

**MINUTES OF THE MEETING OF THE JERSEY VILLAGE
PLANNING AND ZONING COMMISSION**

April 10, 2024 – 6:00 p.m.

THE PLANNING AND ZONING COMMISSION MET ON APRIL 10, 2024, AT 6:00 P.M. IN THE CIVIC CENTER MEETING ROOM, 16327 LAKEVIEW DRIVE, JERSEY VILLAGE, TEXAS.

A. The meeting was called to order in at 6:00 p.m. and the roll of appointed officers was taken. Commissioners present were:

Rick Faircloth, Chairman	Cynthia Kopinitz, Commissioner
Eric Henao, Commissioner	David L. Lock, Commissioner
Nestor Mena, Commissioner	
Debra Mergel, Commissioner	

Staff in attendance: Lorri Coody, City Secretary and Austin Bleess, City Manager. Council Liaison, Drew Wasson, was present at this meeting.

Commissioner Charles A. Butler, III was not present at this meeting.

City Attorney, Justin Pruitt, was not present at this meeting.

B. CITIZENS' COMMENTS - Any person who desires to address the Planning and Zoning Commission regarding an item on the agenda will be heard at this time. In compliance with the Texas Open Meetings Act, unless the subject matter of the comment is on the agenda, the City staff and Commissioners are not allowed to discuss the subject. Each person is limited to five (5) minutes for comments to the Planning and Zoning Commission.

There were no Citizens' Comments.

C. Consider approval of the minutes for the meeting held on November 29, 2023.

Commissioner Mergel moved to approve the minutes for the meeting held on November 29, 2023. Commissioner Mena seconded the motion. The vote follows:

Ayes: Commissioners Members Henao, Mergel, Mena, Lock, and Kopinitz
Chairman Faircloth.

Nays: None

The motion carried.

D. Discuss and take appropriate action concerning the annual review of the City's progress in implementing the Comprehensive Plan and prepare the 2024 Annual Progress Report for submittal and presentation to the City Council on April 22, 2024.

Austin Bleess, City Manager, introduced the item. Background information is as follows:

As part of the Comprehensive Plan, the Planning and Zoning Commission is charged with:

- Recommending to City staff an annual program of actions to be implemented, including guidance as to the timeframes and priorities.
- Preparing an Annual Progress Report for submittal and presentation to the City Council

- Ensuring decisions and recommendations presented to the City Council are consistent with this plan's policies, strategies, and recommendations.
- Helping to ensure the plan is considered in the decisions and actions of other entities.
- Amending, extending, or adding plan revisions as necessary and appropriate.

This item is to conduct the annual review of the Comprehensive Plan with respect to current conditions and trends. The review is to provide a basis for adjusting capital expenditures and priorities and will reveal changes and additions necessary to keep the Plan functional, current, and applicable long-term. It is recommended that the review include consideration of the following:

1. The City's progress in implementing the Plan;
2. Changes in conditions that form the basis of the Plan;
3. Community support for the Plan's goals, strategies, and actions; and
4. Changes in State laws.

An Implementation Progress Report was included in the Plan in order to aid with implementation. It provides a summary of the Plan's recommendations, and along with budget assumptions, it assigns a suggested time frame in which to commence action items.

The time frames are as follows:

SHORT-TERM RECOMMENDATIONS:

- Implementation of these action items should begin following plan adoption.
- Approximate timeline: zero to five years following plan adoption.

MID-TERM RECOMMENDATIONS:

- Implementation of these action items will likely follow short term recommendations.
- Approximate timeline: five to ten years following plan adoption.

LONG TERM/ON-GOING RECOMMENDATIONS:

- These action items should be continually addressed by City leaders (i.e. no specific time frame is applicable).

Included with this packet is a breakdown of the various goals from the Comprehensive Plan and where they are at, or when they are scheduled to be completed.

The Comprehensive Plan requires that all relevant demographic data regarding the economy of the City be compiled and updated at least annually. This information was included in the meeting packet.

Finally, there have been no changes in the law that will affect our Comprehensive Plan.

The Commission discussed the progress made during this period for the City's Comprehensive Plan.

With no further discussion on the matter, Commissioner Lock moved to approve the 2024 Annual Progress Report for submittal and presentation to the City Council at the April 22, 2024, Meeting. Commissioner Mena seconded the motion. The vote follows:

Ayes: Commissioners Members Henao, Mergel, Mena, Lock, and Kopinitz
Chairman Faircloth.

Nays: None

The motion carried.

A copy of the 2024 Annual Progress Report is attached to and made a part of these minutes as Exhibit A.

E. Discuss and take appropriate action recommending to City Council three (3) members of the Planning and Zoning Commission to serve on the 2024 Comprehensive Plan Update Committee.

BACKGROUND INFORMATION:

The City's Comprehensive Plan is the guiding document that helps leaders, over the course of 15-20 years, make improvements that ensure that the City remains a desirable place to live, where property values increase, and the quality of life remains strong. The plan presents a vision for the future, with long-range goals and objectives for all activities that affect the local government. The city's current Comprehensive Plan can be viewed from the homepage of the city's website at <https://www.jerseyvillagetx.com/page/cpuc.2020Plan>.

The Comprehensive Planning Update Committee is responsible for:

- 1) Inquiring into the progress and implementation of the Comprehensive Plan;
- 2) Evaluating any changes in conditions that form the basis of the Comprehensive Plan;
- 3) Evaluating community support for the Comprehensive Plan's goals, strategies, and actions
- 4) Recommending changes to the Comprehensive Plan to the Planning and Zoning Commission, who in turn shall make a final recommendation to City Council.

A provision in the Comprehensive Plan requires that City Council appoint a Comprehensive Planning Update Committee at least every four years. Accordingly, the next Committee appointments are to be made in July of 2024.

The committee shall consist of seven regular members and three alternate members. Three regular members of the committee shall be current members of the City's Planning and Zoning Commission.

This item is to recommend to City Council three (3) members of the Commission interested in serving on the 2024 Comprehensive Plan Update Committee.

After discussing the matter, the following three (3) members were selected to serve on the 2024 Comprehensive Plan Update Committee: Nestor Mena, Eric Henao, and David L. Lock.

F. Adjourn

There being no further business on the agenda the meeting was adjourned at 6:15 p.m.

Lorri Coody, City Secretary



EXHIBIT A

Planning and Zoning Commission Minutes

APRIL 10, 2024

2024 Annual

Comprehensive Plan Progress Report



CITY OF JERSEY VILLAGE PLANNING & ZONING COMMISSION 2024 ANNUAL COMPREHENSIVE PLAN PROGRESS REPORT

On February 22, 2021, City Council approved Ordinance No. 2021-05, which adopted the Jersey Village Comprehensive Plan 2020 Update. As part of the Plan, the Planning and Zoning Commission is charged with preparing an Annual Progress Report for submittal and presentation to the City Council.

On April 10, 2024, the Planning and Zoning Commission conducted the 2024 annual review of the Comprehensive Plan and reports the following:

The City's Progress in implementing the Plan: In determining Plan's implementation progress, the Commission reviewed the Implementation Progress Report, made a part of this report as "Exhibit A". This report outlines the Plan's recommendations and suggested time frames for completing action items. The report also outlines the timeframe for items to be worked in future fiscal years.

There are no major changes in conditions forming the basis of the Plan's goals, strategies, and actions.

The Commission finds that recommended projects and the timelines as presented in the Implementation Progress Report are sufficient and feasible given budget parameters and recommends implementation of the plan in accordance with the report.

Demographic Data: Updates to relevant demographic data regarding the economy of the City are attached to and made a part of this report as "Exhibit B."

Changes in State laws: Finally, there have been no changes in the law that will affect our Comprehensive Plan.

Respectfully submitted, this 10th day of April 2024.

s/Rick Faircloth, Chairman

ATTEST:

s/Lorri Coody, City Secretary



Recap of Comprehensive Plan 2020 Update Implementation

This recap is being provided with information as of March 2024.

Future Land Use Recommendations

Establish a zoning overlay district for the Highway 290 corridor.

Staff and our consultants looked at a zoning overlay district for the corridor. It was determined that an overlay district was not the best option. A complete overhaul of the codes was done and the underlying goal of this item was met in May 2023.

Review existing development codes to identify incompatibility with the vision and desired uses (higher quality restaurants, services, and entertainment), and to protect residential neighborhoods.

This was completed in May 2023.

Compile all relevant demographic data regarding the economy of the City and update at least annually.

This is done annually in July.

Conduct a full cost of service and revenue generation analysis for annexation of the extraterritorial jurisdiction (ETJ).

A cost benefit analysis was done on this for an area along Charles Road and Wright Road, south of Charles Road. Many property owners expressed interest in receiving city water and sewer, however there very few property owners that returned the petition for annexation so they could receive water and sewer.

Promote aesthetically pleasing designs for retail and commercial land uses that are located at major intersections as destinations in their own right, but also as corridor framing uses.

Annually the city sends out communications to business owners encouraging the use of similar types of flowers and plants to what is recommended in our Branding Standards Plan.

Consider mixed use development, combining residential and nonresidential uses.

This was done as part of the update to our zoning ordinances, which was completed in May 2023.

Promote redevelopment and land use patterns that reduce the number and length of auto trips and support walking and bicycling. Encourage friendly, walkable environments within key destination areas of the community by offering incentives to developers such as reduced parking requirements.

This was done as part of the update to our zoning ordinances. Parking requirements were reduced, and walkable environments are being encouraged. The city is also finishing sidewalk extensions leading to businesses to help encourage this as well.

Public Services, Utilities and Flood Mitigation Infrastructure

Ensure a fire service rating equivalent to the city's current rating is maintained.

This is an ongoing item. The City continues to maintain a ISO rating of 2.

Continue positive working relationship with Harris County Flood Control.

The City maintains a positive working relationship with HCFCD. City Manager Bleess is in regular communication with HCFCD on projects that would impact the City.

Continue to implement the Long-Term Flood Recovery Plan.

Since 2017 there have been about 165 homes that have been identified for potential elevation. Since that time 78 of the homes have been awarded grant funding for home elevations, 6 have been mitigated as part of TIRZ 3, 2 others were purchased by FEMA through HCFCD, and 3 others were mitigated by the individual property owners. That leaves 76 homes that remain to be mitigated as of today. However, of that number several homeowners have opted not to have their property mitigated.

The Preliminary Engineering Report (PER) for the E127 Project is expected to be completed in March 2024. The preliminary costs of construction are now about \$13,000,000. City staff and Engineers will look at some alternatives to see if things could be done differently or more cost effective to bring the cost down. City staff is also evaluating other grant opportunities that could be utilized to fund some portions of the project as well.

The City continues to implement the Long-Term Flood Recovery Plan. As of this writing the City Manager has submitted one grant request for the FY23 FMA Home Elevations for 2 homes.

Transportation and Circulation Recommendations

Develop neighborhood pedestrian connections through a trail system. Acquire/secure land needed for initial paths of trail system. Utilize existing bayous and conveyance channels to help expand the trail system if necessary.

City staff is working with Harris County, Harris County Flood Control District, and CenterPoint Energy to increase pedestrian connections to other existing trails outside of the City limits.

Explore TxDOT funding opportunities for multi-modal transportation alternatives.

City staff monitors funding opportunities.

As of March 2024 the City Manager is applying for a Safe Streets For All Action Planning Grant to help develop the plan that would allow us to apply for construction grants on future projects.

Conduct a corridor pedestrian mobility study to identify specific corridor deficiencies and prioritize potential improvements.

Some areas of deficiencies have been addressed, including along Jones Road and Village Drive. Staff will continue to evaluate these improvements with future funding opportunities.

Prioritize sidewalk improvement areas based upon propensity to generate pedestrian traffic, with safe routes to schools and safe routes to transit of highest priority.

For FY22 and FY23 the City Council allocated \$225,000 each year for sidewalk replacement. Maps that are updated regularly [can be found on our website](#) showing what has been repaired so far and what is scheduled to be repaired.

Create an enhanced pedestrian environment along key entry roadways and those with adjacent residential development to encourage walking to local retail and service destinations, especially along Jones Road, Jersey Meadows Drive, and Castlebridge Drive.

Sidewalks along Jones Road have been completed from the Foundry Church to Village Green Drive. Further increases in extensions along the west side of Jones Road are being evaluated. The other areas are currently being evaluated and will be budgeted in future fiscal years.

Encourage the County to connect Taylor Road west of the extraterritorial jurisdiction (ETJ) to provide better access for future development.

The City Manager annually reaches out to our County Commissioners Office on this topic. This connection likely would not be done until there is more density in the area between North Eldridge Parkway and Jones Road.

Economic Development Recommendations

Consider creation of a municipal management district (MMD) to fund corridor enhancements and on-going maintenance.

Staff has looked into this. It is another level of government that the property owners would have to buy into. The logistics of this are fairly straight forward, but there has been little interest shown from the business community in this.

Encourage development of desired office, retail, service, and entertainment venues through the use of tax abatement, TIRZ, or 380 agreements.

The Community Development Manager reaches out to realtors and property owners approximately every 6 weeks to remind them of the opportunities that exist and the tools the City has to help these types of developments.

Identify and target underserved retail market segments.

Annually the Community Development Manager gets a report about the retail leakage. That information is shared with local property owners and is used to help target market segments that could do well in Jersey Village. She also actively targets retail market segments as well.

Prepare marketing materials highlighting the assets and advantages of Jersey Village.

A marketing video was made in the fall of 2023. Further marketing materials will be made when the construction project for the Club House is completed.

Establish working relationships with commercial brokerages.

The Community Development Manager reaches out to commercial brokerages that have locations in and around Jersey Village, or is listing property in Jersey Village, every 6 weeks. This has resulted in productive meetings and good working relationships with them.

Develop and implement an expanded Marketing Plan for the Jersey Meadow Golf Club.

In Fiscal Year 2023 the Golf Course had its best year ever, and even turned a profit for the year. In Fiscal Year 2024 the Golf Course is projected to be profitable again. With the completion of the new Club House coming in summer 2024 this makes marketing the course even easier.

Staff feels this goal has been accomplished.

Assemble a package detailing the Jersey Village development process and available incentives.

The Community Development Manager has information on the incentives offered by the city. A package detailing the development process is currently being updated to reflect our new permitting system and process that was implemented in the second half of 2021. A full package of this information has been available to the public and business community since April 2022.

Establish a business-owners council as a resource learning about the needs of businesses and communicating the City's goals to the business community.

The Community Development Manager has begun meeting with business owners and establishing relationships that will allow us to better identify the most effective method of establishing a business-owners council. We will begin the process of establishing a business-owners council in FY24.

Procure an Economic Development Consultant to be considered by city management and the City Council.

The City budgeted for, and hired, a Community Development Manager to handle economic development. This goal is achieved.

Identify potential redevelopment sites and create proposal packages to incentivize developers.

This is a mid-term project. It is not anticipated to be looked at until FY25.

Review current processes encountered by business expansions and relocations to reduce inefficiencies and make it easier for businesses.

In 2021 City Staff overhauled our permitting system. Now anyone can submit plans online, and track their progress through the review process online as well.

Due to voluntary staffing changes, the City has contracted with a local firm to do our building plan review and inspections. This has led to greater resources being available to the city and businesses and decreased the response times for plan reviews, permitting, and inspections.

This goal is achieved.

Parks, Recreation, and Open Space Recommendations

Implementation of the projects identified in the 2020 Parks Master Plan.

The high priority projects of the 2020 Parks Master Plan have been included in the CIP Budget for FY 2022 and are being planned for the next several years. This project status, as well as the status of other city projects, can be found on our City Project page: <https://www.jerseyvillagetx.com/page/city.projects>

The Parks and Recreation Manager is working on grant opportunities to help fund these projects to reduce the overall burden on the city budget. The City Manager is also working with Congressman Hunt to see if we can get Congressional Funding for some of these projects.

Explore future funding potential to acquire additional park space based on parks and open space master plan.

This is a mid-term project. It is not anticipated to be looked at until 2025.

Review underutilized open spaces and convert to local pocket parks.

This is a mid-term project. It is not anticipated to be looked at until 2024.

Review and consider additional park improvements, such as outdoor exercise equipment and improved volleyball courts.

In late 2021 the Parks Supervisor improved the volleyball court by completely redoing it and improving the drainage. New park improvements such as a climbing structure were added in 2021, and a zipline was added in 2022. Excise equipment is being considered for future years.

Carol Fox Park is starting the process to replace the community built playground. Clark Henry Park is also slated to get field improvements in FY2025.

Update City's pool facility with new equipment, slides and buildings.

In 2021 the pool house was remodeled to allow for better customer access and experiences. New bathroom furnishings were installed ahead of the 2022 pool season. New pool amenities such as a rock wall and diving board have recently been added as well.

A new pool is being considered for future years. The cost of a pool similar to what we have today with similar features would be about \$6,000,000.

Explore potential community volunteer opportunities to support the parks and recreation program.

The Parks and Rec Committee was expanded in 2021 to include alternate members. This allows more people to be a part of the committee and volunteer. This committee also actively recruits non-committee members to volunteer with the city at various events throughout the city. Volunteers are also moving forward with a Community Garden with a potential location off of Equador street across the bayou from Clark Henry Park.

Encourage league sports for youth and adults.

Parks and Recreation has created sporting leagues for adults such as kickball and volleyball, based on demand. The Department has worked with I-9 sports to bring youth baseball and soccer to Jersey Village. Currently the Department is in the process of finding a new company for youth sports and

exploring opportunities to work with outside agencies to increase youth sporting leagues, include e-sports.

Coordinate with HCFCF on future trail connectivity along White Oak Bayou.

Trail connectivity is being investigated by City Staff and HCFCF. It is not anticipated that trails would be added to the bayou behind residential homes in Jersey Village. When the E100 work is completed residents can connect to the HCFCF trail system from Clark Henry Park and go all the way to Downtown on the trail system. Further connection of existing sidewalks in the city to trails outside of the city is the main consideration at this point in time. The E127 Project would contain a trail from Rio Grande to Jones Road.

Community Character Recommendations

Construct Phase 2 of the Gateway and Marquee Sign Projects to highlight the entrance to the City.

This project has been completed.

Explore strategic public/private partnerships with local businesses to encourage beautification efforts of their properties.

City staff communicates with property owners the character recommendations from the Wayfinding and Gateways Master Plan. Further partnerships, including funding opportunities, will be looked at for future fiscal years.

Review code enforcement procedures for their effectiveness, and make necessary changes. Potentially adopt the International Property Maintenance Code.

Some codes were modified as part of the whole code ordinance update. Our new Code Enforcement Officer will evaluate the IPMC for possible recommendations.

Prepare a visual assessment survey of City corridors to identify problem areas that negatively impact community character and identify remedies/action plans available to address concerns.

Visual site assessment survey templates are being gathered. City staff will look at doing these surveys in 2024. Staff is looking at soliciting citizen assistance in doing these surveys to gain feedback and input from residents.

Consider a more stringent tree preservation ordinance to protect existing tree resources.

Planning and Zoning looked at potential tree ordinance changes. They made minor tweaks to the ordinance. City staff has a recommended list of types of trees and works with Texas Parks and Wildlife and Texas A&M AgriLife Extension to maintain that list of trees.

This goal has been achieved.

Promote increasing the canopy along streets, parks, and open spaces.

This is a mid-term goal and is not anticipated to be looked at until FY25.

Reduce visual clutter by reducing the number of billboards and encouraging utilities be located underground.

City staff encourages utilities to be located underground. However fiscal restraints make this option not always feasible for utility companies. City staff is considering opportunities to reduce the number of billboards. However, there is no way to force these them to be moved.

Educate citizens on code enforcement requirements. Communicate status reporting of violations and corrections to the community.

Code enforcement violations and their tracking can be found live, real time on our website.

<https://www.jerseyvillagetx.com/page/city.reportissue>

Actively pursue the elimination of blighted conditions and properties.

Code enforcement is actively working on blighted properties. In 2023 one on Acapulco Dr has been demolished with a new home scheduled to be built on it. There are other properties that have been submitted to Municipal Court.

Community Facility Recommendations

Construct new facilities for City Hall and Golf Course Club House.

The new Club House should be open in mid-April, with the convention center space being completed by Fall 2024.

There is no new City Hall in the immediate future. Although there is still a possibility this could occur as part of a development along Jones Road, or a stand alone project some place else.

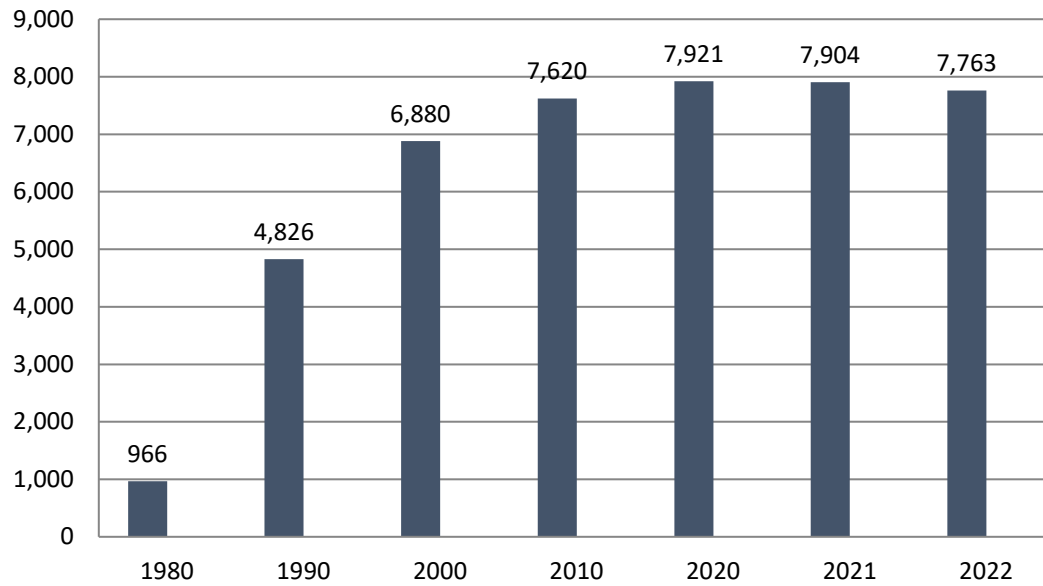
Update and maintain existing public facilities to maximize usefulness.

City staff continually works to keep city facilities well maintained. This was done via some remodeling to the Fire Station in 2022 and 2024. The Police Department had a remodel during 2023.

Population

Year	Jersey Village		Harris County	
	Population	Percent Change	Population	Percent Change
1980	966	-	2,409,547	-
1990	4,826	399.6%	2,818,199	17.0%
2000	6,880	42.6%	3,400,578	20.7%
2010	7,620	10.8%	4,092,459	20.3%
2020	7,921	4.0%	4,731,145	15.6%
2021	7,904	-0.2%	4,735,287	0.1%
2022	7,763	-1.8%	4,780,913	1.0%

Source: U.S. Census 1980, 1990, 2000, 2020; ,2021 ACS, 2022 ACS



Race & Ethnicity

Race/Ethnicity	2000		2010		2020		2022		Percentage Difference
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Caucasian	5,960	86.6%	5,813	76.3%	6,107	77.3%	5,144	66.3%	-11.0%
African-American	280	4.1%	631	8.3%	701	8.9%	857	11.0%	0.6%
American Indian & Alaska Native	15	0.2%	29	0.4%	0	0.0%	0	0.0%	-0.4%
Asian	350	5.1%	663	8.7%	555	7.0%	714	9.2%	-1.7%
Native Hawaiian & Other Pacific Islander	4	0.1%	0	0.0%	0	0.0%	0	0.0%	0.0%
Some Other Race	167	2.4%	320	4.2%	243	3.1%	281	3.6%	-1.1%
Two or More Races	104	1.5%	164	2.2%	294	3.7%	767	9.9%	1.6%
Total	6,880	-	7,620	-	7,900	-	7763	-	-
Hispanic Origin	499	7.3%	1,109	14.6%	1,641	20.8%	1888		6.2%

Source: U.S. Census 2000, 2010, 2020, 2022 ACS

Household Type

Household Type	2000		2010		Percentage Difference	2020		2022	
	Number	Percent	Number	Percent		Number	Percent	Number	Percent
Family Households	1,943	68.4%	2,134	63.2%	-5.26%	2,217	70.3%	2,147	64.0%
With Own Children Under 18 Years	825	29.0%	764	22.6%	-6.44%	652	20.7%	750	22.3%
Married Couple Family	1,693	59.6%	1,766	52.3%	-7.35%	1,955	62.0%	1,786	53.2%
With Own Children Under 18 years	669	23.6%	570	16.9%	-6.69%	541	17.2%	583	17.4%
Female Householder, No Husband Present	176	6.2%	268	7.9%	1.73%	167	5.3%	205	6.1%
With Own Children Under 18 Years	116	4.1%	148	4.4%	0.30%	81	2.6%	91	2.7%
Non-Family Households	897	31.6%	1,245	36.8%	5.26%	1,449	40.3%	1,209	36.0%
Householder Living Alone	704	24.8%	1,069	31.6%	6.85%	1,129	35.8%	1,010	33.5%
65 Years and Over	72	2.5%	299	8.8%	6.31%	363	11.5%	487	11.5%
Total Households	2,840		3,379			3,153		3,356	
Average Household Size	2.42		2.25			2.28		2.85	

Household Income

Income Level	1999		2012		2015	
	Number	Percent	Number	Percent	Number	Percent
Less than \$10,000	68	2.4%	78	2.4%	149	4.2%
\$10,000 to \$14,999	84	2.9%	111	3.4%	123	3.5%
\$15,000 to \$24,999	173	6.0%	264	8.0%	290	8.3%
\$25,000 to \$34,999	241	8.4%	223	6.7%	211	6.0%
\$35,000 to \$49,999	407	14.2%	373	11.3%	581	16.5%
\$50,000 to \$74,999	603	21.0%	709	21.4%	699	19.9%
\$75,000 to \$99,999	473	16.5%	528	15.9%	421	12.0%
\$100,000 to \$149,999	493	17.2%	440	13.3%	314	8.9%
\$150,000 to \$199,999	219	7.6%	329	9.9%	269	7.7%
\$200,000 or more	108	3.8%	257	7.8%	456	13.0%
Total Households	2,869	100.0%	3,312	100.0%	3,513	100.0%
Median Income			\$ 69,000.00		\$ 65,280.00	
Mean Income			\$ 93,430.00		\$ 99,158.00	

Income Level	2020		2021		2022	
	Number	Percent	Number	Percent	Number	Percent
Less than \$10,000	17	0.5%	37	1.1%	54	1.6%
\$10,000 to \$14,999	90	2.6%	77	2.3%	97	2.9%
\$15,000 to \$24,999	211	6.1%	256	7.6%	248	7.4%
\$25,000 to \$34,999	177	5.1%	141	4.2%	131	3.9%
\$35,000 to \$49,999	360	10.4%	370	11.0%	315	9.4%
\$50,000 to \$74,999	613	17.7%	585	17.4%	577	17.2%
\$75,000 to \$99,999	561	16.2%	518	15.4%	634	18.9%
\$100,000 to \$149,999	759	21.9%	646	19.2%	503	15.0%
\$150,000 to \$199,999	295	8.5%	360	10.7%	342	10.2%
\$200,000 or more	378	10.9%	373	11.1%	450	13.4%
Total Households	3,465	99.9%	3,364	100.0%	3356	99.9%
Median Income	\$ 81,869.00		\$ 83,877.00		\$ 88,101.00	
Mean Income	\$ 109,319.00		\$ 111,480.00		\$ 115,942.00	

Housing Types

Units in Structure	2000		2012		2015		2022	
	Jersey Village		Jersey Village		Jersey Village		Jersey Village	
Total housing units	3,087		3,548		3,722		3,718	
1-unit, detached	1,754	56.8%	1,932	54.5%	2,167	58.2%	2,026	54.5%
1-unit, attached	34	1.1%	42	1.2%	47	1.3%	-	0.0%
2 units	21	0.7%	32	0.9%	0	0.0%	22	0.6%
3 or 4 units	119	3.9%	72	2.0%	102	2.7%	21	0.6%
5 to 9 units	199	6.4%	288	8.1%	363	9.8%	512	13.8%
10 to 19 units	401	13.0%	604	17.0%	461	12.4%	518	13.9%
20 or more units	550	17.8%	565	15.9%	575	15.4%	619	16.6%
Mobile home	9	0.3%	13	0.4%	7	0.2%	-	0.0%

Source: U.S. Census 2000; 2008-2012 American Community Survey 5-Year Estimate, 2015 Estimates

House Values

House Values (Owner-Occupied)	2000 Jersey Village		2012 Jersey Village		2015 Jersey Village		2016 Jersey Village		2018 Jersey Village		2022 Jersey Village	
Owner-Occupied Units	1,652		1,870		2,028		1,987		2,087		1,805	
Less than \$50,000	11	0.7%	0	0.0%	8	0.4%	11	0.6%	12	0.6%	42	2.3%
\$50,000 to \$99,999	167	10.1%	66	3.5%	55	2.7%	40	2.0%	29	1.4%	4	0.2%
\$100,000 to \$149,999	797	48.2%	231	12.4%	277	13.7%	211	10.6%	76	3.6%	27	1.5%
\$150,000 to \$199,999	402	24.3%	719	38.4%	619	30.5%	604	30.4%	388	18.6%	59	3.3%
\$200,000 to \$299,999	182	11.0%	678	36.3%	770	38.0%	739	37.2%	838	40.2%	604	33.5%
\$300,000 to \$499,999	55	3.3%	162	8.7%	237	11.7%	298	15.0%	573	27.5%	872	48.3%
\$500,000 to \$999,999	38	2.3%	14	0.7%	41	2.0%	64	3.2%	158	7.6%	189	10.5%
\$1,000,000 or more	-	-	0	0.0%	21	1.0%	20	1.0%	13	0.6%	8	0.4%
Median (dollars)	142,900		194,300		205,300		216,600		268,900		330,100	
<i>Source: U.S. Census 2000, ACS 5-Year Estimates</i>												

Year House Constructed

Year Householder Moved into Unit		
2022		
Occupied housing units	1,805	-
Moved in 2021 or later	48	2.7%
Moved in 2018 to 2015	175	9.7%
Moved in 2010 to 2017	423	23.4%
Moved in 2000 to 2009	508	28.1%
Moved in 1990 to 1999	355	19.7%
Moved in 1989 or earlier	296	16.4%
<i>Source: 2008-2012 American Community Survey 5-Year Estimates</i>		

Tenure By Year Structure Built		
2022		
Total:	3356	
Owner occupied:	1805	
Built 2020 or later	0	0%
Built 2010 to 2019	118	7%
Built 2000 to 2009	253	14%
Built 1990 to 1999	239	13%
Built 1980 to 1989	121	7%
Built 1970 to 1979	865	48%
Built 1960 to 1969	94	5%
Built 1950 to 1959	104	6%

Citizens Educational Attainment

Educational Attainment	2000		2010		2015		2020		2022	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Population 25 years and over	4,840		5,257		5,994		5,695		5,309	
No High School	85	1.8%	37	0.7%	100	1.7%	26	0.5%	82	1.5%
Some High School	278	5.7%	216	4.1%	215	3.6%	218	3.8%	213	4.0%
High School Graduate	759	15.7%	999	19.0%	1,376	23.0%	1,010	17.7%	924	17.4%
Some College	1,303	26.9%	1,540	29.3%	1,426	23.8%	1,229	21.6%	1,271	23.9%
Associate's	304	6.3%	300	5.7%	575	9.6%	366	6.4%	310	5.8%
Bachelor's	1,408	29.1%	1,320	25.1%	1,386	23.1%	1,794	31.5%	1,636	30.8%
Graduate	703	14.5%	841	16.0%	916	15.3%	1,052	18.5%	873	16.4%
Percent High School Graduate or Higher	92.5%		95.2%		94.7%		95.7%		94.4%	
Percent Bachelor's Degree or Higher	43.6%		41.1%		38.4%		50.0%		47.3%	

Source: US Census Bureau, ACS 5-Year Estimate

Employment Industry

Employment Industry	2000		2010		2015		2020		2022	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	136	3.3%	62	1.9%	256	6.0%	271	8.0%	239	7.7%
Construction	205	4.9%	361	11.3%	313	7.3%	356	10.5%	364	11.7%
Manufacturing	504	12.0%	503	15.7%	518	12.1%	523	15.4%	407	13.1%
Wholesale trade	425	10.2%	257	8.0%	300	7.0%	90	2.7%	101	3.2%
Retail trade	454	10.9%	307	9.6%	335	7.8%	445	13.1%	410	13.2%
Transportation and warehousing, and utilities	275	6.6%	211	6.6%	197	4.6%	199	5.9%	197	6.3%
Information	158	3.8%	48	1.5%	132	3.1%	36	1.1%	45	1.4%
Finance and insurance, and real estate and rental and leasing	304	7.3%	325	10.2%	316	7.4%	195	5.7%	148	4.8%
Professional, scientific, and management, and administrative and waste management services	590	14.1%	390	12.2%	561	13.1%	258	7.6%	241	7.8%
Educational services, and health care and social assistance	750	17.9%	428	13.4%	767	18.0%	632	18.6%	633	20.4%
Arts, entertainment, and recreation, and accommodation and food services	136	3.3%	118	3.7%	368	8.6%	41	1.2%	96	3.1%
Other services, except public administration	95	2.3%	45	1.4%	142	3.3%	205	6.0%	140	4.5%
Public administration	151	3.6%	141	4.4%	63	1.5%	142	4.2%	87	2.8%
Total Employment:	4,183	100.0%	3,196	100.0%	4,268	100.0%	3,393	100.0%	3,108	100.0%

Source: 2000 Census; American Community Survey 5-Year Estimates

Occupation

Occupation	2000				2010				2022			
	Jersey Village		Texas		Jersey Village		Texas		Jersey Village		Texas	
Civilian employed ages 16 and over	4,183		9,234,372		4,383		11,125,616		3,894		14,578,433	
Management, business, science, and arts occupations	2,205	52.7%	3,078,757	33.3%	2,298	52.4%	3,751,544	33.7%	1,780	45.7%	5,919,246	40.6%
Service occupations	317	7.6%	1,351,270	14.6%	202	4.6%	1,877,988	16.9%	499	12.8%	2,292,234	15.7%
Sales and office occupations	1,262	30.2%	2,515,596	27.2%	1,284	29.3%	2,854,195	25.7%	1,146	29.4%	3,050,842	20.9%
Natural resources, construction, and maintenance	164	3.9%	1,069,839	11.6%	223	5.1%	1,291,496	11.6%	171	4.4%	1,468,406	10.1%
Production, transportation, and material moving	235	5.6%	1,218,910	13.2%	376	8.6%	1,350,393	12.1%	298	7.7%	1,847,705	12.7%
<i>Sources: US Census Bureau</i>												

Employment Status

2012

2015

Employment Status	Jersey Village		Texas		Jersey Village		Texas	
	Percentage	Total	Percentage	Total	Percentage	Total	Percentage	Total
Population 16 years and over	-	6,597	-	19,110,058	-	6,816	-	20,241,168
In labor force	67.2%	4,430	65.4%	12,507,191	66.5%	4,530	64.7%	13,101,788
Civilian labor force	67.0%	4,422	64.9%	12,401,364	66.2%	4,510	64.3%	13,006,330
Employed	64.4%	4,247	59.9%	11,440,956	62.6%	4,268	59.8%	12,094,262
Unemployed	2.7%	175	5.0%	960,408	3.6%	242	4.5%	912,068
Armed Forces	0.1%	8	0.6%	105,827	0.3%	20	0.5%	95,458
Not in labor force	32.8%	2,167	34.6%	6,602,867	33.5%	2,286	35.3%	7,139,380
Females 16 years and over	-	4,422	-	9,714,241	-	3,491	-	10,283,420
In labor force	41.9%	1,853	58.5%	5,683,277	55.7%	1,945	57.9%	5,951,284
Civilian labor force	41.9%	1,853	58.3%	5,666,279	55.7%	1,945	57.7%	5,937,407
Employed	40.0%	1,768	53.8%	5,224,259	52.1%	1,819	53.5%	5,505,407

2020

2022

Employment Status	Jersey Village		Texas		Jersey Village		Texas	
	Percentage	Total	Percentage	Total	Percentage	Total	Percentage	Total
Population 16 years and over	-	6,691	-	20,241,168	-	6,205	-	23,471,441
In labor force	67.7%	4,530	64.7%	13,101,788	65.5%	4,065	65.5%	15,376,318
Civilian labor force	67.4%	4,510	64.3%	13,006,330	65.5%	4,065	65.0%	15,249,347
Employed	63.8%	4,268	59.8%	12,094,262	62.8%	3,894	62.1%	14,578,433
Unemployed	3.6%	242	4.5%	912,068	2.8%	171	2.9%	670,914
Armed Forces	0.3%	20	0.5%	95,458	0.0%	0	0.5%	126,971
Not in labor force	34.2%	2,286	35.3%	7,139,380	34.5%	2,140	34.5%	8,095,123
Females 16 years and over	-	3,491	-	10,283,420	-	3,207	-	11,799,896
In labor force	55.7%	1,945	57.9%	5,951,284	55.7%	1,787	59.3%	6,995,226
Civilian labor force	55.7%	1,945	57.7%	5,937,407	55.7%	1,787	59.1%	6,971,385
Employed	52.1%	1,819	53.5%	5,505,407	54.4%	1,746	56.4%	6,658,198

Source: 2008-2022 American Community Survey 5-Year Estimates, 2022 Estimate

Commute and Transportation

Means of Transportation to Work	2010	2015	2020	2022
Workers 16 years and over	4,337	4,246	4,211	3,722
Car, truck, or van -- drove alone	3778	3716	3625	2854
Car, truck, or van -- carpooled	298	285	157	240
Public transportation (excluding	70	84	89	85
Walked	31	35	15	50
Other means	62	16	81	60
Worked at home	98	110	244	433
<i>Source: ACS 5 Year Census Estimate</i>				