NOTICE OF A REGULAR MEETING
OF THE CITY COUNCIL OF THE CITY OF HEMPSTEAD

PLEASE NOTE:
Public comments and matters from the floor are limited to 3 minutes per person. Allotted minutes cannot be transferred to other individuals.
If you would like to request to speak, please do so in advance of the meeting by filling out a Request to Address Council form available upon entrance to the meeting.
Please silence all cell phones and electronic devices.

Notice is hereby given that a Regular Meeting of the City Council of the City of Hempstead will be held on **Monday, the 6th day of November A.D., 2023 at 6:00 P.M.** at the **Hempstead City Hall, 1125 Austin Street, Hempstead, Texas**, at which time the following subjects will be considered, to-wit:

1. Call to order and invocation.
2. Pledge of Allegiance.
3. Public Comments.
4. Zoning Map Amendment request to rezone 400 Sheriff R. Glenn Smith Dr.; 65.781 acres of land situated in the Justo Liendo Survey, Abstract 41, Jared E. Groce, Abstract 13 from AR-Agricultural Residential to HC-Highway Commercial. (Planning & Zoning recommended approval on 10/2/2023)
    a. Public Hearing
    b. Consideration and action on an Ordinance of the City Council of the City of Hempstead amending the Zoning Map to rezone 400 Sheriff R. Glenn Smith Dr.; 65.781 acres of land situated in the Justo Liendo Survey, Abstract 41, Jared E. Groce, Abstract 13 from AR-Agricultural Residential to HC-Highway Commercial.
5. Zoning Map Amendment request to rezone 0.4011-acre west tract situated in the Justo Liendo Survey, A-41 Waller County, Texas from AR-Agricultural Residential to HC-Highway Commercial. (Planning & Zoning recommended approval on 10/2/2023)
    a. Public Hearing
    b. Consideration and action on an Ordinance of the City Council of the City of Hempstead amending the Zoning Map to rezone 0.4011-acre west tract situated in the Justo Liendo Survey, A-41 Waller County, Texas from AR-Agricultural Residential to HC-Highway Commercial.
6. Zoning Matrix Amendment allowing for a Helicopter Pad Service in the following manner: "P" Use Permitted by Right in the following districts: "HC- Highway Commercial".
    a. Public Hearing
    b. Consideration and action on an Ordinance of the City Council of the City of Hempstead to amend the Zoning Matrix to allow for Helicopter Pad Services in the following manner: "P" Use Permitted by Right in the following districts: "HC-Highway Commercial". (Planning & Zoning recommended approval on 10/2/2023)
7. Consideration and action on a Budget Amendment to allow for general contract labor funds to be used specifically for financial/accounting services.

8. Consideration and action to hire a Finance Director to oversee Hempstead Economic Development Corporation and the City of Hempstead finances.
9. Consideration and action on a Resolution of the City Council of the City of Hempstead casting vote entitlement on the election of Directors of the Waller County Appraisal District.
10. Consideration and action on awarding the Two-Mile Power Line Conductor Upgrade bid.
11. Mayor's Reports-
    a. HEDC Report
    b. Employee of the Month for August—Donald Shailow
    c. Employee of the Month for September-Scott Duncan
    d. Department of the Month for August-Permit Department
    e. Department of the Month for September-Utility Department

    Councilmember's Report-

    a. Lonnie Garfield-Asking for prayers for Superintendent O'Neil and family on the passing of his father.
    b. Nora Hodges-Presentation by Jerri Conrado from Langford Community Management Services on Grant Opportunities will be presented on November 20, 2023, city council meeting.

CLOSED SESSION

12. Council will convene in closed session pursuant to Section 551.071 of the Texas Government Code for consultation with its attorney to seek advice on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct clearly conflict with the open meeting requirement.
13. Council will convene in closed session pursuant to Section 551.074 of the Government Code to deliberate the appointment and duties of a public employee.(Interim Municipal Court Judge)
14. Council will convene in closed session pursuant to Section 551.072 to deliberate the purchase, exchange, lease, or value of real property.

OPEN SESSION

15. Consideration and action on a Budget Amendment for the salary for the Interim Municipal Court Judge Dana Lewis.
16. Adjourn City Council Meeting.

Dated this the 3rd day of November, A.D., 2023.

By: _____
Sabrina Alvarez, City Secretary

I, the undersigned authority, do hereby certify that the above Notice of a Regular Meeting of the governing body of the City of Hempstead is a true and correct copy of said Notice, and that a true and correct copy of said Notice was posted on the City Hall 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 times, and that said Notice was posted on November 3, 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 the 3rd day of November, A.D., 2023.

By: _____
Sabrina Alvarez, City Secretary

PUBLIC PARTICIPATION BY TELEPHONE

The City of Hempstead City Council **may** conduct the meeting scheduled at **6:00 P.M. on Monday the 6th day of November 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 CITY COUNCIL MEMBERS ARE GOING TO APPEAR BY VIDEOCONFERENCE A QUORUM OF COUNCILMEMBERS MUST BE PRESENT AT THE LOCATION.

NOTICE OF MEETING BY VIDEO CONFERENCE

The City of Hempstead City Council **may** conduct the meeting scheduled at **6:00 P.M. on Monday the 6th day of November 2023 at the Hempstead City Hall, 1125 Austin Street, Hempstead, Texas** by videoconference in addition to allowing in person attendance. A quorum of the City Council will be physically present at the Hempstead City Hall, 1125 Austin Street, Hempstead. The public may participate in the City Council Meeting by using the following information:

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

City of Hempstead

1125 Austin Street • Hempstead, Texas 77445 • Tel: 979-826-2486 • Fax: 979-826-6703

RESOLUTION
NO. 23- 008

ZONING MAP AMENDMENT – 400 SHERIFF R GLENN SMITH DR. 65.781 ACRES OF LAND SITUATED IN THE JUSTO LIENDO SURVEY, ABSTRACT 41, JARED E. GROCE, ABSTRACT 13 FROM AR-AGRICULTURAL RESIDENTIAL TO HC – HIGHWAY COMMERCIAL

BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF HEMPSTEAD, TEXAS:

To **approve/deny** a Zoning Map Amendment by changing the Zoning Classification 400 Sheriff R Glenn Smith Dr. 65.781 acres of land situated in the Justo Liendo Survey, abstract 41, Jared E. Groce, Abstract 13 from AR – Agricultural Residential to HC – Highway Commercial District and finding that the amendment is in accordance with City's comprehensive plan.

PASSED AND APPROVED this the 2nd day of October, A.D., 2023.

APPROVED:

John Busby

John Busby, Chairman

ATTEST:

SAlvarez

Sabrina Alvarez, City Secretary

City of Hempstead

1125 Austin Street • Hempstead, Texas 77445 • Tel: 979-826-2486 • Fax: 979-826-6703

ORDINANCE
NO. 23-____

AN ORDINANCE OF THE CITY OF HEMPSTEAD, TEXAS AMENDING THE CODE OF ORDINANCES OF THE CITY OF HEMPSTEAD BY AMENDING THE ZONING MAP TO REZONE PROPERTY DESCRIBED AS 400 SHERIFF R GLENN SMITH DR. 65.781 ACRES OF LAND FROM AR-AGRICULTURAL RESIDENTIAL DISTRICT CLASSIFICATION TO 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.

WHEREAS, the Owner of a tract of land has made application to the City to designate the zoning classification of said tract of land, same being more particularly described as 400 Sheriff R Glenn Dr. 65.781 acres of land to HC – Highway Commercial District; and

WHEREAS, the Planning and Zoning Commission has conducted a Public Hearing on October 2, 2023, at 5:00 P.M. on such request, in the time and manner required by law and the Zoning Ordinance of the City; and

WHEREAS, the City Council conducted a Public Hearing on such request on November 6, 2023, at 6:00 P.M. in the time and manner required by law and the Zoning Ordinance of the City; and

WHEREAS, the proposed zoning is to recognize changing conditions and circumstances in the area near the property to be rezoned; **NOW THEREFORE;**

BE IT ORDAINDED BY THE CITY COUNCIL OF THE CITY OF HEMPSTEAD, TEXAS THAT:

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct and are incorporated herein for all purposes.

Section 2. That pursuant to the Code of Ordinances of the City of Hempstead, Texas, the zoning map is amended as follows: **400 SHERIFF R GLENN SMITH DR. 65.781 ACRES OF LAND** which is currently zoned **AR**, shall be changed to be designated and classified as **HC** Zoning district and the Zoning Map shall be amended accordingly.

Section 3. A violation of this ordinance shall be a Class C misdemeanor and the penalty for violating this Ordinance shall be a maximum fine of $2,000.00, and each day a violation exists shall be a separate offense.

Section 4. If any provision of this Ordinance shall be held to be invalid or unconstitutional, the remainder of such ordinance shall continue in full force and affect the same as if such invalid or unconstitutional provision had never been a part hereof.

Section 5. It is hereby officially found and determined that the meeting at which this Ordinance is passed is open to the public as required by law, and that public notice of the time, place and purpose of said meeting was given as required.

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

APPROVED:

_____

Erica Gillum, Mayor

ATTEST:

_____

Sabrina Alvarez, City Secretary

City of Hempstead

Zoning Map Amendment (Rezoning) Form

NOTE: Please print all information requested below.

Number 0923

Date 09/08/2023

Name of Applicant REGINALD SMITH

Applicant's Signature

Current Address 1904 W GRAND PARKWAY N SUITE 100
KATY, TX 77449

Phone 713-953-5090

Address of the property you seek to have rezoned 400 SHERIFF R GLEN SMITH DR, HEMPSTEAD, TX 77445

Legal description of the property 65.781 ACRES OF LAND SITUATED IN THE JUSTO LIENDO SURVEY, ABSTRACT 41, & JARED E. GROCE SURVEY, ABSTRACT 13

Subdivision

Block Lot Parcel Lot Width Lot Depth

Legal capacity in which you are applying for this rezoning:

___ Owner X Representative of the owner ___ Other (explain below)

Current zoning classification of the property: AGRICULTURAL-RESIDENTIAL/HIGHWAY COMMERCIAL

Requested zoning classification: HIGHWAY COMMERCIAL

Reasons supporting your requested rezoning: TO MAKE THE ZONING CONSISTENT WITH CURRENT AND PROPOSED LAND USEAGE.

Current land use activities abutting the subject property:

On the North: RESIDENTIAL/HIGHWAY COMMERCIAL

On the South: OUTSIDE CITY LIMITS/NOT ZONED

On the East: OUTSIDE CITY LIMITS/NOT ZONED

On the West: RESIDENTIAL

ARTICLE 2 - SECTION 2.03
EXPIRATION - 1 YEAR

(OVER)

OCTOBER 2, 2023 Public hearing date for the Planning & Zoning Commission

9/20/23 Date notice sent to abutting property owners. (Not less than ten days before the public hearing date.)

9/12/23 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:

Approved by P+Z

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:

PS
HC
HIGHWAY
COMMERCIAL
R2
AR
AGRICULTURAL
RESIDENTIAL
LM
HC
R1
SINGLE FAMILY
RESIDENTIAL
R3
HC
AGRICULTURAL
RESIDENTIAL
AR
U. S. Highway 290
CITY LIMIT LINE
R2
LM
495

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°17'36" W	13.66'
L2	S 62°16'30" E	180.07'
L3	N 77°03'31" E	61.11'
L4	S 62°47'57" E	113.98'
L5	S 27°31'15" W	46.44'
L6	N 89°59'51" E	17.84'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	1014.00'	30°09'36"	534.15'	527.91'	N 12°44'37" E
C2	35.00'	107°49'04"	65.87'	56.71'	N 13°46'30" W
C3	35.00'	89°51'28"	54.88'	49.43'	S 73°00'39" W
C4	965.00'	30°09'36"	508.13'	502.30'	S 12°44'37" W
C5	135.00'	37°45'08"	88.92'	87.35'	S 17°12'36" W
C6	534.31'	27°57'00"	174.38'	172.69'	S 14°58'14" W
C7	1000.00'	30°09'36"	526.50'	520.57'	S 12°44'37" W

NOTES:

1. THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.99994476708.
2. THIS PLAT LIES WHOLLY WITHIN WALLER COUNTY, CITY OF HEMPSTEAD, AND HEMPSTEAD INDEPENDENT SCHOOL DISTRICT.
3. THIS SUBDIVISION LIES WHOLLY WITHIN ZONE X AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48473D-0180C, REVISED FEBRUARY 18, 2009. DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
4. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY FILE NO. 18351-1-COPL, EFFECTIVE JANUARY 11, 2019 AND ISSUED JANUARY 15, 2019. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

FINAL PLAT OF
WALLER COUNTY CRIMINAL JUSTICE CENTER

A SUBDIVISION OF 65.781 ACRES OF LAND SITUATED IN THE JUSTO LIENDO SURVEY, ABSTRACT 41, & JARED E. GROCE SURVEY, ABSTRACT 13, CITY OF HEMPSTEAD, WALLER COUNTY, TEXAS.

0 LOTS 1 RESERVE (83.445 ACRES) 1 BLOCK

SEPTEMBER 10, 2020 JOB NO. 2538-1701A-C310

OWNERS:

WALTER A. HERNANDEZ
2918 DESTIN SHORE DRIVE, HOUSTON, TEXAS 77084

CONCRETE SPECIALIZED TECHNICAL SERVICES, INC.
CHARLES M. HILL, PRESIDENT
P.O. BOX 778, KATY, TEXAS 77492

GSV PROPERTIES
A TEXAS GENERAL PARTNERSHIP
KENNETH W. SMITH, MANAGING PARTNER
P.O. BOX 585, LUFKIN, TEXAS 75901

CRK INVESTMENTS, LTD.
A TEXAS LIMITED PARTNERSHIP
CHARLES R. KENT, MANAGER
915 SHERWOOD, LUFKIN, TEXAS 75904

COUNTY OF WALLER, TEXAS
A POLITICAL SUBDIVISION OF THE STATE OF TEXAS
JUDGE CARBETT J. DUHON, III, COUNTY JUDGE
836 AUSTIN STREET, SUITE 203, HEMPSTEAD, TEXAS 77445

SURVEYOR:
LJA Surveying, Inc.
7436 Eva Lane
Deer Park, Texas 77536
Phone 713.953.5200
Fax 713.953.5206
T.B.P.L.S. Firm No. 10194382

ENGINEER:
LJA Engineering, Inc.
1904 W Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713 953 5200
Fax 713 953 5026
F-769-F-1386

SHEET 2 OF 3

City of Hempstead

1125 Austin Street • Hempstead, Texas 77445 • Tel: 979-826-2486 • Fax: 979-826-6703

RESOLUTION
NO. 23- 009

ZONING MAP AMENDMENT 0.4011-ACRE WEST TRACT SITUATED IN THE JUSTO LIENDO SURVEY, ABSTRACT 41, WALLER COUNTY FROM AR- AGRICULTURAL RESIDENTIAL TO HC – HIGHWAY COMMERCIAL

BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF HEMPSTEAD, TEXAS:

To **approve/deny** a Zoning Map Amendment by changing the Zoning Classification 0.4011-acre tract situated in the Justo Liendo Survey, Abstract 41 Waller County from AR – Agricultural Residential to HC – Highway Commercial District and finding that the amendment is in accordance with City's comprehensive plan.

PASSED AND APPROVED this the 2nd day of October, A.D., 2023.

APPROVED:

John Busby

John Busby, Chairman

ATTEST:

SAlvarez

Sabrina Alvarez, City Secretary

City of Hempstead

1125 Austin Street • Hempstead, Texas 77445 • Tel: 979-826-2486 • Fax: 979-826-6703

ORDINANCE
NO. 23-____

AN ORDINANCE OF THE CITY OF HEMPSTEAD, TEXAS AMENDING THE CODE OF ORDINANCES OF THE CITY OF HEMPSTEAD BY AMENDING THE ZONING MAP TO REZONE PROPERTY DESCRIBED AS 0.4011-ACRED WEST TRACT SITUATED IN THE JUSTO LIENDO SURVEY, ABSTRACT 41, WALLER COUNTY FROM AR-AGRICULTURAL RESIDENTIAL DISTRICT CLASSIFICATION TO 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.

WHEREAS, the Owner of a tract of land has made application to the City to designate the zoning classification of said tract of land, same being more particularly described as 0.4011 acre west tract situated in the Justo Liendo Survey, abstract 41, Waller County from AR-Agricultural Residential to HC – Highway Commercial District; and

WHEREAS, the Planning and Zoning Commission has conducted a Public Hearing on October 2, 2023, at 5:00 P.M. on such request, in the time and manner required by law and the Zoning Ordinance of the City; and

WHEREAS, the City Council of the City conducted a Public Hearing on such request on November 6, 2023, at 6:00 P.M. in the time and manner required by law and the Zoning Ordinance of the City; and

WHEREAS, the proposed zoning is to recognize changing conditions and circumstances in the area near the property to be rezoned; **NOW THEREFORE**

BE IT ORDAINDED BY THE CITY COUNCIL OF THE CITY OF HEMPSTEAD, TEXAS:

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct and are incorporated herein for all purposes.

Section 2. The the zoning map is amended as follows: **0.4011 ACRE WEST TRACT SITUATED IN THE JUSTO LIENDO SURVEY, ABSTRACT 41, WALLER COUNTY** which is currently zoned **AR**, shall be changed to be designated and classified as **HC** the Zoning Map shall be amended accordingly.

Section 3. A violation of this ordinance shall be a Class C misdemeanor and the penalty for violating this Ordinance shall be a maximum fine of $2,000.00, and each day a violation exists shall be a separate offense.

Section 4. If any provision of this Ordinance shall be held to be invalid or unconstitutional, the remainder of such ordinance shall continue in full force and affect the same as if such invalid or unconstitutional provision had never been a part hereof.

Section 5. It is hereby found and determined that the meeting at which this Ordinance is passed is open to the public as required by law, and that public notice of the time, place and purpose of said meeting was given as required.

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

APPROVED:

_____

Erica Gillum, Mayor

ATTEST:

_____

Sabrina Alvarez, City Secretary

City of Hempstead

Zoning Map Amendment (Rezoning) Form

NOTE: Please print all information requested below.

Number 1023

Date 09/08/2023

Name of Applicant REGINALD SMITH

Applicant's Signature

Current Address 1904 W GRAND PARKWAY N SUITE 100

KATY, TX 77449

Phone 713-953-5090

Address of the property you seek to have rezoned N/A

Legal description of the property 0.4011 ACRE WEST TRACT & A 11.037 ACRE EAST TRACT SITUATED IN THE JUSTO LIENDO SURVEY, A-41 WALLER COUNTY, TEXAS

Subdivision

Block Lot Parcel Lot Width Lot Depth

Legal capacity in which you are applying for this rezoning:

___ Owner X Representative of the owner ___ Other (explain below)

Current zoning classification of the property: RESIDENTIAL/HIGHWAY COMMERCIAL

Requested zoning classification: HIGHWAY COMMERCIAL

Reasons supporting your requested rezoning: TO MAKE THE ZONING CONSISTENT WITH CURRENT AND PROPOSED LAND USEAGE.

Current land use activities abutting the subject property:

On the North: HIGHWAY COMMERCIAL/MULTI FAMILY RESIDENTIAL

On the South: AGRICULTURAL RESIDENTIAL

On the East: MULTI FAMILY RESIDENTIAL

On the West: RESIDENTIAL

ARTICLE 2 - SECTION 2.03 (OVER)
EXPIRATION - 1 YEAR

OCTOBER 2, 2023 Public hearing date for the Planning & Zoning Commission

9/20/23 Date notice sent to abutting property owners. (Not less than ten days before the public hearing date.)

9/12/23 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:

_____

_____

_____

_____

_____

_____

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:

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

PS
HC
HIGHWAY
COMMERCIAL
R2
AR
AGRICULTURAL
RESIDENTIAL
LM
HC
R1
SINGLE FAMILY
RESIDENTIAL
R3
HC
R2
AGRICULTURAL
RESIDENTIAL
AR
U.S. Highway 23C
CITY LIMIT LINE
LM

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	244.80'	1,040.00'	13° 29' 12"	S21° 34' 55"W	244.24'
C2	488.45'	960.00'	29° 09' 07"	N13° 44' 58"E	483.19'

Line Table		
Line #	Length	Direction
L1	83.79'	S28° 19' 31"W
L2	298.12'	N00° 40' 40"W
L3	133.15'	N88° 48' 26"E
L4	399.96'	N87° 08' 12"E
L5	96.84'	S62° 18' 32"E
L6	177.05'	S27° 24' 01"W
L7	25.38'	S59° 35' 15"W
L8	222.07'	N88° 34' 00"W
L9	185.01'	S01° 25' 00"W
L10	36.70'	S28° 00' 34"E
L11	406.94'	S01° 22' 42"W
L12	303.86'	S88° 36' 52"E
L13	132.78'	N75° 42' 58"E
L14	133.00'	S85° 37' 44"E
L15	207.12'	S01° 22' 20"W
L16	69.87'	S77° 43' 07"W
L17	824.97'	N89° 35' 12"W
L18	424.54'	N00° 49' 36"W
L19	129.08'	N28° 19' 31"E

NOTES:
1. THIS SURVEY IS BEING CREATED SOLELY FOR THE PARTIES NOTED SEARCH, AND LEGEND HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THIS SURVEY EXCEPT AS NECESSARY IN CONJUNCTION WITH THIS TRANSACTION.
2. ALL CORNERS MARKED "SET" ARE SET WITH A 5/8" I.R. W/CAP STAMPED "WEISSER ENG SURVEYING TX".
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A GUARANTEE TITLE COMMITMENT. ALL ENCUMBRANCES MAY NOT BE SHOWN.

BASIS OF BEARINGS:
TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE No. 4204 NAD 83 (2011) GRID BEARINGS AND COORDINATES SHOWN HEREON ARE ON GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.00009492.
ALL DISTANCES ARE HORIZONTAL GROUND SURFACE DISTANCES IN U.S. SURVEY FEET.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, FIRM 48 ... DATED ... WHICH BEARS AN EFFECTIVE DATE OF MAY 16, 2022, AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA. ZONE "X" IS DEFINED AS PERTAINING TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I, JOHN W. MARVILL, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON MAY 18, 2022. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION 3, STANDARD LAND SURVEY.

STATE OF TEXAS
JOHN W. MARVILL
6060
REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR

WEISSER Engineering & Surveying

LAND TITLE SURVEY OF A 0.4011-ACRE (17473 SQ. FT.) WEST TRACT & A 11.037-ACRE (480,763 SQ. FT.) EAST TRACT SITUATED IN THE JUSTO LIENDO SURVEY, A-41, WALLER COUNTY, TEXAS

© Copyright 2022 Weisser Engineering & Surveying

DRAWN BY:	D.G.	CALCULATED BY:	J.H.	SCALE:	1" = 60'
F.B. No.:	3875	CHECKED BY:	S.P.	SHEET 01 OF 01	
CREW CHIEF:	E.R.	DATE:	05/18/2022	JOB No.:	GD501

City of Hempstead

1125 Austin Street • Hempstead, Texas 77445 • Tel: 979-826-2486 • Fax: 979-826-6703

RESOLUTION
NO. 23-010

ZONING MATRIX AMENDMENT ALLOWING FOR A HELICOPTER PAD SERVICE IN THE FOLLOWING MANNER: "P" USE PERMITTED BY RIGHT IN THE FOLLOWING ZONING DISTRICTS: HC- HIGHWAY COMMERCIAL

BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF HEMPSTEAD, TEXAS:

To **approve/deny** a Zoning Matrix allowing for a Helicopter Pad Service in the following manner "P" Use Permitted by Right in the following zoning districts: HC- Highway Commercial and finding that the amendment is in accordance with City's comprehensive plan.

PASSED AND APPROVED this the 2nd day of October, A.D., 2023.

APPROVED:

John Busby

John Busby, Chairman

ATTEST:

SAlvarez

Sabrina Alvarez, City Secretary

City of Hempstead

1125 Austin Street • Hempstead, Texas 77445 • Tel: 979-826-2486 • Fax: 979-826-6703

ORDINANCE
NO. 23-_____

AN ORDINANCE OF THE CITY OF HEMPSTEAD, TEXAS AMENDING ARTICLE 3 "ZONING DISTRICTS", SECTION 3.13 "LAND USE MATRIX" OF THE ZONING ORDINANCE TO ALLOW FOR HELICOPTER PAD SERVICES AS A USE PERMITTED BY RIGHT IN HC – HIGHWAY COMMERCIAL; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR SEVERABILITY AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

WHEREAS, a use related to a Helicopter Pad Service is not found in the current Land Use Matrix; and

WHEREAS, the Planning and Zoning Commission held a Public Hearing on October 2, 2023, and voted to recommend approval of a Helicopter Pad Service as a use permitted by right in the HC – Highway Commercial Zoning District; and

WHEREAS, the City Council held a Public Hearing on November 6, 2023, and has determined that a Helicopter Pad Service as a use permitted by right is appropriate within the HC – Highway Commercial Zoning District and is in the best interest of the City; **NOW THEREFORE,**

BE IT ORDAINDED BY THE CITY COUNCIL OF THE CITY OF HEMPSTEAD, TEXAS THAT:

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct and are incorporated herein for all purposes.

Section 2: That Article 3 "Zoning Districts" of Exhibit 9B "Zoning Ordinance" of the Code of Ordinances of the City of Hempstead, Texas is hereby amended to read as shown in **Exhibit A** with additions being **bold and underlined**.

Section 3. All portions of the City of Hempstead Code of Ordinances not in conflict with this Ordinance remain in effect.

Section 4. In the event any clause phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared

to be invalid or unconstitutional; and the City Council of the City of Hempstead, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

Section 5. All ordinances or parts of ordinances inconsistent or in conflict herewith are, to the extent of such inconsistency or conflict, hereby repealed.

Section 6. This Ordinance shall become effective on _____.

PASSED AND APPROVED this the 6TH day of November 2023.

APPROVED:

_____
Erica Gillum, Mayor

ATTEST:

_____
Sabrina Alvarez, City Secretary

EXHIBIT A

ARTICLE 3

Zoning Districts

§ 3.13. Land Use Matrix.

P = use permitted by right

S = Specific Use Permit required

PUD = Planned Unit Development permitted

	AR	R-1	R-2	R-3	MH	CBD	NC	HC	PS	LM
Accessory buildings	P	P	P	P	P	P	P	P	P	P
…										
Heavy machinery sales								P		P
Helicopter pad services								**P**		
Hospice office						P		P	P	
…										

Metrix

City of Hempstead

Zoning Map Amendment (Rezoning) Form

NOTE: Please print all information requested below.

Number 1123

Date 09/08/2023

Name of Applicant REGINALD SMITH

Applicant's Signature

Current Address 1904 W GRAND PARKWAY N SUITE 100
KATY, TX 77449

Phone 713-953-5090

Address of the property you seek to have rezoned 400 SHERIFF R GLEN SMITH DR, HEMPSTEAD, TX 77445

Legal description of the property 4.69 ACRES OF LAND SITUATED IN THE JUSTO LIENDO SURVEY, ABSTRACT 41, & JARED E. GROCE SURVEY, ABSTRACT 13

Subdivision

Block Lot Parcel Lot Width Lot Depth

Legal capacity in which you are applying for this rezoning:

___ Owner X Representative of the owner ___ Other (explain below)

Current zoning classification of the property: AGRICULTURAL-RESIDENTIAL/HIGHWAY COMMERCIAL

Requested zoning classification: HIGHWAY COMMERCIAL

Reasons supporting your requested rezoning: TO MAKE THE ZONING CONSISTENT WITH CURRENT AND PROPOSED LAND USEAGE.

Current land use activities abutting the subject property:

On the North: RESIDENTIAL/HIGHWAY COMMERCIAL

On the South: OUTSIDE CITY LIMITS/NOT ZONED

On the East: AGRICULTURAL-RESIDENTIAL

On the West: RESIDENTIAL

ARTICLE 2 - SECTION 2.03 (OVER)
EXPIRATION - 1 YEAR

OCTOBER 2, 2023 Public hearing date for the Planning & Zoning Commission

9/20/23 Date notice sent to abutting property owners. (Not less than ten days before the public hearing date.)

9/12/23 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:

_____

_____

_____

_____

_____

_____

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:

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

City of Hempstead

1125 Austin Street • Hempstead, Texas 77445 • Tel: 979-826-2486 • Fax: 979-826-6703

RESOLUTION
NO. 23-_____

CASTING VOTE ENTITLEMENT ON THE ELECTION OF DIRECTORS OF THE WALLER COUNTY APPRAISAL DISTRICT

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HEMPSTEAD, TEXAS:

That the 65 votes allotted to the City of Hempstead be cast in the election of the Board of Directors for the Waller County Appraisal District for the two-year term of January 1, 2024 through December 31, 2026, as follows:

Barnett, Paulette	_____ Votes
Davis, Jamie	_____ Votes
Rape, Royce	__65__ Votes
Welch, Rick	_____ Votes

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

APPROVED:

_____
Erica Gillum, Mayor

ATTEST:

_____
Sabrina Alvarez, City Secretary

WALLER COUNTY APPRAISAL DISTRICT

RECEIVED

OCT 18 2023

MEMORANDUM

TO: PRESIDING OFFICERS OF WALLER COUNTY TAXING UNITS

FROM: BECKY GURROLA, CHIEF APPRAISER

SUBJECT: ELECTION OF BOARD OF DIRECTORS OF THE WALLER COUNTY APPRAISAL DISTRICT

DATE: OCTOBER 17, 2023

This letter is to inform you of your entity's right to participate in the election of Board of Directors for the Waller County Appraisal District. The governing body of each taxing unit entitled to vote shall determine its votes by resolution and submit it to the chief appraiser before December 13, 2023.

The nomination period for board candidates ended October 15, 2023. The names of all candidates officially nominated to me on or before that date are reflected on the enclosed "Official Ballot" form.

A governing body may cast all its votes for one candidate or distribute them among candidates for any number of directorships. Attached is a copy of number of votes that each taxing jurisdiction is entitled to.

The vote must be by resolution. The resolution, or a certified copy thereof, together with the complete OFFICIAL BALLOT, must be delivered to Becky Gurrola, Chief Appraiser, at 900 13th Street, Hempstead, Texas 77445 (mailing address P.O. Box 887, Hempstead, Texas 77445), before Wednesday, December 13, 2023.

Before December 29, 2023, the chief appraiser will count all timely cast votes and declare elected the candidates which receive the highest number of votes. The election results will be submitted to the governing body of each voting taxing unit and to the candidates.

If you have questions about the election process, please call me at 979-921-0060.

Attachments

c: WCAD Board Members
Tax Assessors

OFFICIAL BALLOT

ELECTION OF BOARD OF DIRECTORS
FOR THE TWO YEARS TERM FROM
JANUARY 1, 2024 THROUGH DECEMBER 31, 2025

Davis, Jaime	_____ VOTES
Nicholas, Brenda	_____ VOTES
Rape, Royce	45 VOTES
Sette, Jim	_____ VOTES
Welch, Rick	_____ VOTES

WALLER COUNTY APPRAISAL DISTRICT
VOTE ALLOCATION FOR BOARD
OF DIRECTORS ELECTION
FOR 2024 - 2025 TERM

Jurisdiction	Number of Votes
Waller ISD	877
Waller County	1,297
Royal ISD	1005
Katy ISD	1027
Hempstead ISD	281
City of Brookshire	114
City of Katy	210
City of Hempstead	65
City of Prairie View	74
City of Waller	50
Total Number of Votes	5,000