

**NOTICE OF REGULAR MEETING OF THE  
HEMPSTEAD PLANNING AND ZONING COMMISSION**

Notice is hereby given that a Regular Meeting of the Planning and Zoning Commission of the City of Hempstead will be held on **Monday, July 3, 2023, at 5:00 P.M.** at the **Hempstead City Hall, 1125 Austin Street, Hempstead, Texas**, at which time the following will be considered, to-wit:

1. Call to order and invocation.
2. Pledge of Allegiance.
3. Public Comment.
4. Consideration and action on minutes of the June 5, 2023, meeting.
5. Amendment to the Zoning Matrix allowing for an Adult Day Care in the following manner:
  - "P" - Use Permitted by right in the following zoning districts: CBD, NC, HC, and PS
  - "S" - Specific Use Permit required in the following zoning districts: R-1, R-2, R-3 and MH.
- a. Public Hearing
6. Consideration and action on a recommendation to the City Council of the City of Hempstead amending the Zoning Matrix allowing for an Adult Day Care in the following manner:
  - "P" - Use Permitted by right in the following zoning districts: CBD, NC, HC, and PS
  - "S" - Specific Use Permit required in the following zoning districts: R-1, R-2, R-3 and MH.

The Planning and Zoning Commission of the City of Hempstead reserves the right to adjourn into executive session at any time during this meeting to discuss any matter, as authorized by Texas Government Code, Section 551.071 (Consultation with Attorney).

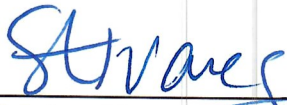
7. Adjourn Planning and Zoning Commission Meeting.

Dated this day the 30<sup>th</sup> day of June, A.D., 2023.

By:   
Sabrina Alvarez, City Secretary

I, the undersigned authority, do hereby certify that the above Notice of Regular Meeting of the Planning and Zoning Commission of the City of Hempstead is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board and entrances to City Hall in the City Hall of said City of Hempstead, Texas, a place convenient and readily accessible to the general public at all time, and said Notice was posted on June 30, 2023 at 2:00 P.M. and remained so posted continuously for at least 72 hours preceding the scheduled time of said Meeting.

Dated this day the 30<sup>th</sup> day of June, A.D., 2023.

By:   
Sabrina Alvarez, City Secretary

## **PUBLIC PARTICIPATION BY TELEPHONE**

The City of Hempstead Planning and Zoning Commission **may** conduct the meeting scheduled at **5:00 P.M. on Monday the 3<sup>rd</sup> day of July 2023 at the Hempstead City Hall, 1125 Austin Street, Hempstead, Texas.** The public will be permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting. A recording of the telephonic meeting will be made and will be available to the public upon written request.

The toll-free dial-in number to participate in the meeting telephonically is:

**1-346-248-7799; Access Code 989-478-2100**

**IF PLANNING AND ZONING COMMISSION MEMBERS ARE GOING TO APPEAR BY VIDEOCONFERENCE A QUORUM OF COMMISSION MEMBERS MUST BE PRESENT AT THE LOCATION.**

## **NOTICE OF MEETING BY VIDEO CONFERENCE**

The City of Hempstead Planning and Zoning Commission **may** conduct the meeting scheduled at **5:00 P.M. on Monday, the 3<sup>rd</sup> day of July 2023 at the Hempstead City Hall, 1125 Austin Street, Hempstead, Texas** by videoconference in addition to allowing in person attendance. A quorum of the Planning and Zoning Commission will be physically present at the Hempstead City Hall, 1125 Austin Street, Hempstead. The public may participate in the Planning and Zoning Commission Meeting by using the following information:

**1-346-248-7799, Access Code 989-478-2100**

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

**BE IT REMEMBERED** that on the 5<sup>th</sup> day of June, 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  
Samantha Glover, Board Member  
Chris Whetzel, Board Member  
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 5:07 P.M. and gave the invocation.

**2. Pledge of Allegiance.**

The Pledge of Allegiance was given.

**3. Consideration and action on minutes of the May 1, 2023, meeting.**

Board Member Chris Whetzel made a motion to approve the minutes. Board Member Samantha Glover seconded the motion and carried it unanimously.

**4. Public Comment**

No Public Comments

**5. Amendment to the Subdivision Ordinance requiring that first-floor elevations of all residential dwellings be a minimum of one foot (1') above the adjacent centerline of the street or minimum of one foot (1') above the adjacent street gutter, whichever is greater. From residential dwellings on corner lots, both adjacent streets shall be considered when determining the minimum floor elevation.**

**a. Public Hearing**

The Public Hearing started at 5:10 P.M.

The Public Hearing closed at 5:11 P.M.

**b. Consideration and action on a Resolution of the City Council of the City of Hempstead amending the Subdivision Ordinance requiring that the first-floor**



**elevations of all residential dwellings be a minimum of one foot (1') above the adjacent centerline of the street or minimum of one foot (1') above the adjacent street gutter, whichever is greater. From residential dwellings on corner lots, both adjacent streets shall be considered when determining the minimum floor elevation.**

Building Inspector Frank Rodriguez spoke on behalf of the city and explained to the board members the reason for the first-floor elevation would be to protect the homeowner the main sewer line will not flow into our system. The first-floor elevations above the adjacent centerline of the street will help with the gravity of the sewer so it will drain properly. Board Member Samantha Glover asked when this will go into effect. Building Inspector Frank Rodriguez answered it has been in effect it just wasn't in writing. Board Member Chris Whetzel asked was the procedure never in place prior to this. Kollye Kilpatrick Managing Director of Projects stated that there were a couple of builders who didn't abide by it and they were asked to stop construction and fix it at the builders expense.

Board Member Chris Whetezel made a motion to approve the Resolution. Board Member Barbara Bezub seconded the motion and carried unanimously.

- 6. Amendment to the Zoning Ordinance requiring that the first-floor elevations of all residential dwellings be a minimum of one foot (1') above the adjacent centerline of the street or minimum of one foot (1') above the adjacent street gutter, whichever is greater. From residential dwellings on corner lots, both adjacent streets shall be considered when determining the minimum floor elevation.**

- a. Public Hearing**

Public Hearing opened at 5:18 P.M.

The Public Hearing closed at 5:19 P.M.

- b. Consideration and action on a Resolution of the City Council of the City of Hempstead amending the Zoning Ordinance requiring that the first-floor elevations of all residential dwellings be a minimum of one foot (1') above the adjacent centerline of the street or minimum of one foot (1') above the adjacent street gutter, whichever is greater. From residential dwellings on corner lots, both adjacent streets shall be considered when determining the minimum floor elevation.**

The first floor elevation will also be put in the Zoning Ordinance

Board member Chris Whetzel made a motion to approve the Resolution. Board member Samantha Glover seconded the motion and carried unanimously.

- 7. Adjourn Planning and Zoning Commission Meeting.**

Board Member Samantha Glover made a motion to adjourn the Planning and Zoning meeting at 5:21 P.M. Board Member Barbara Bezub seconded the motion and carried unanimously.

**PASSED AND APPROVED** this the 3<sup>rd</sup> day of July, A.D., 2023.

**APPROVED:**

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**John Busby, Chairman**

**ATTEST:**

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**Sabrina Alvarez, City Secretary**

City of Hempstead

**Zoning Map Amendment (Rezoning) Form**

new use  
Land matrix

NOTE: Please print all information requested below.

Number

Date

6/12/23

Name of Applicant

Kelley SAVA 1002

Applicant's Signature

*[Signature]*

Current Address

8210 Plantation Lane Dr.  
Hempstead TX 77445

Phone

Address of the property you seek to have rezoned

use land matrix added 224 10th Street

Legal description of the property

Subdivision

36

1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Block

Lot

Parcel

Lot Width

Lot Depth

Legal capacity in which you are applying for this rezoning:

☒ Owner

☐ Representative of the owner

☐ Other (explain below)

Current zoning classification of the property:

Central Business

Requested zoning classification:

Adult day care

Reasons supporting your requested rezoning:

add this request is highly needed in  
Hempstead. this family location is large enough for  
10 playing adults

Current land use activities abutting the subject property:

On the North:

Construction Co

On the South:

Vacant lot

On the East:

Retail Barber

On the West:

church



7/3/23

Public hearing date for the Planning & Zoning Commission

4/16/23

Date notice sent to abutting property owners. (Not less than ten days before the public hearing date.)

10/20/23

Date notice published in a local newspaper. (Not less than fifteen days before the public hearing date.)

Planning Commission Report Recommendations and reasons supporting the recommendations of the Planning & Zoning Commission:

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Protest by 20% or more of abutting property owners? ☐ Yes ☐ No

\_\_\_\_\_ Public hearing date for the City Council.

\_\_\_\_\_ Date notice sent to abutting property owners. (Not less than ten days before the public hearing date.)

\_\_\_\_\_ Date notice published in a local newspaper. (Not less than fifteen days before the public hearing date.)

Decision of the City Council: ☐ Rezoning request approved ☐ Rezoning request denied

Reasons given for the City Council's decision:

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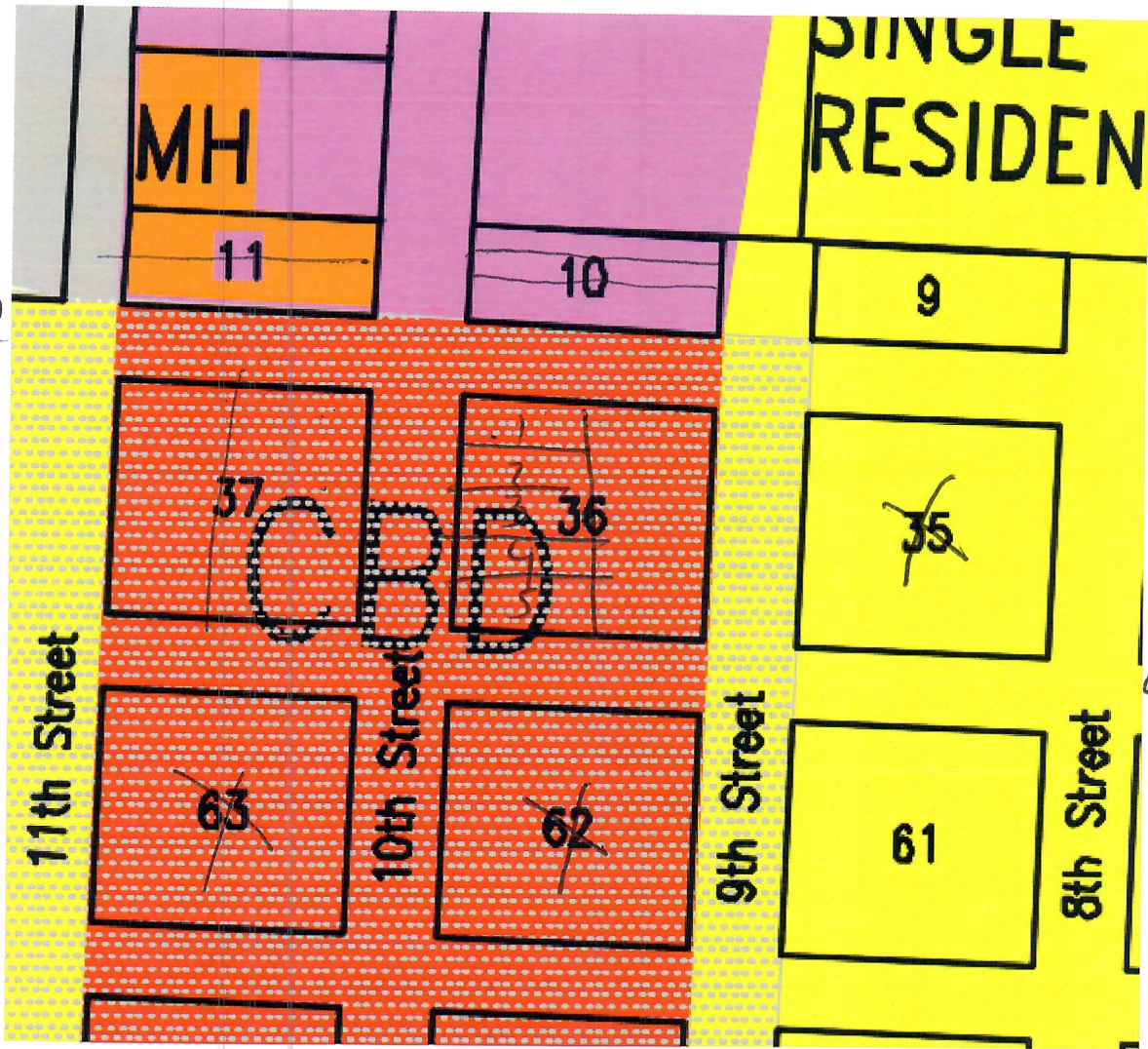
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