



## NOTICE OF A MEETING

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

NOTICE is hereby given that the City of Jersey Village Planning and Zoning Commission will hold a meeting on July 15, 2019 at 6:00 p.m. in the Civic Center Meeting Room, 16327 Lakeview Drive, Jersey Village, Texas 77040. The City of Jersey Village Planning and Zoning Commission reserves the right to meet in closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

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

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

### AGENDA

- A. Open Meeting. Call the meeting to order and the roll of appointed officers will be taken. *Rick Faircloth, Chairperson*
- B. Consider approval of the minutes for the meeting held on June 17, 2019. *City Secretary*
- C. Conduct a Joint Public Hearing with the Jersey Village City Council at 6:00 P.M. in the Council Chamber for the purpose of receiving oral comments from any interested person(s) concerning the proposal to amend Chapter 14, Article IV "Zoning Districts," of the Code of Ordinances of the City of Jersey Village, Texas, by including and allowing "Retail Establishment Selling or Offering for Sale any Alcoholic Beverage" through Specific Use Permit in Zoning Districts F ("First Business District"), G ("Second Business District"), H ("Industrial District"), J ("Third Business District"), J-1 ("Fourth Business District"), and K ("Fifth Business District". *Rick Faircloth, Planning and Zoning Commission Chairman and Andrew Mitcham, Mayor*
- D. Discuss and take appropriate action regarding the preparation and presentation of a Final Report to City Council concerning the proposal to amend Chapter 14, Article IV "Zoning Districts," of the Code of Ordinances of the City of Jersey Village, Texas, by including and allowing "Retail Establishment Selling or Offering for Sale any Alcoholic Beverage" through Specific Use Permit in Zoning Districts F ("First Business District"), G ("Second Business District"), H ("Industrial District"), J ("Third Business District"), J-1 ("Fourth Business District"), and K ("Fifth Business District". *Christian Somers, Building Official*
- E. Consider the request for an Alternative Comprehensive Signage Plan, filed in accordance with Section 14-261 of the Jersey Village Code of Ordinances, by Dynamic Signs Systems and Marketing LLC on behalf of the Jersey Village Development Group, LLC for the Village ER Phase I Plaza located at 17030 Northwest Freeway, Houston, Texas. *Christian Somers, Building Official*
- F. Adjourn

### CERTIFICATION

I, the undersigned authority, do hereby certify in accordance with the Texas Open Meeting Act, the Agenda is posted for public information, at all times, for at least 72 hours preceding the scheduled time of the meeting on the bulletin board located at City

Hall, 16327 Lakeview, Jersey Village, TX 77040, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time: July 10, 2019 at 3:30 p.m. and remained so posted until said meeting was convened.

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Lorri Coody, City Secretary

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

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."



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

June 17, 2019 – 6:00 p.m.

THE PLANNING AND ZONING COMMISSION OF THE CITY OF JERSEY VILLAGE, TEXAS, CONVENED ON JUNE 17, 2019 AT 6:00 P.M. IN THE CIVIC CENTER MEETING ROOM, 16327 LAKEVIEW DRIVE, JERSEY VILLAGE, TEXAS.

**A. The meeting was called to order in at 6:00 p.m. and the roll of appointed officers was taken. Commissioners present were:**

Rick Faircloth, Chairman  
Courtney Standlee, Commissioner  
Jennifer McCrea, Commissioner

Barbara Freeman, Commissioner  
Joseph Paul, Commissioner  
Ty Camp, Commissioner

Commissioner Debra Mergel was not present at this meeting.

Drew Wasson, Council Liaison, was present at this meeting when it was called to order, but left the meeting at 6:22 p.m. to take his seat on the City Council dais.

Staff in attendance: Danielle Cordova, Assistant City Secretary and Christian Somers, Building Official.

**B. Consider approval of the minutes for the meeting held on May 8, 2019.**

Commissioner Freeman moved to approve the minutes of the meeting held on May 8, 2019. Commissioner Camp seconded the motion. The vote follows:

Ayes: Commissioners Freeman, Standlee, Paul, McCrea, and Camp  
Chairman Faircloth

Nays: None

The motion carried.

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

Christian Somers, Building Official, introduced the item. He explained that the City is proposing an amendment to Chapter 14, Article IV “Zoning Districts” to allow the sale of alcoholic beverages with specific use permit in Zoning Districts F (“First Business District”), G (“Second Business District”), H (“Industrial District”), J (“Third Business District”), J-1 (“Fourth Business District”), and K (“Fifth Business District”).

The amendment will not apply to single-family residential districts or zoning district C or C2.

The Commission engaged in discussion about the proposed amendment. There was concern that the City could be limiting itself by allowing only specific people to sell alcoholic beverages. Chairman

Faircloth clarified that anyone with the desire to sell alcohol in said districts will be required to apply for a specific use permit. Building Official Somers explained that alcohol is allowed by right in some character zones. There was question as to whether the amendment needed to be part of the City's ordinance as the State already has requirements in place for beverage licenses. Mr. Somers clarified that the specific use permit is different from the State's license and it is the cleanest route to go.

A process for issuing a specific use permit will be created by staff upon Council's approval and would be available to new facilities as well as existing facilities. Mr. Somers noted that the definition of "facility" will be updated to include breweries and other like businesses. He also indicated that State law pertaining to manufacturing breweries and the sale of alcoholic beverages goes into effect September 1, 2019.

There was also discussion about the denial of a specific use permit. Ultimately, it would be up to Staff to issue or deny the permit. The question was raised whether legal counsel suggested the use of specific use permits. Mr. Somers responded that the information relating to such permit was provided by the City Attorney.

With no further discussion on the matter, Commissioner McCrea moved to prepare a Preliminary Report for presentation to City Council on June 17, 2019, recommending amendments to Chapter 14, Article IV "Zoning Districts," of the Code of Ordinances of the City of Jersey Village, Texas, by including and allowing "Retail Establishment Selling or Offering for Sale any Alcoholic Beverage" through Specific Use Permit in Zoning Districts F ("First Business District"), G ("Second Business District"), H ("Industrial District"), J ("Third Business District"), J-1 ("Fourth Business District"), and K ("Fifth Business District"). Commissioner Paul Seconded the motion. The vote follows:

Ayes: Commissioners McCrea, Paul, Standlee and Camp  
Chairman Faircloth

Nays: Commissioner Freeman

The motion carried.

*A copy of the Commission's Preliminary Report regarding the Chapter 14, Article IV "Zoning Districts" amendment is attached to and made a part of these minutes as Exhibit "A."*

**D. Consider the request of the Jersey Village Development Group, LLC to rescind the Alternative Comprehensive Signage Plan approved for the Village ER Phase I Plaza located at 17030 Northwest Freeway, Houston, Texas.**

Christian Somers, Building Official, introduced the item. He explained that different sign companies were contracted by the various doctors of the Village ER Plaza with no communication resulting in the request to rescind the previous comprehensive signage plan approved by the Commission.

The Commission briefly discussed the previously approved plan. There were questions as to whether the plaza would be allowed additional signs. Mr. Somers indicated that a ground pole sign could be requested.

With no further discussion on the matter, Commissioner Paul moved to rescind the Alternative Comprehensive Signage Plan approved for the Village ER Phase I Plaza located at 17030 Northwest Freeway, Houston, Texas. Commissioner Freeman seconded the motion. The vote follows:

Ayes: Commissioners Paul, Freeman, Standlee, McCrea and Camp  
Chairman Faircloth

Nays: None

The motion carried.

*The original Order rescinding the Alternative Comprehensive Signage Plan is attached to and made a part of these minutes as Exhibit “B.”*

Chairman Faircloth recessed the meeting at 6:22 p.m. to reconvene along with City Council in the Council Chamber at 7:00 p.m. for the Joint Public Hearing. The following members of the Planning and Zoning Commission were present:

Rick Faircloth, Chairman	Barbara Freeman, Commissioner
Courtney Standlee, Commissioner	Joseph Paul, Commissioner
Jennifer McCrea, Commissioner	Ty Camp, Commissioner

The following members of the City Council were present:

Mayor, Andrew Mitcham	City Manager, Austin Bleess
Council Member, Drew Wasson	City Secretary, Lorri Coody
Council Member, Greg Holden	City Attorney, Scott Bounds
Council Member, Bobby Warren	
Council Member, James Singleton	
Council Member, Gary Wubbenhorst	

Staff in attendance: Mark Bitz, Fire Chief; Isabel Kato, Finance Director; Jason Alfaro, Director of Parks and Recreation, and Danielle Cordova, Assistant City Secretary.

Eric Foerster, Chief of Police, was not present at this meeting.

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

Mayor Mitcham called the item and Chairman Rick Faircloth announced a quorum for the Planning and Zoning Commission. Mayor Mitcham opened the Joint Public Hearing at 7:06 p.m., stating that the purpose of the meeting was to give those in attendance the right to speak and be heard concerning the proposals to: (1) amend Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to revise Subsection (a) to authorize police stations and fire stations; (2) amend the zoning ordinance by changing District G to District A for the properties located at 16401 Lakeview Drive and described as Res A1 Jersey Meadows, 16327 Lakeview Drive and described as Res B1 Jersey Meadows, 0 Lakeview Drive and described as Res D Jersey Meadows, and 16501 Jersey Drive and described as TRS 1B & 12E (NM) ABST 228 J M Dement in the City of Jersey Village, Texas; (3) amend Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to revise Subsection (c) to limit the types of masonry that may be used for veneer treatments; and (4) amend Chapter 14 Building and Development, Article IV. Zoning Districts, Division 1 Generally, Section 14-88 Regulations that Apply for all Districts, to revise Subsection (a)(19)(a) to provide for screening of commercial development from residential zoning districts.

With no one signing up to speak at the hearing, Mayor Mitcham and Chairman Faircloth closed the joint public hearing at 7:08 p.m.

After closing the Joint Public Hearing, several residents indicated that they desired to speak at the Joint Public Hearing. Accordingly, with a quorum of the Planning and Zoning Commission present, Mayor Mitcham reopened the Joint Public Hearing at 7:09 p.m. and called the first person desiring to speak as follows:

**Cheryl Desforges, 16309 Lakeview Drive, Jersey Village, Texas (713) 816-9202:** Ms. Desforges wanted to know why the City Hall Complex was being rezoned to residential. She was concerned that the reason for the rezone is to move the Police and Fire Stations from their present location. Council Member Warren explained that the change in zoning was being made in order that the TxDOT Soundwall might be extended, as they will only place a soundwall along residential lot lines.

**Merrilee Beazley, 14910 Lakeview Drive, Jersey Village, Texas (346) 332-6074:** Ms. Beazley spoke about the troubling activities of City Council. She understands that the Planning and Zoning Commission wants to rezone the City Hall Complex property to residential because a new City Hall is to be built on the South side of US HWY 290. She believes that the Fire Station will be moved as well. However, City Council told her that the Fire Station will not be moved.

She went on to say that she does not believe that the current City Hall has black mold. She believes that we need to take care of the needs of the people first and that wants should come last. She likes the idea that the current City Hall is paid for and believes it should be remodeled. She is concerned about how high the taxes are and wants the exemption rates increased. She is concerned that City Council has accumulated some \$18M and is now spending it and she believes that things are not right.

City Council explained that the change is being made to extend the soundwall.

**Sharon Lindahl, 16238 Congo Lane, Jersey Village, Texas (713) 206-1669:** Ms. Lindahl is concerned that the proposed soundwall is going to stop at Jersey Drive and not continue along the Baptist Church property in order to protect those properties on the other side of the street from the church from the noise. City Manager Bless explained that in making this zoning change to

residential, it is hoped that TxDOT will extend the soundwall along the parking lot of City Hall to Jersey Drive.

**Mark Maloy, 7803 Hamilton Circle, Jersey Village, Texas (713) 553-8625**: Mr. Maloy spoke to the zoning change for the City Hall complex from Zoning District G to Zoning District A. He explained that he had spoken to the City Building Official regarding the change. It is hoped that TxDOT will continue the soundwall given the rezone to residential, but if they do not, the wall along commercial property by Ordinance only needs to be eight (8) feet and will only be built if the current owner remodels the commercial property. He told City Council that he would like to see the rule changed so that a buffer wall between commercial property and residential property must be 12 feet as opposed to eight feet.

With no one else desiring to speak at the hearing, Mayor Mitcham and Chairman Faircloth closed the joint public hearing at 7:24 p.m. and the Planning and Zoning Commission retired from the City Council meeting at 7:24 p.m. to conduct its posted meeting agenda and prepare final reports in connection with this joint public hearing.

Chairman Faircloth reconvened the Planning and Zoning meeting at 7:26 p.m. and called the next item as follows:

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

Chairman Faircloth began the discussion by explaining that the proposed rezoning of the districts would allow the City the opportunity to be part of a discussion with the State regarding a possible extension of the soundwall. In the event that the State does not extend the wall, future commercial properties could be responsible for its continuation.

The Commission engaged in discussion about the types of masonry that may be used for veneer treatments. Building Official Somers explained that due to the 86<sup>th</sup> Legislative Session, cities are now prohibited from regulating the types of building materials that are allowed per the International Building Code and the International Residential Code. Commissioners questioned the homes that are to be elevated and the requirements they would have to meet. Mr. Somers verified that FEMA would have to follow city ordinances and that the homeowners may have to come out of pocket to pay for screening to be in compliance.

With no further discussion on the matter, Commissioner McCrea moved to prepare and present Final Reports to City Council concerning the proposals to: (1) amend Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to revise Subsection (a) to authorize police stations and fire stations; (2) amend the zoning ordinance by changing District G to District A for the properties located at 16401 Lakeview Drive and described as Res A1 Jersey Meadows, 16327 Lakeview Drive and described as Res B1 Jersey Meadows, 0 Lakeview Drive and described as Res D Jersey Meadows, and 16501 Jersey Drive and described as TRS 1B & 12E (NM) ABST 228 J M Dement in the City of Jersey Village, Texas; (3) amend Chapter 14 Building and Development, Article IV. Zoning Districts, Division 2 Use Based Zoning Districts, Section 14-101 Regulations for District A (Single-Family Dwelling District) to revise Subsection (c) to limit the types of masonry that may be used for veneer treatments; and (4) amend Chapter 14 Building and Development, Article IV. Zoning Districts, Division 1 Generally, Section 14-88 Regulations that Apply for all Districts, to revise Subsection (a)(19)(a) to provide for screening of commercial development from residential zoning districts. Commissioner Camp seconded the motion. The vote follows:

Ayes: Commissioners McCrea, Camp, Paul, Freeman, and Standlee  
Chairman Faircloth

Nays: None

The motion carried.

*A copy of the Commission’s Final Reports are attached to and made a part of these minutes as Exhibit “C.”*

**G. Adjourn**

There being no further business on the Agenda, the meeting adjourned 7:56 p.m.



\_\_\_\_\_  
Danielle Cordova, Assistant City Secretary



# **EXHIBIT A**

## **Planning and Zoning Commission Minutes**

**June 17, 2019**

### **Preliminary Report Specific Use Permit for Alcohol Sales in Districts F, G, H, J, J-1, and K**

**DRAFT**



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

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

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

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

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

Respectfully submitted, this 17th day of June 2019.

s/R. T. Faircloth, Chairman

**ATTEST:**

s/Lorri Coody, City Secretary



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

**ORDINANCE NO. 2019-xx**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_ 2019.

**ATTEST:**

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

\_\_\_\_\_  
Bobby Warren, Mayor Pro tem



# **EXHIBIT B**

## **Planning and Zoning Commission Minutes**

**June 17, 2019**

### **Alternative Comprehensive Signage Plan**

**Village ER Phase I Plaza  
17030 Northwest Freeway  
Houston, TX 77040**



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

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

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

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

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

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

Signed and approved this the 17<sup>th</sup> day of June, 2019.

s/R. T. Faircloth, Chairman

**ATTEST:**

s/Lorri Coody, City Secretary



May 20, 2019

Mr. Jim Bridges  
Engineering Technician  
City of Jersey Village

E-mail: [jbridges@ci.jersey-village.tx.us](mailto:jbridges@ci.jersey-village.tx.us)

Mr. Bridges,

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

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

Respectfully,



Dr. Steven Kaufman  
Jersey Village Development Group  
713-275-7833  
[thestevenkaufman@gmail.com](mailto:thestevenkaufman@gmail.com)

**DRAFT**



# **EXHIBIT C**

## **Planning and Zoning Commission Minutes**

**June 17, 2019**

**Final Reports for:**

**District A - Add Police and Fire**

**Zoning Change - City Hall Property**

**Section 14-101(c) - Veneer Standards**

**Section 14-88(a) - Screening Standards**



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

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

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

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

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

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

Respectfully submitted, this 17<sup>th</sup> day of June 2019.

s/Rick Faircloth, Chairman

**ATTEST:**

s/Lorri Coody, City Secretary



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

**DRAFT**

PROPOSED ORDINANCE NO. 2019-xx

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

\* \* \* \* \*

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

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

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

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

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

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

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

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

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

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

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

**PASSED, APPROVED, AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

**ATTEST:**

\_\_\_\_\_  
Andrew Mitcham, Mayor

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

DRAFT



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

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

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

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

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

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

Respectfully submitted, this 17<sup>th</sup> day of June 2019.

s/Rich Faircloth, Chairman

**ATTEST:**

s/Lorri Coody, City Secretary



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

**DRAFT**

**PROPOSED ORDINANCE NO. 2019-xx**

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

\* \* \* \* \*

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

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

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

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

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

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



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

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

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

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

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

**PASSED, APPROVED, AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

**ATTEST:**

\_\_\_\_\_  
Andrew Mitcham, Mayor

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



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

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

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

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

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

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

Respectfully submitted, this 17<sup>th</sup> day of June 2019.

s/R. T. Faircloth, Chairman

**ATTEST:**

s/Lorri Coody, City Secretary



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

**DRAFT**

**ORDINANCE NO. 2019-xx**

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

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

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

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

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

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

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

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

**“Chapter 14 – BUILDING AND DEVELOPMENT**

....

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

....

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

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

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

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

**PASSED, APPROVED, AND ADOPTED** this \_\_\_ day of \_\_\_\_\_, 2019.

**ATTEST:**

\_\_\_\_\_  
Andrew Mitcham, Mayor

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



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

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

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

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

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

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

Respectfully submitted, this 17<sup>th</sup> day of June 2019.

s/R. T. Faircloth, Chairman

**ATTEST:**

s/Lorri Coody, City Secretary



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

**DRAFT**

**ORDINANCE NO. 2019-xx**

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

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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 for all Districts, to revise Subsection (a)(19)(a) to provide for screening of commercial development from residential zoning districts; and

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

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

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

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

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

**"Chapter 14 – BUILDING AND DEVELOPMENT**

....

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

....

(a) *General regulations.*



....

**(19) Screening.**

....

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

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

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

**PASSED, APPROVED, AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_ 2019.

**ATTEST:**

\_\_\_\_\_  
Andrew Mitcham, Mayor

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

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

**AGENDA DATE:** July 15, 2019                      **AGENDA ITEM:** C

**AGENDA SUBJECT:** Conduct a Joint Public Hearing with City Council for the purpose of receiving oral comments from any interested person(s) concerning the proposal to amend Chapter 14, Article IV “Zoning Districts,” of the Code of Ordinances of the City of Jersey Village, Texas, by including and allowing “Retail Establishment Selling or Offering for Sale any Alcoholic Beverage” through Specific Use Permit in Zoning Districts F (“First Business District”), G (“Second Business District”), H (“Industrial District”), J (“Third Business District”), J-1 (“Fourth Business District”), and K (“Fifth Business District”).

**Department/Prepared By:** Lorri Coody, City Secretary    **Date Submitted:** June 19, 2019

**EXHIBITS:** [Public Hearing Notice](#)  
[Script](#)  
[Preliminary Report](#)

**BACKGROUND INFORMATION:**

The Planning and Zoning Commission met on June 17, 2019 and recommended amendments to Chapter 14, Article IV “Zoning Districts,” of the Code of Ordinances of the City of Jersey Village, Texas, by including and allowing “Retail Establishment Selling or Offering for Sale any Alcoholic Beverage” through Specific Use Permit in Zoning Districts F (“First Business District”), G (“Second Business District”), H (“Industrial District”), J (“Third Business District”), J-1 (“Fourth Business District”), and K (“Fifth Business District”).

The preliminary reports were submitted to the Council at its June 17, 2019 meeting, and Joint Public Hearings were ordered for July 15, 2019.

A joint public hearing must be conducted by the City Council and the Planning and Zoning Commission in accordance with the requirements of the Code of Ordinances of the City of Jersey Village - Section 14-84.

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

**RECOMMENDED ACTION:**

Conduct a Joint Public Hearing with City Council for the purpose of receiving oral comments from any interested person(s) concerning the proposal to amend Chapter 14, Article IV “Zoning Districts,” of the Code of Ordinances of the City of Jersey Village, Texas, by including and allowing “Retail Establishment Selling or Offering for Sale any Alcoholic Beverage” through Specific Use Permit in Zoning Districts F (“First Business District”), G (“Second Business District”), H (“Industrial District”), J (“Third Business District”), J-1 (“Fourth Business District”), and K (“Fifth Business District”).

## NOTICE OF JOINT PUBLIC HEARING

NOTICE is hereby given that the City of Jersey Village City Council and the Planning and Zoning Commission of the City of Jersey Village, Texas will conduct a joint public hearing at 6:00 p.m., Monday, July 15, 2019, at the Civic Center Auditorium, 16327 Lakeview, Jersey Village, Texas, for the purpose of considering amendments to Chapter 14, Article IV “Zoning Districts,” of the Code of Ordinances of the City of Jersey Village, Texas, by including and allowing “Retail Establishment Selling or Offering for Sale any Alcoholic Beverage” through Specific Use Permit in Zoning Districts F (“First Business District”), G (“Second Business District”), H (“Industrial District”), J (“Third Business District”), J-1 (“Fourth Business District”), and K (“Fifth Business District”).

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

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

Lorri Coody, City Secretary  
City of Jersey Village

Post Date: June 19, 2019  
Time: 1:00 p.m.

# MAYOR OR MAYOR PRO tem

## Script for Joint Public Hearing on July 15, 2019

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

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

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

I now call to order this joint public hearing with the Planning and Zoning Commission at \_\_\_\_\_ p.m. Everyone desiring to speak should complete a public hearing comment card and present the card to the City Secretary. Each speaker will be given 5 minutes to present information concerning the proposal to amend Chapter 14, Article IV “Zoning Districts,” of the Code of Ordinances of the City of Jersey Village, Texas, by including and allowing “Retail Establishment Selling or Offering for Sale any Alcoholic Beverage” through Specific Use Permit in Zoning Districts F (“First Business District”), G (“Second Business District”), H (“Industrial District”), J (“Third Business District”), J-1 (“Fourth Business District”), and K (“Fifth Business District”).

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

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

There being no one (else) desiring to speak, I now close this joint public hearing on the proposal to amend Chapter 14 Building and Development, Article IV. Zoning Districts to amend Chapter 14, Article IV “Zoning Districts,” of the Code of Ordinances of the City of Jersey Village, Texas, by including and allowing “Retail Establishment Selling or Offering for Sale any Alcoholic Beverage” through Specific Use Permit in Zoning Districts F (“First Business District”), G (“Second Business District”), H (“Industrial District”), J (“Third Business District”), J-1 (“Fourth Business District”), and K (“Fifth Business District”).at \_\_\_\_\_ p.m.

**ANNOUNCE:** the Planning and Zoning Commission will now retired from the City Council meeting to conduct its posted meeting agenda and prepare the final reports in connection with this joint public hearing.



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

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

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

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

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

Respectfully submitted, this 17th day of June 2019.

s/R. T. Faircloth, Chairman

**ATTEST:**

s/Lorri Coody, City Secretary



**EXHIBIT A**

**TO THE**

**PLANNING AND ZONING**

**COMMISSION'S**

**PRELIMINARY REPORT**

**ORDINANCE NO. 2019-xx**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_ 2019.

**ATTEST:**

\_\_\_\_\_  
Bobby Warren, Mayor Pro tem

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





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

**AGENDA DATE:** July 15, 2019

**AGENDA ITEM:** D

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

**Dept/Prepared By:** Lorri Coody, City Secretary **Date Submitted:** June 19, 2019

**EXHIBITS:** [Proposed Final Report](#)  
[Land Uses](#) for District F, G, H, J, J1, and K  
[Specific Use Process](#) – Section 1-84 and 14-84.1

**BACKGROUND INFORMATION:**

A Joint public hearing will be conducted at the July 15, 2019 City Council and P&Z Meetings, giving opportunity for public comment on the proposal to amend the Code of Ordinances at Chapter 14, Article IV “Zoning Districts,” by including and allowing “Retail Establishment Selling or Offering for Sale any Alcoholic Beverage” through Specific Use Permit in Zoning Districts F (“First Business District”), G (“Second Business District”), H (“Industrial District”), J (“Third Business District”), J-1 (“Fourth Business District”), and K (“Fifth Business District”).

Once the joint public hearing is conducted, consideration must be given to: (1) the directives of Council; (2) the discussions had concerning these issues at prior P&Z meetings; and (3) the comments made by the public during the public hearing. After due consideration, prepare and vote on your Final Report concerning these amendments.

In connection with your discussions, during the meeting wherein the Preliminary Report was compiled, there were questions concerning how this change will affect businesses in Jersey Village, specifically those selling alcohol. In response to same, please see the following:

If the Code of Ordinances expressly lists a use permitted by right, then that use prevails over a use listed in the Specific Use section.

For example, if “Total Wine” were to look to construct a store in District F, it would proceed with a building permit without going through the zone change or SUP process, because District F allows “(14) Stores and shops for retail sales and personal service shops” by right.

The same kind of thing could be said for an Exxon station looking to locate in District F, because “(12) Gasoline filling stations, provided that all storage tanks for gasoline shall be below the surface of the ground” are allowed by right.

Similarly, a BJ’s Brew House Restaurant/Bar would probably look to “(13) Restaurants, cafes and cafeterias” as its express right to locate in District F.

Where the new (expanded) definition comes into play would be for one of the uses not expressly listed in the Code – i.e. Brewery. If a brewery were to look to open in District F, it would be hard to see how it would fit within any of the existing uses (without stretching the definition). If the new definition is included under Specific Use Permit, a brewery would require a Specific Use Permit.

It would be up to the applicant to determine how to approach the project under the City’s Code. If Total Wine, Exxon, or BJ’s decided to obtain a Specific Use Permit, there is nothing wrong with that; however, Staff should let them know their options – either pursue a project under the expressly permitted use or go the SUP route.

All of that is for zoning/building permit issues. As for alcohol permits, nothing really changes.

Another issue that was brought up during the Preliminary Report Meeting was the process for obtaining a Specific Use Permit. The process is covered in Sec. 14-84 and 14-84.1 of the Code of Ordinances. Basically, the applicant files an application and pays the fee, which initiates the following steps:

- Planning and zoning commission preliminary report submitted to city council.
- Joint public hearing with the planning and zoning commission and city council.
- Planning and zoning commission final report to the city council.
- Action.

*A proposed final report of the expected findings of the Commission is included in the Meeting Packet.*

**RECOMMENDED ACTION:**

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

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

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

- b. Child day-care operations (licensed child-care centers and school-age program centers);
- c. Car wash facilities.
- (22) Model homes as permitted in district A.
- (23) Grocery store.
- (24) Health club.

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

- (a) *Use regulations.* No building or land shall be used and no building shall be erected, moved or altered in district G except for one or more of the following uses:
  - (1) Banks.
  - (2) Barber and beauty shops.
  - (3) Professional offices and business offices.
  - (4) Educational institutions.
  - (5) Hospitals, clinics and nursing care centers.
  - (6) Churches and other places of worship.
  - (7) Hotels and motels.
  - (8) Restaurants, cafes and cafeterias.
  - (9) Stores and shops for retail sales and personal service shops.
  - (10) Theaters.
  - (11) Gasoline filling stations, provided that all storage tanks for gasoline shall be below the surface of the ground.
  - (12) Mini-warehouse storage facilities on lots of eight acres or more.
  - (13) Garages, public.
  - (14) Parking lots.
  - (15) Water supply reservoirs, filter beds, towers, surface or below surface tanks, artesian wells, water pumping plants and water wells.
  - (16) Public parks and playgrounds, public recreational facilities and community buildings.
  - (17) Municipal and governmental buildings, police stations and fire stations.
  - (18) Accessory uses customarily incident to any of the above uses, provided that such use is not so obnoxious or offensive as to be reasonably calculated to disturb persons of ordinary temper, sensibilities and disposition by reason of vibration, noise, view or the emission of odor, dust, smoke or pollution of any other kind.
  - (19) The following uses are permitted in district G with a specific use permit:
    - a. Telephone switching facilities.
    - b. Multifamily housing for senior citizens.

- c. Telecommunication towers.
- d. Auto body shops.
- e. Child day-care operations (licensed child-care centers and school-age program centers).

**Sec. 14-107. - Regulations for district H (industrial district).**

(a) *Use regulation.* This district is established to provide locations for manufacturing and assembly plants and warehouses. All the uses permitted in this district shall have their operations conducted entirely within enclosed buildings and shall not emit any dust, smoke, odor or fumes outside of the building housing the operation or produce a noise level at the property line that is greater than the average noise level occurring on the adjacent street.

(1) Permitted uses:

- a. Apparel manufacturing.
- b. Automobile and truck repair and rebuilding shop.
- c. Bakery.
- d. Building contractor and related activities.
- e. Building materials, sales and storage.
- f. Cabinet making.
- g. Carwashes.
- h. Cold storage plant.
- i. Concrete products manufacture.
- j. Dry cleaning and laundry plant.
- k. Electrical equipment assembly.
- l. Farm implement machinery sales and storage.
- m. Food processing and packaging, with the exception of slaughtering.
- n. Furniture manufacturing.
- o. Grocery store.
- p. Heating, plumbing and air conditioning, sales and repair.
- q. Instrument and meter manufacturing.
- r. Jewelry and watch manufacturing.
- s. Mixing plants for concrete or paving materials.
- t. Optical goods manufacturing.
- u. Printing and publishing.
- v. Produce market.
- w. Professional offices.

- x. Railroad and related facilities.
- y. Retail sales.
- z. Restaurant.
- aa. Service station.
- bb. Sheet metal processing.
- cc. Signs: Advertising, business, occupancy and temporary.
- dd. Telecommunications towers.
- ee. Temporary building which is incidental to the construction of buildings permitted in the district and which shall be removed when work is complete.
- ff. Truck terminal.
- gg. Wholesale or warehousing.
- hh. Woodworking shop.

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

- (a) *Use regulations.* No building or land shall be used and no building shall be erected, moved or altered in district J except for one or more of the following uses:
  - (1) All uses permitted in district F except townhouses and patio homes.
  - (2) Service centers limited to the following uses:
    - a. Assembling.
    - b. Communications.
    - c. Data processing.
    - d. Distribution.
    - e. Food service.
    - f. General administration.
    - g. Jobbing.
    - h. Light storage.
    - i. Nonretail sales.
    - j. Office.
    - k. Professional.
    - l. Research and development.
    - m. Servicing.
    - n. Wholesaling.
    - o. Light manufacturing. The following uses are acceptable under light manufacturing and any other use of a similar kind so long as it does not

produce noise, odor, pollution or other features that are no greater or more objectionable to a reasonable person than the following uses:

1. Precision instrument machining.
  2. Electronic and mechanical assembly.
  3. Sign and architectural graphic manufacturing.
  4. Manufacture of printed material.
- p. Or combination of such uses.

**Sec. 14-109.1. - Regulations for district J-1 (fourth business district).**

- (a) *Use regulations.* No building or land shall be used and no building shall be erected, moved, or altered in district J-1 except for one or more of the following uses:
- (1) All uses permitted in district J; and
  - (2) Pawnshops.

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

- (a) *Use regulations.* No building or land shall be used and no building shall be erected, moved or altered in district K except for one or more of the following uses:
- (1) All uses permitted in district F, first business district.
  - (2) Service centers limited to the following uses (25 percent office space):
    - a. Assembling.
    - b. Communications.
    - c. Data processing.
    - d. Distribution.
    - e. Food service.
    - f. General administration.
    - g. Jobbing.
    - h. Light storage.
    - i. Nonretail sales.
    - j. Office.
    - k. Professional.
    - l. Research and development.
    - m. Servicing.
    - n. Wholesaling.
    - o. Light manufacturing. The following uses are acceptable under light manufacturing and any other use of a similar kind so long as it does not

produce noise, odor, pollution or other features that are no greater or more objectionable to a reasonable person than the following uses:

1. Precision instrument machining.
  2. Electronic and mechanical assembly.
  3. Sign and architectural graphic manufacturing.
  4. Manufacture of printed material.
- p. Combinations of the above-listed uses.
- (3) Distribution warehouses limited to the following uses:
- a. Assembling.
  - b. Communication.
  - c. Data processing.
  - d. Food service.
  - e. General administration.
  - f. Jobbing.
  - g. Warehousing.
  - h. Nonretail sales.
  - i. Office.
  - j. Professional.
  - k. Research and development.
  - l. Service.
  - m. Wholesaling.
  - n. Distribution.
  - o. Manufacturing. The following uses are acceptable under manufacturing any other use of a similar kind so long as it does not produce noise, odor, pollution or other features that are no greater or more objectionable to a reasonable person than the following uses:
    1. Precision instrument machining.
    2. Electronic and mechanical assembly.
    3. Sign and architectural graphic manufacturing.
    4. Manufacture of printed material.
    5. Computer component assembly.
  - p. Combinations of the above-listed uses.
  - q. Uses specifically prohibited are:
    1. Stamping;



2. Drop forging; or
  3. Other uses of similar kind that would produce noise, odor, pollution or other features that are objectionable to a reasonable person.
- (4) The following uses are permitted in district K with a specific use permit:
- a. Telephone switching facilities.
  - b. Mini-storage facilities.
  - c. Child day-care operations (licensed child-care centers and school-age program centers).

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

- (a) *Authority to amend.* The city council may, from time to time, on its own motion, or on petition from a property owner, or on recommendation from the planning and zoning commission, amend the boundaries of the zoning districts. Where an application for an amendment is submitted by a property owner, it shall be accompanied by a fee as established from time to time by the city council.
- (b) *Planning and zoning commission report required.* Prior to any action to amend the official zoning map, the planning and zoning commission shall review the proposal. The commission shall submit a written report containing its conclusions and recommendations to the city council.
- (c) Public hearing required prior to amendments.
- (1) A joint public hearing shall be held by the city council and the planning and zoning commission prior to the approval or rejection of the reported recommendations of the commission; or
- (2) The following sequence shall be followed:
- a. Planning and zoning commission preliminary report submitted to city council.
  - b. Joint public hearing with the planning and zoning commission and city council.
  - c. Planning and zoning commission final report to the city council.
  - d. Action.
- (d) *Public notice.* Notice of the public hearing shall be according to the procedures established in section 14-10. At least 15 days' notice of the time and place of such hearings shall be published in the official newspaper of the city.
- (e) *Three-fourths majority required.* If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of a least three-fourths of all members of the city council. The protest must be written and signed by the owners of a least 20 percent of either the area of the lots or land covered by the proposed change, or the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.
- (f)

*Zoning amendment reapplication limitation.* In order to ensure the stability of the land use within the city and in an effort to promote and protect the quality of life for the citizens of the city with respect to the use and enjoyment of their respective property, no reapplication for a zoning district map amendment will be accepted by the city within a period of 12 months from the date of the city council's denial of the initial application; provided, however, that upon receipt of documented proof from the applicant that conditions have substantially and materially changed since the initial submission of the application, and upon further evidence that such changes justify a rehearing of the matter, the city council may waive the mandatory holding period and accept a reapplication.

(Ord. No. 95-04, § 1(301.3), 2-20-95)

Sec. 14-84.1. - Specific use permits.

- (a) A specific use permit shall be required before any of the uses described in the respective district regulations as specific uses will be permitted within the applicable district. A specific use permit is an amendment to the district regulations and permits the permanent establishment of a specific use within a zoning district.
- (b) A person may file an application for specific use permit in writing with the development officer accompanied by a nonrefundable fee as may be established from time to time by the city council. The application shall include, but not be limited to, the following:
  - (1) The applicant's name and address;
  - (2) The legal description and address of the property that is the subject of the application;
  - (3) A detailed description of the use that is proposed;
  - (4) The zoning district in which the subject property is located; and
  - (5) The written consent of the owner or owners of the subject property, if the applicant is not the owner.
- (c) An application for specific use permit shall be subject to the same procedures as those provided by section 14-84 for the amendment of zoning district boundaries.
- (d)

In determining whether a specific use permit shall be granted, the planning and zoning commission and the city council shall consider uses of abutting property and other property in the vicinity, the compatibility of the proposed specific use with abutting and area uses, the character of the neighborhood, accessibility for vehicular and pedestrian traffic and the adequacy of drainage and off-street parking.

- (e) In granting a specific use permit, the city council may impose such additional standards, conditions and safeguards as may be deemed necessary and appropriate, and compliance with such conditions shall be a condition precedent to the issuance of a certificate of occupancy.

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



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

The Planning and Zoning Commission has previously met on June 17, 2019, and in its preliminary report recommended that Council amend the Code of Ordinances at Chapter 14, Article IV “Zoning Districts,” by including and allowing “Retail Establishment Selling or Offering for Sale any Alcoholic Beverage” through Specific Use Permit in Zoning Districts F (“First Business District”), G (“Second Business District”), H (“Industrial District”), J (“Third Business District”), J-1 (“Fourth Business District”), and K (“Fifth Business District”).

The preliminary report was submitted to the Jersey Village City Council at its June 17, 2019, meeting. The report was reviewed and the City Council ordered a Joint Public Hearing for July 15, 2019.

On July 15, 2019, the City Council and the Jersey Village Planning and Zoning Commission conducted a joint public hearing, which gave the public an opportunity to make comments concerning the proposed amendment.

The Planning and Zoning Commission after duly considering all the information before it including that gathered at the Joint Public Hearing with City Council on July 15, 2019, at 6:00 p.m., recommends that Council grant the proposal to amend Chapter 14, Article IV “Zoning Districts,” of the Code of Ordinances of the City of Jersey Village, Texas, by including and allowing “Retail Establishment Selling or Offering for Sale any Alcoholic Beverage” through Specific Use Permit in Zoning Districts F (“First Business District”), G (“Second Business District”), H (“Industrial District”), J (“Third Business District”), J-1 (“Fourth Business District”), and K (“Fifth Business District”).

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

Respectfully submitted, this 15<sup>th</sup> day of July 2019.

\_\_\_\_\_  
R. T. Faircloth, Chairman

**ATTEST:**

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



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

PROCESSED

**ORDINANCE NO. 2019-xx**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_ 2019.

**ATTEST:**

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

\_\_\_\_\_  
Bobby Warren, Mayor Pro tem





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

**AGENDA DATE:** July 15, 2019

**AGENDA ITEM:** E

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

**Dept./Prepared By:** Christian Somers, Building Official

**Date Submitted:** July 9, 2019

**EXHIBITS:** [Application](#) for Alternative Comprehensive Signage Plan  
[Appointment of Agent and Entity Information](#)  
[Proposed P&Z Signage Plan Approval with Plan](#)

**BACKGROUND INFORMATION:**

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

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

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

As a result of most of the signs already being created and the owner being invoiced for same, Jersey Village Development Group, LLC sent a letter asking that the Planning and Zoning Commission rescind the Alternative Comprehensive Signage Plan.

On June 17, 2019, the Commission considered Jersey Village Development Group LLC's request to rescind and granted the request, rescinding the Alternative Comprehensive Signage Plan that was approved on May 8, 2019.

Since June 17, 2019, Dynamic Signs submitted a sign permit application for a tenant panel sign at Village ER Plaza. They were under the assumption that the May 8, 2019 Alternative Comprehensive Signage Plan was still in effect. However, when City Staff denied the permit application because it did not comply with the City's standard signage laws, Dynamic Signs learned that the Alternative Signage Plan they had applied for on May 8, 2019 had been rescinded on June 17, 2019 in accordance with the property owner's request. Nonetheless, Dynamic Signs still wanted to proceed with signage for the property. Accordingly, the City instructed Dynamic Signs that either multiple variances or a new Alternative Comprehensive Signage Plan would be required in order to fabricate and install the additional signage that Village ER Plaza wanted to install on their property located at 17030 Northwest Freeway.

With this instruction, Dynamic Signs submitted an application for an Alternative Comprehensive Signage Plan on behalf of the Jersey Village Development Group, LLC, for the Village ER Phase I Plaza located at 17030 Northwest Freeway, Houston, Texas on July 9, 2019.

The first five (5) pages of the Alternative Comprehensive Signage Plan that was submitted along with the application are exactly the same as the Alternative Comprehensive Signage Plan that was approved by the Commission back on May 8, 2019. It is these five (5) pages that dictate the requirements for signs under the plan. The following pages are diagrams showing the placement of the signage in the various Zones. Keeping this in mind, the only thing that is changing from the May 8, 2019 plan is the signage and placement of same for Zone A. Accordingly, the diagrams associated with Zone A have been updated to incorporate Quality's signs as well as the signage that is desired by Dynamic Signs. However, these updates remain in line with the parameters/requirements as first approved by the Commission back on May 8, 2019.

This item is to reconsider an Alternative Comprehensive Signage Plan for the Village ER Phase I Plaza located at 17030 Northwest Freeway, Houston, Texas in accordance with Section 14-261 of the Code of Ordinances, which states that a comprehensive signage plan, which is an alternative to strict compliance with various sign requirements, may be submitted and approved by the Planning and Zoning Commission should such plan provide a harmonious benefit to development of the city. The plan would have to be approved by both the Commission and the developer. The developer would have to conform to the requirements, which are set forth by the Commission.

**RECOMMENDED ACTION:**

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

CITY OF JERSEY VILLAGE - ZONING APPLICATION

Requested Action

ZONING CHANGE 
Alternative Comprehensive Signage Plan Request

SPECIAL EXCEPTION ( )

NON-CONFORMING USE PERMIT ( )
OR SPECIAL DEVELOPMENT PLAN

APPLICANT / OWNER INFORMATION

Applicant: Dynamic Signs Systems and Marketing LLC Telephone: 281-255-0420

Address: 24501 Hufsmith-Kohrville #400 City/State/Zip: Tomball, TX 77375

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

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

Owner: Jersey Village Development Group LLC Telephone: 281-549-7032

Address: 5090 Richmond Ave #314 City/State/Zip: Houston, TX 77056

OWNERSHIP - CHECK ONE: INDIVIDUAL ( ) TRUST ( ) PARTNERSHIP ( ) CORPORATION ( )

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

Corporate Representative: Nathan Nevedal Telephone: 586-524-3969

Address: 24501 Hufsmith-Kohrville #400 City/State/Zip: Tomball, TX 77375

Nathan Nevedal - Representative
Print Applicant's Name (and Title if applicable)

Philip Lew
Print Name of Owner or Corporate Representative

Signature of Applicant

Signature of Owner or Corporate Representative

ZONING REQUEST INFORMATION

SITE LOCATION: 17030 Northwest Freeway Houston, TX 77040

LOT(S) NO(S): BLOCK NO: 1 SIZE OF REQUEST:

EXISTING ZONING: F1 - Real, Commercial PROPOSED ZONING: Hospital with tenant buildings

DESCRIPTION OF REQUEST: Request is for the Planning and Zoning Commission to consider an Alternative Comprehensive Signage Plan for the property located at 17030 NW FWY, Houston, Texas 77040 in accordance with Section 14-261 of the Code of Ordinances

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

DOCUMENTATION

Please provide the following:

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

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

FILING FEE - \$775.00 - Plus Publication Fees

Checked
ACCEPTED BY: Jim Bridges

DATE ACCEPTED: 7/9/2019

Rec'd 7/19/2019 S/LC

PLANNING AND ZONING COMMISSION MEETING PACKET FOR THE MEETING TO BE HELD ON JULY 15, 2019

CITY OF JERSEY VILLAGE

REC#: 00641921 7/09/2019 11:23 AM  
OPER: PB TERM: 001  
REF#: 1012

TRAN: 155.0100 SIGN PERMITS  
ALTERNATIVE SIGNAGE PLAN  
17030 NW FRWY  
01 -10-9006  
SIGN PERMITS 650.00CR

TENDERED: 650.00 CHECK  
APPLIED: 650.00-

CHANGE:          0.00

HARRIS COUNTY APPRAISAL DISTRICT  
 REAL PROPERTY ACCOUNT INFORMATION  
 1174760020001

Tax Year: 2018



Owner and Property Information										
Owner Name & Mailing Address: <b>JERSEY VILLAGE DEVELOPMENT GROUP LLC 2855 GRAMERCY ST HOUSTON TX 77025-1756</b>						Legal Description: <b>RESERVE BLK 1 JERSEY NORTHWEST SEC 2 R/P</b>				
						Property Address: <b>17030 NORTHWEST FWY HOUSTON TX 77040</b>				
State Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Market Area	Map Facet	Key Map®
F1 -- Real, Commercial	8000 -- Land Neighborhood General Assignment		0	163,942 SF	0	0	9153.02	224 -- ISD 04 - Northwest, btwn Beltway 8 and Hwy 6	4862B	409K

Value Status Information		
Value Status	Notice Date	Shared CAD
Noticed	05/11/2018	No

Exemptions and Jurisdictions						
Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2017 Rate	2018 Rate
None	004	CYPRESS FAIRBANKS ISD		Certified: 08/10/2018	1.440000	1.440000
	040	HARRIS COUNTY		Certified: 08/10/2018	0.418010	0.418580
	041	HARRIS CO FLOOD CNTRL		Certified: 08/10/2018	0.028310	0.028770
	042	PORT OF HOUSTON AUTHY		Certified: 08/10/2018	0.012560	0.011550
	043	HARRIS CO HOSP DIST		Certified: 08/10/2018	0.171100	0.171080
	044	HARRIS CO EDUC DEPT		Certified: 08/10/2018	0.005195	0.005190
	045	LONE STAR COLLEGE SYS		Certified: 08/10/2018	0.107800	0.107800
	070	JERSEY VILLAGE		Certified: 08/10/2018	0.742500	0.742500

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

Valuations					
Value as of January 1, 2017			Value as of January 1, 2018		
	Market	Appraised		Market	Appraised
Land	1,639,420		Land	1,639,420	
Improvement	4,126		Improvement	0	
<b>Total</b>	<b>1,643,546</b>	<b>1,643,546</b>	<b>Total</b>	<b>1,639,420</b>	<b>1,639,420</b>

Land												
Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	8000 -- Land Neighborhood General Assignment	4300	SF	163,942	1.00	1.00	1.00	--	1.00	10.00	10.00	1,639,420.00

**Building**  
 Vacant (No Building Data)

PLANNING AND ZONING COMMISSION MEETING PACKET FOR THE MEETING TO BE HELD ON JULY 15, 2019

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

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

**LEGAL: RESERVE BLK 1**

**PROPERTY DESCRIPTION: JERSEY NORTHWEST SEC 2 R/P**

**ADDRESS: 17030 NORTHWEST FWY HOSUTON, TX 77040**

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

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

**SIGN CONTRACTOR REGULATIONS:**

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

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

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

**GROUND SIGNS - SIGN A**

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

**BANNERS**

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

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

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



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

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

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

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

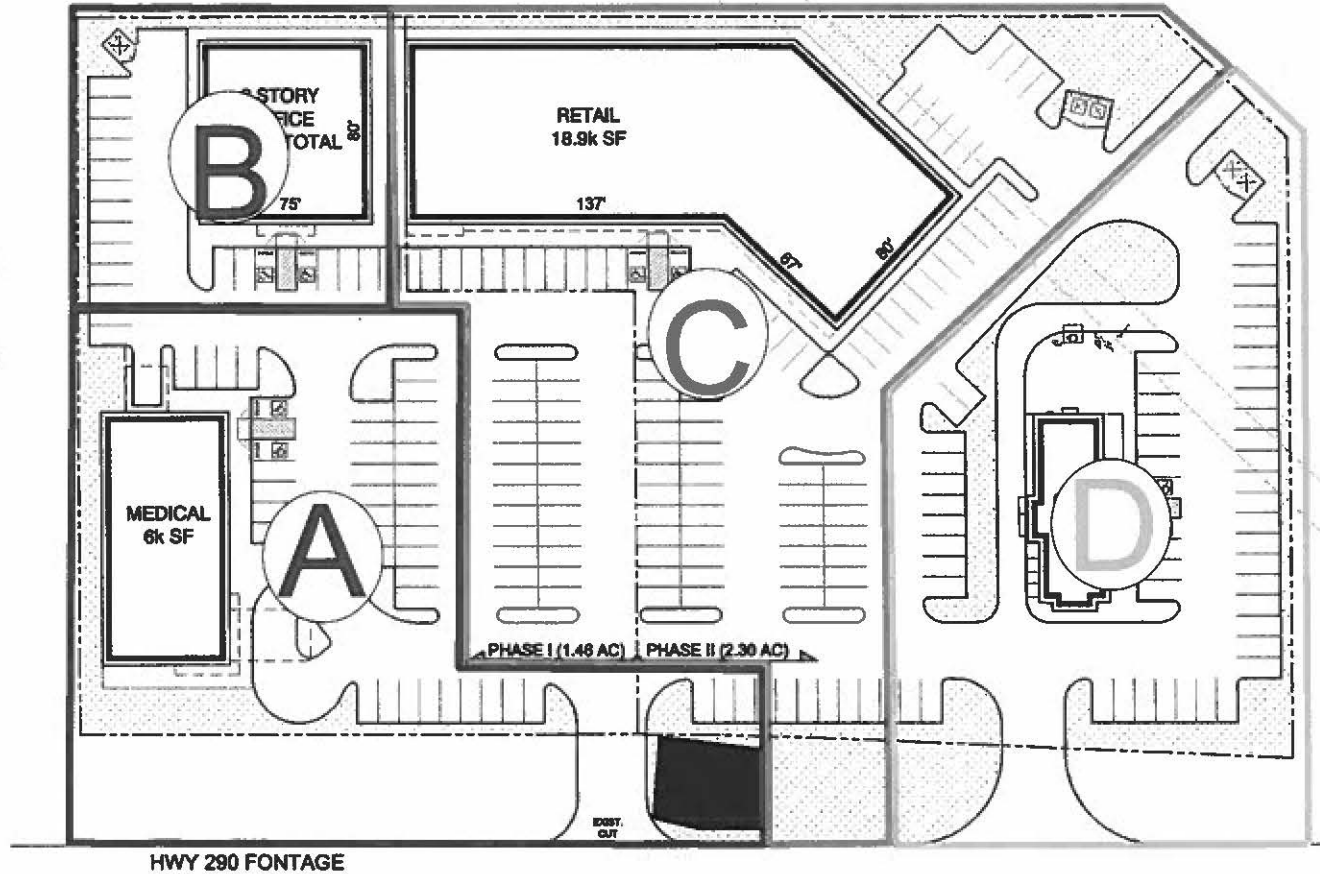
**ADDITIONAL EXCEPTIONS AND ZONING CODE ORDINANCES NOTED BELOW;**

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

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

## Alternative Signage Plan Zone Layouts

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



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ALL TERMS AND CONDITIONS AGREED UPON

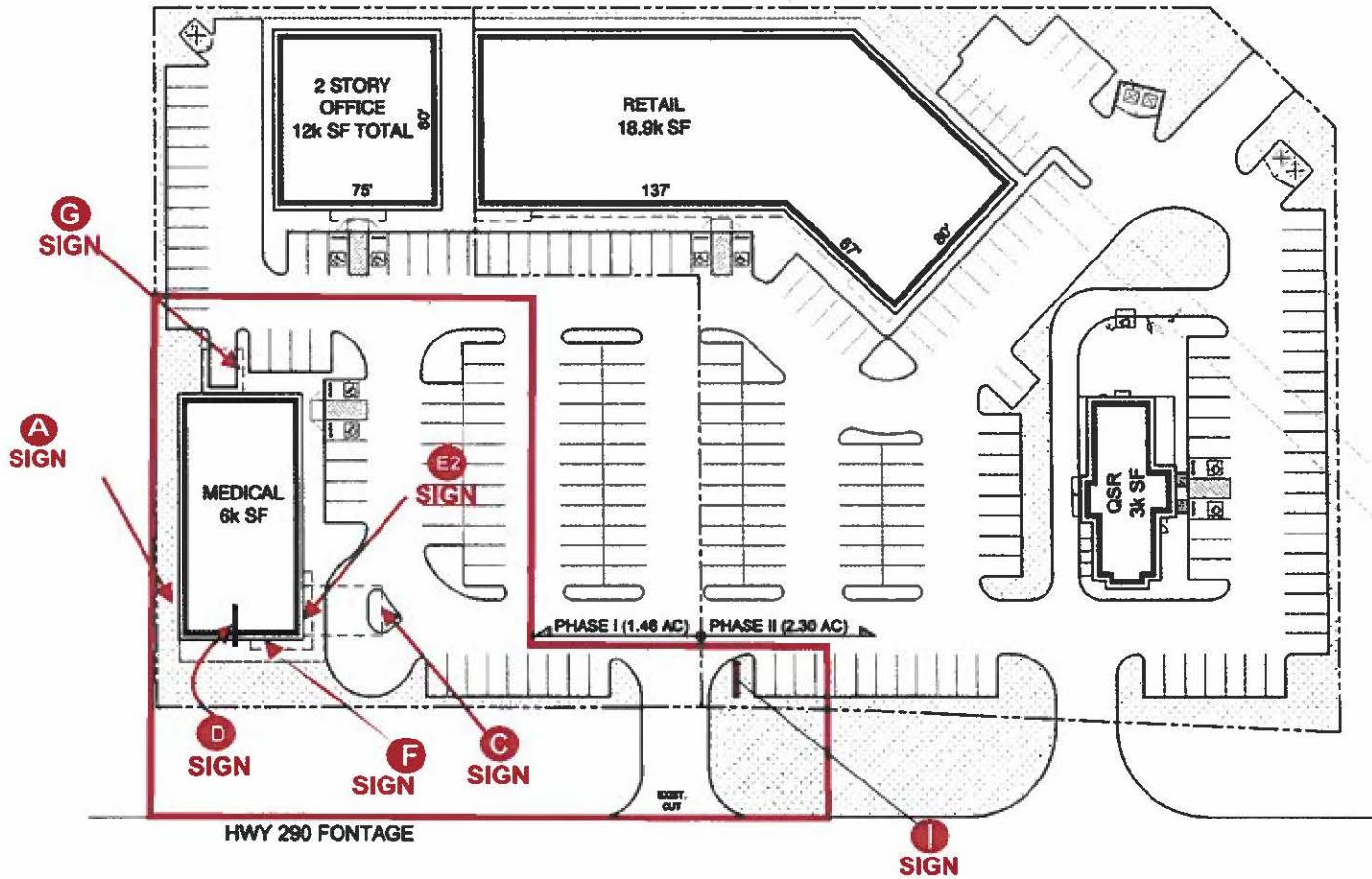
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TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

**Site Plan:**

17030 Northwest Freeway  
Houston, TX 77040

# ZONE A: SIGNAGE



**KEY ELEMENTS**

**NEW SIGNS**



**EXISTING SIGNS**

- A SIGN**  **EMERGENCY ROOM**
- C SIGN** **A VILLAGE EMERGENCY CENTER**
- D SIGN** **VILLAGE ER 24HR**
- E2 SIGN**  **EMERGENCY ROOM**
- F SIGN**  **EMERGENCY ROOM**
- G SIGN (REAR WALL)** **AMBULANCE**



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ALL TERMS AND CONDITIONS AGREED UPON

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_



SIDE A



SIDE C  
ROAD VIEW



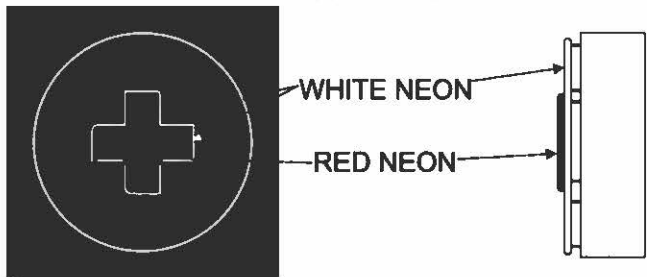
SIDE B



17030 Northwest Freeway  
Houston, TX 77040

# ILLUMINATION EXAMPLES

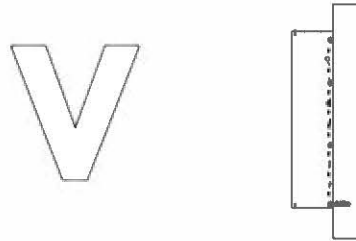
## NEON CROSS



FRONT VIEW

SIDE VIEW

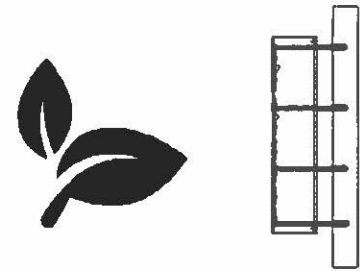
## CHANNEL LETTER



FRONT VIEW

SIDE VIEW

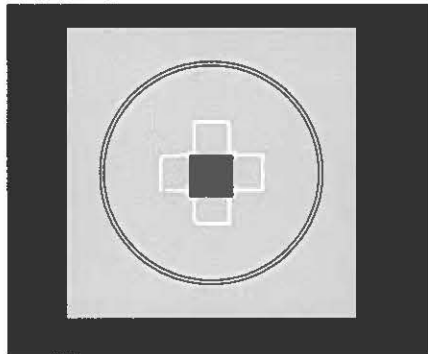
## REVERSE PAN CHANNEL LETTER



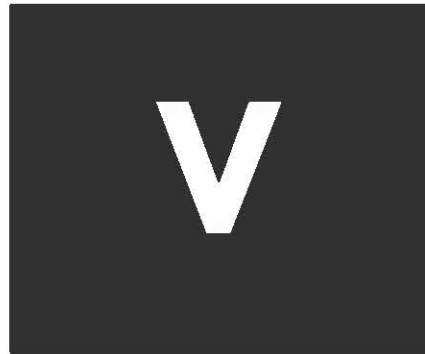
FRONT VIEW

SIDE VIEW

## ILLUMINATION



## ILLUMINATION

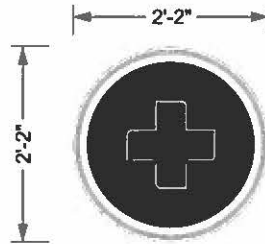


## ILLUMINATION



**NEON LOGO SIGN TYPE A. D. E.**

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



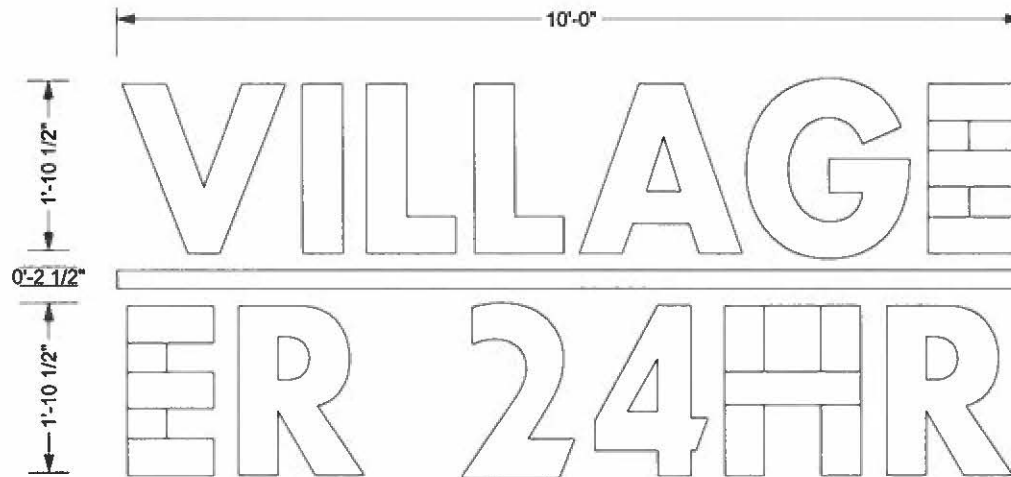
FRONT VIEW



SIDE VIEW

**ILLUMINATED CHANNEL LETTERS SIGN TYPE A. D.**

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



FRONT VIEW



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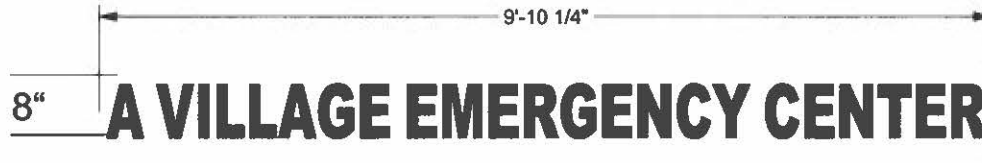
ALL TERMS AND CONDITIONS AGREED UPON

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

**SIGN TYPE C**

LETTERS: 8" TALL .25" ALUMINUM  
PAINT RED



FRONT VIEW

**SIGN TYPE E**

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



FRONT VIEW



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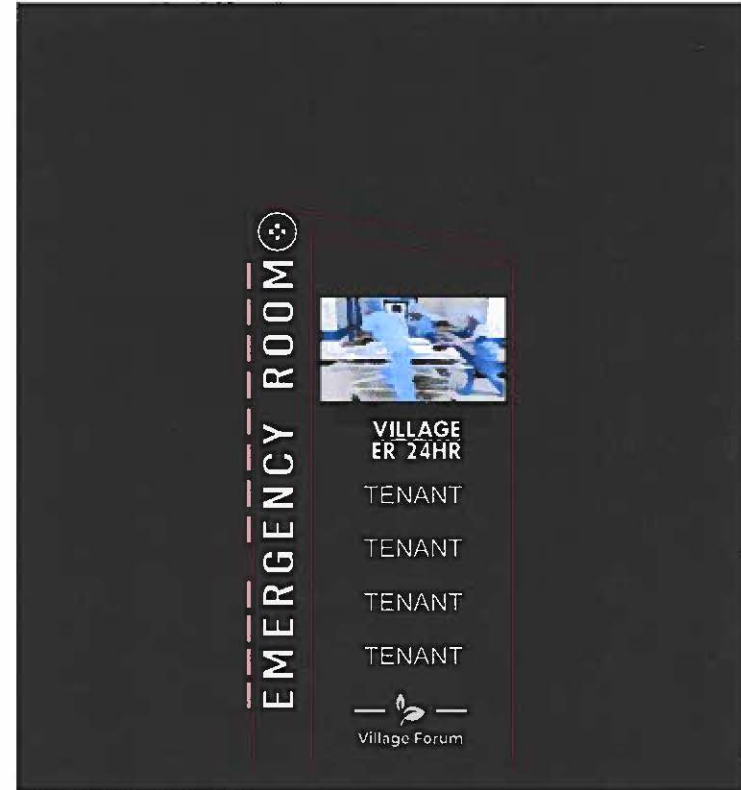
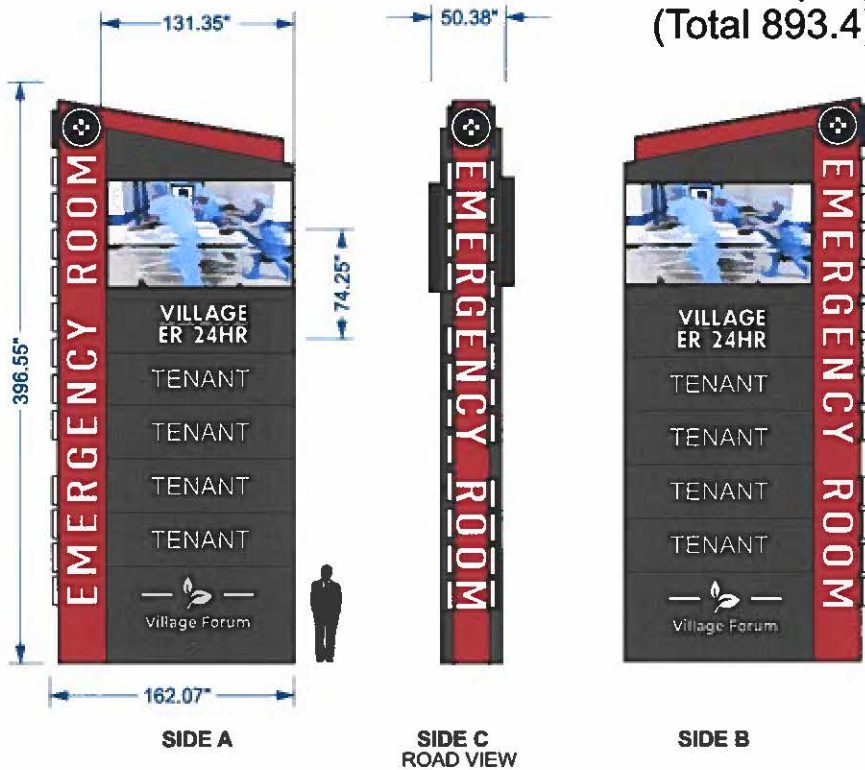
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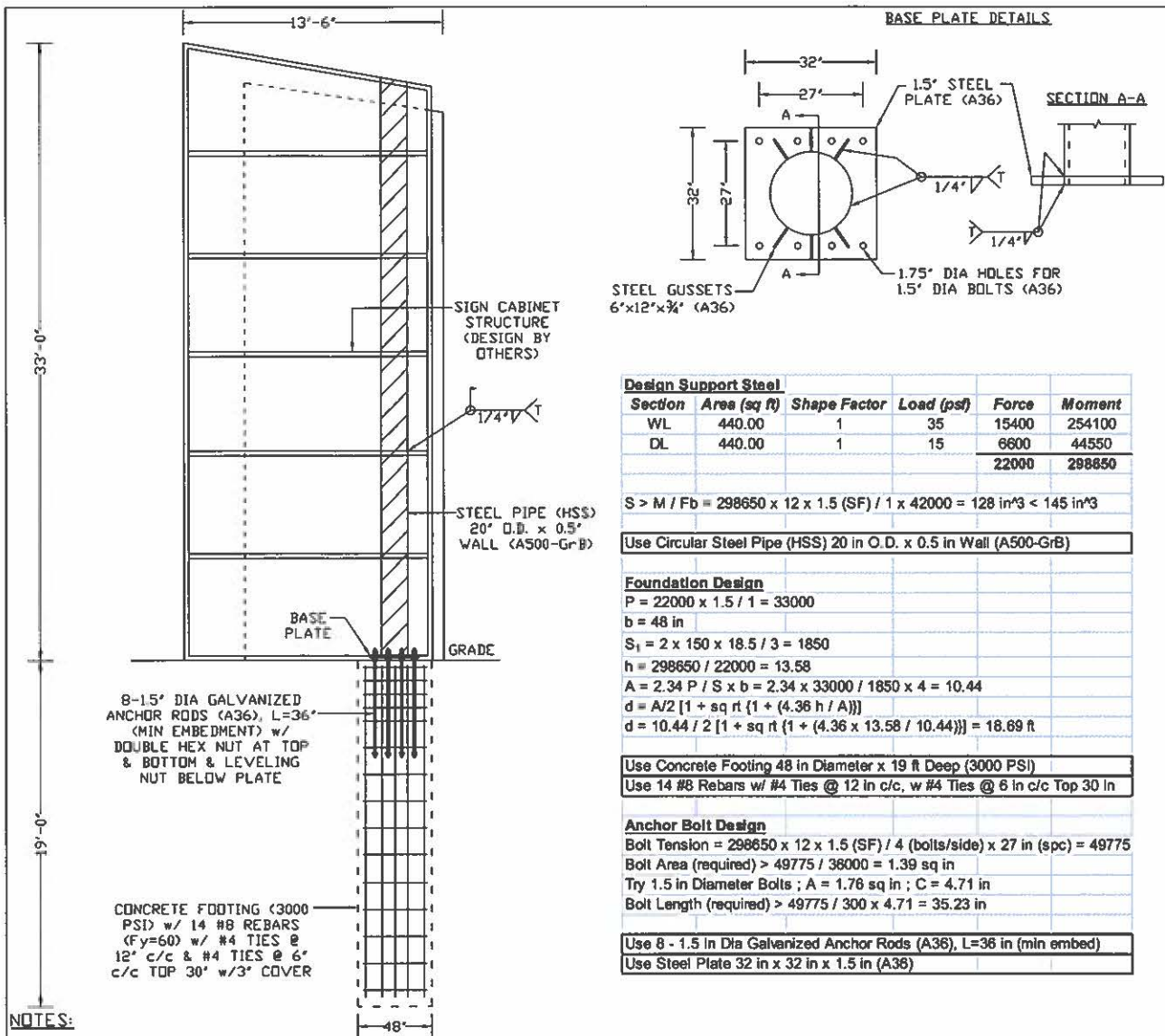
**NEON LOGO**  
**L.E.D. GRAPHIC DISPLAY DOUBLE SIDED**  
**ILLUMINATED CHANNEL LETTERS - VILLAGE ER**  
**ILLUMINATED CHANNEL LETTERS - EMERGENCY ROOM - FREEWAY SIDE**  
**CENTER LOGO - ILLUMINATED REVERSE PAN CHANNEL LETTERS**  
 \*Optional: Neon boarder lighting

446.7 sq. ft per side  
 (Total 893.4)



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ALL TERMS AND CONDITIONS AGREED UPON  
 SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_



**Design Support Steel**

Section	Area (sq ft)	Shape Factor	Load (psf)	Force	Moment
WL	440.00	1	35	15400	254100
DL	440.00	1	15	6600	44550
				<b>22000</b>	<b>298650</b>

$S > M / F_b = 298650 \times 12 \times 1.5 \text{ (SF)} / 1 \times 42000 = 128 \text{ in}^3 < 145 \text{ in}^3$

Use Circular Steel Pipe (HSS) 20 in O.D. x 0.5 in Wall (A500-GrB)

**Foundation Design**  
 $P = 22000 \times 1.5 / 1 = 33000$   
 $b = 48 \text{ in}$   
 $S_f = 2 \times 150 \times 18.5 / 3 = 1850$   
 $h = 298650 / 22000 = 13.58$   
 $A = 2.34 P / S \times b = 2.34 \times 33000 / 1850 \times 4 = 10.44$   
 $d = A/2 [1 + \text{sq rt } (1 + (4.36 h / A))]$   
 $d = 10.44 / 2 [1 + \text{sq rt } (1 + (4.36 \times 13.58 / 10.44))] = 18.69 \text{ ft}$

Use Concrete Footing 48 in Diameter x 19 ft Deep (3000 PSI)  
 Use 14 #8 Rebar w/ #4 Ties @ 12 in c/c, w #4 Ties @ 6 in c/c Top 30 in

**Anchor Bolt Design**  
 Bolt Tension =  $298650 \times 12 \times 1.5 \text{ (SF)} / 4 \text{ (bolts/side)} \times 27 \text{ in (spc)} = 49775$   
 Bolt Area (required)  $> 49775 / 36000 = 1.39 \text{ sq in}$   
 Try 1.5 in Diameter Bolts ;  $A = 1.76 \text{ sq in}$  ;  $C = 4.71 \text{ in}$   
 Bolt Length (required)  $> 49775 / 300 \times 4.71 = 35.23 \text{ in}$

Use 8 - 1.5 in Dia Galvanized Anchor Rods (A36), L=36 in (min embed)  
 Use Steel Plate 32 in x 32 in x 1.5 in (A36)

**NOTES:**

- DESIGN IS BASED ON 2012 IBC - WIND SPEED OF 140 MPH (3-SEC GUST), EXPOSURE C.
- THIS DESIGN IS INTENDED TO BE INSTALLED AT THE ADDRESS SHOWN AND SHALL NOT BE USED AT ANY OTHER LOCATIONS UNLESS CERTIFIED BY A PROFESSIONAL ENGINEER.
- ENGINEER IS NOT THE ENGINEER OF RECORD FOR THE OVERALL PROJECT AND SHALL ONLY BE RESPONSIBLE FOR THE DESIGN OF SIGN STRUCTURE FOR WHICH CALCULATIONS ARE SHOWN ON THIS PAGE. (SIGN CABINET STRUCTURE DESIGN SHALL BE PROVIDED BY OTHERS).
- ALL HSS TUBE SECTIONS SHALL MEET ASTM A500 GRADE-B WITH MINIMUM YIELD STRESS  $F_y=46 \text{ KSI}$ .
- ALL HSS ROUND SECTIONS SHALL MEET ASTM A500 GRADE-B WITH MINIMUM YIELD STRESS  $F_y=42 \text{ KSI}$ .
- ALL WIDE FLANGE SECTIONS SHALL MEET ASTM A992 WITH MINIMUM YIELD STRESS  $F_y=50 \text{ KSI}$ .
- ALL PIPE (OTHER THAN HSS ROUND) SHALL MEET ASTM A53 GRADE-B WITH MINIMUM YIELD STRESS  $F_y=35 \text{ KSI}$ .
- ALL OTHER STEEL INCLUDING CONNECTION PLATES, ANGLES, ETC. SHALL MEET ASTM A36 WITH MINIMUM YIELD STRESS  $F_y=36 \text{ KSI}$ .
- ALL STRUCTURAL BOLTS SHALL CONFORM TO ASTM A325 UNLESS OTHERWISE NOTED AND SHALL BE GALVANIZED.
- ALL STEEL WELDING SHALL BE MADE WITH E70xx ELECTRODES AND SHALL BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE WITH AWS STANDARDS.
- SOIL REPORT WAS NOT FURNISHED. FOUNDATION IS BASED ON A ALLOWABLE BEARING OF 1500 PSF AND ALLOWABLE LATERAL SOIL BEARING PRESSURE OF 150 PSF PER FOOT. BEARING PRESSURE VALUES SHALL BE VERIFIED PRIOR TO CONCRETE PLACEMENT.
- NORMAL WEIGHT CONCRETE WITH MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI (ATTAINED IN 28 DAYS) SHALL BE USED. CARE SHALL BE TAKEN FOR NOT PLACING CONCRETE OVER SOIL FILL.



<h1>SMB</h1> <p><b>ENGINEERING, LLC</b>                  www.SMB-ENGINEERING.COM                  TEL: 832-443-7328                  TBPE # : F-10116</p>	<h2>DYNAMIC SIGN SYSTEMS</h2> <p>24601 HUFSMITH-KOHRVILLE,                  SUITE#400,                  TOMBALL TX 77378</p>	<h2>VILLAGE ER</h2> <p>17030 NORTHWEST FREEWAY,                  JERSEY VILLAGE, TX</p>	SCALE : NTS DRAWN BY : HMN DATE : MAY 2019 PROJECT : 19-D149 REV: 0 PAGE : 1 OF 1
---	--	---	--

## SIGN C

INTERNALLY ILLUMINATED CHANNEL LETTERS WITH RED ACRYLIC FACES

## SIGN D (1,2)

NEON LOGO  
ILLUMINATED CHANNEL LETTERS - VILLAGE ER 24 HR

## SIGN E (1,2)

NEON LOGO  
ILLUMINATED CHANNEL LETTERS - EMERGENCY ROOM

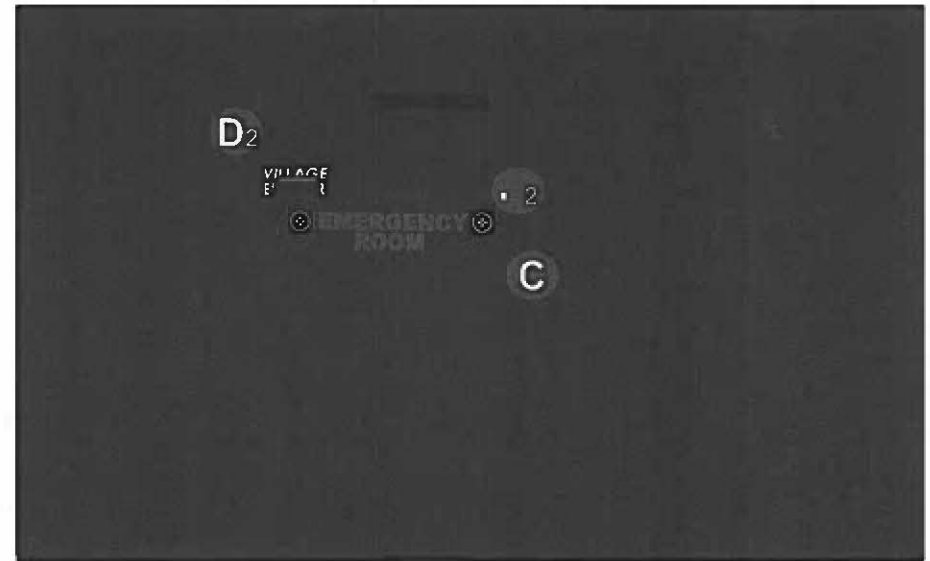
DAY VIEW



DAY VIEW



NIGHT VIEW



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TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

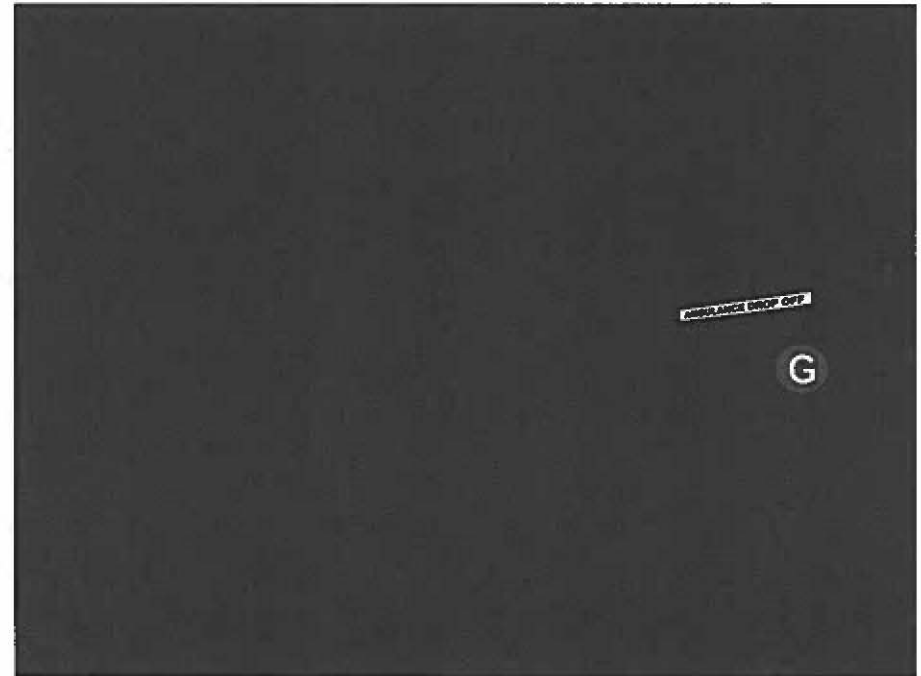
# SIGN G

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

### DAY VIEW



### NIGHT VIEW

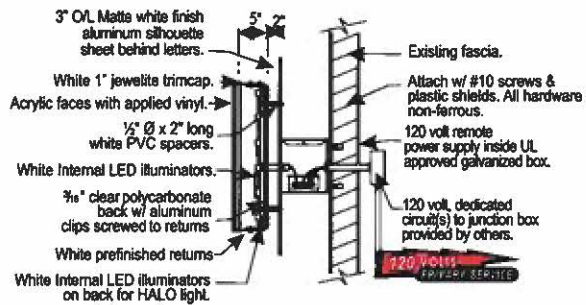


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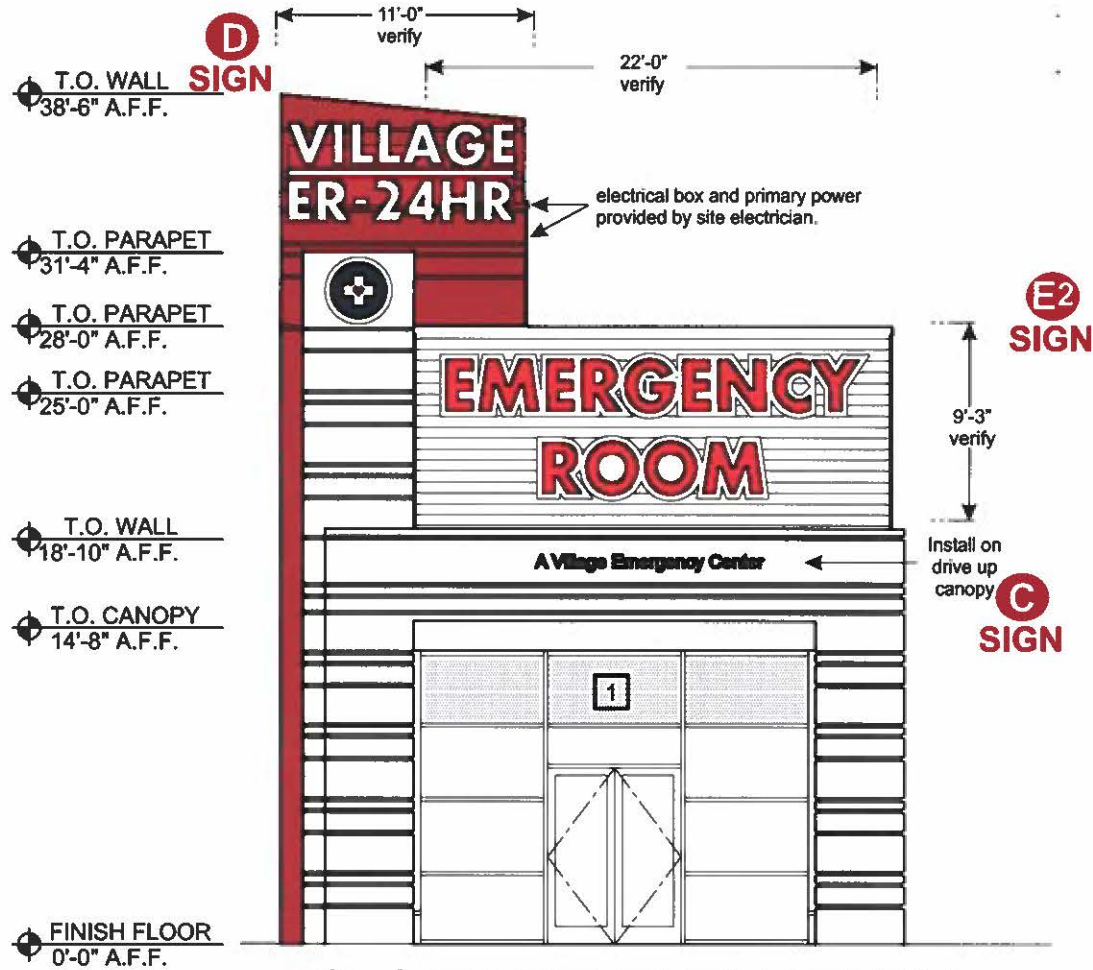
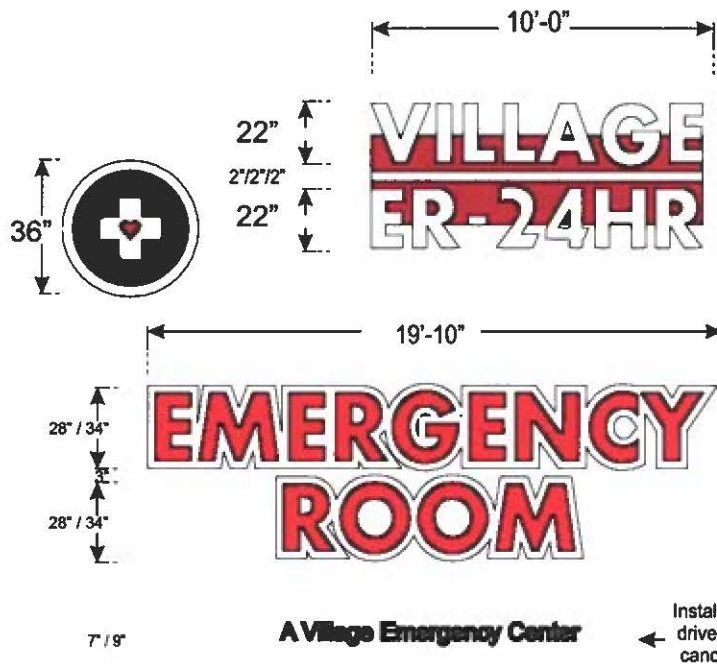
ALL TERMS AND CONDITIONS AGREED UPON

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_



**Letter Details**

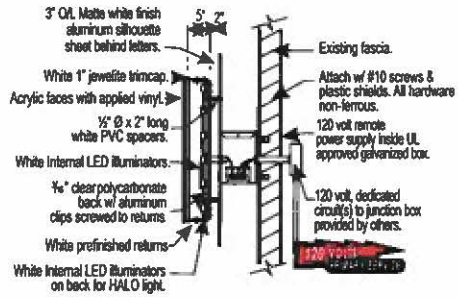


**01 EAST ELEVATION**

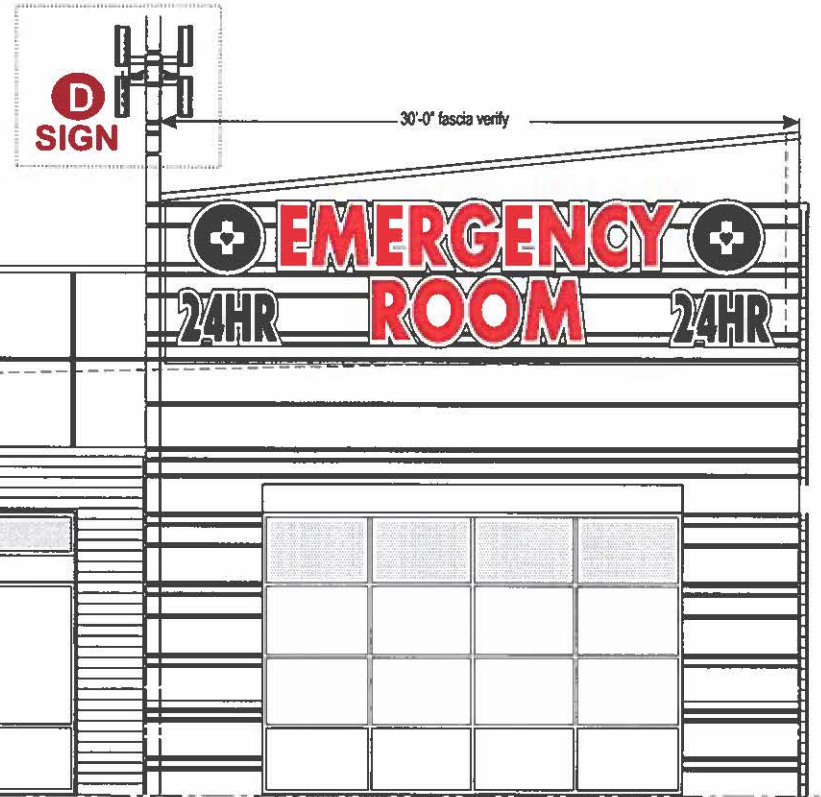
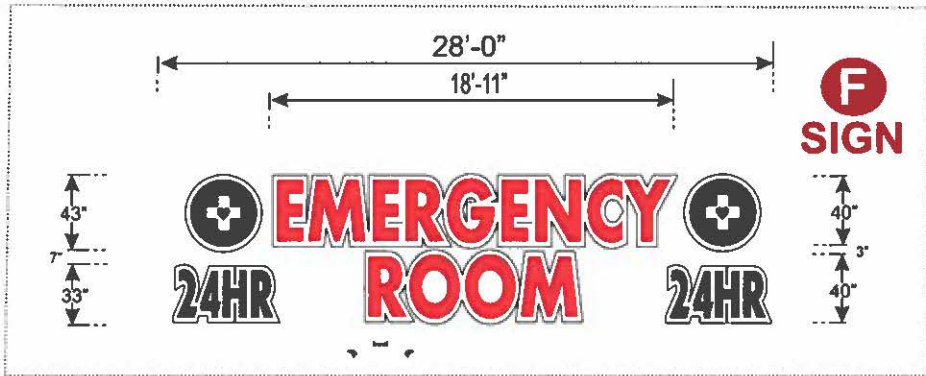


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 SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_



Letter Details



03 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

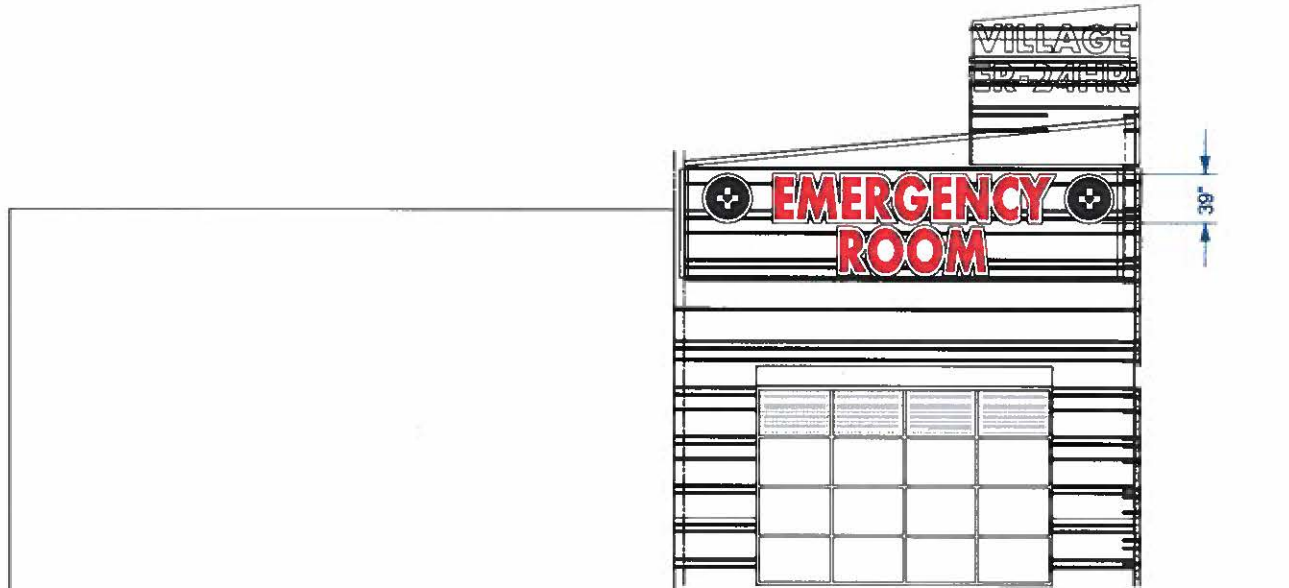
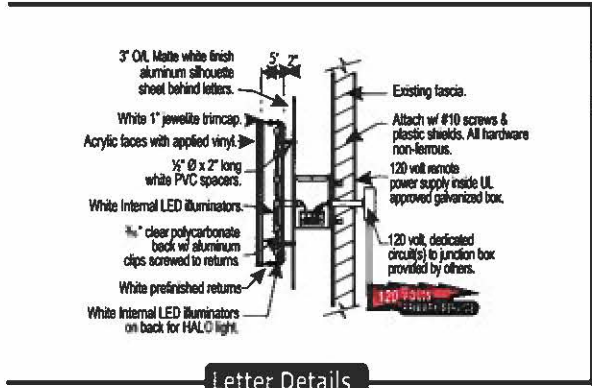


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TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

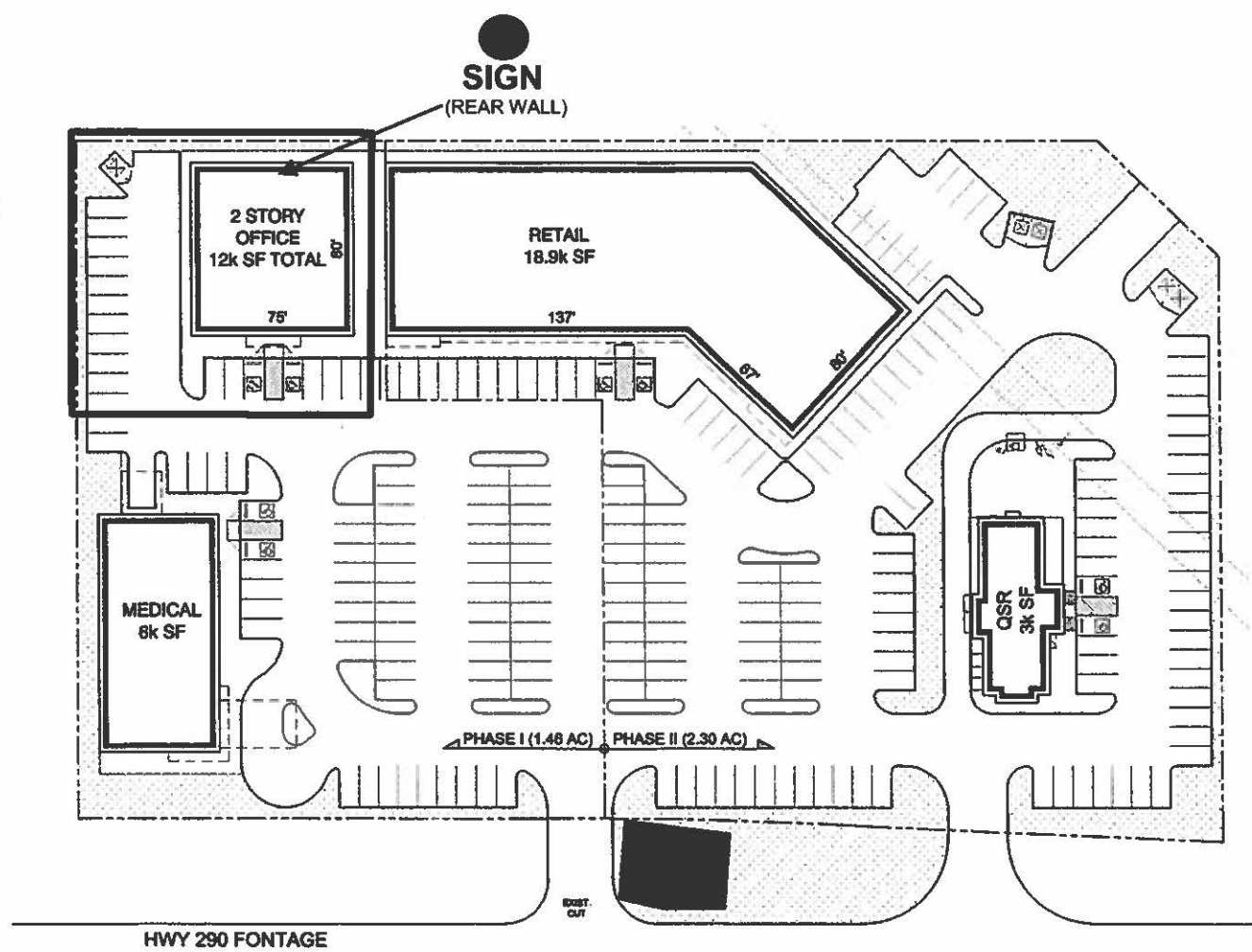


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 TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

# ZONE B: SIGNAGE STANDARD DESIGN REFERENCE

ZONE B 



**A**  
**SIGN**

**B**  
**SIGN**

**C**  
**SIGN**

**D**  
**SIGN**

**SIGN (REAR WALL)**



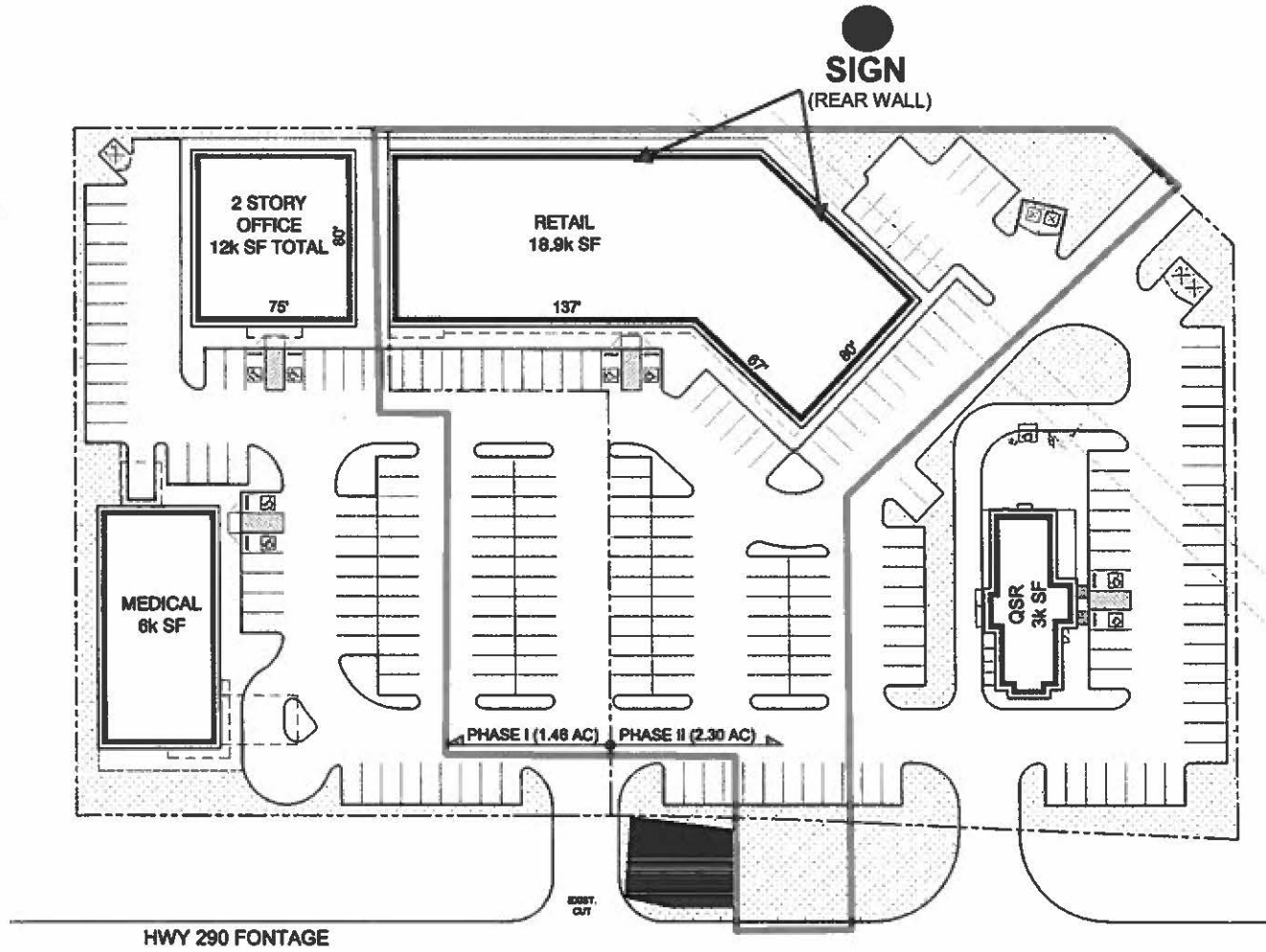
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TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_



# ZONE C: SIGNAGE STANDARD DESIGN REFERENCE

ZONE C 



**A**  
SIGN

**B**  
SIGN

**C**  
SIGN

**D**  
SIGN

  
SIGN  
(REAR WALL)



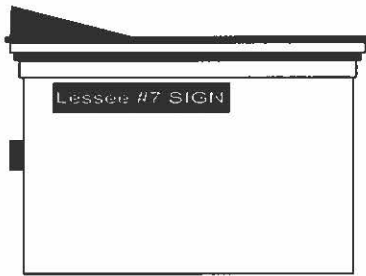
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TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

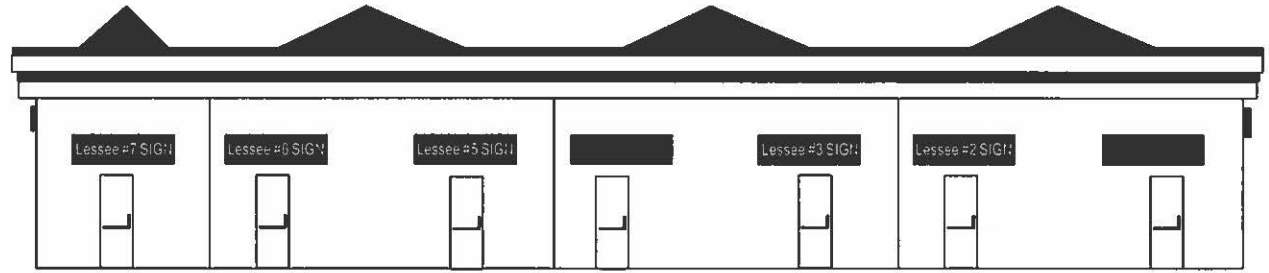
# ZONE C: SIGNAGE STANDARD DESIGN REFERENCE



Front Elevation Example



Side Elevation Example



Rear Elevation Example

## Retail Multitenant Building

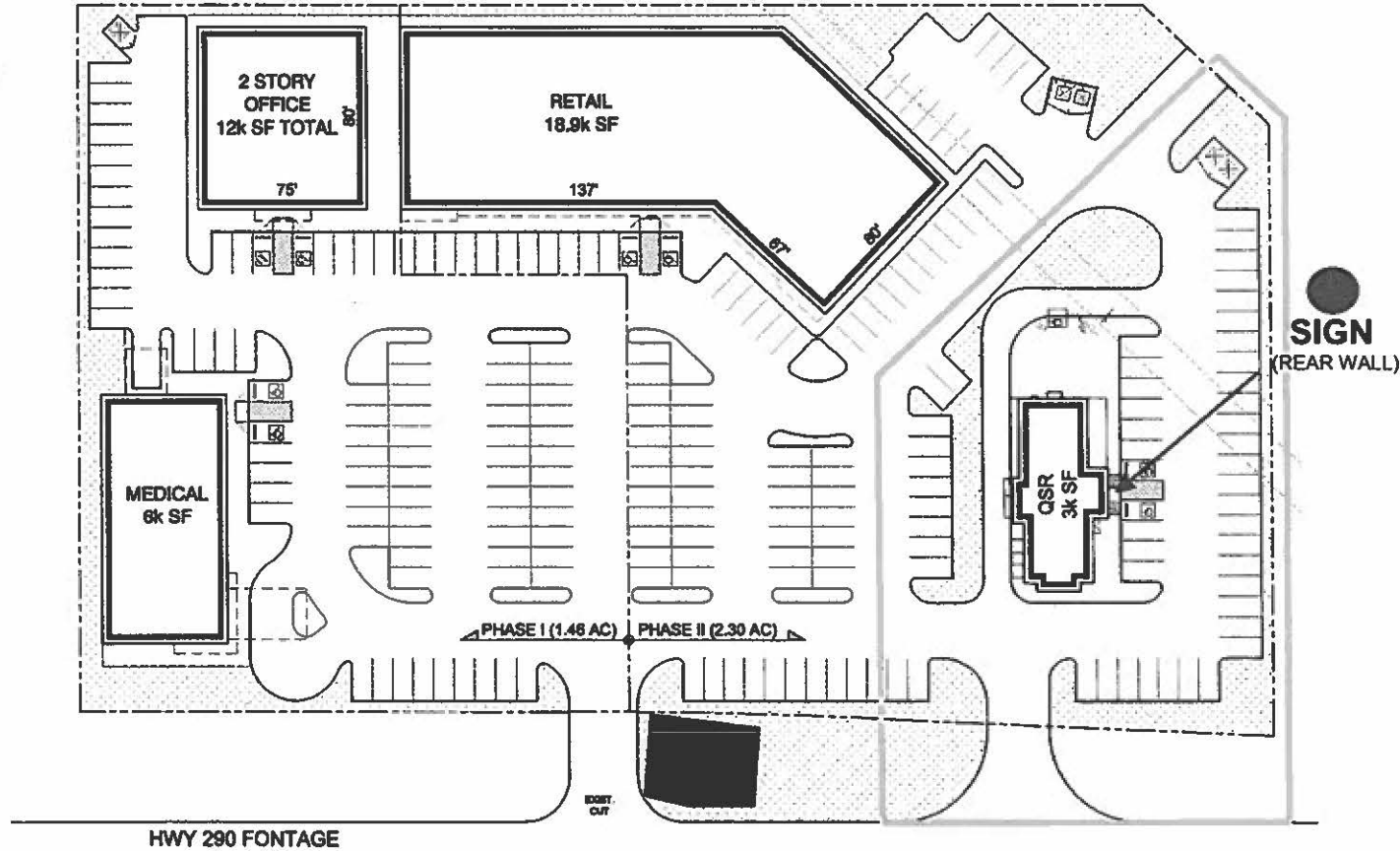


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TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

# ZONE D: SIGNAGE STANDARD DESIGN REFERENCE

ZONE D 



**A**  
SIGN

**B**  
SIGN

**C**  
SIGN

**D**  
SIGN

**SIGN**  
(REAR WALL)



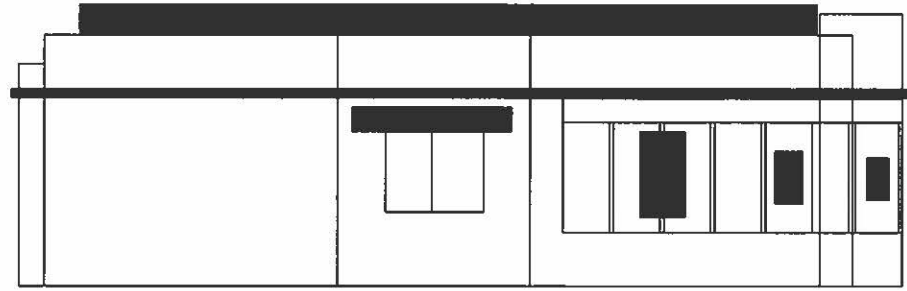
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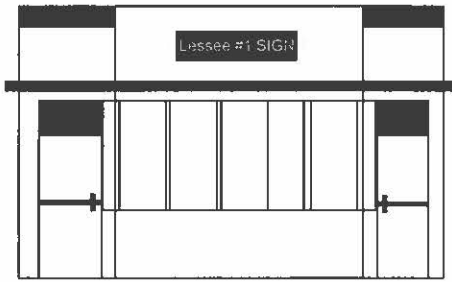
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

# ZONE D: SIGNAGE STANDARD DESIGN REFERENCE



Front Elevation Example



Side Elevation Example



Rear Elevation Example

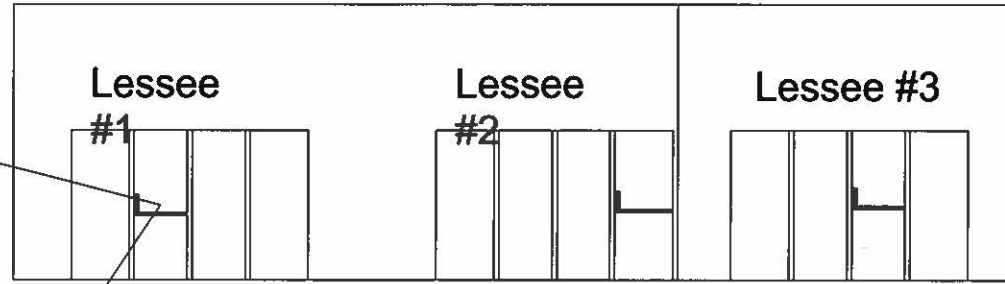
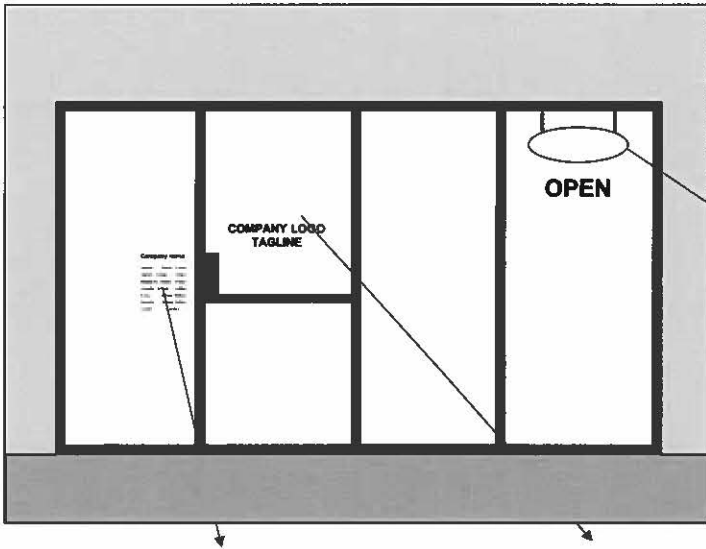


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TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

# WINDOW GRAPHIC LAYOUT STANDARD aka, WGLS

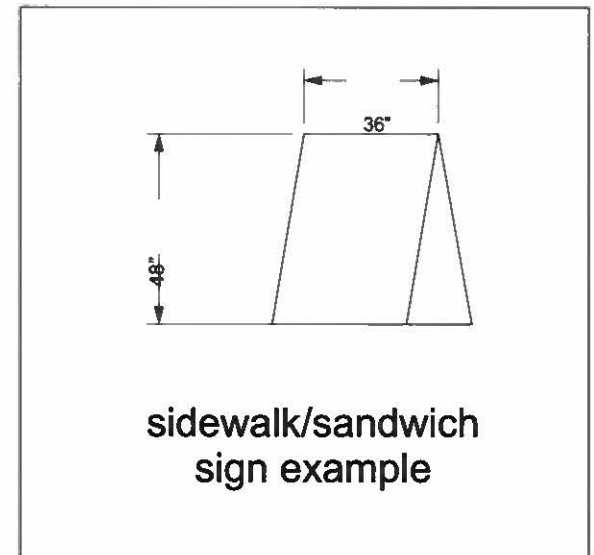
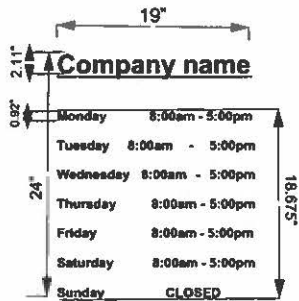
## Standard Entry Way Design



## Retail Multitenant Building

## ILLUMINATED OPEN SIGN

**Company required entry way vinyl name and(or) logo**



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 TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

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**APPOINTMENT OF AGENT**

I, STEVEN KAUFMAN, owner of the property and commercial business which is the subject of a request for zoning amendment/specific use permit to be considered by the Planning and Zoning Commission, do hereby appoint; Nathan Nevedal with Dynamic Signs Systems and Marketing LLC, as Agent and Representative. I understand that in making this appointment, I grant him/her the authority to file the application and to speak on behalf of Jersey Village Development Group LLC for purposes of proceedings before the City of Jersey Village Planning and Zoning Commission and City Council in connection with the requests being sought.

Signed this 15 day of FEBRUARY, 2019. [Signature]  
\_\_\_\_\_  
Property Owner/Commercial Business Owner

THE STATE OF TEXAS     §  
COUNTY OF HARRIS     §

BEFORE ME, the undersigned authority, this day personally appeared Steven Kaufman, owner of the property and commercial business which is the subject of an application for zoning amendment/specific use permit being considered by the Planning and Zoning Commission, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER my hand and seal of office this 15<sup>th</sup> day of February, 2019.

[Signature]  
\_\_\_\_\_  
Notary Public in and for the  
State of Texas



PLANNING AND ZONING COMMISSION MEETING PACKET FOR THE MEETING TO BE HELD ON JULY 15, 2019

CITY OF JERSEY VILLAGE - ZONING APPLICATION

Requested Action

ZONING CHANGE 
Alternative Comprehensive Signage Plan Request

SPECIAL EXCEPTION ( )

NON-CONFORMING USE PERMIT ( )
OR SPECIAL DEVELOPMENT PLAN

APPLICANT / OWNER INFORMATION

Applicant: Dynamic Signs Systems and Marketing LLC Telephone: 281-255-0420
Address: 24501 Hufsmith-Kohrville #400 City/State/Zip: Tomball, TX 77375

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

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

Owner: Jersey Village Development Group LLC Telephone: 281-549-7032
Address: 5090 Richmond Ave #314 City/State/Zip: Houston, TX 77056

OWNERSHIP - CHECK ONE: INDIVIDUAL ( ) TRUST ( ) PARTNERSHIP ( ) CORPORATION ( )

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

Corporate Representative: Nathan Nevedal Telephone: 586-524-3969
Address: 24501 Hufsmith-Kohrville #400 City/State/Zip: Tomball, TX 77375

Nathan Nevedal - Representative
Print Applicant's Name (and Title if applicable)

CARLOS A GONZALES MD
Print Name of Owner or Corporate Representative

Signature of Applicant

Signature of Owner or Corporate Representative

ZONING REQUEST INFORMATION

SITE LOCATION: 17030 Northwest Freeway Houston, TX 77040

LOT(S) NO(S): BLOCK NO: 1 SIZE OF REQUEST:

EXISTING ZONING: F1- Real, Commercial PROPOSED ZONING: Hospital with tenant buildings

DESCRIPTION OF REQUEST: Request is for the Planning and Zoning Commission to consider an Alternative Comprehensive Signage Plan for the property located at 17030 NW FWY, Houston, Texas 77040 in accordance with Section 14-261 of the Code of Ordinances

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

DOCUMENTATION

Please provide the following:

TRAFFIC IMPACT STUDY
SITE MAP
PROPER SIGNATURES
CORRECT LOT & BLOCK

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

FILING FEE - \$775.00 - Plus Publication Fees

ACCEPTED BY:

DATE ACCEPTED:

PLANNING AND ZONING COMMISSION MEETING PACKET FOR THE MEETING TO BE HELD ON JULY 15, 2019



**Form 424  
(Revised 05/11)**

Submit in duplicate to:  
Secretary of State  
P.O. Box 13697  
Austin, TX 78711-3697  
512 463-5555  
FAX: 512/463-5709  
**Filing Fee: See instructions**



This space reserved for office use.

**Certificate of Amendment**

**Entity Information**

The name of the filing entity is:

Jersey Village Development Group LLC

State the name of the entity as currently shown in the records of the secretary of state. If the amendment changes the name of the entity, state the old name and not the new name.

The filing entity is a: (Select the appropriate entity type below.)

- |   |   |
|---|---|
| <input type="checkbox"/> For-profit Corporation               | <input type="checkbox"/> Professional Corporation               |
| <input type="checkbox"/> Nonprofit Corporation                | <input type="checkbox"/> Professional Limited Liability Company |
| <input type="checkbox"/> Cooperative Association              | <input type="checkbox"/> Professional Association               |
| <input checked="" type="checkbox"/> Limited Liability Company | <input type="checkbox"/> Limited Partnership                    |

The file number issued to the filing entity by the secretary of state is: 0802577535

The date of formation of the entity is: 11/04/2016

**Amendments**

**1. Amended Name**

(If the purpose of the certificate of amendment is to change the name of the entity, use the following statement)

The amendment changes the certificate of formation to change the article or provision that names the filing entity. The article or provision is amended to read as follows:

The name of the filing entity is: (state the new name of the entity below)

The name of the entity must contain an organizational designation or accepted abbreviation of such term, as applicable.

**2. Amended Registered Agent/Registered Office**

The amendment changes the certificate of formation to change the article or provision stating the name of the registered agent and the registered office address of the filing entity. The article or provision is amended to read as follows:

Registered Agent  
(Complete either A or B, but not both. Also complete C.)

A. The registered agent is an organization (cannot be entity named above) by the name of:

OR

B. The registered agent is an individual resident of the state whose name is:

\_\_\_\_\_  
*First Name M.I. Last Name Suffix*

The person executing this instrument affirms that the person designated as the new registered agent has consented to serve as registered agent.

C. The business address of the registered agent and the registered office address is:

\_\_\_\_\_  
*Street Address (No P.O. Box) City State Zip Code*

**3. Other Added, Altered, or Deleted Provisions**

Other changes or additions to the certificate of formation may be made in the space provided below. If the space provided is insufficient, incorporate the additional text by providing an attachment to this form. Please read the instructions to this form for further information on format.

Text Area (The attached addendum, if any, is incorporated herein by reference.)

**Add** each of the following provisions to the certificate of formation. The identification or reference of the added provision and the full text are as follows:

**Alter** each of the following provisions of the certificate of formation. The identification or reference of the altered provision and the full text of the provision as amended are as follows:  
Article 3 shall be altered to the following: The limited liability company is to be managed by managers. The initial managers are:  
1. Carlos Gonzales, 2855 Gramercy St, Houston, TX 77025  
2. Steven Kaufman, 5090 Richmond Ave #314, Houston, TX 77056

**Delete** each of the provisions identified below from the certificate of formation.

**Statement of Approval**

The amendments to the certificate of formation have been approved in the manner required by the Texas Business Organizations Code and by the governing documents of the entity.

**Effectiveness of Filing** (Select either A, B, or C.)

- A.  This document becomes effective when the document is filed by the secretary of state.
  - B.  This document becomes effective at a later date, which is not more than ninety (90) days from the date of signing. The delayed effective date is: \_\_\_\_\_
  - C.  This document takes effect upon the occurrence of a future event or fact, other than the passage of time. The 90<sup>th</sup> day after the date of signing is: \_\_\_\_\_
- The following event or fact will cause the document to take effect in the manner described below:

**Execution**

The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

Date: 12/20/2016

By: DocuSigned by:  
SKL  
185BACBEED68473 \_\_\_\_\_

\_\_\_\_\_  
Signature of authorized person

Steven Kaufman, Manager  
Printed or typed name of authorized person (see instructions)

PLANNING AND ZONING COMMISSION MEETING PACKET FOR THE MEETING TO BE HELD ON JULY 15, 2019



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

The Planning and Zoning Commission has met in order to review the request for an Alternative Comprehensive Signage Plan, filed in accordance with Section 14-261 of the Jersey Village Code of Ordinances, by Dynamic Signs Systems and Marketing LLC on behalf of the Jersey Village Development Group, LLC for the Village ER Phase I Plaza located at 17030 Northwest Freeway, Houston, Texas on July 9, 2019.

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

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

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

Signed and approved this the 15<sup>th</sup> day of July 2019.

\_\_\_\_\_  
R. T. Faircloth, Chairman

**ATTEST:**

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



**PROPOSED**

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

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

**LEGAL: RESERVE BLK 1**

**PROPERTY DESCRIPTION: JERSEY NORTHWEST SEC 2 R/P**

**ADDRESS: 17030 NORTHWEST FWY HOSUTON, TX 77040**

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

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

**SIGN CONTRACTOR REGULATIONS:**

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

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

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

**GROUND SIGNS - SIGN A**

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

**BANNERS**

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

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

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

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

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

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

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

**ADDITIONAL EXCEPTIONS AND ZONING CODE ORDINANCES NOTED BELOW;**

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

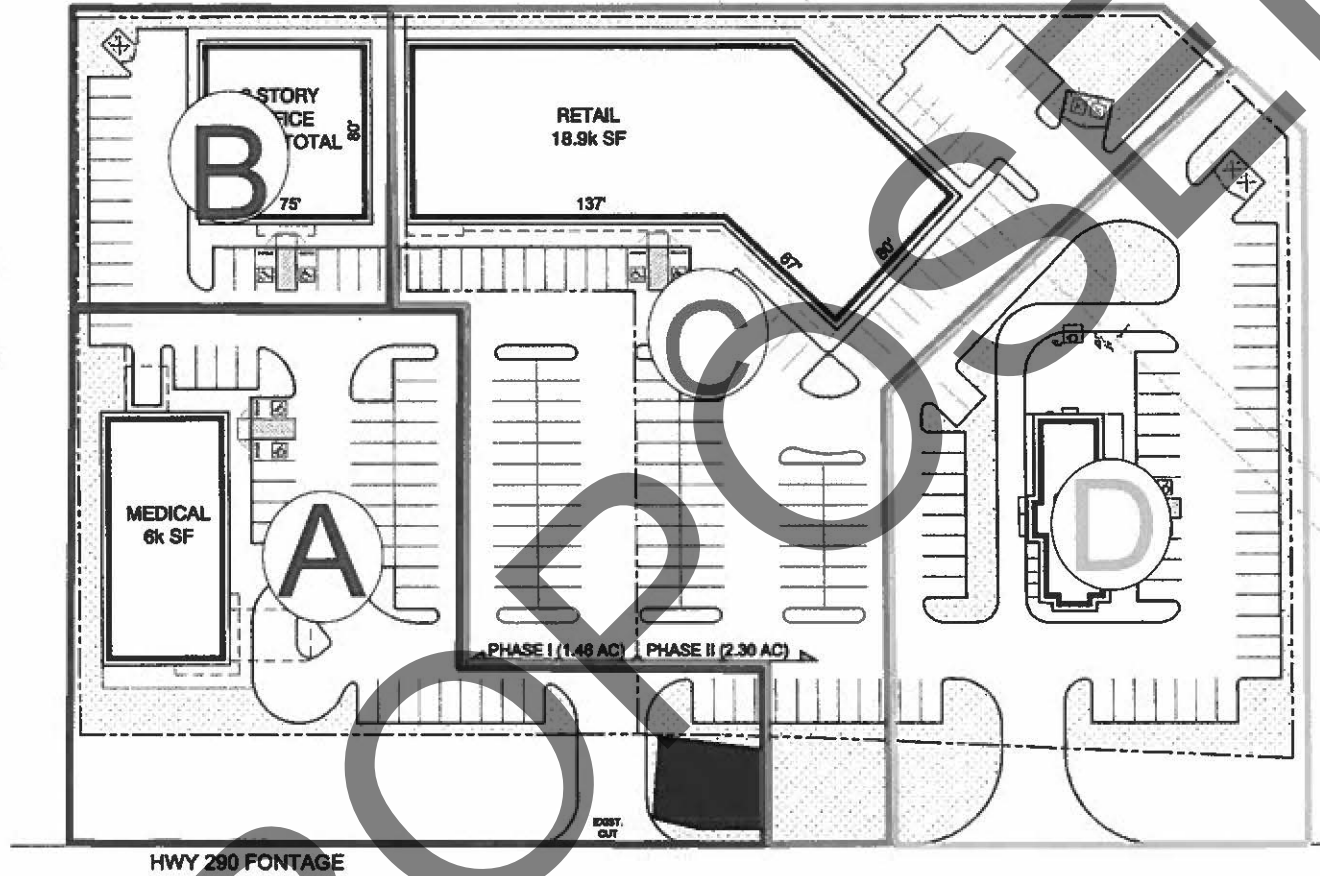


windows. Must advertise services or products that pertain solely to their business. Lessee graphics cannot advertise for other businesses within their window space unless it aligns with their services or products.

PROPOSED

# Alternative Signage Plan Zone Layouts

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



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ALL TERMS AND CONDITIONS AGREED UPON

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

**Site Plan:**

17030 Northwest Freeway  
Houston, TX 77040

# ZONE A: SIGNAGE

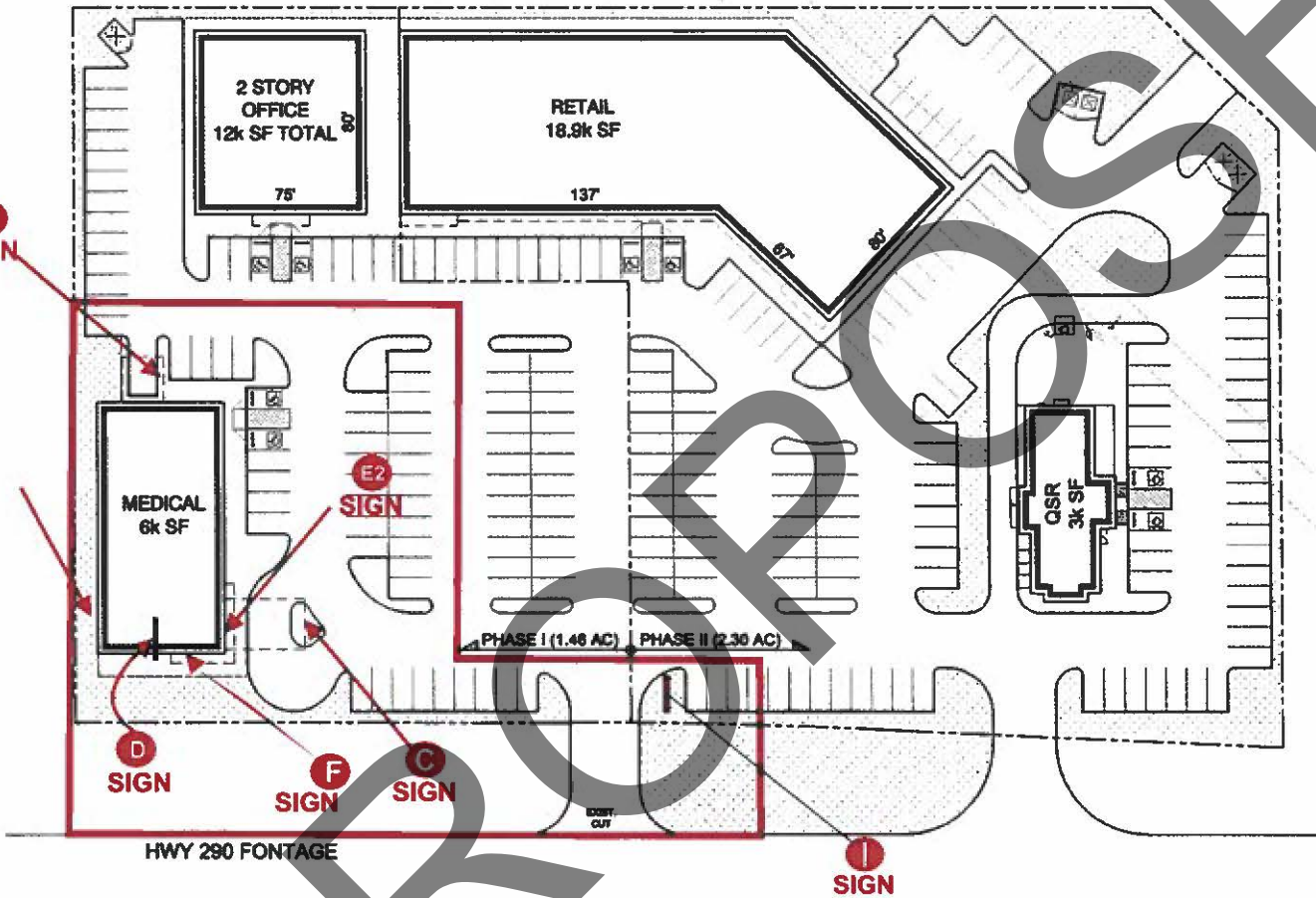
**KEY ELEMENTS**

**NEW SIGNS**



**EXISTING SIGNS**

- A SIGN**
- C SIGN** **A VILLAGE EMERGENCY CENTER**
- D SIGN** **VILLAGE ER 24HR**
- E2 SIGN**
- F SIGN**
- G SIGN (REAR WALL)** **AMBULANCE**



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SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_



SIDE A



SIDE C  
ROAD VIEW



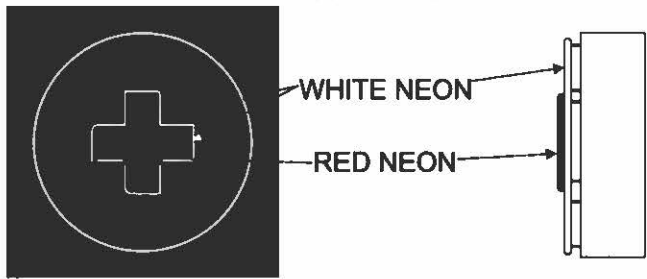
SIDE B



17030 Northwest Freeway  
Houston, TX 77040

# ILLUMINATION EXAMPLES

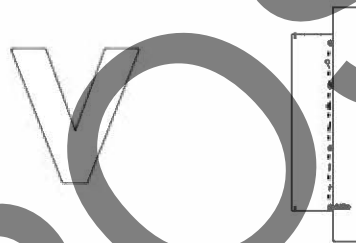
## NEON CROSS



FRONT VIEW

SIDE VIEW

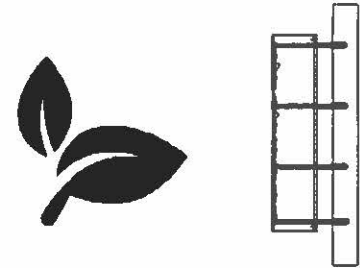
## CHANNEL LETTER



FRONT VIEW

SIDE VIEW

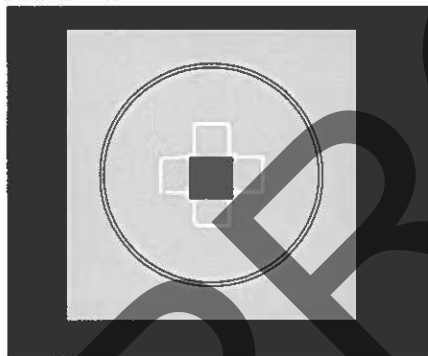
## REVERSE PAN CHANNEL LETTER



FRONT VIEW

SIDE VIEW

## ILLUMINATION



## ILLUMINATION

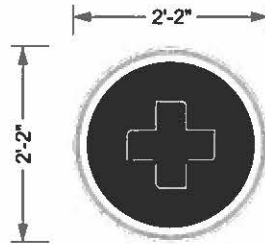


## ILLUMINATION



**NEON LOGO SIGN TYPE A. D. E.**

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



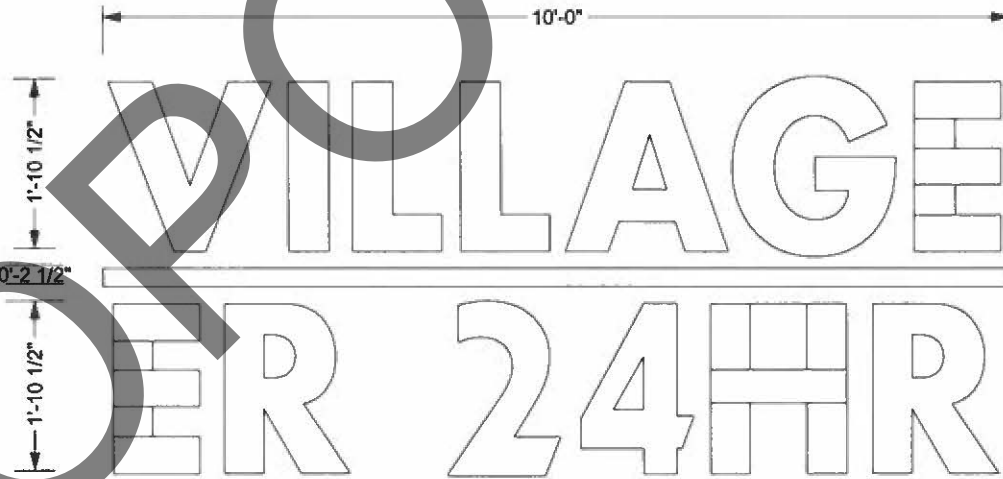
FRONT VIEW



SIDE VIEW

**ILLUMINATED CHANNEL LETTERS SIGN TYPE A. D.**

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



FRONT VIEW



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ALL TERMS AND CONDITIONS AGREED UPON

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

**SIGN TYPE C**

LETTERS: 8" TALL .25" ALUMINUM  
PAINT RED



FRONT VIEW

**SIGN TYPE E**

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



FRONT VIEW



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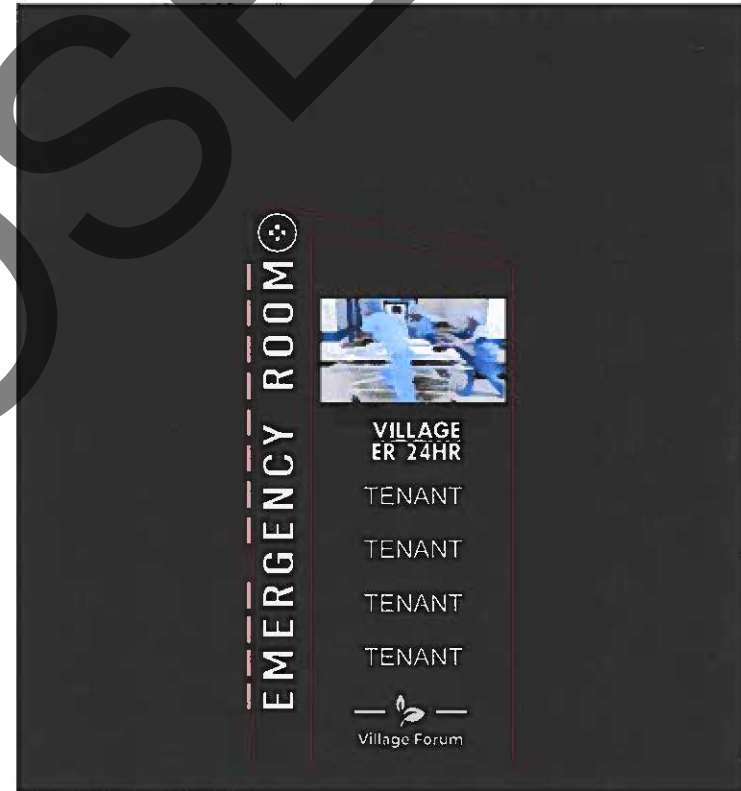
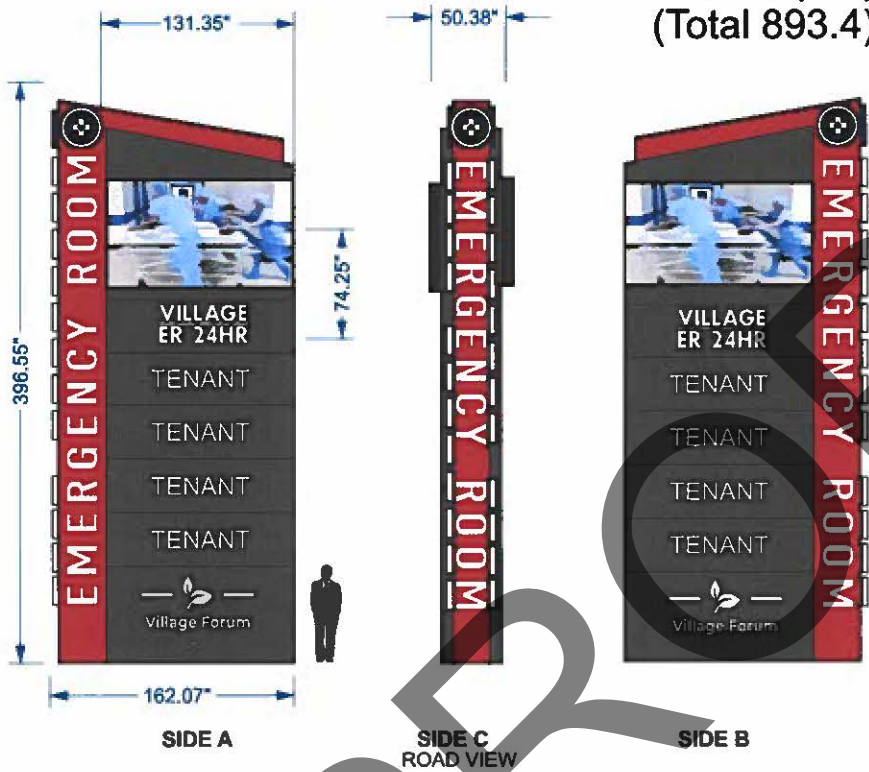
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

**NEON LOGO**  
**L.E.D. GRAPHIC DISPLAY DOUBLE SIDED**  
**ILLUMINATED CHANNEL LETTERS - VILLAGE ER**  
**ILLUMINATED CHANNEL LETTERS - EMERGENCY ROOM - FREEWAY SIDE**  
**CENTER LOGO - ILLUMINATED REVERSE PAN CHANNEL LETTERS**  
 \*Optional: Neon boarder lighting



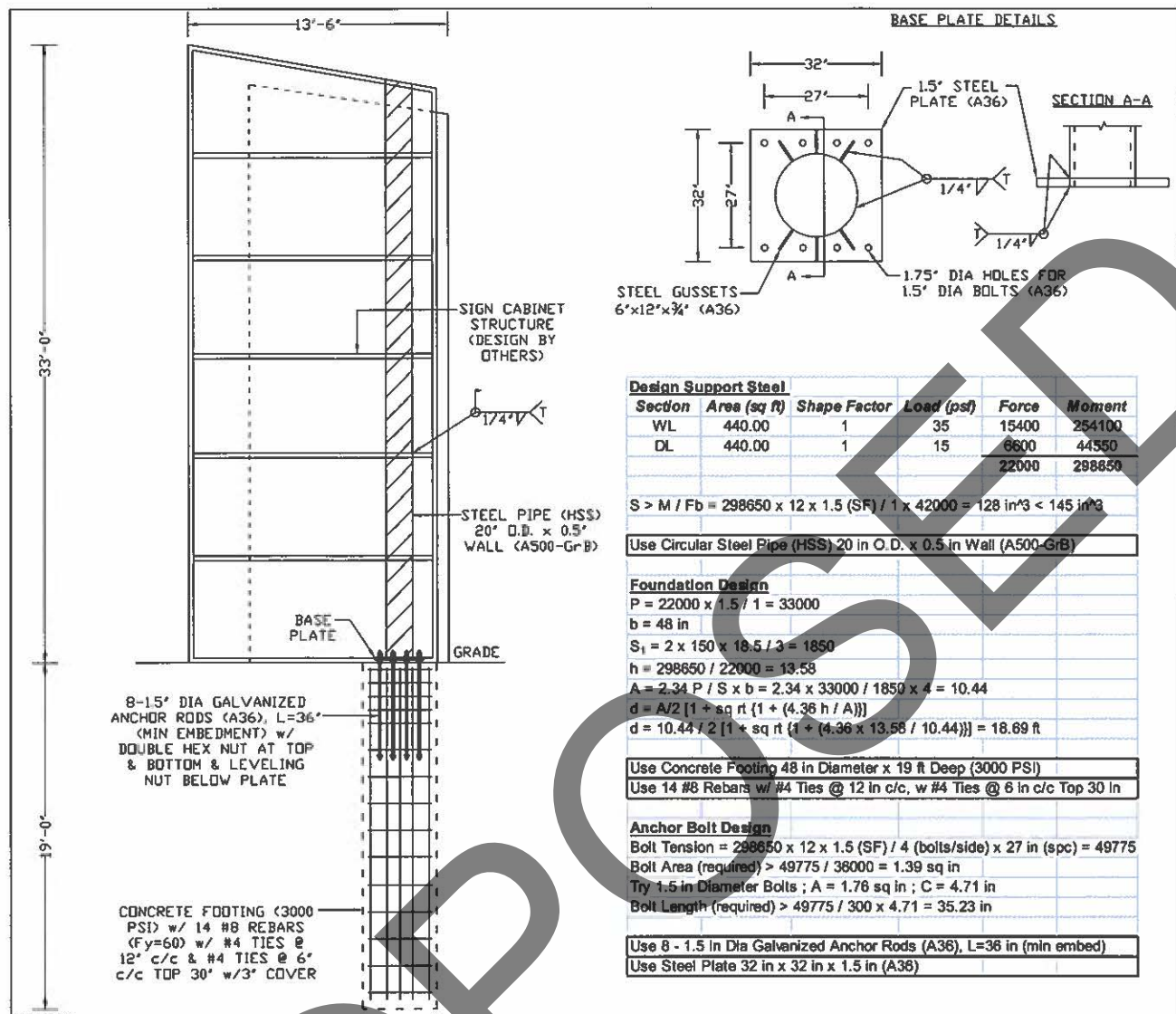
446.7 sq. ft per side  
 (Total 893.4)



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ALL TERMS AND CONDITIONS AGREED UPON  
 SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_





**Design Support Steel**

Section	Area (sq ft)	Shape Factor	Load (psf)	Force	Moment
WL	440.00	1	35	15400	254100
DL	440.00	1	15	6600	44560
				22000	298650

$S > M / F_b = 298650 \times 12 \times 1.5 \text{ (SF)} / 1 \times 42000 = 128 \text{ in}^3 < 145 \text{ in}^3$

**Use Circular Steel Pipe (HSS) 20 in O.D. x 0.5 in Wall (A500-GrB)**

**Foundation Design**

$P = 22000 \times 1.5 / 1 = 33000$   
 $b = 48 \text{ in}$   
 $S_1 = 2 \times 150 \times 18.5 / 3 = 1850$   
 $h = 298650 / 22000 = 13.58$   
 $A = 2.34 P / S \times b = 2.34 \times 33000 / 1850 \times 4 = 10.44$   
 $d = A/2 [1 + \text{sq rt } (1 + (4.36 h / A))]$   
 $d = 10.44 / 2 [1 + \text{sq rt } (1 + (4.36 \times 13.58 / 10.44))] = 18.69 \text{ ft}$

**Use Concrete Footing 48 in Diameter x 19 ft Deep (3000 PSI)**  
**Use 14 #8 Rebar w/ #4 Ties @ 12 in c/c, w #4 Ties @ 6 in c/c Top 30 in**

**Anchor Bolt Design**

**Bolt Tension** =  $298650 \times 12 \times 1.5 \text{ (SF)} / 4 \text{ (bolts/side)} \times 27 \text{ in (spc)} = 49775$   
**Bolt Area (required)**  $> 49775 / 38000 = 1.39 \text{ sq in}$   
**Try 1.5 in Diameter Bolts ; A = 1.76 sq in ; C = 4.71 in**  
**Bolt Length (required)**  $> 49775 / 300 \times 4.71 = 35.23 \text{ in}$

**Use 8 - 1.5 in Dia Galvanized Anchor Rods (A36), L=36 in (min embed)**  
**Use Steel Plate 32 in x 32 in x 1.5 in (A36)**

**NOTES:**

- DESIGN IS BASED ON 2012 IBC - WIND SPEED OF 140 MPH (3 SEC GUST), EXPOSURE C.
- THIS DESIGN IS INTENDED TO BE INSTALLED AT THE ADDRESS SHOWN AND SHALL NOT BE USED AT ANY OTHER LOCATIONS UNLESS CERTIFIED BY A PROFESSIONAL ENGINEER.
- ENGINEER IS NOT THE ENGINEER OF RECORD FOR THE OVERALL PROJECT AND SHALL ONLY BE RESPONSIBLE FOR THE DESIGN OF SIGN STRUCTURE FOR WHICH CALCULATIONS ARE SHOWN ON THIS PAGE. (SIGN CABINET STRUCTURE DESIGN SHALL BE PROVIDED BY OTHERS).
- ALL HSS TUBE SECTIONS SHALL MEET ASTM A500 GRADE-B WITH MINIMUM YIELD STRESS  $F_y=46 \text{ KSI}$ .
- ALL HSS ROUND SECTIONS SHALL MEET ASTM A500 GRADE-B WITH MINIMUM YIELD STRESS  $F_y=42 \text{ KSI}$ .
- ALL WIDE FLANGE SECTIONS SHALL MEET ASTM A992 WITH MINIMUM YIELD STRESS  $F_y=50 \text{ KSI}$ .
- ALL PIPE (OTHER THAN HSS ROUND) SHALL MEET ASTM A53 GRADE-B WITH MINIMUM YIELD STRESS  $F_y=35 \text{ KSI}$ .
- ALL OTHER STEEL INCLUDING CONNECTION PLATES, ANGLES, ETC. SHALL MEET ASTM A36 WITH MINIMUM YIELD STRESS  $F_y=36 \text{ KSI}$ .
- ALL STRUCTURAL BOLTS SHALL CONFORM TO ASTM A325 UNLESS OTHERWISE NOTED AND SHALL BE GALVANIZED.
- ALL STEEL WELDING SHALL BE MADE WITH E70xx ELECTRODES AND SHALL BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE WITH AWS STANDARDS.
- SOIL REPORT WAS NOT FURNISHED. FOUNDATION IS BASED ON A ALLOWABLE BEARING OF 1500 PSF AND ALLOWABLE LATERAL SOIL BEARING PRESSURE OF 150 PSF PER FOOT. BEARING PRESSURE VALUES SHALL BE VERIFIED PRIOR TO CONCRETE PLACEMENT.
- NORMAL WEIGHT CONCRETE WITH MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI (ATTAINED IN 28 DAYS) SHALL BE USED. CARE SHALL BE TAKEN FOR NOT PLACING CONCRETE OVER SOIL FILL.



<p><b>SMB ENGINEERING, LLC</b>          WWW.SMB-ENGINEERING.COM          TEL: 832-443-7328          TBPE # : F-10116</p>	<p><b>DYNAMIC SIGN SYSTEMS</b>          24601 HUFSMITH-KOHRVILLE, SUITE#400,          TOMBALL TX 77378</p>	<p><b>VILLAGE ER</b>          17030 NORTHWEST FREEWAY,          JERSEY VILLAGE, TX</p>	SCALE : NTS
			DRAWN BY : HMN
			DATE : MAY 2019
			PROJECT : 19-D149
			REV: 0
			PAGE : 1 OF 1

## SIGN C

INTERNALLY ILLUMINATED CHANNEL LETTERS WITH RED ACRYLIC FACES

## SIGN D (1,2)

NEON LOGO  
ILLUMINATED CHANNEL LETTERS - VILLAGE ER 24 HR

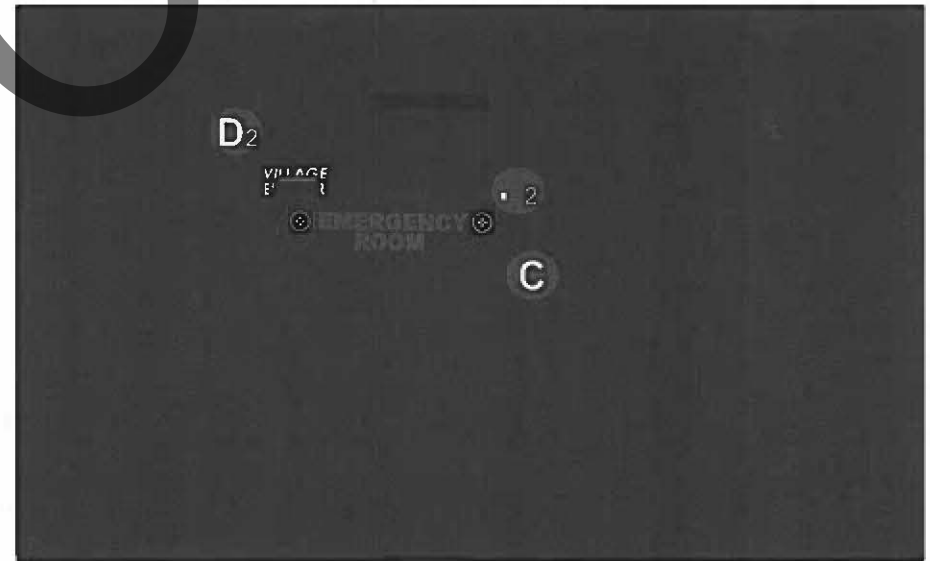
## SIGN E (1,2)

NEON LOGO  
ILLUMINATED CHANNEL LETTERS - EMERGENCY ROOM

DAY VIEW



DAY VIEW



NIGHT VIEW



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ALL TERMS AND CONDITIONS AGREED UPON

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

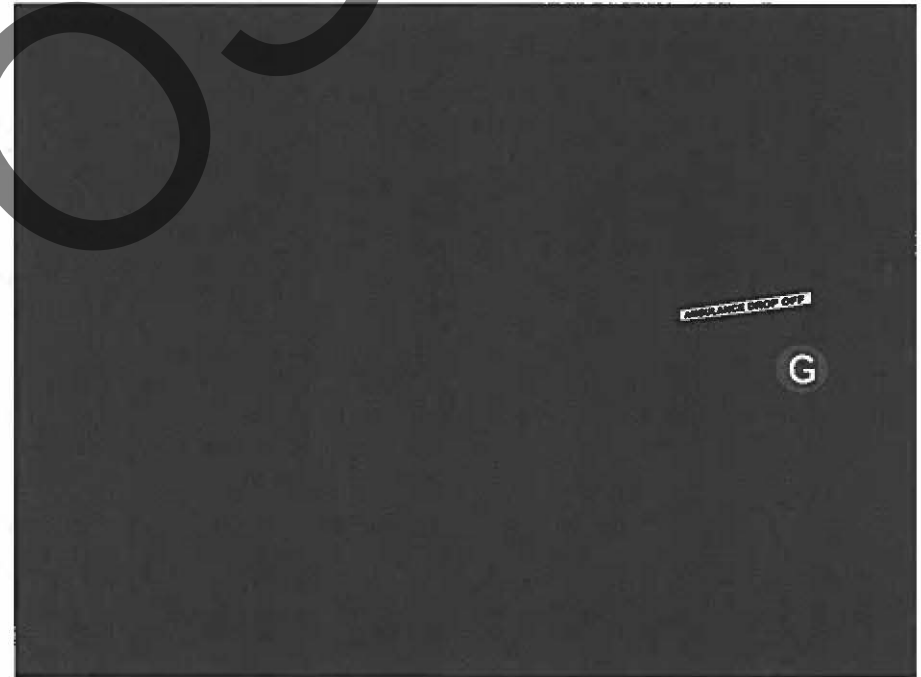
**SIGN G**

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

DAY VIEW



NIGHT VIEW

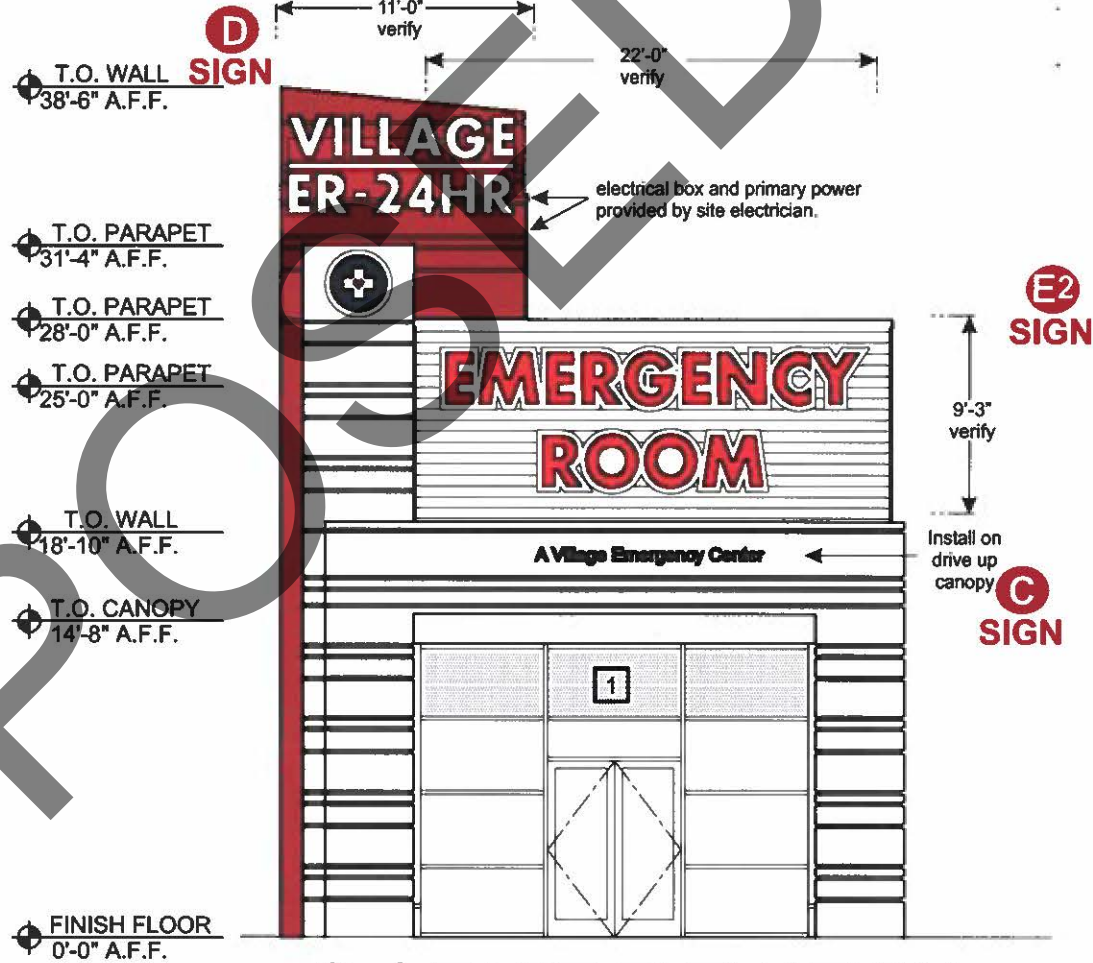
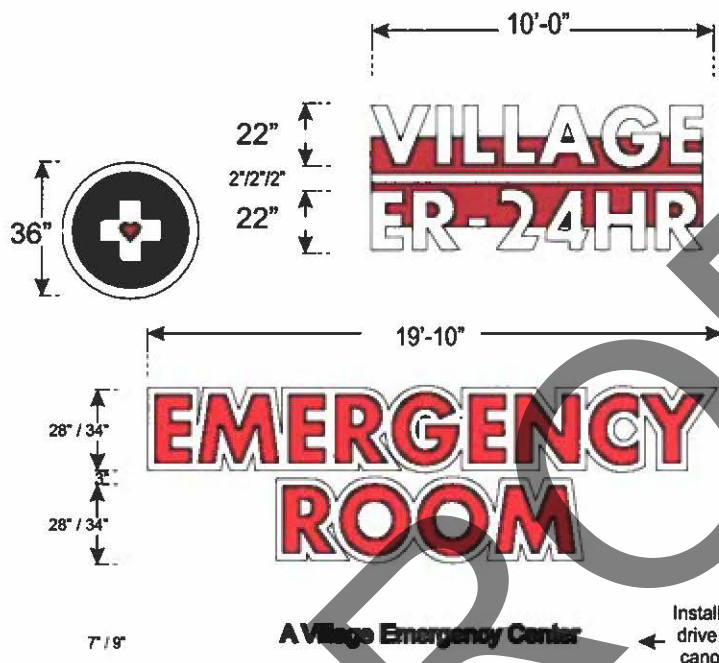
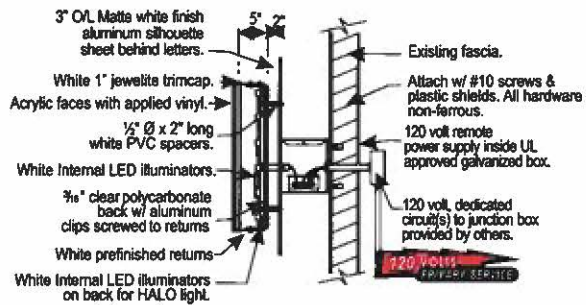


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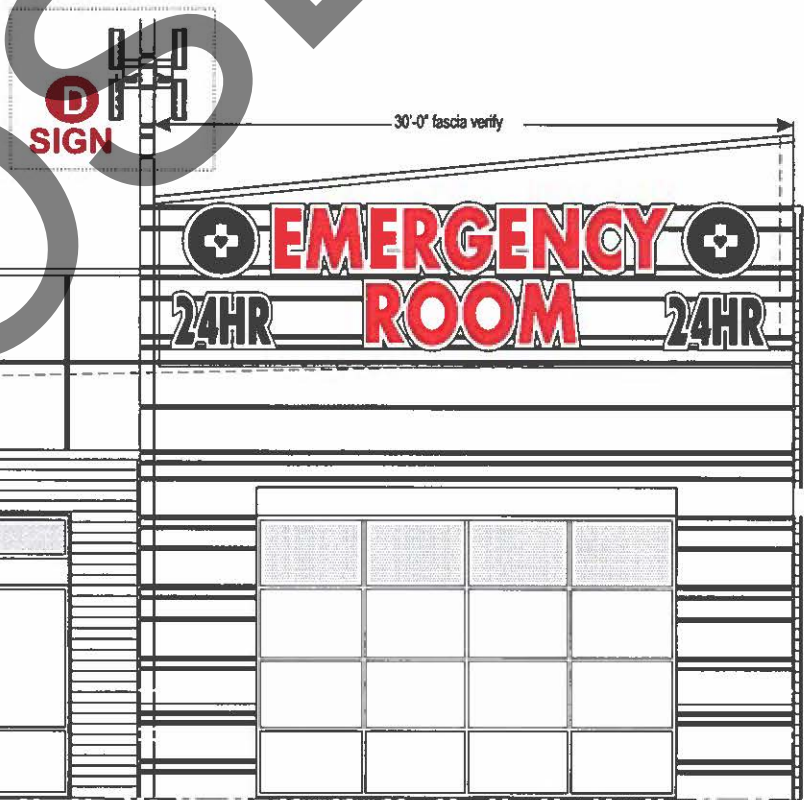
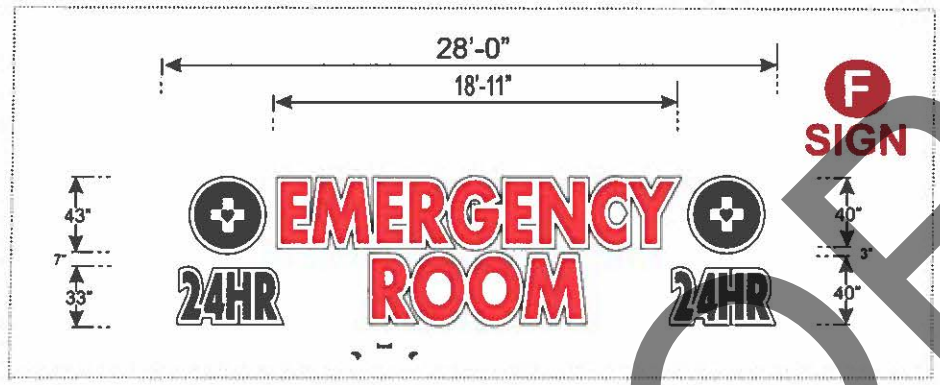
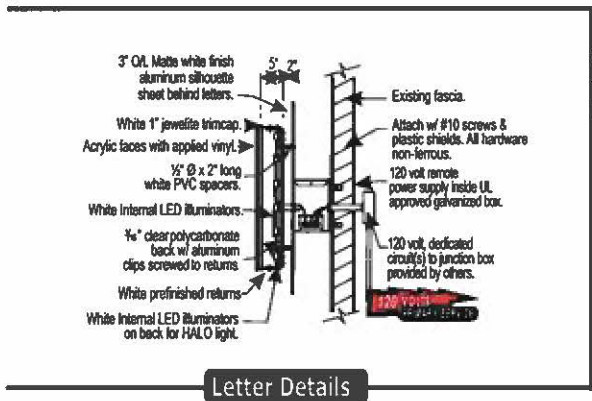
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TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_



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 TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

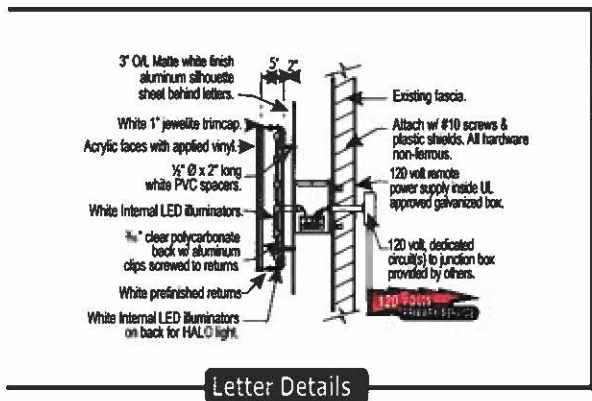


**03 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

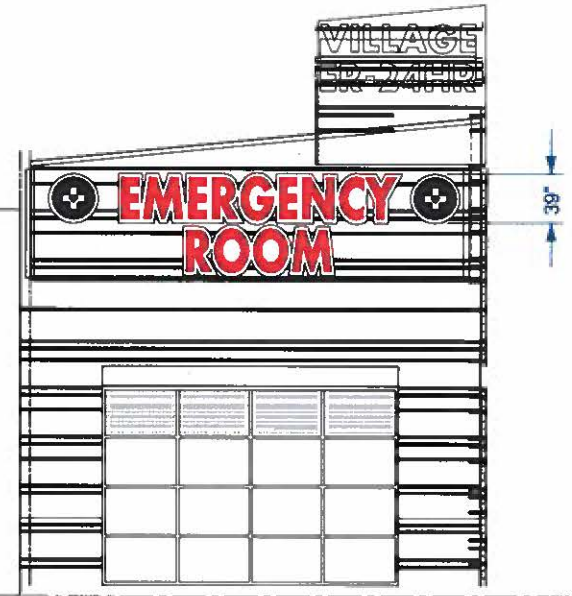


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TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_



**A**  
SIGN

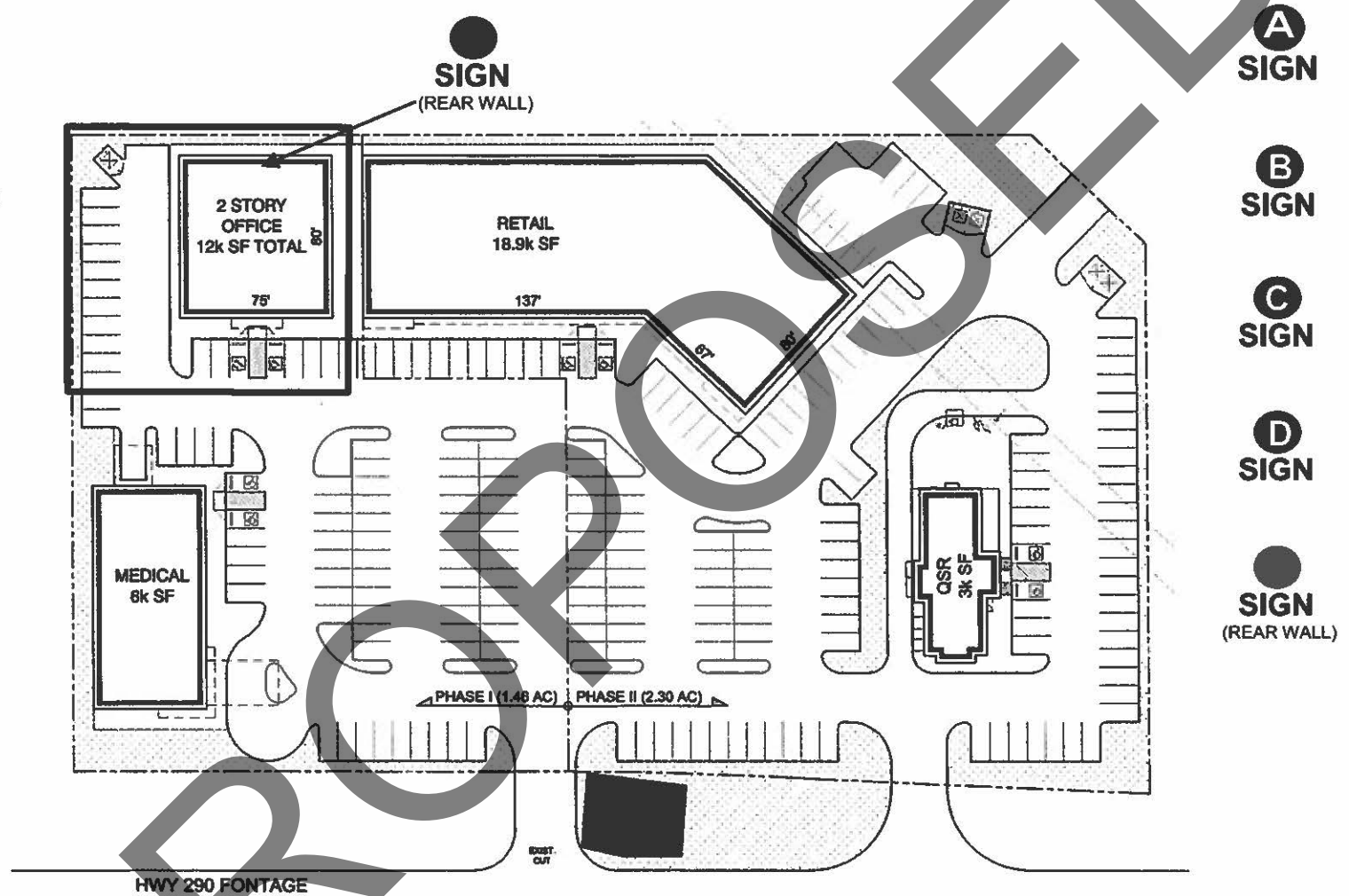


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 SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

# ZONE B: SIGNAGE STANDARD DESIGN REFERENCE

ZONE B 

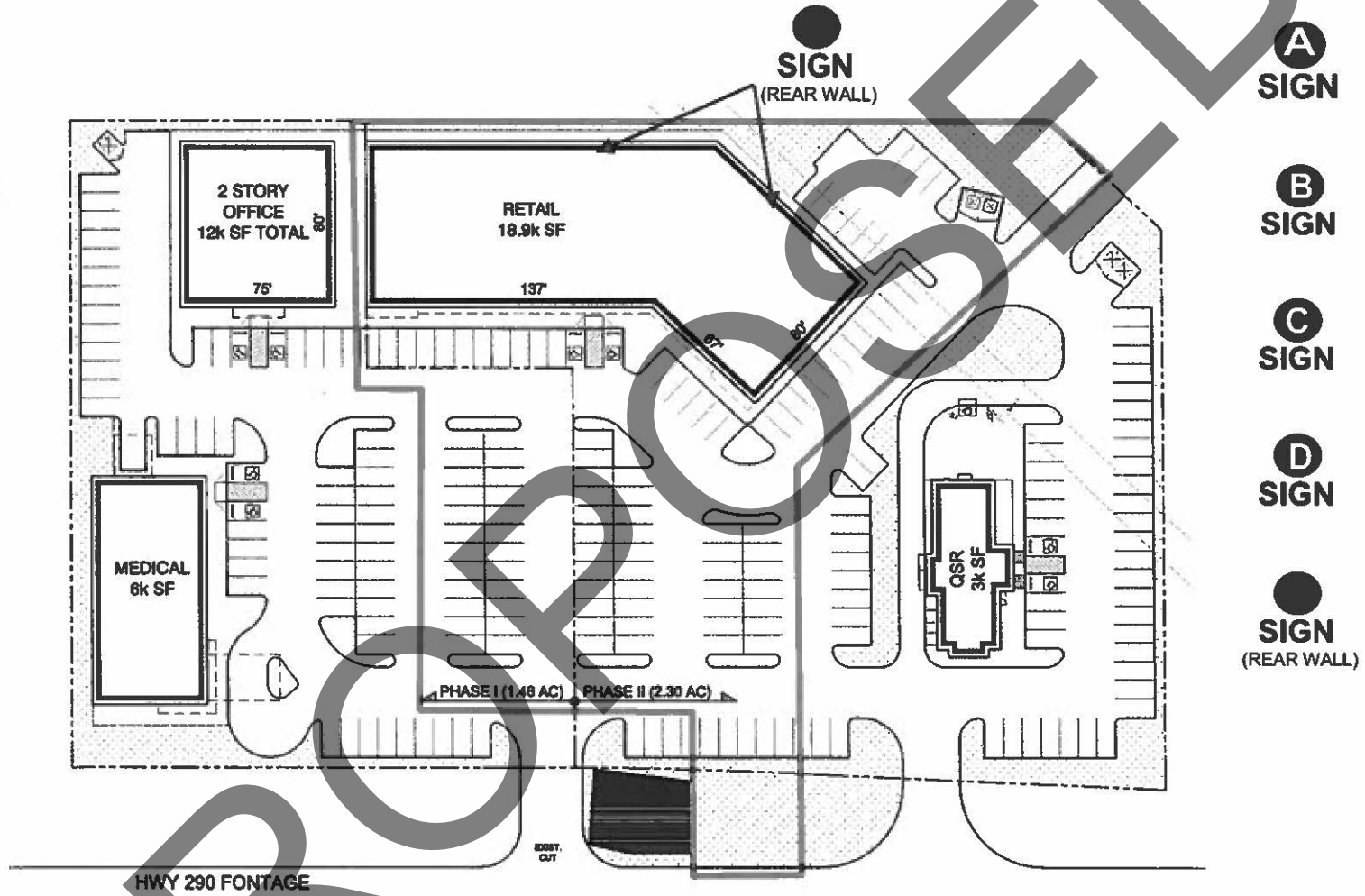


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TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

# ZONE C: SIGNAGE STANDARD DESIGN REFERENCE

ZONE C 



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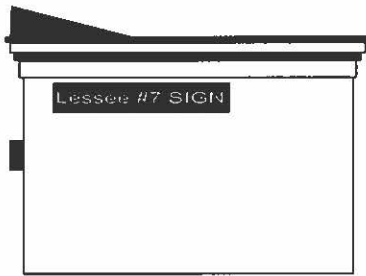
TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_



# ZONE C: SIGNAGE STANDARD DESIGN REFERENCE



Front Elevation Example



Side Elevation Example



Rear Elevation Example

## Retail Multitenant Building

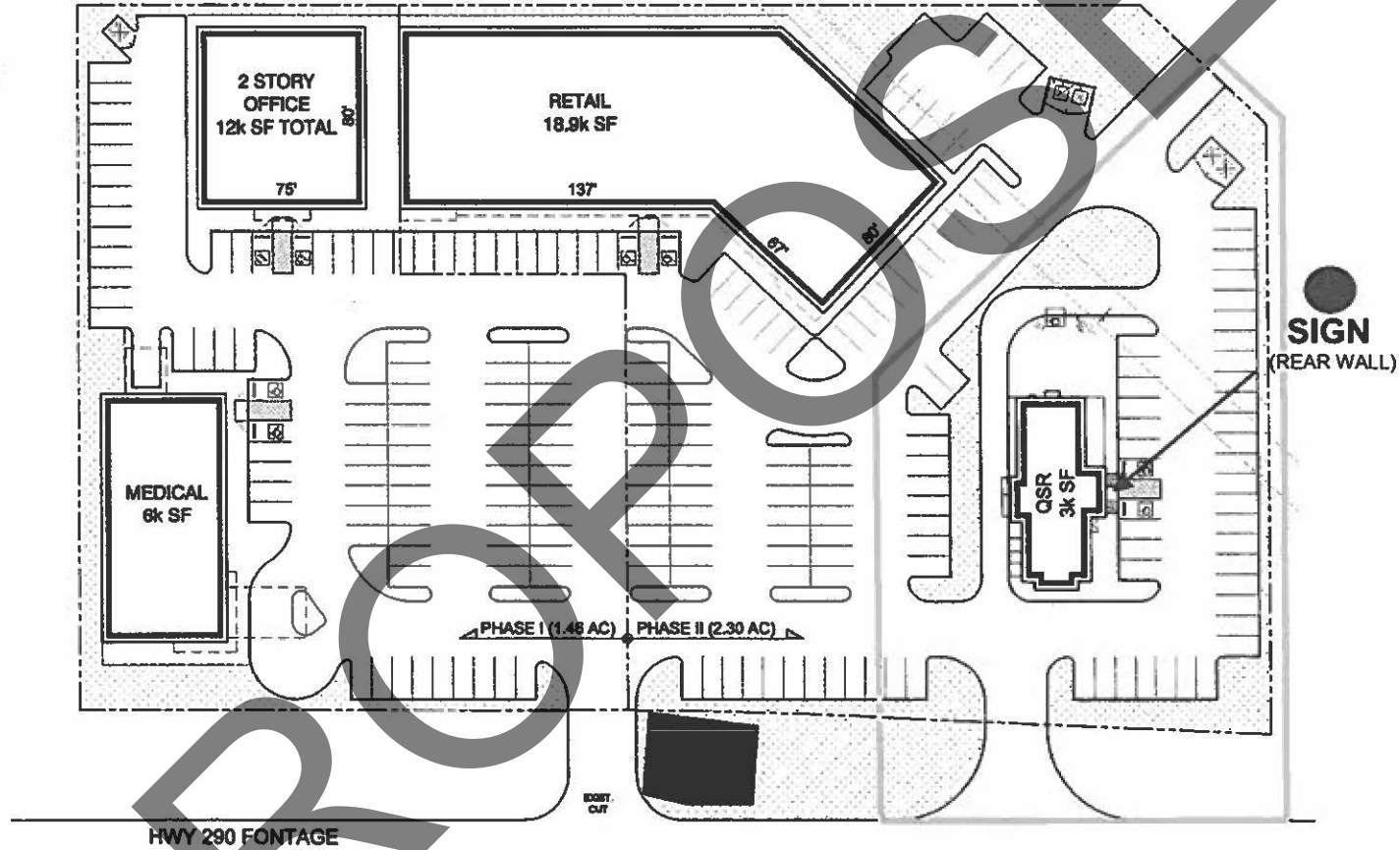


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TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

# ZONE D: SIGNAGE STANDARD DESIGN REFERENCE

ZONE D 



**A**  
SIGN

**B**  
SIGN

**C**  
SIGN

**D**  
SIGN

  
SIGN  
(REAR WALL)



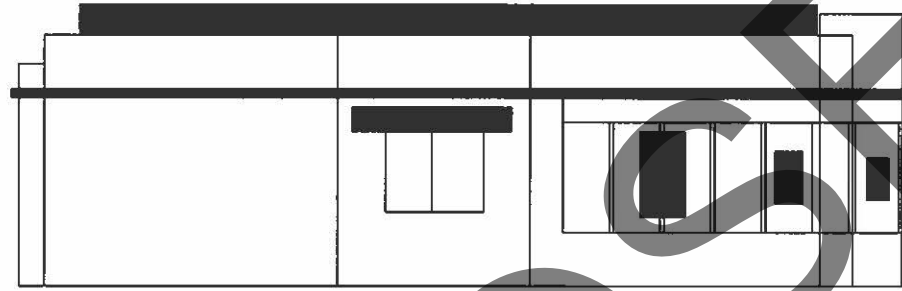
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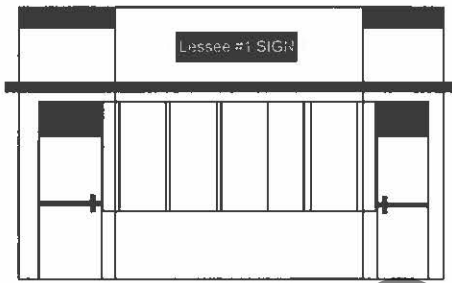
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

# ZONE D: SIGNAGE STANDARD DESIGN REFERENCE



Front Elevation Example



Side Elevation Example



Rear Elevation Example

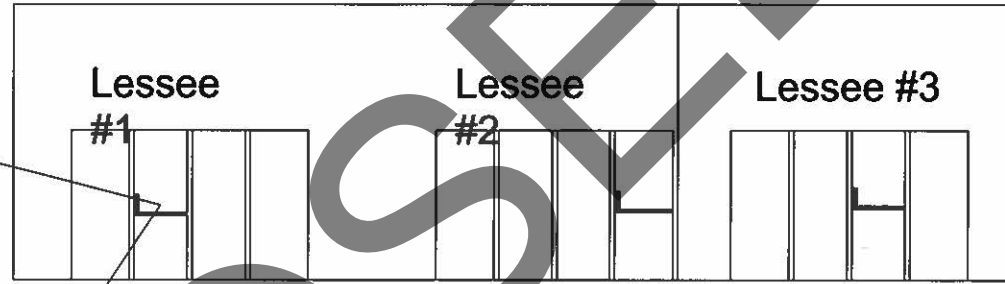
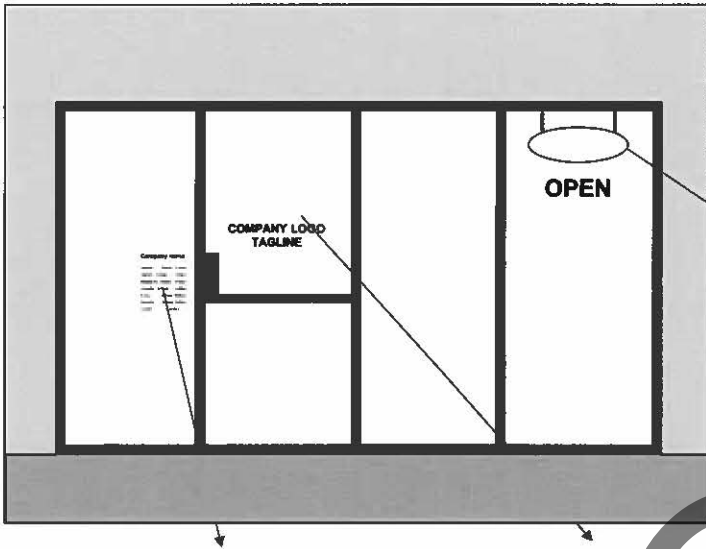


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TITLE: \_\_\_\_\_ DATE: \_\_\_\_\_

# WINDOW GRAPHIC LAYOUT STANDARD aka, WGLS

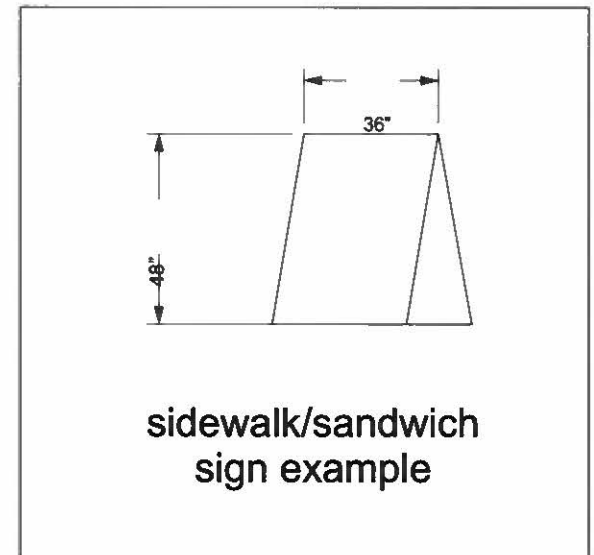
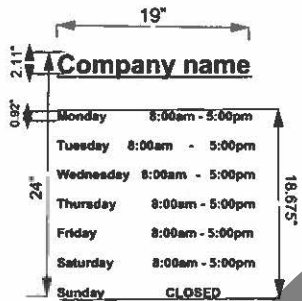
## Standard Entry Way Design



## Retail Multitenant Building

ILLUMINATED  
OPEN SIGN

Company required  
entry way vinyl name  
and(or) logo



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PROPOSED