

MINUTES
REGULAR MEETING
PLANNING & ZONING BOARD
HITCHCOCK CITY HALL 7423 HIGHWAY 6, HITCHCOCK, TEXAS
MAY 28, 2019
5:30 P.M.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Mayor Randy Strickland

OTHERS PRESENT:

Director of Planning & Zoning D. Joe Wood

MEETING CALLED TO ORDER:

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

APPROVAL OF MINUTES:

Regular Meeting – May 28, 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:

Dorothy Childress resides at 5501 Ghinado Rd. advised of concerns about agenda item six (6), Heath Salazar's request for a setback variance and the impact it would have on the community. She also spoke on the two business items seven (7) and eight (8) and their need for various licenses and permits, she also spoke on item nine (9) the plat discussion, saying that she had read it and thought it was a good start and that it was urgent.

PUBLIC HEARING: None

NEW BUSINESS:

1. Discussion and appropriate action regarding a setback variance submitted by Heath Salazar of Texas Premier Autos, 8016 Highway 6, from General Commercial (GC) next to a Residential District, side setback of 20 feet, to 1 foot, for the pre-existing display structure on the east side. And a variance from 10 feet to 1 foot for the General Commercial (GC) property for the display on the west side. With the condition that once the displays are removed the City variance is voided. Galveston County CAD Account Number 155228 (Case P-2019-04)

Chairperson Kauffman called for discussion. Chairperson Kauffman asked Mr. Salazar for comment and he said that the structures were not blocking the view or entrances. D. Joe Wood advised the Board of the details of the setback rules. The Board discussed the issue asking Mr. Salazar if he intended to move the structure, he said no, they were displays. Chairperson Kauffman urged that this would set a precedent; he then asked Mr. Wood if they were not tied down would it then no longer be a zoning issue. Mr. Wood advised that it would be a safety issue and would create a precedent. Co-Chairperson Williams asked if he would sell the displays, Mr. Salazar said no they were

displays only and would change only if the model changed. Mr. Salazar pleaded that he was not aware that a permit was needed until Building Inspector Darrell Hunter counseled him and guided, to remedy the setback issue. Chairperson Kauffman called for a motion of approval or denial. Vice-Chairperson Williams made the motion to deny the change, Paul Roach seconded and the motion was approved 5-0.

2. Discussion and appropriate action regarding a business plan presented by Smuchaya Stone for a Massage Therapy Center called T. Thai Massage in the Bayou Vista Strip Center at 3133 Highway 6, currently zoned General Commercial (GC) (Case P-2019-05) Chairperson Travis Kauffman asked for details of the business, Mr. Stone directed that Ms. Stone had an office in Galveston and had a County DBA, he also showed the Board a picture of Ms. Stone with Astronaut Scott Kelly commenting that she was his massage therapist while he was in training. Reverend Neal Tolar of the Calvary Crossroad Church of Santa Fe Texas told them that Ms. Stone had been his therapist for four to five years and Lisa Jordan of Galveston said she was a loyal customer as well. Chairperson Travis Kauffman called for a motion of approval or denial. Vice-Chairperson Karen Williams made the motion to approve the change, Phil Summers seconded and the motion was approved 5-0.
3. Discussion and appropriate action regarding a business plan presented by Kim Nguyen for an Adult Day Care Center at 8117 Highway 6, currently zoned General Commercial (GC) (Case P-2019-06) Chairperson Travis Kauffman called for a motion for discussion. Discussion did not ensue. Chairperson Travis Kauffman called for a motion of approval or denial. Vice-Chairperson Karen Williams made the motion to table the change due to no one being present to answer questions, Robert Norwood seconded and the motion and the item was tabled 5-0.
4. Discussion and appropriate action regarding approval of amending the Code of Ordinances Chapter 155-Subdivisions repealing Sec 155.15 Subdivisions Article II.- Plat Preparation and Approval Procedures through Sec 155.55.-Variances, and replacing with Exhibit A Article II. Plat Preparation and Approval Procedures.Sec.155.15-155.195. Chairperson Travis Kauffman started discussion and after the Board debated the issues Phil Summers called for a motion of approval, Paul Roach seconded and the motion was approved 5-0.

BOARD MEMBER REQUEST:

None

ANNOUNCEMENTS:

None

ADJOURN:

Chairperson Travis Kauffman called for a motion to adjourn Phil Summers made the motion Paul Roach seconded, and the motion was approved 5-0. Adjourned at 6:05 pm.

ATTEST: _____

TRAVIS KAUFFMAN, CHAIRPERSON

D. JOE WOOD, DIRECTOR PLANNING & ZONING