



PLANNING AND ZONING COMMISSION

SPECIAL MEETING MINUTES

August 22, 2023 at 3:00 PM

Special Location: City Hall Main Conference Room

926 Loop 332

Liberty Hill, Texas 78642

Commissioners Present:

Steve Messana, Chair

Chad Cormack, Vice Chair

Diane Williams, Secretary

Bryan Rivera (joined at 3:27 PM)

Sarah Novo

City Staff Present:

Liz Branigan, Mayor

Paul Brandenburg, City Manager

McKenzi Hicks, Planner II

Shelby Claridge, Planning Technician

Kacie Glosson, Development Coordinator

Verdunity Staff Present:

AJ Fawver

Marshall Hines

Robert Parsons

1. CALL TO ORDER

The Planning and Zoning Commission meeting was called to order by Chair Steve Messana at 3:03 PM on Tuesday, August 22, 2023, at City Hall Main Conference Room 926 Loop 332, Liberty Hill, Texas. Quorum was established and all members were present, except Bryan Rivera who joined at 3:27 PM.

Chair Steve Messana led the invocation, and led the pledges of allegiance to US and Texas flags, respectively.

2) PUBLIC COMMENTS

Public Comments are welcome. You may submit Public Comments in person, or you may submit to the City Secretary at esimpson@libertyhilltx.gov before 3:00 PM the day of the meeting.

There were no citizen comments.

4) REGULAR AGENDA

- a) Discussion and Possible Action and Direction on the Comprehensive Plan and Future Land Use Map (FLUM).

Chair Messana introduced the topic and handed the item over to the Consultants from Verdunity. Ms. AJ Fawver advised that she understood there were some concerns and that the plan is of the utmost importance to everyone. Ms. Fawver further advised that her understanding was that aspects had not been communicated to all and that the Consultants wanted to catch the Commission up by going over what has happened to-date. Ms. Fawver emphasized that the goal was to stay on schedule and on budget but also to get a plan that the Commission feels it can recommend.

Ms. Fawver noted the following approach used by the Consultant:

- Four (4) weeks in advance of a Trip the Consultant would send an itinerary to the City to see if addressed the City wants;
- Conducted monthly meetings to discuss progress with staff, highlighting the topics covered in the meeting and noting that Chair Messana was now included in the meetings;
- Submitted monthly progress reports to the City with any deliverables due that month and Ms. Fawver recommended going forward that the Commission see these.

Ms. Fawver and Mr. Marshall Hines proceeded to go through the presentation (copy attached), stressing that community input was a critical component of determining the Place Types and FLUM. The presentation topics included the following:

- The Process So Far
- What has informed your Place Types and Future Land Use Map
- Place Types
 - What are Place Types and What aren't Place Types
 - Place Type Elements
 - What We Heard
 - Place Types
 - Rural Estate
 - Traditional Neighborhood
 - Liberty Hill Central

- New Urban Village
 - Highway Corridor
 - Modern Industry
- Future Land Use Map (FLUM)
 - Factors Influencing the First FLUM
 - First Draft (3/10/23)
 - Feedback Themes from Trip #2 April 17, 2023
 - Second Draft (5/17/23)
 - Feedback Received
 - Third Draft (6/2/23)
 - Feedback Received
 - Current Version (6/28/23)
- Next Steps

At the start of the presentation regarding the process so far, Ms. Fawver covered the topics addressed in the three (3) previous trips and what was signed off on when, noting that the draft FLUM had been sent early in March with feedback requested by March 31st. Ms. Fawver covered the other revisions to the FLUM. Ms. Fawver highlighted that it was during the 3rd Trip on the Growth Scenarios based on the FLUM that the Consultants learned that the Commission had not seen the FLUM or the finalized Place Types, and advised that on the following day that the Consultants sent information and emphasized it should be shared with the Commission.

Chair Messina highlighted on the Consultant's slide where feedback had been requested and stated that the Commission was not aware and felt it would be more involved, with more sessions, to understand how the Consultants got there in order to have buy-in.

Ms. Fawver stated that we cannot go back but that the Consultants want to figure out how to go forward, advising that McKenzi Hicks has been good working with them.

During the presentation, Ms. Fawver noted that the Place Types were intentionally broad to build in flexibility and keep the plan relevant in the future. Ms. Fawver emphasized that Place Types were not the same as zoning, and were intended to communicate expectations outward to developers. Ms. Fawver advised that the zoning restrictions come with the Unified Development Code (UDC).

Vice-Chair Chad Cormack inquired as to when the decision was made that there would be less Place Types, emphasizing that the Commission would have liked more input, and expressing concerns that the Place Types might not be prescriptive enough given the challenges with the various staff turnovers in the past. Ms. Fawver advised that the Consultant generally does fewer Place Types and that more prescriptive ones make the planning job harder, stressing it is a fiscally based plan. There were further discussions to address concerns and discuss how the approach will work to address those concerns, with Ms. Fawver emphasizing that the UDC will define what is allowed or not. Ms. Fawver stated that there is an adoption trip and kick-off for implementation and the Consultant

might be able to set aside time to go through examples and practice. Secretary Diane Williams and Commissioner Bryan Rivera provided examples of why they thought this additional session would be beneficial. There were additional discussions, with examples, of the concerns and importance that the Commissioners be able to see how it will all come together.

Ms. Fawver discussed Place Type elements, noting that the Place Types were revised based upon community input. Concerning Community Input, Ms. Fawver advised the Commission that the Consultants had sent over a summary of what had been heard in December, 2022, which included all the engagement information, and highlighting the points in the slide. Ms. Fawver stated that this input is reflected in the plan and the Place Types.

Mr. Hines took the Commission through the various Place Types, providing additional information on each one. On the Traditional Neighborhood Place Type, Vice-Chair Cormack expressed concerns that the meaning of "Traditional" might be interpreted to be what is in the existing subdivisions and not what he now understands it to be based on the discussions, suggesting a new title be found. Vice-Chair Cormack also stated that development tends to be discussed based on density and Mr. Hines explained that density was a code issue, elaborating on how Place Types describe it more in terms of intensity, and stressing that density was important and would be in the code.

On the Liberty Hill Central Place Type, Mr. Hines noted that this was a subset of the Traditional Neighborhood Place Type and what was included in the FLUM was based on the pattern already on the ground. Vice-Chair Cormack stated that the Downtown Revitalization Committee (DRC) was also doing their own plan and inquired if we were expecting it will be the same or have its own zoning district. Regarding the DRC boundaries, Ms. Fawver advised that they had meet with that Consultant and the boundaries were smaller, and that when the code was done, it would need to address the various boundaries. Vice-Chair Cormack added that he is concerned if there is another Liberty Parke type subdivision right up adjacent to downtown. There were further discussions among the Commissioners and the Consultants on if there should be a new subset encircling the Liberty Hill Central Place Type. Mr. Hines emphasized that the Place Type is intended to identify what you want to allow or disallow and if there was indeed another Place Type needed or if the Commission really wanted to just expand the Liberty Hill Central Place Type. Chair Messana elaborated on the discussions and concluded that he wanted the Liberty Hill Central Place Type to go out further. Ms. Fawver stated that the Consultants would try to draw it.

On the New Urban Village Place Type, Mr. Hines stated that the word "new" was added to the first version and it was focused for where large tracks of open land was available and intended for more intense development. Mr. Hines further reiterated that Place Types were based on character first, not density, and that the New Urban Village is to be built in a new way for people, not for cars, with parking more hidden and streets narrower; with housing types more intense, not single family. Chair Messana raised questions on the areas designated as New Urban Village on the FLUM and Mr. Hines discussed the logic for each one. Chair Messana discussed the area around the current High School and there was discussion on the various planned bypasses. Vice-Chair Cormack suggested that the area across Highway 29 from the HEB on Ronald Reagan should also be designated as a New Urban Village. Mr. Hines explained why it had changed from that idea originally but it was concluded that

it might be a good idea to designate that location as New Urban Village for future development/redevelopment.

On the Highway Corridor Place Type, Mr. Hines noted that the Community wanted to see this developed in a different way. Mr. Hines noted that Secretary Williams had suggested a different color than red and Secretary Williams explained her concern that it might be seen as restrictive. Secretary Williams also questioned why there was Highway Corridor Place Types on RM 1869 past Main Street and also another small area on Main Street towards Highway 29. Vice-Chair Cormack discussed the TxDOT (Texas Department of Transportation) and County plans for a bypass and inquired why not make Highway 29 part of a redevelopment plan. Secretary Williams echoed that idea and stated that her understanding was that TxDOT was going to do a study on it so it might be good timing. Mr. Hines mentioned the potential for an Urban Boulevard Place Type and there were discussions on if it should start at the Highway 29/183 intersection or if it could at least be from the Main Street to Main Street loop connections to Highway 29. There were discussions on why the entire planned bypass did not have Highway Corridor designation and Mr. Hines noted it was intended more for the intersections in that location. Mr. Hines advised the Commissioners that the plans of the County do not always come to fruition. Chair Messana noted that TxDOT had originally planned for Highway 29 to look more like Whitestone and that the County had already purchased a lot of right-of-way, and if the bypass does progress, it would be good to redevelop the area into what we want.

On the Modern Industry Place Type, Mr. Hines clarified it was a middle intensity area and it was clarified as to why the areas on the FLUM were designated as that Place Type.

Factors influencing the FLUM were covered and it was noted that the 6/28/23 version was used for Trip 3 Growth Scenarios.

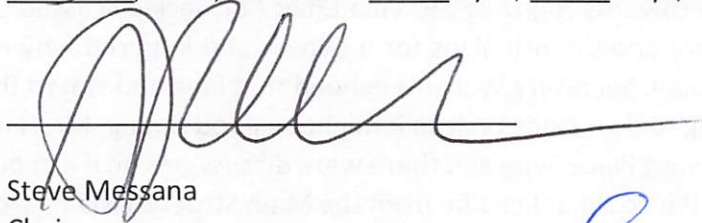
Ms. Fawver covered next steps and explained the Dashboard that would be developed for staff to keep updated on a regular basis regarding the progress of implementation, and added that the Consultant was willing to go above scope the week of September 4th, even on Labor Day, if necessary, to hold two (2) virtual meetings. Mr. Hines explained the use of a spreadsheet for tracking comments during the review process. There was discussion on the various available dates and Chair Messana concluded that the tentative dates would be Thursday and Friday evenings, with Secretary Williams noting she would not be available on that Friday. It was further decided that the Commission meeting on September 19th would be used for the Commission to discuss review comments, among itself, in order to meet the feedback deadline of September 21st. Ms. Fawver advised that the Consultant would then incorporate what they could from those in the spreadsheet, and any with potential concerns would be discussed.

No action was taken.

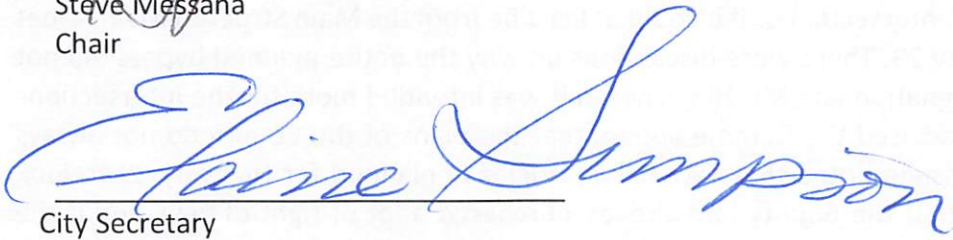
5) ADJOURNMENT

Given there were no further agenda items and hearing no objections from the members, Chair Messana adjourned the meeting 5:00 PM.

PASSED AND APPROVED by the Planning and Zoning of the City of Liberty Hill, Texas on September
5, 2023, on vote of 5 ayes, 0 nays, and 0 abstentions.



Steve Messana
Chair



City Secretary