

Robert Franklin, Chairman
Anne Sundquist, Vice Chairman
Josh Jakubik, Secretary
Trevor Brown
Holly Knee
Tom Mayhew
Scott Shelburne



City Administrator, Don Doering
City Secretary, Kandice Garrett
City Attorney, Leonard Schneider
City Engineer, Mike Kurzey AEI Engineering
Planning Consultant, Tana Ross

NOTICE OF PUBLIC MEETING PLANNING & ZONING COMMISSION

**AGENDA
REGULAR MEETING
THURSDAY, JANUARY 20, 2022- 4:30 P.M.**
Sewall Smith Council Chambers
18111 Buddy Riley Blvd., Magnolia, Texas 77354

- 1. CALL TO ORDER**
 - a. INVOCATION
 - b. PLEDGE OF ALLEGIANCE
 - c. ROLL CALL AND CERTIFICATION OF QUORUM

2. OPEN PUBLIC HEARING

NOTICE OF PUBLIC HEARING

On January 20, 2022 at 4:30 pm., City of Magnolia Planning and Zoning Commission will hold a public hearing in the Council Chambers of Magnolia City Hall, 18111 Buddy Riley, Blvd., Magnolia, Texas 77354, giving all interested persons the right to appear and be heard to discuss a rezoning to the City of Magnolia Official Zoning Map for 0.9183 acres of land being Reserve "A" and the east 55.25 feet of Reserve "D" of Magnolia Business Center, Gamble Dawson Survey, Abstract Number 177, of MONTGOMERY County, Texas, from Neighborhood Conservation 2 to Suburban Village.

3. CLOSE PUBLIC HEARING AND CONVENE REGULAR MEETING

4. CONSENT AGENDA

This portion of the agenda consists of items considered to be routine and will be enacted by one motion unless separate discussion is requested by a Commission member or a citizen.

a. CONSIDERATION – APPROVAL OF MINUTES

Consideration and possible action to approve the minutes of the meeting held December 16, 2022.

5. REQUESTS/ PETITIONS FROM THE PUBLIC

6. PUBLIC COMMENTS

*(For matters not on the agenda. Comments shall be limited to **three (3) minutes per person**. Comments by the Commission members shall be limited to;*

- a. Statements of specific factual information given in response to an inquiry;*
- b. A recitation of existing policy in response to an inquiry;*
- c. A proposal to place the subject on a future agenda.*

7. ANNOUNCEMENTS

(Hear announcements concerning items of community interest from the Board Members of the Planning Commission and City Staff for which no action will be taken or discussed.)

8. UPDATE ON CITY OF MAGNOLIA DEVELOPMENTS

9. CONSIDERATION – REZONING TO THE CITY OF MAGNOLIA OFFICIAL ZONING MAP FOR SM DADA ENTERPRISES LLC

Consideration and possible action to review and approve rezoning to the City of Magnolia Official Zoning Map for 0.9183 acres of land being Reserve "A" and the east 55.25 feet of Reserve "D" of Magnolia Business Center, Gamble Dawson Survey, Abstract Number 177, of MONTGOMERY County, Texas, from Neighborhood Conservation 2 (NC 2) to Suburban Village (SV).

10. DISCUSSION – APPOINTMENT BY CITY COUNCIL OF THE PLANNING AND ZONING COMMISSION AS ADVISORY COMMITTEE REGARDING AMENDMENTS TO LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENTS PLAN, OR IMPACT FEES AND DUTIES OF THE ADVISORY COMMITTEE

(Don Doering)

11. PRESENTATION BY CITY ENGINEER REGARDING AMENDMENTS TO LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENTS PLAN, OR IMPACT FEES

12. CONSIDERATION – MAGNOLIA RIDGE SECTION 14, FINAL PLAT +/- 30.239 ACRES

Consideration and possible action to review and approve Magnolia Ridge, Section 14, Final Plat, +/-30.239 acres.

13. DISCUSSION – UNIFIED DEVELOPMENT CODE CHAPTER 3 LOTS AND DENSITY

Discussion concerning multi-family density in the City of Magnolia Unified Development Code. including definitions, ratios and comparisons.

14. **DISCUSSION – UNIFIED DEVELOPMENT CODE CHAPTER 2 LAND USE TABLE**
Discussion concerning alcohol sales in Suburban Village districts and possible text amendment.
15. **SET PUBLIC HEARING DATE FOR TEXT AMENDMENT TO CITY OF MAGNOLIA UNIFIED DEVELOPMENT CODE – CHAPTER 2 LAND USES**
Consideration to approved public hearing date for text amendment to Chapter 2, Table 2-2-1.02 Land Uses.
16. **REQUEST FOR AGENDA ITEM**
17. **ADJOURN**

The Planning & Zoning Commission of the City of Magnolia, Texas, reserves the right to adjourn into Closed Executive Session at any time during the course of this meeting to discuss any of the matters listed above as authorized by Title 5, Chapter 551, of the Texas Government Code. 551.071(Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.086 (Deliberations about competitive matters), and 551.087 (Deliberation about Economic Development Matters).

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the City Secretary's office at (281-305-0550), two working days prior to the meeting for appropriate arrangements.

CERTIFICATE

I certify that a copy of the *Notice of Meeting* was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website, www.cityofmagnolia.com, in compliance with Chapter 551, Texas Government Code.

DATE 1.14.2022
TIME 3:30 PM
TAKEN DOWN _____

Kandice Garrett
Kandice Garrett, City Secretary

