

City Council
City of Hillsboro, Texas
Minutes of Regular Meeting
February 1, 2022

Present:

Andy Smith, Mayor
Eric Fleming, Councilmember
Larry Lloyd, Councilmember
Dana Robinson, Councilmember
Leann Richmond, Councilmember
Scott Johnson, Mayor Pro Tem

Megan Henderson, City Manager
Walter Garcia, Public Works Director
Richard Reinhardt, Planning Tech.
Karen S. Warren, City Secretary

Councilmember Frances Zarate was absent.

Mayor Smith called the meeting to order at 6:00 p.m.

The Invocation was given by Councilmember Dana Robinson and Mayor Andy Smith led the Pledge of Allegiance.

Hear Statements from Persons Wishing to Address the Council.

No one addressed Council at this time.

Consent Agenda

Deliberate and Act on the Approval of the Minutes for the Regular Meeting on January 18, 2022.

Deliberate and Act on the Approval of Bills.

On motion by Mayor Pro Tem Johnson and second by Councilmember Fleming the consent agenda was approved.

On roll call the following votes were cast:

Ayes: Fleming, Lloyd, Robinson, Richmond, Johnson

Nays: None Absent: Zarate

Regular Agenda

Deliberate and Act on a Resolution Calling for a Municipal Election to be Held on May 7, 2022 for the Purpose of Electing, Three City Councilmembers; Place 2, Precinct #2; Place 4, Precinct #4; Place 6, Elected at Large; Establishing the Location, Days and Times Where Early Voting by Personal Appearance Will Be Conducted and Establishing the Location, Day and Time Where Election Day Will Be Conducted; Designating Where Applications for Ballot by Mail Should Be Mailed; and Naming the City Secretary as the Early Voting Clerk.

Deliberar y actuar en una resolucion llamado para una eleccion municipal que se llevara a cabo el 7 de Mayo 2022 con el proposito de elegir tres miembros del concilio de la ciudad; lugar 2, municipio #2; lugar 4 municipio #4; lugar 6, elegido al libertad; establecer la ubicacion, dias y tiempos donde se llevara a cabo la votacion adelantado en persona, se

llevaran a cabo estableciendo la ubicacion, dia y tiempo donde la eleccion sera conducida, donde las aplicaciones para boletas de votacion se deberan mandar por correo; y nombrando la secretaria de ciudad como secretaria de vota por adelantado.

City Secretary Karen Warren told Council that the Hillsboro City Officers election would be on May 7, 2022 and approval of the Election Order and Notice of Election was the first step in the election process. The Election Order and Notice of Election would be posted and published in accordance with the Texas Election Code. January 19, 2022 was the first day candidates could file an Application for a Place on the Ballot with February 18, 2022, by 5:00 p.m. the last day for filing. If the City were to have an election, Early Voting would be conducted at the Main Early Voting Location at Historic City Hall, 127 E. Franklin Street from April 25 - May 3, 2022 (excluding the weekend) The Election Day central polling place would also be at Historic City Hall.

On motion by Councilmember Richmond and second by Councilmember Robinson the resolution was approved.

On roll call the following votes were cast:

Ayes: Fleming, Lloyd, Robinson, Richmond, Johnson

Nays: None Absent: Zarate

Resolution No. R2022-02-07

Hold a Public Hearing, First Reading of an Ordinance, and Deliberate on a Voluntary Annexation Request to Institute Annexation Proceedings to Enlarge and Extend, Including Zoning Designation, All that Certain Lot, Tract or Parcel of Land Situated in the Henry Ross Survey, Abstract No. 755, Being Described in the Deed from Jerry Don Yocham to Hillsboro Independent School District Dated June 11, 2019, Recorded in Volume 2006, Page 297 of the Official Public Records of Hill County, Texas. Also Known as 1601 Abbott Avenue.

Planning Official Richard Reinhardt informed Council that Hillsboro Independent School District submitted a petition for the voluntary annexation of the property where the new Elementary School was built at 1601 Abbott Avenue. Along with the annexation, a zoning designation needed to be applied. The Future Land Use Map recommended medium density residential uses at this location. Therefore, in keeping with the Future Land Use Map, Two Family Residential (R-2) zoning was proposed.

The Planning and Zoning Commission reviewed this annexation as well as the zoning designation at their meeting on January 24, 2022. Only one person responded to the 200 ft. notification for clarification and out of curiosity and was not opposed to the annexation. The Commission forwarded their recommendation of approval of the annexation and R-2 Zoning.

With no further questions or comments from the Councilmembers, the Mayor opened the Public Hearing at 6:09 p.m. and no one spoke for or against the proposed ordinance. The Public Hearing was closed at 6:10 p.m. and the Mayor declared the first reading of the ordinance completed. The second reading on the ordinance would be held at the February 15, 2022 Regular Council meeting.

Proposed Ordinance No. O2022-02-02

Hold a Public Hearing, First Reading of an Ordinance and Deliberate on Accepting the Recommendation of the Planning and Zoning Commission to Rezone Property Bounded by Cross Street, Ross Avenue, Thomas Street and Broadway Street from Single Family Residential (SF-5) to Two-Family Residential (R-2).

Planning Official Richard Reinhardt informed Council that City staff had been approached on numerous occasions regarding locations for duplex development. One area where the Future Land Use Map recommended medium density residential uses was the block bounded by Cross Street, Ross Avenue, Thomas Street and Broadway Street. The northwest corner of the block already had a slightly higher density than single family residential areas. Therefore, the previously mentioned block was being proposed to be rezoned to Two Family Residential (R-2) Zoning which would permit the development of duplexes. It was also noted that the Two Family Residential (R-2) zoning would also create a transition between the Light Industrial (I-1) zoning along Abbott Ave. and the Single Family Residential (SF-5) zoning along the west of Broadway Street. Mr. Reinhardt informed Council that the only person who responded to the 200 ft. notification that was sent to property owners within the proposed rezone area lived on Thomas Street. His concern was regarding the development of the parcel adjacent to his property along Thomas Street. However, that parcel was too small to meet setback requirements unless it would be platted with the adjacent property. No one from the 200 ft. notification area around the proposed rezone area responded.

This matter was presented to the Planning and Zoning Commission on January 24, 2022 to deliberate and forward their recommendation to City Council. Secondly, the only person from the area proposed to be rezoned was present at the meeting but he did not speak during the presentation on the agenda item. No one from the 200 ft. notification area outside of the proposed rezone was present at the meeting. No one spoke for or against the request. The Commission forwarded their recommendation to the City Council for approval.

With no further questions or comments from the Councilmembers, the Mayor opened the Public Hearing at 6:15 p.m. and no one spoke for or against the proposed ordinance. The Public Hearing was closed at 6:16 p.m. and the Mayor declared the first reading of the ordinance completed. The second reading on the ordinance would be held at the February 15, 2022 Regular Council meeting.

Proposed Ordinance No. O2022-02-03

Hold a Public Hearing, First Reading of an Ordinance and Deliberate on Accepting the Recommendations of the Planning and Zoning Commission on an Amendment of the Terms of the 2007 Zoning Ordinance, Known as Ordinance No. O2007-01-01 (Last Amended by Ordinance No. O2021-05-06), Whereby the Purpose is to Amend the Text to Add "Dwelling, Single Family House" as Being Allowed with a Specific Use Permit in the Central Business District (CBD) as Found in Section 2.11, Permitted Use Legend and Table, of the Zoning Ordinance for the City of Hillsboro, Texas.

Planning Official Richard Reinhardt informed Council that the Central Business District (CBD) extended into areas where there had historically been residential uses and where single family dwelling units were still standing. Staff had been approached regarding the development of vacant lots in the CBD into single family dwelling units. However, residential uses were only permitted in the CBD provided there was 40% ground floor retail.

The intent of the 40% ground floor retail was to allow for the location of business in the downtown area. However, areas of the CBD that are still used for residential purposes that have

not seen a shift to commercial uses, may still be appropriate for the development of a single family dwelling. The proposed text amendment to allow single family dwelling units with a Specific Use Permit in the CBD would allow each request to be reviewed on a case by case basis.

This matter was presented to the Planning and Zoning Commission on January 24, 2022 to deliberate and forward their recommendation to City Council. The Commission forwarded their recommendation to the City Council for approval.

With no further questions or comments from the Councilmembers, the Mayor opened the Public Hearing at 6:18 p.m. and no one spoke for or against the proposed ordinance. The Public Hearing was closed at 6:19 p.m. and the Mayor declared the first reading of the ordinance completed. The second reading on the ordinance would be held at the February 15, 2022 Regular Council meeting.

Proposed Ordinance No. O2022-02-04

Hear and Deliberate on City Manager's Report:

- a) **Street Improvements** – The City Manager said Public Works Director Walter Garcia would speak briefly about the street department crew. Mr. Garcia expressed his appreciation and gave praise to the City employees that work on the streets. He reported that they are looking to hire two additional employees because there was a need for more staff and equipment.
- b) **Water and Sewer Systems** - Several water/sewer projects have been identified and plans will move forward when the certificates of obligation are issued. It was reported that S&P gave the City an “A+” rating and this will ensure the best possible rates when the bonds are sold. This will appear on the agenda for the Regular City Council Meeting on February 15, 2022.
- c) **Communication and Citizen Involvement** – The Housing Finance Corporation Board will meet on Wednesday, February 2, 2022. Plans are to discuss Madison Highlands and the need for additional residential development. The board will review the current value of the property and the possibility of selling it or, refinancing the current bond debt.
- d) **Strategic Planning** – The City Manager thanked everyone that attended and participated in the all-day Strategic Planning Workshop on January 31, 2022. Ms. Henderson invited Council Members to share any additional thoughts regarding goals, including whether there should be an aspirational or transformative goals, or any goal related to the outlet mall. Councilmember Richmond commented that the city of Gainesville may have partnered to redevelop an outlet mall there. Staff will make efforts to research this topic.

There being no further business, the meeting was adjourned at 6:30 p.m.



Andrew L. Smith, Mayor

ATTEST:



Karen S. Warren, City Secretary