



NOTES

Client: City of Jersey Village
Project: Comprehensive Plan (CJV-2401.00)
Subject: Comprehensive Plan Update Committee Meeting
Date: Tuesday, June 17, 2025
Time: 6:00 PM
Location: Municipal Meeting Room, 16327 Lakeview Drive, Jersey Village, TX 77040 ☒ Meeting ☒ Teleconference

The following is a summary of the meeting held on the date above. This record is not a direct transcript, but rather a summary of the discussion including next steps. Please notify Antero Group of any changes needed within five (5) business days of the issuance date. If no comments, additions, or corrections are received within five (5) business days of issuance date, these minutes shall be deemed approved.

ATTENDEES

- Eric Henao, CPUC Committee Chair
- Tom Eustace, CPUC Place 2
- Joseph J. Paul, CPUC Place 4
- Gregory Nash, CPUC Alternate Place 1
- Steven Gill, Alternate Place 2
- Drew Wasson, City Council
- Robert Brasford, Assistant City Manager
- Miesha Johnson, Community Development Manager
- Michael Schmitz, Antero Group
- Sean Norton, Antero Group
- Jonathan Sherman, Antero Group
- Aldo Fritz, TJKM
- Rik Adamski, ASH+LIME

ACTION ITEMS

DESCRIPTION	LEAD
Confirm distribution of chapters 1 & 3 to CPUC	City Staff
Complete draft of Comprehensive Plan	Antero Group
CPUC Meeting on Tuesday, July 22 nd at 6:00 PM	Antero Group / CPUC

SUMMARY

- Antero provided a summarized recap of the public meeting in May and the additional survey distributed through the beginning of June.
 - The community input survey #2 received over 150 responses.
 - There was general consensus among survey respondents in terms of agreement with objectives.

- Adjustments were made to draft objectives to enhance clarity and address community feedback, particularly regarding safety and housing.
- All objectives for growth management and future land use prioritize resident-first development and revitalization of existing spaces, and to attract businesses that align with Jersey Village's character.
- Survey responses indicate strong support by the community for hazard mitigation and risk reduction, particularly flood mitigation. The residents who responded to the survey emphasized the importance of fiscal responsibility and long-term resilience of the community.
- Discussion was held on Goal B and the use of the term "young families," aiming to ensure all families benefit from the goal. The Project Team confirmed that young families are a large part of the existing demographics in Jersey Village, as discussed in Chapter 3 of the Comprehensive Plan draft. Goal B also incorporates generational support. The goal was modified to be explicitly inclusive of all generations.
- Antero recommended that the City review and update its zoning ordinance to permit accessory dwelling units in single-family districts by right. Accessory units are currently only permitted with conditions.
- Antero clarified that a portfolio of pre-approved housing plans is aimed at preserving community character with design guidelines and aesthetic standards that facilitate a proactive approach to development. CPUC requested that the Project Team identify an example to communicate this effectively.
- Antero recommends providing access to and communicating the value of incentive programs to encourage the installation of rain gardens and other nature-based stormwater solutions on both public and private property.
- There were no comments on objectives related to recreation and green space, or mobility and safety.
- The City recently rolled out a code violation reporting tool for the community with its new website. The focus for this strategy should be on communicating the value of the tool, how to use it, and what outcomes to expect from its implementation.
- The City has been implementing its Capital Improvement Plan with large expenses as a result of deferred maintenance. Antero recommends continuing its strategic approach to enhancing its existing utility network and prioritizing capital improvement projects on critical and aging infrastructure.
- Future Land Use Map update recommendations and community responses were shared with CPUC. Antero recommends modifying the existing Future Land Use Map to incorporate more mixed-use classifications. There was limited feedback from CPUC and recommendations were accepted.
- Antero confirmed that it received no comments or responses from public input that were surprising or uncharacteristic of the trends observed in the community.
- Antero Group would like to submit and discuss the draft Comprehensive Plan before presenting it to the public.

NEXT STEPS

- A CPUC Meeting has been scheduled for Tuesday, July 22nd at 6:00 p.m.
- The draft plan will be submitted to CPUC at least one week in advance before the meeting.