

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



Kerry Lacy, Interim City Administrator
Lynne George, City Secretary
Leonard Schneider, City Attorney
Kyle Montgomery, Interim Police Chief
Tana Ross, Planning Tech

MINUTES
ZONING BOARD OF ADJUSTMENT
SPECIAL MEETING
WEDNESDAY, JANUARY 15, 2020 – 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 January 15, 2020 beginning at 4:30 p.m. in the Sewall Smith City Council Chambers located at 18111 Buddy Riley Blvd., Magnolia, Texas 77354.

1. CALL MEETING TO ORDER

Chairman Anne Sundquist called the meeting to order for the Zoning Board of Adjustment at 4:30 p.m.

a. INVOCATION

LaRae Whorley 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, LaRae Whorley, Scott Shelburne, Josh Jakubik

Board member(s) absent: None

Officials/staff present: Interim City Administrator Kerry Lacy; City Secretary Lynne George; EDC/Planning Tech. Tana Ross

2. CONVENE PUBLIC HEARING

Chairman Sundquist convened the Public Hearing at 4:35 p.m., read the Notice aloud, asking for any public comments.

NOTICE OF PUBLIC HEARING

On January 15, 2020 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 variance requests by KFW Engineers for WB Real Estate, LLC

regarding lot size, landscaping, bypass lane and access spacing, giving all interested persons the right to appear and be heard.

Chris Orem of KFW Engineers and Surveying spoke to the variance requests and reasons for them. Billy Classen, P.E. with KFW Engineers, the applicant, spoke to the Commission in favor of the variances.

3. CLOSE PUBLIC HEARING AND CONVENE OPEN MEETING

Chairman Sundquist adjourned the Public Hearing and convened the Open Meeting at 4:40 p.m.

4. CONSIDERATION – APPROVAL OF MINUTES

Consideration and possible action to approve the minutes of the meeting held November 26, 2019.

MOTION: Upon a motion to approve the minutes of the meeting held November 26, 2019 made by LaRae Whorley and seconded by Scott Shelburne, the Board members voted and the motion carried unanimously, 5-0.

5. CONSIDERATION – VARIANCE REQUESTS BY KFW ENGINEERS FOR WB REAL ESTATE, LLC REGARDING LOT SIZE, LANDSCAPING, BYPASS LANE AND ACCESS SPACING

Consideration and possible action regarding variance requests by KFW Engineers for WB Real Estate, LLC regarding lot size, landscaping, bypass lane and access spacing.

Cathy Yowell inquired if they talked to the neighbors regarding the driveway. Scott Shelburne noted he would like to see the landscaping plan. Terry Rodgers, Civil Engineer with Whataburger, addressed their landscape plan which will be in the back of the building. Scott Shelburne also expressed concerns with the location of the driveway. Josh Jakubik brought up his concerns for the exit of the drive thru. Tana Ross did not recommend a variance regarding landscaping.

MOTION: Upon a motion to approve lot size made by Scott Shelburne and seconded by Cathy Yowell, the Board members voted and the motion carried unanimously, 5-0.

MOTION: Upon a motion to approve landscaping around the building only as received by staff made by Cathy Yowell and seconded by LaRae Whorley, the Board members voted and the motion carried unanimously, 5-0.

MOTION: Upon a motion to approve the bypass lane made by LaRae Whorley and seconded by Josh Jakubik, the Board members voted and the motion carried unanimously, 5-0.

MOTION: Upon a motion to approve access spacing made by Josh Jakubik and seconded by Cathy Yowell, the Board members voted and the motion carried unanimously, 5-0.

6. ADJOURN

MOTION: Upon a motion to adjourn the meeting made by LaRae Whorley and seconded by Scott Shelburne, the Board members voted, the motion carried unanimously, 5-0 and the meeting was adjourned at 5:02 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 January 15, 2020.

ATTEST:



Tana Ross, Planning Tech