

MINUTES

PLANNING & ZONING BOARD MEETING

November 23, 2021

6:00 P.M.

7423 Hwy 6, Hitchcock, TX

1. Meeting called to order by Arnold Cross, Jr. at 6:04pm.

2. Roll Call.

Members Present: Paul Roach, Marsha Knapp, Matt VonDerHeide, David Wells.

Others Present: Arnold Cross Jr., Community Development Director and Candie Serna, Code Compliance

Members Absent: Chairperson Travis Kaufman, Vice-Chair Karen Williams, and Bert Martin

3. Approval of Minutes.

Regular Meeting – September 28, 2021

Matt VonDerHeide made a motion to approve the September 28, 2021, Regular Meeting Minutes. Paul Roach seconded the motion. Motion passed 4-0.

4. Citizen Comments:

Marvin Schumacher stated that he and his family enjoy bicycling on Prairie.

5. Public Hearing opened at 6:08pm.

Public Hearing on a change of Zoning request submitted by German and Mary Alvarez, from Agricultural Residential (AR) to General Industrial (GI) for the property in on 7507 Lot B Prairie St. LOT 13 THOMPSON HORD & SEVEY sub-division, 133.88 ft, 1.98 acres according to the plat thereof recorded in Volume 134, Page 8 in the Office of the County Clerk of Galveston County, Texas. Property ID 515167.

Marvin Schumacher presented a petition that was signed by residents on Prairie Street against the zoning change. He expressed concern for citizens walking or riding bicycles on the street.

Nisha Gard stated that she would like to see the property stay as residential.

Mary Alvarez stated that when they purchased the property 10 years ago, she understood that the property was in the County and was open zoning. They purchased the property with the intent for a storage and hobby property.

Herman Alvarez explained that welding is his hobby, and he is not running a business. He stated there are no utilities on the property and does not see how it could be residential.

Public Hearing closed at 6:17pm.

Public Hearing opened at 6:17pm.

Public Hearing on a change of Zoning request submitted by Olver Erazo and Gerardo Ramos, from Agricultural Residential (AR) to General Industrial (GI) for the property located at 8403 FM 2004, 10 Acres of land out of the Daniel Buckley Survey No. 36, Abstract 43 and the Lemuel Crawford survey No. 39, Abstract 47, City of Hitchcock, Galveston County, Texas. Property ID 736617.

No public comments.

Public Hearing closed at 6:18pm.

Items for Individual Consideration: The Board shall receive testimony from all interested parties, consider and take appropriate action on matters set below.

- 6. Discussion and appropriate action on a change of Zoning request submitted by German and Mary Alvarez, from Agricultural Residential (AR) to General Industrial (GI) for the property in on 7507 Lot B Prairie St. LOT 13 THOMPSON HORD & SEVEY sub-division, 133.88 ft, 1.98 acres according to the plat thereof recorded in Volume 134, Page 8 in the Office of the County Clerk of Galveston County, Texas. Property ID 515167.**

Arnold Cross Jr. explained that the property is currently zoned as Agricultural Residential (AR) and that requires a residence to be on the property as the primary structure. Arnold also explained that General Industrial would allow for welding activity on the property.

Marsh Knapp stated that she is in favor of the zoning change so that Mr. Alvarez can continue his hobby.

Paul Roach made a motion to deny a change of Zoning request submitted by German and Mary Alvarez, from Agricultural Residential (AR) to General Industrial (GI) for the property in on 7507 Lot B Prairie St. LOT 13 THOMPSON HORD & SEVEY sub-division, 133.88 ft, 1.98 acres according to the plat thereof recorded in Volume 134, Page 8 in the Office of the County Clerk of Galveston County, Texas. Property ID 515167. Matt VonDerHeide seconded the motion. Vote was 2-2. A tied vote is a denial of the Zoning Change.

- 7. Discussion and appropriate action on a change of Zoning request submitted by Olver Erazo and Gerardo Ramos, from Agricultural Residential (AR) to General Industrial (GI) for the property located at 8403 FM 2004, 10 Acres of land out of the Daniel Buckley Survey No. 36, Abstract 43 and the Lemuel Crawford survey No. 39, Abstract 47, City of Hitchcock, Galveston County, Texas. Property ID 736617.**

Paul Roach made a motion to approve a change of Zoning request submitted by Olver Erazo and Gerardo Ramos, from Agricultural Residential (AR) to General Industrial (GI) for the property located at 8403 FM 2004, 10 Acres of land out of the Daniel Buckley Survey No. 36, Abstract 43 and the Lemuel Crawford survey No. 39, Abstract 47, City of Hitchcock, Galveston County, Texas. Property ID 736617. Matt VonDerHeide seconded the motion. Motion passed 4-0.


8. Announcements: None

9. Board Member Request/Comments: None

10. Meeting was adjourned by Arnold Cross Jr. at 7:00pm.



ARNOLD CROSS, JR., COMMUNITY DEVELOPMENT DIRECTOR

Attest: 

RUTH ANN SORRELL, CITY SECRETARY