

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

Notice is hereby given that a Regular Meeting of the City Council of the City of Hempstead will be held on **Monday, the 19th day of April, A.D., 2021 at 6:00 P.M.** in the City Hall at 1125 Austin Street, Hempstead, Texas, at which time the following subjects will be discussed, to-wit:

1. Call to order and invocation.
2. Pledge of Allegiance.
3. Public Comments.
4. Consideration and action on minutes of March 15, 2021 and April 5, 2021.
5. Administer Oath of Office to Planning and Zoning Commission Board Member Barbara Bezub.
6. Consideration and action on an Ordinance of the City of Hempstead, Texas amending Article 3 "Zoning Districts" of the City of Hempstead Zoning Ordinance; creating a new Section 3.08A of the City of Hempstead, Texas Code of Ordinances; providing for severability; providing a penalty of an amount not to exceed \$2,000 for each day of violation of any provision hereof; providing an effective date.
7. Consideration and action on Planning and Zoning Commission Annual Report for September 1, 2019 through August 31, 2020.
8. Sales Tax for April 2021,
9. Consideration and action on payment of current bills.
10. Executive Session pursuant to Texas Government Code, Section 551.071 (Consultation with Attorney).
11. Action, if any, from Executive Session.
12. Adjourn City Council Meeting.

The City Council 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 below authorized by Texas Government Code, Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.087 (Economic Development), and 551.086 (Certain Public Power Utilities: Competitive Matters). Council may act in Open Session on any item listed for Executive Session.

Dated this the 16th day of April, A.D., 2021.

By: _____

Barbara Haffelfinger, 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

April 16, 2021 at 1:00 P.M. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Dated this the 16th day of April, A.D., 2021.

By: 
Barbara Haffelfinger, City Secretary

SUPPLEMENTAL NOTICE OF MEETING BY TELEPHONE CONFERENCE

In accordance with order of the Office of the Governor issued March 16, 2020, the City of Hempstead will conduct the meeting scheduled at **6:00 P.M. on Monday, the 19th day of April, 2021 at Hempstead City Hall, 1125 Austin Street, Hempstead, Texas** by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of the Coronavirus (COVID-19). Limited public access will be allowed, in order to maintain social distancing practices.

This supplemental written notice, the meeting agenda, and the agenda packet, are posted online at www.hempsteadcitytx.com.

The public toll-free dial-in number to participate in the telephonic meeting is
1-346-248-7799; Access Code 989-478-2100

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 in accordance with the Opening Meetings Act upon written request.

City of Hempstead

Zoning Text Amendment Form

NOTE: Please print all information requested below.

Number _____

Date 03-02-21

Name of Applicant Richard W. Heiges

Applicant's Signature _____

Current Address 35505 Cooper Road

Brookshire, Texas 77423

Phone 281-392-4850

Text to be amended _____ or New text to be added X

Location in the Zoning Ordinance of the text to be amended or added:

Article 3 Section 3.08A Page _____

Current text to be amended as it presently exists: Article 3, Section 3.08 - HC - Highway

Commercial District

(attach extra page if necessary)

Proposed replacement or new text: Adding Section 3.08A - HCA - Highway Commercial District A - is designed to accomodate buildings, offices and retail activities associated with development North of U.S. Highway 290, a major arterial highway located in Hempstead. The front yard setback, site access, and site design requirements associated with this district are intended to reduce the impact of the heavy vehicular traffic so often present in this district. Screening and buffering standards are incorporated to reduce the negative impact of the HCA District Land uses on abutting residential neighborhoods. The regulatory provisions of this district are aimed at achieving the goals and objectives of the City of Hempstead including the elimination of height restrictions on buildings North of U.S. Highway 290.

Reason(s) for the proposed text amendment or addition:

Anticipated future growth of property North of U.S. Highway 290.

(attach extra page if necessary)

04-05-21 _____ Public Hearing Date for the Planning and Zoning Commission

03-16-21 _____ Date Published in a local newspaper. (Not less than fifteen days before the public hearing).

Planning & Zoning Commission Report: Recommend Approval X Recommend Denial _____

Planning and Zoning Commission Report Notes: P&Z Resolution No. 21-001

04-19-21 _____ Date Planning and Zoning Recommendation heard before City Council.

Decision of the City Council: Text Amendment Approved _____ Text Amendment Denied _____

Reasons given for the City Council's decision: _____

City of Hempstead

Request for a Zoning Variance Form

NOTE: Please print all information requested below.

Number _____

Date _____

Name of Applicant Richard W. Heiges

Applicant's Signature _____

Current Address 35505 Cooper Road

Brookshire, TX 77423

Phone 281-392-4850

Address of the subject property 23639 State Highway 6, Hempstead, TX 77445

Legal description of the property 120± Ac (J. Baker Survey, A-11) and 17± Ac (L. Abbott Survey, A-1)

Subdivision (not platted)	3820 / 44475 / 44486	~5,050'	~1,220'
Block	Lot	Parcel	Lot Width

Legal capacity in which you are applying for this rezoning:

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

Current zoning classification of the subject property: Highway Commercial

Variance requested: Allow "Warehouse" use (not allowed per Land Use Matrix for HC)

A variance may only be granted where due to special conditions which are not self-imposed, a literal enforcement of the zoning ordinance would result in unnecessary hardship. A variance may only be granted where it is not contrary to the public interest. A variance may only be granted where the spirit of the zoning ordinance will be observed and substantial justice will be done.

Reasons supporting your request: Upon annexation, the property was zoned Highway Commercial to allow for a broad range of industries in order to maximize the property's development potential.

The HC zone allows for the "Warehouse, Office & Mini" land use, but not for the general "Warehouse" use, which is allowed only in the Light Manufacturing zone per Land Use Matrix.

Since there is not a clear difference between the two uses, allowing the "Warehouse" use for this property will provide clarity to developers with minimal, if any, impact to neighbor properties. (over)



City of Hempstead

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

RESOLUTION NO. 21-001

ZONING TEXT AMENDMENT AMENDING ARTICLE 3 “ZONING DISTRICTS, CREATING A NEW SECTION 3.08A

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

To request City Council to **approve** a Zoning Text Amendment by amending
Article 3 “Zoning Districts”, creating a new Section 3.08A.

PASSED AND APPROVED this the 5th day of April, A.D., 2021.

APPROVED:

/s/ John Busby, Chairman

ATTEST:

/s/ Barbara Haffelfinger, City Secretary



City of Hempstead

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

ORDINANCE NO. 21-_____

AN ORDINANCE OF THE CITY OF HEMPSTEAD, TEXAS AMENDING ARTICLE 3 “ZONING DISTRICTS” OF THE CITY OF HEMPSTEAD ZONING ORDINANCE; CREATING A NEW SECTION 3.08A OF THE CITY OF HEMPSTEAD, TEXAS CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; PROVIDING AN EFFECTIVE DATE.

* * * * *

WHEREAS, the Planning and Zoning Commission has conducted a Public Hearing on April 5, 2021 at 5:30 P.M. on a proposed text change to Section 3.08.04 A “HCA – Highway Commercial District A”; and

WHEREAS, the City Council of the City conducted a Public Hearing on the proposed text changed April 19, 2021 at 6:00 P.M. on the proposed text change to Section 3.08.04 (A) “HC – Highway Commercial District A”; now, therefore,

BE IT ORDAINED 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.

Section 2. The Zoning Ordinance of the City of Hempstead, is hereby amended by creating a new Section 3.08.04A “HCA – Highway Commercial District A” to read as set forth below:

ARTICLE 3

Zoning Districts

3.08A HC Highway Commercial A

Section 3.08A HCA - Highway Commercial A

3.08A.01 Description: The HCA - Highway Commercial A District is designed to accommodate buildings, offices and retail activities associated with development North of U.S. Highway 290 a major arterial highway located in Hempstead. The front yard setback, site access, and site design requirements associated with this district are intended to reduce the impact of the heavy vehicular traffic so often present in this district. Screening and buffering standards are incorporated to reduce the negative impact of the HCA District land uses on abutting residential neighborhoods. The regulatory provisions of this district are aimed at achieving the goals and objectives of the City of Hempstead including the elimination of height restrictions on buildings North of U.S. Highway 290.

3.08A.02 Uses Permitted by Right: Please see section 3.13 - Zoning District Matrix, at the end of this section of the Ordinance.

3.08A.03 Specific Uses: Please see Section 3.13 - Zoning District Matrix, at the end of this section of the Ordinance.

3.08A.04 Area Regulations: For comprehensive review of area regulations pertaining to all zoning districts, please see Section 3.12 - Lot Standards Matrix, at the end of this section of the Ordinance.

- A. Lot Area: All lots located in the HCA - Highway Commercial District A shall have not less than twelve thousand and five hundred (12,500) square feet of area.
- B. Lot Width: Each lot in a HCA - Highway Commercial District A shall be no less than one hundred (100) feet in width.
- C. Lot Depth: Each lot in a HCA - Highway Commercial District A shall have not less than one hundred and twenty five (125) feet of depth.
- D. Front Yard: Each lot in a HCA - Highway Commercial District A shall have a front yard of not less than twenty five (25) feet.
- E. Rear Yard: Each lot in a HCA - Highway Commercial District A shall have a rear yard of not less than twenty five feet.

- F. Side Yard: Each lot in a HCA - Highway Commercial District A shall have side yards of not less than fifteen (15) feet.
- G. Lot Coverage: Structures on a HCA - Highway Commercial District A lot shall not cover more than sixty five percent (65%) of the lot area.
- H. Height: Structures on a HCA - Highway Commercial District A lots do not have a height limitation.

3.08A.05 Buffering and Screening: Any property developed in this zoning district which adjoins or abuts any residential property shall provide a fifteen foot (15') wide buffer yard along the entire perimeter of such residential property. Any property developed in this zoning district which adjoins or abuts any residential property shall be screened along the entire perimeter of such lot or zoning district by a solid, opaque fence or dense landscaping, created and maintained in accordance with specifications which shall be provided by the Hempstead Zoning Officer.

Section 3. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance 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 and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 4. Any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation shall constitute a separate offense.

Section 5. This Ordinance and the rules, provisions, requirements and matters established and adopted hereby shall take effect and be in full force and effect immediately upon passage and adoption.

PASSED, APPROVED, AND ADOPTED this 5th day of April, 2021.

APPROVED:

Dave Shelburne, Mayor

ATTEST:

Barbara Haffelfinger, City Secretary

**PLANNING AND ZONING COMMISSION
ANNUAL REPORT
SEPTEMBER 1, 2019 – AUGUST 31, 2020**

ZONING MAP AMENDMENTS:

1. 06-05-19 – Renato Flores, Zoning Map Amendment Request – Marshall Subdivision 2, TR 1, 2.078 Acres – 23817 Granowski Lane; to rezone from AR – Agricultural Residential District to MH – Manufactured Housing District. Zoning Map Amendment Request denied by the Planning and Zoning Commission on 10-07-19 – Resolution No. 19-003; and denied by City Council on 10-21-19 – Resolution No. 19-036.
2. 07-22-19 – Odis Styers, III, Zoning Map Amendment Request – 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 75.073 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; zone newly annexed property as 23.012 Acres as HC – Highway Commercial District and 25.132 Acres as AR – Agricultural Residential District. Zoning Map Amendment Request approved by the Planning and Zoning Commission on 10-07-19 – Resolution No. 19-004; and approved by City Council on 10-21-19 – Ordinance No. 19-116.
3. 08-19-19 – Sandra Rutledge, Annette Baker, and Marcus Rutledge, Zoning Map Amendment Request, 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; to zone newly annexed property as AR – Agricultural Residential District. Zoning Map Amendment Request approved by the Planning and Zoning Commission on 10-07-19 – Resolution No. 19-005; and approved by City Council on 10-21-19 – Ordinance No. 19-117.
4. 09-12-19 – Marsha Wiesner, Zoning Map Amendment Request, Block 430, Lots S/2 of 8 and All of 9 & 10 – 1739 13th Street – to be rezoned from R-1 – Single Family Residential District to HC – Highway Commercial District. Zoning Map Amendment Request approved by the Planning and Zoning Commission on 10-07-19 – Resolution No. 19-006; and approved by City Council on 10-21-19 – Ordinance No. 19-118.

5. 01-10-20 – Odis Styers Zoning Map Amendment Request, Hempstead East Business Park, Lot 3 – 2.043 Acres, Lot 4 – 3.304 Acres, Lot 5 – 2.445 Acres, and Lot 6 – 3.013 Acres shall be changed from PS – Planned Shopping District Classification and become and be designated as HC – Highway Commercial District Classification. Zoning Map Amendment Request approved by the Planning and Zoning Commission on 02-03-20 – Resolution No. 20-001; and approved by City Council on 02-18-20 – Ordinance No. 20-102.

6. 01-10-20 – Performance Development Zoning Map Amendment Request, Property described as 1.493 Acres, Isaac Donoho Survey, A-121, and the Justo Liendo Survey, A-41 – 260-A Cottonwood Street shall be changed from PS – Planned Shopping District Classification and become and be designated as HC – Highway Commercial District Classification. Zoning Map Amendment Request approved by the Planning and Zoning Commission on 02-03-20 – Resolution No. 20-001; and approved by City Council on 02-18-20 – Ordinance No. 20-103.

City Sales and Use Tax Comparison Summary April 2021

Download and further analyze current and historic data using the Texas Open Data Center.

NOTE: Some jurisdictions may have changed tax rates, thus affecting the comparison. See Local Sales Tax Rate Information Report [comptroller.texas.gov/taxes/sales/rate-report.php] for a list of jurisdictions who have changed rates in the preceding 14 months.

U/C = Unable To Compute Percentage Change

Total Net Payments This Period: **\$436,043,829.06**; Comparable Payment Prior Year: **\$448,009,410.53**; Percent Change: **-2.67%**

Total Payments YTD: **\$2,117,404,705.52**; Total Prior Year Payment YTD: **\$2,093,927,982.41**; Percent Change: **1.12%**

Search

City	Net Payment This Period	Comparable Payment Prior Year	% Change	Payment YTD	Prior Year Payment YTD	% Change
Haslet	\$327,601.18	\$286,431.74	14.37%	\$1,596,921.87	\$1,396,963.50	14.31%
Hawk Cove	\$3,165.99	\$2,162.95	46.37%	\$15,631.09	\$9,397.17	66.33%
Hawkins	\$25,505.40	\$20,900.79	22.03%	\$118,543.89	\$104,021.83	13.96%
Hawley	\$11,338.99	\$9,560.07	18.60%	\$43,595.33	\$38,124.16	14.35%
Hays	\$1,836.10	\$1,411.16	30.11%	\$7,019.83	\$3,862.36	81.74%
Hearne	\$84,672.03	\$103,957.42	-18.55%	\$414,058.73	\$477,192.08	-13.23%
Heath	\$130,785.77	\$140,530.39	-6.93%	\$711,288.65	\$592,047.35	20.14%
Hebron	\$7,921.87	\$6,880.45	15.13%	\$37,302.17	\$35,796.63	4.20%
Hedley	\$910.53	\$509.78	78.61%	\$3,301.40	\$3,133.50	5.35%
Hedwig Village	\$142,352.30	\$131,590.95	8.17%	\$661,019.61	\$721,486.91	-8.38%
Helotes	\$455,985.23	\$391,859.47	16.36%	\$2,311,841.38	\$1,704,056.45	35.66%
Hemphill	\$31,784.27	\$27,497.61	15.58%	\$183,000.95	\$122,118.55	49.85%
Hempstead	\$125,058.65	\$139,671.33	-10.46%	\$596,764.29	\$597,753.14	-0.16%
Henderson	\$397,204.64	\$424,250.68	-6.37%	\$1,957,803.55	\$1,886,040.34	3.80%
Henrietta	\$42,317.14	\$38,513.74	9.87%	\$214,276.25	\$185,529.39	15.49%
Hereford	\$200,503.62	\$177,644.03	12.86%	\$911,063.48	\$832,866.77	9.38%
Hewitt	\$201,685.49	\$201,303.77	0.18%	\$996,631.75	\$962,176.72	3.58%
Hickory Creek	\$135,699.22	\$121,612.50	11.58%	\$639,148.86	\$590,132.95	8.30%
Hico	\$29,015.11	\$34,699.89	-16.38%	\$164,201.28	\$163,887.50	0.19%
Hidalgo	\$250,539.87	\$246,089.85	1.80%	\$1,205,417.03	\$1,098,198.98	9.76%


 Rows 441 to 460 of 1166 Total
 

If you have questions about Tax Allocation Payment Distribution Schedule, please contact us [<mailto:Taxalloc.RevAcct@cpa.texas.gov>].