

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

PUBLIC HEARING & REGULAR MEETING

THURSDAY, MARCH 19, 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).

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 March 19, 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 text amendments to the Unified Development Code, Chapter 3 and 11, 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 February 20, 2020.

6. REQUESTS/ PETITIONS FROM THE PUBLIC

7. 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.*

8. 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.)

9. CONSIDERATION – TEXT AMENDMENT TO THE UNIFIED DEVELOPMENT CODE 2-ACRE REQUIREMENT FOR NEW COMMERCIAL DEVELOPMENT IN AUTO-URBAN COMMERCIAL DISTRICT

Consideration and possible action regarding the UDC, Chapter 3 Lot Standards and Densities, Table 3-1-1.04.1 Nonresidential and Mixed Use Standards Minimum Area of Parcel Proposed for Development in an AC (Auto-Urban Commercial) Zoning District; changing text in the Table from 2 acres to n/a.

10. CONSIDERATION – TEXT AMENDMENT TO THE UNIFIED DEVELOPMENT CODE FOR FINAL PLAT APPROVAL

Consideration and possible action concerning the UDC, Chapter 11 Permits and Procedures, Sec. 11-2-3.03 Final Plat Procedures, text amendment to B. Procedures, 2. Authorizing City Council to approve or disapprove final plats and changing 60 days to 30 days for approval or disapproval. (meeting requirements of H.B. 3167).

11. CONSIDERATION – UNITY PLAZA DISTRICT

Consideration and possible action to direct staff to rezone the Unity Plaza District.

12. CONSIDERATION – 714 MELTON STREET, WHATABURGER SITE PLAN

Consideration and possible action to approve site plans submitted for a Site Work Permit at 714 Melton St. for Whataburger.

13. CONSIDERATION – SET PUBLIC HEARING FOR CHANGE TO CONDITIONAL USE PERMIT FOR TEMPORARY CONSTRUCTION OFFICES

Consideration and possible action to approve setting a public hearing for Tuesday, April 14, 2020 at 7:00 p.m. before the City Council to change the required Conditional Use Permit for temporary construction offices, as cited in the UDC, Ch. 2 Land Uses, Table 2-2-1.06.1 Temporary Uses, by changing C - Conditional Use in all zoned districts to P – Permitted Use.

14. CONSIDERATION- APPROVE REQUEST BY LJA ENGINEERS TO EXTEND FINAL PLAT SUBMISSION AND APPROVAL PERIOD FOR 30 DAYS FOR ESCONDIDO SECTIONS 1 & 2

Consideration and possible action to approve a request by LJA Engineers to extend the final plat submission and approval period for Escondido Sections 1 and 2 for 30 days from today's date.

15. CONSIDERATION – PRELIMINARY PLAT SECTION 1, SATTERWHITE/BEAZER - 70 ACRES
Consideration and possible action to approve a preliminary plat for Section 1, Satterwhite/Beazer - 70 acres.
16. PLANNING TECHNICIAN UPDATE ON CITY OF MAGNOLIA DEVELOPMENTS
17. REQUEST FOR AGENDA ITEM
18. 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 March 16, 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.
