



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 October 25, 2021 at 6:00 p.m. at the Civic Center Auditorium, 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.
- C. Election of chairperson and vice-chairperson for one-year term. *Rick Faircloth, Chairman*
- D. Consider approval of the minutes for the meeting held on July 19, 2021. *Lorri Coody, City Secretary*
- E. Consider the request for an Alternative Comprehensive Signage Plan, filed in accordance with Section 14-261 of the Jersey Village Code of Ordinances, by Murtaza Doctor on behalf of Malik Momin, Owner of the property known as Polar Express Gas Station and Multi Business and located at 8223 Jones Road, Jersey Village, Texas 77065. *Harry Ward, Director of Public Works*
- F. Adjourn

CERTIFICATION

I, the undersigned authority, do hereby certify in accordance with the Texas Open Meeting Act, the Agenda is posted for public information, at all times, for at least 72 hours preceding the scheduled time of the meeting on the bulletin board located at City Hall, 16327 Lakeview, Jersey Village, TX 77040, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time: October 13, 2021 at 4:00 p.m. and remained so posted until said meeting was convened.

Lorri Coody, City Secretary

In compliance with the Americans with Disabilities Act, the City of Jersey Village will provide for reasonable accommodations for persons attending City Council meetings. Request for accommodations must be made to the City Secretary by calling 713 466-2102 forty-eight (48) hours prior to the meetings. Agendas are posted on the Internet Website at www.jerseyvillagetx.com

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

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



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

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

AGENDA DATE: October 25, 2021

AGENDA ITEM: C

AGENDA SUBJECT: Election of chairperson and vice-chairperson for one-year term.

Department/Prepared By: Lorri Coody

Date Submitted: October 4, 2021

EXHIBITS: None

BUDGETARY IMPACT: None

CITY MANAGER APPROVAL:

BACKGROUND INFORMATION:

In accordance with the City of Jersey Village Code of Ordinance Section 14-21(b) the commission shall elect a chairperson and vice-chairperson at the first regularly scheduled meeting after the October appointments who shall serve for a period of one year.

According to November 9, 2020 meeting minutes, Rick Faircloth was elected to a one-year term as chairperson, beginning October 1, 2020 and ending September 30, 2021; and Joseph Paul was elected to a one-year term as vice-chairperson, beginning October 1, 2020 and ending September 30, 2021.

RECOMMENDED ACTION:

Elect Officers

**MINUTES OF THE MEETING OF THE JERSEY VILLAGE
PLANNING AND ZONING COMMISSION**

July 19, 2021 – 6:00 p.m.

THE PLANNING AND ZONING COMMISSION OF THE CITY OF JERSEY VILLAGE, TEXAS, CONVENED ON JULY 19, 2021 AT 6:00 P.M. IN THE CIVIC CENTER, 16327 LAKEVIEW DRIVE, JERSEY VILLAGE, TEXAS.

A. The meeting was called to order in at 6:16 p.m. and the roll of appointed officers was taken. Commissioners present were:

Rick Faircloth, Chairman
Courtney Standlee, Commissioner

Debra Mergel, Commissioner
Barbara Freeman, Commissioner

Vice Chairman, Joseph Paul and Commissioners Ty Camp and Jennifer McCrea were not present at this meeting.

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

Mayor, Bobby Warren
Council Member, Drew Wasson
Council Member, Sheri Sheppard
Council Member, Michelle Mitcham
Council Member, James Singleton
Council Member, Gary Wubbenhorst

City Manager, Austin Bleess
City Secretary, Lorri Coody
City Attorney, Justin Pruitt

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

B. Conduct a Joint Public Hearing with the Jersey Village City Council for the purpose of receiving oral comments from any interested person(s) concerning the proposal to amend 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.”

Mayor Warren called the item and Chairman Rick Faircloth announced a quorum for the Planning and Zoning Commission. Mayor Warren opened the Joint Public Hearing at 6:21 p.m., for the purpose of receiving oral comments from any interested person(s) concerning the proposal to amend 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.”

Mayor Warren called upon the following for comments:

With no one else signing up to speak at the hearing, Mayor Warren and Chairman Faircloth closed the joint public hearing at 6:22 p.m. and the Planning and Zoning Commission retired from the City Council meeting at 6:22 p.m. to conduct its posted meeting agenda and prepare final reports in connection with this joint public hearing.

PLANNING AND ZONING COMMISSION MEETING PACKET FOR THE OCTOBER 25, 2021 MEETING

Public Works Director, Harry Ward, left the Council Chamber to attend the Planning and Zoning Commission Meeting at 6:22 p.m.

Chairman Faircloth reconvened the Planning and Zoning Commission Meeting at 6:27 p.m. in the Civic Center Meeting Room. He returned to the regular order of items on the agenda and called the next item as follows:

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

There were no comments.

D. Consider approval of the minutes for the meeting held on June 14, 2021.

Commissioner Standlee moved to approve the minutes for the meeting held on June 14, 2021. Commissioner Mergel seconded the motion. The vote follows:

Ayes: Commissioners Standlee, Mergel, and Freeman
Chairman Faircloth

Nays: None

The motion carried.

E. Discuss and take appropriate action regarding the preparation and presentation of Final Report to City Council concerning the proposal to amend 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.”

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

A Joint Public Hearing was conducted at the July 19, 2021 City Council and P&Z Meetings for the purpose of receiving oral comments from any interested person(s) concerning the proposal to amend 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.”

Consideration must now be given to: (1) the directives of Council; (2) the discussions had concerning these issues at prior P&Z meetings; and (3) the comments made by the public during the public hearing.

After due consideration, must prepare and vote on the Final Report concerning this amendment.

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

Some members felt that changes were needed for the “Massage Therapy” definition in the proposed ordinance. The Commission discussed changes in order to improve the definition. The consensus was that the last sentence should be changed to read:

“Where massage therapy is permitted under Chapter 455, 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.”

With no further discussion on the matter, Commissioner Mergel moved to approve the final report recommending amendments to 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 (as amended in above discussions).” Commissioner Standlee seconded the motion. The vote follows:

Ayes: Commissioners Standlee, Mergel, and Freeman
Chairman Faircloth

Nays: None

The motion carried.

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

F. Adjourn

There being no further business on the Agenda the meeting was adjourned at 6:44 p.m.

Lorri Coody, City Secretary



EXHIBIT A

Planning and Zoning Commission Minutes

July 19, 2021

Final Report

Massage Establishment - District F

DRAFT



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

The Planning and Zoning Commission has previously met on April 28, 2021, June 2, 2021, and June 14, 2021 and in its preliminary report recommended that Council amend 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 that Council amend Section 14-5 by adding definitions for “massage establishment” and “massage therapy.”

The preliminary report was submitted to the Jersey Village City Council at its June 21, 2021 meeting. The report was reviewed and the City Council ordered a Joint Public Hearing for July 19, 2021.

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

The Planning and Zoning Commission after duly considering all the information before it including that gathered at the Joint Public Hearing with City Council on July 19, 2021, recommends that Council 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; and that Council amend Section 14-5 by adding definitions for “massage establishment” and “massage therapy.”

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

Respectfully submitted, this 19th day of July 2021.

s/Rick Faircloth, Chairman

ATTEST:

s/Lorri Coody, City Secretary



EXHIBIT A
PROPOSED ORDINANCE

ORDINANCE NO. 2021-xx

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

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

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

“Massage establishment means a structure in which massage therapy is advertised for, provided, supported, or allowed. A massage establishment shall be licensed under Chapter 455 of the Texas Occupations Code. 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 services contemplated in Chapter 455 of the Texas Occupations Code. Massage therapy includes, but is not limited to, 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 Chapter 455, it shall in no way permit the advertisement for, provision, support, or allowance of any activity that is contemplated under Chapter 18, Article II of this Code.”

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

- “(21) The following uses are permitted in district F with a specific use permit:
- a. Telephone switching facilities.
 - b. Child day-care operations (licensed child-care centers and school-age program centers).
 - c. Car wash facilities.
 - d. Retail establishment selling or offering for sale any alcoholic beverage.
 - e. Massage establishment.”

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

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

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

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

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

BOBBY WARREN, MAYOR

ATTEST:

Lorri Coody, City Secretary



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

AGENDA DATE: October 25, 2021

AGENDA ITEM: E

AGENDA SUBJECT: Consider the request for an Alternative Comprehensive Signage Plan, filed in accordance with Section 14-261 of the Jersey Village Code of Ordinances, by Murtaza Doctor on behalf of Malik Momin, Owner of the property known as Polar Express Gas Station and Multi Business and located at 8223 Jones Road, Jersey Village, Texas 77065.

Dept./Prepared By: Lorri Coody, City Secretary

Date Submitted: October 13, 2021

EXHIBITS: [Application](#) for Alternative Comprehensive Signage Plan
[Entity Information](#)
[P&Z Signage Plan Findings](#)

BACKGROUND INFORMATION:

An application for an Alternative Comprehensive Signage Plan has been submitted by Murtaza Doctor on behalf of Malik Momin, Owner of the property known as Polar Express Gas Station and Multi Business and located at 8223 Jones Road, Jersey Village, Texas 77065.

This item is being brought before the Commission in accordance with Section 14-261 of the Code of Ordinances, which states that a comprehensive signage plan, which is an alternative to strict compliance with various sign requirements of this article, may be submitted and approved by the Planning and Zoning Commission should such plan provide a harmonious benefit to development of the city. The plan would have to be approved by both the Commission and the developer. The developer would have to conform to the requirements, which are set forth by the Commission.

RECOMMENDED ACTION:

Consider the request for an Alternative Comprehensive Signage Plan, filed in accordance with Section 14-261 of the Jersey Village Code of Ordinances, by Murtaza Doctor on behalf of Malik Momin, Owner of the property known as Polar Express Gas Station and Multi Business and located at 8223 Jones Road, Jersey Village, Texas 77065.

CITY OF JERSEY VILLAGE - ZONING APPLICATION

Requested Action

ZONING CHANGE (X) SPECIAL EXCEPTION () NON-CONFORMING USE PERMIT ()
Alternative Comprehensive Signage Plan Request OR SPECIAL DEVELOPMENT PLAN

APPLICANT / OWNER INFORMATION

Applicant: MURTAZA DOCTOR Telephone: 832-873-5253
Address: 8615 Jackrabbit Rd Ste R City/State/Zip: Houston TX 77095

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

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

Owner: Malik Momin Telephone: 832-518-9293
Address: 5719 Paterson Crossing Ln City/State/Zip: Sugarland TX 77479

OWNERSHIP - CHECK ONE: INDIVIDUAL (X) 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: Malik Momin Telephone: 832-518-9293
Address: 5719 Paterson Crossing Ln City/State/Zip: Sugarland TX 77479

MURTAZA DOCTOR Print Applicant's Name (and Title if applicable)
Malik Momin Print Name of Owner or Corporate Representative

Signature of Applicant [Signature] Signature of Owner or Corporate Representative [Signature]

ZONING REQUEST INFORMATION

SITE LOCATION: 8223 Jones Rd Jersey Village TX 77065

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

EXISTING ZONING: PROPOSED ZONING:

DESCRIPTION OF REQUEST: Request to allow the submitted signage on this property.

(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 - \$500.00 plus out-of-pocket costs for drafting and review by planner, engineer, attorney and other consultant.
The deposit may be adjusted to cover the estimated full costs at these stages: (1) Before the P&Z preliminary report meeting;
(2) Before any hearing notices are published, and (3) Before the P&Z final report meeting.

ACCEPTED BY: DATE ACCEPTED:

PLANNING AND ZONING COMMISSION MEETING PACKET FOR THE OCTOBER 25, 2021 MEETING

Exhibit A
Planning and Zoning Approval
Alternative Comprehensive Signage Plan
Polar Express Gas Station - Multi Business

Exhibit A
Planning and Zoning Approval
Alternative Comprehensive Signage Plan
Polar Express Gas Station - Multi Business

LEGAL: LOT # 1

PROPERTY DESCRIPTION: PLAT NO 2 FOR KAR HOLDINGS DEVELOPMENT

ADDRESS: 8223 JONES RD, JERSEY VILLAGE TX 77065

BUILDING ZONES (A,B,C D): (REFER TO ALTERNATIVE SIGN PLAN ZONE LAYOUTS)

1. Proposed signage shall be in conformance with the city of Jersey Village sign ordinance Articles X. -SIGNS, through the alternative compliance with comprehensive signage plan
2. Further restrictions to all new wall signs after the date of approval of this document shall be:
 - a. For Tenants less than 3,000 square feet, maximum nominal letter height is 26”.
 - b. For Tenants greater than 3,000 square feet, maximum nominal letter height is 32”.
 - c. Each business establishment in an integrated business development may have a wall sign not to exceed 50 percent of the wall fascia area designated for that establishment." and "A wall sign may not project above the wall line of a building except for buildings with parapet walls, in which case the sign shall be flush with the wall and shall not project above the parapet.
 - d. Tenant logos are allowed.
 - i. 42” for Tenants over 6,000 square feet
 - e. Letters/logo will be individually mounted unless special approval for raceway/wire way mounted. If installation is on wire way, all wire ways shall be entirely concealed behind the required silhouette background border. All wireway/race way mounts will be required to have matching paint colors to fascia area as to appear hidden in background. Poor color distortion will require repainting by tenant, or landlord will charge for service to be performed.
 - f. All signs shall have shopping center owner written approval prior to city sign permit review.
 - g. Tenant spaces on the end cap are able to have storefront signage on each elevation.
 - h. The location of the Tenant sign shall be based on a sign zone provided by Landlord. The sign zone will typically be located directly above the Tenant’s storefront,
3. All building mounted graphics and signage, whether interior or exterior, shall be at least eight (8) feet apart in any direction.

SIGN CONTRACTOR REGULATIONS:

1. Tenants are required to use a licensed sign contractor registered with the City of Jersey Village to perform all manufacturing, installation, and service maintenance needs.
2. Tenant Sign Contractors must be licensed and insured within the State of Texas. It is required by the State of Texas that all electrical signage be provided by a licensed Texas Electrical Sign Master with and approved Texas Sign Electrical Master License.
3. All work conducted on tenant spaces with regards to signage will adhere to the most up-to-date regulations and codes from the National Electrical Code.

GROUND SIGNS - SIGN A

1. Size and number. A ground signs in this integrated business development shall be allowed one 62 square foot ground sign on Jones Road.
2. Location and height. A ground sign shall not exceed eight feet in height and shall be set back not less than ten feet from street rights-of-way and not less than 50 feet from interior or rear property lines. A ground sign shall not be located within 100 feet of another ground sign, measured from the closest points of the two signs. If consistent with the above location and setback requirements, a ground sign allowed for a tract may be placed on any street frontage.

BANNERS

1. Temporary “coming soon” and “now open” banners shall be permitted on the building for no more than thirty (30) days.
2. Storefront banners must not exceed 6’ in height x 80% of the storefront width for building zones.
3. Pole Banners not allowed

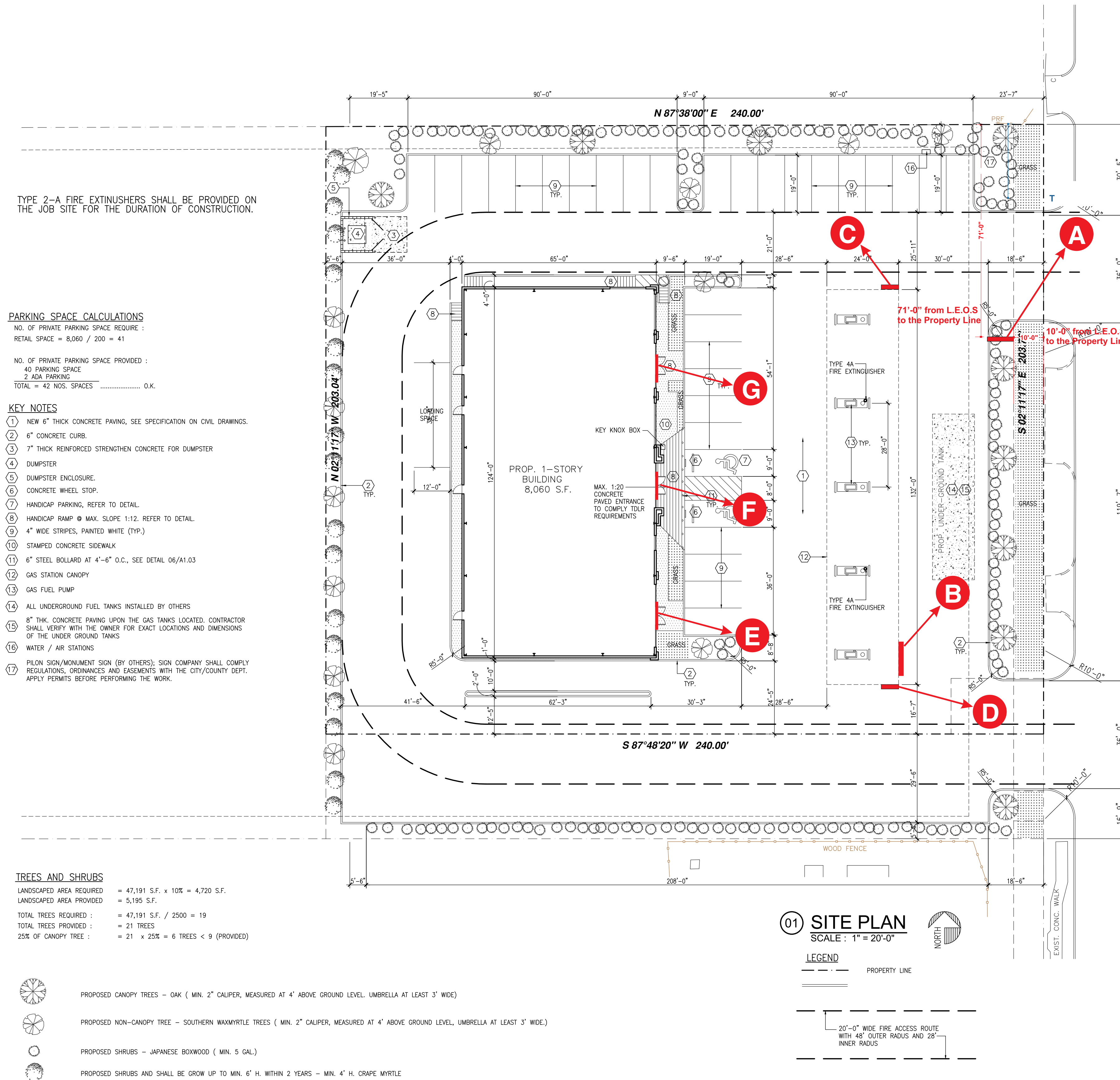
EXTERIOR WINDOW GRAPHICS (REFER WINDOW GRAPHIC LAYOUT STANDARD aka, WGLS) (for buildings A, C, D)

1. Company name, logo, suite number, and hours of operation are permitted on the storefront glass in a location outlined on Exhibit “WGLS”. No other exterior window graphics are permitted to be displayed on the outside of the glass unless approved written consent of landlord is provided. Location of graphics is generalized on provided Exhibit "WGLS".
2. All “WGLS” shall be mounted at least 8ft. in any direction from all other “WGLS” and building mounted signage.

SIDEWALK / SANDWICH BOARD SIGNS (REFER TO WINDOW GRAPHIC LAYOUT STANDARD aka, WGLS)

1. Sidewalk/Sandwich board signs are permitted only for retail, service, or restaurant uses.
2. Tenants/Businesses that qualify to display a sidewalk/sandwich board are limited to 12 days per calendar month. Exception is weekends.
3. The size shall be limited to 12 square feet per sign face per business, and may not exceed 4 feet in height.
4. A minimum of 6 feet of sidewalk shall remain clear.
5. Chalkboards may be used for daily changing of messages.
6. Reader boards (electronic and non-electric) shall be prohibited.
7. Displays must be brought inside prior to closing hours.
8. Sidewalk/Sandwich board signs are permitted only for retail, service, or restaurant uses. Only one sidewalk/sandwich board sign can be displayed per business during the allowable time during the month.

No.	Date	Revision
1	08-04-20	CITY COMMENTS
2	10-12-20	CITY COMMENTS
3	12-10-20	SITE PLOTT BACKWARD 8' PER OWNER INSTRUCTION



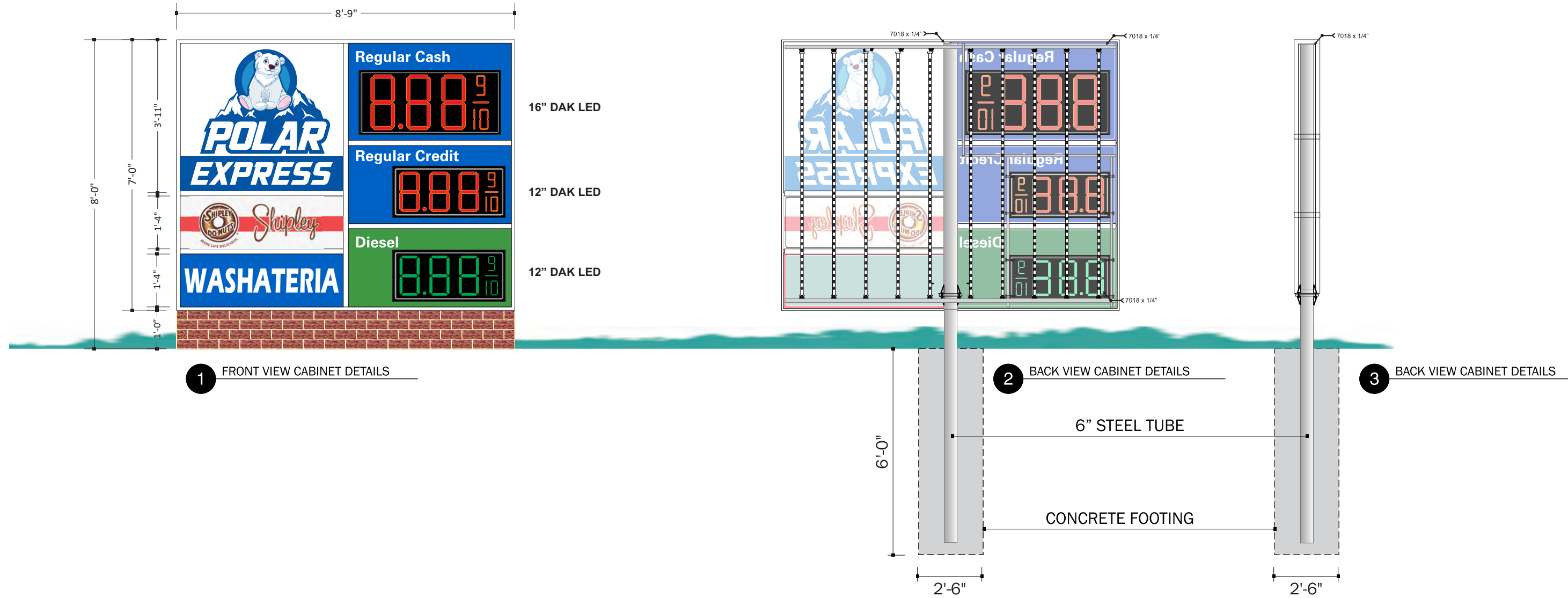
TYPE 2-A FIRE EXTINGUISHERS SHALL BE PROVIDED ON THE JOB SITE FOR THE DURATION OF CONSTRUCTION.

PARKING SPACE CALCULATIONS
 NO. OF PRIVATE PARKING SPACE REQUIRE :
 RETAIL SPACE = 8,060 / 200 = 41
 NO. OF PRIVATE PARKING SPACE PROVIDED :
 40 PARKING SPACE
 2 ADA PARKING
 TOTAL = 42 NOS. SPACES O.K.

- KEY NOTES**
- NEW 6" THICK CONCRETE PAVING, SEE SPECIFICATION ON CIVIL DRAWINGS.
 - 6" CONCRETE CURB.
 - 7" THICK REINFORCED STRENGTHEN CONCRETE FOR DUMPSTER
 - DUMPSTER
 - DUMPSTER ENCLOSURE.
 - CONCRETE WHEEL STOP.
 - HANDICAP PARKING, REFER TO DETAIL.
 - HANDICAP RAMP @ MAX. SLOPE 1:12. REFER TO DETAIL.
 - 4" WIDE STRIPES, PAINTED WHITE (TYP.)
 - STAMPED CONCRETE SIDEWALK
 - 6" STEEL BOLLARD AT 4'-6" O.C., SEE DETAIL 06/1.03
 - GAS STATION CANOPY
 - GAS FUEL PUMP
 - ALL UNDERGROUND FUEL TANKS INSTALLED BY OTHERS
 - 8" THK. CONCRETE PAVING UPON THE GAS TANKS LOCATED. CONTRACTOR SHALL VERIFY WITH THE OWNER FOR EXACT LOCATIONS AND DIMENSIONS OF THE UNDER GROUND TANKS
 - WATER / AIR STATIONS
 - PILOD SIGN/MONUMENT SIGN (BY OTHERS); SIGN COMPANY SHALL COMPLY REGULATIONS, ORDINANCES AND EASEMENTS WITH THE CITY/COUNTY DEPT. APPLY PERMITS BEFORE PERFORMING THE WORK.



**JONES ROAD
 (100' R.O.W.)**

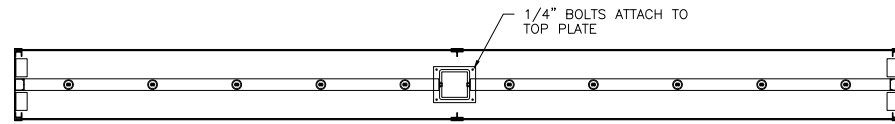


Victory Signs & Imaging
 8615 Jackrabbit Rd Suite R
 Houston TX 77095
 Ph: (832) 930-0853

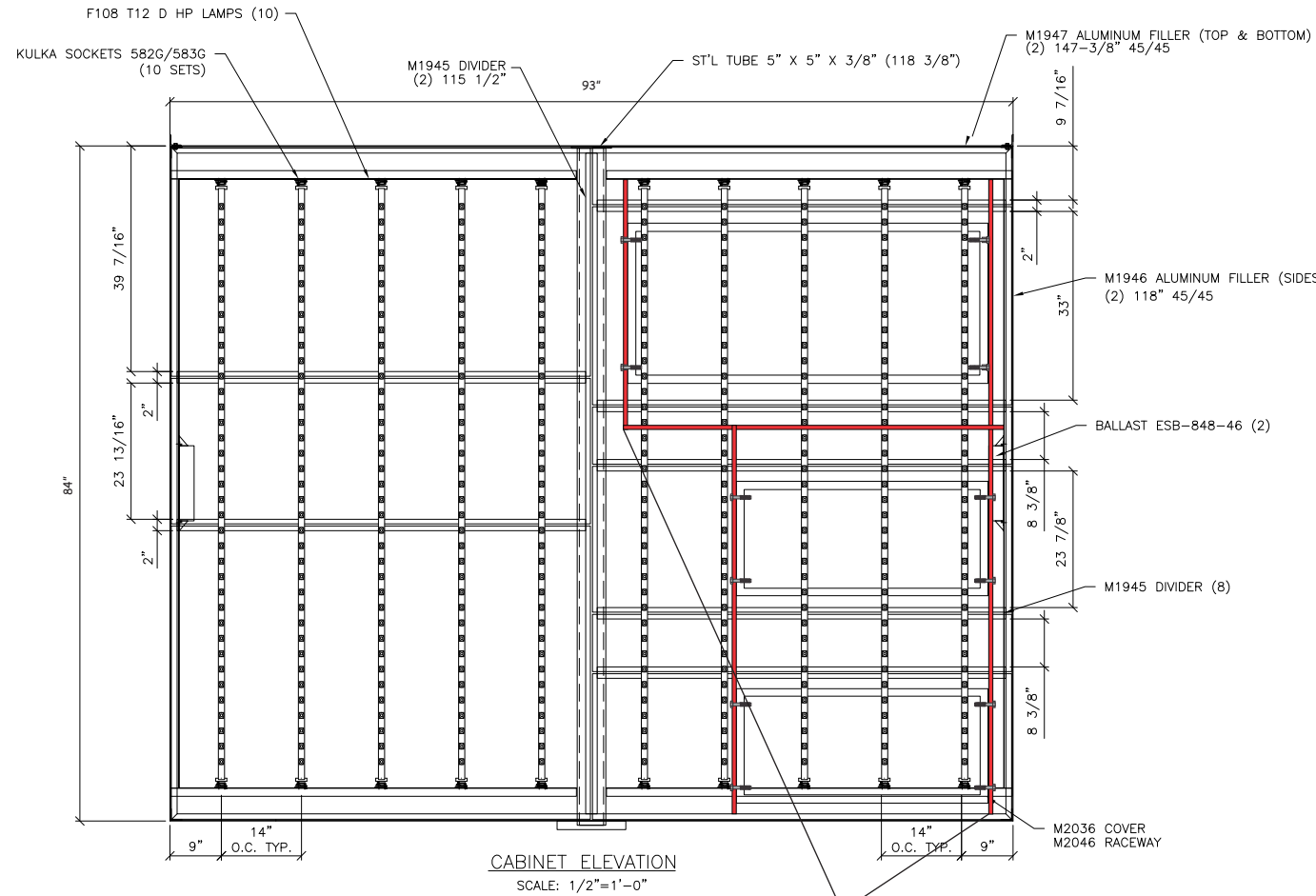
Project Description: Polar Ground Sign
Location: Jones RD (City of Jersey Village)
Created by: Murtaza **Scale:** 1/4" = 1"

CUSTOMER APPROVAL: _____
 COMMENTS: _____
 VICTORY SIGNS AND IMAGING MUST BE NOTIFIED OF **OTHER VOLTAGES** PRIOR TO FABRICATION. CUSTOMER IS RESPONSIBLE TO PROVIDE AN ALLOCATED CIRCUIT CONSISTING OF PRIMARY, NEUTRAL AND GROUND CONDUCTORS WITH REQUIRED AMPS OF POWER.

PLEASE NOTE: INSTALLATION IS IN ACCORDANCE WITH ARTICLE 600 OF THE 2020 NATIONAL ELECTRIC CODE AND OTHER APPLICABLE CITY AND LOCAL CODES
COPYRIGHT: THIS DESIGN AND RENDERINGS IS THE PROPERTY OF VICTORY SIGNS AND IMAGING AND ANY REPRODUCTION OR OTHER USE IS STRICTLY PROHIBITED. ALL RIGHTS ARE RESERVED. 2021 **19**

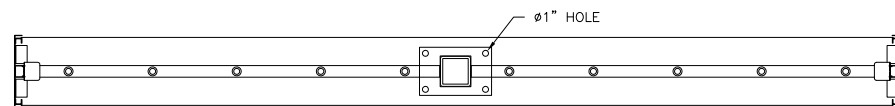


1 TOP VIEW ELEVATION
SCALE: 3/8" = 1"

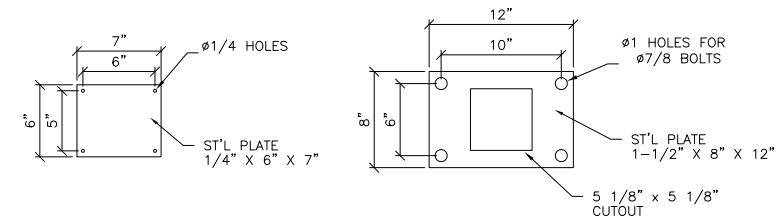


2 FRONT VIEW CABINET DETAILS
SCALE: 3/8" = 1"

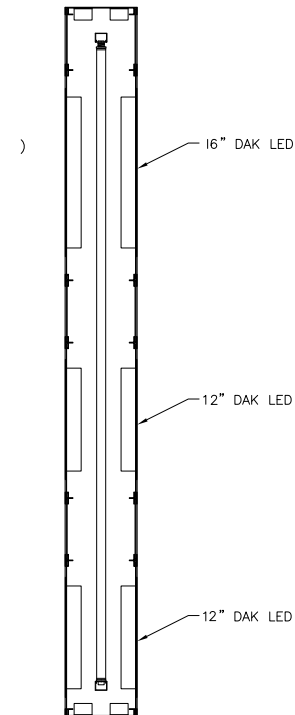
1.5" x 1.5 x 1/8" SQUARE ALUMINUM TUBES
SECURED BY ANGLES WELDED TO FRAME
LED PRICER MOUNTED WITH NON-FERROUS BOLTS
STEEL CABINET CROSSFRAME WELDED TO CABINET



3 BOTTOM VIEW CABINET DETAILS
SCALE: 3/8" = 1"



5 TOP & BOTTOM PLATE DETAILS
SCALE: 3/4" = 1"



4 SIDE VIEW CABINET DETAILS
SCALE: 3/8" = 1"

SIGN SPECIFICATIONS:

SIGN SIZE:
AREA ... 120.77 SQ.FT.
ACTUAL SIZE ... 118"H x 147-3/8"W
APPROXIMATE WEIGHT ... TBD
DESIGNED WINDLOAD ... 30 PSF

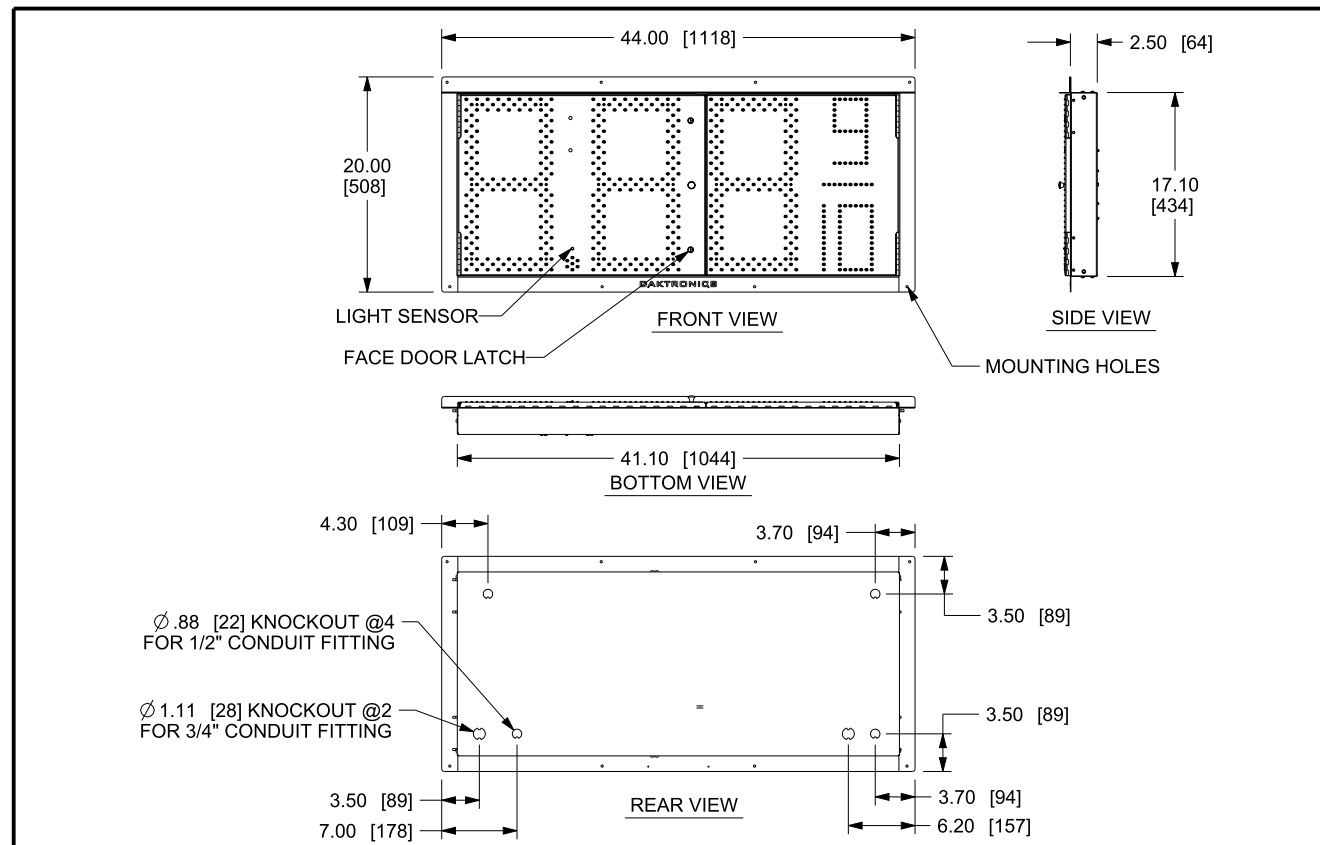
ELECTRICAL:
LAMPS ... F108 T12 D HO (10)
AMPS ... SIGN 6.82 AMPS
CIRCUITS ... (2) 20
VOLTS ... 120

NOTE:
IT IS RECOMMENDED TO HAVE A
LICENSED ELECTRIAN PROVIDE
A SEPERATE 120V/20a CIRCUIT
FOR THE LED UNITS

COLORS:
CABINET & RETAINERS - EXXON WHITE B20-4735
FACE - PLEASE REFFER TO COLOR RENDERING
FOR COLOR AND GRAPHIC SPECS

6 TOP & BOTTOM PLATE DETAILS
SCALE: 3/4" = 1"

SIGN DESIGN
SCALE: 3/8" = 1'



THIS IS A SINGLE FACED DROP-IN DISPLAY, TO BE MOUNTED IN A RECTANGULAR OPENING IN A LARGER SIGN.

DIMENSIONS ARE IN INCHES [MILLIMETERS].

USE HOLES IN THE FRONT FLANGES OF THE CABINET TO ATTACH THE DISPLAY TO THE SIGN FACE USING APPROPRIATE HARDWARE.

DAKTRONICS IS NOT RESPONSIBLE FOR THE MOUNTING STRUCTURE OR FOR THE ADEQUACY OF ATTACHMENT TO THE STRUCTURE. STRUCTURE AND ATTACHMENT MUST CONFORM TO ALL APPLICABLE BUILDING CODES.

THE OVERALL SIGN STRUCTURE MUST BE DESIGNED WITH SUFFICIENT VENTILATION SO THAT AIR AROUND THE DISPLAY DOES NOT EXCEED 120°F [49°C].

THE DISPLAY IS FRONT VENTILATED. NO PORTION OF THE FACE MAY BE COVERED.

SIGNAL INTERCONNECT CABLES ARE PROVIDED AND MUST BE ROUTED AND CONNECTED WHEN MULTIPLE DISPLAYS ARE INSTALLED WITHIN A SINGLE SIGN.

THIS DISPLAY IS A UL RECOGNIZED COMPONENT.

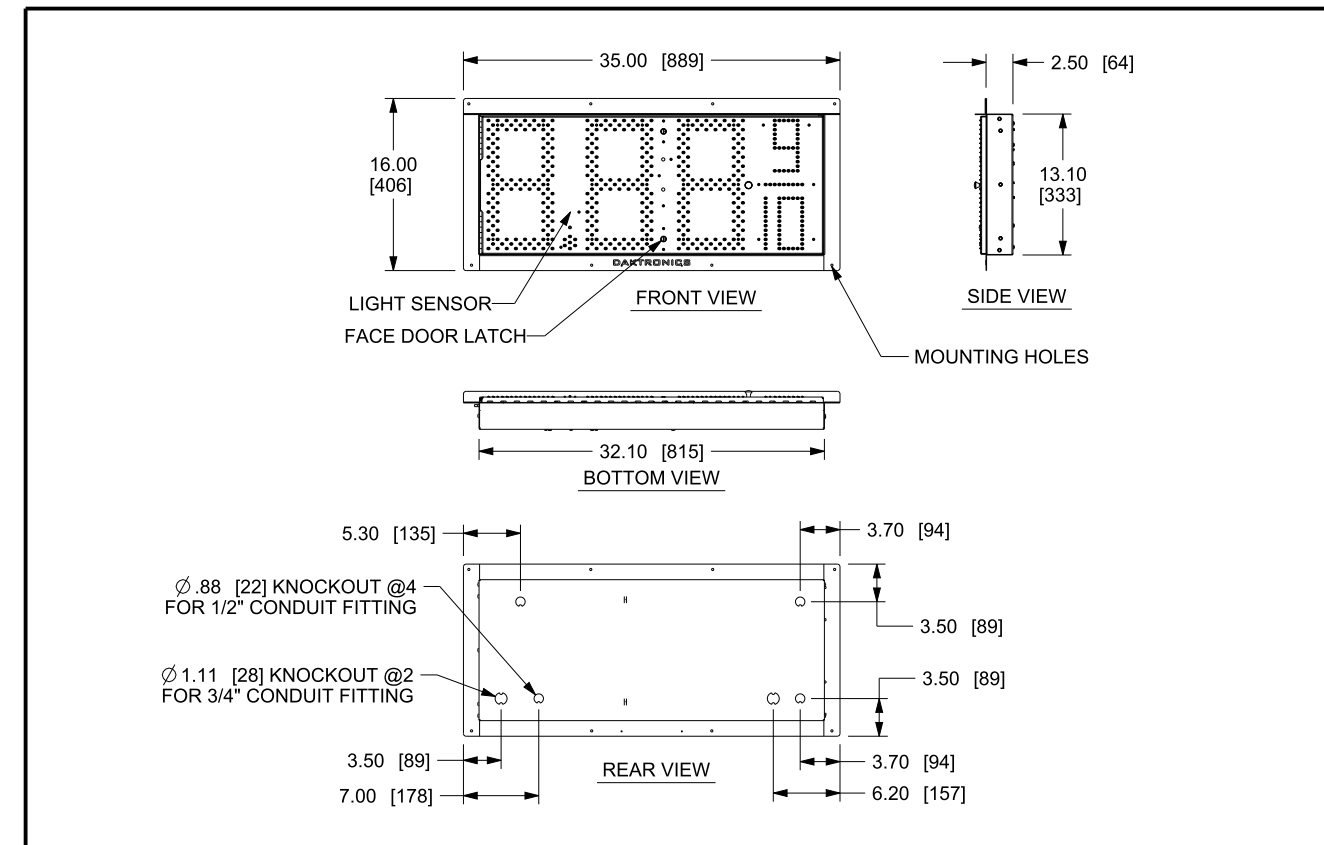
REFER TO THE DISPLAY MANUAL FOR COMMUNICATION OPTIONS AND INSTALLATION INSTRUCTIONS.



FEATURE	
DIGIT HEIGHT	16" [406 MM]
DIGIT LED COLOR	RED, AMBER, OR GREEN
CABINET COLOR	SEMI-GLOSS BLACK
SERVICE ACCESS	FRONT ONLY
CABINET MATERIAL	0.050 [1.3] ALUMINUM SHEET
EST. WEIGHT	25 LB [12 KG]
MAX. OPER. TEMP.	120°F [49°C]
PRIMARY VOLTS	100V - 240V AC
MAX. POWER	65 W

	DAKTRONICS, INC.	THE CONCEPTS EXPRESSED AND DETAILS SHOWN ON THIS DRAWING ARE CONFIDENTIAL AND PROPRIETARY. DO NOT REPRODUCE BY ANY MEANS WITHOUT THE EXPRESSED WRITTEN CONSENT OF DAKTRONICS, INC. COPYRIGHT 2011 DAKTRONICS, INC.	
	BROOKINGS, SD 57006	DO NOT SCALE DRAWING	
PROJ: FUELIGHT DISPLAYS			
TITLE: SHOP DRAWING, FL-3000-16-DI			
DESIGN: A VANBEMMEL	DRAWN: A VANBEMMEL	DATE: 07-MAY-13	
SCALE: 6/100			
SHEET: 1 OF 1	REV: 02	JOB NO: P 1611	FUNC-TYPE-SIZE: R - 08 - A
			1086410

02	07 MAY 13	REVISED TEMPERATURE RATINGS.	AVB
01	05 JUN 12	UPDATED WEIGHT.	AVB
REV	DATE:		BY:



THIS IS A SINGLE FACED DROP-IN DISPLAY, TO BE MOUNTED IN A RECTANGULAR OPENING IN A LARGER SIGN.

DIMENSIONS ARE IN INCHES [MILLIMETERS].

USE HOLES IN THE FRONT FLANGES OF THE CABINET TO ATTACH THE DISPLAY TO THE SIGN FACE USING APPROPRIATE HARDWARE.

DAKTRONICS IS NOT RESPONSIBLE FOR THE MOUNTING STRUCTURE OR FOR THE ADEQUACY OF ATTACHMENT TO THE STRUCTURE. STRUCTURE AND ATTACHMENT MUST CONFORM TO ALL APPLICABLE BUILDING CODES.

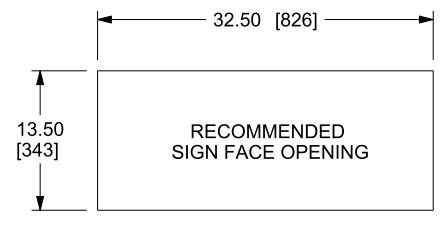
THE OVERALL SIGN STRUCTURE MUST BE DESIGNED WITH SUFFICIENT VENTILATION SO THAT AIR AROUND THE DISPLAY DOES NOT EXCEED 120°F [49°C].

THE DISPLAY IS FRONT VENTILATED. NO PORTION OF THE FACE MAY BE COVERED.

SIGNAL INTERCONNECT CABLES ARE PROVIDED AND MUST BE ROUTED AND CONNECTED WHEN MULTIPLE DISPLAYS ARE INSTALLED WITHIN A SINGLE SIGN.

THIS DISPLAY IS A UL RECOGNIZED COMPONENT.

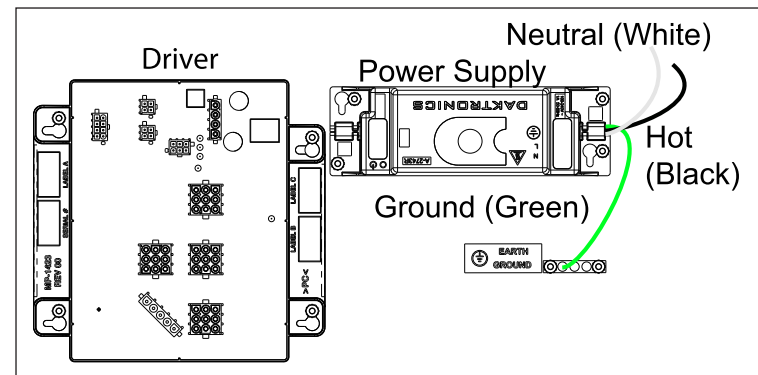
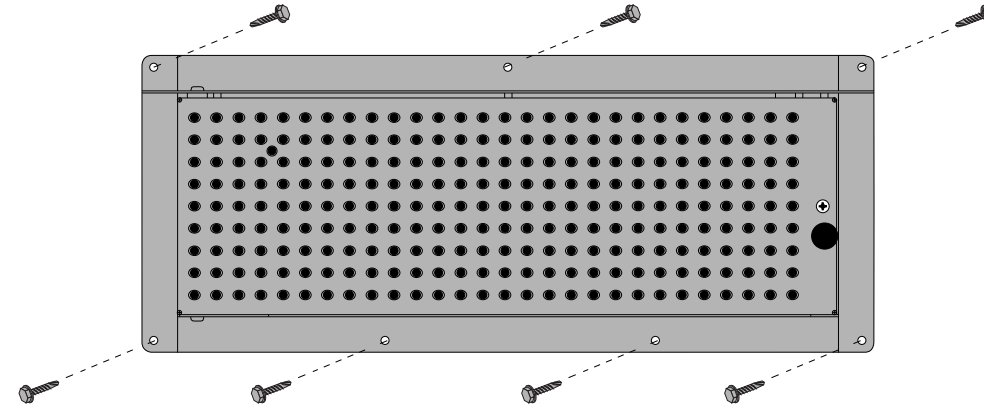
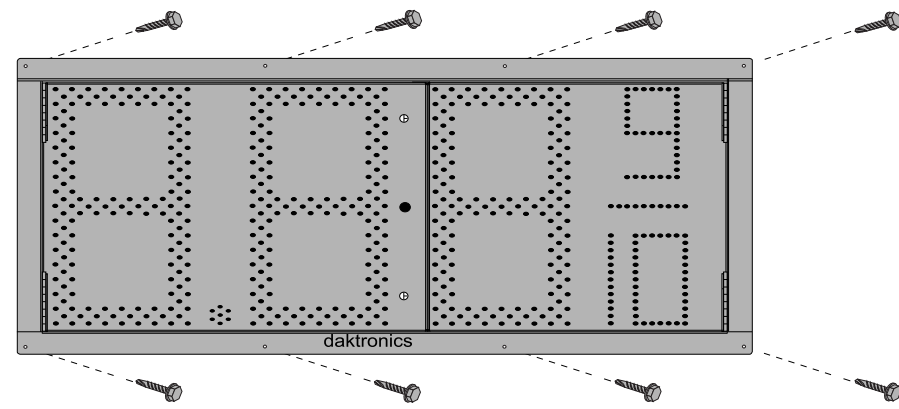
REFER TO THE DISPLAY MANUAL FOR COMMUNICATION OPTIONS AND INSTALLATION INSTRUCTIONS.



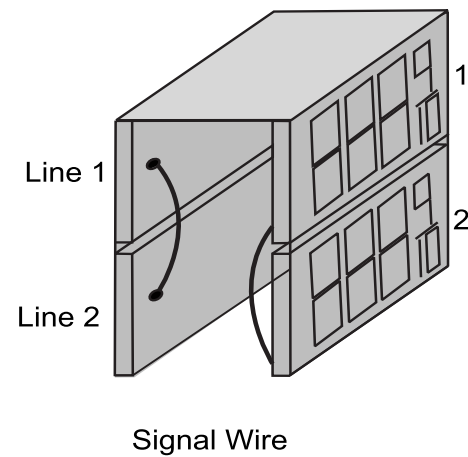
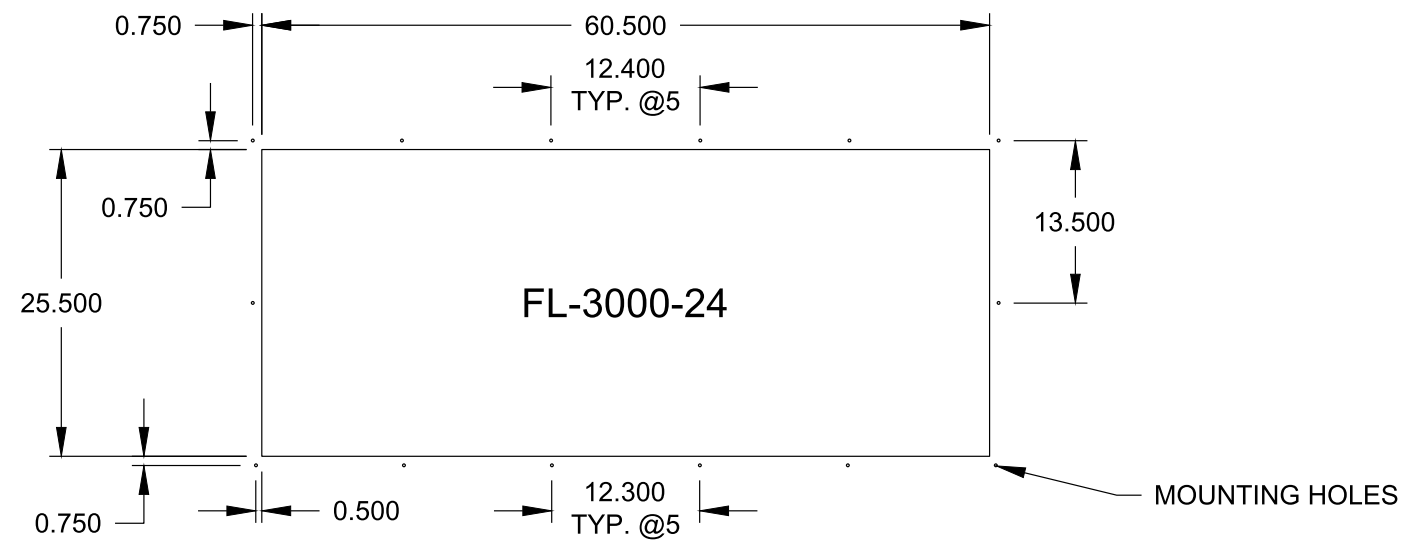
FEATURE	
DIGIT HEIGHT	12" [305 MM]
DIGIT LED COLOR	RED, AMBER, OR GREEN
CABINET COLOR	SEMI-GLOSS BLACK
SERVICE ACCESS	FRONT ONLY
CABINET MATERIAL	0.050 [1.3] ALUMINUM SHEET
EST. WEIGHT	20 LB [10 KG]
MAX. OPER. TEMP.	120°F [49°C]
PRIMARY VOLTS	100V - 240V AC
MAX. POWER	50 W

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	BROOKINGS, SD 57006	DO NOT SCALE DRAWING	
PROJ: FUELIGHT DISPLAYS			
TITLE: SHOP DRAWING, FL-3000-12-DI			
DESIGN: A VANBEMMEL	DRAWN: A VANBEMMEL	DATE: 07-MAY-13	
SCALE: 6/100			
SHEET: 1 OF 1	REV: 02	JOB NO: P 1611	FUNC-TYPE-SIZE: R - 08 - A
			1086409

02	07 MAY 13	REVISED TEMPERATURE RATINGS.	AVB
01	05 JUN 12	UPDATED WEIGHT.	AVB
REV	DATE:		BY:



Power Wiring



Signal Wire

Figure 4: Line-to-Line Details

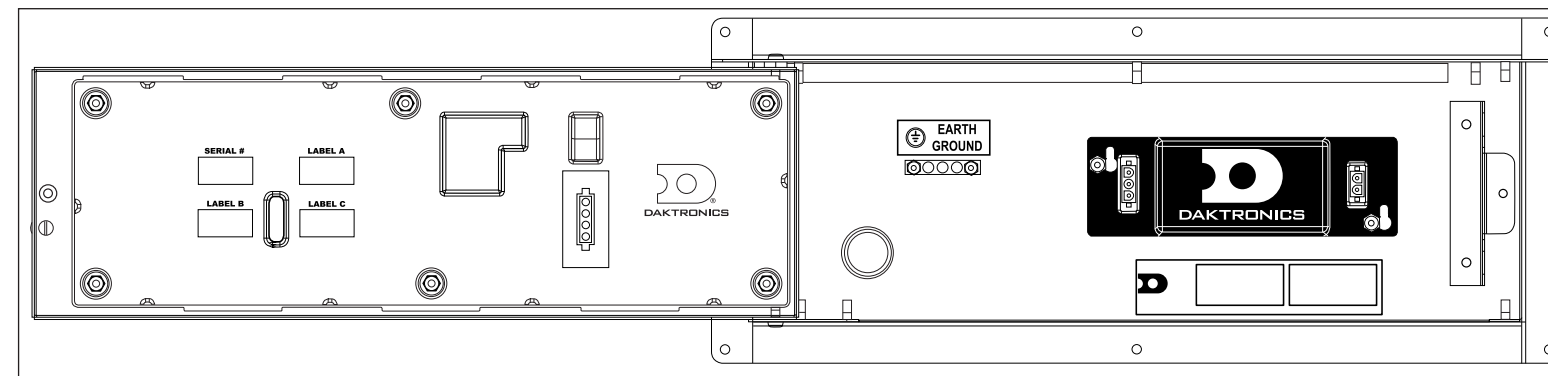
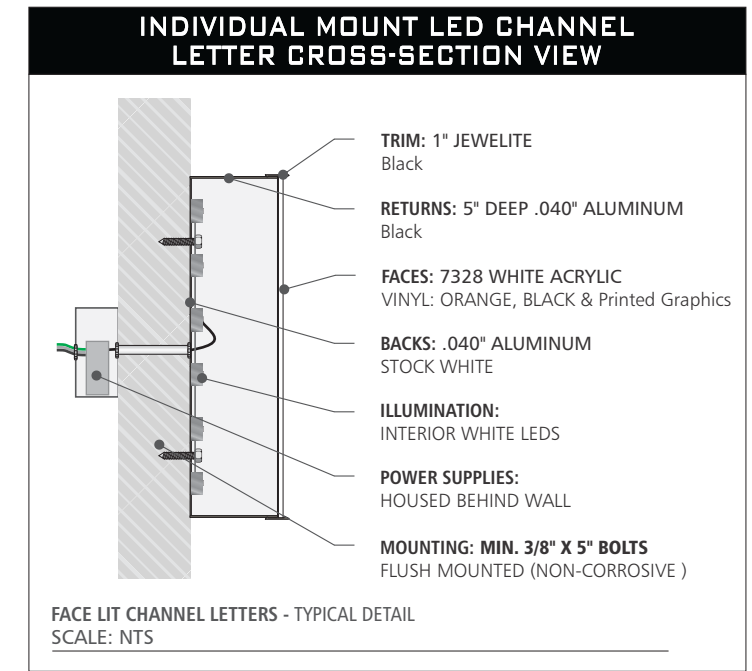


Figure 11: Internal Component Locations

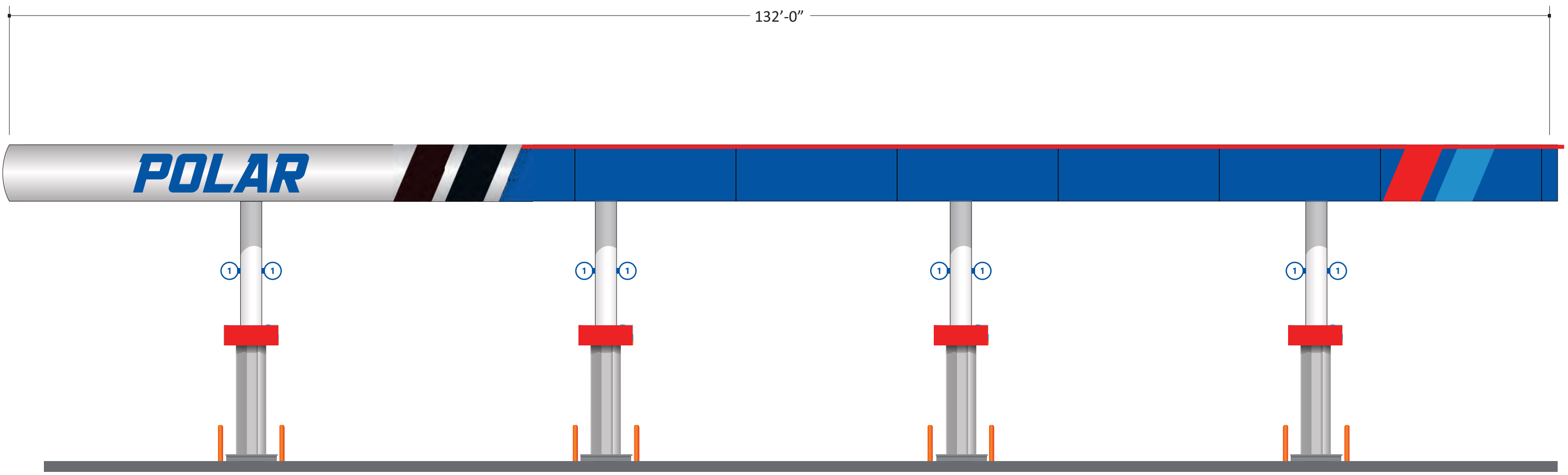
		THE CONCEPTS EXPRESSED AND DETAILS SHOWN ON THIS DRAWING ARE CONFIDENTIAL AND PROPRIETARY. DO NOT REPRODUCE BY ANY MEANS WITHOUT THE EXPRESS WRITTEN CONSENT OF DAKTRONICS, INC. COPYRIGHT 2014 DAKTRONICS, INC.	
BROOKINGS, SD 57006 DO NOT SCALE DRAWING			
PROJ: FUELIGHT DISPLAYS			
TITLE: MOUNTING HOLE LOCATIONS, FL-3000-8 THROUGH -30			
DESIGN: A VANBEMMEL	DRAWN: A VANBEMMEL	DATE: 14 NOV 2014	
SCALE: 1/20			
SHEET	REV	JOB NO.	FUNC-TYPE-SIZE
	00	P1611	R-08-B
			1196544



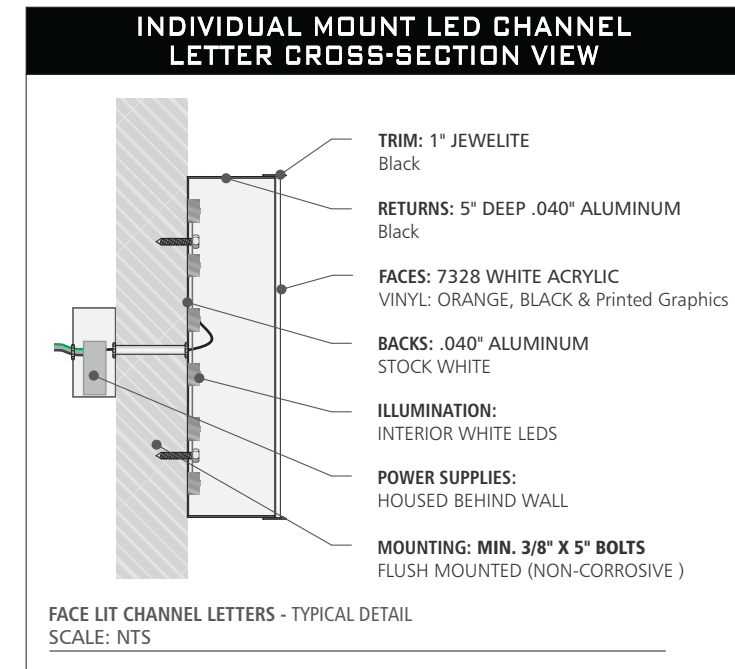
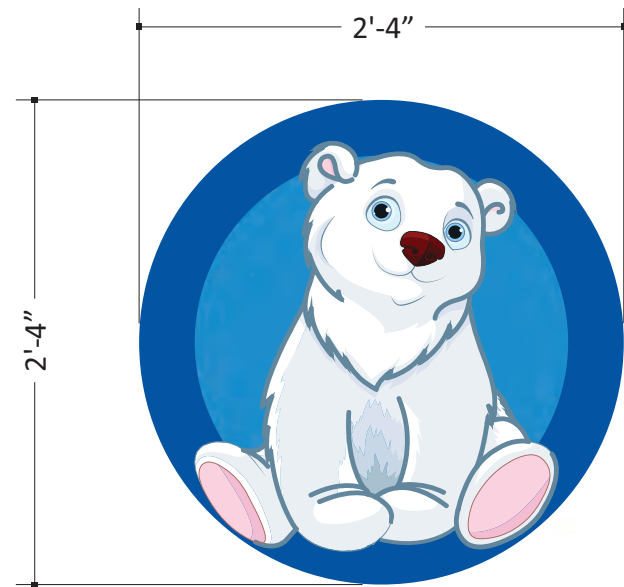
B

PLANNING AND ZONING COMMISSION MEETING PACKET FOR THE OCTOBER 25, 2021 MEETING

SIDE VIEW
CHANNEL LETTER DETAILS

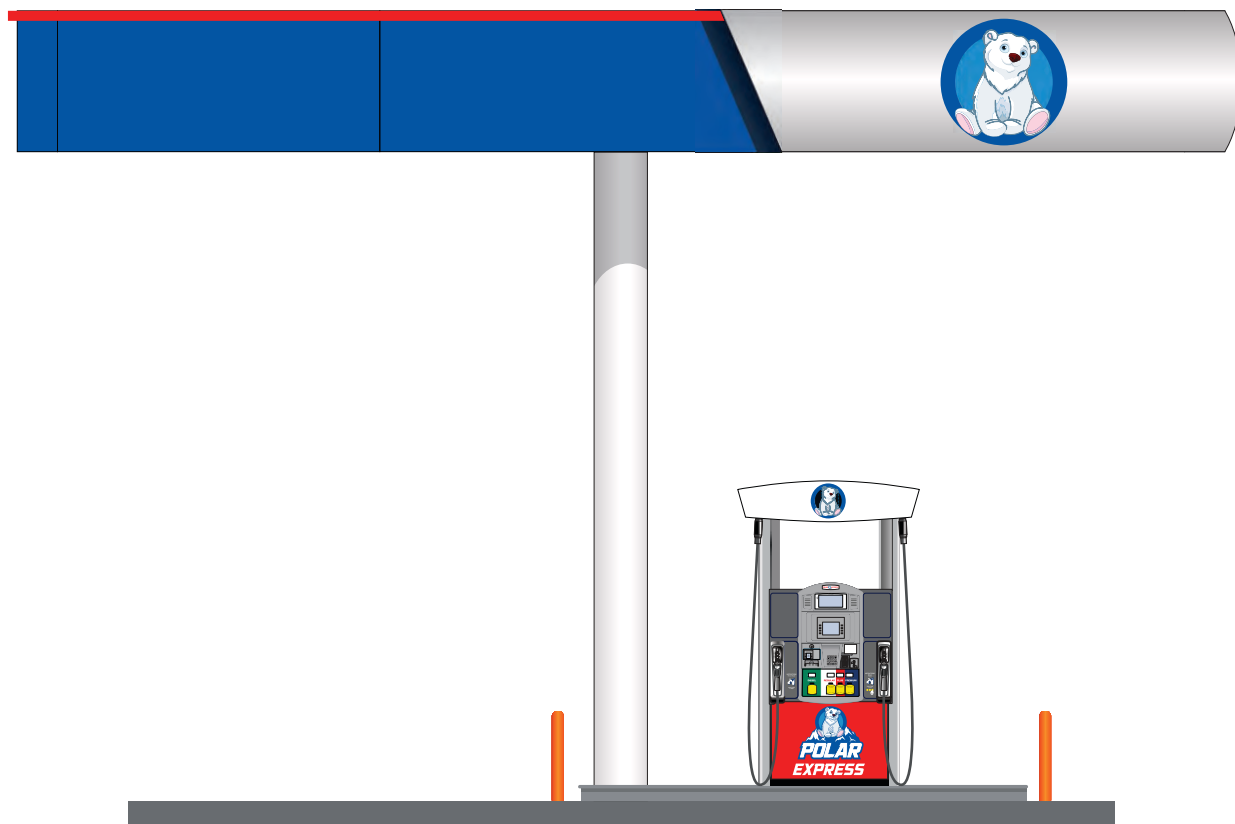


<p>Victory Signs & Imaging 8615 Jackrabbit Rd Suite R Houston TX 77095 Ph: (832) 930-0853</p>	<p>Project Description: Polar Wall Sign</p>	<p>CUSTOMER APPROVAL: _____</p>	<p>PLEASENOTE: INSTALLATION IS IN ACCORDANCE WITH ARTICLE 600 OF THE 2020 NATIONAL ELECTRIC CODE AND OTHER APPLICABLE CITY AND LOCAL CODES</p>
	<p>Location: Jones RD (City of Jersey Village)</p>	<p>COMMENTS: _____</p>	<p>VICTORY SIGNS AND IMAGING MUST BE NOTIFIED OF OTHER VOLTAGES PRIOR TO FABRICATION. CUSTOMER IS RESPONSIBLE TO PROVIDE AN ALLOCATED CIRCUIT CONSISTING OF PRIMARY, NEUTRAL AND GROUND CONDUCTORS WITH REQUIRED AMPS OF POWER.</p>
<p>Created by: Murtaza</p>	<p>Scale: 1/4" = 1"</p>		

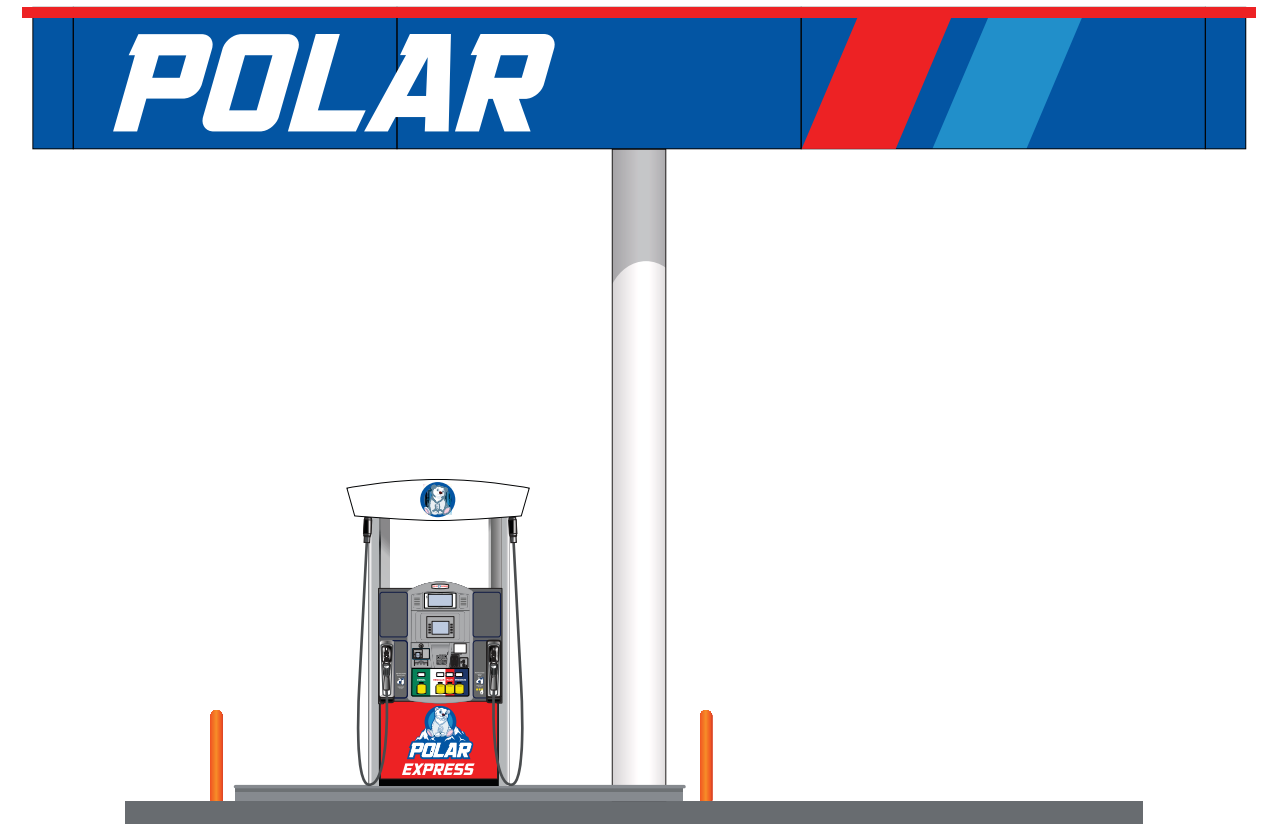


SIDE VIEW
CHANNEL LETTER DETAILS

D



C



Victory Signs & Imaging
8615 Jackrabbit Rd Suite R
Houston TX 77095
Ph: (832) 930-0853

Project Description: Polar Wall Sign

Location: Jones RD (City of Jersey Village)

Created by: Murtaza

Scale: 1/4" = 1"

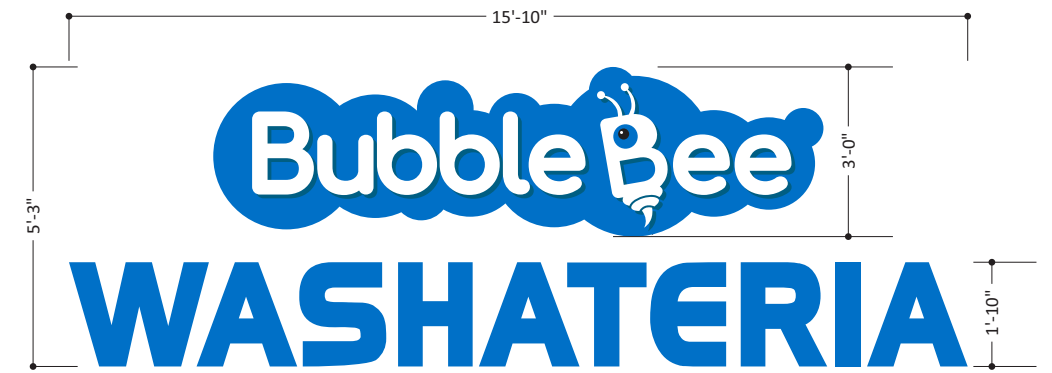
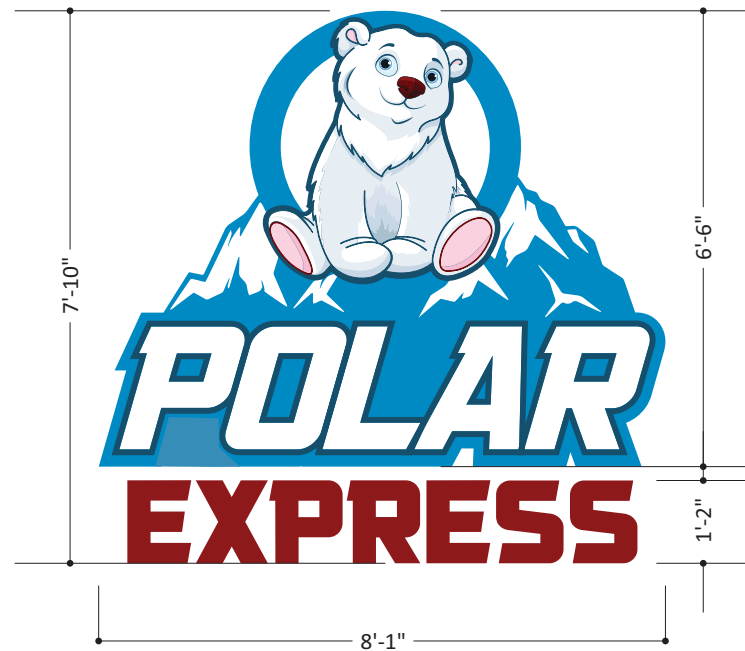
CUSTOMER APPROVAL: _____

COMMENTS: _____

VICTORY SIGNS AND IMAGING MUST BE NOTIFIED OF **OTHER VOLTAGES** PRIOR TO FABRICATION. CUSTOMER IS RESPONSIBLE TO PROVIDE AN ALLOCATED CIRCUIT CONSISTING OF PRIMARY, NEUTRAL AND GROUND CONDUCTORS WITH REQUIRED AMPS OF POWER.

PLEASE NOTE: INSTALLATION IS IN ACCORDANCE WITH ARTICLE 600 OF THE 2020 NATIONAL ELECTRIC CODE AND OTHER APPLICABLE CITY AND LOCAL CODES

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E


F

G

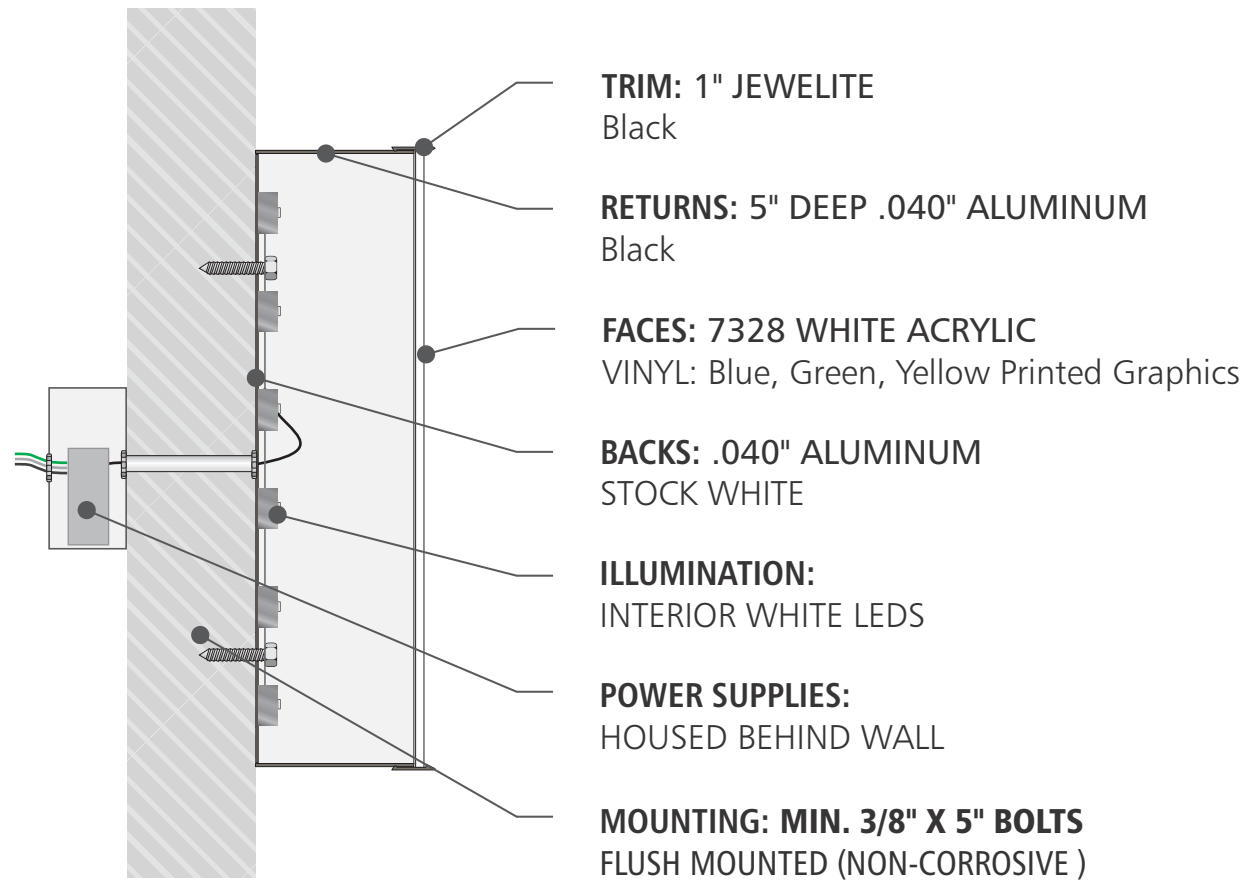


© FRONT ELEVATION
SCALE: 1/8" = 1'-0"

PLANNING AND ZONING COMMISSION MEETING PACKET FOR THE OCTOBER 25, 2021 MEETING

 <p>Victory Signs & Imaging 8615 Jackrabbit Rd Suite R Houston TX 77095 Ph: (832) 930-0853</p>	<p>Project Description: Polar Wall Sign</p> <p>Location: Jones RD (City of Jersey Village)</p> <p>Created by: Murtaza Scale: 1/4" = 1"</p>	<p>CUSTOMER APPROVAL: _____</p> <p>COMMENTS: _____</p> <p>VICTORY SIGNS AND IMAGING MUST BE NOTIFIED OF OTHER VOLTAGES PRIOR TO FABRICATION. CUSTOMER IS RESPONSIBLE TO PROVIDE AN ALLOCATED CIRCUIT CONSISTING OF PRIMARY, NEUTRAL AND GROUND CONDUCTORS WITH REQUIRED AMPS OF POWER.</p>	<p>PLEASE NOTE: INSTALLATION IS IN ACCORDANCE WITH ARTICLE 600 OF THE 2020 NATIONAL ELECTRIC CODE AND OTHER APPLICABLE CITY AND LOCAL CODES</p> <p>COPYRIGHT: THIS DESIGN AND RENDERINGS IS THE PROPERTY OF VICTORY SIGNS AND IMAGING AND ANY REPRODUCTION OR OTHER USE IS STRICTLY PROHIBITED. ALL RIGHTS ARE RESERVED. 2021 25</p>
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INDIVIDUAL MOUNT LED CHANNEL LETTER CROSS-SECTION VIEW



FACE LIT CHANNEL LETTERS - TYPICAL DETAIL
SCALE: NTS

SIDE VIEW

CHANNEL LETTER DETAILS

5" Aluminum Return

Aluminum Back

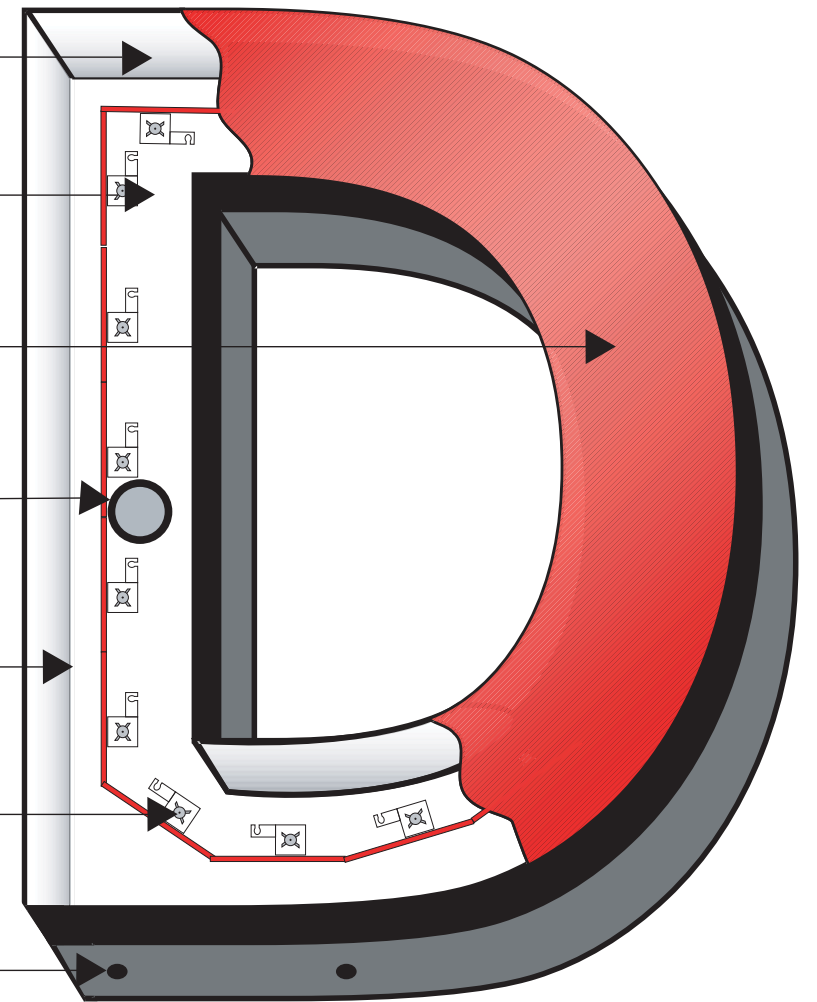
3/16" Acrylic Face

Pass Through Grommet

Clinched and Caulked Seam

LED Illumination

Drain Hole



FRONT VIEW

CHANNEL LETTER DETAILS



Victory Signs & Imaging
8615 Jackrabbit Rd Suite R
Houston TX 77095
Ph: (832) 930-0853

Project Description: Polar Wall Sign

Location: Jones RD (City of Jersey Village)

Created by: Murtaza

Scale: 1/4" = 1"

CUSTOMER APPROVAL: _____

COMMENTS: _____

VICTORY SIGNS AND IMAGING MUST BE NOTIFIED OF **OTHER VOLTAGES** PRIOR TO FABRICATION. CUSTOMER IS RESPONSIBLE TO PROVIDE AN ALLOCATED CIRCUIT CONSISTING OF PRIMARY, NEUTRAL AND GROUND CONDUCTORS WITH REQUIRED AMPS OF POWER.

PLEASENOTE: INSTALLATION IS IN ACCORDANCE WITH ARTICLE 600 OF THE 2020 NATIONAL ELECTRIC CODE AND OTHER APPLICABLE CITY AND LOCAL CODES

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WARRANTY DEED WITH VENDOR'S LIEN

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: January 21, 2021

Grantor: **KAR Holdings, LLC, a Texas limited liability company**

Grantor's Mailing Address:

12951 Willow Center Dr.
Houston, TX 77066
County: Harris

Grantee: **DOWNTOWN INVESTORS, LLC**

Grantee's Mailing Address:

5719 Paterson Crossing Lane
Sugar Land, TX 77479
County: Fort Bend

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid by Grantee, and in the further consideration of Grantee's execution of a Promissory Note of even date herewith in the principal amount of TWO MILLION SEVEN HUNDRED SEVENTY-SIX THOUSAND FIVE HUNDRED and NO/100 (\$2,776,500.00) DOLLARS payable to the order of COMMUNITYBANK OF TEXAS, N.A., secured by a first and superior vendor's lien and superior title retained in this deed in favor of COMMUNITYBANK OF TEXAS, N.A., and by a Deed of Trust of even date herewith from Grantee to Joe F. West, Trustee.

Property (including any improvements):

Tract 1:
1.1207 acres of land situated in the J.M. Dement Survey, Abstract Number 228, City of Jersey Village, Harris County, Texas, being a portion of that certain Reserve "A" and Reserve "B" of the Boundary Line Adjustment Plat for Kar Holdings Development, a subdivision as shown on map or plat recorded under Film Code Number 678791 of the Map Records of Harris County, Texas, said 1.1207 acres of land being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

Tract 2:

FILED BY
NORTH STAR TITLE COMPANY
200316286

PLANNING AND ZONING COMMISSION MEETING PACKET FOR THE OCTOBER 25, 2021 MEETING

RP-2021-48408

Access Easement 0.1956 of one acre or 8,520 square feet of land situated in the J.M. Dement Survey, Abstract Number 228, City of Jersey Village, Harris County, Texas, being a portion of that certain Reserve "A,, and Reserve "B,, of the Boundary Line Adjustment Plat for Kar Holdings Development, a subdivision as shown on map or plat recorded under Film Code Number 678791 of the Map Records of Harris County, Texas, said 0.1956 of one acre or 8,520 square feet of land being more particularly described by metes and bounds in Exhibit "B" attached hereto and made a part hereof.

Tract 3:

Sign Easement 0.0023 of one acre or 100 square feet of land situated in the J.M. Dement Survey, Abstract Number 228, City of Jersey Village, Harris County, Texas, being a portion of that certain Reserve "B,, of the Boundary Line Adjustment Plat for Kar Holdings Development, a subdivision as shown on map or plat recorded under Film Code Number 678791 of the Map Records of Harris County, Texas, said 0.0023 of one acre or 100 square feet of land being more particularly described by metes and bounds in Exhibit "C" attached hereto and made a part hereof.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to any and all easements rights-of-way, and prescriptive rights of record; all presently recorded reservations, restrictive covenants, conditions, oil and gas leases, and mineral severances that affect the property; and taxes for the year 2021, the payment of which are prorated and assumed by Grantee.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold them to Grantee and Grantee's heirs, successors, and assigns forever. Grantor bind Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

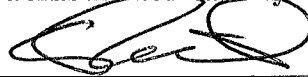
COMMUNITYBANK OF TEXAS, N.A., at Grantee's request, have paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the Note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of COMMUNITYBANK OF TEXAS, N.A., and are transferred to COMMUNITYBANK OF TEXAS, N.A., without recourse on Grantor.

The vendors' liens against and superior title to the Property are retained until the Notes described herein are fully paid according to their terms, at which time this deed will become absolute.

When the context requires, singular nouns and pronouns include the plural.

GRANTOR:

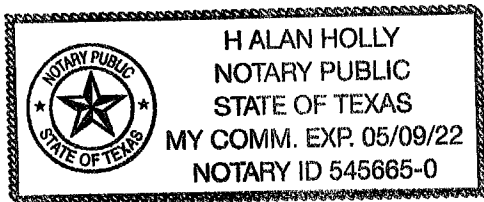
**KAR Holdings, LLC,
a Texas limited liability company**



Name: KALPESH PATEL.
Title: MANAGING MEMBER.

STATE OF TEXAS §
COUNTY OF Harris §

This instrument was acknowledged before me on the 21 day of January, 2021, by Kalpesh Patel, as Managing Member of KAR Holdings, LLC, a Texas limited liability company, in his or her capacity therein.



Halan Holly
Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:

— NORTH STAR TITLE —
— 1305 ANTOINE DR. —
— HOUSTON, TX 77055 —

EXHIBIT "A"

1.1207 acres of land situated in the J.M. Dement Survey, Abstract Number 228, City of Jersey Village, Harris County, Texas, being a portion of that certain Reserve "A,, and Reserve "B,, of the Boundary Line Adjustment Plat for Kar Holdings Development, a subdivision as shown on map or plat recorded under Film Code Number 678791 of the Map Records of Harris County, Texas, said 1.1207 acres of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with cap found in the Westerly right-of-way line of Jones Road (100 foot right-of-way), for the Northeasterly corner of that certain Lot 1, Block 1 of the Development Plat for Palace Inn Jones Road, a subdivision as shown on map or plat recorded under Film Code Number 669138 of the Map Records of Harris County, Texas and the Southeasterly corner of said Reserve "B,, of the Boundary Line Adjustment Plat for Kar Holdings Development;

Thence, N 02°11'17" W, along the Westerly right-of-way line of said Jones Road, a distance of 35.00 feet to a 5/8 inch iron rod with cap set for the POINT OF BEGINNING of the herein described tract of land;

Thence, S 87°48'20" W, severing said Reserve "B,, of the Boundary Line Adjustment Plat for Kar Holdings Development, a distance of 240.00 feet to a 5/8 inch iron rod with cap set for corner;

Thence, N 02°11'17" W, severing said Reserve "A,, and Reserve "B,, of the Boundary Line Adjustment Plat for Kar Holdings Development, a distance of 203.04 feet to a 5/8 inch iron rod with cap set in the Southerly line of that certain Lot 12 of Fairview Gardens Annex No. 2, a subdivision as shown on map or plat recorded under Volume 855, Page 298 of the Deed Records of Harris County, Texas, from which a 1/2 inch iron rod with cap found for the Northwesterly corner of said Reserve "B,, of the Boundary Line Adjustment Plat for Kar Holdings Development bears S 87°38'00" W, a distance of 470.81 feet;

Thence, N 87°38'00" E, along the Southerly line of said Lot 12 of Fairview Gardens Annex No. 2, a distance of 240.00 feet to a 1/2 inch iron rod with cap found in the Westerly right-of-way line of said Jones Road, for the Northeasterly corner of said Reserve "A,, of Boundary Line Adjustment Plat for Kar Holdings Development;

Thence, S 02°11'17" E, along the Westerly right-of-way line of said Jones Road, a distance of 203.76 feet to the POINT OF BEGINNING and containing 1.1207 acres of land.

EXHIBIT "B"

0.1956 of one acre or 8,520 square feet of land situated in the J.M. Dement Survey, Abstract Number 228, City of Jersey Village, Harris County, Texas, being a portion of that certain Reserve "A,, and Reserve "B,, of the Boundary Line Adjustment Plat for Kar Holdings Development, a subdivision as shown on map or plat recorded under Film Code Number 678791 of the Map Records of Harris County, Texas, said 0.1956 of one acre or 8,520 square feet of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap found in the Westerly right-of-way line of Jones Road (100 foot right-of-way), for the Northeasterly corner of that certain Lot 1, Block 1 of the Development Plat for Palace Inn Jones Road, a subdivision as shown on map or plat recorded under Film Code Number 669138 of the Map Records of Harris County, Texas and the Southeasterly corner of said Reserve "B,, of the Boundary Line Adjustment Plat for Kar Holdings Development;

Thence, S 87°48'20" W, along the Northerly line of said Lot 1, Block 1 of the Development Plat for Palace Inn Jones Road, a distance of 227.00 feet to a point for corner;

Thence, N 02°11'17" W, severing said Reserve "B,, of the Boundary Line Adjustment Plat for Kar Holdings Development, a distance of 35.00 feet to a 5/8 inch iron rod with cap set for corner;

Thence, N 87°48'20" E, a distance of 196.06 feet to a point for corner;

Thence, N 02°11'17" W, a distance of 18.57 feet to a point for corner;

Thence, N 87°48'20" E, a distance of 30.94 feet to the Westerly right-of-way line of said Jones Road, from which a 1/2 inch iron rod with cap found for the Northeasterly corner of Reserve "A,, of the Boundary Line Adjustment Plat for Kar Holdings Development bears, N 02°11'17" W, 185.19 feet;

Thence, S 02°11'17" E, along the Westerly right-of-way line of said Jones Road, a distance of 53.57 feet to the POINT OF BEGINNING and containing 0.1956 of one acre or 8,520 square feet of land.

EXHIBIT "C"

0.0023 of one acre or 100 square feet of land situated in the J.M. Dement Survey, Abstract Number 228, City of Jersey Village, Harris County, Texas, being a portion of that certain Reserve "B,, of the Boundary Line Adjustment Plat for Kar Holdings Development, a subdivision as shown on map or plat recorded under Film Code Number 678791 of the Map Records of Harris County, Texas, said 0.0023 of one acre or 100 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with cap found in the Westerly right-of-way line of Jones Road (100 foot right-of-way), for the Northeasterly corner of that certain Lot 1, Block 1 of the Development Plat for Palace Inn Jones Road, a subdivision as shown on map or plat recorded under Film Code Number 669138 of the Map Records of Harris County, Texas and the Southeasterly corner of said Reserve "B,, of the Boundary Line Adjustment Plat for Kar Holdings Development;

Thence, N 02°11'17" W, along the Westerly right-of-way line of said Jones Road, a distance of 5.96 feet to the POINT OF BEGINNING of the herein described tract of land;

Thence, S 87°48'20" W, severing said Reserve "B,, of the Boundary Line Adjustment Plat for Kar Holdings Development, a distance of 10.00 feet to a point for corner;

Thence, N 02°11'17" W, a distance of 10.00 feet to a point for corner;

Thence, N 87°48'20" E, a distance of 10.00 feet to the Westerly right-of-way line of said Jones Road, from which a 1/2 inch iron rod with cap found for the Northeasterly corner of said Reserve "A,, of the Boundary Line Adjustment Plat for Kar Holdings Development, bears N 02°11'17" W, 222.80 feet;

Thence, S 02°11'17" E, along the Westerly right-of-way line of said Jones Road, a distance of 10.00 feet to the POINT OF BEGINNING and containing 0.0023 of one acre or 100 square feet of land.

RP-2021-48408
Pages 7
01/28/2021 02:38 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$38.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS



Office of the Secretary of State

**CERTIFICATE OF FILING
OF**

DOWNTOWN INVESTORS, LLC
File Number: 802582253

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Limited Liability Company (LLC) has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 11/10/2016

Effective: 11/10/2016



A handwritten signature in black ink, appearing to read "Carlos H. Cascos".

Carlos H. Cascos
Secretary of State

PLANNING AND ZONING COMMISSION MEETING PACKET FOR THE OCTOBER 25, 2021 MEETING

CERTIFICATE OF FORMATION

OF

DOWNTOWN INVESTORS, LLC

A TEXAS LIMITED LIABILITY COMPANY

FILED
In the Office of the
Secretary of State of Texas
NOV 10 2016
Corporations Section

I, the undersigned, am a natural person eighteen years of age or older. I am acting in the capacity of an organizer of a limited liability company pursuant to the Texas Business Organizations Code.

ARTICLE I

The name of the Limited Liability Company is DOWNTOWN INVESTORS, LLC.

ARTICLE II

The period of its duration shall be perpetual.

ARTICLE III

The Limited Liability Company shall have all the powers provided for a corporation under the Texas Business Organizations Code.

The purpose for which the limited liability company is organized is to transact any and all lawful business for which limited liability companies may be organized under the laws of Texas including, but not limited to, the following:

- a. To carry on any business or any other legal or lawful activity allowed by law
- b. To acquire, own, use, convey, and otherwise dispose of and deal in real or personal property or any interest therein
- c. To manufacture, buy, sell, and generally deal in goods, wares and merchandise of every class and description
- d. To buy, rent, sell, manufacture, produce, assemble, distribute, repair, and service any and all products or services in which the company desires to engage
- e. To do such other acts as are incidental to the foregoing or desirable in order to accomplish the purpose for which the company was formed, and
- f. To have and exercise all rights and powers now or may hereafter be granted to Limited Liability Company by law.

The foregoing shall be constructed as object, purposes and powers, and enumeration thereof shall not be held to limit or restrict in any manner the powers hereafter conferred on this limited liability company by the laws of the State of Texas.

The company may, in its Regulations, confer powers, not in conflict with law, on its Members or Managers in addition to the foregoing and in addition to the powers and authorities expressly conferred on them by statute.

ARTICLE IV

The Registered Agent and the Registered Office for the Limited Liability Company are:

Malik Momin
4440 Mae St.
Friendswood, Texas 77546

ARTICLE V

The company shall be managed by its Managers. The number of initial managers is three. The names and addresses of the initial managers are:

Malik Momin
4440 Mae St.
Friendswood, Texas 77546

Riyaz R. Maknojia
6231 Logan Creek Ln.
Sugar Land, Texas 77479

Nadirshah H. Maknojiya
5130 Rowley Falls Ln.
Sugar Land, Texas 77479

ARTICLE VI

The number of initial members is three. The names and addresses of the initial members are:

Malik Momin
4440 Mae St.
Friendswood, Texas 77546

Riyaz R. Maknojia
6231 Logan Creek Ln.
Sugar Land, Texas 77479

Nadirshah H. Maknojiya
5130 Rowley Falls Ln.
Sugar Land, Texas 77479

ARTICLE VII

The Regulations will be adopted by the Managers. The powers to alter, amend, or repeal the Regulations or adopt new Regulations is vested in the members, subject to repeal or change by action of the members.

ARTICLE VIII

With respect to any matter for which the affirmative vote of the holders of a specified portion of the membership interest entitled to vote is required by the Texas Business Organizations Code, and notwithstanding that such Code may require a portion of the membership interest entitled to vote that exceeds that specified in this Article, that act of the Members on that matter shall be affirmative vote of the holders of a majority of the membership interest entitled to vote on that matter, rather than the affirmative vote otherwise required by such Code.

ARTICLE IX

The authority to acquire, mortgage, or dispose of real property of the company is limited to the Managers.

ARTICLE X

The company shall indemnify every Member and Manager and such person's heirs, executors and administrators, and successors and assigns against expenses actually and reasonably incurred by such person, as well as against any amount paid upon a judgment in connection with any action, suit, or other proceeding, civil or criminal, to which such person may be made a party by reasons of having been a Member or Manager of this limited liability company.

This indemnification is being given because the Member or Manager will be requested by the company to act for and on behalf of the company and company's benefit.

This indemnification shall not be exclusive of other rights to which the Member or Manager may be entitled.

The Member or Manager shall be entitled to the fullest indemnification allowed by the current law or as the may be amended hereafter.

A Member or Manager shall be liable to the company for the following actions only: An action for which the Member is liable at law for which an indemnification is not allowed.

ARTICLE XI

Any action which may be taken at any annual or special meeting of the Members of the Limited Liability Company, may be taken without a meeting, without prior notice, and without a vote, if a consent or consents in writing, setting forth the action so taken, shall be signed by the holder or holders of membership interest having not less than the minimum number of votes that would be necessary to take such action at a meeting at which the holders of all membership interests entitled to vote on the action were present and voted.

Any such written consent must be dated, signed and delivered in the manner required by, and shall be effective for the period specified by the Texas Business Organizations Code, and any amendments thereto, and the taking of any such action by written consent shall be subject to satisfaction of all applicable requirements of such Code.

ARTICLE XII

The membership interests of the Limited Liability Company will be subject to such restrictions on its transferability as are set out in the Regulations of the Limited Liability Company, which regulations will be kept with the records of the Limited Liability Company.

The Limited Liability Company will provide a copy of the Regulations without charge to any record holder of a membership interest upon written request addressed to the Limited Liability Company at its principal business office or its registered agent's address.

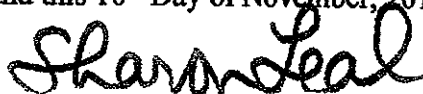
ARTICLE XIII

All of the remaining Members of the company may agree to continue the business upon the death, expulsion, withdrawal, bankruptcy or dissolution of a Member.

ARTICLE XIV

The name of the Organizer is Sharon Leal. The address of the Organizer is 408 W. 17th St., Suite 101, Austin, Texas 78701. The Organizer disclaims any interest in or control of the Limited Liability Company after formation.

In witness whereof, I have hereunto set my hand this 10th Day of November, 2016.



Sharon Leal, Organizer

EIN Assistant

Your Progress: 1. Identity 2. Authenticate 3. Addresses 4. Details 5. EIN Confirmation

Congratulations! Your EIN has been successfully assigned.

EIN Assigned: **81-4411754**

Legal Name: **DOWNTOWN INVESTORS LLC**

IMPORTANT:

Save and/or print this page and the confirmation letter below for your permanent records.

The confirmation letter below is your official IRS notice and contains important information regarding your EIN.



[CLICK HERE for Your EIN Confirmation Letter](#)

[Help with saving and printing your letter](#)

Once you have saved or printed your letter, click "Continue" to get additional information about using your new EIN.

Continue >>

Help Topics

- [What if I do not have access to a printer at this time?](#)
- [Can I access this letter at a later date?](#)



DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

Date of this notice: 11-14-2016

Employer Identification Number:
81-4411754

Form: SS-4

Number of this notice: CP 575 B

For assistance you may call us at:
1-800-829-4933

DOWNTOWN INVESTORS LLC
MALIK V MOMIN MBR
4440 MAE ST
FRIENDSWOOD, TX 77546

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 81-4411754. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

Form 1065

03/15/2017

If you have questions about the form(s) or the due date(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538,

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832,

. See Form 8832 and its instructions for additional information.

A limited liability company (LLC) may file Form 8832, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, . The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

PLANNING AND ZONING COMMISSION MEETING PACKET FOR THE OCTOBER 25, 2021 MEETING

**UNANIMOUS WRITTEN CONSENT OF MEMBERS OF
DOWNTOWN INVESTORS, LLC
WITHOUT FIRST MEETING**

The undersigned, being all of the Managers of DOWNTOWN INVESTORS, LLC, a Texas Limited Liability Company, individually and collectively, do consent by this writing to take the following action, to adopt the following resolutions and to transact the following business of the Company:

RESOLVED: That the following persons are elected as managers of the Company:

RIYAZ R MAKNOJIA
NADIRSHAH H MAKNOJIYA
MALIK V MOMIN

RESOLVED FURTHER: That the Managers ratify the election of the following officers:

RIYAZ R MAKNOJIA was elected President & Treasurer of the company.

MALIK V MOMIN was elected Secretary of the company.

RESOLVED FURTHER: That the Articles of Organization of the Company were duly filed in the office of the Secretary of State of the State of Texas on NOV 14TH, 2016.

RESOLVED FURTHER: That it was resolved to accept the Articles of Organization and the Certificate of Organization as and when received from the Secretary of State, and to commence with the business of the Company based upon the actual knowledge of the filing of said Articles of Organization.

RESOLVED FURTHER: That the following resolutions were likewise unanimously adopted:

That the seal which has been presented by the Secretary and an impression of which is now made in the Minute Book of the Company be adopted as the common seal of the Company and that such seal shall not be affixed to any deed of instrument of any description except in the presence of an officer or director and the Secretary of the Company, who shall respectively sign said deed or instrument; provided, however, the seal of the Company shall not be required in connection with obtaining and making any loans by the Company.

RESOLVED FURTHER: That Central bank, Capital One bank, community bank of texas & First National Bank be and the same is hereby selected as a depository for the funds of the Company, and said funds shall be deposited in a general account, and that the Managers unanimously adopt the forms of the Depository Resolutions now in use by the Bank, and that the person or persons authorize to sign checks on said account shall be designated in said resolution. The following persons are authorized to be the signer on the depository account of Central bank, Capital one & Community Bank of Texas :

RIYAZ R MAKNOJIA
MALIK V MOMIN
NADIRSHAH H MAKNOJIYA

That the Company issue 500 units of Shareholder to RIYAZ R MAKNOJIA in return for the required consideration, the receipt and sufficiency of which is hereby acknowledged.

That the Company issue 350 units of Shareholder to MALIK V MOMIN in return for the required consideration, the receipt and sufficiency of which is hereby acknowledged.

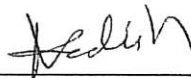
That the Company issue 150 units of Shares to NADIRSHAH MAKNOJIYA in return for the required consideration, the receipt and sufficiency of which is hereby acknowledged.

RESOLVED FURTHER: That the proposed draft of the Company Agreement of DOWNTOWN INVESTORS, LLC for the regulation of the affairs of the Company having heretofore been read, section by section, by all the Managers of the Company, it was, upon motion duly made, seconded and unanimously adopted as the Company Agreement of the Company, and the original copy of said Company Agreement was filed in the Minute Book of the Company.

Managers:



RIYAZ R MAKNOJIA
DATE : NOV 14TH, 2016



NADIRSHAH H MAKNOJIYA
DATE : NOV 14TH, 2016

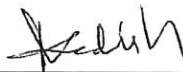


MALIK V MOMIN
DATE : NOV 14TH, 2016

Members :



RIYAZ R MAKNOJIA
DATE : NOV 14TH, 2016



NADIRSHAH H MAKNOJIYA
DATE : NOV 14TH, 2016



MALIK V MOMIN
DATE : NOV 14TH, 2016



**CITY OF JERSEY VILLAGE – PLANNING & ZONING COMMISSION
ALTERNATIVE COMPREHENSIVE SIGNAGE PLAN
POLAR EXPRESS GAS STATION - MULTI BUSINESS
8223 JONES ROAD, JERSEY VILLAGE, TEXAS 77065**

The Planning and Zoning Commission has met in order to review the request for an Alternative Comprehensive Signage Plan, filed in accordance with Section 14-261 of the Jersey Village Code of Ordinances, by Murtaza Doctor on behalf of Malik Momin, Owner of the property known as Polar Express Gas Station and Multi Business and located at 8223 Jones Road, Jersey Village, Texas 77065.

After review and discussion, the Commissioners find that the proposed Alternative Comprehensive Signage Plan:

_____ provides a harmonious benefit to the development of the City consistent with the requirements of Section 14-261 of the City’s Code; and the Commission approves the request of Murtaza Doctor on behalf of Malik Momin, Owner for the Polar Express Gas Station and Multi Business located at 8223 Jones Road, Jersey Village, Texas 77065. The approved plan is more specifically detailed in the attached Exhibit “A.”

_____ does NOT provide a harmonious benefit to the development of the City consistent with the requirements of Section 14-261 of the City’s Code; and the Commission does NOT approve the request of Murtaza Doctor on behalf of Malik Momin, Owner for the Polar Express Gas Station and Multi Business located at 8223 Jones Road, Jersey Village, Texas 77065.

Signed and approved this the 25th day of October, 2021.

R. T. Faircloth, Chairman

ATTEST:

Lorri Coody, City Secretary

