

MUSEUM PARK NEIGHBORHOOD ASSOCIATION  
GENERAL MEETING  
CLAYTON LIBRARY CARRIAGE HOUSE  
MAY 4, 2016  
6:00 – 7:00

MINUTES

President Greg Quintero called the meeting to order at 6:05 and ascertained by show of hands that there was a quorum of members present. Approximately thirty people were in attendance and signed in.

Janet Fayle, MPNA Secretary, gave a short presentation on the Joint Board meeting of the MPNA and the MPSN held on April 27, 2016 at which a presentation was made regarding the current state of the plans for the *Museo Plaza* development owned by Dr. Mann and the abandonment of Palm St. The minutes of that meeting are on the MPNA website and a copy was available at the meeting. President Greg Quintero stated that he was recusing himself from any votes by the membership on the project due to a conflict of interest but he will continue to express his opinion and be involved in discussions regarding the project.

Vice President, Sandy Stevens was not present and no report was given.

Treasurer Cynthia Tang was not present and no report was given. The Treasurer's report is posted on the website.

Parliamentarian Armin Porter was absent and no report was given.

The position of Membership Committee Chairman has been taken by Barbara McGuffey. In her absence Greg asked any residents attending for the first time to stand and introduce themselves. Martin Giesecke, Charles and Pam Leitzell were recognized and welcomed.

Community Engagement Chairman Cindy Woods was absent and Greg announced that Cindy had arranged for our annual Miller Outdoor Theater event to be held on September 17. Further details will be announced.

Quality of Life & Infrastructure Kathleen O'Reilly reported on the Cigna Sunday Streets event which was held on April 24. Although it was rained-out again it was well supported by businesses around the neighborhood and was a great chance to become acquainted with all that is available in Museum Park. She discussed more on the meeting with Trammell-Crow and Dr. Mann and said that we expect a cordial relationship with the developers. She mentioned that Peter Brown, former City Council member, would attend tonight's meeting and offer some suggestions for dealing with development in our neighborhood.

Kathleen also mentioned that May 24 is the last meeting for the Livable City Study and that the city has asked for ideas on standards for building heights and other standards in the neighborhood. The Livable Center Study team has reached out beyond the scope of the project. For example, Caroline Street will likely not be dead-ended as proposed by TXDoT in the IH45/US59 project. The street is now proposed as a bridge or cap over the suppressed segment of US59.

Historical Preservation Chairman, Kim Mickelson announced that an announcement will be made soon of a date to begin recording the oral history of the neighborhood.

After these reports there was much audience discussion. The abandonment of Palm Street was clarified: the decision on the plat has been deferred for 2 more weeks.

Sean Murphy, past President of Museum Park Neighborhood Association said that the *Museo Plaza* development was a great opportunity in Museum Park and he hopes that we do not adopt a "not in my backyard" attitude. However, we

need to beware of “shiny pictures” that do not reflect reality. There are many concerns about accessibility to our neighborhood and the details need to be negotiated.

Peter Brown, former Houston City Council member, was introduced. He made the statement that we live in a city known as a “developers’ town.” He said that the only way to hold developers in check is through neighborhood action. Houston has regulations for such things as set-backs, parking, density, storm water retention and run-off, landscaping, and sidewalks but these regulations have failed to deliver compatible neighborhoods. The issue of the abandonment of Palm Street and the *Museo Plaza* development needs to be covered by a Development Agreement signed by the neighborhood, the City of Houston and the Developer. He reminded us of the situation that occurred regarding the development on Bolsover in Rice Village. Hanover, the developer ignored the conditions set out, the City of Houston did not enforce them, and after the project was sold to another developer Bolsover was completely blocked. If we have a Development Agreement on the *Museo Plaza* project, we would have legal recourse if the developer does not keep its tenets. It is a mechanism for building a much better city. The Developer should be required to sign a bond to guarantee money is available to do what is stated in the agreement and it sets the stage for resolution of conflict. Kim Mickelson stated that she is familiar with such agreements and has written several of them for various cities and would work with the group and Mr. Brown on it if one were pursued. To date, these agreements have not been used in the City of Houston.

The problem of those feeding the homeless at Peggy Park on the corner of Richmond and Main was also mentioned. Those who feed them should take responsibility to clean up the trash left behind.

Calling 311 is helpful for getting storm drains cleaned to prevent street flooding although it may take several calls and perhaps a week or two to have the work done.

Lisa Lipscomb, a long-time Citizens on Patrol member in our neighborhood, reminded us that the group needs to be recertified by May and we also need to recruit new members. Our COP group is the longest continuous patrol in this area.

Meeting adjourned at 7:04

Respectfully submitted,

Janet Fayle  
Secretary, Museum Park Neighborhood Association