



## NOTICE OF A MEETING

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

NOTICE is hereby given that the City of Jersey Village Planning and Zoning Commission will hold a meeting on June 14, 2021 at 6:00 p.m. at the Civic Center Meeting Room, 16327 Lakeview Drive, Jersey Village, Texas 77040. The City of Jersey Village 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.

**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 Commission 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 June 2, 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 any necessary definitions 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: June 08, 2021 at 3:45 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 JUNE 2, 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: 873 9223 4214.**

**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      | Debra Mergel, Commissioner      |
| Barbara Freeman, Commissioner | Courtney Standlee, Commissioner |
| Jennifer McCrea, Commissioner | Ty Camp, Commissioner           |

Commissioner Joseph Paul was not present when the meeting was called to order, but joined the meeting in progress at 6:03 p.m.

Council Liaison, Drew Wasson was present at this meeting.

Staff in attendance: Lorri Coody, Board Secretary; Justin Pruitt, City Attorney and Andy Chang, IT Department.

Public Works Director, Harry Ward was not present at this meeting.

**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 28, 2021.**

Commissioner Freeman moved to approve the minutes for the meeting held on April 28, 2021. Commissioner McCrea seconded the motion. The vote follows:

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

Nays: None

Abstain: Commissioner Camp

The motion carried.

*Commissioner Joseph Paul joined the meeting in progress at 6:03 p.m.*

- 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, 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.

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.

The Commission engaged in discussion about this request and the enforcement for these types of businesses. City Attorney Pruitt explained that the definition for this type business was amended to include “nationally recognized standards.” This change will give control over each individual use request that comes before the Commission and will enable the Commissioner to establish further conditions.

There was discussion about there being a similar type business on Senate. City Secretary Coody explained that the City Manager and the Public Works Department are looking into this business. There was further discussion about this business on Senate. The request for this item is just for District F.

Commissioner Mergel stated that the terms “massage therapy” and “massage establishment” are defined and detailed in Chapter 455 of the Occupation Code. She suggests that we use these definitions for “massage therapy” and “massage establishment.” City Attorney Pruitt stated that he is not familiar with

the language, but feel after review, that these definitions could be used. He cautioned that should we adopt the State language he is not sure how it will affect the nationally recognized establishments that the Commission wants to encourage. He also stated that we can include references to the Occupation Code definitions in our definition as opposed to delineating them verbatim.

The applicant was called upon concerning the State definitions. He stated that they would like to be able to get a nationally recognized massage establishment. If the State definitions do not prohibit these nationally recognized massage establishments, it would be acceptable.

City Attorney Pruitt suggested that we can keep what we have and add language that states it must require applicable state licensing requirements.

There was discussion about granting this request for a text change to the Code of Ordinances. The problems associated with these types of establishments were discussed. Some Commissioners were concerned about human trafficking, stating that it has been found that human trafficking is directly connected to massage establishments. With this in mind, there was concern about granting this request.

Other concerns were discussed, including the opening of the door for further establishments of this nature in the City.

There was discussion about the change in the language to require “nationally recognized standards.” Some wondered if the Commission can say “yes” to a “Massage Envy” but “no” to an establishment that is not nationally recognized. City Attorney Pruitt stated “yes” and then explained how a Specific Use Permit (SUP) works and how the Commission can add conditions to each SUP as these requests come before the Commission. Nationally recognized standards were discussed by the Commission.

Spot zoning was discussed. City Attorney Pruitt explained spot zoning and contract zoning. He stated that neither of these apply to our definitions as currently written. The Commission discussed the zoning change. Some were not supportive of this change and wondered why the Commission is discussing this now when in the past it has been the position of the Commission to disallow these type establishments.

There was discussion about the language. Some felt that the language in the State Occupational Code should be reviewed before the Commission makes a decision. Others felt that the language of “nationally recognized standards” is too general. The language was discussed further. Some felt that the language should have been changed to reflect a “nationally recognized business” and not “nationally recognized standards.”

City Attorney Pruitt explained his reasoning in updating the definition. He stated that the definition can be changed to include the State Occupational Code. He also explained that it is not discriminatory to set specific conditions for each SUP permit request brought before the Commission.

City Attorney Pruitt explained that the current business on Senate, since it is not presently allowed in the Code, is an illegal use. The Code should be enforced. He also went on to explain if this change is implemented it would not make an illegal business legal.

The applicant readdressed the Commission, stating that they want a nationally recognized business like Massage Envy.

Enforcement was discussed. Some felt that being we have an illegal business operating on Senate; this does not speak well toward the City’s ability to enforce standards.

The prior discussions about the proposed language was discussed. Most felt that additional review of acceptable language for this Code change is needed. The Commission wants to see the language of the Texas Occupational Code.

Commissioner Camp moved to table this item in order for Staff to bring back definitions based upon the Texas Occupational Code along with several examples. Commissioner Paul seconded the motion. The vote follows:

Ayes: Commissioners Paul, Standlee, Mergel, Camp and Freeman  
Chairman Faircloth

Nays: Commissioner McCrea

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 June 21, 2021 a Preliminary Report in connection with the request.**

This item was not called and no discussion was had by the Commission.

**F. Adjourn**

There being no further business on the Agenda the meeting was adjourned at 7:05 p.m.

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



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

**AGENDA DATE:** June 14, 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 any necessary definitions 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:** June 7, 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](#)  
[Informational Packet](#) prepared by the City Attorney

**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 was updated to read:

*“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.”*

The Commission met again on June 2, 2021 to discuss the updated language. In reviewing same, mention was made that perhaps the Commission should review the definition language outlined in the Texas Occupational Code, Chapter 455, for “massage therapy” and “massage establishment.”

Accordingly, a motion was passed that tabled the item in order for Staff to bring back definitions based upon the Texas Occupational Code along with several examples.

In accordance with the Commission’s instructions, the City Attorney has prepared an informational packet with an overview of what is going on with Massage Therapy regulations across the State. It should also provide some options for the P&Z to consider if it is going to move forward with this Code Amendment.

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, a preliminary report with a proposed ordinance will be needed in order to make the recommendation to City Council on June 21, 2021.

Accordingly, a draft report and a draft ordinance have been included in the meeting packet. Both contain “blank spaces” reserved for any definitions that the Commission may select after discussions.

**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 any necessary definitions 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:

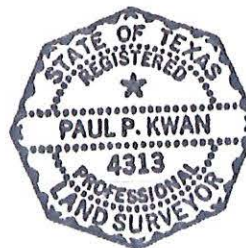
15. North 50°22'54" West, 43.06 feet to a found TxDOT monument;
16. North 48°05'30" West, 150.15 feet to a found 5/8 inch iron rod;
17. North 50°22'54" West, 165.14 feet to a found TxDOT monument;
18. North 39°37'06" East, 25.00 feet to a found TxDOT monument;
19. North 50°22'54" West, 20.00 feet to 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



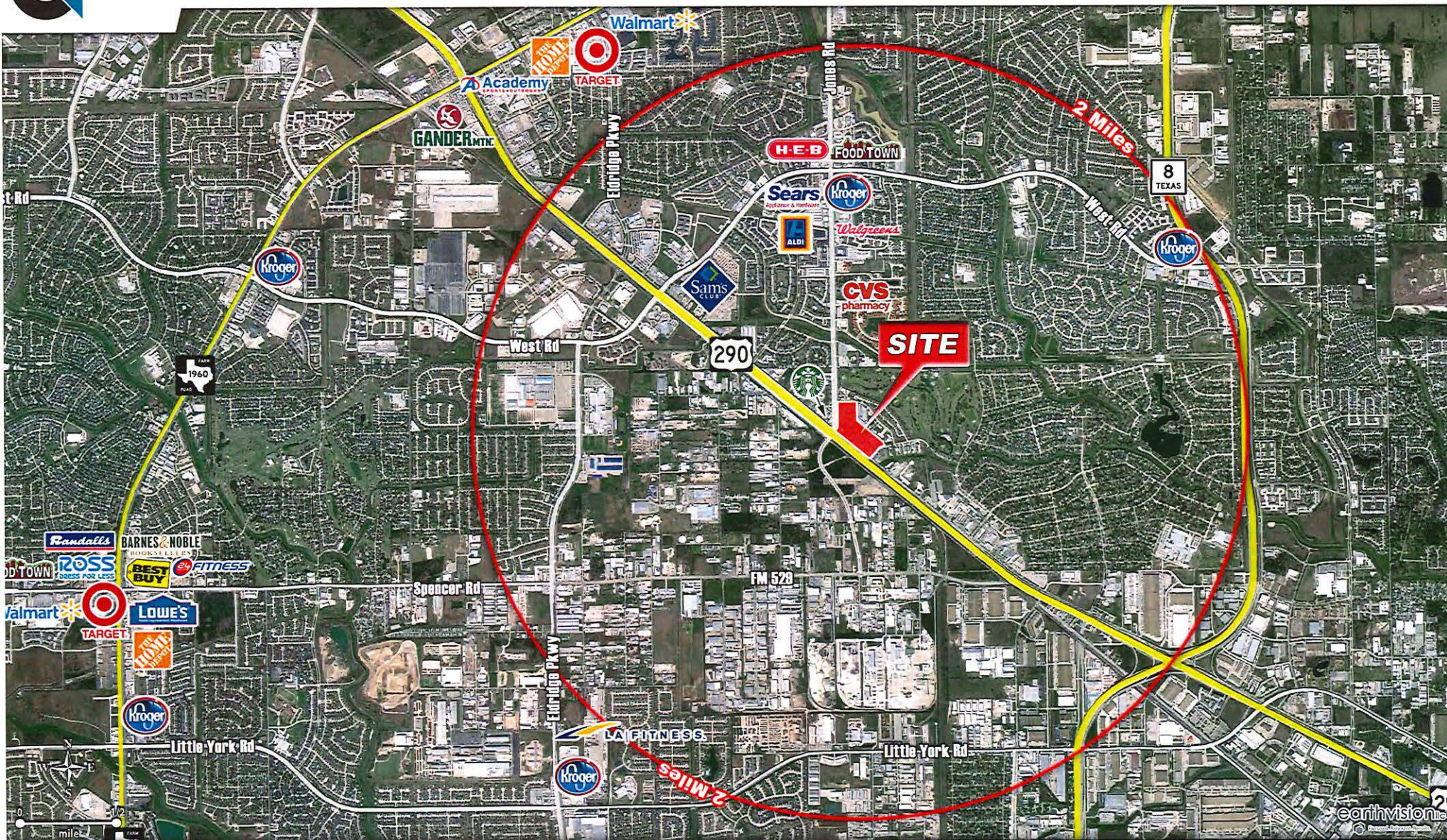
Project No. 1520176.00 (1220171.00) | Drawing No. 2128-D-1666  
Landtech Consultants, Inc.  
TBPE # F-1364 | TBPLS # 10019100  
2525 North Loop West, Suite 300 | Houston, TX 77008  
713-861-7068

# 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                    | 5,171 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  |         |                           |           |

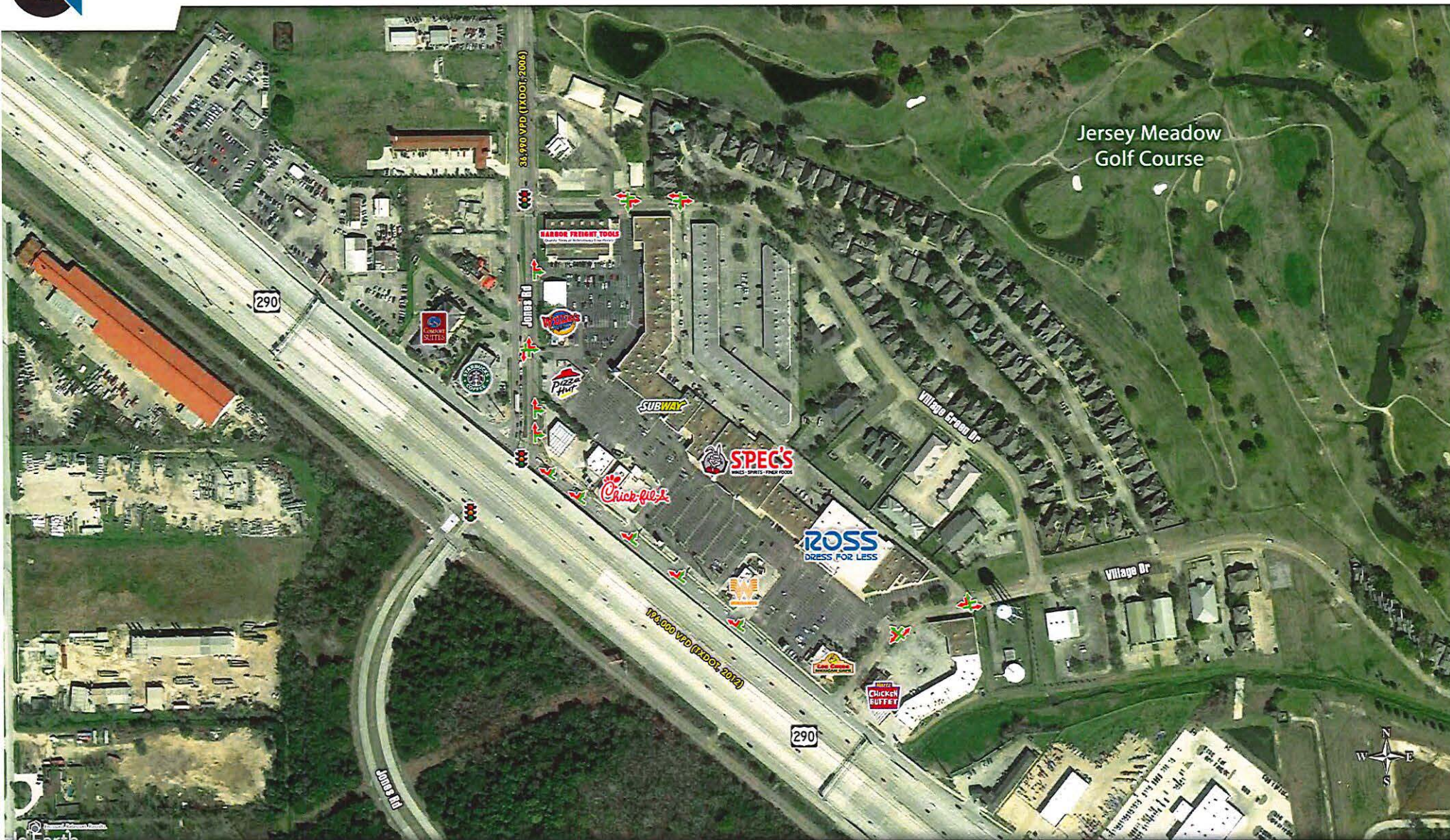
THIS DRAWING IS FOR PRESENTATION PURPOSES ONLY. ANY AND ALL FEATURES, MATTERS AND OTHER INFORMATION DEPICTED HEREON OR CONTAINED HEREIN ARE FOR ILLUSTRATIVE MARKETING PURPOSES ONLY, ARE SUBJECT TO MODIFICATION WITHOUT NOTICE, ARE NOT INTENDED TO BE RELIED UPON BY ANY PARTY AND ARE NOT INTENDED TO CONSTITUTE 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 JUNE 14, 2021 MEETING



PLANNING AND ZONING COMMISSION MEETING PACKET FOR THE JUNE 14, 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.

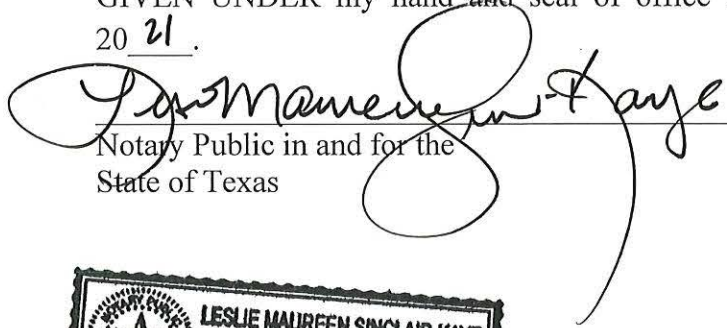
Signed this 13th day of April , 2021.

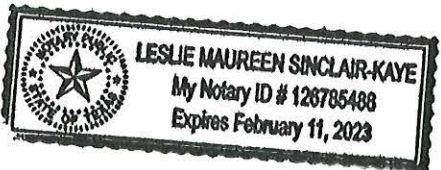
  
\_\_\_\_\_  
Property Owner/Commercial Business Owner

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

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



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

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  
-----

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 AND ZONING COMMISSION MEETING PACKET FOR THE JUNE 14, 2021 MEETING

# 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:    |                       |

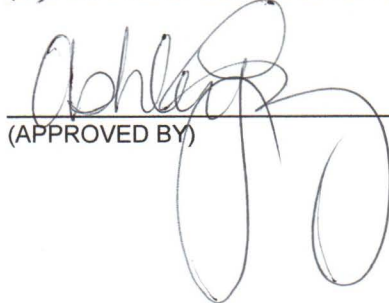
| FEE CODE              | DESCRIPTION | AMOUNT    |
|-----------------------|-------------|-----------|
| Z-999                 | OTHER FEE   | \$ 775.00 |
| <b>TOTAL RECEIPTS</b> |             | \$ 775.00 |
| <b>BALANCE</b>        |             | \$ 0.00   |
|                       |             | \$ 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 JUNE 14, 2021 MEETING



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

The Planning and Zoning Commission has met on April 28, 2021, June 2, 2021, and June 14, 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 “\_\_\_\_\_” and “\_\_\_\_\_.”

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 the following definitions 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:

“\_\_\_\_\_” means \_\_\_\_\_.

“\_\_\_\_\_” means \_\_\_\_\_.

“\_\_\_\_\_” means \_\_\_\_\_.

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 14th day of June 2021.

**ATTEST:**

\_\_\_\_\_  
Rick Faircloth, Chairman



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

PLANNING AND ZONING COMMISSION MEETING PACKET FOR THE JUNE 14, 2021 MEETING

**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 the following definitions 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:

“ \_\_\_\_\_.”  
“ \_\_\_\_\_.”

**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)



# CITY OF JERSEY VILLAGE PLANNING & ZONING COMMISSION: INFORMATIONAL PACKET

## Proposed Amendments to the City of Jersey Village Zoning Code: “Massage Therapy”, “Massage Establishment”, and Related Uses

The City of Jersey Village Planning & Zoning Commission (the “P&Z”) has received a request to amend the Zoning Code in order to allow “Massage Therapy”, and similar uses, in certain commercial areas of the City. Since “Massage Therapy” is not expressly listed as a use in the City’s Zoning Code, the City’s Zoning Code would need to be amended to allow for such uses – the Code would need to have the uses defined and the uses located in certain zoning districts. The P&Z has considered allowing such uses in Zoning District “F” through a specific use permit. Instead of granting a use by right, a use allowed under a specific use permit may only occur upon the approval of, and according to the conditions required by, the City Council of the City of Jersey Village (the “Council”). The Council “...shall consider uses of abutting property and other property in the vicinity, the compatibility of the proposed specific use with abutting and area uses, the character of the neighborhood, accessibility for vehicular and pedestrian traffic and the adequacy of drainage and off-street parking. In granting a specific use permit, the city council may impose such additional standards, conditions and safeguards as may be deemed necessary and appropriate, and compliance with such conditions shall be a condition precedent to the issuance of a certificate of occupancy.” (City of Jersey Village Code of Ordinances Sec. 14-84.1 (d), (e) - Specific use permits.)

Prior to the Council taking the action listed above, the P&Z must recommend approval, approval with conditions, or denial of the specific use permit to the Council. The P&Z may recommend that the Council adopt any condition and safeguard that allows the proposed use to coexist with the other uses in the zoning district.

In most cities that allow “Massage Therapy”, or related uses, the following conditions are often applied to the use:

- limited hours of operation (ex. No massage session after 10:00 PM);
- minimum square footage of massage establishment (ex. 1,200 sqft or greater);
- mandatory display of all licenses;
- limited entrance/exit requirements (ex. Only one front and back door);
- prohibition on sexual activity and sexually-oriented business;
- prohibited in residential areas; and
- mandatory inspections of massage establishments.

However, in almost every city that allows “Massage Therapy”, or related uses, the city regulates the use through a business permit process outside of its zoning code. In other words, the city requires a “Massage Therapy” permit for every massage establishment. The city’s zoning code, then, allows massage therapy either by right, or through a specific use permit, in certain zones within the city. Cities that allow “Massage Therapy” define the use in different ways, and some cities define “Massage Therapy” differently in varying portions of their Code. Some adopt the State’s definition from the Occupations Code. Some have adopted modified versions of the State’s definition – often including prohibitions on sexually-oriented business and activity. In some cases,

and in certain zoning schemes, cities have adopted more general descriptions of “Massage Therapy” by using the North American Industry Classification System Codes.

This informational packet contains examples of how “Massage Therapy” has been allowed in certain cities in Texas. It contains examples of the definition of “Massage Therapy” from the State Occupations Code, the City of San Antonio, the City of Sugar Land, and the North American Industry Classification System. This packet then provides four examples of possible avenues that the City of Jersey Village could take to incorporate “Massage Therapy” into its Code of Ordinances. This packet is not intended to dictate what action the P&Z or the Council should or shouldn’t take in regards to this issue. This packet does, however, aim to provide a general framework within which the P&Z or the Council, if either chose to take action, could feel comfortable knowing that its decision is in line with State, municipal, or industry licensing regulations and systems.

Section A of this packet (pages 3-7) contains different definitions of “Massage Therapy” and related terms. Section B of this packet (pages 8-12) contains four proposed “adoption strategies” that the P&Z or Council could take to include “Massage Therapy” and related uses in the Code of Ordinances of Jersey Village.

For any questions about the information in this packet, feel free to contact the City Secretary, Lorri Coody, at (713) 466-2102, or the City Attorney, Justin Pruitt, at (713) 533-3800.

**SECTION A**  
**VARIOUS DEFINITIONS OF “MASSAGE THERAPY”  
AND RELATED USES**

## TEXAS OCCUPATIONS CODE: CHAPTER 455. MASSAGE THERAPY

**Sec. 455.001. DEFINITIONS.** In this chapter: ...

(5) "Massage establishment" means a place of business that advertises or offers massage therapy or other massage services. The term includes a place of business that advertises or offers any service described by a derivation of the terms "massage therapy" or "other massage services." ...

(8) "Massage therapy" means the manipulation of soft tissue by hand or through a mechanical or electrical apparatus for the purpose of body massage and includes effleurage (stroking), petrissage (kneading), tapotement (percussion), compression, vibration, friction, nerve strokes, and Swedish gymnastics. The terms "massage," "therapeutic massage," "massage technology," "myotherapy," "body massage," "body rub," or any derivation of those terms are synonyms for "massage therapy."



**SAN ANTONIO CODE OF ORDINANCES  
CHAPTER 17 – MASSAGE BUSINESSES**

**Sec. 17-1. - Definitions.**

Unless the particular provision or the context otherwise requires, the definitions and provisions contained in this section shall govern the construction, meaning and application of words and phrases used in this chapter. ...

*Massage establishment* shall mean a place of business that advertises or offers massage therapy or other massage services. The term includes a place of business that advertises or offers any service described by a derivation of the terms "massage therapy" or "other massage services" to include aromatherapy and spa services. Solo practitioners shall not be considered a business as herein defined. ...

*Massage therapy* shall mean the manipulation of soft tissue by hand or through a mechanical or electrical apparatus for the purpose of body massage. The term includes effleurage (stroking), petrissage (kneading), tapotement (percussion), compression, vibration, friction, nerve strokes, and Swedish gymnastics. Massage therapy may include the use of oil, lubricant, salt glows, heat lamps, hot and cold packs, jacuzzi, aromatherapy, and sauna. The terms "therapy" and "therapeutic" do not include diagnosis, the treatment of illness or disease, or any service or procedure for which a license to practice medicine, chiropractic, physical therapy, or podiatry is required by law.

**SAN ANTONIO UNIFIED DEVELOPMENT CODE:  
CHAPTER 35 - ZONING**

**Sec. 35-A101. Definitions and Rules of Interpretation. ...**

Massage parlor means any place where, for any form of consideration or gratuity, massage, alcohol rub, administration of fomentation, electric or magnetic treatments, or any other treatment or manipulation of the human body which occurs as a part of, or in connection with, such treatment, manipulation, or service related thereto, exposes specified anatomical areas. The definition of a massage parlor shall not include the practice of massage in any licensed hospital, nor by a licensed massage therapist, hospital, licensed physicians, surgeons, chiropractor, osteopath, nurse, technician working under the supervision of a licensed physician, surgeon, chiropractor, or osteopath, nor by trainers of any amateur, semiprofessional or professional athlete or athletic team or school athletic program.

# SUGAR LAND – LAND DEVELOPMENT CODE

## Chapter 2 – Zoning Districts and Land Uses

### Sec. 2.91 – Nonresidential Districts Permitted Uses and Parking Schedule. ...

**Salon, Spa, or Barber Shop** – Establishments primarily engaged in providing services generally involved in the care of the person including, but not limited to, barber and beauty shops, tanning salons, nail salon, and health spas. Common services provided in such establishments may include haircuts, and coloring, waxing, threading, massage, permanent makeup, etc. Massage services are defined in Chapter 455 of the Texas Occupations Code.

## **NORTH AMERICAN INDUSTRY CLASSIFICATION SYSTEM (NAICS)**

### **812199 – OTHER PERSONAL CARE SERVICES**

This U.S. industry comprises establishments primarily engaged in providing personal care services (except hair, nail, facial, nonpermanent makeup, or non-medical diet and weight reducing services).

*Illustrative Examples:* Baths, steam or Turkish; Color consulting services; Day spas; Ear piercing services; Hair removal (i.e., depilatory, electrolysis, laser, waxing) services; Hair replacement services (except by offices of physicians); Hair weaving services; Permanent makeup salons; Massage parlors; Saunas; Scalp treating services; Steam baths; Sun tanning salons; Tanning salons; Tattoo parlors; Turkish bathhouses; Turkish baths

### **621399 – ALL OTHER MISCELLANEOUS HEALTH PRACTITIONERS**

This U.S. industry comprises establishments of independent health practitioners (except physicians; dentists; chiropractors; optometrists; mental health specialists; physical, occupational, and speech therapists; audiologists; and podiatrists). These practitioners operate private or group practices in their own offices (e.g., centers, clinics) or in the facilities of others, such as hospitals or HMO medical centers.

*Illustrative Examples:* Acupuncturists' (except MDs or DOs) offices; Christian Science practitioners' offices; Clinical pharmacists' offices; Dental hygienists' offices; Denturists' offices; Dietitians' offices; Herbalists' offices; Home nursing services, private practice; Homeopaths' offices; Hypnotherapists' offices; Inhalation therapists' offices; Licensed practical nurses' offices; Manual-arts therapists' offices; Massage therapists' offices; Midwives' offices; Naturopaths' offices; Nurses', licensed practical or registered, offices; Nutritionists' offices; Orthotists' offices; Paramedics' offices; Pedorthics' offices; Physicians' assistants' offices; Practical nurses' offices, licensed; Prosthetists' offices; Registered nurses' offices; Respiratory therapists' offices

**SECTION B**

**ADOPTION STRATEGIES TO AMEND THE CITY OF JERSEY  
VILLAGE CODE OF ORDINANCES TO ALLOW  
“MASSAGE THERAPY” AND RELATED USES**

**ADOPTION STRATEGY 1**

Adopt word for word the State of Texas Occupations Code (TOC) definition of “Massage Therapy” and “Massage Establishment”, or adopt a definition that simply references the TOC definitions.

*Example A:*

*Massage establishment* means a place of business that advertises or offers massage therapy or other massage services. The term includes a place of business that advertises or offers any service described by a derivation of the terms “massage therapy” or “other massage services”.

*Massage therapy* means the manipulation of soft tissue by hand or through a mechanical or electrical apparatus for the purpose of body massage and includes effleurage (stroking), petrissage (kneading), tapotement (percussion), compression, vibration, friction, nerve strokes, and Swedish gymnastics. The terms “massage,” “therapeutic massage,” “massage technology,” “myotherapy,” “body massage,” “body rub,” or any derivation of those terms are synonyms for “massage therapy.”

*Example B:*

*Massage establishment* means the business defined in Texas Occupations Code Chapter 455.

*Massage therapy* means the services defined in Texas Occupations Code Chapter 455.

**Strengths** – Not “reinventing the wheel” with what the State will have licensed for a proposed business coming into the City.

**Potential Weaknesses** – May need to add additional terms/definitions for “Other Massage Services”; TOC definitions do not address sexually-oriented businesses.

## ADOPTION STRATEGY 2

Use a modified version of the State of Texas Occupations Code definition of “Massage Therapy” and “Massage Establishment” that provides the basis for what the State will have licensed, but allows for additional specific limitations to be included in the definition.

### *Example:*

*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.

**Strengths** – Allows for the City to create a definition that fits within its zoning scheme; Allows the City to address related issues like illegal sexual activity.

**Potential Weakness** – Might not be inclusive of all of the types of establishments that self-identify as massage businesses; Additional requirements or limitations require additional enforcement.

### **ADOPTION STRATEGY 3**

Use a definition from the NAICS Code that includes “Massage Therapy” and “Massage Establishment”, and allow for additional specific limitations to be included in the definition.

*Example A:*

*Personal Services* means massage parlors and related industries classified under Code 812199 of the North American Industry Classification System. Personal Services does not include tattoo parlors and permanent makeup salons. All Personal Services must be in conformance with all applicable permits and licenses. Personal Services do not include sexually oriented businesses as defined in Chapter 18, Article II of this Code.

*Example B:*

*Massage Therapy* means the industry classified under Code 621399 of the North American Industry Classification System.

**Strengths** – Allows for the proposed business to self-identify according to a national system, allowing different iterations of massage establishments to be located in the City; Allows for specific reference to sexually-oriented business restrictions.

**Potential Weakness** – Unless specifically worded, could allow for more than massage establishments to apply as a “personal service”.

**ADOPTION STRATEGY 4**

Have the Council adopt an amendment to Chapter 18 “Businesses” of the Code to provide for a permit process for Massage establishments. The Zoning Code amendment can simply allow for permitted Massage establishments by right in certain zones – with the types of Massage establishments being defined in Chapter 18 instead of the Zoning Code.

**Strengths** – Allows for the City to be the authority to regulate Massage establishments, and removes enforcement responsibility from the Planning and Zoning Commission – City permit enforcement authority is much more expansive than Zoning enforcement.

**Potential Weakness** – Creates additional City costs; Would make Massage establishments a use by right in certain zoning districts instead of allowing the Planning & Zoning Commission and the Council to require site specific restrictions through a specific use permit.



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

**AGENDA DATE:** June 14, 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:** June 7, 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.

The Commission met again on June 2, 2021. It did not call this item. Rather, it instructed Staff to bring back definitions from the Chapter 455 of the Texas Occupational Code for “massage establishment” and “massage therapy” as well as examples of what other cities are using to define these terms.

In compliance with the Commission’s instructions, the City Attorney put together an informational packet that was presented to the Commission in item “D” of this agenda. That packet outlined the following concerning conditions that other cities are applying to the use of “massage therapy:”

- limited hours of operation (ex. No massage session after 10:00 PM);
- minimum square footage of massage establishment (ex. 1,200 sqft or greater);
- mandatory display of all licenses;
- limited entrance/exit requirements (ex. Only one front and back door);
- prohibition on sexual activity and sexually-oriented business;
- prohibited in residential areas; and

- mandatory inspections of massage establishments.

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 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 JUNE 14, 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



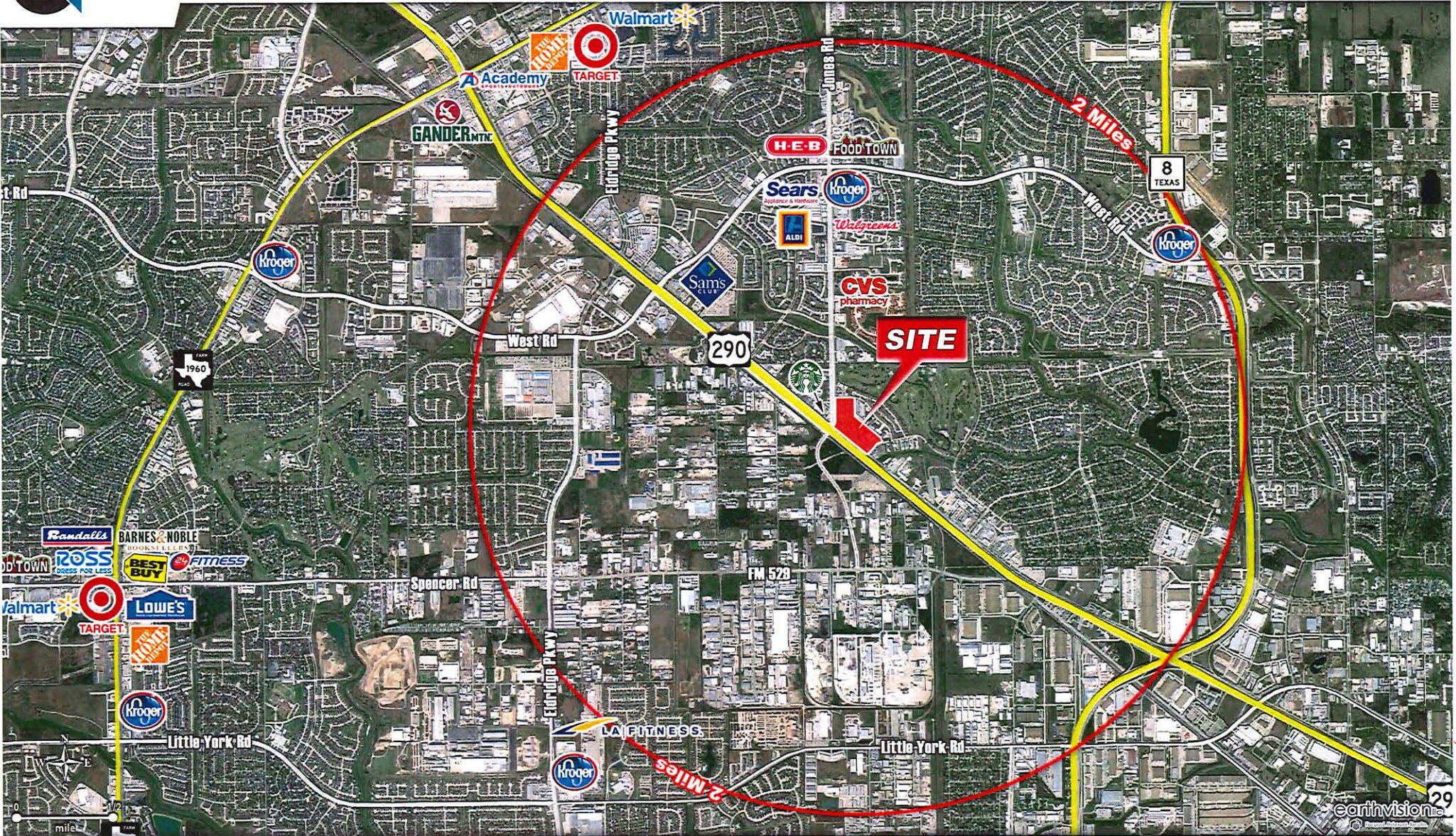
Project No. 1520176.00 (1220171.00) | Drawing No. 2128-D-1666  
Landtech Consultants, Inc.  
TBPE # F-1364 | TBPLS # 10019100  
2525 North Loop West, Suite 300 | Houston, TX 77008  
713-861-7068

# NORTHWEST VILLAGE



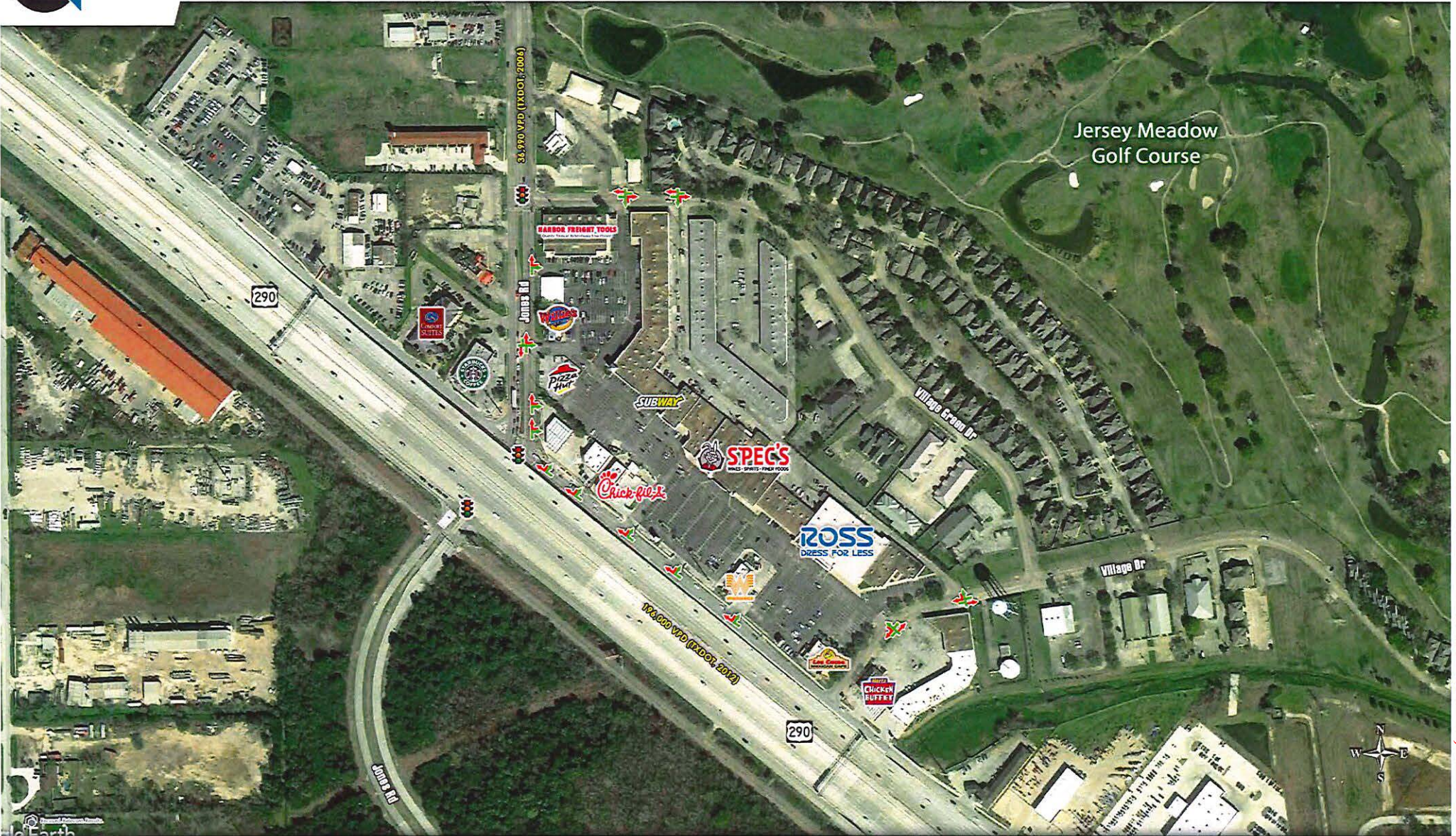
| TENANTS |                              |           | TENANTS |                         |           | TENANTS |                           |           |
|---------|------------------------------|-----------|---------|-------------------------|-----------|---------|---------------------------|-----------|
| 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  |         |                           |           |





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 AND ZONING COMMISSION MEETING PACKET FOR THE JUNE 14, 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.

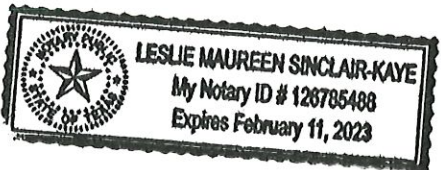
*[Signature]*  
Property Owner/Commercial Business Owner

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.

*[Signature]*  
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:                        |  |                        |  |

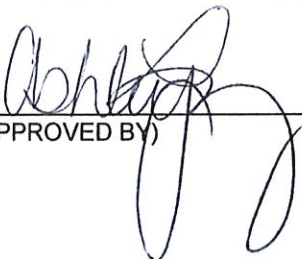
| FEE CODE        | DESCRIPTION  | AMOUNT           |
|-----------------|--------------|------------------|
| SPU01           | SPECIFIC USE | \$ 775.00        |
| <b>TOTAL</b>    |              | <b>\$ 775.00</b> |
| <b>RECEIPTS</b> |              | <b>\$ 0.00</b>   |
| <b>BALANCE</b>  |              | <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 AND ZONING COMMISSION MEETING PACKET FOR THE JUNE 14, 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<br>FREEWAY<br>#0000008955 | SPECIFIC<br>USE | syoun@ordonpartners.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 14<sup>th</sup> 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