

## MINUTES

### PLANNING & ZONING COMMISSION SPECIAL MEETING

April 11, 2023

6:00 P.M.

7423 Hwy 6, Hitchcock, TX

The meeting was called to order by Vice-Chair Karen Williams at 6:00pm.

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

**Others Present:** Arnold Cross, Jr., Community Development Director, Stacey Baker, Community Development Specialist, Debbie Nesbitt, City Secretary.

**Members Absent:** Chair Travis Kaufman

**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.

Cuong Nguyen - 11914 Christophers Walk Houston, Texas 77089, The applicant introduced himself to the committee and explained he wanted to place a manufactured home on his lot at 8110 Patricia Lane, Hitchcock, Texas and eventually retire and make Hitchcock, Texas his home.

#### **Public Hearings.**

**Public hearing on a specific use request to place a manufactured home on a Single Family Residential (SFR) zoned lot that is .47 acres addressed as 8110 Patricia Lane ABST 13 W H JACK SUR N 1/2 OF LOTS 11 & 12 (11-1) L & P SUB NO, City of Hitchcock, Galveston County, Texas. Property ID 156398.**

The Public Hearing opened at 6:01 pm. No comments were made. Public Hearing closed at 6:04 pm.

**Public hearing on Creation of a City Ordinance of the City of Hitchcock for a Planned Development District (PDD).**

The Public Hearing opened at 6:01 pm. No comments were made. Public Hearing closed at 6:04 pm.

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

**Discussion and appropriate action on a specific use request to place a manufactured home on a Single Family Residential (SFR) zoned lot that is .47 acres addressed as 8110 Patricia Lane ABST 13 W H JACK SUR N 1/2 OF LOTS 11 & 12 (11-1) L & P SUB NO, City of Hitchcock, Galveston County, Texas. Property ID 156398.**

Bert Martin made a motion to make a recommendation to City Council to approve a specific use permit to place a manufactured home on a Single Family Residential (SFR) zoned lot that is .47 acres addressed as 8110 Patricia Lane ABST 13 W H JACK SUR N 1/2 OF LOTS

11 & 12 (11-1) L & P SUB NO, City of Hitchcock, Galveston County, Texas. Property ID 156398. Matt VonDerHeide seconded the motion. Motion passed 6-0.

**Discussion and appropriate action on Creation of a City Ordinance of the City of Hitchcock for a Planned Development District (PDD) and a PDD Policy.**

Arnold Cross Jr. explained these are the results from the last workshop and the output from the legal team that was involved in the creation of the original Gulf Breeze financing agreement and documents to create that subdivision. This will create specific Ordinances and policies for each subdivision when created.

Paul Rhodes made a motion to conditionally approve the concept as presented to include modifications involving environmental and wetlands considerations to create a City Ordinance of the City of Hitchcock for a Planned Development District (PDD) and a PDD Policy. Matt VonDerHeide seconded the motion. Motion passed 6-0.

**Announcements:**

Proposed workshop, date to be determined.

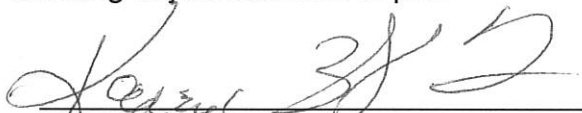
**Commission Member Request/Comments:**

None

**Adjourn:**

David Wells made the motion to adjourn. Bert Martin seconded the motion. Motion passed 6-0.

The meeting adjourned at 6:42 pm.

  
KAREN WILLIAMS, VICE-CHAIR

Attest:   
DEBBIE C. NESBITT, CITY SECRETARY