



**MINUTES  
SPECIAL MEETING  
HITCHCOCK CITY COUNCIL  
HITCHCOCK CITY HALL COUNCIL CHAMBER  
7423 HIGHWAY 6, HITCHCOCK, TEXAS  
Friday, January 6, 2023, 6:00 P.M.**

**1. Meeting was called to order by Mayor Chris Armacost at 6:00pm.**

**Members Present:**

Mayor Chris Armacost  
Councilmember Mary Combs Demby  
Councilmember Shawn Kadlecek  
Councilmember Wayne Newton  
Councilmember Andre Perkins

Marie Gelles, City Manager  
Ruth Ann Sandino, City Secretary  
Arnold Cross Jr., Comm. Dev. Director  
Brian Rusk, Police Lieutenant  
Manson Sanford, Police Officer

**2. Citizen Comments: None**

**3. PUBLIC HEARINGS**

- a. **Public hearing on a zone change request by Shannon Sharp to rezone vacant 33.563 acres Property ID 388783 Legal Description: ABST 47 L CRAWFORD SUR & ABST 43 D BUCKLEY SUR TR 1-3 33.563 ACRES (AUCTION TRS 4 & 5) \*SBPCL:00470010003100/004300020001200\* from General Commercial (GC) to Planned Unit Development (PUD) (District 3).** Public Hearing opened at 6:00pm. No comments were made. Public Hearing closed at 6:01pm.
- b. **Public hearing on a zone change request by Shannon Sharp to rezone vacant 202.540 acres Property ID 171691 Legal Description: ABST 48 PAGE 30 & 32 L CRAWFORD SUR TR 22 202.540 ACRES from Agricultural Residential (AR) to Planned Unit Development (PUD) (District 3).** Public Hearing opened at 6:02pm.

Bill Gibson spoke against the development expressing concerns for flooding, the need for a larger police force, environmental issues, and a Corps of Engineers study on the wetlands.

Richard "Brian" Smith spoke against the zone change expressing concerns for the lot sizes.

Laura Lynch spoke against the development expressing concerns for drainage and the possible decrease of property values of the surrounding area.

Werner Marquer spoke against the development expressing concerns that it will take away from the beauty of the area.

Shannon Matejka spoke against the development expressing concerns for the demands on the sewer system.

Brenda Hare spoke against the development expressing concerns for drainage, the demand on the sewer system, and power outages.

Phillip Lynch spoke against the development expressing concerns for the small lots sizes and urged the Council to follow the recommendation of the Planning and Zoning Commission and vote against the zoning change.

Randy Orr with West Wing Helicopters expressed concerns for flooding and traffic. He explained that the flight path of the helicopters is right over the area of the proposed development, and he is concerned with getting noise complaints.

Mohamed Shahwan spoke against the development expressing concerns for traffic, drainage, and power outages.

Llarance Turner with Kaluza, Inc. explained the process that is required to start the development. He explained that the zoning must be done first. This is to make sure the appropriate land use is established. Next is the platting process which must include the lots sizes and street requirements. Llarance explained that the drainage cannot negatively effect the surrounding properties and the drainage plan will require approval before the development can begin.

Public Hearing was closed at 7:07pm.

#### **Items for Individual Consideration:**

- 4. Discussion and appropriate action on a zone change request by Shannon Sharp to rezone vacant 33.563 acres Property ID 388783 Legal Description: ABST 47 L CRAWFORD SUR & ABST 43 D BUCKLEY SUR TR 1-3 33.563 ACRES (AUCTION TRS 4 & 5) \*SBPCL:00470010003100/004300020001200\* from General Commercial (GC) to Planned Unit Development (PUD). (Arnold Cross, Community Development Director)**

Andre Perkins made a motion to approve a zone change request by Shannon Sharp to rezone vacant 33.563 acres Property ID 388783 Legal Description: ABST 47 L CRAWFORD SUR & ABST 43 D BUCKLEY SUR TR 1-3 33.563 ACRES (AUCTION TRS 4 & 5) \*SBPCL:00470010003100/004300020001200\* from General Commercial (GC) to Planned Unit Development (PUD). Mary Combs Demby seconded the motion. Motion passed 4-1.

- 5. Discussion and appropriate action zone change request by Shannon Sharp to rezone vacant 202.540 acres Property ID 171691 Legal Description: ABST 48 PAGE 30 & 32 L CRAWFORD SUR TR 22 202.540 ACRES from Agricultural Residential (AR) to Planned Unit Development (PUD). (Arnold Cross, Community Development Director)**

Mary Combs Demby made a motion to approve a zone change request by Shannon Sharp to rezone vacant 202.540 acres Property ID 171691 Legal Description: ABST 48 PAGE 30 & 32 L CRAWFORD SUR TR 22 202.540 ACRES from Agricultural Residential (AR) to Planned Unit Development (PUD). Chris Armacost seconded the motion. Motion passed 4-1.

**6. Accepting the resignation of Jeth Jones as Alternate Municipal Magistrate Judge for the City of Hitchcock. (Marie Gelles, City Manager)**

Wayne Newton made a motion to accept resignation of Jeth Jones as Alternate Municipal Magistrate Judge for the City of Hitchcock. Mary Combs Demby seconded the motion. Motion passed 5-0.

**7. Discussion and appropriate action regarding a Resolution authorizing the City Manager to execute the Water Facilities Financing Agreement between the City of Hitchcock and the Gulf Coast Water Authority for the Thomas S. Mackey Water Treatment Plant Expansion Project. (Marie Gelles, City Manager)**

Wayne Newton made a motion to approve a Resolution authorizing the City Manager to execute the Water Facilities Financing Agreement between the City of Hitchcock and the Gulf Coast Water Authority for the Thomas S. Mackey Water Treatment Plant Expansion Project. Andre Perkins seconded the motion. Motion passed 5-0.

**8. Discussion and appropriate action regarding a Resolution authorizing the City Manager to execute a Water Facilities Financing Agreement between the City of Hitchcock and the Gulf Coast Water Authority for the South Transmission System Project. (Marie Gelles, City Manager)**

Andre Perkins made a motion to approve a Resolution authorizing the City Manager to execute a Water Facilities Financing Agreement between the City of Hitchcock and the Gulf Coast Water Authority for the South Transmission System Project. Wayne Newton seconded the motion. Motion passed 5-0.

**9. Meeting was adjourned by Mayor Chris Armacost at 7:15pm.**



Chris Armacost, Mayor

Attest:



Ruth Ann Sorrell, City Secretary