

## MINUTES

### PLANNING & ZONING COMMISSION MEETING

April 26, 2022

6:00 P.M.

7423 Hwy 6, Hitchcock, TX

**1. Meeting Called to Order by Vice-Chair Karen Williams at 6:00pm.**

**2. Roll Call.**

Members Present: Vice-Chair Karen Williams, David Wells, Paul Roach, Marsha Knapp, and Matt VonDerHeide (arrived late).

**Others Present:** Arnold Cross Jr., Community Development Director. Marie Gelles, City Manager, Stacey Baker, Community Development Specialist, and Ruth Ann Sorrell, City Secretary

**Members Absent:** Chairperson Travis Kaufman and Bert Martin

**3. Approval of Minutes.**

**Regular Meeting – March 22, 2022**

**Workshop – April 12, 2022**

Paul Roach made a motion to approve the March 22, 2022, and April 12, 2022, Minutes. Davis Wells seconded the motion. Motion passed 4-0. (Matt VonDerHeide was not present for the vote)

**4. Citizen Comments: (3) Minute Limit per Speaker.**

None

**5. Public Hearing.**

**Public Hearing on an ordinance creating a new Planned Unit Development zoning district in the City of Hitchcock.**

No comments for the Public Hearing.

**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 to approve an ordinance creating a new Planned Unit Development zoning district in the City of Hitchcock.**

Arnie Cross explained the reason for the 200ft radius rule for notifications and he explained why the ordinance does not allow RV parking on individual lots. Karen Williams and Matt VonDerHeide expressed concern for the lack of regulations regarding trees and landscaping.

Marie Gelles advised the Commission that there are state mandates that limit the City's ability to regulate trees and landscaping. She offered to provide more information to the Commission if needed.

Arnie Cross reminded the Commission that the Ordinance was intended to not be an all-inclusive document but was to allow flexibility for each development. Matt VonDerHeide made a motion to approve an ordinance creating a new Planned Unit Development zoning district in the City of Hitchcock. Karen Williams seconded the motion. Motion passed 5-0.

**7. Announcements:**

Stacey Baker introduced herself and explained her roll as the Community Development Specialist. She also reminded the Commission that the City is looking for people to serve on the Board of Adjustments.

Karen Williams welcomed Stacey Baker.

Arnie Cross stated that the City is looking for people to serve on the Building Standards Commission.

**8. Board Member Request/Comments:** None

9. Paul Roach made a motion to adjourn. Davis Wells seconded the motion. Motion passed 5-0.

  
KAREN WILLIAMS, VICE-CHAIRPERSON

Attest:   
RUTH ANN SORRELL, CITY SECRETARY