

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



City Administrator, Don Doering  
City Secretary, Kandice Garrett  
City Attorney, Leonard Schneider  
City Engineer, Mike Kurzy  
Planning Coordinator, Christian Gable

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

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**AGENDA  
REGULAR MEETING  
THURSDAY, NOVEMBER 17, 2022 - 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. OPEN PUBLIC HEARING**

#### **NOTICE OF PUBLIC HEARING**

On November 17, 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 amendment(s) to the City of Magnolia Unified Development Code:

- Chapter 2 - Zoning Districts and Land Uses, Table 2-2-1.02 Land Uses concerning Day Care Centers in Auto-Urban Commercial zoning 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 October 20, 2022.

5. **CITIZENS COMMENTS, REQUESTS OR PETITIONS FROM THE PUBLIC**  
*(This agenda item provides an opportunity for citizens to address the City Council on any matter not on the agenda).*  
*Comments shall be limited to three (3) minutes per person. Comments by the governing body 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.*
6. **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.)*
7. **UPDATE ON CITY OF MAGNOLIA DEVELOPMENTS** (Staff)
8. **CONSIDERATION AND POSSIBLE ACTION TO APPROVE TEXT AMENDMENT TO THE UNIFIED DEVELOPMENT CODE, CHAPTER 2 - ZONING DISTRICTS AND LAND USES, TABLE 2-2-1.02 LAND USES, CONCERNING DAY CARE CENTERS IN AUTO-URBAN COMMERCIAL DISTRICTS**
9. **CONSIDERATION AND POSSIBLE ACTION TO REVIEW AND APPROVE WATER PLANT #3, PRELIMINARY PLAT, +/- 2.281 ACRES**
10. **CONSIDERATION AND POSSIBLE ACTION TO REVIEW AND APPROVE WATER PLANT #3, FINAL PLAT, +/- 2.281 ACRES**
11. **CONSIDERATION AND POSSIBLE ACTION TO REVIEW AND APPROVE SITE PLAN FOR CHRISTIAN BROTHERS AUTOMOTIVE**
12. **CONSIDERATION AND POSSIBLE ACTION TO REVIEW AND APPROVE SITE PLAN FOR MISTER CAR WASH**
13. **FUTURE AGENDA ITEMS**
14. **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 11.14.22  
TIME 3:30 PM  
TAKEN DOWN \_\_\_\_\_

Kandice Garrett  
Kandice Garrett, City Secretary

