

**MINUTES**  
**REGULAR MEETING**  
**PLANNING & ZONING BOARD**  
**HITCHCOCK CITY HALL 7423 HIGHWAY 6, HITCHCOCK, TEXAS**  
**AUGUST 27, 2019**  
**5:30 P.M.**

MEMBERS PRESENT:

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

MEMBERS ABSENT:

NONE

OTHERS PRESENT:

D. Joe Wood, Community Development & Commissioner Wayne Newton

MEETING CALLED TO ORDER:

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

APPROVAL OF MINUTES:

Regular Meeting – June 23

Chairperson Travis Kauffman asked for a motion to approve the minutes. Vice-Chairperson Karen Williams made the motion, Phil Summers seconded and the motion was approved 6-0

CITIZENS REQUESTING TO SPEAK:

NONE

PUBLIC HEARING:

1. Public Hearing on a change of zoning request submitted by David Keels, from Agricultural Residential (AR) to General Industrial (GI) for the property at 7610 FM 2004. Galveston County CAD Account Number 364083. (Case ZC-2019-05)  
This case was removed from the agenda, due to an error on the certified letter form. It will be moved to the September 24, 2019 agenda.
2. Public Hearing on a change of zoning request submitted by Timothy Webb, from General Commercial (GC) to General Industrial (GI) for the property at 8118 North Railroad. Galveston County CAD Account Number 156486. (Case ZC-2019-06)  
**Timothy Webb** proposed that he wanted to move his 25-foot tall cement production plant from the property he owns at 6326 FM 519 to lot 156486 lot 6 North Railroad so that he could sell the FM 519 property. The Board expressed concerns that this Industrial business was not consistent with the City's Comprehensive Plan.  
**Code Enforcement Officer Candie Serna** advised that she was not in favor of the cement plant move into this area. **Commissioner Wayne Newton** said that he also did not approve of the plant in this area.
3. Public Hearing on a change of zoning request submitted by Steven Theis, from Residential Commercial (RC) to General Commercial (GC) for the property at 6701 FM 2004. Galveston County CAD Account Number 156682. (Case ZC-2019-07)  
**Steven Theis** introduced his business partner to discuss the project, **Hans Schellstede**. Mr. Schellstede advised that he had bought the property when a nursing home was located there and had demolished the building. Mr. Schellstede then gave his history in the development field and discussed the storage building dimensions, layout, landscaping, signage, and both driveway entrances, one of which is regulated by The

Texas Department of Transportation. Drainage issues were a primary concern due to flooding in the area and would be engineered to drain properly.

The Board discussed what was to be stored in the building and were the items stored his or would he be storing for others. Mr. Schellstede said that the items would be his merchandise only; he wasn't sure what would be stored but he was planning on storing electrical and filter products, no hazardous materials.

4. No Public Hearing on a change of zoning request submitted by Andrew Flanagan, from Single Family Residential (SFR) to General Commercial (GC) for the property in the 8700 block of FM 2004. Galveston County CAD Account Number 181637. (Case ZC-2019-09)

**Andrew Flanagan** presented his plan to build a craftsman-style Photography Studio with manicured landscaping for photo ops. The space would be for his wife a photographer and available for other photographers to rent for photoshoots. Most large trees would be preserved for this purpose.

The Board discussed his plans, the neighborhood behind his property, setbacks, and drainage.

Public Hearing closed at 6:04 pm.

#### NEW BUSINESS:

1. Discussion and appropriate action regarding a Zoning Change submitted by David Keels, from Agricultural Residential (AR) to General Industrial (GI) for the property at 7610 FM 2004. Galveston County CAD Account Number 364083. (Case ZC-2019-05)  
This case was removed from the agenda, due to an error on the certified letter form. It will be moved to the September 24, 2019 agenda.
2. Discussion and appropriate action regarding a Zoning Change submitted by Timothy Webb, from General Commercial (GC) to General Industrial (GI) for the property at 8118 North Railroad. Galveston County CAD Account Number 156486 Lot 6. (Case ZC-2019-06)  
The Board had no discussion. Karen Williams made a motion to deny the zoning request to General Industrial and Dusty Norwood seconded and the motion was denied 6-0.
3. Discussion and appropriate action regarding a Zoning Change submitted by Steven Theis, from Residential Commercial (RC) to General Commercial (GC) for the property at 6701 FM 2004. Galveston County CAD Account Number 156682. (Case ZC-2019-07)  
The Board had no discussion. Paul Roach made a motion to approve Phil Summers seconded and the motion was approved 5-1, with Dorothy Childress voting against.
4. Discussion and appropriate action regarding a Zoning Change submitted by Andrew Flanagan, from Single Family Residential (SFR) to General Commercial (GC) for the property in the 8700 blocks of FM 2004. Galveston County CAD Account Number 181637. (Case ZC-2019-09)  
The Board had no discussion. Dorothy Childress made a motion to approve Phil Summers seconded and the motion was approved 6-0.
5. Discussion and appropriate action regarding conceptual design and business plan presented by Baldo Gonzales Salazar for a Tattoo Parlor at 8719 Highway 6, currently Zoned General Commercial (GC). (Case P-2019-06)  
Baldo Gonzales Salazar presented his business plan to open his Tattoo Parlor, offering professional tattoos. Mr. Salazar will have a State License once open.  
The Board and Code Enforcement Officer Candie Serna discussed signage. Karen Williams made a motion to approve Paul Roach seconded and the business plan was approved 6-0.

6. Discussion and appropriate action regarding the Planning and Zoning Board review of the proposed City Ordinance Chapter 150 Section 150.63.  
After a lengthy discussion, the board pulled the item from the agenda.
7. Discussion and appropriate action regarding the Planning and Zoning Board review of the proposed City Ordinance Chapter 154 Section 154.40.  
Code Enforcement Officer Candie Serna advised the Board of examples of why clarification of fencing was needed. Paul Roach made a motion to approve Karen Williams seconded, the discussion continued. Dorothy Childress suggested the words “solid screening fence of wood or masonry at least six (6) feet in height” be removed and replaced with “An approved solid screening fence at least six (6) feet in height”. Paul Roach amended the motion to include the new wording Karen Williams seconded and the motion was approved 6-0.
8. Discussion and appropriate action regarding setting up a workshop to study the creation of Highway 6 Design Guidelines for commercial buildings located in the commercial district along Highway 6.  
The Board discussed workshopping the Highway 6 Guideline, Travis Kauffman suggested studying it a section at a time the Board agreed and the item was pulled from the agenda.

BOARD MEMBER REQUEST:

None

ANNOUNCEMENTS:

None

ADJOURN:

Chairperson Travis Kauffman called for a motion to adjourn Dorothy Childress made the motion Phil Summers seconded, and the motion was approved 6-0. Adjourned at 7:21 pm.

ATTEST: \_\_\_\_\_  
TRAVIS KAUFFMAN, CHAIRPERSON

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D. JOE WOOD, COMMUNITY DEVELOPMENT