

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

November 8, 2017 – 6:00 p.m.

THE PLANNING AND ZONING COMMISSION OF THE CITY OF JERSEY VILLAGE, TEXAS, CONVENED ON NOVEMBER 8, 2017 AT 6:00 P.M. IN THE CIVIC CENTER MEETING ROOM, 16327 LAKEVIEW DRIVE, JERSEY VILLAGE, TEXAS.

**A. The meeting was called to order in at 6:12 p.m. and the roll of appointed officers was taken.  
Commissioners present were:**

Debra Mergel, Chairman	Joseph Paul, Commissioner
Christine Layton, Commissioner	Joyce Berube, Commissioner
Geoff Butler, Commissioner	
Barbara Freeman, Commissioner	

Council Liaison, Andrew Mitcham, was present at this meeting.

Commissioner, Rick Faircloth, was not present at this meeting.

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

**B. Election of chairperson and vice-chairperson for one year term.**

Chairman Mergel opened nominations for the office of Chair for a one year term beginning October 1, 2017 and ending September 30, 2018. Commissioner Berube moved to nominate Commissioner Debra Mergel to serve in this capacity. The motion was seconded by Commissioner Freeman. With no other nominations being made, the vote follows:

Ayes: Commissioners Layton, Butler, Freeman, Paul, and Berube

Nays: None

Abstained: Chairman Mergel

The motion carried.

Chairman Mergel opened nominations for the office of Vice Chair for a one year term beginning October 1, 2017 and ending September 30, 2018. Commissioner Freeman moved to nominate Commissioner Faircloth. The motion was seconded by Commissioner Berube. With no other nominations being made, the vote follows:

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

Nays: None

The motion carried.

**C. Consider approval of the minutes for the meeting held on July 17, 2017.**

Commissioner Berube moved to approve the minutes for the meeting held on July 17, 2017. Commissioner Layton seconded the motion. The vote follows:

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

Nays: None

The motion carried.

*Chairman Mergel called items D, E, F, and G together as follows:*

- D. Discuss and take appropriate action regarding amendments to the Code of Ordinances at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to provide for side street fencing and, if appropriate, the preparation and presentation of the Preliminary Report to Council on November 20, 2017.**
- E. Discuss and take appropriate action regarding amendments to the Code of Ordinances at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 1 Generally, Section 14-88 Regulations that apply to all districts in order to provide for fencing installations at rear lot lines and, if appropriate, the preparation and presentation of the Preliminary Report to Council on November 20, 2017.**
- F. Discuss and take appropriate action regarding amendments to the Code of Ordinances at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-103 Regulations for District C (Townhouse/Patio Home District) to include other regulations for fencing and hedges and, if appropriate, the preparation and presentation of the Preliminary Report to Council on November 20, 2017.**
- G. Discuss and take appropriate action regarding amendments to the Code of Ordinances at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-103.1 Regulations for District C-2 (Townhouse District) to include other regulations for fencing and hedges and, if appropriate, the preparation and presentation of the Preliminary Report to Council on November 20, 2017.**

Christian Somers, Building Official / Development Officer, introduced the item. He told the Commission that the requirements for fencing throughout Districts A, C, and C2 are not consistent. He is recommending that District A requirements be amended to provide for side-street fencing; and that all of the requirements for District A, including the new revisions for side-street fencing, be applicable to Districts C and C-2. Additionally, he is recommending that the table in Section 14.88(b) that applies to all districts be amended to provide for fencing installations at the rear lot lines. In making these suggestions, Building Official Somers reviewed several examples of instances that demonstrate that these amendments are necessary.

The Commission engaged in discussion about where current home owners can build fences on their lots in front of their homes. Mr. Somers explained that currently, a fence could be constructed in front of the home if the home is set back from the street at least 30 feet. The Commission also noted that items F and G include wording about hedges and wondered if a resident decided to install hedges as opposed

to fencing if this would be permissible. Mr. Somers explained that the City Ordinances require that a fence placed by a homeowner “on” the property line requires that their neighbor accede to same. Given this language, it follows that the same would apply for a hedgerow planted in lieu of a fence. Accordingly, a hedgerow would never require a permit, but should the neighbor not want the hedgerow, they could seek the Building Officials assistance in having it removed / relocated, but only if the “trunks” were planted on the property line.

The Commission also discussed the color of fences. Some wondered if the color of fences could be regulated. Mr. Somers explained that it could not.

The Commission discussed the amendment language concerning “no greater than 25% opaqueness.” Some felt that “wrought iron” might be a better choice. It was the consensus of the Commission that “wrought iron” should be substituted for the words “no greater than 25% opaqueness” so that the amendments to District A should read as follows with this language also carrying over to Districts C and C-2:

**For side street fencing, where one or more lots have frontage on the street, wrought iron fencing may be installed to within two feet of the public sidewalk and shall not encroach beyond the side lot line.**

With no further discussion on items D, E, F, and G, Chairman Mergel called for a motion on each item as follows:

**Item D:** Commissioner Paul moved to provide for side-street fencing in District A (Single-Family Dwelling District) with the amended language as discussed by the Commission; and that the Commission preliminarily recommend that City Council amend the Code of Ordinances of the City of Jersey Village at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) by adding a subsection (d)(1) to provide for side street fencing; and call for a joint public hearing on December 18, 2017. Commissioner Layton seconded the motion. The vote follows:

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

Nays: None

The motion carried.

*Upon passage of this motion, the Preliminary Report was signed for presentation to Council. A copy of the Preliminary Report is attached to and made a part of these minutes as Exhibit “A.”*

**Item E:** Commissioner Butler moved that the Commission preliminarily recommend that City Council amend the Code of Ordinances of the City of Jersey Village at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 1 Generally, Section 14-88 Regulations that apply to all districts in order to provide for fencing installations at rear lot lines; and call for a joint public hearing on December 18, 2017. Commissioner Freeman seconded the motion. The vote follows:

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

Nays: None

The motion carried.

*Upon passage of this motion, the Preliminary Report was signed for presentation to Council. A copy of the Preliminary Report is attached to and made a part of these minutes as Exhibit "B."*

**Item F:** Commissioner Paul moved that the Commission preliminarily recommend that City Council amend the Code of Ordinances of the City of Jersey Village at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-103 Regulations for District C (Townhouse/Patio Home District) by adding a subsection (d) to include other regulations for fencing and hedges as well as the "wrought iron fencing language" discussed earlier by the Commission, and that City Council call for a joint public hearing on December 18, 2017. Commissioner Berube seconded the motion. The vote follows:

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

Nays: None

The motion carried.

*Upon passage of this motion, the Preliminary Report was signed for presentation to Council. A copy of the Preliminary Report is attached to and made a part of these minutes as Exhibit "C."*

**Item G:** Commissioner Paul moved that the Commission preliminarily recommend that City Council amend the Code of Ordinances of the City of Jersey Village at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-103.1 Regulations for District C-2 (Townhouse District) by adding a subsection (g) to include other regulations for fencing and hedges as well as the "wrought iron fencing language" discussed earlier by the Commission, and that City Council call for a joint public hearing on December 18, 2017. Commissioner Berube seconded the motion. The vote follows:

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

Nays: None

The motion carried.

*Upon passage of this motion, the Preliminary Report was signed for presentation to Council. A copy of the Preliminary Report is attached to and made a part of these minutes as Exhibit "D."*

*Chairman Mergel called items H through O together as follows:*

- H. Discuss and take appropriate action regarding amendments to the Code of Ordinances at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to limit the types of masonry that may be used for veneer treatments and, if appropriate, the preparation and presentation of the Preliminary Report to Council on November 20, 2017.**

- I. Discuss and take appropriate action regarding amendments to the Code of Ordinances at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-103 Regulations for District C (Townhouse/Patio Home District) to limit the types of masonry that may be used for veneer treatments and, if appropriate, the preparation and presentation of the Preliminary Report to Council on November 20, 2017.**
- J. Discuss and take appropriate action regarding amendments to the Code of Ordinances at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-103.1 Regulations for District C-2 (Townhouse District) to limit the types of masonry that may be used for veneer treatments and, if appropriate, the preparation and presentation of the Preliminary Report to Council on November 20, 2017.**
- K. Discuss and take appropriate action regarding amendments to the Code of Ordinances at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-104 Regulations for District M (Multifamily Dwelling District) to limit the types of masonry that may be used for veneer treatments and, if appropriate, the preparation and presentation of the Preliminary Report to Council on November 20, 2017.**
- L. Discuss and take appropriate action regarding amendments to the Code of Ordinances at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-105 Regulations for District F (First Business District) in order to modify the veneer standards and, if appropriate, the preparation and presentation of the Preliminary Report to Council on November 20, 2017.**
- M. Discuss and take appropriate action regarding amendments to the Code of Ordinances at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-106 Regulations for District G (Second Business District) in order to modify the veneer standards and, if appropriate, the preparation and presentation of the Preliminary Report to Council on November 20, 2017.**
- N. Discuss and take appropriate action regarding amendments to the Code of Ordinances at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-109 Regulations for District J (Third Business District) in order to modify the veneer standards and, if appropriate, the preparation and presentation of the Preliminary Report to Council on November 20, 2017.**
- O. Discuss and take appropriate action regarding amendments to the Code of Ordinances at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-110 Regulations for District K (Fifth Business District) in order to modify the veneer standards and, if appropriate, the preparation and presentation of the Preliminary Report to Council on November 20, 2017.**

Christian Somers, Building Official / Development Officer, introduced the items. He gave background information as follows:

Masonry is defined in the Code of Ordinances, Chapter 14, Article I, Section 14-5 as that form of construction composed of stone, brick, concrete, hollow clay tile, decorative concrete block or tile, glass block or other similar building units or materials or a combination of these materials laid up unit by unit and set in mortar. For the purposes of this definition, true stucco is considered masonry.

To better control masonry veneer treatment, City Staff is recommending the following changes to the Code of Ordinances for District A as underlined below:

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

- (1) **Masonry construction may include brick, stucco, or stone material.**
- (2) **Use of CMU for exterior wall veneers prohibited in this district. EIFS is prohibited.**

Staff is also recommending the following changes for Item I - District C, Item J – District C-2, and Item K - District M as follows:

- (1) **Masonry construction may include brick, stucco, or stone material.**
- (2) **Use of CMU for exterior wall veneers prohibited in this district. EIFS is prohibited.**

Mr. Somers shared photos with the Commission to aid in their understanding of the requested changes. The Commission discussed the changes and asked questions about break away walls. They also wanted to know why the crawlspace language was not included for Districts C, C-2 and M. Mr. Somers explained that the crawlspace language is not required in these Districts as they are not located in the flood zone.

With no further discussion on Items H, I, J, and K, Building Official Somers then explained the changes for Items L, M, N, and O. He explained that Exterior Insulation Finish System (EIFS) installations are governed by the Building Codes. Since percentages or location limits are the only criteria that should be part of the Development Code, Staff is recommending the following changes for Item L – District F, Item M – District G, Item N – District J, and Item O – District K as underlined and struck through below:

(c) Construction. The exterior walls on all buildings shall be masonry or concrete construction with masonry, **exterior insulation finish system (EIFS), concrete and wood or metal fascia; provided, however, that exterior insulation finish system (EIFS) or other approved synthetic exterior stucco products may be used for exterior walls where no wood, wood by-products or wood compounds are used for sheathing or structural elements and a qualified third party inspection agency inspects and certifies in writing to the city that the installation performed according to the manufacturer's installation instructions. EIFS must be installed at levels no less than 8' above grade or platforms. Plain CMU shall not be used for the exterior walls, however, split-face CMU is permissible.**

The Commission engaged in discussion about these changes. They wanted to know why some of the language was being eliminated. Building Official Somers explained that the language in the International Building Code is more restrictive. The Commission also discussed the use of plain CMU (concrete masonry unit) versus split face CMU. Mr. Somers showed the Commissioners photos of each kind. It was the consensus of the Commission that split-face CMU in the business districts is permissible.

With no further discussion on items H through O, Chairman Mergel called for a motion on each item as follows:

**Item H:** Commissioner Paul moved that the Commission preliminarily recommend that City Council amend the Code of Ordinances of the City of Jersey Village at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) subsection (c) to limit the types of masonry that may be used for veneer treatments; and call for a joint public hearing on December 18, 2017. Commissioner Butler seconded the motion. The vote follows:

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

Nays: None

The motion carried.

*Upon passage of this motion, the Preliminary Report was signed for presentation to Council. A copy of the Preliminary Report is attached to and made a part of these minutes as Exhibit "E."*

**Item I:** Commissioner Berube moved that the Commission preliminarily recommend that City Council amend the Code of Ordinances of the City of Jersey Village at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-103 Regulations for District C (Townhouse/Patio Home District) subsection (c)(1) to limit the types of masonry that may be used for veneer treatments; and call for a joint public hearing on December 18, 2017. Commissioner Layton seconded the motion. The vote follows:

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

Nays: None

The motion carried.

*Upon passage of this motion, the Preliminary Report was signed for presentation to Council. A copy of the Preliminary Report is attached to and made a part of these minutes as Exhibit "F."*

**Item J:** Commissioner Butler moved that the Commission preliminarily recommend that City Council amend the Code of Ordinances of the City of Jersey Village at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-103.1 Regulations for District C-2 (Townhouse District) subsection (c)(1) to limit the types of masonry that may be used for veneer treatments; and call for a joint public hearing on December 18, 2017. Commissioner Berube seconded the motion. The vote follows:

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

Nays: None

The motion carried.

*Upon passage of this motion, the Preliminary Report was signed for presentation to Council. A copy of the Preliminary Report is attached to and made a part of these minutes as Exhibit “G.”*

**Item K:** Commissioner Berube moved that the Commission preliminarily recommend that City Council amend the Code of Ordinances of the City of Jersey Village at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-104 Regulations for District M (Multifamily Dwelling District) subsection (c) to limit the types of masonry that may be used for veneer treatments; and call for a joint public hearing on December 18, 2017. Commissioner Paul seconded the motion. The vote follows:

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

Nays: None

The motion carried.

*Upon passage of this motion, the Preliminary Report was signed for presentation to Council. A copy of the Preliminary Report is attached to and made a part of these minutes as Exhibit “H.”*

**Item L:** Commissioner Paul moved that the Commission preliminarily recommend that City Council amend the Code of Ordinances of the City of Jersey Village at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-105 Regulations for District F (First Business District) subsection (c) to modify the veneer standards; and call for a joint public hearing on December 18, 2017. Commissioner Freeman seconded the motion. The vote follows:

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

Nays: None

The motion carried.

*Upon passage of this motion, the Preliminary Report was signed for presentation to Council. A copy of the Preliminary Report is attached to and made a part of these minutes as Exhibit “I.”*

**Item M:** Commissioner Berube moved that the Commission preliminarily recommend that City Council amend the Code of Ordinances of the City of Jersey Village at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-106 Regulations for District G (Second Business District) subsection (c) to modify the veneer standards; and call for a joint public hearing on December 18, 2017. Commissioner Butler seconded the motion. The vote follows:

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

Nays: None

The motion carried.



*Upon passage of this motion, the Preliminary Report was signed for presentation to Council. A copy of the Preliminary Report is attached to and made a part of these minutes as Exhibit “J.”*

**Item N:** Commissioner Butler moved that the Commission preliminarily recommend that City Council amend the Code of Ordinances of the City of Jersey Village at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-109 Regulations for District J (Third Business District) subsection (c) to modify the veneer standards; and call for a joint public hearing on December 18, 2017. Commissioner Freeman seconded the motion. The vote follows:

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

Nays: None

The motion carried.

*Upon passage of this motion, the Preliminary Report was signed for presentation to Council. A copy of the Preliminary Report is attached to and made a part of these minutes as Exhibit “K.”*

**Item O:** Commissioner Paul moved that the Commission preliminarily recommend that City Council amend the Code of Ordinances of the City of Jersey Village at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-110 Regulations for District K (Fifth Business District) subsection (c) to modify the veneer standards; and call for a joint public hearing on December 18, 2017. Commissioner Freeman seconded the motion. The vote follows:

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

Nays: None

The motion carried.

*Upon passage of this motion, the Preliminary Report was signed for presentation to Council. A copy of the Preliminary Report is attached to and made a part of these minutes as Exhibit “L.”*

**P. Discuss and take appropriate action concerning amendments to the Jersey Village Code of Ordinances at Chapter 18, “Businesses,” Article V. Hotel Code, Section 18-189 “Premises Requirements” in order to provide for the Regulation of Hotels, and, if appropriate, the preparation and presentation of the Commission’s recommendations to City Council on November 20, 2017.**

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

Currently, the Code of Ordinances provides for the following concerning *Access and security* for hotels:

- (1) Guest rooms must be accessible only through interior corridors of the hotel building or group of buildings;

The proposed amendment adds a modifier that provides for another regulation for hotel accessibility for guests:

- (1) Guest rooms must be accessible only through interior corridors of the hotel building ~~or group of buildings~~. **The lobby and registration area must communicate directly with corridors/elevators to attain interior room access;**

In completing the introduction, the Building Official gave examples that support the needed change.

The Commission engaged in discussion about the requested change, including what consequence the hotels would face if they fail to meet the new requirements.

With no further discussion on the matter, Commissioner Paul moved that the Commissioners recommend that the City's Code of Ordinances be amended at Chapter 18, "Businesses," Article V. Hotel Code, Section 18-189 "Premises Requirements" by amending subsection (n) in order to provide for the regulation of hotels. Commissioner Layton seconded the motion. The vote follows:

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

Nays: None

The motion carried.

*Upon passage of this motion, the Recommendation was signed for presentation to Council. A copy of the Recommendation is attached to and made a part of these minutes as Exhibit "M."*

#### **Q. Adjourn**

There being no further business on the Agenda the meeting adjourned at 7:35 p.m.

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Lorri Coody, City Secretary



## **CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION PRELIMINARY REPORT – SIDE STREET FENCING – DISTRICT A**

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

After review and discussion, the Commissioners preliminarily propose that amendments be made to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to revise Subsection (d)(1) to provide for side street fencing as follows:

(d)(1) No fence in district A shall be permitted in the front yard, extending past the building setback line. **For side street fencing, where one or more lots have frontage on the street, wrought iron fencing may be installed to within two feet of the public sidewalk and shall not encroach beyond the side lot line.**

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

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

Respectfully submitted, this 8th day of November 2017.

s/Debra Mergel, Chairman

**ATTEST:**

s/Lorri Coody, City Secretary



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

**ORDINANCE NO. 2017-XX**

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

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

**WHEREAS**, the Planning & Zoning Commission has issued its report and has recommended amendments to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to provide for side street fencing; and

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

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

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

**Section 2.** Chapter 14, “Building and Development,” Article IV. *Zoning Districts*, of the Code of Ordinances of the City of Jersey Village, Texas, is hereby amended to revise subsection (d)(1) in section 14-101 Regulations for District A (single-family dwelling district), by adding the language underlined to read and provide as follows:

**“Chapter 14 – BUILDING AND DEVELOPMENT**

....

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

....

(d) *Other regulations; fences and hedges.*

(1) No fence in district A shall be permitted in the front yard, extending past the building setback line. **For side street fencing, where one or more lots have frontage on the**

**street, wrought iron fencing may be installed to within two feet of the public sidewalk and shall not encroach beyond the side lot line.**

- (2) Fences in district A may not be erected and hedges may not be planted directly on a property line without the express agreement of the property owners on both sides of the property line.
- (3) Fences in district A shall not exceed eight feet in height, and shall be of a permanent type, such as chainlink, redwood, cedar, wrought iron, brick or other approved material of equal quality.
- (4) Refuse containers or similar equipment on nonresidential lots in district A shall be screened from public view, and from adjacent buildings or property, whether public or private. Such screening shall be permanent and opaque and of wood, metal or masonry material and shall be at least as high as the screened object, but in no event shall be less than six feet in height.”

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

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

**PASSED, APPROVED, AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

**ATTEST:**

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

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



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION  
PRELIMINARY REPORT – REAR FENCING – ALL DISTRICTS**

The Planning and Zoning Commission has met in order to consider amendments to the Code of Ordinances at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 1 Generally, Section 14-88 Regulations that apply to all districts in order to provide for fencing installations at rear lot lines.

After review and discussion, the Commissioners preliminarily propose that amendments be made to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 1 Generally, at Section 14-88 (b) in order to provide for fencing installations at rear lot lines by amending the table in subsection (b) as follows:

Lot Line	Setback (In Feet)	Modifier
Front	25	—
Rear	25	<b><u>(1) Excluding fencing</u></b>
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.

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

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

Respectfully submitted, this 8th day of November 2017.

**ATTEST:**

s/Debra Mergel, Chairman

s/Lorri Coody, City Secretary



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



**ORDINANCE NO. 2017-XX**

**AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, BY AMENDING CHAPTER 14 BUILDING AND DEVELOPMENT, ARTICLE IV. ZONING DISTRICTS, DIVISION 1 GENERALLY, SECTION 14-88 REGULATIONS THAT APPLY TO ALL DISTRICTS IN ORDER TO PROVIDE FOR FENCING INSTALLATIONS AT REAR LOT LINES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY AS PROVIDE BY SECTION 1-8 OF THE CODE; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the Planning & Zoning Commission has issued its report and has recommended amendments to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 1 Generally, Section 14-88 Regulations that apply to all districts in order to provide for fencing installations at rear lot lines; and

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

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

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

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

**“Chapter 14 – BUILDING AND DEVELOPMENT**

....

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

....

- (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	<b><u>(1) Excluding fencing</u></b>
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.

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

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

**PASSED, APPROVED, AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

**ATTEST:**

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

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



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION  
PRELIMINARY REPORT – FENCING – DISTRICT C**

The Planning and Zoning Commission has met in order to consider amendments to the Code of Ordinances at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-103 Regulations for District C (Townhouse/Patio Home District) to include other regulations for fencing and hedges.

After review and discussion, the Commissioners preliminarily propose that amendments be made to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-103 Regulations for District C (Townhouse/Patio Home District) to include other regulations for fencing and hedges by adding a subsection (d) as follows:

(d) Other regulations; fences and hedges.

- (1) No fence in district C shall be permitted in the front yard, extending past the building setback line. For side street fencing, where one or more lots have frontage on the street, wrought iron fencing may be installed to within two feet of the public sidewalk and shall not encroach beyond the side lot line.
- (2) Fences in district C may not be erected and hedges may not be planted directly on a property line without the express agreement of the property owners on both sides of the property line.
- (3) Fences in district C shall not exceed eight feet in height, and shall be of a permanent type, such as chainlink, redwood, cedar, wrought iron, brick or other approved material of equal quality.

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

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

Respectfully submitted, this 8th day of November 2017.

s/Debra Mergel, Chairman

**ATTEST:**

s/Lorri Coody, City Secretary



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

**ORDINANCE NO. 2017-XX**

**AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, BY AMENDING CHAPTER 14 BUILDING AND DEVELOPMENT, ARTICLE IV. ZONING DISTRICTS, DIVISION 2 USE BASED ZONING DISTRICTS, SECTION 14-103 REGULATIONS FOR DISTRICT C (TOWNHOUSE/PATIO HOME DISTRICT) TO INCLUDE OTHER REGULATIONS FOR FENCING AND HEDGES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY AS PROVIDE BY SECTION 1-8 OF THE CODE; AND PROVIDING AN EFFECTIVE DATE.**

---

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

**WHEREAS**, the Planning & Zoning Commission has issued its report and has recommended amendments to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-103 Regulations for District C (Townhouse/Patio Home District) to include other regulations for fencing and hedges; and

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

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

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

**Section 2.** Chapter 14, “Building and Development,” Article IV. *Zoning Districts*, of the Code of Ordinances of the City of Jersey Village, Texas, is hereby amended to add subsection (d) in Section 14-103 Regulations for District C (Townhouse/Patio Home District) to include other regulations for fencing and hedges, by adding the language underlined to read and provide as follows:

**“Chapter 14 – BUILDING AND DEVELOPMENT**

....

**Sec. 14-103. Regulations for district C (Townhouse/patio home district).**

....

**(d) Other regulations; fences and hedges.**

- (1) No fence in district C shall be permitted in the front yard, extending past the building setback line. For side street fencing, where one or more lots have frontage on the street, wrought iron fencing may be installed to within two feet of the public sidewalk and shall not encroach beyond the side lot line.
- (2) Fences in district C may not be erected and hedges may not be planted directly on a property line without the express agreement of the property owners on both sides of the property line.
- (3) Fences in district C shall not exceed eight feet in height, and shall be of a permanent type, such as chainlink, redwood, cedar, wrought iron, brick or other approved material of equal quality.”

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

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

**PASSED, APPROVED, AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

**ATTEST:**

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

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



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION  
PRELIMINARY REPORT – FENCING – DISTRICT C2**

The Planning and Zoning Commission has met in order to consider amendments to the Code of Ordinances at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-103.1 Regulations for District C-2 (Townhouse District) to include other regulations for fencing and hedges.

After review and discussion, the Commissioners preliminarily propose that amendments be made to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-103.1 Regulations for District C-2 (Townhouse District) to include other regulations for fencing and hedges by adding a subsection (g) as follows:

(g) Other regulations; fences and hedges.

- (1) No fence in district C-2 shall be permitted in the front yard, extending past the building setback line. For side street fencing, where one or more lots have frontage on the street, wrought iron fencing may be installed to within two feet of the public sidewalk and shall not encroach beyond the side lot line.
- (2) Fences in district C-2 may not be erected and hedges may not be planted directly on a property line without the express agreement of the property owners on both sides of the property line.
- (3) Fences in district C-2 shall not exceed eight feet in height, and shall be of a permanent type, such as chainlink, redwood, cedar, wrought iron, brick or other approved material of equal quality.

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

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

Respectfully submitted, this 8th day of November 2017.

s/Debra Mergel, Chairman

**ATTEST:**

s/Lorri Coody, City Secretary



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



**ORDINANCE NO. 2017-XX**

**AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, BY AMENDING CHAPTER 14 BUILDING AND DEVELOPMENT, ARTICLE IV. ZONING DISTRICTS, DIVISION 2 USE BASED ZONING DISTRICTS, SECTION 14-103.1 REGULATIONS FOR DISTRICT C-2 (TOWNHOUSE DISTRICT) TO INCLUDE OTHER REGULATIONS FOR FENCING AND HEDGES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY AS PROVIDED BY SECTION 1-8 OF THE CODE; AND PROVIDING AN EFFECTIVE DATE.**

---

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

**WHEREAS**, the Planning & Zoning Commission has issued its report and has recommended amendments to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-103.1 Regulations for District C-2 (Townhouse District) to include other regulations for fencing and hedges; and

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

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

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

**Section 2.** Chapter 14, “Building and Development,” Article IV. *Zoning Districts*, of the Code of Ordinances of the City of Jersey Village, Texas, is hereby amended to add a subsection (g) in Section 14-103.1 Regulations for District C-2 (Townhouse District) to include other regulations for fencing and hedges, by adding the language underlined to read and provide as follows:

**“Chapter 14 – BUILDING AND DEVELOPMENT**

....

**Sec. 14-103.1 Regulations for district C-2 (Townhouse district).**

....

**(g) Other regulations; fences and hedges.**

- (1) No fence in district C-2 shall be permitted in the front yard, extending past the building setback line. For side street fencing, where one or more lots have frontage on the street, wrought iron fencing may be installed to within two feet of the public sidewalk and shall not encroach beyond the side lot line.
- (2) Fences in district C-2 may not be erected and hedges may not be planted directly on a property line without the express agreement of the property owners on both sides of the property line.
- (3) Fences in district C-2 shall not exceed eight feet in height, and shall be of a permanent type, such as chainlink, redwood, cedar, wrought iron, brick or other approved material of equal quality.”

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

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

**PASSED, APPROVED, AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

**ATTEST:**

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

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



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION  
PRELIMINARY REPORT – MASONRY – DISTRICT A**

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

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

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

- (1) **Masonry construction may include brick, stucco, or stone material.**
- (2) **Use of CMU for exterior wall veneers prohibited in this district. EIFS is prohibited.**

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

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

Respectfully submitted, this 8th day of November 2017.

s/Debra Mergel, Chairman

**ATTEST:**

s/Lorri Coody, City Secretary



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

**ORDINANCE NO. 2017-XX**

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

---

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

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

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

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

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

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

**“Chapter 14 – BUILDING AND DEVELOPMENT**

....

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

....

(c) *Construction*. The exterior walls on all residences in district A shall be a least 75 percent masonry construction to the top elevation line of the building sides of the first floor. **Slab on**

**grade home elevations must install masonry construction to cover the sub-slab void or crawlspace, below exterior walls.** The style and quality of all carports, detached private garages and freestanding structures constructed after a certificate of occupancy shall conform to the original structure; provided, however, that only utility structures may have metal facades.

- (1) Masonry construction may include brick, stucco, or stone material.**
- (2) Use of CMU for exterior wall veneers prohibited in this district. EIFS is prohibited.”**

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

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

**PASSED, APPROVED, AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2017.

**ATTEST:**

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

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



## CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION PRELIMINARY REPORT – MASONRY – DISTRICT C

The Planning and Zoning Commission has met in order to consider amendments to the Code of Ordinances at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-103 Regulations for District C (Townhouse/Patio Home District) to limit the types of masonry that may be used for veneer treatments.

After review and discussion, the Commissioners preliminarily propose that amendments be made to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-103 Regulations for District C (Townhouse/Patio Home District) to revise Subsection (c)(1) to limit the types of masonry that may be used for veneer treatments as follows:

(c) *Construction.*

(1) Exterior walls shall have at least 75 percent masonry construction to the top elevation line of the building sides of the first floor.

a. **Masonry construction may include brick, stucco, or stone material.**

b. **Use of CMU for exterior wall veneers prohibited in this district. EIFS is prohibited.**

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

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

Respectfully submitted, this 8th day of November 2017.

s/Debra Mergel, Chairman

ATTEST:

s/Lorri Coody, City Secretary



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



**ORDINANCE NO. 2017-XX**

**AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, BY AMENDING CHAPTER 14 BUILDING AND DEVELOPMENT, ARTICLE IV. ZONING DISTRICTS, DIVISION 2 USE BASED ZONING DISTRICTS, SECTION 14-103 REGULATIONS FOR DISTRICT C (TOWNHOUSE/PATIO HOME DISTRICT) TO REVISE SUBSECTION (C)(1) TO LIMIT THE TYPES OF MASONRY THAT MAY BE USED FOR VENEER TREATMENTS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY AS PROVIDED BY SECTION 1-8 OF THE CODE; AND PROVIDING AN EFFECTIVE DATE.**

---

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

**WHEREAS**, the Planning & Zoning Commission has issued its report and has recommended amendments to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-103 Regulations for District C (Townhouse/Patio Home District) to limit the types of masonry that may be used for veneer treatments; and

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

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

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

**Section 2.** Chapter 14, “Building and Development,” Article IV. *Zoning Districts*, of the Code of Ordinances of the City of Jersey Village, Texas, is hereby amended to revise subsection (c)(1) in Section 14-103 Regulations for District C (Townhouse/Patio Home District), by adding the language underlined to read and provide as follows:

**“Chapter 14 – BUILDING AND DEVELOPMENT**

....

**Sec. 14-103. Regulations for district C (Townhouse/patio home district).**

....

(c) *Construction.*

- (1) Exterior walls shall have at least 75 percent masonry construction to the top elevation line of the building sides of the first floor.
- a. **Masonry construction may include brick, stucco, or stone material.**
  - b. **Use of CMU for exterior wall veneers prohibited in this district. EIFS is prohibited.**

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

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

**PASSED, APPROVED, AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2017.

**ATTEST:**

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

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



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION  
PRELIMINARY REPORT – MASONRY – DISTRICT C-2**

The Planning and Zoning Commission has met in order to consider amendments to the Code of Ordinances at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-103.1 Regulations for District C-2 (Townhouse District) to limit the types of masonry that may be used for veneer treatments.

After review and discussion, the Commissioners preliminarily propose that amendments be made to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-103.1 Regulations for District C-2 (Townhouse District) to revise Subsection (c)(1) to limit the types of masonry that may be used for veneer treatments as follows:

*(c) Construction.*

(1) Exterior walls shall have at least 75 percent masonry construction to the top elevation line of the building sides of the first floor.

**a. Masonry construction may include brick, stucco, or stone material.**

**b. Use of CMU for exterior wall veneers prohibited in this district. EIFS is prohibited.**

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

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

Respectfully submitted, this 8th day of November 2017.

s/Debra Mergel, Chairman

**ATTEST:**

s/Lorri Coody, City Secretary



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

**ORDINANCE NO. 2017-XX**

**AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, BY AMENDING CHAPTER 14 BUILDING AND DEVELOPMENT, ARTICLE IV. ZONING DISTRICTS, DIVISION 2 USE BASED ZONING DISTRICTS, SECTION 14-103.1 REGULATIONS FOR DISTRICT C-2 (TOWNHOUSE DISTRICT) TO REVISE SUBSECTION (C)(1) TO LIMIT THE TYPES OF MASONRY THAT MAY BE USED FOR VENEER TREATMENTS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY AS PROVIDE BY SECTION 1-8 OF THE CODE; AND PROVIDING AN EFFECTIVE DATE.**

---

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

**WHEREAS**, the Planning & Zoning Commission has issued its report and has recommended amendments to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-103.1 Regulations for District C-2 (Townhouse District) to limit the types of masonry that may be used for veneer treatments; and

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

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

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

**Section 2.** Chapter 14, “Building and Development,” Article IV. *Zoning Districts*, of the Code of Ordinances of the City of Jersey Village, Texas, is hereby amended to revise subsection (c)(1) in Section 14-103.1 Regulations for District C-2 (Townhouse District), by adding the language underlined to read and provide as follows:

**“Chapter 14 – BUILDING AND DEVELOPMENT**

....

**Sec. 14-103.1 Regulations for district C-2 (Townhouse district).**

....

(c) *Construction.*

- (1) Exterior walls shall have at least 75 percent masonry construction to the top elevation line of the building sides of the first floor.
- a. **Masonry construction may include brick, stucco, or stone material.**
  - b. **Use of CMU for exterior wall veneers prohibited in this district. EIFS is prohibited.**

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

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

**PASSED, APPROVED, AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2017.

**ATTEST:**

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

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



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION  
PRELIMINARY REPORT – MASONRY – DISTRICT M**

The Planning and Zoning Commission has met in order to consider amendments to the Code of Ordinances at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-104 Regulations for District M (Multifamily Dwelling District) to limit the types of masonry that may be used for veneer treatments.

After review and discussion, the Commissioners preliminarily propose that amendments be made to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-104 Regulations for District M (Multifamily Dwelling District) to revise Subsection (c) to limit the types of masonry that may be used for veneer treatments as follows:

(c) *Construction.* The exterior walls on all primary buildings in district M shall be a least 40 percent masonry construction to the top elevation line of the building sides of the first floor. The style and quality of all accessory structures shall conform to the standards of the primary structure(s).

**(1) Masonry construction may include brick, stucco, or stone material.**

**(2) Use of CMU for exterior wall veneers prohibited in this district. EIFS is prohibited.**

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

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

Respectfully submitted, this 8th day of November 2017.

s/Debra Mergel, Chairman

**ATTEST:**

s/Lorri Coody, City Secretary



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



**ORDINANCE NO. 2017-XX**

**AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, BY AMENDING CHAPTER 14 BUILDING AND DEVELOPMENT, ARTICLE IV. ZONING DISTRICTS, DIVISION 2 USE BASED ZONING DISTRICTS, SECTION 14-104 REGULATIONS FOR DISTRICT M (MULTIFAMILY DWELLING DISTRICT) TO REVISE SUBSECTION (C) TO LIMIT THE TYPES OF MASONRY THAT MAY BE USED FOR VENEER TREATMENTS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY AS PROVIDED BY SECTION 1-8 OF THE CODE; AND PROVIDING AN EFFECTIVE DATE.**

---

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

**WHEREAS**, the Planning & Zoning Commission has issued its report and has recommended amendments to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-104 Regulations for District M (Multifamily Dwelling District) to limit the types of masonry that may be used for veneer treatments; and

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

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

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

**Section 2.** Chapter 14, “Building and Development,” Article IV. *Zoning Districts*, of the Code of Ordinances of the City of Jersey Village, Texas, is hereby amended to revise subsection (c) in Section 14-104 Regulations for District M (Multifamily Dwelling District), by adding the language underlined to read and provide as follows:

**“Chapter 14 – BUILDING AND DEVELOPMENT**

....

**Sec. 14-104. Regulations for district M (Multifamily dwelling district).**

....

(c) *Construction.* The exterior walls on all primary buildings in district M shall be a least 40 percent masonry construction to the top elevation line of the building sides of the first floor. The style and quality of all accessory structures shall conform to the standards of the primary structure(s).

(1) **Masonry construction may include brick, stucco, or stone material.**

(2) **Use of CMU for exterior wall veneers prohibited in this district. EIFS is prohibited.**

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

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

**PASSED, APPROVED, AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

**ATTEST:**

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

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



## CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION PRELIMINARY REPORT – VENEER STANDARDS – DISTRICT F

The Planning and Zoning Commission has met in order to consider amendments to the Code of Ordinances at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-105 Regulations for District F (First Business District) in order to modify the veneer standards.

After review and discussion, the Commissioners preliminarily propose that amendments be made to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-105 Regulations for District F (First Business District) to revise Subsection (c) to modify the veneer standards as follows:

(c) Construction. The exterior walls on all buildings shall be masonry or concrete construction with masonry, exterior insulation finish system (EIFS), concrete **and** wood or metal fascia; ~~provided, however, that exterior insulation finish system (EIFS) or other approved synthetic exterior stucco products may be used for exterior walls where no wood, wood by-products or wood compounds are used for sheathing or structural elements and a qualified third party inspection agency inspects and certifies in writing to the city that the installation performed according to the manufacturer's installation instructions. EIFS must be installed at levels no less than 8' above grade or platforms. Plain CMU shall not be used for the exterior walls, however, split-face CMU is permissible.~~

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

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

Respectfully submitted, this 8th day of November 2017.

s/Debra Mergel, Chairman

ATTEST:

s/Lorri Coody, City Secretary



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

**ORDINANCE NO. 2017-XX**

**AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, BY AMENDING CHAPTER 14 BUILDING AND DEVELOPMENT, ARTICLE IV. ZONING DISTRICTS, DIVISION 2 USE BASED ZONING DISTRICTS, SECTION 14-105 REGULATIONS FOR DISTRICT F (FIRST BUSINESS DISTRICT) TO REVISE SUBSECTION (C) IN ORDER TO MODIFY THE VENEER STANDARDS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY AS PROVIDE BY SECTION 1-8 OF THE CODE; AND PROVIDING AN EFFECTIVE DATE.**

---

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

**WHEREAS**, the Planning & Zoning Commission has issued its report and has recommended amendments to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-105 Regulations for District F (First Business District) in order to modify the veneer standards; and

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

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

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

**Section 2.** Chapter 14, “Building and Development,” Article IV. *Zoning Districts*, of the Code of Ordinances of the City of Jersey Village, Texas, is hereby amended to revise subsection (c) in Section 14-105 Regulations for District F (first business district), by adding the language underlined to read and provide as follows:

**“Chapter 14 – BUILDING AND DEVELOPMENT**

....

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

....

(c) Construction. The exterior walls on all buildings shall be masonry or concrete construction with masonry, exterior insulation finish system (EIFS), concrete and wood or metal fascia;

~~provided, however, that exterior insulation finish system (EIFS) or other approved synthetic exterior stucco products may be used for exterior walls where no wood, wood by-products or wood compounds are used for sheathing or structural elements and a qualified third party inspection agency inspects and certifies in writing to the city that the installation performed according to the manufacturer's installation instructions. EIFS must be installed at levels no less than 8' above grade or platforms. Plain CMU shall not be used for the exterior walls, however, split-face CMU is permissible."~~

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

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

**PASSED, APPROVED, AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

**ATTEST:**

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

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



## CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION PRELIMINARY REPORT – VENEER STANDARDS – DISTRICT G

The Planning and Zoning Commission has met in order to consider amendments to the Code of Ordinances at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-106 Regulations for District G (Second Business District) in order to modify the veneer standards.

After review and discussion, the Commissioners preliminarily propose that amendments be made to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-106 Regulations for District G (Second Business District) to revise Subsection (c) to modify the veneer standards as follows:

(c) Construction. The exterior walls on all buildings shall be masonry or concrete construction with masonry, exterior insulation finish system (EIFS), concrete **and** wood or metal fascia; ~~provided, however, that exterior insulation finish system (EIFS) or other approved synthetic exterior stucco products may be used for exterior walls where no wood, wood by-products or wood compounds are used for sheathing or structural elements and a qualified third party inspection agency inspects and certifies in writing to the city that the installation performed according to the manufacturer's installation instructions. EIFS must be installed at levels no less than 8' above grade or platforms. Plain CMU shall not be used for the exterior walls, however, split-face CMU is permissible.~~

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

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

Respectfully submitted, this 8th day of November 2017.

s/Debra Mergel, Chairman

ATTEST:

s/Lorri Coody, City Secretary



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



**ORDINANCE NO. 2017-XX**

**AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, BY AMENDING CHAPTER 14 BUILDING AND DEVELOPMENT, ARTICLE IV. ZONING DISTRICTS, DIVISION 2 USE BASED ZONING DISTRICTS, SECTION 14-106 REGULATIONS FOR DISTRICT G (SECOND BUSINESS DISTRICT) TO REVISE SUBSECTION (C) IN ORDER TO MODIFY THE VENEER STANDARDS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY AS PROVIDE BY SECTION 1-8 OF THE CODE; AND PROVIDING AN EFFECTIVE DATE.**

---

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

**WHEREAS**, the Planning & Zoning Commission has issued its report and has recommended amendments to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-106 Regulations for District G (Second Business District) in order to modify the veneer standards; and

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

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

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

**Section 2.** Chapter 14, “Building and Development,” Article IV. *Zoning Districts*, of the Code of Ordinances of the City of Jersey Village, Texas, is hereby amended to revise subsection (c) in Section 14-106 Regulations for District G (second business district), by adding the language underlined to read and provide as follows:

**“Chapter 14 – BUILDING AND DEVELOPMENT**

....

**Sec. 14-106. Regulations for district G (second business district).**

....

(c) Construction. The exterior walls on all buildings shall be masonry or concrete construction with masonry, exterior insulation finish system (EIFS), concrete and wood or metal fascia;

~~provided, however, that exterior insulation finish system (EIFS) or other approved synthetic exterior stucco products may be used for exterior walls where no wood, wood by-products or wood compounds are used for sheathing or structural elements and a qualified third party inspection agency inspects and certifies in writing to the city that the installation performed according to the manufacturer's installation instructions. EIFS must be installed at levels no less than 8' above grade or platforms. Plain CMU shall not be used for the exterior walls, however, split-face CMU is permissible."~~

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

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

**PASSED, APPROVED, AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

**ATTEST:**

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

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



## CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION PRELIMINARY REPORT – VENEER STANDARDS – DISTRICT J

The Planning and Zoning Commission has met in order to consider amendments to the Code of Ordinances at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-109 Regulations for District J (Third Business District) in order to modify the veneer standards.

After review and discussion, the Commissioners preliminarily propose that amendments be made to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-109 Regulations for District J (Third Business District) to revise Subsection (c) to modify the veneer standards as follows:

(c) Construction. The exterior walls on all buildings shall be masonry or concrete construction with masonry, exterior insulation finish system (EIFS), concrete and wood or metal fascia; ~~provided, however, that exterior insulation finish system (EIFS) or other approved synthetic exterior stucco products may be used for exterior walls where no wood, wood by-products or wood compounds are used for sheathing or structural elements and a qualified third party inspection agency inspects and certifies in writing to the city that the installation performed according to the manufacturer's installation instructions. EIFS must be installed at levels no less than 8' above grade or platforms. Plain CMU shall not be used for the exterior walls, however, split-face CMU is permissible.~~ Service center front elevation shall consist of a minimum of 15 percent glass.

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

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

Respectfully submitted, this 8th day of November 2017.

s/Debra Mergel, Chairman

**ATTEST:**

s/Lorri Coody, City Secretary



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

**ORDINANCE NO. 2017-XX**

**AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, BY AMENDING CHAPTER 14 BUILDING AND DEVELOPMENT, ARTICLE IV. ZONING DISTRICTS, DIVISION 2 USE BASED ZONING DISTRICTS, SECTION 14-109 REGULATIONS FOR DISTRICT J (THIRD BUSINESS DISTRICT) TO REVISE SUBSECTION (C) IN ORDER TO MODIFY THE VENEER STANDARDS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY AS PROVIDE BY SECTION 1-8 OF THE CODE; AND PROVIDING AN EFFECTIVE DATE.**

---

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

**WHEREAS**, the Planning & Zoning Commission has issued its report and has recommended amendments to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-109 Regulations for District J (Third Business District) in order to modify the veneer standards; and

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

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

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

**Section 2.** Chapter 14, “Building and Development,” Article IV. *Zoning Districts*, of the Code of Ordinances of the City of Jersey Village, Texas, is hereby amended to revise subsection (c) in Section 14-109 Regulations for District J (third business district), by adding the language underlined to read and provide as follows:

**“Chapter 14 – BUILDING AND DEVELOPMENT**

....

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

....

(c) Construction. The exterior walls on all buildings shall be masonry or concrete construction with masonry, **exterior insulation finish system (EIFS)**, concrete **and** wood or metal **fascia**;

~~provided, however, that exterior insulation finish system (EIFS) or other approved synthetic exterior stucco products may be used for exterior walls where no wood, wood by-products or wood compounds are used for sheathing or structural elements and a qualified third party inspection agency inspects and certifies in writing to the city that the installation performed according to the manufacturer's installation instructions. EIFS must be installed at levels no less than 8' above grade or platforms. Plain CMU shall not be used for the exterior walls, however, split-face CMU is permissible.~~ Service center front elevation shall consist of a minimum of 15 percent glass.

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

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

**PASSED, APPROVED, AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2017.

**ATTEST:**

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

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



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION  
PRELIMINARY REPORT – VENEER STANDARDS – DISTRICT K**

The Planning and Zoning Commission has met in order to consider amendments to the Code of Ordinances at Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-110 Regulations for District K (Fifth Business District) in order to modify the veneer standards.

After review and discussion, the Commissioners preliminarily propose that amendments be made to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-110 Regulations for District K (Fifth Business District) to revise Subsection (c) to modify the veneer standards as follows:

(c) Construction. The exterior walls on all buildings shall be masonry or concrete construction with masonry, exterior insulation finish system (EIFS), concrete and wood or metal fascia; ~~provided, however, that exterior insulation finish system (EIFS) or other approved synthetic exterior stucco products may be used for exterior walls where no wood, wood by-products or wood compounds are used for sheathing or structural elements and a qualified third party inspection agency inspects and certifies in writing to the city that the installation performed according to the manufacturer's installation instructions. EIFS must be installed at levels no less than 8' above grade or platforms. Plain CMU shall not be used for the exterior walls, however, split-face CMU is permissible.~~ Service center front elevation shall consist of a minimum of 15 percent glass.

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

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

Respectfully submitted, this 8th day of November 2017.

s/Debra Mergel, Chairman

**ATTEST:**

s/Lorri Coody, City Secretary



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



**ORDINANCE NO. 2017-XX**

**AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, BY AMENDING CHAPTER 14 BUILDING AND DEVELOPMENT, ARTICLE IV. ZONING DISTRICTS, DIVISION 2 USE BASED ZONING DISTRICTS, SECTION 14-110 REGULATIONS FOR DISTRICT K (FIFTH BUSINESS DISTRICT) TO REVISE SUBSECTION (C) IN ORDER TO MODIFY THE VENEER STANDARDS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY AS PROVIDED BY SECTION 1-8 OF THE CODE; AND PROVIDING AN EFFECTIVE DATE.**

---

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

**WHEREAS**, the Planning & Zoning Commission has issued its report and has recommended amendments to Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-110 Regulations for District K (Fifth Business District) in order to modify the veneer standards; and

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

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

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

**Section 2.** Chapter 14, “Building and Development,” Article IV. *Zoning Districts*, of the Code of Ordinances of the City of Jersey Village, Texas, is hereby amended to revise subsection (c) in Section 14-110 Regulations for District K (fifth business district), by adding the language underlined to read and provide as follows:

**“Chapter 14 – BUILDING AND DEVELOPMENT**

....

**Sec. 14-110. Regulations for district K (fifth business district).**

....

(c) Construction. The exterior walls on all buildings shall be masonry or concrete construction with masonry, **exterior insulation finish system (EIFS)**, concrete **and** wood or metal **fascia**;

~~provided, however, that exterior insulation finish system (EIFS) or other approved synthetic exterior stucco products may be used for exterior walls where no wood, wood by-products or wood compounds are used for sheathing or structural elements and a qualified third party inspection agency inspects and certifies in writing to the city that the installation performed according to the manufacturer's installation instructions. EIFS must be installed at levels no less than 8' above grade or platforms. Plain CMU shall not be used for the exterior walls, however, split-face CMU is permissible.~~ Service center front elevation shall consist of a minimum of 15 percent glass.

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

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

**PASSED, APPROVED, AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2017.

**ATTEST:**

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

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



**CITY OF JERSEY VILLAGE  
PLANNING & ZONING COMMISSION  
RECOMMENDATIONS CONCERNING  
AMENDMENTS TO THE CODE OF ORDINANCES AT CHAPTER 18**

The Planning and Zoning Commission has met in order to consider amendments to the Jersey Village Code of Ordinances in order to provide for the Regulation of Hotels; and

After review and discussion, the Commissioners recommend that the City's Code of Ordinances be amended at Chapter 18, "Businesses," Article V. Hotel Code, Section 18-189 "Premises Requirements" in order to provide for the Regulation of Hotels as is more specifically detailed in the proposed ordinance attached as Exhibit "A."

Signed and approved this the 8<sup>th</sup> day of November, 2017.

s/Debra Mergel, Chairman

**ATTEST:**

s/Lorri Coody, City Secretary



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

**ORDINANCE NO. 2017-xx**

**AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, TEXAS, BY AMENDING CHAPTER 18, "BUSINESSES," ARTICLE V. HOTEL CODE, SECTION 18-189 "PREMISES REQUIREMENTS", TO PROVIDE FOR REGULATION OF HOTELS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING A PENALTY AS PROVIDED BY SECTION 1-8 OF THE CODE.**

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**WHEREAS**, the City Council of the City of Jersey Village has adopted Chapter 18, Article V, Hotel Code, to ensure the continued availability of transient lodging within the City of Jersey Village, the maintenance of clean hotels, and to protect health, safety and welfare; and

**WHEREAS**, the City Council finds that the following regulations are essential to the public interest, safety, health, and welfare;

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

**Section 1.** The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct, and incorporated for all purposes.

**Section 2.** Article V. *Hotel Code*, of the Code of Ordinances of the City of Jersey Village, Texas, is hereby amended at Section 18-189 by adding the language underlined and by deleting the language struck through, as set out in the attached Exhibit "A."

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

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

**PASSED, APPROVED, AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2017.

**ATTEST:**

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

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

DRAFT

## EXHIBIT "A"

### Sec. 18-189. - Premises requirements.

- (a) Each property owner, operator, or manager shall cause to be maintained a complete register for each person to whom any room at a hotel is let. The register shall contain the following information:
  - (1) Correct name and permanent address, designating street and number, city, state and country;
  - (2) Actual dates of occupancy indicating check-in time, checkout time and room number;
  - (3) Correct license or registration number, state of registration and make of any vehicle or conveyance;
  - (4) Number of individuals staying in the room;
  - (5) Amount of the bill and method of payment; and
  - (6) Register records shall be maintained for a period of two years for each person who lets any room at a hotel.
- (b) Tier 2 property owners, operators, or managers shall require any person to whom any room at a hotel is let to provide evidence of his or her identity and address of residence, and, in addition thereto, the full and true name and address of each member of his party.
- (c) No tier 2 property owner, operator, or manager shall allow or permit any hourly charge for any room within said establishment.
- (d) No tier 2 property owner, operator, or property manager shall allow or permit any room or rooms within the hotel to be rented more than twice in any 24-hour period commencing at 12:01 a.m.
- (e) No property owner, operator, or manager shall knowingly let, allow or permit any room on the premises to be used for any illegal purpose including but not limited to:
  - (1) Prostitution;
  - (2) Gambling;
  - (3) Drug use, sale or manufacture of drugs;
  - (4) Sale of alcoholic beverages.
- (f) A property owner, operator and/or manager providing false information to city authorities regarding the identity of and hours of occupancy by any occupant shall be prima facie evidence of premises being used for illegal purposes including but not limited to:
  - (1) Prostitution;
  - (2) Gambling;
  - (3) Drug use, sale or manufacture of drugs;
  - (4) Sale of alcoholic beverages.
- (g) Room rates shall be posted in a prominent location in all guest rooms. Guests shall not be charged in excess of posted rates. A range of rates is acceptable in the posting.
- (h) For guest complaints the telephone number and address for the DCO shall be posted in a prominent location in all guest rooms and public reception area.

- (i) A representative of the property owner, operator or manager shall be present and accessible to the DCO in person, on a 24-hour basis.
- (j) Tier 2 hotels are required to have 24-hour on-site security provided by commissioned security officers.
- (k) All commissioned security officers while working for a Tier 2 hotel must be in uniform and must be registered with the private security bureau of the state department of public safety.
- (l) Commissioned security officers working for a tier 2 hotel must have a class B security contractor license issued from the private security bureau of the state department of public safety.
- (m) Tier 2 hotels are required to videotape the premises and keep and maintain recordings for at least 30 days.
- (n) Access and Security. A hotel must meet the following requirements:
  - 1. Guest rooms must be accessible only through interior corridors of the hotel building ~~or group of buildings~~. **The lobby and registration area must communicate directly with corridors/elevators to attain interior room access;**
  - 2. Primary hotel building entrances to lobby and registration areas, and/or meeting rooms and ballrooms, may provide access for ingress and egress of hotel guests and/or invitees
  - 3. Secondary hotel building entrances through exterior doors must be secured and accessible only to guests and employees;
  - 4. Hotel management must be on-site 24 hours each day; and
  - 5. *Security cameras.* A hotel/motel shall install and maintain, in proper operating order, security cameras in each interior hallway and lobby, in the parking lots, and at each exterior door. The cameras shall be placed so as to provide visibility to the front and rear exteriors of the building and to the swimming pool area, if any. Monitors shall be provided for security and other hotel/motel personnel so that on-site activities may be viewed at all times. The security cameras shall be equipped with recording devices capable under normal lighting and operating conditions of producing reasonable photographic images of the persons in the specified areas. Video recordings from security cameras shall be operating 24 hours a day and shall be kept a minimum of thirty (30) days.

Subsections 1 - 5 shall apply to hotels and motels permitted for new construction after June 20, 2017.