

**MINUTES  
PLANNING & ZONING COMMISSION  
REGULAR MEETING  
August 22, 2023  
6:00 P.M.  
7423 Hwy 6, Hitchcock, Tx.**

**1. Meeting Called to Order.**

The meeting was called to order by Chairperson Karen Williams at 6:00 pm.

**2. Roll Call.**

**Members Present:** Chairperson Karen Williams, Bert Martin, Marsha Knapp, Anna Dellinger, and Ryan Massa.

Others Present: Arnold Cross, Jr., Community Development Director, Stacey Baker Community Development Specialist, Debbie Nesbitt, City Secretary.

**Members Absent:** David Wells, and Vice-Chair Matt VonDerHeide

**3. Approval of Minutes.**

Regular Meeting - July 25, 2023

Bert Martin made the motion to approve the July 25, 2023, minutes. Seconded by Ryan Massa. Motion passed 5 - 0.

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

The public will be permitted to offer public comments as provided by the agenda and as permitted by the presiding officer during the meeting.

None

**5. Public Hearings.**

- a. Specific Use Permit Request submitted by Pilar Vagner to allow a mobile/manufactured home to be placed on the property located at 6310 N. Railroad Property ID 169623. Legal Description ABST 182 J STEPHENS SUR PT OF LOT 16 (16-3) FOUNTAINBLEAU SUB, Hitchcock, Galveston County, Texas.

Public Hearing opened at 6:02 pm. on property ID 169623.

No comments made - the public hearing closed at 6:03 pm.

- b. Specific Use Permit Request submitted by Dora Hernandez to allow a mobile/manufactured home to be placed on the property located at 5817 Florida Ave Property ID 170070 Legal Description ABST 26 PAGE 6 LOT 4 BLOCK 6 WITTJEN ADDN # 8, Hitchcock, Galveston County, Texas.

Public Hearing opened at 6:03 pm. on property ID 170070.

Mrs. Hernandez's daughter explained when Mrs. Hernandez purchased the property on Florida Ave., she was told the property already had a special use permit to allow a mobile home, she wasn't aware the permit wouldn't transfer or stay with the lot or she wouldn't have purchased it to place her mobile home on, she explained she had already paid for most of the utilities as well.

Minnie Shelton who lives on Florida Ave., voiced her concerns, and asked that the permit be denied for Dora Hernandez to place her mobile home on Florida Ave., she wants to build up the area and the values of the current homes, not make it a mobile home neighborhood.

Stacy Shelton, a property owner on Florida Ave., sent an email asking to deny the permit, stating an Ordinance was approved after a major hurricane, not allowing mobile homes on Florida Ave., she plans to build on her lot to upgrade and increase the property values.

Gloria Vasquez, who lives on Florida Ave., voiced her concerns by writing a letter to the committee explaining the area is not suitable for a manufactured home, the entire area floods and would have to be built up high.

Public Hearing closed on property ID 170070 at 6:07 pm.

- c. Zone Change Request submitted by Joseph Rodriguez from Agriculture Residential (AR) to Single Family Residential (SFR) for the property located at 7402 Blimp Base Blvd. Property ID 718646  
Legal Description ABST 48 L CRAWFORD SUR TR 23-2-7, Hitchcock, Galveston County, Texas.

Public Hearing opened at 6:07 pm. on property ID 718646.

No comments were made - the public hearing closed at 6:08 pm.

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

6. Discussion and appropriate action on a specific use permit request by Pilar Vagner to allow a mobile/manufactured home to be placed on property located at 6310 N. Railroad; Property ID 169623: Legal Description ABST 182 J STEPHENS SUR PT OF LOT 16 (16-3) FOUNTAINBLEAU SUB, Hitchcock, Galveston County, Texas. (Arnold Cross, Jr., Community Development Director)

Ryan Massa made the motion to deny the special use permit requested by Pilar Vagner to place a mobile/manufactured home on property ID 169623. Seconded by Anna Dellinger. Motion passed 5 - 0. The permit was denied.

7. Discussion and appropriate action on a specific use permit request by Dora Hernandez to allow a mobile/manufactured home to be placed on property located at 5817 Florida Ave. Property ID 170070; Legal Description ABST 26 PAGAE 6 LOT 4 BLOCK 6 WITTJEN ADDN # 8, Hitchcock, Galveston County, Texas. (Arnold Cross, Jr., Community Development Director)

Bert Martin made the motion to deny the special use permit requested by Dora Hernandez to place a mobile/manufactured home on property ID 170070. Seconded by Marsh Knapp. Motion passed 5 - 0. The permit was denied.

8. Discussion and appropriate action on a Zone Change Request by Joseph Rodriguez from Agriculture Residential (AR) to Single Family Residential (SFR) for the property located at 7402 Blimp Base Blvd. Property ID 718646: Legal Description ABST 48 L CRAWFORD SUR TR 23-2-7, Hitchcock, Galveston County, Texas. (Arnold Cross, Jr., Community Development Director)

Anna Dellinger made the motion to approve the zone change requested by Joseph Rodriguez from Agriculture Residential (AR) to Single Family Residential (SFR) on property ID 718646 and recommended to send to City Council for consideration and approval on the next City Council meeting on September 12, 2023. Seconded by Ryan Massa. Motion passed 5 - 0. The permit will be considered for approval at the September 12, 2023, City Council Meeting.



9. Discussion, review, and possible action regarding the preliminary plat submitted by Techpro Properties, Joseph Millil, for Hitchcock Village located at 8920 Schiro Road, Hitchcock, Galveston County Texas 77563. Property ID 156798: Legal Description ABST 13 W H JACK SUR LOT 1 THRU 24 MANOR LEA & ADJ ROW UND INT 8.909 acres. (Arnold Cross, Jr., Community Development Director)

Ryan Massa made the motion to approve the preliminary plat submitted by Techpro Properties, Joseph Millil, Hitchcock Village Property ID 156798 and recommended to send to City Council for consideration and approval on the next City Council meeting on September 12, 2023. Seconded by Bert Martin. Motion passed 5 - 0. The preliminary plat plan will be considered for approval at the September 12, 2023, City Council Meeting.

Marsha Knapp wanted the committee's comments and concerns noted in the minutes, concerns about the roads in and out of the subdivision, can a fire truck be able to make the turn into the subdivision, lot size, parking areas, will there be parking on the streets, will they have front yards, back yard, one car, two car garages, will there be a fountain in the retention pond, will it have Government Subsidies, will need some type of heavy duty barrier or fence for protection around the retention pond.

**10. Announcements:**

Stacey Baker, Community Development Specialist explained to everyone that the next City Council meeting will be on Monday September 12, 2023, that these items will be on the agenda if they wanted to come before Council during the public hearing portion.

Arnold Cross, Jr., Community Development Director thanked the committee for their thoughtful comments, discussion, and conversation.

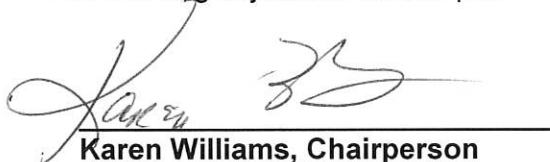
**11. Commission Member Request/Comments:**

None

**12. Adjourn:**

Anna Dillinger made the motion to adjourn. Seconded by Marsha Knapp. *Motion passed 5 - 0.*

The meeting adjourned at 6:42 pm.

  
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Karen Williams, Chairperson

Attest:   
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Debbie C. Nesbitt, City Secretary