

93°51'0"W

CBD Future Land Use

- Commercial/Retail
- Institutional
- Public
- Single Family
- Utility

Proposed CBD Improvements

- Map ID 1
- Map ID 2
- Map ID 3
- Map ID 4

CBD Sidewalks

- Existing
- Proposed

CBD Crosswalk

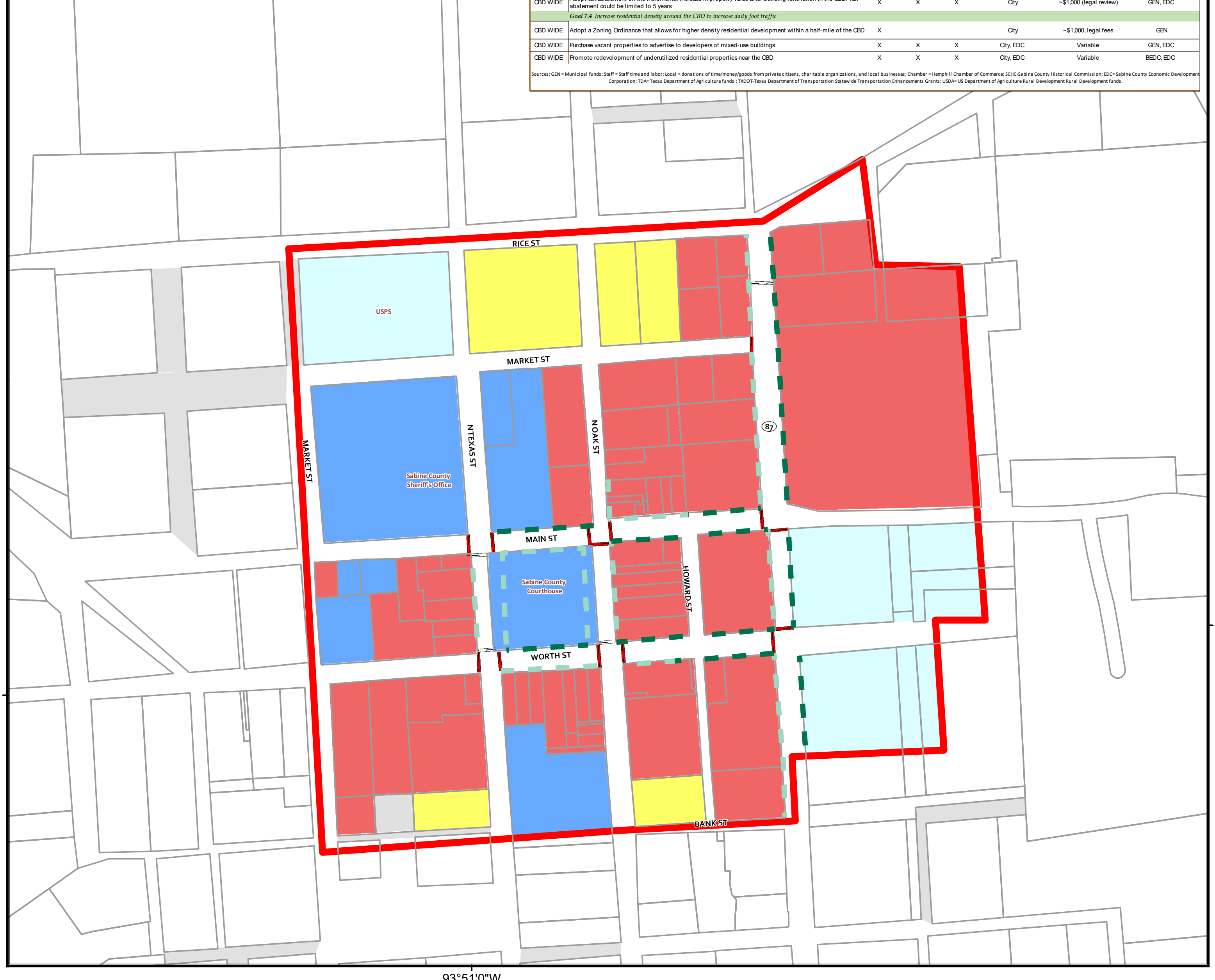
- Existing
- Proposed

Other Symbols

- CBD Boundary
- Parcels
- Unbuilt Right of Way

MAP ID	Goals & Objectives	Activity Year(s)			Lead Organization	Cost Estimate	Funding Sources
		2023-2026	2027-2029	2030-2033			
Goal 7.1. Develop regulations to preserve Hemphill's historic downtown character							
CBD WIDE	Designate the original Hemphill Town Plot as a Historic District	X			City, Volunteers	Variable	GEN, Local
CBD WIDE	Adopt a Zoning Ordinance that addresses building heights, maximum building setbacks, transparency requirements, parking placement requirements, and historic preservation	X			City staff	\$500 (legal fees for review)	GEN
CBD WIDE	With the Sabine County Historical Commission, develop a countywide pattern book or design guideline book that owners can use when renovating buildings. Place on county and city websites for reference.	X	X		City, SHCH	Variable	GEN, EDC
CBD WIDE	Enforce City Building and Zoning Ordinances	X	X	X	City	Staff	Local
Goal 7.2. Increase accessibility and amenities for pedestrians in the CBD							
1	Construct approximately 2,201 LF of sidewalk along Worth St, SH 87, and E Main St	X	X		City	\$165,075 or ~\$75 per LF	GEN, TDA, TxDOT
2	Paint an additional 14 crosswalks on crossing Worth St, SH 87, and E Main St		X		City	\$2,075 or ~\$3.50 per LF	GEN, TDA, TxDOT
3	Install 23 ADA Access Ramps on E Main St, N Worth St, Texas St, Oak St, and SH 87		X		City	\$28,000 or ~\$2,000 EA	GEN, TxDOT
4	Install 15 decorative lighting around Courthouse Square to increase pedestrian visibility and safety			X	City	\$54,000 or ~\$3,600 EA	GEN, Local
CBD WIDE	Add wayfinding signage that directs visitors and residents around the CBD			X	City	~\$50 per sign	GEN, Chamber
CBD WIDE	Establish shared parking agreements with local businesses	X			City	Staff	GEN
Goal 7.3. Increase retail occupancy and improve structural conditions in the CBD							
CBD WIDE	Provide small grants to businesses to assist with exterior upgrades, lighting affixed to their buildings, and/or awnings.	X	X	X	City, EDC, Chamber	~\$10,000 (Annually)	GEN, EDC, USDA
CBD WIDE	Market available downtown buildings on local, regional, or national/international websites.	X	X	X	City, EDC, Chamber	~\$5,000 (website construction)	GEN, EDC, Chamber, USDA
CBD WIDE	Adopt tax abatement on the incremental increase in property value after building renovation in the CBD. Tax abatement could be limited to 5 years	X	X	X	City	~\$1,000 (legal review)	GEN, EDC
Goal 7.4. Increase residential density around the CBD to increase daily foot traffic							
CBD WIDE	Adopt a Zoning Ordinance that allows for higher density residential development within a half-mile of the CBD	X			City	~\$1,000, legal fees	GEN
CBD WIDE	Purchase vacant properties to advertise to developers of mixed-use buildings	X	X	X	City, EDC	Variable	GEN, EDC
CBD WIDE	Promote redevelopment of underutilized residential properties near the CBD	X	X	X	City, EDC	Variable	BEDC, EDC

Sources: GEN = Municipal funds; Staff = Staff time and labor; Local = donations of time/money/goods from private citizens, charitable organizations, and local businesses; Chamber = Hemphill Chamber of Commerce; SHCH= Sabine County Historical Commission; EDC= Sabine County Economic Development Corporation; TDA= Texas Department of Agriculture funds; TxDOT= Texas Department of Transportation Statewide Transportation Enhancements Grants; USDA= US Department of Agriculture Rural Development Rural Development funds.



93°51'0"W

31°20'30"N

31°20'30"N

City of Hemphill

Sabine County, Texas

Map 7C

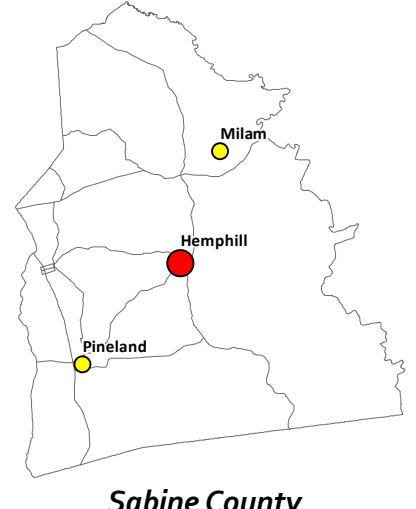
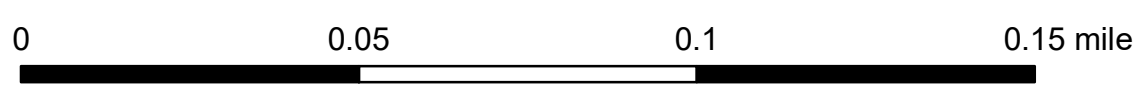
Central Business District Improvements

June - 2023

Texas State Plane Zone 3
 Texas Central
 Projection: Lambert Conformal Conic
 GCS North American 1983
 Datum: D North American 1983



1 inch = 150 feet



Sabine County



Sabine County, Texas

GrantWorks, Inc.
 2201 Northland Drive, Austin, TX 78756
 Phone (512) 420-0303 Fax (512) 420-0302

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