CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 7/19/2016
ALL
Item Creation Date: 6/14/2016

LGL-JGI, Inc. Settlement Agreement

Agenda Item#: 2.

Summary:

AN ORDINANCE APPROVING AND AUTHORIZING AN AGREEMENT BETWEEN THE CITY OF HOUSTON AND JGI, INC. ("JGI") PERTAINING TO CERTAIN OFF PREMISE SIGNS; CONTAINING PROVISIONS RELATING TO THE SUBJECT; AND DECLARING AN EMERGENCY.

Background:

The City Attorney recommends that City Council approve an ordinance authorizing an agreement between the City of Houston ("the City") and JGI, Inc. ("JGI"). The proposed agreement provides for a significant reduction in the number of JGI owned billboards within the City's jurisdiction, and thus helps to improve the aesthetic value of the affected areas.

The signs at issue were originally removed due to Texas Department of Transportation road widening projects. Pursuant to the City's Sign Code (Section 4617 of the Building Code), JGI was permitted to relocate these signs to a new location for a period of ten years. These relocated signs are now due for removal.

In an effort to reduce the total number of billboards while simultaneously and summarily dispensing with many of the illegal signs currently owned by JGI, the parties have negotiated a settlement agreement. The proposed agreement is a compromise which resolves the outstanding sign-related issues between JGI and the City, without the expenditure of the considerable time and resources that would be required in the event of further litigation and enforcement regarding individual signs.

The subject agreement was negotiated in close consultation with Scenic Houston and Sign Administration, in an effort to identify those signs most needed for removal to enhance the City's landscape. Similar agreements were previously negotiated and executed with two other sign companies, Outfront Media (formerly CBS Outdoor) and Sign Ad, Ltd. This agreement is consistent with the two previous agreements and completely resolves the matter of expired relocated signs.

JGI has agreed to remove, entirely at its own expense, by no later than September 30, 2016, the following signs:

	Street Address	Districts
1	13150 Bissonnet	ETJ
2	9695 1/2 Hempstead	A
3	10045 1/2 Hempstead	A
4	10645 1/2 Hempstead	A
5	10701 1/2 Hempstead	A
6	11415 1/2 Hempstead	A
7	11975 1/2 Hempstead	A
8	11400 ½ EASTEX FWY	ETJ
9	22730 Kuykendahl	ETJ
10	22730 ½ Kuykendahl	ETJ

11	8110 Richmond Ave	F
12	5803 Richmond Ave	J
13	9805 Stuebner Airline	ETJ

In exchange for removing the 13 signs listed above, JGI will retain 4 of its expired relocated signs for a period of 20 additional years, as counted from the date of their expiration:

	Street Address	Term Beginning	New Term Expiration
1	6855 Southwest Fwy	10/17/2006	10/17/2026
2	5615 Southwest Fwy	10/22/2008	10/22/2028
3	8601 Southwest Fwy	12/31/2007	12/31/2027
4	11901 Katy Fwy	3/15/2006	3/15/2026

City Attorney

Prior Council Action:
N/A

Amount of Funding:
N/A

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