

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

**BE IT REMEMBERED** that on the 5<sup>th</sup> day of December, A.D., 2022 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

Bridgette Beagle, City Attorney  
Sabrina Alvarez, City Secretary

Others present at the meeting included Mayor Erica Gillum, Leslye Gonzalez, Councilmember Cindy Pearce, Kelly Savacool-Baxter, Jimmy Economu, Derrek Babino, and Sharon Babino.

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 Chris Whetzel made a motion to approve the minutes of October 3, 2022, meeting. Barbara Bezub second the motion and it was carried unanimously.

Chairman John Busby opened the Public Hearing at 5:06 P.M. on a Zoning Map Amendment Request to rezone Block 404, ½ Lot of 3 and all of 4 & 5; 1640 14<sup>th</sup> Street from R1- Single Family Residential District to HC-Highway Commercial District.

Pete Pieper stated that he only wanted to rezone the ½ lot of 3. He wants to build a storage building to store his tools. He runs a business that is only by appointment. Cindy Pearce asked why it must be rezone, it is no different than someone selling eggs out of their house.

Chairman John Busby closed the Public Hearing at 5:13 P.M. Chairman John Busby stated this is considered spot zoning since all the houses around are R-1 Single Family Residential District. Barbara Bezub stated that why would he have come to before the board if he was only a storage building. Board Member Chris Whetzel asked about building restrictions. Kollye Kilpatrick asked the question about the half lot and building the storage unit on that lot, it would not be big enough with the city setbacks. Attorney Bridgette Beagle told him he would only have to go to the permitting office to get his permit and be in accordance with the building regulations.

No motion made by the Planning and Zoning Commission.

Board Member Barbara Bezub wanted to come before the board and asked if certain things could be changed in the Central Business District in our Zoning Matrix because our Central Business District is small. She wants dance halls, truck sales, truck stops, boats removed from the matrix under the Central Business District. She stated there are two abandoned properties that are currently being used for parking 18 Wheelers.

Attorney Bridgette Begle advised that the board tackle the matrix in chunks and just focus on one area at a time. She advised the City Secretary to email or print out everyone on the Planning and Zoning board a Comprehensive Plan and a Zoning Map.

Board Member Barbra Bezub also requested that when the board makes a recommendation to the City Council about rezoning, specific use permits or text amendments, that a board member be present at the City Council meeting to explain to Council on why it was or was not approved.

There being no further business, Board Member Nora Hodges made a motion to adjourn the meeting at 5:35 P.M. Board Member Barbara Bezub seconded the motion and carried unanimously.

**PASSED AND APPROVED** this the 5<sup>th</sup> day of December, A.D., 2022.

**APPROVED:**  
**/s/:John Busby, Chairman**

**ATTEST:**  
**/s/:Sabrina Alvarez, City Secretary**