

City Council
City of Hillsboro, Texas
Minutes of Regular Meeting
July 17, 2018

Present:

Edith Turner Omberg, Mayor
Eric Fleming, Councilmember
Andy Smith, Mayor Pro Tem
Dana Robinson, Councilmember
Frances Zarate, Councilmember
David Skelton, Councilmember
Scott Johnson, Councilmember

Frank Johnson, City Manager
Tony Cain, Chief of Public Safety
Jerry Barker, Comm. Dev. Director
Richard Reinhardt, Planning Technician
Melissa Boyle, Director of Finance/HR
Lauralee Vallon, City Attorney
Karen S. Warren, City Secretary

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

The Invocation was given by Rev. Melissa Graham of Line Street Methodist Church, Hillsboro.

Mayor Omberg 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 July 3, 2018 and Budget Workshop on July 10, 2018.

Deliberate and Act on the Approval of Bills.

On motion by Councilmember Robinson and second by Councilmember Zarate the consent agenda was approved.

On roll call the following votes were cast:

Ayes: Fleming, Smith, Robinson, Zarate, Skelton, Johnson

Nays: None Absent: None

Regular Agenda

Hold a Public Hearing, First Reading of an Ordinance, and Deliberate on Accepting the Recommendations of the Planning and Zoning Commission to an Amendment of the Terms of the 2007 Zoning Ordinance, Known as Ordinance O2007-01-01 (Last Amended by Ordinance O2016-02-02), Whereby the Purpose of this Proposed Zoning District is to Create and Designate a New Zoning Classification "Restricted Neighborhood Commercial (RNC)", This New Proposed District is Primarily Intended as a Transitional District to Allow for Some Commercial Uses While Protecting the Integrity of the Neighboring Residential Districts and Uses.

Community Development Director Jerry Barker reminded Council that they had a discussion with Staff on updating the Comprehensive Land Use Plan & Thoroughfare Plan, including the Zoning Ordinance and Zoning Map which prompted workshops and town hall meetings. Workshops were held on October 24, 2017 and March 27, 2018, along with town hall meetings that were held on May 22, 2018 and June 19, 2018. The Planning and Zoning Commission was in attendance at the town hall meetings. Interested citizens had an opportunity to be heard concerning review and discussion of the existing Comprehensive Land Use Plan & Thoroughfare Plan, including the Zoning Ordinance and Zoning Map with discussions of amending plans to accommodate a new transitional zoning classification. Mr. Barker showed a slide in the PowerPoint presentation of the Permitted Uses in a Restricted Neighborhood Commercial (RNC) Zone and the Specific Uses in a Restricted Neighborhood Commercial (RNC) Zone. There was some discussion on the difference between permitted uses and specific uses for the RNC District. Specific Uses need a Specific Use Permit (SUP) in order to be allowed and these uses would need to go before the Planning and Zoning Commission and Council for approval before being allowed.

It was also noted that the name “Restricted Neighborhood Commercial” was chosen upon the recommendation of the City Attorney and this agenda item was only to create a new zoning classification and not intended to designate any particular location. Mr. Barker further explained that the RNC is primarily intended as a transitional district to allow for some less intense commercial uses while protecting the integrity of the neighboring residential districts and uses. Signs permitted in the RNC District; parking in the district, non-residential masonry and articulation regulations and screening, buffer and landscaping requirements were also addressed. Mr. Barker said this matter to accommodate a new transitional zone was presented to the Planning and Zoning Commission on July 16, 2018 to deliberate and forward their recommendations to City Council. The Commission, by a majority vote recommended approval of the new RNC transitional zone.

The Mayor opened the Public Hearing at 6:23 p.m. and Mr. Scott Hill, 6469 State Hwy. 171, was the only one that spoke during the Public Hearing. In regards to the residential property he owns, Mr. Hill voiced concerns in regards to the screening/buffer and landscaping requirements between the commercial and residential uses. The Public Hearing was closed at 6:25 p.m. However, after the Public Hearing it was determined by Council that this agenda should be tabled for further consideration.

Mayor Pro Tem Smith made a motion to table the agenda item and the motion was seconded by Councilmember Robinson.

On roll call the following votes were cast:

Ayes: Fleming, Smith, Robinson, Zarate, Skelton, Johnson

Nays: None Absent: None

Proposed Ordinance No. O2018-07-03 TABLED

Hear and Deliberate on a Presentation Regarding the Proposed 2018-2019 Budget.

City Manager Frank Johnson told Council that the renewal proposal from (BCBS) Blue Cross Blue Shield (which currently provides coverage for Employee Health Insurance) and AmFirst was not available at the time when Council was given the draft budget at the Budget Workshop on July 10th. Staff received the renewal proposal and it reflects a 4.4% rate decrease which frees up funds for other areas in the budget including street improvements, landscaping for community appearance and funds to cover leasing a building for storage of city records.

Hear and Deliberate on City Manager’s Report on:

- a. **Street Improvements** – Last week, the Street Department focused on repairing utility cuts and doing pothole patching on various streets along the July 14th Peabody Parade route.
- b. **Main Street** - Main Street Manager Chris Moore was at a Main Street Conference in Amarillo last week.
- c. **Community Appearance** – There was no new action to report.
- d. **Local History and Genealogy Library and Building for Antique Fire Engines** – There was no news to report.
- e. **City Council Budget Workshop and Special Meeting – July 31, 2018.** Budget Workshop starts at 5:15 p.m. and the Special Meeting at 6:00 p.m. (Both held at Historic City Hall, 127 E. Franklin Street)
- f. **National Night Out** – Tuesday, August 7, 2018

Hold a Closed Session Under the Provisions of Section 551.072 of Government Code (Deliberations About Real Property) Real Property Related to Records Storage.

The Mayor announced the City Council would begin its Executive Session at 6:32 p.m. with all Councilmembers present.

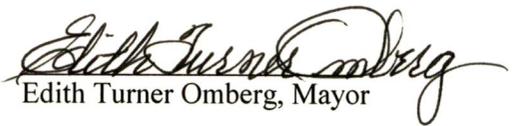
Reconvene in Open Session.

The Council reconvened at 6:51 p.m. with all Councilmembers present.

Deliberate and Act on Matters Discussed in the Executive Session, if Any.

No action was taken.

There being no further business, the meeting was adjourned at 6:52 p.m.


Edith Turner Omberg, Mayor

ATTEST:


Karen S. Warren, City Secretary

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