

MINUTES
REGULAR MEETING
PLANNING & ZONING BOARD
HITCHCOCK CITY HALL 7423 HIGHWAY 6, HITCHCOCK, TEXAS
APRIL 23, 2019
5:30 P.M.

MEMBERS PRESENT:

Mayor Dorothy Childress, Vice-Chairperson Karen Williams, Paul Roach, Phil Summers, and Robert Norwood

MEMBERS ABSENT:

Chairperson Travis Kauffman

OTHERS PRESENT:

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

MEETING CALLED TO ORDER:

Vice-Chairperson Karen Williams called the meeting to order at 5:30 pm.

APPROVAL OF MINUTES:

Regular Meeting – March 26, 2019

Vice-Chairperson Karen Williams asked for a motion to approve the minutes. Phil Summers made the motion, Robert Norwood seconded and the motion was approved 5-0

CITIZENS REQUESTING TO SPEAK:

There was none.

PUBLIC HEARING:

There was none.

NEW BUSINESS:

1. Discussion and appropriate action regarding the plan submitted by Leon Evans, for the addition of storage units in the rear area of the current site of the Classic Car Wash, and an office building on the left side of the current structure, (facing Highway 6), for the property at 6400 Highway 6. Galveston County CAD Account Number 218591 (Case P-2019-02)
Vice-Chairperson Karen Williams Called for a motion for discussion. Mayor Dorothy Childress moved to discuss, Paul Roach seconded the motion. D. Joe Wood Community Development Director discussed the business plan and Leon Evans gave details of the business plan and the benefits to the community. Marie Gelles asked about a buffer zone between the residential and commercial area, Leon Evans stated that he would build a fence. The board further debated the setback requirements. Karen Williams make a motion to close the discussion on item A and tie in item B, senconded by Mayor Dorothy Childress. Discussing the items together before the vote.
2. Discussion and appropriate action regarding a setback variance submitted by Leon Evans, from the General Commercial (GC) rear setback of 25 feet to 10 feet, for the property at 6400 Highway 6, the current site of The Classic Car Wash. Galveston County CAD Account Number 218591 (Case P-2019-03)
D. Joe Wood gave details of the setback variance and that the business plan had to be approved separately. Leon Evans continued with his discussion of the benefits of having the additional footage for his storage units, he also advised of the driveway configuration for trucks entering and exiting the facility. Mayor Dorothy Childress Make the motion to approve both the business plan and the variance. Paul Roach seconded and the plan and variance were approved 5-0.

DISCUSSION REGARDING THE PLANNING AND ZONING BOARD'S REVIEW OF CHAPTERS 155 SUBDIVISIONS AND CHAPTER 156 ZONING REGULATIONS AND THE DEVELOPMENT OF HIGHWAY DESIGN GUIDELINES:

CD's containing 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 City's 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:

Texas A&M's Texas Target Communities Meeting was discussed and that the benefits of attending would contribute to the development of the City's Comprehensive Plan.

ADJOURN:

Vice-Chairperson Karen Williams called for a motion to adjourn Mayor Dorothy Childress made the motion Phil Summers seconded, and the motion was approved 5-0. Adjourned at 6:06 pm.

ATTEST: _____
KAREN WILLIAMS, VICE-CHAIRPERSON

D. JOE WOOD, DIRECTOR COMMUNITY DEVELOPMENT