PLANNING AND ZONING COMMISSION REGULAR MEETING
TUESDAY - SEPTEMBER 1, 2026 - 5:30 PM

Council Chamber/Municipal Court Building
2801 Ranch Road 1869
Liberty Hill, Texas 78642

Steve Messana — Tim Anderson
Tyler James — Karlyn Keller

LIVE VIDEO ACCESS AND RECORDINGS

The meeting will be streamed live via the link on the City's official Facebook page.

Following the meeting, a recording will be made available on the City's website at https://www.libertyhilltx.gov/agendacenter.

PLEASE SILENCE YOUR ELECTRONIC DEVICES

CHAIR MAY REORDER AGENDA ITEMS AS NECESSARY

1) CALL TO ORDER AND ESTABLISH QUORUM

2) PUBLIC COMMENTS

Comments on Non-Agenda Items:
Individuals wishing to address the governing body on matters not listed on the agenda must complete a Public Comment Form and submit it prior to the meeting. Each speaker is limited to three (3) minutes. No action may be taken during this portion of the meeting. Members of the governing body may respond only with factual information, references to existing policy, or requests that the subject be placed on a future agenda.

Comments on Agenda Items:
Individuals wishing to address an item listed on the agenda must complete a Public Comment Form, identify the specific agenda item, and submit the form prior to the item being considered. Speaker request forms may also be submitted electronically, to citysecretary@libertyhilltx.gov prior to the meeting.

3) CONSENT AGENDA

Consent Agenda items are routine or previously considered matters that the governing body anticipates approving without discussion. These items are enacted by a single motion unless a member of the governing

body requests removal, in which case the item will be considered under the Regular Agenda.

A) Consider approval of the August 4, 2026, Planning and Zoning Commission regular meeting minutes.
Minutes

4) REGULAR AGENDA

A) Presentation regarding meeting procedures, including parliamentary procedures, for the Planning and Zoning Commission.

B) Presentation regarding social media use by public officials, including best practices and applicable legal and policy considerations.

5) ADJOURNMENT

CERTIFICATION

I certify that the above notice of meeting was posted on the bulletin board at Liberty Hill City Hall, located at 926 Main Street, Liberty Hill, Texas 78642, and on the City website (https://www.libertyhilltx.gov/agendacenter) on or before [xx:xx] [p.m./a.m.], on [Day, Month dd, yyyy].

_____
Beatrice Canseco, City Secretary

NOTICE
The City Council, Boards, and Commissions reserve the right to convene, recess, realign, or adjourn into Executive Session at any me during the meeting, prior to adjournment, as authorized by Chapter 551 of the Texas Government Code.

In compliance with the Americans with Disabilities Act, the City of Liberty Hill provides reasonable accommodations for individuals attending meetings. Requests for accommodation should be made at least forty-eight (48) hours prior to the meeting. For assistance, contact the City Secretary at citysecretary@ libertyhilltx.gov or (512) 778-5449.

PLANNING AND ZONING COMMISSION
REGULAR MEETING
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2801 Ranch Road 1869 - Liberty Hill

AGENDA ITEM 3.A

Consider approval of the August 4, 2026, Planning and Zoning Commission regular meeting minutes.

Planning and Zoning Commission
Regular Called Meeting August 04, 2026
2801 Ranch RD 1869
Liberty Hill, TX 78642
5:30 PM
Meeting Minutes

Commissioners Present:
Karlyn Keller
Tim Anderson
Steve Messana

Commissioners Absent:
Tyler James

City Staff Present:
Brandon Pritchett
Robyn Miga, Planning & Development Services Director
McKenzi Hicks, Planning Manager
Jessica McCabe, Administrative Assistant
Nicolas Border, Planner
Tiffany Turpen, Senior Planner

1. **CALL TO ORDER**
   The Planning and Zoning Commission meeting was called to order by Chair Keller at 6:30 PM on Tuesday, August 4, 2026, at 2801 Ranch Road 1869, Liberty Hill, Texas. Quorum was established and all members were present,

2. **PUBLIC COMMENTS**
   Public comments are welcome. You may submit Public Comments in person, or you may submit to the Administrative Assistant at jmccabe@libertyhilltx.gov before 3pm the day of the meeting.

   None

3. **REGULAR AGENDA**
   a) Consider approval of the May 5, 2026, Planning and Zoning Commission regular meeting minutes.

Motion: Commissioner Messana motioned to approve the May 5, 2026 meeting minutes. Commissioner Anderson seconded the motion. Motion was carried unanimously by vote of 3-0 Ayes: Kellar, Anderson, Messana Nays: 0 Absent: James

   b) Presentation and discussion regarding Draft Module 2 of the Unified Development Code (UDC) Rewrite.

Presentation received. No action taken.

4. **PUBLIC HEARING**
   Notice is hereby given that the following application(s) are scheduled for public hearing before the Planning and Zoning Commission of the City of Liberty Hill.

   a) Conduct a public hearing and consider recommendation regarding Unified Development Code text amendments to Section 6.13 (Outdoor Lighting), Chapter 6.00 (Site Development and Design Standards), of the City of Liberty Hill Unified Development Code.

Open hearing at 6:06 pm. No public comments. Hearing closed at 6:31 pm.

Motion: Commissioner Anderson motioned to approve the outdoor lighting amendment with the proposed language:

Proposed definition: Means artificial light emitted from fixtures designed or installed in a manner that causes light to fall on a property other than the one where it is installed, causing interference with the use and enjoyment of the property or if the light falls into public right of ways.

The essence of the changes include:
- Removal of the word "substantial" as it may cause confusion
- Change "motor vehicles" to right of way as to include cyclists and other pedestrians that could be impacted

Commissioner Messana seconded the motion. Motion carried unanimously by vote of 3-0. Ayes: Keller, Anderson, Messana Nays: 0 Absent: James

   b) Conduct a public hearing and consider recommendation regarding Unified Development Code text amendment to Section 7.05 (Fiscal Surety and Assurance of Construction and Maintenance), of the City of Liberty Hill Unified Development Code.

Open hearing at 6:41 pm. No public comments. Hearing closed at 6:52 pm.

Motion: Commissioner Messana motioned to recommend. Commissioner Anderson seconded the motion. Motion carried unanimously by vote of 3-0. Ayes: Keller, Anderson, Messana Nays: 0 Absent: James

5. Adjournment

Given there were no further agenda items and hearing no objections from the members, Chair Keller adjourned the meeting at 6:56 pm

PASSED AND APPROVED by the Planning and Zoning Commission of the City of Liberty Hill, Texas on the of , 2026, on vote of __ ayes, __ nays, and __ abstentions.

_____
Chair Karlyn Keller

_____
City Secretary/Board Secretary

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AGENDA ITEM 4.A

Presentation regarding meeting procedures, including parliamentary procedures, for the Planning and Zoning Commission.

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AGENDA ITEM 4.B

Presentation regarding social media use by public officials, including best practices and applicable legal and policy considerations.