

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



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

NOTICE OF PUBLIC MEETING PLANNING & ZONING COMMISSION

AGENDA
PUBLIC HEARING AND REGULAR MEETING
THURSDAY, MAY 19, 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 May 19, 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, and to discuss the following text amendments to the City of Magnolia Unified Development Code:

- Chapter 2 - Zoning Districts and Land Uses, Table 2-2-1.02 Land Uses concerning alcohol sales, offsite and onsite consumption, and light industry in a Business Park district

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 April 21, 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** (Tana Ross)

9. **CONSIDERATION AND POSSIBLE ACTION ON CARRILLO BROTHERS PRELIMINARY, PLAT +/- 4.926 ACRES**

10. **CONSIDERATION AND POSSIBLE ACTION ON WAN BRIDGE PRELIMINARY PLAT, +/- 15 ACRES**

11. **CONSIDERATION AND POSSIBLE ACTION ON MAGNOLIA VILLAGE SOUTH, FINAL PLAT +/- 76.993 ACRES**

12. **CONSIDERATION AND POSSIBLE ACTION ON CARRILLO BROTHERS, FINAL PLAT +/- 4.926 ACRES**

13. **CONSIDERATION AND POSSIBLE ACTION ON MAGNOLIA RIDGE FOREST SEC. 17, FINAL PLAT +/- 50.434 ACRES**

14. **CONSIDERATION AND POSSIBLE ACTION ON MAGNOLIA RIDGE FOREST SEC. 18, FINAL PLAT +/- 27.589 ACRES**

15. **CONSIDERATION AND POSSIBLE ACTION ON MAGNOLIA RIDGE FOREST SEC. 19, FINAL PLAT +/- 33.709 ACRES**
16. **CONSIDERATION AND POSSIBLE ACTION ON MUSTANG RIDGE SEC. 3, FINAL PLAT +/- 25.522 ACRES**
17. **CONSIDERATION AND POSSIBLE ACTION ON MAGNOLIA COTTAGES AT 38634 SPUR 149, SITE PLAN +/- 15.04 ACRES**
18. **CONSIDERATION AND POSSIBLE ACTION ON PRADOO CROSSING AT ESCONDIDO, SITE PLAN +/- 0.15 ACRES**
19. **CONSIDERATION AND POSSIBLE ACTION CONCERNING UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS REGARDING SALE OF ALCOHOL IN SUBURBAN VILLAGE DISTRICT(S)**
20. **CONSIDERATION AND POSSIBLE ACTION CONCERNING UNIFIED DEVELOPMENT CODE TEXT AMENDMENT REGARDING LIGHT INDUSTRIAL USE IN BUSINESS PARK DISTRICT(S).**
21. **CONSIDERATION AND POSSIBLE ACTION TO SET PUBLIC HEARING DATE FOR CONDITIONAL USE PERMIT FILED BY MAGNOLIA ISD FOR PRECONSTRUCTED TEMPORARY BUILDINGS**
22. **REQUEST FOR AGENDA ITEM**
23. **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 5/16/22
TIME 3:48 PM
TAKEN DOWN _____

Kandice Garrett
Kandice Garrett, City Secretary

