

**STATE OF TEXAS
COUNTY OF WALLER
CITY OF HEMPSTEAD**

BE IT REMEMBERED that on the 3rd day of April, A.D., 2023 at 5:00 P.M. the Planning and Zoning Commission met in Regular Session at the Hempstead City Hall, Hempstead, Texas in said City, there being present, to-wit:

John Busby, Chairman
Nora Hodges, Board Member
Samantha Glover, Board Member
Chris Whetzel, Board Member (Absent)
Barbara Bezub, Board Member
Joe Ayala, Board Member (Absent)

Bridgette Begle, City Attorney
Sabrina Alvarez, City Secretary

1. Call to order and invocation.

Chairman John Busby called the meeting to order at 5:01 P.M. and gave the invocation.

2. Pledge of Allegiance.

The Pledge of Allegiance was given.

3. Consideration and action on minutes of the March 6, 2023, meeting.

Board Member Nora Hodges made a motion to approve the minutes. Board Member Barbara Bezub seconded the motion and carried it unanimously.

4. Public Comment

No Public Comments

5. Zoning Ordinance amendment increasing minimum front setbacks in certain residential districts.

a. Public Hearing

The Public Hearing started at 5:04 P.M.

Michael Trojan was against the setbacks. Jimmy Economou was against the setbacks. Building Inspector Frank Rodriguez stated the reason for the 25 feet is for the off-road parking. Board Member Barbara Bezub stated to make the driveway wider as an alternate plan. Board Member Nora Hodges stated that she wanted to know the benefit of going to the twenty-five feet instead of keeping the five feet.

The Public Hearing closed at 5:18 P.M.

b. A Resolution of the Planning and Zoning Commission of the City of Hempstead, Texas making a recommendation to City Council to approve or

deny amendment Article 3 “Zoning Districts”, Section 3.01 AR-Agricultural/Residential Districts”, Section 3.02 “R-1Single -Family Residential District”, Section 3.04 “Multi-Family Residential District”, 3.03 R-2 Multi-Family Residential District”, and Section 3.12 “Lot Standards” of the Subdivision Ordinance to increase the Minimum front setbacks distances within the City for consistency with the Zoning Ordinance;

Attorney Bridgette Begle stated that P & Z Board can make a recommendation of a certain number for the setbacks, if they do not want to keep it at five feet.

Board Member Barbara Bezub stated that she wanted to keep as is, with the five feet setbacks. Board Member Nora Hodges stated that many citizens approached her, and she would like to keep it at five feet as well. Board Member Samantha Glover also stated she would like to keep the five feet setbacks. Chairman John Busby was also in agreement with the board to keep the five feet setbacks.


Board Member Nora Hodges made a motion to deny Resolution and keep the setbacks at five feet Board Member Barbara Bezub seconded the motion and carried unanimously.

6. Adjourn Planning and Zoning Commission Meeting.

Board Member Samantha Glover made a motion to adjourn the Planning and Zoning meeting at 5:27 P.M. Board Member Nora Hodges seconded the motion and carried unanimously.

PASSED AND APPROVED this the 1st day of May, A.D., 2023.

APPROVED:



John Busby, Chairman

ATTEST:



Sabrina Alvarez, City Secretary