



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

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

Members Present:

Mayor Chris Armacost
Councilmember Mary Combs Demby
Councilmember Shawn Kadlecek
Councilmember Andre Perkins
Marie Gelles, City Manager
Ruth Ann Sorrell, City Secretary

Kyle Dickson, City Attorney
Arnold Cross Jr., Comm. Dev. Director
Leroy Thomas, Public Works Director
Stacey Baker, Comm. Dev. Specialist
Brian Rusk, Police Lieutenant

Members Absent:

Councilmember Wayne Newton

2. Invocation by Mary Combs Demby.

3. Pledge of Allegiance

4. Citizen Comments:

Clay Burton shared information regarding the Recovery Oriented Systems of Care program.

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). Public Hearing opened at 6:04pm. No comments were made. Public Hearing closed at 6:05pm.**
- (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). Public Hearing opened at 6:05pm. No comments were made. Public Hearing closed at 6:05pm.**

- (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).**
Public Hearing opened at 6:05pm. No comments were made. Public Hearing closed at 6:05pm.
- (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).**
Public Hearing opened at 6:05pm. No comments were made. Public Hearing closed at 6:06pm.
- (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).**
Public Hearing opened at 6:06pm. No comments were made. Public Hearing closed at 6:06pm.
- (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).**
Public Hearing opened at 6:06pm. No comments were made. Public Hearing closed at 6:06pm.
- (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).**
Public Hearing opened at 6:06pm. No comments were made. Public Hearing closed at 6:07pm.
- (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).**
Public Hearing opened at 6:07pm. No comments were made. Public Hearing closed at 6:07pm.

- (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)**

Public Hearing opened at 6:07pm. No comments were made. Public Hearing closed at 6:07pm.

- (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).**

Public Hearing opened at 6:07pm. No comments were made. Public Hearing closed at 6:08pm.

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.**

Shawn Kadlecek made a motion to approve consent agenda items A-J. Andre Perkins seconded the motion. Motion passed 4-0.

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)**

Andre Perkins made a motion to approve 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. Mary Combs Demby seconded the motion. Motion passed 4-0.
- 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)**

Mary Combs Demby made a motion to approve 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). Shawn Kadlecek seconded the motion. Motion passed 4-0.
- 9. 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 & 3 J WOODS SUR TR 6 25 ACRES GCAD # 228723, Hitchcock, Galveston County, Texas from Agricultural Residential (AR) to General Industrial (GI). (Stacey Baker, Community Development Specialist)**

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- 10. 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 3 J WOODS SUR TR 7 5.000 ACRES ¾ 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). (Stacey Baker, Community Development Specialist)**

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- 11. 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 & 3 J WOODS SUR TR 9 19.943 ACRES GCAD # 228727 Hitchcock, Galveston County, Texas from Agricultural Residential (AR) to General Industrial (GI). (Stacey Baker, Community Development Specialist)**
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- 12. 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 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). (Stacey Baker, Community Development Specialist)**
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- 14. Discussion and appropriate action 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 ½ OF LOT B (2-1) WITTJEN SUB ID 181790- rear portion of the lot from Agricultural Residential (AR) to Single Family Residential (SFR). (Stacey Baker, Community Development Specialist)**
Shawn Kadlecsek made a motion to approve 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 ½ OF LOT B (2-1) WITTJEN SUB ID 181790- rear portion of the lot from Agricultural Residential (AR) to Single Family Residential (SFR). Mary Combs Demby seconded the motion. Motion passed 4-0.

- 15. Discussion and appropriate action 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 ½ OF LOT B (2-2) WITTJEN SUB ID 181791 from Agricultural Residential (AR) to Single Family Residential (SFR). (Stacey Baker, Community Development Specialist)**

Mary Combs Demby made a motion to approve 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 ½ OF LOT B (2-2) WITTJEN SUB ID 181791 from Agricultural Residential (AR) to Single Family Residential (SFR). Andre Perkins seconded the motion. Motion passed 4-0.

- 16. Discussion and appropriate action 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). (Stacey Baker, Community Development Specialist)**

Mary Combs Demby made a motion to approve 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). Shawn Kadlecek seconded the motion. Motion passed 4-0.

- 17. Discussion and appropriate action 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). (Stacey Baker, Community Development Specialist)**

Shawn Kadlecek made a motion to approve 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). Mary Combs Demby seconded the motion. Motion passed 4-0.

- 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)**

Shawn Kadlecek made a motion to approve 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. Andre Perkins seconded the motion. Motion passed 4-0.

- 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)**

Shawn Kadlecsek made a motion to approve 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. Mary Combs Demby seconded the motion. Motion passed 4-0.

- 20. Performance Services, Inc. project progress report. (David Craig, Performance Services, Inc.)**

David Craig stated that the grit removal from the wastewater treatment plant has been completed and that phase 2 will start after engineering approval. Mr. Craig said that water meter installation should begin the week of October 31, 2022.

- 21. Discussion and appropriate action awarding the Sanitary Sewer Evaluation Survey Engineering Contract. (Leroy Thomas, Public Works Director)**

Andre Perkins made a motion to award RJN Group the Sanitary Sewer Evaluation Survey Engineering Contract. Shawn Kadlecsek seconded the motion. Motion passed 4-0.

- 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)**

Stacey Baker explained the amendment will increase the number of people for mass gatherings to 400 and will specify exactly what each department is responsible for in the application process.

Andre Perkins made a motion to approve 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. Shawn Kadlecsek seconded the motion. Motion passed 4-0.

- 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)**

Stacey Baker explained the amendment would clean up some language on the process when changing ownership on gaming rooms.

Shawn Kadlecsek made a motion to approve 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. Andre Perkins seconded the motion. Motion passed 4-0.

- 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)**

Shawn Kadlecek made a motion to approve 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. Mary Combs Demby seconded the motion. Motion passed 4-0.

EXECUTIVE SESSION: None

- 25.** Meeting was adjourned by Mayor Chris Armacost at 6:41pm.



Chris Armacost, Mayor

Attest:



Ruth Ann Sorrell, City Secretary

