



Liberty Hill City Council

BOARD OF ADJUSTMENTS

Agenda

Wednesday, August 4, 2021

6:00 PM

1801 RR 1869

Liberty Hill, Texas

LIZ BRANIGAN, MAYOR

KATHY CANADY, COUNCILMEMBER

TONY DEYOUNG, COUNCILMEMBER

CHRIS PEZOLD, COUNCILMEMBER

CRYSTAL MANCILLA, COUNCILMEMBER

ANGELA JONES, COUNCILMEMBER

LIVE VIDEO ACCESS

Please click link on the City's Facebook page to watch the meeting live.

PLEASE SILENCE YOUR CELL PHONES

NOTICE

Notice is hereby given that a Special Meeting of the City Council of Liberty Hill will be held Wednesday, August 4, 2021, at 6:00 PM at 2801 RR 1869 in Council Chambers to discuss items as follows. All items are subject to action.

1. CALL TO ORDER
 - a. Establish quorum

2. PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Liberty Hill has been asked to review and approve the following application(s), to wit:

A request for an administrative appeal/variance from the 45 square feet maximum of wall signage, as outlined in Chapter 14, section 6.12.05 (B), Table 6-3, of the Unified Development Code, to allow 63.29 square feet of wall signage in the C-3 (General Commercial/Retail) zoning district on the following property:

S9247 – HWY 29 Business Plaza, Block A, Lot 2, 1.045 acre tract and being Williamson County tax parcel R – 605493, known as 12950 WEST STATE HIGHWAY 29, LIBERTY HILL, TX 78642.

In accordance with Section 211.008, Texas Local Government Code, the Board of Adjustment's jurisdiction extends to and includes the following final actions:

1. Appeal of an Administrative Decision
2. Administrative Exception

The Board of Adjustment will take final action on this matter at the Liberty Hill Municipal Courthouse, 2801 Ranch Rd 1869, Liberty Hill, TX 78642 on **Wednesday, August 4, 2021 at 6:00 PM**. For more information, you may either visit the Development Services Department at 100 Forrest Street, call (512) 778-5449, or send an email to planning@libertyhilltx.gov.

3. REGULAR SESSION

- a. Discussion and possible action on variance request for the O'Reilly Auto Parts sign upgrade. Presented by John Byrum, Director of Planning

4. ADJOURNMENT

All items listed above are eligible for both discussion and action unless expressly stated otherwise. Council, Boards, and Commissions reserve the right to adjourn into Executive Session at any time during the course of the meeting to discuss any item listed above, as authorized by Texas Government Code Section §551.071 (Consultation with Attorney), §551.072 (Deliberations about Real Property), §551.073 (Deliberations about Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations about Security Devices), and §551.087 (Development). In compliance with the Americans with Disabilities Act, the City of Liberty Hill will provide reasonable accommodation for persons attending meetings. To better serve you, requests need to be received 48 hours prior to the meeting. Contact the City Secretary at 512-778-5449 – Extension 112.

POSTING CERTIFICATION: I, NANCY SAWYER – CITY SECRETARY – CITY OF LIBERTY HILL certify that the attached notice of meeting was duly posted on the bulletin board at Council Chambers located at 2801 Ranch Road 1869 in Liberty Hill, Texas and on the City website (www.libertyhilltx.gov) on the 29th day of July, 2021 at 3:25PM. Nancy Sawyer – City Secretary. *nbs*

REMOVAL CERTIFICATION: I NANCY SAWYER – CITY SECRETARY – CITY OF LIBERTY HILL certify that the attached notice of meeting was removed from the bulletin board at Municipal Court / Council Chambers located at 2801 Ranch Road 1869 in Liberty Hill, Texas on the ___ day of _____, 2021 at _____. INITIALS _____



Item 3.a O'Reilly's Signage



Planning and Development Department Board of Adjustment

To: City of Liberty Hill Board of Adjustment

Subject: Consideration of a public hearing and possible action on a variance request for the property located at 12950 West State Highway 29 from the Sign Regulations, Permitted and Prohibited Signs, as outlined in Chapter 6, Sections 6.12.05 and Table 6-3 Number, Dimensions and Location of Individual Signs by Zoning District of the Unified Development Code (UDC) to exceed the maximum square footage allowed for wall signage in the General Commercial/Retail (C-3) zoning district on the following property:

12950 State Highway 29, with a legal description of S9247 - HWY 29 Business Plaza 29, Block A, Lot 2, acre – 1.045, Liberty Hill, Williamson County, Texas; specifically, generally located on the north side of State Highway 29, west of Independence Drive and identified as Assessor's Parcel Number R – 605493.

Meeting: August 4, 2021

Staff: John G. Byrum, Director of Planning

BACKGROUND INFORMATION:

Current Zoning: C3 (General Commercial/Retail)

Surrounding Land Use and Zoning:

North: C3 (General Commercial/Retail) – Residential property

South: C3 (General Commercial/Retail) – Vacant land

East: C3 (General Commercial/Retail) – Vacant land

West: C3 (General Commercial/Retail) – Auto repair shop

Summary of Request

The variance request, submitted by Sandra Wilkinson, with O'Reilly Auto Enterprises, LLC, is to exceed the maximum square footage allowed for wall signage in General Commercial/Retail (C-3) zoning for the new O'Reilly Auto Parts. Table 6-3 Number, Dimensions and Location of Individual Signs by Zoning District located in Section 6.12.05 states that the maximum square

footage allowed for wall signage in C-3 is 45 square feet. The applicant, as presented, is requesting to have a wall sign that is 69.23 square feet (24.23 square feet over the maximum allowed).

The applicant states that due to existing right-of-way, utility easements and the location of the building due to the parking and driveway access, this request is the minimum that is needed to produce visible recognition to ensure motorists can navigate safely.

PUBLIC NOTIFICATION:

Staff notified ten (10) surrounding property owners regarding this request. As of date of this staff report, zero (0) responses have been received in opposition or in favor of this request. All property owners notified are within the 200-foot notification boundary required by the State.

RECOMMENDATIONS:

The Board of Adjustment may:

- Disapprove the applicant's request to exceed the maximum square footage allowed for wall signage in the General Commercial/Retail (C-3) zoning district.
- Approve the applicant's request to exceed the maximum square footage allowed for wall signage in the General Commercial/Retail (C-3) zoning district.

Directly to the east of the property, there are many trees that are blocking the view of the building. Staff finds that no matter how large the sign is, the building will not be seen directly from the east (driving west on State Highway 29). The proposed development will have a 30-foot-tall pole sign that will be visible on either direction from State Highway 29, which staff finds will produce enough visible recognition for motorists.

Staff recommends disapproving the request to exceed to the maximum allowed square footage of wall signage.



**Planning and Development Department
Board of Adjustment**



Figure 1: The trees shown are located on the east side of the building.



Figure 2: The building is shown set back from State Highway 29 with the trees to the east shown concealing the building to the west bound traffic.



Item 3.a Letter of Intent



June 7, 2021

Planning and Zoning Commission
City of Liberty Hill
100 Forrest Street
Liberty Hill, TX 78642

Re: Sign Variance Request

Honorable Board Members:

O'Reilly Auto Parts respectfully petitions the Honorable Board for a variance from the City Sign Ordinance to allow an additional 24.23 square footage to allow O'Reilly Auto Parts to install our standard 49" O'Reilly logo and 24" Auto Parts internally illuminated channel letters on the front elevation of our new store located at 12950 West SH 29 in Liberty Hill, TX. Sign details are attached for your review.

The Uniform Development Code of the City of Liberty Hill, section 6.12 Signs, Table 6-3, notes that the wall sign cannot exceed 45 square feet. The ability to establish the identity of our store location is an important mechanism for attracting new customers and providing wayfinding for returning patrons, directly relating to and greatly determining our success. The requested signs fit with the area business aesthetics both in size and presentation.

Due to the existing right of way and easements holding many vital utilities, any development of this property could not be closer than thirty five feet to the road. When adding parking and drive way access at the minimum amount required by all governing codes and ordinances, the building cannot be positioned closer than 100 feet to the road. The requested variance is the minimum needed to produce visible recognition to ensure motorists can navigate safely.

Granting this request will allow the same substantial property rights, which are possessed by other properties in the same district and same vicinity.

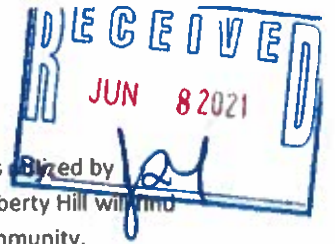
Granting this request will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City.

The conditions creating the need for the variance do not apply to other property in the vicinity.

The conditions creating the need for the variance are not the result of the actions of O'Reilly Auto Parts.

Granting this request does not substantially conflict with the Comprehensive Plan and the purposes of this Code.

Granting this request would not have a negative impact on neighboring properties or residential areas.



We are confident the above request will not alter the essential character of the locality as all signs designed by O'Reilly are expertly designed, professionally installed and consistently maintained. The City of Liberty Hill understands it is our desire to become a responsible employer and a positive influence within the business community.

O'Reilly Auto Parts stores employ an average of 10 permanent employees who contribute in notable manner to their surrounding community in both taxes and community involvement. O'Reilly Auto Parts looks forward to becoming a contributing member of Liberty Hill's business community.

O'Reilly Auto Parts sincerely appreciates the Honorable Board's review and favorable consideration of this request.

Respectfully submitted,

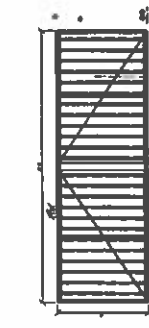
Sandra Wilkinson
Director of Real Estate Development Administration and Services



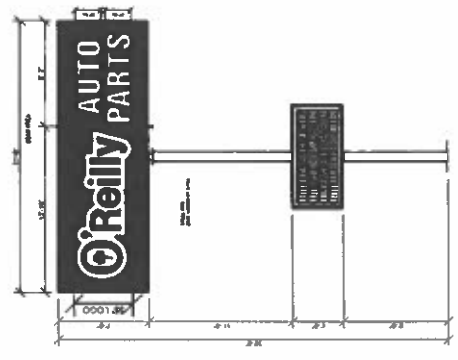
Item 3.a Pole Sign

GENERAL NOTES

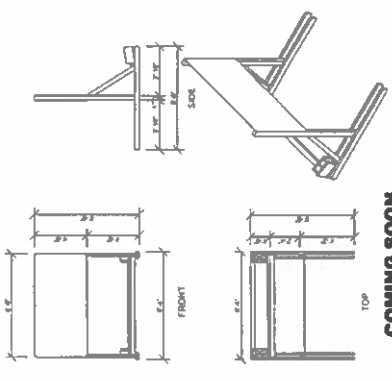
1. ALL IN PROJECT MANUAL, FOR ADDITIONAL REQUIREMENTS.
2. CONTRACTOR'S OBLIGATION IS TO PROVIDE ALL NECESSARY PERMITS AND APPROVALS FOR ALL UTILITIES AND SERVICES TO BE INSTALLED OR MAINTAINED ON THE PROJECT.
3. ALL UTILITIES AND SERVICES TO BE INSTALLED OR MAINTAINED ON THE PROJECT SHALL BE INSTALLED OR MAINTAINED IN ACCORDANCE WITH THE CITY OF HOUSTON'S STANDARDS AND SPECIFICATIONS FOR UTILITIES AND SERVICES.
4. ALL UTILITIES AND SERVICES TO BE INSTALLED OR MAINTAINED ON THE PROJECT SHALL BE INSTALLED OR MAINTAINED IN ACCORDANCE WITH THE CITY OF HOUSTON'S STANDARDS AND SPECIFICATIONS FOR UTILITIES AND SERVICES.
5. ALL UTILITIES AND SERVICES TO BE INSTALLED OR MAINTAINED ON THE PROJECT SHALL BE INSTALLED OR MAINTAINED IN ACCORDANCE WITH THE CITY OF HOUSTON'S STANDARDS AND SPECIFICATIONS FOR UTILITIES AND SERVICES.
6. ALL UTILITIES AND SERVICES TO BE INSTALLED OR MAINTAINED ON THE PROJECT SHALL BE INSTALLED OR MAINTAINED IN ACCORDANCE WITH THE CITY OF HOUSTON'S STANDARDS AND SPECIFICATIONS FOR UTILITIES AND SERVICES.



- GENERAL NOTES**
1. GATE SHALL BE CONSTRUCTED OF GALVANIZED STEEL PIPE AND SHALL BE CAPABLE OF WITHSTANDING A WIND PRESSURE OF 100 PSF.
 2. GATE SHALL BE CAPABLE OF WITHSTANDING A WIND PRESSURE OF 100 PSF.
 3. GATE SHALL BE CAPABLE OF WITHSTANDING A WIND PRESSURE OF 100 PSF.
 4. GATE SHALL BE CAPABLE OF WITHSTANDING A WIND PRESSURE OF 100 PSF.
 5. GATE SHALL BE CAPABLE OF WITHSTANDING A WIND PRESSURE OF 100 PSF.
 6. GATE SHALL BE CAPABLE OF WITHSTANDING A WIND PRESSURE OF 100 PSF.



2 GROUND SIGN ELEVATION
SCALE: 1/4" = 1'-0"



1 COMING SOON TEMPORARY CONSTRUCTION SIGN
SCALE: 1/4" = 1'-0"

DESIGN BY OTHERS REFERENCE ONLY

THIS DOCUMENT IS THE PROPERTY OF THE ENGINEER AND SHALL BE KEPT IN HIS OFFICE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

REILLY AUTO PARTS

CONTRACTOR'S OBLIGATION IS TO PROVIDE ALL NECESSARY PERMITS AND APPROVALS FOR ALL UTILITIES AND SERVICES TO BE INSTALLED OR MAINTAINED ON THE PROJECT.

SITE SIGNAGE DETAILS

PROJECT: NEW O'REILLY AUTO PARTS STORE
STATE HIGHWAY AND INDEPENDENCE
LIBERTY HILL, TEXAS

Buddy Webb, INCORPORATED

2007 EAST CARO
SPRINGFIELD, MISSOURI 65802
417-877-8726 FAX
417-877-8726

SG12



Polity AUTO PARTS
 CORPORATE OFFICE
 233 SOUTH PATTERSON
 SPRINGFIELD, TX 77474-1600
 (417) 882-9274 TELEPHONE

SITE SIGNAGE DETAILS

**STATE HIGHWAY AND INDEPENDENCE
 LIBERTY HILL, TX**

JS Smith Consulting Engineers, P.C.
 NEW ORLEANS ENGINEERS, P.C.
 PROJECT:
 STATE HIGHWAY AND INDEPENDENCE
 LIBERTY HILL, TX
 SHEET NO. S-1101-1
 DATE: 11/15/18
 L.S.L.

\$1.2

GENERAL NOTES

- REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- CONTRACT NUMBER OR NUMBER OF CONTRACTS TO BE IDENTIFIED BY THE CONTRACTOR.
- SEE ALL DIMENSIONS AND DIMENSIONS OF STRUCTURES TO BE PROVIDED BY CONTRACTOR.
- ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

DESIGN CRITERIA

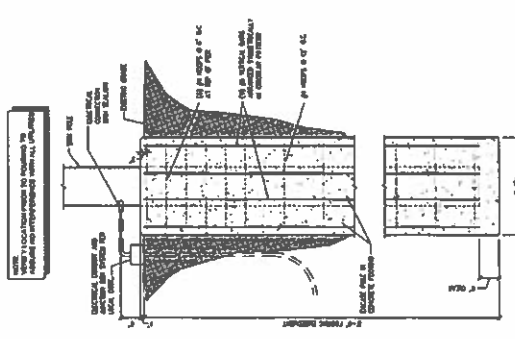
- DESIGN SPEED: 55 MPH
- DESIGN WIND SPEED: 100 MPH
- DESIGN LOADS: PER AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS
- DESIGN LIFE: 10 YEARS
- DESIGN TEMPERATURE: 40°F
- DESIGN SOIL TYPE: PER SITE INVESTIGATION
- DESIGN EARTHQUAKE: PER AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS

STRUCTURAL NOTES

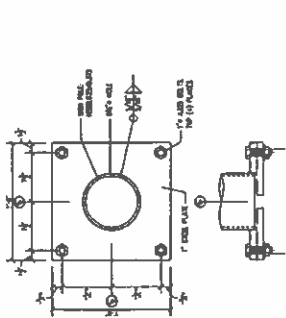
- ALL STRUCTURES SHALL BE DESIGNED TO RESIST ALL APPLICABLE LOADS AND ENVIRONMENTAL CONDITIONS.
- ALL STRUCTURES SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS.
- ALL STRUCTURES SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE IBC BUILDING CODE.
- ALL STRUCTURES SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE AISC STEEL CONSTRUCTION MANUAL.
- ALL STRUCTURES SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE ACI CONCRETE MANUAL.

GENERAL NOTES

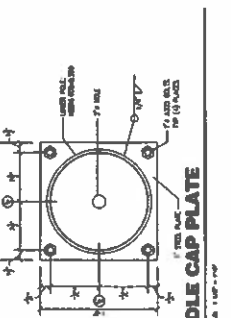
- ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- ALL STRUCTURES SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS.
- ALL STRUCTURES SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE IBC BUILDING CODE.
- ALL STRUCTURES SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE AISC STEEL CONSTRUCTION MANUAL.
- ALL STRUCTURES SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE ACI CONCRETE MANUAL.



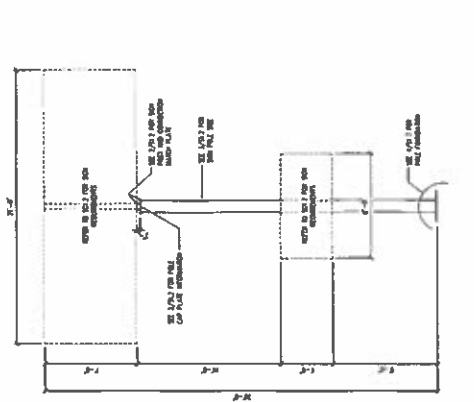
4 POLE FOUNDATION SECTION
 SCALE: 1/2" = 1'-0"



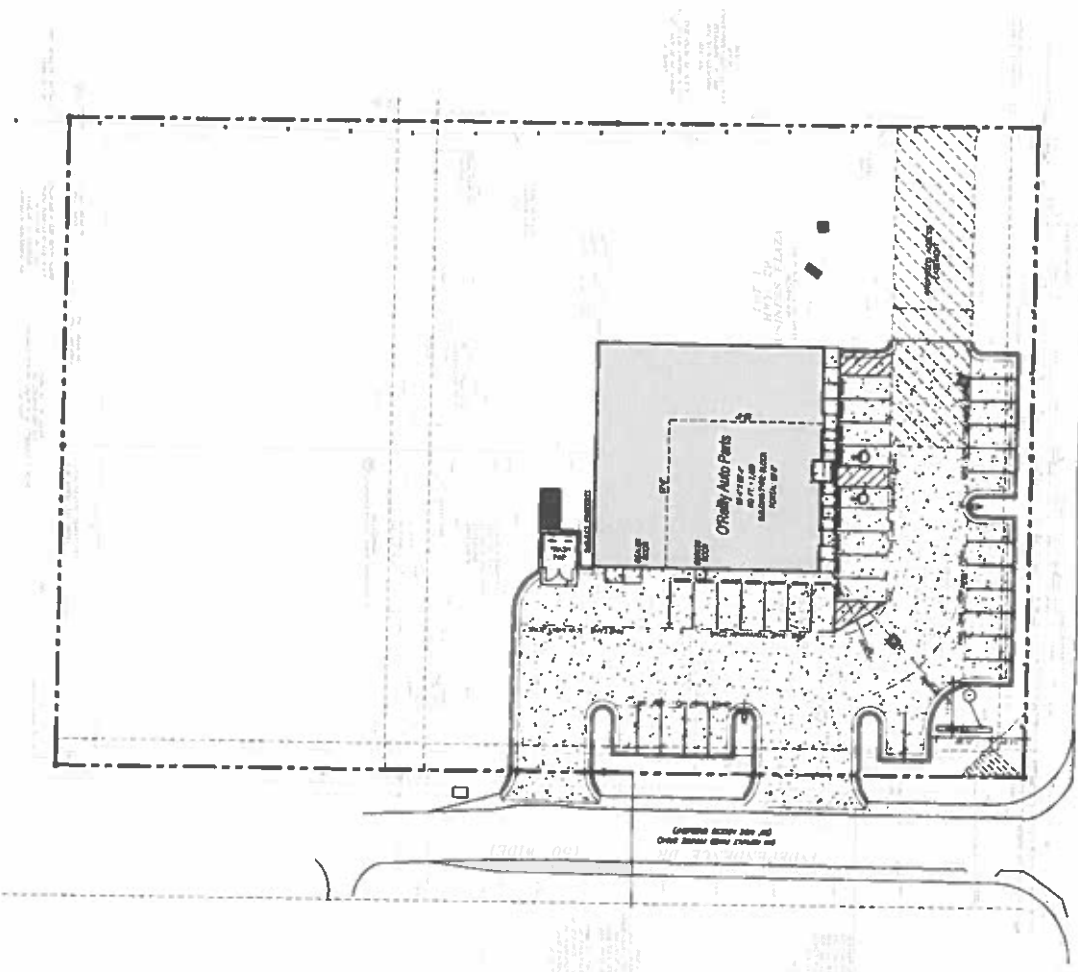
2 SIGN MATCH PLATE
 SCALE: 1/2" = 1'-0"



3 POLE CAP PLATE
 SCALE: 1/2" = 1'-0"



1 GROUND SIGN ELEVATION
 SCALE: 1/2" = 1'-0"



1 SITE SIGNAGE PLAN
 SHEET 1 OF 2

GENERAL NOTES

1. REFER TO PROJECT MANUAL AND SPECIFICATIONS FOR ALL APPLICABLE REQUIREMENTS.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.

KEY NOTES

1. SEE SHEET 2 OF THIS SET FOR SHEET 2.

PROJECT:
 NEW O'REILLY AUTO PARTS STORE
 STATE HIGHWAY AND INDEPENDENCE
 LIBERTY HILL, TEXAS

ARCHITECT - CONSULTANT:
 Buddy Webb, Noakes, AIA
 3007 EAST CARNO
 SPRINGFIELD, MISSOURI 65802
 (417) 877-8728 TELEPHONE
 (417) 877-8728 FAX

DESIGN BY OTHERS FOR REFERENCE ONLY:
 O'REILLY AUTO PARTS
 200 SOUTH EASTERN
 INDEPENDENCE, MISSOURI 64240
 (417) 862-8278 TELEPHONE

SITE SIGNAGE PLAN

811
 Call before you dig.
 Keep others below

ENTIRE SITE SIGNAGE SUBJECT TO 811

811
 CALL BEFORE YOU DIG
 1-800-4-A-DIG
 1-800-472-4343

811
 CALL BEFORE YOU DIG
 1-800-4-A-DIG
 1-800-472-4343





Item 3.a Proposed Wall Signage

GENERAL NOTES

1. All work to be done in accordance with the approved plans and specifications.
2. All materials to be used shall be of the highest quality and approved by the local health department.
3. All work to be done shall be completed within the specified time frame.

BUILDING SIGN SCHEDULE

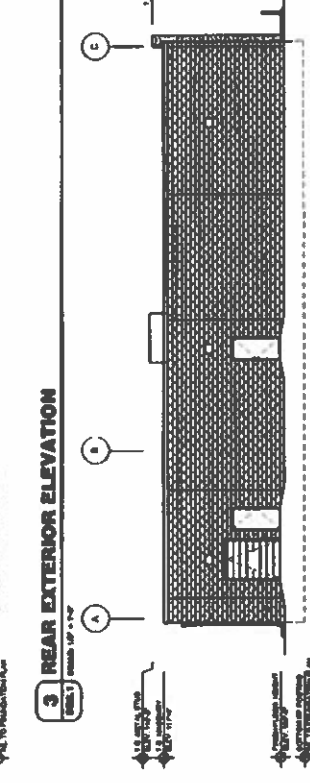
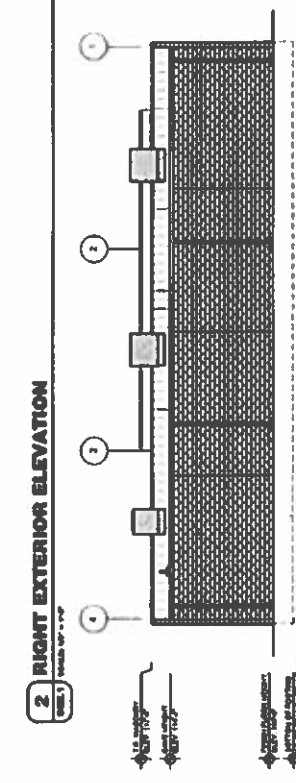
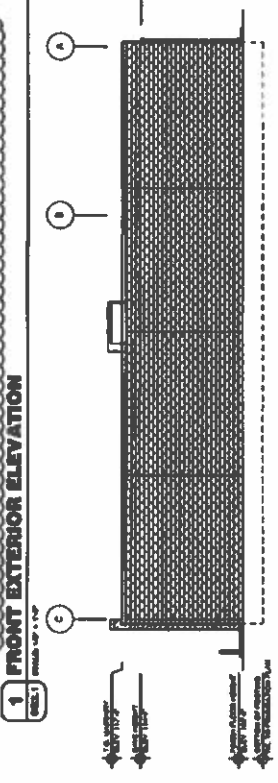
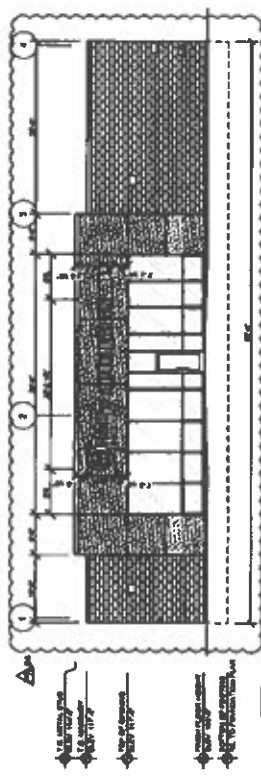
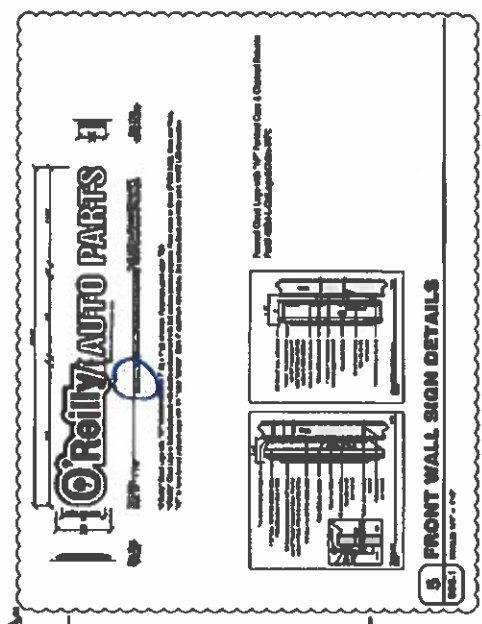
1. **FRONT EXTERIOR ELEVATION**
 1.1. **REAR EXTERIOR ELEVATION**
 1.2. **LEFT EXTERIOR ELEVATION**
 1.3. **RIGHT EXTERIOR ELEVATION**

BUILDING EXTERIOR STORAGE

NEW O'REILLY AUTO PARTS STORE
 80 INDEPENDENCE DR
 LIBERTY HILL, TEXAS

SG2.1

SG2.1



CA. 29 sqft.