

**MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL OF THE CITY OF JERSEY VILLAGE, TEXAS, HELD ON JANUARY 14, 2010 AT 7:00 P.M. AT THE JERSEY VILLAGE CIVIC CENTER, 16327 LAKEVIEW DRIVE, JERSEY VILLAGE, TEXAS 77040.**

A quorum of the members of the Jersey Village City Council met on Thursday, January 14, 2010 at 7:00 p.m. at the Jersey Village Civic Center, 16327 Lakeview Drive, Jersey Village, Texas 77040, for the purpose of attending the public closing work session conducted by Consultant, Kimley-Horn and Associates. The purpose of the work session was for the Consultants to obtain input concerning the design layout of the structure for the Transit Oriented Development Site located south of Highway 290, proximate to the future extension of Jones Road.

The following Council Members attended the Project Overview Meeting held from 7:00 p.m. to 8:20 p.m.:

Mayor Pro-tem Ernie English;  
Council Member Joyce Berube;  
Council Member Rod Erskine;  
Council Member Curtis Haverty; and  
Council Member Jill Klein.

The following Planning and Zoning Members attended the Project Overview Meeting:

Chairman, David Paul; and  
Commissioner, Rick Faircloth;

Staff in attendance:

City Manager, Mike Castro  
Finance Director, Isabel Kato  
Chief of Police, Charles Wedemeyer  
Public Works Director, Danny Segundo

City Secretary, Lorri Coody  
Director of Parks, Michael Brown  
Fire Chief, Mark Bitz

Mayor Pro-Tem English opened the meeting at 7:00 p.m. Mayor Pro-Tem English explained the purpose of the meeting and turned the presentation over to Consultant Joe Willhite with Kimley-Horn and Associates.

Mr. Willhite began the presentation with an explanation about the Houston Regional Growth Totals and he compared the totals from 2005 to a projection of these totals for the year 2035. He used these numbers to review the employment density and the projected growth for the City of Jersey Village. Based upon his findings, he told those attending that the City could expect a 28% increase in growth, a 55% increase in employment, and a 35% increase in households.

This information was presented to explain that growth is coming to the City of Jersey Village and a TOD is a planned method for capturing that growth. Mr. Willhite then showed pictures of a strip center seven eleven store versus a downtown building. He explained that over time, the downtown structure has a sustaining value while the seven eleven store's value begins to decline after year seven.

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Keeping all this in mind, Consultant Willhite explained that the key to a successful development is to find the right mix, a mix that makes a tax base sustainable and one that will weather recessions. Good development patterns are pedestrian friendly, include mixed use development in its design, and provide for open public spaces. Additionally, housing styles are a key to success, meaning there must be variety with a design for pedestrians. All of this is achieved by architectural scaling.

Mr. Willhite explained that during the public meeting held on Tuesday, January 12, 2010, certain information was collected upon which proposed sketches have been prepared that depict how the TOD might appear. The input gathered from the January 12, 2010 meeting indicated that citizens want the area developed so that it provides a place to live, a place to work and a place to play. Citizens want a development that is:

- Positive to the tax base
- Insures safety of residents and businesses
- Provides access to cross Highway 290
- Leverages the investment in transportation
- Provides alternative choices for housing

Mr. Willhite closed his portion of the presentation by reviewing pictures of the current area and looking at general barriers to the development.

After this portion of the presentation, sketches of different options were displayed by the Consultants depicting how the developed area might appear.

Option One

Demonstrated grids for a station on Jones Road for two kinds of rail – rail for long distances and for short distances. The sketch showed the drainage being used as a public walkway/green space and it demonstrated the possible layout for the TOD in relation to the rail station. The sketch took into consideration hike and bike options and displayed how all the options for the town center were located within ½ mile radius or within a 10 minute walk.

Option Two

This option was similar to Option One with the location of the two rail lines on Jones Road. It also used the drainage channel as a public walk way. This option located a recreational park in the top northern corner near 290. It would serve as a buffer. The sketch also provided for a Civic Center with parking. The Consultant explained that mixed use and office could be located along Jones Road near the rail station and then showed where the residential units would be located.

The Consultants also explained how the TOD might be laid out using scaling. They explained how the TOD Core would be comprised of buildings of 3 to 5 stories with buildings of 4 to 6 stories along Highway 290. Then the height of the buildings would transition as the

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development moved away from the core to the TOD neighborhood and then transition again as the development moved away from the neighborhood.

The public was also shown sketches of what the train station might look like as well as what Wright Road looks like today and what it might look like in the future.

The presentation closed with the next steps for the Consultants which are:

- Obtain feedback
- Redefine the development
- Investigate the fiscal impact
- Generate implementation strategies
- Present findings to Council

Those attending the meeting had questions and discussion was had concerning the following areas of concern:

- The TOD coverage area
- Parking – structures and on-street parking
- Noise from the trains
- Who owns the land and the process of obtaining the land for the development
- Flooding and drainage
- Increase in taxes for current Jersey Village residents
- Funding for the rail project
- Jones Road Construction

The meeting closed at 8:20 p.m. with no official business for the City of Jersey Village being conducted at this meeting.

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Lorri Coody, City Secretary