

Anne Sundquist, Place 1, Chairman
Scott Shelburne, Place 2
LaRae Whorley, Place 3
Josh Jakubik, Place 4
Cathy Yowell, Place 5, Vice Chairman
Alternate:
Trevor Brown



Don Doering, City Administrator
Kandice Garrett, City Secretary
Leonard Schneider, City Attorney
Christian Gable, Planning Coordinator

NOTICE OF PUBLIC MEETING ZONING BOARD OF ADJUSTMENT

AGENDA
PUBLIC HEARING AND SPECIAL MEETING
TUESDAY, JUNE 21, 2022- 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. OPEN PUBLIC HEARING

NOTICE OF PUBLIC HEARING

On June 21, 2022 at 4:30 pm., the City of Magnolia Zoning Board of Adjustment will hold a public hearing in the City Council Chambers, 18111 Buddy Riley Blvd., Magnolia, Texas 77354, concerning a sign variance requested for 18230 FM 1488, giving all interested persons the right to appear and be heard.

3. CLOSE PUBLIC HEARING AND CONVENE REGULAR MEETING

4. CONSIDERATION – APPROVAL OF MINUTES

Consideration and possible action to approve the minutes of the meeting held May 24, 2022.

5. CONSIDERATION AND POSSIBLE ACTION TO APPROVE A SIGN VARIANCE FOR 18230 FM 1488

6. ADJOURN

The Zoning Board of Adjustment 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 _____
TIME _____
TAKEN DOWN _____

Kandice Garrett, City Secretary



Hearst Newspapers, LLC Order Confirmation

<u>Ad Order Number</u>	<u>Customer</u>	<u>Payor Customer</u>	<u>PO Number</u>
0034205957	CITY OF MAGNOLIA	CITY OF MAGNOLIA	
<u>Sales Rep.</u>	<u>Customer Account</u>	<u>Payor Account</u>	<u>Ordered By</u>
0630-HOU	20017370	20017370	Kandice Garrett
<u>Order Taker</u>	<u>Customer Address</u>	<u>Payor Address</u>	<u>Customer Fax</u>
jvega	18111 BUDDY RILEY BLVD MAGNOLIA TX 773545864 USA	18111 BUDDY RILEY BLVD MAGNOLIA TX 773545864 USA	
<u>Order Source</u>	<u>Customer Phone</u>	<u>Payor Phone</u>	<u>Customer EMail</u>
Rep	2813562266	2813562266	
			<u>Special Pricing</u>

<u>Tear Sheets</u>	<u>Proofs</u>	<u>Affidavits</u>	<u>Blind Box</u>	<u>Promo Type</u>	<u>Materials</u>			
1	0	1						
<u>Invoice Text</u>				<u>Ad Order Notes</u>				
18230 FM 1488 Sign Variance								
	<u>Gross Amount</u>	<u>Net Amount</u>	<u>Tax Amount</u>	<u>Total Amount</u>	<u>Payment Method</u>	<u>Payment Amount</u>	<u>Amount Due</u>	
	66.10	\$71.59	\$0.00	\$71.59	Credit Card Pymt	\$0.00	\$71.59	

<u>Ad Number</u>	<u>Ad Type</u>	<u>Production Method</u>	<u>Production Notes</u>
0034205957-01	Legal	AdBooker	
<u>External Ad Number</u>	<u>Ad Attributes</u>	<u>Ad Released</u>	<u>Pick Up</u>
		No	

<u>Ad Size</u>	<u>Color</u>
2 X 7 li	

NOTICE OF PUBLIC HEARING

On June 21, 2022, at 4:30 pm., the City of Magnolia Zoning Board of Adjustment will hold a public hearing in the City Council Chambers, 18111 Buddy Riley, Blvd., Magnolia, Texas 77354, concerning a sign variance requested by, Paul Gardaphe, 18230 FM 1488, giving all interested persons the right to appear and be heard.

<u>Product</u>	<u>Placement</u>	<u>Position</u>	<u>First Run Date</u>	<u>Last Run Date</u>
HCN Cypress Creek Champions	Legals	Legal Notices	Wednesday, June 8, 2022	Wednesday, June 8, 2022
HCN Cypress Creek Cypress	Legals	Legal Notices	Wednesday, June 8, 2022	Wednesday, June 8, 2022
HCN Tomball Potpourri	Legals	Legal Notices	Wednesday, June 8, 2022	Wednesday, June 8, 2022
HOU Online	Legals	Legal Notices	Wednesday, June 8, 2022	Wednesday, June 8, 2022

Anne Sundquist, Place 1, Chairman
Scott Shelburne, Place 2
LaRae Whorley, Place 3
Josh Jakubik, Place 4
Cathy Yowell, Place 5, Vice Chairman
Alternate(s):
Trevor Brown



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

MINUTES
ZONING BOARD OF ADJUSTMENT
SPECIAL MEETING
WEDNESDAY, MAY 24, 2022 – 4:30 P.M.
Sewall Smith Council Chambers
18111 Buddy Riley Boulevard, Magnolia, Texas 77354

A meeting of the Zoning Board of Adjustment was held on May 24, 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 Anne Sundquist called the meeting to order for the Zoning Board of Adjustment at 4:31 p.m.

a. INVOCATION

Scott Shelburne provided the invocation.

b. PLEDGE OF ALLEGIANCE

Chairman Sundquist led the pledge of allegiance to the United States and Texas flags.

c. ROLL CALL AND CERTIFICATION OF QUORUM

Chairman Sundquist called roll, certified that a quorum was present with the following Zoning Board of Adjustment members in attendance: Anne Sundquist, Cathy Yowell, Scott Shelburne, Josh Jakubik, and Trevor Brown

Absent: LaRae Whorley

Officials/staff present: Planning Consultant Tana Ross, Planning Coordinator Christian Gable, City Administrator Don Doering, and City Secretary Kandice Garrett

2. OPEN PUBLIC HEARING

Chairman Sundquist convened the Public Hearing at 4:34 p.m.

NOTICE OF PUBLIC HEARING

On May 24, 2022 at 4:30 pm., the City of Magnolia Zoning Board of Adjustment will hold a public hearing in the City Council Chambers, 18111 Buddy Riley, Blvd., Magnolia, Texas 77354, concerning a sign variance

requested by, NP Sign Systems Inc. at 13642 FM 1488 giving all interested persons the right to appear and be heard.

Planning Consultant Tana Ross presented the staff report. Doug Hallam, Senior Project Manager with Chandler Signs addressed the Board and gave a presentation.

3. CLOSE PUBLIC HEARING AND CONVENE REGULAR MEETING

Chairman Sundquist adjourned the Public Hearing and convened the Regular Meeting at 4:43 p.m.

4. CONSIDERATION – APPROVAL OF MINUTES

Consideration and possible action to approve the minutes of the meeting held April 13, 2022.

MOTION: Upon a motion to approve the minutes of the meeting held April 13, 2022 made by Cathy Yowell and seconded by Scott Shelburne, the Board members voted and the motion carried unanimously, 5-0.

5. CONSIDERATION - APPROVAL OF A SIGN VARIANCE FOR 13642 FM 1488

Consideration and possible action to approve a sign variance at 13642 FM 1488.

MOTION: Upon a motion to approve a sign variance for 13642 FM 1488 made by Cathy Yowell and seconded by Josh Jakubik, the Board members voted: Scott Shelburne – Yay, Josh Jakubik – Yay, Cathy Yowell – Yay, Trevor Brown – Yay, Anne Sundquist – Yay and the motion carried unanimously, 5-0.

6. ADJOURN

MOTION: Upon a motion to adjourn the meeting made by Scott Shelburne and seconded by Trevor Brown, the Board members voted, the motion carried unanimously, 5-0 and the meeting was adjourned at 5:03 p.m.



Anne Sundquist, Chairman

CERTIFICATION

I certify that this is a true and correct copy of the minutes of the meeting of the City of Magnolia Zoning Board of Adjustment held May 24, 2022.

ATTEST:

Kandice Garrett, City Secretary



Variance Application Form

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

RECEIVED

MAY 25 2022

CITY OF MAGNOLIA

CONTACT INFORMATION

Applicant

Paul Gardaphe, Property Manager

Name

18230 FM 1488, Suite 318

Street Address

Magnolia, TX 77354

City, State Zip

713-724-0887

Phone

Fax

Paul@rescomra.com

E-mail

Architect (if different)

N/A

Name

Street Address

City, State Zip

Phone

Fax

E-mail

Property Owner (if different)

HIGH STAR, INC.

Name

PO Box 860

Street Address

Magnolia, TX 77353-0860

City, State Zip

Phone

Fax

E-mail

Engineer/Land Surveyor (if different)

N/A

Name

Street Address

City, State Zip

Phone

Fax

E-mail

PROPERTY PROFILE

Property ID # 3775-03-01400

Site Address 18230 FM 1488, Magnolia, TX 77354

Legal Description Deer Crossing, 03, RES E, Amending Plat P# 2009048918
(Subdivision) (Lot) (Block)

Current Zoning Auto-Urban Commercial

Present Use of Property
Multi-Tenant Office Building

Proposed Use of the Property
Multi-Tenant Office Building

Total Area of Site 4.8337 Acres

1. The applicant is seeking relief from the following specific Section(s) of the UDC (also list the UDC requirement and the proposed alternative requirement):
 UDC Chapt 6 Signs and Lighting

 Sec. 6-1-3.02 Freestanding Signs

 Sec. 9-1-2.02 Minor Nonconforming Uses, Structures

2. High Star, Inc., the applicant seeks this variance in order to:
 Rebuild existing Pylon Sign located at the entrance of the property. TxDOT required the removal of the

 existing Pylon Sign due to the FM 1488 Road expansion to 4 driving lanes plus a turning lane

 The existing sign encroaches on the new TxDOT ROW and must be removed.

3. Auto-Urban Comm (AC) the zoning of the lot and adjacent lots is:

 South - Auto-Urban Commercial (AC)

 West - AC, SV, and NC

 North - NC

 East - NC

4. _____ this variance will not disrupt adjacent lot owners due to the following
 mitigating factors:
 The Owners are building a Pylon Sign structure similar in design and dimensions as

 that of the existing one which has been located on the property since 2007. (Exhibits

 are included with this application). The sign is being relocated approximately 5' north of

 the existing structure's south support column.

5. N/A items will be delivered to the site in the following manner and along the
 following routes:

Variance Application Checklist:

- One (1) completed application
- All fees
- One (1) copy of the recorded plat of the property
- One (1) copy of the recorded covenants and restrictions for the property (if applicable)
- One (1) legible copy of a site plan/plot plan (scaled/dimensioned drawing showing location of proposed construction) on 24 in. x 36 in., 11 in. x 17 in., or 8 ½ in. x 11 in.
- Building elevations for the proposed construction

I, Paul Gardaphe (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.

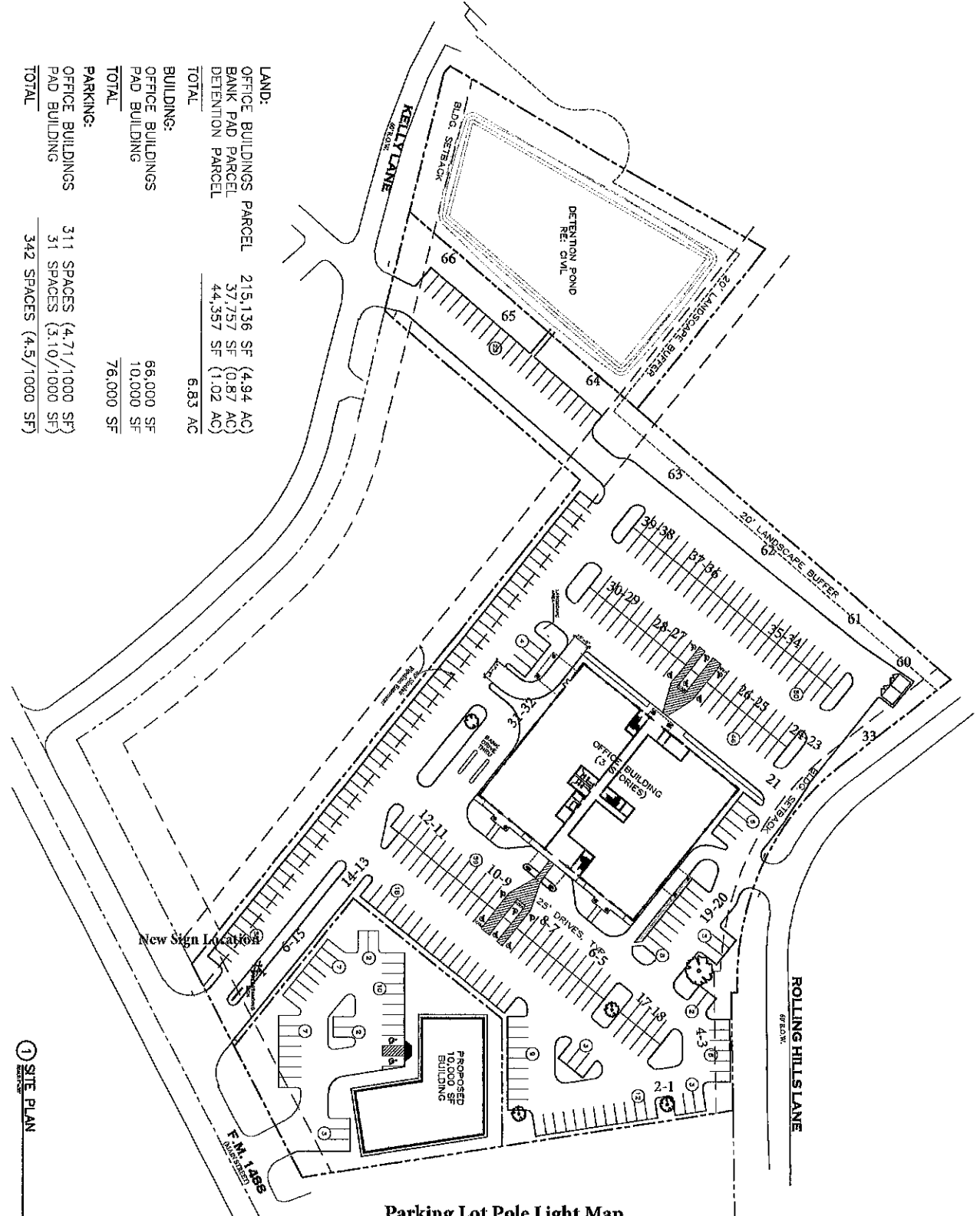
Paul Gardaphe

05/25/2022

Signature of Applicant

Date

LAND:	
OFFICE BUILDINGS PARCEL	215,136 SF (4.94 AC)
BANK PAD PARCEL	37,757 SF (0.87 AC)
DEFENTION PARCEL	44,357 SF (1.02 AC)
TOTAL	6.83 AC
BUILDING:	
OFFICE BUILDINGS	66,000 SF
PAD BUILDING	10,000 SF
TOTAL	76,000 SF
PARKING:	
OFFICE BUILDINGS	311 SPACES (4.71/1000 SF)
PAD BUILDING	31 SPACES (3.10/1000 SF)
TOTAL	342 SPACES (4.5/1000 SF)



Parking Lot Pole Light Map

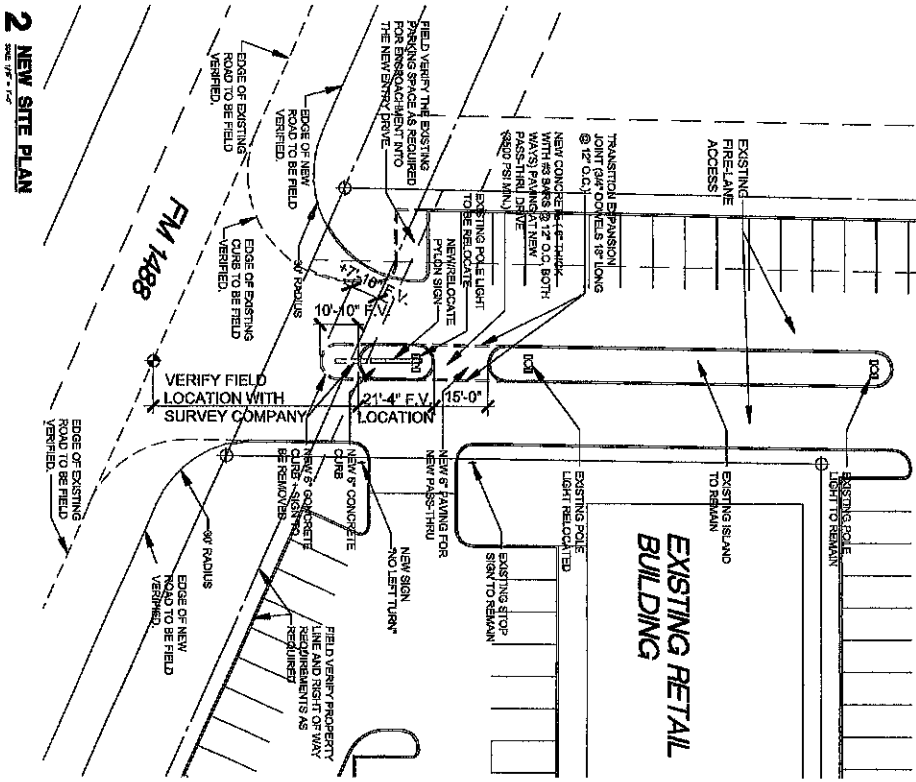
① SITE PLAN

SCALE: 1/8"=1'-0" PROJNO: 0206 DATE: 05-20-07 SHEET NO: SP-1E	SITE PLAN MAGNOLIA OFFICE BLDG F.M. 1488 MAGNOLIA, TEXAS	CDA Architects 12000 Government Village Dr Houston, Texas 77060 281-467-2001 Fax: 281-467-2002	NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION. DATE: 05/20/07	OWNER NAME: PROJECT CODE: 01-21-03 02-48-01
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GENERAL CONSTRUCTION NOTES

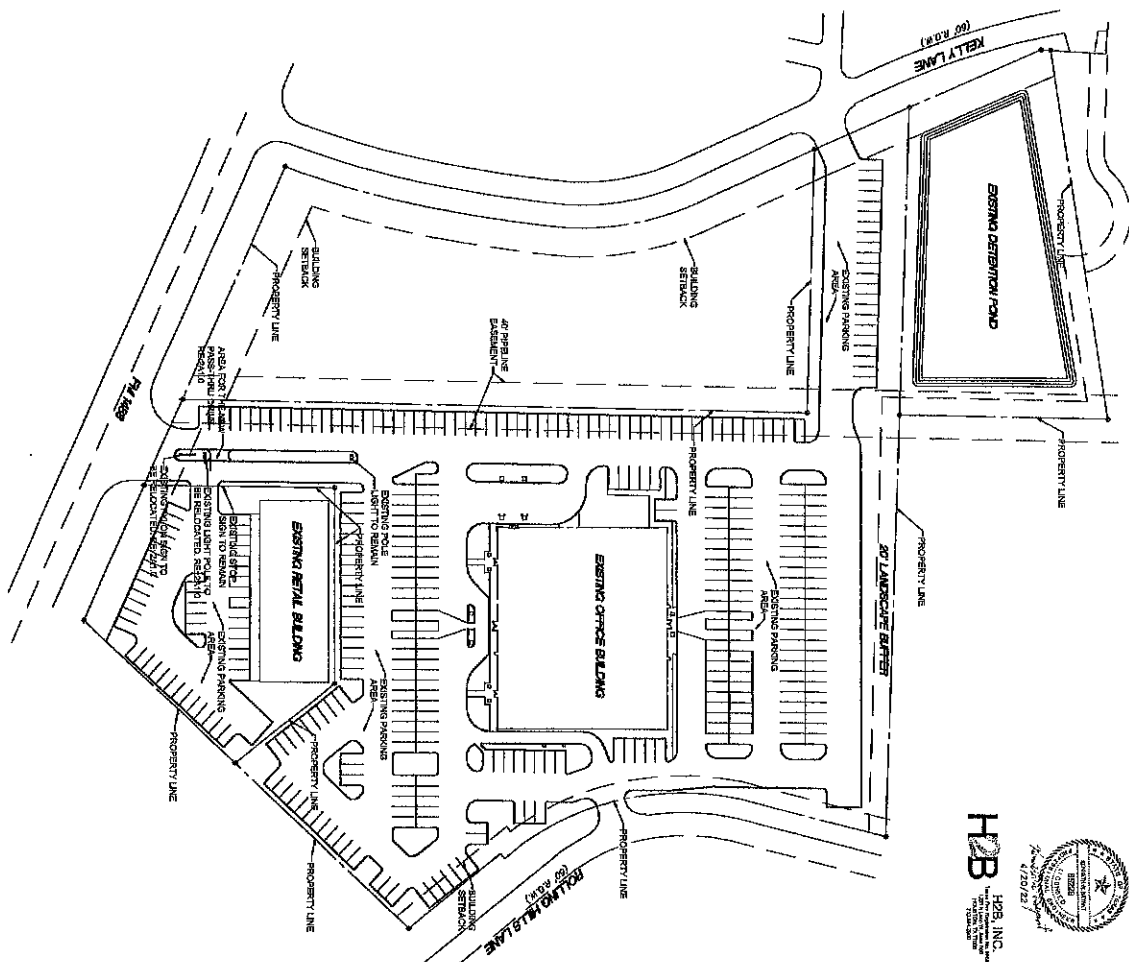
1. THE CONTRACTOR SHALL VERIFY THE PROPOSED SURVEY BENCHMARKS TO CONFIRM THE NEW LOCATION IS WITHIN THE NEW PROPERTY LINE AND ALL REQUIRED SETBACKS.
2. THE CONTRACTOR SHALL VERIFY THE PROPOSED SURVEY BENCHMARKS TO CONFIRM THE NEW LOCATION IS WITHIN THE NEW PROPERTY LINE AND ALL REQUIRED SETBACKS.
3. THE CONTRACTOR SHALL VERIFY THE PROPOSED SURVEY BENCHMARKS TO CONFIRM THE NEW LOCATION IS WITHIN THE NEW PROPERTY LINE AND ALL REQUIRED SETBACKS.

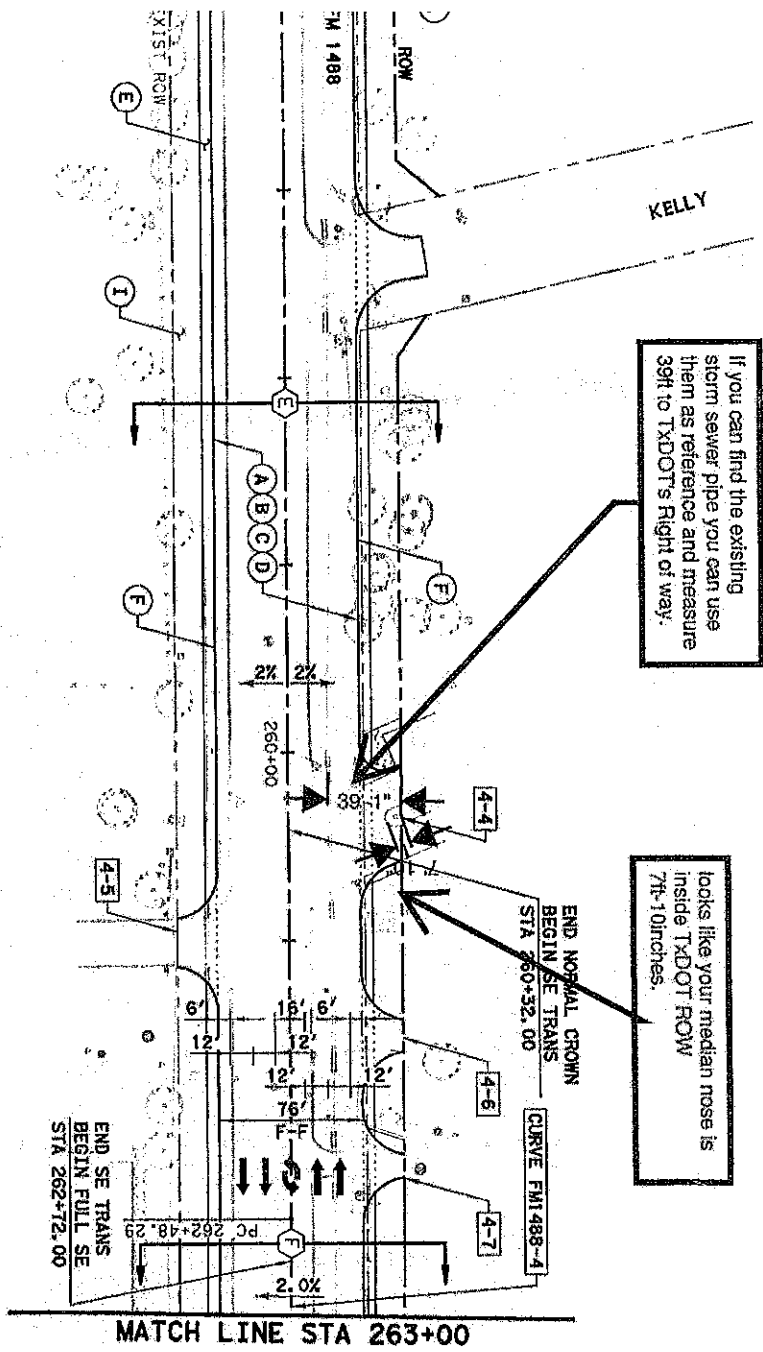
THE CONTRACTOR TO ESTABLISH SURVEY BENCHMARKS TO CONFIRM THE NEW LOCATION IS WITHIN THE NEW PROPERTY LINE AND ALL REQUIRED SETBACKS. THE CONTRACTOR SHALL VERIFY THE PROPOSED SURVEY BENCHMARKS TO CONFIRM THE NEW LOCATION IS WITHIN THE NEW PROPERTY LINE AND ALL REQUIRED SETBACKS.



2 NEW SITE PLAN
Scale: 1/8" = 1'-0"

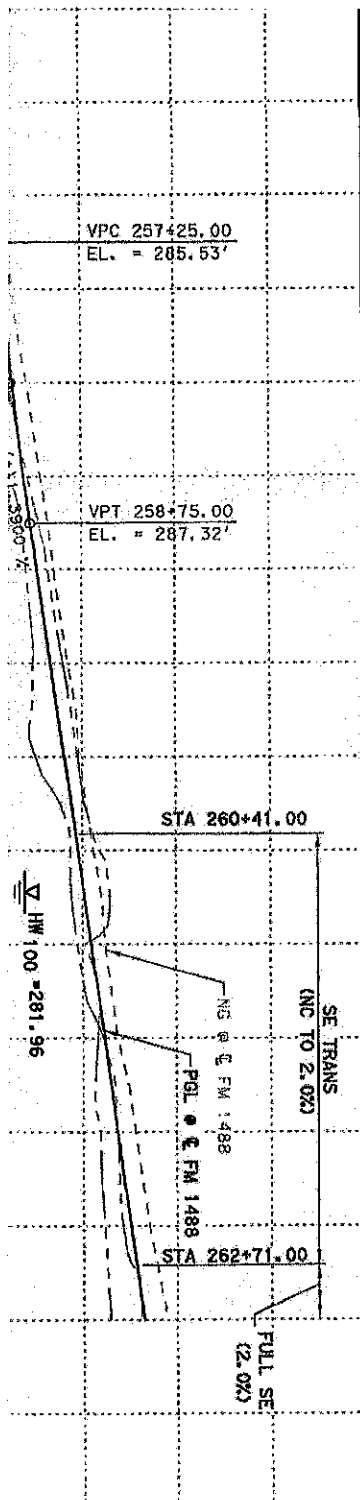
1 EXISTING SITE PLAN
Scale: 1/8" = 1'-0"





MATCH LINE STA 263+00

W E WILLIAMS ELEMENTARY



LEGEND

- A 10" CRCP
- B 1" ASB
- C 6" CEMENT TREATED BASE
- D 6" LIME OR CEMENT TREATED SURGRADE
- E 4" CONC SIDEWALK
- F CONC CURB (MKN) (TY 11)
- G M&GP
- H RETAINING WALL
- I BLOCK SODDING
- J COMBINATION RAIL TY C402
- K TRAFFIC RAIL TY SSTR
- L RIPRAP (CONC) (CL B) (4")
- M MOW STRIP
- *-#* DRIVEWAY NUMBER
- *-#* MAILBOX NUMBER
- TRAFFIC FLOW DIRECTION
- ↔ CULVERT FLOW DIRECTION
- - - DITCH FLOW DIRECTION
- (X) TYPICAL SECTION DESIGNATOR
- ▲ RETAINING WALL
- ▨ PROP LIMITS OF CONC RIPRAP
- ▩ PROP LIMITS OF STONE RIPRAP

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB OR RAIL UNLESS NOTED OTHERWISE.

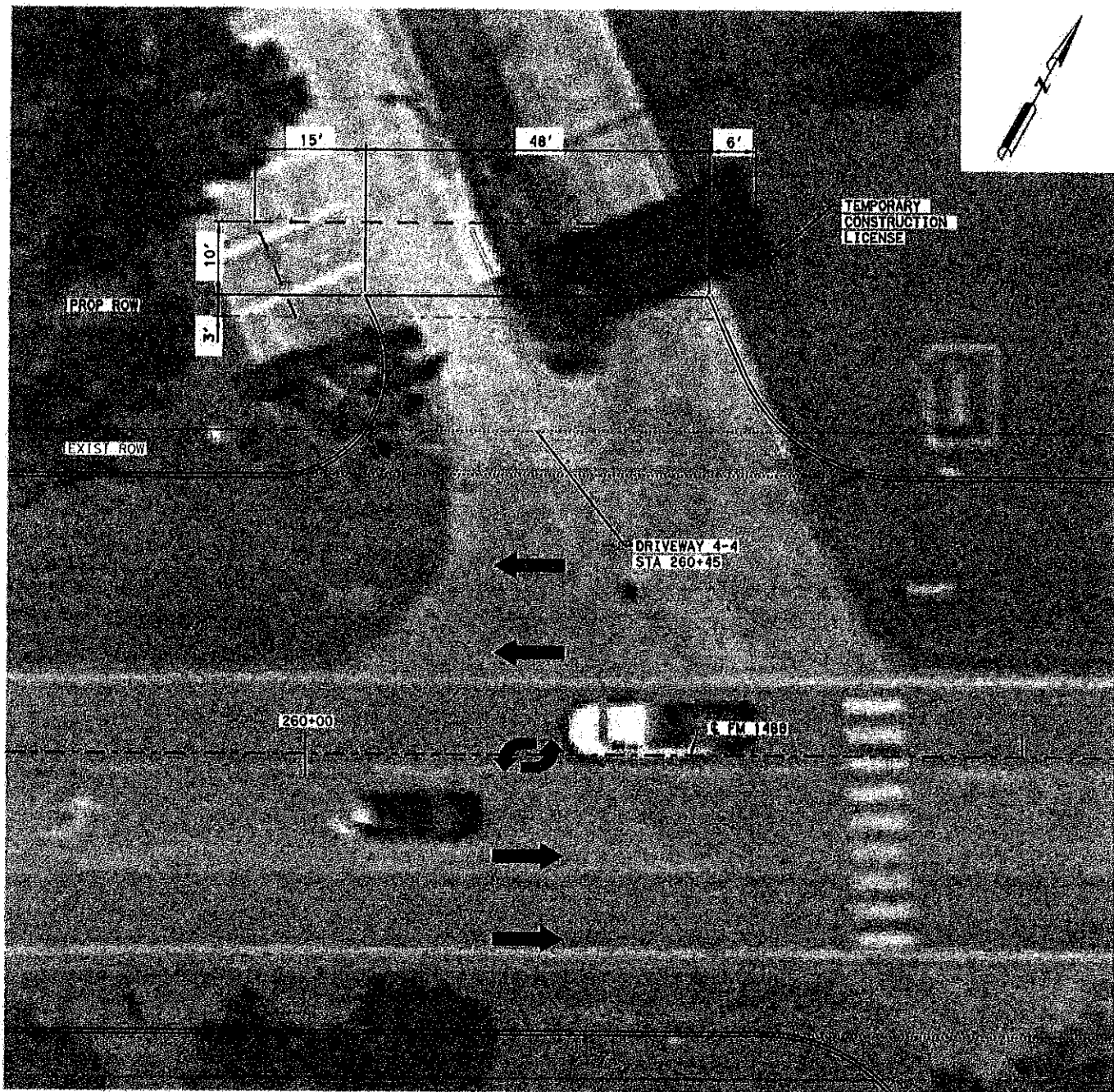


60% SUBMITTAL

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. RESPONSIBLE ENGINEER: PIERCE GOODWIN ALEXANDER & LINVILLE

Luis A. Gonzalez, PE
TEXAS LICENSE NO. 104983

2/1/2018



NOT TO SCALE

©2021



Texas Department of Transportation



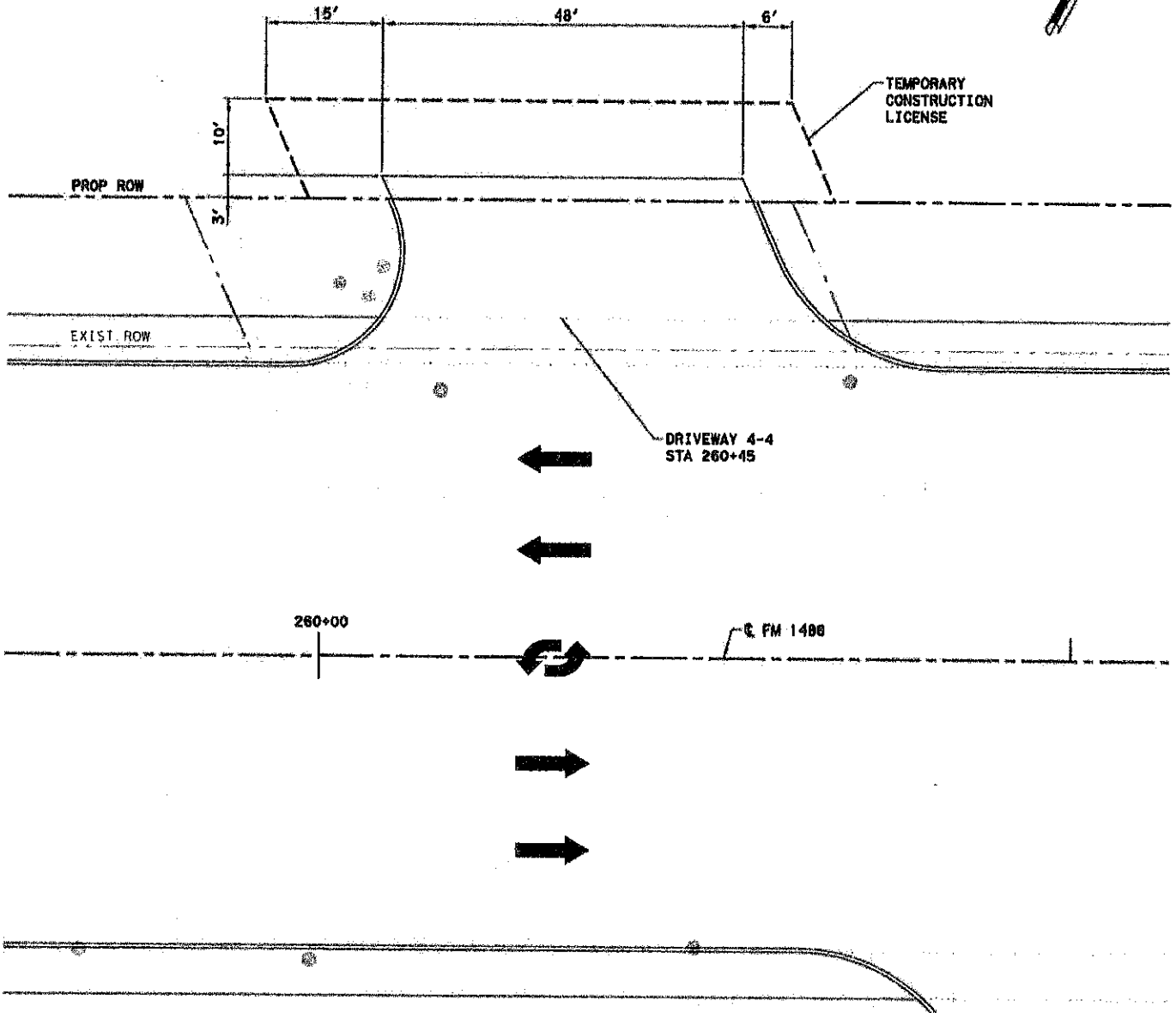
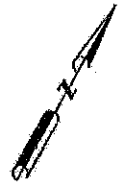
3131 BRIARPARK, SUITE 200
Houston, Texas 77042
Phone (713) 822-1444
TBPE REG. NO. F-2742

FM 1488

"EXHIBIT A"
TEMPORARY
CONSTRUCTION
LICENSE
(DRIVEWAY 4-4, STA 260+45)







- LEGEND**
- CENTERLINE
 - EXIST ROW
 - PROP ROW
 - TRAFFIC FLOW DIRECTION
 - RETAINING WALL
 - PROP LIMITS OF CONC RIPRAP

FED. RD. DIST. NO.	STATE	PROJECT NO.			HIGHWAY NO.
6	TEXAS				FM 1488
STATE DISTRICT	COUNTY	CONTRACT NO.	SECTION NO.	SUB. NO.	SHEET NO.
HOUSTON	MONTGOMERY	0523	09	009	



NOT TO SCALE

LEGEND

-  CENTERLINE
-  EXIST. ROW
-  PROP. ROW
-  TRAFFIC FLOW DIRECTION
-  RETAINING WALL
-  PROP. LIMITS OF CONC RIPRAP

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3131 BRIARPARK, SUITE 200
Houston, Texas 77042
Phone (713) 622-1444
T&PE REG. NO. F-2742

FM 1488
**"EXHIBIT A"
TEMPORARY
CONSTRUCTION
LICENSE**
(DRIVEWAY 4-4, STA 260+45)

EGD. NO. 0131/2021	STATE TEXAS	PROJECT NO.	HIGHWAY NO. FM 1488
4578 REVISED	COUNTY HOUSTON	CONTROL NO. 0523	SECTION NO. 09
		JOB NO. 009	SHEET NO.