

MINUTES
REGULAR MEETING
PLANNING & ZONING BOARD
HITCHCOCK CITY HALL 7423 HIGHWAY 6, HITCHCOCK, TEXAS
SEPTEMBER 24, 2019
5:30 P.M.

MEMBERS PRESENT:

Vice-Chairperson Karen Williams, Paul Roach, Phil Summers, and Robert Norwood

MEMBERS ABSENT:

Chairperson Travis Kauffman and Dorothy Childress

OTHERS PRESENT:

D. Joe Wood, Community Development

MEETING CALLED TO ORDER:

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

APPROVAL OF MINUTES:

Regular Meeting – August 27, 2019

Vice-Chairperson Karen Williams asked for a motion to approve the minutes. Paul Roach made the motion, Robert Norwood seconded and the motion was approved 4-0

CITIZENS REQUESTING TO SPEAK:

Elvis Harris

PUBLIC HEARING:

1. Public Hearing on a change of zoning request submitted by David Keels, from Agricultural Residential (AR) to General Industrial (GI) for the property at 7610 FM 2004. Galveston County CAD Account Number 364083. (Case ZC-2019-05)
Mr. Keels advised the Board that he purchased the property on April 31, 2013, with the understanding that it was zoned General Commercial, and that was the proper zoning for his business, he has 21 employees and a 25000 Square Foot Building.
Joe Wood said that the same zoning error had been made for other businesses by the zoning official at the time. He stated that the permit department had issued a permit for three-phase industrial power that was installed for this property.
2. Public Hearing on a change of zoning request submitted by Jesus Ramos, from General Commercial (GC) to General Industrial (GI) for the property at 6303 Highway 6. Galveston County CAD Account Numbers 169621, 169624 & 169625. (Case ZC-2019-08)
Ms. Ramos recited the letter of intent that had been submitted to the Planning & Zoning Board. **Mr. Ramos** stated that he did not mix cement at all, he said he was told by the Planning & Zoning Board in 2016 that he could not have a ready mix plant and that there was no mixing and that he didn't have water.
Karen Williams asked Mr. Ramos if he was originally zoned to store cement, he advised, yes. Karen then asked if his business had progressed to the point that he was having commercial individuals come to Hitchcock to get cement in small quantities, Mr. Ramos advised yes. Karen then stated that portion is considered a batch because he is selling it in small amounts. Mr. Ramos explained that he believed that because he didn't use water in the process that it wasn't a batch.

Code Enforcement Officer Serna advised that dry mixing materials were on the property and that industrial vehicles coming in and out of the property were industrial use. Also the industrial equipment and large cement rocks being stored on the property add to the misemployment use of the property.

Public Hearing closed at 5:53 pm.

NEW BUSINESS:

- A. Discussion and appropriate action regarding a Zoning Change submitted by David Keels, from Agricultural Residential (AR) to General Industrial (GI) for the property at 7610 FM 2004. Galveston County CAD Account Number 364083. (Case ZC-2019-05)
The Board had no discussion. Karen Williams asked for a motion to approve or deny, Paul Roach make the motion to approve, Phil Summers seconded and the motion passed 4-0.
- B. Discussion and appropriate action regarding a Zoning Change submitted by Jesus Ramos, from General Commercial (GC) to General Industrial (GI) for the property at 6303 Highway 6. Galveston County CAD Account Numbers 169621, 169624 & 169625. (Case ZC-2019-08)
The Board had no discussion. Karen Williams asked for a motion. Karen Williams made a motion to deny the zoning request to General Industrial and Phil Summers seconded and the motion was denied 4-0.
- C. Discussion and appropriate action regarding approval of the Final Plat of Buchhorn Place, owned by Westley Buchhorn property ID# 363405 consisting of 4.172 acres, located on Pigeon Drive, being divided into two lots. The plat has been approved by Llarance Turner of Kaluza, Inc. the City of Hitchcock Engineering firm. (Case P-2019-09)
Joe Wood provided a large copy for the Board to study, advising that Llarance Turner had approved it. Paul Roach made a motion to approve the final plat, Phil Summers seconded and the motion was approved 4-0.
- D. Discussion and appropriate action regarding re-scheduling the next Planning & Zoning Meeting from Tuesday, October 22, 2019, to Tuesday, October 15, 2019.
Joe Wood advised that he would be on vacation on October 22, stating that currently there was nothing on the agenda and that he would advise if that changed, there was no further discussion Phil Summers made a motion to approve changing the meeting date to October 15th, Robert Norwood seconded and the motion was approved 4-0.
- E. Discussion and appropriate action regarding discussing the Introduction of the Highway 6 Design Guidelines for commercial buildings located in the commercial district along Highway 6.
Joe Wood advised that the Guideline had been posted online for public comment and of the importance of the City having these Guidelines. Code Enforcement Officer Serna stated that she talked to a business owner that asked her what the City preferred for fencing materials and he was happy to comply as was the owner of Charburger, asking what were the City's guidelines for such things. Without much discussion, the item was tabled for a future date. Phil Summers made the motion to table the item and Robert Norwood seconded and the item was tabled 4-0.

BOARD MEMBER REQUEST:

None

ANNOUNCEMENTS:

None

ADJOURN:

Karen Williams called for a motion to adjourn Phil Summers made the motion Paul Roach seconded, and the motion was approved 4-0. Adjourned at 6:14 pm.

ATTEST: _____
KAREN WILLIAMS, VICE-CHAIRPERSON

D. JOE WOOD, COMMUNITY DEVELOPMENT