

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, Mike Kurzy AEI Engineering
Planning Consultant, Tana Ross

NOTICE OF PUBLIC MEETING PLANNING & ZONING COMMISSION

**AMENDED AGENDA
PUBLIC HEARING AND SPECIAL MEETING
THURSDAY, MARCH 24, 2022- 6:00 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 March 24, 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:

- Text amendment to the Unified Development Code, Chapter 6, Sec. 6-1-4.01 Freestanding Temporary Signs.
- Conditional Use Permit for 302 Acker St.

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 February 17, 2022.

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. UPDATE ON CITY OF MAGNOLIA DEVELOPMENTS (Staff/Consultant)

9. CONSIDERATION AND POSSIBLE ACTION TO APPROVE MUSTANG RIDGE SECTION 3, PRELIMINARY PLAT, +/-25.5 ACRES

10. CONSIDERATION AND POSSIBLE ACTION TO APPROVE MAGNOLIA RIDGE SECTION 20, PRELIMINARY PLAT, +/-41.3 ACRES

11. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ESCONDIDO SECTION 7, PRELIMINARY PLAT, +/-32.2 ACRES

12. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ESCONDIDO SECTION 9, PRELIMINARY PLAT, +/-13.1 ACRES

13. CONSIDERATION AND POSSIBLE ACTION TO APPROVE MAGNOLIA VILLAGE SOUTH, PRELIMINARY PLAT, +/-76.993 ACRES

14. CONSIDERATION AND POSSIBLE ACTION TO APPROVE JIFFY LUBE, FINAL PLAT, +/-0.7100 ACRES

15. CONSIDERATION AND POSSIBLE ACTION TO APPROVE MILL CREEK ESTATES, SECTION 6A, FINAL PLAT, +/-21.885 ACRES

16. **CONSIDERATION AND POSSIBLE ACTION TO APPROVE MILL CREEK ESTATES, SECTION 6B, FINAL PLAT, +/-8.706 ACRES**
17. **CONSIDERATION AND POSSIBLE ACTION TO APPROVE MILL CREEK ESTATES, SECTION 6C, FINAL PLAT, +/-13.110 ACRES**
18. **CONSIDERATION – TEXT AMENDMENT TO THE UNIFIED DEVELOPMENT CODE, CHAPTER 6, SEC. 6-1-4.01 FREESTANDING TEMPORARY SIGNS**
Consideration and possible action to approve text amendment to the City of Magnolia Unified Development Code, Chapter 6 Signs and Lighting, Sec. 6-1-4.01 adding Banners to Freestanding Temporary Sign standards.
19. **CONSIDERATION AND POSSIBLE ACTION TO APPROVE A CONDITIONAL USE PERMIT FOR 302 ACKER STREET ALLOWING MIXED-USE, INCLUDING A WAREHOUSE/OFFICE BUILDING**
20. **CONSIDERATION AND POSSIBLE ACTION TO APPROVE A SITE PLAN/PERMIT FOR JIFFY LUBE AT 218 SMITH STREET**
21. **CONSIDERATION AND POSSIBLE ACTION TO APPROVE A SITE PLAN/PERMIT FOR MAGNOLIA HARDWARE AT 19025 FM 1488**
22. **DISCUSSION – UNIFIED DEVELOPMENT CODE CHAPTER 2 LAND USE TABLE**
(Chair Scott Shelburne)
Discussion concerning Light Industrial as a Conditional Use in Business Park districts and possible text amendment.
23. **CONSIDERATION AND POSSIBLE ACTION TO SET PUBLIC HEARING DATE FOR TEXT AMENDMENT TO CITY OF MAGNOLIA UNIFIED DEVELOPMENT CODE – CHAPTER 2, TABLE 2-2-1.02 LAND USES ADDING CONDITIONAL USE FOR LIGHT INDUSTRIAL IN A BUSINESS PARK DISTRICT**
24. **CONSIDERATION AND RECOMMENDATION TO AUTHORIZE STAFF TO DRAFT, AND PZC CHAIR TO SIGN A LETTER OF WRITTEN COMMENTS TO CITY COUNCIL ON THE PROPOSED AMENDMENTS TO THE LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENTS PLAN, AND IMPACT FEES (City Administrator Don Doering)**
25. **FUTURE AGENDA ITEMS**

26. 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 3.21.22
TIME 5:45
TAKEN DOWN _____

Kandice Garrett
Kandice Garrett, City Secretary

