

Scott Shelburne, 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, Mike Kurzy  
Planning Coordinator, Christian Gable

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

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**AGENDA  
SPECIAL MEETING  
THURSDAY, SEPTEMBER 29, 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 September 29, 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 to discuss a rezoning to the City of Magnolia Official Zoning Map for a combination of 4.926 acres of land being Property ID R201670, R201671, R201672, R481609 and R40491 situated in the Gamble Dawson Survey, Abstract No. 177, of Montgomery County, Texas, from Industrial, Public Use and Rural to Auto-Urban Commercial.

### **3. CLOSE PUBLIC HEARING AND CONVENE SPECIAL 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 July 21, 2022.

### **5. STAFF REPORTS**

## 6. 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.*

## 7. ANNOUNCEMENTS

## 8. CONSIDERATION AND POSSIBLE ACTION TO APPROVE REZONING TO THE CITY OF MAGNOLIA OFFICIAL ZONING MAP FOR CARILLO BROTHERS

Consideration and possible action to review and approve rezoning to the City of Magnolia Official Zoning Map for a combination of 4.926 acres of land being Property ID R201670, R201671, R201672, R481609 and R40491 situated in the Gamble Dawson Survey, Abstract No. 177, of Montgomery County, Texas, from Industrial, Public Use and Rural to Auto-Urban Commercial.

## 9. REQUEST FOR AGENDA ITEM

## 10. 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

\_\_\_\_\_

TIME

\_\_\_\_\_

TAKEN DOWN

\_\_\_\_\_

\_\_\_\_\_  
Kandice Garrett, City Secretary



## Hearst Newspapers, LLC Order Confirmation

**Ad Order Number**

0034227762

**Sales Rep.**

0630-HOU

**Order Taker**

jvega

**Order Source**

Rep

**Customer**

CITY OF MAGNOLIA

**Customer Account**

20017370

**Customer Address**18111 BUDDY RILEY BLVD  
MAGNOLIA TX 773545864 USA**Customer Phone**

2813562266

**Payor Customer**

CITY OF MAGNOLIA

**Payor Account**

20017370

**Payor Address**18111 BUDDY RILEY BLVD  
MAGNOLIA TX 773545864 USA**Payor Phone**

2813562266

**PO Number****Ordered By**

Christian Gable

**Customer Fax****Customer Email****Special Pricing****Tear Sheets**

1

**Proofs**

0

**Affidavits**

1

**Blind Box****Promo Type****Materials****Invoice Text**

NOTICE OF PUBLIC HEARING

**Ad Order Notes****Gross Amount**

79.62

**Net Amount**

\$86.80

**Tax Amount**

\$0.00

**Total Amount**

\$86.80

**Payment Method**

Credit Card Pymt

**Payment Amount**

\$0.00

**Amount Due**

\$86.80

**Ad Number**

0034227762-01

**Ad Type**

Legal

**Production Method**

AdBooker

**Production Notes****External Ad Number****Ad Attributes****Ad Released**

No

**Pick Up****Ad Size**

2 X 11 li

**Color****NOTICE OF PUBLIC HEARING**

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**Product**HCN Conroe Courier  
HOU Online**Placement**Legals  
Legals**Position**Legal Notices  
Legal Notices**First Run Date**Thursday, September 15, 202:  
Thursday, September 15, 202:**Last Run Date**Thursday, September 15, 202:  
Friday, October 14, 2022

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



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

## **MINUTES OF THE PLANNING & ZONING COMMISSION PUBLIC HEARING AND REGULAR MEETING JULY 21, 2022**

A meeting of the Planning & Zoning Commission was held on July 21, 2022, beginning at 4:30 p.m. in the Sewall Smith City Council Chambers located at 18111 Buddy Riley Blvd., Magnolia, Texas 77354.

### **1. CALL TO ORDER**

Chairman Scott Shelburne called the regular meeting to order at 4:30 pm.

#### **a. INVOCATION**

Tom Mayhew delivered the invocation.

#### **b. PLEDGE OF ALLEGIANCE**

Chairman Scott Shelburne led the Pledge of Allegiance.

#### **c. ROLL CALL AND CERTIFICATION OF QUORUM**

Chairman Scott Shelburne called roll and certified a quorum present with the following Planning & Zoning Commission members in attendance: Scott Shelburne, Trevor Brown, Robert Franklin, Holly Knee, and Tom Mayhew.

Absent: Anne Sundquist and Josh Jakubik

Staff present: City Administrator Don Doering, City Secretary Kandice Garrett, and Planning Coordinator Christian Gable.

### **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 Joint Public Hearing with City Council and Planning & Zoning Commission Meeting held June 14, 2022.

#### **b. CONSIDERATION – APPROVAL OF MINUTES**

Consideration and possible action to approve the minutes of the meeting held June 16, 2022.

**MOTION:** Upon a motion to approve Consent Agenda made by Tom Mayhew and seconded by Holly Knee, the Commission members present voted and the motion carried unanimously, 5-0.

### **3. STAFF REPORTS**

Planning Coordinator Christian Gable provided a brief summary of developments.

### **4. 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:*

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- c. A proposal to place the subject on a future agenda.*

Frank Parker, 31602 Hanks Rd., Magnolia, TX 77355, spoke in regard to the Comprehensive Plan and constructing a relief road from Nichols Sawmill Rd. to south of FM 1774.

### **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.)*

Planning Coordinator Christian Gable announced the following:

- Blood drive held by MD Anderson on Wednesday, August 31, 2022 at 10 a.m. to 2 p.m. at City Hall in the parking lot.
- 2<sup>nd</sup> Annual Patriots of Texas Fest Cookoff and Concert Event at Unity Park featuring Jesse Raub Jr. on September 16-17, 2022.
- Stroll Through the Renaissance on Saturday, October 1 at 3 p.m. to 7 p.m.

City Administrator Don Doering reported that Commerce Street was getting paved.

### **6. CONSIDERATION AND POSSIBLE ACTION TO REVIEW AND APPROVE MAGNOLIA PLACE, SECTION 1, PRELIMINARY PLAT, +/-33.6 ACRES.**

Planning Coordinator Christian Gable stated the actual plat is for Section 2. The correct description for this item came in after the agenda was posted. It was reviewed by City Engineer, a letter of no objection provided, and she recommended approval.

**MOTION:** Upon a motion to approve Magnolia Place, Section 2, Preliminary Plat, +/-33.6 acres pending made by Robert Franklin and seconded by Tom Mayhew, the Commission members present voted and the motion carried unanimously, 5-0.

### **7. CONSIDERATION AND POSSIBLE ACTION TO REVIEW AND APPROVE 15-ACRE 1486 TRACT, WILLIAM T. DUNLAVY SURVEY, ABSTRACT 168, PRELIMINARY PLAT**

Item was removed due to prior approval at the May meeting.

**8. CONSIDERATION AND POSSIBLE ACTION TO REVIEW AND APPROVE MYRTLE GARDENS, FINAL PLAT, +/-27.794 ACRES**

Planning Coordinator Christian Gable stated the plat has been reviewed by City Engineer, a letter of no objection provided, and recommended approval.

**MOTION:** Upon a motion to approve Myrtle Gardens, Final Plat, +/-27.794 acres made by Holly Knee and seconded by Tom Mayhew, the Commission members present voted and the motion carried unanimously, 5-0.

**9. CONSIDERATION AND POSSIBLE ACTION TO REVIEW AND APPROVE SITE PLAN FOR MUSTANG RIDGE, SECTION 3, +/-25.522 ACRES**

Planning Coordinator Christian Gable stated the site plan has been reviewed by City Engineer and there are outstanding comments. The item was postponed to the next meeting.

**10. CONSIDERATION AND POSSIBLE ACTION TO REVIEW AND APPROVE MUSTANG RIDGE, SECTION 3, FINAL PLAT, +/-25.522 ACRES**

This item was postponed to the next meeting.

**11. CONSIDERATION AND POSSIBLE ACTION TO APPROVE SITE PLAN FOR MAGNOLIA RIDGE, SECTION 15, +/-20.232 ACRES**

Planning Coordinator Christian Gable stated the site plan has been reviewed by City Engineer, a letter of no objection provided, and recommended approval.

**MOTION:** Upon a motion to approve the Site Plan for Magnolia Ridge, Section 15, +/-20.232 acres made by Robert Franklin and seconded by Tom Mayhew, the Commission members present voted and the motion carried unanimously, 5-0.

**12. CONSIDERATION AND POSSIBLE ACTION TO REVIEW AND APPROVE MAGNOLIA RIDGE, SECTION 15, FINAL PLAT, +/-20.232 ACRES**

Planning Coordinator Christian Gable stated the plat has been reviewed by City Engineer, a letter of no objection provided, and recommended approval.

**MOTION:** Upon a motion to approve Magnolia Ridge, Section 15, Final Plat, +/-20.232 acres made by Robert Franklin and seconded by Tom Mayhew, the Commission members present voted and the motion carried unanimously, 5-0.

**13. CONSIDERATION AND POSSIBLE ACTION TO REVIEW AND APPROVE SITE PLAN FOR MAGNOLIA RIDGE FOREST, SECTION 17, +/-50.434 ACRES**

Planning Coordinator Christian Gable stated the site plan has been reviewed by City Engineer, a letter of no objection provided, and recommended approval.

**MOTION:** Upon a motion to approve the Site Plan for Magnolia Ridge Forest, Section 17, +/-50.434 acres made by Robert Franklin and seconded by Holly Knee, the Commission members present voted and the motion carried unanimously, 5-0.

**14. CONSIDERATION AND POSSIBLE ACTION TO REVIEW AND APPROVE MAGNOLIA RIDGE FOREST, SECTION 17, FINAL PLAT, +/-50.434 ACRES**

Item postponed until receipt of City Engineer letter of no objection.

**15. CONSIDERATION AND POSSIBLE ACTION TO REVIEW AND APPROVE MAGNOLIA RIDGE FOREST, SECTION 18, FINAL PLAT, +/-27.589 ACRES**

Item postponed until receipt of City Engineer letter of no objection.

**16. CONSIDERATION AND POSSIBLE ACTION TO REVIEW AND APPROVE MAGNOLIA RIDGE FOREST, SECTION 19, FINAL PLAT, +/-33.709 ACRES**

Item postponed until receipt of City Engineer letter of no objection.

**17. CONSIDERATION AND POSSIBLE ACTION TO REVIEW AND APPROVE MAGNOLIA RIDGE FOREST, SECTION 20, PRELIMINARY PLAT, +/-41.3 ACRES**

Planning Coordinator Christian Gable stated the plat has been reviewed by City Engineer, a letter of no objection provided, and recommended approval.

**MOTION:** Upon a motion to approve Magnolia Ridge Forest, Section 20, Preliminary Plat, +/-41.3 acres made by Holly Knee and seconded by Robert Franklin, the Commission members present voted and the motion carried unanimously, 5-0.

**18. CONSIDERATION AND POSSIBLE ACTION TO REVIEW AND APPROVE SITE PLAN FOR WATER AND SANITARY SEWER UTILITIES AT ESCONDIDO ALONG PRADOO CROSSING.**

Planning Coordinator Christian Gable stated the site plan has been reviewed by City Engineer, a letter of no objection provided, and recommended approval.

**MOTION:** Upon a motion to approve Site Plan for Water and Sanitary Sewer Utilities at Escondido along Pradoo Crossing made by Robert Franklin and seconded by Tom Mayhew, the Commission members present voted and the motion carried unanimously, 5-0.

**19. CONSIDERATION AND POSSIBLE ACTION TO REVIEW AND APPROVE ESCONDIDO, SECTION 5, PRELIMINARY PLAT, +/-29.567 ACRES**

Planning Coordinator Christian Gable stated the plat has been reviewed by City Engineer, a letter of no objection provided, and recommended approval.

**MOTION:** Upon a motion to approve Escondido, Section 5, Preliminary Plat, +/-29.567 made by Tom Mayhew and seconded by Robert Franklin, the Commission members present voted and the motion carried unanimously, 5-0.

**20. CONSIDERATION AND POSSIBLE ACTION TO REVIEW AND APPROVE SITE PLAN FOR ESCONDIDO, SECTION 5, +/-29.567 ACRES**

Item postponed until receipt of City Engineer letter of no objection.

**21. CONSIDERATION AND POSSIBLE ACTION TO REVIEW AND APPROVE ESCONDIDO, SECTION 5, FINAL PLAT, +/-29.567 ACRES**

Item postponed until receipt of City Engineer letter of no objection.

**22. CONSIDERATION AND POSSIBLE ACTION TO REVIEW AND APPROVE ESCONDIDO, SECTION 7, PRELIMINARY PLAT, +/-32.206 ACRES**

Planning Coordinator Christian Gable stated the plat has been reviewed by City Engineer, a letter of no objection provided, and recommended approval.

**MOTION:** Upon a motion to approve Escondido, Section 7, Preliminary Plat, +/-32.206 made by Tom Mayhew and seconded by Holly Knee, the Commission members present voted and the motion carried unanimously, 5-0.

**23. CONSIDERATION AND POSSIBLE ACTION TO REVIEW AND APPROVE ESCONDIDO, SECTION 7, FINAL PLAT, +/-32.206 ACRES**

Item postponed until receipt of City Engineer letter of no objection.

**24. CONSIDERATION AND POSSIBLE ACTION TO REVIEW AND APPROVE ESCONDIDO, SECTION 9, PRELIMINARY PLAT, +/-13.114 ACRES**

Item was removed due to prior approval at the March meeting.

**25. CONSIDERATION AND POSSIBLE ACTION TO REVIEW AND APPROVE SITE PLAN FOR MILL CREEK ESTATES SEC 6, +/-43.7 ACRES**

Planning Coordinator Christian Gable stated the site plan has been reviewed by City Engineer,

a letter of no objection provided, and recommended approval.

**MOTION:** Upon a motion to approve site plan for Mill Creek Estates, Section 6, +/-43.7 acres made by Holly Knee and seconded by Robert Franklin, the Commission members present voted and the motion carried unanimously, 5-0.

**26. CONSIDERATION AND POSSIBLE ACTION TO REVIEW AND APPROVE SITE PLAN FOR MILL CREEK ESTATES SEC 8, +/-19.2 ACRES**

Planning Coordinator Christian Gable stated the site plan has been reviewed by City Engineer, and there are a couple of outstanding comments that need to be addressed. She recommended approval pending City Engineer letter of no objection.

**MOTION:** Upon a motion to approve Site Plan for Mill Creek Estates, Section 8, +/-19.2 acres pending City Engineer letter of no objection made by Robert Franklin and seconded by Tom Mayhew, the Commission members present voted and the motion carried unanimously, 5-0.

**27. CONSIDERATION AND POSSIBLE ACTION TO REVIEW AND APPROVE SITE PLAN FOR WINDMILL ESTATES, +/-8.164 ACRES**

Planning Coordinator Christian Gable stated the site plan has been reviewed by City Engineer, a letter of no objection provided, and recommended approval.

**MOTION:** Upon a motion to approve Site Plan for Windmill Estates, +/-8.164 acres made by Holly Knee and seconded by Robert Franklin, the Commission members present voted and the motion carried unanimously, 5-0.

**28. FUTURE AGENDA ITEMS**

Chairman Shelburne mentioned looking at plans regarding Nichols Sawmill Rd. in relation to the Comprehensive Plan and Montgomery County Thoroughfare Plan.

**29. ADJOURN**

**MOTION:** Upon a motion to adjourn made by Robert Franklin and seconded by Holly Knee, the Commission members present voted, the motion carried unanimously, 5-0 and Chairman Shelburne adjourned the meeting at 5:13 pm.

Planning & Zoning Commission

\_\_\_\_\_  
Scott Shelburne, Chairman

CERTIFICATION

I certify this to be a true and correct copy of the minutes of the meeting of the City of Magnolia Planning and Zoning Commission held on July 21, 2022.

ATTEST:

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Kandice Garrett, City Secretary

# Rezoning Report Carrillo Brothers Corp.

Report Date: August 25, 2022

To: Planning & Zoning Commission

From: Christian Gable, Planning Coordinator

RE: City of Magnolia Planning & Zoning Meeting, September 29, 2022 Public Hearing and Agenda Item

## Summary:

Request by Carrillo Brothers Corp. for 4.926 acres; Property ID R201670, R201671, R201672, R481609 and R40491 situated in the Gamble Dawson Survey, Abstract No. 177, of Montgomery County, Texas;

Request to rezone property from Industrial (IN), Rural (RU), Public Use (PU), and Auto-Urban Commercial (AC) to only Auto-Urban Commercial (AC).

## Planning Comments:

According to ***City of Magnolia Comprehensive Plan Chapter 2 Land Use and Character addresses Existing and Future Land use of the City of Magnolia, Map 2.2 Future Land Use and Character Plan***, which identifies the tract as future Auto-Urban Commercial.

The proposed land-use by the applicant, according to the application, is "Restaurant/Commercial Retail". ***City of Magnolia Unified Development Code Chapter 2 Article 2 Table 2-2-1.02 Land Uses*** finds both restaurants and commercial retail to be permissible in the Auto-Urban Commercial Zoning District.

The given land shares property lines with other Auto-Urban Commercial and Industrial-zoned properties, so rezoning would compliment the surrounding area.

Platting process has already begun to make these properties into one.

## Action Recommendation:

Approve rezoning request by Carrillo Brothers Corp. for a combination of 4.926 acres of land being Property ID R201670, R201671, R201672, R481609 and R40491 situated in the Gamble Dawson Survey, Abstract No. 177, of Montgomery County, Texas, from Industrial, Public Use and Rural to Auto-Urban Commercial.



## Rezoning Application Form

This form shall be submitted with each application for a rezoning.

### CONTACT INFORMATION

Applicant

Armando Reyna

Name

10422 Black Sands Dr.

Street Address

Houston, TX. 77095

City, State Zip

281. 855. 8495

Phone

832. 262. 4563

Fax

K-Reyna @ att.net

E-mail

Architect (if different)

Archigraphics Decon

Name

#321

9923 Willowbridge Park Blvd

Street Address

77064

Houston, TX 77064

City, State Zip

713. 471. 1293

Phone

281. 821. 6647

Fax

Archigraphics @ sbcglobal.net

E-mail

Property Owner (if different)

Carrillo Brothers Corp.

Name

30134 State Hwy 249

Street Address

Tomball, TX 77375

City, State Zip

Phone

Fax

E-mail

Engineer/Land Surveyor (if different)

Civil Land Surveyors of Texas

Name

10422 Black Sands Dr.

Street Address

Houston, TX. 77095

City, State Zip

281. 855. 8495

Phone

832. 262. 4563

Fax

Houstonplanning @ gmail.com

E-mail

## PROPERTY PROFILE

Property ID # R-201470, R201471, R201472  
R-40491 + R481609Legal Description 4.924 Acres situated in the Gambel Dawson  
(Subdivision) (Lot) (Block) Survey, Abst. 177

Current Zoning \_\_\_\_\_

Proposed Zoning Suburban Village (SV) Changed to AC after reviewing zoning options

Present Use of Property

Land is currently vacant/undeveloped

Proposed Use of the Property

Commercial Reserve - Restaurant / commercial RetailTotal Area of Site ~~4.0~~ 4.926 Acres

The rezoning is requested due to the following reason(s)

We are proposing a new restaurant and need to  
be able to sell alcoholic beverages.Fees ☒ YES ☐ NO

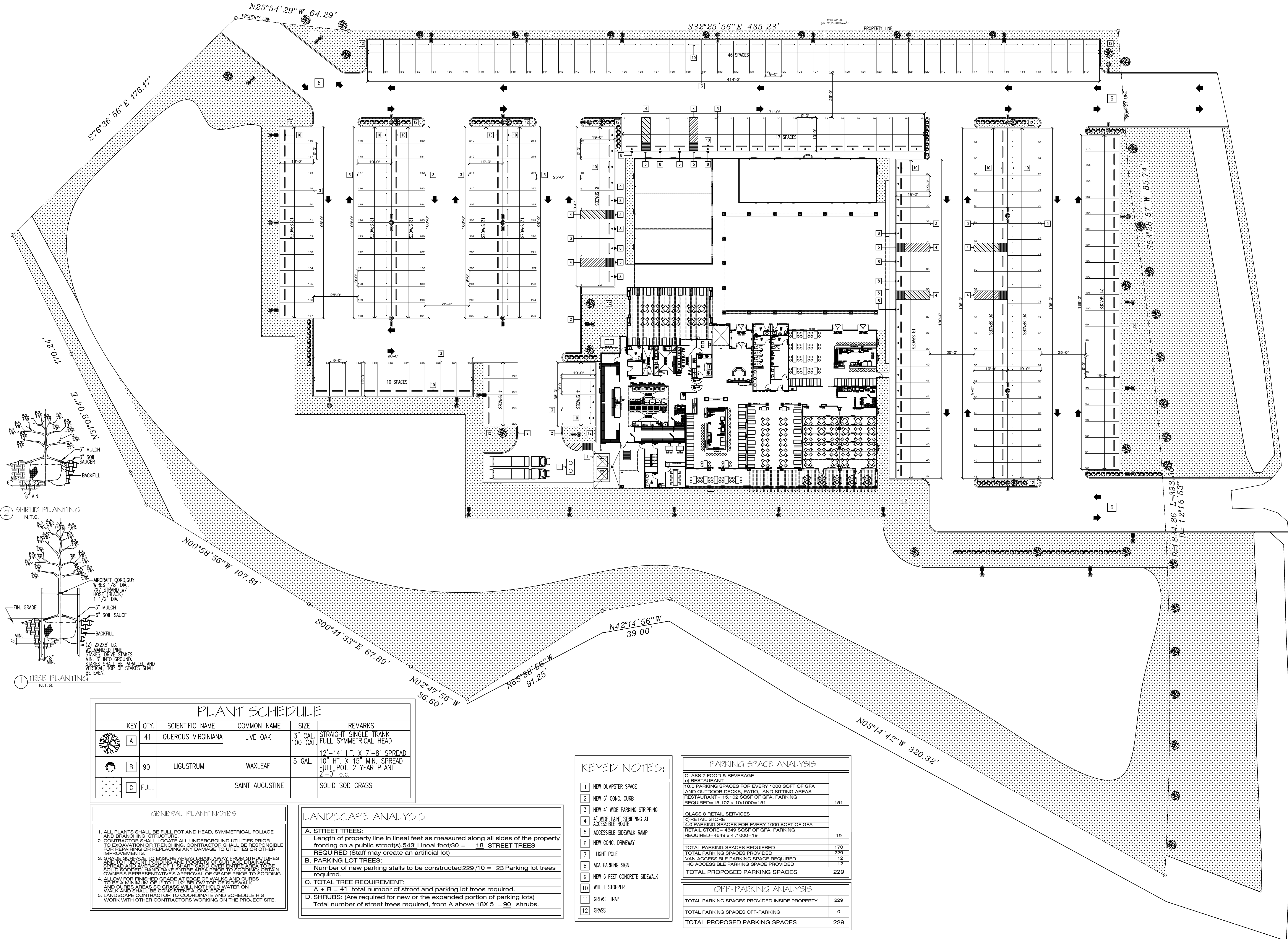
I, Alfredo Reyes (print or type name), certify with my signature below that the information included in my submittal packet is complete, true, and correct, to the best of my knowledge.



Signature of Applicant

08/15/2022

Date



PLANT SCHEDULE					
KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
A	41	QUERCUS VIRGINIANA	LIVE OAK	3" CAL. 100 GAL.	STRAIGHT SINGLE TRUNK FULL SYMMETRICAL HEAD
B	90	LIGUSTRUM	WAXLEAF	5 GAL.	12"-14" HT. X 7'-8" SPREAD 10" HT. X 15" MIN. SPREAD FULL POT, 2 YEAR PLANT 2'-0" O.C.
C	FULL		SAINT AUGUSTINE		SOLID SOD GRASS

GENERAL PLANT NOTES

1. ALL PLANTS SHALL BE FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE

2. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION OR TRENCHING. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY DAMAGE TO UTILITIES OR OTHER IMPROVEMENTS.

3. GRADE SURFACE TO ENSURE AREAS DRAIN AWAY FROM STRUCTURES AND PREVENT PONDING AND POCKETS OF SURFACE DRAINAGE. SPREAD AND AVERAGE OF 1" SHARP SAND OVER ENTIRE AREA TO BE SOLID SODDED. HAND RAKE ENTIRE AREA PRIOR TO SODDING. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF GRADE PRIOR TO SODDING.

4. ALLOW FOR FINISHED GRADE AT EDGE OF WALKS AND CURBS TO BE A MINIMUM OF 1" TO 1 1/2" BELOW TOP OF SIDEWALK AND CURBS. AREAS SO GRASS WILL NOT HOLD WATER ON WALK AND SHALL BE CONSISTENT ALONG EDGE.

5. LANDSCAPE CONTRACTOR TO COORDINATE AND SCHEDULE HIS WORK WITH OTHER CONTRACTORS WORKING ON THE PROJECT SITE.

LANDSCAPE ANALYSIS

A. STREET TREES:  
Length of property line in lineal feet as measured along all sides of the property fronting on a public street(s). 543' Lineal feet/30 = 18 STREET TREES REQUIRED (Staff may create an artificial lot)

B. PARKING LOT TREES:  
Number of new parking stalls to be constructed 229 / 10 = 23 Parking lot trees required.

C. TOTAL TREE REQUIREMENT:  
A + B = 41 total number of street and parking lot trees required.

D. SHRUBS: (Are required for new or the expanded portion of parking lots)  
Total number of street trees required, from A above 18 X 5 = 90 shrubs.

- KEYED NOTES:
- 1 NEW DUMPSTER SPACE
  - 2 NEW 6" CONC. CURB
  - 3 NEW 4" WIDE PARKING STRIPPING
  - 4 4" WIDE PAINT STRIPPING AT ACCESSIBLE ROUTE
  - 5 ACCESSIBLE SIDEWALK RAMP
  - 6 NEW CONC. DRIVEWAY
  - 7 LIGHT POLE
  - 8 ADA PARKING SIGN
  - 9 NEW 6 FEET CONCRETE SIDEWALK
  - 10 WHEEL STOPPER
  - 11 GREASE TRAP
  - 12 GRASS

PARKING SPACE ANALYSIS	
CLASS 7 FOOD & BEVERAGE	
10.0 PARKING SPACES FOR EVERY 1000 SQFT OF GFA AND OUTDOOR DECKS, PATIO, AND SITTING AREAS	
RESTAURANT = 15,102 SQSF OF GFA. PARKING REQUIRED = 15,102 x 10/1000 = 151	151
CLASS 8 RETAIL SERVICES	
4.0 PARKING SPACES FOR EVERY 1000 SQFT OF GFA	
RETAIL STORE = 4649 SQSF OF GFA. PARKING REQUIRED = 4649 x 4 / 1000 = 19	19
TOTAL PARKING SPACES REQUIRED	170
TOTAL PARKING SPACES PROVIDED	229
VAN ACCESSIBLE PARKING SPACE REQUIRED	12
10% ACCESSIBLE PARKING SPACE PROVIDED	12
TOTAL PROPOSED PARKING SPACES	229

OFF-PARKING ANALYSIS	
TOTAL PARKING SPACES PROVIDED INSIDE PROPERTY	229
TOTAL PARKING SPACES OFF-PARKING	0
TOTAL PROPOSED PARKING SPACES	229

Archigraphics  
**DECON**  
RESIDENTIAL & COMMERCIAL  
13822 WILLOW CENTRE DR. #C  
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Fax: (281) 893-3734  
[www.archgraphics-vrd.com](http://www.archgraphics-vrd.com)

Sheet No.: 5 of  
**SITE**

Client Name: RANCHO GRANDE  
Office Signature of Approval: \_\_\_\_\_  
Office Signature of Approval: \_\_\_\_\_

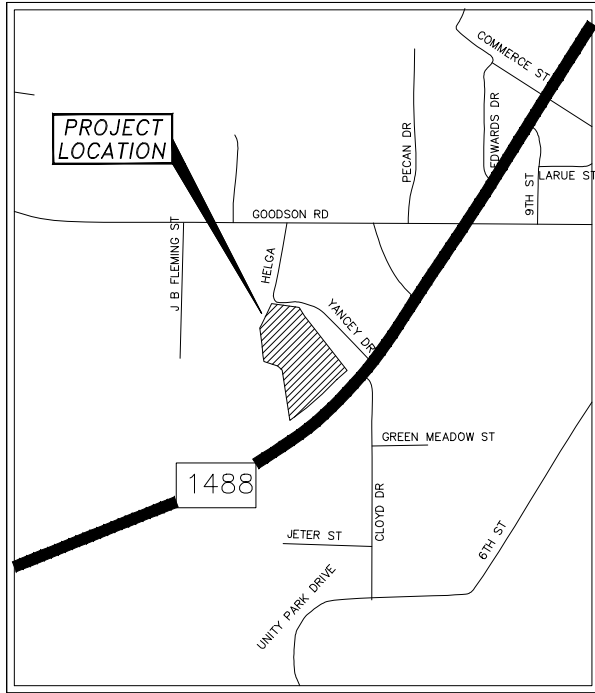
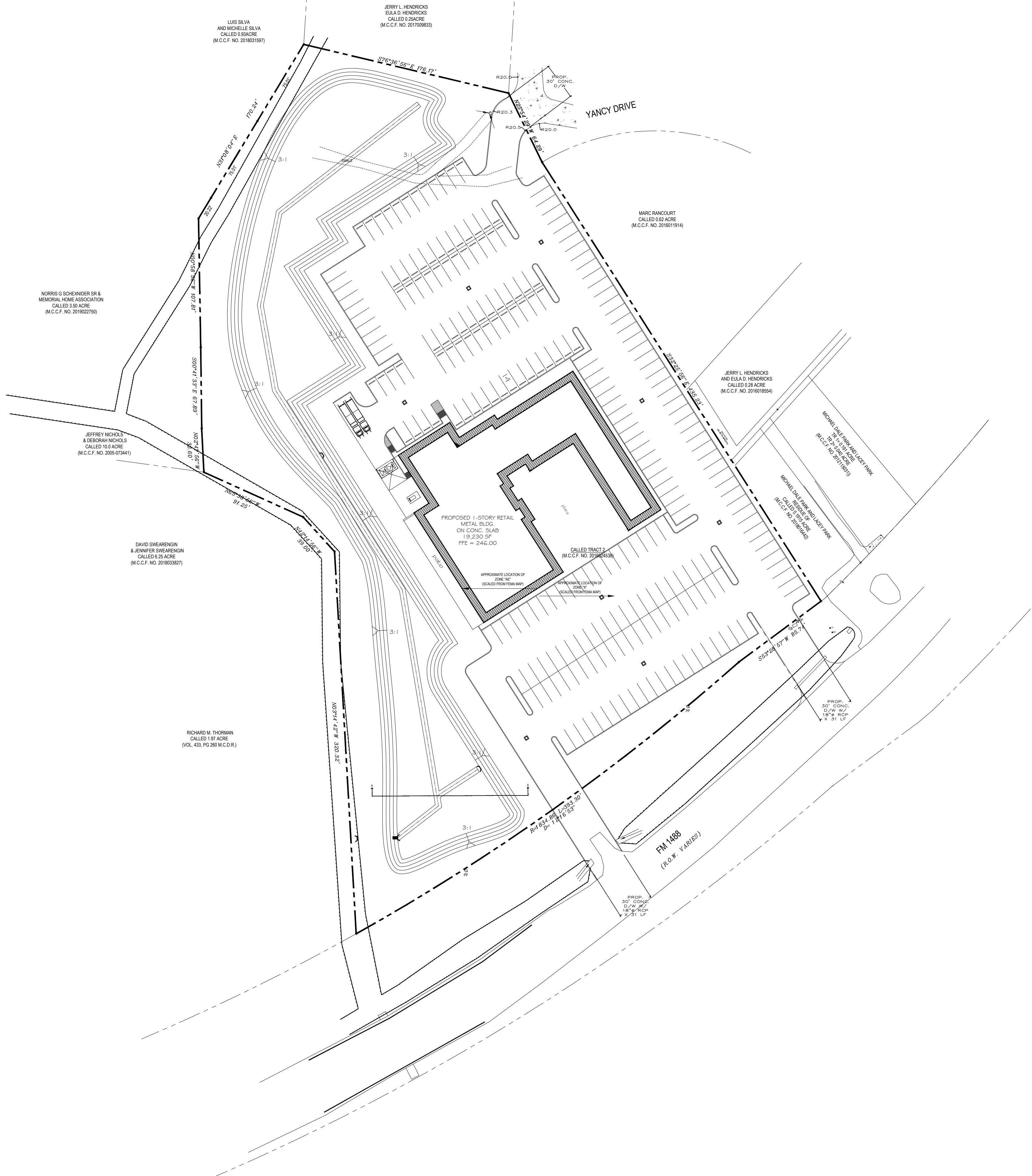
Designed By: EMC  
Drawn By: MMC  
Checked by: EMC  
Date: \_\_\_\_\_  
Scale: AS MARKED  
Job #: \_\_\_\_\_

THIS PLAN, IDEAS AND SPECIFICATIONS ARE PROPERTY OF ARCHIGRAPHICS DECON. THE CLIENT'S RIGHT IS CONDITIONAL AND LIMITED TO ONE-TIME USE TO CONSTRUCT A SINGLE PROJECT. THE USE OR REPRODUCTION OF THIS PLAN IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF ARCHIGRAPHICS DECON.

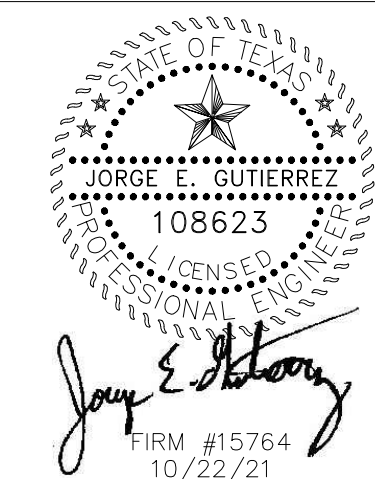
REVISIONS

1	
2	
3	
4	
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6	

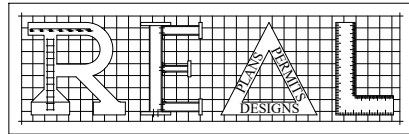
FM 1488  
(R.O.W. VARIES)



VICINITY MAP  
NOT TO SCALE  
ZIP CODE #77355



REVISIONS		DESCRIPTION
No.	DATE	
1		
2		



2000 Crawford St.  
Suite #900  
Houston, Texas 77002  
Ph: 832-654-7862  
reg@rdesignsinc.com

OWNER:  
**CARRILLO BROTHERS CORPORATION**

**PROPOSED SITE WORK  
ONE-STORY  
RESTAURANT  
LOCATED AT  
0 FM 1488  
MAGNOLIA, TEXAS 77354**

DRAWING TITLE:

**PROPOSED  
SITE PLAN**

DATE:  
**03/30/2021**

DESIGN:  
**8530**

DRAWN:  
**8530**

SCALE:  
**1: 50**

JOB No:  
**-**

FILE:

F:\REAL\202070 FM 1488\CVL

DRAWING

**C1.1**

Exhibit A

Tract 1: 2.211 Acres of Property ID R40491, being 2.211 acres of land situated in the Gamble Dawson Survey, Abstract No. 177 in Montgomery County, Texas

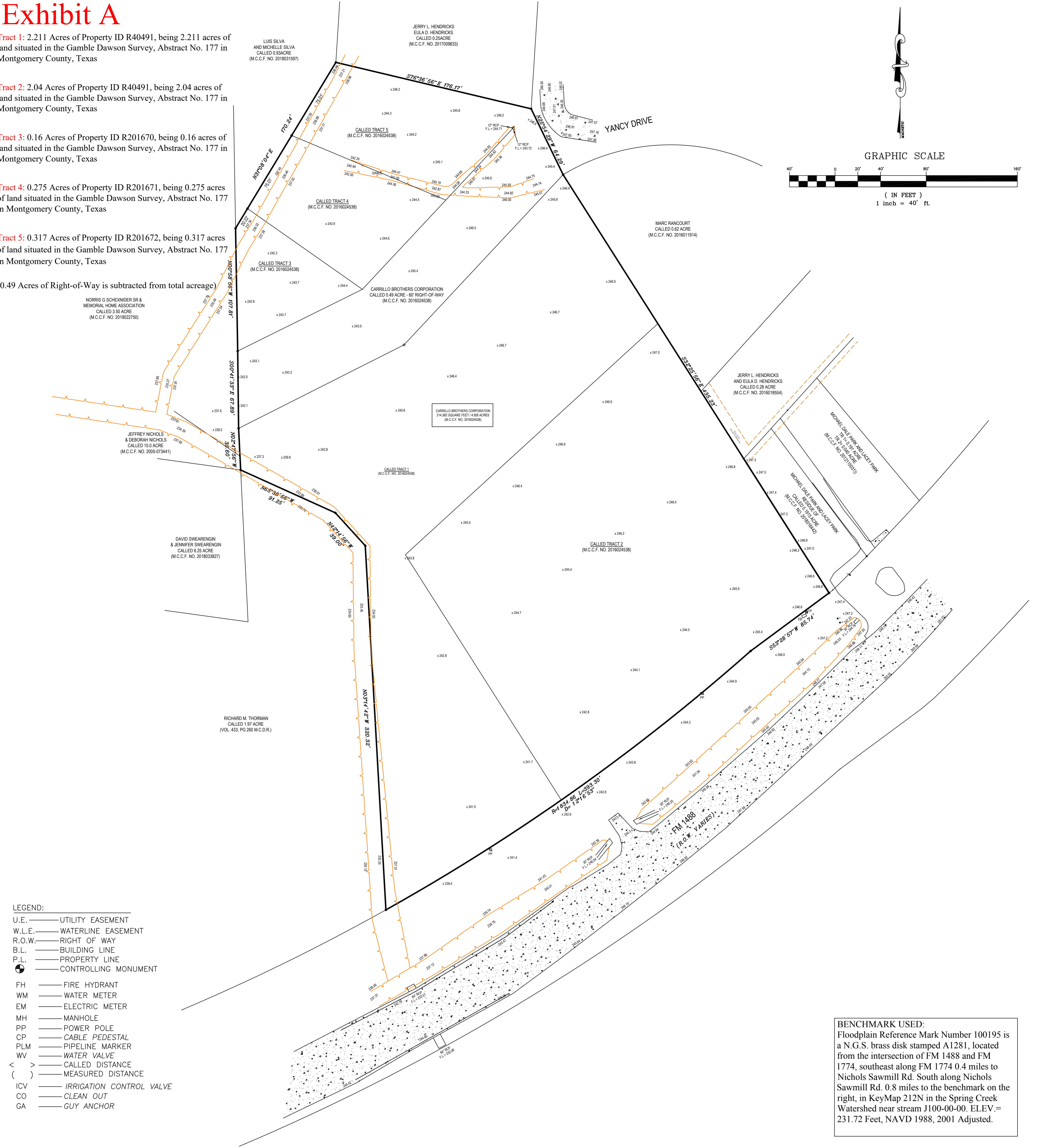
Tract 2: 2.04 Acres of Property ID R40491, being 2.04 acres of land situated in the Gamble Dawson Survey, Abstract No. 177 in Montgomery County, Texas

Tract 3: 0.16 Acres of Property ID R201670, being 0.16 acres of land situated in the Gamble Dawson Survey, Abstract No. 177 in Montgomery County, Texas

Tract 4: 0.275 Acres of Property ID R201671, being 0.275 acres of land situated in the Gamble Dawson Survey, Abstract No. 177 in Montgomery County, Texas

Tract 5: 0.317 Acres of Property ID R201672, being 0.317 acres of land situated in the Gamble Dawson Survey, Abstract No. 177 in Montgomery County, Texas

(0.49 Acres of Right-of-Way is subtracted from total acreage)



- LEGEND:
- U.E. — UTILITY EASEMENT
  - W.L.E. — WATERLINE EASEMENT
  - R.O.W. — RIGHT OF WAY
  - B.L. — BUILDING LINE
  - P.L. — PROPERTY LINE
  - ☉ — CONTROLLING MONUMENT
  - FH — FIRE HYDRANT
  - WM — WATER METER
  - EM — ELECTRIC METER
  - MH — MANHOLE
  - PP — POWER POLE
  - CP — CABLE PEDESTAL
  - PLM — PIPELINE MARKER
  - WV — WATER VALVE
  - < > — CALLED DISTANCE
  - ( ) — MEASURED DISTANCE
  - ICV — IRRIGATION CONTROL VALVE
  - CO — CLEAN OUT
  - GA — GUY ANCHOR

LEGAL DESCRIPTION PER TRACT:

TOPOGRAPHIC SURVEY

TRACT 1: BEING A CALLED 2.211 ACRES OF LAND, SITUATED IN THE GAMBLE DAWSON SURVEY, ABSTRACT NO. 177, IN MONTGOMERY COUNTY, TEXAS AND PART OF A CALLED 18.0 ACRE TRACT, CONVEYED TO WAYNE YANCEY DESCRIBED IN VOLUME 654, PAGE 482, DEED RECORDS OF MONTGOMERY COUNTY, TEXAS, AND BEING FULLY DESCRIBED BY METES AND BOUNDS UNDER MONTGOMERY CLERK'S FILE NUMBER (M.C.C.F.) 2016024538, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF MONTGOMERY COUNTY, TEXAS.

TRACT 2: BEING A CALLED 2.04 ACRES OF LAND, SITUATED IN THE GAMBLE DAWSON SURVEY, ABSTRACT NO. 177, IN MONTGOMERY COUNTY, TEXAS AND PART OF A CALLED 18.0 ACRE TRACT, CONVEYED TO WAYNE YANCEY DESCRIBED IN VOLUME 654, PAGE 482, DEED RECORDS OF MONTGOMERY COUNTY, TEXAS, AND BEING FULLY DESCRIBED BY METES AND BOUNDS UNDER MONTGOMERY CLERK'S FILE NUMBER (M.C.C.F.) 2016024538, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF MONTGOMERY COUNTY, TEXAS.

TRACT 3: BEING A CALLED 0.16 ACRES OF LAND, SITUATED IN THE GAMBLE DAWSON SURVEY, ABSTRACT NO. 177, IN MONTGOMERY COUNTY, TEXAS AND PART OF A CALLED 18.0 ACRE TRACT, CONVEYED TO WAYNE YANCEY DESCRIBED IN VOLUME 654, PAGE 482, DEED RECORDS OF MONTGOMERY COUNTY, TEXAS, AND BEING FULLY DESCRIBED BY METES AND BOUNDS UNDER MONTGOMERY CLERK'S FILE NUMBER (M.C.C.F.) 2016024538, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF MONTGOMERY COUNTY, TEXAS.

TRACT 4: BEING A CALLED 0.275 ACRES OF LAND, SITUATED IN THE GAMBLE DAWSON SURVEY, ABSTRACT NO. 177, IN MONTGOMERY COUNTY, TEXAS AND PART OF A CALLED 18.0 ACRE TRACT, CONVEYED TO WAYNE YANCEY DESCRIBED IN VOLUME 654, PAGE 482, DEED RECORDS OF MONTGOMERY COUNTY, TEXAS, AND BEING FULLY DESCRIBED BY METES AND BOUNDS UNDER MONTGOMERY CLERK'S FILE NUMBER (M.C.C.F.) 2016024538, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF MONTGOMERY COUNTY, TEXAS.

TRACT 5: BEING A CALLED 0.317 ACRES OF LAND, SITUATED IN THE GAMBLE DAWSON SURVEY, ABSTRACT NO. 177, IN MONTGOMERY COUNTY, TEXAS AND PART OF A CALLED 18.0 ACRE TRACT, CONVEYED TO WAYNE YANCEY DESCRIBED IN VOLUME 654, PAGE 482, DEED RECORDS OF MONTGOMERY COUNTY, TEXAS, AND BEING FULLY DESCRIBED BY METES AND BOUNDS UNDER MONTGOMERY CLERK'S FILE NUMBER (M.C.C.F.) 2016024538, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF MONTGOMERY COUNTY, TEXAS.

CIVIL LAND SURVEYS OF TEXAS  
LAND CONSULTANTS AND SURVEY GROUP  
10422 BLACK SANDS DRIVE  
HOUSTON, TEXAS 77095  
(OFFICE) (281) 855-8495  
FIRM NO. 10194362

THIS EXHIBIT IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO BOUNDARY HAS BEEN CREATED, EXPRESS OR IMPLIED. AND TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.

F.I.R.M. NO.	48339 C	PANEL	0475 G
EFFECTIVE DATE	08-18-14	ZONE	"X"
FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.			
PROPOSED BORROWER: N/A			
PROPOSED INSURED: N/A			
OWNER OF RECORD: CARRILLO BROTHERS CORPORATION (M.C.C.F. NO. 2016024538)			
ADDRESS: 0 FM 1488, MAGNOLIA, TEXAS 77354			
FIELDWORK: JR - 10/15/19			
TITLE COMPANY: N/A			
GF. NO.: N/A			
G.F. EFFECTIVE DATE: N/A			
JOB NO.: 20-10053			

- NOTES:
- BEARINGS BASED ON RECORDED MAP.
  - THIS TOPOGRAPHIC EXHIBIT WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS IF ANY.
  - EASEMENT AND BUILDING LINES PER RECORDED PLAT.
  - SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY. THERE MAY BE EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.

CERTIFICATION

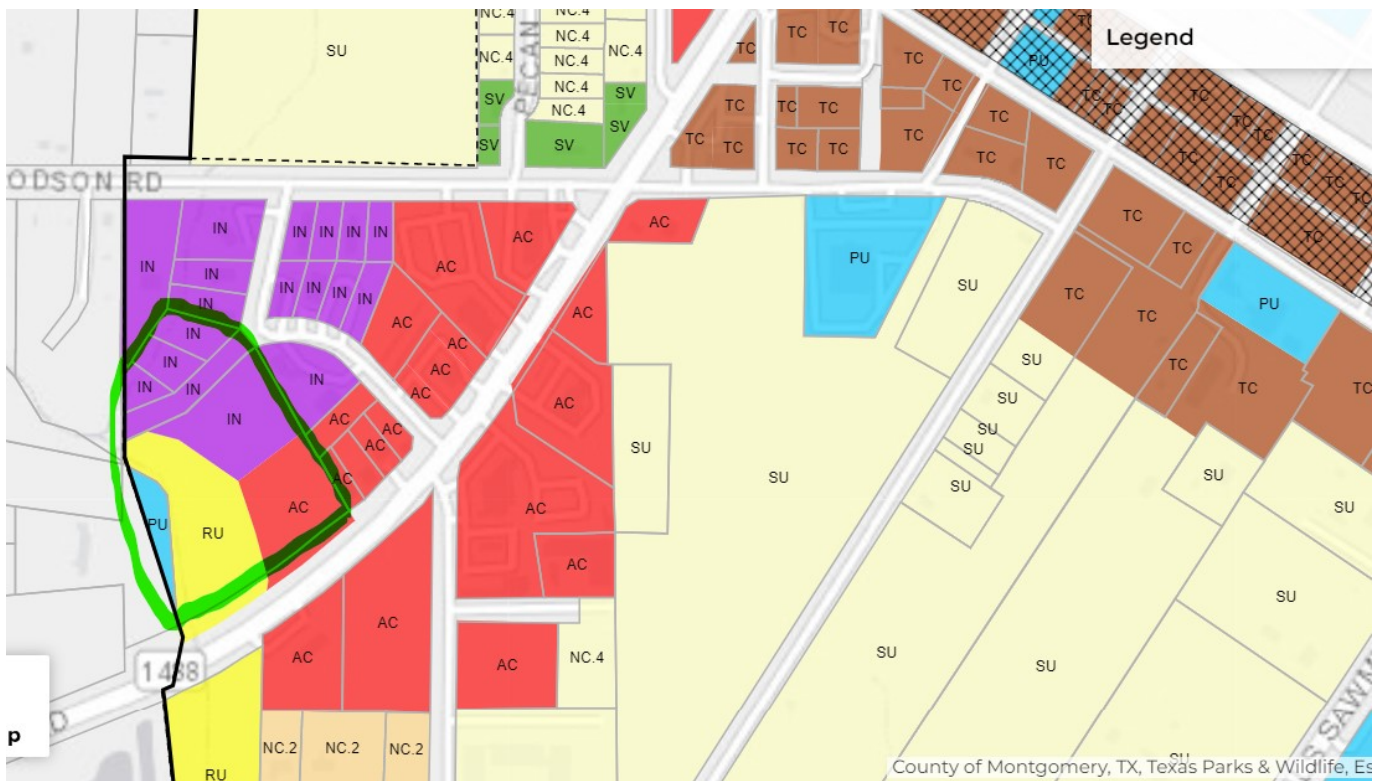
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY SHOWING ANY IMPROVEMENTS, FROM LEGAL DESCRIPTIONS SUPPLIED BY CLIENT. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION ONLY. SURVEYOR DID NOT ABSTRACT PROPERTY, EASEMENTS, BUILDING LINES, ETC. SHOWN AS IDENTIFIED BY THE TITLE COMMITMENT.



RICHARD S. WILLETT, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4615

## EXHIBIT B

**City of Magnolia Zoning Map**



**Current Zones:** Auto-Urban Commercial (AC)  
Industrial (IN)  
Rural (RU)  
Public Use (PU)

**Proposed Zone:** Auto-Urban Commercial (AC)

# Magnolia ON THE MOVE

## Legend

- One-Mile Planning Area
- City Limits
- Existing Roads
- Proposed Roads
- Railroad
- Floodway

## Future Land Use and Character

The Future Land Use and Character Plan does not constitute zoning regulations or establish zoning district boundaries.

- Rural
- Neighborhood Conservation
- Rural Estate
- Suburban Residential
- Semi-Urban Residential
- Semi-Urban Residential Mixed
- Semi-Urban Residential Manufactured Homes
- Semi-Urban Residential Multifamily
- Suburban Village
- Auto-Urban Commercial
- Magnolia Town Center
- Unity Plaza
- Business Park
- Industrial
- Parks and Open Space
- Public and Institutional

**KENDIG KEAST**  
COLLABORATIVE

Map Disclaimer: This graphic representation highlights generalized areas for long-range planning purposes only. Data is not guaranteed for accuracy and may be subject to revision at any time without notification. Individual property owners should contact the City of Magnolia with specific site questions.

0 0.2 0.4 0.8 Miles

ADOPTED APRIL 9, 2013



City of Magnolia  
18111 Buddy Riley Blvd.  
Magnolia, Texas 77354  
(281) 356-2266

September 14, 2022

Jerry & Eula Hendricks  
PO Box 1475  
Navasota, TX 77868-1475

### **REZONING NOTIFICATION**

RE: The City of Magnolia will hold a public hearing in the Council Chambers at City Hall to consider the rezoning of approximately 4.926 acres of land situated in the Gamble Dawson Survey, Abstract Number 177, containing Property ID R201670, R201671, R201672, R481609, and R4049.

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September 14, 2022

David Nunez  
1205 Goodson Rd  
Magnolia, TX 77355-5219

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September 14, 2022

Luis & Michelle Silva  
PO Box 1436  
Roma, TX 78584-1436

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Norris G Schexnider Sr Memorial Home Assoc.  
843 Levi Bend  
Magnolia, TX 77354-2581

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September 14, 2022

Mario & Laura Rodriguez  
19206 FM 1488  
Magnolia, TX 77355-1657

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David & Jennifer Swearengin  
12818 Bonnywood Ln  
Cypress, TX 77429-2202

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Jeffrey & Deborah Nichols  
31902 Old Hempstead Rd  
Magnolia, TX 77355-1686

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Cobalt 201 Realty LLC  
13707 Teal Shore Ct  
Houston, TX 77077-3422

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Vernon & Valerie Sullins  
19207 FM 1488 Rd  
Magnolia, TX 77355-1658

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Fry Business Inc.  
9461 W. Bellfort St. #B  
Houston, TX 77031-2308

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Michael & Lacey Park  
34126 High Point Dr.  
Magnolia, TX 77355-1773

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September 14, 2022

Barbara Schoppa  
PO Box 668  
Magnolia, TX 77353-0668

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Paul Kirkpatrick  
PO Box 668  
Magnolia, TX 77353-0668

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The City of Magnolia City Council will hold a final public hearing on the rezoning on Tuesday, October 11, 2022 at 7 p.m. in the Council Chambers at City Hall, 18111 Buddy Riley Blvd., Magnolia, Texas 77354.

**Texas Local Govt. Code Ch. 211 requires a written notification to property owners within 200 feet of the property on which the zoning change is proposed.**

You are hereby notified of the rezoning application for the property on Exhibit A and Exhibit B from Industrial (IN), Public Use (PU), and Rural (RU) to Auto-Urban Commercial (AC) and the public hearing for the property listed on the attached Exhibit A and Exhibit B.



City of Magnolia  
18111 Buddy Riley Blvd.  
Magnolia, Texas 77354  
(281) 356-2266

September 14, 2022

Marc Rancourt  
115 Yancey Drive  
Magnolia, TX 77355

### **REZONING NOTIFICATION**

RE: The City of Magnolia will hold a public hearing in the Council Chambers at City Hall to consider the rezoning of approximately 4.926 acres of land situated in the Gamble Dawson Survey, Abstract Number 177, containing Property ID R201670, R201671, R201672, R481609, and R4049.

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September 14, 2022

Claude & Debbie Burk  
PO Box 411  
Magnolia, TX 77353-0411

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