

Scott Shelburne, Chairman
Anne Sundquist, Vice Chairman
Josh Jakubik, Secretary
Holly Knee
Tom Mayhew
Robert Barker III



City Administrator, Don Doering
City Attorney, Leonard Schneider
City Engineer, Tim Robertson
City Secretary, Christian Gable

NOTICE OF PUBLIC MEETING PLANNING & ZONING COMMISSION

WORKSHOP, PUBLIC HEARING & REGULAR MEETING THURSDAY, FEBRUARY 15 – 3:30 P.M.

Sewall Smith Council Chambers
18111 Buddy Riley Blvd., Magnolia, Texas 77354

WORKSHOP AGENDA

- 1. CALL WORKSHOP SESSION TO ORDER**
- 2. ROLL CALL AND CERTIFICATION OF QUORUM**
- 3. WORKSHOP SESSION**
 - a. Presentation – Parks Master Plan by Burditt
 - b. Discussion
- 4. ADJOURN WORKSHOP SESSION**

REGULAR MEETING AGENDA

- 5. CALL TO ORDER**
 - a. INVOCATION
 - b. PLEDGE OF ALLEGIANCE
 - c. ROLL CALL AND CERTIFICATION OF QUORUM
- 6. OPEN 1ST PUBLIC HEARING**

NOTICE OF PUBLIC HEARING

On February 15, 2024 at 4:30 pm., Magnolia Planning & 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 11.6899 acres of land from Rural to Auto-Urban Commercial:

Being 7.4128 acres of land in the Hampton Tillons Survey, Abstract 556, in Montgomery County, Texas, and being out of the MAGNOLIA VILLAGE SOUTH SUBDIVISION, UNRESTRICTED RESERVE “A” according to the plat thereof recorded in Cabinet 00Z, Sheets 9281-9283, of the Map Records of Montgomery County, Texas, and being a portion of the Remainder of a called 107.715 acre tract described in the deed to BBQ Equity Partners, LLC recorded under File Number 2017015767 of the Official Public Records of Real Property of Montgomery County, Texas,
And;

Being 4.2771 acres of land in the Hampton Tillons Survey, Abstract 556, in Montgomery County, Texas, and being out of the MAGNOLIA VILLAGE SOUTH SUBDIVISION, UNRESTRICTED RESERVE "A" according to the plat thereof recorded in Cabinet 00Z, Sheets 9281-9283, of the Map Records of Montgomery County, Texas, and being a portion of the Remainder of a called 107.715 acre tract described in the deed to BBQ Equity Partners, LLC recorded under File Number 2017015767 of the Official Public Records of Real Property of Montgomery County, Texas.

7. CLOSE 1ST PUBLIC HEARING AND OPEN 2ND PUBLIC HEARING

NOTICE OF PUBLIC HEARING

On February 15, 2024 at 4:30 p.m. 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:

- Conditional Use Permit for BBQ Equity Partners, LLC in Magnolia Village South concerning use of self-storage in a nonresidential, Auto-Urban Commercial (AC) zoned district.
Legal Description: S710800 – Magnolia Village South – Reserve A
(+/- 2.44 acres of 11.6894 acre property)

8. CLOSE 2ND PUBLIC HEARING AND CONVENE REGULAR MEETING

9. CONSIDERATION AND POSSIBLE ACTION TO APPROVE REZONING TO THE CITY OF MAGNOLIA OFFICIAL ZONING MAP FOR MAGNOLIA VILLAGE SOUTH, BEING 11.6899 ACRES OF LAND, FROM RURAL TO AUTO-URBAN COMMERCIAL

10. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE CONDITIONAL USE PERMIT FOR SELF-STORAGE WITHIN MAGNOLIA VILLAGE SOUTH

11. 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 18, 2024

12. 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.*

13. ANNOUNCEMENTS

14. UPDATE ON CITY OF MAGNOLIA DEVELOPMENTS (Staff)

15. **DISCUSSION – PROPOSED U-HAUL ANNEXATION AND ZONING DESIGNATION**

16. **CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE OAKS ON 6TH STREET, FINAL PLAT**

17. **CONSIDERATION AND POSSIBLE ACTION TO APPROVE ESCONDIDO SECTION 7, FINAL PLAT, +/- 37.006 ACRES**

18. **CONSIDERATION AND POSSIBLE ACTION TO APPROVE ESCONDIDO SECTION 9, FINAL PLAT, +/- 13.344 ACRES**

19. **CONSIDERATION AND POSSIBLE ACTION TO APPROVE ESCONDIDO SECTION 1 RESERVE D, PARTIAL REPLAT**

20. **CONSIDERATION AND POSSIBLE ACTION TO APPROVE MUSTANG RIDGE SECTION 3, PARTIAL REPLAT, +/- 1.724 ACRES**

21. **CONSIDERATION AND POSSIBLE ACTION TO APPROVE SITE PLAN FOR TACO BELL**

22. **FUTURE AGENDA ITEMS**

23. **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 _____
 TIME _____
 TAKEN DOWN _____

 Christian Gable, City Secretary

