



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.

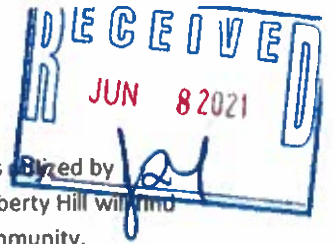
Granting this request will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City.

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,

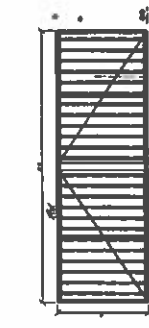
Sandra Wilkinson
Director of Real Estate Development Administration and Services



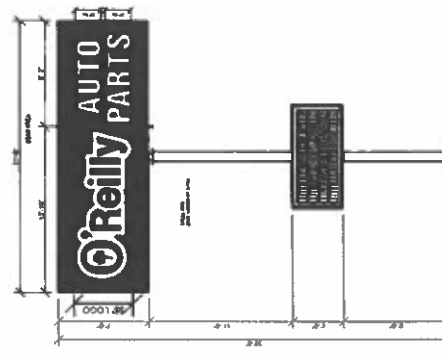
Item 3.a Pole Sign

GENERAL NOTES

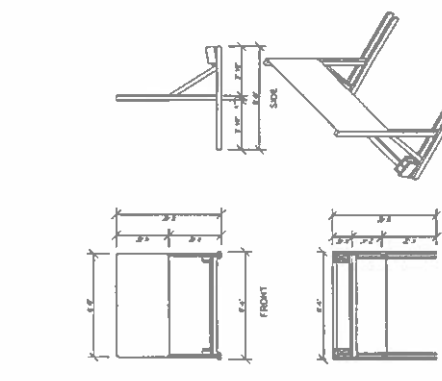
1. ALL IN PROJECT MANUAL, FOR ADDITIONAL REQUIREMENTS.
2. CONTRACTOR'S OBLIGATION IS TO PROVIDE ALL MATERIALS AND LABOR FOR THE PROJECT.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES.
4. ALL MATERIALS AND LABOR SHALL BE PROVIDED BY THE CONTRACTOR.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING CURBS AND SIDEWALKS.



- CONTRACTOR TO PROVIDE:**
- 1. GATE
 - 2. GATE POSTS
 - 3. GATE RAILS
 - 4. GATE LATCH
 - 5. GATE LOCK
 - 6. GATE HANDLE
 - 7. GATE BRACKET
 - 8. GATE WELDING
 - 9. GATE PAINTING
 - 10. GATE INSULATION
 - 11. GATE SEALING
 - 12. GATE FINISHING
 - 13. GATE MAINTENANCE
 - 14. GATE REPAIRS
 - 15. GATE REPLACEMENT
 - 16. GATE UPGRADES
 - 17. GATE MODIFICATIONS
 - 18. GATE ADJUSTMENTS
 - 19. GATE TUNING
 - 20. GATE TROUBLESHOOTING
 - 21. GATE SAFETY
 - 22. GATE SECURITY
 - 23. GATE PRIVACY
 - 24. GATE SOUND BARRIER
 - 25. GATE WIND BREAKER
 - 26. GATE SUN SHIELD
 - 27. GATE HEAT INSULATION
 - 28. GATE SOUND ABSORPTION
 - 29. GATE VIBRATION DAMPENING
 - 30. GATE EROSION CONTROL
 - 31. GATE FLOOD PROTECTION
 - 32. GATE SNOW REMOVAL
 - 33. GATE ICE REMOVAL
 - 34. GATE DEW DRIP CONTROL
 - 35. GATE AIR FLOW CONTROL
 - 36. GATE PARTICULATE CONTROL
 - 37. GATE NOISE CONTROL
 - 38. GATE AIR QUALITY IMPROVEMENT
 - 39. GATE CLIMATE CONTROL
 - 40. GATE ENERGY EFFICIENCY
 - 41. GATE SUSTAINABILITY
 - 42. GATE GREEN BUILDING
 - 43. GATE WELL-BEING
 - 44. GATE PRODUCTIVITY
 - 45. GATE SAFETY AND HEALTH
 - 46. GATE ENVIRONMENTAL PROTECTION
 - 47. GATE COMMUNITY IMPROVEMENT
 - 48. GATE ECONOMIC DEVELOPMENT
 - 49. GATE SOCIAL RESPONSIBILITY
 - 50. GATE ETHICAL BUSINESS PRACTICES



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

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES.

REVISIONS:

NO.	DATE	DESCRIPTION
1	01/15/20	ISSUED FOR PERMITTING
2	02/10/20	REVISED PER COMMENTS
3	03/05/20	REVISED PER COMMENTS
4	04/01/20	REVISED PER COMMENTS
5	05/01/20	REVISED PER COMMENTS
6	06/01/20	REVISED PER COMMENTS
7	07/01/20	REVISED PER COMMENTS
8	08/01/20	REVISED PER COMMENTS
9	09/01/20	REVISED PER COMMENTS
10	10/01/20	REVISED PER COMMENTS
11	11/01/20	REVISED PER COMMENTS
12	12/01/20	REVISED PER COMMENTS

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 65702
417-877-8726 FAX
417-877-8726

SG12
PROJECT NO.:
DATE:
SCALE:
DRAWN BY:
CHECKED BY:
APPROVED BY:



STATE OF TEXAS
DEPARTMENT OF TRANSPORTATION
CONSTRUCTION DIVISION

Polity Auto Parts
CORPORATE OFFICE
233 SOUTH PATTERSON
SPRINGFIELD, TX 77381-4808
(417) 882-9274 TELEPHONE
(417) 882-9275 TELEFAX

SITE SIGNAGE DETAILS
LIBERTY HILL, TX
STATE HIGHWAY AND INDEPENDENCE
NEW O'REILLY AUTO PARTS STORE
PROJECT:

JS Smith Consulting Engineers, P.C.
1404 N. State St. Suite 210
Springfield, Texas 77381
Project: 11-02-0001
Drawing No.: 11-02-0001-01

\$1.2
DATE: 11/14/18
SCALE: AS SHOWN
L.S.L.

GENERAL NOTES

- REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- CONTACT MANUFACTURER FOR DIMENSIONS OF SIGNAGE.
- VERIFY ALL DIMENSIONS AND LOCATIONS OF SIGNAGE TO BE INSTALLED BY CONTRACTOR.
- REVISIONS TO THIS DRAWING SHALL BE MADE BY THE ENGINEER.

DESIGN CRITERIA

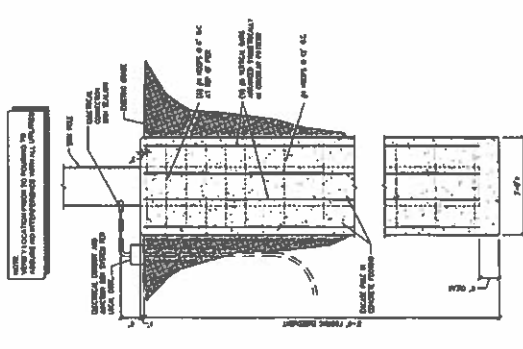
- DESIGN WIND SPEED: 110 MPH (AS PER CODE)
- DESIGN WIND DIRECTION: AS PER CODE
- DESIGN WIND PROFILE: AS PER CODE
- DESIGN WIND EXPOSURE: AS PER CODE
- DESIGN WIND GUST DURATION: AS PER CODE
- DESIGN WIND PRESSURE COEFFICIENTS: AS PER CODE
- DESIGN WIND FORCE PER SQUARE FOOT: AS PER CODE
- DESIGN WIND MOMENT PER SQUARE FOOT: AS PER CODE
- DESIGN WIND TORQUE PER SQUARE FOOT: AS PER CODE
- DESIGN WIND VIBRATION PER SQUARE FOOT: AS PER CODE

STRUCTURAL NOTES

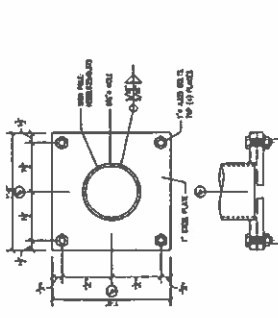
- ALL STRUCTURAL STEEL SHALL BE A36 STEEL UNLESS OTHERWISE SPECIFIED.
- ALL WELDS SHALL BE E70XX UNLESS OTHERWISE SPECIFIED.
- ALL CONNECTIONS SHALL BE FULL PENETRATING JOINTS UNLESS OTHERWISE SPECIFIED.
- ALL DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.
- ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.
- ALL DIMENSIONS SHALL BE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
- ALL DIMENSIONS SHALL BE TO SURFACE UNLESS OTHERWISE SPECIFIED.
- ALL DIMENSIONS SHALL BE TO EDGE UNLESS OTHERWISE SPECIFIED.
- ALL DIMENSIONS SHALL BE TO CORNER UNLESS OTHERWISE SPECIFIED.
- ALL DIMENSIONS SHALL BE TO CENTERLINE OF HOLES UNLESS OTHERWISE SPECIFIED.

CONCRETE NOTES

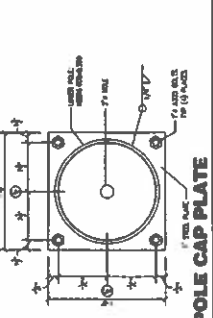
- CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH.
- CONCRETE SHALL BE PLACED AND FINISHED AS SHOWN.
- CONCRETE SHALL BE CURED FOR A MINIMUM OF 7 DAYS.
- CONCRETE SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.
- CONCRETE SHALL BE REPAIRED IMMEDIATELY IN THE EVENT OF DAMAGE.
- CONCRETE SHALL BE REINFORCED AS SHOWN.
- CONCRETE SHALL BE CAST IN PLACE UNLESS OTHERWISE SPECIFIED.
- CONCRETE SHALL BE CAST IN FORMS UNLESS OTHERWISE SPECIFIED.
- CONCRETE SHALL BE CAST IN PILES UNLESS OTHERWISE SPECIFIED.
- CONCRETE SHALL BE CAST IN WALLS UNLESS OTHERWISE SPECIFIED.



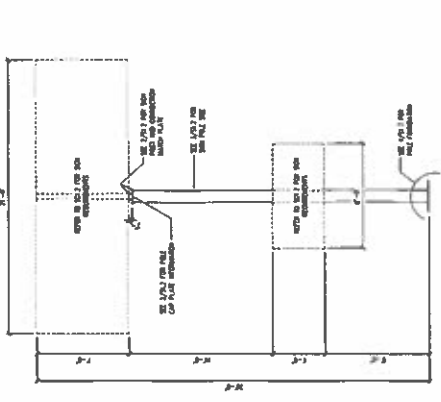
4 POLE FOUNDATION SECTION
SCALE: 1/8" = 1'-0"



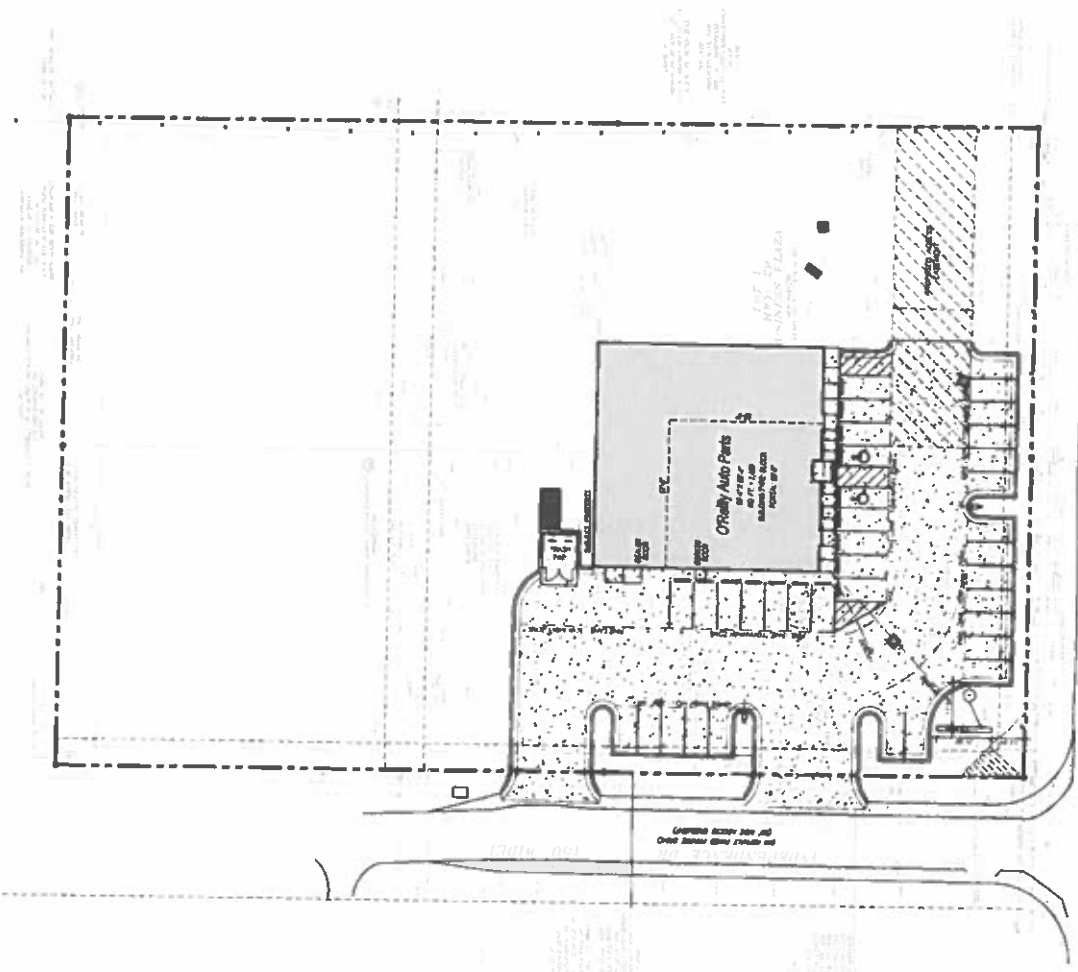
2 SIGN MATCH PLATE
SCALE: 1/8" = 1'-0"



3 POLE CAP PLATE
SCALE: 1/8" = 1'-0"



1 GROUND SIGN ELEVATION
SCALE: 1/8" = 1'-0"



1 SITE SIGNAGE PLAN
 SHEET 1 OF 2

GENERAL NOTES

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

811
 Call before you dig.
 Keep others below

ENTIRE SITE SIGNAGE SUBJECT TO PERMITS

NOTICE: THE USER OF THIS SERVICE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE SERVICE PROVIDER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS SERVICE.





Item 3.a Proposed Wall Signage



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

SG2.1
 STUDY WEEK, HOUSTON, ALA
 2027 EAST GARD
 PROFESSIONAL, HOUSTON, ALA
 6173 877-4728 FAX
 6173 877-4728 FAX

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

BUILDING SIGN SCHEDULE

1. SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

CA. 29 sqft.

