

MINUTES

PLANNING & ZONING COMMISSION REGULAR MEETING

October 18, 2022

6:00 P.M.

7423 Hwy 6, Hitchcock, TX

1. Meeting Called to Order by Vice-Chair Karen Williams

2. Roll Call.

Members Present: Vice-Chair Karen Williams, Marsha Knapp, Paul Roach, Bert Martin, Davis Wells, and Matt VonDerHeide

Others Present: Arnold Cross Jr., Community Development Director, Stacey Baker, Community Development Specialist and Ruth Ann Sorrell, City Secretary.

Members Absent: Chair-Person Travis Kaufman

3. Approval of Minutes.

Regular Meeting – September 27, 2022

Matt VonDerHeide made a motion to approve the September 27, 2022, Regular Meeting Minutes. Bert Martin seconded the motion. Motion passed 6-0.

4. Citizen Comments: None

5. Public Hearings.

Public hearing on a zone change request by Calvin Thorne wishing to rezone 6026 Martin Luther King Avenue aka North Railroad, Hitchcock, Texas 77563 Legal Description: ABST 26 PAGE 5 LOTS 5 & 6 (5-1) BLK 2 WITTJEN ADDN#8 ID 170001 from Neighborhood Commercial (NC) to General Commercial (GC).

Public Hearing opened at 6:02pm. No comments were made. Public Hearing closed at 6:03pm.

Public hearing on a zone change request by Wayne Reitmeyer wishing to rezone 6518 Jay Rd Hitchcock, Texas 77563 Legal Description: ABST 48 L CRAWFORD SUR TRACT 52-2, 1.2052 ACRES ID 743801 from Agricultural Residential (AR) to Single Family Residential (SFR).

Public Hearing opened at 6:03pm. No comments were made. Public Hearing closed at 6:03pm.

Public hearing on a zone change request by Misha Inc. and Texas Land Maps wishing to rezone 5614 FM 2004, Hitchcock, Texas 77563 Legal Description: ABST 71 PAGE 3 & 7 LOT A WITTJEN SUB ID 181788 - rear portion of the lot from Agricultural Residential (AR) to Single Family Residential (SFR).

Public hearing on a zone change request by Misha Inc. and Texas Land Maps wishing to rezone a vacant lot on FM 2004 South of Spruce Street and North of Jack Brooks Park entrance, Hitchcock, Texas 77563 Legal Description: ABST 71 PAGE 7 E ½ OF LOT B (2-1) WITTJEN SUB ID 181790-rear portion of the lot from Agricultural Residential (AR) to Single Family Residential (SFR).

Public hearing on a zone change request by Misha Inc. and Texas Land Maps wishing to rezone a vacant lot on FM 2004 South of Spruce Street and North of Jack Brooks Park entrance, Hitchcock, Texas 77563 Legal Description: ABST 71 PAGE 3 & 7 W ½ OF LOT B (2-2) WITTJEN SUB ID 181791 from Agricultural Residential (AR) to Single Family Residential (SFR).

Public Hearing opened at 6:03pm. All items from Misha Inc. and Texas Land Maps were discussed together. Several citizens who live on Spruce St. expressed concern for the mess on Spruce Street and their concern that the proposed subdivision would be low-income housing.

Arnold Cross Jr. explained that the development was not intended to be low-income housing.

Public Hearing closed at 6:18pm.

Items for Individual Consideration: The Commission shall receive testimony from all interested parties, consider and take appropriate action on matters set below.

- 6. Discussion and appropriate action on a zone change request by Calvin Thorne wishing to rezone 6026 Martin Luther King Avenue aka North Railroad, Hitchcock, Texas 77563 Legal Description: ABST 26 PAGE 5 LOTS 5 & 6 (5-1) BLK 2 WITTJEN ADDN#8 ID 170001 from Neighborhood Commercial (NC) to General Commercial (GC).**

Bert Martin made a motion to approve the zone change request by Calvin Thorne wishing to rezone 6026 Martin Luther King Avenue aka North Railroad, Hitchcock, Texas 77563 Legal Description: ABST 26 PAGE 5 LOTS 5 & 6 (5-1) BLK 2 WITTJEN ADDN#8 ID 170001 from Neighborhood Commercial (NC) to General Commercial (GC). Matt VonDerHeide seconded the motion. Motion passed 6-0.

- 7. Discussion and appropriate action on a zone change request by Wayne Reitmeyer wishing to rezone 6518 Jay Rd Hitchcock, Texas 77563 Legal Description: ABST 48 L CRAWFORD SUR TRACT 52-2, 1.2052 ACRES ID 743801 from Agricultural Residential (AR) to Single Family Residential (SFR).**

Matt VonDerHeide made a motion to approve a zone change request by Wayne Reitmeyer wishing to rezone 6518 Jay Rd Hitchcock, Texas 77563 Legal Description: ABST 48 L CRAWFORD SUR TRACT 52-2, 1.2052 ACRES ID 743801 from Agricultural Residential (AR) to Single Family Residential (SFR). Paul Roach seconded the motion. Motion passed 6-0.

Matt VonDerHeide made a motion to combine Items 8-10 into one vote. Bert Martin seconded the motion. Motion passed 6-0.

- 8. Discussion and appropriate action on a zone change request by Misha Inc. and Texas Land Maps wishing to rezone 5614 FM 2004, Hitchcock, Texas 77563 Legal Description: ABST 71 PAGE 3 & 7 LOT A WITTJEN SUB ID 181788 - rear portion of the lot from Agricultural Residential (AR) to Single Family Residential (SFR).**
- 9. Discussion and appropriate action on a zone change request by Misha Inc. and Texas Land Maps wishing to rezone a vacant lot on FM 2004 South of Spruce Street and North of Jack Brooks Park entrance, Hitchcock, Texas 77563 Legal Description: ABST 71 PAGE 7 E ½ OF LOT B (2-1) WITTJEN SUB ID 181790- rear portion of the lot from Agricultural Residential (AR) to Single Family Residential (SFR).**
- 10. Discussion and appropriate action on a zone change request by Misha Inc. and Texas Land Maps wishing to rezone a vacant lot on FM 2004 South of Spruce Street and North of Jack Brooks Park entrance, Hitchcock, Texas 77563 Legal Description: ABST 71 PAGE 3 & 7 W ½ OF LOT B (2-2) WITTJEN SUB ID 181791 from Agricultural Residential (AR) to Single Family Residential (SFR).**

Bert Martin made a motion to approve items 8-10. David Wells seconded the motion. Motion passed 6-0.

- 11. Discussion and appropriate action on a preliminary platting request submitted by KB Homes, Lone Start Inc., Jeffrey Mezger to subdivide a 10.90-acre lot into forty-four (44) lots two (2) blocks two (2) reserves for Sunset Groves Section 5 located on the east side of Delany Road north of Prairie Street Legal Description: STEPHEN F. AUSTIN LEAGUE NO 4. ABST - 2 CITY OF HITCHCOCK, GALVESTON COUNTY, TEXAS ALSO BEING A PARTIAL REPLAT OF LOTS 4 THROUGH 13 OF DELANY ROAD ACRES VOL. 18. PG 760 G.C.M.R.**

Matt VonDerHeide made a motion to approve a preliminary platting request submitted by KB Homes, Lone Start Inc., Jeffrey Mezger to subdivide a 10.90-acre lot into forty-four (44) lots two (2) blocks two (2) reserves for Sunset Groves Section 5 located on the east side of Delany Road north of Prairie Street Legal Description: STEPHEN F. AUSTIN LEAGUE NO 4. ABST -2 CITY OF HITCHCOCK, GALVESTON COUNTY, TEXAS ALSO BEING A PARTIAL REPLAT OF LOTS 4 THROUGH 13 OF DELANY ROAD ACRES VOL. 18. PG 760 G.C.M.R. Paul Roach seconded the motion. Motion passed 6-0.

12. Announcements:

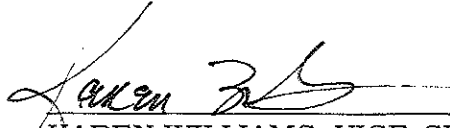
Stacey Baker reminded the Commission of the Fall Clean Up later this month and that the City has a new Facebook page.

- 13. Commission Member Request/Comments: None**

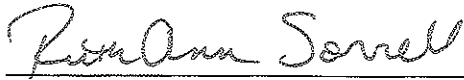
14. Adjourn:

Matt VonDerHeide made a motion to adjourn the meeting. Bert Martin seconded the motion. Motion passed 6-0.

Meeting Adjourned at 6:33pm.



KAREN WILLIAMS, VICE-CHAIR

Attest: 

RUTH ANN SORRELL, CITY SECRETARY