HILLSBORO
WHERE CONNECTION HAPPENS

PLANNING & ZONING AGENDA

Notice is hereby given that the Planning & Zoning Commission of the City of Hillsboro shall hold a public hearing Monday, May 11, 2026 at 6:00 p.m. at Historic City Hall, located at 127 E. Franklin Street in Hillsboro, Texas. The matters to be discussed and acted upon are as follows:

1. Call Meeting to Order.

2. Deliberate and Act on the Approval of Minutes of the April 13, 2026 Meetings.

3. Deliberate and Act on a Request for a Specific Use Permit (SUP) to Add to the Single Family Dwelling at 612 West Elm Street, Which is Located in the Light Industrial (I-1) Zoning District. Single Family Dwellings are Only Allowed with a Specific Use Permit (SUP) in the Light Industrial (I-1) Zoning District.

4. Deliberate and Act on a Request for a Specific Use Permit (SUP) for a Single Family Dwelling at 213 South Covington Street, Which is Located in the Commercial (C) Zoning District. Single Family Dwellings are Only Allowed with a Specific Use Permit (SUP) in the Commercial (C) Zoning District.

5. Deliberate and Act on a Request for a Specific Use Permit (SUP) for a Single Family Dwelling at 212 North Waco Street, Which is Located in the Central Business District (CBD). A Single Family Dwelling is Only Allowed with a Specific Use Permit (SUP) in the Central Business District (CBD).

6. Deliberate and Act on a Request for a Meritorious Exceptions and Appeals as Defined in the Zoning Ordinance in Section 5.33.8 in Order to allow Exceptions to the Sign Ordinance Pertaining to Signage on Additional Building Walls and Pole Signs, Located at Property Described in a Deed Recorded in Volume 725, Page 345 of the Official Public Records of Hill County, Texas. Also Known as 1400 Corsicana Highway. Submitted by White Signs on Behalf of Wells Fargo Bank.

7. Deliberate and Act on an Amendment of the Terms of the 2007 Zoning Ordinance, Known as Ordinance No. O2007-01-01 (Last Amended by O2025-07-11), Whereby the Purpose is to Add "Data Center" to the List of Uses in the Permitted Use Table in Section 2.11, Amend Supplemental Conditions and Special Regulations in Section 2.12 in Regards to Special Conditions for Data Centers, and to Add "Data Center" to the List of Definitions in Section 7.51 of the Hillsboro Zoning Ordinance.

8. Hear Comments from People Wishing to Address the Commission.

9. Hear a Report from Staff.

    a) Upcoming Meetings
    b) Online Maps

10. Adjourn.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the bulletin board of the City Administration Building, 214 E. Elm Street, Hillsboro, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time Monday, April 20,2026 at 12:45pm. and remained so posted until the end of the business day following the conclusion of said meeting.

Rebecca Pustejovsky, Office Manager