

City Council
City of Hillsboro, Texas
Minutes of Regular Meeting
May 3, 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
Tony Cain, Asst. City Manager
Richard Reinhardt, Planning Official
Art Mann, Econ. Dev. Administrator
John Graham, Supt. Parks/Airport Mgr.
Karen S. Warren, City Secretary

Councilmember Frances Zarate was absent.

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

Councilmember Fleming led the Pledge of Allegiance.

Hear Statements from Persons Wishing to Address the Council.

1. Colin Campbell, 1211 Park Drive, Hillsboro, Texas – Mr. Campbell read the following statement to Council: “I live on Park Drive in the City of Hillsboro, TX, ½ mile west of I-35. Given the fact that Buc-ee’s is going to be our neighbor by building the biggest gas station on the planet, it must mean that I-35 is one of the busiest highways in the world. Which is obviously why we have the volume of traffic noise I can hear from my home 24/7. May I suggest that the City approach the Texas Department of Transportation for some kind of sound abatement tools, similar to those in place in communities to our north.”

Consent Agenda

Mayor Smith informed Council that agenda numbers 5 through 11 require no formal public hearing and are subject to being approved in a single motion. However, any City Council Member or the City Manager may remove an item from the Consent Agenda to allow discussion and voting on the item individually.

(Agenda Item #5)

Deliberate and Act on the Approval of the Minutes for the Regular Meeting on April 19, 2022.

(Agenda Item #6)

Act on the Approval of Bills.

(Agenda Item #7)

Deliberate and Act on a Resolution Accepting the Recommendations of the Planning and Zoning Commission Approving a Re-Plat of Lot 7, Block 16, Harris Addition, in the City of Hillsboro, Becoming Lots 7R-1 and 7R-2, Block 16, Harris Addition, in the City of Hillsboro, Being the Same Property by Reference as Recorded in Volume 2082, Page 110 of

the Official Public Records of Hill County, Texas. Also Known as 406 and 408 Abernathy Street.

[Planning Official Richard Reinhardt provided Council with the following information in the Council packets prior to the meeting: A request had been made to re-plat a lot in the 400 block of Abernathy Street into two lots for the purpose of building two houses. The Planning and Zoning Commission reviewed this request at their meeting on April 25, 2022. Two people from the 200-foot notification area were in attendance at the meeting for clarification purposes. They did not speak for or against the request. The Planning and Zoning Commission forwarded their recommendation for approval of the re-plat.]

Resolution No. R2022-05-33

(Agenda Item # 8)

Deliberate and Act on a Resolution Accepting the Recommendations of the Planning and Zoning Commission to Approve a Specific Use Permit Submitted by Candi Ratliff, for a Tattoo Parlor at 338 South Covington Street in the Hillsboro Shopping Center. This Property is Located Within a Commercial (C) Zoning District. Tattoo Parlors Are Only Allowed by a Specific Use Permit in the Commercial (C) Zoning District.

[Planning Official Richard Reinhardt provided Council with the following information in the Council packets prior to the meeting: An application had been submitted by Candi Ratliff of Forever Art Tattoo for a Specific Use Permit for a tattoo parlor at 338 South Covington Street in the Hillsboro Shopping Center which is located in the Commercial (C) Zoning District. A tattoo parlor is only allowed with a Specific Use Permit in the Commercial (C) Zoning District. There has previously been a tattoo parlor at this location. The Planning and Zoning Commission reviewed this request at their meeting on April 25, 2022. There were no responses to the 200-foot notification and no one was present at the meeting to speak for or against the request. The Planning and Zoning Commission forwarded their recommendation for approval of the Specific Use Permit.]

Resolution No. R2022-05-34

(Agenda Item # 9)

Deliberate and Act on a Resolution Accepting the Recommendation of the Planning and Zoning Commission Approving a Meritorious Exception as Described in the City of Hillsboro Zoning Ordinance, Section 5.33.8, Submitted by Scooters Coffee.

[Planning Official Richard Reinhardt provided Council with the following information in the Council packets prior to the meeting: Scooter's Coffee requested a Meritorious Exception to the Sign Regulations for building wall signage on all four building walls and to have both a monument sign and a pole sign. The total square footage being proposed for all four building wall signs is within the maximum area allowed for primary wall signage. The proposed monument sign and pole sign are in conformance with the sign requirements in Section 5.33 of the Zoning Ordinance.

The sign regulations in Section 5.33 of the Zoning Ordinance allows either one pole sign or one monument sign. Wall signage is only allowed on the primary and secondary walls of a building, primary wall signage being 10% of the wall face with a maximum area of 200 square feet and secondary wall signage being 50% of the allowed area on the primary wall.

Section 5.33.8 Meritorious Exceptions and Appeals: *It is not the intention of these criteria to discourage innovation. It is entirely conceivable that signage proposal could be made that, while clearly nonconforming to the Article and thus not allowable under these criteria, have obvious merit in not only being appropriate to the particular site or location, but also in making a positive contribution to the visual environment. Upon request of an interested party, the City Council, upon recommendation by the Planning and Zoning Commission, shall hear and shall seriously and fairly consider a request for a meritorious exception under this Section.*

The Planning and Zoning Commission met at their regular meeting, April 25, 2022 and recommended approval of this request to the City Council.]

Resolution No. R2022-05-35

(Agenda Item # 10)

Deliberate and Act on a Resolution Accepting the Recommendation of the Planning and Zoning Commission Approving a Meritorious Exception as Described in the City of Hillsboro Zoning Ordinance, Section 5.33.8, Submitted by Makhani Enterprises Inc. for the Amigo Travel Center.

[Planning Official Richard Reinhardt provided Council with the following information in the Council packets prior to the meeting: Makhani Enterprises requested a Meritorious Exception to the Sign Regulations for the Amigo Travel Center to allow a 80 foot pole sign with 1,174 square feet of sign area, a 30 foot pole sign with 208 square feet of sign area, gas canopy signage including a 9.6 square foot logo on three sides and a 34 square foot Valero sign on one side of the canopy, and a diesel canopy with the Amigos logo and signage. The sign regulations in Section 5.33 of the Zoning Ordinance allows one pole sign and signage on only two sides of the gas canopy with a maximum area of 32 square feet.

Section 5.33.8 Meritorious Exceptions and Appeals: *It is not the intention of these criteria to discourage innovation. It is entirely conceivable that signage proposal could be made that, while clearly nonconforming to the Article and thus not allowable under these criteria, have obvious merit in not only being appropriate to the particular site or location, but also in making a positive contribution to the visual environment. Upon request of an interested party, the City Council, upon recommendation by the Planning and Zoning Commission, shall hear and shall seriously and fairly consider a request for a meritorious exception under this Section.*

The Planning and Zoning Commission met at their regular meeting, April 25, 2022 and recommended approval of this request to the City Council.]

Resolution No. R2022-05-36

(Agenda Item # 11)

Deliberate and Act on a Resolution Authorizing the City Manager to Execute a License Agreement With Johns Manville for the Location of a Monument Sign in the Right-Of-Way of Johns Manville Drive.

[Planning Official Richard Reinhardt provided Council with the following information in the Council packets prior to the meeting: Johns Manville made a request to place their monument sign in the right-of-way of Johns Manville Drive. The monument sign itself meets the requirements for a monument sign according to the Sign requirements in Section 5.33 of the Zoning Ordinance with the exception of the proposed location being in the public right-of-way.

Staff reviewed the proposed location for the monument sign and had not found any issues of concern. However, if an issue with the sign location arises in the future, the license agreement allows the City to have the sign relocated upon written notification to Johns Manville.]

Resolution No. R2022-05-37

On motion by Councilmember Fleming and second by Councilmember Robinson the consent agenda was approved for agenda items #5, #6, #7, #8 #9, #10, and #11.

On roll call the following votes were cast:

Ayes: Fleming, Lloyd, Robinson, Richmond, Johnson

Nays: None Absent: Zarate

Regular Agenda

(Agenda Item # 12)

Deliberate and Act on a Resolution Approving an Amended List of Capital Improvement Projects Between the Hillsboro Municipal Airport and the Texas Department of Transportation Aviation Division for a Proposed FY 2022 Capital Improvement Project for Engineering Design of Pavement Repair and Drainage Improvement and for FY 2024 Restore/Repair Drainage and Airfield Pavements.

[Airport Manager John Graham provided Council with the following information in their packets prior to the Council meeting: On December 7, 2021 the City Council approved the Capital Improvement Project between Hillsboro Municipal Airport and TxDOT Aviation Division for a fiscal year 2022 capital improvement project for Engineering Design of Pavement Repair and Drainage Improvement and for fiscal year 2024 Restore/Repair Drainage and Airfield Pavements.

Under the Federal and State FY 2022 Aviation Capital Improvement Program - Total Project Costs are \$300,000 for fiscal year 2022 Engineering Design of Pavement Repair and Drainage Improvement which will be a 90/10 cost share (\$30,000), and then fiscal year 2024 Total Project Costs are \$6,175,000 for Restore/Repair Drainage and Airfield Pavements. This last share cost is 80/20 with the City cost being \$1,235,000.

The Airport is proposing an amendment to the previously approved December 7, 2021 resolution. The proposed amendment would add a widening to the existing runway project from the original size of 4,000' x 60' to 4,000' x 75'. The additional cost would add \$2,500,000 with the share cost being an 80/20 split between the Federal government and the City. The City's share would be approximately \$500,000.

The reason for this amendment is due to recent discussions with TxDOT Aviation because funds may be available at this time to expand the scope of this project at the 80/20 split cost share. By accomplishing the widening as part of the original scope of the project, this would save major money when the airport has to expand to the next needed step on runway expansion, which may occur in the next few years.] According to Mr. Graham, the amendment would need to be approved before the engineering design on the project begins, which could be the fall of this year. The work is scheduled to be done in 2024, but the engineering study and project design were included in the 2022 budget.

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. R2022-05-38

(Agenda Item # 13)

Hear and Deliberate on City Manager's Report:

a) Street Improvements

- Surveying field work for topographic survey is complete
- Franchise utilities have been contacted and have responded
- We expect 30% complete plans in mid- to late June

b) Water and Sewer Systems

- Moving forward with water system evaluation
- Will prepare procurement for sewer system evaluation
- Meter project is underway; approximately 15% complete

c) Communication and Citizen Involvement

- Housing Finance and Parks Boards meet this week

d) Strategic Planning

GOAL 1: Responsible, equitable growth.

Surpass population of 10,000 by adding residential units consistent with the city's needs and future land use plan.

GOAL 2: Transparency and connection.

Connect citizens with government by reliably and routinely using print, dashboard, social media, and meetings to inform citizens and enlist their input and collaboration.

GOAL 3: Preservation and beautification.

Enhance Hillsboro's unique character, historic charm, and present vibrancy by incentivizing renovation and adaptive reuse of historic structures, enforcing property standards, and beautifying the entrances to town.

GOAL 4: Efficient, effective government.

Retain and expand a collaborative team of employees who maintain technical qualifications, advance the city's service delivery, and operate equitably, accountably and transparently.

GOAL 5: Better Infrastructure.

Formally assess the conditions of street, water and sewer infrastructure and implement projects and processes that will, if continued over time, bring and keep those systems in predominantly "good" condition.

GOAL 6: Essential Services.

Deliver streets, water, wastewater, parks, public safety and other essential services and systems that are dependable, in good repair, and of acceptable and/or improving quality.

GOAL 7: Economic development.

Implement business retention and attraction programs so that a variety of small and large businesses meet our residents' employment, entertainment, and commercial needs and establish Hillsboro as a vital part of Central Texas' economic landscape. Pursue redevelopment of the Outlet Mall.

GOAL 8: Quality of Life.

Maintain a system of clean, functional and varied enrichment facilities and programs throughout the city, including best-in-class library and team sports.

The City Manager reminded Council about the Strategic Planning Workshop on Monday, May 9, 2022 from 12:30 p.m. to 5:00 p.m. She noted that City Staff had worked on draft strategies and actions in regards to the goals on several occasions and these would also be a part of the discussions.

There being no further business, the meeting was adjourned at 6:24 p.m.



Andrew L. Smith, Mayor

ATTEST:



Karen S. Warren, City Secretary