

City Council
City of Hillsboro, Texas
Minutes of Regular Meeting
April 2, 2024

Present were:

Scott Johnson, Mayor	Megan Henderson, City Manager
Dana Robinson, Councilmember	Tony Cain Assistant City Manager
Eric Fleming, Councilmember	Jasmine Guy, City Secretary
Larry Lloyd, Councilmember	Richard Reinhardt, Planning Official
Leann Richmond, Mayor Pro Tem	Jay Jolly, Councilmember
Christi Ward, Communications & Executive Assistant	
Vance Lipsey-Main Street and Retail Manager	

Councilmember Frances Zarate was absent.

Others present:

Shannon Cottongame, Reporter
Rev. Daniel Tanguma-First Baptist Church
Sargent Justin Penney, Hillsboro Police Department
Lynette Harrell, Hillsboro Chamber of Commerce Director
Allyson Cliett, Special Projects Coordinator
Rev. James Hoskins-First Methodist Church

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

Invocation was completed by Rev. James Hoskins of the First Methodist Church

Mayor Johnson led the Pledge of Allegiance.

Hear Statements from Persons Wishing to Address Council.

Jay McCollum, a resident at 300 E. Franklin spoke regarding the alcohol variance (agenda item #15.) He shared that he was a relatively new resident, but was present to represent different cities, counties, communities, and states. He provided statements about how he believes the granting of this variance will be a detriment to the community by increasing loitering, trafficking, panhandling, and gambling. Mr. McCollum asked council to analyze all of the liquor licenses that they have granted within Hillsboro and encouraged council to listen to the community's input on this matter.

Consent Agenda

Mayor Johnson informed Council that agenda numbers five (5) through thirteen (13) require no formal public hearing and are subject to being approved in a single motion. However, any City Councilmember or the City Manager may remove an item from the Consent Agenda to allow discussion and voting on the item individually.

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(Agenda Item #5)

Deliberate and Act on Approval of the Minutes for the Regular Meeting on March 19, 2024

(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 a Portion of Lots 13 and 14 and all of Lot 15, Shelton's Park Addition, all of Lot 21-R, Shelton's Park Addition and a Tract of Land Being 0.24 Acres Becoming Lots 21-R1, Lot 15-R and Lot 14-R, Shelton's Park Addition in the City of Hillsboro, Being the Same Property by Reference as Recorded in Volume 2280, Page 827 and Volume 2300, Page 764 of the Official Public Records of Hill County, Texas. Also Known as 210 and 214 West Madison Street.

Resolution No. R2024-04-21

(Agenda Item #8)

Deliberate and Act on a Resolution Accepting the Recommendations of the Planning and Zoning Commission Approving a Re-Plat of Lots 10 and 11, Block 60 McMullen Addition, Becoming Lot 10-R, Block 60, McMullen Addition, in the City of Hillsboro, Being the Same Property by Reference as Recorded in Volume 2298, Page 752 of the Official Public Records of Hill County, Texas. Also Known as 411 Peabody Street.

Resolution No. R2024-04-22

(Agenda Item #9)

Deliberate and Act on a Resolution Accepting the Recommendations of the Planning and Zoning Commission Approving a Re-Plat of Lot 30, Buck Addition, Becoming Lots 30R-1 and 30R-2, Buck Addition, in the City of Hillsboro, Being the Same Property by Reference as Recorded in Volume 2120, Page 386 of the Official Public Records of Hill County, Texas. Also Known as 312 Matthew Street.

Resolution No. R2024-04-23

(Agenda Item #10)

Deliberate and Act on a Resolution Accepting the Recommendations of the Planning and Zoning Commission Approving a Re-Plat of Lot 14, Craig Addition, Becoming Lots 14R-1 and 14R-2, Craig Addition, in the City of Hillsboro, Being the Same Property by Reference as Recorded in Volume 2051, Page 272 of the Official Public Records of Hill County, Texas. Also Known as 321 East Franklin Street.as Recorded in Volume 2266, Page 729. Also Known as 105 Anderson Street.

Resolution No. R2024-04-24

(Agenda Item #11)

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Deliberate and Act on a Resolution Accepting the Recommendations of the Planning and Zoning Commission Approving a Specific Use Permit (SUP) for a Short Term Rental at 424 Corsicana Street, Which is Located in the Single Family Residential (SF-5) Zoning District. Short Term Rentals are only Allowed by Specific Use Permit in the Single Family Residential (SF-5) Zoning District.

Resolution No. R2024-04-25

(Agenda Item #12)

Deliberate and Act on a Resolution Accepting the Recommendations of the Planning and Zoning Commission Approving a Specific Use Permit (SUP) for a Private Tattoo Studio at 105B East Franklin Street, Which is Located in the Central Business District (CBD). Private Tattoo Studios are only Allowed by Specific Use Permit (SUP) in the Central Business District (CBD).

Resolution No. R2024-04-26

(Agenda Item #13)

Deliberate and Act on a Resolution Accepting the Recommendations of the Planning and Zoning Commission Approving a Specific Use Permit (SUP) for a Private Tattoo Studio at 109 West Franklin Street, Which is Located in the Central Business District (CBD). Private Tattoo Studios are only Allowed by Specific Use Permit (SUP) in the Central Business District (CBD).

Resolution No. R2024-04-27

Mayor Johnson asked Council if there were any questions or comments regarding the Consent Agenda Items. Councilmember Robinson asked a question to City Manager, Megan Henderson regarding the new development of homes and new infrastructure. City Manager Henderson asked if she could answer the question during her presentation and Councilmember Robinson agreed, there were no further questions and no items removed from the Consent Agenda. On a motion by Councilmember Richmond and second by Councilmember Jolly, Consent Agenda Items #5 through #13 were accepted and approved.

On roll call, the following votes were cast:

Ayes: Fleming, Lloyd, Robinson, Richmond, Jolly

Nays: None Absent: Zarate

Regular Agenda

(Agenda Item #14)

Hold a Public Hearing, First Reading and Deliberate on an Ordinance Accepting the Recommendations of the Planning and Zoning Commission to Amend the Terms of the 2007 Zoning Ordinance, Known as Ordinance O2007-01-01, Whereby the Purpose is to Create a New Zoning Overlay Classification "Increased Density Single Family Residential Overlay" (ISF).

Planning Official, Richard Reinhardt presented the agenda item. He provided that this

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ordinance is to amend the terms of the 2007 ordinance to create a new zoning overlay classification of “Increased Density Single Family Residential Overlay.” The ISF, Increased Density Single Family Residential Overlay will provide flexibility in regards to lot size, front and rear setbacks, and exterior side yard setbacks in single family zoning districts without changing the underlying zoning. The minimum square footage requirements for floor area will still apply. The overlay will allow up to a 10ft difference on the minimum lot width from the underlying zoning district. There is also flexibility for corner lots depending on the underlying zoning district. The overlay also allows for a ten foot difference on the minimum lot depth. Setback allowances include a ten foot difference on the minimum front and rear yard setbacks and a five foot difference on the exterior side yard setback. The interior side yard setback is not affected by the proposed overlay. The Planning and Zoning Commission was able to meet on April 1, 2025 and forwarder their recommendation for approval.

Councilmember Richmond was able to ask a question in regards to the setbacks and zoning districts. Planning Official Reinhardt was able to provide her with an answer to her question. There were no further questions or comments from the Councilmembers. The Mayor opened the Public Hearing at 6:15p.m. Buddy Sheppard, a resident at 6203 FM 934 Milford, TX was able to stand and share that he is a developer in need of this overlay. That this will allow for him bring in a national builder. Their lot requirements require a 40ft width and 25ft front build. He added that he has about 516 lots for redevelopment and opened for any questions or comments. The Public Hearing was closed at 6:17p.m. The first reading of the ordinance was complete.

Ordinance No. O2024-04-07

(Agenda Item #15)

Hold a Public Hearing and Deliberate and Act on a Resolution Granting a Variance of the Distance Requirement from a Religious Institution for the Sale of Alcoholic Beverages in Accordance with Article 4.305 of the City Code of Ordinances.

Main Street and Retail Manager, Vance Lipsey presented the agenda item. He shared that new owners of Hill Stop Mart (222 E. Franklin St.) have submitted a TABC application to sell alcohol. There was some confusion amongst city staff as it was believed that the location was already selling alcohol, but that was not the case. Main Street Manager Lipsey shared that this is a new application and will be following the process as such. Council member Jolly was able to ask/make comments regarding the footage requirements. Main Street Manager Lipsey confirmed that it is still 300ft which makes it closer than the requirements to the church (First Baptist Church) that is directly across the street. Councilmember Robinson then asked about the 1,000ft requirement. Main Street Manager Lipsey provided that TABC may require a 1,000ft, but the City only requires 300ft. He added that the First Baptist Church and a smaller church are within that 300ft requirement.

The Mayor opened the Public Hearing at 6:20p.m. Pastor Daniel Tanguma of the First Baptist Church (300 E. Franklin St.) was able to speak. He shared that he would like to

provide some statistics and data regarding alcohol sales/consumption. He provided council with a variety of statistics and how the church would not be in favor of granting the variance. He added that the granting of this variance would seek to promote alcoholism and addiction. There were no further comments or statements. The public hearing was closed at 6:23PM. Councilmember Richmond made a motion to deny the granting of the variance and second was made by Councilmember Fleming.

On roll call, the following votes were cast:

Ayes: Fleming, Lloyd, Robinson, Richmond, Jolly

Nays: None Absent: Zarate

Resolution No. R2024-04-28

(Agenda Item #16)

City Manager Megan Henderson presented the following update on Goals 1-4. Goal #3 was presented first by Assistant City Manager, Tony Cain.

a. Update on Strategic Goals 1-4

iii. Support Preservation and Beautification

- March 02, 2024 City Wide Clean Up results:
 - 4 rear-load trucks
 - 31 construction 30-yard roll off containers
 - Total of 198.2 tons.
 - A benefit of \$18,874
- Clean Up March 30, 2024:
 - Hill College
 - City Staff
 - Community Volunteers/Hillsboro Welcome Mat
- Code Enforcement efforts continue:
 - 2 Citations have been issued to the Owners of Knox

i. Ensure Responsible, Equitable Growth

- 40 Pattons Mill Phase 3 - underway
- 120 Estimated 4-year infill - underway
- 67 Canaan Estates - underway
- 160 Project Buddy P1 – predevelopment
- 60 Park Terrace – predevelopment
- 180 Project Buddy P2 – predevelopment
- 100 Hillsboro Meadows P1 - predevelopment
- 15 Electra - predevelopment
- 67 Meadow Terrace – predevelopment
- 160 Project Buddy P3 – planned
- 200 Hillsboro Meadows P2&3 - planned
- 300 Project Mark
- 1469 Units in Pipeline

ii. Foster Transparency and Connection

- Staff is continuing to prioritize communication regarding city initiatives
- Unprecedented media coverage continues
- Updates on progress with street projects
 - Efforts to communicate with citizens

iv. Deliver Efficient, Effective Government

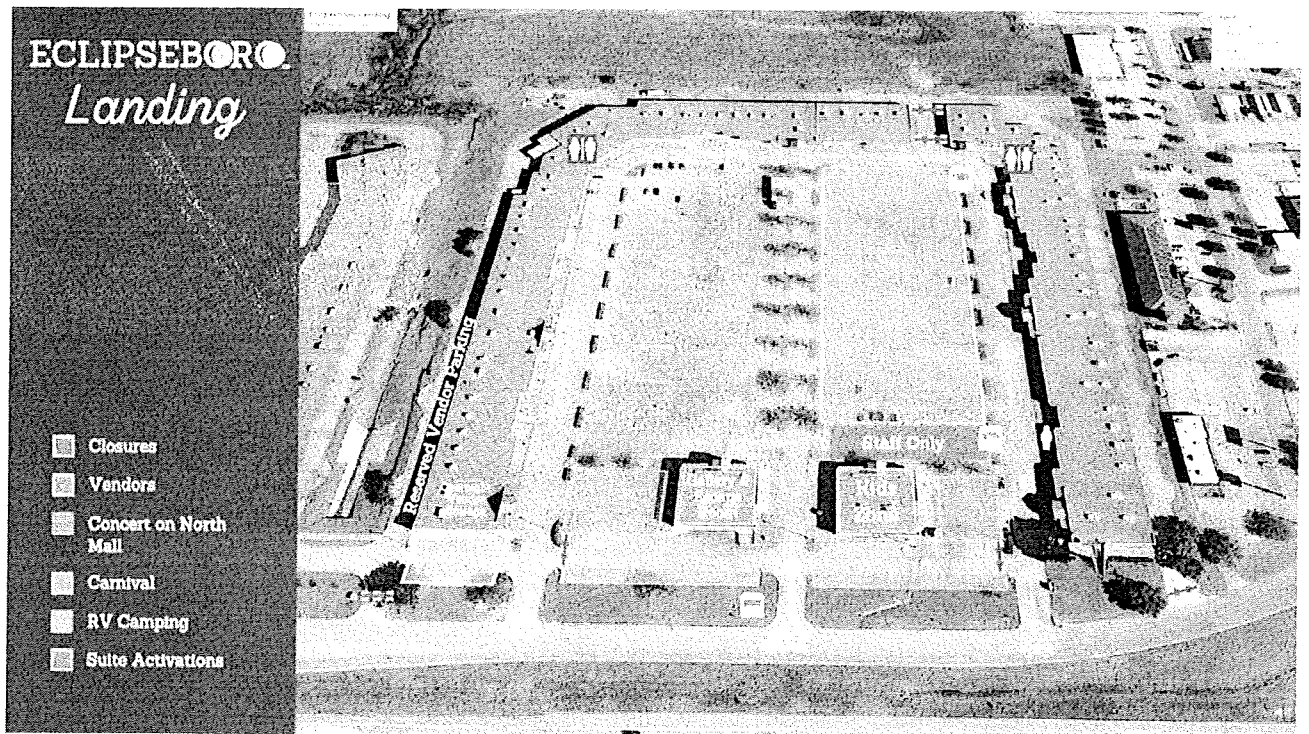
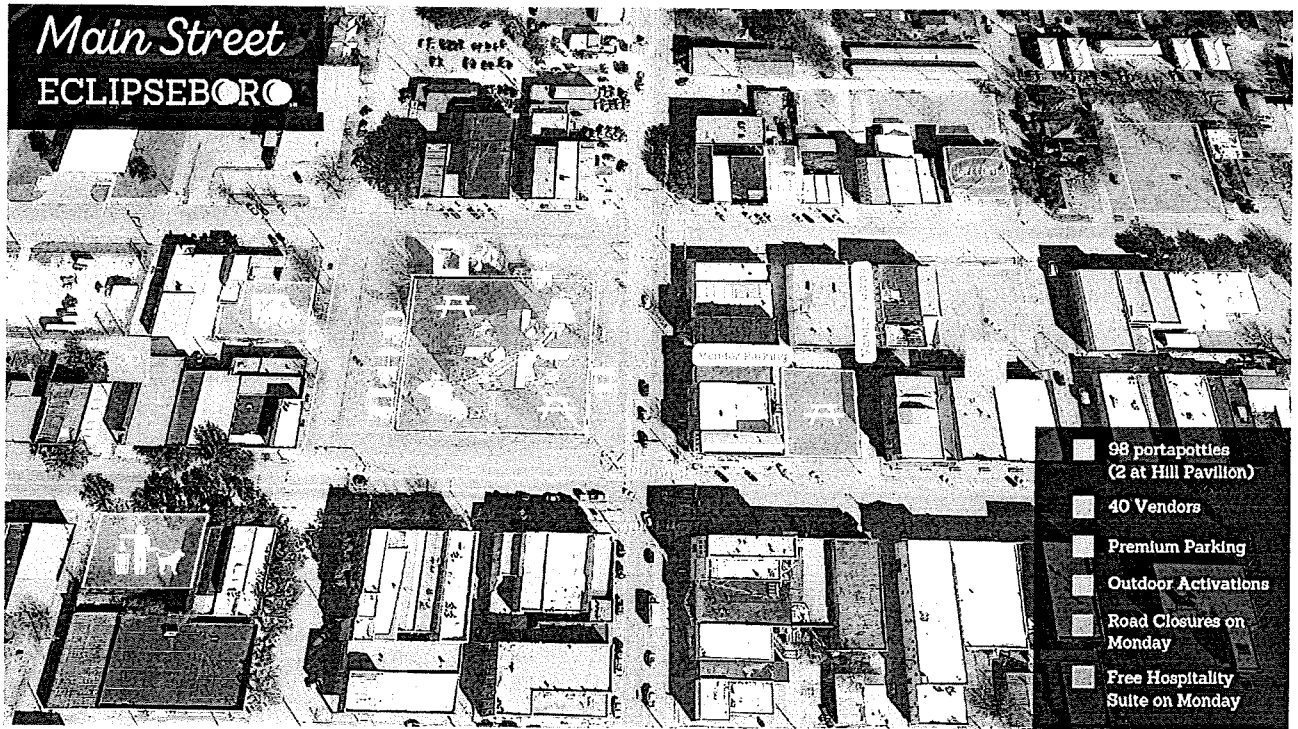
- Water Rate Review:
 - Still modeling alternatives
- Ambulance Grant:
 - Working to speed the receipt of the new ambulance;
possibility of funding for a second unit

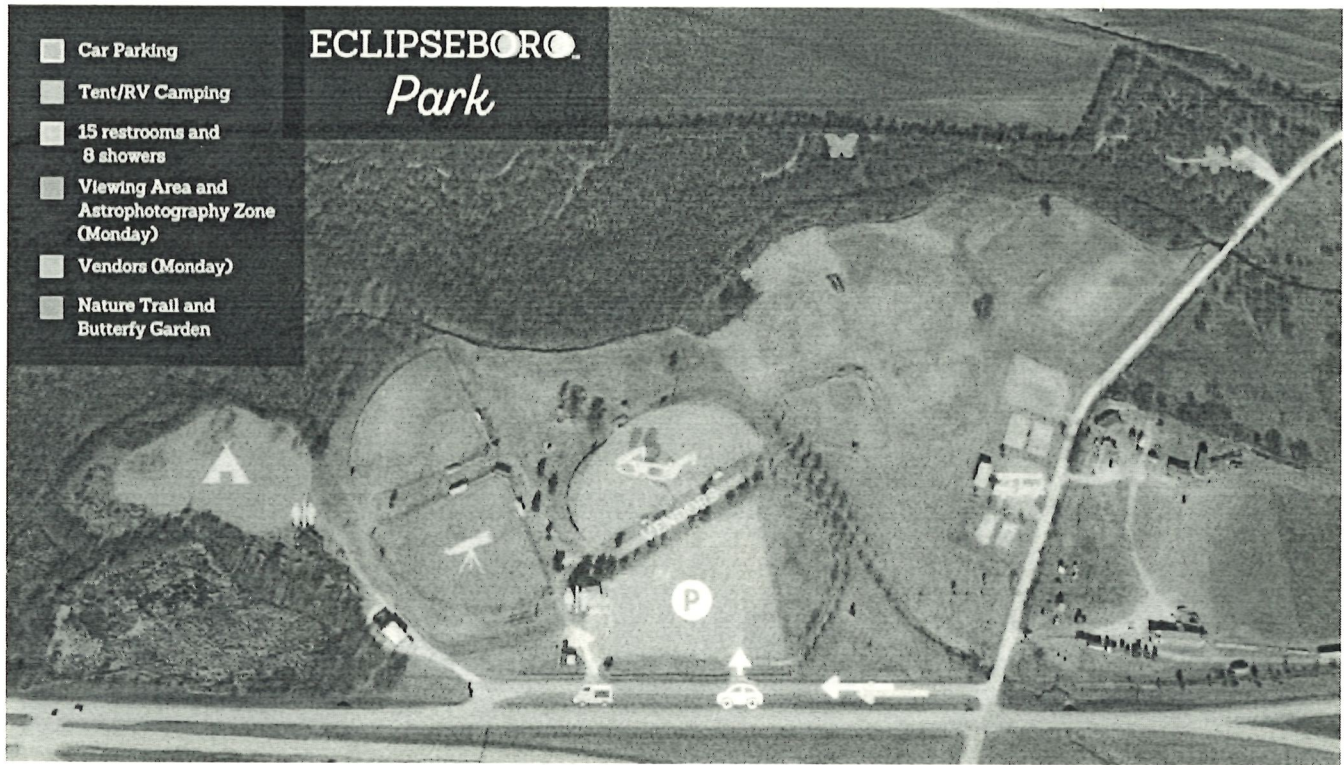
b. Recent and Upcoming Staff Activity and Events

Staff Updates/ Activities/ Events

- Processes Underway for Filling Key Positions
- Eclipse Countdown and Final Preparations Underway

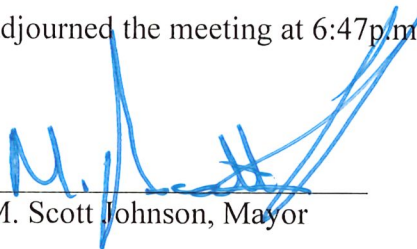




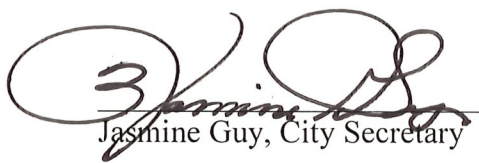


(Agenda Item #17)

With no further business to address, Mayor Johnson adjourned the meeting at 6:47p.m


M. Scott Johnson, Mayor

ATTEST:


Jasmine Guy, City Secretary