

**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, October 7, 2019 at 5:30 P.M.** in the City Hall at 1125 Austin Street, Hempstead, Texas, at which time the following will be discussed, to-wit:

1. Call to order and invocation.
2. Pledge of Allegiance.
3. Consideration and action on minutes of the June 3, 2019 meeting.
4. A. Public Hearing on Zoning Map Amendment Request to rezone Marshall Subdivision 2, Lot TR 1, 2.078 Acres - 23817 Granowski Lane from AR – Agricultural Residential District to MH – Manufactured Housing District.  
B. Consideration and action on recommendation to City Council on an Ordinance of the City of Hempstead, Texas, providing that the Code of Ordinances of the City of Hempstead be amended by amending the Zoning Map so that property described as Marshall Subdivision 2, Lot TR 1, 2.078 acres – 23817 Granowski Lane shall be changed from AR – Agricultural Residential District Classification and become and be designated as MH – Manufactured Housing District Classification; providing for penalties; providing a savings clause; and finding and determining that the meeting at which this Ordinance is passed is open to the public as required by law.
5. A. Public Hearing on Zoning Map Amendment Request to zone newly annexed property – part of the Isaac Donoho Survey, A-121, being part of Reserve “C1” (called 1.255 acres) of the replat of Lot 6 and Reserve “C” of Hempstead East Business Park Subdivision, a map or plat being of record in Instrument No. 1807137, in the Official Public Records of Waller County, Texas, being part of Reserve “A” called (11.225 acres) of Hempstead East Business Park Subdivision, a map or plat being of record in Plat Cabinet Slide No. 246-B, in the plat records of Waller County, Texas, being all of a called 3.000 acres tract described in the deed from Larry Lischka to Odis Styers, III, dated August 1, 2014, as recorded in Volume 1428, Page 986, in the Official Public Records of Waller County, Texas and being part of a called 75.053 acres tract described in the deed from the Lauraine Group, a Texas Partnership, to Odis Styers, III, dated December 29, 2005, as recorded in Volume 993, Page 603, in the Official Public Records of Waller County, Texas – 23.012 acres to be zoned as HC – Highway Commercial District and 25.132 acres to be zoned as AR – Agricultural Residential District.  
B. Consideration and action on recommendation to City Council on an Ordinance of the City of Hempstead, Texas, providing that the Code of Ordinances of the City of Hempstead be amended by so that property described as part of the Isaac Donoho Survey, A-121, being part of Reserve “C1” (called 1.255 acres) of the replat of Lot 6 and Reserve “C” of Hempstead East Business Park Subdivision, a map or plat being of record in Instrument No. 1807137, in the Official Public Records of Waller County, Texas, being part of Reserve “A” called (11.225 acres) of Hempstead East Business Park Subdivision, a map or plat being of record in Plat Cabinet Slide No. 246-B, in the plat records of Waller County, Texas, being all of a called 3.000 acres described in the deed from Larry Lischka to Odis Styers, III, dated August 1, 2014, as recorded in Volume 1428, Page 986 in the Official Public Records of Waller County, Texas and being part of a called 75.053 acres tract described in the deed from the Lauraine Group, a Texas Partnership, to Odis Styers, III, dated December 29, 2005, as recorded in Volume 993, Page 603, in the Official Public Records of Waller County, Texas – 23.012 acres to be zoned as HC – Highway Commercial District and 25,132 acres to be zoned as AR –

Agricultural Residential District; providing an effective date; providing for fines in amounts up to \$2,000; providing a savings clause; and finding and determining that the meeting at which this Ordinance is passed is open to the public as required by law.

6. A. Public Hearing on Zoning Map Amendment Request to zone newly annexed property – 1.303 Acres, lying and being situated in Waller County, Texas, part of the James Hall Survey, A-32, being part of the same land described as 4 and ½ acres in the deed from Jessie Haynes, et al to Robert Rutledge, filed for record August 11, 1962 as recoded in Volume 172, Page 129 in the Deed Records of Waller County, Texas – to be zoned as AR – Agricultural Residential District.

B. Consideration and action on recommendation to City Council on an Ordinance of the City of Hempstead, Texas providing that the Code of Ordinances of the city of Hempstead be amended so that property described as 1.303 acres, lying and being situated in Waller County, Texas, part of the James Hall Survey, A-32, being part of the same land described as 4 and ½ acres in the deed from Jessie Haynes, et al to Robert Rutledge, filed for Record August 11, 1962, as recorded in Volume 172, Page 129 in the Deed Records of Waller County, Texas shall be zoned AR – Agricultural Residential District Classification; providing for penalties, providing a savings clause; and finding and determining that the meeting at which this ordinance is passed is open to the public as required by law.

7. A. Public Hearing on Zoning Map Amendment Request to rezone Block 430, Lots S/2 of 8 and All of 9 & 10 – 1739 13<sup>th</sup> Street from R-1 – Single Family Residential District to HC – Highway Commercial District.

B. Consideration and action on recommendation to City Council on an Ordinance of the City of Hempstead, Texas, providing that the Code of Ordinances of the City of Hempstead be amended by amending the City of Hempstead Comprehensive Plan 2010-2030 so that property described as Block 430, Lots S ½ of 8 and All of 9 & 10 – 1739 13<sup>th</sup> Street within the City of Hempstead, Texas shall be changed from Residential to Commercial; amending the Zoning Map so that said property shall be changed from R-1 – Single Family Residential District Classification and become and be designated into HC – Highway Commercial District Classification; providing for penalties; providing a savings clause; and finding and determining that the meeting at which this ordinance is passed is open to the public as required by law.

8. Adjourn Planning and Zoning Commission Meeting.

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

Dated this the 4<sup>th</sup> day of October, A.D., 2019.

By:   
Barbara Haffelfinger, 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 October 4, 2019 at 3:00 P.M. and remained so posted continuously for at least 72 hours preceding the scheduled time of said Meeting.

Dated this the 4<sup>th</sup> day of October, A.D., 2019.

By:   
Barbara Haffelfinger, City Secretary

This facility is wheelchair accessible and accessible parking areas are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary at (979) 826-2486, by FAX (979) 826-6703, or by email (address: [bhaffelfinger1125@hempsteadcitytx.com](mailto:bhaffelfinger1125@hempsteadcitytx.com)) for further information.