

MINUTES
REGULAR MEETING
PLANNING & ZONING BOARD
HITCHCOCK CITY HALL 7423 HIGHWAY 6, HITCHCOCK, TEXAS
DECEMBER 10, 2019
5:00 P.M.

MEMBERS PRESENT:

Chairperson Travis Kauffman, Vice-Chairperson Karen Williams, Dorothy Childress, Paul Roach, and Wayne Reitmeyer

MEMBERS ABSENT:

Phil Summers, and Robert Norwood

OTHERS PRESENT:

D. Joe Wood, Community Development, Code Enforcement Officer Candie Serna, and Building Inspector Benny Davis

MEETING CALLED TO ORDER:

Chairperson Travis Kauffman called the meeting to order at 4:57 pm.

APPROVAL OF MINUTES:

Regular Meeting – November 26, 2019

Chairperson Travis Kauffman asked for a motion to approve the minutes. Karen Williams made the motion, Wayne Reitmeyer seconded, and the motion was approved 5-0

CITIZENS REQUESTING TO SPEAK:

None

PUBLIC HEARING:

1. Public Hearing for a Code of Ordinances amendment to Chapter 156 Sec. 156.36. amending the base flood elevation requirements for new construction to one foot (12 inches) above the current approved FEMA flood map.

Benny Davis explained to the Board from his experience as a building inspector, how building above the base flood elevation, would be beneficial for the city and gave several examples from his tenure in other coastal cities.

Public Hearing closed at 5:56 pm.

NEW BUSINESS:

- A. Discussion and appropriate action regarding an amendment to the Hitchcock Code of Ordinances Chapter 156 Sec. 156.36. amending the base flood elevation requirements for new construction to one foot (12 inches) above the current approved FEMA flood map.

Wayne Reitmeyer questioned if the new FEMA flood maps were in effect; Benny Davis advised that the new maps had been released by FEMA and had been approved. Without further discussion, Travis Kauffman asked for a motion of approval or denial. Dorothy Childress made a motion of approval; Paul Roach seconded, and the motion was approved 5-0.

- B. Discussion and appropriate action regarding approval of the Final Plat of property located at 9002 Highway 6, for a Scottish Inn & Suites Hotel, owned by Nick Patel of Tejal & Dilan, LLC, property ID 181483 consisting of 1.063 acres, located next to The Valero Store on Highway 6 & FM 2004. The plat has been approved by Llarance Turner of Kaluza, Inc. the City of Hitchcock Engineering firm (Case P-2019-10)
Dorothy Childress called for a motion to discuss; Wayne Reitmeyer seconded and was approved 5-0. Dorothy Childress then asked Lokesh Khosla, engineer of the Patel project, if the ingress and egress had been settled with TXDOT. Mr. Khosla said that the application had been submitted to TXDOT but had not yet been approved. Joe Wood voiced that it would be settled during the building approval process. There were no other questions. Travis Kauffman called for a motion of approval or denial. Karen Williams made a motion to approve; Dorothy Childress seconded, and the Final Plat was approved 5-0.
- C. Discussion and appropriate action regarding approval of the Final Plat of property located in the 8200 block of Schiro, a new subdivision of 43 lots owned by Westpark Homes, LLC. The total land area of 9.268 acres. The plat has been approved by Llarance Turner of Kaluza, Inc. the City of Hitchcock Engineering firm. (Case P-2019-11)
Dorothy Childress called for a motion to discuss; Karen Williams seconded and was approved 5-0. Dorothy Childress inquired of the developer if the ad valorem tax value once developed, had been established. Jonathan Schumann of Concourse Development, LLC stated that with 43 lots and an average of \$200,000.00 each, it would be at 8.6 million dollars. Ms. Childress then requested what type of style of homes he planned to build. Mr. Schumann related farmhouse style with brick and stone was what he was considering. There were no additional questions. Travis Kauffman called for a motion of approval or denial. Dorothy Childress made a motion to approve; Paul Roach seconded, and the Final Plat was approved 5-0.

BOARD MEMBER REQUEST:

Travis Kauffman advised us to call him before the next meeting was scheduled to check his availability due to his children showing livestock.

ANNOUNCEMENTS:

None

ADJOURN:

Travis Kauffman called for a motion to adjourn Dorothy Childress made the motion Wayne Reitmeyer seconded, and the motion was approved 5-0. Adjourned at 5:17 pm.

ATTEST: _____
KAREN WILLIAMS, VICE-CHAIRPERSON

RUTH ANN SORRELL, CITY SECRETARY