



## 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, June 2, 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: 873 9223 4214.**

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](mailto: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 June 2, 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](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 28, 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 June 21, 2021 a Preliminary Report in connection with the request. *Lorri Coody, City Secretary*
- 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 June 21, 2021 a Preliminary Report in connection with the request. *Lorri Coody, City Secretary*

**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: May 20, 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](http://www.jerseyvillagetx.com)

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."



- 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 28, 2021 AT 6:00 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: 885 7427 4320.**

**A. The meeting was called to order in at 6:00 p.m. and the roll of appointed officers was taken. Commissioners present were:**

Rick Faircloth, Chairman  
Barbara Freeman, Commissioner  
Jennifer McCrea, Commissioner

Debra Mergel, Commissioner  
Courtney Standlee, Commissioner

Council Liaison, Drew Wasson was present at this meeting.

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

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

There were no Citizens' Comments.

**C. Consider approval of the minutes for the meeting held on April 19, 2021.**

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

Ayes: Commissioners McCrea, Standlee, Mergel and Freeman  
Chairman Faircloth

Nays: None

The motion carried.

**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, introduced the item. Background information is as follows:

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.

Applicant, Scott Gordon was present. He gave information to the Commission about the NW Village Shopping Center. He mentioned that he has several vacancies in the Center that he has not been able to lease. Based upon his experience with other shopping centers he owns, he told the Commission that he believes he can lease the vacant spot to a massage establishment. He told the Commission that he runs for exercise and frequently visits these type of establishments for massage therapy. He went on to say that NW Village Shopping Center is a large facility. If the Commission allows this type of business, it will be an “upscale” buildout, with the interior comparing to a spa found in a Ritz Carlton or a Hyatt Hotel. The therapists will be licensed and the business will not be open past 9 pm. He went on to say that in no way will this be a Sexually Oriented Business (SOB). The shopping center currently has several nationally known businesses. He needs to fill the vacancies and believes that this use will be a good fit for Jersey Village. He mentioned that it could be a Massage Heights or a similar business.

There was discussion by the Commission. Some members were skeptical about the name “massage establishment.” Others were concerned about undesirable businesses coming into the City and that the City would not be able to keep them from establishing a business here should this change be allowed.

City Attorney Pruitt explained that SOBs are not permitted as defined by the suggested definitions provided for “massage establishment” in the meeting packet. SOBs are not permitted in Jersey Village, however, with this change; a legitimate massage therapy business would be allowed to function in all of District F with as Specific Use Permit. This is not an open door for SOBs and is in line with what the City already has for this type of business.

The Commission discussed enforcement and were concerned about unauthorized use going on behind “closed doors.” There was concern that a business can seem legit at first and revert to a SOB without the City knowing.

There was further discussion by the Commission concerning SOBs in other areas surrounding Jersey Village. The requestor explained that his company will have restrictions in the lease. He also mentioned that most of the interior will be a wide-open room, with few separate rooms. He told the Commission that there could be a restriction on the hours of operation, suggesting closure from 9:30 pm to 9:00 am. Additionally the therapists are licensed.

City Attorney Pruitt explained the Specific Use Permit (SUP) and how that process works. The permits are reviewed by the Commission and they can add restrictions/conditions within the SUP. It will all be at the discretion of the Commission to approve or deny any request for an SUP. By adding this text change as a specific use, The City, through the Planning and Zoning Commission, gets the benefit to add restrictions/conditions to the permit, where this benefit would not be available if the text change was added as a use by right.

The Commission continued to discuss the request. The pros and cons were discussed. The coverage area for District F was explained and discussed. The suggested hours of operation as a condition of the SUP was discussed. Some felt that this type of condition will not prevent an SOB from operating.

Council Member Wasson gave his comments concerning this request. He felt that the more restrictive we can make it the better off for the City, as this change will affect the entirety of District F and not just the NW Village Shopping Center. The location of District F was reviewed and discussed further.

The SUP and the process of adding restrictions/conditions was explained by City Attorney Pruitt. He also explained that the SUP goes with the owner so a new owner would need to reapply.

Spot zoning was discussed. The City Attorney explained the repercussions of spot zoning.

The approval of a SUP is on a case-by-case basis. Some wondered if it is possible to say “yes” to one and “no” to another request for a SUP. City Attorney Pruitt stated that the idea of a SUP is to make the use fit within the District in which the request is being made. Therefore, each application would be different so the restrictions/conditions would be different as well.

Some members wanted to know if approved SUP’s are limited to a two (2) year period, requiring the applicant to reapply after two-years. City Attorney Pruitt stated that having a two-year period is possible. Others wanted to know if a specific location for operation can be stated in the SUP. City Attorney Pruitt stated that the SUP would apply to a specific address. Mr. Gordon stated that each suite within the shopping center has a different address, providing the ability to approve the SUP for a specific suite number or tying it to a specific development. City Attorney Pruitt stated that the Commission could even have it so that there could not be another establishment within so many feet of another

massage establishment as long as the conditions are reasonable. He stated that density of uses is common in zoning in general and within a SUP.

The idea of having the vendor apply for the SUP was discussed. The pros and cons for this idea were discussed by the Commission.

The hours of operation were discussed again and the benefits of limiting the hours were discussed. Additionally, the Commission discussed putting conditions on what types of therapy can be conducted in private rooms, with most services being performed in a larger open room. The sign advertising the establishment was discussed. It was suggested that not allowing the generic term “massage” on the signage.

There was discussion about pawnshop regulation and how that compares to this request. City Attorney Pruitt explained the differences. He went on to say if massage establishments are permitted, restrictions could be applied for distances by looking at abutting uses in order to determine the amount of the distance restriction.

City Attorney Pruitt stated that the two definitions are specific. They define the type of business and the type of services. He told the commission that he believes there is enough protection in these definitions for the city and suggested that further protections can be added by the Commission though the use of restrictions/conditions for the SUP.

Conditions/restrictions were discussed. Some wondered if there were restrictions on the State level. City Attorney Pruitt explained that there are none as defined, but there are restrictions for SOBs, which do not apply since an SOB would not be permitted as defined.

The process moving forward was discussed by the Commission. The number of current massage establishments within the City was discussed.

With no further discussion on the matter, Commissioner Mergel moved to approve preliminarily recommend that City Council 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.” Chairman Faircloth seconded the motion. The vote follows:

Ayes: Commissioners Mergel  
Chairman Faircloth

Nays: McCrea Standlee Freeman

The motion failed.

City Attorney Pruitt explained that the denial of the request does not “kill” it. He also explained how the SUP will be addressed, stating that the Commission will not need to take any action on Item E.

The applicant addressed the Commission about the concerns of the Commission. He wanted to know how the Commission felt about limiting approval to include only major massage chains, which could be defined as having at least 50 locations. Some members felt that limiting it to a major chain with a larger presence in the US might be agreeable.

This idea was discussed by the Commission. City Attorney Pruitt stated that this could be done, but we would need to come back to the Commission with an amended Ordinance for consideration. This idea was discussed in detail.

Council Member Wasson stated that he liked the idea of having it limited to a national or statewide brand. At this point, the process moving forward was discussed.

Commissioner Mergel moved to reconsider the denial of the proposed ordinance change and instead moved to reconsider the Ordinance at an upcoming meeting of the Planning and Zoning Commission. The motion was seconded by Chairman Faircloth. The vote follows:

Ayes: Commissioners McCrea, Standlee, Mergel and Freeman  
Chairman Faircloth

Nays: None

The motion carried.

- 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.**

Given the action of the Commission on item D, item E was not called and, therefore, no action was taken on Item E.

**F. Adjourn**

There being no further business on the Agenda the meeting was adjourned at 7:20 p.m.

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Lorri Coody, City Secretary



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

**AGENDA DATE:** June 2, 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 June 21, 2021 a Preliminary Report in connection with the request.

**Dept/Prepared By:** Lorri Coody

**Date Submitted:** May 17, 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.

On April 28, 2021 the Commission reviewed the request of NW Village, LP for the requested amendments along with Staff’s recommendations for the addition of definitions for “Massage establishment” and “Massage Therapy” to Section 14-5 of the Code of Ordinances.

During the April 28 meeting the Commission asked Staff to come back with a proposed Ordinance that would limit approval of these type businesses to include only major massage chains.

Accordingly, the definition section of the proposed Ordinance has been updated so that the definition for “Massage establishment” now reads:

*“Massage establishment means a structure in which massage therapy is advertised for, provided, supported, or allowed. **A massage establishment shall adhere to nationally recognized standards of operation for its business activity, and nationally recognized standards for its practice of massage therapy.** 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.”*

This item is to discuss the proposed amendments. Should the Commission agree that “massage establishment” should be added to zoning district F as a specific use and that provisions should be made for additional definitions in 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 June 21, 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);

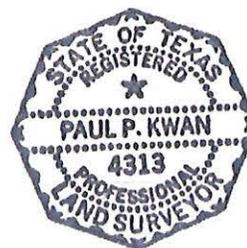
**THENCE** along the northeast right-of-way line of U.S. Highway 290, the following courses and distances:

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



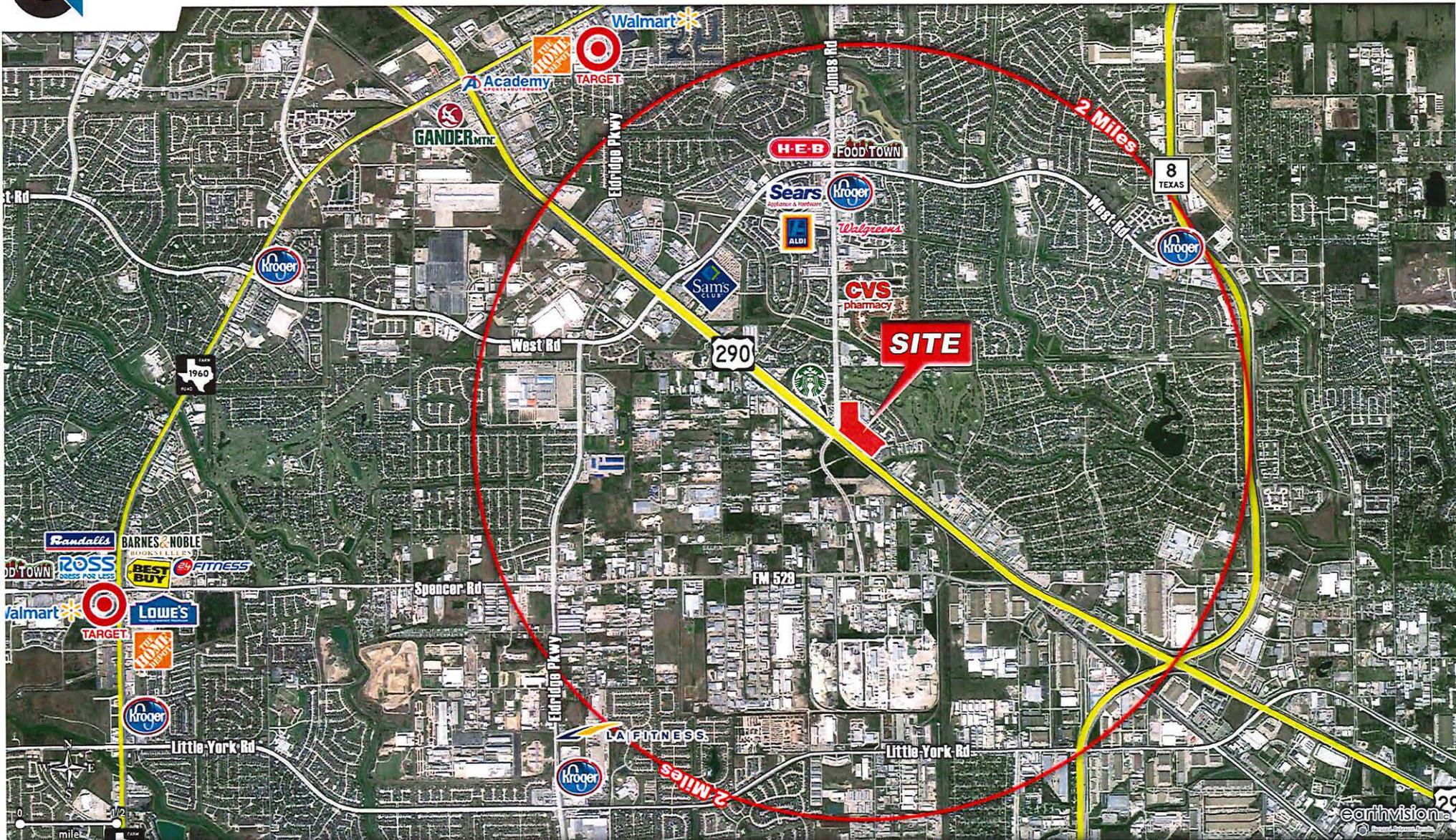
Paul P. Kwan  
Texas Registered Professional Land Surveyor No. 4313

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

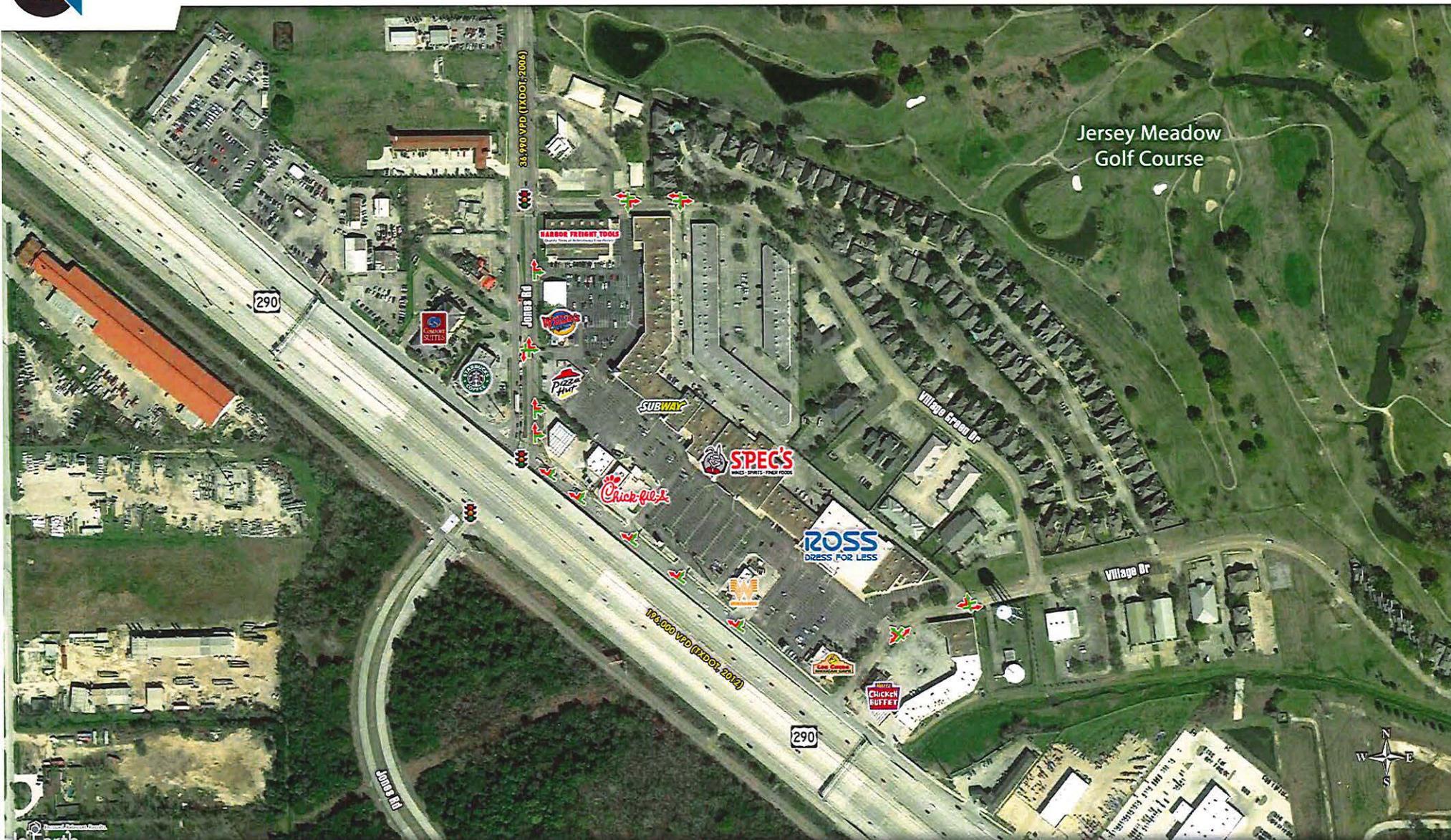


TENANTS			TENANTS			TENANTS		
17360	SELECT MEDICAL GROUP	7,200 SF	17414	SPEC'S	16,061 SF	17464	NORTHWEST CYCLERY	4,498 SF
17376	WELLNOW HEALTH & URGENT CARE	4,236 SF	17418	DOLLAR TREE	10,280 SF	17470	NATALITA'S	4,550 SF
17378	AVAILABLE	5,771 SF	17420	LONESTAR FURNITURE	7,623 SF	17474	AVAILABLE	928 SF
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			



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



PLANNING & ZONING COMMISSION MEETING PACKET FOR JUNE 2, 2021

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 & ZONING COMMISSION MEETING PACKET FOR JUNE 2, 2021



PLANNING & ZONING COMMISSION MEETING PACKET FOR JUNE 2, 2021

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

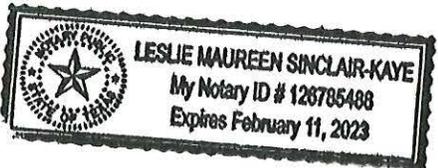
THE STATE OF TEXAS §

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 13<sup>th</sup> day of April, 2021.

\_\_\_\_\_  
Notary Public in and for the  
State of Texas



PLANNING & ZONING COMMISSION MEETING PACKET FOR JUNE 2, 2021

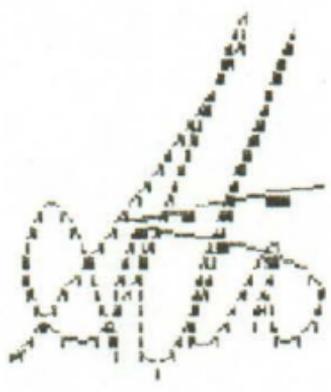
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DATE : 4/5/2021 1:22 PM  
OPER : PB  
TERM : 1  
REC# : R00785964  
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153.0000 BUILDING PERMITS 775.00  
0000008915 775.00CR  
GORDON NW VILLAGE LP  
17464 NORTHWEST FREEWAY  
Z-MISC 775.00CR

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

-----  
APPLIED 775.00  
TENDERED 775.00  
-----  
CHANGE 0.00  
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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

PLANNING & ZONING COMMISSION MEETING PACKET FOR JUNE 2, 2021

# 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
<b>TOTAL</b>		\$ 775.00
<b>RECEIPTS</b>		\$ 0.00
<b>BALANCE</b>		\$ 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)

  3    
  31    
  2021    
DATE

PLANNING & ZONING COMMISSION MEETING PACKET FOR JUNE 2, 2021



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

The Planning and Zoning Commission has met on April 28, 2021 and June 2, 2021 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 adhere to nationally recognized standards of operation for its business activity, and nationally recognized standards for its practice of massage therapy. 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 2nd day of June 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 adhere to nationally recognized standards of operation for its business activity, and nationally recognized standards for its practice of massage therapy. 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.

\_\_\_\_\_  
**BOBBY WARREN, 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 & ZONING COMMISSION - CITY OF JERSEY VILLAGE, TEXAS  
AGENDA REQUEST**

**AGENDA DATE:** June 2, 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 June 21, 2021 a Preliminary Report in connection with the request.

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

**Date Submitted:** May 17, 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. In connection with same, on April 28, 2021 an item was placed on the Planning and Zoning Commission’s agenda for consideration.

On April 28, 2021, the Commission did not call the item concerning the issuance of a specific use permit. However, in the item concerning the text change that would permit a “massage establishment” in District F with a specific use permit; the Commission discussed the following possible restrictions:

- Hours of Operation;
- Types of therapy permitted in private rooms;
- Limit on the number of private rooms;
- Must have a wide open area for most therapy; and
- No use of the term “massage” in signage.

While all of these restrictions would be “allowed,” they are difficult to enforce. It is the position of Staff that the change in definition to have the business follow nationally recognized practices, will cover the concerns of the Commission concerning these suggestions.

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 this 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 June 21, 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
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:

PLANNING & ZONING COMMISSION MEETING PACKET FOR JUNE 2, 2021

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

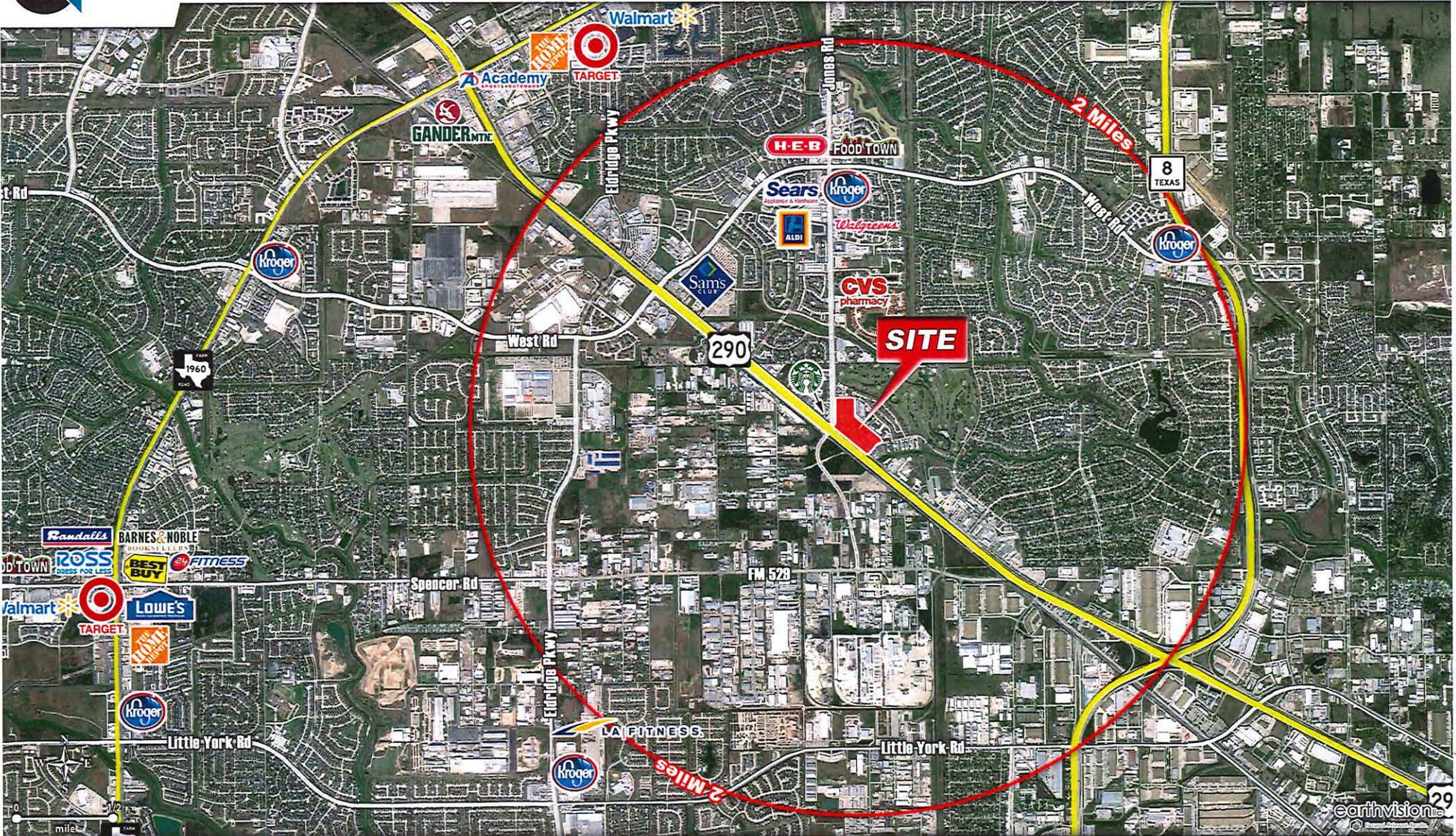
# NORTHWEST VILLAGE



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	6,600 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	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			

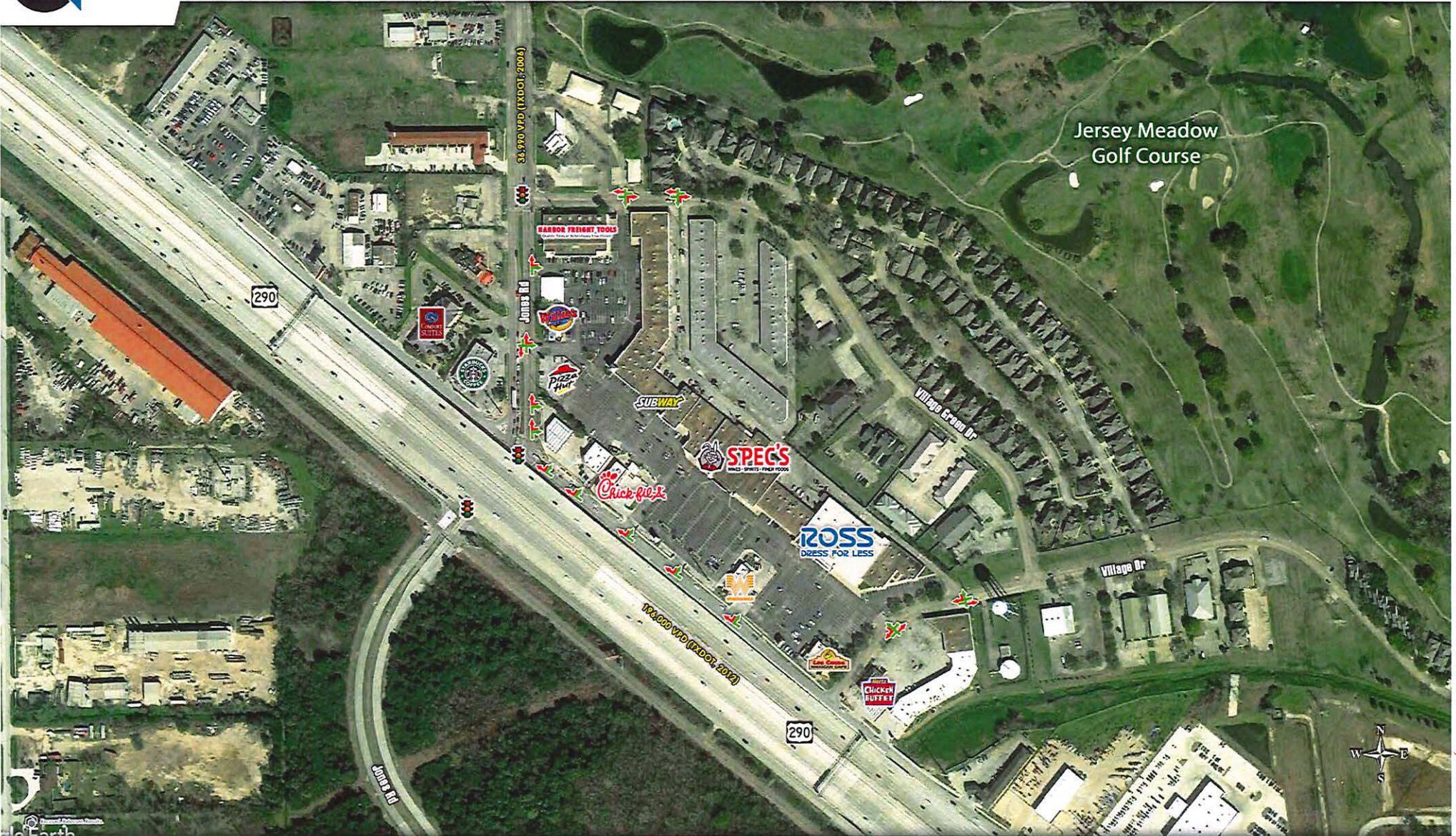
PLANNING & ZONING COMMISSION MEETING PACKET FOR JUNE 2, 2021

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 guarantees, 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 & ZONING COMMISSION MEETING PACKET FOR JUNE 2, 2021

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

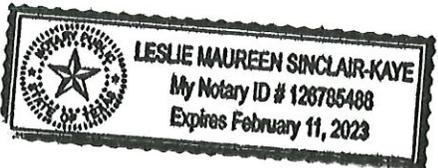
THE STATE OF TEXAS §

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 13<sup>th</sup> 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:	PERCENTAGE OF SITE:	
STRUCTURE AREA:			

FEE CODE	DESCRIPTION	AMOUNT
SPU01	SPECIFIC USE	\$ 775.00
<b>TOTAL</b>		<b>\$ 775.00</b>
<b>RECEIPTS</b>		<b>\$ 0.00</b>
<b>BALANCE</b>		<b>\$ 775.00</b>

**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 & ZONING COMMISSION MEETING PACKET FOR JUNE 2, 2021

**Ashley Lopez**

---

**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](#)

PLANNING & ZONING COMMISSION MEETING PACKET FOR JUNE 2, 2021



**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 2nd day of June, 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.

\_\_\_\_\_  
**Bobby Warren, Mayor**

**ATTEST:**

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