

**MINUTES OF THE MEETING OF THE JERSEY VILLAGE
COMPREHENSIVE PLANNING UPDATE COMMITTEE**

September 3, 2020 – 7:00 p.m.

A quorum of the Comprehensive Planning Update Committee of the City of Jersey Village, Texas, convened on September 3, 2020, at 7:00 p.m. via videoconference.

A. The meeting was called to order by Dr. Courtney Standlee, Chairperson at 7:19 p.m. and roll was taken. The following Committee members were present for the meeting:

Courtney Standlee
Debra Mergel
Ashley Hart
Peter Jessup

Brittany Davies, Jennifer McCrea, Amy Weyer, Judy Tidwell, Gabriella Cole, and Anthony Martin were not present at this meeting.

City Staff in attendance: Austin Blesses; City Manager, Harry Ward; Director of Public Works, Christian Somers; Building Official, and Danielle Cordova; Administrative Secretary.

Also in attendance: Council Liaison Drew Wasson.

1. Designate alternate members to serve in place of any absent Committee Members.

No action was taken.

B. Consider approval of the Minutes for the Regular Meeting held on August 18, 2020

Ashley Hart moved to approve the minutes of the meeting held on August 18, 2020. Debra Mergel seconded the motion.

All were in favor; the motion carried.

C. Citizen's Comments

No action was taken; there were no comments from citizens.

D. Discuss and take appropriate action regarding a review of the City's 2016 Comprehensive Plan in order to recommend changes to the planning and zoning commission in accordance with Section 14-23(d)(4) of the Code of Ordinances.

The Committee conducted a brief overview of previously discussed goals as related to the 2014 drafted developed strategies of the Comprehensive Planning Advisory Committee then proceeded the discussion to Chapter Three: Future Land Use.

Members regarded sections 3.1 - 3.5 adequately discussed the importance of future land use and land use compatibility. City Manager Bless pointed out that established land use categories derive from the American Planning Association, thus they are not specific to the City. Christian Somers, Building Official, noted a recent change in zoning to the northern part of Jones Road in which the current warehouse complex changed from zone F to zone J. Mixed-use development, however, has not changed since the adoption of the Village Crossing plan.

Dr. Standlee proceeded the discussion to section 3.6: Issues Affecting Jersey Village. The committee identified the following changes to Chapter Three section 3.6:

- Remove the term “golf course” from item 1 and replace with “outdoor recreation and green spaces”
- Remove items 4 (corridors) and 8 (gateway entrances)
- Remove the phrase “is slowly occurring” from item 5 and replace with “is occurring”
- Remove the term “industry” from item 6 and replace with “business”
- Remove the phrase “is its prime revenue source” from item 7 and replace with “is a significant revenue source”
- Remove the phrase “good balance of” from item 7 and replace with “consideration is given to”
- Add bullet point “Flood mitigation is an important issue for Jersey Village, as well as Harris County as a whole. Taking a concerted effort to mitigate future flooding via home elevations, redevelopment of the housing stock to meet new design standards, improving street drainage, utilizing the golf course for water retention, and working closely with Harris County Flood Control District to deepen and widen the bayous through Jersey Village will be vital to the future land use of the City.”
- Add bullet point “The development of Village Center along Jones Road on the south side of US 290 will provide an advantageous opportunity for the City to create a mixed-use development that does not currently exist along the 290 Corridor. This will impact the future development of the ETJ, as well as change the economic landscape for the city.”
- Remove numbers and alphabetize bullet points

Dr. Standlee proceeded the discussion to sections 3.7 – 3.15: Future Land Use. City Manager Bless advised the committee of an update to the city’s future land use map as part of the recent impact fee study. The plan will not affect any of the identified categories until the current use ceases to exist for a period of twelve months.

The committee identified the following changes to sections 3.7 – 3.15:

- 3.7 - Remove the previously utilized future land use plan map and replace with 2020 impact fee study version
- 3.11 - Add medical office space to the list of examples of regional retail uses

- 3.12 - Remove the sentence “there are several designated mixed-use areas designed around downtown and south along South High Street” and replace with “since much of these areas are already platted, a new zoning district will be needed to allow the different uses to be constructed next to the existing ones”
- 3.13 - Replace entire page to spotlight Village Center
- 3.14 - Remove and update table 3.1 to match new FLUP plan
- 3.14 - Add graph showing diversity as discussed in the second paragraph
- 3.14 - Remove the phrase “ensure that taxes remain low” in the second paragraph and replace with the term “diversified revenue”
- 3.15 – Revise the phrase “discussions regarding the golf course remain a hot topic”
- 3.15 – Update percentage of future land use in second paragraph
- 3.15 - Remove and update table 3.2
- 3.15 - Add link to city website for current demographic information
- 3.15 – Remove the title “Historical Growth Rates” and replace with “Growth Rates”
- 3.15 - Remove the phrase “a city’s historical growth rate is often the best indicator of future growth rates”

Additionally, the committee expressed the desire to replace the abbreviation “JV” with “Jersey Village” and update photos throughout the presentation with snapshots that are more reflective of the community in its current state.

With no further discussion, Chairperson Dr. Standlee proceeded to the following agenda item.

E. Set Date/Time for future meetings.

The next meeting is scheduled for September 17, 2020 at 7:00 p.m.

F. Adjourn

Chairperson, Dr. Courtney Standlee adjourned the meeting at 8:55 p.m.

Respectfully submitted,

s/Danielle Cordova
Administrative Secretary, City of Jersey Village

s/Harry O. Ward, P.E.
Director of Public Works, City of Jersey Village