



**AGENDA
REGULAR MEETING
HITCHCOCK CITY COUNCIL
HITCHCOCK CITY HALL COUNCIL CHAMBER
7423 HIGHWAY 6, HITCHCOCK, TEXAS
Monday, October 24, 2022, 6:00 P.M.**

- 1. Call to Order**
- 2. Invocation**
- 3. Pledge of Allegiance**
- 4. Citizen Comments:**

PLEASE NOTE: Public comments and matters from the floor are limited to 3 minutes in length. If you would like to request to speak, please do so in advance of the meeting by filling out a Request to Address Council form. All in attendance are required to remove hats and/or sunglasses (dark glasses) during meetings and to also silence all cell phones and electronic devices.

Speakers must address their comments to the presiding officer rather than to individual council members or staff. Speakers will be allowed a maximum of 3 minutes to speak. Speakers making personal, impertinent, profane, or slanderous remarks will be given a warning before losing the privilege to speak or may be removed from the room. Unauthorized remarks from the audience, stamping of feet, whistles, yells, and similar demonstrations/distractions will not be permitted. No placards, banners or signs will be permitted in the Chambers or in any room in which the Council is meeting. In accordance with the Texas State Open Meetings Act, the City Council is restricted from discussing or taking action on items not listed on the agenda.

5. Public Hearings:

- (A) Public hearing on a zone change request by Diamond Trio Ranch LP to rezone a vacant lot on FM 2004 Legal Description ABST 213 PAGE 2 J WOODS SUR TR 5 25.000 ACRES GCAD # 228722, Hitchcock, Galveston County, Texas from Agricultural Residential (AR) to General Industrial (GI).
- (B) Public hearing on a zone change request by Diamond Trio Ranch LP to rezone a vacant lot on FM 2004 Legal Description ABST 213 PAGE 2 & 3 J WOODS SUR TR 6 25 ACRES GCAD # 228723, Hitchcock, Galveston County, Texas from Agricultural Residential (AR) to General Industrial (GI).

- (C) Public hearing on a zone change request by Diamond Trio Ranch LP to rezone a vacant lot on FM 2004 Legal Description ABST 213 PAGE 3 J WOODS SUR TR 7 5.000 ACRES $\frac{3}{4}$ UND INT OF 5.000 ACRES 3.750 ACRES ***UDI/AG*** GCAD # 228724, Hitchcock, Galveston County, Texas from Agricultural Residential (AR) to General Industrial (GI).
- (D) Public hearing on a zone change request by Diamond Trio Ranch LP to rezone a vacant lot on FM 2004 Legal Description ABST 213 PAGE 2 & 3 J WOODS SUR TR 9 19.943 ACRES GCAD # 228727 Hitchcock, Galveston County, Texas from Agricultural Residential (AR) to General Industrial (GI).
- (E) Public hearing on a zone change request by Diamond Trio Ranch LP to rezone a vacant lot on FM 2004 Legal Description ABST 646 PAGE 3 W PATTERSON SUR TR 4 62.200 ACRES GCAD # 233530 Hitchcock, Galveston County, Texas from Agricultural Residential (AR) to General Industrial (GI).
- (F) Public hearing on a zone change request by Misha Inc. and Texas Land Maps to rezone 5614 FM 2004, Hitchcock, Texas 77563 Legal Description: ABST 71 PAGE 3 & 7 LOT A WITTJEN SUB ID 181788 - rear portion of the lot from Agricultural Residential (AR) to Single Family Residential (SFR).
- (G) Public hearing on a zone change request by Misha Inc. and Texas Land Maps to rezone a vacant lot on FM 2004 South of Spruce Street and North of Jack Brooks Park entrance, Hitchcock, Texas 77563 Legal Description: ABST 71 PAGE 7 E $\frac{1}{2}$ OF LOT B (2-1) WITTJEN SUB ID 181790- rear portion of the lot from Agricultural Residential (AR) to Single Family Residential (SFR).
- (H) Public hearing on a zone change request by Misha Inc. and Texas Land Maps to rezone a vacant lot on FM 2004 South of Spruce Street and North of Jack Brooks Park entrance, Hitchcock, Texas 77563 Legal Description: ABST 71 PAGE 3 & 7 W $\frac{1}{2}$ OF LOT B (2-2) WITTJEN SUB ID 181791 from Agricultural Residential (AR) to Single Family Residential (SFR).
- (I) Public hearing on a zone change request by Calvin Thorne to rezone 6026 Martin Luther King Avenue aka North Railroad, Hitchcock, Texas 77563 Legal Description: ABST 26 PAGE 5 LOTS 5 & 6 (5-1) BLK 2 WITTJEN ADDN#8 ID 170001 from Neighborhood Commercial (NC) to General Commercial (GC)
- (J) Public hearing on a zone change request by Wayne Reitmeyer to rezone 6518 Jay Rd Hitchcock, Texas 77563 Legal Description: ABST 48 L CRAWFORD SUR TRACT 52-2, 1.2052 ACRES ID 743801 from Agricultural Residential (AR) to Single Family Residential (SFR).

6. Consent Agenda Items (A-J):

All consent items listed are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items, unless a Council Member so requests, and if such a request is made, the item will be removed from the Consent Agenda and considered in a normal sequence on the agenda.

- (A) Approval of minutes for Regular City Council Meeting dated September 19, 2022.
- (B) Approval of minutes for Regular City Council Meeting dated September 29, 2022.
- (C) Approval of Investment Report for the month ending September 30, 2022.
- (D) Approval of Accounts Payable Report for the month ending September 30, 2022.
- (E) Approval of Financial Report for the period ending September 30, 2022.
- (F) Approval of Tax Increment Finance Registry form filing on behalf of the Zone with the Texas Comptroller of Public Accounts.
- (G) Approval of the revised FY 2023 Pay Plan.
- (H) Approval of a payback agreement with the State Comptroller's Office to refund sales tax monies to be paid monthly during the term of the agreement.
- (I) Approval of the Hitchcock Economic Development Corporation's purchase of real property at 8030 Highway 6, Hitchcock, Texas 77563.
- (J) Approval of the Hitchcock Economic Development Corporation's purchase of real property at 8125 Highway 6, Hitchcock, Texas 77563.

Items for Individual Consideration:

- 7. Discussion and appropriate action regarding the approval of an Ordinance authorizing the issuance of City of Hitchcock, Texas Reinvestment Zone No. One Tax Increment Bonds, Series 2022; approving a Paying Agent/Registrar Agreement, a Purchase Letter and other documents related thereto and other matters in connection therewith. (Marie Gelles, City Manager, Cameron Thatcher, Financial Advisor, and Rick Witte, Bond Counsel)
- 8. Discussion and appropriate action on a zone change request by Diamond Trio Ranch LP to rezone a vacant lot on FM 2004 Legal Description ABST 213 PAGE 2 J WOODS SUR TR 5 25.000 ACRES GCAD # 228722, Hitchcock, Galveston County, Texas from Agricultural Residential (AR) to General Industrial (GI). (Stacey Baker, Community Development Specialist)
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Agricultural Residential (AR) to General Industrial (GI). (Stacey Baker, Community Development Specialist)

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18. Discussion and appropriate action on a preliminary platting request submitted by KB Homes, Lone Start Inc., Jeffrey Mezger to subdivide a 10.90-acre lot into forty-four (44) lots two (2) blocks two (2) reserves for Sunset Groves Section 5 located on the east side of Delany Road north of Prairie Street Legal Description: STEPHEN F. AUSTIN LEAGUE NO 4. ABST -2 CITY OF HITCHCOCK, GALVESTON COUNTY, TEXAS ALSO BEING A PARTIAL REPLAT OF LOTS 4 THROUGH 13 OF DELANY ROAD ACRES VOL. 18. PG 760 G.C.M.R. (Stacey Baker, Community Development Specialist)
19. Discussion and appropriate action on a preliminary platting request submitted by Tri-Coast, Inc. to subdivide a 15.77-acre lot into nine (9) individual lots ranging from 1.1 acres to 2.1 acres in size located on Custer Street and intersecting Oak Drive with the Legal Description LOT 4 HOLT ESTATES (2022) ABST 13 GCAD # 745643, Hitchcock, Galveston County, Texas. (Stacey Baker, Community Development Specialist)
20. Performance Services, Inc. project progress report. (David Craig, Performance Services, Inc.)
21. Discussion and appropriate action awarding the Sanitary Sewer Evaluation Survey Engineering Contract. (Leroy Thomas, Public Works Director)
22. Discussion and appropriate action regarding an Ordinance by the City Council of the City of Hitchcock, Texas amending the Code of Ordinances Title IX entitled "General Regulation", Chapter 95 entitled "Mass Gatherings" and providing for publication and an effective date. (Stacey Baker, Community Development Specialist)
23. Discussion and appropriate action regarding an Ordinance by the City Council of the City of Hitchcock, Texas amending the Code of Ordinances Title XI entitled "Business Regulations," Chapter 112 entitled "Amusements" and providing for publication and an effective date. (Stacey Baker, Community Development Specialist)
24. Discussion and appropriate action regarding an Ordinance by the City Council of the City of Hitchcock, Texas amending the Code of Ordinances Title XV entitled "Land Usage," Chapter 150 entitled "Building Regulations, Article III entitled "Building Code for Commercial and Residential Bulkheads" by amending Section 150.29 entitled "Exceptions" and providing for publication and an effective date. (Arnold Cross Jr., Community Development Director)

EXECUTIVE SESSION:

25. Executive Session: Adjournment to Executive Session Pursuant to Texas Government Code Section 551.071(1)(A) to consult with the City Attorney to seek his advice on contemplated litigation and settlements, and Section 551.074(a)(1) Personnel Matters, and Section 551.072 deliberation regarding real property.
26. Reconvene into Open Session.

27. Consider possible action or give direction on items legally discussed in Executive Session.
28. Adjourn

In order to best facilitate actions by the City Council items may be taken out of order as posted.

*If, during the course of the meeting, discussion of any item on the agenda should be held in a closed meeting, the City Council of the City of Hitchcock reserves the right to conduct a closed meeting in accordance with the Texas Open Meetings Act, Texas Government Code, Chapter 551, Subchapters D and E, including but not limited to the following provisions: (1) Section 551.071 – consultation with attorney, (2) Section 551.072 – deliberation regarding real property, (3) Section 551.074 – deliberation regarding personnel matters, and/or complaints against city personnel, and (4) Section 551.087 – deliberations regarding economic development negotiations. Before any closed meeting is convened, the presiding officer will publicly identify the section or sections of the Act authorizing the closed meeting. All final votes, actions, or decisions will be taken in open meeting.

I, RUTH ANN SORRELL, CITY SECRETARY OF THE CITY OF HITCHCOCK DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING WAS POSTED AT CITY HALL IN THE CITY OF HITCHCOCK, TEXAS ON THE 20th DAY OF OCTOBER 2022 AT 4:00 P.M. AT A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.



Ruth Ann Sorrell, City Secretary