

MINUTES

PLANNING & ZONING COMMISSION REGULAR MEETING

August 23, 2022

6:00 P.M.

7423 Hwy 6, Hitchcock, TX

1. Meeting was called to order by Vice-Chairperson Karen Williams at 6:00pm.

2. Roll Call.

Members Present: Vice-Chairperson Karen Williams, Davis Wells, Bert Martin, Paul Roach, and Marsha Knapp

Others Present: Arnold Cross Jr., Community Development Director and Ruth Ann Sorrell, City Secretary

Members Absent: Chairperson Travis Kaufman and Matt VonDerHeide

3. Approval of Minutes.

Davis Wells mad a motion to approve the June 28, 2022 Regular Meeting Minutes. Bert Martin seconded the motion. Motion passed 5-0.

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

None

5. Public Hearing.

Public hearing opened at 6:01pm.

Public Hearing on a zoning change requested by Jesse Hermosillo wishes to rezone Property ID# 134585 – Vacant 1.692 acres – Located north of 6303 Main Street, Hitchcock, Texas. Legal description: ABST 2 SF AUSTINS SUR SE PT OF LOT 6 (6-3) THOMPSON HORD & SEVEY, Hitchcock, Galveston County, Texas From Agricultural Residential (AR) to General Commercial (GC).

Paul Mooney spoke against the zoning change stating concerns for traffic safety in that area.

Kellie Edmundson spoke against the zoning change stating concerns for the traffic safety in the area as well as questioning what type of business is planned for that property.

Emily Gailey spoke against the zoning change stating concerns for traffic safety in that area.

Jesse Hermosillo stated that he will do a traffic study with TXDOT regarding traffic in that area and that he did not have a business plan at this time.

Public Hearing closed at 6:31pm.

Public Hearing opened at 6:31pm.

Public Hearing on a zoning change requested by Tri-Coast Inc., Lonnie Holt wishes to rezone property ID# 181800 property address: 5404 FM 2004, Hitchcock, Texas. Legal description: ABST 71 P GAYATT SUR LOT J & PT OF LOT K (10-1) WITTJEN SUB, Hitchcock, Galveston County, Texas. From Neighborhood Commercial (NC) and Manufactured Home (MH) to General Commercial (GC).

Lonnie Holt explained he is wanting to change the zoning on this property in order to unify it with the surrounding area and potentially build storage on the back portion of the land.

Public Hearing closed at 6:41pm.

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 zoning change requested by Jesse Hermosillo wishes to rezone Property ID# 134585 – Vacant 1.692 acres – Located north of 6303 Main Street, Hitchcock, Texas. Legal description: ABST 2 SF AUSTINS SUR SE PT OF LOT 6 (6-3) THOMPSON HORD & SEVEY, Hitchcock, Galveston County, Texas. From Agricultural Residential (AR) to General Commercial (GC).

Paul Roach made a motion to deny a zoning change requested by Jesse Hermosillo wishes to rezone Property ID# 134585 – Vacant 1.692 acres – Located north of 6303 Main Street, Hitchcock, Texas. Legal description: ABST 2 SF AUSTINS SUR SE PT OF LOT 6 (6-3) THOMPSON HORD & SEVEY, Hitchcock, Galveston County, Texas. From Agricultural Residential (AR) to General Commercial (GC). Bert Martin seconded the motion. Motion passed 4-1.

7. Discussion and appropriate action on a zoning change requested by Tri-Coast Inc., Lonnie Holt wishes to rezone property ID# 181800 property address: 5404 FM 2004, Hitchcock, Texas. Legal description: ABST 71 P GAYATT SUR LOT J & PT OF LOT K (10-1) WITTJEN SUB, Hitchcock, Galveston County, Texas. From Neighborhood Commercial (NC) and Manufactured Home (MH) to General Commercial (GC).

Davis Wells made a motion to approve the zoning change requested by Tri-Coast Inc., Lonnie Holt wishes to rezone property ID# 181800 property address: 5404 FM 2004, Hitchcock, Texas. Legal description: ABST 71 P GAYATT SUR LOT J & PT OF LOT K (10-1) WITTJEN SUB, Hitchcock, Galveston County, Texas. From Neighborhood Commercial (NC) and Manufactured Home (MH) to General Commercial (GC). Paul Roach seconded the motion. Motion passed 5-0.

- 8. Discussion and appropriate action on a preliminary platting 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 13 and 14 of Delany Road Acres Vol. 18, PG 760 G.C.M.R. GCAD ID 131443. Applicant (KB Homes) is requesting the subject property be platted for 64 single family residential lots.**

Arnold Cross Jr. explain that the platting request is due to having to change the location of the entrance and exit roads to accommodate the new powerlines that were installed in that area.

Paul Roach made a motion to approve the platting 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 13 and 14 of Delany Road Acres Vol. 18, PG 760 G.C.M.R. GCAD ID 131443. Applicant (KB Homes) is requesting the subject property be platted for 64 single family residential lots. David Wells seconded the motion. Motion passed 5-0.

- 9. Discussion and appropriate action on a preliminary platting request submitted by Shawn Kadlecek to subdivide a 3.253-acre vacant lot into 6 lots with the property ID # 134595 being the Northeast corner of Jackson Rd and Beasley Street. 7105-0000-0010-0002 ABST 2 S F AUSTIN SUR N PT OF LOT 10 (10-2) THOMPSON HORD & SEVEY SUB, Hitchcock, Galveston County, Texas.**

Bert Martin made a motion to approve the platting request submitted by Shawn Kadlecek to subdivide a 3.253-acre vacant lot into 6 lots with the property ID # 134595 being the Northeast corner of Jackson Rd and Beasley Street. 7105-0000-0010-0002 ABST 2 S F AUSTIN SUR N PT OF LOT 10 (10-2) THOMPSON HORD & SEVEY SUB, Hitchcock, Galveston County, Texas. David Wells seconded the motion. Motion passed 5-0.

10. Announcements:

Arnold Cross Jr. made the announcement that the City is still in need of volunteers to serv on several boards and commissions.

11. Commission Member Request/Comments: None

12. Meeting was adjourned by Vice-Chair Karen Williams at 6:51pm.

 10/3/22

ARNOLD CROSS JR., COMMUNITY DEVELOPMENT DIRECTOR

Attest: 

RUTH ANN SORRELL, CITY SECRETARY