

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: April 8, 2024	Budgeted Amount: N/A
Department: Administration	Prepared By: DMc

Subject

Consideration and possible action on a proposed outdoor wall mural for the North Houston Art Gallery located at 14259 Liberty Street in the Historic Preservation District.

Recommendation

Staff recommends approval of the mural as presented.

Discussion

Issue:

Anthony & Rebecca Noriega are the owners of the North Houston Art Gallery and business spaces at 14259 Liberty Street across the street from the Nat Hart Davis Museum in the historic downtown. They have worked with the city and P&Z Commission on renovations to the property over the last year.

They are proposing an outdoor mural painted on the north wall of the building. The proposed mural contains a livery and historic downtown street scene depicting what the property and surroundings might have looked like in the 19th century. Historical artifacts have been discovered on the property that lend credence to the site's history as a livery and stable.

Rules:

Sec. 98-347. - Approval for alteration or new construction within historic preservation districts or affecting historic landmarks.

No person shall carry out any exterior construction, reconstruction, alteration, restoration, rehabilitation, demolition, or relocation of any historic landmark or any property within an historic preservation district, nor shall any person make any material change to other exterior elements visible from a public right-of-way which will affect the appearance and cohesiveness of any historic landmark or any property within an historic preservation district without receiving approval from the Planning and Zoning Commission.

Analysis & Conclusion:

Attached photos, renderings, and documents provide background and historical context of the mural. Murals and outdoor artwork are common elements found in many great downtowns. These murals often tell a story of the place or signify important events. The benefit of murals is they are widely seen and can quickly communicate an idea, even if the details are not able to be conveyed.

If approved by the P&Z Commission, the mural will be partially funded by the MEDC through an economic development grant approved on 3/19/24. Staff has no objections to the proposed mural and recommend approval.

Approved By

Director Planning & Development	Dave McCorquodale	Date: 03/28/2024
---------------------------------	-------------------	------------------