



## 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 January 10, 2022, at 6:00 p.m. at the Civic Center Meeting Room, 16327 Lakeview Drive, Jersey Village, Texas 77040. The City of Jersey Village Planning and Zoning Commission reserves the right to meet in closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

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

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

### AGENDA

- A. Open Meeting. Call the meeting to order and the roll of appointed officers will be taken. *Rick Faircloth, Chairperson*
- B. **CITIZENS' COMMENTS** - Any person who desires to address the Planning and Zoning Commission regarding an item on the agenda will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the comment is on the agenda, the City staff and Commissioners are not allowed to discuss the subject. Each person is limited to five (5) minutes for comments to the Planning and Zoning Commission.
- C. Consider approval of the minutes for the meeting held on October 25, 2021. *Lorri Coody, City Secretary*
- D. Discuss and take appropriate action concerning the application request of Vernon R. Young (Managing General Partner of 9300 Savile, LLC) filed on behalf of Jersey Village Lifestyle Ltd. (Applicant) for a specific use permit to allow the operation of an Assisted Living and Memory Care Center on a tract of land located at 9300 Savile, Jersey Village, TX 77040 within the city limits in zoning District G. *Evan Duvall, Building Official Representative*
- E. Adjourn

### CERTIFICATION

I, the undersigned authority, do hereby certify in accordance with the Texas Open Meeting Act, the Agenda is posted for public information, at all times, for at least 72 hours preceding the scheduled time of the meeting on the bulletin board located at City Hall, 16327 Lakeview, Jersey Village, TX 77040, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time: January 3, 2022 at 3:00 p.m. and remained so posted until said meeting was convened.

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

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



PLANNING AND ZONING COMMISSION MEETING PACKET FOR JANUARY 10, 2022

**B. CITIZENS' COMMENTS** - Any person who desires to address the Planning and Zoning Commission regarding an item on the agenda will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the comment is on the agenda, the City staff and Commissioners are not allowed to discuss the subject. Each person is limited to five (5) minutes for comments to the Planning and Zoning Commission.

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

October 25, 2021 – 6:00 p.m.

THE PLANNING AND ZONING COMMISSION OF THE CITY OF JERSEY VILLAGE, TEXAS, CONVENEED ON OCTOBER 25, 2021 AT 6:00 P.M. IN THE CIVIC CENTER AUDITORIUM, 16327 LAKEVIEW DRIVE, JERSEY VILLAGE, TEXAS.

**A. The meeting was called to order in at 6:01 p.m. and the roll of appointed officers was taken. Commissioners present were:**

Rick Faircloth, Chairman  
Eric Henao, Commissioner  
Jennifer McCrea, Commissioner

Ty Camp, Commissioner  
Charles A. Butler, III, Commissioner

Drew Wasson, Council Liaison, was present at this meeting.

Commissioners Debra Mergel and Courtney Standlee were not present at this meeting.

Staff in attendance: Lorri Coody, City Secretary; Justin Pruitt, City Attorney; and Harry Ward, Director of Public Works.

**B. CITIZENS' COMMENTS - Any person who desires to address the Planning and Zoning Commission regarding an item on the agenda will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the comment is on the agenda, the City staff and Commissioners are not allowed to discuss the subject. Each person is limited to five (5) minutes for comments to the Planning and Zoning Commission.**

There were no comments.

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

Chairman Faircloth opened nominations for the office of Chair for a one-year term beginning October 1, 2021 and ending September 30, 2022. Commissioner Camp moved to nominate Commissioner Rick Faircloth to serve in this capacity. The motion was seconded by Commissioner McCrea. With no other nominations being made, the vote follows:

Ayes: Committee Members McCrea, Camp, Butler, and Henao  
Chairman Faircloth

Nays: None

The motion carried.

Chairman Faircloth opened nominations for the office of Vice Chair for a one-year term beginning October 1, 2021 and ending September 30, 2022. Chairman Faircloth moved to nominate Commissioner Jennifer McCrea. The motion was seconded by Commissioner Camp. With no other nominations being made, the vote follows:

Ayes: Committee Members McCrea, Camp, Butler, and Henao  
Chairman Faircloth

Nays: None

The motion carried.

**D. Consider approval of the minutes for the meeting held on July 19, 2021.**

Commissioner McCrea moved to approve the minutes for the meeting held on July 19, 2021. Commissioner Henao seconded the motion. The vote follows:

Ayes: Committee Members McCrea, Camp, Butler, and Henao  
Chairman Faircloth

Nays: None

The motion carried.

**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 Murtaza Doctor on behalf of Malik Momin, Owner of the property known as Polar Express Gas Station and Multi Business and located at 8223 Jones Road, Jersey Village, Texas 77065.**

Harry Ward, Director of Public Works introduced the item. Background information is as follows:

An application for an Alternative Comprehensive Signage Plan has been submitted by Murtaza Doctor on behalf of Malik Momin, Owner of the property known as Polar Express Gas Station and Multi Business and located at 8223 Jones Road, Jersey Village, Texas 77065.

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

City Attorney Pruitt explained the typical process for signage. This is an alternative to regular signage as outlined by the Code. He mentioned that often these requests are presented to the Board of Adjustment that can approve variances from the Code of Ordinances.

The Commission asked questions of the City Attorney and he responded accordingly. He also explained the request and how it differs from the standard signage outlined in the Code. He stated that the requested sign is twice the size as allowed by the standard requirements and there are a few other items requested in the plan.

The square footage and height of the sign were discussed. The setting of a precedent was discussed and consideration was given that perhaps this request should be addressed by the Board of Adjustment as a variance.

There was discussion about spot zoning. City Attorney Pruitt explained that this is not spot zoning since the Code does provide for an alternative comprehensive signage plan.

The other requests, aside from the size of the sign, were discussed. The plan was reviewed. There was discussion about other businesses and their signage along Jones Road. There was concern about



the size of the sign and if it will cause a safety issue. The proposed sign is eight foot tall. It is positioned ten feet away from Jones Road and the drawings show it facing north. It is a 62 square foot sign. Further restrictions for the request were discussed. Some felt that an eight-foot sign from the ground is better than a billboard sign. Illumination was discussed.

Chairman Faircloth called upon the applicant. The applicant explained that he is here from the sign company. He explained that he worked with the Building Official on checking the standard ordinances and how the signage for this property could be changed to better suit the businesses in the business park. He went on to explain why he needs the changes he is requesting. He mentioned obstructions, such as trees and this is why the height and width requested is needed. He also stated that it is a two-sided sign that will accommodate the gas station and the names of the other businesses in the business park. He explained that the location is very small and is in line with the other properties along Jones Road. He told the Commission that the neighboring hotel has a large sign that is grandfathered, but obstructs the view of his property. He explained the problems with the standard signage requirements in terms of his property especially since it is a multi-business property.

The Commission discussed the presentation by the applicant. There was concern about setting a precedent. City Attorney Pruitt explained the process and the concern given this will be the third alternative signage plan. He went on to explain that this is not a variance, rather a signage plan for the site.

The Commission had questions for the applicant, which he addressed.

With no further discussion on the matter, Commissioner McCrea moved to approve the request for an Alternative Comprehensive Signage Plan, filed in accordance with Section 14-261 of the Jersey Village Code of Ordinances, by Murtaza Doctor on behalf of Malik Momin, Owner of the property known as Polar Express Gas Station and Multi Business and located at 8223 Jones Road, Jersey Village, Texas 77065. Commissioner Butler seconded the motion. The vote follows:

Ayes: Commissioners Members McCrea, Butler, and Henao  
Chairman Faircloth

Abstain: Commissioner Camp

Nays: None

The motion carried.

*A copy of the Alternative Comprehensive Signage Plan for Polar Express Gas Station and Multi Business and located at 8223 Jones Road, Jersey Village, Texas 77065 is attached to and made a part of these minutes as Exhibit "A."*

## **F. Adjourn**

There being no further business on the Agenda the meeting was adjourned at 6:38 p.m.

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Lorri Coody, City Secretary



# **EXHIBIT A**

## **Planning and Zoning Commission Minutes**

**October 25, 2021**

**Approved Alternative Comprehensive  
Signage Plan**

**Polar Express Gas Station**

**Multi Business**

**8223 Jones Road**

**Jersey Village, TX 77065**



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION  
ALTERNATIVE COMPREHENSIVE SIGNAGE PLAN  
POLAR EXPRESS GAS STATION - MULTI BUSINESS  
8223 JONES ROAD, JERSEY VILLAGE, TEXAS 77065**

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 Murtaza Doctor on behalf of Malik Momin, Owner of the property known as Polar Express Gas Station and Multi Business and located at 8223 Jones Road, Jersey Village, Texas 77065.

After review and discussion, the Commissioners find that the proposed Alternative Comprehensive Signage Plan:

  x   provides a harmonious benefit to the development of the City consistent with the requirements of Section 14-261 of the City’s Code; and the Commission approves the request of Murtaza Doctor on behalf of Malik Momin, Owner for the Polar Express Gas Station and Multi Business located at 8223 Jones Road, Jersey Village, Texas 77065. The approved plan is more specifically detailed in the attached Exhibit “A.”

       does NOT provide a harmonious benefit to the development of the City consistent with the requirements of Section 14-261 of the City’s Code; and the Commission does NOT approve the request of Murtaza Doctor on behalf of Malik Momin, Owner for the Polar Express Gas Station and Multi Business located at 8223 Jones Road, Jersey Village, Texas 77065.

Signed and approved this the 25<sup>th</sup> day of October, 2021.

s/R. T. Faircloth, Chairman

**ATTEST:**

s/Lorri Coody, City  
Secretary



**Exhibit A**  
**Planning and Zoning Approval**  
**Alternative Comprehensive Signage Plan**  
**Polar Express Gas Station - Multi Business**

**Exhibit A**  
**Planning and Zoning Approval**  
**Alternative Comprehensive Signage Plan**  
**Polar Express Gas Station - Multi Business**

**LEGAL: LOT # 1**

**PROPERTY DESCRIPTION: PLAT NO 2 FOR KAR HOLDINGS DEVELOPMENT**

**ADDRESS: 8223 JONES RD, JERSEY VILLAGE TX 77065**

**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, through the alternative compliance with comprehensive signage plan
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. Each business establishment in an integrated business development may have a wall sign not to exceed 50 percent of the wall fascia area designated for that establishment." and "A wall sign may not project above the wall line of a building except for buildings with parapet walls, in which case the sign shall be flush with the wall and shall not project above the parapet.
  - d. Tenant logos are allowed.
    - i. 42” for Tenants over 6,000 square feet
  - e. 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.
  - f. All signs shall have shopping center owner written approval prior to city sign permit review.
  - g. Tenant spaces on the end cap are able to have storefront signage on each elevation.
  - h. 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,
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.

**GROUND SIGNS - SIGN A**

1. Size and number. A ground signs in this integrated business development shall be allowed one 62 square foot ground sign on Jones Road.
2. Location and height. A ground sign shall not exceed eight feet in height and shall be set back not less than ten feet from street rights-of-way and not less than 50 feet from interior or rear property lines. A ground sign shall not be located within 100 feet of another ground sign, measured from the closest points of the two signs. If consistent with the above location and setback requirements, a ground sign allowed for a tract may be placed on any street frontage.

**BANNERS**

1. Temporary “coming soon” and “now open” banners shall be permitted on the building for no more than thirty (30) days.
2. Storefront banners must not exceed 6’ in height x 80% of the storefront width for building zones.
3. Pole Banners not allowed

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

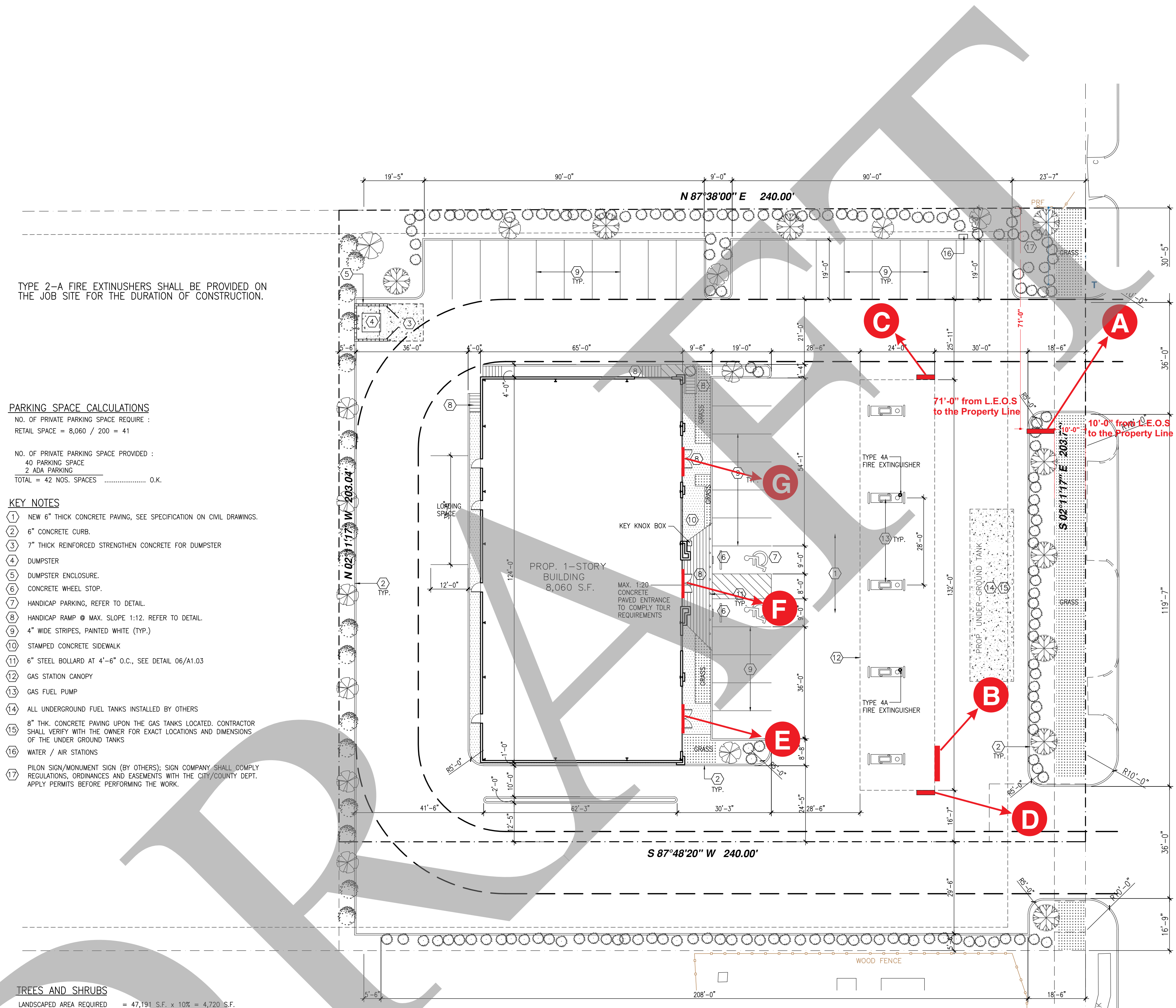
1. Company name, logo, suite number, and hours of operation are permitted on the storefront glass in a location outlined on Exhibit “WGLS”. No other exterior window graphics are permitted to be displayed on the outside of the glass unless approved written consent of landlord is provided. Location of 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.

**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.
8. Sidewalk/Sandwich board signs are permitted only for retail, service, or restaurant uses. Only one sidewalk/sandwich board sign can be displayed per business during the allowable time during the month.



No.	Date	Revision
1	08-04-20	CITY COMMENTS
2	10-12-20	CITY COMMENTS
3	12-10-20	SITE PLOT BACKWARD 8' PER OWNER INSTRUCTION



TYPE 2-A FIRE EXTINGUISHERS SHALL BE PROVIDED ON THE JOB SITE FOR THE DURATION OF CONSTRUCTION.

**PARKING SPACE CALCULATIONS**  
 NO. OF PRIVATE PARKING SPACE REQUIRE :  
 RETAIL SPACE = 8,060 / 200 = 41  
 NO. OF PRIVATE PARKING SPACE PROVIDED :  
 40 PARKING SPACE  
 2 ADA PARKING  
 TOTAL = 42 NOS. SPACES ..... O.K.

- KEY NOTES**
- 1 NEW 6" THICK CONCRETE PAVING, SEE SPECIFICATION ON CIVIL DRAWINGS.
  - 2 6" CONCRETE CURB.
  - 3 7" THICK REINFORCED STRENGTHEN CONCRETE FOR DUMPSTER
  - 4 DUMPSTER
  - 5 DUMPSTER ENCLOSURE.
  - 6 CONCRETE WHEEL STOP.
  - 7 HANDICAP PARKING, REFER TO DETAIL.
  - 8 HANDICAP RAMP @ MAX. SLOPE 1:12. REFER TO DETAIL.
  - 9 4" WIDE STRIPES, PAINTED WHITE (TYP.)
  - 10 STAMPED CONCRETE SIDEWALK
  - 11 6" STEEL BOLLARD AT 4'-6" O.C., SEE DETAIL 06/1.03
  - 12 GAS STATION CANOPY
  - 13 GAS FUEL PUMP
  - 14 ALL UNDERGROUND FUEL TANKS INSTALLED BY OTHERS
  - 15 8" THK. CONCRETE PAVING UPON THE GAS TANKS LOCATED. CONTRACTOR SHALL VERIFY WITH THE OWNER FOR EXACT LOCATIONS AND DIMENSIONS OF THE UNDER GROUND TANKS
  - 16 WATER / AIR STATIONS
  - 17 Pylon sign/monument sign (BY OTHERS); SIGN COMPANY SHALL COMPLY REGULATIONS, ORDINANCES AND EASEMENTS WITH THE CITY/COUNTY DEPT. APPLY PERMITS BEFORE PERFORMING THE WORK.

**TREES AND SHRUBS**  
 LANDSCAPED AREA REQUIRED = 47,191 S.F. x 10% = 4,720 S.F.  
 LANDSCAPED AREA PROVIDED = 5,195 S.F.  
 TOTAL TREES REQUIRED : = 47,191 S.F. / 2500 = 19  
 TOTAL TREES PROVIDED : = 21 TREES  
 25% OF CANOPY TREE : = 21 x 25% = 6 TREES < 9 (PROVIDED)

- PROPOSED CANOPY TREES - OAK ( MIN. 2" CALIPER, MEASURED AT 4' ABOVE GROUND LEVEL. UMBRELLA AT LEAST 3' WIDE)
- PROPOSED NON-CANOPY TREE - SOUTHERN WAXMYRTLE TREES ( MIN. 2" CALIPER, MEASURED AT 4' ABOVE GROUND LEVEL. UMBRELLA AT LEAST 3' WIDE.)
- PROPOSED SHRUBS - JAPANESE BOXWOOD ( MIN. 5 GAL.)
- PROPOSED SHRUBS AND SHALL BE GROW UP TO MIN. 6' H. WITHIN 2 YEARS - MIN. 4' H. CRAPE MYRTLE

**01 SITE PLAN**  
 SCALE : 1" = 20'-0"

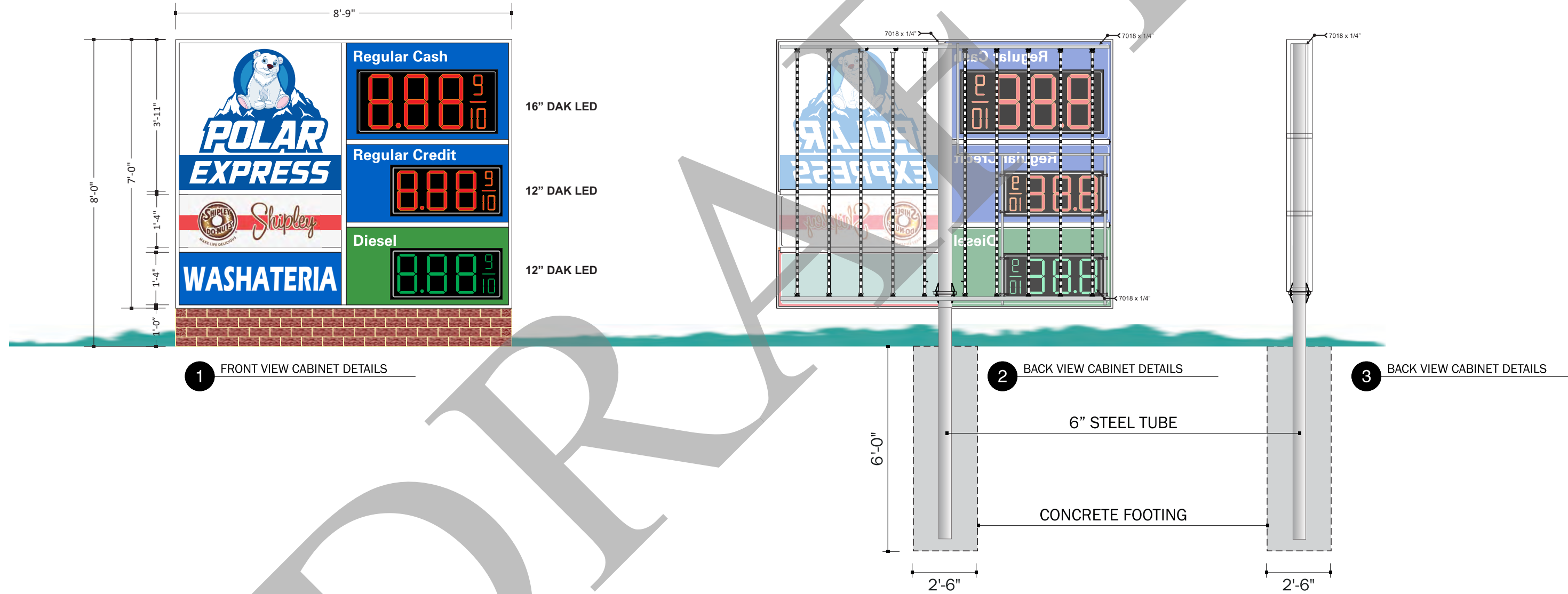
**LEGEND**

- PROPERTY LINE
- 20'-0" WIDE FIRE ACCESS ROUTE WITH 48' OUTER RADIUS AND 28' INNER RADIUS



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





**Victory Signs & Imaging**  
 8615 Jackrabbit Rd Suite R  
 Houston TX 77095  
 Ph: (832) 930-0853

**Project Description:** Polar Ground Sign

**Location:** Jones RD (City of Jersey Village)

**Created by:** Murtaza

**Scale:** 1/4" = 1"

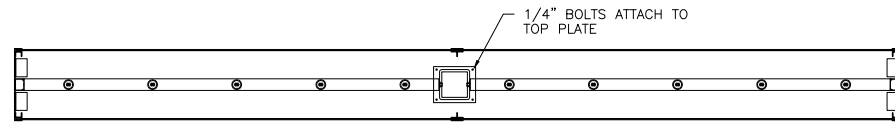
CUSTOMER APPROVAL: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

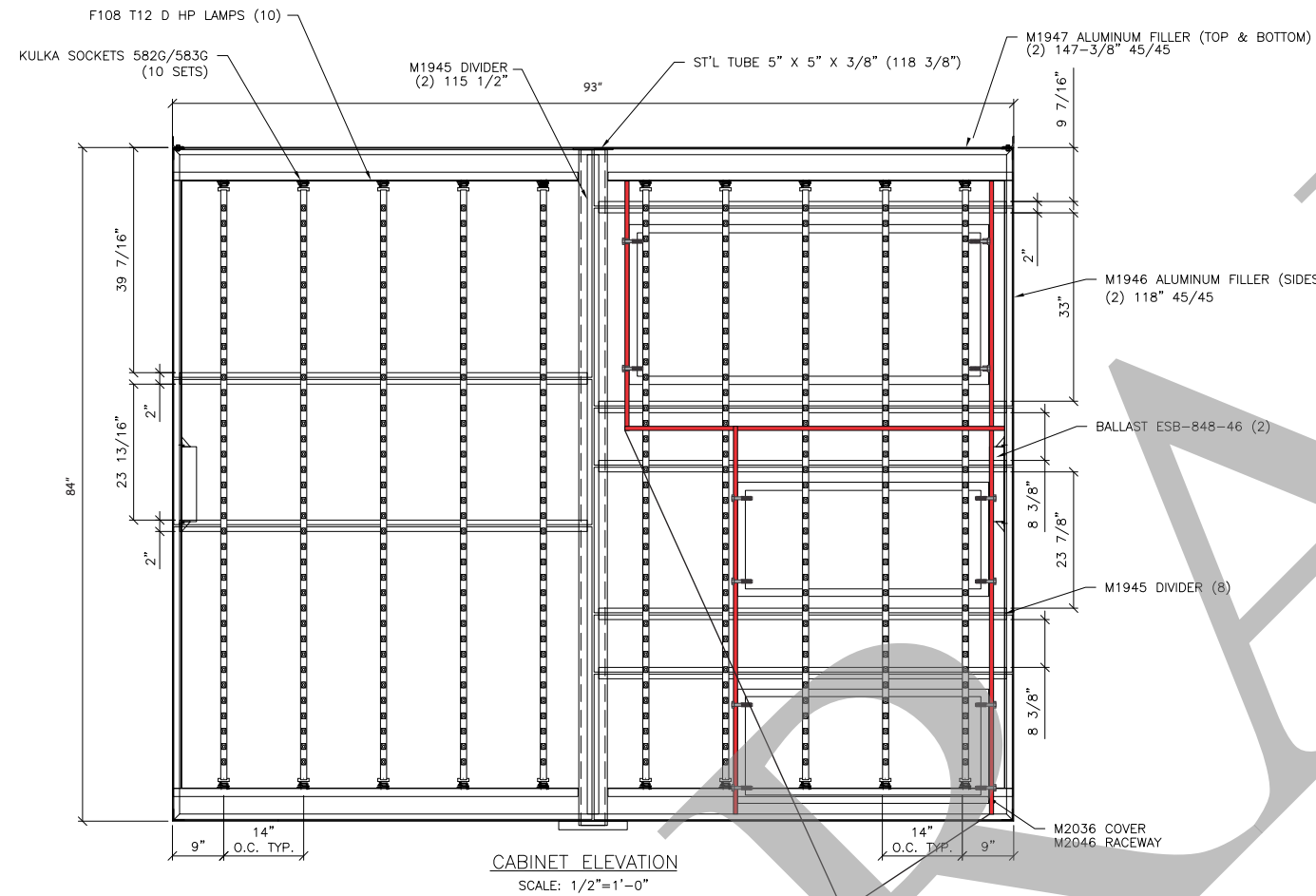
VICTORY SIGNS AND IMAGING MUST BE NOTIFIED OF **OTHER VOLTAGES** PRIOR TO FABRICATION. CUSTOMER IS RESPONSIBLE TO PROVIDE AN ALLOCATED CIRCUIT CONSISTING OF PRIMARY, NEUTRAL AND GROUND CONDUCTORS WITH REQUIRED AMPS OF POWER.

**PLEASENOTE:** INSTALLATION IS IN ACCORDANCE WITH ARTICLE 600 OF THE 2020 NATIONAL ELECTRIC CODE AND OTHER APPLICABLE CITY AND LOCAL CODES

**COPYRIGHT:** THIS DESIGN AND RENDERINGS IS THE PROPERTY OF VICTORY SIGNS AND IMAGING AND ANY REPRODUCTION OR OTHER USE IS STRICTLY PROHIBITED. ALL RIGHTS ARE RESERVED. 2021 **12**

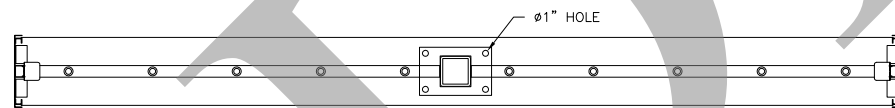


**1** TOP VIEW ELEVATION  
SCALE: 3/8" = 1"

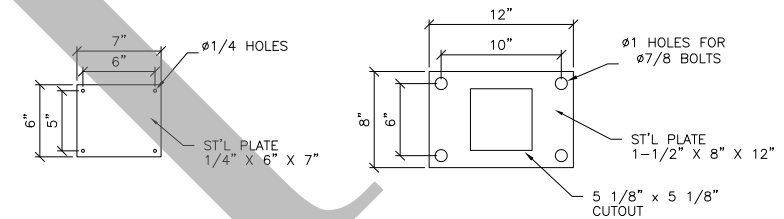


**2** FRONT VIEW CABINET DETAILS  
SCALE: 3/8" = 1"

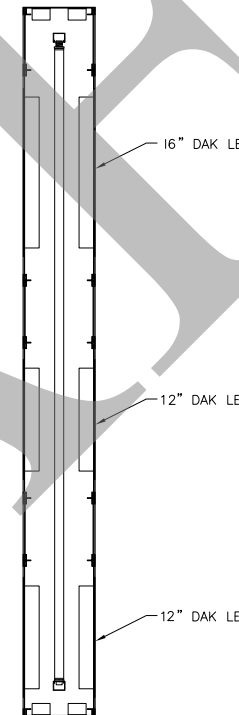
1.5" x 1.5 x 1/8" SQUARE ALUMINUM TUBES  
SECURED BY ANGLES WELDED TO FRAME  
LED PRICER MOUNTED WITH NON-FERROUS BOLTS  
STEEL CABINET CROSSFRAME WELDED TO CABINET



**3** BOTTOM VIEW CABINET DETAILS  
SCALE: 3/8" = 1"



**5** TOP & BOTTOM PLATE DETAILS  
SCALE: 3/4" = 1"



**4** SIDE VIEW CABINET DETAILS  
SCALE: 3/8" = 1"

SIGN SPECIFICATIONS:

SIGN SIZE:  
AREA ... 120.77 SQ.FT.  
ACTUAL SIZE ... 118"H x 147-3/8"W  
APPROXIMATE WEIGHT ... TBD  
DESIGNED WINDLOAD ... 30 PSF

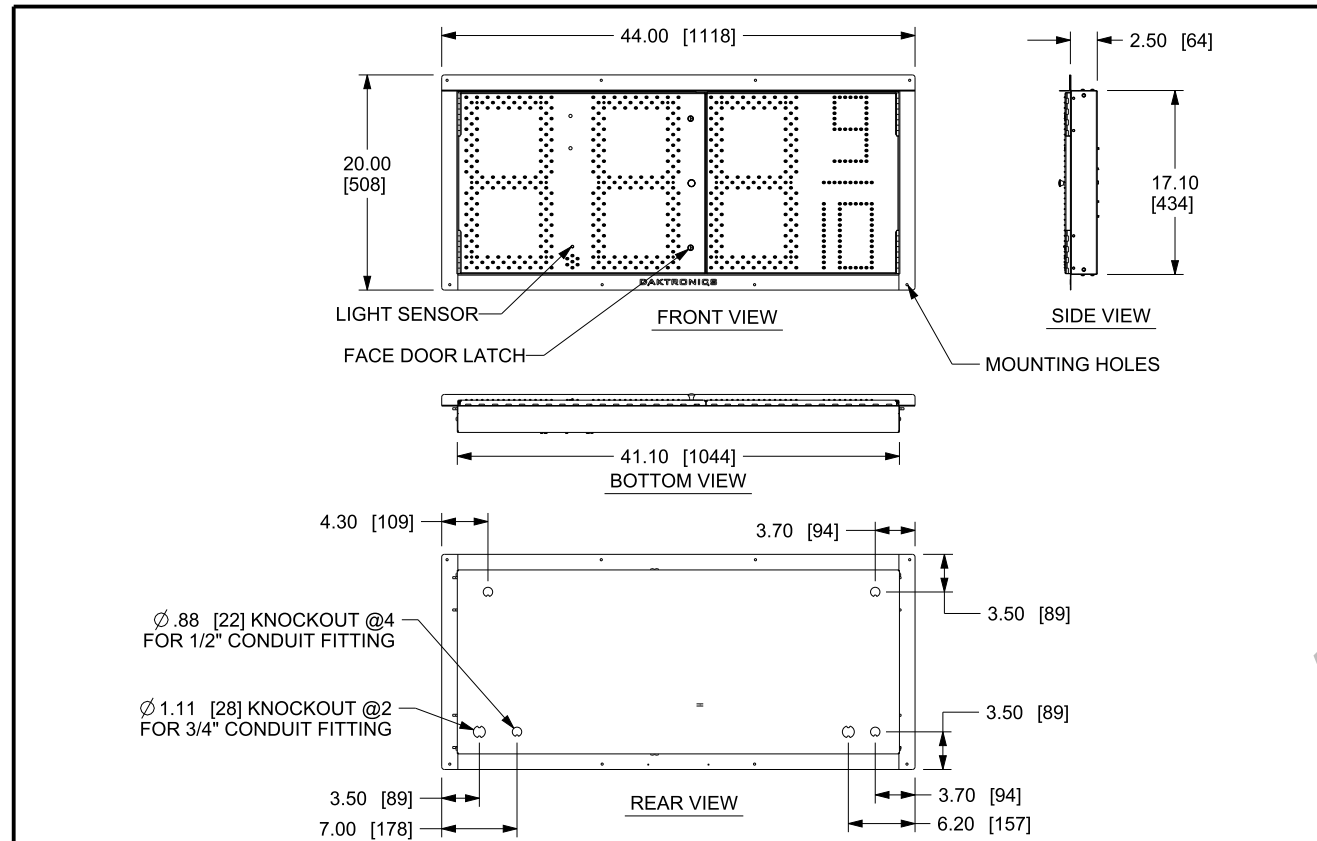
ELECTRICAL:  
LAMPS ... F108 T12 D HO (10)  
AMPS ... SIGN 6.82 AMPS  
CIRCUITS ... (2) 20  
VOLTS ... 120

NOTE:  
IT IS RECOMMENDED TO HAVE A  
LICENSED ELECTRIAN PROVIDE  
A SEPERATE 120V/20a CIRCUIT  
FOR THE LED UNITS

COLORS:  
CABINET & RETAINERS - EXXON WHITE B20-4735  
FACE - PLEASE REFFER TO COLOR RENDERING  
FOR COLOR AND GRAPHIC SPECS

**6** TOP & BOTTOM PLATE DETAILS  
SCALE: 3/4" = 1"

SIGN DESIGN  
SCALE: 3/8" = 1'



THIS IS A SINGLE FACED DROP-IN DISPLAY, TO BE MOUNTED IN A RECTANGULAR OPENING IN A LARGER SIGN.

DIMENSIONS ARE IN INCHES [MILLIMETERS].

USE HOLES IN THE FRONT FLANGES OF THE CABINET TO ATTACH THE DISPLAY TO THE SIGN FACE USING APPROPRIATE HARDWARE.

DAKTRONICS IS NOT RESPONSIBLE FOR THE MOUNTING STRUCTURE OR FOR THE ADEQUACY OF ATTACHMENT TO THE STRUCTURE. STRUCTURE AND ATTACHMENT MUST CONFORM TO ALL APPLICABLE BUILDING CODES.

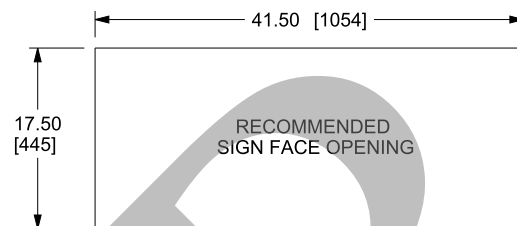
THE OVERALL SIGN STRUCTURE MUST BE DESIGNED WITH SUFFICIENT VENTILATION SO THAT AIR AROUND THE DISPLAY DOES NOT EXCEED 120°F [49°C].

THE DISPLAY IS FRONT VENTILATED. NO PORTION OF THE FACE MAY BE COVERED.

SIGNAL INTERCONNECT CABLES ARE PROVIDED AND MUST BE ROUTED AND CONNECTED WHEN MULTIPLE DISPLAYS ARE INSTALLED WITHIN A SINGLE SIGN.

THIS DISPLAY IS A UL RECOGNIZED COMPONENT.

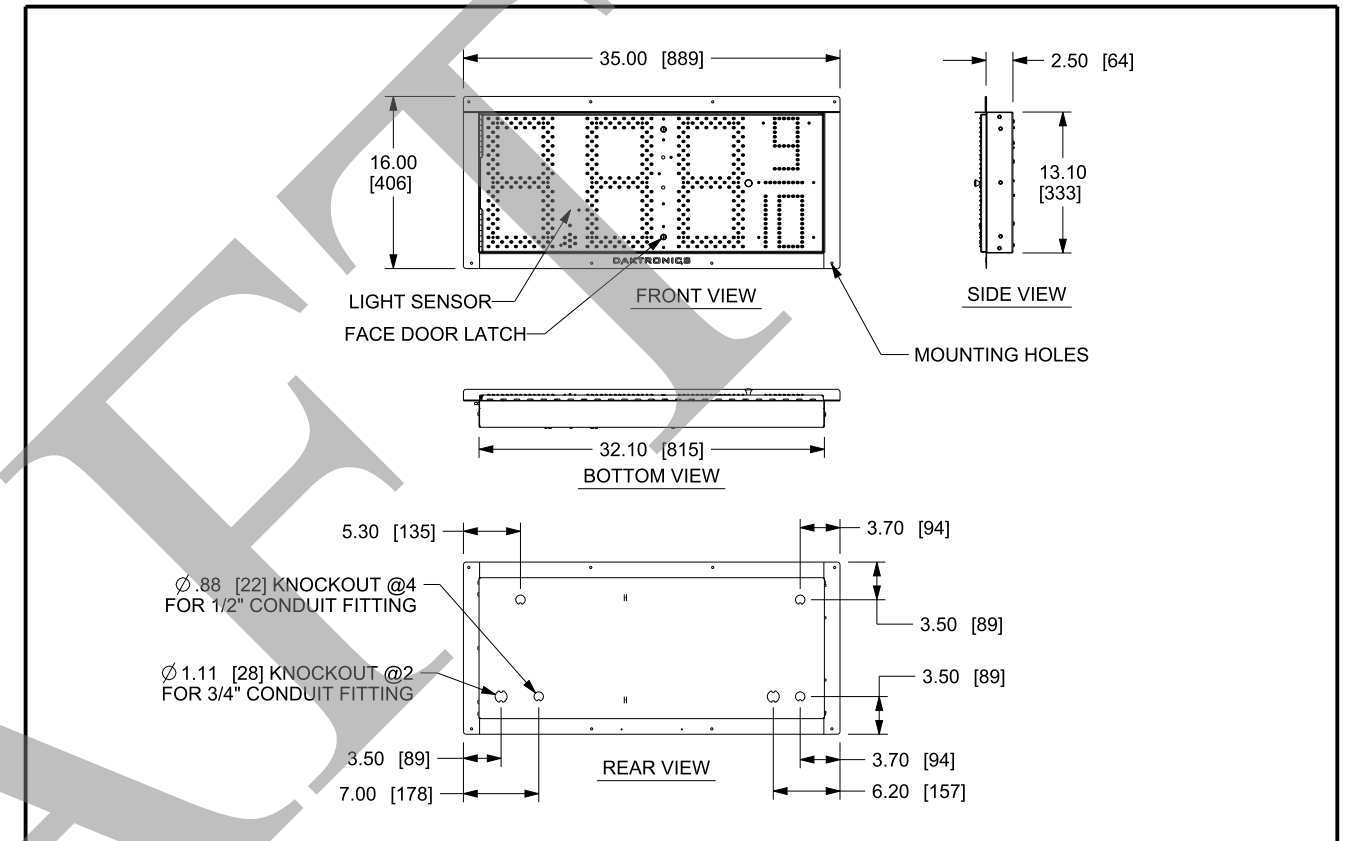
REFER TO THE DISPLAY MANUAL FOR COMMUNICATION OPTIONS AND INSTALLATION INSTRUCTIONS.



FEATURE	
DIGIT HEIGHT	16" [406 MM]
DIGIT LED COLOR	RED, AMBER, OR GREEN
CABINET COLOR	SEMI-GLOSS BLACK
SERVICE ACCESS	FRONT ONLY
CABINET MATERIAL	0.050 [1.3] ALUMINUM SHEET
EST. WEIGHT	25 LB [12 KG]
MAX. OPER. TEMP.	120°F [49°C]
PRIMARY VOLTS	100V - 240V AC
MAX. POWER	65 W

<b>DAKTRONICS, INC.</b> BROOKINGS, SD 57006 DO NOT SCALE DRAWING		THE CONCEPTS EXPRESSED AND DETAILS SHOWN ON THIS DRAWING ARE CONFIDENTIAL AND PROPRIETARY. DO NOT REPRODUCE BY ANY MEANS WITHOUT THE EXPRESSED WRITTEN CONSENT OF DAKTRONICS, INC. COPYRIGHT 2011 DAKTRONICS, INC.	
PROJ: FUELIGHT DISPLAYS			
TITLE: SHOP DRAWING, FL-3000-16-DI			
DESIGN: A VANBEMMEL	DRAWN: A VANBEMMEL	DATE: 07-MAY-13	
SCALE: 6/100			
SHEET: 1 OF 1	REV: 02	JOB NO: P 1611	FUNC-TYPE-SIZE: R - 08 - A 1086410

02	07 MAY 13	REVISED TEMPERATURE RATINGS.	AVB
01	05 JUN 12	UPDATED WEIGHT.	AVB
REV	DATE:		BY:



THIS IS A SINGLE FACED DROP-IN DISPLAY, TO BE MOUNTED IN A RECTANGULAR OPENING IN A LARGER SIGN.

DIMENSIONS ARE IN INCHES [MILLIMETERS].

USE HOLES IN THE FRONT FLANGES OF THE CABINET TO ATTACH THE DISPLAY TO THE SIGN FACE USING APPROPRIATE HARDWARE.

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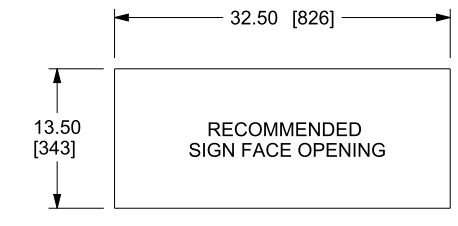
THE OVERALL SIGN STRUCTURE MUST BE DESIGNED WITH SUFFICIENT VENTILATION SO THAT AIR AROUND THE DISPLAY DOES NOT EXCEED 120°F [49°C].

THE DISPLAY IS FRONT VENTILATED. NO PORTION OF THE FACE MAY BE COVERED.

SIGNAL INTERCONNECT CABLES ARE PROVIDED AND MUST BE ROUTED AND CONNECTED WHEN MULTIPLE DISPLAYS ARE INSTALLED WITHIN A SINGLE SIGN.

THIS DISPLAY IS A UL RECOGNIZED COMPONENT.

REFER TO THE DISPLAY MANUAL FOR COMMUNICATION OPTIONS AND INSTALLATION INSTRUCTIONS.



FEATURE	
DIGIT HEIGHT	12" [305 MM]
DIGIT LED COLOR	RED, AMBER, OR GREEN
CABINET COLOR	SEMI-GLOSS BLACK
SERVICE ACCESS	FRONT ONLY
CABINET MATERIAL	0.050 [1.3] ALUMINUM SHEET
EST. WEIGHT	20 LB [10 KG]
MAX. OPER. TEMP.	120°F [49°C]
PRIMARY VOLTS	100V - 240V AC
MAX. POWER	50 W

<b>DAKTRONICS, INC.</b> BROOKINGS, SD 57006 DO NOT SCALE DRAWING		THE CONCEPTS EXPRESSED AND DETAILS SHOWN ON THIS DRAWING ARE CONFIDENTIAL AND PROPRIETARY. DO NOT REPRODUCE BY ANY MEANS WITHOUT THE EXPRESSED WRITTEN CONSENT OF DAKTRONICS, INC. COPYRIGHT 2011 DAKTRONICS, INC.	
PROJ: FUELIGHT DISPLAYS			
TITLE: SHOP DRAWING, FL-3000-12-DI			
DESIGN: A VANBEMMEL	DRAWN: A VANBEMMEL	DATE: 07-MAY-13	
SCALE: 6/100			
SHEET: 1 OF 1	REV: 02	JOB NO: P 1611	FUNC-TYPE-SIZE: R - 08 - A 1086409

02	07 MAY 13	REVISED TEMPERATURE RATINGS.	AVB
01	05 JUN 12	UPDATED WEIGHT.	AVB
REV	DATE:		BY:

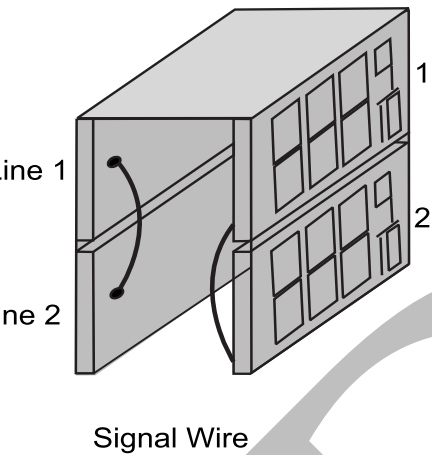
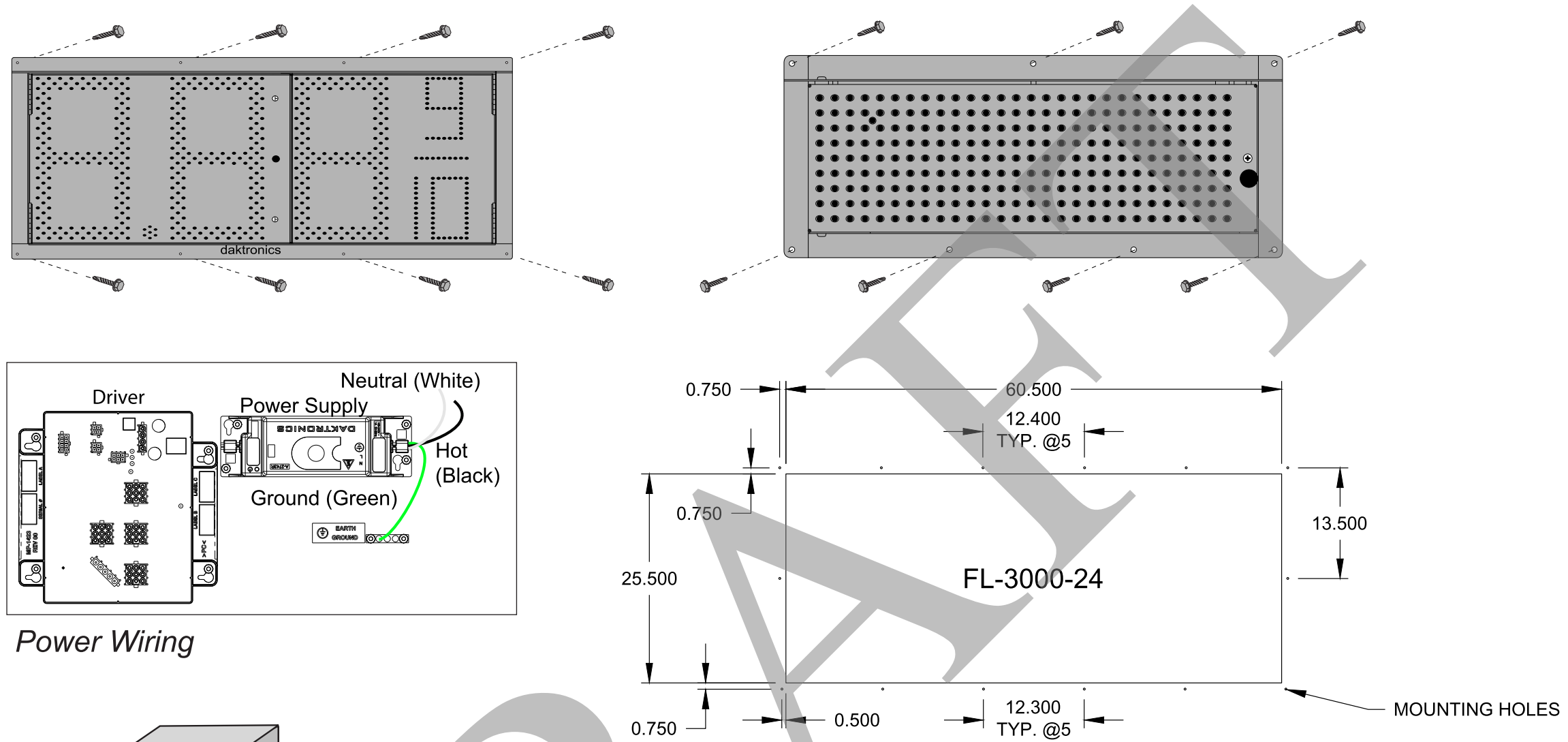


Figure 4: Line-to-Line Details

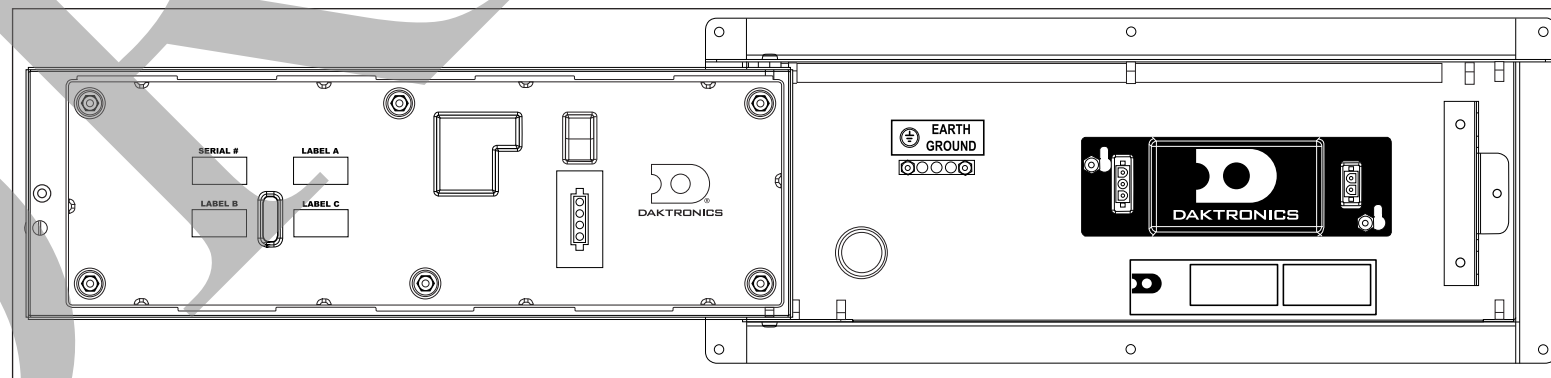
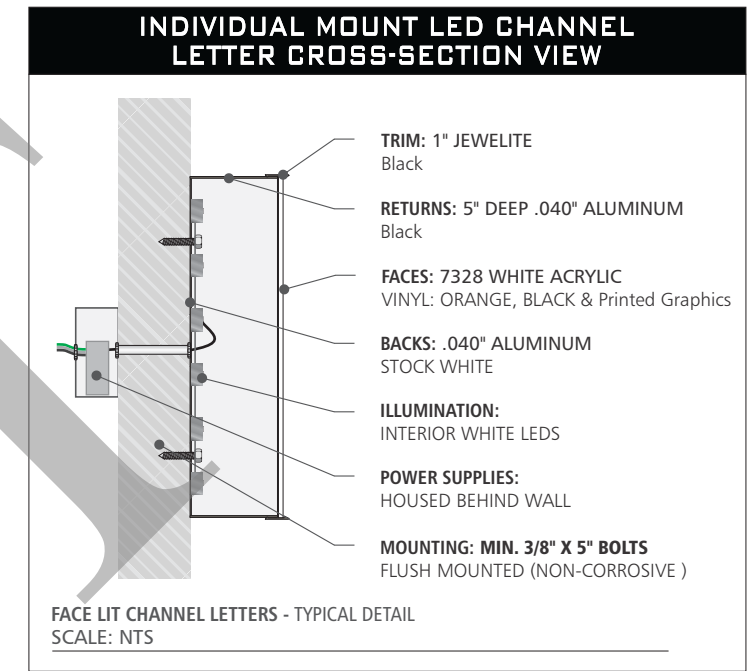
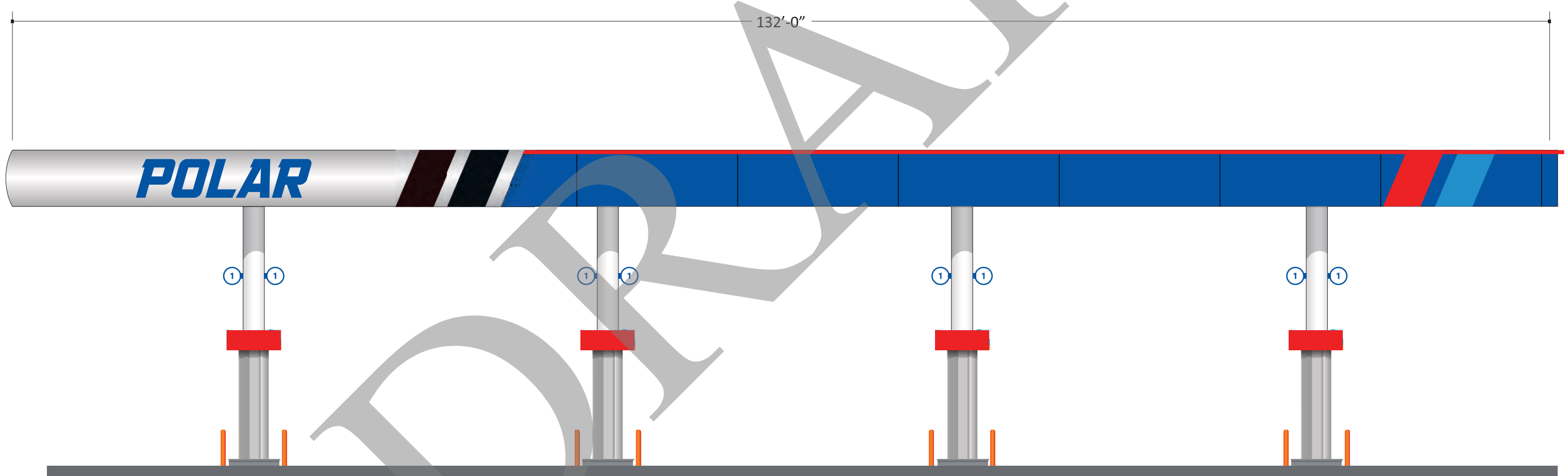



Figure 11: Internal Component Locations

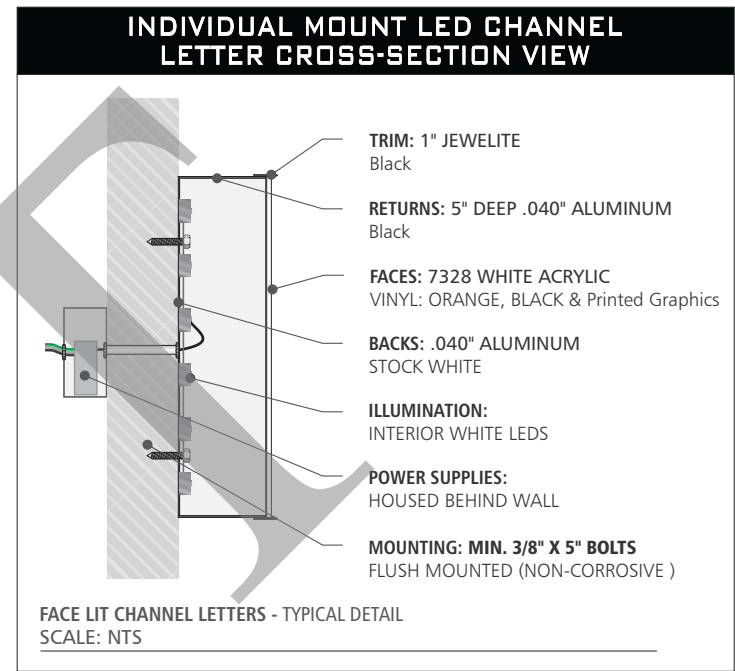
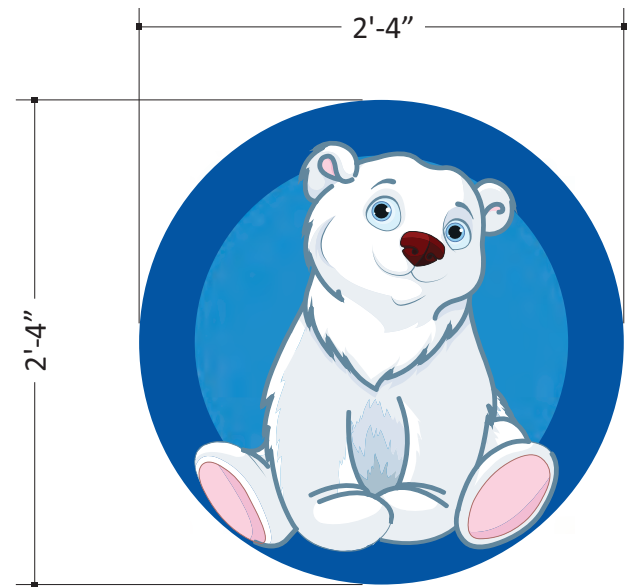
		THE CONCEPTS EXPRESSED AND DETAILS SHOWN ON THIS DRAWING ARE CONFIDENTIAL AND PROPRIETARY. DO NOT REPRODUCE BY ANY MEANS WITHOUT THE EXPRESS WRITTEN CONSENT OF DAKTRONICS, INC. COPYRIGHT 2014 DAKTRONICS, INC.	
BROOKINGS, SD 57006 DO NOT SCALE DRAWING			
PROJ: FUELIGHT DISPLAYS			
TITLE: MOUNTING HOLE LOCATIONS, FL-3000-8 THROUGH -30			
DESIGN: A VANBEMMEL	DRAWN: A VANBEMMEL	DATE: 14 NOV 2014	
SCALE: 1/20			
SHEET	REV	JOB NO.	FUNC-TYPE-SIZE
00	P1611	R-08-B	1196544



SIDE VIEW  
CHANNEL LETTER DETAILS

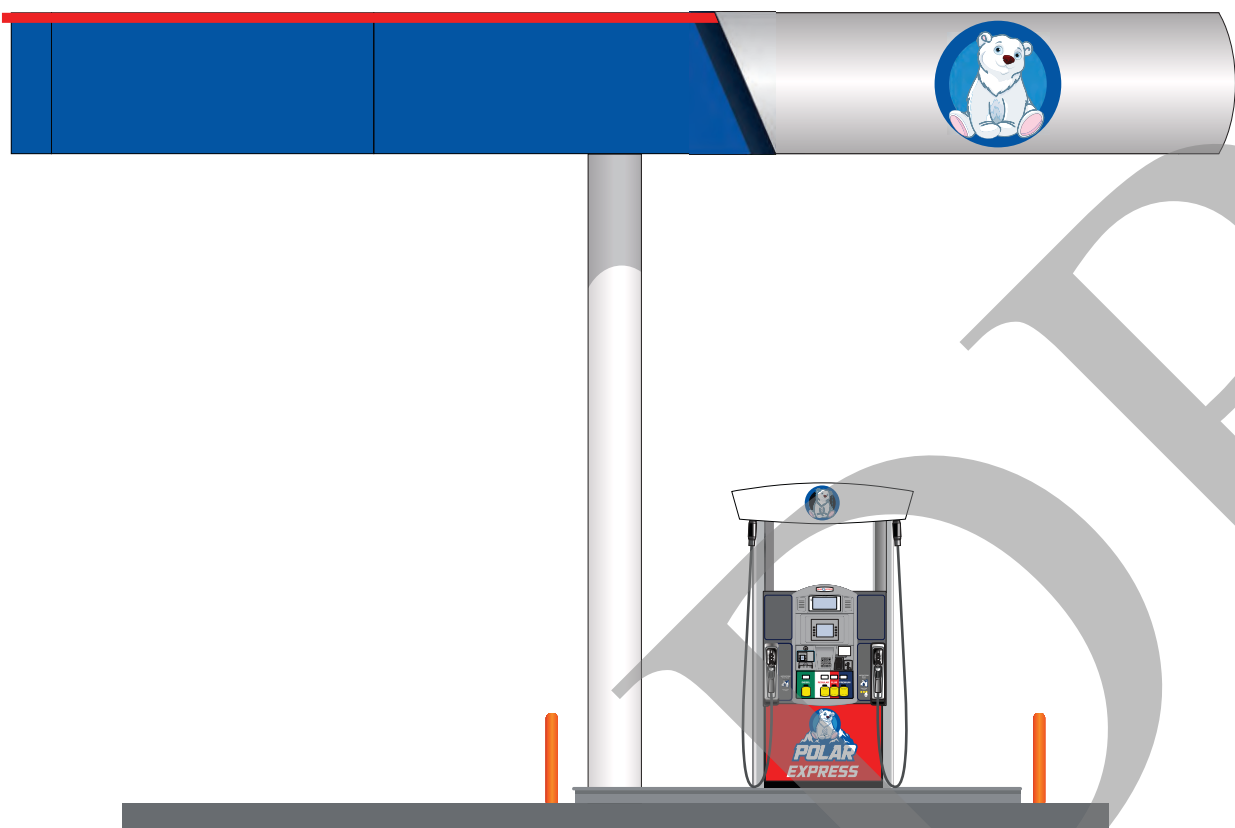


 <p><b>Victory Signs &amp; Imaging</b> 8615 Jackrabbit Rd Suite R Houston TX 77095 Ph: (832) 930-0853</p>	<p><b>Project Description:</b> Polar Wall Sign</p> <p><b>Location:</b> Jones RD (City of Jersey Village)</p> <p><b>Created by:</b> Murtaza      <b>Scale:</b> 1/4" = 1"</p>	<p>CUSTOMER APPROVAL: _____</p> <p>COMMENTS: _____</p> <p>VICTORY SIGNS AND IMAGING MUST BE NOTIFIED OF <b>OTHER VOLTAGES</b> PRIOR TO FABRICATION. CUSTOMER IS RESPONSIBLE TO PROVIDE AN ALLOCATED CIRCUIT CONSISTING OF PRIMARY, NEUTRAL AND GROUND CONDUCTORS WITH REQUIRED AMPS OF POWER.</p>	<p><b>PLEASENOTE:</b> INSTALLATION IS IN ACCORDANCE WITH ARTICLE 600 OF THE 2020 NATIONAL ELECTRIC CODE AND OTHER APPLICABLE CITY AND LOCAL CODES</p> <p><b>COPYRIGHT:</b> THIS DESIGN AND RENDERINGS IS THE PROPERTY OF VICTORY SIGNS AND IMAGING AND ANY REPRODUCTION OR OTHER USE IS STRICTLY PROHIBITED. ALL RIGHTS ARE RESERVED. 2021 <b>16</b></p>
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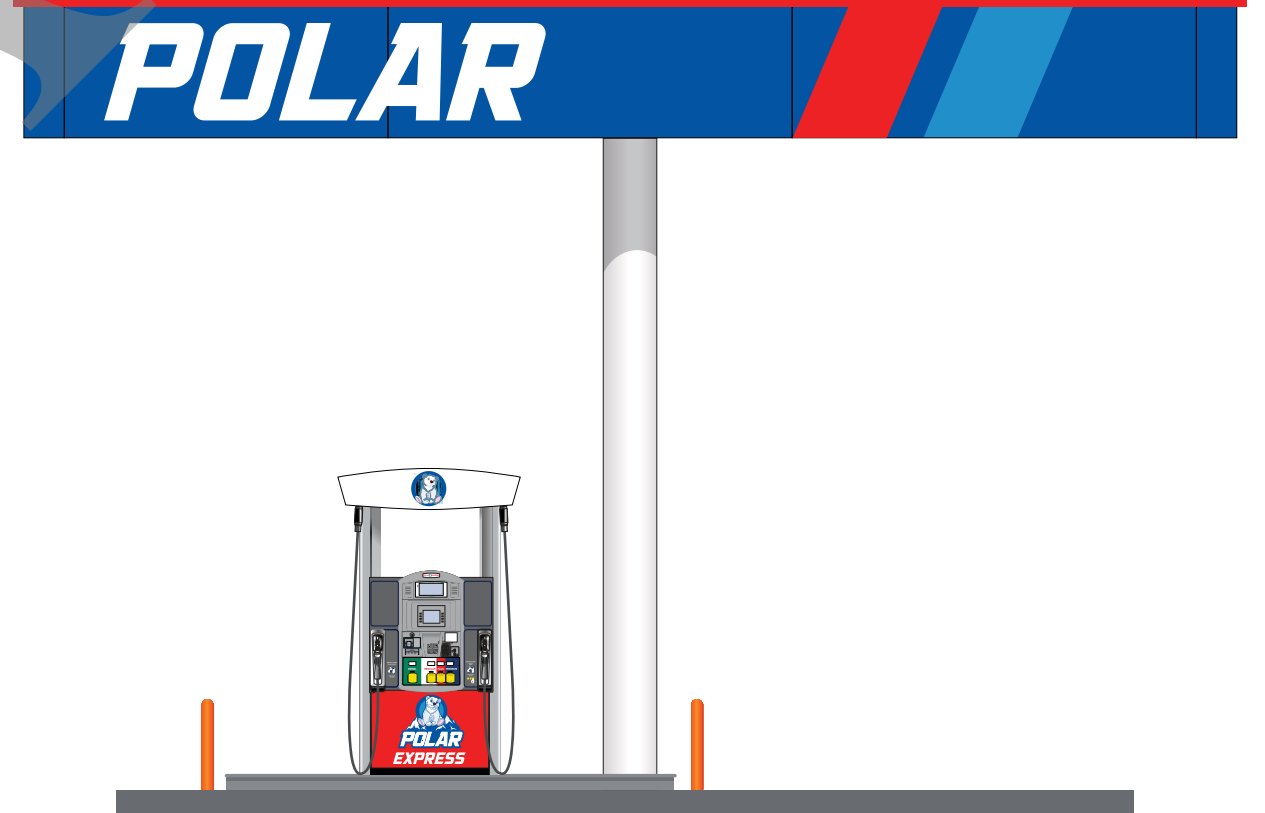


SIDE VIEW  
CHANNEL LETTER DETAILS

D



C



**Victory Signs & Imaging**  
8615 Jackrabbit Rd Suite R  
Houston TX 77095  
Ph: (832) 930-0853

**Project Description:** Polar Wall Sign

**Location:** Jones RD (City of Jersey Village)

**Created by:** Murtaza

**Scale:** 1/4" = 1"

CUSTOMER APPROVAL: \_\_\_\_\_

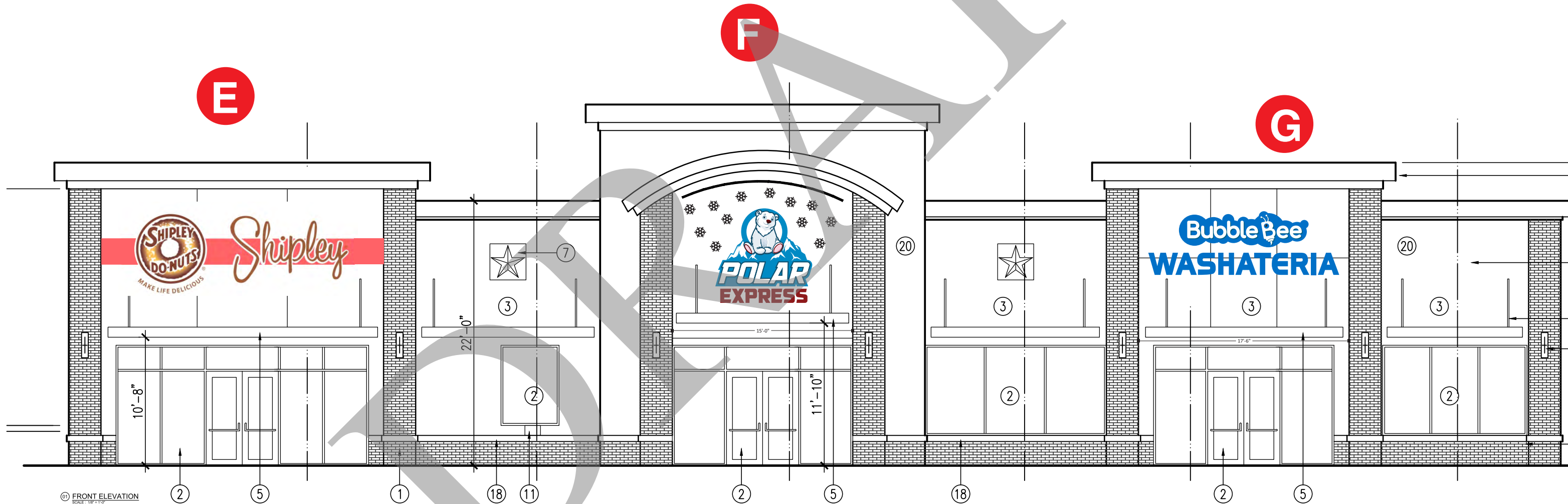
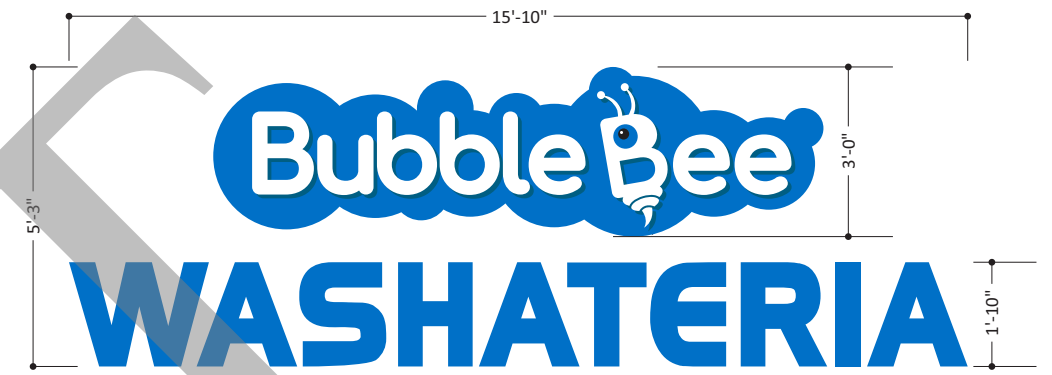
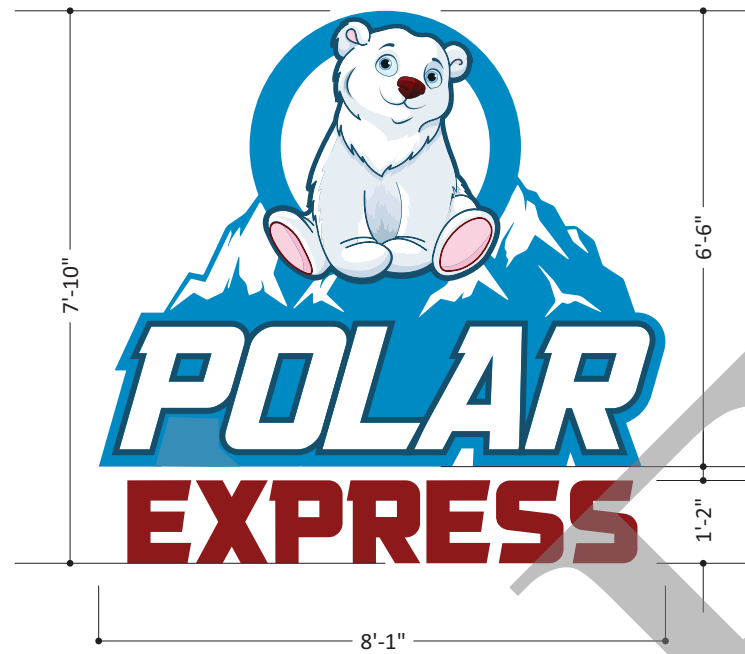
COMMENTS: \_\_\_\_\_

VICTORY SIGNS AND IMAGING MUST BE NOTIFIED OF **OTHER VOLTAGES** PRIOR TO FABRICATION. CUSTOMER IS RESPONSIBLE TO PROVIDE AN ALLOCATED CIRCUIT CONSISTING OF PRIMARY, NEUTRAL AND GROUND CONDUCTORS WITH REQUIRED AMPS OF POWER.

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© FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

PLANNING AND ZONING COMMISSION MEETING PACKET FOR JANUARY 10, 2022



**Victory Signs & Imaging**  
8615 Jackrabbit Rd Suite R  
Houston TX 77095  
Ph: (832) 930-0853

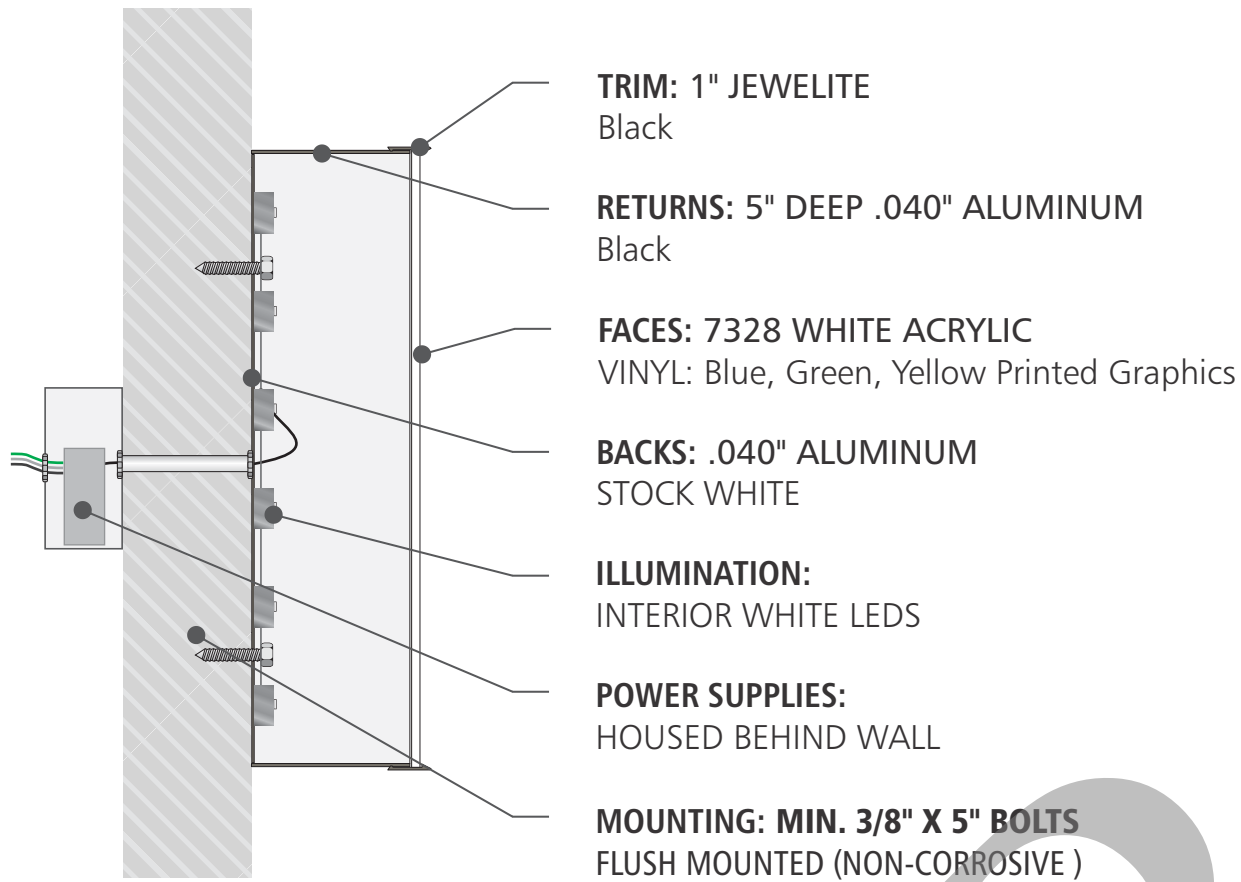
**Project Description:** Polar Wall Sign  
**Location:** Jones RD (City of Jersey Village)  
**Created by:** Murtaza  
**Scale:** 1/4" = 1"

CUSTOMER APPROVAL: \_\_\_\_\_  
COMMENTS: \_\_\_\_\_  
VICTORY SIGNS AND IMAGING MUST BE NOTIFIED OF **OTHER VOLTAGES** PRIOR TO FABRICATION. CUSTOMER IS RESPONSIBLE TO PROVIDE AN ALLOCATED CIRCUIT CONSISTING OF PRIMARY, NEUTRAL AND GROUND CONDUCTORS WITH REQUIRED AMPS OF POWER.

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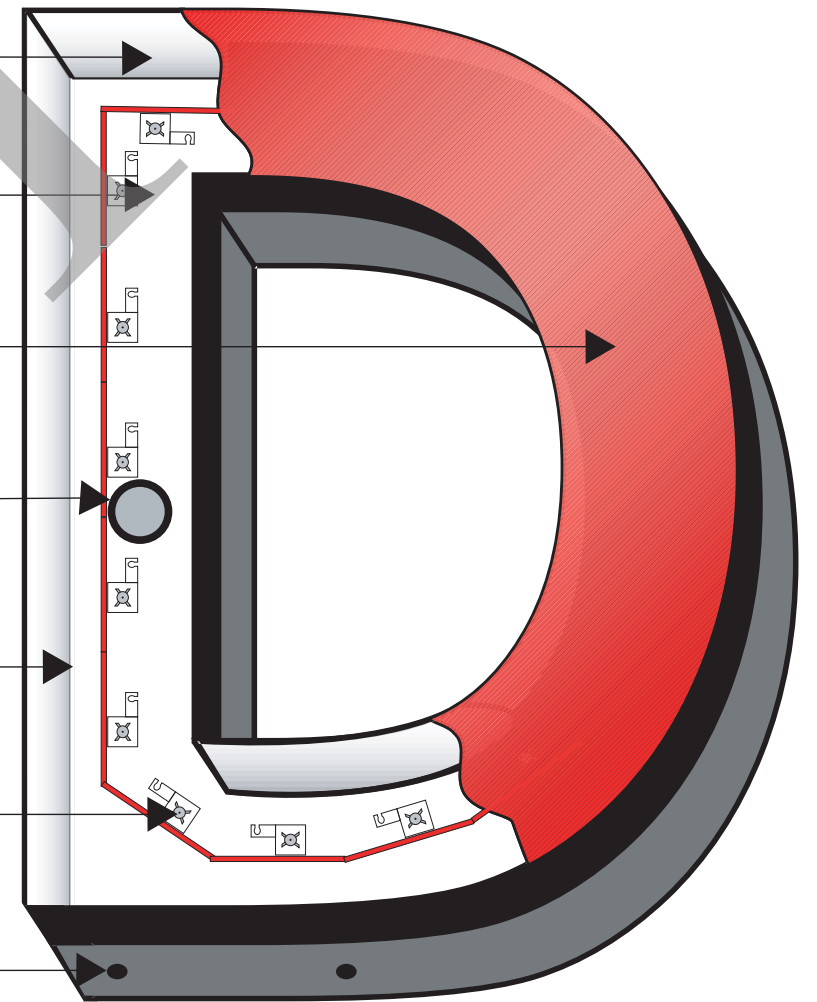
# INDIVIDUAL MOUNT LED CHANNEL LETTER CROSS-SECTION VIEW



FACE LIT CHANNEL LETTERS - TYPICAL DETAIL  
SCALE: NTS

SIDE VIEW  
CHANNEL LETTER DETAILS

- 5" Aluminum Return
- Aluminum Back
- 3/16" Acrylic Face
- Pass Through Grommet
- Clinched and Caulked Seam
- LED Illumination
- Drain Hole



FRONT VIEW  
CHANNEL LETTER DETAILS



**Victory Signs & Imaging**  
8615 Jackrabbit Rd Suite R  
Houston TX 77095  
Ph: (832) 930-0853

**Project Description:** Polar Wall Sign  
**Location:** Jones RD (City of Jersey Village)  
**Created by:** Murtaza **Scale:** 1/4" = 1"

CUSTOMER APPROVAL: \_\_\_\_\_  
COMMENTS: \_\_\_\_\_

VICTORY SIGNS AND IMAGING MUST BE NOTIFIED OF **OTHER VOLTAGES** PRIOR TO FABRICATION. CUSTOMER IS RESPONSIBLE TO PROVIDE AN ALLOCATED CIRCUIT CONSISTING OF PRIMARY, NEUTRAL AND GROUND CONDUCTORS WITH REQUIRED AMPS OF POWER.

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

**AGENDA DATE:** January 10, 2022

**AGENDA ITEM:** D

**AGENDA SUBJECT:** Discuss and take appropriate action concerning the application request of Vernon R. Young (Managing General Partner of 9300 Savile, LLC) filed on behalf of Jersey Village Lifestyle Ltd. (Applicant) for a specific use permit to allow the operation of an Assisted Living and Memory Care Center on a tract of land located at 9300 Savile, Jersey Village, TX 77040 within the city limits in zoning District G.

**Dept/Prepared By:** Evan Duval, Bldg. Official      **Date Submitted:** December 17, 2021

**EXHIBITS:** [Applicant's SUP Application](#)  
[P&Z Preliminary Report](#) – SUP Assisted Living and Memory Care Center  
[Exhibit A](#) – Proposed Ordinance with Exhibits  
[Section 14-106](#) – Regulations District G

**BACKGROUND INFORMATION:**

This request for a specific use permit to allow for the operation of an Assisted Living and Memory Care Center was filed by Vernon R. Young on December 6, 2021.

The application is attached and provides more specific details as to Jersey Village Lifestyle's intent.

**RECOMMENDED ACTION:**

**MOTION:** Discuss and take appropriate action concerning the application request of Vernon R. Young (Managing General Partner of 9300 Savile, LLC) filed on behalf of Jersey Village Lifestyle Ltd. (Applicant) for a specific use permit to allow the operation of an Assisted Living and Memory Care Center on a tract of land located at 9300 Savile, Jersey Village, TX 77040 within the city limits in zoning District G.

NG COMMISSION MEETING PACKET

-----  
DATE : 12/6/2021 11:29 AM  
OPER : MG  
TKBY : MG  
TERM : 1  
REC# : R00801683

21

-----  
192.0000 MISC. REVENUE 650.00  
9300 Seville Lane 650.00

Paid By:9300 Seville Lane  
2-CK 650.00 REF:8479

-----  
APPLIED 650.00  
TENDERED 650.00  
-----  
CHANGE 0.00  
-----





\_\_\_\_\_  
Community and Development  
City of Jersey Village

**SPECIFIC USE PERMIT APPLICATION**

**PROPERTY/OWNER INFORMATION**

Applicant Name: Jersey Village Lifestyle Ltd.	
Applicant Address: 9300 Saville Lane, Jersey Village TX 77040	Phone #: 713.626.1400
Owner Name: Same	
Owner Address: Same	

**LEGAL DESCRIPTION OF PROPERTY**

Property Address: 9300 Saville Lane, Jersey Village TX 77040		
Lot: Lot 2	Block: Block 5	Tract: Northwest Station, Section 2
Subdivision:	Number of Acres: 2.8331	
Plat: Replat April, 2005	Survey: Addition	

For properties not in a recorded subdivision or where a partition of land is proposed, application must be accompanied by a subdivision plat as provided in Article 2 of the Development Code.


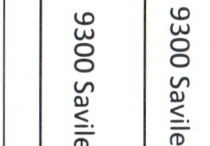
Proposed Use: Assisted Living and Memory Care Center
Zoning District: G

**Additional Requirements**

**ATTACH A LETTER** describing all processes and activities involved with the proposed uses.  
**ATTACH A SITE PLAN** drawn to scale with the information listed below.  
**ATTACH THE APPROPRIATE APPLICATION FEE OF \$650.00**

**INCLUDE THE FOLLOWING INFORMATION ON A SITE PLAN, THE SITE PLAN MUST BE DRAWN TO SCALE:**

- Boundaries of the area covered by the site plan;
  - The location of each existing and proposed building and structure in the area covered by the site plan and the number of stories, height, roof line, gross floor area and location of building entrances and exits;
  - The location of existing drainage ways and significant natural features;
  - Proposed landscaping and screening buffers;
  - The location and dimensions of all curb cuts, public and private streets, parking, and loading areas, pedestrian walks, lighting facilities, and outside trash storage facilities;
  - The location, height and type of each wall, fence, and all other types of screening;
  - The location, height and size of all proposed signs;
- I, being the undersigned applicant, understand that all of the conditions, dimensions, building sizes, landscaping, and parking areas depicted on the site plan shall be adhered to as approved by City Council.**

Applicant's Signature 	Printed Name	Application Date
9300 Saville, LLC, Vernon R. Young, Manager General Partner	9300 Saville, LLC, Vernon R. Young, Manager General Partner	December 2, 2021
Owner's Signature 	Printed Name	Application Date
	9300 Saville, LLC, Vernon R. Young, Manager General Partner	December 2, 2021



# JERSEY VILLAGE LIFESTYLE

*Jersey Village, Texas*



A Proposed Assisted Living and Memory Care Development

by

Jersey Village Lifestyle, Ltd.



## **JERSEY VILLAGE LIFESTYLE ASSISTED LIVING and MEMORY CARE**

*Jersey Village Lifestyle will be a full service assisted living facility licensed by the State of Texas to accommodate 89 qualifying assisted living residents. 42 beds will be reserved for assisted living residents and 47 beds will be reserved for Alzheimer's and Memory Loss residents.*



Jersey Village Lifestyle, Ltd. (a Texas Limited Partnership) proposes to develop an 89 bed, type B large assisted living facility including 47 beds dedicated as a locked Alzheimer's unit (the "Project") in Jersey Village, Texas on 2.83 acres of land located at 9300 Savile Lane, Jersey Village, Texas. The General Partner is 9300 Savile LLC, a Special Purpose Limited Liability Partnership controlled by Vernon R. Young. The facility will be located adjacent to the Manor at Jersey Village, a 200 unit restricted independent living multi-family complex developed by the Young Family Office.

### **Specifics of the Project are as follows:**

- Two story buildings on 2.8331 acres of land
- The facility is estimated to be 61,024 sq. ft.
  - Assisted Living – 33,647 sq. ft., 42 beds
  - Alzheimer's – 27,377 sq. ft., 47 beds
- The facility will be licensed as a Type B Large Assisted Living Facility
- Estimated construction completion is 12 to 18 months.

Assisted living is often viewed as the best of both worlds for qualified assisted living citizens. Residents have as much independence as they want with the knowledge that quality personal care and supportive services are available around the clock whenever needed. Assisted living communities are designed to provide residents a seamless support system to the basic Activities of Daily Living (ADL) such as bathing, grooming, dressing, and more. The state of Texas allows medical staff of an assisted living facility to administer medication assistance and/or reminders. Assisted living communities differ from nursing homes in that they don't offer complex medical services.

Home care is a common option for giving assistance to qualified assisted living individuals, but needed support is often not available. At some point living alone becomes untenable. For many assisted living individuals, the protected, supportive, and community environment of an assisted living facility is a welcome relief and appealing to both the seniors and their families. Once these citizens get into an assisted living facility they enjoy the activity and comfort of having other residents within the support community. Jersey Village Lifestyle assisted living community will provide one bedroom and studio apartment styles that provides a home-like atmosphere. These individuals can bring their own furniture and personal items to turn the apartment into "home." A personal kitchenette with a small refrigerator and microwave is included in all apartments to enable food storage and the preparation of simple meals and snacks. Community dining managed by a professional in nutrition for the elderly, with the flexibility of room service, enables family to know that the nutritional



needs of the resident are being met and tracked. One of the greatest advantages of assisted living is that community involvement activities that are regularly provided to assisted living residents, especially fun time activities like bingo, movie nights, crafts, community gardening and visiting entertainment. These activities are coordinated by a full time Activities Director. Residents will also be given opportunities to be involved in church events, area special events, and field trips.

**Important Project Features**

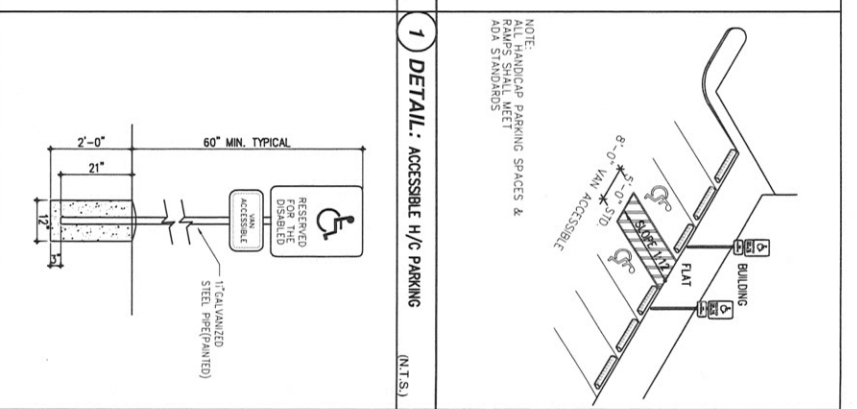
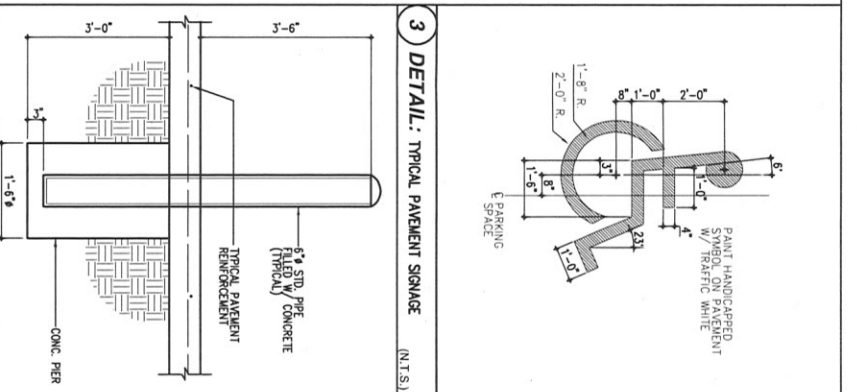
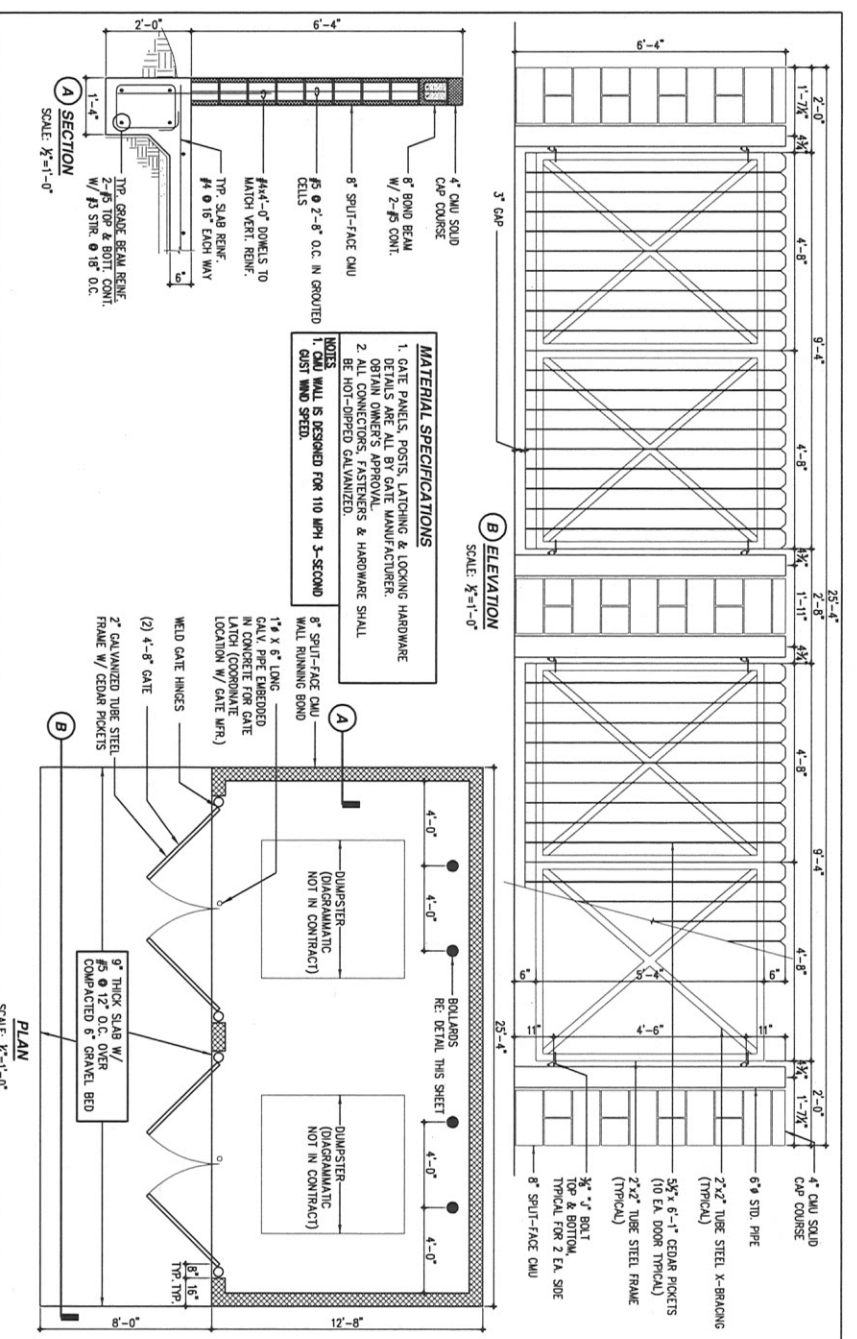
The facility is being designed to resemble a group of cottages, which will give the impression of a small village. This will appeal to both the potential resident as well as their adult children thus making our marketing efforts easier to accomplish. A full array of assisted living services provided by well trained employees, who are dedicated to quality services for their residents, will help ensure that when a resident moves in that they are well satisfied and will remain the rest of their life, thus assuring a full census at all times.

Memory Care will be a 47 bed, distinct section of the proposed facility that will be dedicated to the special needs of residents diagnosed with such conditions as memory loss and Alzheimer's. These beds will be licensed as type B assisted living and will meet all of the state and federal requirements to be a Memory Loss Unit. Memory Care allows a person experiencing memory loss to maintain a level of independence while relying on the safety and security of being in a residential facility with a professional staff. Memory-impaired residents have access to 24-hour support and programs that ensure their safety and quality of life. Typically, the residents live in private or semi-private units. In this proposed facility all units will be private with a private bath in each unit. There will be scheduled activities and programs designed to enhance memory, and they will be supervised by trained staff. The Memory Care Unit will be 100% secure with alarmed or locked areas to ensure no one wanders off.

**Principal:**

The principal behind this project is Mr. Vernon R. Young. Mr. Young was educated at Washington and Lee University and The University of Houston with a B.S. degree in Economics and postgraduate work in real estate. After becoming a licensed real estate broker and founding a mortgage banking company, Mr. Young expanded his activity to an apartment building and management program, building over 10,000 garden apartments and townhouses in Texas, Louisiana and Indiana, high rise condominiums in Florida, four office buildings, and land development activities ranging from residential lot developments to industrial parks. He was a volume homebuilder in the 70's and 80's. Mr. Young's companies are active in the Houston Apartment Association, the Texas Apartment Association and the National Apartment Association. He is a past Director and President of the Houston Apartment Association. He is also a member of the Houston Association of Realtors, Greater Houston Builders Association, Texas Association of Builders, National Association of Homebuilders, and is registered builder #28383, certified by the Texas Residential Construction Commission. Mr. Young and his housing companies have been the subject of articles in many publications. He has frequently been a speaker in other cities for national organizations representing the housing industry. Mr. Young is President of Artisan Realty Co., a management company and Chairman of Artisan American Corp., a real estate developer.



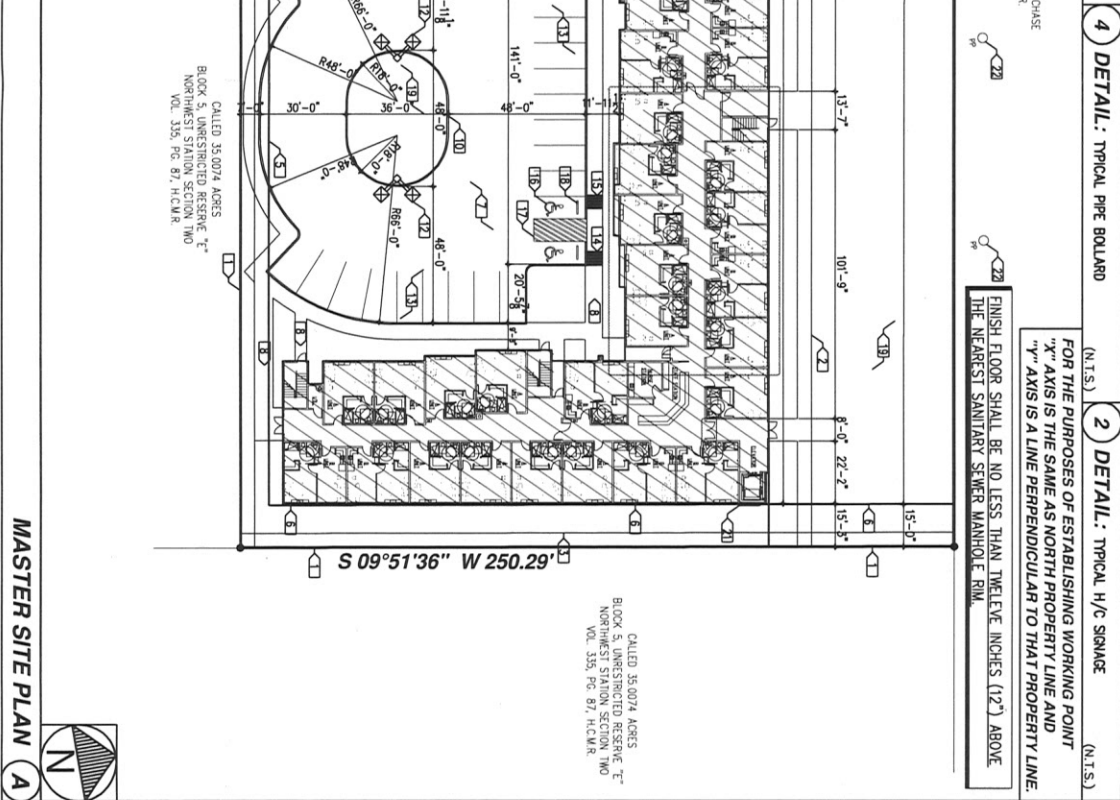
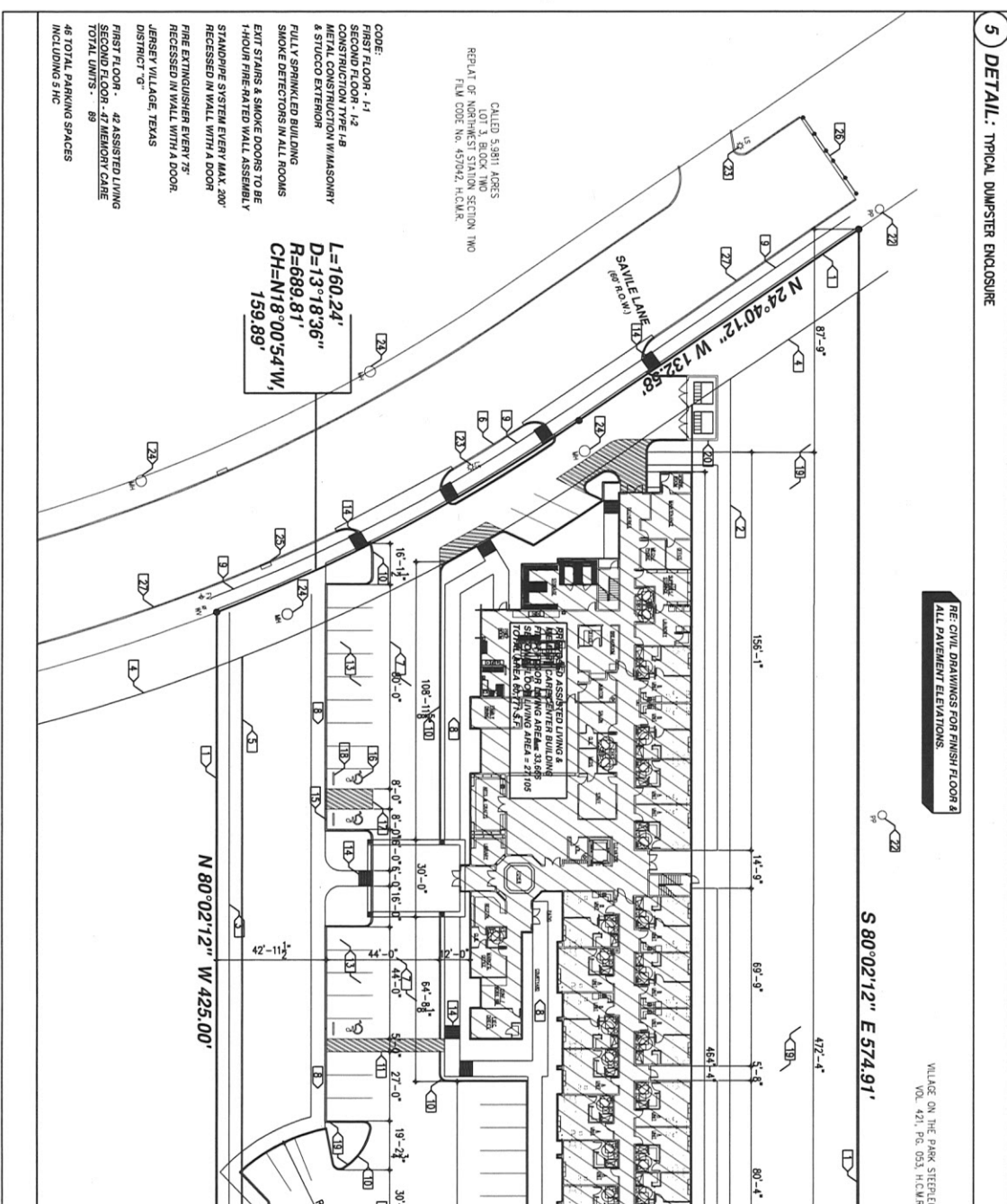


- ACCESSIBILITY NOTES** (TYPICAL UNLESS OTHERWISE NOTED)
- SLAB SHALL BE FLUSH TO TOP OF CURB AT ALL EXTERIOR DOORS WITH A THRESHOLD THAT IS MAXIMUM 1/2" IN HEIGHT. SLOPES SHALL HAVE A MAXIMUM SLOPE OF 1:50 IN ANY DIRECTION.
  - BREKED EDGE OF THRESHOLDS SHALL NOT EXCEED 1:2
  - ALL SURFACES AT ACCESSIBLE PARKING SPACES & AISLES SHALL HAVE A MAXIMUM SLOPE OF 1:50 IN ANY DIRECTION. SLOPES ALONG ADJACENT ACCESSIBLE ROUTES SHALL NOT EXCEED 1:20. CURBS SHALL NOT EXCEED 1:12 SURFACE ALONG ROUTE AT 2" O.C. RAMP SURFACE SHALL HAVE A CONTRASTING COLOR.
  - ALL SIDEWALKS SHALL SLOPE TO THE FLUSH WITH PORCHES AND HAVE CURB CUTS OR RAMPS TO ACCOMMODATE ACCESSIBLE PEDESTRIAN TRAFFIC THROUGHOUT THE ENTIRE SITE.
  - ALL DESIGNATED ACCESSIBLE PARKING SPACES SHALL HAVE AN ACCESSIBLE SIGN WITH TEXT A MINIMUM OF 60" HGT.
  - UNIT PAVES SHALL NOT HAVE SLOPES EXCEEDING 1:50 IN ANY DIRECTION.
  - HANDRAILS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL BE LOCATED AND OPERATED WITH ONE HAND. HANDRAILS SHALL BE 34" TO 38" HIGH AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TURNING OF THE HANDS TO OPERATE. DOORS SHALL HAVE LEVER STYLE HARDWARE. CONTROLS AND OPERATING MECHANISMS SHALL BE MOUNTED NO LOWER THAN 15" ABOVE THE FLOOR OR MORE THAN 48" ABOVE THE FLOOR LOOKING REQUISITE FOR WINDOWS SHALL BE NO HIGHER THAN 54"
  - IF A DOOR HAS A CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH MEASURED TO THE LEADING EDGE OF THE DOOR.
  - THE MINIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE 5 LBS FOR INTERIOR HINGED DOORS.
  - FLUSH CONTROLS ARE TO BE MOUNTED TO THE WIRE SIZE OF THE TOILET.
  - EXPOSED HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE.
  - ACCESSIBLE SIGNS SHALL NOT EXCEED 6 1/2" IN HEIGHT.
  - REQUIRED EXITS SHALL BE PROVIDED WITH A SIGN STATING "DOORS TO REMAIN UNLOCKED DURING BUSINESS HOURS"
  - ALL FLOOR FINISHES SHALL BE SLIP RESISTANT PER IAS 4.31
  - WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR WHERE THERE IS NO OBSTRUCTION TO THE PASSAGE OF THE SIGN. THE SIGN SHALL BE PLACED ON THE NEAREST ADJACENT WALL, MOUNTING HEIGHT SHALL BE 60" ABOVE THE FINISHED FLOOR TO THE CENTERLINE OF THE SIGN, MOUNTING LOCATION FOR SIGN SIGN SHALL BE SO THAT A PERSON MAY APPROACH WITHIN 3" OF SIGNAGE WITHOUT ENCOUNTERING A PROTRUSING OBJECT OR STANDING WITHIN THE SWING OF THE DOOR PER IAS 4.30.6
  - RAISED AND BRaille CHARACTERS & PICTOGRAMS SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF IAS 4.30.4

**OFFICE OF JAMES A. MCBRIDE II ARCHITECTURAL AND PLANNING**  
 873 BETTINA, #607, HOUSTON, TX 77024  
 PHONE: (713) 306-6497 FAX: (832) 667-8214  
 EMAIL: JMCBRIDE7@AOL.COM

**JERSEY VILLAGE LIFE STYLE ASSISTED LIVING AND MEMORY CARE CENTER**  
 JERSEY VILLAGE, TEXAS

**SITE PLAN**



- KEYED PLAN NOTES**
- PROPERTY LINE
  - 5'-0" P.E.L.S. EASEMENT
  - 30'-0" STAKE
  - 15'-0" BUILDING LINE
  - NEW CONCRETE PADMENT (RE: CIVIL PLANS FOR THICKNESS)
  - NEW CONCRETE SIDEWALK - SLOPE AWAY FROM BUILDING FOR POSITIVE DRAINAGE (RE: CIVIL)
  - NEW 6" CONCRETE SIDEWALK
  - NEW 6" CONCRETE CURB
  - 40' ACCESSIBLE ROUTE: 3'-0" MIN. WIDE WITH 4" WIDE YELLOW PAINT STRIPES (TYPICAL)
  - 3X1 STEEL LIGHT POLE (RE: ELECTRICAL SITE PLAN, RE: LIGHT POLE BASE DETAIL 5(A)/10)
  - PARKING SPACES
  - 5'-0" SPACING (RE: DETAIL 2)
  - H/C PARKING (RE: DETAIL 1)
  - H/C PARKING SIGNAGE (RE: DETAIL 3)
  - 6" CURB/WEED STOP
  - GRASSY AREA (RE: LANDSCAPING PLAN ON SHEET 151.1 FOR TREES AND SHRUBS)
  - RASHI DUMPSTER THICKEN SLAB TO 9" (RE: DETAIL 5)
  - ELECTRICAL SERVICE (RE: ELECTRICAL DRAWINGS)
  - PUBLIC STREET LIGHTING
  - STORM MANHOLE
  - STORM INLET
  - EXISTING STREET BARRICADE
  - EXISTING CONCRETE CURB
- GENERAL NOTES**
- GENERAL CONTRACTOR SHALL PROVIDE A \$35,000 ALLOWANCE FOR LANDSCAPING & IRRIGATION SYSTEM & SHALL PROVIDE TREES & SHRUBS ACCORDING TO "LANDSCAPING ANALYSIS" AS SHOWN ON LANDSCAPING PLANS.
  - GENERAL CONTRACTOR SHALL INSTALL 2 NEW 4" x 4" PVC CONDUITS BURIED 36" BELOW GRADE. (FOR BOLLARD POWER & OTHER MISCELLANEOUS USES)
- PARKING SYNOPSIS**
- | BUILDING COMPONENT | TOTAL NO. OF SPACES | PARKING FACTOR | EMPLOYEES ON FLOOR | PARKING REQUIRED BY BEMS 3.2(B)(1) | PARKING PROVIDED           |
|--------------------|---------------------|----------------|--------------------|------------------------------------|----------------------------|
| FIRST FLOOR        | 42                  | 1/6            | 10                 | 17                                 |                            |
| SECOND FLOOR       | 47                  | 1/3            | 10                 | 25.66                              |                            |
| TOTAL BUILDING     | 89                  |                |                    | 42.66                              | 46 SPACES INCLUDING 5 INC. |

**REVISIONS**

DATE	REVISION
9/10/14	REVISE BUILDING LOCATION 25' TO 15'

**ISSUE HISTORY**

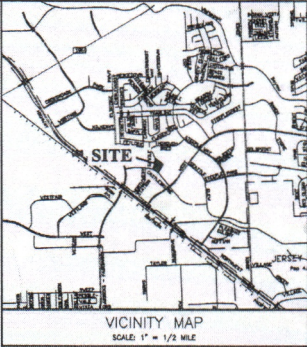
DATE	ISSUED FOR
2/12/15	CLIENT REVIEW
4/08/16	PERMIT
	BIDDING
	CONSTRUCTION

**GRAPHIC SCALE**  
 SCALE: 1 INCH = 30 FEET

CHECK BY: JMB DATE: 01/15/15  
 DRAWN BY: MAU JOB#: 14021.00

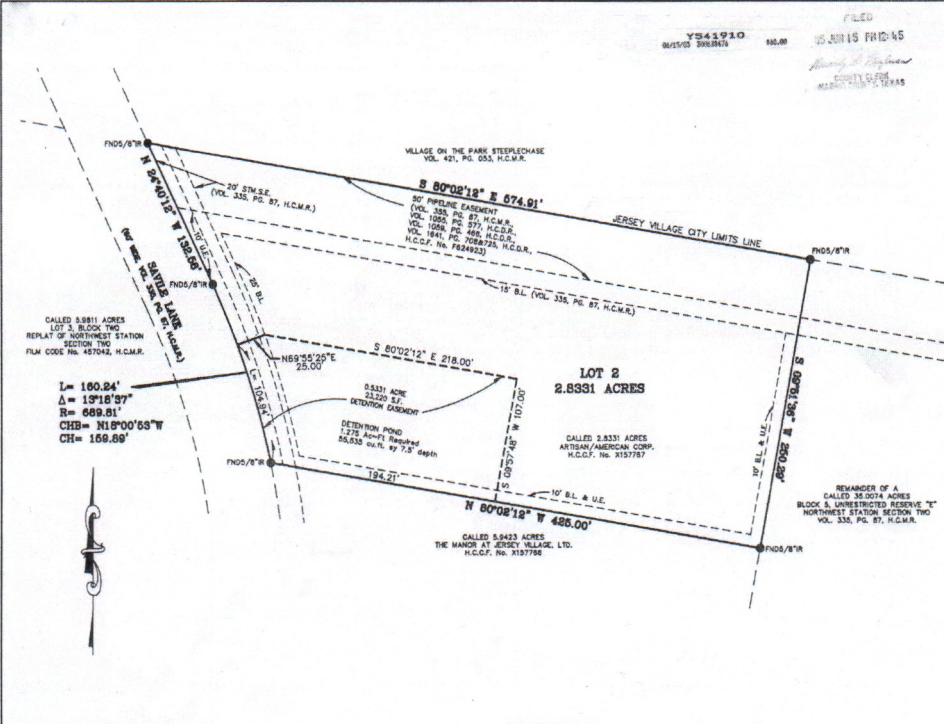
**SHEET A1.10 OF 38**





B.L.	BUILDING LINE
CH	CHANNEL
CL	CLUMP
FND	FOUND
H.C.C.P.	HARRIS COUNTY CLEM'S FILE
H.C.D.R.	HARRIS COUNTY DEED RECORDS
H.C.M.	HARRIS COUNTY MAP RECORDS
IR	IRON ROD
LD	LENGTH
PL	PLASTER
R	RANGE
R.S.E.	SANITARY SEWER EASEMENT
S.T.S.E.	STORM SEWER EASEMENT
VOL.	VOLUME
W.E.	UTILITY EASEMENT

- NOTES:
1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF NORTHWEST STATION SECTION TWO AS RECORDED IN VOLUME 335, PAGE 87, OF THE H.C.M.R.
  2. THIS PROPERTY LIES WITHIN THE BOUNDARIES OF ZONE '1' (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) AS PER THE FLOOD INSURANCE RATE MAP, AND ZONING 480100440 K, REVISED APRIL 20, 2000.
  3. THE SUBJECT TRACT IS ENCLINCHED BY RESTRICTIVE COVENANTS RECORDED IN VOL. 335, PG. 87, OF THE H.C.M.R. AND IN H.C.C.P. NO. JA3169, JA3180, P57678, AND P57678.



STATE OF TEXAS  
COUNTY OF HARRIS

H. Elizabeth Young, ACTING BY AND THROUGH ARTISAN/AMERICAN  
CORP., HEREINAFTER REFERRED TO AS OWNER OF THE 2.8331 ACRE TRACT DESCRIBED IN  
THE ABOVE AND FOREGOING MAP OF BOUNDARIES AND EASEMENTS FOR NORTHWEST  
STATION SECTION TWO REPLAT DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND  
DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, NOTATIONS,  
RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE  
USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE  
EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND  
CONSIDERATIONS HEREIN EXPRESSED AND DO HEREBY INDIcate OUR HEIRS,  
SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND  
SO DEDICATED.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY  
WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE  
OF ANY SEWIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY  
DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN (15)  
FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL RAINWATER  
DITCHES, GULLIES, DRAINS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID  
PLAT AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF JERSEY VILLAGE,  
HARRIS COUNTY OR ANY OTHER GOVERNMENTAL AGENCY THE RIGHT TO ENTER UPON SAID  
EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND  
MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY  
WITHIN THE BOUNDARIES OF THIS PLAT AND SUBJECT TO ANY DRAINAGE EASEMENT  
DITCH, GULLY, DRAIN OR NATURAL DRAINAGE COURSE LOCATED IN SAID  
PLAT AS EASEMENTS FOR DRAINAGE PURPOSES, SHALL HEREBY BE RESTRICTED TO  
KEEP SUCH DRAINAGE WAys AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING  
AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE  
FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN  
DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS CERTIFY AND COVENANT THAT THEY HAVE COMPLIED WITH OR WILL  
COMPLY WITH THE EXISTING HARRIS COUNTY ROAD LAW, SECTION 31-C AS AMENDED BY  
CHAPTER 814, ACTS OF 1979, AS AMENDED AND ALL OTHER REGULATORY  
INSTRUMENTS ON FILE WITH THE HARRIS COUNTY ENGINEER AND ADOPTED BY THE  
COMMISSIONER'S COURT OF HARRIS COUNTY.

**PUBLIC EASEMENTS**  
ALL PUBLIC EASEMENTS DENOTED ON THIS PLAT ARE HEREBY DEDICATED TO THE USE OF  
THE PUBLIC FOREVER, ANY PUBLIC UTILITY, INCLUDING THE CITY OF JERSEY VILLAGE,  
SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON  
SAID EASEMENTS FOR THE PURPOSES OF CONSTRUCTION, RECONSTRUCTION, INSPECTION,  
PATROLLING, MAINTAINING, AN ACCESS TO OR REMOVING ALL OR PARTS OF ITS  
RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE  
PERMISSION OF THE PROPERTY OWNER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF  
JERSEY VILLAGE SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY  
BUILDING, FENCE, TREE, SHRUB, OR OTHER GROUNDS OR IMPROVEMENTS THAT IN  
ANY WAY ENDOANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR  
EFFICIENCY OF ITS RESPECTIVE SYSTEMS OR ANY OF THE EASEMENTS SHOWN ON THIS  
PLAT. NEITHER THE CITY OF JERSEY VILLAGE OR ANY PUBLIC UTILITY SHALL BE  
RESPONSIBLE FOR REPLACEMENT OR REIMBURSING THE PROPERTY OWNER DUE TO REMOVAL  
OR RELIQUATION OF ANY OBSTRUCTIONS IN THE PUBLIC EASEMENTS.

FURTHER, THE OWNERS HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO  
ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS. WE FURTHER CERTIFY  
THAT NO PORTION OF THE PROPOSED AREA TO BE REPLATED IS LIMITED BY DEED  
RESTRICTION TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER  
LOT.

IN TESTIMONY WHEREOF, PLAT TO BE SIGNED BY H. Elizabeth Young, THEREUNTO AUTHORIZED, THIS  
16<sup>TH</sup> DAY OF MAY, 2005.

BY: *H. Elizabeth Young*  
ARTISAN/AMERICAN CORP.  
STATE OF TEXAS  
HARRIS COUNTY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED  
H. Elizabeth Young, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE  
FOREGOING INSTRUMENT AND ACKNOWLEDGES TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND  
CONSIDERATIONS HEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT  
AND DEED OF SAID CORPORATION.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 16<sup>TH</sup> DAY OF MAY 2005.

*Jeniga Baraka*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES 4.12.06

STATE OF TEXAS  
COUNTY OF HARRIS  
I, Yano T. Wilson, OWNER NO. 26555  
HEREBY CERTIFY THAT PRIOR ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS  
PLAT IN REGARDS TO DESIGN, CONSTRUCTION AND LAYOUT OF PUBLIC IMPROVEMENTS.  
*Yano T. Wilson*  
ENGINEER REGISTERED IN THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF HARRIS  
I, James H. Hall, REGISTERED PUBLIC SURVEYOR NO. 5715 IN THE STATE OF  
TEXAS, CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED  
FROM AN ACtual SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE  
GROUND.  
*James H. Hall*  
REGISTERED PUBLIC SURVEYOR

I, KIMBERLY OLSEN, DIRECTOR OF PUBLIC WORKS OF THE CITY OF JERSEY VILLAGE,  
TEXAS, CERTIFY THAT THIS PLAT CONFORMS TO THE CITY COMPREHENSIVE PLAN, AND ALL  
APPLICABLE DESIGN CRITERIA AND STANDARDS OF THE CITY OF JERSEY VILLAGE, TEXAS.  
DATED THIS 16<sup>TH</sup> DAY OF MAY 2005.  
*Kimberly Olsen*  
DIRECTOR OF PUBLIC WORKS

I, Paul C. Johnson, CITY MANAGER OF THE CITY OF JERSEY VILLAGE, TEXAS, CERTIFY THAT  
THIS PLAT CONFORMS TO THE CITY COMPREHENSIVE PLAN, AND ALL APPLICABLE DESIGN  
CRITERIA AND STANDARDS OF THE CITY OF JERSEY VILLAGE, TEXAS.  
DATED THIS 16<sup>TH</sup> DAY OF MAY 2005.  
*Paul C. Johnson*  
CITY MANAGER

STATE OF TEXAS  
COUNTY OF HARRIS  
I, Beverly B. Kaufman, AN ENGINEER REGISTERED IN THE STATE OF TEXAS, HEREBY CERTIFY  
THAT THE PLAT CONFORMS TO ALL APPLICABLE ENGINEERING STANDARDS AND DESIGN  
CRITERIA OF THE CITY OF JERSEY VILLAGE, TEXAS.  
DATED THIS 16<sup>TH</sup> DAY OF MAY 2005.  
*Beverly B. Kaufman*  
CITY ENGINEER

STATE OF TEXAS  
HARRIS COUNTY  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED  
\_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS  
SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGES TO ME THAT THEY  
EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED AND IN  
THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID  
CORPORATION.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2005.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES \_\_\_\_\_

**NORTHWEST STATION  
SECTION TWO**

REPLAT OF  
2.8331 ACRES

OUT OF UNRESTRICTED RESERVE "E", BLOCK 5,  
NORTHWEST STATION, SECTION TWO, AS  
RECORDED IN VOLUME 335, PAGE 87, OF THE  
HARRIS COUNTY MAP RECORDS IN THE  
CHARLES CLARKSON SURVEY, ABSTRACT NO.  
190, IN HARRIS COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE ONE LOT AND REMOVE  
ONE-FOOT RESERVE

1 LOT 1 BLOCK  
DATE: APRIL 2005 SCALE: 1" = 50'  
OWNER:  
ARTISAN/AMERICAN CORP.

ENGINEER  
Yano T. Wilson, P.E., Inc.  
CONSULTING ENGINEER  
1780 WEST SAU HOUSTON PARKWAY NORTH HOUSTON, TEXAS 77060  
(713) 985-5580 FAX (713) 981-3738

SURVEYOR  
M. P. ROBERTSON  
SURVEY GROUP  
1780 WEST SAU HOUSTON PARKWAY NORTH HOUSTON, TEXAS 77060  
PHONE (713) 985-5580 FAX (713) 981-3738





**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION  
PRELIMINARY REPORT  
TO ALLOW THE OPERATION OF AN ASSISTED LIVING AND  
MEMORY CARE CENTER AS A SPECIFIC USE IN ZONING  
DISTRICT G**

The Planning and Zoning Commission has met in order to review the application of Vernon R. Young (Managing General Partner of 9300 Savile, LLC) filed on behalf of Jersey Village Lifestyle Ltd. (Applicant) for a specific use permit to allow the operation of an Assisted Living and Memory Care Center on a tract of land located at 9300 Savile, Jersey Village, TX 77040 within the city limits in zoning District G.

After review and discussion, the Commissioners preliminarily proposed that Jersey Village Lifestyle Ltd. be allowed to operate as a specific use an Assisted Living and Memory Care Center on the tract of land located at Lot 2, Block 5 of the Northwest Station, Section 2, with a street address of 9300 Savile Lane within the City of Jersey Village in zoning District G.

This preliminary proposal 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 10th day of January 2022.

\_\_\_\_\_  
Rick Faircloth, Chairman

**ATTEST:**

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

**ORDINANCE NO. 2022-xx**

**AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS (THE “CITY”), AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY, BY GRANTING JERSEY VILLAGE LIFESTYLE, LTD., A SPECIFIC USE PERMIT (THE “SPECIFIC USE PERMIT”) TO ALLOW THE OPERATION OF AN ASSISTED LIVING AND MEMORY CARE CENTER ON A TRACT OF LAND LOCATED WITHIN THE CITY LIMITS AT 9300 SAVILE LANE, JERSEY VILLAGE, TEXAS, 77040, AND IN “ZONING DISTRICT G”; PROVIDING REQUIREMENTS AND CONDITIONS FOR THE SPECIFIC USE PERMIT; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THIS ORDINANCE; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000) FOR VIOLATIONS HEREOF; PROVIDING FOR SEVERABILITY; AND, PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Jersey Village Lifestyle, Ltd. (the “Owner”) owns a 2.8831 acre tract of land (the “Property”) situated within the corporate limits of the City of Jersey Village, Texas (“the City”), with the Property being more particularly described as Lot 2, Block 5 of the Northwest Station, Section 2, and with a street address of 9300 Savile Lane, Jersey Village, Texas, 77040; and

**WHEREAS**, the Property presently has a zoning classification of District G pursuant to the comprehensive zoning ordinance of the City; and

**WHEREAS**, the Owner has made an application to the City for a Specific Use Permit for Multifamily Housing for Senior Citizens for the purpose of operating an Assisted Living and Memory Care Center at the Property as authorized by the City’s comprehensive zoning ordinance (the “Specific Use Permit”); and

**WHEREAS**, the Planning and Zoning Commission (the “Commission”) and the City Council (the “Council”) of the City have, in the time and manner and after the notice required by law, conducted a public hearing on such request for the Specific Use Permit; and

**WHEREAS**, the Council has received the final written recommendation of the Commission; and

**WHEREAS**, the Council wishes to approve such request and, **NOW THEREFORE**;

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

**SECTION 1. THAT** the facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct and are incorporated herein for all intents and purposes.

**SECTION 2. THAT** the Specific Use Permit for use of the Property as an Assisted Living and Memory Care Center, subject to the terms and conditions set forth below, is hereby granted to the Owner and shall include any successor in interest of the Property.

**SECTION 3. THAT** the Official Zoning District Map of the City shall be revised and amended to show the Specific Use authorized hereby for the Property as provided herein, with the

appropriate references thereon to the number and effective date of this Ordinance and a brief description of the nature of the Specific Use authorized.

**SECTION 4. THAT** the Specific Use Permit granted hereby shall be null and void after the expiration of two (2) years from the date of adoption of this Ordinance unless the Property is being used in accordance with the Specific Use Permit herein granted or unless an extension of time is approved by City Council.

**SECTION 5. THAT** the Specific Use authorized and permitted hereby shall be, and is, subject to the following additional limitations, restrictions, and conditions:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SECTION 6. THAT** 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). Each day of violation shall constitute a separate offense.

**SECTION 7. THAT** in the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and, the 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 8. THAT** this Ordinance, and the Specific Use Permit granted hereby, shall become effective upon Jersey Village Lifestyle, Ltd. furnishing to the City a copy of an owner’s policy of title insurance showing title in the Property in Jersey Village Lifestyle, Ltd.’s name.

**PASSED, APPROVED, AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**FOR THE CITY:**

\_\_\_\_\_  
**BOBBY WARREN, MAYOR**

**ATTEST:**

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



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).
    - f. Retail establishment selling or offering for sale any alcoholic beverage.

- (b) *Height and area regulations.* The heights of buildings, the minimum area of buildings, the minimum

lot size and the minimum dimensions of yards upon any lot or parcel of land in district G shall be as follows:

- (1) *Height.* Buildings shall not exceed 56 feet in height except gasoline filling stations shall not exceed one story in height.
- (2) *Building area.* The building area of each building shall be not less than 1,000 square feet of ground floor area except gasoline filling stations which shall contain not less than 500 square feet of ground floor area.
- (3) *Location on lot.* The setbacks established in subsection 14-88(b) are modified as follows: Buildings or structures shall not be located closer than 25 feet to the front property line, or ten feet to a side street line or ten feet to a rear lot line except when abutting a residential lot. Any building or structure erected on a lot abutting district A may not be closer to the boundary line of district A than 50 feet for a single story, 100 feet for a two-story, or 150 feet for three and four-story. Buildings and other structures may abut adjacent buildings or other structures at the side lot line, provided that they are separated by a firewall which complies with current city building codes. Each group of abutting buildings shall be separated on the side by an open space of not less than ten feet to the next side lot line or side street line.
- (4) *Lot size.* The minimum lot size shall be as established for nonresidential lots in Table 14-2, Lot Standards in this Code.
- (5) *Open area.*
  - a. A minimum of ten percent of total area within the property lines shall be devoted to landscaping. All open unpaved space including, but not limited to, front, side and rear building setback areas shall be planted and landscaped.
  - b. Building fronts. An average of at least ten feet and a minimum of five feet shall be a green area and walkway between the building and parking areas.
- (c) *Construction.* The exterior walls on all buildings shall be masonry or concrete construction with masonry, exterior insulation finish system (EIFS), concrete and wood or metal fascia. EIFS must be installed at levels no less than eight feet above grade or platforms. Plain CMU shall not be used for the exterior walls, however, split-face CMU is permissible.

(Ord. No. 95-04, § 1(303.6), 2-20-95; Ord. No. 99-05, § 9, 2-15-99; Ord. No. 00-41, § 2, 1-18-00; Ord. No. 01-15, § 2, 5-21-01; Ord. No 03-12, § 1, 3-17-03; Ord. No. 2006-10, § 1, 2-20-06; Ord. No. 2011-19, § 1, 4-18-11; Ord. No. 2011-28, § 2, 6-20-11; Ord. No. 2013-10, § 3, 3-18-13; Ord. No. 2017-30, § 2, 7-17-17; Ord. No. 2017-63, § 2, 12-18-17; Ord. No. 2019-31, § 3, 7-15-19)