



**MINUTES
REGULAR MEETING
HITCHCOCK CITY COUNCIL
HITCHCOCK CITY HALL COUNCIL CHAMBER
7423 HIGHWAY 6, HITCHCOCK, TEXAS
Monday, February 19, 2024, 6:00 P.M.**

POSSIBLE QUORUM IN ATTENDANCE OF THE PLANNING AND ZONING COMMISSION

1. The meeting was called to order at 6:10 pm. by Mayor Chris Armacost

Members Present:

Mayor Chris Armacost

Councilmember Morris Tuck

Councilmember Andre Perkins

Councilmember Mary Combs Demby

Marie Gelles, City Manager

Debbie C. Nesbitt, City Secretary

Officer Joshua LaBay

Kyle Dickson, City Attorney

Arnold Cross Jr., Comm. Dev. Director

Leroy Thomas, Public Works Director

Wilmon Smith, Police Chief

Stacey Baker, Comm. Dev. Specialist

Members Absent:

Councilmember Shawn Kadlecek

2. Invocation was led by Councilwoman Mary Combs Demby

3. Pledge of Allegiance

4. Citizen Comments:

Matt VonDerHeide: Voiced his concerns on the new subdivisions being built, asked Council to look at making the lot sizes 10 to 20 percent larger, add more retention ponds to hold the runoff water and to make sure the runoff water does not overload the Bayou's, and stated they have not been maintained since Harvey.

Joe Wrigge: Asked the Council for an update on the progress of the burned-out restaurant at HarborWalk, it has been almost 2 years, and nothing has been done, and he wanted answers to what the City is going to do about it and why it is taking so long.

Public Hearings:

5. **Zoning Change request submitted by Magdalena Del Toro from Agriculture Residential (AR) to Single Family Residential (SFR) for the property located at 9522 Jay Rd, Hitchcock, Galveston County, Texas 77563. Property ID 423963. Legal Description: ABST 48 L CRAWFORD SUR TR 63-2, ACRES 0.500. Property ID 423963.**

The public hearing opened at 6:13 pm. No comments were made, the public hearing closed at 6:14 pm.

6. **Zoning Change request submitted by Legacy Collision LLC from Agriculture Residential (AR) to General Commercial (GC) for the property located at 8201 FM 2004 Rd,**

Hitchcock, Galveston County, Texas 77563. Property ID 388885. Legal Description: ABST 48 L CRAWFORD SUR TR 23-60-100 12.103 ACRES *SBPCL: 004800230060000*. Property ID 388885.

The public hearing opened at 6:14 pm. No comments were made, the public hearing closed at 6:14 pm.

- 7. Zoning Change request submitted by Legacy Collision LLC from Agriculture Residential (AR) to General Commercial (GC) for the property located at 8201 FM 2004 Rd, Hitchcock, Galveston County, Texas 77563. Property ID 388877. Legal Description: ABST 48 L CRAWFORD SUR ABST 43 D BUCKLEY SUR TR 23-60 13.045 ACRES *SBPCL: 004800230060100/004300020012100*. Property ID 388877.**

The public hearing opened at 6:14 pm. No comments were made, the public hearing closed at 6:15 pm.

8. Consent Agenda Items (A-D):

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 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 from Regular Council Meeting dated January 22, 2024.
- (B) Approval of Investment Report for the month ending January 31, 2024.
- (C) Approval of Financial Report for the month ending January 31, 2024.
- (D) Approval of Accounts Payable Report for the month ending December 31, 2023.

Councilmember Perkins made the motion to approve consent agenda items A-D. Seconded by Councilmember Demby. Motion passed.

Items for Individual Consideration:

- 9. Discussion and appropriate action on a final plat request for Sunset Grove Section 6 Subdivision located on the east side of Delany Road and north of Prairie Street, being a subdivision of 16.17 acres located in the Stephen F. Austin League No.4 Abstract-2 City of Hitchcock, Texas also being a partial replat of Lots 1-12 and a portion of lot 13 of Delany Road Acres Vol. 18, PG 760 G.C.M.R. Applicant (KB Homes) is requesting the subject property be platted for 62 single family lots with 5 Blocks 5 Reserves. GCAD ID 131443. (Arnold Cross, Jr., Community Development Director).**

Councilmember Tuck made the motion to approve the final plat requested for Sunset Grove Section 6. Seconded by Councilmember Demby. Motion passed.

- 10. Discussion and appropriate action on a Zoning Change request submitted by Magdalena Del Toro from Agriculture Residential (AR) to Single Family Residential (SFR) for the property located at 9522 Jay Rd, Hitchcock, Galveston County, Texas 77563. Property ID 423963. Legal Description: ABST 48 L CRAWFORD SUR TR 63-2, ACRES 0.500. Property ID 423963. (Arnold Cross, Jr., Community Development Director)**

Councilmember Perkins made the motion to approve the zone change submitted by Magdalena Del Toro. Seconded by Councilmember Tuck. Motion passed.

11. **Discussion and appropriate action on a Zoning Change request submitted by Legacy Collision LLC from Agriculture Residential (AR) to General Commercial (GC) for the property located at 8201 FM 2004 Rd, Hitchcock, Galveston County, Texas 77563. Property ID 388885. Legal Description: ABST 48 L CRAWFORD SUR TR 23-60-100 12.103 ACRES *SBPCL: 004800230060000*. Property ID 388885. (Arnold Cross Jr., Community Development Director)**

Councilmember Tuck made the motion to approve the zone change submitted by Legacy Collision, LLC. Seconded by Councilmember Demby. Motion passed.

12. **Discussion and appropriate action on a Zoning Change request submitted by Legacy Collision LLC from Agriculture Residential (AR) to General Commercial (GC) for the property located at 8201 FM 2004 Rd, Hitchcock, Galveston County, Texas 77563. Property ID 388877. Legal Description: ABST 48 L CRAWFORD SUR ABST 43 D BUCKLEY SUR TR 23-60 13.045 ACRES *SBPCL: 004800230060100/004300020012100*. Property ID 388877. (Arnold Cross Jr., Community Development Director)**

Councilmember Demby made the motion to approve the zone change submitted by Legacy Collision, LLC. Seconded by Councilmember Tuck. Motion passed.

13. **Discussion and appropriate action by the City Council of the City of Hitchcock, Texas, amending Chapter 156 - Regulations; Article IV. - Zoning Districts by adding Sec. 156.77 Downtown Mixed-Use District to the City's Code of Ordinances and amending the Official Zoning District Map of the City by adding an overlay district to be called the Downtown Mixed-Use Zoning District. (Arnold Cross, Jr., Community Development Director)**

Councilmember Perkins made the motion to approve an Ordinance amending the Official Zoning District Map Chapter 156 by adding Section 156.77, Downtown Mixed-Use District. Seconded by Councilmember Demby. Motion passed.

14. **Discussion and appropriate action adopting an Ordinance by the City Council of the City of Hitchcock, Texas amending the Code of Ordinances Title III entitled "Administration," Chapter 32 entitled "Departments, Boards and Commissions", Article I entitled "Parks & Recreation Board," and providing for publication and effective date. (Arnold Cross, Jr., Community Development Director).**

Councilmember Tuck made the motion to approve an Ordinance amending the Code of Ordinances entitled "Departments, Boards and Commissions" "Parks & Recreation Board" for publication and an effective date. Seconded by Councilmember Demby. Motion passed.

15. **Discussion and appropriate action regarding the sale of a 0.117 acre (20' wide) platted alley between Highland Dr. and Idlewood Dr. to Cory Davis. (Arnold Cross Jr., Community Development Director).**

Arnold Cross, Jr., requested approval to sale / auction a 0.117- acre (20' wide) alley way between Highland Drive and Idlewood Drive to Cory Davis.

Councilmember Tuck made the motion to approve the sale of 0.117- acre alley way to Cory Davis. Seconded by Councilmember Perkins. Motion passed.

16. **Discussion and appropriate action awarding a contract with Texas Drainage, for drainage maintenance services. (Leroy Thomas, Public Works Director)**

Leroy Thomas requested approval awarding a contract to Texas Drainage to do drainage maintenance in the City.

Councilmember Perkins made the motion to approve the contract with Texas Drainage. Seconded by Councilmember Demby. Motion passed.

**17. Discussion and appropriate action on the City of Hitchcock Racial Profiling Report.
(Wilmon Smith, Chief of Police).**

Officer LaBay presented the City Council with the annual Racial Profiling Report. Councilmember Demby made the motion to approve the report. Seconded by Councilmember Tuck. Motion passed.

EXECUTIVE SESSION:

None

18. Adjourn:

Mayor Christopher Armacost adjourned the meeting at 6:33 pm.



Christopher E. Armacost, Mayor

Attest:



Debbie C. Nesbitt, City Secretary