

MINUTES
REGULAR MEETING
PLANNING & ZONING BOARD
HITCHCOCK CITY HALL 7423 HIGHWAY 6, HITCHCOCK, TEXAS
FEBRUARY 25, 2020
5:30 P.M.

MEMBERS PRESENT:

Vice-Chairperson Karen Williams, Robert Norwood, Paul Roach, Wayne Reitmeyer, Phil Summers, and Dorothy Childress

MEMBERS ABSENT:

Chairperson Travis Kauffman

OTHERS PRESENT:

D. Joe Wood, Community Development, Candie Serna, Code Enforcement Officer, and Randy Haislet

MEETING CALLED TO ORDER:

Vice-Chairperson Karen Williams called the meeting to order at 5:30 pm.

APPROVAL OF MINUTES:

Regular Meeting – January 28, 2019

Vice-Chairperson Karen Williams asked for a motion to approve the minutes. Wayne Reitmeyer made the motion, Phil Summers seconded, and the motion was approved 6-0

CITIZENS REQUESTING TO SPEAK:

None

PUBLIC HEARING:

1. Public Hearing on a change of Zoning request submitted by Randy Haislet, from Agricultural Residential (AR) to General Commercial (GC) for the property in the 8200 block of FM 2004. Galveston County CAD Account Number 399098 (Case ZC-2020-01). **D. Joe Wood** advised that the City had just had a pre-development meeting with Mr. Haislet and it was discovered that according to Texas State law the project may require a High-Density Residential zoning designation because the project would be residential in the form of condominiums. **Randy Haislet** spoke to the board and advised that the race track next to the property had been in operation for over 20 years for racing adventures, where Grand Sport Speedway rents cars and sells track time; for use of personal race cars. A multi-phase project is planned, the first phase is a 320-foot by 96-foot metal building, divided into 30 separately platted units of 3,500 square feet. Mr. Haislet continued, that it would not be a standard metal building, there will be wood features and color differences, possibly stone to enhance the facade of the building. Each unit is sold as a condominium, priced from \$200,000.00 to \$275,000.00, configured to meet the owner's needs. The Board discussed details of the future plans for the project, development of an HOA, possible increase of noise, and utilities with Mr. Haislet.

Public Hearing closed at 6:05 pm.

NEW BUSINESS:

- A. Discussion and appropriate action regarding a change of Zoning request submitted by Randy Haislet, from Agricultural Residential (AR) to General Commercial (GC) for the property in the 8200 block of FM 2004. Galveston County CAD Account Number 399098 (Case ZC-2020-01).

Karen Williams called for a motion for approval or denial of the Zoning change request. Dorothy Childress made a motion of approval from Agricultural Residential to General Commercial with a contingency that if it was determined that State law required High-Density Residential for the project then it would be changed to High-Density Residential. Paul Roach seconded the motion and it was approved 6-0.

BOARD MEMBER REQUEST:

None

ANNOUNCEMENTS:

None

ADJOURN:

Karen Williams called for a motion to adjourn Dorothy Childress made the motion Phil Summers seconded, and the motion was approved 6-0. Adjourned at 6:08 pm.

ATTEST: _____
KAREN WILLIAMS, VICE-CHAIRPERSON

D. JOE WOOD, COMMUNITY DEVELOPMENT