

MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING
January 23, 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 6:02 pm.

2. Roll Call.

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

Absent: Brian Massa

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

Chairperson Karen Williams asked if Vice Chair Matt VonDerHeide could continue leading the meeting. Vice Chair Matt VonDerHeide continued the meeting.

3. Approval of Minutes.

Regular Meeting - October 24, 2023

Motion made by Bert Martin to approve the minutes from October 24, 2023, as read. Seconded by David Wells. 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.

None

5. Public Hearings:

Public Hearings opened at 6:04 pm.

- a. Zone Change Request submitted by Magdalena Del Toro from Agriculture Residential (AR) to Single Family Residential (SFR) for the property located at 9522 Jay Rd, Hitchcock, Galveston County, Texas 77563. **Property ID 423963.**

Legal Description: ABST 48 L CRAWFORD SUR TR 63-2, ACRES 0.500. Property ID 423963.

Public Hearing opened at 6:04 pm.

With no comments made, the Public Hearing closed at 6:05 pm.

- b. Zone Change Request submitted by Legacy Collision LLC from Agriculture Residential (AR) to General Commercial (GC) for the property located at 8201 FM 2004 Rd, Hitchcock, Galveston County, Texas 77563. **Property ID 388885.**

Legal Description: ABST 48 L CRAWFORD SUR TR 23-60-100 12.103 ACRES *SBPCL: 004800230060000*. Property ID 388885.

Public Hearing opened at 6:05 pm.

With no comments made, the Public Hearing closed at 6:07 pm.

- c. Zone Change Request submitted by Legacy Collision LLC from Agriculture Residential (AR) to General Commercial (GC) for the property located at 8201 FM 2004 Rd, Hitchcock, Galveston County, Texas 77563. **Property ID 388877.**

Legal Description: ABST 48 L CRAWFORD SUR ABST 43 D BUCKLEY SUR TR 23-60 13.045 ACRES *SBPCL: 004800230060100/004300020012100*. Property ID 388877.

Public Hearing opened at 6:07 pm.

With no comments made, the Public Hearing closed at 6:08 pm.

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 submitted by Magdalena Del Toro from Agriculture Residential (AR) to Single Family Residential (SFR) for the property located at 9522 Jay Rd, Hitchcock, Galveston County, Texas 77563. Property ID 423963.

Legal Description: ABST 48 L CRAWFORD SUR TR 63-2, ACRES 0.500. Property ID 423963. (Arnold Cross, Jr., Community Development Director)

Motion made by Anna Dellinger to approve the zone change requested by Magdalena Del Toro from agriculture residential (AR) to single family residential (SFR). Seconded by Bert martin. Motion passed.

7. Discussion and appropriate action on a Zone Change Request submitted by Legacy Collision LLC from Agriculture Residential (AR) to General Commercial (GC) for the property located at 8201 FM 2004 Rd, Hitchcock, Galveston County, Texas 77563. Property ID 388885.

Legal Description: ABST 48 L CRAWFORD SUR TR 23-60-100 12.103 ACRES *SBPCL: 004800230060000* Property ID 388885. (Arnold Cross, Jr., Community Development Director)

Motion made by Bert Martin to approve the zone change requested by Legacy Collision, LLC. from agriculture residential (AR) to single family residential (SFR). Seconded by David Wells. Motion passed. Anna Dellinger abstained from voting.

8. Discussion and appropriate action on a Zone Change Request submitted by Legacy Collision LLC from Agriculture Residential (AR) to General Commercial (GC) for the property located at 8201 FM 2004 Rd, Hitchcock, Galveston County, Texas 77563. Property ID 388877.

Legal Description: ABST 48 L CRAWFORD SUR ABST 43 D BUCKLEY SUR TR 23-60 13.045 ACRES *SBPCL: 004800230060100/004300020012100* Property ID 388877. (Arnold Cross Jr., Community Development Director)

Motion made by Marsh Knapp to approve the zone change requested by Legacy Collision, LLC. from agriculture residential (AR) to single family residential (SFR). Seconded by David Wells. Motion passed. Anna Dellinger abstained from voting.

9. Discussion and appropriate action on a final platting request for Sunset Grove Section 6 Subdivision located on the east side of Delany Road and north of Prairie Street, being a subdivision of 16.17 acres located in the Stephen F. Austin League No.4 Abstract-2 City of Hitchcock, Texas also being a partial replat of Lots 1-12 and a portion of lot 13 of Delany Road Acres Vol. 18, PG 760 G.C.M.R. Applicant (KB Homes) is requesting the subject property be platted for 62 single family lots with 5 Blocks 5 Reserves. GCAD ID 131443. (Arnold Cross, Jr., Community Development Director)

Motion made by Chairperson Karen Williams to approve the final plat requested by Sunset Grove Section 6 Subdivision located on the east side of Delany Road and north of Prairie Street, being a subdivision of 16.17 acres located in the Stephen F. Austin League No.4 Abstract-2 City of Hitchcock, also being a partial replat of Lots 1-12 and a portion of lot 13 of Delany Road Acres Vol. 18, PG 760 G.C.M.R. Applicant (KB Homes) is requesting the subject property be platted for 62 single family lots with 5 Blocks 5 Reserves. GCAD ID 131443 Seconded by David Wells. Motion passed.

10. Announcements:

Stacey Baker, Community Development Specialist explained all items from tonight's meeting would be on the City Council meeting for final approval on February 19, 2024. Also, there will be a special meeting of P&Z on February 19, 2024, at 5:30 pm., before the City Council meeting at 6:00 pm. The next regular P&Z meeting will be February 27, 2024.

11. Commission Member Request/Comments:

None

12. Adjourn:

Motion made by Anna Dellinger to adjourn. Seconded by Bert Martin. The meeting adjourned at 6:30 pm.



Karen Williams, Chairperson

Attest: 

Debbie C. Nesbitt, City Secretary