

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 SPECIAL MEETING NOVEMBER 17, 2022

A meeting of the Planning & Zoning Commission was held on November 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 Scott Shelburne called the regular meeting to order at 4:32 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, Anne Sundquist, Robert Barker III, Trevor Brown, and Tom Mayhew.

Absent: Josh Jakubik and Holly Knee

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

2. OPEN PUBLIC HEARING

Chairman Shelburne opened the Public Hearing at 4:34 p.m., read the Notice of Public hearing aloud and asked for any public comments.

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.

Chessie Zimmerman with Stratus Properties, 212 Lavaca St., Austin, TX 78701, development manager for Magnolia Place, spoke in support of this item.

Cathy Yowell, 215 Dogwood Trail, Magnolia, TX 77354, spoke in support of this item.

3. CLOSE PUBLIC HEARING AND CONVENE REGULAR MEETING

Chairman Shelburne closed the Public Hearing and convened the Regular Meeting at 4:36 p.m.

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.

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

5. CITIZENS COMMENTS, REQUESTS OR PETITIONS FROM THE PUBLIC

(This agenda item provides an opportunity for citizens to address the Planning & Zoning Commission 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.*

None

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.)

Planning Coordinator Christian Gable announced the upcoming Chamber of Commerce Parade of Lights event to be held on December 3 and Christmas Tree Lighting on December 2 at City Hall.

City Administrator Don Doering reported that the well pilot hole is complete as they have dug down below 1,500 feet and found water. The next step is to analyze the soil conditions and water.

7. UPDATE ON CITY OF MAGNOLIA DEVELOPMENTS (Staff)

Planning Coordinator Christian Gable noted that the report on developments was provided in their packet.

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

Planning Coordinator Christian Gable along with Chairman Shelburne presented this item and recommends approval on conditional use basis prompted by location. There was further discussion.

MOTION: Upon a motion 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 on conditional use basis made by Tom Mayhew and seconded by Trevor Brown, the Commission members present voted and the motion carried unanimously, 5-0.

9. CONSIDERATION AND POSSIBLE ACTION TO REVIEW AND APPROVE WATER PLANT #3, PRELIMINARY PLAT, +/- 2.281 ACRES

Planning Coordinator Christian Gable presented this item and noted the City Engineer has issued a letter of no objection and recommends approval.

MOTION: Upon a motion to approve Water Plant #3, Preliminary Plat, +/- 2.281 acres made by Anne Sundquist and seconded by Robert Barker III, the Commission members present voted and the motion carried unanimously, 5-0.

10. CONSIDERATION AND POSSIBLE ACTION TO REVIEW AND APPROVE WATER PLANT #3, FINAL PLAT, +/- 2.281 ACRES

Planning Coordinator Christian Gable presented this item and noted the City Engineer has issued a letter of no objection and recommends approval.

MOTION: Upon a motion to approve Water Plant #3, Final Plat, +/- 2.281 acres made by Anne Sundquist and seconded by Tom Mayhew, the Commission members present voted and the motion carried unanimously, 5-0.

11. CONSIDERATION AND POSSIBLE ACTION TO REVIEW AND APPROVE SITE PLAN FOR CHRISTIAN BROTHERS AUTOMOTIVE

Tiffany Staten, Project Manager with PEA Group, presented this item. There was further discussion.

MOTION: Upon a motion to approve Site Plan for Christian Brothers Automotive with conditions based on City Planner letter of no objection for the landscape and site plan made by Tom Mayhew and seconded by Anne Sundquist, the Commission members present voted and the motion carried unanimously, 5-0.

12. CONSIDERATION AND POSSIBLE ACTION TO REVIEW AND APPROVE SITE PLAN FOR MISTER CAR WASH

Item tabled.


13. FUTURE AGENDA ITEMS

Unified Development Code Review Team
Comprehensive Plan Review Team

14. ADJOURN

MOTION: Upon a motion to adjourn made by Robert Barker III and seconded by Trevor Brown, the Commission members present voted, the motion carried unanimously, 5-0 and Chairman Shelburne adjourned the meeting at 5:03 pm.

Planning & Zoning Commission

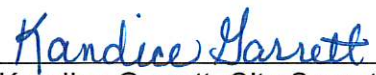


Scott Shelburne, Chairman

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 November 17, 2022.

ATTEST:



Kandice Garrett, City Secretary