

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, MAY 21, 2020 - 4:30 P.M.

Sewall Smith Council Chambers  
18111 Buddy Riley Blvd.  
Magnolia, Texas 77354

---

### **NOTICE OF PUBLIC MEETING OF THE PLANNING & ZONING COMMISSION BY TELECONFERENCE**

Notice is hereby given that the Planning & Zoning Commission will conduct a meeting on Thursday, May 21, 2020 via telephonic conference. This meeting will be closed to public attendance.

The Governor of Texas has issued an Executive Order with guidelines for the temporary suspension of certain portions of the Texas Open Meetings Act in order to avoid social gatherings of more than ten (10) people during the COVID-19 virus pandemic. This allows cities to have meetings via teleconference and to conduct execution sessions via teleconference. These actions are being taken to mitigate the spread of the virus by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code.

Telephonic capabilities will be utilized to allow individuals to address the Planning & Zoning Commission. Members of the public are entitled to participate remotely. You can dial in using your phone. (*For supported devices, tap a one-touch number below to join instantly.*) United States: +1 (571) 317-3122, Access code: 295-205-357, **or** via One-touch: <tel:+15713173122,,295205357#>, **or** join the meeting from your computer, tablet or smartphone at: <https://global.gotomeeting.com/join/295205357>. An electronic copy of the agenda can be found at the following link: [https://www.cityofmagnolia.com/index.asp?SEC=8006E9E3-A8F3-4E44-9918-77D392096B68&Type=B\\_EV](https://www.cityofmagnolia.com/index.asp?SEC=8006E9E3-A8F3-4E44-9918-77D392096B68&Type=B_EV), as well as posted outside on the bulletin board in front of Magnolia City Hall.

---

*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. Roll call and certification of quorum

2. OPEN PUBLIC HEARING

NOTICE OF PUBLIC HEARING

On May 21, 2020 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:

- Unity Plaza rezoning to Semi-Urban Residential changing the City of Magnolia Official Zoning Map.
- Text amendment to Table 2-2-1.02 eliminating Manufactured Home from Semi-Urban Residential districts.

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 March 19, 2020.

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. CONSIDERATION – APPROVE UNITY PLAZA REZONING TO SEMI-URBAN RESIDENTIAL

Consideration and possible action to approve Unity Plaza rezoning to Semi-Urban Residential changing the City of Magnolia Official Zoning Map and make recommendation to City Council.

9. CONSIDERATION – APPROVE TEXT AMENDMENT TO TABLE 2-2-1.02

Consideration and possible action to approve text amendment to Table 2-2-1.02 eliminating Manufactured Home from Semi-Urban Residential districts and make recommendation to City Council.

10. CONSIDERATION – APPROVE FINAL PLAT FOR AUDUBON CREEKSIDE NORTH SECTION 1

Consideration and possible action to approve Final Plat for Audubon Creekside North Section 1.

11. CONSIDERATION – REQUEST FOR WAIVER FOR TWO-SIDED DIRECTIONAL SIGN FOR CASTLEROCK HOMES

Consideration and possible action regarding a Request for Waiver for a two-sided directional sign to direct home buyers to CastleRock Homes in Glen Oaks.

12. PLANNING TECHNICIAN UPDATE ON CITY OF MAGNOLIA DEVELOPMENTS

13. REQUEST FOR AGENDA ITEM

14. 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 May 18, 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.*

---