PLANNING AND ZONING COMMISSION
Frank Parker, Chairperson
Harlen Center
Dr. Matt Clark
Dina Hileman

COMPREHENSIVE PLAN ADVISORY COMMITTEE
Dr. Matt Clark
Barbara Gardner
Dr. Matt Clark
Harlen Center
Frank Parker, Chairperson
Anne Sundquist
Jeff Chumley
Patsy Williams, Mayor Pro Tem
Todd Kana, Mayor

12-MONTH PLANNING PROCESS
The plan's vision, policies, and recommendations are based on the community's collective input to ensure present-day and future residents are equally represented. Of equal importance, the Comprehensive Plan was derived from a year-long plan development process, which was characterized by frequent check-ins, points of contact with City officials, appointed and elected officials, and citizens. These engagement activities included:

- Listening sessions with representatives from a cross-section of Magnolia residents, civic leaders, neighborhood residents, and land and business owners.
- Bi-monthly workshop sessions with the Comprehensive Plan Advisory Committee, which included a mixed composition of residents, business owners, and public officials.
- Community presentations at the Rotary Club, Lions Club, Greater Magnolia Chamber of Commerce, and local lenders.
- A mid-point briefing with City Council to update members and the public on plan developments and progress.
- A joint workshop with the City Council, Planning and Zoning Commission, and 4A/4B Boards to accommodate final plan review and presentation.
- A public hearing with the Planning and Zoning Commission prior to City Council consideration and adoption of the Comprehensive Plan.
- Media coverage of the planning process, particularly through the Community Impact Newspaper and other media outlets.

Download a copy of the Comprehensive Plan from the City's website at:
WWW.CITYOFMAGNOLIA.COM

PLAN ORGANIZATION
Chapter 1, Introduction
The first chapter includes a community snapshot of pertinent demographic and socioeconomic trends that will guide future decision-making.

Chapter 2, Land Use and Character
The second chapter assesses the community's long-range development outlook and establishes the necessary policy guidance for individual development and community destinations.

Chapter 3, Growth Capacity and Management
The third chapter entails infill and annexation, an evaluation of existing infrastructure capacities, and “planning-level” improvements to water supply and distribution, wastewater collection and treatment, and storm drainage.

Chapter 4, Community Mobility
The fourth chapter includes a Thoroughfare Plan, which corresponds with community character objectives and transportation initiatives of other regional entities.

Chapter 5, Parks and Amenities
The fifth chapter includes a park inventory and needs assessment to ensure the system meets the needs of present-day and future residents.

Chapter 6, Housing and Neighborhoods
The sixth chapter evaluates the design of neighborhoods within the framework of the City's current development practices and the resulting impact on housing construction, community character, and community connectivity.

Chapter 7, Implementation
The final chapter uses the recommendations of each individual plan element to consolidate an overall strategy for executing the Comprehensive Plan, particularly for the highest-priority initiatives that will be first on the community's action agenda following plan adoption.

ACTION AGENDA PRIORITIES
1. Thoroughfare Planning
2. Building Guidelines and Design Standards
3. New “Unity Plaza” Study
4. Regional Detention
5. Magnolia Loop
6. Annexation, ETJ, and Infrastructure Extension Policies
7. Gateways and Landmarks
8. Expanded Design Theme in the “Magnolia Town Center”
9. Industrial Park Incentives
10. Sidewalk and Trail Investments
11. Preservation of Natural Areas
12. Facade Grant Program