

# State of the Community Report

2018





# Foreword

This State of Community report was created by the Fall 2018- Plan 662 students in collaboration with Texas Target Communities and is for the internal educational purposes of the Texas A&M University students (the students who created this document) and Texas Target Community Staff who will be working on the Hitchcock Comprehensive plan in the spring of 2019. This document is not to be reproduced or published without the knowledge of the student collaborators. In the event that this document is published or reproduced outside of the University, the entities who own the reproduction rights of the photos on the cover need to be contacted in order to be granted permission to use their photos in the final document (these entities can be found in the citations throughout this document). If permission is not granted for the use of these photos, the student collaborators should be contacted and an appropriate alternative discussed.

- Hitchcock ISD- Stewart Elementary  
<https://www.hitchcockisd.org/vnews/display.v/SEC/Stewart>
- Hitchcock Chamber of Commerce  
<https://www.hitchcockchamber.com/annual-banquet>
- Galveston County: The Daily News  
[https://www.galvnews.com/blogs/in\\_focus/collection\\_6b432c12-3e11-11e5-ab9d-e3d7d9e3d647.html#16](https://www.galvnews.com/blogs/in_focus/collection_6b432c12-3e11-11e5-ab9d-e3d7d9e3d647.html#16)





# Executive Summary

With an estimated population of 7,464 as of 2016 and population density of 123 people per mile squared, Hitchcock is one of many small towns characteristic of Texas. From 2010 to 2016 it can be seen that Hitchcock is gradually becoming more diverse in terms of the age distribution and racial composition and ethnic composition of its residents. During this time, the percentage of Hitchcock's residents who received higher education increased, the median household income for residents increased, and the percentage of employed residents increased.

Despite these increases from 2010 to 2016, the median household income as of 2016 was \$44,588 and 5.6% of residents were unemployed. Additionally, as of 2016, 24% of residents were in poverty and 21.4% of residents had used food stamps in the past 12 months. This is to say that although median household income did increase, median household income alone does not tell the whole story, especially when there are large income disparities along racial and ethnic lines (which there are in Hitchcock). Income disparities like this can translate into disproportionate poverty levels among minority racial and ethnic groups, as well as other minority groups.

Income disparities can also have effects on a person's ability to reasonably afford housing. As of 2016, the median home value in Hitchcock was \$91,000 (a 19.4% increase from 2010) and the median rent was \$812 (a 2% decrease from 2010). While the housing cost burden of home owners with a mortgage in Galveston County and Texas decreased from 2010 to 2016 by 22.6% (to 27.3% and 24.3% respectively), the housing cost burden for home owners in Hitchcock increased by 14.3% (to 28.0%). Despite decreases in housing cost burden across all three geographies, the housing cost burden for renters was still significantly higher than that of home owners with a mortgage, with 46.8% of renters in Hitchcock, 49.4% of renters in Galveston County, and 47.9% of renters in Texas paying 30% or more of their income towards housing expenses. In terms of affordable housing availability, the most recent units that have been built are the 238 rental units that were completed in 1999 through the Low-Income Housing Tax Credit Program.

Beyond poverty and ability to reasonably afford housing, income is strongly linked to the economic opportunities in an area. From 2005 to 2015, Hitchcock's economy experienced much growth, with the total number of jobs growing from 514 to 1,392, an increase of nearly a 171%. Among the 878 added jobs, 322 jobs came from educational services, which was the fastest growing industrial sector in Hitchcock. Two other rapidly growing industrial sectors were manufacturing (189 added jobs) and construction (148 added jobs). Despite these increase in jobs, only 174 of 1,392 workers (12.5%) both lived and were employed in Hitchcock as of 2015, an increase from 58 (11.3%) in 2005. Workers who lived outside, but were employed in Hitchcock occupied the other 1,218 jobs. The commuters' share of total jobs in Hitchcock decreased from 88.7% in 2005 to 87.5% in 2015, though is still very high, potentially as a result of Hitchcock's proximity to Houston.

Aside from providing greater economic opportunities for commuters, Hitchcock's location gives rise to abundant land, the majority of which being wetlands, both rich in biodiversity and undevelopable. In addition to undevelopable land, much of Hitchcock lies within the 100-year floodplain. Wetlands serve as a naturally occurring mitigation method that protect both natural habitats and the built environment from hazards, such as tropical storms, hurricanes, and flooding.

Located on the south side of Interstate Highway (IH) 45, a main arterial connecting Galveston to Houston, Hitchcock is transected by Texas State Highway (SH) 6 and Farm to Market Road (FM) 2004. These regional connections offer Hitchcock's residents extensive automobile access to the large transportation network connecting the Houston metro area, composed of Houston, Galveston, ports, and other significant activity centers in the region. These roadways are important as many of Hitchcock's residents self-reported as commuting to surrounding cities for employment and they additionally offer access to the evacuation routes as designated by TxDOT. Hitchcock's population heavily relies on road infrastructure, as it is not served by fixed transit routes and is largely neglected by the Houston-Galveston Area Council (H-GAC) and Galveston County Transit District (GCTD) transportation plans, despite its location within their jurisdictions.

In terms of community facilities, Hitchcock houses various types of community facilities. The city now has five public schools, one private school, two doctor's offices, and four parks. Government facilities

in Hitchcock include a city hall, public library, fire station, police department, and the Good Ole Days fairground. Most community facilities in Hitchcock are concentrated around the city center.

Hitchcock's zoning ordinance establishes seven zoning districts within the broader residential, commercial, and industrial categories, with common zoning categories, such as recreational or civic space, not being separated from other uses in the city's land use and zoning makeup. Overall, the city's land use composition reflects its largely rural and residential character, with no obvious downtown core. No allowances for mixed uses exist in the city's code of ordinances, also reflecting traditional neighborhood development patterns in a relatively rural city.

There are many opportunities and challenges that come with becoming increasingly diverse, including identifying and addressing the various barriers that groups within a community could face in terms of having access to information, key facilities, or education and employment opportunities just to name a few. Keeping the occurrence of Hurricane Harvey in 2017 in mind, Hitchcock's current conditions, as well as the opportunities and challenges that these conditions present are bound to have changed, though the exact magnitude of Harvey's impacts will not be clear quantitatively until more data is made available.

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DEPARTMENT OF THE INTERIOR  
U. S. GEOLOGICAL SURVEY

GALVESTON COUNTY, TEXAS  
COUNTY COMMISSIONERS COURT  
E. B. HOLMAN, COUNTY JUDGE  
JAMES A. BOBBEREN (PRECINCT 1), HUMPHREY D. BOYD (PRECINCT 2)  
VICTOR DARTIN (PRECINCT 3), AND W. T. SMITH (PRECINCT 4)  
C. C. WASHINGTON, COUNTY ENGINEER  
(Dickinson)

U. S. G. S.  
**FILE COPY**  
Inspection and Editing

TEXAS  
(GALVESTON COUNTY)  
**HITCHCOCK QUADRANGLE**

Advance sheet  
Subject to correction

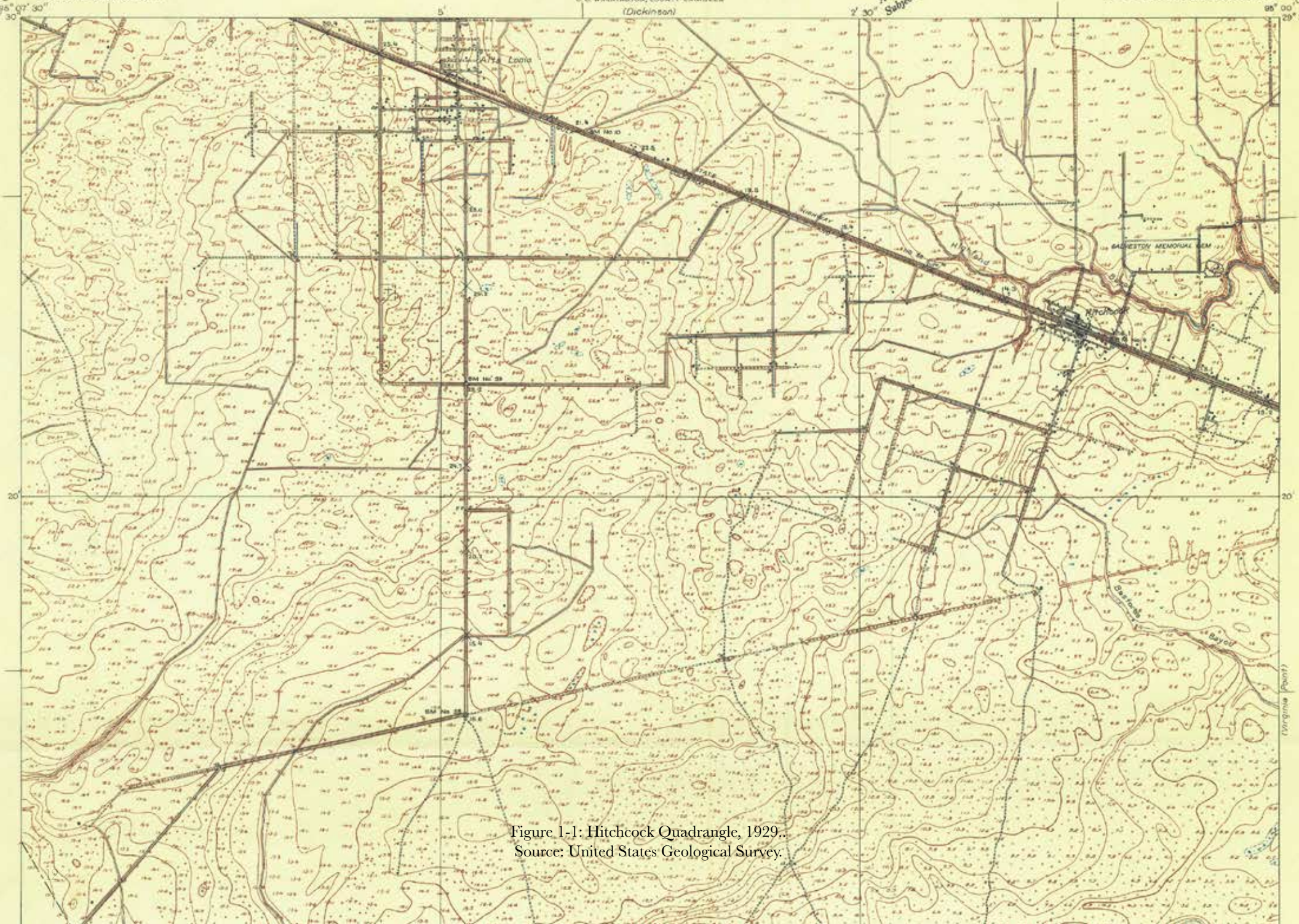


Figure 1-1: Hitchcock Quadrangle, 1929.  
Source: United States Geological Survey.



# History

On May 31, 1848, Jonas Butler acquired one league of land on the Highland Bayou and settled in the area. The community, originally known as Highland, due to the bayou's high banks, soon welcomed German and French settlers shortly after Butler's arrival.

The early Highland settlers sought to capitalize on marketable fresh fruits and vegetables that were in high demand in Galveston. The settlers used their land to grow produce and then traveled across the Highland Bayou to sell their crop in Galveston. Early travelers used the bayou to reach Galveston until the 1870s when the Gulf, Colorado, and Santa Fe Railways connected Galveston with the mainland. In 1873, residents renamed the town after Galveston civic leader Lent M. Hitchcock. Emily Hitchcock, the widow of Lent Hitchcock, offered a 450-foot-wide tract from Cow Gully east to the section house for a town site in exchange for renaming the community after her late husband.<sup>1</sup>

The railroads used Hitchcock as a station between Galveston and Houston in 1873, and Hitchcock became a vegetable shipping center toward the end of the 20th century. Around 1891, Thomas King platted Hitchcock's site and by 1892, the town housed 275 residents. The town had two grocery stores, several fruit growers, and commission merchants. Hitchcock had one public school, which opened in 1894, until a second opened in 1907. The town continued to grow and doubled in size to 550 by 1914. New industries emerged in 1914 including a bank, hotel, blacksmith, and three general stores. The town's population declined after 1920 due to the end of local farming, and by 1925, the population had reduced to 350 residents.<sup>2</sup>

An insect plague in the 1930s caused Hitchcock's economy to crash, and the area sustained economic distress until the 1940s. The 1940s brought local oil and gas development, the establishment of Camp Wallace, and the construction of the Hitchcock Naval Air Station. The Army used Camp Wallace as discharge centers after World War II, and many of those who passed through the camp became residents. These new additions in the 1940s helped the town's population stabilize. Hitchcock's economy boomed after the war and led to the development of basic infrastructure, including natural gas service, telephone service, sewers and roads, in addition to community services, including a chamber of

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# History

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commerce and churches. Hitchcock also established an independent school district in 1948.<sup>3</sup>

Hitchcock benefited from proximity to the petrochemical industrial centers located in Texas City, Chocolate Bayou, and Freeport. Hitchcock's population grew to 1,105 after 1954 and increased steadily through 1960—when the town incorporated. The population soared to 6,954 and served 36 businesses in 1968, but this increase was short lived. The number of Hitchcock residents fell during the 1970s due to development of the National Aeronautics and Space Administration's (NASA) Project Apollo Space Laboratory Project in Clearwater. NASA's space laboratory project was only 20 minutes away from Hitchcock and turned the town into a residential suburb. Hitchcock grew from 5,565 residents and 25 businesses in 1972 to 6,405 residents and 67 businesses by 1988.<sup>4</sup> In 2010, 6,961 residents called Hitchcock home.

In August 2017, Hurricane Harvey devastated the city, damaging an estimated 70% of homes and flooded the city hall.<sup>5</sup> Due to its location, Hitchcock is vulnerable to hurricanes and other coastal natural disasters. Hitchcock rebranded itself as “Hitchcock Strong” after the disaster and committed itself to preparing for future disasters by strategically implementing land planning, resilience policies, development strategies, and inclusiveness strategies.



Figure 1-2: Palmer home in Hitchcock, Tx. 1915.

Source: The portal to texas history.



Figure 1-3: Palmer home in Hitchcock, Tx. 1915.

Source: The portal to texas history.

## Overview

With an estimated population of 7,464 as of 2016 and a population density of 123 people per mile squared, Hitchcock is one of many small towns characteristic of Texas.

From 2010 to 2016 Hitchcock gradually became more diverse in terms of the age distribution and racial and ethnic composition of its residents. During this time, the percentage of Hitchcock's residents who received higher education increased, the median household income for residents increased, and the percentage of employed residents increased.

Despite these increases from 2010 to 2016, the median household income as of 2016 was \$44,588 and 5.6% of residents were unemployed. Additionally, as of 2016, 24% of residents were in poverty and 21.4% of residents had used food stamps in the past 12 months. Although median household income did increase, median household income alone does not tell the whole story, especially when there are large income disparities along racial and ethnic lines (which there are in Hitchcock). Income disparities like this can translate into disproportionate poverty levels among minority racial and ethnic groups, as well as other minority groups.

There are many opportunities and challenges that come with becoming increasingly diverse, including identifying and addressing the various barriers that groups within a community could face in terms of having access to information, key facilities, or education and employment opportunities, to name a few.

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# Demographics

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## Population Growth: Past and Future

With an estimated population of 7,464 as of 2016, Hitchcock's population increased by 6.7% since 2010. This population growth is lower than the 8.3% population growth experienced between 2000 and 2010, though this smaller growth can likely be attributed to the shorter time frame (6 years versus 10 years) and is still likely to increase before 2020. Historically, Hitchcock has experienced an irregular growth rate, with increases and decreases in population largely following the same pattern of Galveston County and Texas, though on a much smaller scale (See Table 2-1 and Figure 2-1).

An exception to this trend is the decline in population that Hitchcock experienced between 1980 and 1990. During this time, Texas experienced a boom in the oil and gas industry, followed by a bust, which resulted in a slow-down in population growth for both Galveston County and Texas. Although Galveston County and Texas both experienced a slight slow-down in population growth respectively, Hitchcock experienced a 13.4% decline in population, dropping Hitchcock's population from 6,655 to 5,868. In order to understand what caused this population decline in Hitchcock during this time period, a more in-depth look at Hitchcock's history should be taken.

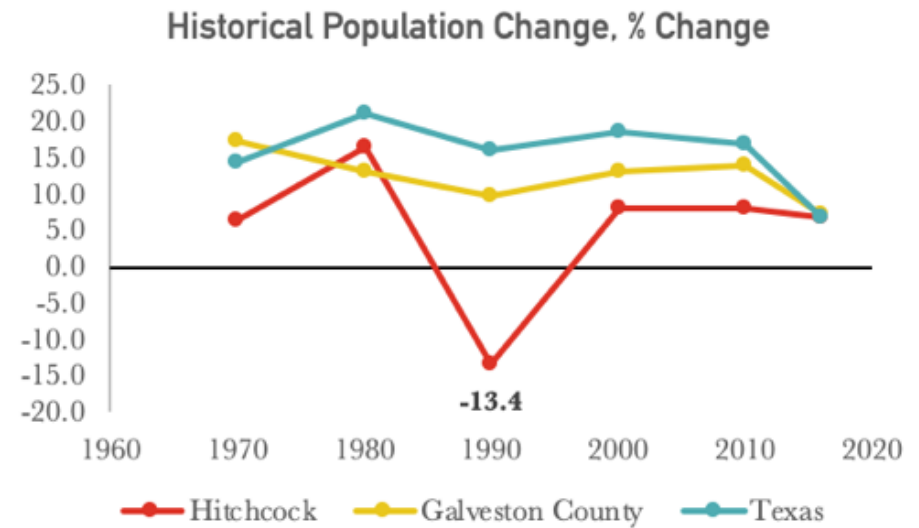


Figure 2-1: Historical Population Change, % Change  
Source: Texas Almanac, Population History from 1850-2000 & U.S. Census Bureau, Table DP05

Since the population decline between 1980 and 1990, Hitchcock's population has recovered and has grown at a steady rate of just over 8% since 2000. With the Texas Water Development Board projecting Hitchcock's population to reach 8,604 people by 2020, it appears that the population will continue to grow at this rate into the future, all things remaining equal (See Table 2-2).<sup>6</sup>

Table 2-1. Population Change through time for Hitchcock, Galveston County, and Texas

Year	Hitchcock	Galveston County	Texas
1950	1,105	113,066	7,711,194
1960	5,216	140,364	9,579,677
1970	5,565	169,812	11,196,730
1980	6,655	195,940	14,229,191
1990	5,868	217,399	16,986,510
2000	6,386	250,158	20,851,820
2010	6,961	291,309	25,145,561
2016	7,464	314,485	26,956,435

Source: Texas Almanac, Population History from 1850-2000 & U.S. Census Bureau, Table DP05

Table 2-2. Population Projections

Year	Hitchcock	Galveston County	Texas
2020	8,604	343,570	29,510,184
2030	10,217	377,373	33,628,653
2040	11,248	403,820	37,736,338
2050	12,053	427,547	41,928,264
2060	12,692	447,126	46,354,818
2070	13,205	465,193	51,040,173

Source: Texas State Water Plan.



It is important to note that projections are calculated predictions that help illustrate what the future may look like for a population based on past trends and are limited as such. Population projections are not able to account for major life changing events, such as Hurricane Harvey, and as a result the population of Hitchcock in 2020 may not match this projection. The same can be said for Galveston County and Texas, though the exact impacts on each will not be clear until the data from the 2020 Decennial Census is published.

A change in overall population would also lead to a change in population density. With a population density of 123 people per square mile, Hitchcock's density as of 2016 is closer to that of Texas's density of 101 people per square mile than Galveston County's density of 762 people per square mile. This difference is largely due to the county containing more densely populated cities, such as Galveston, while Texas contains large metropolitan areas offset by rural towns and huge swaths of undeveloped land or open space used for agricultural, ranching, and oil extraction. With its current density and size, Hitchcock is a characteristic, small Texas town.

### Age and Gender

Generally speaking, the ratio of males to females in a given geographic area in the United States is relatively stable over time, with slightly more females than males. With a ratio of 91 males to 100 females as of 2016, Hitchcock currently follows this same trend and is expected to continue to do so into the future. In terms of the age distribution of a population, a "normal" distribution resembles that of a pyramid, going from youngest to oldest.

Shown in Figure 2-2 and Figure 2-3, Hitchcock's age distribution does not exactly match this pyramid shape and has also experienced some shifting from 2010 to 2016. These shifts generally include increases in the age groups of 50–74, 24–34, 14 and younger. On the other hand, the population showed decreases specifically for men ages 35–44 and 75–85, and women ages 45–49, 15–19, and under 5. These age distributions are far different from both Galveston County and Texas where both distributions more closely resemble a pyramid shape.

Age Distribution by Sex, Hitchcock, TX 2010

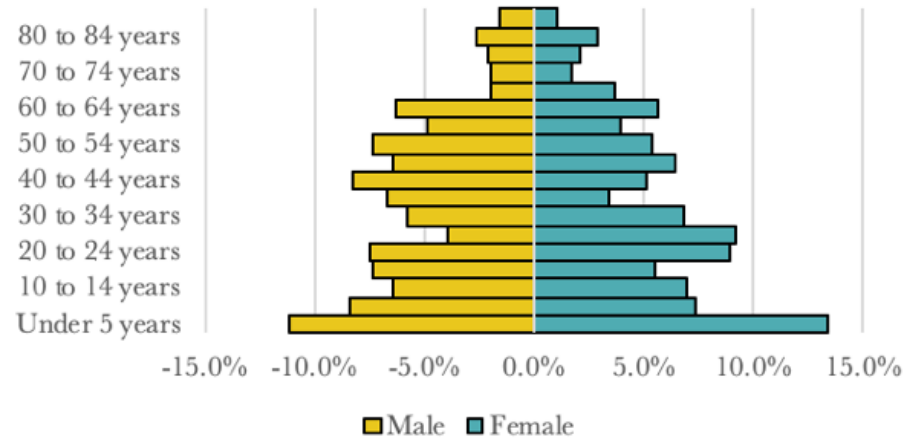


Figure 2-2: Age Distribution by Sex, Hitchcock, TX 2010  
Source: U.S. Census Bureau, Table S0101

Age Distribution by Sex, Hitchcock, TX 2016

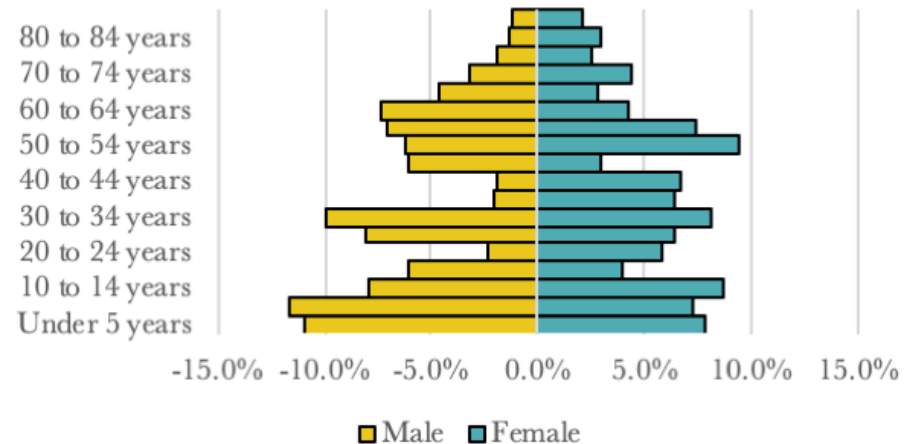


Figure 2-3: Age Distribution by Sex, Hitchcock, TX 2016  
Source: U.S. Census Bureau, Table S0101

## Race and Ethnicity

Table 2-3 below displays the race and ethnicity of Hitchcock residents in 2010 and 2016.

**Table 2-3. Racial and Ethnic Composition of Hitchcock, TX, 2010 and 2016**

Race and Ethnicity	2010	2016
White Alone	61.2%	68.3%
Black or African American Alone	33.5%	28.1%
American Indian and Alaska Native alone	0.6%	0.7%
Asian Alone	0.0%	0.6%
Native Hawaiian and Other Pacific Islander alone	0.0%	0.0%
Some other race alone	2.6%	1.6%
Two or more races	2.1%	0.7%
Hispanic or Latino (of any race)	18.0%	24.2%

Source: U.S. Census Bureau, Table DP05

The 4 most populous racial and ethnic groups in Hitchcock for both 2010 and 2016 are White, Black or African American, Hispanic or Latino (of any race), and Some other race. From 2010 to 2016, Hitchcock's White population increased by 17.1%, while the African American population decreased by 10.3%, the Hispanic or Latino population grew by 31.3%, and Some other race decreased by 50.8%.

Figures 2-4 and 2-5 illustrate how Hitchcock's racial makeup compares to Galveston County and Texas in 2010 and 2016. In 2010, 3 out of 4 of Hitchcock's most populous racial and ethnic groups were close to, yet still less than, the corresponding percentages for both Galveston County and Texas. This includes the White alone population at 61.2%, the Hispanic or Latino (of any race) population at 18.0%, and Some other race at 2.6%. In contrast, at 33.5%, Hitchcock's Black or African American alone population in 2010 exceeded that of both Galveston County and Texas.

**Largest Racial and Ethnic Groups 2010**

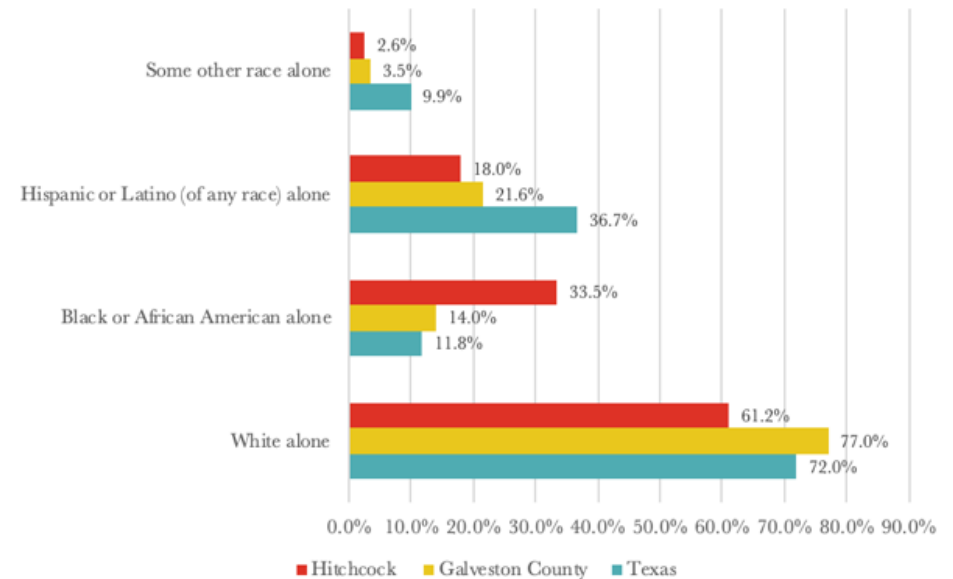


Figure 2-4. Largest Racial and Ethnic Groups in Hitchcock, Galveston County, and Texas, 2010

Source: U.S. Census Bureau, Table DP05

**Largest Racial and Ethnic Groups 2016**

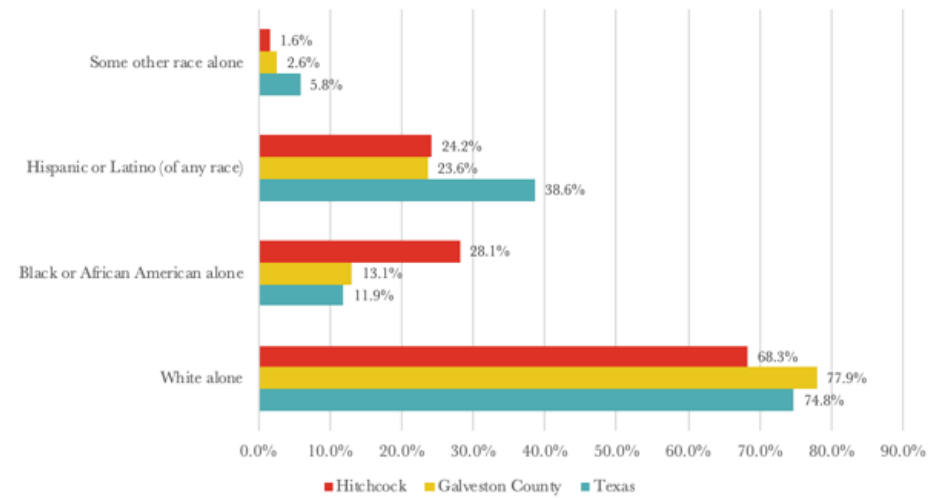


Figure 2-5. Largest Racial and Ethnic Groups in Hitchcock, Galveston County, and Texas, 2016

Source: U.S. Census Bureau, Table DP05

In 2016, while both the White alone population and Hispanic or Latino population increased, the Hispanic or Latino population was Hitchcock's only racial or ethnic group to barely surpass Galveston County, although it was still lower than Texas. Additionally, while Hitchcock's Black or African American population has decreased since 2010, the population is still double that of Galveston County and Texas.

Of the less populous racial and ethnic groups, Hitchcock's Asian population increased by 100.0%, the American Indian and Alaska Native population increased by 20%, and the population identifying as two or more races decreased by 163.6%. While these increases and decreases are significantly larger than when compared to Galveston County and Texas, this can largely be attributed to the Hitchcock's size in comparison to these geographies. Hitchcock has such a small population that any increase or decrease in the population, especially when considering race and ethnicity, will result in a large change. Overall, it appears that Hitchcock's population is slowly moving toward diversity in race and ethnicity that is closer to the state and county.

With a community that is growing increasingly diverse with time, regardless of how fast or slow, the city or town should be aware of specific groups in the community and potential barriers that they may encounter. One of the biggest barriers that a person can encounter is a language barrier. Without the ability to communicate or access information in the language they are most comfortable with, a person's ability to access basic services, including governmental, social, and medical services, are greatly limited if not completely inhibited. With this in mind, Figure 2-6 illustrates the percentage of Hitchcock's population that speaks a language other than English by levels of English fluency.

As can be seen in Figure 2-6, from 2010 to 2016 the level of fluency for those that speak a language other than English increased significantly. It is important to note that while an increase in fluency can mean better access, it is not the only barrier. A small percentage of people who are less fluent in English also does not mean that a city or town should not make its information available in different languages. Access in terms of the ways that information is distributed and its availability, as well as the ways in which information is written are barriers that Hitchcock should take into consideration when communicating information to the community.

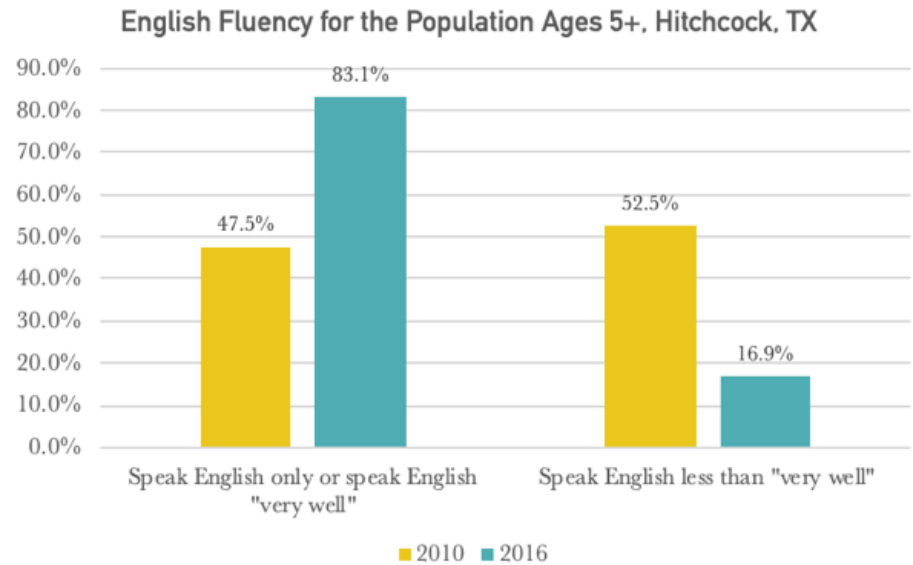


Figure 2-6. English Fluency for Population Ages 5+, Hitchcock, TX.  
Source: U.S. Census Bureau, Table S1601

## Educational Attainment

With correlations to employment opportunities, income, and poverty, educational attainment can indicate or provide insight into potential opportunities and barriers that a community may face. Figure 2-7 and 2-8 displays the percentage of the population 25 and older at each level of educational attainment for Hitchcock, Galveston County, and Texas.

Figure 2-7 shows that, in 2010, 18.1% of Hitchcock residents 25 years and older had less than a high school degree, 45.0% had a high school degree or equivalent, 30.2% had some college or an associate's degree, and 6.7% had a bachelor's degree or higher. The trends in the educational attainment of Hitchcock's residents generally follow that of Texas, with the exception of residents who have a high school degree or equivalent and residents who have a bachelor's degree or higher. While the percentage of residents with a high school degree or equivalent in Hitchcock (45.0%) far exceeded that of Texas (26.0%) and Galveston County (27.1%), the percentage of residents with a Bachelor's degree or higher in Hitchcock (6.7%) was far below that of Texas (25.8%) and Galveston County (26.4%).

From 2010 to 2016, the percentage of Hitchcock residents 25 and older with less than a high school degree decreased by 25.7% (from 18.1% to 14.4%), while residents with a high school degree or equivalent decreased by 20.3% (from 45.0% to 37.4%), residents with some college or an associate's degree increased by 15.6% (from 30.2% to 35.8%), and residents with a Bachelor's degree or higher increased by 46.0% (from 6.7% to 12.4%).

With the percentage of Hitchcock residents 25 and older who had a high school degree or less decreasing by 21.8% (from 63.1% to 51.8%) and those with a Bachelor's degree or higher increasing by 46.0% (from 6.7% to 12.4%) from 2010 to 2016, there appears to be a movement toward obtaining a higher education.

Educational Attainment for Population Ages 25 and Older 2010

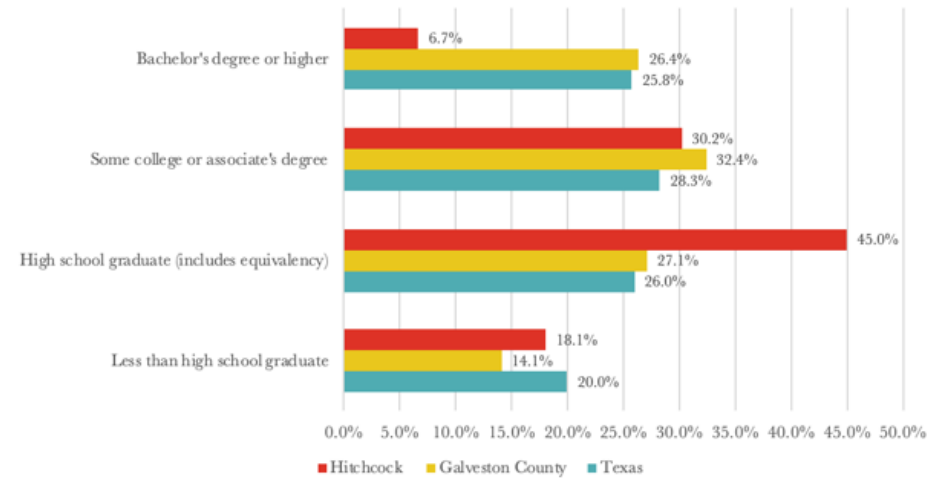


Figure 2-7. Educational Attainment for Population Ages 25 and Older 2010  
Source: U.S. Census Bureau, Table S1501

Educational Attainment for Population Ages 25 and Older 2016

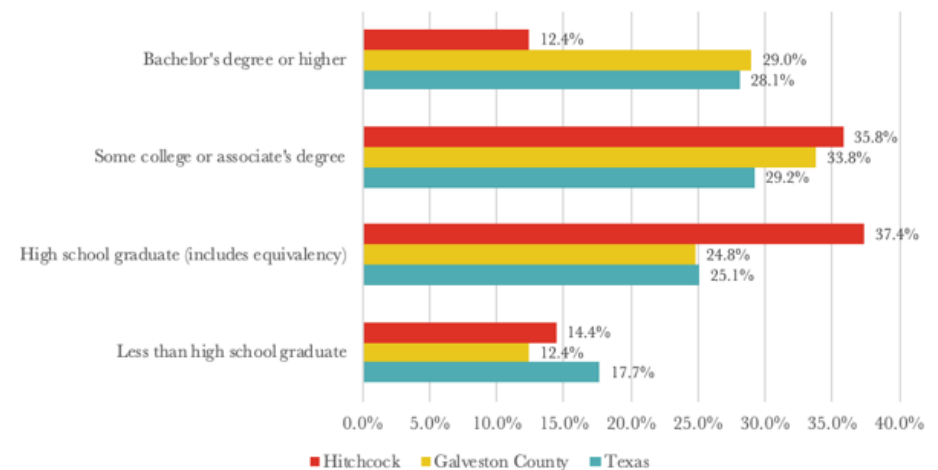


Figure 2-8. Educational Attainment for Population Ages 25 and Older 2016  
Source: U.S. Census Bureau, Table S1501

## Income, Poverty, & Unemployment

From 2010 to 2016, Hitchcock's median household income increased by 7.2% (\$41,392 to \$44,588).<sup>7 8</sup> While the growth in median household income followed more closely that of Galveston County in 2016, Hitchcock's median household income itself is much lower than either Galveston County (\$63,064) or Texas (\$54,727).<sup>17</sup> In addition to having a much smaller median household income, in 2016 Hitchcock had both much higher percentages of residents in poverty (24.0%) and residents who have used food stamps in the past 12 months (21.4%), compared to Galveston County (13.6% and 11.3% respectively) and Texas (16.7% and 13.1% respectively).<sup>18</sup>

While the percentage of residents in poverty and the percentage of residents using food stamps in Hitchcock increased slightly from 2010 to 2016, the percentage of Hitchcock residents 16 and older who are a part of the labor force but unemployed decreased from 8.1% to 5.6% (44.6% decrease).<sup>17 18</sup> Hitchcock's 5.6% unemployed residents is close to but slightly higher than both Galveston County (4.5%) and Texas (4.1%).<sup>18</sup>

Income, poverty rates, and employment status do not vary only by geographic location, but can also vary amongst social groups within the same geographic location. This can be based on race and ethnicity, gender, age, or ability, to name a few. Figures 2-9 and 2-10 illustrate these differences in median household income by race and ethnicity.

The median household income for the most populous racial and ethnic groups in Hitchcock across the board make less than the same racial and ethnic groups in Galveston County or Texas (Figure 2-9). Despite universally making less than Galveston County or Texas, the White alone population still made more than any other group with a median household income of \$49,572, followed by the Hispanic or Latino origin (of any race) group with \$39,167, the Black or African American group with \$31,776, and the Some other race group with \$27,083.

Median Household Income For Most Populous Racial and Ethnic Groups, 2010

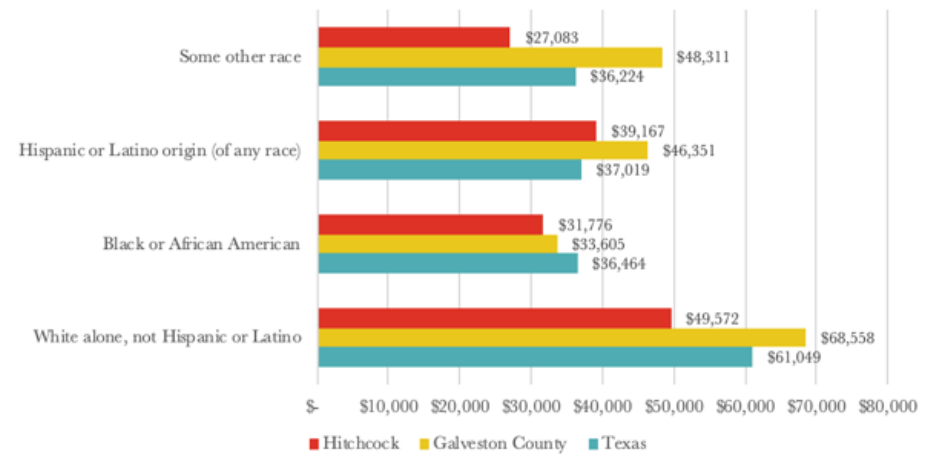


Figure 2-9. Median Household Income For Most Populous Racial and Ethnic Groups, 2010

Source: U.S. Census Bureau, Table S1903

Median Household Income For Most Populous Racial and Ethnic Groups, 2016

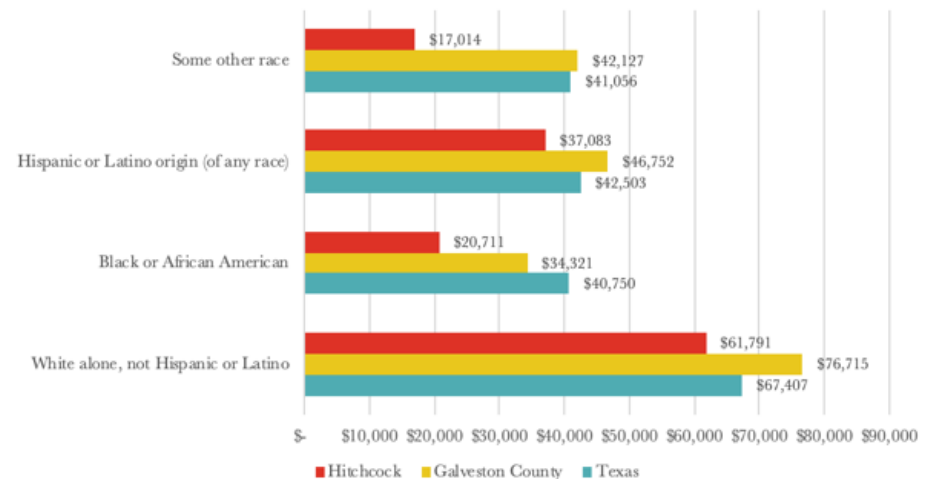


Figure 2-10. Median Household Income For Most Populous Racial and Ethnic Groups, 2016

Source: U.S. Census Bureau, Table S1903

From 2010 to 2016 the median income of the most populous racial and ethnic groups in Galveston County and Texas increased, while the median income for these racial and ethnic groups in Hitchcock decreased, with the exception of the White alone population (Figure 2-10). While the White alone population experienced a 19.8% increase (\$49,572 to \$61,791) in median household income, the Hispanic or Latino origin (of any race) group experienced a 5.6% decrease (\$39,167 to \$37,083), the Black or African American group experienced a 53.4% decrease (\$31,776 to \$20,711), and the Some other race group experienced a 59.2% decrease (\$27,083 to \$17,014).

These graphs reflect great income disparities across the most populous racial and ethnic groups in Hitchcock. These income disparities, like other types of disparities, are complex issues that have persisted through time. Though the reasons for these issues and how to alleviate them are not discussed in this document, it is important to note that they exist and that income disparities like this can translate into disproportionate poverty levels among minority racial and ethnic groups and other minority groups.



## Overview

Hitchcock has a population of 7,464 people with a median household income of \$44,588. From 2015 to 2016, the population of Hitchcock increased, the median household income decreased, and the number of housing units slightly decreased. Hitchcock is a bedroom community, and only 174 people both live and work in the city. The primary housing type in Hitchcock is single-family homes. Most of the city's housing stock was built between 1950 and 1959. As for affordable housing, from 1987 to 1999, five low-income apartment communities containing 238 rental apartments were constructed as part of the Low-Income Housing Tax Credit Program, creating affordable housing for low-income persons in Hitchcock.<sup>9</sup>

03

# Housing

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State of Community Report

## Housing Unit Density

In 2016, Hitchcock had 3,234 total housing units, an increase from 2,846 units in 2010 (Table 3-1)<sup>10 11</sup> The housing density was 47.3 housing units per square mile in 2016. The total population of Hitchcock grew by 558 between 2010 and 2016,<sup>7 8</sup> and the housing stock increased by an additional 214 units during this time.<sup>22 23</sup>

Table 3-1. Total Housing Units Growth from 2010 to 2016, Hitchcock TX

	Hitchcock city,	Galveston County,	Texas
	Texas	Texas	
2010	3,020	132,492	9,977,436
2016	3,234	140,048	10,441,643

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates, Table DP04

## Housing Types

Single-family homes are the most prominent housing types in Hitchcock. As of 2016, nearly 70% of homes in Hitchcock are detached single-unit dwellings, which closely matched the percent of single-unit homes in Galveston County (73.2%) and in Texas (68.0%).<sup>23</sup> When compared to Texas and Galveston County, Hitchcock contains a higher percentage of mobile homes (9.0%) and lower percentage of multifamily units (20.8%) (Figure 3-1).<sup>23</sup>

Types of Households in Hitchcock, TX 2016

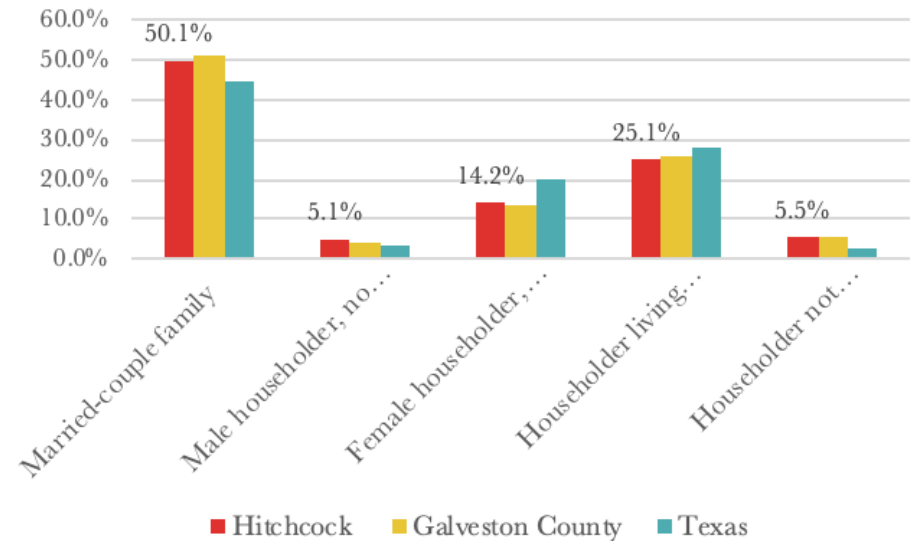
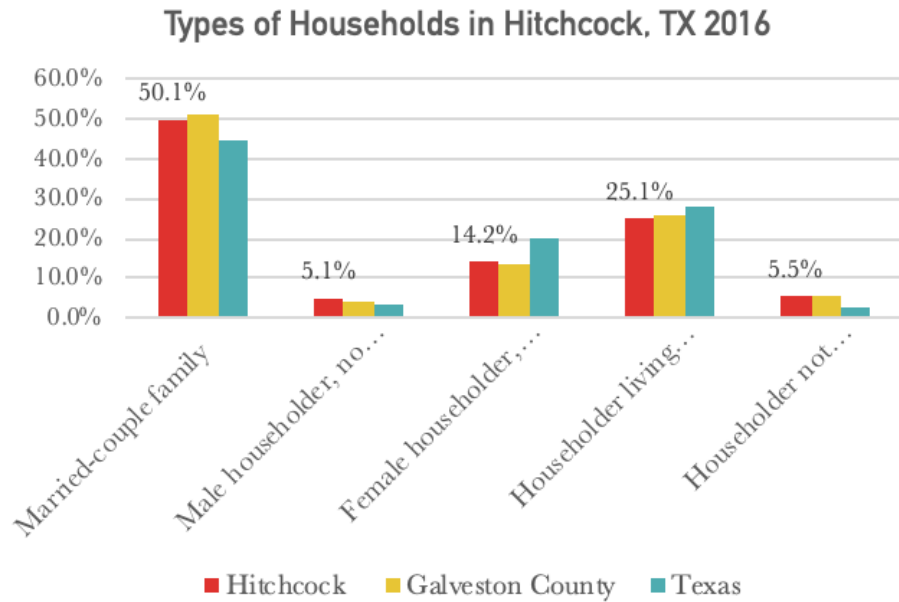


Figure 3-1. Percentage of Housing Types in Hitchcock TX2016

Source: U.S. Census Bureau, 2016, Table DP04

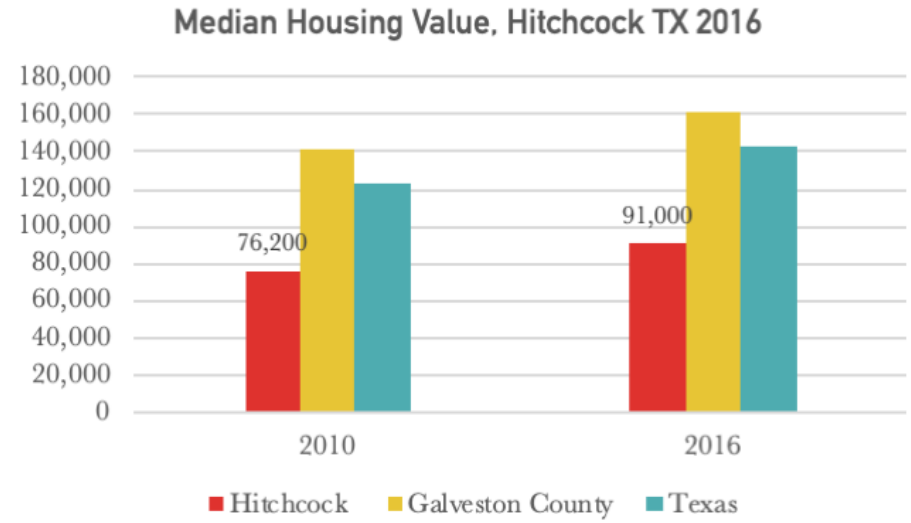
## Households Types

In 2016 Hitchcock had an estimated 2,768 total households, out of which 1,244 (44.9%) were married couple households. This is slightly lower than Galveston County (46.3%) and higher than Texas (39.7%). Compared to Texas and Galveston County, the rate of female householders living independently in Hitchcock was marginally higher than in Galveston and almost seven percentage points lower than in Texas (Figure 3-2).<sup>12</sup> Of the households in Hitchcock, 25.1% are householders living alone.



**Figure 3-2. Types of Households in Hitchcock, TX 2016**

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates, Table B11001



**Figure 3-3. Median Housing Value, Hitchcock TX 2016**

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates, Table DP04

## Housing Price

The median housing value of Hitchcock in 2016 was \$91,000, which is \$13,800 higher than the value in 2010.<sup>22 23</sup> This is \$62,100 lower than that of Galveston County and \$47,300 lower than Texas in 2016 (Figure 3-3). The median household income of Hitchcock in 2016 is \$44,588, which is lower than Galveston County (\$63,064).<sup>13</sup>

## Affordable Housing

The US Department of Housing and Urban Development (HUD) defines a household as being housing cost burdened with 30% or more of the monthly household income is spend on housing costs.<sup>14</sup> A large number of low-income households (earning less than \$20,000 annually) spend 30% or more of their income on housing and are considered housing cost burdened (100% for owners and 89% for renters) in Hitchcock.<sup>15</sup> Figure 3-4 demonstrates the necessity of offering affordable housing for low-income households in Hitchcock.

There are 6 low-income housing apartment complexes that contain 296 affordable rental apartments in Hitchcock.<sup>16</sup> Around 144 of these apartments set rent based on income.<sup>28</sup>

## Occupancy vs Vacancy Rate

Figure 3-5 and Table 3-2 show that 14.4% of total housing units are vacant in Hitchcock, which is lower than that of Galveston County (17.4%) and higher than that of Texas (11.1%).<sup>17</sup> The small number of total housing units available in this city makes it hard to reach exact conclusions about the implications of the vacancy rate.

**30 percent or more of Income spend on Owner-Occupied and Renter-Occupied Housing, Hitchcock TX 2016**

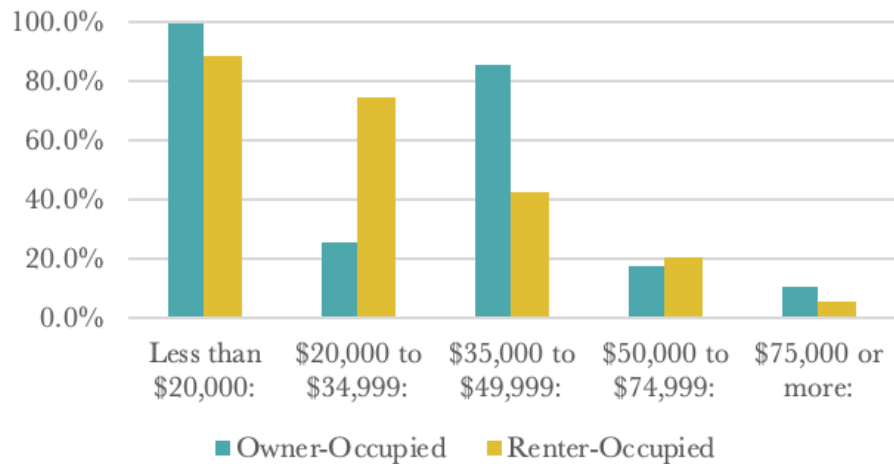


Figure 3-4. 30 percent or more of Income spend on Owner-Occupied Housing, Hitchcock TX 2016

Source: U.S. Census Bureau, 2016, Table: B25106

Table 3-2. The Number of Occupied vs. Vacant Housing Units, Hitchcock TX 2016

	Hitchcock	Galveston County	Texas
Occupied	2,768	115,685	9,289,554
Vacant	466	24,363	1,152,089
Total:	3,234	140,048	10,441,643

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates, Table DP04

Percentage of Total Housing Units: Occupied vs. Vacant, Hitchcock TX 2016

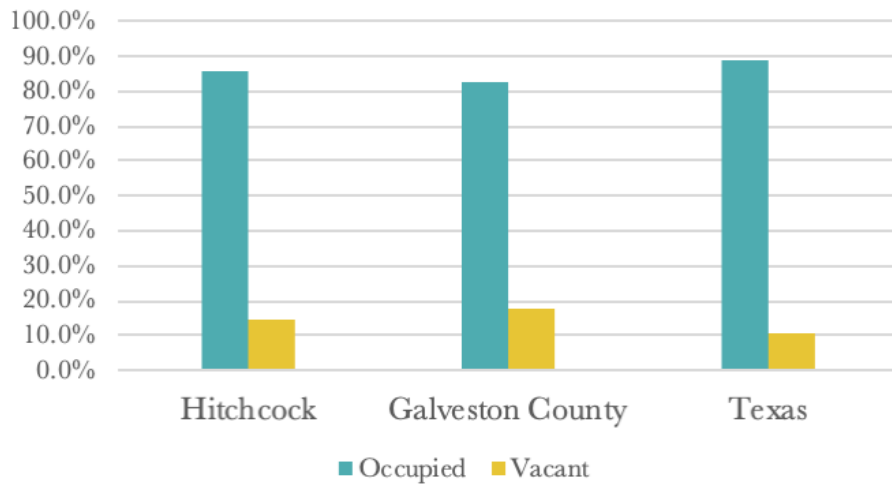


Figure 3-5. Percentage of Total Housing Units: Occupied vs. Vacant, Hitchcock TX  
Source: U.S. Census Bureau, 2016, Table B25002

Distribution of Vacant Housing, Hitchcock TX 2016

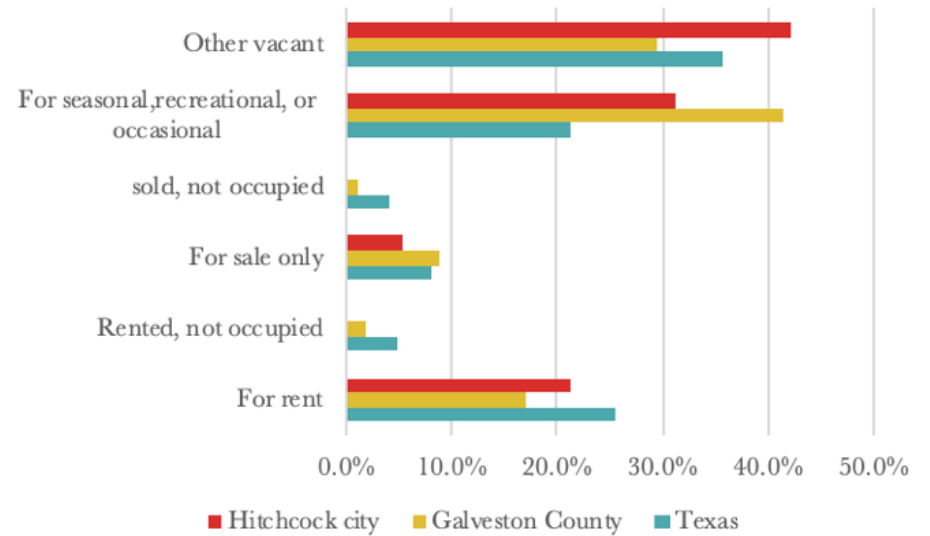


Figure 3-6. Distribution of Vacant Housing, Hitchcock TX 2016  
Source: U.S. Census Bureau, 2016, Table B25004

### Vacancy Status

The vacancy status published by the U.S. Census Bureau considers all unoccupied housing units vacant and categorizes them by the terms under which the unit may be occupied (e.g., for rent, for sale, or for seasonal use only).<sup>18</sup>

For example, Figure 3-6 shows 31.3% of vacant homes are seasonal homes (146 out of 466 vacant units) in Hitchcock.<sup>19</sup> The calculated vacancy rate in Hitchcock is lower than in Galveston County and higher than in Texas. There are 124 vacant units, making up 3.8% of total housing units in Hitchcock.<sup>31</sup>

### Owner Occupied vs Renter Occupied Housing

In 2016 there were an estimated 1,782 owner-occupied housing units, 64.4% of all units (Figure 3-7). The 2016 owner-occupied housing share increased from 61.1% in 2010, but was lower than the record in 2000. In comparison with Galveston County and Texas, the owner-occupied housing share in Hitchcock is 1.8% lower than in Galveston County and 2.5% higher than in Texas.

The renter-occupied housing share is 35.6% in Hitchcock, 33.8 in Galveston County and 38.1% in Texas (Figure 3-8).<sup>23</sup> Hitchcock's 2016 renter-occupied housing share was a decrease from 38.7% in 2010.<sup>22 23</sup>

### Percentage of Owner-Occupied Occupancy Rate, Hitchcock TX 2016

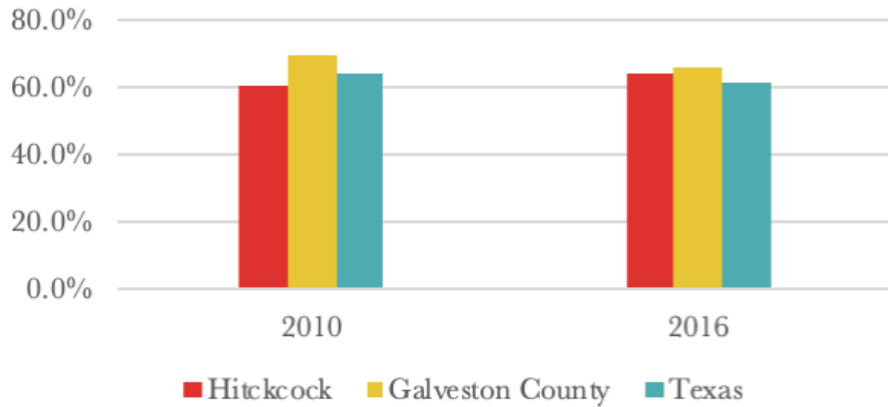


Figure 3-7. Percentage of Owner-Occupied Occupancy Housing, Hitchcock TX 2016  
Source: U.S Census Bureau, 2016, Table DP04

### Housing Projection

The housing projection for Hitchcock is based on the projected 2040 population, current average household size, and vacancy rate information. It also takes into consideration an assumed amount of future housing losses due to hazard damage, demolitions and abandonment. The projected 2040 population is 11,248,<sup>10 20</sup> and the estimated average household size as of 2016 is 2.7 people.<sup>21</sup>

The vacant housing share in Hitchcock is 14.4% in 2016.<sup>29</sup> Based on these criteria, Hitchcock can expect to need an additional 1,633 housing units by 2040.

### Percentage of Renter-Occupied Occupancy Rate, Hitchcock TX 2016

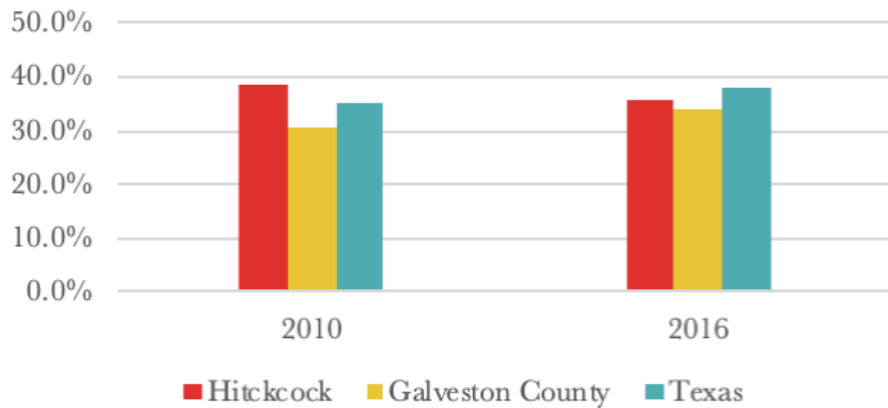


Figure 3-8. Percentage of Renter-Occupied Occupancy Housing, Hitchcock TX 2016  
Source: U.S. Census Bureau, 2016, Table DP04



## Overview

Due to the strategic location of Hitchcock, which gives the community diverse opportunities to develop within the Houston-Galveston Region, the economy of Hitchcock grew from 2005 to 2015.

Over the ten-year period from 2005 to 2015, the number of jobs grew from 514 to 1,392, which was nearly a 171% increase. Among the 878 added jobs, 322 jobs came from educational services, which was the fastest growing industrial sector in Hitchcock. This can be attributed to the five public schools located here: Hitchcock Kids First Head Start, Hitchcock Primary School, Stewart Elementary School, Crosby Middle School, and Hitchcock High School. Two other rapidly growing industrial sectors were manufacturing (189 added jobs) and construction (148 added jobs).

Comparing the job distribution in Hitchcock, most jobs are concentrated in the central business district of the city. Some new jobs, mainly from construction and manufacturing, are also located on the edges of the city center and along FM 2004. Part of the reason could be that from 2005 to 2015, businesses developed along FM 2004, including Republic Helicopters Inc., Burks Concrete, Custom Chemical Services, Grandsport Speedway, FSI Field Specialties Inc., and other industries shaped around Industrial Park Boulevard in northern Hitchcock.

## Economic Growth

From 2005 to 2015, the number of jobs in Hitchcock increased by 878 (170.8%).<sup>22</sup> This is considerably higher than the growth rate for both Galveston County (21.1%) and the Houston-Galveston Area Council Region (32.4%), as well as Texas (25.6%). Figure 4-1 shows the employment growth rate from 2005 to 2015 for Hitchcock, Galveston County, and Texas.

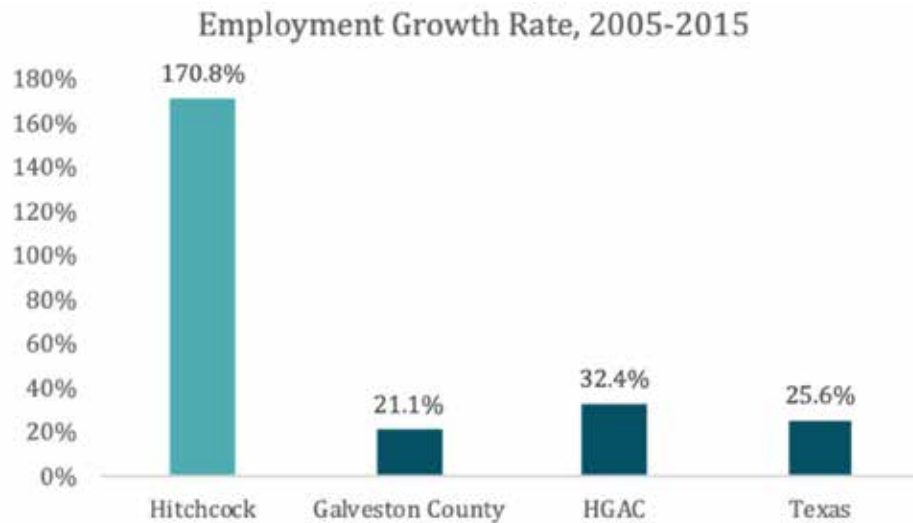


Figure 4-1. Employment Growth in the City of Hitchcock, Galveston County, HGAC Region, and State of Texas, 2005-2015

Source: OnTheMap Application, 2005, 2015

Economic growth in Hitchcock cannot exclusively explain this increase in the number of jobs. Part of the reason is the changes in definitions and methodology of Longitudinal Employer–Household Dynamics (LEHD) Origin-Destination Employment Statistics. According to the LEHD Origin-Destination Employment Statistics (LODES) Dataset Structure report, “Datasets for 2010 and later contain additional Job Types that cover Federal employment as supplied by the Office of Personnel Management (OPM).”<sup>23</sup> As a result, the job increase statistic inflated artificially.

Table 4-1. Total Number of Jobs by Industries in the City of Hitchcock, 2005, 2015

NAIC Industry Sectors	2005	2015	Absolute Change
Educational Services	14	336	322
Manufacturing	7	196	189
Construction	65	213	148
Public Administration	49	110	61
Other Services (excluding Public Administration)	45	105	60
Real Estate and Rental and Leasing	2	44	42
Accommodation and Food Services	75	113	38
Wholesale Trade	12	45	33
Finance and Insurance	11	38	27
Health Care and Social Assistance	13	26	13
Professional, Scientific, and Technical Services	5	17	12
Administration & Support, Waste Management ...	18	29	11
Arts, Entertainment, and Recreation	0	11	11
Information	0	3	3
Utilities	4	6	2
Agriculture, Forestry, Fishing and Hunting	0	0	0
Management of Companies and Enterprises	0	0	0
Mining, Quarrying, and Oil and Gas Extraction	28	3	-25
Transportation and Warehousing	80	52	-28
Retail Trade	86	45	-41
<b>Total</b>	<b>514</b>	<b>1392</b>	<b>878</b>

Source: OnTheMap Application, 2005, 2015

Table 4-1 shows changes in the total number of jobs in Hitchcock from 2005 to 2010. The fastest growing industries by number of jobs were educational services with 322 added jobs and a 21.4% growth in employment share, manufacturing with 189 added jobs and a 12.7% growth in employment share, and construction with 148 added jobs and a 2.7% growth in employment share. Meanwhile, Hitchcock lost 41 jobs in retail trade with a 13.5% decrease in employment share, 28 jobs in transportation and warehousing with an 11.8% decrease in employment share, and 25 jobs in mining, quarrying, and oil and gas extraction.<sup>34</sup>

## Industry Specialization by Employment Share

The employment share by industry identifies local economic drivers in an efficient way. It can provide an opportunity to look inside the region's workforce, the strengths and weaknesses of the local economy, and potential job opportunities that may be available. Employment data by North American Industry Classification System (NAICS) industry sector in Hitchcock is compared to Galveston County and Texas as benchmark regions.

Figure 4-2 shows the employment share of NAICS industry sectors in Hitchcock, Galveston County, and Texas in 2015.<sup>34</sup>

The City of Hitchcock has a higher share of workers than both Galveston County and Texas in the following industries:

- Educational Services,
- Construction,
- Manufacturing,
- Public Administration, and
- Real Estate and Rental and Leasing.

On the other hand, Hitchcock has a smaller employment share than Galveston County and Texas in the following industries:

- Retail Trade;
- Professional, Scientific, and Technical Services;
- Construction;
- Mining, Quarrying, and Oil and Gas Extraction;
- Health Care and Social Assistance;
- Finance and Insurance;
- Administration & Support, Waste Management and Remediation;
- Accommodation and Food Services;
- Arts, Entertainment, and Recreation;
- Utilities;
- Mining, Quarrying, and Oil and Gas Extraction; and
- Information.

## Location Quotient Analysis

The location quotient (LQ), which is calculated by dividing the local employment share by the benchmark employment share, helps one understand regional industrial specialization in comparison to the city. In this case, the local employment share refers to Hitchcock and the benchmark refers to the H-GAC Region. If the LQ value is greater than one, this means the study area has a higher share of employment in comparison to the region and exports goods and services from that specific industry to other regions. If the value is below one, this shows that the city has to import this kind of goods and services from other regions.

A location quotient analysis can give the city a clearer view of different industry sectors and help them plan for the future. On one hand, the city can encourage investment and development in specialized industries. On the other hand, the city may choose to help diversify the local economy by investing in other industries with high potential. After defining their goal, cities can plan their economic future, prioritize industries, and recruit businesses based on their specialization.

For location quotient analysis, cities usually compare themselves to the county. Since Hitchcock is in close proximity to Houston and they have economic ties with each other, planners used the H-GAC region as the benchmark to develop a relevant understanding. Table 4-2 shows Hitchcock's industry sectors with LQ values over one in 2015, and the complete tables in both years are attached at the end of this chapter. Public administration has the highest LQ of 3 among all industry sectors. Educational services, with 2.5, and construction, with 2, follow in the next ranks.<sup>34</sup>

An industry sector with a high employment share in the local industry will not necessarily have a high location quotient. For example, real estate and rental and leasing makes up 3.2% (44 jobs) of total employment and manufacturing makes up 14.1% (196 jobs), but both hold LQ values of 1.6. This is due to real estate and rental and leasing only having a 1.9% employment share in the H-GAC region, while manufacturing has an 8.6% employment share.

## NAICS Industry Sectors by Employment Share, 2015

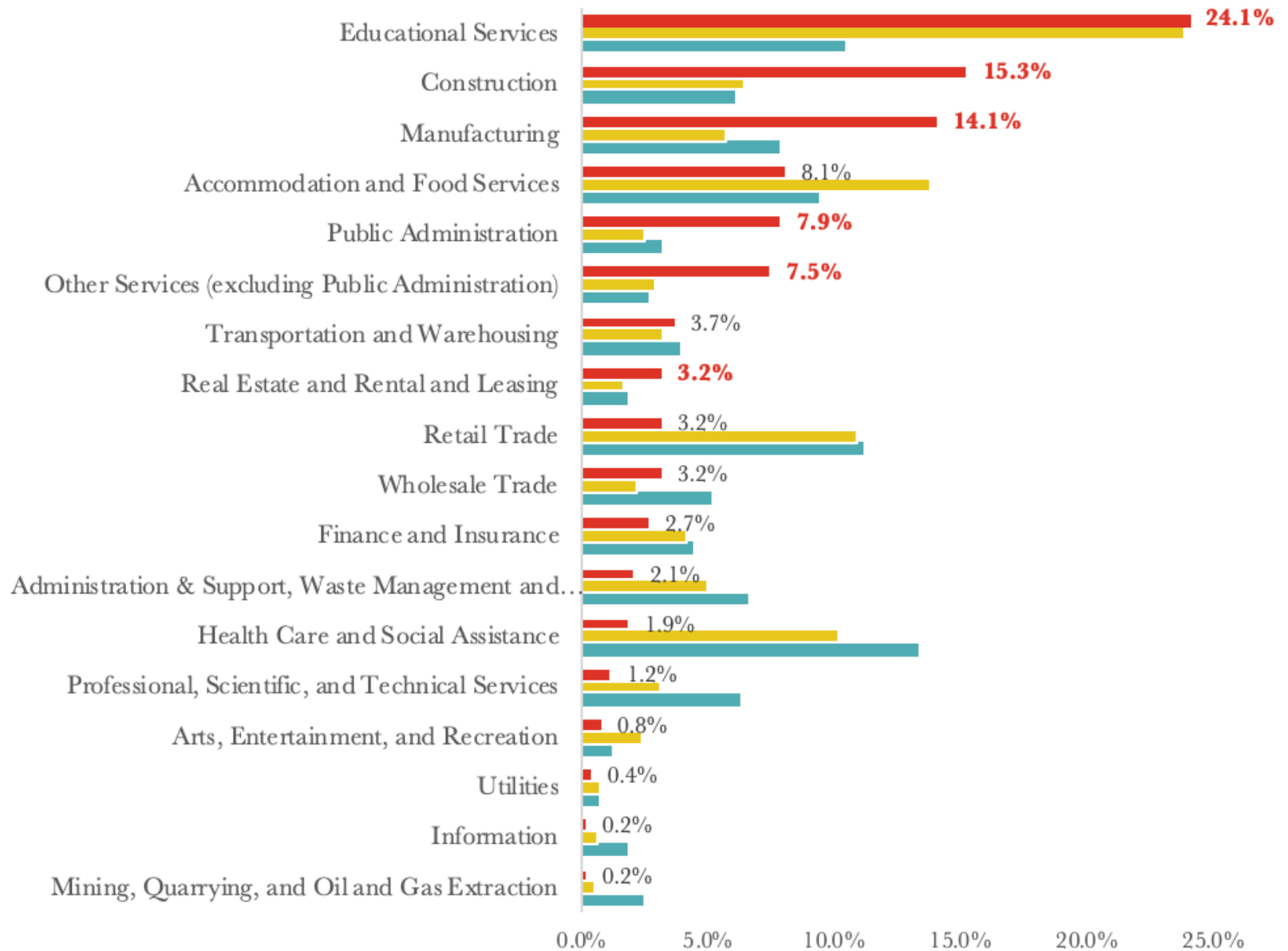


Figure 4-2. NAICS Industry Sectors by Employment Share in Hitchcock, Galveston, and Texas, 2015  
 Source: OnTheMap Application, 2015

Table 4-2. Location Quotient for Major Industries in Hitchcock greater than one, 2015

NAIC Industry Sectors	Hitchcock, TX		HGAC Region		Location Quotient
	Count	Share	Count	Share	
Public Administration	110	7.9%	80488	2.6%	3.0
Educational Services	336	24.1%	2939	9.7%	2.5
Construction	213	15.3%	230670	7.6%	2.0
Real Estate and Rental and Leasing	44	3.2%	58432	1.9%	1.6
Manufacturing	196	14.1%	261354	8.6%	1.6
<b>Total</b>	<b>899</b>		<b>426,280</b>		

Source: OnTheMap Application, 2015

### Economic Base Model

Economic base analysis identifies industries key to the local economy. The defining assumption of the economic base model is that all economic activities can either be classified as basic or non-basic.<sup>24</sup> Basic industries are responsible for exports into the region and bring new income to the city, while non-basic industries mostly support industries or activities for the basic industries. A negative basic employment indicates that imported goods or services fulfill the needs of the economy. Hence, the industry has no contribution towards the base economic multiplier and is not included in the calculation.

### Basic vs. Non-Basic Industries

Basic industries export their products or services to the consumers outside the local market. They help bring money into the local area and stimulate economic growth by providing goods and services. Basic industries generally help in the establishment of new non-basic industries or activities. Industries with LQ values higher than one are basic industries; basic industries can have widespread effects on the entire local economy.

The location quotient analysis of industries in Hitchcock indicates that public administration (LQ = 3), educational services (LQ = 2.5), construction (LQ = 2), real estate and rental and leasing (LQ = 1.6), and manufacturing (LQ = 1.6) are basic industries.

Non-basic industries are sectors that provide goods and services to local consumers and support basic industries. Although they don't have as large an effect on the local economy as basic industries, they are vital elements in the local economy. They can induce spending locally and are therefore partially responsible for the recirculation of capital, as opposed to basic industries that induce income and spending across the city. Table 4-3 shows non-basic industries in Hitchcock by their employment count, share, and their location quotient.



**Table 4-3. Non-basic Industries in the City of Hitchcock, 2015**

NAIC Industry Sectors	Employment		Location
	Count	Share	Quotient
Accommodation and Food Services	113	8.2%	0.9
Transportation and Warehousing	52	3.7%	0.9
Retail Trade	45	3.2%	0.3
Wholesale Trade	45	3.2%	0.5
Finance and Insurance	38	2.7%	0.8
Administration & Support, Waste Management and Remediation	29	2.1%	0.3
Health Care and Social Assistance	26	1.9%	0.2
Professional, Scientific, and Technical Services	17	1.2%	0.2
Arts, Entertainment, and Recreation	11	0.8%	0.7
Utilities	6	0.4%	0.6
Information	3	0.2%	0.2
Mining, Quarrying, and Oil and Gas Extraction	3	0.2%	0.1
Agriculture, Forestry, Fishing and Hunting	0	0.0%	0
Management of Companies and Enterprises	0	0.0%	0

Source: OnTheMap Application, 2015

## Economic Base Multiplier Analysis

An economic base multiplier refers to the ratio of the number of total jobs created by the number of basic jobs created. An economic base multiplier indicates the total number of new jobs that will be created by every added job to a basic industry sector. Table 4-4 shows basic employment in Hitchcock. Basic industries are a driving force of the local economy, so increases in these sectors will lead to increases in non-basic sectors and consequently cause an overall increase in local economic activities.

The economic base multiplier for Hitchcock in 2015 was 2.92, which indicates that adding 100 jobs in a basic industry will create 292 additional employment opportunities in the whole local economy.

**Table 4-4. Basic Employment for Industries in Hitchcock, 2015**

Industry Sector	Basic Employments	Total Employments
Construction	108	213
Educational Services	202	336
Public Administration	73	110
Real Estate and Rental and Leasing	17	44
<b>Total</b>	<b>477</b>	<b>899</b>

Source: OnTheMap Application, 2015

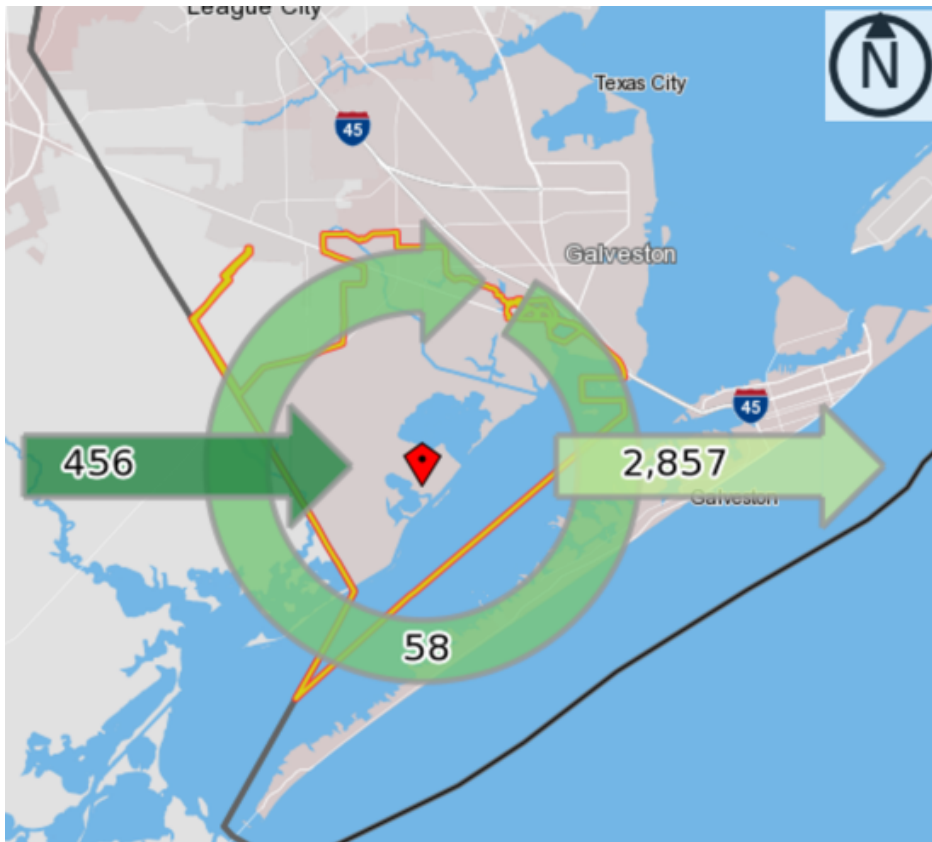


Figure 4-3. Inflow/Outflow of Jobs in the City of Hitchcock, 2005  
Source: OnTheMap Application, 2005

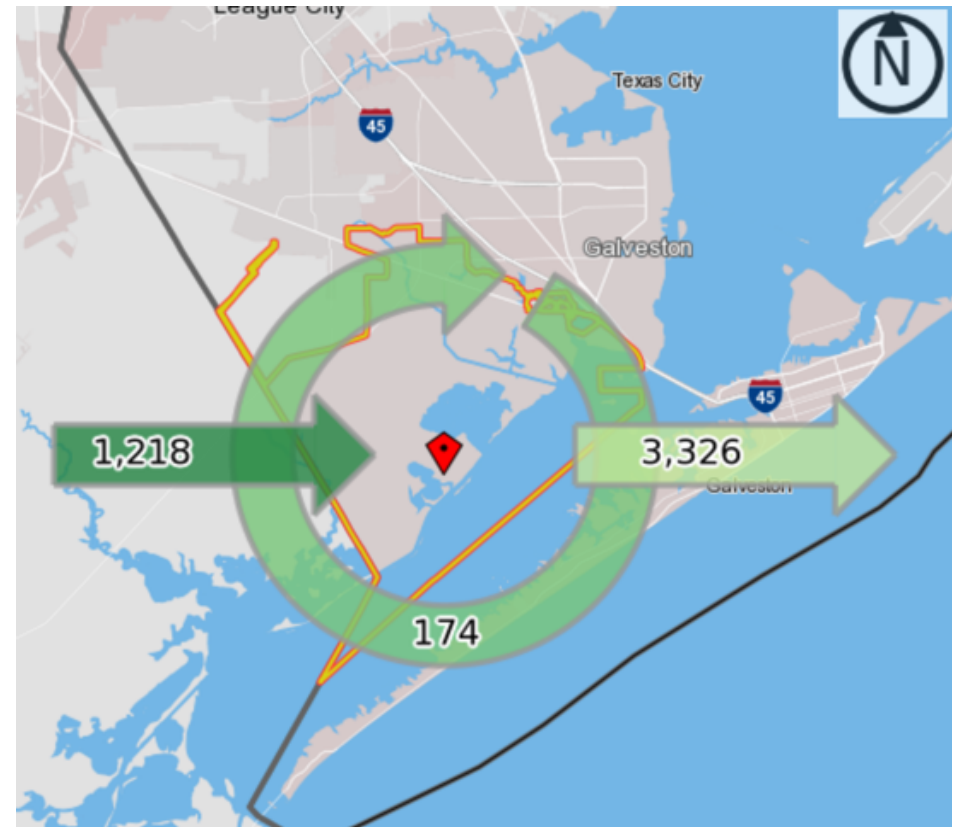


Figure 4-4. Inflow/Outflow of Jobs in the City of Hitchcock, 2015  
Source: OnTheMap Application, 2015

### Job Density and Flows

An inflow-outflow analysis measures the inter-regional commute for jobs within the geography. The total employment count used for this analysis is incomplete and, therefore, has limitations. For this report, it focuses on the decade from 2005 to 2015.

Looking at the inflow and outflow of jobs in Hitchcock (Figures 4-3 and 4-4), in 2015, only 174 of 1,392 workers (12.5%) both lived and were employed in Hitchcock, an increase from 58 (11.3%) in 2005. Workers who lived outside but were employed in Hitchcock occupied the other 1,218 jobs. Only 456 commuted to work from outside city boundaries in 2005. Commuters' share of total jobs decreased from 88.7% in 2005

to 87.5% in 2015.<sup>25</sup> This could mainly be due to economic growth and the creation of new job opportunities in Hitchcock, which has attracted more workers from other cities.

It is important to note that 3,326 people who live in Hitchcock worked outside the city's limits in 2015, meaning that although it may be cheap to live in Hitchcock, there may not be the amount or type of employment residents need. The high number of workers who travel

**Table 4-5. Top five locations of residence for workforces employed in Hitchcock, 2015**

Communities	Count	Share
<b>Hitchcock, TX</b>	<b>174</b>	<b>12.5%</b>
Texas City, TX	156	11.2%
Houston, TX	107	7.7%
La Marque, TX	101	7.3%
League City, TX	101	7.3%
Galveston, TX	74	5.3%
All other Locations	679	48.7%
<b>Total All Jobs</b>	<b>1,392</b>	<b>100.0%</b>

Source: OnTheMap Application, 2015

to and from Hitchcock for work could also be due to the proximity of neighboring cities.

Texas City holds the highest share of people who work in Hitchcock but live out of town. Table 4-5 shows the top five locations from where people who work in Hitchcock commute.

### Job by Distance

Looking at distance and direction patterns of commuters in Hitchcock (Figures 4-5 and 4-6), the highest proportion of commuters travel from the northwest and north. Most of the commuters live in neighboring cities like Santa Fe, League City, and Houston and drive to work in Hitchcock. The distance/direction diagram for 2015 compared with 2005 shows an increase in the number of jobs from the north that could be due to an increase in the total number of jobs in the northern part of Hitchcock, along Highway 6.

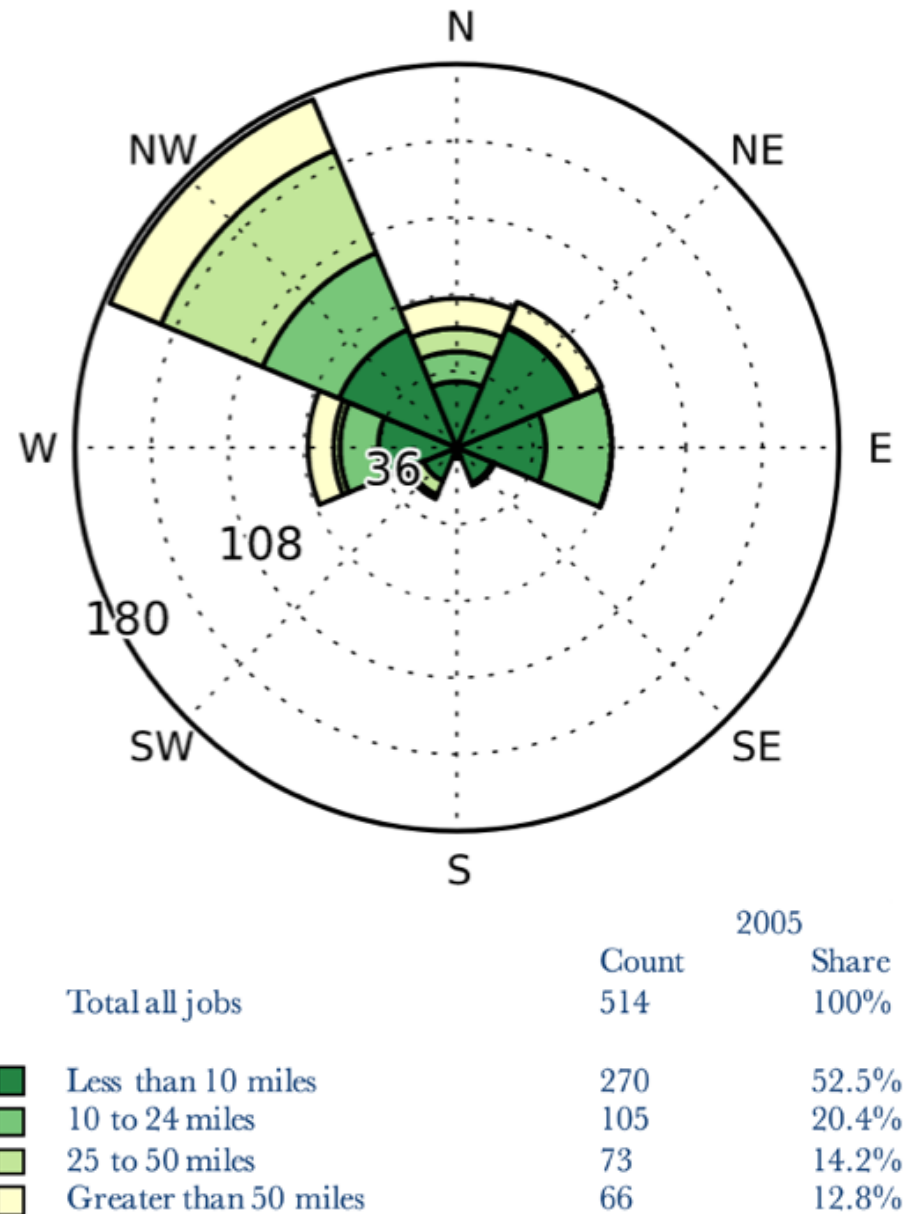
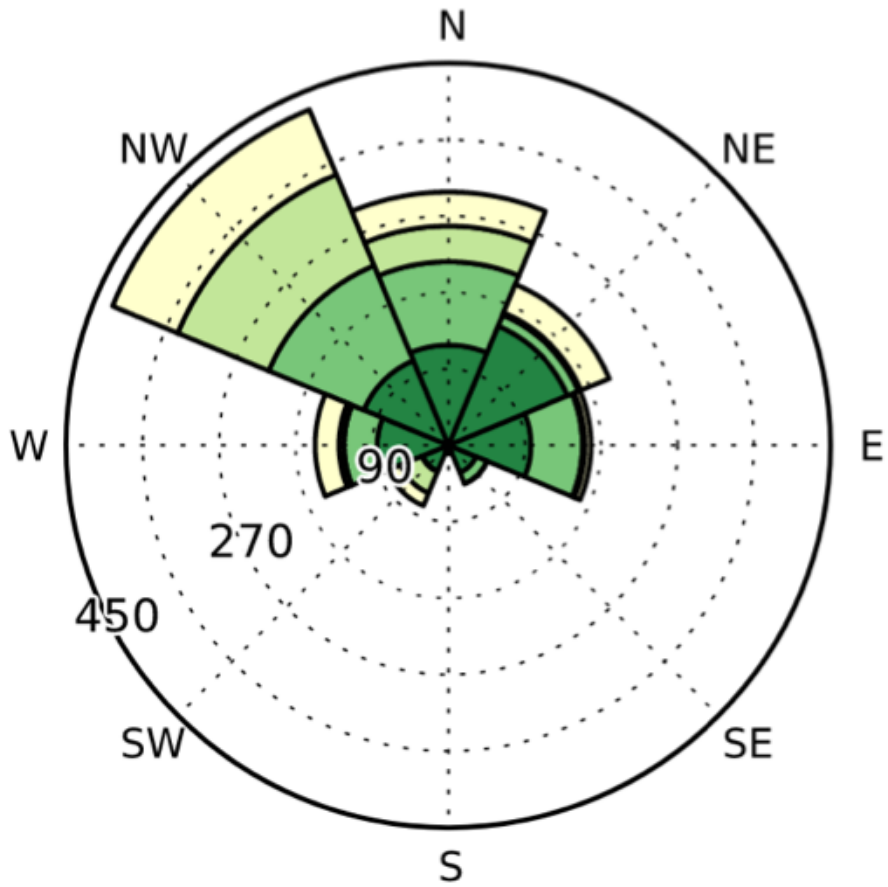


Figure 4-5. Job Counts by Distance/Direction in Hitchcock, 2005

Source: OnTheMap Application, 2005



2015

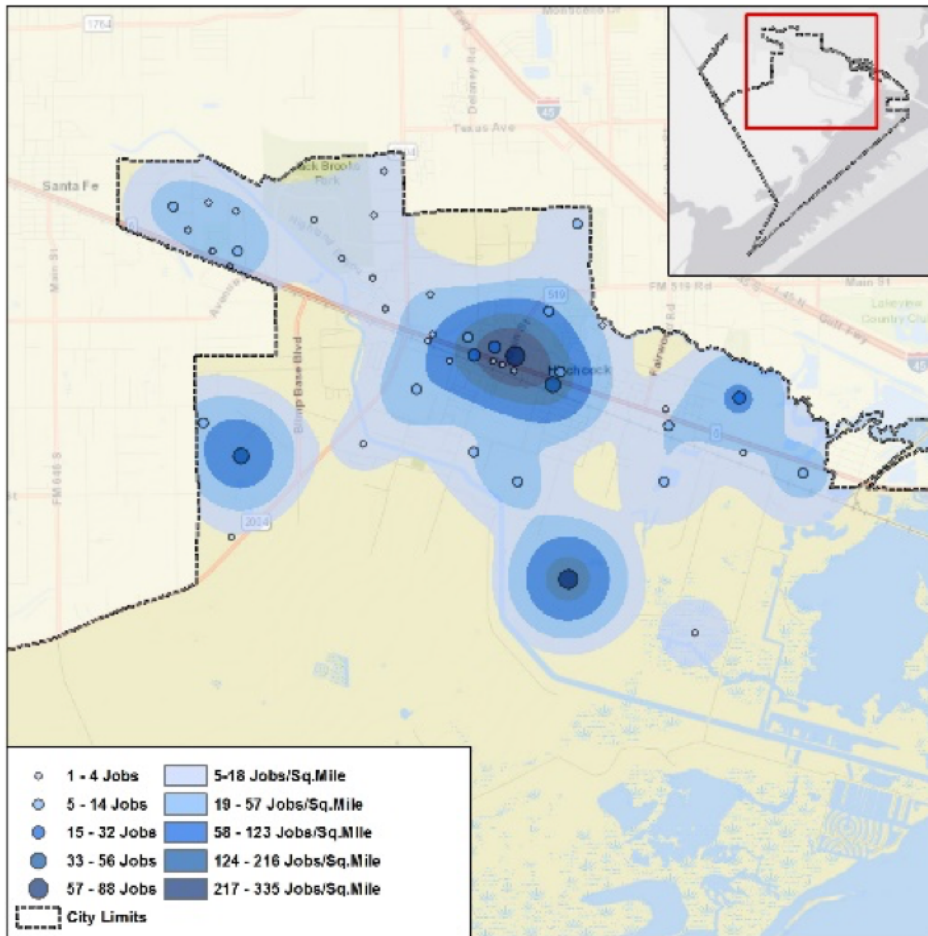
	Count	Share
Total all jobs	1,392	100%
Less than 10 miles	635	45.6%
10 to 24 miles	350	25.1%
25 to 50 miles	197	14.2%
Greater than 50 miles	210	15.1%

Figure 4-6. Job Counts by Distance/Direction in Hitchcock, 2015

Source: OnTheMap Application, 2015

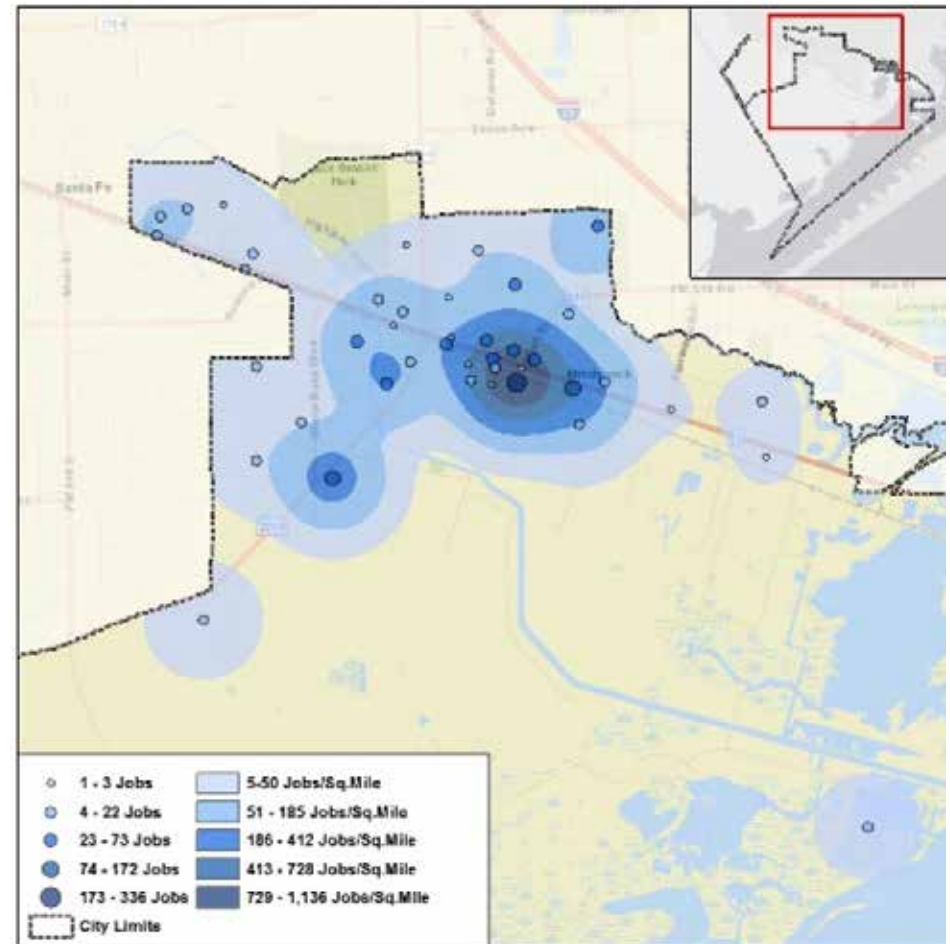
## Spatial Representation for Employment Density

The spatial distribution and density of jobs in Hitchcock in 2015 (Map 4-1) suggests most jobs are located in the northern part of the city, which has the highest concentration of different land uses. There are no jobs in the southern area that is largely open, undeveloped lands.



Map 4-1. Distribution/Density of Jobs in the City of Hitchcock, 2005

Source: OnTheMap Application, 2005



Map 4-2. Distribution/Density of Jobs in the City of Hitchcock, 2015

Source: OnTheMap Application, 2015



Between 2005 and 2015, jobs clustered and concentrated in the central business district of the city. New jobs also appeared on the edges of the city center and along FM 2004.

These jobs are mostly in construction and manufacturing industries and could be attributed to industries and businesses developed along FM 2004 from 2005 to 2015. These include Republic Helicopters Inc., Burks Concrete, Custom Chemical Services, Grandport Speedway, FSI Field Specialties Inc., and some other industries shaped around Industrial Park Boulevard in northern Hitchcock. New developments and an expansion of Blimp Base Storage have also contributed to the growth in jobs. Comparing satellite images in 2015 (Figure 4-7) with 2005 (Figure 4-8) shows new businesses developed in the northern part of Hitchcock. Location of some of these new businesses and industries are highlighted in the image below.



Figure 4-7. Development of City of Hitchcock, 2005  
Source: Google Earth, 2015



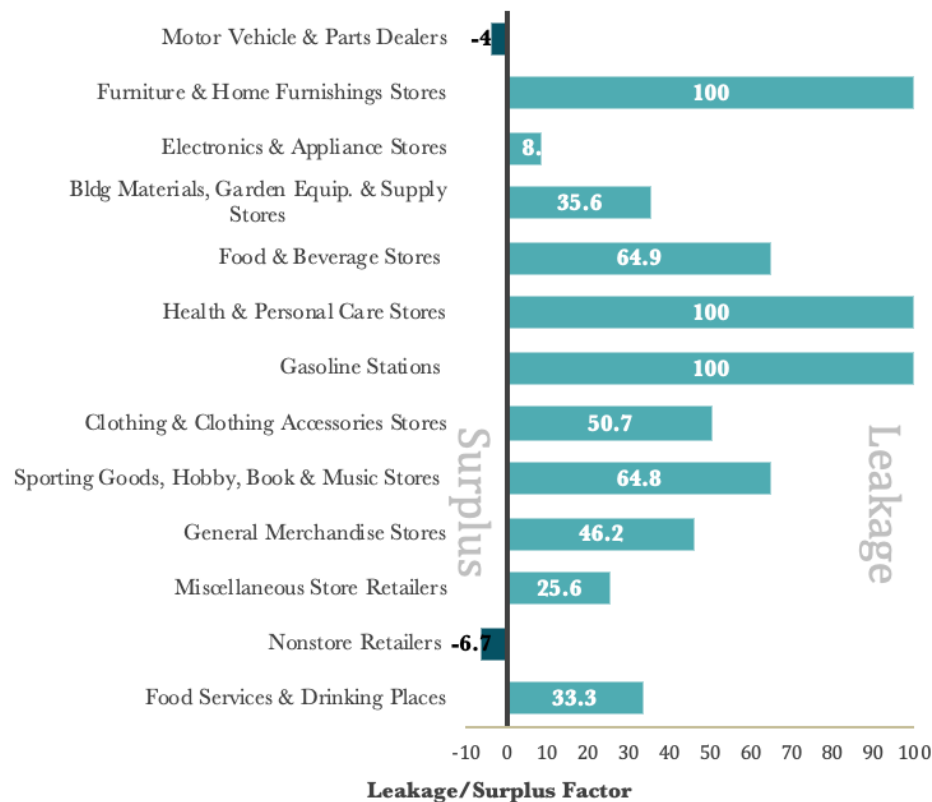
Figure 4-8. Development of City of Hitchcock, 2015  
Source: Google Earth, 2005



## Leakage and Surplus

A leakage and surplus factor measures the balance between the volume of supply generated by retail businesses and the potential demand produced by household spending on retail goods.<sup>26</sup> Leakage represents demand exceeding supply, “leaking” outside of the area. It reflects an opportunity for new retailers to come to the area or existing retailers to extend outside of the area. Some types of businesses with opportunities to expand include furniture, electronics and appliances, sporting goods, and clothing stores. Surplus represents supply exceeding demand; therefore, a surplus brings in shoppers from outside of the area.<sup>40</sup> Figures 4-9 and 4-10 show leakage/surplus factors by industry sector and group for Hitchcock in 2017.

Leakage/Surplus Factor by Industry Subsector, 2017



Leakage/Surplus Factor by Industry Group, 2017

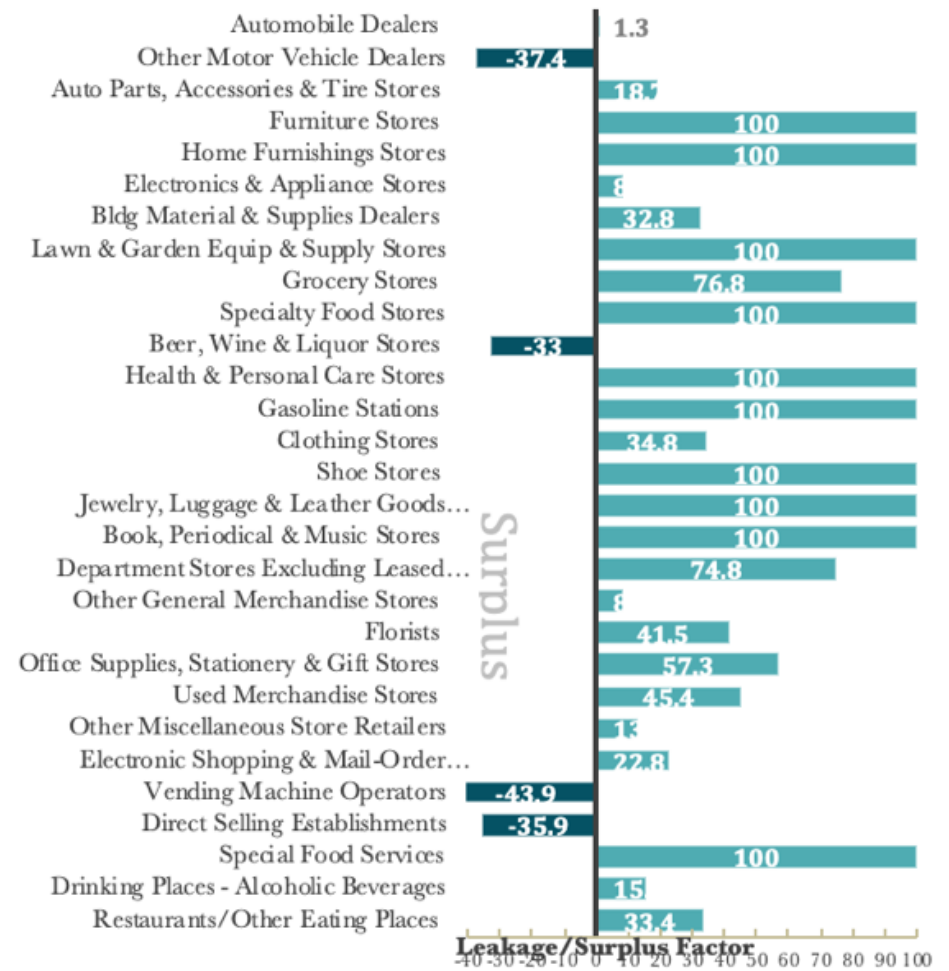


Figure 4-9. Leakage/Surplus Factor by Industry Subsector, Hitchcock, TX 2017  
Source: Esri and Infogroup, Retail MarketPlace, 2017

Figure 4-10. Leakage/Surplus Factor by Industry Group, City of Hitchcock, 2017  
Source: Esri and Infogroup, Retail MarketPlace, 2017

Table 4-5. Location Quotient for Industries in the City of Hitchcock, 2015

NAIC Industry Sectors	Hitchcock, TX		HGAC Region		Location Quotient
	Count	Share	Count	Share	
Public Administration	110	7.9%	80488	2.6%	3.0
Educational Services	336	24.1%	293936	9.7%	2.5
Construction	213	15.3%	230670	7.6%	2.0
Real Estate and Rental and Leasing	44	3.2%	58432	1.9%	1.6
Manufacturing	196	14.1%	261354	8.6%	1.6
Other Services (excluding Public Administration)*	105	7.5%	83468	2.7%	2.8
Accommodation and Food Services	113	8.1%	265477	8.7%	0.9
Transportation and Warehousing	52	3.7%	129433	4.3%	0.9
Finance and Insurance	38	2.7%	96616	3.2%	0.9
Arts, Entertainment, and Recreation	11	0.8%	34083	1.1%	0.7
Utilities	6	0.4%	20812	0.7%	0.6
Wholesale Trade	45	3.2%	179522	5.9%	0.5
Retail Trade	45	3.2%	314744	10.3%	0.3
Administration & Support, Waste Management ...	29	2.1%	219553	7.2%	0.3
Information	3	0.2%	35462	1.2%	0.2
Professional, Scientific, and Technical Services	17	1.2%	228481	7.5%	0.2
Health Care and Social Assistance	26	1.87%	350380	11.50%	0.2
Mining, Quarrying, and Oil and Gas Extraction	3	0.22%	116739	3.83%	0.1
Agriculture, Forestry, Fishing and Hunting	0	0.00%	5949	0.20%	0
Management of Companies and Enterprises	0	0.00%	40897	1.34%	0
<b>Total</b>	<b>1,392</b>	<b>100%</b>	<b>100,872</b>	<b>100%</b>	<b>-</b>

Source: OnTheMap Application, 2015



Figure 5-1: Wetlands within Hitchcock city limits.

## Overview

Hitchcock, situated near the Gulf Coast, is rich in land and biodiversity. While Hitchcock has abundant land, the majority are wetlands and therefore undevelopable. In addition to undevelopable land, much of Hitchcock lies within the 100-year floodplain. Wetlands serve as a mitigation method to help protect natural habitats and the built environment from hazards such as hurricanes and flooding. These threats turned into a reality during Hurricane Ike in 2008 and Hurricane Harvey in 2015, as residents faced severe flooding. Property was significantly damaged, people were forced out of their homes, and some have never rebuilt. The environment section provides a foundation to better understand what parts of the city are at risk to these hazards through the land cover map and a description of natural resources available to protect Hitchcock.

05

# Environment

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State of Community Report

## Ecoregions

An ecoregion is a geographical area that is characterized by certain ecological patterns. These patterns are what make ecoregions distinct and determine what type of species and vegetation live there. Hitchcock is made up of several ecoregions including, Northern Humid Gulf Coastal Prairies, the Mid-Coastal Barrier Islands, and Coastal Marshes.

**Coastal Prairies and Grasslands** make up:

- Areas south of Hitchcock.
  - Texas City Prairie Preserve north of Moses Lake.
  - The former Camp Wallace military base (locally known as Blimp), located west of FM 2004 between Hitchcock and US IH 45.<sup>27</sup>
- Coastal prairie and grassland are one of the most threatened ecosystems in the world, and Hitchcock is facing this same threat from encroaching development from the north and invasive or non-native species.

**Estuarine and Tidal Fringe Wetlands** are vegetated wetlands or open tidal flats containing thickets of marsh grasses allowing small marine life to develop and shelter themselves from predators before migrating to open waters. Natural openings in grasses provide vegetation for colonies of birdlife. Tidal marshes line the Highland Bayou from Pierce Marsh (west side of Jones Bay) and Virginia Point up to Mahon Park in La Marque, and around Moses Lake.

**Riparian Forests, Forested Wetlands, and Coastal Flatwoods** contain Woodlands, which occur naturally in the area as riparian forests are situated along the banks and floodways of the Highland Bayou. Trees and vegetation stabilize the banks of the bayou, providing shade and habitat for species. Forested conditions enhance the flood capacity of watersheds, absorbing and holding rainfall before releasing it slowly into watershed drainages.



Figure 5-1. Estuarine Scrub/Shrub Wetland on Shell Ky Road in Hitchcock.

## Land Cover

Map 9-1 illustrates the land cover map for Hitchcock. This data provides inventories of land types and coverage, which assists planners, engineers, and policy makers in making better decisions about land use in particular areas. Hitchcock's land cover consists of cropland, hay and pastureland, urban and industrial, rangeland, oil and gas production, and waterfowl, corresponding to the Northern Humid Gulf Coastal Prairies ecoregion. Mid-Coastal Barrier Islands and Coastal Marshes ecoregions primarily consist of marshland, wildlife habitat, recreation, commercial and sport fishing, oil and gas production, and some urban and residential areas.

As Hitchcock progresses, city leaders should understand what types of development are suitable for particular land uses. Map 9-1 indicates primary development in Hitchcock runs along the northern border of the city along State Highway (SH) 6 and Texas City. The majority



of undeveloped land lies in the southeast, which primarily consists of wetlands. While Hitchcock has room to grow, and while growth is inevitable as Houston continues to push towards the coast, it will be important to plan development in a way that does not disrupt the wetlands. The next section will highlight the value wetlands bring to the community in terms of hazard reduction.

## Natural Resources

### Habitats and Natural Features

Some of the natural features in Hitchcock include bayous. These are a slow-moving stream mainly found in the southeastern United States and can be made up of saltwater and freshwater forming “brackish” waters. The defined watersheds in the Highland Coastal Basin include Highland and Marchand Bayou, Moses Bayou and Lake, the Texas City Ship Channel, the Diversionary Canal, and the estuarial bayous of the Campbell, Basford, Greens Lake, and Karankawa (Map 9-3).

The freshwater bayou is highly dependent on the precipitation-driven overland flows and during dry periods, the bayou is either stagnant or impacted by the tide. Overland flows drain areas of development but are more likely to carry non-point source pollutants. This is harmful to Hitchcock as most of the land is at sea level and has flat topography. This land feature makes Hitchcock more vulnerable to flooding and urban runoff.

Hitchcock is also primarily coved by the 100-year floodplain, except for a small northern portion that lies within the 500-year floodplain (Map 6-3). This is important as development occurs in these areas increasing their risk from natural disasters and storms such as Hurricane Harvey.

The natural wetlands act as a mitigation method against flooding in Hitchcock (Figure 5-1). Wetlands act as natural sponges, holding floodwaters and lowering flood heights providing protection for both the natural and built environment. The built environment includes people, their property, infrastructure, and agricultural investments. Coastal wetlands provide habitat for aquatic species, which contribute to local food supplies and fishing-related industries for the built environment. The protection of wetlands from infrastructure is vital, as seen from the recent floods from Hurricane Harvey, which devastated the area in 2015. Some of these homes and businesses were forced to recover twice from

Hurricane Ike in 2008. After Hurricane Ike homes were built on stilts to protect them from flood water. Some of these same homes now have to build their homes on higher stilts as the floodwaters from Hurricane Harvey exceeded those of Ike.

Protection of these wetlands will help ensure the natural and built environment are protected against future risks. The Highland Bayou project is a mitigation tool in place to help protect the bayous in Galveston County. This is a multi-year effort between cities, businesses, and residents, identifying steps for improving the quality and safety of bayous, spanning approximately 120 square miles, covering communities in Galveston County, including Hitchcock.

### Vegetation

The Gulf Coast Prairies and marshes extend 60-miles along the Texas coast, from the Louisiana to the Brownsville border. Texas Parks and Wildlife notes that this area is comprised of marshes and bushes with some specific vegetation and plants. With the proximity to open water, the majority of these plants are short rooted.

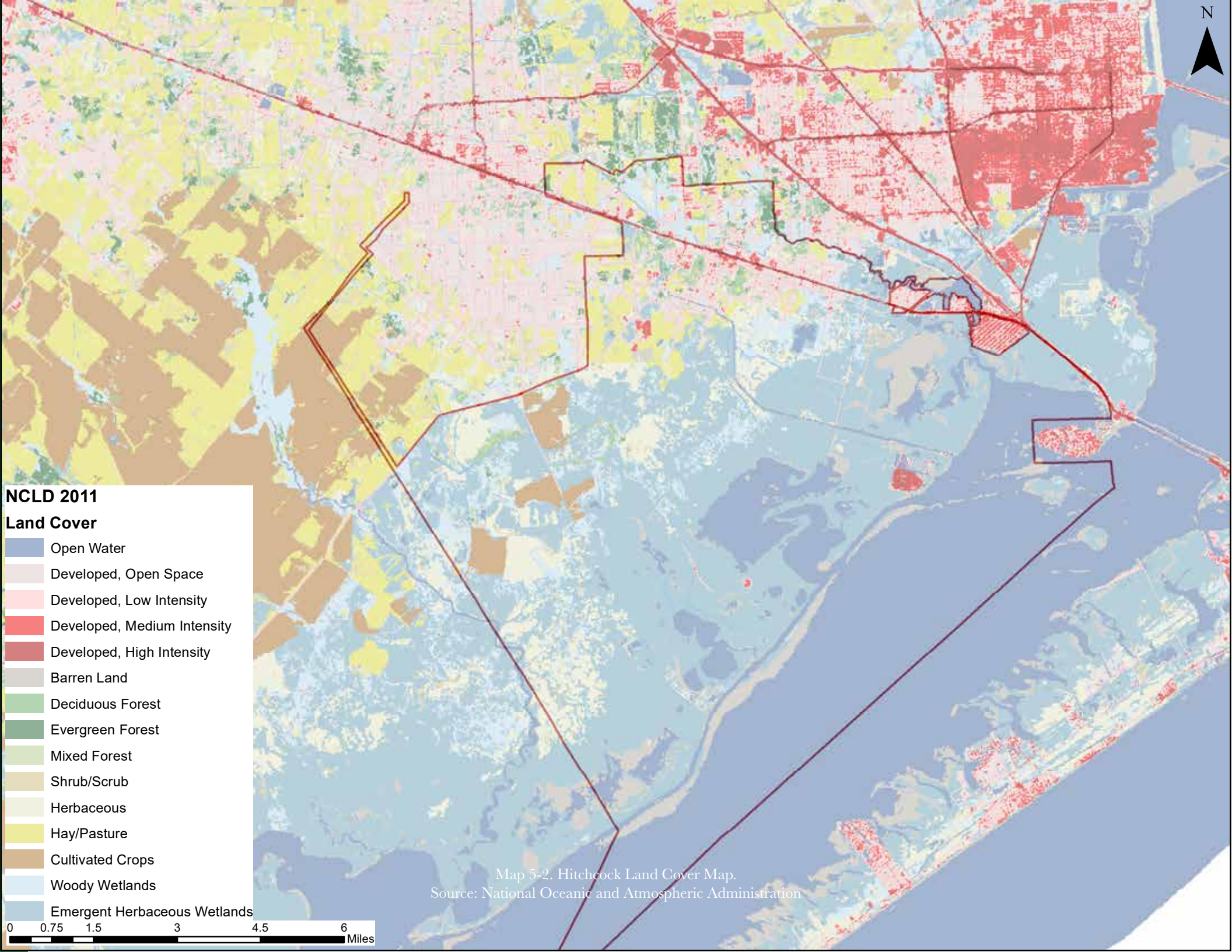
### Wildlife

Wetlands not only protect the natural environment from flooding but are also home to a more diverse set of wildlife than other geographical regions. Since Hitchcock is located within the boundaries of the Gulf Coast Prairies, millions of migrating birds such as geese, ducks, and songbirds call this home during the winter season. Additionally, alligators, fiddler crabs, spoonbills, and sea turtles are found in these areas, and benefit from accessibility to shallow water, feeding on fish. The lightning whelk, only found in the Gulf Coast Prairies, is a large carnivorous sea snail with a heavy shell, which used to be used by Native Americans to make tools.

### Threatened and Endangered Species

The coastal boundary bordering the Gulf of Mexico is a rich environment affected by the regional ecology. Once covered with tall grass prairies, changes in ecology and climate lowered the number of plants grown in this area. Animals and wildlife have been affected by these changes, resulting in endangered and threatened species. All future plans and development occurring within these boundaries, including Hitchcock must consider endangered and threatened species.<sup>42</sup>



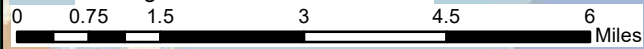


**NCLD 2011**

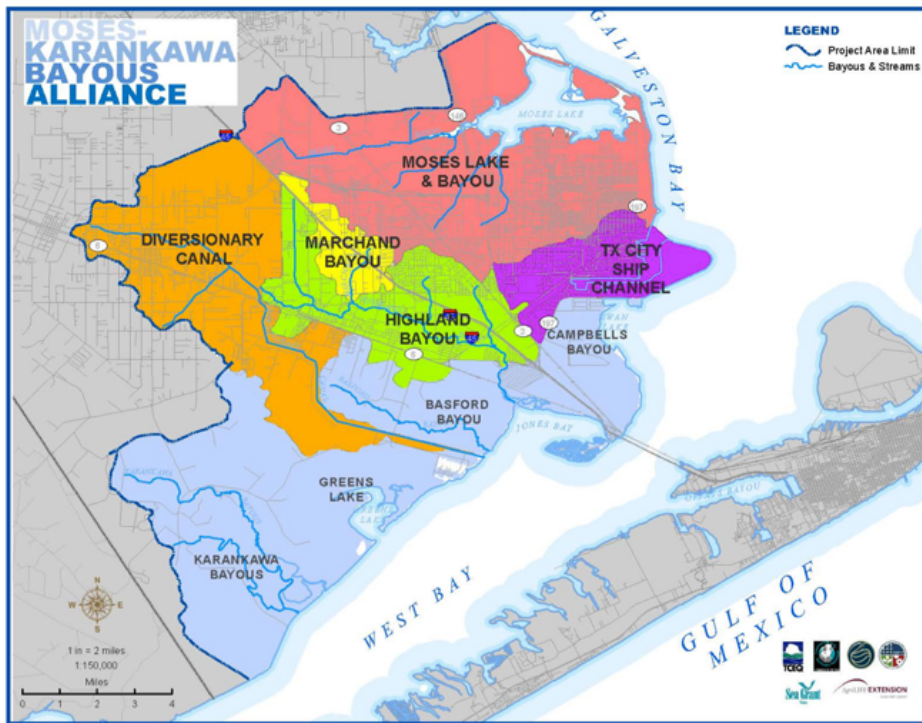
**Land Cover**

- Open Water
- Developed, Open Space
- Developed, Low Intensity
- Developed, Medium Intensity
- Developed, High Intensity
- Barren Land
- Deciduous Forest
- Evergreen Forest
- Mixed Forest
- Shrub/Scrub
- Herbaceous
- Hay/Pasture
- Cultivated Crops
- Woody Wetlands
- Emergent Herbaceous Wetlands

Map 5-2. Hitchcock Land Cover Map.  
Source: National Oceanic and Atmospheric Administration







Map 5-3. USPWS Wetland Inventory  
Source Texas A&M AgriLife Extension

### Habitat Disturbances: Superfund Sites

Superfund sites are areas contaminated by hazardous waste and identified by the EPA as a candidate for cleanup as it poses a risk to human health and/or the environment. Sites that are placed on the National Priorities List (NPL), classified as either:

- Active: A non-archived Superfund site, which assessment, removal, remedial, enforcement, cost recovery, or oversight activities are planned or conducted under the Superfund/ CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) program.
- Archived: A Superfund site with no further interest under the Federal Superfund Program based on available information and no longer part of the CERCLIS inventory.

Hitchcock contains or is near seven archived superfund sites:

- Browning-Ferris Industries, Inc. (BFI) Industrial Landfills.
- Naval Air Station, Hitchcock.
- Browning-Ferris Industries.
- Highway 6 Dump Site.
- McGinnes Industrial Maintenance Corporation.
- Longmeyer And Assoc Property.
- Galveston County Landfill.

Texas City recently received praise for their efforts in redeveloping Superfund sites that are beneficial to the community by addressing waste piles, wastewater treatment ponds, acid ponds and smelting-waste slag piles, and other contamination areas. They accomplished this by working with various stakeholders.

While Hitchcock’s superfund sites are archived, meaning they have no further interest under the Federal Superfund program, they can continue promoting development to protect their land from these sites. This can be done by ensuring industries that are adopted receive proper oversight on their activities to keep them off the National Priorities list. Another method includes developing industries in areas that are not threatened by flooding or near watersheds that can contaminate water or land.

### Sustainability

As noted previously, Hitchcock is rich in biodiversity, but development and natural hazards continue to pose a threat to this sensitive environment. During a recent public meeting, residents expressed the concern of leaving a city for the youth to thrive. Sustainability efforts can help ensure the youth is afforded the same or more opportunities.

A significant portion of the environmentally sensitive Coastal Gulf Prairies has already been impacted and the primary land function has transformed to pasture sites for cattle, rice, and sugar cane from tallgrass prairie. Preservation efforts to protect wild flowers and grasses include herbicide, polarization, seeding, sodding, transplanting, mowing, irrigation, grazing, and fire and can be adopted by experts in restoration to mitigate for these threats.<sup>28</sup> Water is another natural resource at risk and the city is taking measures to ensure the safety of the stock.

The Gulf Coast Water Authority (GCWA) Reservoir, in conjunction with Municipal Conservation, primarily serves the area. The Texas State Water Plan projected demand and supply logistics and do not expect shortages for the city in the coming decades (Figure 5-2). While the existing supply of water remains relatively stable, the demands will continue to rise. To help mitigate from the lack of balance between supply and demand, the city is looking for ways to balance it out through sustainability measures (seen by the strategy supplies) supported by the public.

**Projected Water Supply and Demand for Hitchcock**

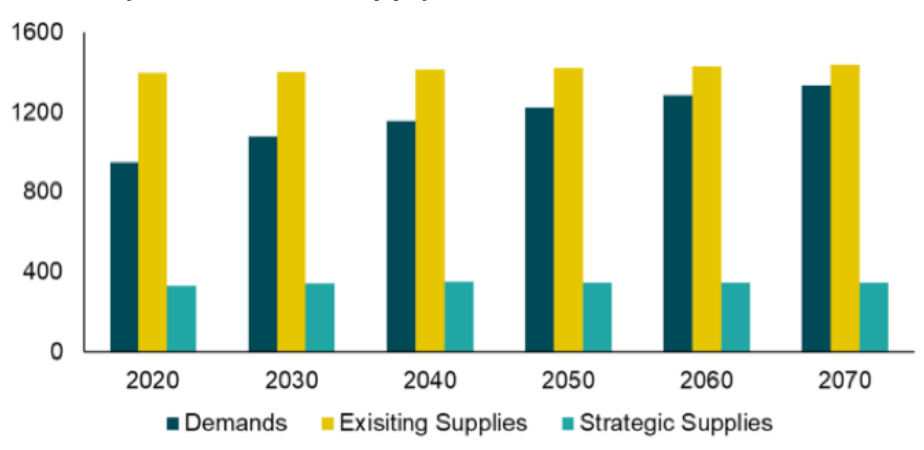


Figure 5-2. Hitchcock Water Supply and Demand  
Source: Texas State Water Plan

## Overview

The population of Hitchcock is concentrated in a small geographic area and is most vulnerable to tropical storms and rain events induced by hurricanes. Other hazards do pose considerable threat but are not common occurrences. High social vulnerability of Hitchcock residents implies that the community may experience harder impacts and may take longer durations to bounce back after disaster events.

# 06 Hazards

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State of Community Report

## Introduction to Disasters and Emergency Events

The geographic location of Hitchcock — which lies in the southern part of Galveston County on the coast of West Bay — makes the community prone to tornadoes, hurricane, and other major natural disasters.

The Federal Emergency Management Agency (FEMA) declared 22 major disasters and seven emergencies in Galveston County since 1953 (Table 6-1).

**Table 6-1. Declared Disasters in Galveston County**

Year	Incident Type	Details
1973	Flood	Severe Storms & Flooding
1979	Flood	Severe Storms & Flooding
1979	Flood	Storms & Flash Floods
1983	Hurricane	Hurricane Alicia
1994	Flood	Severe Thunderstorms & Flooding
1998	Flood	Tx-Flooding
1998	Severe Storm	Tropical Storm Charley
1998	Severe Storm	Hurricane Georges - Texas
1999	Fire	Extreme Fire Hazards
2001	Coastal Storm	Tx-Tropical Storm Allison
2002	Coastal Storm	Tropical Storm Fay
2003	Hurricane	Hurricane Claudette
2005	Hurricane	Hurricane Rita
2005	Hurricane	Hurricane Katrina Evacuation
2005	Hurricane	Hurricane Rita
2006	Fire	Extreme Wildfire Threat
2007	Hurricane	Hurricane Dean
2008	Fire	Wildfires
2008	Hurricane	Hurricane Ike
2008	Hurricane	Hurricane Ike
2008	Hurricane	Hurricane Gustav
2015	Severe Storm	Severe Storms, Tornadoes, Straight-Line Winds, & Flooding
2017	Hurricane	Hurricane Harvey

Source: FEMA Disaster Declaration Dataset from 1953-2017

## Hurricanes and Tropical Storms

Based on historical accounts, Hitchcock is highly susceptible to storms and hurricanes. Hitchcock has extensive experience with rain and wind that are by-products of hurricanes passing close by (the most recent being Hurricane Harvey). The city has also frequently been subjected to tropical storms. The National Oceanic and Atmospheric Administration (NOAA) classifies storm into 3 different levels:

- Tropical Depression: a storm with wind speed of 39 mph or less.
- Tropical Storm: a storm with wind speed between 39 to 74 mph.
- Hurricanes: a storm with wind speed of 74 mph or more.<sup>29</sup>

Additionally, hurricanes have five incremental categories.<sup>45</sup> Table 6-2, below, displays a detailed description of tropical storms and hurricanes classified by wind speeds. Until Hurricane Harvey in August 2017, Hitchcock has been vulnerable to all except hurricane category 4 and above.

**Table 6-2. Saffir-Simpson Hurricane Wind Scale**

Category on Saffir-Simpson Hurricane Wind Scale	Storm Surge (ft.)	Speed
Tropical Depressions (not a hurricane)	0	38 mph or less
Tropical Storm (not a hurricane)	1 - 3	38 - 73 mph
Category 1	4 - 5	74 - 95 mph
Category 2	6 - 8	96 - 111 mph
Category 3	9 - 12	111 - 129 mph
Category 4	13 - 18	130 - 156 mph
Category 5	19 - 26	157+ mph

Source: Source: (NOAA), National Hurricane Center

Figure 6-1 displays the number of hurricanes and tropical storms that occurred within 100 nautical miles of Hitchcock. While hurricanes pose higher threats to loss of life and property, tropical storms and depressions can also be devastating. Few major disasters in the past have resulted in critical damage to life and property around this region, including Audrey in 1957, Alicia in 1983,<sup>30</sup> Bertha in 2002, Rita in 2005, Ike in 2008, and recently, Harvey in 2017. These hurricanes have not only caused extensive economical damage, but also led to social distress. Estimated damages have been reported for Galveston County, but are not available for Hitchcock specifically.

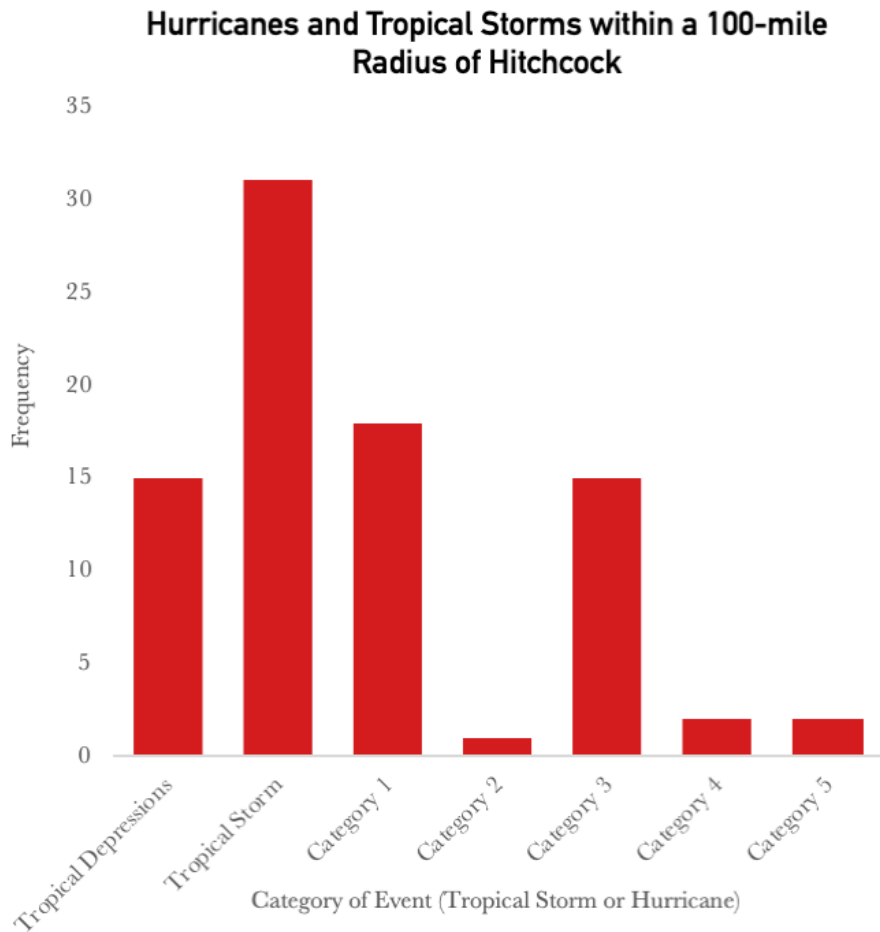
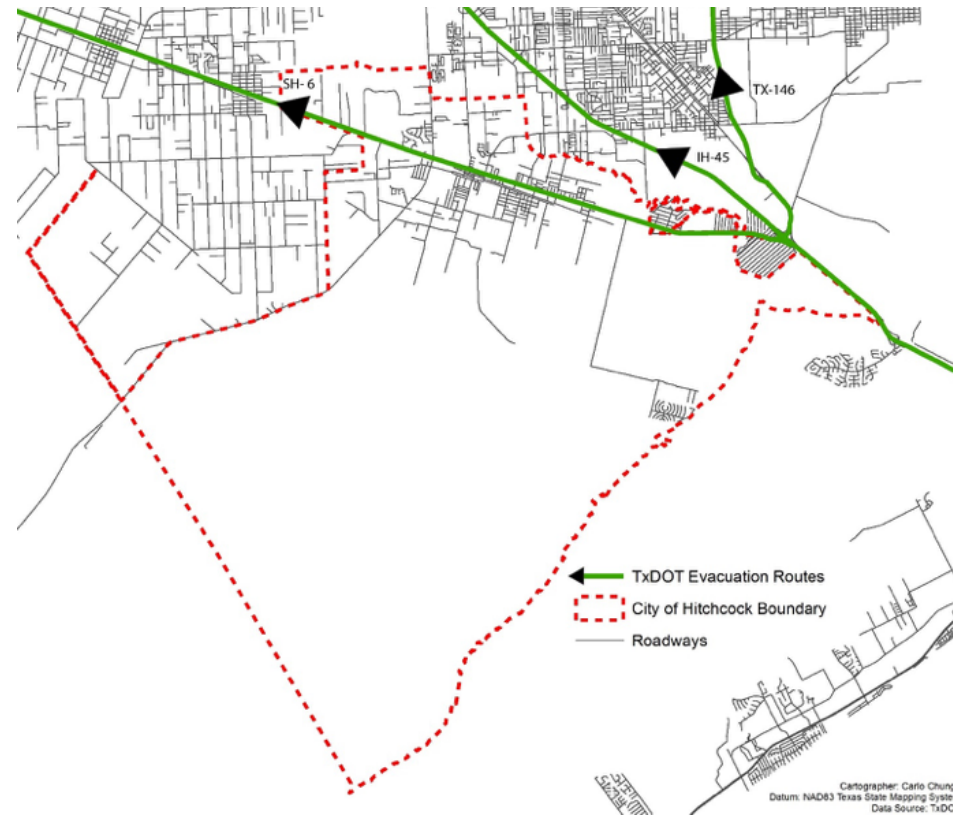


Figure 6-1. Hurricanes and Tropical Storms with a 100-mile Radius of Hitchcock.  
Source: NOAA, Historical Hurricane Tracks

In event of a disaster, safety of people is main concern of the government, for which Texas Department of Transportation (TxDOT) has planned evacuation routes across the state. The evacuation routes are highways designed to provide immediate and rapid movement of the population inland and away from hazardous areas in the case of a hurricane threat to mitigate the loss of life.<sup>31</sup> Map 6-1 displays the evacuation routes near Hitchcock.



Map 6-1. Hurricane Evacuation Routes  
Source: TXDOT Map created by Texas Target Communities, 2018



## Hurricane Harvey Impact

On August 25, 2017, Hurricane Harvey made landfall near Rockport, Texas, as Category 4 hurricane. Meteorologists predicted a drop of 35 – 40 inches of rain during the week in Coastal Texas, though it exceeded expectations in some areas.<sup>32</sup> In particular, the Houston-Galveston area experienced unprecedented flooding across the region, leaving more than 300,000 people without power and damaging approximately 500,000 cars. The exact numbers are still unknown.<sup>51</sup>

The loss of life is one of the most critical consequences of any disastrous event. A study conducted on Hurricane Harvey reported 70 fatalities across 14 counties, including Galveston.<sup>33</sup> The causes of death included drowning, physical trauma, lack of medical treatment, and electrocution.<sup>52</sup>

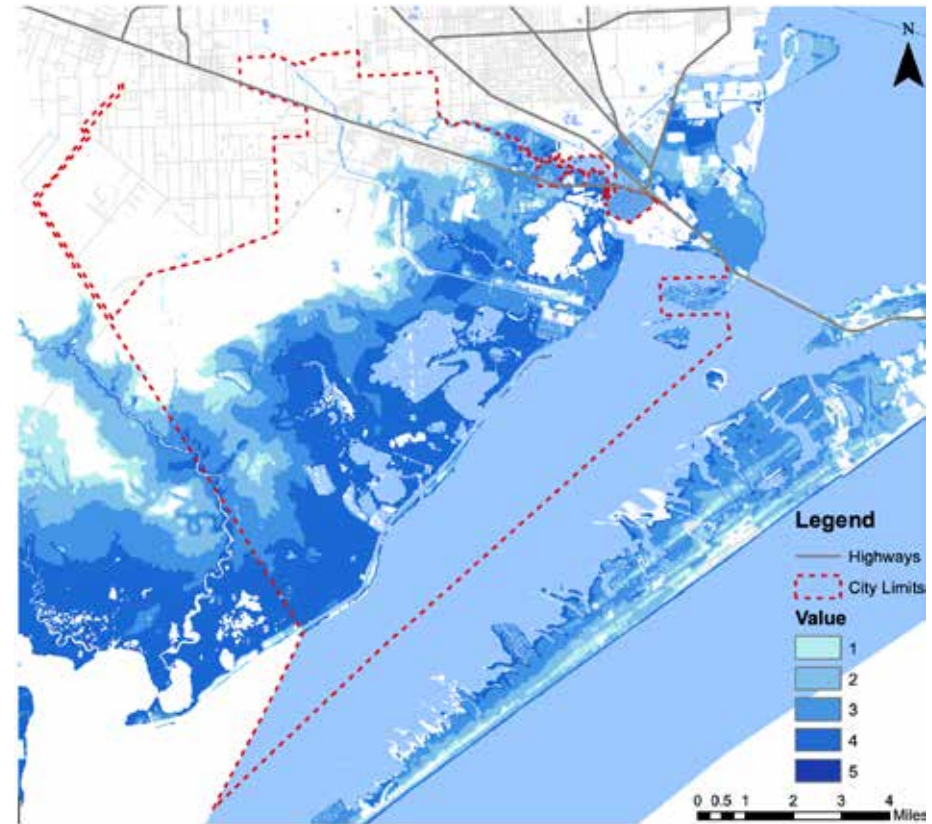
Hurricane Harvey heavily damaged the city hall, library and several homes in the city. Several people had to be evacuated and were sheltered in the gymnasium, schools and other public facilities.

## Floods

National Hurricane Center (NHC) recognizes storm surges as the greatest threat to life and property to communities along the coast.<sup>34</sup> A storm surge is an abnormal rise of water generated by a storm. Surges travel with the storm and can reach up to 20 feet or more.<sup>53</sup> Most land in Hitchcock belongs to a surge Category 2 or higher (Map 6-2).

A combination of several factors determines the severity of a flooding event, such as the presence of streams and rivers, basin topography, urban drainage system, precipitation and weather patterns, soil moisture, and type and degree of vegetative cover. There are different types of floods that affect the general area around Hitchcock, such as- flash flooding, storm surges, inland flooding, and coastal flooding.

Flash floods are the most common occurrences in urban areas. Urban areas are especially prone to flash floods due to the large amounts of concrete and asphalt surfaces that do not allow water to easily penetrate into the soil.<sup>35</sup> They occur when heavy or excessive rainfall falls in a short period — generally less than six hours. Flash floods occur within minutes or a few hours of excessive rainfall and can be strong enough to sweep everything in their paths.



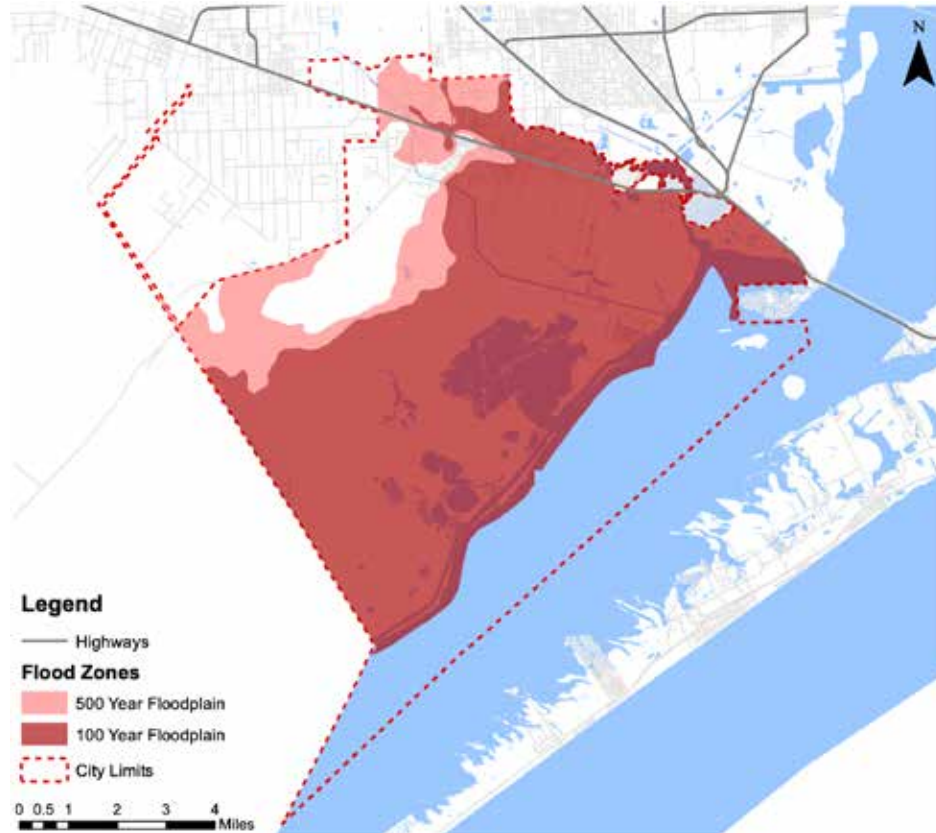
Map 6-2. Storm Surge in Hitchcock

Source: Galveston County 2016-2020 Hazard Mitigation Plan

Areas can be affected by both storm surges and flooding in the floodplain. FEMA classifies flood hazard areas into different categories. The Flood Insurance Rate Map (FIRM) identifies Special Flood Hazard Areas (SFHA) and defines them as areas where the chance of flooding equals or exceeds 1% in any given year.<sup>36</sup> A 500-year floodplain means a 0.2% chance of flooding in any given year.

Map 6-3 displays flood zones and provides an indication of potential damage to property and loss of life in Hitchcock. The entire city faces a significant threat of flooding. Massive flooding can result in considerable changes to topography, soil, vegetation, and physical

structures, especially within the most hazardous zone. However, risks vary depending on many contributing factors.



Map 6-3. Hitchcock Flood Zones  
Source: FEMA Flood Map Service Center

As weather patterns change, it is essential to understand the current risks and prepare strategies to protect communities living within flood zones. Even if an area has not flooded, it does not mean that it will not flood in the future.

Table 6. Estimated Exposure of People by Jurisdiction

At Risk Zones	Jurisdiction	Total Estimated Population	Number of People at Risk	Percentage People at Risk
A/AE Zones (100-Year Floodplain Inland)	Hitchcock	6,961	6,629	95.2%
	H-GAC	190,740	92,590	48.5%
V/VE Zones (100-Year Floodplain Coastal)	Hitchcock	6,961	281	4.0%
	H-GAC	190,740	9,378	4.9%
V/VE Zones (500-Year Floodplain)	Hitchcock	6,961	4,705	67.6%
	H-GAC	190,740	108,712	57.0%

Source: Galveston County Multi-Jurisdictional Hazard Mitigation Plan 2016-2020

Chapter 152 of the city’s code of ordinances, Flood Hazard Areas, serves as the chapter that addresses Hitchcock’s commitment to minimizing public and private losses due to flooding. Section 152.04 lists strategies to ensure the reduction of flood losses by restricting land use, site planning, building construction methods, and structural flood mitigation measures.<sup>37</sup>

## Other Hazards

### Superfund Sites

In addition to the hazards stated above, toxic substances have reportedly been spreading miles from damaged chemical plants after Hurricane Harvey.<sup>51</sup> Apart from the reported damage from chemical plant malfunction, Superfund sites are also a matter of concern, if flooded. A Superfund site is “any land in United States that has been contaminated by hazardous waste and is identified by the EPA, as it poses significant risk to human health and environment.”<sup>38</sup> Superfund Sites are not active pollutants; these are sites that the government identifies to be contained.<sup>39</sup> They have been previously contaminated and the contamination extremity varies from garbage dumpsite to hazardous chemical waste disposal sites. However, flooding can (not necessarily will) release the contaminants or lead to leaching in ground water (potable water) sources. These are included only as ‘potential threats’ since the assessment is not available and they are only relevant to Hitchcock as

a threat if compromised by flooding, these are contained sites marked safe otherwise. Reliable data are unavailable for detailed flood impact assessment and toxic contamination analysis for Hitchcock.

### Hailstorms

A historical hailstorm database for Galveston County from 1950 to August 2018 indicates that five hail events occurred in Hitchcock between 2001 and 2016. The hail reached an average of 4.5 inches and accumulated \$1,112,000 property damage. Out of all the jurisdictions in Galveston County, Hitchcock has the highest amount of property damage — the total amount of property damage in Galveston County is \$1,809,000.<sup>40</sup>

### Tornadoes

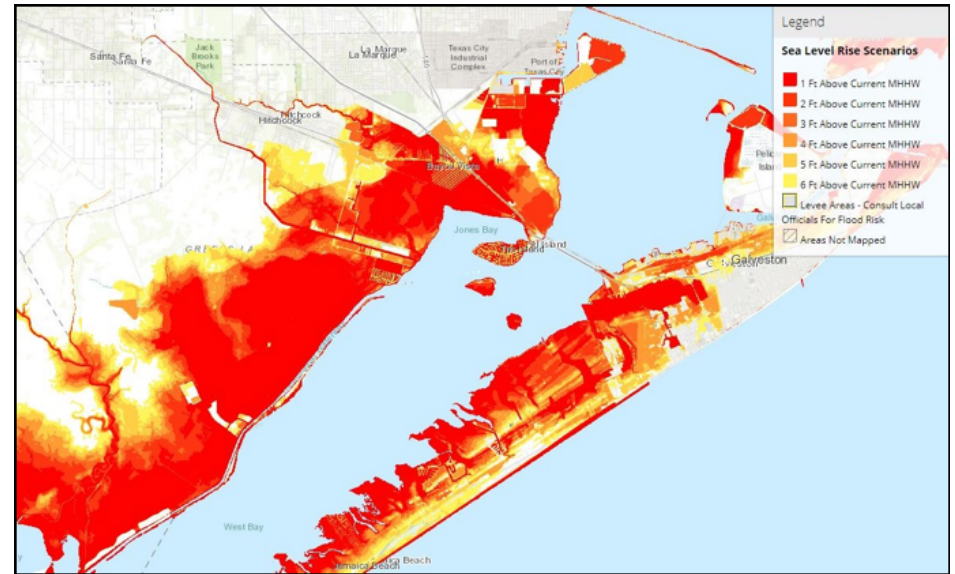
According to the National Centers for Environmental Information database, Hitchcock was hit by two major tornadoes in 2006 and 2012. Both events resulted in a total of \$72,000 of property damage.<sup>61</sup> From 1950 to August 2018, 121 tornado events occurred in Galveston County. Even though Hitchcock lies outside the tornado alley, historical evidence shows the region’s vulnerability to tornadoes. All existing facilities and communities are considered to have a high chance of potential exposure to tornadoes and could sustain minor and major property damages.<sup>61</sup>

### Sea Level Rise

Climate change has a potential to impacts coastal environments and societies, increasing flood damage infrastructure that leads to economic loss.<sup>41</sup> Predicted sea level rise could result in increased flooding and land loss. Map 6-4 shows a sea level rise scenario of 0 to 6 feet in Hitchcock and surrounding areas.<sup>42</sup> The darkest red color represents areas with the lowest elevations and highest probabilities of flooding due to sea level rise.

### Social Vulnerability Index

The Social Vulnerability Index (SVI) is a valuable tool that identifies the level of vulnerability of a community. The SVI “refers to the resilience of communities when confronted by external stresses on human health, stresses such as natural or human-caused disasters, or disease outbreaks.”<sup>43</sup> Map 6-5 shows the SVI analysis of Hitchcock. As observed, a majority of the city falls in the third highest level of vulnerability.



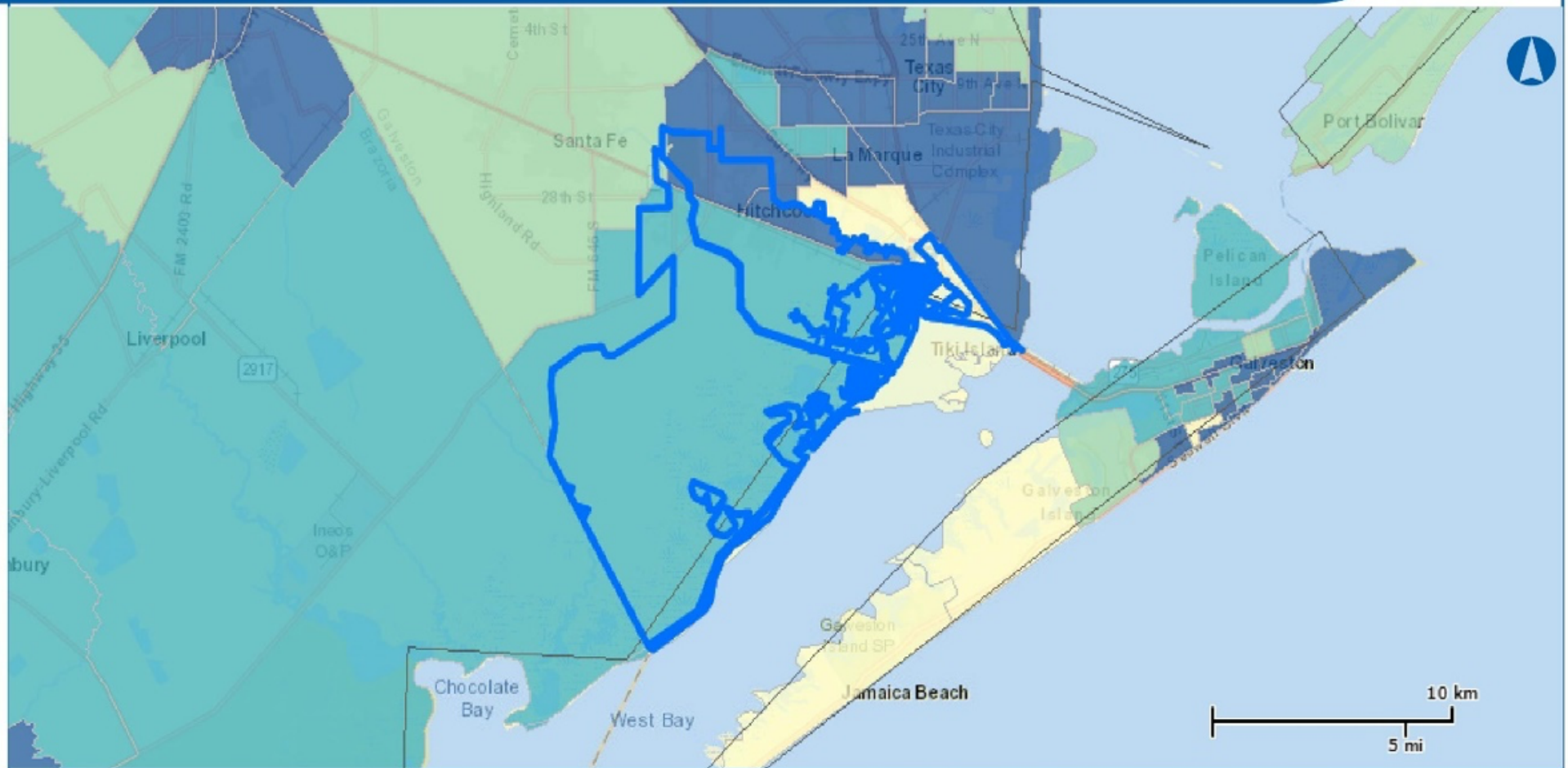
Map 6-6. Sea Level Rise  
Source: NOAA, Coastal Flood Exposure Mapper

As observed, a majority of the city falls in the third highest level of vulnerability. Darker the color, higher is the social vulnerability. The most populous region — the northern part of the city — in the city is the darkest color, suggesting that there is a need to consider social vulnerability of the residents.

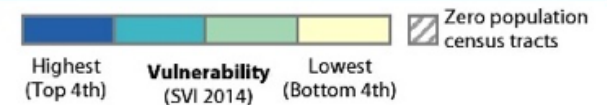


# Social Vulnerability Index (SVI) 2014

Overall Vulnerability | All States  
[Data Classified by All US Census Tracts]



**Social vulnerability refers to the human factors within a community that negatively affect its ability to manage circumstances harmful to health.** Communities must prepare for and respond to hazardous events such as environmental disasters, chemical exposures, and disease outbreaks. Preparing for these events prevents or decreases both human suffering and financial loss. The Social Vulnerability Index (SVI)<sup>1</sup> compares and ranks every community in the U.S. at the Census tract level, on many social factors. These factors, including poverty, lack of car access, and crowded housing, are further grouped into four related themes. Each community receives a separate ranking for each of the four, as well as an overall ranking. **To learn more**, please visit [SVI](#) home page.



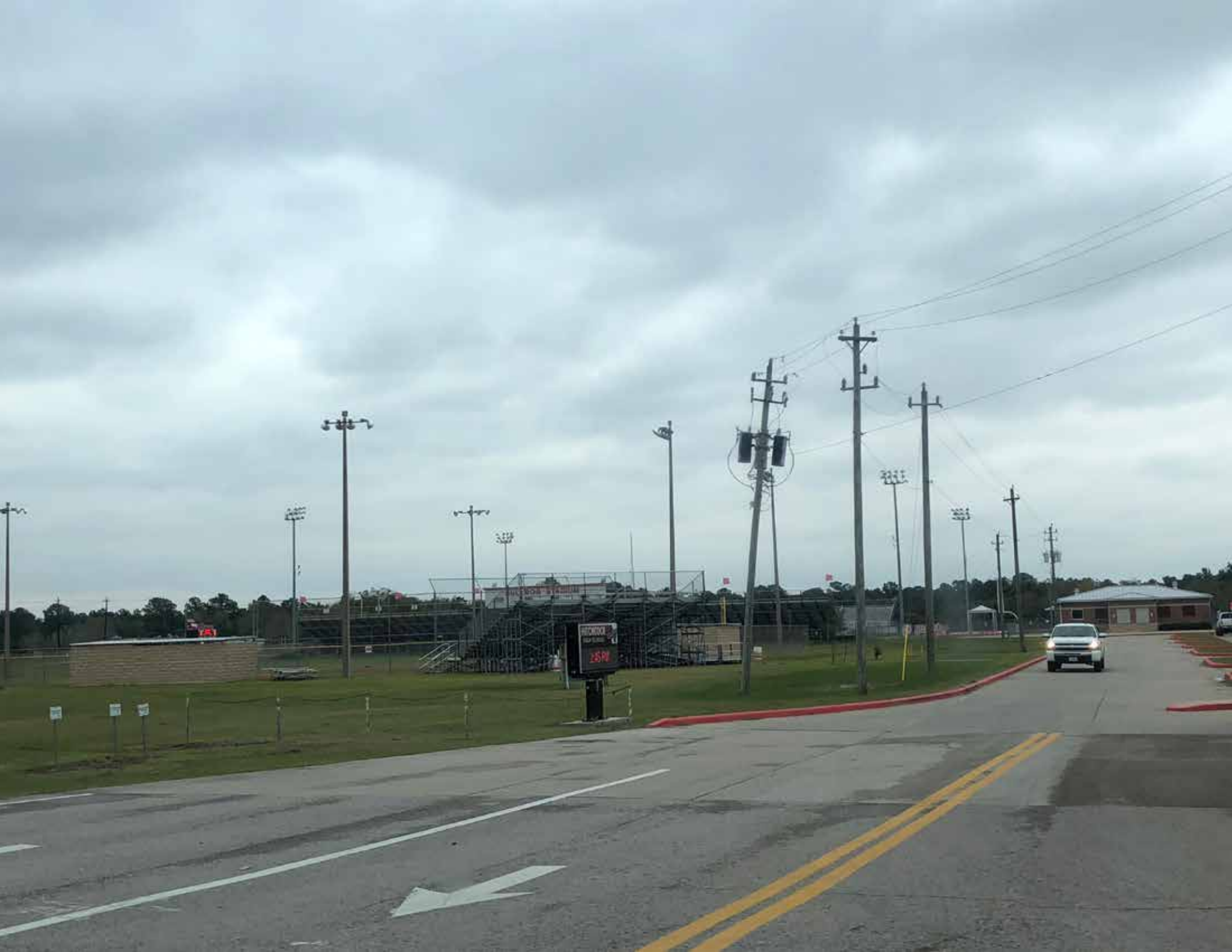
Data sources: <sup>1</sup>ATSDR GRASP. Projection: WGS 1984 Web Mercator (Auxiliary Sphere).

Reference: Flanagan, B.E., et al., *A Social Vulnerability Index for Disaster Management*. Journal of Homeland Security and Emergency Management, 2011. 8(1).

Print Date: 5/16/2018.

Agency for Toxic Substances and Disease Registry  
Division of Toxicology and Human Health Sciences





WOODVILLE  
259

## Overview

Hitchcock's location facilitates access to the large transportation network connecting the Houston metro area, composed of Houston, Galveston, ports, and other significant activity centers in the region. The city sits on the south side of Interstate Highway (IH) 45, a main arterial connecting Galveston to Houston, and is transected by Texas State Highway (SH) 6 and Farm to Market Road (FM) 2004. These regional connections offer Hitchcock's residents access to automobiles and an opportunity to easily move around the region.

These roadways are important, as many of Hitchcock residents self-reported as commuting to surrounding cities for employment. Hitchcock's population heavily relies on road infrastructure, as it is not served by fixed transit routes. Hitchcock is part of the Houston-Galveston Area Council (H-GAC), a region-wide organization providing guidance to counties around the region, Hitchcock is also part of the Galveston County Transit District (GCTD), which provides transit services for the region. These entities have largely neglected to meaningfully include Hitchcock in their transportation plans, despite its location within their jurisdictions.

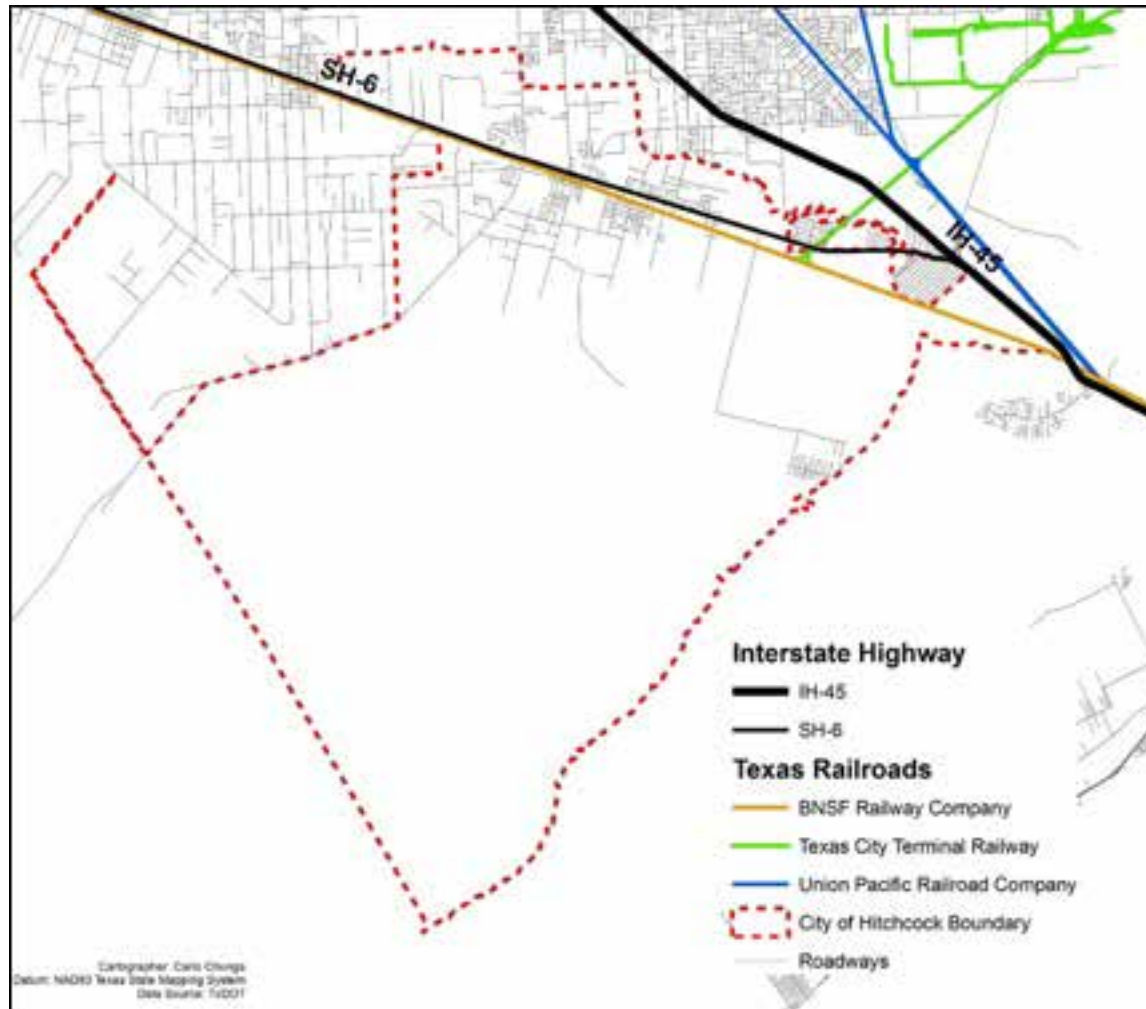


## Mode Networks

### Highways and Roads

The city's transportation network is comprised of arterials, a state highway, and an interstate highway. Map 7-1 shows Hitchcock's transportation network. SH 6, located near the northern boundary, is the

foremost collector of traffic and the main road that takes visitors in and out of Hitchcock (Map 7-1). IH 45 runs above the north boundary and connects the city of Dallas and Houston, continuing over the Galveston Causeway to Galveston and the Gulf of Mexico.

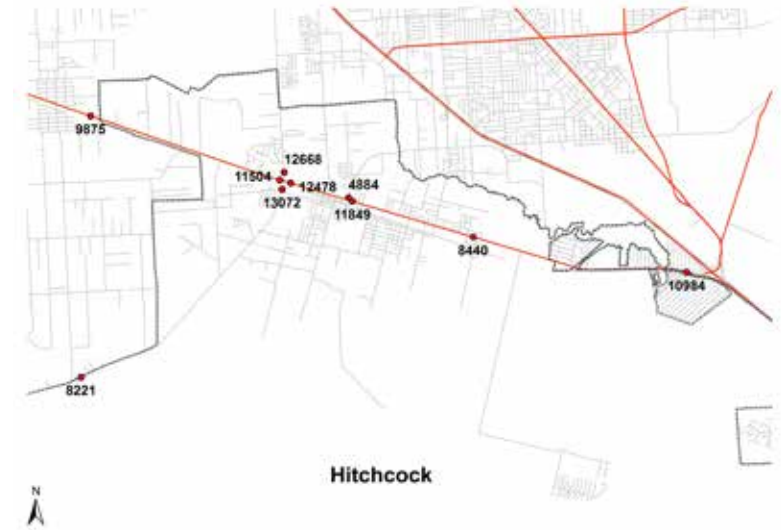


Map 7-1. Main Highways and roads of Hitchcock  
Source: Texas Department of Transportation

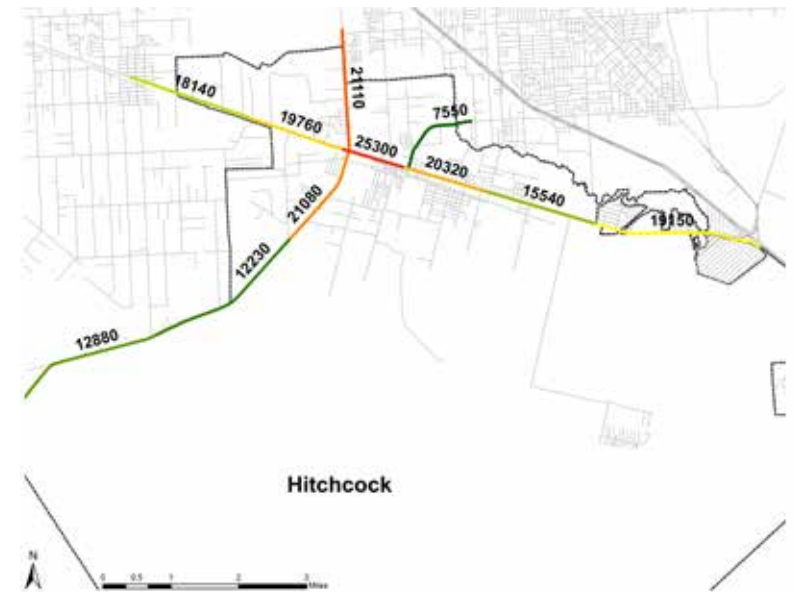
## Traffic

Identifying transportation issues for Hitchcock becomes increasingly important as the population grows. Data from the Texas Department of Transportation (TxDOT) was used to measure annual average daily traffic (AADT) to understand traffic volume. AADT is traditionally calculated as the average number of vehicles passing over count stations within 24 hours over a 365 day period; however, there are numerous techniques to obtain accurate AADT data. Hitchcock's city boundaries contain eight TxDOT counting stations.

According to 2016 TxDOT data, SH 6 experiences between 9,876 and 13,072 vehicles, FM 2004 sees 8,221 vehicles, and Main Street receives 4,884 vehicles each day (Map 7-2). TxDOT calculates the future AADT for various roads within Hitchcock. The future AADT is estimated at a 2% growth rate per year over twenty years. Map 7-3 displays the future AADT for the year 2035. SH 6 is expected to average from 18,140 to 25,300 vehicles, FM-2004 from 12,230 to 21,110 vehicles, and Main Street 7,550 vehicles daily (Map 7-3).



Map 7-2. Current traffic counts in Hitchcock, Tx. (2016)  
Source: Texas Department of Transportation



Map 7-3. Traffic projections for the year 2035. Hitchcock, Tx.  
Source: Texas Department of Transportation

## Seaports

Texas Seaports play an important role in Hitchcock by directly contributing to the transportation of goods in and out of the state, as well as significantly affecting the rest of the freight networks. The seaports closer to Hitchcock are part of the Houston-Galveston Customs District, which stretches along the Gulf of Mexico from Corpus Christi to Galveston. The Houston-Galveston Customs District is one of the busiest customs districts in the United States.<sup>44</sup>

Hitchcock's geographic location gives it easy access to four deep-water ports within a 40-mile radius:

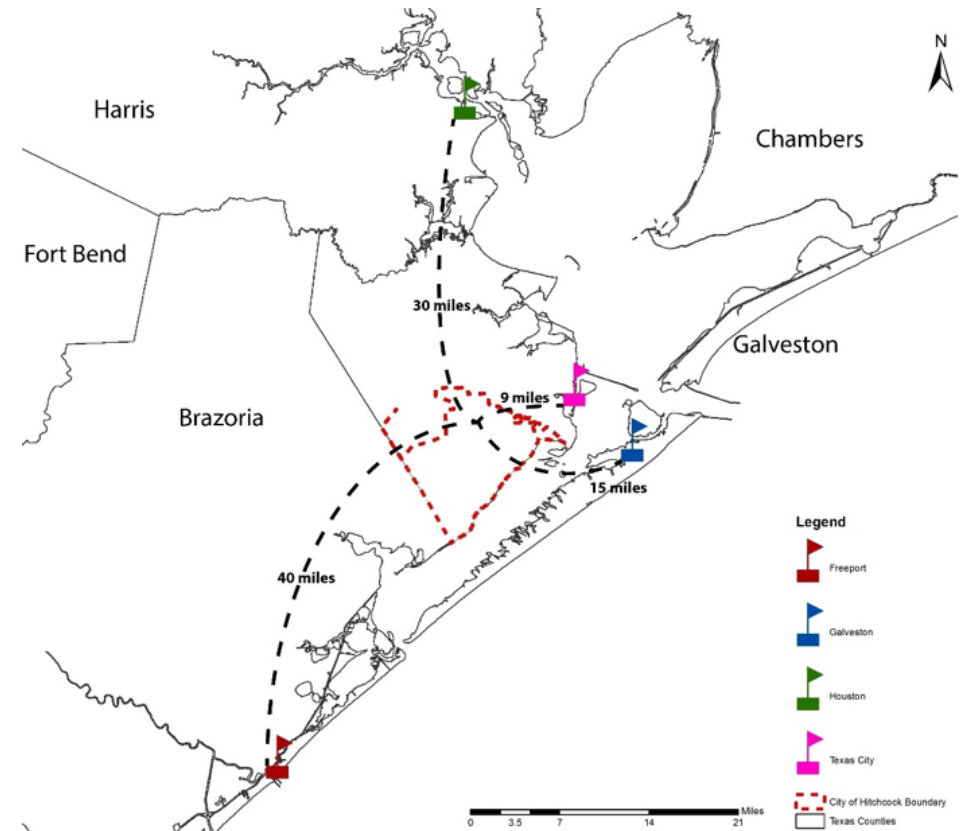
- The Port of Texas City,
- The Port of Galveston,
- The Port of Houston, and
- The Port of Freeport.

The Port of Houston, 30 miles from Hitchcock, is a 25-mile long complex, currently the first in the nation in terms of foreign waterborne tonnage (234.3 million tons of cargo), and includes the largest petrochemical complex in the United States. This port accounts for 67% of Texas' seaport trade (\$137 billion in trade), with the Port of Houston Authority committing over \$1.6 billion in investment to expand container terminals and deepen their channels to over 45 feet, among other improvements, expanding the capacity of the port.<sup>45</sup>

The Port of Galveston, within 15 miles of Hitchcock, is known for the large number of cruises disembarking from this location. Tourism generates a large portion of the revenue of the port, but the Port of Galveston has made efforts to expand its trading operations and reportedly moves close to 4.3 million tons of cargo per year.<sup>46</sup>

The Port of Freeport, located 40 miles from Hitchcock, is one of the fastest growing ports on the Gulf Coast, and ranked 26<sup>th</sup> largest port in the nation.<sup>47</sup> The Port of Texas City is the closest port to Hitchcock, located nine miles from the city (Map 7-4).

The constant growth of ports will continue to increase their significance, and Hitchcock officials should account for the growth of port commerce when considering future transportation needs.



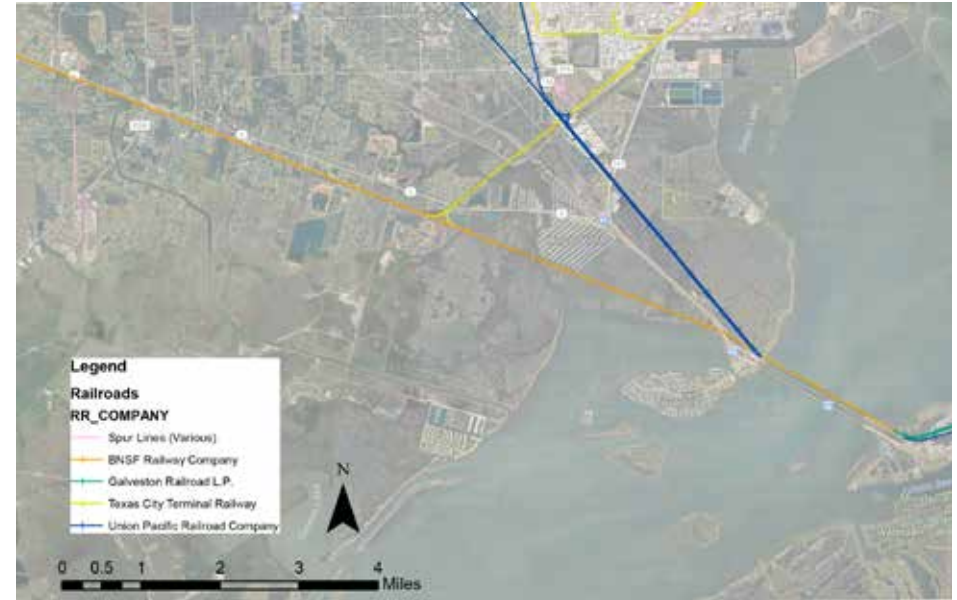
Map 7-4. Seaports in proximity to Hitchcock.  
Source: TTC, 2018.

## Railroads

The region's combination of large-scale marine shipping, manufacturing refineries, and growing population has resulted in one of the nation's largest and most vibrant rail hubs in the nation.

Railroad freight infrastructure in Hitchcock is part of the Gulf Coast Rail District. Two railroad companies run and operate within or in close proximity to the city boundaries of Hitchcock. One of these companies is the BNSF Railway Company, with rails transecting the city in its southwest path to the Port of Galveston. The second company, Union Pacific, runs right above the northwest city boundary. Union Pacific owns the Galveston Railroad and operates 32 miles of yard track in Galveston.

The Texas City Terminal (TCT) Railway Company operates as a terminal switch road at the Port of Texas City. TCT has 32 miles of railroad track and is jointly owned by BNSF Railroad and Union Pacific. Both companies connect to the terminal. Map 7-5 displays the mentioned railroads, and its location in relation to the city.



Map 7-5. Railroads in proximity to Hitchcock.  
Source: Texas Department of Transportation.

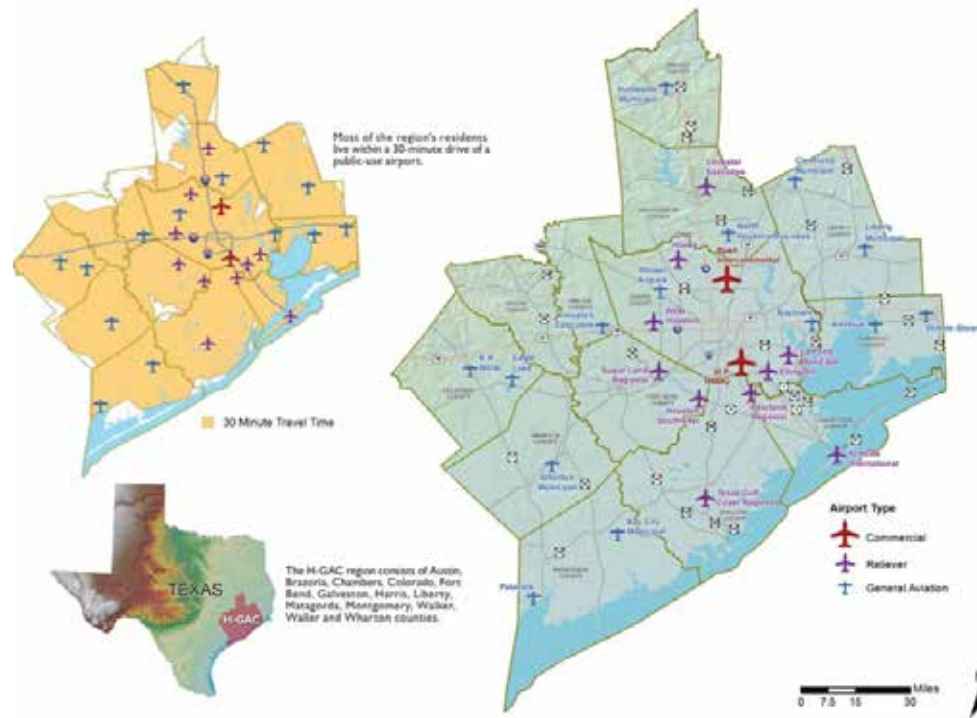
## Airports

There are no airports housed within Hitchcock's city boundary. Fortunately, eight airports are within an hour drive of the city, as seen in Table 7-1.

**Table 7-1. Estimated Exposure of People by Jurisdiction**

Airports	Use Attributes	Drive time from the city
William P. Hobby Airport	Commercial and general aviation airport	Approximately 35 minutes
Pearland Regional Airport	Public-use general aviation airport	Approximately 30 minutes
Ellington Airport	Public and military use airport	Approximately 27 minutes
Baytown Airport	Public-use airport	Approximately 50 minutes
Houston Southwest Airport Scholes	Public-use airport	Approximately 40 minutes
International Airport	City-owned public-use airport	Approximately 20 minutes
George Bush Intercontinental Airport	International and Houston's largest airport	Approximately 1 hour
La Porter Municipal	City-owned public-use airport	Approximately 42 minutes

Source: Galveston County Multi-Jurisdictional Hazard Mitigation Plan 2016-2020



Map 7-6. Airports in the H-GAC region.

Source: H-GAC.



### Commute Mode

Table 7-2 shows that Hitchcock is an auto-dependent community. Most of the commutes made by Hitchcock residents are by vehicles, with 85.2% of commuters driving by car, truck, or van. It is notable that the percentage of people driving alone by car, truck, or van is higher than the average percentage for the State of Texas (80%) (Table 7-2). In Hitchcock, the drive alone average commute time is 26.6 minutes, which is higher than the average US worker's 25 minutes.<sup>48</sup>

Table 7-2. Commute mode. Hitchcock, Tx, 2016.

	Worked at Home	Taxicab, Motorcycle, Bicycle, or Other means	Walked	Public Transportation (excluding Taxicab)	Carpooled	Drive Alone
Hitchcock	0.8%	0.5%	2.1%	0.4%	11.1%	85.2%
Galveston	3.7%	2.1%	2.0%	1.1%	11.1%	80.0%
Texas	4.3%	1.7%	1.6%	1.5%	10.6%	80.3%

Source: 2016 ACS, 5 year estimates.

### Commute mode comparison Hitchcock, Galveston County, and Texas

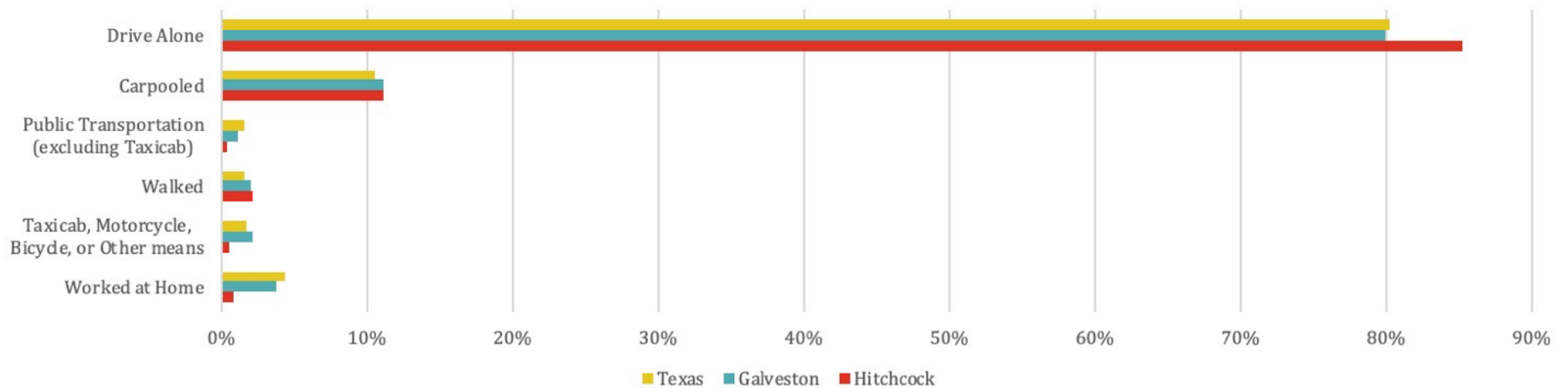


Figure 7-1. Means of Transportation, 2016 estimates.  
Source: 2016 ACS, 5 year estimates

## Public Transit

### Transit Plan

The Galveston County Transit District (GCTD) is a rural and urban transit district serving Hitchcock and the rest of the Galveston County. The GCTD receives state funds for transit services, and with these funds it assists in the planning and funding of transit access across the Galveston County Region. The GCTD does not run or operate transit services directly; instead, through interlocal agreements, it passes allocated funds to other entities to run services.

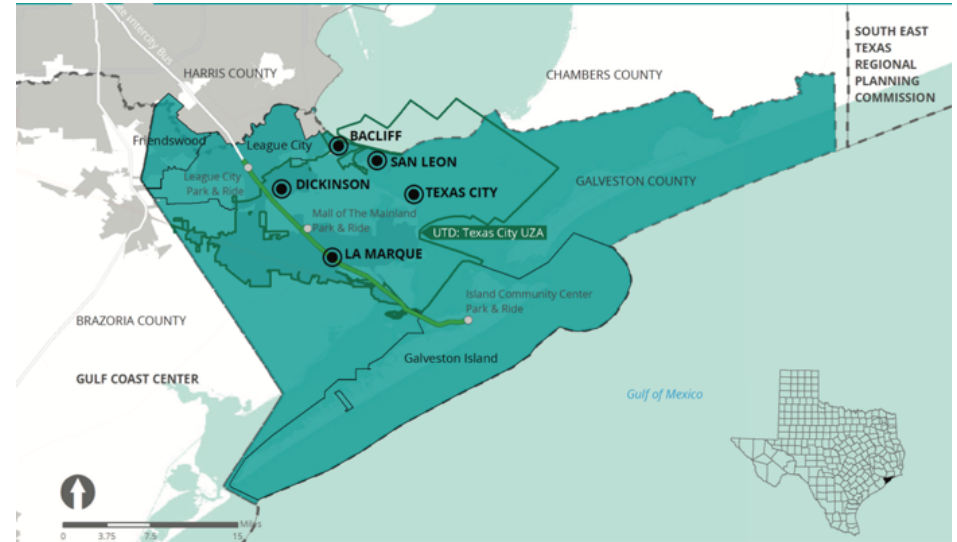
The Gulf Coast Center (GCC) is one of the entities receiving funds from GCTD. GCC operates transit services in the area around Hitchcock. GCC's services include Mainland Transit (a fixed route service), demand-response services, and ADA paratransit services.<sup>49</sup> Hitchcock is not served by the fixed route provided by the Mainland Transit System. The closest fixed route stop is in La Marque, approximately an 8-minute drive from Hitchcock. Paratransit services are provided through the Connect Transit program to members of the population who cannot navigate or are unable to access the fixed route. Connect Transit, in partnership with the City of Galveston and Island Transit, operates two park-and-rides known as Island Connect from the mainland in Galveston County to Galveston Island.<sup>50</sup>

Despite being located inside the focus area of the Houston-Galveston Area Council (H-GAC) Transportation Plan, Hitchcock does not have a public transit program of its own, nor a public transit relationship with neighboring cities.<sup>51</sup>

## Transportation for Health Services

### Medical Transportation Plan

The Medical Transportation Program (MTP) is a state supported program developed in Texas to support its vulnerable citizens in need of transportation services. The program arranges and administers cost-effective, non-emergency medical transportation services to eligible Medicaid clients, children with special health care needs, Services Program clients, and transportation for Indigent Cancer Patients who have a need for transportation services.<sup>52</sup>



Map 7-7. Gulf Coast Center, transit service map.  
Source: Regionally Coordinated Transportation Planning, 2016.

### Special Needs Population

Transportation for special needs population is necessary for daily essential errands such as employment, attending college classes, grocery shopping, medical appointments, or job training. In 2016, 18.8% of the population reported a hearing, vision, cognitive impairment; ambulatory difficulty; independent living; or self-care disability.<sup>53</sup> In addition, 13.6% of Hitchcock citizens are over the age of 65 and may have driving limitations.<sup>76</sup>

The Gulf Coaster Center provides paratransit services for people with disabilities, seniors (65+), Medicare cardholders, and students (with proper identification) in Galveston and Brazoria Counties through their Connect Transit program, but this service has a limited service area ( $\frac{3}{4}$  of a mile around the regular fixed-route), leaving most of the city out of its service area.<sup>54</sup>

### Bicycle and Pedestrian Mobility

There are no bike lanes or shared roads in Hitchcock. The only established bicycle infrastructure is the mountain bike trail in Jack Brooks Park.<sup>55</sup> As described in the Commute Mode section, only 0.05%

of people commuted using bicycles and 2.1% self reported as walking to work. Residents showed interest in the improvement of pedestrian facilities such as sidewalks and pedestrian crossings in community meetings held by TTC. It is advisable to further explore this topic to analyze the mobility needs and opportunities in Hitchcock.

### **Transportation Network Companies**

Transportation Network Companies (TNC) are dynamic for-profit transport services offering matching services to connect riders and drivers by taking advantage of smartphones, GPS, and other technologies.

TNCs such as Uber<sup>56</sup> and Lyft<sup>57</sup> (two leading TNC's in the United States) can provide on-demand transportation services to communities and fill transportation gaps where transit is either not available or limited. Both Uber and Lyft offer services in Hitchcock.

TNC partnerships with transit agencies, municipalities, and counties have been established in places such as Dallas, Austin, and other metropolitan areas. Dallas Area Rapid Transit, MV Transportation (paratransit service operation in the Dallas Area), and Lyft partnered to extend paratransit ridership by taking advantage of Lyft's vehicles and drivers through MV's call centers. Capital Metro, in Austin, partnered with VIA to facilitate access to transit stations within a specific distance.

These examples showcase existing public-private partnerships in Texas, and programs such as these could be seen as options to be incorporated by different transit agencies or governmental programs to expand services in Hitchcock without heavy investment.

### **2040 The Houston-Galveston Regional Transportation Plan (2040 RTP)**

The 2040 Regional Transportation Plan (RTP) is a document that provides a responsible guide for maintaining and improving the current transportation systems within the Houston-Galveston area.<sup>58</sup> The document involves eight of the thirteen counties of the H-GAC region. The plan's vision is to have a multimodal transportation system through coordinate investments that support a desirable quality of life, enhanced economic vitality and increased safety, access, and mobility.<sup>59</sup> To work towards the plan's vision, the region will invest in the following goals: improve safety, manage and mitigate congestion, ensure strong asset management and operations, strengthen regional economic competitiveness, and conserve and protect natural and cultural resources.<sup>82</sup>

### **2040 Regional Bicycle and Pedestrian Plan**

The Transportation Policy Council adopted the 2040 Regional Pedestrian and Bicycle Plan on January 22, 2015. The plan argues the importance of long-range multi-modal transportation planning and enhanced pedestrian and bicycle infrastructure to accommodate growth and provide options for greater transportation demands.

The 2040 Regional Bicycle and Pedestrian Plan does not list any planned or underway projects within Hitchcock city boundaries. If publicly supported, local efforts could be made to articulate pedestrian or bicycle mobility plans, policies, and infrastructure to improve current conditions.<sup>60</sup>



HITCHCOCK CHAMBER OF COMMERCE

HOME of GOOD OLE DAYS

BBQ COOK-OFF & FESTIVAL



## Overview

Hitchcock houses various types of community facilities. The city now has five public schools, one private school, two doctor's offices, and four parks. Government facilities in Hitchcock include a city hall, public library, fire station, police department, and the Good Ole Days fairground. Most community facilities in Hitchcock are concentrated around the city center. Map 8-1 shows community facilities within the city limits. Hitchcock also relies on the hospital services of neighboring communities (La Marque, Galveston, and League City).

08

# Community Facilities

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State of Community Report



## Schools

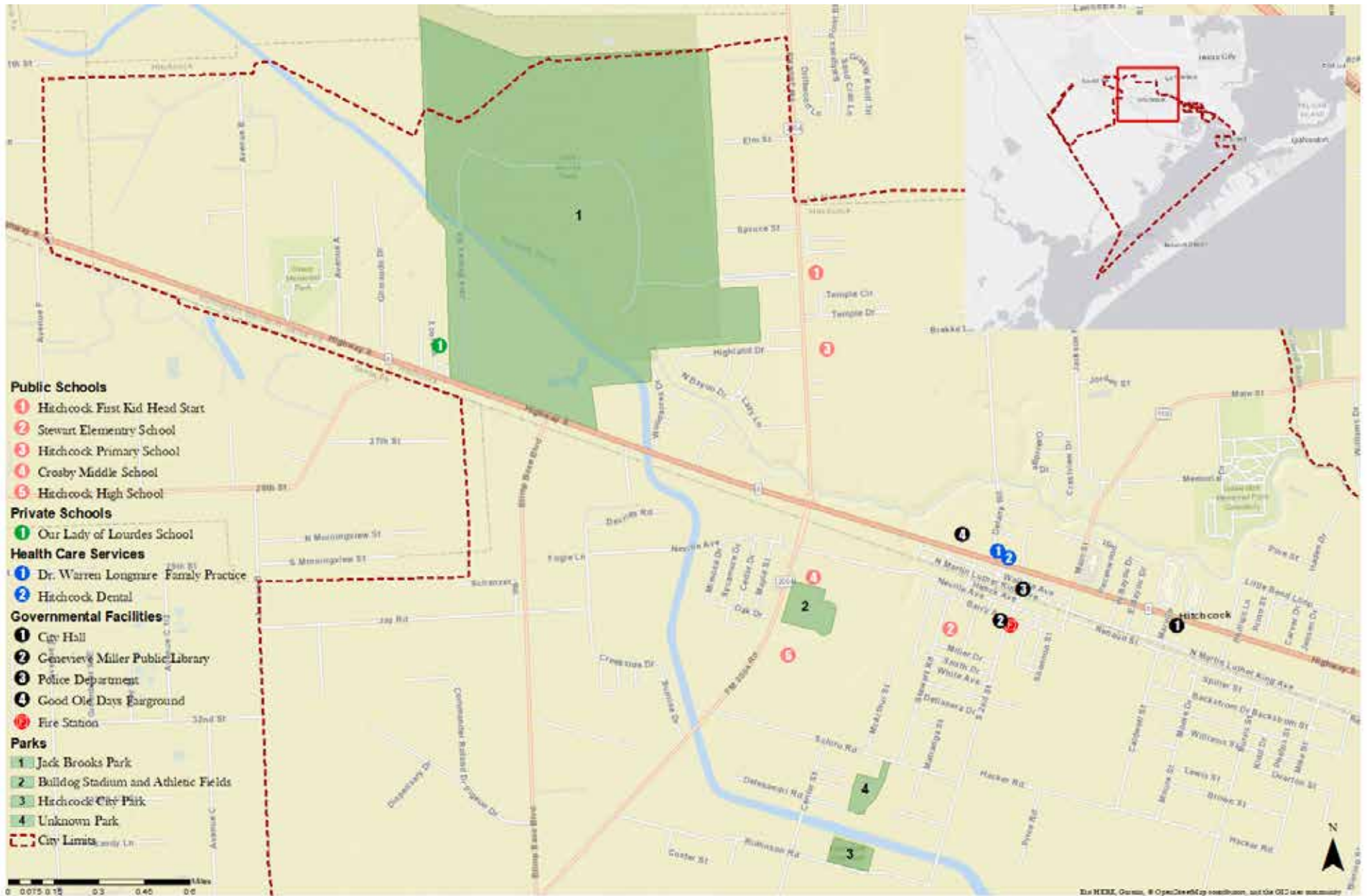
The Hitchcock Independent School District (ISD) primarily serves the city's students, except a small section in the northwest, which is covered by the Santa Fe ISD. Map 8-2 shows independent school districts in Hitchcock as of 2018. Hitchcock ISD incorporates five schools with a combined total of 1,717 students. Map 8-3 shows all schools located within Hitchcock ISD.

All schools in Hitchcock, with the exception of Crosby Middle School, achieved a rating of Met Standard under the Texas Education Agency's Accountability Rating system in 2017. Table 8-1 shows Hitchcock public schools by student enrollment and accountability rating in 2017.

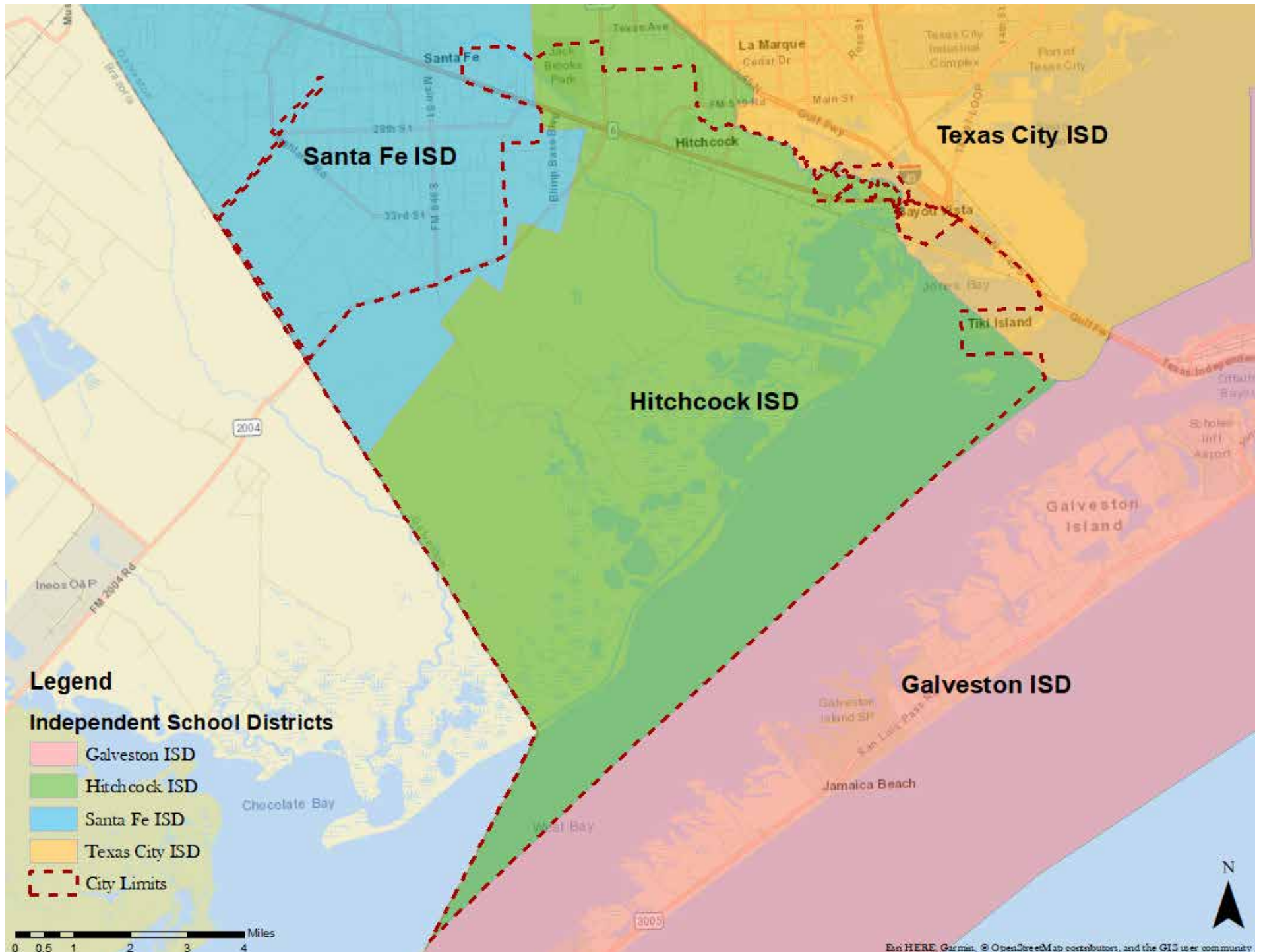
**Table 8-1. Hitchcock Public Schools Texas Accountability Rating, 2017**

<b>School Name</b>	<b>Grade Range</b>	<b># of Students</b>	<b>Accountability Rating 2017</b>
Hitchcock Kids First Head Start	EE-PK	219	Met Standard
Hitchcock Primary School	PK-2	467	Met Standard
Stewart Elementary School	3-5	344	Met Standard
Crosby Middle School	6-8	316	Improvement Required
Hitchcock High School	9-12	371	Met Standard

Source: Texas Education Agency, Accountability Rating, 2017.

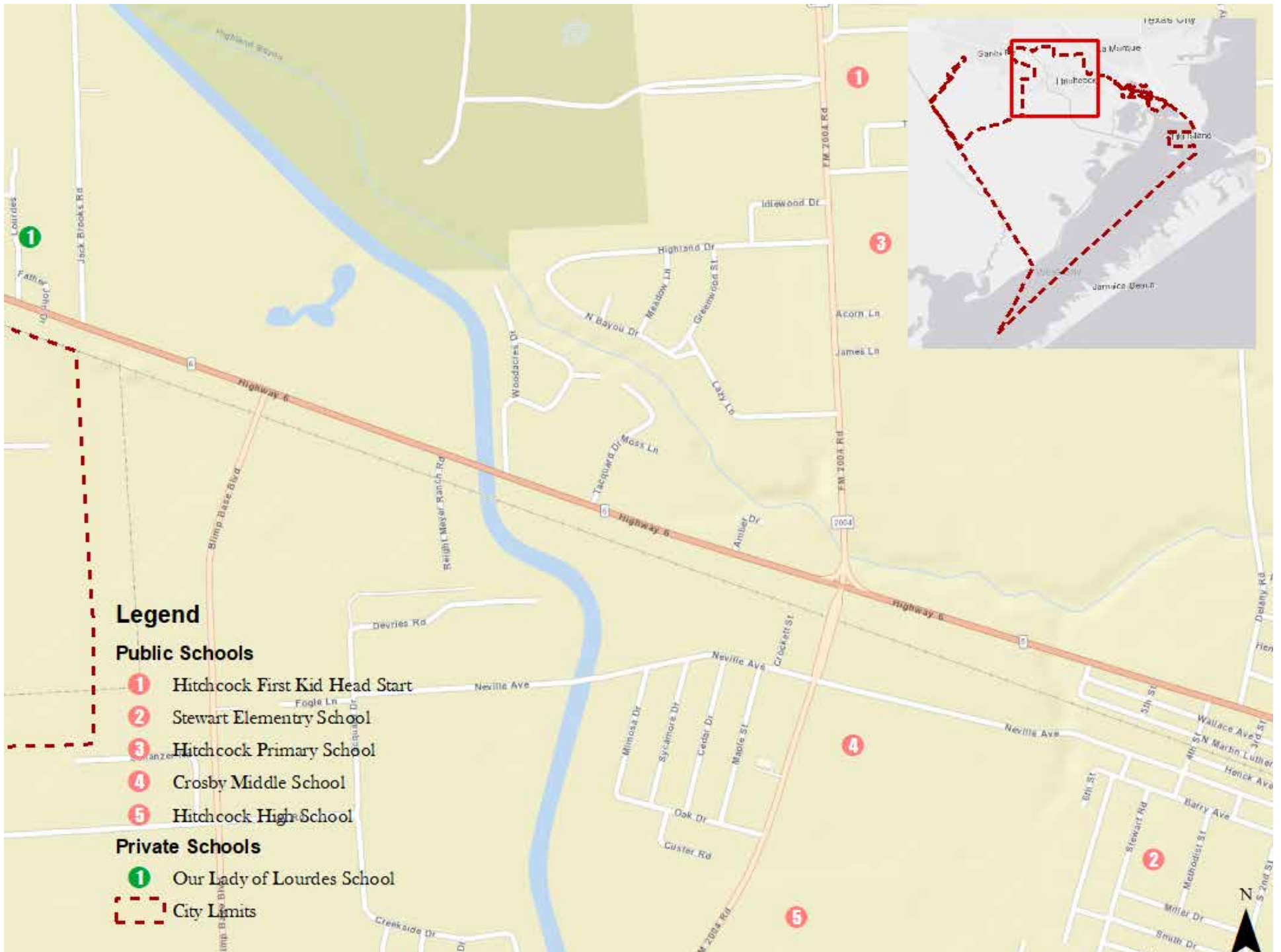


Map 8-1. Community Facilities in Hitchcock.  
 Source: Created by Texas Target Communities, 2018.



Map 8-2. Hitchcock Independent School District.  
Source: Texas Education Agency, 2018.





Map 8-3. Hitchcock Schools.  
 Source: Texas Education Agency, 2018.



Figure 8-1. Hitchcock Kids First Head Start.



Figure 8-2. Hitchcock Primary School

Hitchcock “Kids First” Head Start serves low-income disadvantaged pre-school children and their families. Head Start is a federal program that provides children—aged five and below and from low-income families—with tools that will empower them to enhance their social, emotional, language, and literacy development.<sup>61</sup>

Hitchcock has one private school, Our Lady of Lourdes School. Our Lady of Lourdes School offers Pre-K 3, Pre-K 4, Kindergarten, and First through Sixth Grades.<sup>62</sup> The school has 65 Students and is affiliated with Our Lady of Lourdes Catholic Church.<sup>63</sup> Map 8-3 shows where Our Lady of Lourdes is located in Hitchcock.

## Grocery Stores

Currently, there are no grocery stores within Hitchcock’s city limits. The

closest grocery store is located in League City and is approximately 6 miles, or a 10-minute drive, away from Hitchcock. The city does have convenience stores, but they do not serve all needs a grocery store would.

## Health Care Services

Hitchcock has few healthcare service centers within the city limits. Dr. Warren Longmire is a family medicine specialist and has been practicing for 55 years.<sup>64</sup> Hitchcock Dental, managed by Dr. Richard Seume, provides dental care services for citizens in Hitchcock.<sup>65</sup>

Hitchcock residents typically access hospitals and medical centers in neighboring cities. Residents receive their medical services from Texas Medical Center, Houston Methodist St. John Hospital, and Clear Lake Regional Medical Center in Houston; UTMB (University of Texas Medical Branch) Health Hospitals in Galveston and League City; and Mainland Medical Center in Texas City.

Texas Medical Center (TMC) is the world’s largest medical complex with about 10 million patient encounters per year. Established in 1945, TMC has been pioneering patient care, research, education, and prevention. TMC comprises 21 renowned hospitals, 13 support organizations, eight academic and research institutions, six nursing programs, three public health organizations, three medical schools, two universities, two pharmacy schools, and a dental school.<sup>66</sup> Houston Methodist St. John Hospital brings all the expertise and compassionate care of the world-renowned Houston Methodist Hospital in The Texas Medical Center to the Bay area. Located in Nassau Bay, across from the NASA Johnson Space Center, St. John offers innovative, high-quality, patient-centered care in a welcoming, healing environment.<sup>67</sup>

Clear Lake Regional Medical Center (CLRMC) is a 595-bed tertiary regional referral center offering a comprehensive array of medical services for the region’s growing population. The Heart and Vascular Hospital provides nationally recognized cardiac care close to home. The Women’s Center at CLRMC incorporates facilities and expertise designed to provide comprehensive health care for women of all ages.



UTMB League City Campus Hospital provides various health care services including:

- Urgent Care,
- Emergency Care,
- Labor and Delivery,
- Radiology and Imaging,
- Inpatient Medical and Surgical Care,
- Pharmacy, and
- Outpatient Surgical Services.<sup>68</sup>

UTMB Galveston Campus is a complex of medical school, clinics, and hospitals. John Sealy Hospital was first built in 1978 and is a 12-story building with single patient rooms and specialized care units.<sup>69</sup>

Jennie Sealy Hospital opened in April 2016 and features 310 patient rooms and dome medical services which relocated from John Sealy Hospital.<sup>70</sup> UTMB Children's Hospital was reopened as a part of John Sealy Hospital in 2012.<sup>92</sup>

Mainland Medical Center is a 223-bed health care facility with more than 725 medical staff and over 200 physicians. It was founded in 1952 and has been serving Galveston County ever since.<sup>71</sup>

## Governmental Infrastructure

Governmental facilities in Hitchcock include city hall, a public library, fire station, police department, and the Good Ole Days fairground. In 2015, the Genevieve Miller Hitchcock Public Library was established in the City.

The Hitchcock City Police Department is located at a central part of the city and is committed to protecting the community and maintaining their sense of security, safety, and well-being.<sup>72</sup>

The Hitchcock Chamber of Commerce maintains the Home of Good Ole Days fairground, which gathers Hitchcock citizens every year to celebrate this day. The green space that used to be an orchard has a great potential for being used over the year for community gatherings, recreational activities, fairs, and ceremonies.



Figure 8-3. Hitchcock City Hall



Figure 8-4. Genevieve Miller Hitchcock Public Library.



Figure 8-5. House of Good Ole Days

## Parks and Wildlife Refuge

Hitchcock has four parks with a total area of about 700 acres. Parks in Hitchcock include:

- Publicly-owned local, state, and national parks,
- School parks with a joint-use agreement with the local government, and
- Privately-owned parks managed for full public use.

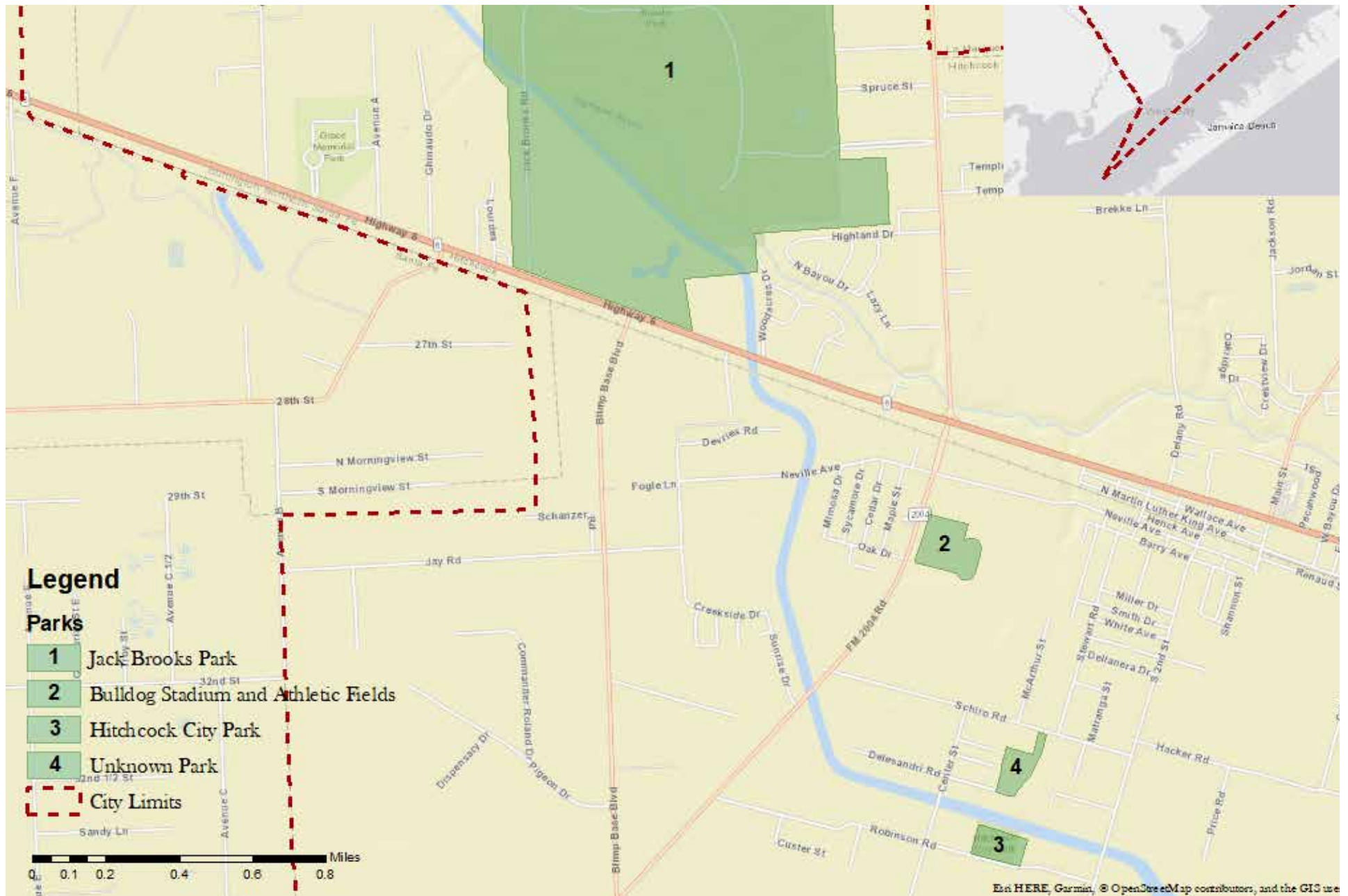
In 2017, only 19% of the population in Hitchcock<sup>74</sup> was living within a 10-minute walk of a park. Hitchcock's percentage is lower than the national average of 54%.<sup>75</sup> Map 8-5 shows the location of parks that serve Hitchcock.

## Fire Services

The Hitchcock Volunteer Fire Department serves the City of Hitchcock. It has one station and 41 volunteer firefighters.<sup>73</sup> Figure 8-6 shows the Hitchcock Volunteer fire station.



Figure 8-6. City of Hitchcock Fire Station  
Source: Galveston Firefighters Association, 2018



Map 8-4. Parks in Hitchcock  
 Source: ParkServe.com, 2017



The City of Hitchcock maintains several city parks, school parks, and sport fields. Figures 8-7 through 8-9 show the aerial image of parks in Hitchcock.

Bulldog Stadium and Athletic Field is part of Hitchcock High School. The sports complex features a baseball field and a football stadium. Hitchcock City Park is located along the southern bank of Highland Diversion Channel and includes two baseball fields.



Figure 8-7. Bulldog Stadium and Athletic Fields  
Source: Google Maps, 2018



Figure 8-8. Hitchcock City Park  
Source: Google Maps, 2018

The Unknown Park, pictured below, has a large grass covered open field in south and a basketball court in northern corner.



Figure 8-9. Unknown Park in Hitchcock  
Source: Google Maps, 2018

Galveston County Parks and Cultural Services Department manage Jack Brooks Park, located in the northern edge of Hitchcock. With a 678 acres area, the park is located by the Highland Bayou Diversion Channel and just off SH 6 in northern Hitchcock. The park has several amenities, including playgrounds, picnic areas, sport fields, horseback riding trails, mountain bike trails, and a historic site.<sup>76</sup>





## Overview

Hitchcock's zoning ordinance establishes seven zoning districts within broader residential, commercial, and industrial categories. Common zoning categories such as recreational or civic space are not separate from other uses in the city's land use and zoning makeup. Residential land covers most of the city, and most of the city is zoned for these uses. Industrial uses take up most of the remaining land area of the city, with commercial uses and open space following behind. The land use map and zoning map have nearly the same composition, with minor differences. Overall, the city's land use composition reflects its largely rural and residential character, with no obvious downtown core. No allowances for mixed uses exist in the city's code of ordinances, also reflecting traditional neighborhood development patterns in a relatively rural city.

09

# Zoning

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State of Community Report

## Land Use and Zoning Categories

Hitchcock's code of ordinances contains three general land use and zoning districts: Residential, Commercial, and Industrial.<sup>58</sup> Subcategories within each district divide the city into specific land use zones, displayed in Table 9-1.

Table 9-1. Hitchcock Zoning Districts

Abbreviation	Definition
AR	Agricultural Residential
SFR	Single Family Residential
HR	High Density Residential
MH	Manufactured Home
NC	Neighborhood Commercial
GC	General Commercial
GI	General Industrial

Source: City of Hitchcock Code of Ordinances.

### Residential Districts

The first four categories in the table represent residential districts. The city's zoning ordinance designates the Agricultural Residential district as the default category when a lot's zoning has not been determined.<sup>58</sup> Its permitted land uses include single-family detached homes, parks, community facilities, agricultural land, undeveloped land, and undevelopable land. The zone has the purpose of preserving agricultural land and acting as a buffer between higher-density and rural areas. Lots in this district must be at least one acre.<sup>58</sup>

The Single Family Residential district allows for single-family detached homes and related uses, typically found in traditional neighborhoods and subdivisions.<sup>58</sup> The guidelines for this district are stricter in the types of activities allowed, but do support some agricultural activities and recreational facilities. Accessory buildings are also regulated in this district, but lots have a smaller minimum area of 6,000 square feet.<sup>58</sup>

The High Density Residential district builds on the Single Family Residential district by adding two- and multi-family residences, such as duplexes and apartments, to its allowable uses. In this district, residential development can hold up to 18 housing units per acre.<sup>58</sup>

The Manufactured Home district, as its name suggests, allows for manufactured homes, specifically those in subdivisions or communities. Subdivisions or manufactured home communities in this district must be at least four acres and must hold four or more lots for manufactured homes.<sup>58</sup> Physical requirements unique to manufactured homes are specified, such as the presence of a greenbelt or landscaping around property boundaries.<sup>58</sup>

### Commercial Districts

The city's code of ordinances contains two commercial districts. The Neighborhood Commercial district comprises small, low impact commercial uses that fit with surrounding neighborhoods and residences. Permitted uses include libraries, bakeries, museums, offices, and some restaurants.<sup>58</sup>

In addition to neighborhood commercial uses, the General Commercial district allows a wider range of commercial activities in less residential areas of the city. These activities range from hardware stores to hospitals, and as the list is not comprehensive, there is quite a bit of flexibility in the types of businesses allowed on property zoned for general commercial uses.<sup>58</sup>

### Industrial District

The final zoning category, General Industrial, allows higher impact manufacturing and warehousing. Lots in this district must be 20,000 square feet, much larger than minimum lot sizes in any other zoning district. The code of ordinances also specifies a number of regulations specific to industrial properties, such as noise and emissions standards.<sup>58</sup>

Hitchcock's code of ordinances does not include many common zoning categories such as conservation, recreational open space, and civic space, although these uses are allowed within the city's existing zoning districts. This lack of detail limits the conclusions that can be drawn about specific land uses in the city.

## Land Use and Zoning Composition

Map 9-1 shows parcel-level land use within Hitchcock, and Table 9-2 lists the total acres of each use category within the city limits. Agricultural Residential land uses make up most of city (85.71%). In total, residential uses cover 90.69% of the city. General Industrial uses are the second largest category, with 6.88% of the total city area. Combined, both commercial land uses make up only 1.64% of the total land area of Hitchcock. The remaining 0.79% is open, undevelopable land along the coast.

**Table 9-2. City Land Area by Use Category**

Land Use	Acres	%
Agricultural Residential	35,324	85.71%
Single Family Residential	1,969	4.78%
High Density Residential	47	0.11%
Manufactured Homes	39	0.09%
Neighborhood Commercial	19	0.05%
General Commercial	656	1.59%
General Industrial	2,835	6.88%
Open Space	327	0.79%
<b>Total</b>	<b>41,215</b>	<b>100%</b>

Source: GIS database form Texas Target Communities

Hitchcock’s zoning map (Map 9-2) very closely mirrors the city’s land use map. Table 9-3 shows the total acreage of each zoning district in Hitchcock. The total acreage differs between the two tables because the land use map contains individual parcels, without any roads, while the zoning map contains larger polygons that encompass roads as well as lots. Although this prevents direct comparison by acres, the percent of total land area in each category remains comparable. Similar to the land use map, in the zoning map the Agricultural Residential district has the highest percent of land, and residential districts together cover 90.53% of the land area in the city. The General Industrial district, again, makes up 6.79% of the total city area, and commercial uses together make up 1.9% of the city. Open space takes up the same 0.77% of Hitchcock’s land area.

The composition of land uses in the city reflects Hitchcock’s rural and small town character, and the zoning map upholds these patterns of land use with its similar makeup.

**Table 9-3. City Land Area by Zoning District**

Zoning District	Acres	%
Agricultural Residential	35,779	84.65%
Single Family Residential	2,396	5.67%
High Density Residential	51	0.12%
Manufactured Homes	40	0.09%
Neighborhood Commercial	37	0.09%
General Commercial	767	1.81%
General Industrial	2,871	6.79%
Open Space	327	0.77%
<b>Total</b>	<b>42,267</b>	<b>100%</b>

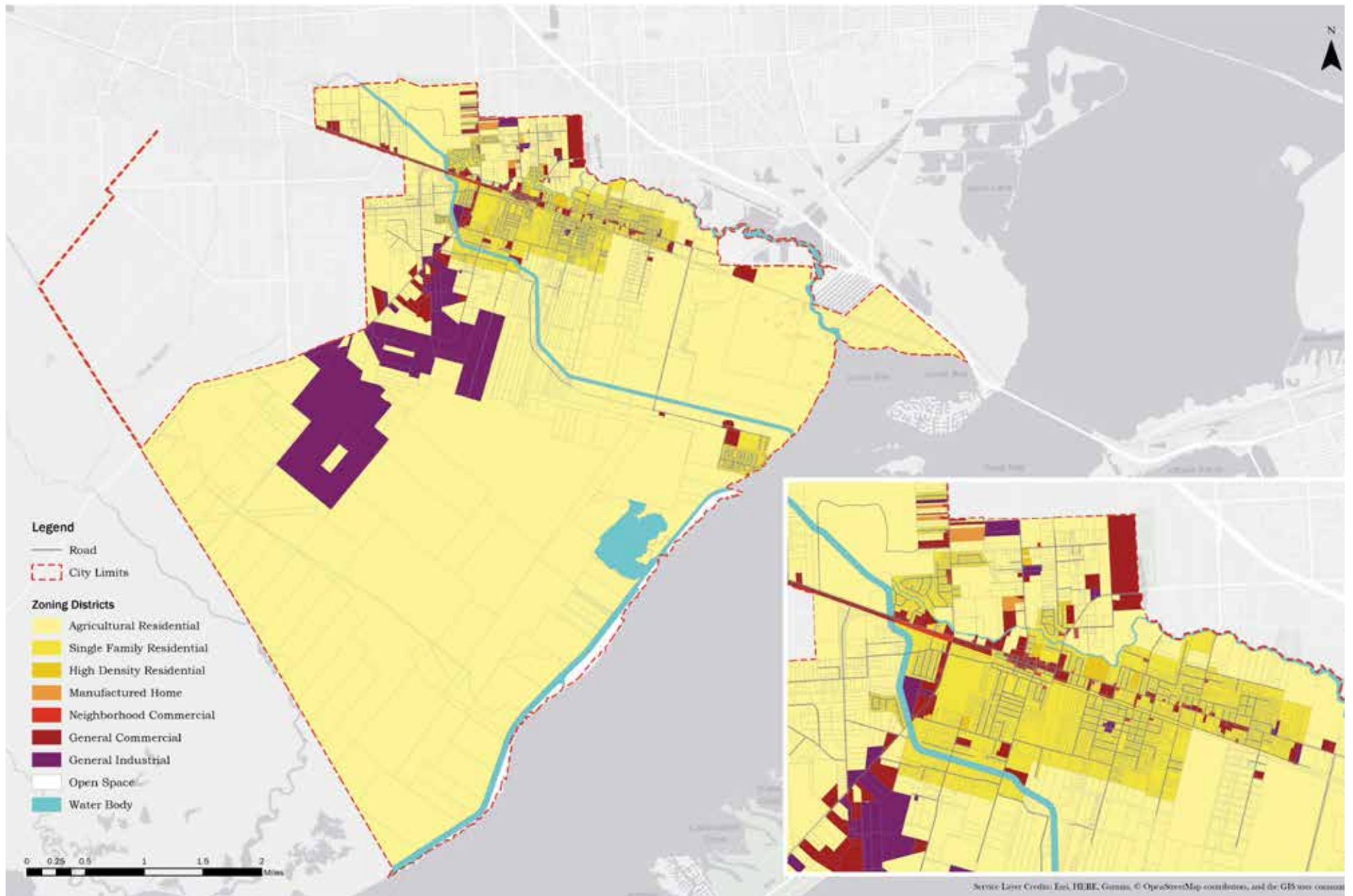
Source: GIS database form Texas Target Communities

## Downtown

Although Hitchcock has no designated downtown center, the corridor along Highway 6, where there is a variety of single family residential, high density residential, and commercial uses, mostly closely resembles a downtown center or central business district. The insets of Maps 9-1 and 9-2 show land uses and zoning in this area.

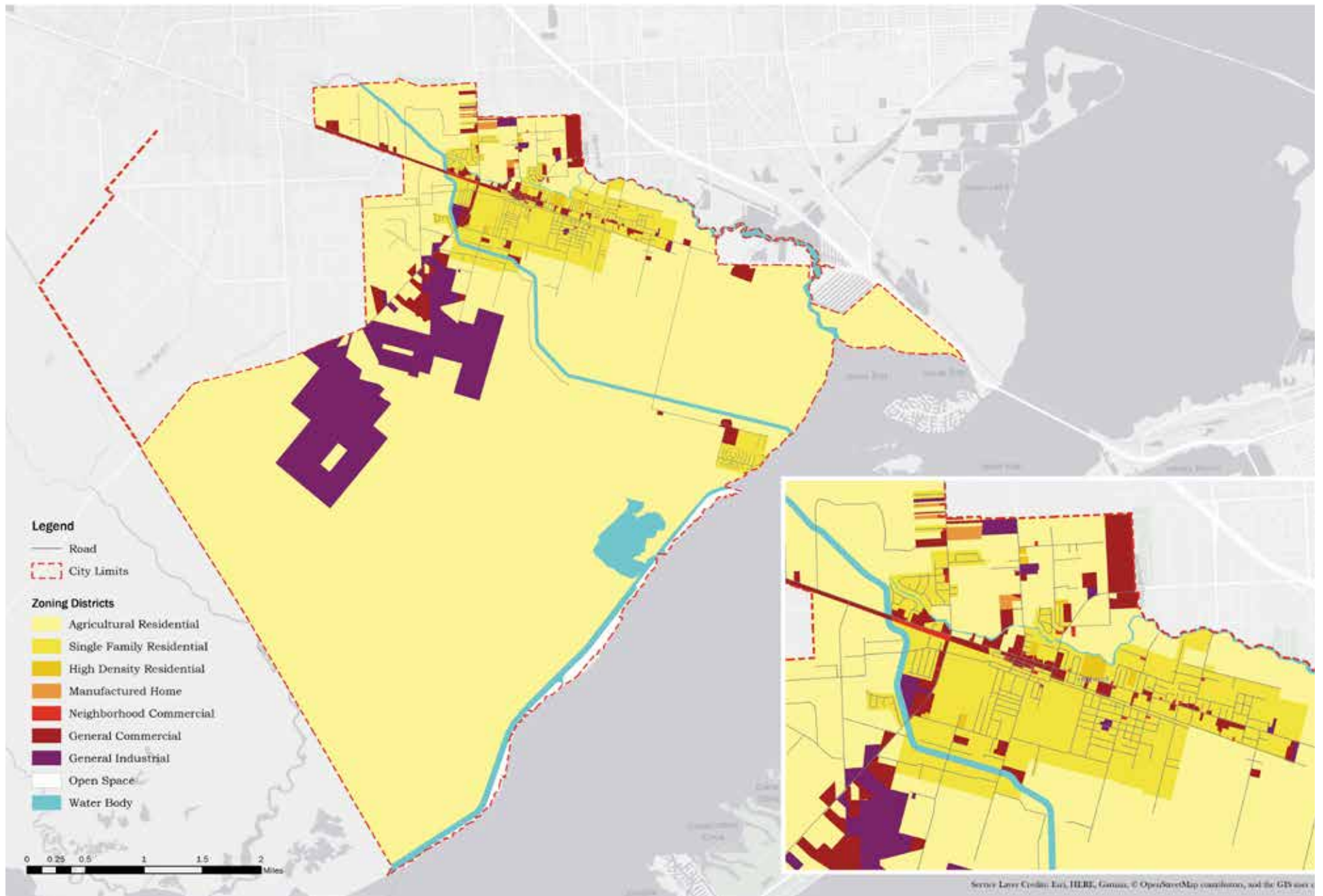
## Mixed Use

Hitchcock’s zoning ordinance does not allow for mixed-use development, and the Code of Ordinances clearly restricts land uses into their corresponding districts.<sup>58</sup> The city could consider incorporating a mixed-use zoning district into their Code of Ordinances if the community expresses the desire for this type of development. The area of Hitchcock where high density residential, neighborhood commercial, and general commercial districts cluster together could be a fit for mixed-use allowances, as these districts fall in areas zoned for more urban development patterns.



Map 9-1. Hitchcock Land Use Map  
 Source: GIS database from Texas Target Communities





Map 9-2. Hitchcock Zoning Map  
 Source: GIS database from Texas Target Communities







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