



CITY OF HALLETTSVILLE

NOTICE OF MEETING

**PLANNING AND ZONING COMMISSION
WEDNESDAY, DECEMBER 10, 2025 5:30 P.M.
COUNCIL CHAMBERS, CITY HALL
101 NORTH MAIN STREET
HALLETTSVILLE, TEXAS 77964**

AGENDA

- 1) Call to Order and Announcement of Quorum
- 2) Public Comment Period (speaking time limit to 5 minutes per person)
- 3) Discuss and consider approving the meeting minutes from the August 27, 2025 Planning & Zoning Meetings.
- 4) Public hearing, discussion, and recommendation to City Council on a request for a Specific Use Permit (SUP) for a Manufactured Home not in a park at 821 S Main St, Hallettsville, TX.
- 5) Receive a presentation from Langford Community Management Services (LCMS) on the General Land Office Resilient Communities Program (GLO-RCP) Comprehensive Plan, discuss, and provide direction for preparation of the Final Draft for City Council consideration.
- 6) Announcements
- 7) Adjournment

PUBLIC NOTICE IS GIVEN THAT IN ADDITION TO ANY EXECUTIVE SESSION LISTED ABOVE, THE PLANNING AND ZONING COMMISSION RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE SECTIONS 551.071 CONSULTATION WITH ATTORNEY TO DISCUSS ANY OF THE MATTERS LISTED ABOVE.

PERSONS WITH DISABILITIES WHO PLAN TO ATTEND THIS MEETING AND WHO MAY NEED AUXILIARY AIDS OR SERVICE SUCH AS INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED, READERS, LARGE PRINT OR BRAILLE, ARE REQUESTED TO CONTACT GRACE WARD AT (361) 798-3681 TWENTY-FOUR (24) HOURS PRIOR TO THE MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.

Posted by:

Grace Ward, City Administrator/Secretary

Posted on December 3, 2025 at 5:00 P.M.

**COMMISSION INFORMATION
WEDNESDAY, DECEMBER 10, 2025
PLANNING AND ZONING COMMISSION MEETING**

- 3) Discuss and consider approving the meeting minutes from the August 27, 2025 Planning & Zoning Meetings.
Copy of the Meeting Minutes is included in your Packet.

- 4) Public hearing, discussion, and recommendation to City Council on a request for a Specific Use Permit (SUP) for a Manufactured Home not in a park at 821 S Main St, Hallettsville, TX.
Copies of the Application, City staff report, property notice information, public responses, and pertinent excerpts of the City Code are included in your packet.

- 5) Receive a presentation from Langford Community Management Services (LCMS) on the General Land Office Resilient Communities Program (GLO-RCP) Comprehensive Plan, discuss, and provide direction for preparation of the Final Draft for City Council consideration.
Langford will be here to present an update.

PLANNING & ZONING MEETING 5:30 PM WEDNESDAY, AUGUST 27, 2025
CITY COUNCIL CHAMBERS 101 N. MAIN ST.
HALLETTSVILLE, TX 77964

MEMBERS PRESENT: Wayne Freytag Sandra Holy, Ronnie DeLaRosa, Debbie Fishbeck, Peter Murphy, Elrose Kalisek

MEMBERS ABSENT: Morris Bacon

ALT. MEMBERS PRESENT: None

ALT. MEMBERS ABSENT: Jared Krischke

STAFF PRESENT: City Administrator/Secretary Grace Ward, Director of Administrative Services Tammy Bell

GUEST PRESENT: None

Chairman Wayne Freytag called the meeting to order at 5:30 PM

AGENDA ITEM 2) Public Comment Period

DISCUSSION: None

AGENDA ITEM 3) Discuss and consider approving the meeting minutes from the July 23, 2025 Planning & Zoning Meetings.

DISCUSSION: None.

MOTION: Commissioner Fishbeck motioned to approve the meeting minutes from the July 23, 2025 Planning & Zoning Meetings. and Commissioner DeLaRosa seconded the motion.

Chairman Freytag called for a vote.

AYE 5

NAY 0

AGENDA ITEM 4) Discuss and recommendation to City Council on an amended plat for the 106 Ford Street Subdivision originally approved on April 21, 2022.

DISCUSSION: Ward explained there is no change in the plat other than the corner property pin moving out about 18 inches.

MOTION: Commissioner Murphy motioned to approve a recommendation to City Council to approve the amending plat for 106 Ford Street originally approved on April 21, 2022. Commissioner Kalisek seconded the motion.

Chairman Freytag called for a vote.

AYE 5

NAY 0

AGENDA ITEM 5) Announcements

DISCUSSION: Ward reminded the Commission if they had any other recommendations on the Comprehensive Plan to send them to her.

AGENDA ITEM 6): Adjournment

DISCUSSION: None

MOTION: Commissioner Holy made a motion to adjourn the meeting and Commissioner Fishbeck seconded the motion.

Chairman Freytag called for a vote.

AYE 5
NAY 0

There being no other business, Commissioner Murphy adjourned the meeting at 5:34 P.M.

Chairman
Wayne Freytag

City Secretary
Grace Ward



**CITY OF HALLETTSVILLE
PLANNING AND ZONING COMMISSION
STAFF REPORT**

MEETING DATE: December 10, 2025
AGENDA ITEM NO.: 4
PREPARED BY: Clifford Riddle

AGENDA ITEM DESCRIPTION:

Public hearing, discussion, and recommendation to City Council on a request for a Specific Use Permit (SUP) for a Manufactured Home not in a park at 821 S Main St, Hallettsville, TX.

ITEM SUMMARY:

The City of Hallettsville received an application for a Specific Use Permit on October 31, 2025. The application is for a Manufactured Home not in a park to be placed at 821 S Main St, Hallettsville, TX 77964. The application packet is included in your packet. The applicant is seeking approval to Install Residential Manufactured Home.

City Staff mailed out Public Hearing notices on November 25, 2025 for the Public Hearing being held at the December 10, 2025 P&Z Meeting to consider recommendation of a Manufactured Home not in a park.

ANALYSIS:

City staff reviewed for completeness and code compliance and have signed off on the application. Reviews were completed by Clifford Riddle (Permitting) and Grace Ward (City Administrator/Secretary) that the application included all pertinent documentation including a signed application, checklist, application fee, copy of the site plan, letter of intent, and proof of ownership. Grace Ward (City Administrator/Secretary) that the proposed site plan met all setback requirements. Clint Taylor (Director of Public Works) that all proposed utilities (water, sewer, electric, and solid waste met all adopted code. Clifford Riddle (Permitting) identified all property owners within 200 feet and prepared for the opposition calculations.

It is the opinion of staff that the request is not contrary to the City’s Comprehensive plan.

The current adjacent Land use is as follows:

Surrounding Property Land Use	# of Parcels
Single Family Homes	13
Single Family Homes - Manufactured	3
Undeveloped	17
Commercial	0

As of the time this staff report was drafted (12/1/2025 @ 12pm), the City has received 0 responses opposed to the request, 0 responses neutral to the request, and 1 response in favor to the request. The written opposition represents 0% of the notification area and is not sufficient written opposition to trigger a protest and will only require an affirmative majority vote of the City Council to approve the SUP request (See Sec.12.504.c.5). All written public hearing responses received prior to the beginning of the meeting will be handed out at the meeting.

STAFF RECOMMENDATION:

The City Staff finds no reason within code to deny the Specific Use Permit request for a Manufactured Home not in a park at 821 S Main St, Hallettsville, TX.

CRITERIA FOR CONSIDERATION:

Code Section 12.504 (4) lists out the criteria for consideration of the Specific Use permit. The following is an excerpt of the criteria from Code Section 12.504(4):

- (1) The proposed use at the specified location is consistent with the adopted policies and plans of the city;
- (2) The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;
- (3) The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as safety, traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods;
- (4) The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the area;
- (5) The proposed use incorporates roadway adjustments, traffic-control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic;
- (6) The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed use on adjacent properties;
- (7) The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the area;
- (8) The proposed use promotes the health, safety or general welfare of the city and the safe, orderly, efficient and healthful development of the city;
- (9) No application made under these provisions will receive final approval until all back taxes owed to the city have been paid in full; and
- (10) Other criteria which, at the discretion of the planning and zoning commission and city council are deemed relevant and important in the consideration of the specific use permit.

POSSIBLE MOTIONS:

The following are possible motions that can be made on this item:

- Motion to recommend to City Council approval of the requested SUP.
- Motion to recommend to City Council approval of the requested SUP with the following conditions:
 - *List all conditions. Conditions should be based on the criteria listed in code Sec.12.504(e).*
- Motion to recommend to City Council denial of the requested SUP.

ATTACHMENTS:

SUP Application with site plan

Property Notice Map

Public hearing responses

Excerpt of Code of Ordinances Article 3.200

Excerpt of Code of Ordinances Chapter 12



SPECIFIC USE PERMIT CHECKLIST

In complete submission will NOT be accepted

Application Completeness Requirements:

- Application signed by owner
- This checklist (signed by applicant or authorized representative)
- Application fees in the form of a check made payable to City of Hallettsville (Specific Use Permit = \$350.00)
One copy of a Site Plan (8.5 X 11 minimum) prepared in accordance with this checklist including setbacks, any easements
- & Indicate all utility hookups including water, sewer, drainage, electrical, driveway, etc.
- Metes and Bounds Description (field notes) on 8 -1/2" by 11" paper including surveyor seal and signature
- Proof of ownership - including but not limited to certified tax certificate, copy of deed, etc.
- Letter of Intent (see letter of intent requirements below)
- Verify no other home on property
- If property is in 100-yr. flood plain, include a copy of the elevation certificate
- Provide copy of any current deed restrictions
- Provide a copy or picture of the Certification Label (HUD tag) and the Data Plate of the manufactured home
- Print section of Lavaca CAD to verify property owner and property is minimum of 6,000 sq. ft.
- Any additional information required by this application, City Staff, City Council, City Codes, & Ordinances & State Statutes, needed to evaluate this request.
- Knowledge that home is required to be on the property within 90 days of final approval. (Section 3.211(f))
- Knowledge that Tie Downs are required (Section 3.216)
- Knowledge that Skirting is required (Section 3.217)

Submittal Information

- INCOMPLETE APPLICATIONS AND SUBMITTALS WILL BE REJECTED; an application may be deemed incomplete after initial staff review.

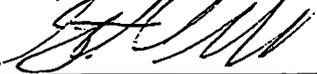
Questions shall be directed to, and complete application shall be submitted in person to the following:

City of Hallettsville City Hall
 101 N Main
 Hallettsville, TX 77964
ddornak@cityofhallettsville.org

Letter of Intent Requirements

The letter of intent is a narrative to describe the specific use permit request and generally should contain the following (some items may only be applicable for new development proposals):

- Describe in detail the location of the property (including distance from nearest intersection). Additionally, include the
- County Appraisal District property identification no. and address when available.
- Define acreage of subject property
- General description of the proposed development
- Specify proposed land uses with specific operations defined
- Specify if the proposed development will be developed in phases.
- Detail any special considerations
- Any additional information from the owner/applicant to thoroughly describe the request
- The letter of intent must provide the signature and contact information of owner or applicant

Preparer's Signature:  Date 10-31-25

Printed Name: Shantel D. Wade

Company Name: _____



APPLICATION FOR SPECIFIC USE PERMIT

Incomplete submissions will NOT be accepted

DATE: 10-31-25 FEE: \$ 350.00
NAME OF PROPERTY OWNER: Shantel Wade
PROPERTY OWNER'S PHONE NUMBER: 361-655-4051
CONTACT'S NAME (IF NOT PROPERTY OWNER):
CONTACT'S MAILING ADDRESS: 819 South Main St
CITY: Hallettsville STATE: TX ZIP 77964
CONTACT'S NAME AND PHONE NUMBER:
CONTACT'S EMAIL:
ADDRESS OF PROPERTY: 821 South Main St Hallettsville
IS THIS PROPERTY IN THE 100 YEAR FLOOD PLAIN: YES NO
DESCRIPTION OF MANUFACTURED HOME/RECREATIONAL VEHICLE PROPOSAL :

IF PROPOSING MANUFACTURED HOME NOT IN A PARK:
YEAR, MAKE, AND MODEL OF MANUFACTURED HOME: 2026 CANCO Value max
WILL THE MANUFACTURED HOME BE: NEW USED
SIZE OF MANUFACTURED HOME THAT WILL BE PLACED ON PROPERTY: 321.56

IF STRUCTURE IS USED:
HAS THERE BEEN ANY STRUCTURAL CHANGES TO THE INSIDE OF THE HOME? IF SO, PLEASE DESCRIBE.

PROPERTY OWNER(S) SIGNATURE: Shantel D. Wade DATE: 10-31-25

FOR OFFICE USE ONLY
APPLICATION: ACCEPTED DENIED DATE: 10-31-25
IF DENIED, REASON:

PAYMENT INFORMATION: attached: Card ending in 8305

CITY STAFF REVIEW COMPLETE: YES NO DATE: 11-3-25

CITY STAFF APPROVAL:

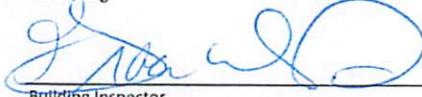
SIGNATURE

DATE APPROVED



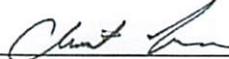
11-6-25

Permitting



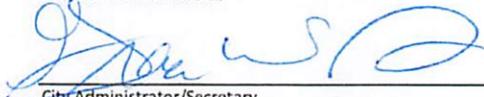
12-02-25

Building Inspector



11-12-25

Director of Public Works



12-02-25

City Administrator/Secretary

IF NOT APPROVED, REASON: _____

P & Z APPROVAL DATE

CITY COUNCIL APPROVAL DATE

Letter of Intent

Shantel Wade

Property Address:

- 821 S. Main ST
Hallettsville, TX 77964

Location Distance:

- Entrance Distance from Moore ST is 276ft
- Distance from entrance to Jerry ST is 415ft

County Appraisal District Property ID

- #3274 & 3105

Property Size =

- .38 of acre

City Lot

- City Utilities

Using property to install Residential Manufactured Home

- 2026 Model-Covco 32X56 3BR/2BR

Home will get a gravel base pad first 34X58

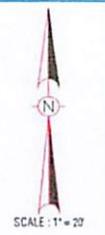
Then Home will be delivered &set

Utilities will be installed by Professional, Licensed Contractors w/permits

Home will be used for Primary Residence/Residential use

This property appears to be out of the 100 year flood plain (Zone X) as per insurance map 48295C090 L, dated 11/24/2015.

The information to be used for flood insurance rate purposes ONLY and a NOT to be relied upon for ANY other purpose. Surveyor makes no representation as to whether property may flood.



LEGEND:
 L.C.D.R. = Lavaca County Deed Record
 O.R.L.C. = Official Record of Lavaca County
 O.P.R.L.C. = Official Public Record of Lavaca County
 C.M. = Corner Monument
 IR = Iron Rod
 IP = Iron Pipe

--- Wood Fence
 --- Chain Link
 --- Barbed Wire
 --- Weight Post

1.043 Acres; Save & Except 0.25 Acre.
 (Vol. 533, Pg. 902 O.R.L.C.)
 02/18/2011

1.043 Acres; Save & Except 0.25 Acre.
 (Vol. 533, Pg. 902 O.R.L.C.)
 02/18/2011

Notes:
 - Any property research was done by the company identified herein. If any blocks from whom funds have been taken from the title commitment provided under the recorded plat. This property may be subject to other recorded and unrecorded restrictions. No other DaRam Engineers, Inc., nor Barry D. Adkins, R.P.L.S., have made any independent investigation or search and shall not be responsible for identifying or showing any restrictions of any kind other than those identified by the title commitment or plat, including but not limited to building lines, easements, road restrictions, rules, ordinances, liens or building codes, whether private, municipal, city, county, state or federal, nor do they warrant the accuracy of any information provided on the title company.
 - Basis for Bearings: Texas State Plane Coordinate System, South Central Zone No. 4234, NAD83.
 - Distances shown are ground distances.
 - Dimension lines from improvements to property lines are calculated and should NOT be relied upon for construction under removal of any improvements including fences.
 - Building dimensions may not be used to calculate a build-outage.



I hereby certify that this Survey was truly and correctly made and that the accompanying instruments in this plat are true and correct. I am a duly Licensed Professional Land Surveyor in the State of Texas.

B. Adkins 08/15/2025
 For DaRam Engineers, Inc.
 Barry D. Adkins, R.P.L.S. No. 6137

This survey is certified by the Professional Seal of the Surveyor. In addition, the Surveyor is not responsible for any errors or omissions on this survey that may be caused by the original plat or by any other cause.

ACREAGE: 0.3576	SURV# JOHN HALLETT LEAGUE	ADDRESS: 217
RECORD NUMBER: VOLUME 250, PAGE 539 OF THE DEED RECORDS	EDUCATION: LAVACA	
ADDRESS: 821 SOUTH MAIN LANE	CITY: HALLETTVILLE	STATE: TEXAS
	DP REG: 77961	
This survey was prepared without the benefit of a title commitment and may not show all building lines, easements or other matters of record.		
Surveyor: B. Adkins	11505 Richmond Avenue, Suite 300 Houston, Texas, 77060 (713) 528-1957 • Fax: (713) 528-1958	Field Book: # Check: # Draw: # Plate: # 127/12744 (Instruments)

STATE OF TEXAS
COUNTY OF LAVACA

METES AND BOUNDS DESCRIPTION
821 SOUTH MAIN LANE
HALLETTVILLE, TEXAS. 77964

ALL THAT CERTAIN 0.3576 ACRE TRACT OF LAND SITUATED IN THE JOHN HALLETT SURVEY, ABSTRACT NO. 217, LAVACA COUNTY, TEXAS AND BEING THE SAME TRACTS DESCRIBED AS "FIRST" AND "SECOND" TRACTS OF LAND, DESCRIBED IN VOLUME 250, PAGE 539 OF THE LAVACA COUNTY DEED RECORDS; SAVE AND EXCEPT, A 0.12 ACRE TRACT OF LAND DESCRIBED IN VOLUME 490, PAGE 723 OF THE OFFICIAL RECORDS OF LAVACA COUNTY, SAID 0.3576 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Basis for bearings: Texas State Plane Coordinate System, South Central Zone No. 4204, NAD83.

BEGINNING at a ½ inch iron rod found for the Northeast corner of the herein described 0.3576 acre tract of land, said point also being the Southeast corner of a 0.419 acre tract of land described in Instrument # 239444 / Volume 859, Page 291 of the Official Public Records of Lavaca County and lying in the West line of a 1.043 acre tract of land described in Volume 533, Page 902 of the Official Records of Lavaca County; furthermore, said point also being the Northeast corner of said "Second Tract";

THENCE along the West line of said 1.043 acre tract of land, South 03° 01' 42" East a distance of 98.61 feet to the Southeast corner of the herein described 0.3576 acre tract of land;

THENCE along the South line of said "First and Second" Tracts of land, South 81° 43' 17" West a distance of 194.74 feet to the Southwest corner of the herein described 0.3576 acre tract of land, said point also lying in the East R.O.W. line of South Main Lane;

THENCE along the East R.O.W. line of South Main Lane, North 03° 00' 00" West a distance of 63.67 feet to a ½ inch iron rod with cap found for corner, said point also being the Southwest corner of said 0.12 acre, Save and Except tract of land;

THENCE along the South line of said 0.12 acre tract, North 87° 00' 00" East a distance of 100.00 feet to a ½ inch iron rod with cap found for corner;

THENCE along the East line of said 0.12 acre tract, North 03° 00' 00" West a distance of 53.02 feet to a 5/8 inch iron rod found for corner, said point also being the Southwest corner of said 0.419 acre tract of land, same being the Northeast corner of said 0.12 acre tract of land;

THENCE along the South line of said 0.419 acre tract of land, North 87° 06' 00" East a distance of 93.87 feet to the **POINT OF BEGINNING** and containing 0.3576 acre of land, more or less.

PLAT ATTACHED



For Daram Engineers, Inc.
BARRY D. ADKINS, R.P.L.S. No. 6137
August 15, 2025

Job # S202577964-SMainLane1821

General Bill of Sale

(For any type of personal property)

I, Pamela Wade (seller), in consideration of one thousand dollars / no cents dollars (\$ 1000), do hereby sell, transfer and convey to Shantel Dette Wade (buyer), the following: Property # 3105, Geo Id 1079500 / Acres 0.3780

ABS 217 John Hallett, Acres 0.3780

I, the undersigned seller, do sell the above-described property to the buyer for the amount shown and certify that all of the information provided in this Bill of Sale is true and accurate to the best of my knowledge.

I, the undersigned buyer, acknowledge receipt of this Bill of Sale and understand there is no guarantee or warranty, expressed or implied, with respect to the above-described property. It is also understood that the above-stated item is sold in "as is" condition.

Dated this 25th day of October, 2024.

Seller Name: (Printed) Pamela Wade Buyer Name: (Printed) Shantel Wade
Seller Signature: Pamela Wade Buyer Signature: [Signature]

Notary Public

On this 25th day of October, 2024 before me, Brianna Jirkovsky a notary public, personally appeared Pamela Wade + Shantel Wade, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under Penalty of Perjury under the laws of the State of Texas that the foregoing is true and correct.

Witness my hand and Official Seal

[Signature]
(Seal)



FILED AND RECORDED

Instrument Number: 264075 B: ORB V: 1022 P: 618

Filing and Recording Date: 10/29/2024 01:02:20 PM Pages: 2 Recording Fee: \$25.00

I hereby certify that this Instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Lavaca County,



Barbara K. Steffek

Barbara K. Steffek, County Clerk
Lavaca County, Texas

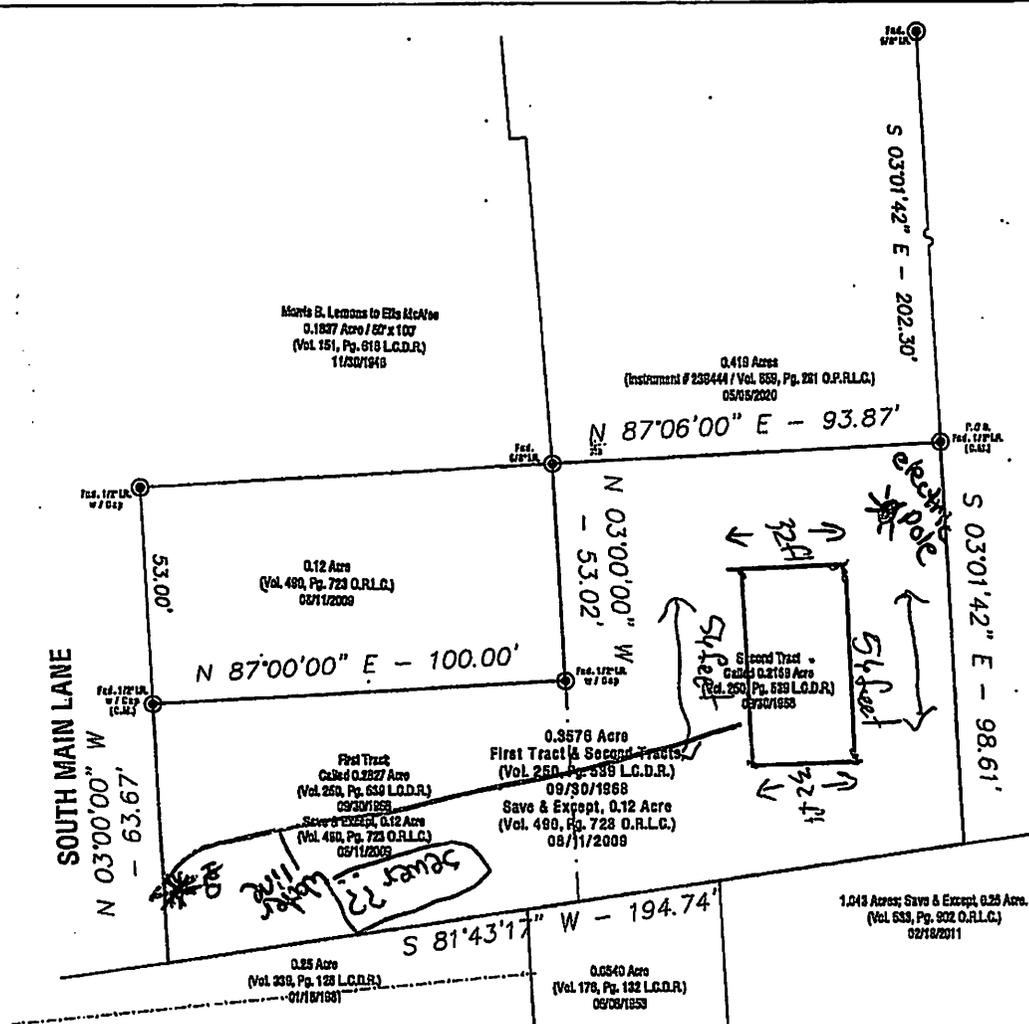
DO NOT DESTROY - Warning, this document is part of the Official Public Record.

blairb

Returned To:
SHANTEL WADE
819 S MAIN ST.
HALLETTSVILLE, TX 77964
Filed By: SHANTEL WADE
Destination: Labels

This property appears to be out of the 1875 or 1880 plat
 Class 25 as per instrument No. 02020000 & 02020001 & 02020002.

This document is to be used for land acquisition
 purposes ONLY and is NOT to be used for any other purpose. Development and
 acquisition can be to either property or road.



LEGEND:
 L.O.A. = Leasehold Deed Record
 O.R.L.C. = Official Record of Lease County
 O.R.L.C. = Official Record of Lease County
 C.M. = Coded Record
 U.R. = Unrecorded
 U.R. = Unrecorded

1.043 Acres; Save & Except, 0.25 Acres.
 (Vol. 633, Pg. 802 O.R.L.C.)
 02/18/2011

1.043 Acres; Save & Except, 0.25 Acres.
 (Vol. 633, Pg. 802 O.R.L.C.)
 02/18/2011

Handwritten notes:
 Total Size
 32 ft x 56 ft
 Width
 Box Size
 30.8 Width
 x 56 ft Length
 Width



I hereby certify that this survey was made in accordance with the laws of the State of Texas, and that I am a duly qualified and licensed Professional Land Surveyor. I certify that the facts stated herein are true and correct to the best of my knowledge and belief, and that I am not aware of any facts which would render this survey invalid.

Signature: Barry D. Adkins
 02/15/2025
 For DeRam Engineers, Inc.
 Barry D. Adkins, R.P.L.S. No. 6137
 This survey is certified to the appropriate authority and is subject to the provisions of the Surveyors' Act of 1909. This survey does not constitute a deed and shall not be used to substitute a deed.

Note:
 • Any property research done by the surveyor is limited to the records of the public. This property may be subject to other recorded and unrecorded restrictions. The Surveyor Engineers, Inc., and Barry D. Adkins, R.P.L.S., have made no investigation, nor do they warrant or shall not be responsible for the accuracy or validity of any title other than that shown by the title commitment or plat. Nothing is shown in this plat, nor is it intended to be a warranty, deed, or any other instrument, but it is intended to be a survey only. The surveyor, city, county, state or federal, nor do they warrant the accuracy of any information provided for the title company.
 • Beatty for Resurvey: Texas State Plane Coordinate System, North American Datum of 1983, NAD83.
 • This survey shows no ground claims.
 • The Surveyor does not warrant to property lines as indicated and should NOT be relied upon for construction or other purposes of any instrument involving the same.
 • Building lines may not be used to substitute survey findings.

ACREAGE	0.2570	SURVEY	JOHN HALLETT LEAGUE	SECTION	217
RECORDATION	VOLUME 250, PAGE 529 OF THE DEED RECORDS			COUNTY	LAVACA
ADDRESS	821 SOUTH MAIN LANE	CITY	HALLETTVILLE	STATE	TEXAS
ZIP CODE				77864	
This survey was prepared without the benefit of a title commitment and may not show all building lines, easements or other matters of record.					
DeRam Engineers, Inc. 1233 West Street, Suite 200 Hallettville, Texas 77864 (767) 215-1500 Fax: (767) 215-1501				Date of Survey 02/15/2025 Surveyor's License No. 6137	

Issue Date : 9/11/2025

TAX CERTIFICATE

Deborah A Sevcik Tax Assessor/Collector
 Lavaca County Tax Office
 P.O. Box 293
 Hallettsville, TX 77964
 Phone: (361) 798-3601 Fax: (361) 798-5229

This certificate includes tax years up to 2024

Entities to which this certificate applies:

CH - City Of Hallettsville
 G143 - Lavaca County
 SH - Hallettsville ISD

A - Lavaca Hospital District
 FL1 - Lavaca Flood District
 RD - Farm-Market Road

Property Information

Property ID : 1029500
 Quick-Ref ID : R3105

Value Information

821 S MAIN ST	Land HS	:	\$0.00
	Land NHS	:	\$7,854.00
	Imp HS	:	\$0.00
	Imp NHS	:	\$0.00
ABS 217 JOHN HALLETT, ACRES 0.3780	Ag Mkt	:	\$0.00
	Ag Use	:	\$0.00
	Tim Mkt	:	\$0.00
	Tim Use	:	\$0.00
	HS Cap Adj	:	\$0.00
	Assessed	:	\$7,854.00

Owner Information

Owner ID : O0096856
 WADE PAMELA
 819 S MAIN LANE
 HALLETTSVILLE, TX 77964
 Ownership: 100.00%

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s)

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
A	2024	11.10	0.00	1.22	0.00	0.00
CH	2024	35.98	0.00	3.95	0.00	0.00
FL1	2024	4.36	0.00	0.48	0.00	0.00
G143	2024	32.49	0.00	3.57	0.00	0.00
RD	2024	7.81	0.00	0.85	0.00	0.00
SH	2024	69.81	0.00	7.68	0.00	0.00

Total for current bills if paid by 9/30/2025 : \$0.00
 Total due on all bills 9/30/2025 : \$0.00
 2024 taxes paid for entity A \$12.32
 2024 taxes paid for entity CH \$39.93
 2024 taxes paid for entity FL1 \$4.84
 2024 taxes paid for entity G143 \$36.06
 2024 taxes paid for entity RD \$8.66
 2024 taxes paid for entity SH \$77.49
 2024 Total Taxes Paid : \$179.30
 Date of Last Payment : 04/15/25



If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate.

Date of Issue : 09/11/2025
 Requestor : TC-SHANTEL WADE
 Ref. Number :
 Fee Paid :
 Payer :

Brittany Brocher - Deputy
 Signature of Authorized Officer of the Tax Office

TAX RECEIPT

Lavaca County Tax Office
Deborah A Sevcik Tax Assessor/Collector
P. O. Box 293
Hallettsville, TX 77964
Phone: 361-798-3601

Receipt Number: 2025-492491-LCTXO



Payor: TC-SHANTEL WADE (00103086)
819 S MAIN ST
HALLETTSVILLE, TX 77964

Owner: WADE PAMELA (00096856)
819 S MAIN LANE
HALLETTSVILLE, TX 77964

Quick Ref ID: R3105
Owner: WADE PAMELA (00096856)
Owner Address: 819 S MAIN LANE
HALLETTSVILLE, TX 77964

Property: 1029500
Legal Description: ABS 217 JOHN HALLETT, ACRES
0.3780
Situs Address: 821 S MAIN ST

Schedule	Charge	Payment Amount
Tax Certificate Fees	10.00	10.00
	Total Payment Amount	10.00
	Cash Tendered	10.00
	Total Tendered	10.00
	Remaining Balance Due as of 9/11/2025	0.00

Date Paid: 09/11/2025
Effective Date: 09/11/2025
Station: BB
Cashier:

Property ID: 3105 For Year 2025

Property Details

Account

Property ID: 3105 Geographic ID: 1029500
 Type: R Zoning: PCT1

Location

Site Address: 821 S MAIN ST TX
 Map ID: 00217-H28-0000-63100 Mapsco:
 Legal Description: ABS 217 JOHN HALLETT, ACRES 0.3780
 Abstract/Subdivision: ABS 217
 Neighborhood: (CH3F) CH - ALL F MARKET ADJ

Owner

Owner ID: 595288
 Name: WADE SHANTEL DETTE
 Agent:
 Mailing Address: 819 SOUTH MAIN LANE
 HALLETTSVILLE, TX 77964

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$7,854 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$7,854 (=)
Agricultural Value Loss:	\$0 (-)
Appraised Value:	\$7,854 (=)
HS Cap Loss:	\$0 (-)
Circuit Breaker:	\$0 (-)
Assessed Value:	\$7,854
Ag Use Value:	\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
VL	VL	0.25	11,007.61	54.64	201.39	\$5,251	\$0
VL	VL	0.13	5,458.07	53.00	101.39	\$2,603	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$0	\$7,854	\$0	\$7,854	\$0	\$7,854
2024	\$0	\$7,854	\$0	\$7,854	\$0	\$7,854
2023	\$0	\$7,162	\$0	\$7,162	\$0	\$7,162
2022	\$0	\$5,730	\$0	\$5,730	\$0	\$5,730
2021	\$0	\$5,730	\$0	\$5,730	\$0	\$5,730
2020	\$0	\$5,730	\$0	\$5,730	\$0	\$5,730
2019	\$0	\$5,730	\$0	\$5,730	\$0	\$5,730
2018	\$0	\$5,701	\$0	\$5,701	\$0	\$5,701
2017	\$0	\$5,701	\$0	\$5,701	\$0	\$5,701

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
10/24/2024	BOS	BILL OF SALE	WADE PAMELA	WADE SHANTEL DETTE	1022	618	264075
5/8/2018	WD	WARRANTY DEEDS	COLLINS DENNIS M & BONNIE B	WADE PAMELA	789	582	229003
2/12/2014	SHD	SHERIFFS DEEDS	KING CAROL SPRINGS	COLLINS DENNIS M & BONNIE B	640	761	

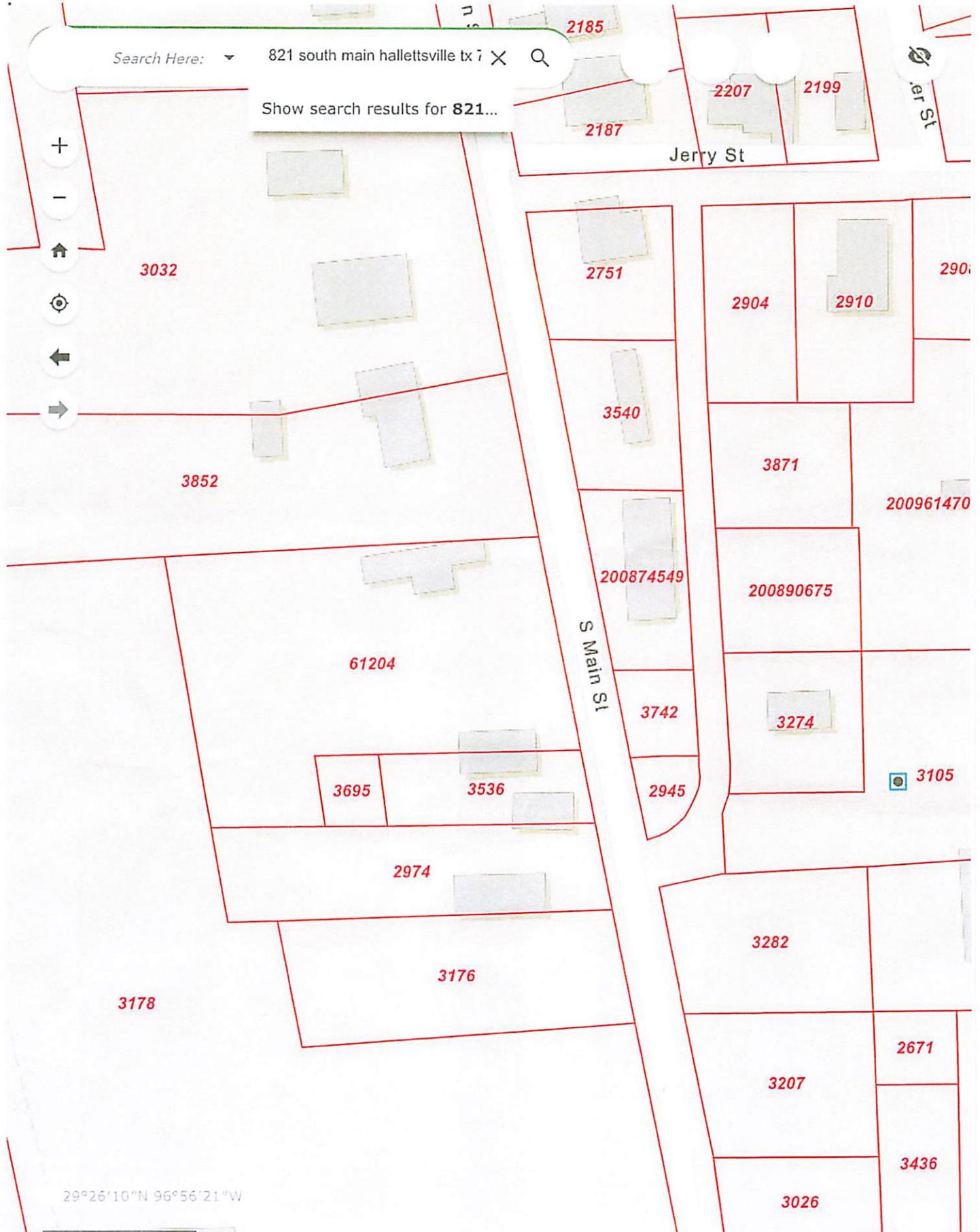
ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Board's Determination Of Value	ARB Determination
-----------------------	---------------	--------------------------	--------------------------------	-------------------

Search Here: ▾

821 south main hallettsville tx X

Show search results for 821...



29°26'10"N 96°56'21"W

0 50 100ft

LAVACA COUNTY CENTRAL APPRAISAL DISTRICT
 PROPERTY 3105 R
 Legal Description
 ABS 217 JOHN HALLETT, ACRES 0.3780

OWNER ID
 595288

OWNERSHIP
 100.00%

PROPERTY APPRAISAL INFORMATION 2025

WADE SHANTEL DETTE
 819 SOUTH MAIN LANE
 HALLETTSVILLE, TX 77964 US

Entitles
 A 100%
 CAD 100%
 CH 100%
 FL1 100%
 G143 100%
 RD 100%
 SH 100%

Values
 IMPROVEMENTS 0
 LAND MARKET + 7,854
 MARKET VALUE = 7,854
 PRODUCTIVITY LOSS - 0
 APPRAISED VALUE = 7,854
 CAP LOSS - 0
 ASSESSED VALUE = 7,854

Ref ID1: CH4-180
 1029500

Ref ID2: R3105
 Map ID 00217-H28-0000-63100

ACRES: .3780
 EFF. ACRES:

APPR VAL METHOD: Cost

SITUS 821 S MAIN ST TX

GENERAL

UTILITIES LAST APPR. SH
 TOPOGRAPHY LAST APPR. YR
 ROAD ACCESS LAST INSP. DATE 09/14/2023
 ZONING PCT1 NEXT INSP. DATE
 BUILDER
 NEXT REASON
 REMARKS N/C FOR 2024; N/C FOR 2020; CORRECT AC
 FOR 2018 FROM 0.376 TO 0.378; VL N/C FOR
 2017; DELETE RES, RECLASS LAND FOR 2015;
 O/C 2014; CORRECT DIMS & LOWER %G ON

EXEMPTIONS

SKETCH COMMANDS

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
12/18/2014	BLDG	0	A	0

SALE DT	PRICE	GRANTOR	DEED INFO
10/24/2024	*****	WADE PAMELA	BOS / 1022 / 618
05/08/2018	*****	COLLINS DENNIS M	WD / 789 / 582
02/12/2014	*****	KING CAROL SPRIN	SHD / 640 / 761

SUBD: ABS 217 100.00% NBHD:CH3F 115.00% IMPROVEMENT INFORMATION

IMPROVEMENT FEATURES

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND. VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
---	------	-------------	------	-------------	------	------------	-------	-------	--------	-------------	------	------	------	------	------	-----	-----------

SUBD: ABS 217	100.00%	NBHD:CH3F	100.00%	LAND INFORMATION							IRR Wells: 0 Capacity: 0		Oil Wells: 0								
				CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT	PRC	AG VALUE
1. VL		ABS 217	C1	N	SQ	11,007.6100 SQ	1.59	17,502	0.30	1.00	A	5,251	NO				0.00	0			
2. VL		ABS 217	C1	N	SQ	5,458.0700 SQ	1.59	8,678	0.30	1.00	A	2,803	NO				0.00	0			
																	7,854				0

2025 Notice Of Appraised Value

LAVACA COUNTY CENTRAL APPRAISAL DIST
 PO BOX 386 - 908 N. GLENDALE ST
 HALLETTSVILLE, TX 77964-0386
 www.lavacacad.com
 Phone: 361-798-4396 Fax: 361-798-2653
 DATE OF NOTICE: May 2, 2025

Property ID: 3105
 Ownership %: 100.00
 Geo ID: 1029500
 DBA:
 Legal: ABS 217 JOHN HALLETT, ACRES 0.3780

Legal Acres: 0.378
 Situs: 821 S MAIN ST TX
 Appraiser:
 Owner ID: 595288

Property ID: 3105 - 1029500
 WADE SHANTEL DETTE
 819 SOUTH MAIN LANE
 HALLETTSVILLE, TX 77964 US

2025 NOTICE OF APPRAISED VALUE

Dear Property Owner,
 We have appraised the property listed above for the tax year 2025. As of January 1, our appraisal is outlined below:

Appraisal Information			Last Year - 2024	Proposed - 2025
Structure / Improvement Market Value			0	0
Market Value of Non Ag/Timber Land			7,854	7,854
Market Value of Ag/Timber Land			0	0
Market Value of Personal Property/Minerals			0	0
Total Market Value			7,854	7,854
Productivity Value of Ag/Timber Land			0	0
Appraised Value			7,854	7,854
HS Cap Value/Circuit Breaker Limitation			0	0

2024 Exemption Amount	2024 Taxable Value	Taxing Unit	2025 Proposed Appraised Value	2025 Exemption Amount	2025 Taxable Value
0	7,854	LAVACA HOSPITAL DISTRICT	7,854	0	7,854
0	7,854	CITY OF HALLETTSVILLE	7,854	0	7,854
0	7,854	LAVACA FLOOD DISTRICT	7,854	0	7,854
0	7,854	LAVACA COUNTY	7,854	0	7,854
0	7,854	FARM-MKT ROAD	7,854	0	7,854
0	7,854	HALLETTSVILLE ISD	7,854	0	7,854
0	7,854	COUNTY APPRAISAL DISTRICT	7,854	0	7,854

The difference between the 2020 appraised value and the 2025 appraised value is 37.07%.

An (*) indicates a tax ceiling exists for the taxing unit.

The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials.

If you qualified your home for an age 65 or older or disabled person homestead exemption for school taxes, the school taxes on that property cannot increase as long as you own and live in that home. The tax ceiling is the amount you pay in that year that you qualified for the age 65 or older or disabled person exemption. The school taxes on your home may not go above the amount of the ceiling, unless you improve the home (other than normal repairs or maintenance).

The governing body of each taxing unit decides whether taxes on the property will increase, and the appraisal district only determines the property's value.

LOCAL PROPERTY TAX DATABASE

Visit Texas.gov/PropertyTaxes to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.

A property owner may request from the county assessor-collector for the county in which the property is located or, if the county assessor-collector does not assess taxes for the county, the person who assesses taxes for the county under Section 6.24(b), contact information for the assessor for each taxing unit in which the property is located, who must provide the information described by this subsection to the owner on request.

County Tax Assessor-Collector: Deborah Sevcik, Tax Assessor- Lavaca Co. Tax Office P.O. Box 293 - 404 N Texana, Hallettsville, Tx 77964 361-798-3601

A property owner may register on the appraisal district's internet website, if the appraisal district maintains an internet website, to have notifications regarding updates to the property tax database delivered to the owner by e-mail.

You may qualify for the real property other than residence homestead circuit breaker limitation if your property's appraised value is not more than the amount determined under Tax Code Section 23.231 Subsection (j) for the tax year in which the property first qualified. Under Section 23.231, Tax Code, for the 2024, 2025, and 2026 tax years, the appraised value of real property other than a residence homestead for ad valorem tax purposes may not be increased by more than 20 percent each year, with certain exceptions. The circuit breaker limitation provided under Section 23.231, Tax Code, expires December 31, 2026. Unless this expiration date is extended by the Texas Legislature, beginning in the 2027 tax year, the circuit breaker limitation provided under Section 23.231, Tax Code, will no longer be in effect and may result in an increase in ad valorem taxes imposed on real property previously subject to the limitation.

Visit the appraisal district's website to elect to exchange communications with a tax official electronically under Subsection (a-2) of Tax Code Section 1.085.

To file a protest, complete the notice of protest form following the instructions included in the form and no later than the deadline below, mail or deliver the form to the appraisal review board at the following address: 908 N GLENDALE ST

Deadline for filing a protest: June 2, 2025
 Location of hearings: 908 N GLENDALE ST
 ARB will begin hearings: June 2, 2025

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Taxpayer Assistance Pamphlet; and (2) notice of protest. Property owners who file a notice of protest with the appraisal review board (ARB) may request an informal conference with the appraisal district to attempt to resolve a dispute prior to a formal ARB hearing. In counties with populations of 1 million or more, property owners may request an ARB special panel for certain property protests. Contact your appraisal district for further information.

Sincerely,
 PAM LATHROP
 Chief Appraiser

This is NOT a Tax
Statement

2025 Notice Of Appraised Value

Do Not Pay From
This Notice

LAVACA COUNTY CENTRAL APPRAISAL DIST
PO BOX 386 - 908 N. GLENDALE ST
HALLETTSVILLE, TX 77964-0386
www.lavacacad.com
Phone: 361-798-4396 Fax: 361-798-2653
DATE OF NOTICE: May 2, 2025

Property ID: 3105
Ownership %: 100.00
Geo ID: 1029500
DBA:
Legal: ABS 217 JOHN HALLETT, ACRES 0.3780

Legal Acres: 0.378
Situs: 821 S MAIN ST TX
Appraiser:
Owner ID: 595288

Property ID: 3105 - 1029500
WADE SHANTEL DETTE
819 SOUTH MAIN LANE
HALLETTSVILLE, TX 77964 US

Taxing Unit	2024 Exemption	2024 Exemption Amount	2025 Exemption	2025 Exemption Amount	Difference
-------------	----------------	-----------------------	----------------	-----------------------	------------

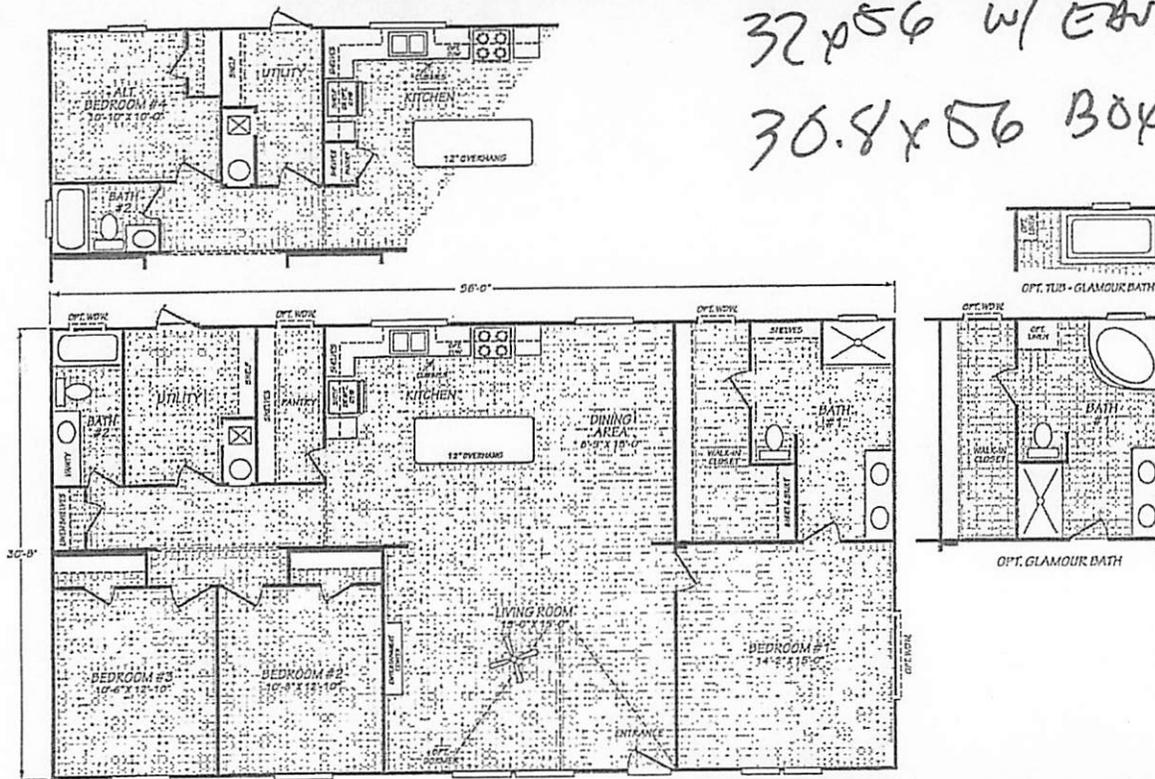
Shantel Wade



www.cavcohomes.com

VALUE MAXX PREMIER

32x56 w/ Eaves
30.8x56 Box Size

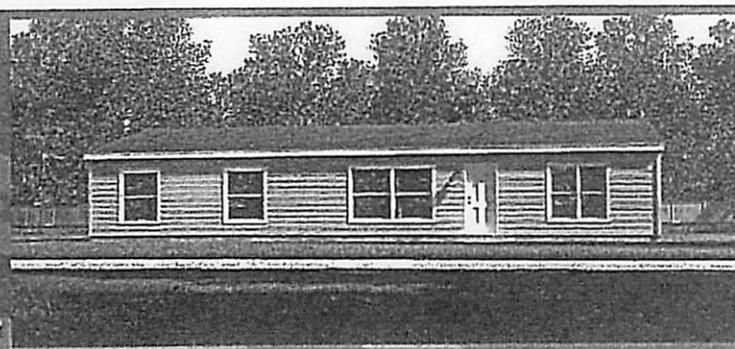


MODEL 32563E

3 Bedroom • 2 Bath • 1,717 Square Feet

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Important: Because we continually update and modify our products, it is important for you to know that our brochures and literature are for illustrative purposes only. ILLUSTRATIONS MAY SHOW OPTIONAL FEATURES. All information contained herein may vary from the actual home we build. Dimensions are nominal length and width measurements are from exterior wall to exterior wall. We reserve the right to make changes at any time, without notice or obligation, in prices, colors, materials, specifications, features and models. Please check with your retailer for specific information about the home you select.

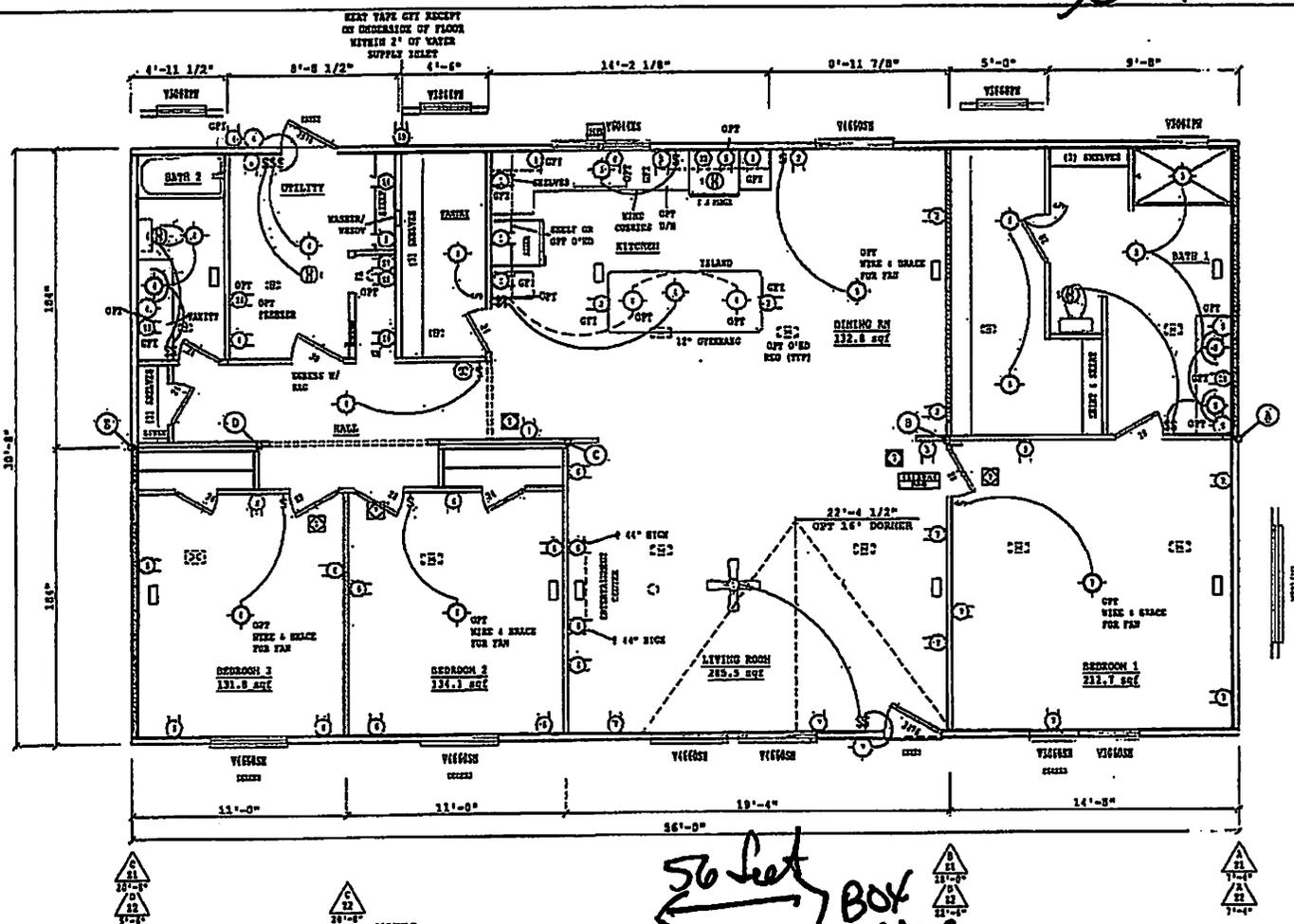


VV1504221
PES APPROVAL 12.22.20

Shankel wood 32x56 with eaves
30.8x56 BOV size

30.4 ft

56 feet BOX size



HOSE BIBB LEGEND

- RECEPTACLE
- SWITCH
- THERMOSTAT
- SMOKE ALARM
- SMOKE ALARM (BY CODE LETTER)
- LIGHT FIXTURE
- FLUORESCENT LIGHT
- RECESSED LIGHT
- EXHAUST FAN
- PANEL BOX
- SOLAR TUBE
- AIR SUPPLY
- 14" RETURN OF AIR
- 14" RETURN AIR GRILLE
- OVERHEAD REGISTER
- FLOOR REGISTER
- WALL-MOUNTED REGISTER
- CROSS-OVER LOCATION
- SUPPORT POST
- SHEARWALL
- 184 x 56'-0"
- 184 x 56'-0"
- X

Cavco
INDUSTRIES, INC.
SEGUIN
150

PRODUCT NAME
**VALU MAXX
PREMIER**

MODEL NO.
32563E

DRAWING TITLE
FLOOR PLAN

DRAWN BY: **Jon H.**

DATE: **12/15/20**

REV	REV
FP.1	B



15V132563E

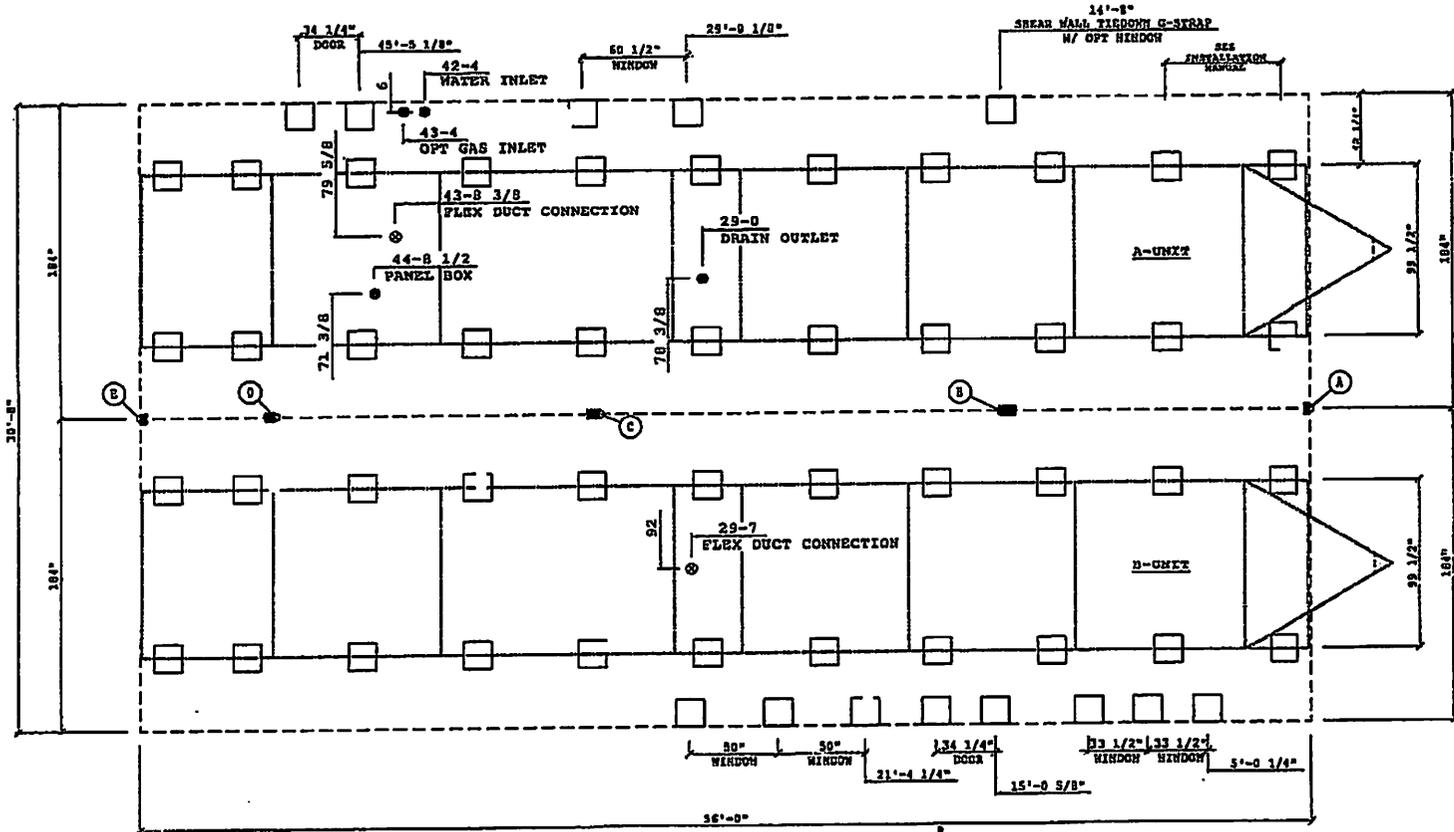
THIS FLOOR PLAN AND ATTACHED OPTION DETAILS (IF APPLICABLE) IS DESIGNED TO MEET THE FOLLOWING STRUCTURAL REQUIREMENTS:
WIND LOSE(S) 1, 2 ROOF LOAD(S) 20 LBS.

- NOTES:
- RECEPT SHALL NOT BE INSTALLED WITHIN 30" OF TUB/SHOWER SPACE.
 - ELECTRICAL WALL PLATES SHALL NOT BE INSTALLED WITHIN 6" OF A RANGE OR COOKTOP.
 - FLAT CEILING THROUGHOUT.

Shovel
WADE

32x56 w/ Eaves
30.8x56 Box Size

Box Size
30.8x56



LEGEND

STANDARD FOOTING

NOTES:
1. THIS DRAWING IS DESIGNED FOR THE STANDARD WIND LOAD AND IS TO BE USED IN CONJUNCTION WITH THE INSTALLATION MANUAL AND ITS SUPPLEMENTS.

2. FOOTINGS ARE SHOWN FOR EXAMPLE ONLY. QUANTITY AND SPACING MAY VARY BASED ON PAD TYPE, SOIL CONDITION, ETC.

3. FOOTING PADS & PIERS ARE REQUIRED AT SUPPORT POINTS. SEE INSTALLATION MANUAL FOR REQUIREMENTS.

Cavco
INDUSTRIES, INC.!

SEGUIN
150

PRODUCT CODE
VALU MAXX
PREMIER

MODEL NO.
32563E

DRAWING TITLE
PIER LAYOUT/
20' ROOF LOAD

DRAWN BY:
Jon H.

DATE:
12/09/20

SHEET
SP.1C.1

REV
B

15VJ21563E

POST DATA

LIVE LOAD: 20 LBS.

UNITS	LOCATION	UNITS	PIER LOAD*
A		A	2700
B		B	
C	11'-9 1/4"	A	2800
D	24'-9 1/4"	B	
E	33'-10 3/4"	A	8400
F	33'-10 3/4"	B	
G	49'-5 1/4"	A	5600
H	49'-5 1/4"	B	
I	56'-0"	A	900
J	56'-0"	B	

* EMPTY PIER LOAD IS CONTAINED IN NUMBER ABOVE

STRAP DATA

OVERLAP (F/R): 6 / 6

WIND BORN: 1

LOCATION	UNITS	STRAP
A&B	3 x 26 Q2	
14'-8"	A&B	C-1
34'-0"	A&B	C-2
49'-7"	A&B	C-2
56'-0"	A&B	3 x 26 Q2

STRAP DATA

OVERLAP (F/R): 6 / 6

WIND BORN: 2

LOCATION	UNITS	STRAP
A&B	C-1	
14'-8"	A&B	C-2
34'-0"	A&B	C-2
49'-7"	A&B	C-2
56'-0"	A&B	3 x 26 Q2

56 feet
← → Box size

AS EVIDENCED BY THIS LABEL NO. **PFS1391860**

THE MANUFACTURER CERTIFIES TO THE BEST OF THE MANUFACTURER'S KNOWLEDGE AND BELIEF THAT THIS MANUFACTURED HOME HAS BEEN INSPECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND IS CONSTRUCTED IN COMPLIANCE WITH THE FEDERAL MANUFACTURED HOME CONSTRUCTION AND SAFETY STANDARDS IN EFFECT ON THE DATE OF MANUFACTURE. SEE DATA PLATE.

IDENTIFIED BY THIS LABEL NO. **PFS1391859**

THE MANUFACTURER CERTIFIES TO THE BEST OF HIS
MANUFACTURER'S KNOWLEDGE AND BELIEF THAT THIS
MANUFACTURED HOME HAS BEEN INSPECTED IN ACCORD-
ANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF
HOUSING AND HUMAN DEVELOPMENT AND IS CONSTRUCTED
IN CONFORMANCE WITH THE FEDERAL MANUFACTURED
HOME CONSTRUCTION AND SAFETY STANDARDS IN EFFECT
ON THE DATE OF MANUFACTURE. SEE DATA PLATE.

Property ID	Name	Address	City	State	Zip	SqFt of Property within 200 Ft	% of total Property within 200 ft	Objection Received	Land Use
2910	Lemons Mary McAfee	106 Jerry St	Hallettsville	Tx	77964-3008	2753	1.14%		R
3026	Love Pauline ETAL	118 6th Avenue N	Texas City	Tx	77590-7727	1275	0.53%		U
3214	Lemons John JR Estate	14727 La Rana Drive	Houston	Tx	77083-4513	169	0.07%		U
2850	Rachel Grayer	204 Jerry St	Hallettsville	Tx	77964	874	0.36%		R
3848	Warren Shirley Estate	22114 Stonebriar	Richmond	Tx	77469	7273	3.01%		U
3536	Johnson Terryl Lynn	2243 Columbia St	Houston	Tx	77008	5002	2.07%		R
3742	Taylor Ulunda Renea &	2703 Skyview Ridge Court	Houston	Tx	77047	2708	1.12%		U
3207	Legans RD & Virgie Mae EST	3202 Shenandoah St	Houston	Tx	77021-1140	11096	4.59%		U
2842	Fitchgerald Nona V Estate	3554 US Highway 90A E	Hallettsville	Tx	77964-4911	4392	1.82%		U
3871	McAfee Landon D'Ray	407 S Market St	Hallettsville	Tx	77964	7482	3.10%		R
2945	Taylor Ulunda	412 S Market St	Hallettsville	Tx	77964-2932	1776	0.74%		U
3178	Kubena Daniel H	510 S Main St	Hallettsville	Tx	77964-2928	5492	2.27%		U
3288	McAfee Aubrey & Janice	5314 Dieppe St	Houston	Tx	77033-1804	46693	19.33%		U
3873	Williams Louie EST	5801 Crane St	Houston	Tx	77026-4113	236	0.10%		R
3875	Martin Wanda	7037 Saint Augustine St	Houston	Tx	77021	2381	0.99%		U
3844	Martin Wanda	7037 Saint Augustine St	Houston	Tx	77021	7790	3.22%		U
3436	Phillips Ethel Estate	7409 Bigwood St	Houston	Tx	77016-3803	2825	1.17%		U
2671	Bedford Douglas M	7409 Bigwood St	Houston	Tx	77016-3803	2590	1.07%		U
3282	McAfee Gracie V Estate	8019 Wayword Trail	San Antonio	Tx	78244-1868	11782	4.88%		U
200874549	Smith Andrea	811 S Main St	Hallettsville	Tx	77964-3019	7044	2.92%		R
3540	Smith Andrea	811 S Main St	Hallettsville	Tx	77964-3019	1754	0.73%		R
200890675	Lemons Mary Jo ETAL	815 S Main Lane	Hallettsville	Tx	77964	7279	3.01%		R
51106	Walker Alvin Dwayne ETAL	817 S Texana St	Hallettsville	Tx	77964-3043	6274	2.60%		R - M H
2725	Walker Michael Jarmaine	817 S Texana St	Hallettsville	Tx	77964	7151	2.96%		R
3274	Wade Pamela	819 S Main Lane	Hallettsville	Tx	77964	8169	3.38%		R
200961470	Shantel Wade Dette	819 S Main Lane	Hallettsville	Tx	77964	17629	7.30%		U
2974	Openshaw Kiatana	820 S Main St	Hallettsville	Tx	77964-3020	6782	2.81%		R
3176	Williams Sherwood K	822 S Main St	Hallettsville	Tx	77964	9131	3.78%		R
3280	Cook Cynthia Ann McAfee Estate	822 S Texana St	Hallettsville	Tx	77964-3044	7937	3.29%		R - M H
3879	Williams Ruby EST	883 Yucca St	San Antonio	Tx	78220-4242	3104	1.28%		U
2904	McAfee Ernestine Bush	901 S Main St	Hallettsville	Tx	77964-3021	1466	0.61%		U
61204	Salazar Francisco & Angelina	PO Box 564	Hallettsville	Tx	77964-0564	6629	2.74%		R - M H
2806	Delarosa Michael W	PO Box 64	Hallettsville	Tx	77964-0064	5320	2.20%		R
0	STREETS & RAILROAD EASEMENT					21307	8.82%		
						241565	100.00%	0.00%	

**CITY OF HALLETTSVILLE
PLANNING & ZONING COMMISSION
NOTICE OF PUBLIC HEARING ON A
MANUFACTURED HOME NOT IN A PARK**

NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS. THAT: The City of Hallettsville, Texas will hold a Public Hearing, Review and Consider Action on a Specific Use Permit (SUP) for **821 S Main St.** in Hallettsville, TX.

The public hearing will be held by the Planning & Zoning Commission of the City of Hallettsville, Texas at 5:30 PM on **December 10, 2025** in the City Council Chambers at 101 N. Main for a SUP for a **manufactured home not in a park at 821 S Main St.**, Hallettsville, TX with recommendation to submit to City Council. All interested citizens and property owners are hereby notified of their right to appear and be heard on the matter.

Grace Ward, City Secretary/Administrator



CITY OF HALLETTSVILLE

CITY OF HOSPITALITY

101 N. MAIN
HALLETTSVILLE, TEXAS 77964-2727
(361) 798-3681 FAX (361) 798-5952
www.cityofhallettsville.org

NOTICE OF PUBLIC HEARING

November 25, 2025

Dear Property Owner,

The Hallettsville Planning and Zoning Commission has scheduled a public hearing on **December 10, 2025 at 5:30 PM** at Hallettsville City Hall located at 101 N. Main Street Hallettsville, Texas to consider and take possible action on the following item:

Public hearing, discussion, consideration, and possible recommendation for City Council on a request for a Specific Use Permit (SUP) 821 S Main St, Hallettsville, Tx 77964 for placement of a manufactured home not in a park.

This notice has been sent to all property owners within 200 feet of the request; as such ownership appears on the last approved city tax role. The Planning and Zoning Commission would like to hear how you feel about the request and invites you to attend the public hearing. The enclosed form is used to calculate the percentage of landowners that support and oppose the request. You may return the enclosed reply form prior to the public hearing date by mail or personal delivery to City Hall, or by email to permits@cityofhallettsville.org. If you have questions, you may contact Cliff Riddle at 361-798-3681 or by the above email.

Please note that only replies from the property owners in the city limits will be used in calculations in accordance to *City Ordinance 12.504 Specific Use Permit (SUP)*. Property owners outside the city limits are required to be notified.

Sincerely,

Tammy Bell
Director of Administrative Services



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CITY OF HOSPITALITY

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Reply Form

I am: in favor of opposed to neutral to

the request for 821 S. Main St., Hallettsville, TX 77964

Comments:

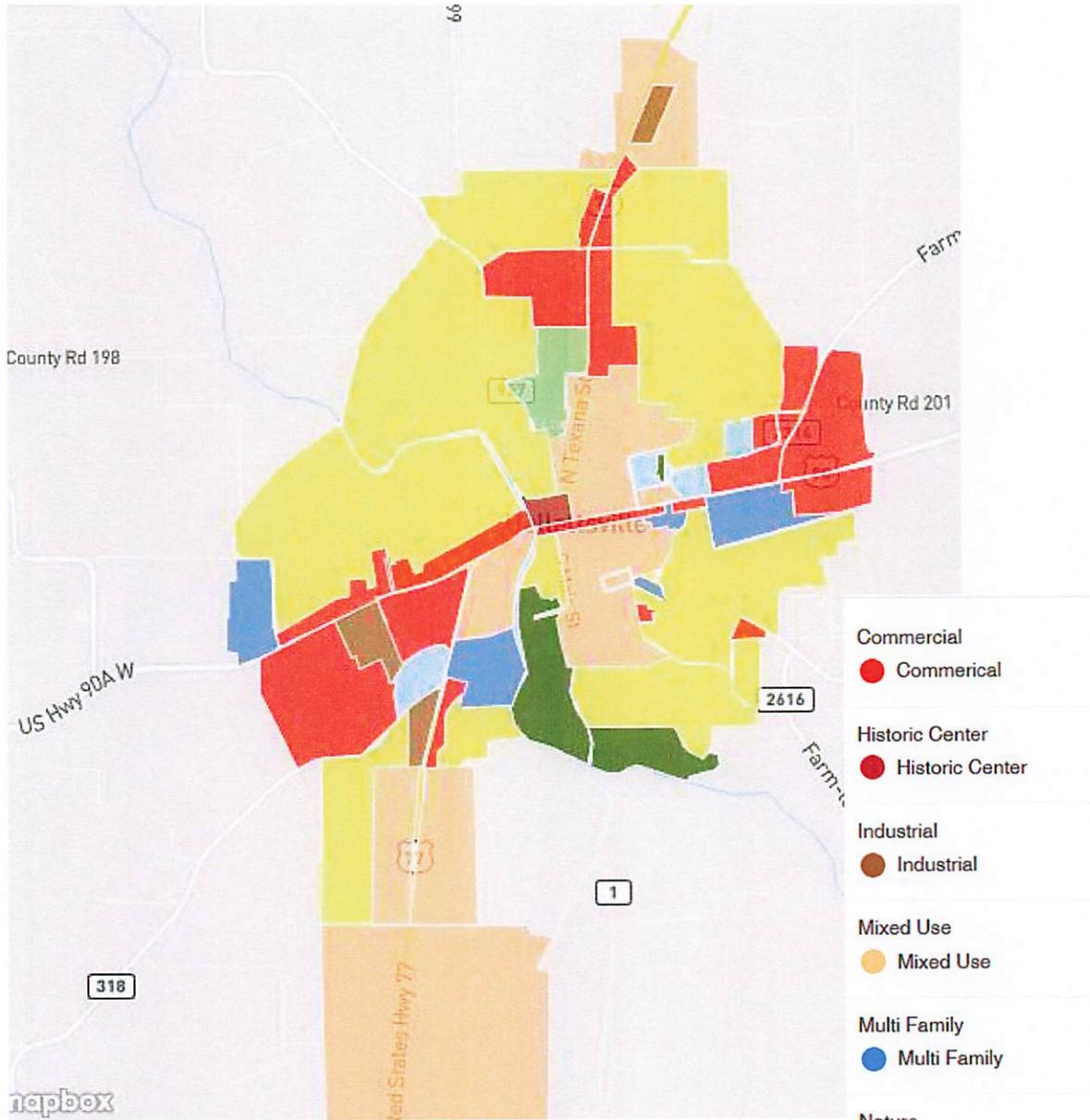
I'm in FAVOR of 821 S. Main St
Hallettsville TX 77964

Property Owner Information:

Name: Wanda Taylor Signature: Wanda Taylor Date: 11-30-2025

Street Address: 2703 Skyway Ridge Ct Houston TX 77047

Proposed Land Use Map





CITY OF HALLETTSVILLE

2025-2045 Comprehensive Plan

LANGFORD COMMUNITY MANAGEMENT SERVICES | www.lcmsinc.com

FUNDED BY US HUD CDBG-MIT GRANT ADMINISTERED BY THE TEXAS GENERAL LAND OFFICE



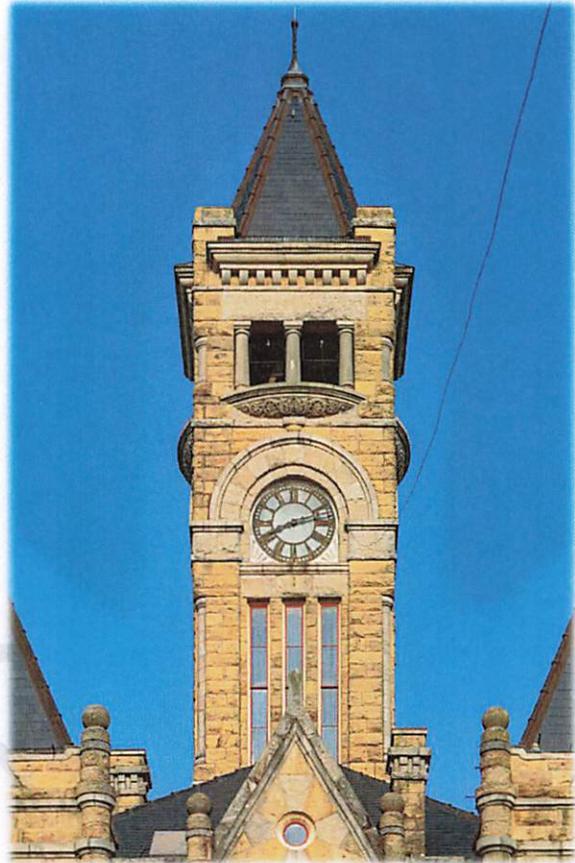


2 COMMUNITY PROFILE

2.1 CITY SETTING

Hallettsville is the county seat of Lavaca County, Texas, known for its rich history and small-town charm. Located about 130 miles east of San Antonio and 120 miles south of Austin, Hallettsville is a gateway to scenic views and outdoor activities. Visitors can enjoy the peaceful rural atmosphere while exploring nearby parks, hunting areas, and the lush countryside. The town's historic downtown area, with its charming storefronts and traditional architecture, offers a glimpse into its past, while modern amenities provide everything needed for a comfortable stay. Hallettsville is the perfect destination for those looking for a quiet retreat with a taste of Texan heritage.

Beyond its natural beauty, Hallettsville has a strong community spirit that shines through its local events and cultural identity. From its annual festivals to the welcoming local businesses, including boutiques, restaurants, and artisan shops, the town fosters a sense of togetherness. Despite its rural setting, Hallettsville is conveniently located for those wishing to take advantage of the larger cities nearby, creating a balanced lifestyle for residents and visitors alike. The blend of tradition and progress in Hallettsville makes it a welcoming, thriving destination.



2.2 CITY HISTORY

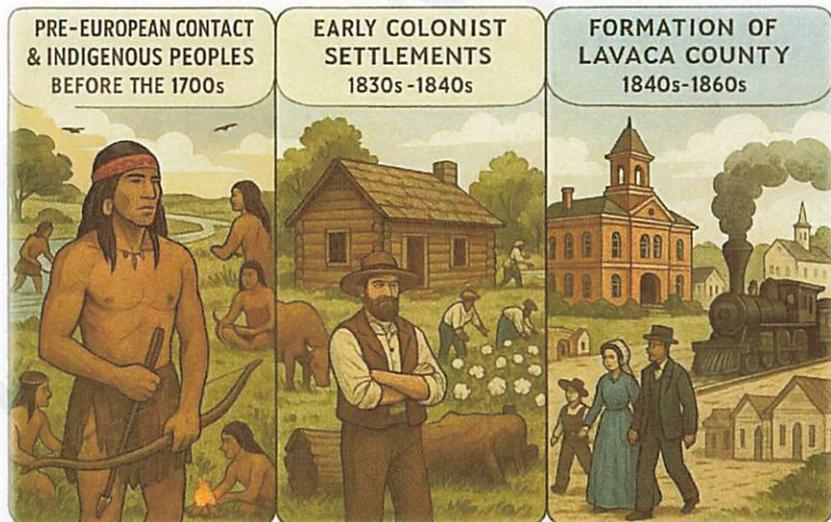
Hallettsville's story is one of continual transformation—rooted in its early Indigenous heritage, shaped by European settlers and agricultural development, and further defined by the rise of local industry in the 19th century. The city's growth has been driven by farming, trade, and the contributions of immigrant communities. Today, Hallettsville honors its rich heritage through historic preservation efforts while looking ahead with a strong sense of community and purpose. It proudly carries forward its legacy as a cornerstone of Lavaca County. The historical narrative that follows draws from sources provided by the Texas State Historical Association and the City of Hallettsville.

Pre-European Contact & Indigenous Peoples

Long before European settlers arrived in the area that would become Hallettsville, the region was inhabited by the Karankawa, Tonkawa, and other Indigenous groups. These peoples were semi-nomadic, relying on hunting, fishing, and gathering to sustain their communities. The Karankawa, in particular, lived along the coastal plains and rivers, and had deep knowledge of the natural environment. These tribes maintained extensive trade networks, which influenced the early development of Lavaca County as settlers moved into the area.

Early Colonist Settlements

Hallettsville was founded in 1833 when John Hallett erected a log cabin near Lavaca River. Initially a trading post, the area soon became a gathering place for settlers in Lavaca County. In 1852, the Texas legislature designated Hallettsville as the county seat, and it began to develop into a center for trade and commerce, with settlers primarily involved in agriculture, particularly cattle ranching and cotton farming.



Formation of Lavaca County

As settlers continued to arrive, the establishment of a formal infrastructure in Hallettsville was vital. In 1846, Lavaca County was officially named, and Hallettsville became its permanent county seat. The town's central location and growing population led to the construction of the first courthouse in 1847, followed by a post office and churches, marking Hallettsville's transition into a thriving community. The railroad reached Hallettsville in 1887, further solidifying its role as a key trade hub.

Immigrant Influence & Agriculture

By the late 19th century, Hallettsville experienced a significant cultural transformation with the arrival of German and Czech immigrants. These groups were drawn by the promise of fertile land and opportunity, bringing with them traditions that would leave a lasting mark on the region's identity. Their influence extended far beyond language and festivals; they

introduced innovative farming techniques, such as crop rotation, diversified planting, and efficient livestock management.

As a result, Hallettsville and the surrounding areas became agricultural powerhouses. Cotton remained a dominant crop, but the cultivation of corn, sorghum, and vegetables expanded rapidly. Livestock operations also grew more structured, with improved breeds and better pasture management. Czech and German immigrants established cooperatives, built grist mills and general stores, and helped shape the town's architecture with distinctive European touches.

This wave of agricultural advancement, coupled with a deeply ingrained work ethic and community cohesion, elevated Hallettsville's status as a key hub for farming, ranching, and rural commerce in Southeast Texas.

On January 5, 1890, a San Antonio & Aransas Pass Railway freight train known as the "Don Milo" plunged through the wooden bridge spanning the Lavaca River, just east of Hallettsville, after heavy rainfall undermined the structure. The wreck resulted in the locomotive and several cars plunging into the river, tragically killing three crew members, with additional casualties likely among the passengers or local responders. This disaster



highlighted the vulnerability of early railway infrastructure in extreme weather - wooden trestles were standard practice, but not always up to the demands of heavy rains. The tragedy prompted reforms in bridge construction, leading to more durable materials and oversight for crossing safety on the Lavaca River and other routes.

Industrial Growth & Cultural Identity (1900s)

The 20th century brought steady growth and modernization to Hallettsville. Roads were paved, electricity extended to homes and businesses, and schools expanded to serve a growing population. The local economy diversified with small industries, new shops, and service businesses, though agriculture remained a pillar of life.

World War I and II left a mark on the town, as young men enlisted and local efforts supported the war. Afterward, a renewed focus on community led to the formation of civic clubs, veterans' organizations, and cultural societies. Music, especially Czech and country traditions, flourished in halls and festivals. The opening of schools like Sacred Heart and continued development of the courthouse square turned Hallettsville into a beacon of small-town resilience and Texan heritage.

Preservation & Progress (2000–Present)



In the 21st century, Hallettsville has embraced both its proud past and a forward-looking vision. Preservation efforts have restored key landmarks like the Lavaca County Courthouse and Old Hallettsville Jail. Meanwhile, modern development introduced expanded schools, updated healthcare facilities, and new local businesses, reinforcing the town's vital role in regional life.

The heart of the community beats through annual events such as **Fiddlers' Frolics**, **Kolache Fest**, and **Veterans Day parades**, celebrating history while uniting generations. Agriculture remains central, but now blends heritage with innovation—farmers markets, agritech, and youth programs like 4-H shape the future.

With a growing sense of place and purpose, Hallettsville in the 2000s is a shining example of how a community honors tradition while moving confidently into tomorrow.



2.3 DEMOGRAPHIC ANALYSIS

Key Insights and Implications for Planning

- ❖ **Learning from Past Trends:**
Understanding the population decline between 1990 and 2000 provides valuable lessons for stabilizing future growth and guiding sustainable development strategies.
- ❖ **Housing and Population Retention:**
Strengthening homeownership opportunities, enhancing senior care, and attracting younger residents are key to maintaining a balanced and thriving population.
- ❖ **Ageing Population Needs:**
With 23.5% of residents aged 65 and over, demand is rising for healthcare services, accessible housing, and senior support programs.
- ❖ **Supporting Young Families:**
With 7.2% of the population under age 5, targeted investments in schools, childcare, and recreational amenities are critical to attracting and retaining young families.
- ❖ **Growth and Infrastructure Planning:**
Anticipated population growth will increase demand for housing, schools, transportation, utilities, and other essential infrastructure—necessitating proactive, long-term planning.
- ❖ **Expanding Labor Market:**
As the population grows, so will the labor market—requiring strategies to attract skilled workers, provide workforce development opportunities, and support local employment.
- ❖ **Demand for Public Services:**
Population increases will place additional pressure on public services, including healthcare, law enforcement, emergency response, and social services.
- ❖ **Urban-Rural Transitions:**
Growth at the city's edges requires careful urban planning to manage rural-to-urban transitions, preserve character, and guide orderly expansion.

Current - American Community Survey

// United States / Texas / Hallettsville city, Texas



Populations and People

Total Population

2,731

P1 | 2020 Decennial Census



Employment

Employment Rate

61.4%

DP03 | 2023 American Community Survey 5-Year Estimates



Families and Living Arrangements

Total Households

1,127

DP02 | 2023 American Community Survey 5-Year Estimates



Income and Poverty

Median Household Income

\$53,567

S1901 | 2023 American Community Survey 5-Year Estimates



Housing

Total Housing Units

1,264

H1 | 2020 Decennial Census



Race and Ethnicity

Hispanic or Latino (of any race)

517

P9 | 2020 Decennial Census



Education

Bachelor's Degree or Higher

16.8%

S1501 | 2023 American Community Survey 5-Year Estimates



Health

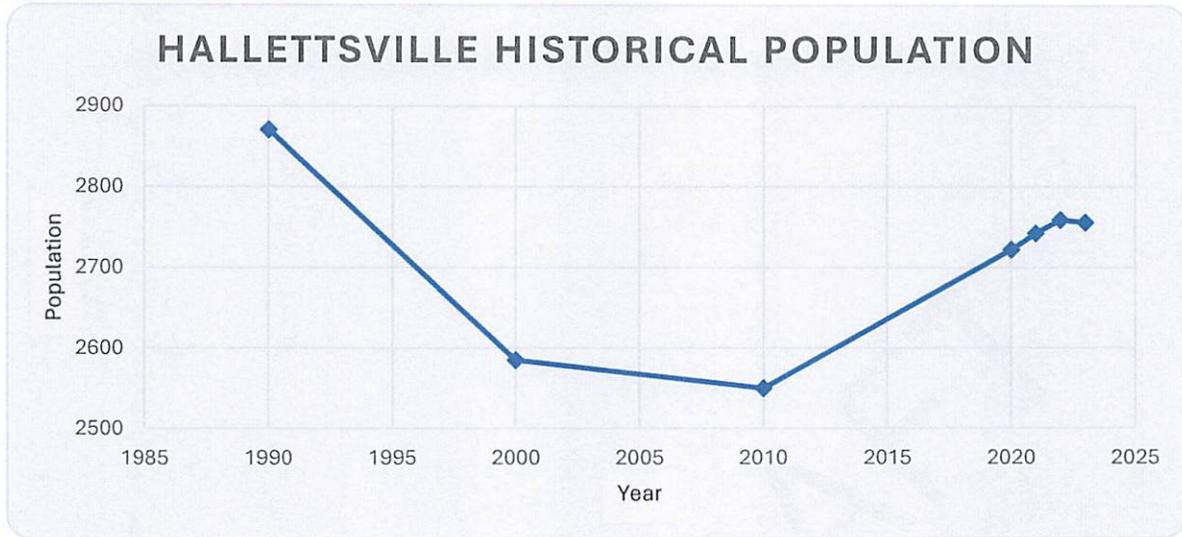
Without Health Care Coverage

7.4%

S2701 | 2023 American Community Survey 5-Year Estimates

PRIVACY

Historic Population Growth Estimates



1990 | Peak Population: Hallettsville reached its peak population in 1990 with 2,871 residents, marking the highest recorded figure in recent history.

1990-2010 | Period of Decline: The city experienced a notable population decline from 1990 to 2000, which continued gradually through 2010.

2010-2020 | Rebound and Growth: Between 2010 and 2020, the population began to recover, increasing to 2,731—a sign of renewed growth and community stability.

2020-Present | Continued Growth: Since 2020, Hallettsville has experienced a modest but steady population increase. As of the estimate for 2025, the population stands at 2,773 residents.

Recent Growth Trends

From 2000 to 2020, Hallettsville's population grew to 2,731, an increase of approximately 146 people over 20 years, or at an approximate rate of 0.28% (≈ 8 people) per year. Recent Growth Rate Projection Steps follow:

Annual growth rate: From 2000 to 2020, the average annual growth rate is about 8 people or 0.28% per year. From 2020 to 2023, the annual growth rate was about 0.30% (≈ 9 people) per year.

Estimating 2025: If the 0.30% growth rate trend continues for Hallettsville, we can estimate the population in 2025 to be 2,773.

Year	Population
2020	2,731
2021	2,742
2022	2,759
2023	2,756
2024	2,764
2025	2,773

These numbers and the following were estimated using the Decennial Census and American Community Survey data provided by the [United States Census Bureau](#).

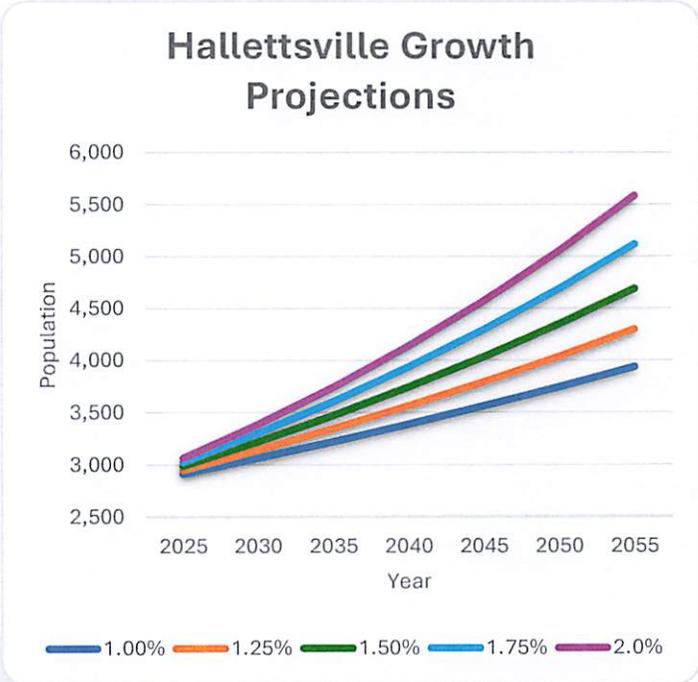
Future Projections

The graph illustrates Hallettsville's population growth projections for 2025 to 2045, using the following growth scenarios: a 1%, 1.25%, 1.5%, 1.75%, and 2% annual growth rate.

Similarly, the Texas Demographic Center (TDC) has projected population growth for Texas from 2020 to 2060 using migration, fertility, and mortality rates.

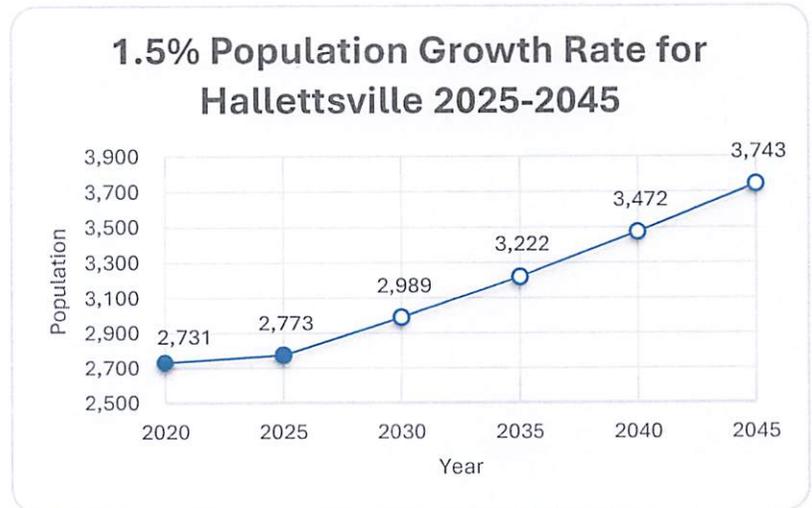
The TDC's projections, based on 1% and 2% migration scenarios, account for urban and rural differences but exclude special populations like students and prisoners.

Though widely used, this method has limitations, especially in rapidly changing or smaller areas, and projections may need updates if trends shift.



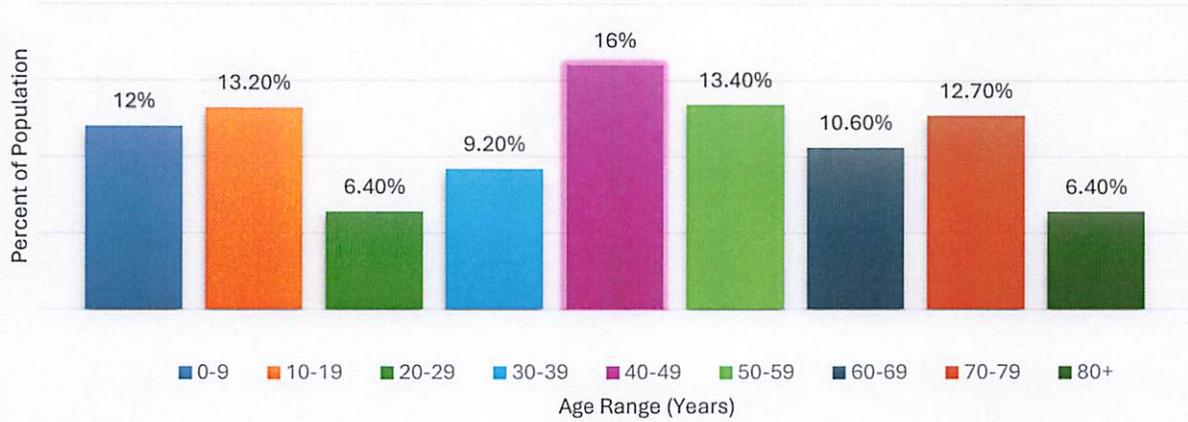
Suggested 1.50% Growth Target

A 1.5% population growth rate has been identified by stakeholders as the growth rate that best represents the community. The graph highlights the projected population at 1.5% growth starting from the year 2025. This scenario is chosen based on Hallettsville's real estate and infrastructure expansion efforts.



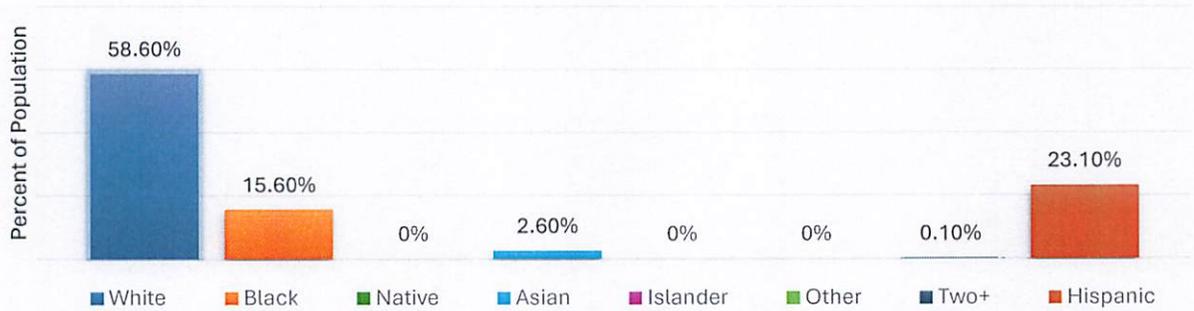
Distribution of Population by Age, Generation & Ethnicity

Population by age range

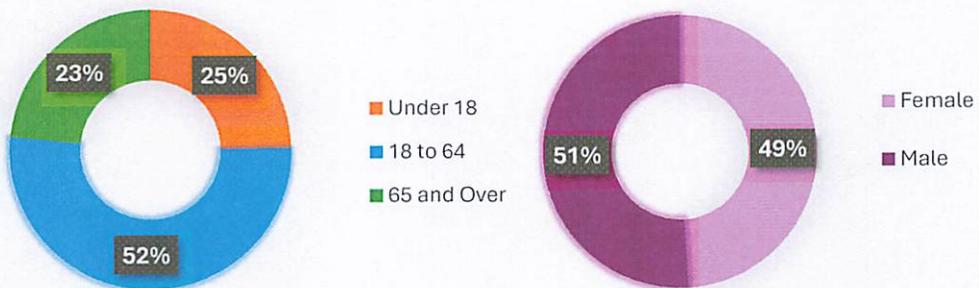


*Hispanic includes respondents of any race. Other categories are non-Hispanic

Race & Ethnicity



Population by Age Category & Sex



Key Observations

- ❖ **Middle-Aged Dominance:** The largest age group being 40-49, particularly for males.
- ❖ **Lower Youth Population:** Fewer children and young adults suggest a smaller younger population. The overall median age is 45.7, which is above the Texas average of 35.9-years old.
- ❖ **Senior Population:** A significant number of residents are 65+, with more women due to longer female life expectancy.
- ❖ **Balanced Gender Distribution:** Even split between males and females, with more males in working age and more females in the older age groups.

Insights for Hallettsville (2045)

Aging Population

By 2045, many of Hallettsville's current middle-aged residents will have transitioned into retirement, driving increased demand for senior services, healthcare facilities, and assisted living options. Proactive planning for age-friendly infrastructure will be essential.

Economic Considerations

While the current working-age population is expected to support economic stability over the next two decades, future workforce shortages could emerge if younger residents leave or choose not to return. Retaining local youth and attracting young families will be critical to maintaining a strong labor force and local economy.

Urban Development

As the population ages, Hallettsville will need to invest in accessible housing, transportation, and public spaces that support aging in place. These investments will also benefit residents of all ages and promote inclusive community design.

Future Growth

Population growth may slow without a new generation of workers and families. Expanding affordable housing options, creating career opportunities, and enhancing quality-of-life amenities can help attract and retain younger residents, ensuring a balanced and resilient population.

2.4 ECONOMIC INDICATORS

Key Points

- ❖ \$53,567 Median Household Income
- ❖ The \$35,000 to \$49,999 income bracket has the highest frequency of households, at 16.3% of the population.
- ❖ The \$150,000 to \$199,999 income bracket follows as the second highest percentage at 14.7%.
- ❖ Lower income brackets like Less Than \$10,000, \$10,000-\$14,999, and \$15,000-\$24,999 have relatively fewer households compared to the middle- and higher-income brackets.
- ❖ Workforce Composition: Hallettsville's City has a workforce that is primarily made up of private company workers (59.1%), with a large education, health care, and social assistance industry (28.3%). There is a high percentage of White-collar workers compared to Blue.
- ❖ Home Ownership: A majority of homes (64.9%) are owner-occupied, with 35.1% being renter-occupied.
- ❖ Educational Attainment: The community has a high percentage of high school or equivalent degrees (40.8%). There are some residents with a Bachelor's (10.5%) and Graduate or professional degrees (6.3%).
- ❖ Commute & Transportation: A large majority (85.4%) of residents drive alone to work, with minimal use of public transportation (0.0%) & carpooling (3.9%).
- ❖ The per capita income for the average citizen in Hallettsville is \$33,462.



Insights for Economic and Community Development

Hallettsville demonstrates overall economic stability, with a strong presence of middle- and upper-middle-income households, along with a notable share of high-income earners. While a smaller proportion of low-income households could reflect prosperity, it may also indicate limited affordable housing options for lower-income residents. The combination of strong incomes and substantial household net worth suggests long-term financial resilience, but policies aimed at improving expanding opportunities for lower-income groups may improve overall community resiliency and the well-being of residents.

The city's employment landscape is dominated by white-collar jobs, supported by higher educational attainment. While this aligns with elevated income levels and a skilled workforce, it may also signal fewer opportunities for blue-collar and service workers, potentially limiting economic diversity. Expanding workforce development and broadening employment sectors could strengthen economic resilience.

High rates of homeownership further reinforce financial stability but may also present barriers to entry for new residents or those with lower incomes. Ensuring a diverse mix of housing options—particularly affordable and workforce housing—will be essential to maintaining community balance and supporting future growth.

Hallettsville's educated population is an asset for attracting businesses that rely on skilled labor. However, disparities in educational attainment could widen socioeconomic gaps without targeted interventions such as adult education, job training, and youth development programs.

The City's heavy reliance on personal vehicles suggests limited public transit infrastructure. Expanding transportation alternatives—such as sidewalks, bike lanes, ride-sharing programs, or regional transit partnerships—can reduce traffic congestion, lower environmental impact, and improve mobility for residents without access to private vehicles.

In summary, Hallettsville is a strong and cohesive community marked by financial stability, homeownership, and a skilled workforce. However, to sustain inclusive economic growth and quality of life, the city should prioritize housing affordability, workforce diversity, and accessible transportation options.

6 HOUSING



6.1 SUMMARY

The focus is on affordability, renovations, and new construction to sustain Hallettsville's housing market.

- ❖ Average Home Value in the Larger Hallettsville Market Area is \$337,411, Indicating Affordability Gaps for Local Buyers
- ❖ Property Values in Hallettsville Have Decreased 4.1% Year-Over-Year, With a Median Listing Price of \$325,000 as of June 2025
- ❖ Hallettsville's Homeownership Rate is 64.9%, Similar to the National Average of 65%
- ❖ Total Housing Units: 1,400 with a Vacancy Rate of 19.5% (273 Vacant Homes), Highlighting Potential for Renovation or Reuse
- ❖ Average Household Size is 2.3 with a Population of 2,744 and Median Age of 43.5 – Nearly a Quarter of Residents Are Over 65
- ❖ Aging Housing Stock: Approximately 72% of Homes Were Built Before 1980
- ❖ Median Household Income is \$53,567
- ❖ Estimated 157 New Housing Units Needed and 117 Vacant Aging Housing Units Rehabbed by 2035 to Support Population Growth and Replace Aging Structures
- ❖ Rental Market Represents 35.1% of Occupied Housing, Suggesting an Opportunity to Strengthen Housing Diversity

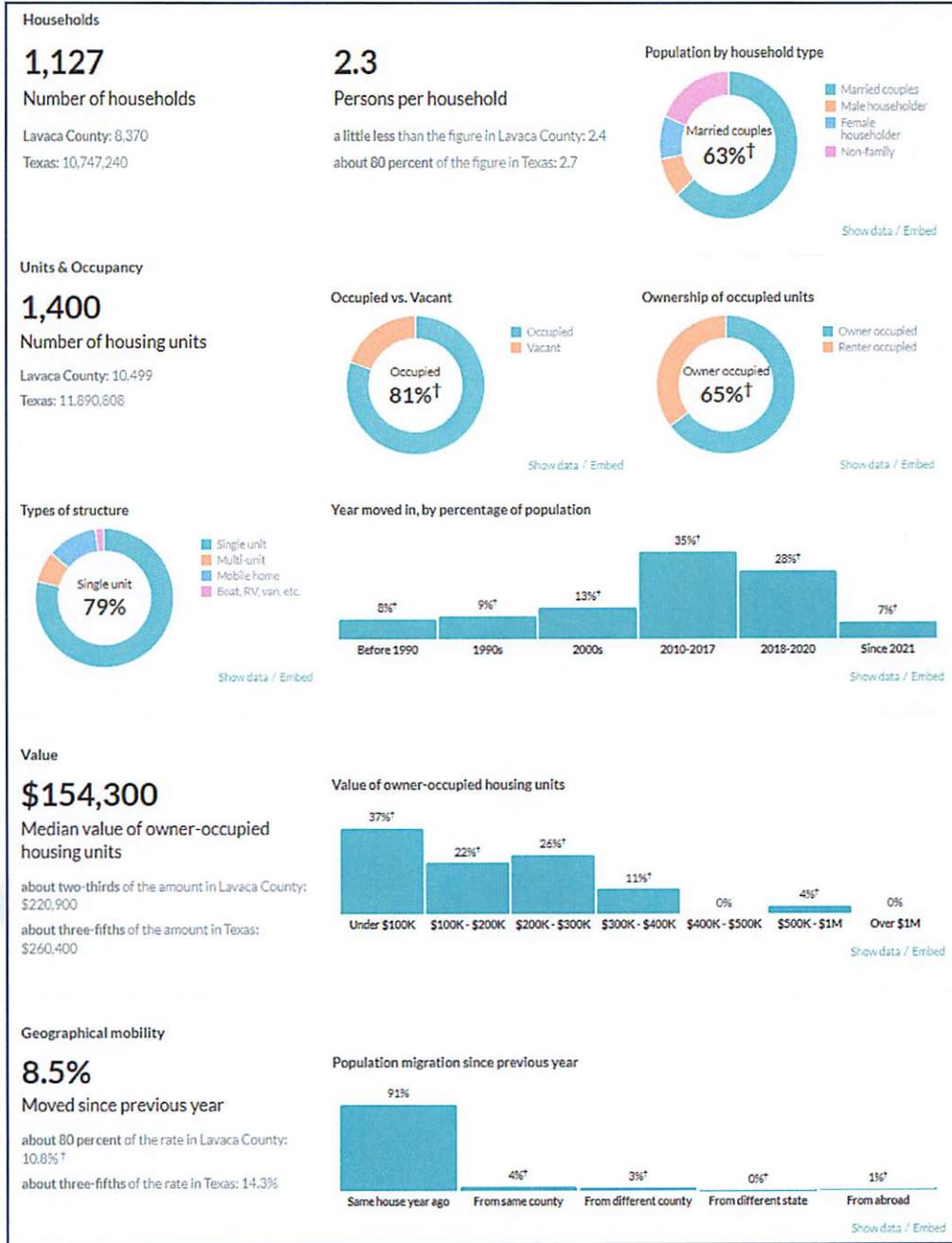
6.2 CURRENT CHARACTERISTICS

Citations: U.S. Census Bureau (2023). American Community Survey 5-year estimates.

[Hallettsville city, Texas - Census Bureau Profile](#)

Census Reporter (2023).

[Hallettsville, TX - Profile data - Census Reporter](#)



6.3 COMPOSITION OF EXISTING HOUSING STOCK

Total Housing Units

Hallettsville has approximately 1,400 housing units.

Occupancy Status

- ❖ **Occupied Units:** Approximately 80.5% of the housing units are occupied.
- ❖ **Vacant Units:** About 19.5% are vacant.

Ownership Structure

- ❖ **Owner-Occupied Units:** Approximately 64.9% of occupied units are owner-occupied.
- ❖ **Renter-Occupied Units:** About 35.1% are renter-occupied.

Types of Structures

- ❖ **Single-Unit Structures:** Approximately 79% of the housing units are single-unit structures.
- ❖ **Mobile Homes and Others:** The remaining 21% comprise mobile homes (which is the largest subcategory), multi-units, and other miscellaneous types.

6.4 CURRENT HOUSING MARKET TRENDS

Hallettsville has experienced notable shifts in its housing market over the past year. Here is an overview of the current trends.

Home Values

Median Home Value in the larger market area including and beyond city limits: As of July 2025, the average home value is approximately \$337,411, reflecting a 3.1% increase over the past year. [Zillow](#)

Market Activity

- ❖ **Active Listings:** There are currently 94 active home listings in Hallettsville. [Realtor](#)
- ❖ **Median List Price:** In June 2025, the median listing price was \$325,000, marking a 4.1% decrease compared to the same period last year. [Realtor](#)
- ❖ **Median Sale Price:** In July 2025, homes sold for a median price of \$230,000, representing a 13.9% decrease year-over-year. [Redfin](#)

Market Competitiveness

- ❖ **Market Score:** Hallettsville's housing market is considered moderately competitive, with a Redfin Compete Score™ of 40 out of 100. [Redfin](#)
- ❖ **Sale-to-List Price Ratio:** Homes are selling for about 6.3% below the list price. [Redfin](#)
- ❖ **Days on Market:** Homes typically stay listed around 44 days, indicating a faster market pace. [Redfin](#)

Inventory and Sales

- ❖ **Homes Sold:** In June 2025, 60 homes were sold in Hallettsville, up from 49 in the same month the previous year, indicating increased buyer activity. [Movoto](#)
- ❖ **Days on Market:** On average, properties sold after 91 days on the market in April 2025, compared to 99 days in April 2024, suggesting a shortening sales cycle. [Movoto](#)

Conclusion

Hallettsville's housing market is stable but evolving, with most homes being single-family and a balanced mix of owners and renters. While a portion of the housing stock remains vacant, the majority of units are occupied, and mobile homes make up a notable share. The market has seen a rise in home values and sales activity over the past year, pointing to growing demand. Despite slight fluctuations in list prices, homes are selling more quickly, and buyer interest appears strong. Overall, the city's housing landscape reflects both the opportunities and challenges of a small but active market.

6.5 FUTURE HOUSING NEEDS FOR NEXT 10 YEARS

Projection for Future Housing Units Needed (Next 10 Years)

Hallettsville's Comprehensive Plan anticipates population growth, estimating an increase from approximately 2,773 residents in 2025 to 3,222 new residents by 2035 based on the 1.5% growth rate estimate suggested for Hallettsville.

To estimate the number of additional housing units required:

1. **Population Growth Estimate:** Anticipating an average increase of 449 residents over 10 years.

2. **Average Household Size:**

With an average household size of 2.3 persons per household.

3. **Vacancy Rates:**

The current vacancy rate is 19.5%. To better utilize existing housing and achieve a healthier housing market, the city aims to reduce the vacancy rate to 10%, a level that allows for typical market turnover, including homes for sale, rental units, and seasonal or recreational properties. This target would ensure sufficient flexibility for both new residents moving into the area and existing residents seeking to relocate within the community. This goal can be met by rehabilitating a

portion of the currently vacant housing stock or by reducing the number of homes actively listed on the market. Based on projected housing additions, approximately 156 units are expected to remain vacant under the target rate.

4. **Replacement of Aging Housing Stock:** Given the age of existing structures, some housing units may require substantial renovation or full replacement. For planning purposes, housing units that are 40 years or older are considered aging stock. As of 2023, approximately 72.1%, or 1,010 units, of the homes in Hallettsville are older than 1980. Of these homes, there are 205 units were built before 1980 that are currently vacant. This suggests a need to prioritize the rehabilitation or upgrade of existing homes to support infill development, rather than relying solely on new construction. Taking current vacancy levels into account, an estimated 117 units will require either replacement or renovation to meet modern housing standards and codes.

Units Needed for New Residents
449 New Residents Projected
3,222 Total Residents Projected / 2.3 Average Household Size
=
1,401 Occupied Units Projected
Accounting 10% Vacancy If 1,401 Units are Occupied
=
1,557 Total Units Projected
Total Vacant Units Projected
1,400 Units Currently Exist
157 Units Needed in Addition to Currently Existing
1,557 Total Units - 1,401 Occupied Units
=
156 Total Vacant Units Projected
Total New and Rehabbed Housing Units Needed
1,127 Currently Occupied Units
1,401 Occupied Units Projected - 1,127 Currently Occupied Units
=
274 New and Rehabbed Housing Units
273 Currently Vacant Units
205 Vacant Units Built Before 1980
273 Currently Vacant Units - 156 Total Vacant Units Projected
=
117 Units to be Rehabbed
274 Additional Needed Units - 117 Rehabbed Units
=
157 NEW Additional Housing Units

5. **Housing Units Needed:** Approximately **157 new additional housing units** and the **rehabilitation of 117 housing units** are projected to accommodate the projected population growth, replace aging housing stock, and address rising market demand.
6. **Market Demand and Economic Factors:** Factors such as housing affordability, economic development, and market trends will influence the actual number of units needed.

Based on projected population growth and current housing data, Hallettsville may need to develop approximately **274 housing units needed**, 157 new housing units and 117 rehabilitated housing units, over the next decade to accommodate new residents, replace aging structures and follow market trends. This estimate should be refined through ongoing assessments of demographics, economic conditions, and housing market dynamics.

6.6 HOUSING CHALLENGES

Over the next decade, Hallettsville will face several housing challenges that need to be addressed to support the community's growth and sustainability.

Affordable Housing

There is a significant need for affordable housing in Hallettsville, as indicated by the presence of various low-income housing options, including public housing and Section 8 housing choice vouchers. These are essential for supporting low-income households in the area.

Senior Housing

Given the aging demographic in Hallettsville, there is a growing demand for senior housing. This includes developments that cater to the needs of older adults, providing accessible living spaces and community amenities that support aging in place.



Affordability's Impact on Housing Supply:

Key Points

<div style="background-color: #2c5e8c; color: white; padding: 5px; margin-bottom: 5px;">Market Demand & Price Sensitivity</div>  <p style="text-align: center; font-size: small;">Market Demand</p> <ol style="list-style-type: none"> 1. High prices reduce affordability, which lowers demand thereby slowing construction 2. Builders avoid investigating where buyers can't afford homes 	<div style="background-color: #2c5e8c; color: white; padding: 5px; margin-bottom: 5px;">Cost of Construction & Development</div> <ol style="list-style-type: none"> 1. Affordable housing = lower profits → developers favor luxury projects. 2. High regulatory costs increase prices → constrain supply. 
<div style="background-color: #2c5e8c; color: white; padding: 5px; margin-bottom: 5px;">Availability of Subsidies&Incentives</div> <ol style="list-style-type: none"> 1. Affordable housing relies on government support (subsidies, grants). 2. Lack of incentives makes projects financially unviable. 	<div style="background-color: #2c5e8c; color: white; padding: 5px; margin-bottom: 5px;">Financing & Investment</div> <ol style="list-style-type: none"> 1. Low returns make affordable projects less attractive to investors. 2. High-priced housing gets more funding due to higher profitability.
<div style="background-color: #2c5e8c; color: white; padding: 5px; margin-bottom: 5px;">Labor Market Constraints</div> <ol style="list-style-type: none"> 1. Workers can't afford housing near jobs → labor shortages. 2. High costs discourage development in critical areas. 	

Diverse Housing

To attract a broader demographic, including younger families and professionals, Hallettsville needs to expand its housing options. This includes developing a mix of housing types that cater to different income levels and family sizes.

Sustainable Development

As a community that values its natural surroundings, there is a push for development that respects and integrates with the environment. This includes green building practices and developments that minimize environmental impact.

Infrastructure Support

With any expansion in housing, corresponding developments in infrastructure such as roads, utilities, and public services are necessary to support the growth and changes in population.

Addressing these needs will require collaborative efforts from local government, developers, and the community to ensure that Hallettsville grows in a way that is sustainable and inclusive.

6.7 DRAFT HOUSING GOALS AND OBJECTIVES

Goal #1: Expand Housing Availability to Meet Hallettsville's Evolving Demographics and Market Demand

Objective 1.1: Promote Public Understanding of Housing Needs

- ❖ Educate residents on the distinctions between affordable housing, workforce housing, and low-income housing assistance.
- ❖ Share study results and housing terminology at public forums, civic group meetings, and through local media.

Objective 1.2: Establish Housing Development Priorities for the Next Decade

- ❖ Engage with local stakeholders, including developers, service providers, and community leaders, to align on key housing needs.
- ❖ Prioritize development of affordable, senior-friendly, and multi-generational housing options.
- ❖ Align housing programs with demographic trends and income levels, especially to support aging residents and attract younger families.

Goal #2: Improve the Quality and Safety of Existing Housing Stock

Objective 2.1: Address Vacant and Substandard Housing Units

- ❖ Maintain an updated inventory and condition map of vacant and deteriorating properties.

- ❖ Create a phased plan for renovation, reuse, or removal of substandard units.
- ❖ Enforce codes and support voluntary compliance through local incentives or grants.

Objective 2.2: Launch a Home Rehabilitation and Self-Help Renovation Program

- ❖ Apply for funding assistance through TDHCA and USDA for low-income and elderly homeowners.
- ❖ Promote low-interest loan options for home upgrades.
- ❖ Consider youth training or volunteer-based “fix-up” programs to build local capacity and reduce costs.

Goal #3: Encourage Sustainable and Inclusive Housing Development

Objective 3.1: Increase Housing Diversity and Affordability

- ❖ Support mixed-use and multi-unit developments in areas with access to services.
- ❖ Adjust zoning or incentives to encourage townhomes, duplexes, and accessory dwelling units (ADUs).
- ❖ Promote infill development in underutilized lots within city limits.

Objective 3.2: Plan for Infrastructure to Support New Housing Growth

- ❖ Coordinate housing development with upgrades to roads, utilities, and public services.
- ❖ Plan for incremental expansion in line with projected population and housing needs.
- ❖ Explore green infrastructure and energy-efficient housing models to minimize environmental impacts.

6.8 CONCLUSION

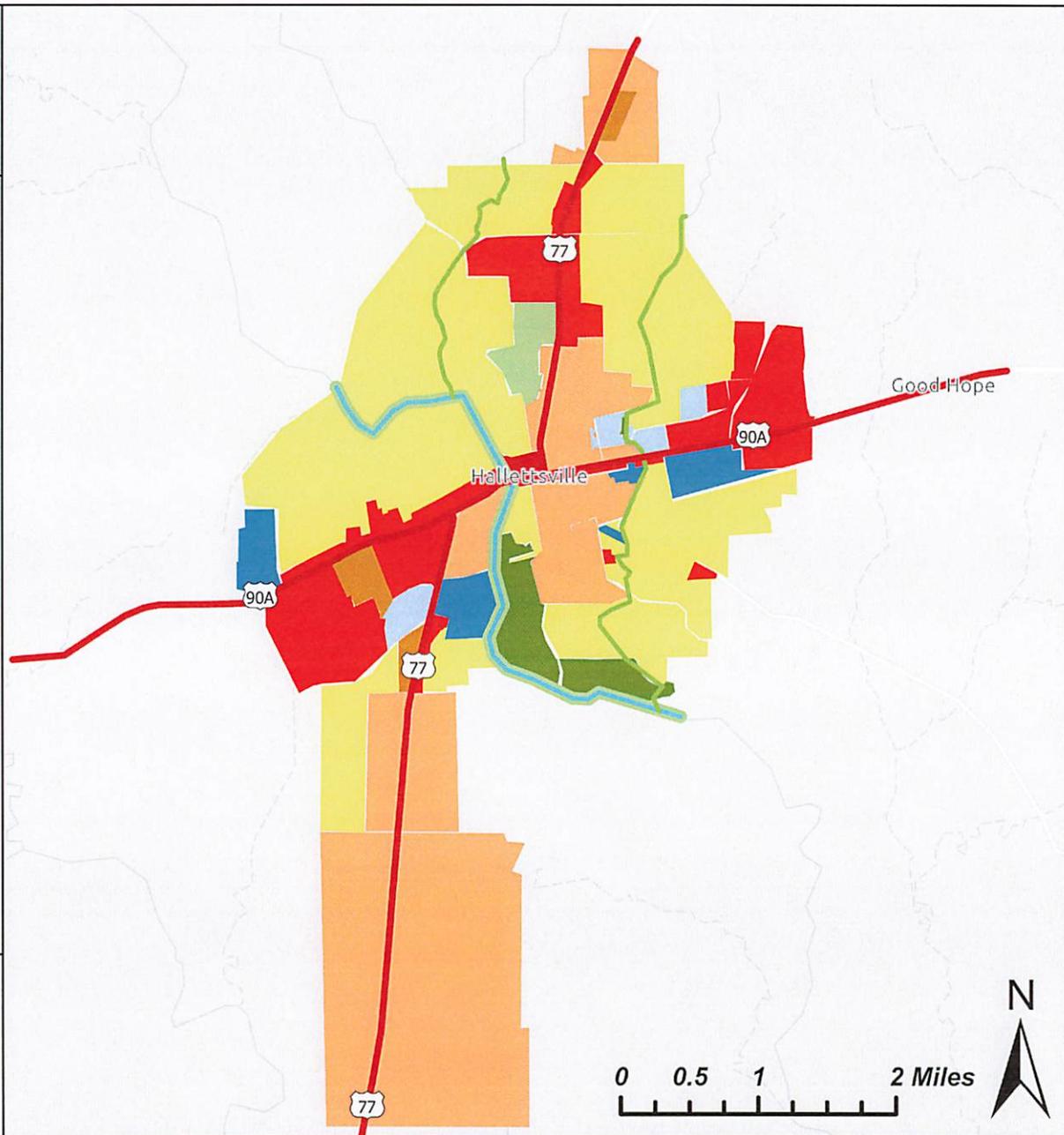
Hallettsville’s housing landscape is defined by rising demand, an aging housing stock, and a growing need for affordability and diversity. While homeownership is high and the market is showing strong activity, much of the existing housing was built before 1970, and vacancy rates suggest untapped potential for renovation and reuse. The city faces dual pressures: accommodating modest population growth and addressing the needs of an aging and economically varied population. Looking forward, Hallettsville must focus on increasing affordable and senior-friendly housing, rehabilitating aging structures, and promoting sustainable, inclusive development. Achieving this will require coordinated planning, targeted investment, and strong community engagement to ensure the housing system remains resilient and equitable over the next decade.

Hallettsville Future Land Use Map

Legend

- Commercial**
- Historic Center**
- Industrial**
- Mixed Use**
- Multi family**
- Nature**
- Recreation**
- Special**
- Single family**
- Trail**
- River**
- Green Way**

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community



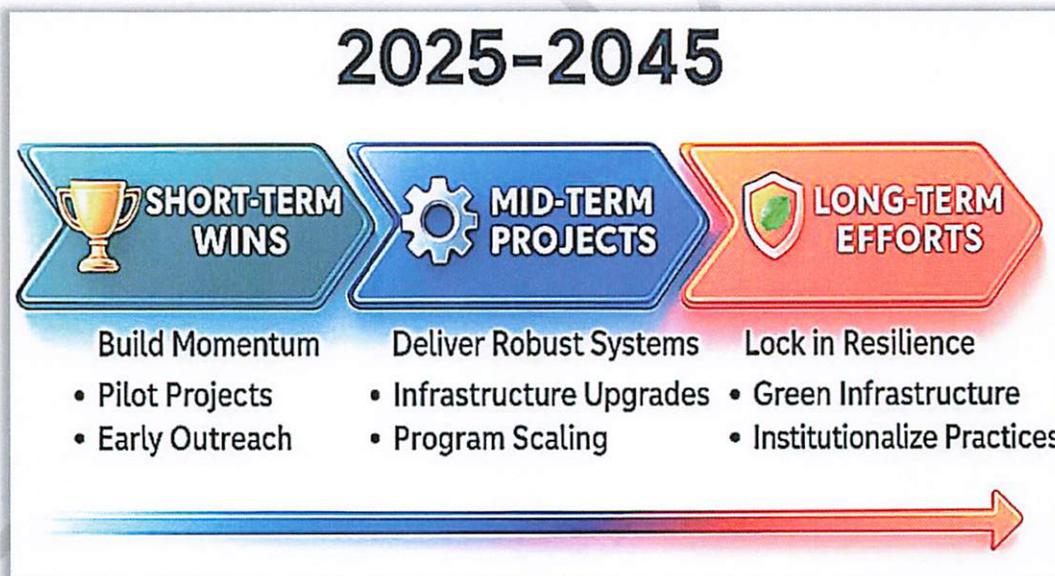
9 IMPLEMENTATION



Resilient Strategies Implementation

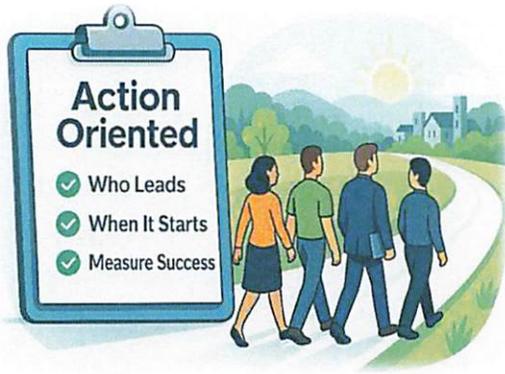
Hallettsville's 2025–2045 Resilient Comprehensive Plan honors the cherished county seat character while equipping the city to weather future physical, social, and economic challenges. This chapter begins with eight focus areas that shape all the decisions: Land Use & Future Development, Transportation, Housing, Infrastructure, Community Facilities, Historic & Cultural Resources, Safety & Security, and Economic Development. Each area contains clear goals, measurable objectives, and time-bound actions, keeping us accountable and on course.

Why this structure? Hallettsville's greatest strength is the interdependence of its people, places, and natural systems. By embedding multi-hazard mitigation into land-use policy, it not only protects lives and property; it also set the stage for green infrastructure, sustainable growth, and an attractive business climate. By aligning transportation corridors with the growth vision, it connects residents of all ages to jobs, services, and recreation while reducing congestion and emissions. Diversifying housing and modernizing codes allows the city to welcome new neighbors, support aging in place, and strengthen community resilience. Through targeted investments in infrastructure, community facilities, historic preservation, and economic opportunity, a sense of civic pride and lasting value are created for current and future generations.



Each initiative is phased - short-term wins build momentum, mid-term delivers robust systems, and long-term efforts lock in resilience. Milestones such as a zoning overhaul in 2028, a demand-response shuttle pilot in 2028, and broadband expansion through 2035 ensure Hallettsville keeps moving forward. Annual tabletop exercises, rolling maintenance schedules, and periodic audits institutionalize continuous improvement.

Above all, this plan is **action oriented**. Every task identifies **who leads, when it starts, and how success is measured**. With this roadmap, residents, business owners, elected officials, and community partners commit to stewarding Hallettsville's distinctive spirit while building a safer, greener, and more prosperous future.



Hallettsville’s 2025-2045 Comprehensive Plan is a blueprint for growth, resilience, and community well-being. Actions are phased into short-term (2025-2030), intermediate (2031-2035), and long-term (2036-2045) horizons. This structure ensures that early successes build momentum, while sustained long-term efforts embed resilience into the City’s policies, codes, and investments.

1. Planning, Land Use & Future Development

Ref	Action	Lead	Start	Success Metric
1.1 Integrate Hazard Mitigation Actions				
1.1.1	Embed multi-hazard mitigation policies in the 2025 Comp. Plan update	City Administrator (CA), PCD, P&Z, Council	2025	Policies adopted by 2026
1.1.2	Host an annual joint tabletop exercise with emergency services	CA, PCD, Emergency Management	2027	Annual exercise with after-action items closed
1.2 Guide Sustainable Growth				
1.2.1	Launch a resilience-building incentive program	CA, PCD	2026	10 certified projects by 2030
1.3 Support Business & Public Realm Enhancements				
1.3.1	Create façade-improvement grant for downtown	Downtown Association, P&Z, EDC	2026	5 facades improved by 2028
1.3.2	Complete Main St. streetscape improvements	Public Works	2028	Construction by 2030, 80% user satisfaction
1.4 Modernize Development Codes				
1.4.1	Convene zoning/subdivision task force to work with consultants developing Zoning Ordinance.	P&Z	2026	Quarterly meetings documented

1.4.2	Adopt Zoning Ordinance and codes aligned with growth vision	Council & PCD	2026	Code adopted by 2028
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1.5 Safeguard Properties

1.5.1	Launch community property-risk audit program	CA	2026	100% high-risk parcels assessed
1.5.2	Adopt stricter wind & flood resilient building standards	Building Official	2026	Standards effective 2027, 95% compliance

2. Transportation

Ref	Action	Lead	Start	Success Metric
2.1 Maintain a Comprehensive Transportation Master Plan				
2.1.1	Update traffic-safety audit every 3 years	Public Works	2027	Crash hot-spots reduced 10% by 2030
2.1.2	Integrate ADA & Safe-Routes in each CIP Cycle	Public Works & ADA Coordinator	2025	ADA/Safe-Routes included in CIP
2.2 Connect People & Places				
2.2.1	Designate multimodal corridors linking key nodes	Transportation Task Force	2026	Corridors mapped & standards adopted by 2030
2.2.2	Pilot demand-response shuttle	Public Works	2028	≥5,000 trips in first year
2.3 Ensure Adequate Parking & Circulation				
2.3.1	Adopt downtown shared-parking ordinance	Council, PCD	2025	Ordinance adopted by 2026
2.3.2	Require circulation studies for new commercial sites	PCD	2025	100% of sites submit approved study

3. Fair, Inclusive, & Resilient Housing

Ref	Action	Lead	Start	Success Metric
3.1 Diversify Housing Types				
3.1.1	Complete housing needs assessment	PCD	2025	Assessment published by 2026
3.1.2	Adopt zoning and subdivision standards to allow a broader range of housing types – including manufactured housing, small-lot homes, cottage clusters, duplexes, townhomes, and Additional Dwelling Units (ADU) – in appropriate areas.	PCD	2026	At least 15 diverse housing units permitted by 2032 under the new zoning and subdivision standards
3.1.3	Develop and implement building and zoning codes that support high-quality infill housing development, focusing on design standards, lot-size flexibility, and compatibility with neighborhoods.	PCD	2027	Infill supportive zoning and building code adopted by 2029
3.2 Accommodate Elder Residents				
3.2.1	Incentivize ADUs near services	PCD	2027	15 ADUS built by 2031
3.2.2	Apply universal design rules to senior projects	Building Official	2026	Rules in effect 2028
3.3 Mitigate Hazard Risk in Housing				
3.3.1	Enrolls 80% of owners in NFIP & wildfire reviews	PCD	2026	80% enrollment achieved by 2030
3.3.2	Offer retrofit rebates for flood & fire resilience	PCD, CA	2027	50 homes retrofitted by 2030

3.3.3	Continue and expand city programs to address unsafe or substandard buildings through abatement, code enforcement, and/or rehabilitation.	Building Official/ PCD	2026	25 unsafe structures abated or rehabilitated by 2032
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3.4 Promote Affordable Housing Choices

3.4.1	Partner with nonprofit organizations and housing authorities to expand affordable rental opportunities	CA, PCD	2025	1 formal partnership or MOU established by 2028
3.4.2	Encourage the development of new affordable housing units through incentives, funding programs, and public-private partnerships	PCD, CA	2026	Housing incentive policy or ordinance adopted by 2028
3.4.3	Preserve long-term affordability by protecting existing low-income housing stock from conversion or loss	Building Official, CA, PCD	2026	20 existing units preserved as affordable by 2029

3.5 Ensure Fair and Inclusive Housing

3.5.1	Adopt written fair-housing procedures and forms	PCD/ City Attorney	2025	Reasonable accommodation/modification procedures adopted and in use by 2027
3.5.2	Apply AFFH review to all state and federal grant projects	CA/Building Official	2025	Every CDBG, GLO, TWDB, or similar grant includes AFFH certification and documented fair housing review
3.5.3	Conduct annual fair-housing training and outreach campaign	PCD	2026	At least one training held per year; materials posted at City Hall, library, schools, events, website
3.5.4	Post and maintain fair-housing complaint referral information	CA	2026	HUD and TWC compliant contact info visibly posted at key facilities and on website; updated annually

3.5.5	Include fair-housing/equity checklist in annual plan report	PCD	2026	Fair-housing checklist completed and presented with each annual Resiliency Plan implementation report
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4. Infrastructure

Ref	Action	Lead	Start	Success Metric
4.1 Enhance Durability				
4.1.1	Switch to Class IV impact-rated materials for facilities	Public Works	2026	100% facilities by 2031
4.1.2	Institute rolling 5-year preventative maintenance schedule	Public Works	2025	90% tasks completed each cycle
4.1.3	Implement resiliency upgrades at the Wastewater Treatment Plant to protect operations during extreme weather and future demand	Utilities	2026	Completion of two major resiliency upgrades by 2032
4.2 Improve Flexibility				
4.2.1	Integrate smart sensors for load monitoring	Utilities	2027	Sensors installed at 5 sites by 2032
4.2.2	Plan alternate water and power microgrids	Utilities & CA	2030	Feasibility complete by 2032
4.3 Expand Digital & Mobility Connectivity				
4.3.1	Close broadband gaps in underserved blocks	CA, IT, EDC	2030	95% premises served by 2035
4.4 Coordinate Infrastructure for Land Use				
4.4.1	Adopt best practices for low-impact development, stormwater management, and public utilities	Public Works, Utilities, PCD	2026	Low Impact Development (LID) manual adopted by 2028

4.1.2	Integrate utility expansion planning into the City’s growth framework to ensure adequate service capacity for infill and future development areas	PCD, Utilities	2027	Utility expansion maps incorporated into growth framework update by 2028
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5. Community Facilities

Ref	Action	Lead	Start	Success Metric
5.1 Build Sustainable, Resilient Facilities				
5.1.1	Install solar street-lighting on collectors	CA, Public Works	2026	100% collectors lit by 2028
5.1.2	Weatherize municipal buildings to 20% reduction	Public Works, Utilities	2027	Energy down 20% by 2029
5.2 Advance Zero-Waste Initiatives				
5.2.1	Publish “Recycle Right” guides & workshops	CA	2026	4 workshops/year; recycling up 10%
5.3 Protect Natural Resources				
5.3.1	Map flash-flood risk and mark low-water crossings	CA, Public Works	2025	Maps and signage by 2027
5.3.2	Launch public alert signage campaign	CA	2026	Campaign live 2027
5.3.3	Establish a Natural Resources Inventory (NRI) to guide conservation decisions	CA, PCD	2026	Inventory completed and published by 2028
5.4 Parks, Trails, & Recreation System Enhancements				
5.4.1	Develop a citywide park and trail master plan linking neighborhoods, schools, and parks	Public Works	2027	Plan adopted 2028
5.4.2	Establish bike-friendly corridors standards and signage	PCD, Public Works	2027	First 2 corridors striped by 2028

5.4.3	Establish new recreation amenities (outdoor fitness stations, pet-friendly areas)	Public Works	2028	First amenity built by 2030
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5.5 Educational & Learning Facilities

5.5.1	Coordinate emergency protocols and shelter planning with School District.	CA, Emergency Management	2025	Joint protocol adopted by 2026
5.5.2	Develop community learning hubs in partnership with school districts and libraries	CA, ISDs, libraries	2028	First hub operational by 2030

6. Historic & Cultural Resources

Ref	Action	Lead	Start	Success Metric
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6.1 Restore Historic Properties

6.1.1	Create low-interest loan pool with banks	HPC	2028	10 projects funded by 2030
6.1.2	Freeze property taxes for qualifying restorations	HPC, Tax Assessor	2027	5 properties enrolled by 2030

6.2 Revitalize Downtown

6.2.1	Adopt design guidelines for context-sensitive infill	PCD, HPC	2027	Guidelines adopted 2028
6.2.2	Improve pedestrian networks & shade downtown	Public Works, HPC	2026	50% upgraded by 2032

7. Safety & Security

Ref	Action	Lead	Start	Success Metric
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7.1 Prepare for Hazardous Materials Incidents

7.1.1	Update emergency response guides & train annually	CA, Fire, Police	2025	1 drill/ year; ≥90% staff pass
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7.2 Strengthen Public Alert Systems

7.2.1	Install reverse-911 & IPAWS integration	CA, IT	2025	System live by 2027
7.2.2	Expand social media & billboard weather alerts	CA	2025	Alerts live by 2026

7.3 Ensure Adequate EMS Coverage

7.3.1	Coordinate with county officials to ensure EMS funding and transport capacity to keep pace with population growth	CA, Emergency Management	2025	Updated EMS funding agreement or resource allocation adopted by 2027
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8. Economic Development

Ref	Action	Lead	Start	Success Metric
8.1 Promote Safe Business Growth				
8.1.1	Map low-risk commercial zones & market them	EDC	2026	3 sites developed by 2028
8.1.2	Offer relocation grants and tax abatements	EDC, City Finance	2027	5 firms relocated by 2032
8.2 Foster Long-term Wealth Creation				
8.2.1	Launch local-entrepreneur micro-grant fund	EDC	2026	20 grants issued by 2028
8.2.2	Provide semi-annual financial literacy workshops	EDC, Chamber	2026	2/year; average ≥4/5 satisfaction
8.2.3	Establish a recurring review process for EDC programs to ensure they are regularly evaluated and adjusted to meet the evolving economic and community needs of the city	EDC	2026	Annual EDC program review completed and recommended updates each year beginning in 2027