



Planning and Zoning Commission Minutes
Tuesday – June 15, 2021 – 6:30 PM
Liberty Hill Municipal Court
2801 Ranch Road 1869 – Liberty Hill

CALL TO ORDER

The Planning and Zoning Commission meeting was called to order by Brian Williams on Tuesday – June 15, 2021, at 6:30 PM at 2801 Ranch Road 1869, Liberty Hill, Texas. Quorum was established. Invocation was given followed by the Pledge of Allegiance and Texas Pledge.

Planning and Zoning Commissioners present:

Steve Messana, Diane Williams, Brian Williams.

PUBLIC COMMENTS

None

PUBLIC HEARING

PUBLIC HEARING #1

Brian Williams opened Public Hearing #1 at 6:32 PM stating:

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 a Zone Map Amendment from the Agricultural (AG) zoning classification to the Multi-family Residential (MF2) zoning classification on the following property:

AW0643 WEST, R. SUR., ACRES 10.52, (MHP-M1012) Williamson County, Texas;

specifically, generally located along the west side of SH 29, between CR 277 and Bevers Rd, and identified as Assessor's Parcels Number R-023043.

In accordance with Section 211.006, Texas Local Government Code, a public hearing on this application will be conducted by the Planning and Zoning Commission at the Liberty Hill Municipal Courthouse 2801 Ranch Road 1869, Liberty Hill, Texas 78642 on **Tuesday, June 15, 2021** at **6:30 PM**. Upon receiving a recommendation from the Commission, the City Council will

conduct its own public hearing and take final action on this matter on **Wednesday, June 23, 2021** at **6:30 PM** at the Liberty Hill Municipal Courthouse 2801 Ranch Road 1869, Liberty Hill, TX 78642. 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.
There were no comments. Public Hearing #1 was closed at 6:33 PM.

PUBLIC HEARING #2

Brian Williams opened Public Hearing #2 at 6:33 PM stating:

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 a Zone Map Amendment from the General Commercial (C3) zoning classification to the Light Industrial/Warehousing (I1) zoning classification on the following property:

S11488 – Kennedy SUB, BLOCK A, LOT 3 ACRES 0.691, Williamson County, Texas; specifically, generally located along the west side of SH 29, between Bevers Rd and CR 277, and identified as Assessor’s Parcels Number R-562347.

In accordance with Section 211.006 of Texas’ Local Government Code, a public hearing on this application will be conducted by the Planning and Zoning Commission. This hearing will begin at **6:30 PM** on **Tuesday, June 15, 2021** at the Liberty Hill Municipal Courthouse, 2801 Ranch Rd 1869, Liberty Hill, TX 78642. The Planning and Zoning Commission will then forward its recommendations to the City Council, who will conduct its own public hearing at **6:30 PM** on **Wednesday, June 23, 2021** at the Liberty Hill Municipal Courthouse, 2801 Ranch Rd 1869, Liberty Hill, TX 78642, at which time a final decision will be made on this matter.

There were no comments. Public Hearing #2 was closed at 6:34 PM

REGULAR AGENDA

DISCUSS AND CONSIDER APPROVAL OF MINUTES OF PLANNING AND ZONING COMMISSION HELD JUNE 1, 2021.

On motion by Diane Williams and second by Steve Messana, the minutes of the meeting held June 1, 2021, were approved.

Motion passed on vote of 3 ayes, 0 nays, and 0 abstentions.

DISCUSS AND CONSIDER A REQUEST FOR A ZONE MAP AMENDMENT FROM AGRICULTURAL (AG) ZONING CLASSIFICATION TO MULTI-FAMILY RESIDENTIAL (MF2) ZONING CLASSIFICATION ON THE FOLLOWING PROPERTY:

AW0643 WEST, R. SUR., ACRES 10.52, (MHP-M1012) Williamson County, Texas; specifically, generally located along the west side of SH 29, between CR 277 and Bevers Rd. and identified as Assessor’s Parcel Number R-023043.

Joe Mundo with Mundo and Associates presented stating this falls within the parameters of the city’s comprehensive plan. The development takes up approximately the northern one-half of the property. Approximately one-half of the southern portion is in the flood plain. Mundo endorses

recommending approval to Council for changing the zoning from AG to MF2. The price point is unknown at this time. Diane Williams would like safety at the intersection of SH 29 emphasized to the developer.

On motion by Steve Messina and second by Diane Williams, the Commission approved recommendation to Council of a zone map amendment from Agricultural (AG) to Multifamily (MF2) for the property identified as Assessor's Parcel Number R-023043.

Motion passed on vote of 3 ayes, 0 nays, and 0 abstentions.

DISCUSS AND CONSIDER A REQUEST FOR A ZONE MAP AMENDMENT FROM GENERAL COMMERCIAL (C3) ZONING CLASSIFICATION TO LIGHT INDUSTRIAL/WAREHOUSING (I1) ZONING CLASSIFICATION ON THE FOLLOWING PROPERTY:

S11488 – Kennedy SUB, BLOCK A, LOT 3 ACRES 0.691, Williamson County, Texas; specifically, generally located along the west side of SH 29, between Bevers Rd. and CR 277, and identified as Assessor's Parcel Number R-562347.

Joe Mundo with Mundo and associates presented stating this also falls within the parameters of the city's comprehensive plan. The Planning Department recommends light industrial use, and this applicant is proposing a wood furniture manufacturing business with eventual showroom. The current zoning of General Commercial does not really fit the light industrial of this proposal. The Planning Department recommends the Planning and Zoning Commission approve recommendation to City Council.

On motion by Diane Williams and second by Steve Messina, The Planning and Zoning Commission approved recommendation to Council of a zone map amendment from General Commercial (C3) to Light Industrial / Warehousing (I1) for the property identified as Assessor's Parcel Number R-562347.

Motion passed on vote of 3 ayes, 0 nays, and 0 abstentions.

DISCUSSION AND RECOMMENDATION OF CANDIDATES TO THE CITY COUNCIL FOR THE PLANNING AND ZONING COMMISSION VACANCY.

John Byrum, Director of Planning presented stating Council put this on the agenda since Josh McGinty resigned. There was discussion among commissioners with the general opinion being that there was a lack of parameters and direction set by Council. The Commission felt it was somewhat wrong to make a decision based on that lack of criteria. The Commission decided not to make a specific recommendation; rather, they put the decision back to Council.

No action was taken.

ADJOURNMENT

On motion by Steve Messina and second by Diane Williams, the Planning and Zoning Commission meeting was adjourned at 7:15 PM.

Motion passed on vote of 3 ayes, 0 nays, and 0 abstentions.

PASSED AND APPROVED by the Planning and Zoning Commission of the City of Liberty Hill, Texas on Tuesday, August 17, 2021, on vote of ___ ayes, ___ nays, and ___ abstentions.

Nancy Sawyer
City Secretary