City Council
City of Hillsboro, Texas
Minutes of Regular Meeting
August 2, 2022

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

Tony Cain, Asst. City Manager
Richard Reinhardt, Planning Official
Samantha Montes, Director of Recreation
Christi Ward, Admin. Assistant

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

The Invocation was given by Rev. Michael McReynolds of Hillsboro Church on the Hill and Councilmember Johnson led the Pledge of Allegiance.

Hear Statements from Persons Wishing to Address the Council.

1. George and JoAnn Weiler, 406 Stoneridge Drive, Hillsboro, Texas – Mr. and Mrs. Weiler Came out to get some questions answered and had some concerns about the new addition of the Stoneridge Addition.

Consent Agenda

Mayor Smith informed Council that agenda numbers 5 through 9 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 July 19, 2022 and City Council Budget Workshop on July 26, 2022.

(Agenda Item #6)
Act on the Approval of Bills.

(Agenda Item #7)
Deliberate and Act on a Resolution Accepting the Recommendation of the Planning and Zoning Commission Approving a Re-Plat of Lots 9-14, Block 8, a Portion of Closed Pecos and Byars Streets, and a Portion of a Closed Twenty Foot Alley in the Moore Addition, in the City of Hillsboro Becoming Lots 9-R to 14-R, Block 8, Moore Addition, in the City of Hillsboro; Being the Same Property by Reference as Recorded in Volume 2172, Page 552 of the Official Public Records of Hill County, Texas.
[Planning Official Richard Reinhardt provided Council with the following information in the Council packets prior to the meeting: A re-plat was submitted for property within the Moore

Addition on the south side of Pecos Street. The developer is requesting to plat the property into six lots for the purpose of developing single-family residential structures. The developer will also need to extend water and sewer to serve the proposed lots.
This matter was presented to the Planning and Zoning Commission on July 25, 2022 to deliberate and forward their recommendation. The Commission forwarded their recommendation of approval.]
Resolution No. R2022-08-60

(Agenda Item # 8)
Deliberate and Act on a Resolution Accepting the Recommendations of the Planning and Zoning Commission Accepting a Final Plat, Buc-ee's Addition, in the City of Hillsboro, on a Certain Tract of Land Being 35.53 Acres Situated in the Ewen Cameron Survey, Abstract No. 131 and the Augustus S. Ensworth Survey, Abstract No. 275 in Hill County, Texas; Being the Same Property by Reference as Recorded in Volume 1758, Page 758 and Volume 2153, Page 604 of the Official Public Records of Hill County, Texas. Also Known as the Property to the Northeast of Interstate Highway 35 and Highway 77.
[Planning Official Richard Reinhardt provided Council with the following information in the Council packets prior to the meeting: A final plat has been submitted for the property located to the northeast of I-35 and Highway 77 for the development of Buc-ee's. The plat shows a three-lot subdivision. The engineer has also submitted construction plans for the improvements that need to be completed. A flood study has also been submitted since a portion of the property is within the Special Flood Hazard Area (SFHA).
This matter was presented to the Planning and Zoning Commission on July 25, 2022 to deliberate and forward their recommendation. The Commission forwarded their recommendation of approval contingent on the construction plans.]
Resolution No. R2022-08-61

(Agenda Item # 9)
Deliberate and Act on a Resolution Accepting the Recommendations of the Planning and Zoning Commission Accepting a Preliminary and Final Plat, The Preserve on Pecan Creek Addition, in the City of Hillsboro on a Certain Tract of Land Being 4.74 Acres Situated in the John Parker Survey, Abstract No. 722 in Hill County, Texas; Being the Same Property by Reference as Recorded in Volume 2023, Page 534 and Volume 2024, Page 778 of the Official Public Records of Hill County, Texas. Also Known as 326 Fancher Street.
[Planning Official Richard Reinhardt provided Council with the following information in the Council packets prior to the meeting: A preliminary and final plat has been submitted for the property located at 326 Fancher Street. The plat shows three residential lots on the eastern portion of the addition being divided from the larger tract, a larger lot where an existing house is located and a seventy-foot reserve strip to give access to the rear portion of the property.
Fancher Street was originally platted as an alley at the northern extent of the Steiner Addition and therefore only has twenty feet of right-of-way. However, the lots being created on the north side of Fancher Street need access off of a public street. Therefore, the plat shows an additional thirty feet of right-of-way being designated so that Fancher Street will have a total right-of-way width of fifty feet. The developer will also need to improve Fancher to thirty feet. There are also some utility poles that will need to be relocated.

This matter was presented to the Planning and Zoning Commission on July 25, 2022 to deliberate and forward their recommendation. The Commission forwarded their recommendation of approval contingent on the construction plans and the utility poles being relocated.]
Resolution No. R2022-08-62

On motion by Councilmember Robinson and second by Councilmember Fleming, the consent agenda was approved for agenda items #5, #6, #7, #8 and #9.
On roll call, the following votes were cast:
Ayes: Fleming, Lloyd, Robinson, Zarate, Richmond, Johnson
Nays: None Absent:

Regular Agenda

(Agenda Item # 10)
Hear and Deliberate on a Report by Director of Recreation Samantha Montes Regarding the Hillsboro Sports Association 2022 Baseball/Softball Season.
Director of Recreation Samantha Montes, introduced Hillsboro Sports Association (HSA) President Roger Creech presented Council with the following information in his PowerPoint presentation. The City of Hillsboro and HSA have been in partnership for over 20 years. The City helps facilitate gyms and security for HSA seasons. The City prepares all fields for HSA for the baseball/softball and soccer season.
Volleyball

- Plays in a competitive league with towns including West, Whitney, Meridian, Clifton and Valley Mills
- Around 210 league sign-ups with numbers climbing each year
- Hillsboro Hosts games at Hillsboro intermediate and Hillsboro Junior High throughout the season

Basketball

- Over 250 sign-ups in Hillsboro
- 350 sign-ups overall
- Steady climb of sign-ups each year
- Maypearl, Venus and Ferris competed against Hillsboro in the league
- Hillsboro hosted over 100 games in Hillsboro ISD gyms

Soccer

- Over 400 sign ups in Hillsboro and over 500 Kids overall in the league with Hillsboro and Whitney
- Numbers have climbed for soccer sign-ups every year and is projected to continue to rise
- Games are played at Wallace Park

Mr. Creech also noted that with the growth of the Soccer sign-ups. They had outgrown the fields at Wallace Park and have started using the outfields of larger baseball/softball fields.

Baseball and softball

- Over 600 league wide sign ups with Hillsboro taking up 1/3 of all sign-ups

- League consists of teams from Abbott, Itasca, Blum, Covington, Italy, Maypearl, Grandview, Milford and Whitney
- Itasca, Abbott and Blum play at Wallace Park as their "Home" field accommodating 27 teams
- Over 1,200 games have been played at Wallace Park in the 2021 season
- Wallace park has hosted girls 12U district tournament, boys 6U and 14U and the Texas State boys High School eligible tournament

Camps

- City of Hillsboro Recreation Department partners with HSA on camps for the youth
- Last camp was basketball with over 150 kids, all sign-ups received a free t-shirt, basketball and pizza
- HSA basketball coaches, volunteers and Recreation Department staff helped with the camp and all of the set up

Future

- The Future for HSA and the City is strong and continues to grow every year
- Number of kids signing-up for recreational sports in the City of Hillsboro continues to grow every year
- Wallace Park, school gyms and the Boys and Girls Club will continue to be the home base for all sports and recreational activities

(Agenda Item # 11)

Hold a Public Hearing, Second Reading of an Ordinance, and Deliberate and Act 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 John Cupee Survey, Abstract No. 156, the G. D. Tarlton Survey, Abstract No. 1139, and the Dixon Spears Survey, Abstract No. 858, Being a Portion of That Certain Tract of Land Described as 74.856 Acres and Recorded in Volume 1136, Page 787, of the Official Public Records of Hill County, Texas. Also Known as the Property to the South of the Stoneridge Addition.

[Planning Official Richard Reinhardt provided Council with the following information in the Council packets prior to the meeting: Right Now Investments, LLC has submitted a petition for the voluntary annexation of 13.88 acres to the south of the Stoneridge Addition. The applicant has plans for a 19.5-acre development with 67 lots. A portion of the 19.5 acres is already in the City Limits. Single Family Residential Uses are consistent with the Future Land Use Plan at this location. The Planning and Zoning Commission reviewed this annexation as well as the zoning designation at their meeting on July 11, 2022. The Commission forwarded their recommendation of approval of the annexation and Single Family Residential (SF-7) Zoning for the 13.88 acres proposed for annexation.] It was noted at the Council meeting that in the "SF-7" zoning district the minimum lot size is 7,400 s.f. and the minimum floor area in the dwelling is 1,200 s.f. living area.

With no further questions or comments from the Councilmembers, the Mayor opened the Public Hearing at 6:24 p.m. No one spoke for or against the proposed ordinance. Mr. Gerald and JoAnn Weiler residing at 406 Stoneridge had a few concerns about the drainage and the weight of work trucks traveling down the street causing damage. Mr. Tommie and Susan Cook residing at 200 Hubbard St. had a few concerns regarding the lot requirements between Single Family Residential (SF-5) and (SF-7) along with concerns on whether or not the developer would be

required to put in sidewalks in the new development. The Public Hearing was closed at 6:32 p.m. and the Mayor declared the second reading of the ordinance completed. The first reading on the ordinance was held at the July 19, 2022 Regular Council meeting. On motion by Councilmember Fleming and second by Councilmember Robinson
The first reading on the ordinance was held at the July 19, 2022 Regular Council meeting.
On motion by Councilmember Robinson and second by Councilmember Fleming
On roll call, the following votes were cast:
Ayes: Fleming, Lloyd, Robinson, Zarate, Richmond, Johnson
Nays: None Absent:
Proposed Ordinance No. O2022-08-07

(Agenda Item # 12)
Hold a Public Hearing, Second Reading of an Ordinance and Deliberate and Act on Accepting the Recommendation of the Planning and Zoning Commission to Rezone Property Located to the Southwest of Hubbard Street From Single Family Residential (SF-5) to Zero Lot Line Single Family Residential (ZLL).
[Planning Official Richard Reinhardt provided Council with the following information in the Council packets prior to the meeting: Right Now Investments LLC has plans for a 19.5-acre development south of Stoneridge Addition. A portion of the development is currently the subject of a proposed annexation. However, a portion of it is currently within the City Limits. Right Now Investments LLC is requesting to rezone a 2.05-acre portion of what is currently in City Limits from Single Family Residential (SF-5) to Zero Lot Line Single Family Residential (ZLL). The location would be a continuation of the existing ZLL homes on the west side of Hubbard Street and the purpose would be so that future development would remain consistent with the existing homes on the west side of Hubbard Street. This matter was presented to the Planning and Zoning Commission on July 11, 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 6:34 p.m. No one spoke for or against the proposed ordinance. The Public Hearing was closed at 6:36 p.m. and the Mayor declared the second reading of the ordinance completed. The first reading on the ordinance was held at the July 19, 2022 Regular Council meeting. On motion by Councilmember Fleming and second by Councilmember Robinson
On roll call, the following votes were cast:
Ayes: Fleming, Lloyd, Robinson, Zarate, Richmond, Johnson
Nays: None Absent:
Proposed Ordinance No. O2022-08-08

(Agenda Item # 13)
Hold a Public Hearing, Second Reading of an Ordinance and Deliberate and Act 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 Ewen Cameron Survey, Abstract No. 131, and the Augustus S. Ensworth Survey, Abstract No. 275, Being the Same Property by Reference as Recorded in Volume 1758, Page 758 and Volume 2153, Page 604 of the Official Public Records of Hill County, Texas. Also Known as the Property to the Northeast of Interstate Highway 35 and Highway 77.

[Planning Official Richard Reinhardt provided Council with the following information in the Council Packets prior to the meeting:] Buc-ee's LTD submitted a petition for the voluntary annexation of 25 acres to the northeast of Interstate 25 and Highway 77. The applicant has plans for the development of 35 acres for the future location of a Buc-ee's store. 10 acres is currently in the City Limits. Commercial uses are consistent with the Future Land Use Map for this location. The Planning and Zoning Commission reviewed this annexation as well as the zoning designation at their meeting on July 11, 2022. The Commission forwarded their recommendation of approval of the annexation and Commercial (C) Zoning for the 25 acres proposed for annexation.]

With no further questions or comments from the Councilmembers, the Mayor opened the Public Hearing at 6:38 p.m. No one spoke for or against the proposed ordinance. The Public Hearing was closed at 6:39 p.m. and the Mayor declared the second reading of the ordinance completed. The first reading on the ordinance was be held at the July 19, 2022 Regular Council meeting. On motion by Councilmember Robinson and second by Councilmember Zarate, the ordinance was approved.

On roll call, the following votes were cast:

Ayes: Fleming, Lloyd, Robinson, Zarate, Richmond, Johnson

Nays: None Absent:

Proposed Ordinance No. O2022-08-09

(Agenda Item # 14)

Hear and Deliberate on Assistant City Manager's Report:

a. National Night Out- Chief Cain stated this was the 18th Annual National Night Out. He wanted to commend the City Staff for all the hard work that they had put in to make the night successful.

There being no further business, the meeting was adjourned at 6:45 p.m.

Andrew L. Smith, Mayor

ATTEST:

Karen S. Warren, City Secretary