

MINUTES
REGULAR MEETING
PLANNING & ZONING BOARD
HITCHCOCK CITY HALL 7423 HIGHWAY 6, HITCHCOCK, TEXAS
MARCH 26, 2019
5:30 P.M.

MEMBERS PRESENT:

Chairperson Travis Kauffman, Vice-Chairperson Karen Williams, Paul Roach, Phil Summers, and Robert Norwood

MEMBERS ABSENT:

Mayor Dorothy Childress

OTHERS PRESENT:

City Administrator Marie Gelles and Director of Community Development D. Joe Wood

MEETING CALLED TO ORDER:

Chairperson Travis Kauffman called the meeting to order at 5:30 pm.

APPROVAL OF MINUTES:

Regular Meeting – January 29, 2019

Chairperson Travis Kauffman asked for a motion to approve the minutes. Vice-Chairperson Karen Williams made the motion, Paul Roach seconded and the motion was approved 5-0

CITIZENS REQUESTING TO SPEAK:

John Theim resides at 6235 Fairwood Road and Mary Ann Theim, at 8000 Robinson Road, both requested to postpone speaking until the public hearing.

PUBLIC HEARING:

1. Public Hearing on a change of zoning request submitted by Earl J. Vicknair, from Agricultural Residential (AR) to General Industrial (GI) for the property at 7515 FM 2004. Galveston County CAD Account Number 388895 (Case ZC-2019-02)
Earl J. Vicknair explained his request for the zoning change was to have his property zoned the same as the properties on the south and west side. He stated that buyers were interested in the property for manufacturing and that the property has water, sewer, and power.
Public Hearing opened:
No one spoke for the Public Hearing closed at 5:37 pm.
2. Public Hearing on a change of zoning request submitted by Joe Wilburn, from General Commercial (GC) to General Industrial (GI) for the property in the 7800 block of FM 2004. Galveston County CAD Account Number 388843 (Case ZC-2019-03)
Joe Wilburn stated that he was requesting the zoning change to accommodate a company that manufactures bulletproof vests, he further explained that the company may be interested in purchasing the property. Mr. Wilburn expressed that this zoning change would not affect the surrounding properties.
Public Hearing opened:

John Them voiced concerns about the easement off Custer Street and Carrie Maxwell spoke of building houses next to industrial property. Scott Maxwell was concerned that the zoning change could allow for any type of industry to be built, including the chemical industry. Community Development Director D. Joe Wood advised that any new business would have to go through the Planning & Zoning Board review, before being allowed to open. Chairperson Travis Kauffman expressed that any new business would also have to be approved by the City Commission. City Administrator Marie Gelles revealed that restrictions are in place to monitor what type of businesses can open in certain locations.

Public Hearing closed at 5:53 pm.

NEW BUSINESS:

1. Discussion and appropriate action regarding a Zoning Change submitted by Earl J. Vicknair, from Agricultural Residential (AR) to General Industrial (GI) for the property at 7515 FM 2004. Galveston County CAD Account Number 388895 (Case ZC-2019-02)
Chairperson Travis Kauffman called for a motion for discussion. Vice-Chairperson Karen Williams moved to discuss, Robert Norwood seconded the motion. Discussion did not ensue. Chairperson Travis Kauffman called for a motion of approval or denial. Phil Summers made the motion to approve the change, Paul Roach seconded and the motion was approved 5-0.
2. Discussion and appropriate action regarding a Zoning Change submitted by Joe Wilburn, from General Commercial (GC) to General Industrial (GI) for the property in the 7800 block of FM 2004. Galveston County CAD Account Number 388843 (Case ZC-2019-03)
Chairperson Travis Kauffman called for a motion for discussion. Vice-Chairperson Karen Williams moved to discuss, Paul Roach seconded the motion. Discussion did not ensue. Chairperson Travis Kauffman called for a motion of approval or denial. Vice-Chairperson Karen Williams made the motion to approve the change, Paul Roach seconded and the motion was approved 4-0 with Phil Summers abstaining.

DISCUSSION REGARDING THE PLANNING AND ZONING REVIEW OF CITY SUBDIVISION AND ZONING ORDINANCES:

Copies of the Hitchcock zoning and subdivision ordinances were distributed by the Community Development Director, D. Joe Wood. City Administrator, Marie Gelles advised that many of the ordinances were not meeting the needs of the City or were out of date and that the Planning and Zoning Board would be reviewing, and making recommendations for revisions that would be sent to the Commission for approval.

BOARD MEMBER REQUEST:

None

ANNOUNCEMENTS:

None

ADJOURN:

Chairperson Travis Kauffman called for a motion to adjourn Phil Summers made the motion Vice-Chairperson Karen Williams seconded, and the motion was approved 5-0. Adjourned at 6:02 pm.

ATTEST: _____
TRAVIS KAUFFMAN, CHAIRPERSON

D. JOE WOOD, DIRECTOR COMMUNITY DEVELOPMENT