

# MINUTES

PLANNING & ZONING BOARD  
HITCHCOCK CITY HALL  
JANUARY 29, 2019  
5:30 P.M.

**MEMBERS PRESENT:** Vice-Chairperson Karen Williams, Paul Roach, Phil Summers and Mayor Dorothy Childress

**MEMBERS ABSENT:** Chairperson Travis Kauffman, Robert Norwood

**OTHERS PRESENT:** Director of Planning and Zoning D. Joe Wood

**MEETING CALLED TO ORDER:** Vice-Chairperson Karen Williams called the meeting to order at 5:34pm.

## **APPROVAL OF MINUTES:**

### **REGULAR MEETING – OCTOBER 30, 2018**

Vice-Chairperson Karen Williams asked for a motion to approve the minutes. Mayor Dorothy Childress made the motion, Phil Summers seconded the motion and motion was approved 4-0

## **PUBLIC HEARING:**

### **1. A. A PUBLIC HEARING IS CALLED TO HEAR FROM INTERESTED PERSONS TO VOICE THEIR OPINIONS CONCERNING A ZONE CHANGE REQUESTED BY TERRY HOLLAND, FROM AGRICULTURAL RESIDENTIAL (AR) TO GENERAL COMMERCIAL (GC) FOR PROPERTY AT 7800 BLOCE OF 2<sup>ND</sup> STREET. GALVESTON COUNTY CAD ACCOUNT NUMBER 156652 (CASE ZC-2019-01)**

Several citizens including Stacey Wade, Abby Wynegas, and Tom Scarbrough voiced concerns about road safety, traffic, street maintenance, property values and the addition of another RV park in Hitchcock. Mayor Dorothy Childress reiterated the same concerns. Terry Holland briefly explained his plan and that the RV park would be well maintained and would add beautification to the area and the increase in revenue to the City of Hitchcock. Director of Planning and Zoning, D. Joe Wood explained that the zoning change to General Commercial (GC) would not be the final zoning change in the process of the RV park. A final change to Manufactured Home (MH) would be required.

### **2. B. CONSIDERATION AND/OR APPROVAL OF A PROPOSED ZONE CORRECTION REQUESTED BY THE CITY OF HITCHCOCK FROM AGRICULTURAL RESIDENTIAL (AG) TO SINGLE FAMILY RESIDENTIAL (SFR) FOR PROPERTY ON BLIMP BASE BOULEVARD BETWEEN JAY ROAD AND HIGHWAY 6. GALVESTON COUNTY CAD ACCOUNT NUMBERS 405665, 405666, 405667, 405668, 405669, 405670, 405671, 405672, 405673, 405674, 405675, 405676, 405677, 405678, 405679, 405680, 405681, 405682, 405683, 405684, 405685, 405686, 405687, 405688, 405689, 405690, 405691, 405692, 504693, 405694, 405695, 405696, 405697, 405698, 405699, 405700, 405701, 405702, 405703, 405704, 405705, 405706, 405707, 405708, 405709, 405710, 405711, 405712, 405713, 405714, 405715, 405716, 405717, 405718, 405719, 405720, 405721, 405722, 504723, 405724, 405725, 405726, 405727, 405728, 405729, 405730, 405731, 405732, 405733, 405734, 405735, 405736, 405737, 405738, 405739, 405740, 405741, 405742 (CASE P-2019-01)**

Planning and Zoning Director, D. Joe Wood explained that a corrections was needed for the area. The City Commissioner's had approved a zoning change from Agricultural Residential (AR) to Single Family Residential (SFR) in 2002.

**NEW BUSINESS:**

**(A) CONSIDERATION AND/OR APPROVAL OF A PROPOSED ZONE CHANGE REQUESTED BY TERRY HOLLAND, FROM AGRICULTURAL RESIDENTIAL (AR) TO GENERAL COMMERCIAL (GC) FOR PROPERTY AT 7800 BLOCE OF 2<sup>ND</sup> STREET. GALVESTON COUNTY CAD ACCOUNT NUMBER 156652 (CASE ZC-2019-01)**

Vice-Chairperson Kareem Williams called for a motion to either approve or deny the zoning change. Mayor Dorothy Childress moved to discuss. Concerns were addressed regarding revenue, traffic, street maintenance and the addition of another RV park in the City of Hitchcock. Mayor Dorothy Childress withdraws her motion for discussion. Phil Summers moved to deny the zoning change. Paul Roach seconded the motion; Motion to deny passed 4-0

**(B) CONSIDERATION AND/OR APPROVAL OF A PROPOSED ZONE CORRECTION REQUESTED BY THE CITY OF HITCHCOCK FROM AGRICULTURAL RESIDENTIAL (AG) TO SINGLE FAMILY RESIDENTIAL (SFR) FOR PROPERTYS ON BLIMP BASE BOULEVARD BETWEEN JAY ROAD AND HIGHWAY 6. GALVESTON COUNTY CAD ACCOUNT NUMBERS 405665, 405666, 405667, 405668, 405669, 405670, 405671, 405672, 405673, 405674, 405675, 405676, 405677, 405678, 405679, 405680, 405681, 405682, 405683, 405684, 405685, 405686, 405687, 405688, 405689, 405690, 405691, 405692, 504693, 405694, 405695, 405696, 405697, 405698, 405699, 405700, 405701, 405702, 405703, 405704, 405705, 405706, 405707, 405708, 405709, 405710, 405711, 405712, 405713, 405714, 405715, 405716, 405717, 405718, 405719, 405720, 405721, 405722, 504723, 405724, 405725, 405726, 405727, 405728, 405729, 405730, 405731, 405732, 405733, 405734, 405735, 405736, 405737, 405738, 405739, 405740, 405741, 405742 (CASE P-2019-01)**

Vice-Chairperson Karen Williams called for a motion to approve the correction. Phil Summers moved to approve correction. Paul Roach seconded the motion; the motion to approve passed 4-0.

Planning and Zoning Director, D. Joe Wood advised that the minutes approved were for October 30, 2018 not for September 25, 2018.

**BOARD MEMBER REQUEST:** NONE

**ANNOUNCEMENTS:** NONE

**ADJOURN:** Phil Summers made the motion to adjourn. Mayor Dorothy Childress seconded and the motion was approved 4-0. Adjourned at 5:59 pm.

**ATTEST:** \_\_\_\_\_  
**KAREN WILLIAMS, VICE-CHAIRPERSON**

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**D. JOE WOOD - DIRECTOR - PLANNING & ZONING**