

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

BE IT REMEMBERED that on the 6th day of February, 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	Charles Williams, City Attorney
Nora Hodges, Board Member	Leslye Gonzalez, Assistant City Secretary
Samantha Glover, Board Member (Absent)	
Chris Whetzel, Board Member	
Barbara Bezub, Board Member	
Joe Ayala, Board Member	

Others present at the meeting included Mayor Erica Gillum, Sabrina Alvarez (via Zoom) Councilmember Cindy Pearce, Monica Sancroft, Kollye Kilpatrick, and Frank Rodriguez.

Chairman John Busby called the meeting to order at 5:06 P.M. and gave the invocation.

The Pledge of Allegiance was given.

Board Member Joe Ayala made a motion to approve the minutes of the December 5, 2022, meeting. Board Member Nora Hodges second the motion and it was carried unanimously.

Chairman John Busby stated that Board Member Barbara Bezub had some questions about the matrix and possibly making some changes. Attorney Charles Williams advised the board that they can only discuss, a Public Hearing has to be held in order to make changes to the matrix. Board Member Joe Ayala asked for a copy of the matrix and Chairman John Busby shared the matrix with everyone. Mayor Erica Gillum asked Board Member Barbara Bezub to give her opinion on what she believes needs to be changed in the matrix.

Board Member Barbara Bezub stated that that there are several codes that are not in the matrix like the Storage and RV Haul are becoming a big deal. Board Member Barbara Bezub stated she wouldn't want those types of businesses next to her home. Chairman John Busby stated he drove by and did not see the places Board Member Barbara Bezub had listed on proposed changes. Chairman John Busby asked what area are to be marked in the Central Business District and the Highway Commercial. Board Member Chris Whetzel stated that the Central Business District and Planned Shopping need to be looked at and the matrix needs to be updated proposed to have a Public Hearing for the changes.

Chairman John Busby stated that the board also must look at lot sizes, some are wider than others, some businesses may not be able to come in because of lot size. Board Member Nora Hodges stated that we do not have to specify the lot sizes because the Resolution states the

specific lot sizes. Attorney Charles Williams advised the board that the citizens would have to apply for permits to see if it was allowed. Board Member Joe Ayala explained that one or two lots may be too small for a business. Chairman John Busby stated that the board needs to be clear and list everything to tell the people what to do with their land. Attorney Charles Williams stated that falls under an amendment if there was an error. Chairman John Busby asked what the procedure would be if there was an error in the matrix. Attorney Charles Williams stated that the board would have to articulate and go through the amendment process and adopt an Ordinance. It has to be passed by City Council, and a Public Hearing must be held. Chairman John Busby asked if it's not in the matrix how does the board create something new? Attorney Charles Williams stated they would have to see the Building Department and it can be presented to Council; the Board of Adjustments will have the final say so.

Board Member Joe Ayala stated that the board needs to discuss what all they want to add or delete from the matrix and bring those changes forth. Mayor Erica Gillum suggested to the board to go line per line to see the pros and cons before considering an amendment. Board Member Barbara Bezub stated that why does the city have a matrix or maybe just let people build whatever they want. Chairman John Busby stated we have to be considerate of everyone else and the current matrix still had value to it.

There being no further business, Board Member Joe Ayala made a motion to adjourn the meeting at 5:56 P.M.

PASSED AND APPROVED this the 6th day of March, A.D., 2023.

APPROVED:


John Busby, Chairman

ATTEST:


Sabrina Alvarez, City Secretary