

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



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

NOTICE OF PUBLIC MEETING PLANNING & ZONING COMMISSION

AGENDA
PUBLIC HEARING AND REGULAR MEETING
THURSDAY, AUGUST 19, 2021- 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 August 19, 2021 at 4:30 p.m., the 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 to discuss text amendment to the ***Unified Development Code, Chapter 8 Sec. 8-2-1.03 Development Landscaping***, giving all interested persons the right to appear and be heard.

- 3. CLOSE PUBLIC HEARING AND CONVENE OPEN REGULAR MEETING**
- 4. WELCOME AND INTRODUCTION OF NEWLY APPOINTED MEMBER SCOTT SHELburnE**
- 5. ADMINISTER OATH OF OFFICE TO NEWLY APPOINTED MEMBER SCOTT SHELburnE**
- 6. 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 July 19, 2021.

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. UPDATE ON CITY OF MAGNOLIA DEVELOPMENTS

11. CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION – TEXT AMENDMENT TO THE UNIFIED DEVELOPMENT CODE

Consideration and possible action to review and approve a text amendment to the ***Unified Development Code, Chapter 8 Sec. 8-2-1.03 Development Landscaping.***

12. CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION – EXTERIOR COLORS FOR 327 MAGNOLIA BLVD. IN THE STROLL OVERLAY DISTRICT

Consideration and possible action to review and approve new exterior paint and roof colors for 327 Magnolia Blvd., a single building, in the Yankee Doodle Donut complex, in the Stroll Overlay District.

13. CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION – APPROVE CARRILLO BROTHERS CORP. REPLAT, 18200 FM 1488

Consideration and possible action to approve replat of site at 18200 FM 1488, approximately 4.9 acres called Tract 1, 2, 3, 4 and 5.

14. CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION – APPROVE CARRILLO BROTHERS CORP. SITE PLAN

Consideration and possible action to approve site permit application plan for Carrillo

Brothers Corp. at 18200 FM 1488.

- 15. CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION – RECOMMEND PLANNED DEVELOPMENT AGREEMENT FOR WINDMILL ESTATES**
Consideration and possible action to recommend a Planned Development Agreement between the City of Magnolia and Davidson Homes LLC in Windmill Estates.
- 16. CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION – APPROVE MILL CREEK ESTATES SECTION 6, PRELIMINARY PLAT +/- 43.7 ACRES**
Consideration and possible action to review and approve Mill Creek Estates Section 6, Preliminary Plat, +/- 43.7 acres.
- 17. CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION – APPROVE MILL CREEK ESTATES SECTION 7, PRELIMINARY PLAT +/- 47.3 ACRES**
Consideration and possible action to review and approve Mill Creek Estates Section 7, Preliminary Plat, +/- 47.3 acres.
- 18. CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION – APPROVE ESCONDIDO SECTION 4, FINAL PLAT +/- 21.858 ACRES**
Consideration and possible action to review and approve Escondido Section 4, Final Plat, +/- 21.858 acres.
- 19. CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION – APPROVE MAGNOLIA RIDGE FOREST SECTION 13, FINAL PLAT +/- 13.033 ACRES**
Consideration and possible action to review and approve Magnolia Ridge Forest Section 13, Final Plat, +/- 13.033 acres.
- 20. CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION – APPROVE MAGNOLIA RIDGE FOREST SECTION 14, FINAL PLAT +/- 20.690 ACRES**
Consideration and possible action to review and approve Magnolia Ridge Forest Section 14, Final Plat, +/- 20.690 acres.
- 21. CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION – UNIFIED DEVELOPMENT CODE LAND CLEARING PERMIT**
Discussion and possible action concerning Land Clearing Permit fee recommendation to City Council.
- 22. CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION – APPROVE SITE**

PLAN FOR MAGNOLIA OFFICE PARK

Consideration and possible action to approve site plan for Magnolia Office Park.

23. CONSIDERATION, DISCUSSION, AND POSSIBLE ACTION – APPROVE PAINT COLORS FOR THE CITY RESTROOM IN SULLIVAN PARK LOCATED ON THE STROLL

Consideration and possible action to approve paint colors for the City restroom in Sullivan Park on The Stroll.

24. FUTURE AGENDA ITEMS

25. 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 August 16, 2021
TIME 4:00 p.m.
TAKEN DOWN _____

Kandice Garrett
Kandice Garrett, City Secretary

