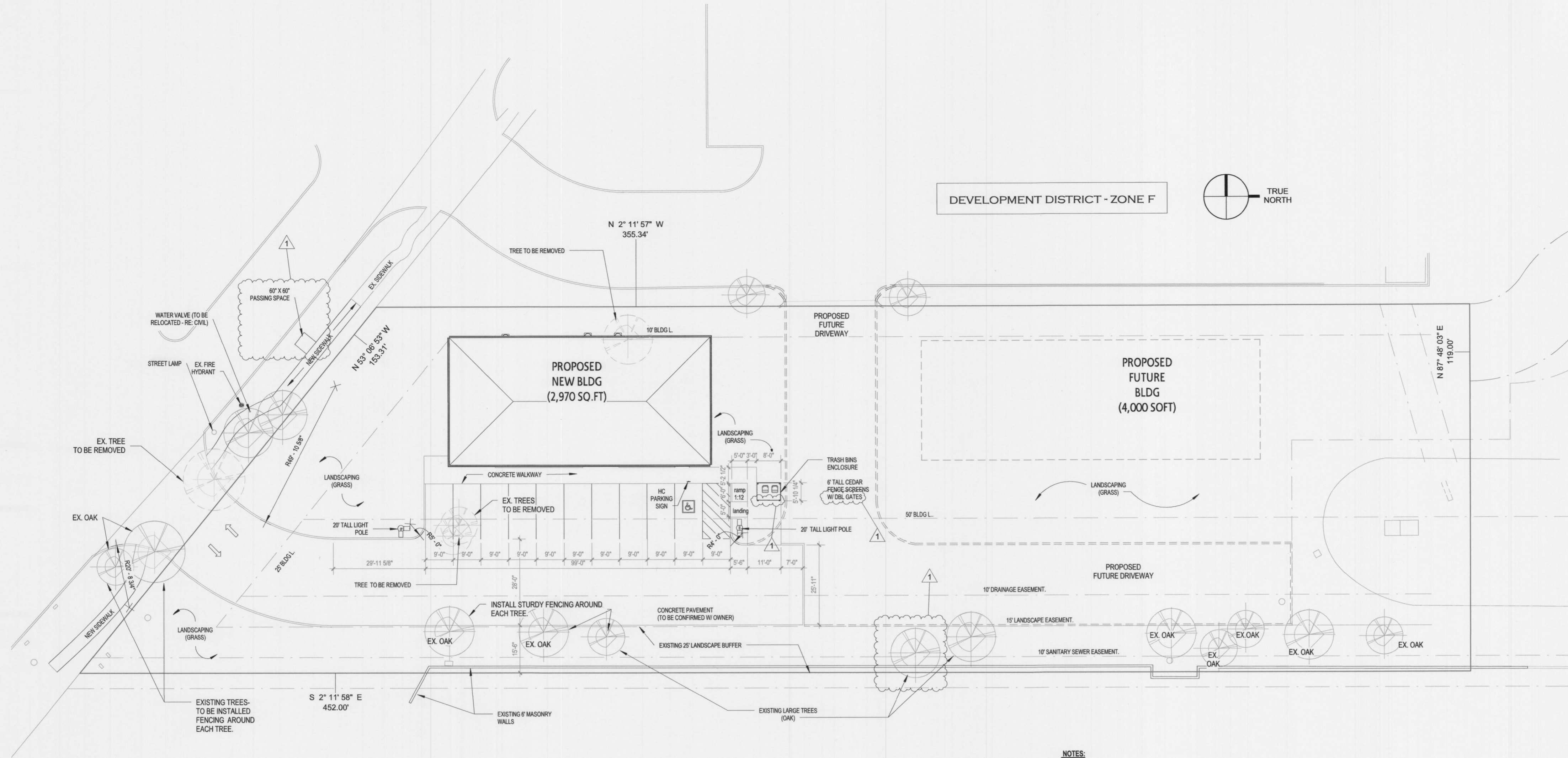
SEAL

Project Name and Address
18002 BRASS THIMBLE BLDG - Jersey Meadows
JERSEY MEADOWS DRIVE, HOUSTON, TX 77064

DIMENSION SITE PLAN

Project MM 001 2018	Sheet C.7
Date 10/30/2018	
Scale 1" = 30'	

CITY OF JERSEY VILLAGE BOARD OF ADJUSTMENT MEETING PACKET FOR MARCH 13, 2019

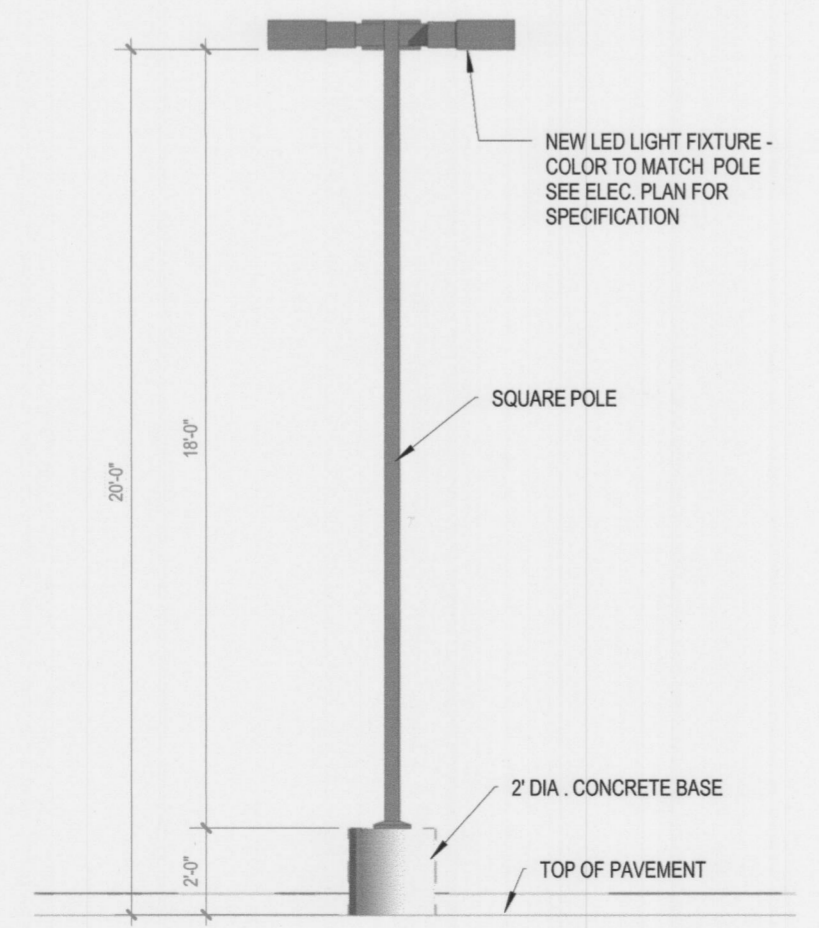


DEVELOPMENT DISTRICT - ZONE F



1 SITE PLAN - WITH FUTURE LAYOUT
1" = 20'-0"

- NOTES:**
- CONTRACTOR IS TO ENSURE TREE PROTECTION DURING CONSTRUCTION. BEFORE SITE WORK IS TO START, ERECT STURDY FENCING AROUND EACH TREE WHERE NOTED ON THIS PLAN.
 - OWNER SHALL INSTALL AN UNDERGROUND SPRINKLING SYSTEM. SPRINKLER SYSTEM SHALL BE ON A SEPARATE WATER METER FOR OTHER USES AND EQUIPMENT WITH APPROVED BACKFLOW PREVENTION DEVICES.



NOTES

- Site Plan General Notes:**
- PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ORDINANCES OF LOCAL AND STATE CODES.
 - LOCATION OF EXISTING UTILITIES IS APPROXIMATE. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE EXACT LOCATIONS.
 - ALL DIMENSIONS GIVEN ARE TO FACE OF BUILDING, FRONT SIDE OF CURB, EDGE OF WALK OR CENTER LINE OF PIPE. CONSULT ARCHITECT IF DIMENSIONING IS UNCLEAR OR INSUFFICIENT.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH ALL NECESSARY UTILITY COMPANIES FOR PROVIDING TEMPORARY UTILITY SERVICES DURING CONSTRUCTION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ANY REQUIRED INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRIC LINE WITH APPROPRIATE UTILITY OWNER.
 - INSPECT THE SITE BEFORE BEGINNING OF WORK AND IDENTIFY ANY CONFLICTS OR INCONSISTENCIES BETWEEN THE CONTRACT DOCUMENTS AND EXISTING CONDITIONS.
 - POSITIVE DRAINAGE SHALL BE MAINTAINED ON ALL SURFACE AREAS WITHIN THE SCOPE OF THIS PROJECT. CONTRACTOR SHOULD TAKE PRECAUTIONS NOT TO ALLOW ANY PONDING OF WATER.

SITE NOTES:

- TOTAL AREA: 48,037 SQ.FT.
- ZONING: DISTRICT - F
- SITE RESTRICTIONS: PER ZONING REGULATIONS OF THE CITY OF JERSEY VILLAGE, CHAPTER 14

A. MINIMUM BUILDING SETBACK:

FRONT:	25'
PROVIDED:	26.4'
SIDE:	10'
PROVIDED:	11.4'
REAR:	10'
PROVIDED:	238'

B. MINIMUM LOT SIZE: N/A PROVIDED:

C. MINIMUM LOT FRONTAGE: N/A PROVIDED:

D. MAXIMUM BLDG HEIGHT: 40' PROVIDED: 14' T.O. PLATE

E. MAXIMUM FLOOR AREA: 9,000 S.F. PROVIDED: 2,970 S.F.

- SITE COVERAGE: 24% IMPERVIOUS COVER (11,515 S.F.)

PARKING REQUIREMENTS

PARKING ANALYSIS: OFF-STREET PARKING

PARKING TABULATION:

BUSINESS SERVICE - 3.3 SPACES PER 1000 SQUARE FEET OF GROSS AREA	
TOTAL REQUIRED PARKING SPACES =	10 SPACES
PARKING PROVIDED =	10 SPACES

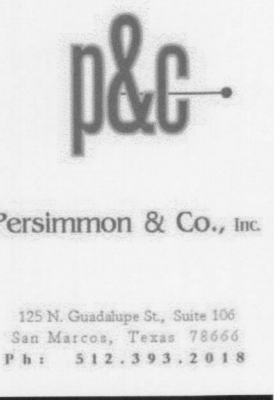
LANDSCAPE REQUIREMENTS

LAND AREA	48,037 S.F.
10% REQUIRED LANDSCAPING	4,804 S.F.
LAWN AREA (NOT INCLUDED - LANDSCAPE ADJACENT TO STREET RIGHT OF WAY)	35,331 S.F.
TOTAL LANDSCAPING PROPOSED	35,331 S.F. (74%)

TREES REQUIREMENTS:

IN LOT CONTAINING MORE THAN 20,000 S.F. AND LESS THAN 100,000 S.F.	10 TREES REQUIRED
PROJECT PROVIDED	13 EXISTING TREES OF 8" OR LARGER CALIPER
CANOPY TREE	3 REQUIRED
PROJECT PROVIDED	10 OAK TREES

KEYS NOTES (X)



CONSULTANT:

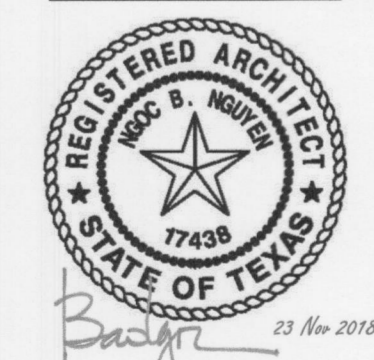
Project Status
NEW RETAIL BUILDING FOR BRASS THIMBLE
17300 Jersey Meadows Dr.
Jersey Village, Texas 77045

FOR PERMIT
SEPT 10, 2018
Issue Date

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REVISIONS

NO.	DATE
1	30 Oct 2018
	City Comments



PROJECT NO: 18002AR
DRAWN BY: Author
SHEET TITLE:

Site Plan

SHEET NO.
A-1.0
SHEET OF

CITY OF JERSEY VILLAGE

16501 Jersey Drive
Jersey Village, TX 77040-1999
Inspection Request 713-466-2138

CITY COPY

EACH INDIVIDUAL TRADE MUST CALL THEIR OWN INSPECTION

COMMERCIAL BUILDING PERMIT

PERMIT #: 0000006667		DATE ISSUED: 2/04/2019	
JOB ADDRESS: 17300 JERSEY MEADOWS	PARCEL ID:	LOT #:	BLK #:
SUBDIVISION:		ZONING:	
ISSUED TO: BRASS THIMBLE	ADDRESS: 17300 JERSEY MEADOWS	CONTRACTOR: BRASS THIMBLE	ADDRESS: 17300 JERSEY MEADOWS
CITY, STATE ZIP: JERSEY VILLAGE TX 77065	PHONE:	CITY, STATE ZIP: JERSEY VILLAGE TX 77065	PHONE:
STRUCTURE USE:	FLOOR AREAS:	VALUATION: \$ 250,000.00	IMPERVIOUS SURFACES:
LIVING SPACE:	BASEMENT/STORAGE:	HOUSE:	GARAGE:
GARAGE:	DECKS:	DRIVEWAYS:	PORCH/WALK:
PORCHES:	OTHER:	OTHER:	TOTAL:
TOTAL AREA: 2,970.00	STRUCTURE AREA:	SITE AREA:	PERCENTAGE OF SITE:

FEE CODE	DESCRIPTION	AMOUNT
BLD10	RES/COMM NEW/REMODEL 100,001-500K	\$1,137.50
BLD12	ZONING DISTRICT CRITERIA REVIEW FEE	\$ 10.00
IMPACT01	IMPACT WATER 1 SERVICE UNIT	\$7,827.30
IMPACT02	IMPACT WASTE 1 SERVICE UNIT	\$2,778.30
PR15	PLAN REVIEW COMMERCIAL	\$ 445.50
TOTAL		\$12,198.60
RECEIPTS		\$- 1,593.00
BALANCE		\$10,605.60

CONDITIONS:

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

Maia G. Monreal
(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

2/4/19
DATE

[Signature]
(APPROVED BY)

2,4,19
DATE

CITY OF JERSEY VILLAGE BOARD OF ADJUSTMENT MEETING PACKET FOR MARCH 12, 2019



**CITY OF JERSEY VILLAGE
BOARD OF ADJUSTMENT
ORDER NO. 2019-01**

**Final Order On An Appeal That Alleges Error In A Decision of An
Administrative Official in the Enforcement of the City's Zoning Ordinances at
17300 Jersey Meadow Drive, Jersey Village, Texas**

1. On March 12, 2019, the Zoning Board of Adjustment of the City of Jersey Village, Texas, (the "Board") met to consider an appeal filed by James & Deborah (Gilchrist) Finlay ("Applicant") alleging error in one or more decisions of the administrative officials of the City in the enforcement of the City's zoning ordinances at 17300 Jersey Meadow Drive, Jersey Village, Texas., also known as Lots 1 and 2, Gulf Coast Jersey Village (the "Property"). In particular, Applicant alleges that the administrative officials incorrectly determined the side lot line of the Property, thus applying incorrect setbacks to the construction of improvements on the Property.

2. In particular, Applicant alleges an error in the application of Jersey Village Code of Ordinances Section 14-88(a)(18) and (a)(19) which read as follows:

"14-88. - Regulations that apply to all districts.(a)

(a) General regulations.

(18) Buffering. Bufferyards will be required on the perimeter, or parts thereof, of a nonresidential development adjoining or surrounding residential developments in conjunction with the screening requirements provided below. Bufferyards shall be provided to protect the adjacent residential properties from environmental impact of the nonresidential facility such as visual blight, parking or roadway illumination, headlights, noise, blowing paper and dust and service areas. Bufferyards shall be provided according to the standards provided in Example 14-7. See also sections 14-310 and 14-311 for landscaping standards. These regulations shall not apply in District D.

(19) Screening.

a. For development of nonresidential lots directly abutting and adjacent to residential lots, an obscuring wall shall be required. The required wall shall be located inside the nonresidential lot lines abutting and adjacent to the residential lots; 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.

b. All walls shall be constructed of a solid unpierced masonry material with the surface facing the residential lots constructed of a common or face brick, decorative block or similar material that is compatible with the principle buildings in the adjacent residential areas. Similar material shall not include smooth face concrete masonry blocks or units. Masonry walls shall be erected on a concrete foundation of adequate strength and shall be not less than four inches wider than the wall to be erected.

c. No opening shall be permitted for access through the wall unless a solid gate equally the height of the wall is provided. Such gate shall remain closed at all times except when in actual use.

d. The quality and type of materials used structurally for the walls shall conform with those specified in the building code which apply to foundation footing and supporting materials used in residential construction within the city.

e. Any person causing an excavation to be made on property adjacent to an existing wall shall protect the excavation in such a manner so that the soil of the adjacent property will not cave in or settle causing damage to the existing wall.

f. Walls shall be maintained to remain harmonious with the surrounding property by being repaired, rebuilt or replaced at intervals necessary to preserve the health, safety and welfare of the public. Notification of necessary maintenance will be by certified mail from the development officer to the current property owner who is responsible for the maintenance of the walls constructed.

g. If such freestanding walls are not repaired, rebuilt or replaced within 60 days after receipt of such notification by certified mail that certain maintenance is deemed necessary for the health, safety and welfare of the public, such penalties for violation shall be enforced as established in this article and other legal recourse.

h. The use of barbed wire, razor wire or any other similar material is not allowed.

These regulations shall not apply in District D."

3. Applicants allege that the error in the application of the ordinances arises from the use of site plans that incorrectly state the east boundary line of the Property. Applicants claim to own all the property east of a masonry fence that lies approximately two (2) feet west of the property line claimed by Owner and used by the City's administrative officials to determine the setback line for the Property.

4. The Property is owned by E. Seattle Plaza, LLC ("Owner"), whose business address is 9818 Sandtown Circle, Houston, Texas.

5. Applicants own Lot 3, Block 1, Lakes of Jersey Village, also known as 30 Cherry Hills Drive, which lot immediately abuts the Property on the east property line of the Property.

6. After due notice to the parties in interest, the Board conducted a public hearing to decide the Applicant's appeal. All persons present were permitted to participate in the public hearing.

7. The Board, having considered the evidence and arguments presented, is of the opinion that the appeal of Applicant should be denied because the administrative officials of the City did not make an error in their decisions regarding the enforcement of Sections 14-88(a)(18) and 14-88(a)(19) of the zoning ordinances of the City.

8. In addition the Board makes the following findings and decisions:

A. (A.1) On May 3, 2018, Owner presented the earliest site plans to the City prepared by Nikoly N. Nikolov, a registered professional engineer, showing a masonry fence encroaching upon the Owner's Property.

(A.2) The administrative officials of the City reasonably relied upon site the plans of the Owner showing a masonry fence encroaching upon the Owner's Property.

(A.3) On January 10, 2019, the City issued Owner a Phase I permit to construct site improvements consistent with the site plans (Grading, Drainage and Utility and Dimension Site Plans) with the last revision dated of 11/15/2018. There were also Architectural Site Plans therein dated 11/23/2018.

B. The administrative officials of the City do not have authority or jurisdiction to determine a boundary line dispute.

C. The Board does not have authority or jurisdiction to determine a boundary line dispute. This decision of the Board does not alter or change any boundary lines or ownership of real property owned by Applicant, Owner or others.

D. The Owner shall maintain the existing fence.

E. Additionally, the Owner shall provide the Applicant reasonable access to maintain the existing fence.

F. Applicants are not aggrieved by the decision of the administrative official because the Applicants have no property interest in the City’s bufferyard and screening requirements provided for by Section 14-88.

G. The Applicants appeal is not timely because it is filed more than thirty (30) days after the decision of the City’s zoning administrator approving the site plans.

9. In exercising its authority in this appeal, the Board may reverse, affirm, in whole or in part, or modify the administrative official’s order, requirement, decision, or determination from which an appeal is taken and may make the correct order, requirement, decision or determination, and for that purpose has the same authority as the administrative official. The concurring vote of 75 percent of the members of the Board is necessary to: (1) reverse an order, requirement, decision, or determination of an administrative official; or (2) decide in favor of an applicant on a matter on which the board is required to pass under a zoning ordinance.

10. All other relief not granted is denied.

Chairman, Board of Adjustment
City of Jersey Village, Texas

Date of Signature: _____

This written decision is filed in the office of the Board in accordance with Texas Local Government Code Section 211.011(b) on _____, 2019.

Lorri Coody, Board Secretary

CHAIRMAN

Script for BOA Public Hearings on March 12, 2019

Read Item D on the Agenda and confirm that all meeting posting requirements have been met - then say:

I now call to order this public hearing. Everyone desiring to speak shall give his name and address and will be given 5 minutes to present information during the meeting.

The purpose of today's hearing is to receive written and oral comments from any interested person(s) concerning James and Deborah (Gilchrist) Finlay's request for an appeal of the City of Jersey Village's decision that the 15' wide landscaping buffer yard along 54.15 lineal feet contiguous to Lot 3, Block 1, Lakes of Jersey Village was acceptably delineated within the approved construction documents and in accordance with Section 14-88(a)18 and Section 14-88(a)19(a) of the Jersey Village Code of Ordinances, for the property located at 17300 Jersey Meadow Drive, Jersey Village, Texas.

Call the first person signing up to speak.

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

There being no one (else) desiring to speak, I now close this public hearing concerning James and Deborah (Gilchrist) Finlay's request for an appeal of the City of Jersey Village's decision that the 15' wide landscaping buffer yard along 54.15 lineal feet contiguous to Lot 3, Block 1, Lakes of Jersey Village was acceptably delineated within the approved construction documents and in accordance with Section 14-88(a)18 and Section 14-88(a)19(a) of the Jersey Village Code of Ordinances, for the property located at 17300 Jersey Meadow Drive, Jersey Village, Texas.

**BOARD OF ADJUSTMENT
CITY OF JERSEY VILLAGE, TEXAS
AGENDA REQUEST**

AGENDA DATE: March 12, 2019 **AGENDA ITEM:** D1

AGENDA SUBJECT: Discuss and take appropriate action on James and Deborah (Gilchrist) Finlay’s request for an appeal of the City of Jersey Village’s decision that the 15' wide landscaping buffer yard along 54.15 lineal feet contiguous to Lot 3, Block 1, Lakes of Jersey Village was acceptably delineated within the approved construction documents and in accordance with Section 14-88(a)18 and Section 14-88(a)19(a) of the Jersey Village Code of Ordinances, for the property located at 17300 Jersey Meadow Drive, Jersey Village, Texas.

Department/Prepared By: Christian Somers, Building Official & Scott Bounds, Olson & Olson, LLP

EXHIBITS: Application and Other Documents Included in PH Item

BACKGROUND INFORMATION:

James and Deborah (Gilchrist) Finlay filed a request for an appeal of the City of Jersey Village’s decision that the 15' wide landscaping buffer yard along 54.15 lineal feet contiguous to Lot 3, Block 1, Lakes of Jersey Village was acceptably delineated within the approved construction documents and in accordance with Section 14-88(a)18 and Section 14-88(a)19(a) of the Jersey Village Code of Ordinances, for the property located at 17300 Jersey Meadow Drive, Jersey Village, Texas.

The Board has previously conducted the Public Hearing in connection with this request. This item is to act upon the request.

The Board, in making its decision on this request for appeal, may reverse, affirm, in whole or in part, or modify the administrative official’s order, requirement, decision, or determination from which an appeal is taken and may make the correct order, requirement, decision or determination, and for that purpose has the same authority as the administrative official.

RECOMMENDED ACTION:

Discuss and take appropriate action on James and Deborah (Gilchrist) Finlay’s request for an appeal of the City of Jersey Village’s decision that the 15' wide landscaping buffer yard along 54.15 lineal feet contiguous to Lot 3, Block 1, Lakes of Jersey Village was acceptably delineated within the approved construction documents and in accordance with Section 14-88(a)18 and Section 14-88(a)19(a) of the Jersey Village Code of Ordinances, for the property located at 17300 Jersey Meadow Drive, Jersey Village, Texas.