

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



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

NOTICE OF PUBLIC MEETING PLANNING & ZONING COMMISSION

AGENDA
REGULAR MEETING
THURSDAY, NOVEMBER 18, 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. **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 21, 2021.

3. **REQUESTS/ PETITIONS FROM THE PUBLIC**

4. **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.*

5. **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.)

6. **UPDATE ON CITY OF MAGNOLIA DEVELOPMENTS**
7. **EXTERIOR COLORS FOR THE STROLL OVERLAY DISTRICT**
Consideration and possible action to review and adopt exterior color palette in the Stroll Overlay District.
8. **DISCUSSION – UNIFIED DEVELOPMENT CODE CHAPTER 3 LOTS AND DENSITY (Commissioner Scott Shelburne)**
Discussion concerning multi-family density in the City of Magnolia.
9. **CONSIDERATION – MAGNOLIA RIDGE FOREST, SECTION 18, PRELIMINARY PLAT +/-27.6 ACRES**
Consideration and possible action to review and approve Magnolia Ridge Forest Section 18 Preliminary Plat, +/-27.6 acres.
10. **CONSIDERATION – MAGNOLIA RIDGE FOREST, SECTION 19, PRELIMINARY PLAT +/-33.7 ACRES**
Consideration and possible action to review and approve Magnolia Ridge Forest Section 19 Preliminary Plat, +/-33.7 acres.
11. **CONSIDERATION – WINDMILL ESTATES Block L, Lots 1 – 10 and Block M, Lots 1 – 9, PRELIMINARY PLAT +/-8.164 ACRES**
Consideration and possible action to review and approve Windmill Estates Block L, Lots 1 – 10 and Block M, Lots 1 – 9, Preliminary Plat, +/-8.164 acres.
12. **CONSIDERATION – MAGNOLIA RIDGE, SECTION 15, PRELIMINARY PLAT +/-20.231 ACRES**
Consideration and possible action to review and approve a preliminary plat of Magnolia Ridge Section 15 Preliminary Plat, +/-20.231 acres.
13. **CONSIDERATION – JIFFY LUBE PRELIMINARY PLAT +/-0.71 ACRES**
Consideration and possible action to review and approve a preliminary plat application by Jiffy Lube, a Preliminary Plat, +/-0.71 acres in the G.W. Lonis Survey, Abstract No. 320, Tract 15.
14. **FUTURE AGENDA ITEMS**
15. **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 11.15.21
TIME 4 PM
TAKEN DOWN _____

Kandice Garrett
Kandice Garrett, City Secretary

