

**MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING
February 27, 2024
6:00 P.M.
8102 Hwy 6, Hitchcock, Tx.**

1. Meeting Called to Order.

The meeting was called to order by Chairperson Karen Williams at 6:00 pm.

2. Roll Call.

Members Present: Chairperson Karen Williams, Vice Chair Matt VonDerHeide, Bert Martin, Marsha Knapp, Anna Dellinger, and David Wells.

Absent: Ryan Massa

Others Present: Arnold Cross, Jr., Stacey Baker, and Debbie Nesbitt

3. Approval of Minutes.

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David Wells made the motion to approve the minutes from February 27, 2024. Seconded by Vice Chair Matt VonDerHeide. Motion passed.

4. Citizen Comments: (3) Minute Limit 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.

John Clinton: 10601 Jay Road. Voiced his concerns about the drainage, not in favor of this subdivision because there isn't enough information to vote on this, too many unanswered questions that need to be answered, not enough information to know what's going on to vote on, he stated that we all need to understand what's going on and here a lot more that's going on.

Phillip Lynch: 7519 Dispensary Drive. Stated that he lives at the end of Dispensary Drive, and this entire area that is being considered to rezone will affect his property, and the way the water runs off, it holds water all the time now, he is concerned about the drainage issues and wishes it would stay Agriculture Residential and not build anything in this entire area, he doesn't want any of this, wants to keep all the wildlife.

Ken Weems: 8230 FM 2004. Stated his main concerns is the traffic on FM 2004, there have already been multiple accidents, he is concerned about people getting killed on FM 2004 with all the homes being built.

Laura Lynch: 7519 Dispensary Drive. Asked Council to add in the final plat, make it legally binding that the back exit would only be for emergencies, first responders. He said "this subdivision is already destroying the quality of life in our neighborhood and the environment and with 750 to 800 more homes and traffic will further destroy the integrity of our neighborhood."

Lang Windsor: 10611 Jay Road. She's concerned about the drainage in the area, and thinks the City has a lot to explain and discuss with the public to inform everybody what's going on. She said, "it's not clear to any of us, the City has to hold more meetings so everyone can express their feelings, or the City will lose a lot of good tax paying citizens."

Karen Kunz: 7650 Pigeon. Stated she participated in several meetings in the beginning to discuss the PUD, talked about zoning, drainage, environment, and the traffic, she stated she's not opposed to development and growth within the city, and Hitchcock has prime opportunities for growth, but wanted to know when did it change from a PUD to a PDD, which now gives the developer the right to say, and do whatever he wants concerning the zoning, drainage, sidewalks, and the looks? She said, "He doesn't have to follow any specific guidelines, we have experienced this before on Blimp Base Road, and that is our biggest concern, that the developer will not take into consideration what the citizens want". She has lived here for 25, 30 years, and asked "do we need these houses for a grocery store? We do not, we can go to the dollar general if we leave this development to the developer. The City must get this right."

John Davis: 7011 Ave B. Stated he owns property in the area, wanted to know what's going to happen to his property, is anyone concerned about the drainage, or the taxpayers the City has now and have the Core of Engineers been involved, have they checked everything out, that the ditch on Jay Road? It cannot handle the water now, why would the City think it can with this? He stated that this is the first meeting he's attended, only because his neighbor told him about it.

Leira Clinton: 10601 Jay Road. Explained this is new to her, her first time to speak to and at a City Council meeting about anything, but what concerns her the most is drainage and the effects it might have on her property, from the map, the drainage ditch runs into her property, and it could affect her, with possible flooding, to her home, barn, and animals. She stated she is disappointed that nothing was disclosed to her or her family, she is concerned about what is going on and so is everyone here tonight.

5. Public Hearing:

- a. **Zone Change Request submitted by Shannon Sharp and Blackline Engineering from Agriculture Residential (AR) and Planned Unit Development (PUD) to a Planned Development District (PDD) for a tract or parcel of land containing 224.892 acres (9,796,278 sq ft) out of the Lemuel Crawford Survey, Abstract No. 48, the Lemuel Crawford Survey, Abstract No. 47, and the Daniel Buckley Survey, Abstract No. 43 Galveston County, Texas, being all of the called 202.541 acre tract conveyed to Shannon Sharp in deed recorded under Clerk's File Number (C.F. No.) 200058142 of the Official Public Records of Real Property of Galveston County (O.P.R.R.P.G.C), all of called 2.00 acre tract described in deed to Shannon Sharp recorded under C.F. No. 2004075055 of the O.P.R.R.P.G.C., all of the called 2030 foot long by 60 foot wide strip of land described in deed to Shannon Sharp recorded under C. F. No. 2001033372 of the O.P.R.R.P.G.C., and a portion of the called 33.5634 acre tract described in deed to Shannon Sharp recorded under C. F. 2010060664 of the O.P.R.R.P.G.C., said 224.891 acres being more particularly described by metes and bounds and located in the City of Hitchcock, Galveston County, Texas, and abutting to 8426 FM 2004, Hitchcock, Galveston County, Texas.**

Chairperson Karen Williams opened the public hearing at 6:22 pm.

Arnold Cross, Jr., Community Development Director introduced himself and thanked everyone for coming. Stated the City does care what everyone is saying and takes everyone's concerns and questions very seriously.

Mr. Cross explained the City has very specific rules and regulations regarding Platting and Zoning and why the Planned Unit Development (PUD) was changed to a Planned Development District (PDD) which combined four properties into one big plat, which would allow the City to control the entire project and what the developer can do with this property and can't do with the property, even the builder as to what he can build.

Mr. Cross reminded the audience this is a re-zoning meeting, not a drainage meeting.

Chairperson Karen Williams closed the public hearing at 6:48 pm.

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

- 6. Discussion and appropriate action on a preliminary platting request submitted by Shannon Sharp and Blackline Engineering for a tract or parcel of land entitled Gulf Breeze, containing 224.892 acres (9,796,278 sq ft) out of the Lemuel Crawford Survey, Abstract No. 48, the Lemuel Crawford Survey, Abstract No. 47, and the Daniel Buckley Survey, Abstract No. 43 Galveston County, Texas, being all of the called 202.541 acre tract conveyed to Shannon Sharp in deed recorded under Clerk's File Number (C.F. No.) 200058142 of the Official Public Records of Real Property of Galveston County (O.P.R.R.P.G.C), all of called 2.00 acre tract described in deed to Shannon Sharp recorded under C.F. No. 2004075055 of the O.P.R.R.P.G.C., all of the called 2030 foot long by 60 foot wide strip of land described in deed to Shannon Sharp recorded under C. F. No. 2001033372 of the O.P.R.R.P.G.C., and a portion of the called 33.5634 acre tract described in deed to Shannon Sharp recorded under C. F. 2010060664 of the O.P.R.R.P.G. C., said 224.891 acres being more particularly described by metes and bounds and located in the City of Hitchcock, Galveston County, Texas, and abutting to 8426 FM 2004, Hitchcock, Galveston County, Texas. (Arnold Cross, Jr. Community Development Director)**

Bert Martin made the motion to approve the preliminary plat requested by Shannon Sharp entitled Gulf Breeze containing 224.892 acres. Seconded by Anna Dellinger. Motion passed.

- 7. Discussion, and action on a Zone Change Request submitted by Shannon Sharp and Blackline Engineering from Agriculture Residential (AR) and Planned Unit Development (PUD) to a Planned Development District (PDD) for a tract or parcel of land containing 224.892 acres (9,796,278 sq ft) out of the Lemuel Crawford Survey, Abstract No. 48, the Lemuel Crawford Survey, Abstract No. 47, and the Daniel Buckley Survey, Abstract No. 43 Galveston County, Texas, being all of the called 202.541 acre tract conveyed to Shannon Sharp in deed recorded under Clerk's File Number (C.F. No.) 200058142 of the Official Public Records of Real Property of Galveston County (O.P.R.R.P.G.C), all of called 2.00 acre tract described in deed to Shannon Sharp recorded under C.F. No. 2004075055 of the O.P.R.R.P.G.C., all of the called 2030 foot long by 60 foot wide strip of land described in deed to Shannon Sharp recorded under C. F. No. 2001033372 of the O.P.R.R.P.G.C., and a portion of the called 33.5634 acre tract described in deed to Shannon Sharp recorded under C. F. 2010060664 of the O.P.R.R.P.G. C., said 224.891 acres being more particularly described by metes and bounds and located in the City of Hitchcock, Galveston County, Texas, and abutting to 8426 FM 2004, Hitchcock, Galveston County, Texas. (Arnold Cross, Jr., Community Development Director)**

Bert Martin made the motion to approve a zone change submitted by Shannon Sharp to rezone 224.892 acres from Agriculture Residential (AR) to and a Planned Unit Development (PUD) to a Planned Development District (PDD). Seconded by Anna Dellinger. Motion passed.

- 8. Discussion and appropriate action on a preliminary platting request submitted by Shannon Sharp and Blackline Engineering for a tract or parcel of land entitled Gulf Breeze Section 1, containing 55.535 acres (2,419,11sq ft) out of the Lemuel Crawford Survey, Abstract No. 48. The Lemuel Crawford Survey, Abstract No. 47, and the Daniel Buckley Survey, Abstract No. 43, Galveston County, Texas, being a portion of the called 202.541 acre tract conveyed to Shannon Sharp in deed recorded under Clerk's File Number 2000058142 of the official public records of the real property of Galveston County (O.P.R.R.P.G.C) and out of the 33.5634 acre tract conveyed to Shannon Sharp as recorded under C.F. No. 2010060664 if the (O.P.R.R.P.G.C), said 55.535 acres being more particularly described by metes and bounds and located in the City of Hitchcock, Galveston County, Texas, and abutting to**

8426 FM 2004, Hitchcock, Galveston County, Texas. (Arnold Cross, Jr., Community Development Director)

Anna Dellinger made the motion to approve the preliminary plat requested by Shannon Sharp entitled Gulf Breeze Section 1, containing 55.535 acres. Seconded by David Wells. Motion passed.

9. Announcements:

Stacey Baker Community Development Specialist announced that everything from tonight's meeting will be on the next City Council meeting on March 18, 2024, at 6:00pm.

10. Commission Member Request/Comments:

None

11. Adjourn:

Bert Martin made a motion to adjourn. Seconded by David Wells. The meeting adjourned at 7:03 pm.



Karen Williams, Chairperson

Attest: 

Debbie C. Nesbitt, City Secretary