

**MINUTES
REGULAR MEETING
BOARD OF ADJUSTMENT
HITCHCOCK CITY HALL 7423 HIGHWAY 6, HITCHCOCK, TEXAS
SEPTEMBER 5, 2023
6:00 P.M.**

1. MEETING CALLED TO ORDER:

Chairman Jack Robison called the meeting to order at 6:04 pm.

2. MEMBERS PRESENT:

Jack Robison, Chandra Womack, John Dieringer, Thomas Day

MEMBERS ABSENT:

David Buckley, Eduardo Salvadore, James Cox

OTHERS PRESENT:

Arnold Cross, Jr., Stacey Baker, Debbie Nesbitt, Darron Ray

PLEDGE OF ALLEGIANCE:

Chairman Jack Robison led the pledge.

3. APPROVAL OF MINUTES:

Thomas Day made the motion to approve the minutes from the joint workshop held on June 13, 2023, and the regular meeting from August 1, 2023. Seconded by Chandra Womack. Motion passed.

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.

None

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)

Chairman Robison opened the public hearing at 6:06 pm.

Marc Tindall, Shawn Massock, David Gallo and Ryan Hawkins with KB Homes were in attendance to ask the BOA to approve several variances; reduce lot sizes, reduce side setback lines, reduce rear setback lines and to reduce the setback lines for corner lots, to be able to build more affordable homes in the Sunset Grove Addition, 62% of the general public and local market seems to want smaller one story homes on smaller lots, they would be able to build more home, and it would generate more property tax revenue for the City.

Arnold Cross, Jr., Community Development Director explained there are three requirements needed to grant a variance.

1. Financial Hardship
2. Special circumstances and conditions surrounding the property.
3. No harm to public interests.

Chairman Robison closed the public hearing closed at 6:16 pm.

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)**

After much discussion, concerns and questions from the committee, John Dieringer made the motion to deny the variance requests from KB Homes Lone Star, Inc. Seconded by Thomas Day. Motion passed 4 - 0.

7. ANNOUNCEMENTS:

Stacey Baker, Community Development Specialist mentioned to the committee the next meeting may be in the new City Hall building. Next meeting will probably be in November, the committee will have at least 15 days before the meeting.

8. BOARD MEMBER REQUEST / COMMENTS:

None

9. ADJOURN:

John Dieringer made the motion to adjourn. Seconded by Chandra Womack. Motion passed. 4 - 0.

The meeting adjourned at 6:45 pm.

ATTEST:



JACK ROBISON, CHAIRPERSON



DEBBIE C. NESBITT, CITY SECRETARY