

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

December 16, 2013 – 12:00 p.m.

The Board of Adjustment of the City of Jersey Village, Texas, convened on December 16, 2013, at 12:00 p.m. in the Civic Center Meeting Room, 16327 Lakeview, Jersey Village, Texas.

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

Henry Hermis, Chairman	Thomas Simchak, Vice Chairman
Debra Sappington, Board Member	Robert Cunningham, Board Member
Gerald Laws, Board Member	Joe Pennington, Alternate Board Member

Ken Nguyen, Alternate Board Member was not present.

Council Liaison, Sheri Sheppard was present.

City Staff in attendance: Courtney Rutherford, Assistant City Secretary; Danny Segundo, Director of Public Works; Christian Somers, Building Official; and Deborah Capaccioli-Paul, Engineering Technician.

B. Designate Alternate Members to serve in place of any absent Board Member.

No action taken.

C. Consider approval of the minutes for the meeting held on October 18, 2013.

Board Member Simchak moved to approve the minutes as presented for the meeting held on October 13, 2013. Board Member Sappington seconded the motion. The vote follows:

Ayes: Board Members Simchak, Sappington Cunningham and Laws
Chairman Hermis

Nays: None

The motion carried.

D. Conduct a public hearing on Stan Davis's application for variance to the Jersey Village Code of Ordinances, Chapter 14, Section 14-101(b)(3)d, permitting applicant to build an attached or detached private garage which loads from a side street closer than 20 feet to the side street line located at 15913 Tahoe, Jersey Village, Texas 77040.

Chairman Hermis called item D and opened the public hearing at 12:02 p.m. on Stan Davis' request for variance to the Jersey Village Code of Ordinances, Chapter 14, Section 14-101(b)(3)d, permitting applicant to build an attached or detached private garage which loads from a side street closer than 20 feet to the side street line located at 15913 Tahoe, Jersey Village, Texas 77040.

Board Secretary Courtney Rutherford stated for the record that all notification requirements for both the City and the applicant had been met.

Mr. Davis was in attendance for the public hearing. The Building Official Christian Somers gave background information on the request for variance. He explained that Mr. Davis is building a new home with two attached garages that will be side loading from Senate Avenue. He explained that there is a “huge” right-of-way for this lot along Senate Avenue and the current building line is the applicant’s hardship. If approved the garage will still be 20 feet from the property line and approximately 40 feet from the sidewalk; therefore, cars blocking the sidewalk should not be a problem. Mr. Davis pointed out that there are several homes along Senate Avenue that are closer than 20 feet to the side street line.

Dennis Longworth, resident from 2 Epernay Place, was concerned about the location of the house to the current power lines. Mr. Davis explained that the house will be 20 feet from the electrical lines.

Brief discussion was had between the Board, Staff, and Mr. Davis regarding the sidewalk and the distance of other homes along Senate Avenue from the property line.

With no other party or individual signing up or requesting to speak at this public hearing, Chairman Hermis closed the public hearing 12:10 p.m.

E. Discussion with possible action on Stan Davis’s application for variance to the Jersey Village Code of Ordinances, Chapter 14, Section 14-101(b)(3)d, permitting applicant to build an attached or detached private garage which loads from a side street closer than 20 feet to the side street line located at 15913 Tahoe, Jersey Village, Texas 77040.

After limited discussion on the matter, Board Member Simchak moved to grant the request of Stan Davis for a variance to the Jersey Village Code of Ordinances, Chapter 14, Section 14-101(b)(3)d, permitting applicant to build an attached or detached private garage which loads from a side street closer than 20 feet to the side street line located at 15913 Tahoe, Jersey Village, Texas 77040. Board Member Sappington seconded the motion. The vote follows:

Ayes: Board Members Simchak, Sappington Cunningham and Laws
Chairman Hermis

Nays: None

The motion carried.

Chairman Hermis called the next items out of order, as follows:

F. Conduct a public Hearing on the request of Agent Tommy Bell, representing G6 Hospitality, for variance to the Jersey Village Code of Ordinance, Chapter 14, Section 14-253(d) and Sec.14-5, permitting the applicant to exceed the requirement of one pole type ground sign and install a new and re-located pole type ground sign for the property located at 16884 Northwest Freeway, Jersey Village, TX 77040.

H. Conduct a public Hearing on the request of Agent Tommy Bell, representing G6 Hospitality, for variance to the Jersey Village Code of Ordinance, Chapter 14, Section

14-252(2)c2(b), permitting the applicant to install a pole type ground sign within 100 feet of another ground sign for the property located at 16884 Northwest Freeway, Jersey Village, TX 77040.

- J. Conduct a public Hearing on the request of Agent Tommy Bell, representing G6 Hospitality, for variance to the Jersey Village Code of Ordinance, Chapter 14, Section 14-252(2)c2(a), permitting the applicant to install a pole type ground sign that exceeds the allowed aggregate sign area of 400 square feet for all ground signs at the integrated business development located at 16884 Northwest Freeway, Jersey Village, TX 77040.**
- L. Conduct a public Hearing on the request of Agent Tommy Bell, representing G6 Hospitality, for variance to the Jersey Village Code of Ordinance, Chapter 14, Section-253(d), permitting the applicant to install a pole type ground sign that will exceed the allowed 200 square feet of sign face area for the property located at 16884 Northwest Freeway, Jersey Village, TX 77040.**
- N. Conduct a public Hearing on the request of Agent Tommy Bell, representing G6 Hospitality, for variance to the Jersey Village Code of Ordinance, Chapter 14, Section 14-253(d), permitting the applicant to install a pole type ground sign with a height that will exceed the allowed 35 feet above natural ground level for the property located at 16884 Northwest Freeway, Jersey Village, TX 77040.**

Chairman Hermis called items F, H, J, L and N together and opened the public hearing at 12:11 p.m. on the request of Agent Tommy Bell, representing G6 Hospitality, for variance to the Jersey Village Code of Ordinance, Chapter 14, Section 14-253(d) and Sec.14-5, permitting the applicant to exceed the requirement of one pole type ground sign and install a new and re-located pole type ground sign; and Section 14-252(2)c2(b), permitting the applicant to install a pole type ground sign within 100 feet of another ground sign; and Section 14-252(2)c2(a), permitting the applicant to install a pole type ground sign that exceeds the allowed aggregate sign area of 400 square feet for all ground signs at the integrated business development; and Section-253(d), permitting the applicant to install a pole type ground sign that will exceed the allowed 200 square feet of sign face area; and Section 14-253(d), permitting the applicant to install a pole type ground sign with a height that will exceed the allowed 35 feet above natural ground level for the property located at 16884 Northwest Freeway, Jersey Village, TX 77040.

These items were called together because they are for one sign located at 16884 Northwest Freeway that will require several variances.

Board Secretary Courtney Rutherford stated for the record that all notification requirements for both the City and the applicant had been met.

Mr. Bell was in attendance for the public hearing. The Building Official, Christian Somers gave background information on the request for variance. He explained that this sign is for the Motel 6, who currently shares a sign with Taqueria Arandas. He also explained that Motel 6 and Taqueria Arandas are considered an integrated business development because they share common parking, a driveway and the buildings are located within 50 feet of each other.

Mr. Bell explained that they want to move the sign so that it is located on their property therefore; they are requesting approval for a sign that is larger and taller. He also explained that they are requesting a new sign due to the expansion of US-290, because TxDOT will be taking their existing sign. The Board asked if they know how much land will be taken by TxDOT and if Taqueria Arandas will still be there after the US-290 expansion. The applicant advised that he does not have that information at this time. There was also discussion between the Board, Staff and the Applicant regarding an agreement with Taqueria Arandas allowing Motel 6 to have shared access to the sign. Mr. Somers explained that a variance would still be needed if Taqueria Arandas and Motel 6 created an agreement to share a pole sign.

With no other party or individual signing up or requesting to speak at this public hearing, Chairman Hermis closed the public hearing 12:45 p.m.

In completing the public hearings, Chairman Hermis called items G, I, K, M and O together:

- G. Discuss with possible action the request of Agent Tommy Bell, representing G6 Hospitality, for variance to the Jersey Village Code of Ordinance, Chapter 14, Section 14-253(d) and Sec.14-5, permitting the applicant to exceed the requirement of one pole type ground sign and install a new and re-located pole type ground sign for the property located at 16884 Northwest Freeway, Jersey Village, TX 77040.**
- I. Discuss with possible action the request of Agent Tommy Bell, representing G6 Hospitality, for variance to the Jersey Village Code of Ordinance, Chapter 14, Section 14-252(2)c2(b), permitting the applicant to install a pole type ground sign within 100 feet of another ground sign for the property located at 16884 Northwest Freeway, Jersey Village, TX 77040.**
- K. Discuss with possible action the request of Agent Tommy Bell, representing G6 Hospitality, for variance to the Jersey Village Code of Ordinance, Chapter 14, Section 14-252(2)c2(a), permitting the applicant to install a pole type ground sign that exceeds the allowed aggregate sign area of 400 square feet for all ground signs at the integrated business development located at 16884 Northwest Freeway, Jersey Village, TX 77040.**
- M. Discuss with possible action the request of Agent Tommy Bell, representing G6 Hospitality, for variance to the Jersey Village Code of Ordinance, Chapter 14, Section-253(d), permitting the applicant to install a pole type ground sign that will exceed the allowed 200 square feet of sign face area for the property located at 16884 Northwest Freeway, Jersey Village, TX 77040.**
- O. Discuss with possible action the request of Agent Tommy Bell, representing G6 Hospitality, for variance to the Jersey Village Code of Ordinance, Chapter 14, Section 14-253(d), permitting the applicant to install a pole type ground sign with a height that will exceed the allowed 35 feet above natural ground level for the property located at 16884 Northwest Freeway, Jersey Village, TX 77040.**

Discussion ensued regarding the unknown fate of Taqueria Arandas and the expansion of US-290 at this location. The Board felt that it was hard to make a decision without knowing how much property would be lost due to the expansion.

After limited discussion on the matter, Board Member Simchak moved to table items G, I, K, M and O regarding the requests of Tommy Bell, representing G6 Hospitality, for a variance to the Jersey Village Code of Ordinances, Chapter 14 Section 14-253(d) and Sec.14-5, permitting the applicant to exceed the requirement of one pole type ground sign and install a new and re-located pole type ground sign; and Section 14-252(2)c2(b), permitting the applicant to install a pole type ground sign within 100 feet of another ground sign; and Section 14-252(2)c2(a), permitting the applicant to install a pole type ground sign that exceeds the allowed aggregate sign area of 400 square feet for all ground signs at the integrated business development; and Section-253(d), permitting the applicant to install a pole type ground sign that will exceed the allowed 200 square feet of sign face area; and Section 14-253(d), permitting the applicant to install a pole type ground sign with a height that will exceed the allowed 35 feet above natural ground level for the property located at 16884 Northwest Freeway, Jersey Village, TX 77040 until the applicant can meet with Taqueria Arandas regarding a shared sign and comprehensive sign plan. Board Member Sappington seconded the motion. The vote follows:

Ayes: Board Members Simchak, Sappington Cunningham and Laws
Chairman Hermis

Nays: None

The motion carried.

P. Adjournment

With no additional business, Board Member Simchak moved to adjourn the meeting. Board Member Cunningham seconded the motion. The vote follows:

Ayes: Board Members Simchak, Sappington Cunningham and Laws
Chairman Hermis

Nays: None

The motion carried and the meeting adjourned at 12:55 p.m.

Courtney Rutherford, Assistant City Secretary