



LIBERTY HILL

FREEDOM TO GROW

PLANNING & ZONING COMMISSION REGULAR MEETING

AGENDA

TUESDAY – AUGUST 18, 2020 – 6:30 PM

Wes Griffin - Chair

Cheryl New - Commissioner

Josh McGinty – Commissioner

Kathy Canady – Commissioner

Brian Williams – Vice Chair

Steve Messana – Commissioner

Jared King – Commissioner

Steve McIntosh - Commissioner

MAXIMUM CAPACITY IN COUNCIL CHAMBERS

No more than 38 people will be allowed in Council Chambers and appropriate social distancing will be in place.

The Governor's Order requires face masks when social distancing cannot be maintained.

AUDIO AND VIDEO STREAMING ACCESS TO PLANNING AND ZONING MEETING

For Audio access to the meeting:

Dial 1-646-749-3112 using your phone [follow the prompts].

Use access code 341-316-725. No PIN required.

Please mute your phones.

YOUTUBE VIEWING

You may watch the meeting in progress from the link on the City's Facebook Page.

Notice is hereby given that a meeting of the **PLANNING & ZONING COMMISSION** will be held **TUESDAY – AUGUST 18, 2020 at 6:30 PM at 2801 Ranch Road 1869 – Liberty Hill** to consider items as follows. All items are subject to action.

1. CALL TO ORDER

a) Establish Quorum

b) Invocation

c) Pledge of Allegiance

"I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with Liberty and Justice for all."

d) Texas Pledge

"Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."

2. REGULAR AGENDA

- a) **Discuss and Consider approval of minutes from previous Planning and Zoning Commission meeting of August 4, 2020.**

- b) **Discussion, consideration and final action on a request to remove legacy trees, per §6.07.E of the Unified Development Code, on the property located at the S-SEC of State Road 29 and Ranch-to-Market Road 1869 (13701 West SR-29) inside the city's limits and identified as Lot 1, Block A, McCoy's Liberty Hill Addition, Williamson County, TX (WCAD ID No. R022091 and R349109).**

- c) **Discussion and recommendation on final action regarding the Omega Ranch Preliminary Plat, located north of State Road 29 and east of Kaufmann Loop inside both the city's ETJ and Williamson County Municipal Utility District No. 23, and identified as 147.39 acres out of the Greenlief Fisk Survey, ABS 5, Williamson County, TX (A portion of WCAD ID No. R021698).**

3. ADJOURNMENT

POSTING CERTIFICATION: I, Nancy Sawyer – City Secretary for the City of Liberty Hill, certify that the attached notice of meeting for the Planning & Zoning Commission of the City of Liberty Hill was duly posted on the bulletin board at Council Chambers located at 2801 Ranch Road 1869 in Liberty Hill, Texas on the ____ day of August, 2020 at ____ PM.

REMOVAL CERTIFICATION: I, Nancy Sawyer – City Secretary for the City of Liberty Hill, certify that the attached notice of meeting was removed from the bulletin board at Municipal Court / Council Chambers located at 2801 Ranch Road 1869 in Liberty Hill, Texas on the _____ day of _____, 2020 at _____.

AGENDA ITEM

#2.a

AGENDA ITEM

#2.b



Planning & Zoning Commission
August 18, 2020

Item: Discussion, consideration and final action on a request to remove legacy trees, per §6.07.E of the Unified Development Code, on the property located at the S-SEC of State Road 29 and Ranch-to-Market Road 1869 (13701 West SR-29) inside the city's limits and identified as Lot 1, Block A, McCoy's Liberty Hill Addition, Williamson County, TX (WCAD ID No. R022091 and R349109).

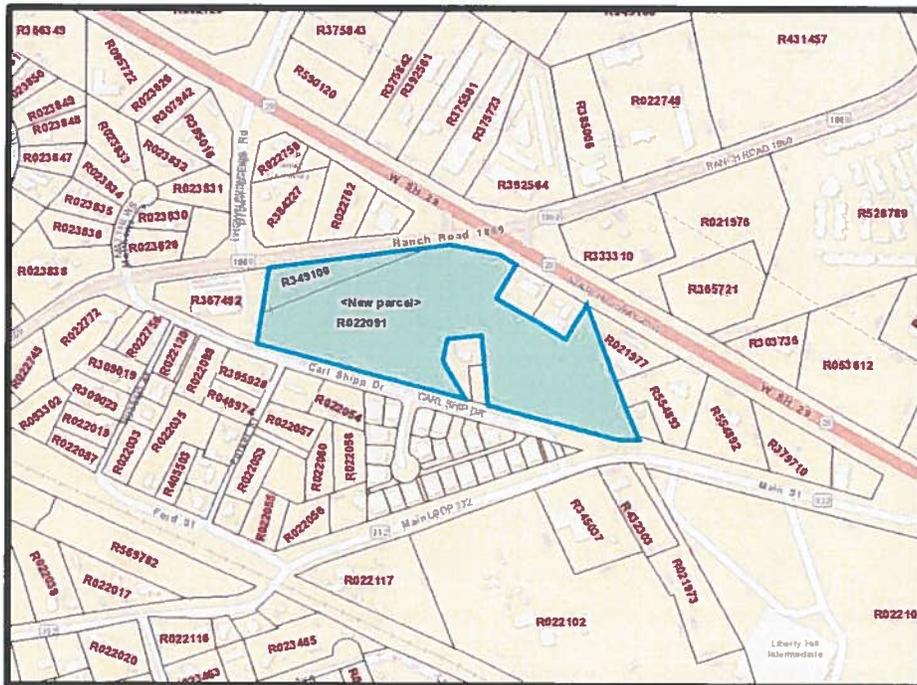
Owner: McCoy Corporation

Agent: JAB Engineering, LLC by Josh Baran, P.E.

WILCO ID Number: R022091 and R349109

Current Zoning: General Commercial/Retail District (C-3)

Site Map:



Discussion: At the August 10, 2020 public meeting, the City Council unanimously approved a request for approval of the McCoy's Building Supply – Store 117 Site Development / Stormwater Plan. Approval of this request will facilitate the development of a retail building supply operation consisting of a +/-26,000-square-foot retail building and warehouse, accessory buildings and outdoor storage on +/-12.50 acres.

Tree removal has been deemed necessary in order to realize the proposed development. The applicant has identified a total of 67 trees currently in place on the property, 27 of which are legacy trees that are sized at 19 inches of tree caliper or greater. The applicant proposes to remove 31 of

those trees (46 percent canopy loss), including 13 legacy trees, resulting in a loss of 532 inches total tree caliper. §6.07.E of the Unified Development Code requires Planning and Zoning Commission approval for the removal of legacy trees. It should be noted, however, that the applicant further proposes to preserve 36 trees (54 percent canopy retention), including 14 legacy trees, five of which exceed 30 inches of tree caliper in size, resulting in a preservation of 717 inches total tree caliper. Even though the number of non-legacy trees being preserved surpasses that of legacy trees, there is still a notable retention ratio of 1.44 inches of legacy tree caliper for every one inch of non-legacy tree caliper being saved. A copy of the tree preservation plan is included with this report.

Recommendation: Staff finds the application complete and suitable for further consideration.

AGENDA ITEM

#2.c

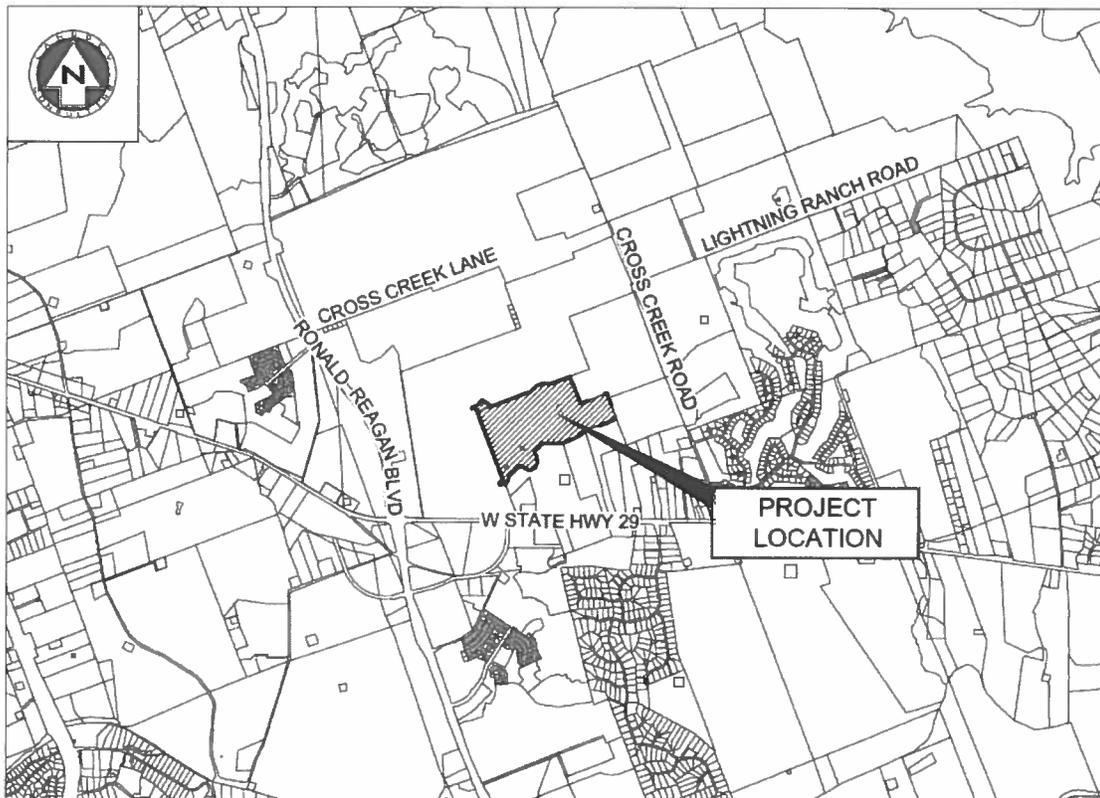


**Planning & Zoning Commission
August 18, 2020**

**City Council
August 24, 2020**

- Item:** Discussion and recommendation on final action regarding the Omega Ranch Preliminary Plat, located north of State Road 29 and east of Kaufmann Loop inside both the city's ETJ and Williamson County Municipal Utility District No. 23, and identified as 147.39 acres out of the Greenlief Fisk Survey, ABS 5, Williamson County, TX (A portion of WCAD ID No. R021698).
- Owner:** Omega Ranch, LLC
- Agent:** M.A. Partners, LLC, by Wyatt Henderson
- WILCO ID Number:** A portion of R021698
- Current Zoning:** N/A, Outside City Limits

Site Map:



Discussion: The request is to facilitate the future platting of up to 581 residential lots, 23 open space lots and approximately 21,300 linear feet of street right-of-way. The subject property is part of an overall 223-acre tract that is located along the north side of State Road 29 and east of the Kaufman Loop in the city's extra-territorial jurisdiction, or ETJ. On March 28, 2016, the City Council adopted

an Ordinance to absorb the 223-acre parent tract into the city's ETJ at the request of the property owner. On February 24, the City entered into a development agreement involving the parent tract to allocate the north 147 acres (the subject property) to single-family residential development within the Williamson County Municipal Utility District, Number 23 (MUD 23) and the south 77-acre remaining balance (not a part of this application) to commercial development and annexation into the City. On March 9, the property owner was granted permission by the City to incorporate the subject property into MUD 23. This application for a preliminary plat was submitted on May 29, 2020. Upon a recommendation by the Commission, this application will be forwarded to the City Council for final action at its August 24, 2020 public meeting.

The subject property is oriented southwest-to-northeast, has significant drainage features throughout and is surrounded by the Morning Star residential development to the north and west and the Ridge at Cross Creek residential development to the east. Anticipated buildout will be in four (4) phases. Typical lot dimensions appear to be 45 feet in width by 120 feet in depth, and gross density appears to be roughly 3.94 dwelling units per acre. Roughly 78 acres will be used for residential buildout, and 44 acres will be used for open space that largely consists of natural drainways. Primary access to the development will be from the Kaufman Loop via the new Omega Ranch Road (74-foot-wide collector), while secondary access will be via a westerly extension of View Drive to the east of the project area. The project will be served by the cities of Georgetown (water) and Liberty Hill (sewer).

Recommendation: Staff finds the application complete and suitable for further consideration.

