



Planning and Zoning Commission Minutes
Tuesday – July 6, 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 Wes Griffin on Tuesday – July 6, 2021, at 6:30 PM at 2801 Ranch Road 1869, Liberty Hill, Texas. Quorum was established. Invocation was given by Wes Griffin followed by the Pledge of Allegiance and Texas Pledge.

Planning and Zoning Commissioners present:

Brian Williams, Steve Messana, Diane Williams, Chad Cormack, and Wes Griffin.

PUBLIC COMMENTS

None

REGULAR AGENDA

SWEARING IN OF CHAD CORMACK AS BOARD MEMBER.

Chad Cormack was sworn in and took his place at the dais.

DISCUSSION AND RECOMMENDATION TO THE CITY COUNCIL ON FINAL ACTION OF THE OMEGA RANCH REVISED PRELIMINARY PLAT.

John Byrum, Planning Director presented stating there have been several submissions for Omega Ranch which is part of MUD 22. This property is approximately 530 acres, 200 of which was purchased by MA Partners in 2014. The Development Agreement for Omega Ranch was for the 200 acres with 1400 single family and 400 multifamily homes with 115 acres of mixed use. The revised preliminary plat is included in the packet. Staff recommends approval.

On motion by Diane Williams and second by Brian Williams, the Planning and Zoning Commission approved recommendation to Council of the final action of the Omega Ranch Revised Preliminary Plat.

Motion passed on vote of 5 ayes, 0 nays, and 0 abstentions.

DISCUSSION AND RECOMMENDATION TO THE CITY COUNCIL ON FINAL ACTION OF THE FINAL PLAT OF CAUGHFIELD PHASE 12.

Commissioner Brian Williams stepped out of the meeting citing possible conflict of interest
John Byrum presented stating Staff recommends approval with stipulation that the tree survey plan sheets for Phase 2 be provided with the Final Plats along with the required tree survey and tree mitigation plan per the Development Agreement with Larkspur.

On motion by Diane Williams and second by Steve Messana, the Commission recommended approval by Council with the condition of addition of tree survey.

Motion passed on vote of 4 ayes, 0 nays, and 1 abstention. Brian Williams abstained from voting citing possible conflict of interest. Mr. Williams completed the Potential Conflict of Interest form with the City Secretary.

DISCUSSION AND RECOMMENDATION TO THE CITY COUNCIL ON THE FINAL ACTION OF THE FINAL PLAT APPLICATION FOR CAUGHFIELD PHASE 13.

Commissioner Brian Williams stepped out of the meeting citing possible conflict of interest.

John Byrum presented stating this property is a little over 176 acres with 78 lots, 75 being residential. Like the previous item, Staff recommends approval with stipulation that the tree survey plan sheets for Phase 13 be provided with the final plats with the required tree survey and tree mitigation plan per the Development Agreement with Larkspur.

On motion by Steve Messana and second by Diane Williams, the Commission recommended approval by Council with the condition of addition of tree survey.

Motion passed on vote of 4 ayes, 0 nays, and 1 abstention. Brian Williams abstained from voting citing possible conflict of interest. Mr. Williams completed the Potential Conflict of Interest form with the City Secretary.

DISCUSS AND CONSIDER A REQUEST FOR APPROVAL FOR THE TREE REMOVAL AT LEGACY AT LIBERTY HILL.

John Byrum presented stating staff recommends approval of this. Councilmember Chris Pezold presented his layout exhibit of the subject property. Mr. Pezold explained that any request for removal of a tree 19" in diameter or larger requires Planning and Zoning approval. Lacie Hale, City Administrator said city staff recommends approval contingent on acceptance of the site plan.

Diane Williams stated she would like consistency in applications. There is no tree mitigation policy. She stated she is all about transparency and is concerned about perception. The online agenda packet does not have the list of trees; those were provided at the meeting. She wanted to make note that she'd like the City to get better at providing backup material.

Chris Pezold stated he was just now providing Staff and the Commission with the tree list, and that following Ms. Williams' comments, he would like to pull the request until a later meeting.

The commissioners and staff discussed a future workshop with Council regarding draft ordinances for outdoor lighting and tree mitigation.

ADJOURNMENT

On motion by Steve Messana and second by Chad Cormack, the Planning and Zoning Commission meeting was adjourned at 7:06 PM.

Motion passed on vote of 5 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 5 ayes, 0 nays, and 0 abstentions.



Nancy Sawyer
City Secretary