

NOTICE OF JOINT PUBLIC HEARING

NOTICE is hereby given that the City of Jersey Village City Council and the Planning and Zoning Commission of the City of Jersey Village, Texas will conduct a joint public hearing at 7:00 p.m., Monday, February 21, 2022, at the Civic Center Auditorium, 16327 Lakeview, Jersey Village, Texas, for the purpose of receiving oral comments from any interested person(s) concerning the proposal to amend the City's Zoning Ordinance to grant a Specific Use Permit to allow the operation of 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.

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 https://www.jerseyvillagetx.com/page/pz.ags_mins_current_year.

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

Posted: January 19, 2022
Time: 1:00 PM



**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.

s/Rick Faircloth, Chairman

ATTEST:

s/Lorri Coody, City Secretary



Exhibit A

Proposed Ordinance

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:

- a) Landscaping must include one (1) tree every thirty feet (30') for the rear buffer-yard adjacent to Zone "C". Each tree will be a minimum of three (3) caliper inches at the time of planting.
- b) All outdoor lighting must be compliant with Dark Skies standards – shielded and 3k or lower color temperature.
- c) A cedar or masonry fence that is eight feet (8') tall must be erected along the entire rear property line adjacent to Zone "C".

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

