

City Council
City of Hillsboro, Texas
Minutes of Regular Meeting
April 1, 2025

Present were:

Scott Johnson, Mayor	Megan Henderson, City Manager
Leann Richmond, Mayor Pro Tem	Tony Cain, Assistant City Manager
Larry Lloyd, Councilmember	Jasmine Guy, City Secretary
Jay Jolly, Councilmember	Richard Reinhardt, Planning Official
Eric Fleming, Councilmember	Jessica Trew, Executive Director HEDC
Dana Robinson, Councilmember	Dale Snyder, Finance Director
Christi Ward, Communications & Executive Assistant	
Abigail Balderas, Accounts Payable Coordinator	

Councilmember Frances Zarate was absent

Others present:

Shannon Cottongame, the Reporter
Hillsboro Police Department
Reverend James Hoskins-First Methodist Church of Hillsboro
Lynette Hearell-Director of Hillsboro Chamber of Commerce

Mayor Johnson called the meeting to order at 6:00PM

The invocation was completed by Reverend James Hoskins of the First Methodist Church of Hillsboro.

Mayor Johnson led the Pledge of Allegiance.

Hear Statements from Persons Wishing to Address Council.

None of the attendees addressed council at this time.

Consent Agenda

Mayor Johnson informed Council that agenda numbers five (5) through (10) 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.

(Agenda Item #5)

Deliberate and Act on the Approval of the Minutes for the Regular Meeting on March 18, 2025

(Agenda Item #6)

Act on the Approval of Bills.

(Agenda Item #07)

Deliberate and Act on a Resolution Accepting the Recommendations of the Planning and Zoning Commission Approving a Specific Use Permit (SUP) for a Guest House at 201 Falcon Lane, Which is Located in the Single Family Residential (SF-9) Zoning District. A Guest House is Only Allowed with a Specific Use Permit (SUP) in the Single Family Residential (SF-9) Zoning District.

[Planning Director, Richard Reinhardt provided council with the following information within the council packet prior to the meeting: Herbert Leal applied for a Specific Use Permit (SUP) for a guesthouse in the fall of 2024. The Planning and Zoning tabled his request until requirements could be put in place for guesthouses for two reasons: 1.) The proposed location had not previously had a guesthouse; 2.) To establish criteria by which to evaluate future requests. Requirements were established in February of 2025 and Mr. Leal submitted an updated site plan meeting the requirements that had been adopted for guesthouses. His site plan indicates concrete pavers to provide an all-weather path to the guesthouse. Some of the pavers are shown on the site plan “to be added later.” The Planning and Zoning Commission discussed allowing Mr. Leal to have six months following the completion of the guesthouse to have all concrete pavers installed. The Commission addressed a concern that the appearance of the guesthouse was not compatible in architectural design, features and construction materials as the primary dwelling, in accordance with the requirements. Mr. Leal stated he would use brick and siding around the guesthouse so that it would match the house. The Planning and Zoning Commission reviewed this request at their meeting on Monday, March 24, 2025 and they forwarded their recommendation of approval and included that all concrete pavers need to be in place six months after the completion of the guesthouse.]

(Agenda Item #08)

Deliberate and Act on a Resolution Accepting the Recommendations of the Planning and Zoning Commission to Re-Plat Lot 1, Block A, Southwest Outlet Center Addition, Becoming Lots 1-R, 2-X, 4-R and 5-X, Block A, Southwest Outlet Center Addition, in the City of Hillsboro; Being the Same Property by Reference as Recorded in Volume 2246, Page 345 of the Official Public Records of Hill County, Texas.

[Planning Director, Richard Reinhardt provided council with the following information within the council packet prior to the meeting: A re-plat has been submitted for Lot 1,

Block A, Southwest Outlet Center Addition. This is the northern section of the interstate frontage portion of the outlet mall property. The re-plat shows two lots being platted out of Lot 1 for upcoming development. The Planning and Zoning Commission reviewed the re-plat at their meeting on Monday, March 24, 2025 and forwarded their recommendation of approval.]

(Agenda Item #09)

Deliberate and Act on a Resolution Accepting the Recommendations of the Planning and Zoning Commission to Re-Plat Lot 2, Block A, Southwest Outlet Center Addition, Becoming Lots 6-R and 7-X, Block A, Southwest Outlet Center Addition, in the City of Hillsboro; Being the Same Property by Reference as Recorded in Volume 2246, Page 345 of the Official Public Records of Hill County, Texas.

[Planning Director, Richard Reinhardt provided the following information within the council packet prior to the meeting: A re-plat has been submitted for Lot 2, Block A, Southwest Outlet Center Addition. This is the northern section of the interstate frontage portion of the outlet mall property. The re-plat shows one lot being platted out of Lot 2 for upcoming development. The Planning and Zoning Commission reviewed the re-plat at their meeting on Monday, March 24, 2025 and forwarded their recommendation of approval.]

(Agenda Item #10)

Deliberate and Act on a Resolution to Accept the Recommendations of the Planning and Zoning Commission to Conditionally Approve the Preliminary and Final Plat of Hillside Park Addition, Phase One, in the Extraterritorial Jurisdiction (ETJ) of the City of Hillsboro on a Certain Tract of Land Being 16.51 Acres Situated in the John E. Ross Abstract Survey, No. 750 and Being the Same Property by Reference as Recorded in Volume 2088, Page 5 of the Official Public Records of Hill County, Texas. Also Known as 1501 Highway 77.

[Planning Director, Richard Reinhardt provided the following information within the council packet prior to the meeting: A preliminary plat and final plat has been submitted for property located at 1501 Hwy 77. The purpose of the plat is to divide the property into three parcels in order to separate out individual ownership among three individuals. Additional right-of-way is being dedicated for Hillside Park Court to provide access to one of the lots. The applicant plans to submit civil plans for the construction of Hillside Park Court and for a waterline extension. The Planning and Zoning Commission reviewed the re-plat at their meeting on Monday, March 24, 2025 and forwarded their conditional recommendation of approval provided that corrections are made to the plat and that civil plans are submitted and accepted.]

Consent agenda items. There were no items removed from the Consent Agenda. There were no further questions or comments. On a motion by Councilmember Robinson and

second by Councilmember Fleming, Consent Agenda Items #5 through #10 were accepted and approved.

On roll call, the following votes were cast:

Ayes: Fleming, Lloyd, Robinson, Richmond, and Jolly

Nays: none Absent: Zarate

Resolution No. R2025-04-21,22,23,24

Regular Agenda

(Agenda Item #11)

Hold a Public Hearing, First Reading and Deliberate on an Ordinance Accepting the Recommendations of the Planning and Zoning Commission to Rezone Property Located to the West of North Outlet Drive and North of Old Brandon Road from Agricultural Residential (AR-1) and Commercial (C) to Multifamily Residential (MF-12); All that Certain Lot, Tract or Parcel of Land Located in Hill County, Texas and Being All of a 0.379 Acre Tract Situated in the W. Mills Abstract Survey, No. 638 and a Portion of a 38.758 Acre Tract Situated in the H. Weatherly Abstract Survey, No. 972; Being the Same Property by Reference as Recorded in Volume 2202, Page 712 and a Portion of the Property as Recorded in Volume 2202, Page 710.

Planning Director, Richard Reinhardt presented the agenda item. He informed council that Hillsboro Trails submitted a rezoning application for the purpose of allowing the development of a mixed income senior apartment housing development as presented to council during the February 4th council meeting. The proposed housing development will include thirty-six (36) apartment units. Planning Official Reinhardt was able to reference the PowerPoint illustrating the 200ft notification area. He reported that he received one response asking for clarification. He also referenced the Future Land Use Map indicating how the zoning is compatible with recommendations of the Future Land Use Map and the Comprehensive Land Use Plan. The plan showed the recommendation for high density residential uses. The Planning and Zoning Commission reviewed this request at their meeting on Monday, March 24, 2025 and forwarded their recommendation of approval.

There were no questions or comments from council, Mayor Johnson opened the public hearing at 6:07p.m. No one spoke for or against the ordinance. Mayor Johnson closed the public hearing at 6:08p.m. The first reading of the ordinance complete.

Ordinance No. O2025-04-04

(Agenda Item #12)

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 No. O2007-01-01 (Last Amended by O2025-02-01), Whereby the Purpose is to Amend Section 2.11, Permitted Use

Legend and Table, and Section 3.24, “CBD” Central Business District Regulations, to Allow “Multifamily Dwellings Without Ground Floor Retail” with a Specific Use Permit (SUP) in the Central Business District (CBD).

Planning Director, Richard Reinhardt presented the agenda item. He reported that Multifamily dwellings are permitted by right in the Central Business District (CBD) with a 40% ground floor retail requirement. He added that the ground floor retail requirement has provided challenges for certain properties removed from the square, but yet still apart of the Central Business District (CBD.) The proposed ordinance will allow the Specific Use Permit (SUP) process to determine whether the ground floor retail requirement is needed at a particular location by allowing proposed multifamily dwelling units or buildings to be examined on a case-by-case basis and whether or not the proposed units should require ground floor retail. Planning Director Reinhardt was able to reference a map within the PowerPoint in which indicated the designated areas in which are subject to the SUP process. The Planning and Zoning Commission forwarded their recommendation for approval during their meeting on March 24th.

Councilmember Lloyd asked if this would eliminate the 40% ground floor retail requirement all together. Planning Director Reinhardt was able to explain and provide clarification of how it will not eliminate the 40% requirement. Councilmember Richmond asked about the target areas in which this will effect. Planning Director Reinhardt and City Manager Henderson were able to provide further detail regarding in the areas in which this will most likely apply too. Mayor Johnson was able to open the public hearing at 6:13p.m. A member from the audience was able to ask a question regarding the details of the SUP. Planning Director Reinhardt was able to provide a response to her question. Mayor Johnson closed the public hearing at 6:15p.m. The first reading of the ordinance was declared complete.

Ordinance No. O2025-04-05

(Agenda Item #13)

Hold a Public Hearing, First Reading and Deliberate on an Ordinance Amending Article 4, Business Regulations, Section 4.1, Alcoholic Beverages, by Changing “Indoor Commercial Recreational Establishment” to “Commercial Recreational Establishment” and Amending the Definition.

Planning Director, Richard Reinhardt presented the agenda item. He reported that in the Business Regulation section of the City Code of Ordinances, under the Alcoholic Beverage Ordinance, “Indoor Commercial Recreational Establishment” is utilized. The proposed amendment is requesting for “indoor” to be removed from the term and for the definition to be amended to include outdoor spaces. The term will be listed as “Commercial Recreational Establishment.”

There were no questions or comments from council, Mayor Johnson opened the public hearing at 6:17p.m. No one spoke for or against the ordinance. Mayor Johnson closed the public hearing at 6:18p.m. The first reading of the ordinance complete.

Ordinance No. O2025-04-06

(Agenda Item #14)

Hold a Public Hearing, First Reading and Deliberate on an Ordinance on Amending Ordinance No. O2024-09-18, Comprehensive Fee Schedule, as Amended, Adopted on September 30, 2024, by Amending the Alcoholic Beverage Permit Fee Schedule.

Planning Official, Richard Reinhardt presented the agenda item. Presently the fee schedule for alcoholic beverage permits references the state's fee schedule. However, the city should not be outlining their fees based on the state's fee scheduled. Staff is recommending for the ordinance to be amended as follows:

- An initial up front administration fee of \$50
- Annual permit fee of \$200

There were no questions or comments from council, Mayor Johnson opened the public hearing at 6:18p.m. No one spoke for or against the ordinance. Mayor Johnson closed the public hearing at 6:19p.m. The first reading of the ordinance complete.

Ordinance No. O2025-04-07

(Agenda Item #15)

Hear and Deliberate on the City Manager's Report

- City Manager Megan Henderson presented the following update on Goals 1, 2, and 4.
- Assistant City Manager, Tony Cain presented on goal #3

a. Update on Strategic Goals 1-4

iii. Support Preservation and Beautification

- Update on Knox Fuel Stop: Deputy Fire Marshal Cary continues to write citations for substandard buildings. The owners of Knox were recently sent a letter in reference to the fuel canopies being damaged during the wind storm. They were advised to clean up. Since September of 2023, FM Cary issued 46 citations and they have paid 45 of them.
- Amigos: New owners met with City officials and are seeking zoning changes for use on north part of their property.
- 81 Motel: Next step is to get electricity.
- Walmart: Inspectors had a pre-con meeting with the general contractors and they will begin a full store remodel April 11

- Building and Standards Board: Meeting April 17 and will be at the PSB due to elections at HCH. Will be taking three properties before the board.
- Hillsboro Operation Welcome Mat: Helped with Citywide Cleanup March 22 and assisting with signage for upcoming events.
- Curb clean-up: Code enforcement has been working cases, leaving door hangars, sent letters and made a Facebook post.
- O'Reilly Auto parts: They have put the walls up and roof on. They want to be done by June 1st.
- Southern Star Storage: Beginning to make progress. The foundation has been leveled, and they are starting to put in the drainage.

- 43 Pattons Mill Phase 3 – underway (2025/26)
- 120 Estimated 4-year infill – underway (2025-29)
- 156 Somerset Phase 1 – underway (2025/26)
- 78 Park Terrace – underway (2025/26)
- 78 Canaan Estates – predevelopment
- 181 Somerset Phase 2 – predevelopment
- 124 Hillsboro Meadows P1 - predevelopment
- 15 Electra – predevelopment
- 65 Meadow Terrace – predevelopment
- 200 Project Soas – predevelopment
- 170 Somerset Phase 3 – planned
- 200 Hillsboro Meadows P2&3 - planned
- 300 Project Mark - planned
- 1730 Units in Active Pipeline
- **Approximately 1200 additional units contemplated**

- 43 Pattons Mill Phase 3 – onsite by developer
- 120 Estimated 4-year infill – existing
- 334 Somerset Phase 1 & 2
 - New onsite infrastructure by developer
 - Offsite infrastructure
 - Water line from College Tower will be needed to serve this and other additional development in the area, installed via Developer Participation Agreement (DPA)
- 78 Park Terrace –
 - New onsite infrastructure by developer
 - Offsite infrastructure
 - Water line adjacent to development to be replaced via DPA
- 78 Canaan Estates – onsite by developer
- 124 Hillsboro Meadows P1
 - Requesting City assistance with onsite via TIRZ
- 15 Electra – onsite by developer

- 65 Meadow Terrace – onsite by developer

i. Responsible, Equitable Growth

- Water Supply
 - Raising Lake Aquilla
 - Update Study (\$400k, time)
 - ½ from Corps of Engineers (USACE)
 - ½ from Aquilla WSD Board (us)
 - Get Federal approval for project (done)
 - Seek funding. USACE expects no federal funding
 - Make Better Use of Existing Water
 - Reduce water loss to free up more water
 - Explore reuse of partially treated “grey water” for industry/ irrigation
 - Reallocation of Lake Whitney seems to be moving forward

ii. Foster Transparency and Connection

- Staff is continuing to construct the new City website.
- Staff is using in-person, newsletter, newspaper, website and social media to share information regarding city initiatives.
- Meeting videos are on the City’s YouTube channel
- Citizens Communications Committee and Staff Communications Committee met last month

iv. Deliver Efficient, Effective Government

- Council/ management collaboration
- Consistency and continuity across departments
 - Comp planning
 - Shared training
- Culture of employee retention and professional development
- Follow and build on the Strategic Plan
 - Implementation Report to Council coming soon
 - Comprehensive Plan
 - Kickoff planned for April 23-24
 - Comprehensive Plan Advisory Committee will Form Soon

b. Staff Activities and Events

- Customer service training continues for citizen-facing employees
- Starlight Bar Night: April 4th
- MALLMAGEDDON: April 17-20th
- ChurroFest: May 17th

(Agenda Item #15)

Hold a Closed Session Under the Provisions of Section 551.087 of the Government Code (Economic Development.)

Mayor Johnson announced entrance into closed session at 6:33p.m.

(Agenda Item #16)

Reconvene in open session

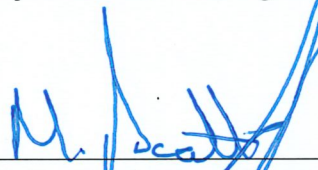
Mayor Johnson announced the exit from closed session at 6:48p.m.

(Agenda Item #17)

Deliberate and Act on Matter Discussed in Closed Session, If Any

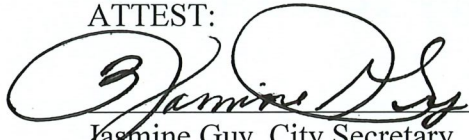
None

With no further business to address, Mayor Johnson adjourned the meeting at 6:49p.m.



M. Scott Johnson, Mayor

ATTEST:



Jasmine Guy, City Secretary

Note:

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