

MINUTES

PLANNING & ZONING BOARD MEETING

September 28, 2021

6:00 P.M.

7423 Hwy 6, Hitchcock, TX

1. Meeting Called to Order.

2. Roll Call.

Members Present: Chairperson Travis Kaufman, Vice-Chair Karen Williams, Paul Roach, Bert Martin, Marsha Knapp, Matt VonDerHeide, David Wells.

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

Members Absent: None

3. Election of Officers of the Planning and Zoning Board for the positions of Chairperson and Vice Chairperson.

Paul Roach nominated Travis Kaufman as Chairperson and Karen Williams as Vice-Chairperson. Chairperson called for a vote to approve Travis Kaufman as Chairperson and Karen Williams as Vice-Chairperson. All votes were in favor of the nominations.

4. Approval of Minutes.

David Wells suggested an amendment to the June 8, 2021, minutes to correct a typo of the year 2020 to 2021.

Matt VonDerHeide made a motion to approve the amended June 8, 2021, minutes. Bert Martin seconded the motion. Motion passed 7-0.

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

Chairperson announced that Citizens will be given time to speak at the time each item is being addressed.

6. Public Hearing.

Public Hearing on a change of Zoning request submitted by Lonnie Holt, Tri-Coast, Inc, from General Industrial (GI) to Single Family Residential (SFR) for the property in on Custer Street, ABST 13 PAGE 1& 3 PT of LOTS 8.9.12. & 13 (8-2) LM HITCHCOCK WEST. Galveston County CAD Account Number 156696.

Lonnie Holt advised he is requesting the zoning change in order to allow for a residential area.

Wesley Gunther expressed concern for the development of a roadway bordering the property.

Arnold Cross responded that the roadway would be addressed in the platting and development process.

Public Hearing on a change of Zoning request submitted by Falcon Lake Investment Corp., from Single Family Residential (SF) to High Density Residential (HDR) for the property located at 7717 Prairie Street, Hitchcock, TX. Galveston County CAD Account Number 134615.

Masus McGaffe explained his plan to build a four plex on this property.

David Ledesma expressed that he and his neighbors do not want this type of development on this property, and they are not in favor of this zoning change. He presented a petition signed by the residents in this area.

Dio Gonzalez also expressed that he does not support this zoning change.

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

7. Discussion and appropriate action on a change of Zoning request submitted by Lonnie Holt, Tri-Coast, Inc, from General Industrial (GI) to Single Family Residential (SFR) for the property in on Custer Street, ABST 13 PAGE 1& 3 PT of LOTS 8.9.12. & 13 (8-2) LM HITCHCOCK WEST. Galveston County CAD Account Number 156696.

Paul Roach made a motion to approve a change of Zoning request submitted by Lonnie Holt, Tri-Coast, Inc, from General Industrial (GI) to Single Family Residential (SFR) for the property in on Custer Street, ABST 13 PAGE 1& 3 PT of LOTS 8.9.12. & 13 (8-2) LM HITCHCOCK WEST. Galveston County CAD Account Number 156696. Bert Martin seconded the motion. Motion passed 7-0.

8. Discussion and appropriate action on a change of Zoning request submitted by Falcon Lake Investment Corp., from Single Family Residential (SF) to High Density Residential (HDR) for the property located at 7717 Prairie Street, Hitchcock, TX. Galveston County CAD Account Number 134615.

David Wells made a motion to deny a change of Zoning request submitted by Falcon Lake Investment Corp., from Single Family Residential (SF) to High Density Residential (HDR) for the property located at 7717 Prairie Street, Hitchcock, TX. Galveston County CAD Account Number 134615. Karen Williams seconded the motion. Motion passed 7-0.

9. Announcements: None

10. Board Member Request/Comments:

Karen Williams welcomed Arnold Cross, Jr., and the other new Board members.

11. Adjourn:

Bert Martin made a motion to adjourn. Paul Roach seconded the motion. Motion passed 7-0.

Meeting adjourned at 6:53pm.

TRAVIS KAUFMAN, CHAIRPERSON

Attest: 
RUTH ANN SORRELL, CITY SECRETARY