

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 FEBRUARY 17, 2022

A meeting of the Planning & Zoning Commission was held on February 17, 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 Robert Franklin called the regular meeting to order at 4:32 pm.

a. INVOCATION

Tom Mayhew delivered the invocation.

b. PLEDGE OF ALLEGIANCE

Chairman Robert Franklin led the Pledge of Allegiance.

c. ROLL CALL AND CERTIFICATION OF QUORUM

Chairman Robert Franklin called roll and certified a quorum present with the following Planning & Zoning Commission members in attendance: Robert Franklin, Anne Sundquist, Tom Mayhew, and Josh Jakubik.

Absent: Trevor Brown, Holly Knee and Scott Shelburne

Staff present: City Administrator Don Doering, City Secretary Kandice Garrett, and Planning Consultant Tana Ross

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 January 20, 2022.

MOTION: Upon a motion to approve Consent Agenda made by Anne Sundquist and seconded by Tom Mayhew, the Commission members present voted and the motion carried unanimously, 3-0.

3. REQUESTS/ PETITIONS FROM THE PUBLIC

None

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.*

Frank Parker, 31602 Hanks Rd., Magnolia, TX 77355, spoke in opposition to item #13.

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.)

Tom Mayhew reported that St. Matthias held their new church dedication January 14 with the Cardinal and possibly over 30 priests from the Archdiocese and approximately 900 persons in attendance. He commended Tana's work and the City's cooperation during the process. Anne Sundquist announced the Magnolia Festival Committee will be holding the annual Magnolia Showdown BBQ Cookoff on April 29-30, 2022 in Unity Park and that they are looking for judges.

6. ELECTION OF PLANNING AND ZONING COMMISSION OFFICERS (Chairman Robert Franklin)

MOTION: Upon a motion to nominate Scott Shelburne as Chairman made by Anne Sundquist and seconded by Tom Mayhew, the Commission members present voted and the motion carried unanimously, 3-0.

MOTION: Upon a motion to nominate Anne Sundquist as Vice Chairman and Josh Jakubik as Secretary made by Tom Mayhew and seconded by Josh Jakubik, the Commission members present voted and the motion carried unanimously, 3-0.

7. UPDATE ON CITY OF MAGNOLIA DEVELOPMENTS

Planning Consultant Tana Ross presented this item which was also provided in the Monthly Project Report in the Board's Packet.

8. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ESCONDIDO SEC. 5 PRELIMINARY PLAT, 29.6+/- ACRES

Tana Ross recommended the Board approve pending City Engineer's letter of no objection.

MOTION: Upon a motion to approve Escondido Section 5 Preliminary Plat 29.6+/- acres pending City Engineer's letter of no objection made by Robert Franklin and seconded by Tom Mayhew, the Commission members present voted and the motion carried unanimously, 3-0.

9. CONSIDERATION AND POSSIBLE ACTION TO APPROVE ESCONDIDO STREET DEDICATION PRELIMINARY PLAT, 2.1+/- ACRES

Heather Schmitt from LJA Engineering explained this "street dedication" allows them to build a street that provides future connections to future sections.

MOTION: Upon a motion to approve Escondido Street Dedication Preliminary Plat 2.1+/- acres made by Tom Mayew and seconded by Josh Jakubik, the Commission members present voted and the motion carried unanimously, 3-0.

10. CONSIDERATION AND POSSIBLE ACTION TO APPROVE AMENDMENT TO PLAT OF MAGNOLIA PLACE SEC. 1, REPLAT OF RESERVE "B", 4.849+/- ACRES

Tana Ross presented this item with a letter of no objection from the City Engineer.

MOTION: Upon a motion to approve amendment to plat of Magnolia Place Section 1, Replat of Reserve "B", 4.849+/- acres contingent upon items 1-3 in City Engineer's letter of no objection made by Tom Mayew and seconded by Josh Jakubik, the Commission members present voted and the motion carried unanimously, 3-0.

11. CONSIDERATION AND POSSIBLE ACTION TO APPROVE SITE PLAN CLEARWATER EXPRESS AT HERITAGE GREEN, 14206 FM 1488

MOTION: Upon a motion to approve Site Plan for Clearwater Express at Heritage Green, 14206 FM 1488 pending City Engineer's final letter of no objection made by Tom Mayhew and seconded by Robert Franklin, the Commission members present voted and the motion carried unanimously, 3-0.

12. CONSIDERATION AND POSSIBLE ACTION TO APPROVE SITE PLAN FOR CHASE BANK AT MAGNOLIA PLACE, FM 1488 NEAR SPUR 149

Tana Ross presented this item stating it is near HEB in the front portion of the tract and

noted there were representatives from Cumulus Design to answer any questions.

MOTION: Upon a motion to approve Site Plan for Chase Bank at Magnolia Place, FM 1488 near Spur 149 made by Josh Jakubik and seconded by Robert Franklin, the Commission members present voted and the motion carried unanimously, 3-0.

13. DISCUSSION - UNIFIED DEVELOPMENT CODE TABLE 2-2-1.02 LAND USES AND POSSIBLE TEXT AMENDMENTS

Discussion of proposed text amendments to City of Magnolia Unified Development Code Table 2-2-1.02 Land Uses including:

- a. Alcohol sales in Suburban Village districts, and;
- b. Light Industrial use in Business Park districts

Frank Parker, 31602 Hanks Rd., Magnolia, TX 77355, spoke in opposition to this item.

Tana Ross presented this item as there have been multiple inquiries that have come in to the City and there was further discussion.

14. DISCUSSION - UNIFIED DEVELOPMENT CODE SEC. 6-1-4.01 FREESTANDING TEMPORARY SIGNS

Discussion of proposed text amendment to City of Magnolia Unified Development Code Sec. 6-1-4.01 Freestanding Temporary Signs

Tana Ross presented this item and shared this might be a possible answer to respond to the community desiring these type of signs. There was further discussion.

15. CONSIDERATION AND POSSIBLE ACTION TO SET A PUBLIC HEARING DATE FOR UDC TEXT AMENDMENTS

MOTION: Upon a motion to set a public hearing date for the next PZC meeting for UDC Text Amendments Sec. 6-1-4.01 Freestanding Temporary signs made by Robert Franklin and seconded by Josh Jakubik, the Commission members present voted with Robert Franklin – aye, Josh Jakubik – aye, and Tom Mayhew – nay and the motion carried, 2-1.

16. DISCUSSION AND POSSIBLE ACTION TO SET MARCH 2022 PLANNING & ZONING MEETING DATE

MOTION: Upon a motion to set March 2022 Planning & Zoning Meeting date for March 24 made by Josh Jakubik and seconded by Robert Franklin, the Commission members present voted and the motion carried, 3-0.

17. FUTURE AGENDA ITEMS

City Engineer Mike Kurzy with AEI to discuss the Capital Improvements Plan and Impact Fees.

18. ADJOURN

MOTION: Upon a motion to adjourn made by Tom Mayhew and seconded by Robert Franklin, the Commission members present voted, the motion carried unanimously, 3-0 and Vice Chairman Sundquist adjourned the meeting at 5:30 pm.

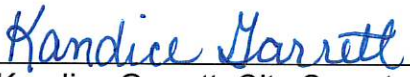
Planning & Zoning Commission


Anne Sundquist, Vice-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 February 17, 2022.

ATTEST:


Kandice Garrett, City Secretary