

## AGENDA

REGULAR MEETING  
BOARD OF ADJUSTMENTS  
HITCHCOCK CITY HALL  
7423 Hwy 6 Hitchcock, TX. 77563  
September 5, 2023, at 6:00 P. M.

**HITCHCOCK CITY BUILDING STANDARDS COMMISSION WILL BE TOGETHER IN A QUORUM AT HITCHCOCK CITY HALL. ONLY ITEMS THAT WILL BE DISCUSSED ARE THE ONES ON THIS AGENDA.**

1. **Called to Order.**

2. **Roll Call.**

3. **Approval of Minutes.**

Amended Workshop minutes from June 13, 2023  
Regular meeting minutes - August 1, 2023

4. **Citizens Comments: (3) Minutes 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.

5. **Public Hearing.**

Public Hearing for a variance request from KB Homes Lone Star, Inc. for property ID 13443; Legal Description ABST 2 SF AUSTIN SUR TRACT 116, 27.0600 ACRES, AKA Sunset Grove Section 5 and 6, Delany Road, City of Hitchcock, Galveston County, Texas. This variance is being requested to reduce lot sizes from a minimum of 6,000 sq ft (60'x100') to a minimum of 4,800 sq ft (40'x120'), side setback building lines reduced from 6 feet to 5 feet, building setbacks for corner lots from 25 feet to 10 feet, and rear setback building lines reduced from 25 feet to 15 feet. (Arnold Cross, Jr., Community Development Director)

**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 regarding a variance request submitted by KB Homes Lone Star, Inc. This variance is being requested to reduce the lot sizes from a minimum of 6,000 square foot (60'x100') to a minimum of 4,800 square foot (40'x120'), side setback building lines reduced from 6 feet to 5 feet, building setbacks for corner lots from 25 feet to 10 feet, and rear setback building lines reduced from 25 feet to 15 feet. (Arnold Cross, Jr., Community Development Director)**

7. **Announcements.**

8. **Board Member Request / Comments.**

9. **Adjourn.**

To best facilitate actions by the Board of Adjustments & Building Standards Commission items may be taken out of order as posted.

I, Debbie C. Nesbitt, City Secretary hereby certify that the above agenda was posted at City Hall in the City of Hitchcock, Texas, on August 31, 2023, before 3:00 p.m. at a place convenient and readily accessible to the general public and remained so posted continuously for at least 72 hours preceding the scheduled time of the said meeting.

  
Debbie C. Nesbitt  
Debbie C. Nesbitt, City Secretary