



**MINUTES
PLANNING AND ZONING COMMISSION
SPECIAL MEETING
CITY OF MISSOURI CITY, TEXAS
February 10, 2021**

1. CALL TO ORDER

The Notice of the Meeting and Agenda having been duly posted in accordance with the legal requirements and a quorum being present, the meeting was called to order by Vice Chairman Haney, at 6:00 PM.

2. ROLL CALL

Commissioners Present:

Tim Haney
Gloria Lucas
Karen Overton
Monica Rasmus
John O'Malley
Daniel Silva – Joined post roll call.

Commissioners Absent: Sonya Brown-Marshall, Hugh Brightwell, James R. Bailey

Councilmembers Present: None.

Staff Present:

Jennifer Gomez, Interim Director, Development Services
Thomas White, Planner II
Gretchen Pyle, Development Review Coordinator
Egima Edwards, Planning Technician
Joseph Quintal, First Assistant City Attorney
Glen Martel, Assistant City Manager

Others Present:

Geoff Freeman, LJA Engineering
Laurie Chapa, LJA Engineering
Jacob Minter, LJA Engineering

3. READING OF MINUTES

None.

4. REPORTS

A. COMMISSION REPORTS

- (1) Chairman of the Planning and Zoning Commission
None.
- (2) Planning and Zoning Commissioners
None.

B. STAFF REPORTS

- (1) Development Services
 - a. Interim Director – Jennifer Thomas Gomez
None
- (2) Engineering
 - a. City Engineer
None

5. PUBLIC COMMENT

None

6. PLATS

A. CONSENT AGENDA

None.

B. PROPOSED STREET NAMES

- (1) Update on proposed street name regulations, new street name(s) submittal application and checklist

Jennifer Gomez, Interim Director, Development Services, presented the item. Ms. Gomez stated that this was an opportunity to provide an update on adopted street naming regulations and implementation of the regulations over the past several months. Last summer the topic was discussed as a response to a council initiative to adopt some standards and regulations for naming new streets moving forward.

Ms. Gomez stated that street names are proposed by a developer, applicant or builder on subdivision plats presented to the Commission. Last August, Section 82-175 was adopted to provide standards for the submission, consideration and parameters by which the Commission has the authority to approve and disapprove street names.

Ms. Gomez stated that a form had been created and had been utilized since about September 2020 to receive new street names. Plat applicants are required to complete the form if proposing new street names. The form is in line with the adopted regulations. The form has been useful for distinguishing between a primary name of a street and the suffix. Ms. Gomez stated that if a private street

was to be proposed, that designation is now required to be identified. A checklist was also created and is now in use as well.

Ms. Gomez stated that adopted regulations do not absolutely deny or disapprove street names. The regulations are conditions by which the Commission could consider disapproval of a street name.

Ms. Gomez stated that the regulations includes the consideration to disapprove a street name if it is a proper name of a person, area, event, activity that has not had a positive impact on the city, or overall humanity. Some of the other regulations were already existing including providing a maximum of how many characters can fit on a street sign; duplication of a street name and proximity to a similar named street. Additional regulations include overused street names.

Ms. Gomez stated that there is an appeal process in the event the Commission makes a recommendation to disapprove a street name. An applicant may appeal a disapproval to City Council.

Commissioner Overton inquired about Commissioners reviewing all applications for naming of streets.

Ms. Gomez stated that street name application forms and checklist are included with the information provided to the Commission. The only time a street name application form and checklist would not be provided is if there are no streets proposed or there are no changes to street names previously approved. Staff reports provided to the Commission will contain recommendations based on the regulations.

Commissioner Overton inquired if the Commission could approve the plat and not necessarily the street name.

Ms. Gomez replied that yes that could happen.

Commissioner Overton inquired if staff could highlight/distinguish the street names in planning and zoning packets.

Vice Chair Haney stated that street name applications have been provided in packets.

Commissioner Overton inquired if previous and current developers named street names.

Ms. Gomez replied yes that is the case.

Commissioner Overton inquired if the street names would need to be approved by the Commission.

Ms. Gomez replied that yes that will continue to be the case however, the proposed street names are now more visible through this process.

Commissioner Overton inquired if residents do not approve of the street name would they have to go through an appeal process.

Ms. Gomez stated that to change the street name of an existing street an application would have to be made to City Council.

Commissioner Overton inquired about derogatory street names and who makes determination of “derogatory”.

Ms. Gomez stated that staff would provide known historical use and reactions to different names but that the Commission could provide standards for what may be considered to be offensive or derogatory.

Ms. Gomez stated that staff would continue to work with the Commission to help flush those items out.

Commissioner O’Malley inquired if existing street name appeals are approved by Council, who would pay for those changes.

Ms. Gomez stated that if it is a request other than a council request, an applicant would be responsible for the cost.

Vice Chair Haney inquired if there had been thought towards property owners having to change their addresses due to street name changes. It could be a huge burden.

Ms. Gomez stated those considerations have been under discussion however it is not the City’s process to coordinate those changes. Requests had been made for the city to provide some guidelines to that respect. Staff is working through what that would look like.

Commissioner Lucas inquired about how often a street name could be renamed.

Ms. Gomez stated there was not a regulatory cap, it is more an issue of practicality.

Vice Chair Haney stated that he was not sure if the application/checklist should be under the consent agenda if a street name is recommended to be disapproved.

Ms. Gomez stated that that could be noted for the process. If street names are recommended for approval, they would be placed under consent agenda. If not, they would be separate agenda items.

Commissioner Rasmus inquired if existing streets had names that could be disapproved based upon the regulations.

Ms. Gomez stated that assessments of all city street names had not been conducted. Street names with the word “Confederacy”, “Plantation” had been in recent discussions. If proposed today, current guidelines would be used for a determination for approval or disapproval of the use of the words.

7. ZONING MAP AMENDMENTS

None.

8. ZONING TEXT AMENDMENTS

None

9. OTHER MATTERS WITHIN THE JURISDICTION OF THE COMMISSION OR THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE.

None

10. CLOSED EXECUTIVE SESSION

The Planning and Zoning Commission may go into Executive Session regarding any item posted on the Agenda as authorized by Chapter 551 of the Texas Government Code.

11. RECONVENE

Reconvene into Regular Session and Consider Action, if any, on items discussed in executive session.

12. ADJOURN

Motion: To adjourn

Made By: Commissioner Lucas

Second: Commissioner Overton

AYES: Commissioner Haney, Commissioner Lucas,
Commissioner Overton, Commissioner Rasmus,
Commissioner O'Malley, Commissioner Silva

NAYES: None

ABSTENTIONS: None

The motion passed

Egima Edwards
Planning Technician