

**MINUTES  
JOINT MEETING AND PLANNING WORKSHOP  
CITY COUNCIL AND PLANNING COMMISSION  
CITY OF NASSAU BAY, TEXAS  
MARCH 9, 2020  
6:00 PM**

**MEMBERS OF COUNCIL PRESENT:** Mayor Mark Denman, Mayor Pro Tem Don Matter, Councilmembers John Mahon, Bob Wartens, and Matt Prior

**MEMBERS OF COUNCIL ABSENT:** Councilmembers Ashley Graves (6:03pm) and Councilmember Bryce Klug

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

**MEMBERS OF PLANNING COMMISSION ABSENT:** Commissioner Omar Abotteen

**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 five 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 6:02 p.m.**

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

**CITIZENS' REQUEST FOR HEARING BEFORE PLANNING COMMISSION**

**Public Hearing was opened at 6:03 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.

Practice Leader / Community Planning Director Meredith Dang of Kendig Keast Collaborative began the discussion by outlining the objectives for the planning session. Ms. Dang indicated discussion would include a presentation highlighting the existing City phases and Town Hall meeting, confirmation and consensus on the proposed City direction and priorities for the Comprehensive plan, and a discussion on population scenarios.

In this workshop, Ms. Dang indicated a priority to transition the discussion from the existing City to the vision of the future City. She continued by highlighting input from the recent Town Hall meeting held on February 24, 2020. A questionnaire was distributed at the community-wide outreach event on February 24th, which drew 146 responses. She summarized select highlights from the evening's survey, as well as group exercises conducted during the event.

The feedback from the Town Hall event also asked participants to rank their "top five community priorities" from among a list of 16 potential items drawn from earlier interaction with City officials, staff and residents. The resulting top five priorities included storm water drainage, police/fire/ambulance services, infrastructure (water/sewer), more shopping and services, and redevelopment of older apartment complexes. The lowest priority items included greater housing variety/options and diverse employment opportunities.

Participants were also asked to provide feedback on the future of Nassau Bay, in relation to personal and community values important for the City's new long-range plan. The top values included recreation/outdoor activities, healthy living, families/youth, and seniors.

The greatest consensus among participants to be critical to the City's future were statements regarding increasing the resilience of Nassau Bay to natural disasters such as flooding. Additionally, participants agreed it is important that Nassau Bay revitalize existing neighborhoods and areas of the City as new growth and development continues, including a focus on maintenance of existing properties and roads. The least consensus among participants were topics revolving sidewalks in the City and the encouragement of a variety of housing types to meet the needs of residents at all stages of life.

Resiliency topics, such as infrastructure and safety were among the top concerns for participants. Additionally, a SWOT (strengths, weaknesses, opportunities, threats) analysis was completed, and the resulting information would be utilized and incorporated into the Comprehensive Plan.

Planning Commission Chairman Roscoe Lee inquired how the Comprehensive Plan incorporates an asset that is both perceived as a positive and negative resource to the City. Ms. Dang noted there is great work in addressing the concern, and why those concerns are in place. Additionally, Planning Commission Chairman Lee also inquired on the statistics presented, specifically the numbers shown that state the City is trending younger, but the statistics show that 80% of the households don't have individuals under 18 years of age. Ms. Dang emphasized that although the key numbers show that the median age has been dropping, the percent of households with one or more people under age 18 was 20.1 percent, lower than the percentage of households who live alone. Additionally, she stated as of 2018, 37.3 percent of households in Nassau Bay composed of people living alone.

Ms. Dang continued the discussion by presenting more key numbers relevant to the growth and future of the City. Ms. Dang indicated the educational attainment level for Nassau Bay is significantly higher than the region and state, with 98.6 percent of people 25 years and over with at least a high school education. Also, 60.8 percent of individuals had an educational attainment of bachelor's degree or higher.

Continuing to housing, Ms. Dang noted there are seven multifamily properties totaling 1,166 units. The average year of construction of multifamily units is 1966. The median home value of owner-occupied units was \$216,300, and values have been increasing since 2010. While home values are higher than regional and state levels, a 2019 CDS study found they were lower than housing within a 1- and 3-mile radii. Mayor Pro Tem Matter questioned whether data was available on a neighborhood level. Mr. Reynolds responded that the City would have to provide this level of data, but it would be a more labor-intensive manual process.

Ms. Dang continued the workshop by focusing on Houston Methodist Clear Lake Hospital. The hospital's expansion will be a \$41 million investment into the City and have significant economic impact to Nassau Bay. An increase in the hospital's employees and visitors/patients will require a further examination of transportation, infrastructure, supporting land uses.

Ms. Dang noted that there was a \$18.3 million leakage in retail spending, as found in a 2019 CDS study. In the CDS' Market Demand Study survey, 87 percent of respondents said they shop further than 3 miles for most items. The current CDS study does not show that more restaurants are needed.

Ms. Dang also summarized details on the City's home elevation program, which, when complete, the program will have mitigated more than 95 percent of the homes on the FEMA repetitive loss list.

On average, the annual daily traffic along NASA Parkway is 40,000 individuals. Vehicle traffic can bring exposure and customers for retail, but traffic congestion can negatively impact a resident's quality of life. Councilmember Matt Prior inquired about data for prior years, with Ms. Dang noting that the numbers for annual daily traffic have not shifted dramatically in the last three years. Mayor Pro Tem Matter expressed that he believed the number to be higher.

Moving towards the City's amenities, Ms. Dang noted there are 2.6 miles of trails in Nassau Bay. The trails include the Upper Bay Boardwalk, the wildlife peninsula and internal park trails. Overall, recreation and park amenities were ranked highly by residents at the Town Hall meeting.

Ms. Dang continued by overviewing various population scenarios. She suggested that major growth is not anticipated, and that growth could occur through household size increasing if more families move to Nassau Bay. She did emphasize the numbers provided in the scenarios are projections with many variables. She asked City Council and the Planning Commission to theorize an increase in household sizes, as the current average household size is 2.4 persons. If steady growth pattern continues, Nassau Bay's population is estimated to be 4,300 in the year 2040. According to the Texas Water Development Board (TWDB) projections, Nassau Bay's population would be 4,127 in

2040. There was a brief discussion on how the TWDB makes projections, with it noted TWDB projects for long range water planning and drainage.

Commissioner Louis Nguyen inquired if for planning purposes there is only a review of residential population, or does the plan take into consideration the daytime population. Ms. Dang indicated that the Comprehensive Plan does account both populations. She stated that population growth is usually a more significant factor for cities. Mr. Nguyen noted that perhaps the concerns for infrastructure might not be as great as previously thought, as the residential population is not increasing very drastically. Ms. Dang noted an increase in commercial corridor could have a future effect on infrastructure.

Councilmember Bob Warters inquired on the median income for Nassau Bay. Ms. Dang reported it to be \$86,944, which is significantly higher than Harris County and the metro area. She did verify that this income number does include more than wage earnings.

Ms. Dang ended the workshop by providing the guiding principles for consideration in the Comprehensive Plan. This initial set of guiding principles for the Comprehensive Plan will be refined in conjunction with each of the major planning topics considered through the remainder of the plan development process.

- GP1: Nassau Bay will be **BALANCED** in its approach to development, encouraging revitalization of older housing stock and commercial areas, while seeking to both maintain the character of the residential community and create more amenities for existing and future residents (restaurants, retail, arts/culture, etc.).
- GP2: Nassau Bay will be **ACTIVE** by encouraging a healthy community and lifestyles through support for the City's parks and natural assets, including the waterfront, and by involving residents and businesses to help ensure safe and secure neighborhoods and well-supported public safety services.
- GP3: Nassau Bay will be **COMMUNITY-MINDED** by listening and responding to resident's concerns, maintaining high customer service, encouraging civic participation, and by preserving the "small town feel" of the community.
- GP4: Nassau Bay will be **RESILIENT** as it prepares for the future, pro-actively investing in infrastructure, public safety, emergency preparedness and elements that will make the community stronger while working to ensure the City remains fiscally sustainable through a diverse economy, revitalized commercial corridors, and a bolstered tax base.
- GP5: Nassau Bay will be **COLLABORATIVE** in addressing opportunities and challenges, seeking local and regional partnerships to effectively address transportation, economic development, tourism, infrastructure, security, resiliency, and quality of life needs.

Ms. Dang requested feedback from all on the guiding principles, as they were intended to reflect the values given from the public. This feedback should be provided to Assistant City Manager Mary Chambers by March 23rd.

200309 Joint City Council & Planning Commission Workshop Minutes

**ADJOURNMENT**

There being no further business, the meeting adjourned at 6:55 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