



**MINUTES  
PLANNING AND ZONING COMMISSION  
CITY OF MISSOURI CITY, TEXAS**

June 13, 2018

**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 call to order by Chairman Brown-Marshall, at 7:00 PM.

**2. ROLL CALL**

**Commissioners Present:**

Sonya Brown-Marshall  
Tim Haney  
Douglas Parker  
Hugh Brightwell  
John O'Malley  
James G. Norcom III  
Reginald Pearson

**Commissioners Absent:** Courtney Johnson Rose, Ramesh Anand

**Councilmembers Present:**

**Staff Present:**

Otis T. Spriggs, Director of Development Services  
James Santangelo, Assistant City Attorney  
Jennifer Hobbs, Assistant City Engineer  
Thomas White, Planner II  
Mason Garcia, Planner I  
Egima Brown, Planning Technician

**Others Present:**

Geoff Freeman, Troy Nixon, Scott Frankovich, David Rivera, Jorge De La Rosa, Marie Escue

**3. READING OF MINUTES:**

Chairman Brown-Marshall called for a motion to accept the May 9, 2018 Planning and Zoning Commission meeting minutes.

**Motion:** Approval of the May 9, 2018 meeting minutes

**Made By:** Commissioner O'Malley

**Second:** Commissioner Pearson

**AYES:** Commissioner Brown-Marshall, Commissioner Haney, Commissioner Brightwell, Commissioner O'Malley, Commissioner Pearson,

**NAYES:** None

**ABSTENTIONS:** Commissioner Norcom, Commissioner Parker

The motion passed.

**4. REPORTS**

**A. COMMISSION REPORTS**

(1) Chairman of the Planning and Zoning Commission  
Welcomed Commissioner Norcom.

(2) Planning and Zoning Commissioners  
None

**B. STAFF REPORTS**

(1) Development Services  
a. Director- Otis T. Spriggs  
Welcomed Commissioner Norcom.

(2) City Engineer  
a. Assistant City Engineer – Jennifer Hobbs  
None

**5. PUBLIC COMMENTS:**

None

**6. PLATS**

**A. CONSENT AGENDA**

(1) Consider approval of a preliminary plat for Avalon at Sienna Plantation Section 5

(2) Consider approval of a preliminary plat for Pike Champions Subdivision

- (3) Consider approval of a preliminary plat for Hagerson Road Street Dedication Phase Two
- (4) Consider approval of a final plat for Lake Shore Harbour Section 8
- (5) Consider approval of a final plat for Murphy Village Townhomes
- (6) Consider approval of a final plat for Sienna Plantation Section 15A
- (7) Consider approval of a final plat for Sienna Plantation Section 17A

**Motion:** The Planning and Zoning Commission grant conditional approval of the Consent Agenda

**Made By:** Commissioner Haney  
**Second:** Commissioner Brightwell

**AYES:** Commissioner Brown-Marshall, Commissioner O'Malley, Commissioner Pearson, Commissioner Norcom, Commissioner Parker, Commissioner Brightwell, Commissioner Haney

**NAYES:** None

**ABSTENTIONS:** None

The motion passed.

**B. PUBLIC HEARING AND CONSIDERATION OF MUSTANG TRAILS, BEING A REPLAT OF PARK GATE SECTION ONE**

- (1) Consider approval of Mustang Trails Section 1A being a partial replat of Park Gate Section One

Mason Garcia presented this item. Mason informed that the property is located south of Cartwright Road, southwest of Foodarama, north of Thunderbird North. Parks Gate Section One was Section 1A, 1B and part of Section 3.

Otis Spriggs informed that the concept plan was approved in March, 2018. Park Gate was the original name of the section. The parkland was presented before the Parks Board and approved.

**Motion:** To close the public hearing.

**Made By:** Commissioner Haney  
**Second:** Commissioner Pearson

**AYES:** Commissioner Brown-Marshall, Commissioner O'Malley, Commissioner Pearson, Commissioner Norcom, Commissioner Parker, Commissioner Brightwell, Commissioner Haney

**NAYES:** None

**ABSTENTIONS:** None

The motion passed.

**Motion:** The Planning and Zoning Commission grant conditional approval of a final plat of Mustang Trails Section 1A

**Made By:** Commissioner Haney  
**Second:** Commissioner O'Malley

**AYES:** Commissioner Brown-Marshall, Commissioner O'Malley, Commissioner Pearson, Commissioner Haney, Commissioner Parker, Commissioner Brightwell, Commissioner Norcom

**NAYES:** None  
**ABSTENTIONS:** None

The motion passed.

(2) Consider approval of Mustang Trails Section 1B being a partial replat of Park Gate Section One

**Motion:** To close the public hearing.

**Made By:** Commissioner Haney  
**Second:** Commissioner O'Malley

**AYES:** Commissioner Brown-Marshall, Commissioner O'Malley, Commissioner Pearson, Commissioner Norcom, Commissioner Parker, Commissioner Brightwell, Commissioner Haney

**NAYES:** None  
**ABSTENTIONS:** None

The motion passed.

**Motion:** The Planning and Zoning Commission grant conditional approval of a final plat of Mustang Trails Section 1B

**Made By:** Commissioner Haney  
**Second:** Commissioner Pearson

**AYES:** Commissioner Brown-Marshall, Commissioner O'Malley, Commissioner Pearson, Commissioner Haney, Commissioner Parker, Commissioner Brightwell, Commissioner Norcom

**NAYES:** None  
**ABSTENTIONS:** None

The motion passed.

(3) Consider approval of Mustang Trails Section 2 being a partial replat of Park Gate Section One

**Motion:** To close the public hearing.

**Made By:** Commissioner Haney  
**Second:** Commissioner O'Malley

**AYES:** Commissioner Brown-Marshall, Commissioner O'Malley,  
Commissioner Pearson, Commissioner Norcom, Commissioner  
Parker, Commissioner Brightwell, Commissioner Haney

**NAYES:** None  
**ABSTENTIONS:** None

The motion passed.

**Motion:** The Planning and Zoning Commission grant conditional approval of  
a final plat of Mustang Trails Section 2

**Made By:** Commissioner Haney  
**Second:** Commissioner Parker

**AYES:** Commissioner Brown-Marshall, Commissioner O'Malley,  
Commissioner Pearson, Commissioner Haney, Commissioner  
Parker, Commissioner Brightwell, Commissioner Norcom

**NAYES:** None  
**ABSTENTIONS:** None

The motion passed.

**7. ZONING MAP AMENDMENTS**

None.

**8. ZONING TEXT AMENDMENTS**

**A. CONSIDER AMENDMENTS REGARDING MURAL WALL ART AND PUBLIC ART**

- (1) Discuss possible amendments to the Zoning Ordinance regarding mural wall art and public art.

Mr. Spriggs presented before the commission reiterating the City's existing Ordinances that will be affected which are:

- (1) Section 7A, Architectural Design Standards: Provides for the types of materials, colors and percentage use of each for all exterior walls of nonresidential, multifamily or condominium developments.
- (2) Section 8, Planned Development Districts: Provides flexibility to allow for the placement and maintenance of artwork.
- (3) Section 13, Sign Regulations: Provides that wall signs must consist of white channel letters, a registered/nonregistered logo or trademark, or a

pan sign (non-internally illuminated). Wall signage is limited in size based upon the linear frontage of a business. Wall signs in shopping centers/integrated business developments must be consistent in materials, location, illumination, construction and installation.

Mr. Spriggs gave a recap from the last Commission meeting highlighting the Commissioners key comments which were:

- (1) A focus Committee Appointment Approach
- (2) Concerns of areas that represent a theme approach (Is it conducive to the area). Selective, and controls of justification)
- (3) Public Art should be considered/included; since example definitions considered mural art as public art.
- (4) Corridor Overlay Approach. Away from bedroom community areas.
- (5) Provide for outlets for the artists; collaborate with higher education.

Mr. Spriggs also introduced the draft document forwarded from the Park's Director Jason Mangum, who was not able to attend this meeting.

Parks Department Public Art Criteria which covers an artwork or element of design that is either temporarily or permanently located in a public space. The document also covers a mission and vision statement which focuses on stimulating cultural interaction and education as well as community engagement.

Practical Criteria for artwork was included such as: safety, technicality and maintenance, site appropriateness and site suitability, budgetary, maintenance, installation, transportation, etc.

Aesthetic Criteria was also considered such as impact, quality and craftsmanship, originality, significance and cultural relevancy, and suitability and appropriateness as determined by an appointed art's commission.

Mr. Spriggs concluded that a very item will be the appointment of an oversight committee such as an 'arts commission' which could possibly follow the models of our neighbors such as Sugarland, Pearland, and the City of Houston who has been promoting public art since 1999. Such commission should comprise possibly of the following appointees with backgrounds such as:

- (1) Parks, arts or recreation user/advocate;
- (2) Landscape architect, interior designer, or urban planner;
- (3) Fine arts professional, educator, or artist;
- (4) Arts or architecture historian, administrator, or curator; are
- (5) Business or education leader/philanthropist.

Mr. Spriggs also noted that no follow-up comments were forwarded from the commissioners via email since the last meeting.

Commissioner Brightwell asked if the mural standards are considered public art and it is not on a public site or building, will we maintain it. He added that the question of art versus advertisement needs to be defined and regulated with the

option of letting the committee review the gray areas. The discussion led to concerns of defining the public art and its impact on the Zoning Code and related concerns. Mr. Spriggs clarified that although some of the requests would be on private property, but it may be visible from the public right of way or from other neighboring properties.

The P&Z Commissioners all agreed that this ZTA item needed further work and a workshop is in order to deal with all questions raised. Commissioner Norcom added that in his current role and employment they have a general point of contact that is an artist, and they recommend to a committee who reviews the artwork with a baseline of criteria. Chair Sonya Brown-Marshall urged commissioners to email any follow-up comments to staff. Staff agreed to follow up and facilitate the requested workshop.

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

**A. PARKLAND DEDICATION**

- (1) Consider approval of a parkland dedication for Zephyr House

Otis Spriggs presented this item. On June 7, 2018, the Parks Board approved the parkland dedication to move forward to City Council.

**Motion:** The Planning and Zoning Commission grant approval of a parkland dedication for Zephyr House.

**Made By:** Commissioner O'Malley

**Second:** Commissioner Haney

**AYES:** Commissioner Brown-Marshall, Commissioner O'Malley, Commissioner Pearson, Commissioner Norcom, Commissioner Parker, Commissioner Brightwell, Commissioner Haney

**NAYS:** None

**ABSTENTIONS:** None

The motion passed

**B. IMPACT FEES**

- (1) Consider an updated report on the land use assumptions and capital improvements plan for the Northeast Oyster Creek Subwatershed, Lake Olympia Parkway Extension and Mustang Bayou Service Area.
- (2) Consider approval of a semi-annual report to City Council.

Jennifer Hobbs presented this item. Jennifer informed that in the past six months there was an update on the Northeast Oyster Creek impact fees. Planning and Zoning and City Council voted to keep the impact fees the same due to not having further land to develop.

Jennifer Hobbs informed that Mustang has some of the last area to develop. There was a study on the waste water impact. There are a lot of areas for development. A third party has been hired. There are no new updates at this time.

**Motion:** The Planning and Zoning Commission grant approval of the Impact Fee report.

**Made By:** Commissioner Haney

**Second:** Commissioner Brightwell

**AYES:** Commissioner Brown-Marshall, Commissioner O'Malley, Commissioner Pearson, Commissioner Norcom, Commissioner Parker, Commissioner Brightwell, Commissioner Haney

**NAYS:** None

**ABSTENTIONS:** None

The motion passed

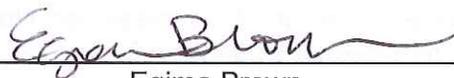
**10. CLOSED EXECUTIVE SESSION**

*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**



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Egima Brown  
Planning Technician