



Planning and Zoning Commission Minutes
Tuesday – August 3, 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 – August 3, 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:

Jon Mathiasen, Wes Griffin, Chad Cormack, and Diane Williams

REGULAR AGENDA

DISCUSSION, CONSIDERATION, AND RECOMMENDATION TO THE CITY COUNCIL ON A REQUEST FOR A ZONE MAP AMENDMENT FROM DOWNTOWN COMMERCIAL / RETAIL (C2) ZONING TO DOWNTOWN COMMERCIAL/RETAIL (C2) WITH A CONDITIONAL USE PERMIT (CUP) CLASSIFICATION.

Jerry Millard, Planner, provided the Staff Report for the subject property.

Jon Mathiasen asked questions regarding number of duplexes, parking, and lighting.

Mr. Millard responded that there would be two duplexes. Room will be made for side parking which is deemed best. There will be LED lighting on structure, and landscaping. The site review process will be done as well.

Diane Williams stated she did not want street parking on this project and a little concerned that the site parking is not in their report. She voiced concerns on the report as it is written and provided to the Commission. She asked that, in the future, staff validate what is in the application before it goes before the Commission. She also stated that in the report three duplexes are listed; but the verbal report states there are only two. She is also concerned that what was published has been changed to what they are seeing today.

There was a question about property not being subdivided. Mr. Millard said when zoning map is identified that condition can be included.

The Commission and Planner discussed the setbacks that will be required.

The Commission discussed changes they would like included.

On motion by Jon Mathiasen and second by Chad Cormack, the Commission approved a recommendation to Council on a request for a zone map amendment from C2 Zoning to C2 with

CUP classification with the conditions for staff to correct the report and conditions listed by the Commission:

- Staff Report is corrected to address inconsistencies (lot coverage; building location; parking).

Motion passed on vote of 4 ayes, 0 nays, and 0 abstentions.

DISCUSSION AND RECOMMENDATION TO THE CITY COUNCIL ON THE FINAL ACTION OF THE FINAL PLAT APPLICATION FOR THE STONEWALL RANCH SECTION 12 ADDITION, LOCATED NEAR THE INTERSECTION OF CAISSON TRAIL AND GABRO TRAIL.

Jerry Millard addressed the Commission. The preliminary plat was approved for 117.403 acres with a total of 559 single family residential lots over seven sections at completion. This section being considered will be the third section to be completed. This development is part of the Stonewall Ranch Municipal Utility District No. 35. The average lot widths are 50 feet. Staff recommends that the Planning and Zoning Commission recommend to Council that the Final Plat for Stonewall Ranch – North, Section Twelve Subdivision be approved.

Jon Mathiasen asked about utilities provided here. Lacie Hale, City Administrator explained that this subdivision is in the City's ETJ. The City provides wastewater utilities, but water is serviced by the City of Georgetown.

On motion by Diane Williams and second by Jon Mathiasen, Council approved a recommendation to City Council to approve the final plat application for the Stonewall Ranch Section 12 addition.

Motion passed on vote of 4 ayes, 0 nays, and 0 abstentions.

ADJOURNMENT

On motion by Diane Williams and second by Chad Cormack, the Planning and Zoning Commission meeting was adjourned.

Motion passed on vote of 4 ayes, 0 nays, and 0 abstentions.

PASSED AND APPROVED by the Planning and Zoning Commission of the City of Liberty Hill, Texas on Tuesday, October 19, 2021, on vote of 4 ayes, 0 nays, and 0 abstentions.



Nancy Sawyer
City Secretary