



## The City of Liberty Hill

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# PLANNING & ZONING COMMISSION MINUTES

MONDAY - MAY 1, 2018 - 12 NOON

City Council Chambers - 2801 Ranch Road 1869

### CALL TO ORDER

The regular meeting of the Planning & Zoning Commission of Liberty Hill was called to order by Wes Griffin – Vice Chair at 12 Noon on Monday – May 1, 2018 in Council Chambers located at 2801 Ranch Road 1869 in Liberty Hill, Texas. Invocation was given by Wes Griffin followed by reciting of the Pledge of Allegiance and Texas Pledge. Council Members Present: Wes Griffin, Cheryl New, and Brian Williams. Staff & Guests Present: Sally McFeron; Guest – Jeff Guerrero with Carlson, Brigrance and Doering, Inc; Guest – John Tatum with Trio Development LLC; others; and, Barbara Zwernemann.

### PUBLIC HEARING

Wes Griffin opened the Public Hearing at 12:15 PM, stating that NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS THAT **on behalf of Century Land Holdings, LLC, Carlson, Brigrance and Doering, Inc. has made application for a variance for property located in the Grayson (Highland Terrace Phase 2) Subdivision in the City of Liberty Hill, Texas.**

**The proposed project is described as follows: A request for a variance to Section 4.00 Zoning Districts, Use Regulations, and Lot Design Standards, specifically, 4.11.05 (B) Lot Dimension Standards, Minimum Lot Width.**

Geoff Guerrero – Director of Planning, Carlson, Brigrance and Doering, Inc., presented the request for variance to the Planning & Zoning Commission.

The Director of Planning with Carlson, Brigrance and Doering, Inc. stated that this request is for the allowance of 40'-wide lots in Century Properties' subdivision of Grayson. This will allow for a broader selection of homes and will maintain affordability in this master-planned community. This request applies to Phase 2 only and will be intermixed with other sized lots. There were 50'- and 60'-wide lots in Phase 1 of the development. Allowing for 40'-wide lots will increase the number of lots in Phase 2 from 67 to 88. The 40'-wide lots will be on the interior of the neighborhood, leaving the larger lots to back the adjacent neighborhood.

### PUBLIC COMMENTS

Planning & Zoning Commission welcomes public comments regarding the agenda of regular meetings; any individual wishing to speak should submit a Public Comment form. **OUTCOME:** *No comments*

The Public Hearing was closed at 12:20 PM.

REGULAR AGENDA

**On motion by Cheryl New and second by Wes Griffin, the Minutes of the Planning & Zoning Commission meeting of March 26, 2018 were approved. OUTCOME: Motion passed on vote of 2 AYES; 0 NAYS; 1 ABSTENTIONS.**

**Discuss and Consider Taking Action on a request for variance to Section 4.00 Zoning Districts, Use Regulations, and Lot Design Standards, specifically, 4.11.05 (B) Lot Dimension Standards, Minimum Lot Width of the Unified Development Code to allow 40ft Lot Width in a High Density Residential (SF-3) District within Phase 2 of the Greyson Subdivision located off Hwy 183 North in the City Limits of Liberty Hill. Recommendation: Sally McFeron – Director of Planning stated that in addition to the information Geoff Guerrero provided, the Developer would still be tasked with an updated preliminary design plan. The Director of Planning stated that the current UDC does not allow for 45’-wide lots but there have been development agreements historically which granted variance for smaller lots. On motion by Cheryl New and second by Brian Williams, the request for a variance to Section 4.00 Zoning Districts, Use Regulations, and Lot Design Standards, specifically, 4.11.05 (B) Lot Dimension Standards, Minimum Lot Width of the Unified Development Code to allow 40ft Lot Width in a High Density Residential (SF-3) District within Phase 2 of the Greyson Subdivision located off Hwy 183 North in the City Limits of Liberty Hill was accepted. Motion passed on vote of 3 AYES; 0 NAYS; 0 ABSTENTIONS.**

**ADJOURNMENT**

On motion by Brian Williams and second by Cheryl New, the meeting was adjourned at 12:26 PM.

/s/ Barbara Zwernemann  
BARBARA ZWERNEMANN  
CITY SECRETARY