

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, JULY 25, 2022 – 4:30 P.M.**  
Sewall Smith Council Chambers  
18111 Buddy Riley Boulevard, Magnolia, Texas 77354

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A meeting of the Zoning Board of Adjustment was held on July 25, 2022 beginning at 4:30 p.m. in the Sewall Smith City Council Chambers located at 18111 Buddy Riley Blvd., Magnolia, Texas 77354.

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**1. CALL TO ORDER**

Vice Chairman Cathy Yowell called the meeting to order for the Zoning Board of Adjustment at 4:32 p.m.

**a. INVOCATION**

Scott Shelburne provided the invocation.

**b. PLEDGE OF ALLEGIANCE**

Vice Chairman Cathy Yowell led the pledge of allegiance to the United States and Texas flags.

**c. ROLL CALL AND CERTIFICATION OF QUORUM**

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

Absent: Anne Sundquist

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

**2. OPEN PUBLIC HEARING**

Vice Chairman Cathy Yowell opened the Public Hearing at 4:33 p.m., read the Notice aloud, asking for any public comments.

**NOTICE OF PUBLIC HEARING**

On July 25, 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 landscaping variance requested for Magnolia Village Retail Center Reserve A, giving all interested persons the right to appear and be heard.

Planning Coordinator Christian Gable provided a staff report. Patrick Eagan, with Gulf Coast Developers, addressed the Board and gave a presentation along with Christina Miller, attorney for the developer.

**3. CLOSE PUBLIC HEARING AND CONVENE SPECIAL MEETING**

Vice Chairman Cathy Yowell adjourned the Public Hearing and convened the Special Meeting at 4:46 p.m.

**4. CONSIDERATION – APPROVAL OF MINUTES**

Consideration and possible action to approve the minutes of the meeting held June 21, 2022.

**MOTION:** Upon a motion to approve the minutes of the meeting held June 21, 2022 made by Scott Shelburne and seconded by Josh Jakubik, the Board members voted and the motion carried unanimously, 5-0.

**5. CONSIDERATION AND POSSIBLE ACTION TO APPROVE OF A LANDSCAPING VARIANCE FOR MAGNOLIA VILLAGE RETAIL CENTER RESERVE A**

There was further discussion from the applicant and the Board.

**MOTION:** Upon a motion to approve a landscaping variance for Magnolia Village Retail Center Reserve A upon receipt and approval of a landscape plan that meets the City of Magnolia Unified Development Code requirements made by Scott Shelburne 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 Scott Shelburne and seconded by Cathy Yowell, the Board members voted, the motion carried unanimously, 5-0 and the meeting was adjourned at 5:00 p.m.



  
Cathy Yowell, Vice 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 July 25, 2022.

ATTEST:

Kandice Garrett

Kandice Garrett, City Secretary