



## The City of Liberty Hill

P.O. Box 1928, Liberty Hill, Texas 78642  
Phone: (817) 778-5440 Fax: (817) 778-5418

# PLANNING & ZONING COMMISSION MINUTES

MONDAY - MARCH 26, 2018 - 12 NOON

City Council Chambers - 2801 Ranch Road 1869

### CALL TO ORDER

Special Meeting of the Planning & Zoning Commission of Liberty Hill was called to order by Chris Pezold – Vice Chair at 12 Noon on Monday - March 26, 2018 in Council Chambers located at 2801 Ranch Road 1869 in Liberty Hill, Texas. Invocation was given followed by reciting of the Pledge of Allegiance and Texas Pledge. **P & Z Members Present:** Chris Pezold, Wes Griffin and Cheryl New; 100% in attendance. **Staff & Guests:** Sally McFeron; Guest – Brian Williams; Guest – Nick McIntyre; others and Barbara Zwernemann.

### PUBLIC HEARING

Chris Pezold opened the Public Hearing at 12:11 PM, stating that NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS THAT Clayton Bean has made application for a Conditional Use Permit for property located at 10790 TX-29 in the City of Liberty Hill, Texas. The proposed project is described as follows:

A request for conditional use permit to Section 4.00 Zoning Districts, Use Regulations, and Lot Design Standards, specifically, 4.09.01 Types of Use related to the General Commercial/Retail (C-3) Zoning District of the Unified Development Code to allow Office/Warehouse Use on property located at 10790 Tx-29, Liberty Hill, Texas, WCAD Parcels R478901 and R478902.

The City of Liberty Hill Planning & Zoning Commission will hold a Public Hearing on this Application on MONDAY – MARCH 26, 2018 at 12:00 NOON at the Liberty Hill Municipal Court Building located at 2801 Ranch Road 1869 in Liberty Hill, Texas, and City Council will hold a Public Hearing on this Application on MONDAY – MARCH 26, 2018 at 6:30 PM at the Liberty Hill Municipal Court Building located at 2801 Ranch Road 1869 in Liberty Hill, Texas.

A copy of said Application and additional information may be reviewed at Liberty Hill City Hall at 926 Loop 332 in Liberty Hill, Texas between the hours of 8:30 AM to 4:30 PM – Monday through Friday prior to the Public Hearing. Comments regarding the Application for Conditional Use may be emailed to [smcferon@libertyhilltx.gov](mailto:smcferon@libertyhilltx.gov) or mailed to 926 Loop 332, Liberty Hill, TX 78642.

Nick McIntyre - Engineer for the project was present to discuss the project with the Planning & Zoning Commission. The Public Hearing was closed at 12:20 PM.

### REGULAR AGENDA

Discussion and Recommendation to the City Council on Ordinance 18-O-\_\_\_, establishing findings of fact related to the request for conditional use permit to Section 4.00 Zoning Districts, Use Regulations, and Lot Design Standards, specifically 4.09.01 Types of Use related to the General Commercial/Retail (C-3) Zoning District of the Unified Development Code (UDC) to allow Office / Warehouse Use on property located at 10790 Highway 29 - Liberty Hill, Texas, as requested by Nick McIntyre, P.E. on behalf of Clayton Bean. Recommendation: Sally McFeron –

Director of Planning presented an overview on a request for a conditional use permit as referenced above to allow Office / Warehouse Use at 10790 Highway 29 in Liberty Hill. If approved, a newly constructed building will be placed toward the back on the property, leaving frontage on Highway 29. Cheryl New and Chris Pezold stated they did not wish to have this project mirror a similar project on Highway 29 which does not have landscaping or barrier of any kind. Commissioners agreed on construction of the new building but feel strongly there should be a barrier which makes the property more aesthetically pleasing from Highway 29. Cheryl New cited another business on Highway 29 which built a new structure with plans for landscaping for beautification of Liberty Hill. However, that hasn't occurred. On motion by Wes Griffin and second by Cheryl New, the request for conditional use permit was approved unanimously, contingent on receipt of a plan for beautification along Highway 29; the recommendation will be forwarded to City Council.

**Discuss and Consider recommendation regarding Officers, specifically for the position of Chair of the Planning & Zoning Commission. Recommendation - Chair:** Chris Pezold - Vice Chair reported that the Planning & Zoning Commission must elect a Chair due to the recent resignation of Clyde Davis. Discussion was held. Wes Griffin nominated Chris Pezold. On motion by Wes Griffin and second by Cheryl New, Chris Pezold was elected to serve as Chair. Motion passed unanimously.

**Recommendation - Vice Chair:** Chris Pezold stated that P & Z Commission will need to elect his replacement to serve as Vice Chair; he then nominated Wes Griffin as Vice Chair. On motion by Chris Pezold with second by Cheryl New, Wes Griffin was unanimously elected to serve as Vice Chair. Recommendations for Chair and Vice Chair will be made to City Council.

**Discuss and Consider recommendation from the Planning & Zoning Commission to City Council for filling one vacancy on P & Z created by the resignation of Commissioner Dave Widmer. Recommendation:** Since the last Planning & Zoning Commission meeting, Commissioners have been considering applicants to fill one vacancy on the P & Z Commission. Discussion was held. On motion by Wes Griffin and second by Cheryl New, for the appointment of Brian Williams to serve P & Z. He was unanimously elected to serve on P & Z. Recommendation will be made to City Council for this appointment.

#### **ADJOURNMENT**

On motion by Wes Griffin and second by Cheryl New, the meeting was adjourned at 1:28 PM.

/s/ Barbara Zwernemann

**BARBARA ZWERNEMANN  
CITY SECRETARY**