



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

Notice is hereby given of a City of Jersey Village Planning and Zoning Commission Meeting to be held on Wednesday, April 28, 2021, at 6:00 p.m. via videoconferencing. All agenda items are subject to action. The 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.

Pursuant to Section 418.016 of the Texas Government Code, on March 16, 2020, the Governor of the State of Texas granted the Office of the Attorney General's request for the temporary suspension of certain provisions of the Texas Open Meetings Act to allow for telephonic or videoconference meetings of governmental bodies that are accessible to the public in an effort to reduce in-person meetings that assemble large groups of people, as a precautionary measure to contain the spread of novel coronavirus COVID-19.

Accordingly, the public will not be allowed to be physically present at this meeting of the City of Jersey Village Planning and Zoning Commission, but the meeting will be available to members of the public and allow for two-way communications for those desiring to participate via telephone. To attend the meeting via telephone, please use the following toll-free number: **346-248-7799 along with Webinar ID: 885 7427 4320.**

Any person interested in speaking during the public comment item on the agenda must submit his/her request via email to the City Secretary at lcoody@jerseyvillagetx.com. The request must include the speaker's name, address, topic of the comment and the phone number that will be used for teleconferencing. The request must be received no later than 12:00 p.m. on April 28, 2021.

The following will be observed by the public participating in the meeting:

- Callers will be called upon to speak by the Committee Chairperson.
- Once called upon for public comment, speakers should state their name and address before speaking.
- Callers will mute their phone unless called upon to speak (*to eliminate background noise*).
- Callers should use handsets rather than speakerphone whenever possible.

The agenda packet is accessible to the public at the following link: https://www.jerseyvillagetx.com/page/pz.ags_mins_current_year.

For more information or questions concerning the teleconference, please contact the City Secretary at 713-466-2102. The agenda items for this meeting are as follows:

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 Committee 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. *Rick Faircloth, Chair*
- C.** Consider approval of the minutes for the meeting held on April 19, 2021. *Lorri Coody, City Secretary*
- D.** Discuss and take appropriate action concerning the request of Phillip Carameros, on behalf of Gordon NW Village LP, to amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-105(a)(21) by adding a new Subsection (e) to include “massage establishment” as a specific use regulation in District F; and to amend Section 14-5 by adding definitions for “massage establishment” and “massage therapy” and, if appropriate, prepare for presentation to Council on May 10, 2021 a Preliminary Report in connection with the request. *Harry Ward, Director of Public Works*
- E.** Discuss and take appropriate action concerning the application request of Phillip Carameros, filed on behalf of Gordon NW Village, LP, for a specific use permit to allow the operation of a massage establishment on the property located at 17464 NW FWY, Houston, Texas 77040 within the city limits in zoning District F;” and, if appropriate, prepare for presentation to Council on May 10, 2021 a Preliminary Report in connection with the request. *Harry Ward, Director of Public Works*

F. Adjourn

CERTIFICATION

I, the undersigned authority, do hereby certify in accordance with the Texas Open Meeting Act, the Agenda is posted for public information, at all times, for at least 72 hours preceding the scheduled time of the meeting on the bulletin board located at City Hall, 16327 Lakeview, Jersey Village, TX 77040, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time: April 22, 2021 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

"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."



- 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 HELD ON APRIL 19, 2021 AT 7:00 P.M. PURSUANT TO SECTION 418.016 OF THE TEXAS GOVERNMENT CODE

Pursuant to Section 418.016 of the Texas Government Code, on March 16, 2020, the Governor of the State of Texas granted the Office of the Attorney General's request for the temporary suspension of certain provisions of the Texas Open Meetings Act to allow for telephonic or videoconference meetings of governmental bodies that are accessible to the public in an effort to reduce in-person meetings that assemble large groups of people, as a precautionary measure to contain the spread of novel coronavirus COVID-19.

Accordingly, the public was not allowed to be physically present at this meeting of the City of Jersey Village, Texas, Planning and Zoning Commission but the meeting was available to members of the public and allowed for two-way communications for those desiring to participate via telephone with the following toll-free number: **346-248-7799 along with Webinar ID: 865 8674 7906.**

A. The meeting was called to order in at 7:00 p.m. and the roll of appointed officers was taken. Commissioners present were:

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

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

The following members of the City of Jersey Village City Council were present:

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

Staff in attendance: Kirk Riggs, Chief of Police; Mark Bitz, Fire Chief; Isabel Kato, Finance Director; Robert Basford, Director of Parks and Recreation; Harry Ward, Director of Public Works and Bob Blevins, IT Director.

Also in attendance Danielle Cordova, Administrative Secretary and Maria Thorne, Administrative Assistant.

B. Conduct a Joint Public Hearing with the Jersey Village City Council for the purpose of receiving oral comments from any interested person(s) concerning the proposals to: (1) to amend Chapter 14 of the Code of Ordinances of the City of Jersey Village, Texas by authorizing revision of the official zoning map as set out in Section 14-82 so that area of land being generally described as approximately 3.9 acres of land adjacent to the southeast City limits near Jones Road and FM 529, in the City of Jersey Village, Texas, shall be changed from Zoning District A (“single-family dwelling district”) to Zoning District F (“First Business District”) and (2) to amend Chapter 14, “Building and Development,” Article XII., “Landscaping, Bufferyard, Park and Open Space Standards,” Section 14-310, “General Standards,” at Subsection 6(e) in order to increase the requirements for pruning trees overhanging into the street or right-of-way.

Mayor Mitcham called the item and Chairman Rick Faircloth announced a quorum for the Planning and Zoning Commission. Mayor Mitcham opened the Joint Public Hearing at 7:04 p.m., for the purpose of receiving oral comments from any interested person(s) concerning the proposals to: (1) to amend Chapter 14 of the Code of Ordinances of the City of Jersey Village, Texas by authorizing revision of the official zoning map as set out in Section 14-82 so that area of land being generally described as approximately 3.9 acres of land adjacent to the southeast City limits near Jones Road and FM 529, in the City of Jersey Village, Texas, shall be changed from Zoning District A (“single-family dwelling district”) to Zoning District F (“First Business District”) and (2) to amend Chapter 14, “Building and Development,” Article XII., “Landscaping, Bufferyard, Park and Open Space Standards,” Section 14-310, “General Standards,” at Subsection 6(e) in order to increase the requirements for pruning trees overhanging into the street or right-of-way.

Mark Maloy, 7803 Hamilton Circle, Jersey Village, Texas (713) 461-1430: Mr. Maloy spoke regarding the proposed height of trees that encroach over sidewalks and other right-of-ways that are to be impacted by the revised ordinance. He inquired whether homeowners will be responsible for the maintaining the height of the trees in these areas. City Manager Bleess confirmed his understanding of the text change and clarified that the revised ordinance raises the clearance space between streets and sidewalks.

Mr. Maloy also spoke to City Council about questions concerning the golf course. City Attorney Pruitt told Mr. Maloy that he will need to make these type comments during Citizens’ Comments as this item is a Joint Public Hearing with the Planning and Zoning Commission.

With no one else signing up to speak at the hearing, Mayor Mitcham and Chairman Faircloth closed the joint public hearing at 7:08 p.m. and the Planning and Zoning Commission retired from the City Council meeting at 7:08 p.m. to conduct its posted meeting agenda and prepare final reports in connection with this joint public hearing.

Public Works Director, Harry Ward, left the Council Chamber to attend the Planning and Zoning Commission Meeting at 7:08 p.m. via videoconference.

Chairman Faircloth reconvened the Planning and Zoning Commission Meeting at 7:13 p.m. via videoconference. He returned to the regular order of items on the agenda and called the next item as follows:

C. 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 Citizens’ Comments.

D. Consider approval of the minutes for the meeting held on March 1, 2021.

Commissioner Paul moved to approve the minutes for the meeting held on March 1, 2021. Commissioner McCrea seconded the motion. The vote follows:

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

Nays: None

The motion carried.

- E. Discuss and take appropriate action regarding the preparation and presentation of Final Report to City Council concerning the proposal to amend Chapter 14 of the Code of Ordinances of the City of Jersey Village, Texas by authorizing revision of the official zoning map as set out in Section 14-82 so that area of land being generally described as approximately 3.9 acres of land adjacent to the southeast City limits near Jones Road and FM 529, in the City of Jersey Village, Texas, shall be changed from Zoning District A (“single-family dwelling district”) to Zoning District F (“First Business District”).**

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

A Joint public hearing was conducted on April 19, 2021 with the City Council and the Planning and Zoning Commission, giving opportunity for public comment on the proposal to amend Chapter 14 of the Code of Ordinances of the City of Jersey Village, Texas by authorizing revision of the official zoning map as set out in Section 14-82 so that area of land being generally described as approximately 3.9 acres of land adjacent to the southeast City limits near Jones Road and FM 529, in the City of Jersey Village, Texas, shall be changed from Zoning District A (“single-family dwelling district”) to Zoning District F (“First Business District”).

The Commission engaged in brief discussion regarding the directives of Council, previous discussions of the referenced issues, and comments made by the public during the public hearing.

With no further discussion on the matter, Commissioner Camp moved to approve the final report recommending amendments to Chapter 14 of the Code of Ordinances of the City of Jersey Village, Texas by authorizing revision of the official zoning map as set out in Section 14-82 so that area of land being generally described as approximately 3.9 acres of land adjacent to the southeast City limits near Jones Road and FM 529, in the City of Jersey Village, Texas, shall be changed from Zoning District A (“single-family dwelling district”) to Zoning District F (“First Business District”). Commissioner Paul seconded the motion. The vote follows:

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

Nays: None

The motion carried.

A copy of the Commission’s Final Report is attached to and made a part of these minutes as Exhibit “A.”

- F. Discuss and take appropriate action regarding the preparation and presentation of a Final Report to City Council concerning the proposal to amend Chapter 14, “Building and Development,” Article XII., “Landscaping, Bufferyard, Park and Open Space Standards,” Section 14-310, “General Standards,” at Subsection 6(e) in order to increase the requirements for pruning trees overhanging into the street or right-of-way.**

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

A Joint public hearing was conducted on April 19, 2021 with the City Council and the Planning and Zoning Commission, giving opportunity for public comment on the proposal to amend Chapter 14, “Building and Development,” Article XII., “Landscaping, Bufferyard, Park and Open Space Standards,” Section 14-310, “General Standards,” at Subsection 6(e) in order to increase the requirements for pruning trees overhanging into the street or right-of-way.

The Commission engaged in brief discussion regarding the directives of Council, previous discussions of the referenced issues, and comments made by the public during the public hearing.

With no further discussion on the matter, Commissioner McCrea moved to approve the final report recommending amendments to Chapter 14, “Building and Development,” Article XII., “Landscaping, Bufferyard, Park and Open Space Standards,” Section 14-310, “General Standards,” at Subsection 6(e) in order to increase the requirements for pruning trees overhanging into the street or right-of-way. Commissioner Freeman seconded the motion. The vote follows:

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

Nays: None

The motion carried.

A copy of the Commission’s Final Report is attached to and made a part of these minutes as Exhibit “B.”

G. Adjourn

There being no further business on the Agenda the meeting was adjourned at 7:23 p.m.

Lorri Coody, City Secretary



EXHIBIT A
TO THE PLANNING AND ZONING
APRIL 19, 2021 MEETING MINUTES

PLANNING & ZONING COMMISSION'S
FINAL REPORT – ZONING CHANGE – DISTRICT A TO DISTRICT F

DRAFT



CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION FINAL REPORT – ZONING CHANGE – DISTRICT A TO DISTRICT F

The Planning and Zoning Commission has previously met on March 1, 2021 and in its preliminary report recommended that Council amend Chapter 14 of the Code of Ordinances of the City of Jersey Village, Texas by authorizing revision of the official zoning map as set out in Section 14-82 so that area of land being generally described as approximately 3.9 acres of land adjacent to the southeast City limits near Jones Road and FM 529, in the City of Jersey Village, Texas, shall be changed from Zoning District A (“single-family dwelling district”) to Zoning District F (“First Business District”).

The preliminary report was submitted to the Jersey Village City Council at its March 15, 2021 meeting. The report was reviewed and the City Council ordered a Joint Public Hearing for April 19, 2021.

On April 19, 2021, the City Council and the Jersey Village Planning and Zoning Commission conducted a joint public hearing, which gave the public an opportunity to make comments concerning the proposed amendment.

The Planning and Zoning Commission after duly considering all the information before it including that gathered at the Joint Public Hearing with City Council on April 19, 2021, recommends that Council amend Chapter 14 of the Code of Ordinances of the City of Jersey Village, Texas by authorizing revision of the official zoning map as set out in Section 14-82 so that area of land being generally described as approximately 3.9 acres of land adjacent to the southeast City limits near Jones Road and FM 529, in the City of Jersey Village, Texas, shall be changed from Zoning District A (“single-family dwelling district”) to Zoning District F (“First Business District”).

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

Respectfully submitted, this 19th day of April 2021.

s/Rick Faircloth, Chairman

ATTEST:

s/Lorri Coody, City Secretary



EXHIBIT A
PROPOSED ORDINANCE

ORDINANCE NO. 2021-XX

AN ORDINANCE AMENDING CHAPTER 14 OF THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, TEXAS, BY AUTHORIZING REVISION OF THE OFFICIAL ZONING MAP AS SET OUT IN SECTION 14-82 SO THAT THE AREA OF LAND BEING GENERALLY DESCRIBED AS APPROXIMATELY 3.9 ACRES OF LAND ADJACENT TO THE SOUTHEAST CITY LIMITS NEAR JONES ROAD AND FM 529, IN THE CITY OF JERSEY VILLAGE, TEXAS, SHALL BE CHANGED FROM ZONING DISTRICT A (“SINGLE FAMILY DWELLING DISTRICT”) TO ZONING DISTRICT F (“FIRST BUSINESS DISTRICT”); CONTAINING OTHER FINDINGS AND PROVISIONS RELATING TO THE SUBJECT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL; PROVIDING A PENALTY AS PROVIDED BY SECTION 1-8 OF THE CODE; AND PROVIDING AN EFFECTIVE DATE.

* * * * *

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

WHEREAS, the Planning & Zoning Commission has issued its report and has recommended amendment to the Zoning Ordinance by authorizing revision of the Official Zoning Map as set out in Section 14-82 relating to the change of the zoning designation for that area of land being generally described as approximately 3.9 acres of land adjacent to the southeast City limits near Jones Road and FM 529, in the City of Jersey Village, Texas, from District A (“Single Family Dwelling District”) to District F (“First Business District”); and

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

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

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

Section 2. The area of land being generally described as approximately 3.9 acres of land adjacent to the southeast City limits near Jones Road and FM 529, in the City of Jersey Village, Texas and more specifically outlined in Exhibits A and A1 attached hereto and made a part hereof, is rezoned from District A (“Single Family Dwelling District”) to District F (“First Business District”).

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

Section 4. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason

be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Jersey Village, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

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

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

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

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2021.

ATTEST:

Andrew Mitcham, Mayor

Lorri Coody, City Secretary

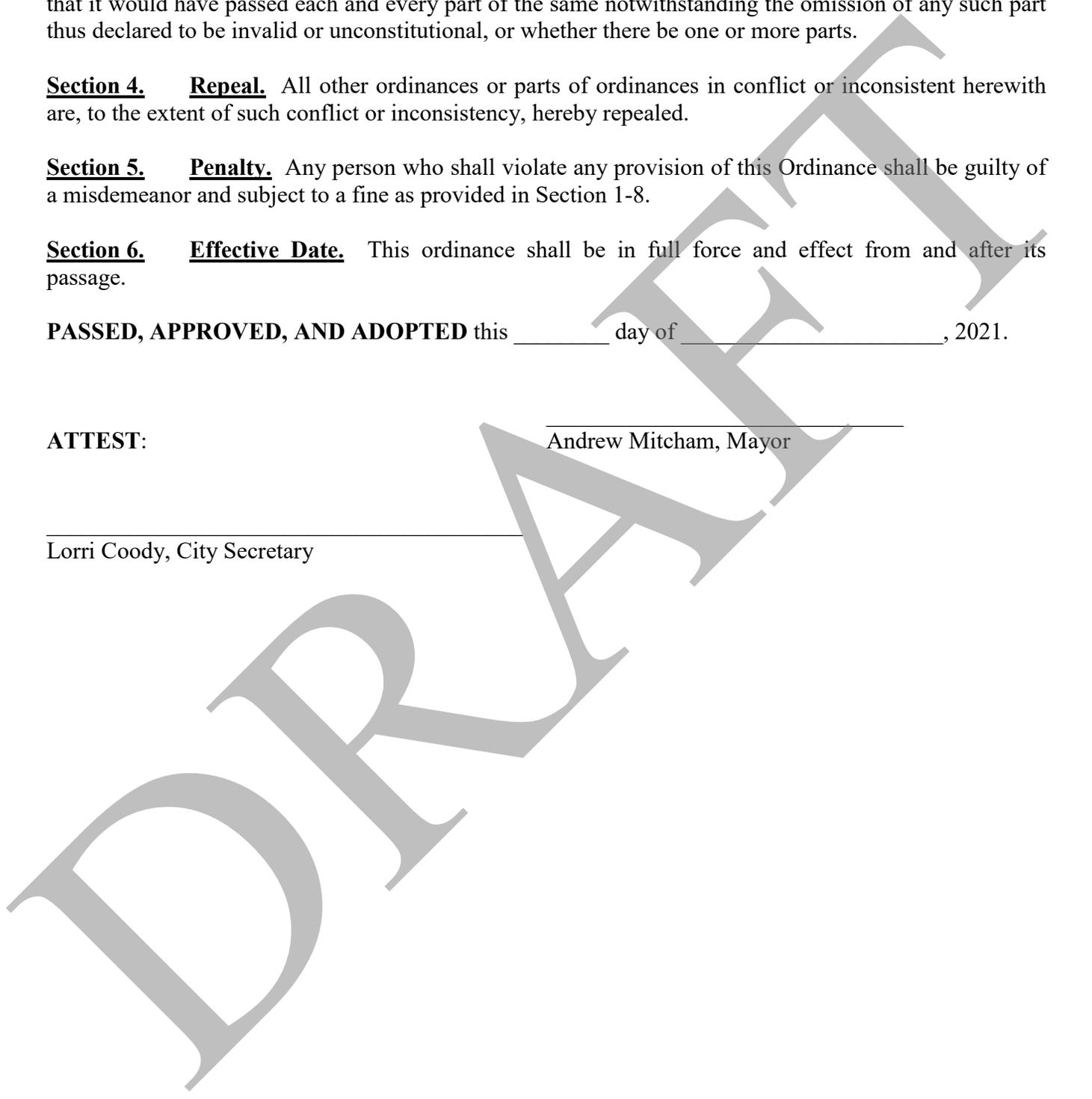


EXHIBIT A – Depiction & Description of the Property
2.935 ACRE TRACT

Being a tract of land containing 2.935 acres (127,863 square feet) located in the J.M. Dement Survey, Abstract Number (No.) 228 in Harris County, Texas; Said 2.935 acre tract being a portion of Lot 50 of Fairview Gardens Addition, a subdivision plat of record in Vol. 10, Page (Pg.) 46 of the Harris County Map Records (H.C.M.R.) and being all of Tract 1, a called 0.4587 acre tract recorded in the name of Sezka Limited partnership, in Harris County Clerk's File (H.C.C.F.) No. 20150047903 and Tract 2, a called 2.482 acre tract recorded in the name of Sezka Limited Partnership, in H.C.C.F. No. 20130561114, said 2.935 acre tract being more particularly described by metes and bounds as follows (all bearings are based on the monumented northerly Right-of-Way (R.O.W.) line of F.M. 529 (R.O.W. varies as per H.C.C.F. No.'s W201062 & S621781), called South 87 degrees 18 minutes 12 seconds West:

BEGINNING at a 5/8-inch iron rod with a cap stamped "R.P.L.S. #4925" found at the southeasterly end of a R.O.W. transition line from the northerly R.O.W. line of said F.M. 529 to the easterly R.O.W. line of Jones Road (R.O.W. varies as per H.C.C.F. No.'s 20070245178 & 20070503186), marking the most southerly corner of said Tract 2, and the herein described tract;

THENCE, along the said R.O.W. transition line, North 47 degrees 37 minutes 24 seconds West, a distance of 41.84 feet to a 5/8-inch iron rod with a cap stamped "Miller Survey Group" (MSG) set at the northwesterly end of said R.O.W. transition line, marking the most westerly southwest corner of said Tract 2, and the herein described tract;

THENCE, along the line common to the westerly line of said Tract 2, and the easterly R.O.W. line of said Jones Road, North 02 degrees 29 minutes 25 seconds West, a distance of 65.88 feet to a 5/8-inch iron rod with a cap stamped "MSG" set marking the beginning of a curve to the left;

THENCE, continuing with the west line of said Tract 2 and the easterly R.O.W. line of said Jones Road, 416.79 feet along the arc of said curve to the left, having a radius of 2,050 feet, a central angle of 11 degrees 38 minutes 56 seconds and a chord that bears North 08 degrees 18 minutes 53 seconds West, a distance of 416.07 feet to a 5/8-inch iron rod with a cap stamped "MSG" set for a point of tangency;

THENCE, along the line common to the westerly line of said Tract 2, and the easterly R.O.W. line of said Jones Road North 14 degrees 08 minutes 21 seconds West, a distance of 121.41 feet to a 5/8-inch iron rod with a cap stamped "MSG" set at the northwest corner of said Tract 2 and the herein described tract in the south line of the residue of a called 0.1492 acre tract recorded in the name of the City of Houston, Tract KY1-116, waterline easement in H.C.C.F. No. X502453;

THENCE, along the line common to the northerly line of said Tract 2, and the south line of said City of Houston tract, North 87 degrees 23 minutes 41 seconds East, a distance of 318.77 feet to a 5/8-inch iron rod with a cap stamped "MSG" set at the northeast corner of said Tract 2, also being in the west line of a portion of Lot 51 of Fairview Gardens Addition, a subdivision plat of record in Vol. 10, Pg. 46 of the H.C.M.R., recorded in the name of Larry W. Krueger and Sue B. Krueger, dba Saxon Company, in H.C.C.F. No. V069503 and being the northeast corner of the herein described tract, from which a 1/2-inch iron rod found bears North 02 degrees 21 minutes 54 seconds West, a distance of 20.00 feet;

THENCE, along the line common to the easterly line of said Tract 2, and the westerly line of said Lot 51 South 02 degrees 21 minutes 54 seconds East, a distance of 212.94 feet to a 5/8-inch iron rod with a cap stamped "MSG" set at the most northerly southeast corner of said Tract 2, on the line common to said Lot

51, being the northeast corner of a called 1.00 acre tract, recorded in the name of Ronald B. Doan, Jr., in H.C.C.F. No. N592090, and the most northerly southeast corner of the herein described tract;

THENCE, along the line common to said Tract 2 and the northerly line of a said 1.00 acre tract South 87 degrees 38 minutes 06 seconds West, a distance of 100.85 feet to a 3/4-inch pinched-top pipe found at an interior corner of said Tract 2, being the northwest corner of a said 1.00 acre tract, and marking the interior corner of the herein described tract;

THENCE, along the line common to the easterly line of said Tract 2 and the westerly line of a said 1.00 acre tract South 02 degrees 21 minutes 54 seconds East, a distance of 415.71 feet to a 5/8-inch iron rod with a cap stamped "MSG" set at the southeast corner of said Tract 2, being the southwest corner of a said 1.00 acre tract, the southeast corner of said Tract 1, and the herein described tract;

THENCE, along the line common to the southerly line of said Tract 1, the southerly line of said Tract 2, and the northerly R.O.W. line of said F.M. 529 South 87 degrees 18 minutes 12 seconds West, a distance of 120.16 feet to the **POINT OF BEGINNING** and containing 2.935 acres (127,863 square feet) of land.

This description was prepared in conjunction with and accompanies an ALTA/NSPS Land Title Survey prepared by Miller Survey Group.

DRAFT

EXHIBIT A-1 – Depiction & Description of the Property
0.962 ACRE TRACT

Being a tract of land containing 0.962 acre (41,897 square feet) located in the J.M. Dement Survey, Abstract Number (No.) 228 in Harris County, Texas; Said 0.962 acre tract being a portion of Lot 50 of Fairview Gardens Addition, a subdivision plat of record in Vol. 10, Page (Pg.) 46 of the Harris County Map Records (H.C.M.R.) and being a called 1.00 acre tract recorded in the name of Ronald B. Doan, in H.C.C.F. No. N592090, said 0.962 acre tract being more particularly described by metes and bounds as follows (all bearings are based on the monumented northerly Right-of-Way (R.O.W.) line of F.M. 529 (R.O.W. varies as per H.C.C.F. No.'s W201062 & S621781), called South 87 degrees 18 minutes 12 seconds West:

COMMENCING at a 5/8-inch iron rod with a cap stamped “R.P.L.S. #4925” found at the southeasterly end of a R.O.W. transition line from the northerly R.O.W. line of said F.M. 529 to the easterly R.O.W. line of Jones Road (R.O.W. varies as per H.C.C.F. No.'s 20070245178 & 20070503186), marking the most southerly corner of a called 2.482 acre tract recorded in the name of Sezka Limited Partnership, in H.C.C.F. 20130561114;

THENCE, along the line common to the north R.O.W. line of F.M. 529, the southerly line of said 2.482 acre tract, and the southerly line of a called 0.4587 acre tract recorded in the name of Sezka Limited Partnership, in H.C.C.F. No. 20150047903, North 87 degrees 18 minutes 12 seconds East, a distance of 120.16 feet to a 5/8-inch iron rod with a cap stamped “Miller Survey Group” (MSG) set at the southeast corner of said 0.4587 acre tract, said 1.00 acre tract and marking the **POINT OF BEGINNING** of the herein described tract;

THENCE, along the line common to the easterly line of said 0.4587 acre tract and the westerly line of said 1.00 acre tract, North 02 degrees 21 minutes 54 seconds West, a distance of 415.71 feet to a 3/4-inch pinched-top pipe found marking an interior corner of said 2.482 acre tract, and the northwest corner of the herein described tract;

THENCE, along the line common to the south line of said 2.482 acre tract and the north line of said 1.00 acre tract, North 87 degrees 38 minutes 06 seconds East, a distance of 100.85 feet to a 5/8-inch iron rod with a cap stamped “MSG” set at the most northerly southeast corner of said 2.482 acre tract, on the west line of a portion of Lot 51 of Fairview Gardens, a subdivision plat of record in Vol. 10, Pg. 46 of the H.C.M.R., recorded in the name of Larry W. Krueger and Sue B. Krueger, dba Saxon Company, in H.C.C.F. No. V069503, the northeast corner of said 1.00 acre tract, and the herein described tract;

THENCE, along the line common to the easterly line of said 1.00 acre tract, and the westerly line of said portion of Lot 51, South 02 degrees 21 minutes 54 seconds East, a distance of 415.13 feet to a 5/8-inch iron rod with a cap stamped “MSG” set at the southwest corner of said portion of Lot 51, the southeast corner of said 1.00 acre tract and the herein described tract;

THENCE, along the line common to the southerly line of said 1.00 acre tract, and the northerly R.O.W. line of said F.M. 529 South 87 degrees 18 minutes 12 seconds West, a distance of 100.86 feet to the **POINT OF BEGINNING** and containing 0.962 acre (41,897 square feet) of land.

This description was prepared in conjunction with and accompanies an ALTA/NSPS Land Title Survey prepared by Miller Survey Group.

DRAFT

EXHIBIT B
TO THE PLANNING AND ZONING
APRIL 19, 2021 MEETING MINUTES

PLANNING & ZONING COMMISSION'S
FINAL REPORT – TREE ORDINANCE – Section 14-310(6)(e)

DRAFT



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION
FINAL REPORT – TREE ORDINANCE – Section 14-310(6)(e)**

The Planning and Zoning Commission has previously met on March 1, 2021 and in its preliminary report recommended that Council amend Chapter 14, “Building and Development,” Article XII., “Landscaping, Bufferyard, Park and Open Space Standards,” Section 14-310, “General Standards,” at Subsection 6(e) in order to increase the requirements for pruning trees overhanging into the street or right-of-way.

The preliminary report was submitted to the Jersey Village City Council at its March 15, 2021 meeting. The report was reviewed and the City Council ordered a Joint Public Hearing for April 19, 2021.

On April 19, 2021, the City Council and the Jersey Village Planning and Zoning Commission conducted a joint public hearing, which gave the public an opportunity to make comments concerning the proposed amendment.

The Planning and Zoning Commission after duly considering all the information before it including that gathered at the Joint Public Hearing with City Council on April 19, 2021, recommends that Council amend Chapter 14, “Building and Development,” Article XII., “Landscaping, Bufferyard, Park and Open Space Standards,” Section 14-310, “General Standards,” at Subsection 6(e) in order to increase the requirements for pruning trees overhanging into the street or right-of-way.

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

Respectfully submitted, this 19th day of April 2021.

s/Rick Faircloth, Chairman

ATTEST:

s/Lorri Coody, City Secretary



EXHIBIT A
PROPOSED ORDINANCE

DRAFT

ORDINANCE NO. 2021-xx

AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, BY AMENDING CHAPTER 14, "BUILDING AND DEVELOPMENT," ARTICLE XII., "LANDSCAPING, BUFFERYARD, PARK AND OPEN SPACE STANDARDS," SECTION 14-310, "GENERAL STANDARDS," AT SUBSECTION 6(E) IN ORDER TO INCREASE THE REQUIREMENTS FOR PRUNING TREES OVERHANGING INTO THE STREET OR RIGHT-OF-WAY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY AS PROVIDED BY SECTION 1-8 OF THE CODE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Planning & Zoning Commission has issued its report and has recommended amendments to Chapter 14, "Building and Development," Article XII., "Landscaping, Bufferyard, Park and Open Space Standards," Section 14-310, "General Standards," at Subsection 6(e) in order to increase the requirements for pruning trees overhanging into the street or right-of-way; and

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

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

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

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

Section 2. The Jersey Village Code of Ordinances at Chapter 14, "Building and Development," Article XII., "Landscaping, Bufferyard, Park and Open Space Standards," Section 14-310, "General Standards," Subsection 6(e), is hereby amended to read as follows by deleting the language shown below in struck through (~~deleted~~) and by adding thereto the language shown below as underscored and boldfaced (**added**):

"Chapter 14 – BUILDING AND DEVELOPMENT

....

Sec. 14-310. General standards.

....

6(e) The owner of a tree overhanging a street or right-of-way within the city shall prune the branches so that the branches will not severely obstruct the light from any street lamp or obstruct the view of any street intersection and so that there shall be a clear space of ~~13~~ **fifteen (15)** feet above street surface ~~of [or]~~ **and eight ten (10)** feet above the sidewalk surface. The owner shall be responsible for removing all dead, diseased, or dangerous trees, or broken or decayed limbs, including tree stumps, which constitute a menace to the safety of the public. Tree pruning shall be done in accordance with accepted arboricultural standards.”

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

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

Section 5. The amendment to the Code of Ordinances, City of Jersey Village, Texas provided for in this Ordinance shall be in full force and effect on January 1, 2022.

PASSED, APPROVED, AND ADOPTED this _____ day of _____ 2021.

ATTEST:

Andrew Mitcham, Mayor

Lorri Coody, City Secretary



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

AGENDA DATE: April 28, 2021

AGENDA ITEM: D

AGENDA SUBJECT: Discuss and take appropriate action concerning the request of Phillip Carameros on behalf of Gordon NW Village LP to amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-105(a)(21) by adding a new Subsection (e) to include “massage establishment” as a specific use regulation in District F; and to amend Section 14-5 by adding definitions for “massage establishment” and “massage therapy” and, if appropriate, prepare for presentation to Council on May 10, 2021 a Preliminary Report in connection with the request.

Dept/Prepared By: Lorri Coody

Date Submitted: April 20, 2021

EXHIBITS: [Application](#) of Gordon NW Village LP
Proposed Planning and Zoning [Preliminary Report](#)
[Exhibit A](#) – Proposed Ordinance – Massage Establishment in District F
[Section 14.105 of the Code of Ordinances](#)

BACKGROUND INFORMATION: On April 15, 2021, Phillip Carameros on behalf of Gordon NW Village, LP filed a request to amend the Jersey Village Code of Ordinances, Chapter 14, Article IV, Section 14-105(a)(21) by adding a new Subsection (e) to include “massage establishment” as a specific use regulation in District F.

During Staff’s review of the application, it was determined that should the Commission find in its Preliminary Report to move forward with the request to make this amendment, additional definitions will need to be added to Section 14-5 of the Code of Ordinances. Accordingly, Staff has prepared the following definitions for the Commission’s review:

Massage establishment means a structure in which massage therapy is advertised for, provided, supported, or allowed. A massage establishment shall in no way advertise for, provide, support, or allow any activity that is contemplated under Chapter 18, Article II of this Code.

Massage therapy means the business of manipulation of the human body by hand or through a mechanical or electrical apparatus, and includes stroking, kneading, percussion, compression, vibration, friction, nerve strokes, and other similar actions. Massage therapy includes, but is not limited to, massage, therapeutic massage, massage technology, myotherapy, body massage, and body rubbing. Massage therapy includes reflexology only when such reflexology involves work on the hands and feet and no other part of the human body is touched. Where massage therapy is permitted under this Chapter, it shall in no way permit the advertisement for, provision, support, or allowance of any activity that is contemplated under Chapter 18, Article II of this Code.

After discussions, should the Commission agree that “massage establishment” should be added to zoning district F and that provisions should be made for additional definitions Section 14-5 for “massage establishment” and “massage therapy;” a preliminary report with a proposed ordinance is provided for making the recommendation to City Council.

RECOMMENDED ACTION: Discuss and take appropriate action concerning the request of Phillip Carameros on behalf of Gordon NW Village LP to amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-105(a)(21) by adding a new Subsection (e) to include “massage establishment” as a specific use regulation in District F; and to amend Section 14-5 by adding definitions for “massage establishment” and “massage therapy” and, if appropriate, prepare for presentation to Council on May 10, 2021 a Preliminary Report in connection with the request.

CITY OF JERSEY VILLAGE - ZONING APPLICATION

Requested Action

ZONING CHANGE (x)

SPECIAL EXCEPTION ()

NON-CONFORMING USE PERMIT () OR SPECIAL DEVELOPMENT PLAN

APPLICANT / OWNER INFORMATION

Applicant: Gordon NW Village, L.P. Telephone: 713-961-3330

Address: 4900 Woodway Drive, Suite 1125 City/State/Zip: Houston, Texas 77056

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

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

Owner: Gordon NW Village, L.P. Telephone: 713-961-3330

Address: 4900 Woodway Drive, Suite 1125 City/State/Zip: Houston, Texas 77056

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

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

Corporate Representative: Phillip Carameros Telephone: 832-937-5900

Address: 4900 Woodway Drive, Suite 1125 City/State/Zip: Houston, Texas 77056

Scott Gordon

Phillip Carameros

Print Applicant's Name (and Title if applicable)

Print Name of Owner or Corporate Representative

Signature of Applicant

Signature of Owner or Corporate Representative

ZONING REQUEST INFORMATION

SITE LOCATION: 17464 Northwest FWY, Houston, Texas 77040

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

EXISTING ZONING: District F - Chapter 14, Sec. 14-105(a)(21)

PROPOSED ZONING: Amend Chapter 14 at Sec. 14-105(a)(21) by adding a subsection (e) to read: (e) massage establishment

DESCRIPTION: Adding a subsection (e) will permit a massage establishment to operate with a specific use permit in Zoning District F

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

DOCUMENTATION

Please provide the following:

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

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

FILING FEE - \$775.00 - Plus Publication Fees

ACCEPTED BY:

DATE ACCEPTED:

A TRACT CONTAINING 16.11 ACRES (701,608 SQUARE FEET) OF LAND OUT OF COMMERCIAL TRACT "A" OF NORTHWEST VILLAGE AS RECORDED IN VOLUME 278, PAGE 36 OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.), AND OUT OF NORTHWEST VILLAGE SHOPPING CENTER PHASE 1 & 2, AS RECORDED IN VOLUME 297, PAGE 79 H.C.M.R.; SAID 16.11-ACRE TRACT ALSO BEING OUT OF A CERTAIN TRACT CONVEYED TO GORDON NW VILLAGE, LP AS RECORDED IN FILE NO. 20130129021 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY (O.P.R.R.P.H.C.) AND A CERTAIN TRACT CONVEYED TO BS THUNDER LLC AS RECORDED IN FILE 20120298451 O.P.R.R.P.H.C., LOCATED IN THE JOHN M. DEMENT SURVEY, ABSTRACT NO. 228, CITY OF JERSEY VILLAGE, HARRIS COUNTY, TEXAS; SAID 16.11-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (Bearings are referenced to the call bearing of South 50°25'25" East along the northeast line of the subject tract recorded under Volume 297 Page 79 H.C.M.R.)

BEGINNING at a point (from which a found 5/8 inch iron rod bears North 89°48'13" West, 0.28 feet) for the intersection of the east right-of-way line of Jones Road (100 feet wide per Volume 855 Page 298 H.C.D.R., H.C.C.F. E605834, E623680 & E663829) and the south right-of-way line of Village Green Drive (also known as Northwest Drive, 60 feet wide as recorded in Volume 290 Page 148 H.C.M.R.), said point being the northwest corner of said Northwest Village Shopping Center Phase 1;

1. **THENCE**, South 89°48'13" East, along the south right-of-way line of Village Green Drive, a distance of 430.00 feet to a found 5/8 inch iron rod at a power pole for the northeast corner of said Northwest Village Shopping Center Phase 1, and the northwest corner of the Boundary Line Adjustment Plat of Village Green Section 1 recorded under Film Code No. 408008 H.C.M.R.;
2. **THENCE**, South 00°09'00" West, along the east line of said Northwest Village Shopping Center Phase 1, and the west line of said Boundary Line Adjustment Plat of Village Green Section 1, a distance of 450.39 feet to a found 5/8 inch iron rod for the southwest corner of said Boundary Line Adjustment Plat of Village Green Section 1 and an angle point of said Northwest Village Shopping Center Phase 1;
3. **THENCE**, South 50°22'45" East (called South 50°25'25" East), along the southeast line of said Northwest Village Shopping Center Phase 1, and the northwest line of said Boundary Line Adjustment Plat of Village Green Section 1, a distance of 392.75 feet to a found 5/8 inch iron rod (bent);

4. **THENCE**, South 50°25'25" East, continuing along the southeast line of said Northwest Village Shopping Center Phase 1 & 2, and the southwest line of said Boundary Line Adjustment Plat of Village Green Section 1, at a distance of 7.93 feet passing a 5/8 inch iron rod with cap found for the south corner of said Boundary Line Adjustment Plat of Village Green Section 1, and the west corner of the Amending Plat of the Village in Jersey Village Replat recorded under Film Code No. 648280 H.C.M.R., at a distance of 92.93 feet passing a found 5/8 inch iron rod with cap at the west corner of the Boundary Line Adjustment Plat of Jersey Village Christian Center recorded under Film Code No. 422002 H.C.M.R., at a distance of 218.49 feet passing a found 5/8 inch iron rod with cap, at a distance of 424.55 feet passing a found 5/8 inch iron rod with cap, at a distance of 500.95 feet passing a found 5/8 inch iron rod with cap for the south corner of said Boundary Line Adjustment Plat of Jersey Village Christian Center and the west corner of Lot 9, The Village at Jersey Village recorded under Film Code No. 570210 H.C.M.R., and continuing along said course being the southwest line of said Lot 9 The Village at Jersey Village, at a distance of 547.86 feet passing a found 5/8 inch iron rod with cap, at a distance of 632.84 feet passing a found one inch iron pipe with cap in the north line of said Northwest Village and the southeast line of said Northwest Village Shopping Center Phase 2, in all a distance of 708.94 feet to a found one inch iron pipe in the northwest right-of-way line of Village Drive (60 feet wide per Volume 278 Page 36 H.C.M.R.) for the southwest corner of said Lot 9 The Village at Jersey Village;

THENCE, along the northwest right-of-way line of Village Drive, and the southeast line of said Commercial Tract "A" the following courses and distances:

5. South 78°53'05" West, 20.76 feet to a found "X" cut in concrete;
6. South 76°42'59" West, 124.84 feet (called 123.90 feet) to a found 3/8 inch iron rod with cap (from which a found 5/8 inch iron rod bears North 58° East, 0.69 feet) for the point of curvature of a curve to the left;
7. In a southwesterly direction, with said curve to the left, having a radius of 240.56 feet, an arc length of 155.93 feet, a central angle of 37°08'24", and a chord which bears South 58°08'47" West, 153.22 feet to a found 3/8 inch iron rod with cap "Landtech" for the point of tangency;
8. South 39°34'35" West, 113.43 feet to a 3/8 inch iron rod with cap "Landtech" found for the east corner of a certain tract conveyed to Cabrera Brothers II as recorded in File 20070519499 O.P.R.R.P.H.C.;
9. **THENCE**, North 50°25'25" West, along the northeast line of said Cabrera Brothers II tract, a distance of 108.00 feet to a found nail for the north corner of said Cabrera Brothers II tract;

THENCE, along the northwest line of said Cabrera Brothers II tract, the following courses and distances:

10. South 39°34'35" West, 53.09 feet to a found nail;
11. North 50°25'25" West, 20.66 feet to a found nail;
12. South 39°34'35" West, 42.82 feet to a found nail;
13. South 50°25'25" East, 20.66 feet to a found nail;
14. South 39°34'35" West, 19.60 feet to a point (from which a found nail bears North 11°46' West, 0.2 feet) in the east right-of-way line of US 290 (width varies per Volume 3865 Page 93 H.C.D.R., Cause No. 1045955 in the County Civil Court at Law No. 4 of Harris County, Cause No. 1050788 in the County Civil Court at Law No. 2 of Harris County, Cause No. 1066430 in the County Civil Court at Law No. 2 of Harris County);

THENCE along the northeast right-of-way line of U.S. Highway 290, the following courses and distances:

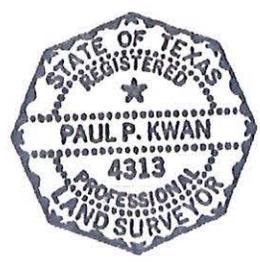
15. North 50°22'54" West, 43.06 feet to a found TxDOT monument;
16. North 48°05'30" West, 150.15 feet to a found 5/8 inch iron rod;
17. North 50°22'54" West, 165.14 feet to a found TxDOT monument;
18. North 39°37'06" East, 25.00 feet to a found TxDOT monument;
19. North 50°22'54" West, 20.00 feet to a found TxDOT monument;
20. South 39°37'06" West, 25.00 feet to a found TxDOT monument;
21. North 50°22'54" West, 450.63 feet to a found TxDOT monument (from which a found 5/8 inch iron rod with cap "Westbelt" bears North 50°22'52" West, 0.24 feet) in the southeast line of a certain tract conveyed to Landmark Industries Energy, LLC as recorded in File 20110508349 O.P.R.R.P.H.C.;
22. **THENCE**, North 39°23'04" East, along the common line of said Landmark Industries Energy, LLC tract, and said Northwest Village Shopping Center Phase 1 & 2, a distance of 133.48 feet to a found 3/8 inch iron rod with cap "Landtech" for the east corner of said Landmark Industries Energy, LLC tract;
23. **THENCE**, North 49°43'37" West, along the common line of said Landmark Industries Energy, LLC tract, and said Northwest Village Shopping Center Phase 1 & 2, a distance of 231.96 feet to a point (from which a found nail in asphalt bears North 40°16'23" East, 0.29 feet) for the south corner of a certain tract conveyed to Lars Westvind and Gulsen Calik Westvind as recorded under File 20120217991 O.P.R.R.P.H.C.;

- 24. **THENCE**, North 40°16'23" East, along the southeast line of said Westvind tract, a distance of 100.40 feet to point (from which a found nail in asphalt bears North 40°16'23" East, 0.23 feet) for the east corner of said Westvind tract;
- 25. **THENCE**, North 49°43'37" West, along the northeast line of said Westvind tract, a distance of 152.23 feet to a found "X" cut in concrete in the east right-of-way line of Jones Road (called 100 feet wide per Volume 855 Page 298 H.C.D.R. and Harris County Clerk's Files E605834, E623680 and E663829) and the west line of said Northwest Village Shopping Center Phase 1 & 2 for the north corner of said Westvind tract;
- 26. **THENCE**, North 00°12'35" East, along the east right-of-way line of Jones Road, and the west line of said Northwest Village Shopping Center Phase 1 & 2, a distance of 20.79 feet to a found "X" cut in concrete for the southwest corner of a certain tract of land conveyed to Store Master Funding VIII, LLC as recorded in File 20150362595 O.P.R.R.P.H.C.;
- 27. **THENCE**, South 89°47'25" East, along the south line of said Store Master Funding VIII, LLC tract, a distance of 101.00 feet to a found mag nail for the southeast corner of said Store Master Funding VIII, LLC tract;
- 28. **THENCE**, North 00°12'35" East, along the east line of said Store Master Funding VIII, LLC tract, a distance of 122.00 feet to a found mag nail for the northeast corner of said Store Master Funding VIII, LLC tract;
- 29. **THENCE**, North 89°47'25" West, along the north line of said Store Master Funding VIII, LLC tract, a distance of 101.00 feet to a found 3/8 inch iron rod with cap "Landtech" in the east right-of-way line of Jones Road and the west line of said Northwest Village Shopping Center Phase 1 & 2 for the northwest corner of said Store Master Funding VIII, LLC tract;
- 30. **THENCE**, North 00°12'35" East, along the east right-of-way line of Jones Road, and the west line of said Northwest Village Shopping Center Phase 1 & 2, a distance of 271.14 feet to the **POINT OF BEGINNING** and containing 16.11 acres (701,608 square feet) of land.

Paul P. Kwan

1/28/2016

Paul P. Kwan
Texas Registered Professional Land Surveyor No. 4313



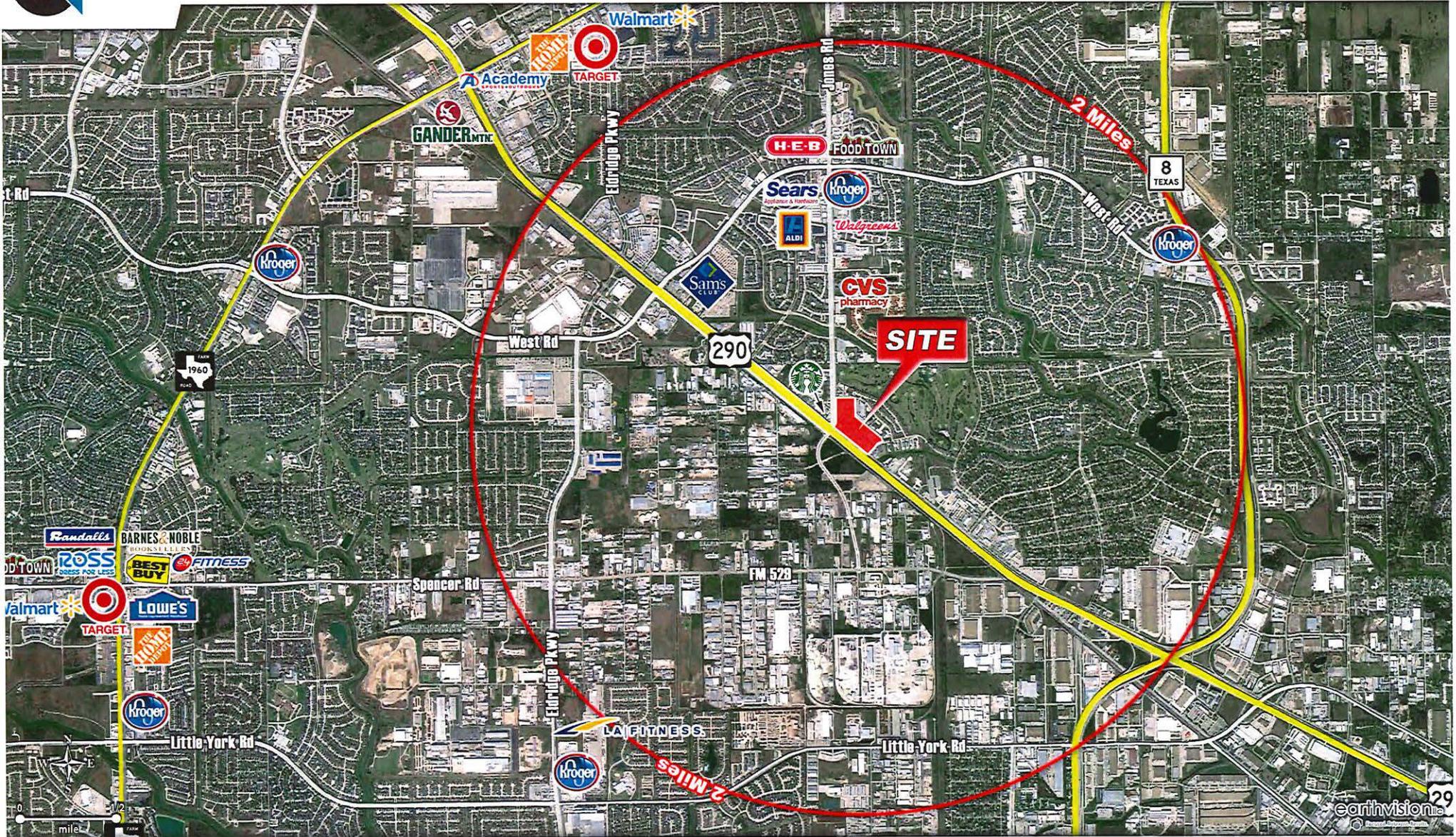
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Landtech Consultants, Inc.
TBPE # F-1364 | TBPLS # 10019100
2525 North Loop West, Suite 300 | Houston, TX 77008
713-861-7068

NORTHWEST VILLAGE



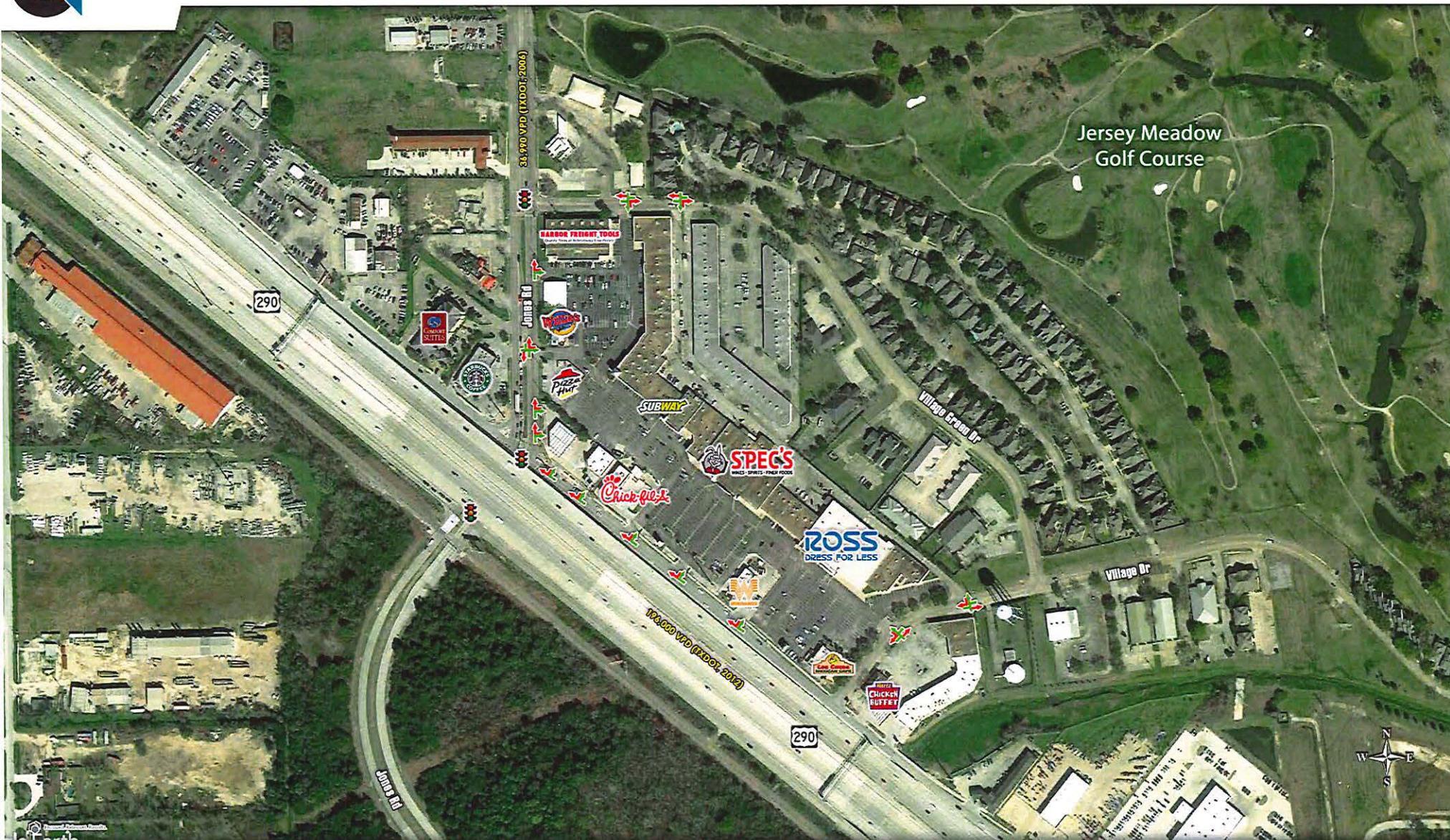
TENANTS			TENANTS			TENANTS		
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17376	WELLNOW HEALTH & URGENT CARE	4,236 SF	17418	DOLLAR TREE	10,280 SF	17470	NATALITA'S	4,550 SF
17378	AVAILABLE	5,171 SF	17420	LONESTAR FURNITURE	7,623 SF	17474	AVAILABLE	928 SF
17390	ROSS (Pending)	22,205 SF	17426	DICKIES	3,594 SF	17478	VAUGHN GAGE HEALTHY AGING	2,030 SF
17396	AVAILABLE	8,502 SF	17440	E-STAR BUFFET	6,600 SF	17480	FARMERS INSURANCE	1,050 SF
17398	RIGHT STEP	1,680 SF	17452	KINTECH	1,260 SF	17482A	A1 IMAGE OF HOUSTON	2,100 SF
17400	AVAILABLE	1,675 SF	17454	SUBWAY	1,540 SF	17482B	AVAILABLE	3,405 SF
17400A	EFFEX MANAGEMENT	1,285 SF	17454A	GROUND	1,050 SF	17482C	N'NAILS	1,400 SF
17402	ADRIATIC CAFE	2,570 SF	17456	CRICKET WIRELESS	1,050 SF	17484	MINUTEMAN PRESS	6,868 SF
17404	AMERICAN SHAMAN	1,410 SF	17456A	TUNE UP MANLY SALON	1,750 SF	17486	NORTHWEST CLEANERS	975 SF
17408	T-MOBILE	1,608 SF	17458	FREEZY FRENZY ICE CREAM	1,050 SF	17488	FOR HEAVEN'S CAKE	975 SF
17410	CONCENTRA HEALTH CARE	12,260 SF	17460	CRAFTY CRAB SEASFOOD	10,800 SF	17490	HARBOR FREIGHT & TOOLS	21,000 SF
			17462	SONIC DENTAL	2,325 SF			

THIS DRAWING IS FOR PRESENTATION PURPOSES ONLY. ANY AND ALL FEATURES, MATTERS AND OTHER INFORMATION DEPICTED HEREON OR CONTAINED HEREIN ARE FOR ILLUSTRATIVE MARKETING PURPOSES ONLY, ARE SUBJECT TO MODIFICATION WITHOUT NOTICE, ARE NOT INTENDED TO BE RELIED UPON BY ANY PARTY AND ARE NOT INTENDED TO CONSTITUTE REPRESENTATIONS AND WARRANTIES AS TO THE SIZE AND NATURE OF IMPROVEMENTS TO BE CONSTRUCTED (OR THAT ANY IMPROVEMENTS WILL BE CONSTRUCTED) OR AS TO THE IDENTITY OR NATURE OF ANY OCCUPANTS THEREOF.



The information contained herein was obtained from sources believed to be reliable; however, no guarantee, warranties, or representations are made as to the completeness or accuracy thereof.

Aerial Date: March 2011
Last Updated: December 2012



The information contained herein was obtained from sources believed to be reliable; however, no guarantees, warranties, or representations are made as to the completeness or accuracy thereof.

Aerial Date: February 2019
Last Updated: March 2020



PLANNING AND ZONING COMMISSION MEETING PACKET FOR THE APRIL 28, 2021 MEETING



PLANNING AND ZONING COMMISSION MEETING PACKET FOR THE APRIL 28, 2021 MEETING

APPOINTMENT OF AGENT

I, Scott Gordon, owner of the property and commercial business which is the subject of a request for zoning amendment/specific use permit to be considered by the Planning and Zoning Commission, do hereby appoint Phillip Carameros as Agent and Representative. I understand that in making this appointment, I grant him/her the authority to file the application and to speak on behalf of Gordon NW Village, L.P for purposes of proceedings before the City of Jersey Village Planning and Zoning Commission and City Council in connection with the requests being sought.

Signed this 13th day of April , 2021.

Scott Gordon
Property Owner/Commercial Business Owner

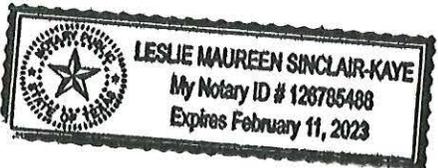
THE STATE OF TEXAS §

COUNTY OF HARRIS §

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

GIVEN UNDER my hand and seal of office this *13th* day of *April*, 20*21*.

Leslie Maureen Sinclair-Kaye
Notary Public in and for the State of Texas



PLANNING AND ZONING COMMISSION MEETING PACKET FOR THE APRIL 28, 2021 MEETING

DATE : 4/5/2021 1:22 PM
OPER : PB
TERM : 1
REC# : R00785964

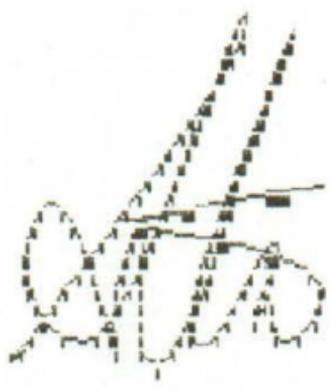
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GORDON NW VILLAGE LP
17464 NORTHWEST FREEWAY
Z-MISC 775.00CR

Paid By:GORDON NW VILLAGE LP
4-CC 775.00AUTH:858722

APPLIED 775.00
TENDERED 775.00

CHANGE 0.00

Cardmember acknowledges receipt of goods and/or services in the amount of the total shown hereon and agrees to perform the obligations set forth by the cardmember's agreement with the user.



XXXXXXXXXXXX2077
Entry Mode: CHIP READ
CVM:

EMV Details:
AC: 5012B2A9F3F6DF32
ATC: 0015
AID: A000000025010801
TVR: 0000008000
TSI: E800

CITY OF JERSEY VILLAGE

16501 Jersey Drive
Jersey Village, TX 77040-1999
Inspection Request 713-466-2138

****EACH INDIVIDUAL TRADE MUST CALL THEIR OWN INSPECTION****

ZONING APPLICATION

PERMIT #: 0000008915		DATE ISSUED: 3/31/2021	
JOB ADDRESS:	17464 NORTHWEST FREEWAY	LOT #:	
PARCEL ID:	PARC1999-80	BLK #:	
SUBDIVISION:		ZONING:	
ISSUED TO:	GORDON NW VILLAGE LP	CONTRACTOR:	GORDON NW VILLAGE LP
ADDRESS:	STE 1125	ADDRESS:	STE 1125
CITY, STATE ZIP:	HOUSTON TX 77056-1878	CITY, STATE ZIP:	HOUSTON TX 77056-1878
PHONE:	832-900-2270	PHONE:	
STRUCTURE USE:		VALUATION:	\$ 0.00
FLOOR AREAS:		IMPERVIOUS SURFACES:	
LIVING SPACE:		HOUSE:	
BASEMENT/STORAGE:		GARAGE:	
GARAGE:		DRIVEWAYS:	
DECKS:		PORCH/WALK:	
PORCHES:		OTHER:	
OTHER:		TOTAL:	
TOTAL AREA:	0.00	SITE AREA:	
STRUCTURE AREA:		PERCENTAGE OF SITE:	

FEE CODE	DESCRIPTION	AMOUNT
Z-999	OTHER FEE	\$ 775.00
TOTAL RECEIPTS		\$ 775.00
BALANCE		\$ 0.00
		\$ 775.00

CONDITIONS:

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.



(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

1 / 1

DATE



(APPROVED BY)

5 / 31 / 2021

DATE

PLANNING AND ZONING COMMISSION MEETING PACKET FOR THE APRIL 28, 2021 MEETING



CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION PRELIMINARY REPORT – DISTRICT F - MASSAGE ESTABLISHMENT

The Planning and Zoning Commission has met in order to review the zoning ordinances as they relate to amending the Jersey Village Code of Ordinances, Chapter 14, Article IV, Section 14-105(a)(21) by adding a new Subsection (E) to include “massage establishment” as a specific use regulation in District F; and amending Section 14-5 by adding definitions for “massage establishment” and “massage therapy.”

After review and discussion, the Commissioners preliminarily proposed that the Code of Ordinances of the City of Jersey Village, Texas, is hereby amended by adding a new subsection (e) to Section 14-105(a)(21), so that Section 14-105 (a)(21) shall read as follows:

“(21) The following uses are permitted in district F with a specific use permit:

- a. Telephone switching facilities.
- b. Child day-care operations (licensed child-care centers and school-age program centers).
- c. Car wash facilities.
- d. Retail establishment selling or offering for sale any alcoholic beverage.
- e. Massage establishment.”

The Commission also preliminarily proposed that the Code of Ordinances of the City of Jersey Village, Texas, is hereby amended by adding definitions for “massage establishment” and “massage therapy” to Section 14-5, with such definitions being placed alphabetically within the existing list of definitions of Section 14-5, so that the definitions shall read as follows:

“*Massage establishment* means a structure in which massage therapy is advertised for, provided, supported, or allowed. A massage establishment shall in no way advertise for, provide, support, or allow any activity that is contemplated under Chapter 18, Article II of this Code.”

“*Massage therapy* means the business of manipulation of the human body by hand or through a mechanical or electrical apparatus, and includes stroking, kneading, percussion, compression, vibration, friction, nerve strokes, and other similar actions. Massage therapy includes, but is not limited to, massage, therapeutic massage, massage technology, myotherapy, body massage, and body rubbing. Massage therapy includes reflexology only when such reflexology involves work on the hands and feet and no other part of the human body is touched. Where massage therapy is permitted under this Chapter, it shall in no way permit the advertisement for, provision, support, or allowance of any activity that is contemplated under Chapter 18, Article II of this Code.”

These preliminary changes to the City’s comprehensive zoning ordinance are 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 28th day of April 2021.

ATTEST:

Rick Faircloth, Chairman

Lorri Coody, City Secretary

ORDINANCE NO. 2021-xx

AN ORDINANCE AMENDING CHAPTER 14 OF THE CODE OF ORDINANCES OF THE CITY OF JERSEY VILLAGE, TEXAS, BY AMENDING CHAPTER 14, ARTICLE I, SECTION 14-5 BY ADDING DEFINITIONS FOR “MASSAGE ESTABLISHMENT” AND “MASSAGE THERAPY”; AMENDING CHAPTER 14, ARTICLE IV, SECTION 14-105(A)(21) BY ADDING A NEW SUBSECTION (e) TO INCLUDE “MASSAGE ESTABLISHMENT” AS A USE ALLOWED IN ZONING DISTRICT F THROUGH A SPECIFIC USE PERMIT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL; PROVIDING A PENALTY AS PROVIDED BY SECTION 1-8 OF THE CODE; AND, PROVIDING AN EFFECTIVE DATE.

IT IS ORDAINED BY THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE:

SECTION 1. THAT the Code of Ordinances of the City of Jersey Village, Texas, is hereby amended by adding definitions for “massage establishment” and “massage therapy” to Section 14-5, with such definitions being placed alphabetically within the existing list of definitions of Section 14-5, so that the definitions shall read as follows:

“Massage establishment means a structure in which massage therapy is advertised for, provided, supported, or allowed. A massage establishment shall in no way advertise for, provide, support, or allow any activity that is contemplated under Chapter 18, Article II of this Code.”

“Massage therapy means the business of manipulation of the human body by hand or through a mechanical or electrical apparatus, and includes stroking, kneading, percussion, compression, vibration, friction, nerve strokes, and other similar actions. Massage therapy includes, but is not limited to, massage, therapeutic massage, massage technology, myotherapy, body massage, and body rubbing. Massage therapy includes reflexology only when such reflexology involves work on the hands and feet and no other part of the human body is touched. Where massage therapy is permitted under this Chapter, it shall in no way permit the advertisement for, provision, support, or allowance of any activity that is contemplated under Chapter 18, Article II of this Code.”

SECTION 2. THAT the Code of Ordinances of the City of Jersey Village, Texas, is hereby amended by adding a new subsection (e) to Section 14-105(a)(21), so that Section 14-105 (a)(21) shall read as follows:

“(21) The following uses are permitted in district F with a specific use permit:

- a. Telephone switching facilities.
- b. Child day-care operations (licensed child-care centers and school-age program centers).
- c. Car wash facilities.
- d. Retail establishment selling or offering for sale any alcoholic beverage.
- e. Massage establishment.”

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

SECTION 4. THAT all other ordinances or parts of ordinances in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed.

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

SECTION 6. THAT this Ordinance shall be in full force and effect from and after its passage.

PASSED, APPROVED, AND ORDAINED this _____ day of _____ 2021.

MAYOR

ATTEST:

Lorri Coody, City Secretary



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

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

- c. Car wash facilities.
 - d. Retail establishment selling or offering for sale any alcoholic beverage.
- (22) Model homes as permitted in district A.
- (23) Grocery store.
- (24) Health club.
- (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 F 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. For townhouse and patio homes, the height and area regulations provided in subsection 14-103(b) shall apply.
 - (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. For townhouse and patio homes, the height and area regulations provided in subsection 14-103(b) shall apply.
 - (3) *Location on lot.* For townhouse and patio home lots, the setbacks established in subsection 14-103(b) shall apply. Any nonresidential 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 a three- or four-story. For nonresidential buildings 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 lot line or street line or ten feet to a rear lot line.
 - (4) *Lot size.* The minimum lot size as established in Table 14-2 shall apply.
 - (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(303.5), 2-20-95; Ord. No. 97-04, §§ 10—13, 4-21-97; Ord. No. 98-15, § 3, 6-15-98; Ord. No. 99-05, §§ 7, 8, 2-15-99; Ord. No. 99-31, § 10, 11-15-99; Ord. No. 00-41, § 1, 1-18-00; Ord. No. 01-15, § 1, 5-21-01; Ord. No. 02-09, § 2, 4-15-02; Ord. No. 03-04, § 3, 1-20-03; Ord. No. 2006-11, § 1, 2-20-06; Ord. No. 2013-10, § 2, 3-18-13; Ord. No. 2013-45, § 2, 12-16-13; Ord. No. 2014-34, § 1, 10-20-14; Ord. No. 2017-27, § 2, 7-17-17; Ord. No. 2017-29, § 2, 7-17-17; Ord. No. 2017-62, § 2, 12-18-17; Ord. No. 2019-31, § 2, 7-15-19)

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

AGENDA DATE: April 28, 2021

AGENDA ITEM: E

AGENDA SUBJECT: Discuss and take appropriate action concerning the application request of Phillip Carameros, filed on behalf of Gordon NW Village, LP, for a specific use permit to allow the operation of a massage establishment on the property located at 17464 NW FWY, Houston, Texas 77040 within the city limits in zoning District F;” and, if appropriate, prepare for presentation to Council on May 10, 2021 a Preliminary Report in connection with the request.

Department/Prepared By: Lorri Coody on behalf of Harry Ward, Public Works Director

Date Submitted: April 20, 2021

EXHIBITS: Gordon NW Village, LP – Specific Use Permit [Application](#)
Proposed Planning and Zoning [Preliminary Report](#)
[Exhibit A](#) – Proposed Ordinance – Specific Use Permit

BACKGROUND INFORMATION:

On April 15, 2021, Phillip Carameros filed an application on behalf of Gordon NW Village, LP to amend the Jersey Village Code of Ordinances at Chapter 14, Article IV, Section 14-105(a)(21) by adding a new Subsection (e) to include “massage establishment” as a specific use regulation in District F.

Contingent upon the Planning and Zoning Commission’s desire to include “massage establishment” as a specific use in District F, Gordon NW Village LP has also filed an application for a Specific Use Permit to allow the operation of a massage establishment on the property located at 17464 NW FWY, Houston, Texas 77040 within the city limits in zoning District F.

Should the Commission wish to recommend granting the specific use permit, it will be necessary to include a proposed ordinance with the Commission’s preliminary report. In considering a proposed ordinance for the specific use permit, the Commission may include limitations, restrictions, and/or conditions for the use being requested.

RECOMMENDED ACTION:

Discuss and take appropriate action concerning the application request of Phillip Carameros, filed on behalf of Gordon NW Village, LP, for a specific use permit to allow the operation of a massage establishment on the property located at 17464 NW FWY, Houston, Texas 77040 within the city limits in zoning District F;” and, if appropriate, prepare for presentation to Council on May 10, 2021 a Preliminary Report in connection with the request.

CITY OF JERSEY VILLAGE - ZONING APPLICATION

Requested Action

ZONING CHANGE () SPECIFIC USE PERMIT (X) NON-CONFORMING USE PERMIT () OR SPECIAL DEVELOPMENT PLAN

APPLICANT / OWNER INFORMATION

Applicant: Gordon NW Village, L.P. Telephone: 713-961-3330
Address: 4900 Woodway Drive, Suite 1125 City/State/Zip: Houston, Texas 77056

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

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

Owner: Gordon NW Village, L.P. Telephone: 713-961-3330
Address: 4900 Woodway Drive, Suite 1125 City/State/Zip: Houston, Texas 77056

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

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

Corporate Representative: Phillip Carameros Telephone: 832-937-5900
Address: 4900 Woodway Drive, Suite 1125 City/State/Zip: Houston, Texas 77056

Scott Gordon Phillip Carameros
Print Applicant's Name (and Title if applicable) Print Name of Owner or Corporate Representative

Signature of Applicant Signature of Owner or Corporate Representative

ZONING REQUEST INFORMATION

SITE LOCATION: 17464 Northwest FWY, Houston, Texas 77040

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

EXISTING ZONING: District F - Chapter 14, Sec. 14-105(a)(21)

PROPOSED ZONING: Amendments to Chapter 14 at Sec. 14-105(a)(21) are under review by the P&Z that will add a subsection (e) to read: (e) massage establishment.

DESCRIPTION: This application requests the issuance of a specific use permit to operate a massage establishment on the property located at 17464 NW FWY, Houston, Texas 77040 in accordance with the proposed amendments to Chapter 14 as outlined above.

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

DOCUMENTATION

Please provide the following:

- TRAFFIC IMPACT STUDY INDEX LOCATION ON MAP
SITE MAP PROPER FILING FEE
PROPER SIGNATURES SURVEY MAPS (Metes & Bounds)
CORRECT LOT & BLOCK HCAD PROFILE

FILING FEE - \$775.00 - Plus Publication Fees

ACCEPTED BY: DATE ACCEPTED:

PLANNING AND ZONING COMMISSION MEETING PACKET FOR THE APRIL 28, 2021 MEETING

A TRACT CONTAINING 16.11 ACRES (701,608 SQUARE FEET) OF LAND OUT OF COMMERCIAL TRACT "A" OF NORTHWEST VILLAGE AS RECORDED IN VOLUME 278, PAGE 36 OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.), AND OUT OF NORTHWEST VILLAGE SHOPPING CENTER PHASE 1 & 2, AS RECORDED IN VOLUME 297, PAGE 79 H.C.M.R.; SAID 16.11-ACRE TRACT ALSO BEING OUT OF A CERTAIN TRACT CONVEYED TO GORDON NW VILLAGE, LP AS RECORDED IN FILE NO. 20130129021 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY (O.P.R.R.P.H.C.) AND A CERTAIN TRACT CONVEYED TO BS THUNDER LLC AS RECORDED IN FILE 20120298451 O.P.R.R.P.H.C., LOCATED IN THE JOHN M. DEMENT SURVEY, ABSTRACT NO. 228, CITY OF JERSEY VILLAGE, HARRIS COUNTY, TEXAS; SAID 16.11-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (Bearings are referenced to the call bearing of South 50°25'25" East along the northeast line of the subject tract recorded under Volume 297 Page 79 H.C.M.R.)

BEGINNING at a point (from which a found 5/8 inch iron rod bears North 89°48'13" West, 0.28 feet) for the intersection of the east right-of-way line of Jones Road (100 feet wide per Volume 855 Page 298 H.C.D.R., H.C.C.F. E605834, E623680 & E663829) and the south right-of-way line of Village Green Drive (also known as Northwest Drive, 60 feet wide as recorded in Volume 290 Page 148 H.C.M.R.), said point being the northwest corner of said Northwest Village Shopping Center Phase 1;

1. **THENCE**, South 89°48'13" East, along the south right-of-way line of Village Green Drive, a distance of 430.00 feet to a found 5/8 inch iron rod at a power pole for the northeast corner of said Northwest Village Shopping Center Phase 1, and the northwest corner of the Boundary Line Adjustment Plat of Village Green Section 1 recorded under Film Code No. 408008 H.C.M.R.;
2. **THENCE**, South 00°09'00" West, along the east line of said Northwest Village Shopping Center Phase 1, and the west line of said Boundary Line Adjustment Plat of Village Green Section 1, a distance of 450.39 feet to a found 5/8 inch iron rod for the southwest corner of said Boundary Line Adjustment Plat of Village Green Section 1 and an angle point of said Northwest Village Shopping Center Phase 1;
3. **THENCE**, South 50°22'45" East (called South 50°25'25" East), along the southeast line of said Northwest Village Shopping Center Phase 1, and the northwest line of said Boundary Line Adjustment Plat of Village Green Section 1, a distance of 392.75 feet to a found 5/8 inch iron rod (bent);

4. **THENCE**, South 50°25'25" East, continuing along the southeast line of said Northwest Village Shopping Center Phase 1 & 2, and the southwest line of said Boundary Line Adjustment Plat of Village Green Section 1, at a distance of 7.93 feet passing a 5/8 inch iron rod with cap found for the south corner of said Boundary Line Adjustment Plat of Village Green Section 1, and the west corner of the Amending Plat of the Village in Jersey Village Replat recorded under Film Code No. 648280 H.C.M.R., at a distance of 92.93 feet passing a found 5/8 inch iron rod with cap at the west corner of the Boundary Line Adjustment Plat of Jersey Village Christian Center recorded under Film Code No. 422002 H.C.M.R., at a distance of 218.49 feet passing a found 5/8 inch iron rod with cap, at a distance of 424.55 feet passing a found 5/8 inch iron rod with cap, at a distance of 500.95 feet passing a found 5/8 inch iron rod with cap for the south corner of said Boundary Line Adjustment Plat of Jersey Village Christian Center and the west corner of Lot 9, The Village at Jersey Village recorded under Film Code No. 570210 H.C.M.R, and continuing along said course being the southwest line of said Lot 9 The Village at Jersey Village, at a distance of 547.86 feet passing a found 5/8 inch iron rod with cap, at a distance of 632.84 feet passing a found one inch iron pipe with cap in the north line of said Northwest Village and the southeast line of said Northwest Village Shopping Center Phase 2, in all a distance of 708.94 feet to a found one inch iron pipe in the northwest right-of-way line of Village Drive (60 feet wide per Volume 278 Page 36 H.C.M.R.) for the southwest corner of said Lot 9 The Village at Jersey Village;

THENCE, along the northwest right-of-way line of Village Drive, and the southeast line of said Commercial Tract "A" the following courses and distances:

5. South 78°53'05" West, 20.76 feet to a found "X" cut in concrete;
6. South 76°42'59" West, 124.84 feet (called 123.90 feet) to a found 3/8 inch iron rod with cap (from which a found 5/8 inch iron rod bears North 58° East, 0.69 feet) for the point of curvature of a curve to the left;
7. In a southwesterly direction, with said curve to the left, having a radius of 240.56 feet, an arc length of 155.93 feet, a central angle of 37°08'24", and a chord which bears South 58°08'47" West, 153.22 feet to a found 3/8 inch iron rod with cap "Landtech" for the point of tangency;
8. South 39°34'35" West, 113.43 feet to a 3/8 inch iron rod with cap "Landtech" found for the east corner of a certain tract conveyed to Cabrera Brothers II as recorded in File 20070519499 O.P.R.R.P.H.C.;
9. **THENCE**, North 50°25'25" West, along the northeast line of said Cabrera Brothers II tract, a distance of 108.00 feet to a found nail for the north corner of said Cabrera Brothers II tract;

THENCE, along the northwest line of said Cabrera Brothers II tract, the following courses and distances:

- 10. South 39°34'35" West, 53.09 feet to a found nail;
- 11. North 50°25'25" West, 20.66 feet to a found nail;
- 12. South 39°34'35" West, 42.82 feet to a found nail;
- 13. South 50°25'25" East, 20.66 feet to a found nail;
- 14. South 39°34'35" West, 19.60 feet to a point (from which a found nail bears North 11°46' West, 0.2 feet) in the east right-of-way line of US 290 (width varies per Volume 3865 Page 93 H.C.D.R., Cause No. 1045955 in the County Civil Court at Law No. 4 of Harris County, Cause No. 1050788 in the County Civil Court at Law No. 2 of Harris County, Cause No. 1066430 in the County Civil Court at Law No. 2 of Harris County);

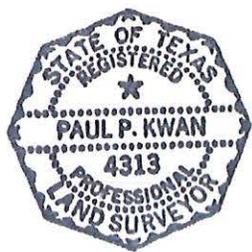
THENCE along the northeast right-of-way line of U.S. Highway 290, the following courses and distances:

- 15. North 50°22'54" West, 43.06 feet to a found TxDOT monument;
- 16. North 48°05'30" West, 150.15 feet to a found 5/8 inch iron rod;
- 17. North 50°22'54" West, 165.14 feet to a found TxDOT monument;
- 18. North 39°37'06" East, 25.00 feet to a found TxDOT monument;
- 19. North 50°22'54" West, 20.00 feet to a found TxDOT monument;
- 20. South 39°37'06" West, 25.00 feet to a found TxDOT monument;
- 21. North 50°22'54" West, 450.63 feet to a found TxDOT monument (from which a found 5/8 inch iron rod with cap "Westbelt" bears North 50°22'52" West, 0.24 feet) in the southeast line of a certain tract conveyed to Landmark Industries Energy, LLC as recorded in File 20110508349 O.P.R.R.P.H.C.;
- 22. **THENCE**, North 39°23'04" East, along the common line of said Landmark Industries Energy, LLC tract, and said Northwest Village Shopping Center Phase 1 & 2, a distance of 133.48 feet to a found 3/8 inch iron rod with cap "Landtech" for the east corner of said Landmark Industries Energy, LLC tract;
- 23. **THENCE**, North 49°43'37" West, along the common line of said Landmark Industries Energy, LLC tract, and said Northwest Village Shopping Center Phase 1 & 2, a distance of 231.96 feet to a point (from which a found nail in asphalt bears North 40°16'23" East, 0.29 feet) for the south corner of a certain tract conveyed to Lars Westvind and Gulsen Calik Westvind as recorded under File 20120217991 O.P.R.R.P.H.C.;

- 24. **THENCE**, North 40°16'23" East, along the southeast line of said Westvind tract, a distance of 100.40 feet to point (from which a found nail in asphalt bears North 40°16'23" East, 0.23 feet) for the east corner of said Westvind tract;
- 25. **THENCE**, North 49°43'37" West, along the northeast line of said Westvind tract, a distance of 152.23 feet to a found "X" cut in concrete in the east right-of-way line of Jones Road (called 100 feet wide per Volume 855 Page 298 H.C.D.R. and Harris County Clerk's Files E605834, E623680 and E663829) and the west line of said Northwest Village Shopping Center Phase 1 & 2 for the north corner of said Westvind tract;
- 26. **THENCE**, North 00°12'35" East, along the east right-of-way line of Jones Road, and the west line of said Northwest Village Shopping Center Phase 1 & 2, a distance of 20.79 feet to a found "X" cut in concrete for the southwest corner of a certain tract of land conveyed to Store Master Funding VIII, LLC as recorded in File 20150362595 O.P.R.R.P.H.C.;
- 27. **THENCE**, South 89°47'25" East, along the south line of said Store Master Funding VIII, LLC tract, a distance of 101.00 feet to a found mag nail for the southeast corner of said Store Master Funding VIII, LLC tract;
- 28. **THENCE**, North 00°12'35" East, along the east line of said Store Master Funding VIII, LLC tract, a distance of 122.00 feet to a found mag nail for the northeast corner of said Store Master Funding VIII, LLC tract;
- 29. **THENCE**, North 89°47'25" West, along the north line of said Store Master Funding VIII, LLC tract, a distance of 101.00 feet to a found 3/8 inch iron rod with cap "Landtech" in the east right-of-way line of Jones Road and the west line of said Northwest Village Shopping Center Phase 1 & 2 for the northwest corner of said Store Master Funding VIII, LLC tract;
- 30. **THENCE**, North 00°12'35" East, along the east right-of-way line of Jones Road, and the west line of said Northwest Village Shopping Center Phase 1 & 2, a distance of 271.14 feet to the **POINT OF BEGINNING** and containing 16.11 acres (701,608 square feet) of land.

Paul P. Kwan 1/28/2016

Paul P. Kwan
Texas Registered Professional Land Surveyor No. 4313



Project No. 1520176.00 (1220171.00) | Drawing No. 2128-D-1666
Landtech Consultants, Inc.
TBPE # F-1364 | TBPLS # 10019100
2525 North Loop West, Suite 300 | Houston, TX 77008
713-861-7068

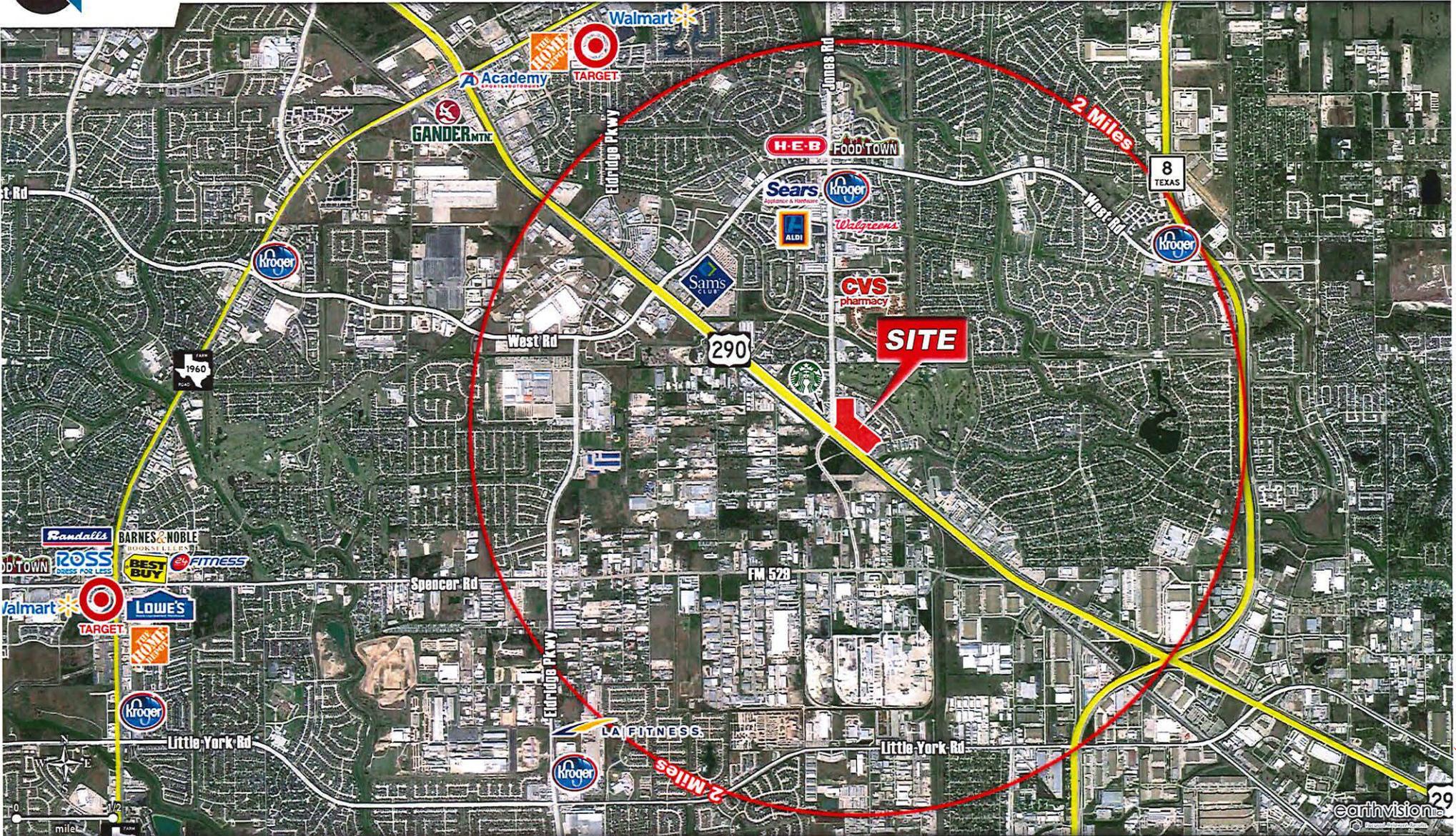
NORTHWEST VILLAGE



TENANTS			TENANTS			TENANTS		
17350	SELECT MEDICAL GROUP	7,200 SF	17414	SPEC'S	16,061 SF	17464	NORTHWEST CYCLERY	4,498 SF
17376	WELLNOW HEALTH & URGENT CARE	4,236 SF	17418	DOLLAR TREE	10,280 SF	17470	NATALIA'S	4,550 SF
17378	AVAILABLE	5,171 SF	17420	LONESTAR FURNITURE	7,623 SF	17474	AVAILABLE	838 SF
17390	ROSS (Pending)	22,205 SF	17426	DICKIES	3,594 SF	17478	VAUGHN GAGE HEALTHY AGING	2,030 SF
17396	AVAILABLE	8,502 SF	17440	E-STAR BUFFET	6,800 SF	17480	FARMERS INSURANCE	1,050 SF
17398	RIGHT STEP	1,680 SF	17452	KINTECH	1,260 SF	17482A	A1 IMAGE OF HOUSTON	2,100 SF
17400	AVAILABLE	1,675 SF	17454	SUBWAY	1,540 SF	17482B	AVAILABLE	3,405 SF
17400A	EFFEX MANAGEMENT	1,285 SF	17454A	9ROUND	1,050 SF	17482C	N'NAILS	1,400 SF
17402	ADRIATIC CAFE	2,570 SF	17456	CRICKET WIRELESS	1,050 SF	17484	MINUTEMAN PRESS	6,868 SF
17404	AMERICAN SHAMAN	1,410 SF	17456A	TUNE UP MANLY SALON	1,750 SF	17486	NORTHWEST CLEANERS	975 SF
17408	T-MOBILE	1,608 SF	17458	FREEZY FRENZY ICE CREAM	1,050 SF	17488	FOR HEAVEN'S CAKE	975 SF
17410	CONCENTRA HEALTH CARE	12,260 SF	17460	CRAFTY CRAB SEASFOOD	10,800 SF	17490	HARBOR FREIGHT & TOOLS	21,000 SF
			17462	SONIC DENTAL	2,325 SF			

PLANNING AND ZONING COMMISSION MEETING PACKET FOR THE APRIL 28, 2021 MEETING

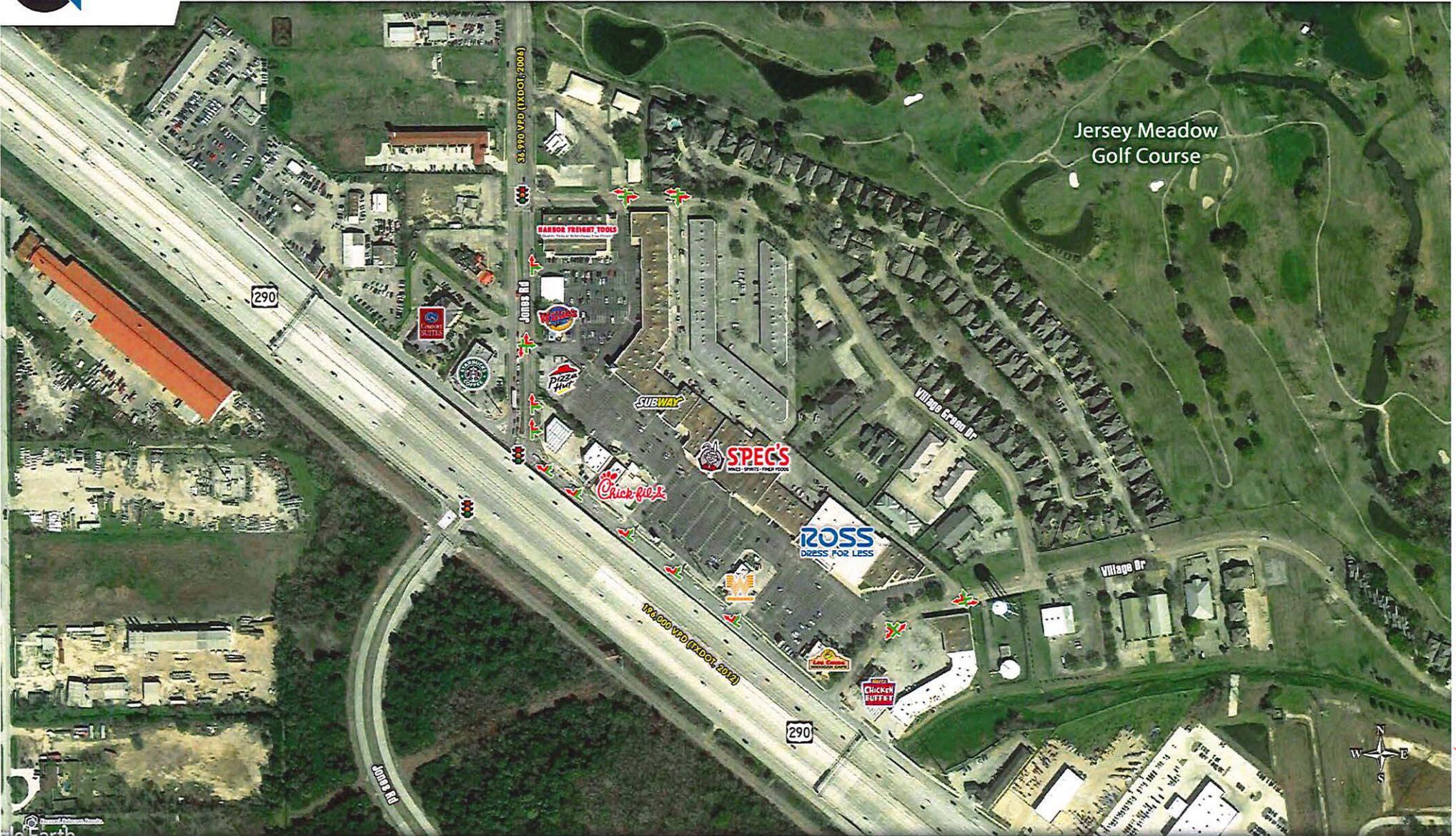
THIS DRAWING IS FOR PRESENTATION PURPOSES ONLY. ANY AND ALL FEATURES, MATTERS AND OTHER INFORMATION DEPICTED HEREON OR CONTAINED HEREIN ARE FOR ILLUSTRATIVE MARKETING PURPOSES ONLY, ARE SUBJECT TO MODIFICATION WITHOUT NOTICE, ARE NOT INTENDED TO BE RELIED UPON BY ANY PARTY AND ARE NOT INTENDED TO CONSTITUTE REPRESENTATIONS AND WARRANTIES AS TO THE SIZE AND NATURE OF IMPROVEMENTS TO BE CONSTRUCTED (OR THAT ANY IMPROVEMENTS WILL BE CONSTRUCTED) OR AS TO THE IDENTITY OR NATURE OF ANY OCCUPANTS THEREOF.



PLANNING AND ZONING COMMISSION MEETING PACKET FOR THE APRIL 28, 2021 MEETING

The information contained herein was obtained from sources believed to be reliable; however, no guarantees, warranties, or representations are made as to the completeness or accuracy thereof.

Aerial Date: March 2011
Last Updated: December 2012



PLANNING AND ZONING COMMISSION MEETING PACKET FOR THE APRIL 28, 2021 MEETING

The information contained herein was obtained from sources believed to be reliable; however, no guarantees, warranties, or representations are made as to the completeness or accuracy thereof.

Aerial Date: February 2019
Last Updated: March 2020



PLANNING AND ZONING COMMISSION MEETING PACKET FOR THE APRIL 28, 2021 MEETING



PLANNING AND ZONING COMMISSION MEETING PACKET FOR THE APRIL 28, 2021 MEETING

APPOINTMENT OF AGENT

I, Scott Gordon, owner of the property and commercial business which is the subject of a request for zoning amendment/specific use permit to be considered by the Planning and Zoning Commission, do hereby appoint Phillip Carameros as Agent and Representative. I understand that in making this appointment, I grant him/her the authority to file the application and to speak on behalf of Gordon NW Village, L.P for purposes of proceedings before the City of Jersey Village Planning and Zoning Commission and City Council in connection with the requests being sought.

Signed this 13th day of April , 2021.

Property Owner/Commercial Business Owner

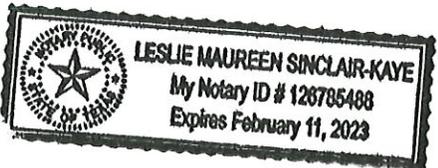
THE STATE OF TEXAS §

COUNTY OF HARRIS §

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

GIVEN UNDER my hand and seal of office this 13th day of April, 2021.

Notary Public in and for the State of Texas



CITY OF JERSEY VILLAGE

16501 Jersey Drive
 Jersey Village, TX 77040-1999
 Inspection Request 713-466-2138

****EACH INDIVIDUAL TRADE MUST CALL THEIR OWN INSPECTION****

SPECIFIC USE PERMIT APPLICATION

PERMIT #: 0000008955		DATE ISSUED: 4/16/2021	
JOB ADDRESS: 17464 NORTHWEST FREEWAY	LOT #:		
PARCEL ID: PARC1999-80	BLK #:		
SUBDIVISION:	ZONING:		
ISSUED TO: GORDON NW VILLAGE LP	CONTRACTOR: GORDON NW VILLAGE LP		
ADDRESS: STE 1125	ADDRESS: STE 1125		
CITY, STATE ZIP: HOUSTON TX 77056-1878	CITY, STATE ZIP: HOUSTON TX 77056-1878		
PHONE: 832-900-2270	PHONE:		
STRUCTURE USE:	VALUATION: \$ 0.00		
FLOOR AREAS;	IMPERVIOUS SURFACES:		
LIVING SPACE:	HOUSE:		
BASEMENT/STORAGE:	GARAGE:		
GARAGE:	DRIVEWAYS:		
DECKS:	PORCH/WALK:		
PORCHES:	OTHER:		
OTHER:	TOTAL:		
TOTAL AREA: 0.00	SITE AREA:		
STRUCTURE AREA:	PERCENTAGE OF SITE:		

FEE CODE	DESCRIPTION	AMOUNT
SPU01	SPECIFIC USE	\$ 775.00
TOTAL		\$ 775.00
RECEIPTS		\$ 0.00
BALANCE		\$ 775.00

CONDITIONS:

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.



 (SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

4 / 16 / 2021

 DATE



 (APPROVED BY)

4 / 16 / 2021

 DATE

PLANNING AND ZONING COMMISSION MEETING PACKET FOR THE APRIL 28, 2021 MEETING

From: noreply@municipalonlinepayments.com
Sent: Friday, April 16, 2021 3:54 PM
To: Ashley Lopez; Isabel Kato
Subject: Building Projects Payment Notification



ONLINE PAYMENTS!

This is your payment receipt.

Confirmation Number: 34HJF3CTXX
Payment Date: 4/16/2021 3:52 PM

Project	Segment	User's Email	Amount paid
17464 NORTHWEST FREEWAY #0000008955	SPECIFIC USE	syoung@gordonpartners.com	\$775.00

[Municipal Online Services](#)

[Login](#)



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION
PRELIMINARY REPORT
TO ALLOW THE OPERATION OF A MASSAGE ESTABLISHMENT
AS A SPECIFIC USE IN ZONING DISTRICT F**

The Planning and Zoning Commission has met in order to review the application request of Phillip Carameros filed on behalf of Gordon NW Village, LP for a specific use permit to allow the operation of a massage establishment on the property located at 17464 NW FWY, Houston, Texas 77040 within the city limits in zoning District F.

After review and discussion, the Commissioners preliminarily proposed that Gordon NW Village, LP be allowed to operate as a specific use a massage establishment on the property located at 17464 NW FWY, Houston, Texas 77040 within the city limits in zoning District F.

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 28th day of April, 2021.

Rick Faircloth, Chairman

ATTEST:

Lorri Coody, City Secretary

ORDINANCE NO. 2021-xx

AN ORDINANCE OF THE CITY OF JERSEY VILLAGE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF JERSEY VILLAGE, BY GRANTING GORDON NW VILLAGE, L.P. A SPECIFIC USE PERMIT TO ALLOW FOR THE OPERATION OF A MASSAGE ESTABLISHMENT ON THE PROPERTY LOCATED AT: 17464 NORTHWEST FREEWAY, JERSEY VILLAGE, TEXAS 77040, WITHIN THE CITY LIMITS IN ZONING DISTRICT F; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE SUBJECT; PROVIDING REQUIREMENTS AND CONDITIONS FOR THIS SPECIFIC USE PERMIT; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED TWO THOUSAND DOLLARS FOR VIOLATIONS HEREOF; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Gordon NW Village, L.P. (the “Applicant”) has made an application for a Specific Use Permit to allow for the operation of a massage establishment, including customary ancillary uses (the “Specific Use”), as authorized by the comprehensive zoning ordinance of the City of Jersey Village (the “City”) on the property located at 17464 NW FWY, Jersey Village, Texas 77040, within the city limits of the City (the “Property”); and

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

WHEREAS, the Planning and Zoning Commission and the City 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 contemplated herein; and

WHEREAS, the City Council has received the final written recommendation of the Planning and Zoning Commission; and

WHEREAS, the City Council deems it appropriate to approve such request; and **NOW THEREFORE**,

IT IS 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.

SECTION 2. THAT a Specific Use Permit for use of the Property as a massage establishment, including customary ancillary uses, subject to the terms and conditions set forth below, is hereby granted to Gordon NW Village, LP and including any successor in interest.

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 in Section 2 hereof, 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. _____

- B. _____

- 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 City Council of the City of Jersey Village, Texas, 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 Gordon NW Village, LP’s furnishing the City a copy of an owner’s policy of title insurance showing title in the Property in Gordon NW Village LP’s name.

PASSED, APPROVED, AND ORDAINED this _____ day of _____, 2021.

MAYOR

ATTEST:

Lorri Coody, City Secretary