

Robert Franklin, Chairman
Anne Sundquist, Vice Chairman
Josh Jakubik, Secretary
Pat Zaiontz
Tom Mayhew
Mark Price
Kevin Hoffart



City Administrator, Don Doering
City Secretary Lynne George
City Attorney Leonard Schneider
EDC/Planning Tech, Tana Ross

NOTICE OF PUBLIC MEETING PLANNING & ZONING COMMISSION

WORKSHOP SESSION – THURSDAY, FEBRUARY 20, 2020 – 4:00 P.M.

PUBLIC HEARING & REGULAR MEETING

THURSDAY, FEBRUARY 20, 2020 - 4:30 P.M.

Sewall Smith Council Chambers

18111 Buddy Riley Blvd.

Magnolia, Texas 77354

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 below 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).

WORKSHOP SESSION AGENDA

1. **CALL WORKSHOP SESSION TO ORDER**
 - a. Roll call and certification of quorum
 2. **WORKSHOP SESSION TO DISCUSS THE FOLLOWING:**
 - a. The Unified Development Code's 2-acre requirement for new commercial development.
 3. **ADJOURN WORKSHOP SESSION**
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AGENDA

1. **CALL TO ORDER**
 - a. Invocation
 - b. Pledge of allegiance
2. **ROLL CALL AND CERTIFICATION OF QUORUM**
3. **OPEN PUBLIC HEARING**

NOTICE OF PUBLIC HEARING

On February 20, 2020 at 4:30 pm., the Magnolia Planning & Zoning Commission will hold a public hearing in the City Council Chambers of Magnolia City Hall, 18111 Buddy Riley Blvd., Magnolia, Texas 77354, to discuss a request by Westfall Constructors, Ltd. for a Conditional Use Permit as outlined in the City of Magnolia Unified Development Code, Chapter 2 Zoning Districts & Land Uses, and, Chapter 11 Permits & Procedures, giving all interested persons the right to appear and be heard.

4. CLOSE PUBLIC HEARING AND CONVENE REGULAR MEETING

5. 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 January 16, 2020.

6. PRESENTATION BY ROOTED DEVELOPMENT

a. Presentation by Beazer Homes/Satterwhite of 69.5 acre residential land plan.

7. REQUESTS/ PETITIONS FROM THE PUBLIC

8. 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.*

9. 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.)

10. PLANNING TECHNICIAN UPDATE ON CITY OF MAGNOLIA DEVELOPMENTS

11. CONSIDERATION – REQUEST FOR CONDITIONAL USE PERMIT BY WESTFALL CONSTRUCTORS, LTD.

Consideration and possible action regarding request by Westfall Constructors, Ltd. for a Conditional Use Permit as outlined in the City of Magnolia Unified Development Code, Chapter 2 Zoning Districts & Land Uses, and, Chapter 11 Permits & Procedures.

12. CONSIDERATION – UNIFIED DEVELOPMENT CODE’S 2-ACRE REQUIREMENT FOR NEW COMMERCIAL DEVELOPMENT

Consideration and possible action regarding the UDC’s 2-acre requirement for new commercial development.

13. CONSIDERATION - ESCONDIDO SECTION 1 PRELIMINARY PLAT

Consideration and possible action to approve Escondido Section 1 Preliminary Plat with City Engineer Review Letter.

14. CONSIDERATION - ESCONDIDO SECTION 2 PRELIMINARY PLAT

Consideration and possible action to approve Escondido Section 2 Preliminary Plat with City Engineer Review Letter.

15. CONSIDERATION - ESCONDIDO SECTION 1 FINAL PLAT

Consideration and possible action to approve Escondido Section 1 final plat with City Engineer Review Letter.

16. CONSIDERATION - ESCONDIDO SECTION 2 FINAL PLAT

Consideration and possible action to approve Escondido Section 2 final plat with City Engineer Review Letter.

17. CONSIDERATION - 714 MELTON ST. FINAL PLAT

Consideration and possible action to approve 714 Melton Street replat/final plat submitted by KFW Engineers on behalf of owners, P.D. Renaissance Magnolia. LP.

18. CONSIDERATION – ST. MATTHIAS CATHOLIC CHURCH SITE PLAN

Consideration and possible action to approve 302 S. Magnolia Blvd., St. Matthias Catholic Church for new building and development in a Public Use district as submitted, pending City Engineer review.

19. CONSIDERATION - MAGNOLIA PLACE RESUBMITTED SITE PLAN

Consideration and possible action to approve resubmitted site plan by LJA Engineers for Stratus Properties for new development in a mixed-use site, pending City Engineer review.

20. CONSIDERATION – HEB RESUBMITTED SITE PLAN

Consideration and possible action to approve resubmitted site plan by LJA Engineers for H.E.B for new development in a mixed-use site, pending City Engineer review.

21. REQUEST FOR AGENDA ITEM

22. ADJOURNMENT

CERTIFICATION OF AGENDA POSTING

I, the undersigned authority, do hereby certify that this Notice of Public Meeting of the City of Magnolia Planning & Zoning Commission was posted on the bulletin board of City Hall, 18111 Buddy Riley Blvd., Magnolia, Texas 77354 on February 14, 2020 by or before 3:00 p.m., and remained so posted continuously for at least seventy-two (72) hours proceeding the scheduled time of said meeting.



Lynne George, City Secretary

Disabled Accommodation: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Secretary's office at 281-356-2266. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. Braille is unavailable.
