

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



City Administrator, Don Doering  
City Secretary, Kandice Garrett  
City Attorney, Leonard Schneider  
City Engineer, Strand, Kelly Hajek  
Planning Consultant, Tana Ross

## **NOTICE OF PUBLIC MEETING PLANNING & ZONING COMMISSION**

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**AGENDA  
REGULAR MEETING  
THURSDAY, MAY 20, 2021- 4:30 P.M.**  
Sewall Smith Council Chambers  
18111 Buddy Riley Blvd., Magnolia, Texas 77354

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**1. CALL TO ORDER**

- a. INVOCATION
- b. PLEDGE OF ALLEGIANCE
- c. ROLL CALL AND CERTIFICATION OF QUORUM

**2. 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.*

**3. 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 15, 2021.

**4. 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.)*

**5. UPDATE ON CITY OF MAGNOLIA DEVELOPMENTS (Tana Ross and Don Doering)**

6. **CONSIDERATION AND POSSIBLE ACTION TO APPROVE H.E.B. RESUBMITTED SITE PLAN**  
Consideration and possible action to approve H.E.B. resubmitted site plan.
7. **CONSIDERATION AND POSSIBLE ACTION TO APPROVE CVS SITE PLAN**  
Consideration and possible action to approve CVS site plan.
8. **CONSIDERATION AND POSSIBLE ACTION TO APPROVE ESCONDIDO SECTION 4, PRELIMINARY PLAT +/- 21.9 ACRES**  
Consideration and possible action to approve Escondido Section 4, Preliminary Plat, +/- 21.9 acres.
9. **CONSIDERATION AND POSSIBLE ACTION TO APPROVE MUSTANG RIDGE SECTION 2, PRELIMINARY PLAT +/-12 ACRES**  
Consideration and possible action to approve Mustang Ridge, Section 2, Preliminary Plat, +/-12 acres.
10. **CONSIDERATION AND POSSIBLE ACTION TO APPROVE WINDMILL ESTATES PRELIMINARY PLAT +/- 8.2 ACRES**  
Consideration and possible action to approve Windmill Estates Preliminary Plat, +/- 8.2 acres.
11. **CONSIDERATION AND POSSIBLE ACTION TO APPROVE MILL CREEK ESTATES SECTION 4, FINAL PLAT +/-25.966 ACRES**  
Consideration and possible action to approve Mill Creek Estates, Section 4, Final Plat, +/- 25.966 acres.
12. **CONSIDERATION AND POSSIBLE ACTION TO APPROVE MAGNOLIA RIDGE FOREST SECTION 11, FINAL PLAT +/-26.250 ACRES**  
Consideration and possible action to approve Magnolia Ridge Forest Section 11, Final Plat, +/- 26.250 acres.
13. **CONSIDERATION AND POSSIBLE ACTION TO APPROVE MAGNOLIA RIDGE FOREST SECTION 12, FINAL PLAT +/-28.247 ACRES**  
Consideration and possible action to approve Magnolia Ridge Forest Section 12, Final Plat, +/- 28.247 acres.

- 14. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ESCONDIDO SECTION 3, FINAL PLAT +/- 31.893 ACRES**  
Consideration and possible action to approve Escondido Section 3, Final Plat, +/- 31.893 acres.
- 15. CONSIDERATION AND POSSIBLE ACTION TO APPROVE HERITAGE GREEN FINAL PLAT +/- 49.056 ACRES**  
Consideration and possible action to approved Heritage Green Final Plat, +/- 49.056 acres.
- 16. CONSIDERATION AND POSSIBE ACTION TO APPROVE THE UNIFIED DEVELOPMENT CODE DRAFT TEXT AMENDMENT, SEC. 8-2-1.03 DEVELOPMENT LANDSCAPING**  
Consideration and possible action to approve the Unified Development Code draft text amendment, Sec. 8-2-1.03 Development Landscaping.
- 17. APPROVE PUBLIC HEARING DATE FOR THE UNIFIED DEVELOPMENT CODE TEXT AMENDMENT, SEC. 8-2-1.03 DEVELOPMENT LANDSCAPING**  
Set and approve public hearing date for the Unified Development Code text amendment, Sec. 8-2-1.03 Development Landscaping.
- 18. FUTURE AGENDA ITEMS**
- 19. 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](http://www.cityofmagnolia.com), in compliance with Chapter 551, Texas Government Code.

DATE 5/17/2021  
TIME 4:00 p.m.  
TAKEN DOWN \_\_\_\_\_

Kandice Garrett  
Kandice Garrett, City Secretary

