

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

**BE IT REMEMBERED** that on the 17<sup>th</sup> day of May, A.D., 2021 at 6:00 P.M. the City Council met in Regular Session at the City Hall in said City, there being present, to-wit:

Dave Shelburne, Mayor  
Katherine Ragston, Mayor Pro-Tem  
Erica Gillum, Councilmember  
Lonnie Garfield, Councilmember

Raul Villarreal, Councilmember  
Chase Murray, Councilmember  
Barbara Haffelfinger, City Secretary

Others present at the meeting included Sabrina Alvarez, Rooster Smith, David Hartley, Kollye Kilpatrick, Alan Younts, Scott Duncan, Jackie Reynolds, and Sylvia Cedillo.

Via Telephone:

City Attorney Art Pertile and Mary Ann Drawl.

Mayor Shelburne called the meeting to order at 6:00 P.M. and Councilmember Garfield gave the invocation.

The Pledge of Allegiance was given.

No Public Comments were made.

Mayor Pro-Tem Ragston made a motion to approve the minutes of the April 19, 2021; May 3, 2021; and May 10, 2021 meetings. The motion was seconded by Councilmember Garfield and carried unanimously.

Mayor Shelburne opened a Public Hearing at 6:03 P.M. on a Zoning Map Amendment request for Block 172, Lots 31' of 8 & All 9 and 10 – 741 15<sup>th</sup> to rezone from R-1 – Single Family Residential District to NC – Neighborhood Commercial District. Property owner Sylvia Cedillo explained that she feels this is an excellent location for use as commercial office space of which there is a shortage in town. This would be a quite neighbor for the surrounding residents and there are currently churches in the area and it is only two blocks from the Central Business District. City Attorney Pertile explained that this would be considered spot zoning and would give the property owner an advantage over surrounding property owners. Councilmembers Garfield and Villarreal expressed concern that this would open the door to other home owners wanting to turn their homes into neighborhood commercial locations. Councilmember Gillum stated she would rather see this as a planned and controlled use. Mayor Shelburne closed the public hearing at 6:15 P.M.

Mayor Shelburne asked for a vote in favor or opposition to the rezone request for Block 172, Lots 31' of 8 & All 9 & 10 to be rezoned from R-1 – Single Family Residential District to NC – Neighborhood Commercial District. The following vote was in opposition to the zoning map amendment request:

AYES: Mayor Pro-Tem Katherine Ragston, Councilmember Lonnie Garfield  
Councilmember Raul Villarreal, Councilmember Chase Murray

NOES: Councilmember Erica Gillum

ABSENT: None

**RESOLUTION  
NO. 21-014**

**ZONING MAP AMENDMENT REQUEST  
BLOCK 172, LOTS 31' OF 8 AND ALL OF 9 AND 10 – 741 15<sup>TH</sup> STREET  
REZONING FROM R-1 – SINGLE FAMILY RESIDENTIAL DISTRICT TO  
NC – NEIGHBORHOOD COMMERCIAL DISTRICT**

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

To **deny** a Zoning Map Amendment Request to change the Zoning Classification of Block 172, Lots 31' of 8 and all of 9 and 10 – 741 15<sup>th</sup> Street from R-1 – Single Family Residential District to NC – Neighborhood Commercial District.

**PASSED AND APPROVED** this the 17<sup>th</sup> day of May, A.D., 2021.

**APPROVED:**

**/s/ Dave Shelburne**

**ATTEST:**

**/s/ Barbara Haffelfinger, City Secretary**

A Resolution was introduced by Councilmember Garfield. The motion was seconded by Councilmember Villarreal and carried the following vote, to-wit:

AYES: Mayor Pro-Tem Katherine Ragston, Councilmember Erica Gillum,  
Councilmember Lonnie Garfield, Councilmember Raul Villarreal,  
Councilmember Chase Murray

NOES: None

ABSENT: None

**RESOLUTION  
NO. 21-015**

**BELT, HARRIS, & PECHACEK  
AUDIT ENGAGEMENT LETTER  
SEPTEMBER 30, 2020 THROUGH SEPTEMBER 30, 2024**

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

That Mayor Shelburne is authorized to execute the Audit Engagement Letter with Belt, Harris & Pechacek under the terms and provisions set forth in the agreement attached hereto and incorporated herein for all purposes as though set forth in its entirety in this resolution.

**PASSED AND APPROVED** this the 17<sup>th</sup> day of May, A.D., 2021.

**APPROVED:**

**/s/ Dave Shelburne, Mayor**

**ATTEST:**

**/s/ Barbara Haffelfinger, City Secretary**

Councilmember Gillum made a motion to approve the request for Hotel/Motel Funds for the August 21, 2021 Watermelon Run for the Fallen in the amount of \$5,000.00. The motion was seconded by Councilmember Murray and carried unanimously.

Sales Tax for the month of May 2021 was positive at 5.62%.

Councilmember Villarreal made a motion to approve payment of the current bills, with the exception of Legendary Oaks in the amount of \$22,603.56. The motion was seconded by Councilmember Murray and carried unanimously.

There being no further business, Mayor Pro-Tem Ragston made a motion to adjourn the meeting at 6:25 P.M. The motion was seconded by Councilmember Garfield and carried unanimously.

**PASSED AND APPROVED** this the 21<sup>st</sup> day of June, A.D., 2021.

**APPROVED:**

**/s/ Dave Shelburne, Mayor**

**ATTEST:**

**/s/ Barbara Haffelfinger, City Secretary**