

**MINUTES
JOINT MEETING AND PLANNING WORKSHOP
CITY COUNCIL AND PLANNING COMMISSION
CITY OF NASSAU BAY, TEXAS
FEBRUARY 3, 2020
6:00 PM**

MEMBERS OF COUNCIL PRESENT: Mayor Mark Denman, Mayor Pro Tem Don Matter, Councilmembers Ashley Graves, Bryce Klug, Bob Warters, and Matt Prior

MEMBERS OF COUNCIL ABSENT: Councilmember John Mahon

MEMBERS OF PLANNING COMMISSION PRESENT: Chairman Roscoe Lee, Commissioners Jeff Horton, Arlene Phillips, John Nugent, Omar Abotteen, and Angela Braun

MEMBERS OF PLANNING COMMISSION ABSENT: Commissioner Louis Nguyen

OTHERS PRESENT: City Manager Jason Reynolds, City Secretary Sandra Ham, Assistant City Manager Mary Chambers, Finance Director Csilla Ludanyi, and Fire Chief Tom George

PRESIDING: Mayor Mark Denman

CALL TO ORDER AND ROLL CALL OF MEMBERS

Mayor Mark Denman called the meeting to order at 6:00 p.m.

A quorum of City Council was present with six Councilmembers in attendance.

A quorum of the Planning Commission was present with six Commissioners in attendance.

CITIZENS' REQUEST FOR HEARING BEFORE CITY COUNCIL

Public Hearing was opened at 6:01 p.m.

There being no one wishing to speak, the Public Hearing was immediately closed.

CITY COUNCIL NEW BUSINESS

Authorization of the Mayor to sign an interlocal agreement between the City of Nassau Bay and Harris County regarding the County's desire to donate safety devices to the City

Fire Chief Tom George indicated the Harris County Fire Marshall's Office purchased an electronic accountability system for all of the Fire Departments within Harris County. Harris County's system was purchased with a grant, and grant terms denoted the Harris County Fire Marshall's Office must in turn grant the equipment to surrounding departments. Harris County would now like to donate this equipment to the Nassau Bay Volunteer Fire Department and Chief George clarified there are no financial obligations for accepting this donation.

It was moved by Councilmember Bryce Klug, seconded by Mayor Pro Tem Don Matter to authorize the Mayor to sign an interlocal agreement between the City of Nassau Bay and Harris County regarding the County's desire to donate safety devices to the City.

Motion passed 6 – 0.

CITIZENS' REQUEST FOR HEARING BEFORE PLANNING COMMISSION

Public Hearing was opened at 6:06 p.m.

There being no one wishing to speak, the Public Hearing was immediately closed.

PLANNING WORKSHOP

City Council, the Planning Commission, Kendig Keast Collaborative, and Staff conducted a planning session to discuss the City's future vision, projects, management initiatives, goals, and objectives in regards to the development of the Comprehensive Plan.

Assistant City Manager Mary Chambers began by introducing President Gary Mitchell and Practice Leader / Community Planning Director Meredith Dang of Kendig Keast Collaborative. Assistant City Manager Chambers also noted Kendig Keast Collaborative previously performed the City's 2010 Comprehensive Plan Update. Ms. Dang began the workshop by outlining the objectives for the meeting, which included discussion on the process and timeline, discussion of "big picture" issues, and context for the Comprehensive Plan.

Overviewing the process and timeline, the Comprehensive Plan is in the early input stage, with the City hosting the first joint workshop. The City will also be hosting several small group listening sessions made up of randomly selected citizens in order to obtain a cross section of voices. The City will also host a Town Hall meeting on February 24th.

Other phases of the process will be an overview of the existing City and the future City. In the future City discussion, the plan will focus on recommendations on items that are implementable. Additionally, the updated plan will provide timelines for actions to implement those recommendations. A final workshop will be held in July, with a final report delivered to Council in September.

Ms. Dang continued by providing a brief overview of Nassau Bay's history, a phase in the process called "looking back." This process highlights the City's changes over the past 50 years. She presented Census data for the City, and provided 2014-2018 population estimates. Ms. Dang indicated the City's population has remained stable over the past 20 years. She continued by noting the median age decreased 10 years, to 40.6 years old. She asserted these population details have planning considerations for the future.

City Manager Jason Reynolds inquired whether any members of City Council or the Planning Commission were surprised by the demographic data. Planning Commission Chairman Roscoe Lee indicated his astonishment regarding the median age.

Community Planning Director Dang indicated the purpose of the Comprehensive Plan is to plan for the City's 2040 vision. She inquired on the City's major accomplishments, as well as goals yet to be realized.

Discussion continued on the future vision, with Mayor Pro Tem Don Matter commenting on the Sapphire Apartments. City Manager Reynolds asked Council to recall the 2010 Comprehensive Plan update, which included recommendations on revitalizing the commercial corridor. Assessing the plan, he indicated the Urban / Mixed Use zoning has not specifically come into fruition, as Council's goal was to redefine mix-family residential. Councilmember Matt Prior continued the discussion, inquiring if there is a need for high-density residential structures, and if so, inquiring on the needs for the City to attract new homeowners. City Manager Reynolds noted the City's amenity rich environment is an attraction, specifically, the City's parks, peninsula, and outdoor space.

Ms. Dang challenged Council to recall other City's accomplishments within the past five to ten years. Mayor Pro Tem Matter again emphasized the City's inability to draw retail services to the City, as the price of retail rent space remains a negative factor in attracting businesses. City Manager Reynolds indicated there is a drive to create a more diverse commercial corridor, as Space Center and Houston Methodist become influential assets in the City. Additionally, Mr. Reynolds recognized that the City has been more accepting of tourism. This is due in part because the City is able to maintain separate commercial and residential areas in the City.

Planning Commission Chairman Roscoe Lee continued the discussion, summarizing the City's vision for the Urban District. He noted Houston Methodist is located in the former Urban District, as they were recently rezoned as a Planned Unit Development. The entities remaining in the Urban District include the Sapphire Apartments and the Bay House Apartments, therefore, Mr. Lee inquired whether it was the City's desire to retain an Urban District. Mayor Pro Tem Matter acknowledged that as the City embarks on attracting new retail, there is a need for additional "traffic" of individuals and families in the City. He indicated the City does need to have the residential influx in order to attract additional commercial businesses.

As the discussion transitioned to the future City, Planning Commission Chairman Lee continued by indicating his desire for Nassau Bay to be a more walkable City, similar to the goal outlined in the previous Livable Centers Study. Councilmember Matt Prior indicated a desire for a more cohesive waterfront and argued that the current waterfront is underutilized. Councilmember Klug also commented on the need for a high-quality restaurant in the area but realized it may be an unrealistic idea. Mayor Pro Tem Matter echoed the comments, noting there has not been a successful waterfront restaurant on Clear Lake, yet he notices that other cities have been successful. He believes Nassau Bay should be successful considering the amount of boat traffic in the lagoon.

Community Planning Director Dang continued the discussion and asked all for what they would like to see happen in Nassau Bay. She also asked Council to focus on their top strategic issues, which could be ongoing, personal priorities, or the most difficult issues they would like to see addressed.

Planning Commission Chairman Lee commented on the tremendous impact of the home elevation program, and noted there would be possible zoning changes to address this new facet of the City.

Mayor Mark Denman commented on the redevelopment of single family homes, and briefly remarked on multi-family developments in the City, specifically the Sapphire Apartments and Colony Oaks Apartments.

City Manager Reynolds remarked on the City's perception as an "affluent" community, and the belief that Nassau Bay would desire to remain branded as so. Although he also noted that cities around Nassau Bay have eclipsed Nassau Bay in terms of median income.

There was a brief discussion on mitigation of flood risks and Nassau Bay's infrastructure, including the replacement of the water and sewer lines. Councilmember Klug also voiced concerns regarding drainage issues at David Braun Park. He also encouraged greater utilization of the peninsula with better signage along the trail, and a broader range of playground equipment at the parks. Overall, he would encourage these amenities for the homeowners in Nassau Bay. City Manager Reynolds inquired further on the signage, with members discussing signage around the City, as well as the Parks & Recreation Committee's actions towards more signage in Nassau Bay.

Councilmember Prior expressed the importance of the aesthetics of the City, specifically the palm trees on NASA Parkway.

City Manager Reynolds indicated his understanding for a desire for Nassau Bay to be a resort community, similar to Nassau Bay in the 1970s with a lot of young families. Mr. Reynolds inquired to all on their vision of the community as Nassau Bay trends to a younger demographic. Councilmembers provided comments on the lack of activities for younger families, compared to the 1970s. As not all households have children under 18, it was discussed a balance was needed to provide amenities for both age groups, older and younger.

There was also brief discussion around medium income in Nassau Bay, comparing to nearby cities, and how median income is determined for retirees.

Councilmember Graves voiced the importance of the City's infrastructure. The more dense the population of Nassau Bay, the greater ability to provide amenities and attract younger families. Comments continued on household size, and possible ordinance changes that restrict the minimum square footage of a home. Current, homeowner associations dictate a household square footage.

Ms. Dang continued the discussion and asked for remarks from additional members who had not had the opportunity to provide input. Commissioner Jeff Horton expressed the desire for more community gathering places in the City. Commissioner Arlene Conrad stated the need for a restaurant. Commissioner Angela Braun expressed concern for Dollar General leaving the City, and indicated a desire for a small store in the City. Commissioner Omar Abotteen echo similar responses regarding the desire for a resort-style neighborhood, which caters to both younger and older households.

The meeting continued with an ending discussion regarding swimming, the boating community, and the City's waterfront access, which sets the City apart from other nearby communities. In general, it was discussed finding the adequate balance between a resort community while providing amenities that attract younger families to Nassau Bay was needed.

200203 Joint City Council & Planning Commission Workshop Minutes

ADJOURNMENT

There being no further business, the meeting adjourned at 6:58 p.m.

Minutes approved as submitted and/or amended this 11th day of May, A.D. 2020.



ATTEST:

Sandra V. Ham
City Secretary

CITY OF NASSAU BAY, TEXAS

Mark A. Denman
Mayor