



LIBERTY HILL

FREEDOM TO GROW

PLANNING & ZONING COMMISSION REGULAR MEETING AGENDA

TUESDAY – SEPTEMBER 15, 2020 – 6:30 PM

Wes Griffin - Chair	Brian Williams – Vice Chair
Cheryl New - Commissioner	Steve Messana – Commissioner
Josh McGinty – Commissioner	Jared King – Commissioner
Steve McIntosh - Commissioner	

Notice is hereby given that A MEETING of the PLANNING & ZONING COMMISSION will be held TUESDAY – SEPTEMBER 15, 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. PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Liberty Hill has been asked to review and approve the following application(s) to wit:

A request for a Zone Map Amendment from the General Commercial / Retail (C3) zoning classification to the Single-family Residential (SF3) zoning classification on the following property:

Lots 1 and 2, Twenty-Nine Ranch Addition, Williamson County, Texas; Generally located along the south side of State Highway 29, near its Intersection with Orchard Ridge Parkway and identified as Assessor's Parcels Number R-331210, R-331209 and R-548200.

In accordance with Section 211.006, Texas Local Government Code, a public hearing on this application will be conducted by the Planning and Zoning Commission (Commission) on **Tuesday, September 15, 2020**, beginning at **6:30 PM**. Upon receiving a recommendation from the Commission, the City Council will conduct its own public hearing on this matter at **6:30 PM** on **Monday, September 28, 2020** and take final action. Both public hearings will be held at the Municipal Court Building, Council Chambers, 2801 RM 1869 in Liberty Hill, Texas. For more information, you may either visit the Development Services Department at 100 Forrest Street, call (512) 778-5449, or send an email to planning@libertyhilltx.gov.

3. PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Liberty Hill has been asked to review and approve the following application(s) to wit:

A request for a Zone Map Amendment from the Agriculture (AG) zoning Classification to the Light Industrial (I1) zoning classification on the following property:

**Lot 4, Cimarron Business Park, Liberty Hill, Williamson County, Texas;
Generally located along the west side of Holmes Road, north of State Highway 29, and identified as Assessor's Parcel Number R-472193**

In accordance with Section 211.006, Texas Local Government Code, a public hearing on this application will be conducted by the Planning and Zoning Commission (Commission) on **Tuesday, September 15, 2020**, beginning at **6:30 PM**. Upon receiving a recommendation from the Commission, the City Council will conduct its own public hearing on this matter at **6:30 PM** on **Monday, September 28, 2020** and take final action. Both public hearings will be held at the Municipal Court Building, Council Chambers, 2801 RM 1869 in Liberty Hill, Texas. For more information, you may either visit the Development Services Department at 100 Forrest Street, call (512) 778-5449, or send an email to planning@libertyhilltx.gov.

4. REGULAR AGENDA

- a) Discuss and consider approval of minutes of the Planning and Zoning meeting held August 18, 2020.**
- b) Discussion and recommendation to Council on a request for a Zone Map Amendment for Lots 1 and 2, Twenty-Nine Ranch Addition from the Agricultural (AG) zoning classification to the Light Industrial (I1) zoning classification.**
- c) Discussion and recommendation to Council on a request for a Zone Map Amendment for Lot 4, Cimarron Business Park from the General Commercial/Retail (C3) zoning classification to the Single-family Residential (SF3) zoning classification.**

5. 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 11th day of September, 2020 at 5:00 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

#4.a



PLANNING AND ZONING COMMISSION MEETING MINUTES

TUESDAY – August 18, 2020 – 6:30 PM
2801 Ranch Road 1869 – Liberty Hill

CALL TO ORDER

The Liberty Hill City Planning and Zoning Commission Meeting was called to order at 6:30 PM by Chairperson Brian Williams on Tuesday – August 18, 2020 at Council Chambers – 2801 Ranch Road 1869 in Liberty Hill. Invocation was given followed by reciting the Pledge of Allegiance and Texas Pledge. Quorum was established.

Planning and Zoning Commission members present were as follows: Brian Williams, Josh McGinty, Cheryl New, Steve Messana, and Steve McIntosh.

REGULAR AGENDA

Discuss and Consider approval of minutes from the regular Planning & Zoning Commission meeting held August 4, 2020.

Outcome: On motion by Josh McGinty and second by Steve McIntosh, the Commission approved the minutes from August 4, 2020.

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

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 South / Southeast corner 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.

Outcome: David Stallworth – Senior Director of Planning stated this site development plan was brought to Council on August 13, 2020 and was unanimously approved. However, tree removal was determined to be necessary. Staff finds the application complete and submits to the Commission for approval. Developer is paying into the City's Tree Mitigation Fund as part of their agreement. Following discussion, Steve Messana made a motion, seconded by Steve McIntosh, to approve removal of legacy trees, per §6.07.E of the Unified Development Code, on the property located at the South / Southeast corner 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.

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

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).

Outcome: David Stallworth, Senior Director of Planning stated that this plat is 147.39 acres. In March of 2016, Council adopted an ordinance absorbing the 223 are parent tract into the ETJ. Mr. Stallworth provided a verbal timeline of the development. He also stated that the street width on Sun Grove Trail is not designed to collector road standards. Following discussion of changing the size of that approximately 250' of the street, Cheryl New made a motion, seconded by Steve Messina, to approve with conditional approval from the county the Omega Ranch Preliminary Plat. **Motion passed on vote of 5 ayes, 0 nays, and 0 abstentions.**

ADJOURNMENT

David Stallworth, Senior Director of Planning provided a reminder to the Commission to carefully review their copies of the UDC and provide feedback and/or concerns they might have.

On motion by Josh McGinty and second by Cheryl New, the meeting of the Planning and Zoning Commission was adjourned at 7:02 PM.

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

Wes Griffin

Chair – Planning and Zoning Commission

AGENDA ITEM

#4.b



**Planning & Zoning Commission
September 15, 2020**

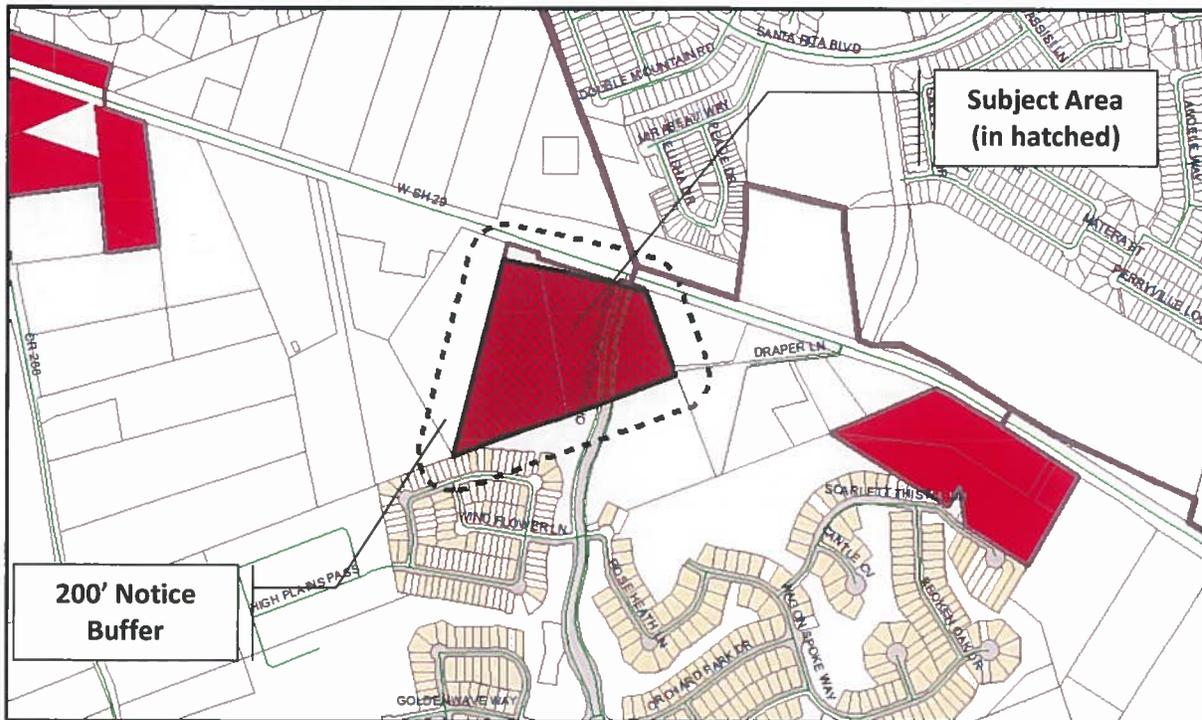
**City Council
September 28, 2020**

Item: A request for a Zone Map Amendment from the General Commercial/Retail (C-3) zoning district to the Single-family Residential (SF-3) zoning district on the following property:

Lots 1 and 2, Twenty-Nine Ranch Addition, Williamson County, Texas; generally located along the south side of State Highway 29, near its intersection with Orchard Ridge Parkway and identified as Assessor's Parcels Number R-331210, R-331209 and R-548200.

Owner: F-L HM Owner LP
Agent: Gray Engineering, Inc. by Richard Grayum, P.E.
WILCO ID Number: R-331210, R-331209 and R-548200
Current Zoning: General Commercial/Retail (C-3)
Proposed Zoning: Single-family Residential (SF-3)

Site Map:



Background: The subject property was platted as Lots 1 and 2 of the Twenty-Nine Ranch addition in 1992 and subsequently annexed into the City in 2013 with an initial zoning designation of AG. In 2014, the property was rezoned from AG to C3. The Highland Meadows preliminary plat, which incorporates Lots 1 and 2, was approved in 2014. A subsequent replat of Lot 1 in 2016 created a public roadway segment (Orchard Ridge Parkway) that bifurcated Lot 1 into two halves.

The applicant submitted the request for a zone map amendment on August 17, 2020. If successful, the zone change will address inconsistencies between current zoning regulations and the Highland Meadows (Orchard Ridge) development agreement and amended preliminary plat that was executed in 2018. The development contemplated single-family residential development within the subject property; no residential development of any type is allowed in the C3 zoning category, even if authorized by separate contract.

The following zoning and land uses surround the subject property;

ORIENTATION	ZONING	EXISTING LAND USE
Subject Property	C3	Pending SF residential
North	ETJ	Vacant
South	ETJ	Single-family (SF) residential
East	ETJ	Pending SF residential
West	ETJ	Vacant

Written notification of the public hearing for this request were mailed via certified mail, return receipt requested, on August 27, 2020. A legal advertisement for the request was published on September 3, 2020 in the Liberty Hill Independent. To date, no comments for or against the request have been received by staff.

Analysis: The General Commercial/Retail (C3) zoning classification is intended to provide for a wide range of commercial and retail goods and services. It is primarily intended for use in high-traffic areas adjacent to arterial streets and highways and is appropriate for relatively high-volume commercial centers. To protect the abutting and surrounding residential areas, certain restrictions are placed on the intensity of uses and emphasis is placed on standards for lighting, buffering, parking and location of driveway access. The High Density Residential (SF3) zoning classification is intended to provide for various types of residential development, including conventional single and two-family residences and higher density residences, such as triplexes, townhomes, garden homes, condominiums, and apartments. The purpose of this district is to provide for development of quality multiple-family living in a moderately dense setting, at a density not to exceed 10 units per acre. This district is further intended to encourage efficient utilization of land, affordable housing opportunities, open space preservation, and traditional neighborhood development, through pedestrian-friendly, suitable residential neighborhoods, protected from incompatible uses and with necessary facilities and services. Context-sensitive design standards and landscaping are required to ensure a quality and enjoyable living environment.

The rezoning cannot be considered a spot zone. The request should reconcile that portion of the residential development which lies within the city's corporate limits with the appropriate zoning classification. The present situation appears to have been the result of an inadvertent oversight, given the fact that the development is largely situated within the city's extra-territorial jurisdiction, or ETJ. Approval of this request will not facilitate the construction of additional residences beyond that which

is authorized under both the preliminary plat and development agreement, or 780 lots. Based on staff's analysis, in accordance with §3.07.04.B of the UDC, nothing has been found to suggest that approval of this request will compromise the health, safety or welfare of the general public. Furthermore, it does not appear that approval of this request will detract from the safe, orderly and healthful development of the city.

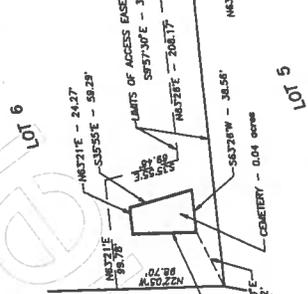
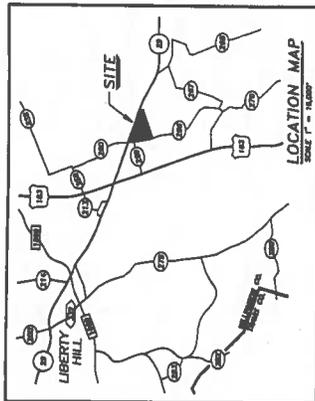
Recommendation: Staff finds the application complete and suitable for further consideration.

Cabinet k Slide 115

TWENTY-NINE RANCH

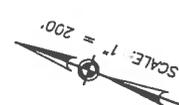
A 147.15 ACRE SUBDIVISION SITUATED IN THE NOAH SMITHWICK SURVEY, ABSTRACT No. 590, WILLIAMSON COUNTY, TEXAS

OWNER - LOGAN MELTON
7905 PARLIAMENT PLACE
AUSTIN, TEXAS 78759



31344

FILED FOR RECORD
SEP 23 1992
C. J. Bizzell
County Clerk, Williamson Co. TX

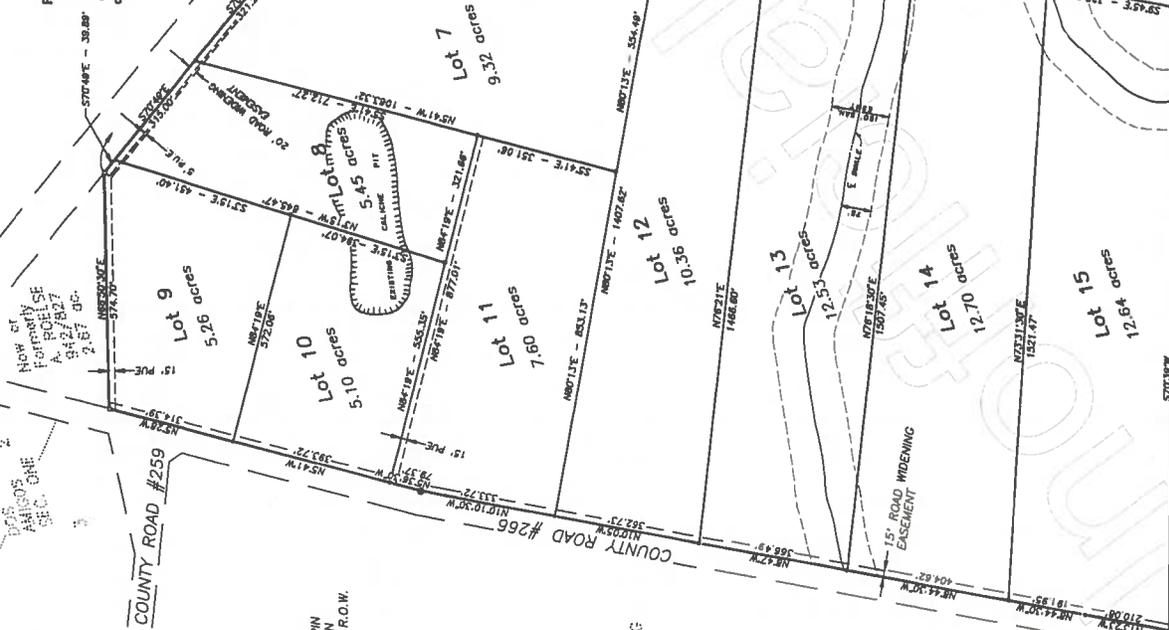


- LEGEND**
- END IRON PIN
 - - - END CONC. R.O.W.
 - END IRON PIN
 - END CONC. MONUMENT

COUNTY ROAD #259

COUNTY ROAD #266

STATE HIGHWAY 29 (100' R.O.W.)



Steger & Bizzell Engineering, Inc.
Professional Engineers
1100 N. Loop West
P.O. Box 1000
Houston, Texas 77248
Tel: 713-861-1100
Fax: 713-861-1101

Now of
Formerly
DORRIS
FAMILY
GRIFFIN
776/512
8.0 ac.

Now of
Formerly
EDWIN ROSENEBUSCH
427/535
316 ac.

Now of
Formerly
I.G. DICKER
915/306
4.95 ac.

Now of
Formerly
L. BRADY
1148/795
3.44 ac.



**Development Services Department;
Planning and Zoning**

100 Forrest Street
Liberty Hill, TX 78642
Main Number: (512) 778-5549 | Fax Number: (512) 778 -5418

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the City of Liberty Hill has been asked to review and approve the following application(s), to wit:

A request for a Zone Map Amendment from the General Commercial / Retail (C3) zoning classification to the Single-family Residential (SF3) zoning classification on the following property:

Lots 1 and 2, Twenty-Nine Ranch Addition, Williamson County, Texas; generally located along the south side of State Highway 29, near its intersection with Orchard Ridge Parkway and identified as Assessor's Parcels Number R-331210, R-331209 and R-548200.

In accordance with Section 211.006, Texas Local Government Code, a public hearing on this application will be conducted by the Planning and Zoning Commission (Commission) on **Tuesday, September 15, 2020**, beginning at **6:30 PM**. Upon receiving a recommendation from the Commission, the City Council will conduct its own public hearing on this matter at **6:30 PM** on **Monday, September 28, 2020** and take final action. Both public hearings will be held at the Municipal Court Building, Council Chambers, 2801 RM 1869 in Liberty Hill, Texas. For more information, you may either visit the Development Services Department at 100 Forrest Street, call (512) 778-5449, or send an email to planning@libertyhilltx.gov.

By order of the Development Services Director on September 1, 2020

Publication Date: September 3, 2020
Liberty Hill Independent

Please bill invoice and mail proof of publication to:

City of Liberty Hill
100 Forrest Street
Liberty Hill, TX 78642
ATTN: David Stallworth, Director

(512) 778-5449, extension 102



**Development Services Department,
Planning and Zoning**

100 Forrest Street

Liberty Hill, TX 78642

Main Number: (512) 778-5549 | Fax Number: (512) 778 -5418

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Liberty Hill has been asked to review and approve the following application(s), to wit:

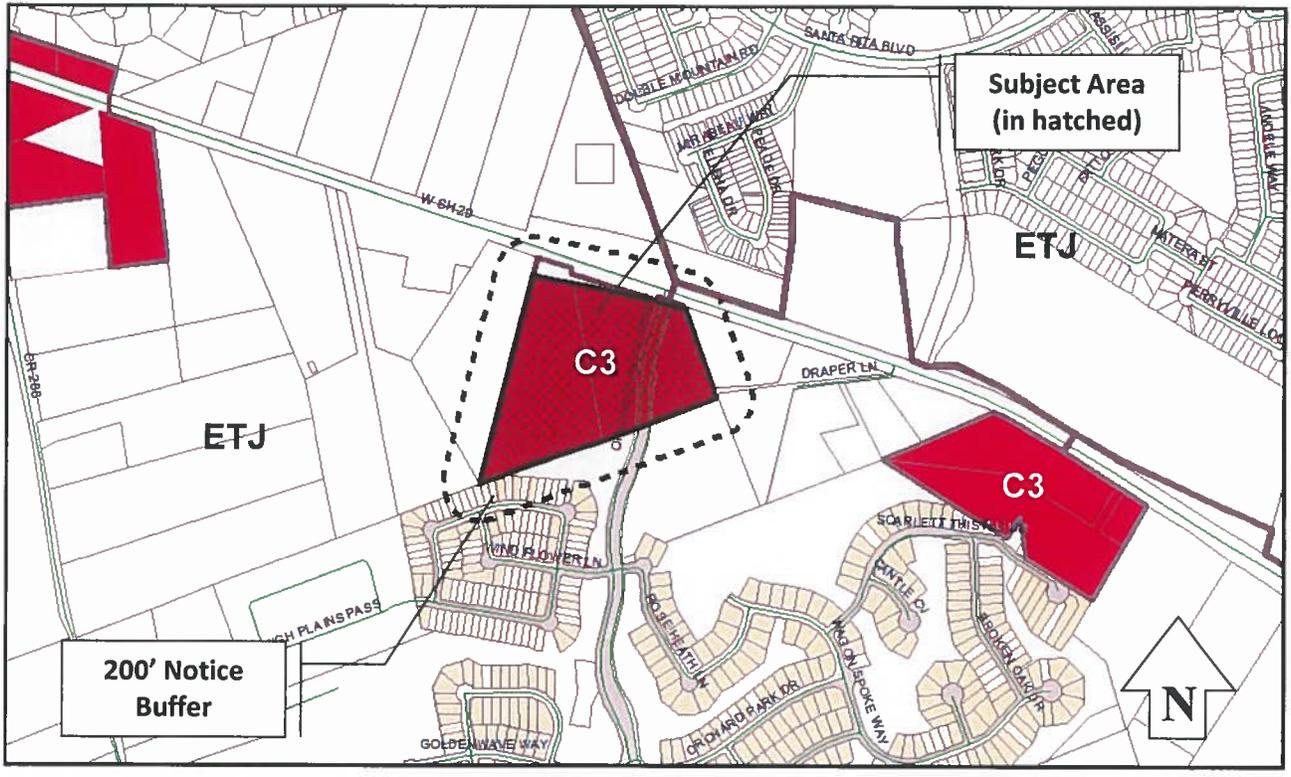
A request for a Zone Map Amendment from the General Commercial / Retail (C3) zoning classification to the Single-family Residential (SF3) zoning classification on the following property:

Lots 1 and 2, Twenty-Nine Ranch Addition, Williamson County, Texas; generally located along the south side of State Highway 29, near its intersection with Orchard Ridge Parkway and identified as Assessor's Parcels Number R-331210, R-331209 and R-548200.

In accordance with Section 211.006 of Texas' Local Government Code, a public hearing on this application will be conducted by the Planning and Zoning Commission. This hearing will begin at **6:30 PM on Tuesday, September 15, 2020**. The Commission will then forward its recommendations to the City Council, who will conduct its own public hearing at **6:30 PM on Monday, September 28, 2020** and make the final decision on this matter. Both public hearings will be held at the Municipal Court Building, Council Chambers, 2801 RM 1869 in Liberty Hill, Texas.

As a recipient of this Notice, you are invited to attend these public hearings and offer comment. You may also submit written comments regarding this application to the city's Planning and Development Department, 100 Forrest Street, Liberty Hill, Texas 78642. Any written comments received in advance of the public hearing will be presented during the hearing and become part of the official record. For more information, call (512) 778-5449. Thank you.

PLANNING AND ZONING COMMISSION
CITY OF LIBERTY HILL, TEXAS
Chair

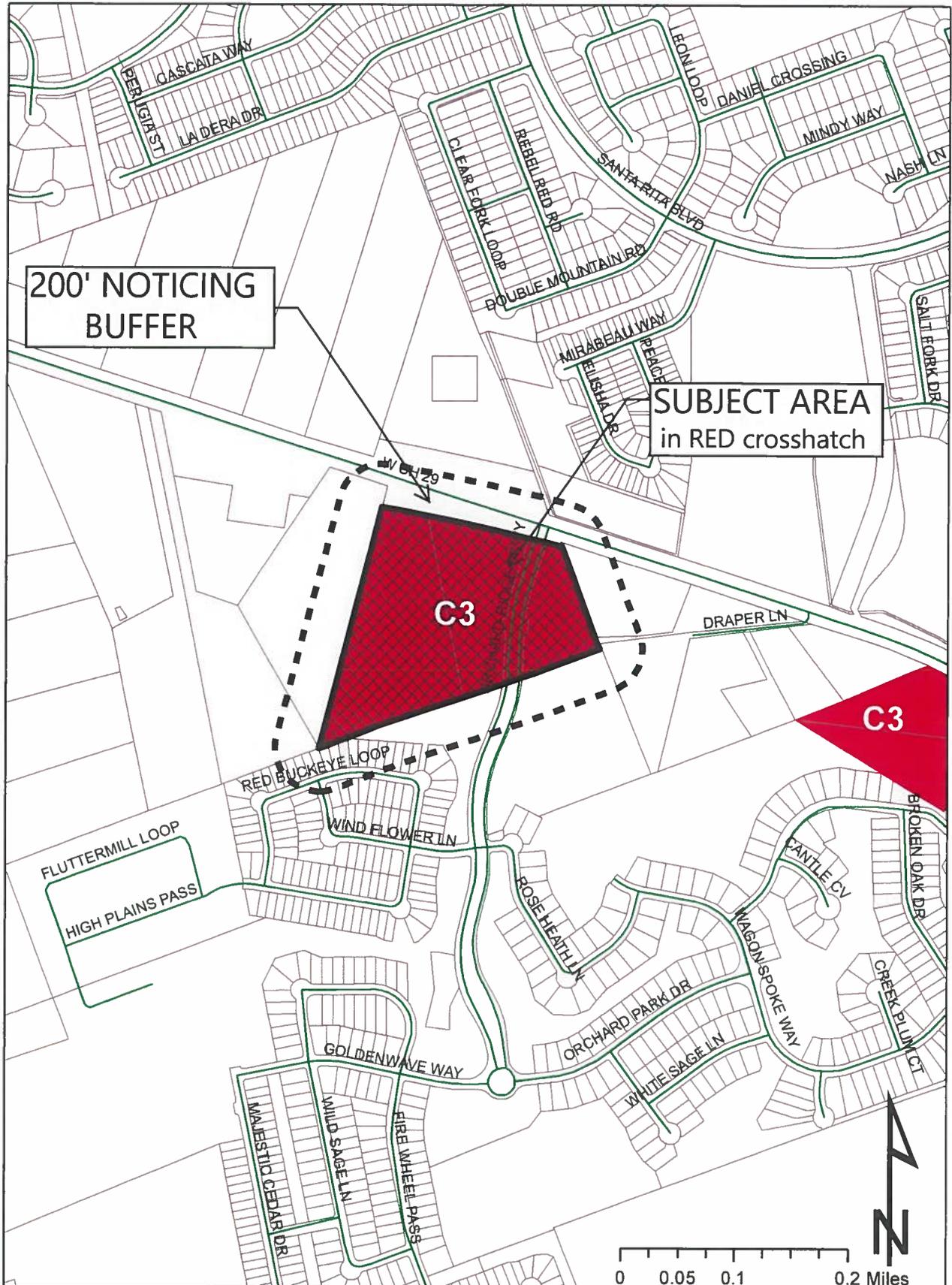


Not to scale

PARCEL_ID	OWNER/NAME1	PSTLADDRESS	PSTLCITY	PSTLSTATE	PSTLZIP5
R567574	ANDERSEN, KATHERINE N & ADAM NOEL & TERESA MARI	156 RED BUCKEYE LOOP	LIBERTY HILL	TX	78642
R431449	ARDO LLC	9415 W STATE HIGHWAY 29	LIBERTY HILL	TX	78642
R567570	BRANNING, RICK	140 RED BUCKEYE LOOP	LIBERTY HILL	TX	78642
R571660	KING, MICHAEL EDWARD, Jr	153 WIND FLOWER LN	LIBERTY HILL	TX	78642
R567545	DIAZ, ANA AURORA	175 RED BUCKEYE LOOP	LIBERTY HILL	TX	78642
R567544	DIAZ, KALA J & EMMANUEL A	181 RED BUCKEYE LOOP	LIBERTY HILL	TX	78642
R567569	DOSCH, NATAHAN A & STACIA BRAUN	132 RED BUCKEYE LOOP	LIBERTY HILL	TX	78642
R567572	EBERSOLE, GERALD ALAN	148 RED BUCKEYE LOOP	LIBERTY HILL	TX	78642
	F-L HM OWNER LP	500 BOYLSTON ST STE 2010	BOSTON	MA	02116
	F-L HM OWNER LP	500 BOYLSTON ST STE 2010	BOSTON	MA	02116
	F-L HM OWNER LP	500 BOYLSTON ST STE 2010	BOSTON	MA	02116
	F-L HM OWNER LP	500 BOYLSTON ST STE 2010	BOSTON	MA	02116
	F-L HM OWNER LP	500 BOYLSTON ST STE 2010	BOSTON	MA	02116
R567571	FORD, ROLLEN R & LORI L	3801 ROBLE GRANDE CIR	GEORGETOWN	TX	78628
R567581	GONZALEZ, ALONDRA	184 RED BUCKEYE LOOP	LIBERTY HILL	TX	78642
R567573	GRIGG, JESSE M & SHANNON E	152 RED BUCKEYE LOOP	LIBERTY HILL	TX	78642
R567575	HIBBS, WILL & KELLSEY & ROGER	160 RED BUCKEYE LOOP	LIBERTY HILL	TX	78642
R567547	JANI, ADDITYA HEMANTKUMAR	161 RED BUCKEYE LOOP	LIBERTY HILL	TX	78642
R567576	KOPCHIK, MICHELE ANN	164 RED BUCKEYE LOOP	LIBERTY HILL	TX	78642
R331211	KOSNIK, PAUL & CRIS	9701 W STATE HIGHWAY 29	LIBERTY HILL	TX	78642
	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	13620 N FM 620 BLDG B-150	AUSTIN	TX	78717
	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	13620 N FM 620 BLDG B-150	AUSTIN	TX	78717
	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	13620 N FM 620 BLDG B-150	AUSTIN	TX	78717
	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	13620 N FM 620 BLDG B-150	AUSTIN	TX	78717
	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	13620 RANCH ROAD 620 N, #B150	AUSTIN	TX	78717
	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	13620 RANCH ROAD 620 N, #B150	AUSTIN	TX	78717
	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	13620 RANCH ROAD 620 N, #B150	AUSTIN	TX	78717
	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	13620 RANCH ROAD 620 N, #B150	AUSTIN	TX	78717
R567577	MARKHAM, DEAN A	10011 NORTH DOVER PL	AUSTIN	TX	78717
	MIDDLEBROOK LTD	7143 VALBURN DR	OWASSO	OK	74055
	MIDDLEBROOK LTD	7143 VALBURN DR	AUSTIN	TX	78731
	MIDDLEBROOK LTD	7143 VALBURN DR	AUSTIN	TX	78731

R567578	OKUNAMI, NANCY J & ALVIN I	172 RED BUCKEYE LOOP	LIBERTY HILL	TX	78642
R022963	QUIROA, RONALD & DELIA	9501 W STATE HIGHWAY 29	LIBERTY HILL	TX	78642
R567580	ROBERTS, CHRISTOPHER MATTHEW & LEIGH ANNE	180 RED BUCKEYE LOOP	LIBERTY HILL	TX	78642
R567546	SANCHEZ, MARCOS GILBERTO, JR	165 RED BUCKEYE LOOP	LIBERTY HILL	TX	78642
	SANTA RITA COMMERCIAL LLC	8200 N MOPAC STE 300	AUSTIN	TX	78759
	SANTA RITA COMMERCIAL LLC	8200 N MOPAC STE 300	AUSTIN	TX	78759
R387456	THORNOCK, TYLER J	9851 W HIGHWAY 29	LIBERTY HILL	TX	78628
R567579	WEAVER, NATHAN J & LAUREN N CALHOUN	176 RED BUCKEYE LOOP	LIBERTY HILL	TX	78642
R032349	YAZDI, HAMID	113 DRAPER LN	LIBERTY HILL	TX	78642

Total: 27





City of Liberty Hill
 Planning and Development Department
 100 Forrest St.
 PO Box 1920
 Liberty Hill, Texas 78642
 Tel (512) 548-5519

www.libertyhilltx.gov

Project Name: PORTIONS OF HIGHLAND
MEADOWS PHASES 4A & 4B

Submittal Date: AUGUST 17, 2020

Zoning Case #: _____

(CITY WILL ASSIGN PROJECT NUMBER)

ZONING CHANGE

APPLICATION & CHECKLIST

PLEASE SCHEDULE AN APPOINTMENT WITH THE PLANNING DEPARTMENT TO SUBMIT THIS APPLICATION:
planning@libertyhilltx.gov
 512-548-5519

INSTRUCTIONS

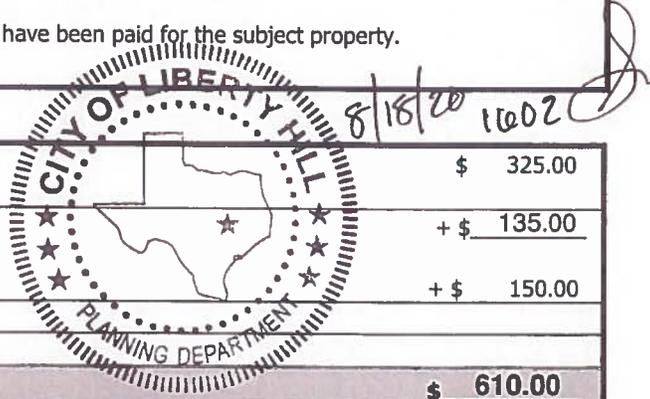
- Fill out the following application and checklist completely prior to submission.
- Use the most current application from the City's website (www.libertyhilltx.gov) or at City Hall.
- City ordinances can be obtained at our website or City Hall.

REQUIRED ITEMS FOR SUBMITTAL PACKAGE:

- ✓ 1. Completed application form with owner's original signature.
- ✓ 2. a. Tax map(s) highlighting the subject property and showing the line extending 200 feet from property.
 b. List of property owners names and addresses from the county appraisal district (www.wcad.org) within 200 feet of the perimeter of the tract (include the tract being re-zoned) and
 c. One set of mailing labels for notification of adjacent owners from (b) above.
- ✓ 3. Letter of intent explaining requested zoning change. Include statements supporting request.
- ✓ 4. Field notes, dimensioned map or subdivision name with lot and block describing all proposed zoning districts.
- ✓ 5. Prepare an 8½" x 11" (minimum) hard copy, color map including the area of the requested zoning change and surrounding areas within 1,000'.
- ✓ 6. A physical description of the property including slopes or other topographic conditions, tree cover (extent and type), waterways, existing structures and any unique features of the site.
- ✓ 7. Tax certificates or other evidence that all applicable property taxes have been paid for the subject property.
- ✓ 8. Rezoning Fees (calculation listed below)

FILING FEE CALCULATION:

Filing Fee:	\$ 325.00
Owner Notification Fee – \$5.00 per owner notification:	+ \$ 135.00
Public Hearing Notification (newspaper):	+ \$ 150.00
TOTAL FEE (due at the time of application submission):	\$ 610.00



\$200 plus new notification fees apply if zoning case is postponed after public notification

PROPERTY INFORMATION:

Property Address: 9651 Highway 29 W, GEORGETOWN, TX 78628	Property Acreage: 20.20 ACRES
Legal Description: S5673 - Twenty-nine Ranch, Lot 1 (PT), ACRES 5.267 and ACRES 3.03 and Lot 2, ACRES 9.74	County Short ID#: R331210, R548200, R331209
CURRENT ZONING: C-3	PROPOSED ZONING: SF-3

APPLICANT INFORMATION:

Please Note: The signature of owner authorizes City of Liberty Hill staff to visit and inspect the property for which this application is being submitted. The signature also indicates that the applicant or his agent has reviewed the requirements of this checklist and all items on this checklist have been addressed and complied with. The agent is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent. If no agent is listed, the owner will be considered the agent.

(Check One):

- I, the owner, will represent this application with the City of Liberty Hill.
- I, the owner, hereby authorize the person named below to act as my agent in processing this application with the City of Liberty Hill.

OWNERSHIP INFORMATION:

F-L HM OWNER LP., A DELAWARE
Property Owner: LIMITED PARTNERSHIP Phone: _____ Fax: _____
 (If property ownership is in the name of a partnership, corporation, joint venture, trust or other entity, please list the official name of the entity and the name of the managing partner.)

Address: 500 BOYLSTON STREET SUITE 2010 City: BOSTON State: MA Zip: 02116
 Email: contracts@freeholdcm.com Mobile: _____ Pager: _____

I hereby request that my property, as described above, be considered for rezoning and I give City Staff and elected or appointed representative's permission to visit the site described in this application:

F-L HM OWNER, LP; By: F-L HM GP, LLC, its General Partner
Owner's Signature: Jesse R. Baker Date: 8/14/2020
 Jesse R. Baker, in his capacity as Authorized Person of F-L HM GP, LLC and not individually

AGENT INFORMATION:

If an agent is representing the owner of the property, please complete the following information:

Project Agent: RICHARD GRAYUM, P.E., Phone: 512-452-0371 Fax: 512-454-9933
 Address: 8834 NORTH CAPITAL OF TEXAS HIGHWAY, SUITE 140 City: AUSTIN State: TX Zip: 78759
 Email: RGRAYUM@GRAYENGINEERINGINC.COM Mobile: 512-297-0788 Pager: _____

I hereby authorize the person named above to act as my agent in processing this application:

F-L HM Owner, LP; By: F-L HM GP, LLC, its General Partner
 DocuSigned by:
Owner's Signature: Jesse R. Baker Date: 8/14/2020

Jesse R. Baker, in his capacity as Authorized Person of F-L HM GP, LLC and not individually

I hereby attest that I prepared this application/checklist and that all information shown hereon is correct and complete to the best of my knowledge.

Richard Grayum

Richard Grayum, P.E.
 Digitally signed by Richard Grayum, P.E.
 DN: cn=Richard Grayum, P.E., o=Gray Engineering, Inc., email=richard@grayengineeringinc.com, c=TX
 Date: 2020.08.17 13:12:25-0500
 Signature

Richard Grayum, P.E.
 Name (printed)

8/17/2020
 Date



O 512.452.0371 : F 512.454.9933
8834 North Capital of Texas Highway, Suite 140
Austin, Texas 78759 : www.grayengineeringinc.com
TBPE 2946

August 17, 2020

Mr. David Stallworth, AICP, Planning Director
Planning & Development Department
100 Forrest Street
Liberty Hill, TX 78642

Dear Mr. Stallworth

I would like to request a zone change from General Commercial/Retail (C3) to Single- family Residential (SF3) for three (3) vacant properties located along West State Road 29 near Orchard Ridge Parkway (Property Assessor's ID No. R331210 and R331209, Lot 2 and the western portion of Lot 1, Twenty-Nine Ranch Addition, totaling 15.03 acres, and R548200, the eastern portion of Lot 1, Twenty-Nine Ranch Addition, totaling 3.06 acres). The subject property was platted as two lots with a combined land area of 20.19 in 2014, save and except for a segment of public street right-of-way (Orchard Ridge Parkway) that was platted in 2016, leaving a remaining balance of 18.09 acres. The subject property was annexed in 2013 and rezoned from AG to C3 in 2014.

The requested new zoning will facilitate the development of residential development as contemplated and approved within the Highland Meadows Preliminary Plat approved in 2014 and amended in 2018. The new residential development will be consistent with both the executed development agreement and governing preliminary plat. The proposed zoning will not compromise the health, safety and welfare of the general public, and it will contribute to the safe, orderly and healthful development of the city.

Please review the request on its merits, and either offer a favorable recommendation or grant any constructive advice that will lead to this end. Your time and consideration of this request shall be greatly appreciated.

Should you have any specific questions during your review of the zoning application, please contact me at (512)452-0371.

Sincerely,
GRAY ENGINEERING, INC.

A handwritten signature in blue ink, appearing to read 'Richard Grayum'.

Richard Grayum, P.E.
Sr. Project Manager



O 512.452.0371 : F 512.454.9933

8834 North Capital of Texas Highway, Suite 140
Austin, Texas 78759 : www.grayengineeringinc.com

TBPE 2946

PHYSICAL DESCRIPTION

The subject site was formally known as the "Saunders" tracts and contains the entry to the Orchard Ridge subdivision, approximately 9,600 feet east of the intersection of US Hwy 183 and SH 29. The subject site was preliminary platted in 2014 and amended in 2018 and is now referred to as portions of Highland Meadows, Phases 4A and 4B. The site is located within the full purpose jurisdiction of the City of Liberty Hill with a total area of 20.20 Acres and includes a portion of the Orchard Ridge Parkway right of way.

The majority of the site is situated on medium sloping terrain with a typical range of slopes between 0-15% with slopes as steep as 70 percent in one area. Currently, the site predominantly drains north to south. The area is currently undeveloped and consists of mostly medium vegetated ground cover with ranch roads and utility lines crossing the site.

The site elevation varies between Site elevations vary between ± 1066.0 feet above mean sea level (amsl) to ± 1021.00 amsl. According to the National Resource Conservation Service (NRCS) National Cooperative Soil Survey, the site consists of Brackett gravelly clay loam (BkE), 3 to 12 percent slopes, Doss silty clay, moist (DoC), 1 to 5 percent slopes, Eckrant cobbly clay (EaD), Georgetown stony clay loam, 1 to 3 percent slopes (GsB). The hydrological soil type of the subject site is Type D soil with a slow infiltration.

AGENDA ITEM

#4.c



**Planning & Zoning Commission
September 15, 2020**

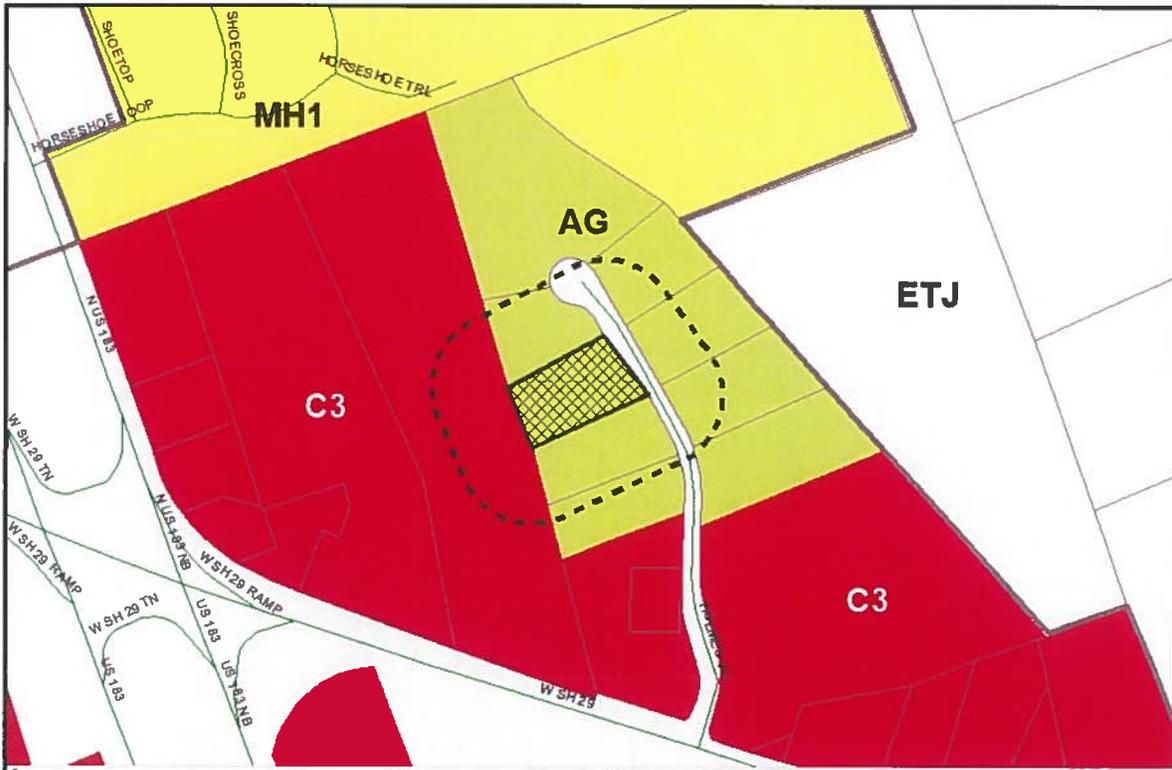
**City Council
September 28, 2020**

Item: A request for a Zone Map Amendment from the Agriculture (AG) zoning classification to the Light Industrial (I-1) zoning classification on the following property:

Lot 4, Cimmaron Business Park, Liberty Hill, Williamson County, Texas; generally located along the west side of Holmes Road, north of State Highway 29, and identified as Assessor's Parcel Number R-472193.

Owner: Shared Interest Group Holdings, LLC
Agent: Same as above
WILCO ID Number: R472193
Current Zoning: Agriculture (AG)
Proposed Zoning: Light Industrial (I-1)

Site Map:



Background: The applicant submitted the request for a zone map amendment on August 18, 2020. If successful, the applicant intends on developing two (2) 5,000-square-foot buildings, each containing four (4) offices and four (4) warehouse bays. Prospective occupancy may include a machine shop, a contractor business and small construction supply houses. The property was platted in 2005 as part of the Cimmaron Business Park addition and is therefore entitled to building permits and utility service. The business park was annexed in the mid-to-late 2000's and still retains its original AG zoning, despite current levels of light industrial development. The applicant has owned the property since 2018. Warehousing, offices, light manufacturing and sales are not allowed in the AG zoning category, therefore a zone change will be necessary.

The following zoning and land uses surround the subject property;

ORIENTATION	ZONING	EXISTING LAND USE
Subject Property	AG	Vacant
North	AG	Light Industrial (developed since 2011)
South	AG	Vacant
East	AG	Light Industrial (developed since 2008)
West	C3	vacant

Written notification of the public hearing for this request was mailed via certified mail, return receipt requested, on August 27, 2020. A legal advertisement for the project was published on September 3, 2020 in the Liberty Hill Independent. To date, no comments for or against the request have been received.

Analysis: The AG zoning category is intended to maintain agricultural land until such time as it is appropriate for more intense development. Any property which is annexed into the city is initially classified as AG until a rezoning request is considered (which may be considered concurrently). The I-1 zoning category is intended to provide for low intensity, limited impact industrial uses, which may include office warehousing, wholesaling, product assembly and light manufacturing conducted primarily within the confines of a building. The subject property is located within an area that contains largely warehousing, small-scale manufacturing and fabrication and outdoor storage, all characteristic of a light industrial environment. There are notable exceptions to prevailing area development patterns, however, as the business park also contains a church and a convenience store.

From a broader perspective, the rezoning would be considered a spot zone, which is generally discouraged. The property is located near the intersection of two regional transportation corridors, State Highway 29 and US Highway 183. This intersection has the capacity to evolve into a regional activity center that could accommodate a significant concentration of complementary uses such as commercial/retail, office, institutional and multi-family within a tight operational footprint. Light industrial zoning might not be a suitable fit for a regional activity center, given its scale and limited purpose.

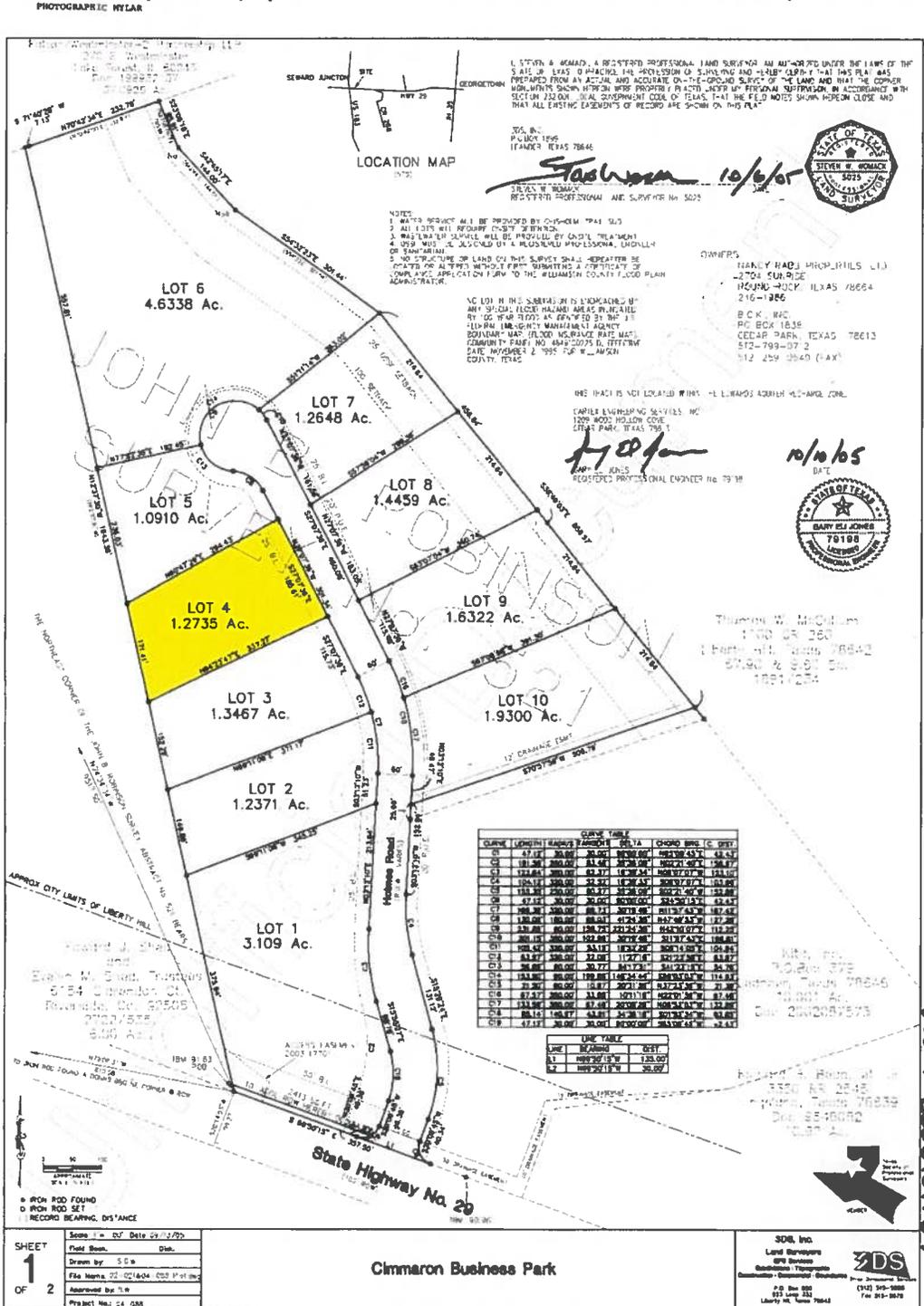
Existing light industrial development patterns are already in place in the area, however, and there are neither a definitive Future Land Use Map nor redevelopment policies in place for guidance. Therefore, the issue of spot zoning would appear to be moot. A city-initiated zone change of the business park from AG to I-1, at some point in the future, would not be unreasonable, would eliminate most existing nonconformances, and would redefine the extent of further industrial development within the context of a regional activity center. Based on staff's analysis, in accordance with §3.07.04.B of the UDC,

nothing has been found to suggest that approval of this request will compromise the health, safety or welfare of the general public. Furthermore, it does not appear that approval of this request will detract from the safe, orderly and healthful development of the city.

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

ATTACHMENT A

Subject property, identified as Lot 4, Cimmaron Business Park (indicated in yellow); plat filed as Document 2005101157, OPRWCTX.





**Development Services Department;
Planning and Zoning**

100 Forrest Street
Liberty Hill, TX 78642
Main Number: (512) 778-5549 | Fax Number: (512) 778 -5418

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the City of Liberty Hill has been asked to review and approve the following application(s), to wit:

A request for a Zone Map Amendment from the Agriculture (AG) zoning classification to the Light Industrial (LI) zoning classification on the following property:

Lot 4, Cimmaron Business Park, Liberty Hill, Williamson County, Texas; generally located along the west side of Holmes Road, north of State Highway 29, and identified as Assessor's Parcel Number R-472193.

In accordance with Section 211.006, Texas Local Government Code, a public hearing on this application will be conducted by the Planning and Zoning Commission (Commission) on **Tuesday, September 15, 2020**, beginning at **6:30 PM**. Upon receiving a recommendation from the Commission, the City Council will conduct its own public hearing on this matter at **6:30 PM** on **Monday, September 28, 2020**, and take final action. Both public hearings will be held at the Municipal Court Building, Council Chambers, 2801 RM 1869 in Liberty Hill, Texas. For more information, you may either visit the Development Services Department at 100 Forrest Street, call (512) 778-5449, or send an email to planning@libertyhilltx.gov.

By order of the Development Services Director on September 1, 2020

Publication Date: September 3, 2020
Liberty Hill Independent

Please bill invoice and mail proof of publication to:

City of Liberty Hill
100 Forrest Street
Liberty Hill, TX 78642
ATTN: David Stallworth, Director

(512) 778-5449, extension 102



**Development Services Department,
Planning and Zoning**

100 Forrest Street
Liberty Hill, TX 78642
Main Number: (512) 778-5549 | Fax Number: (512) 778 -5418

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Liberty Hill has been asked to review and approve the following application(s), to wit:

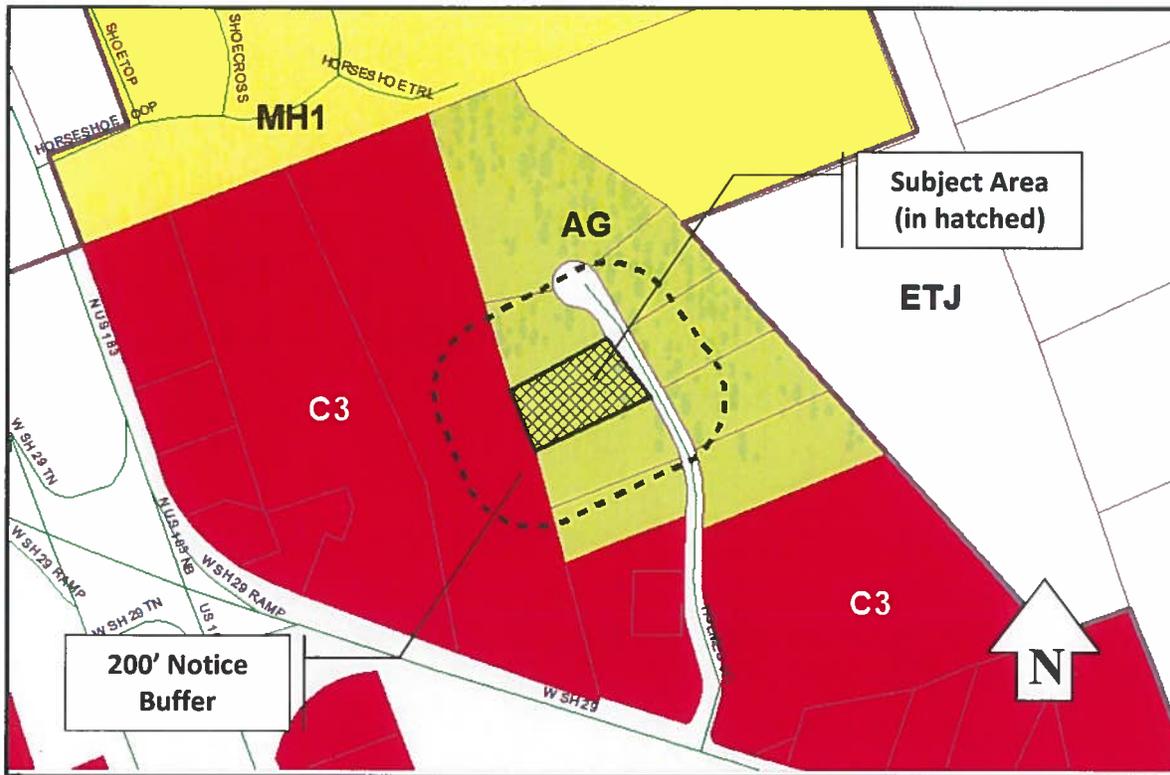
A request for a Zone Map Amendment from the Agriculture (AG) zoning classification to the Light Industrial (LI) zoning classification on the following property:

Lot 4, Cimmaron Business Park, Liberty Hill, Williamson County, Texas; generally located along the west side of Holmes Road, north of State Highway 29, and identified as Assessor's Parcel Number R-472193.

In accordance with Section 211.006 of Texas' Local Government Code, a public hearing on this application will be conducted by the Planning and Zoning Commission. This hearing will begin at **6:30 PM on Tuesday, September 15, 2020**. The Planning Commission will then forward its recommendations to the City Council, who will conduct its own public hearing at **6:30 PM on Monday, September 28, 2020**, and make the final decision on this matter. Both public hearings will be held at the Municipal Court Building, Council Chambers, 2801 RM 1869 in Liberty Hill, Texas.

As a recipient of this Notice, you are invited to attend these public hearings and offer comment. You may also submit written comments regarding this application to the city's Planning and Development Department, 100 Forrest Street, Liberty Hill, Texas 78642. Any written comments received in advance of the public hearing will be presented during the hearing and become part of the official record. For more information, call (512) 778-5449. Thank you.

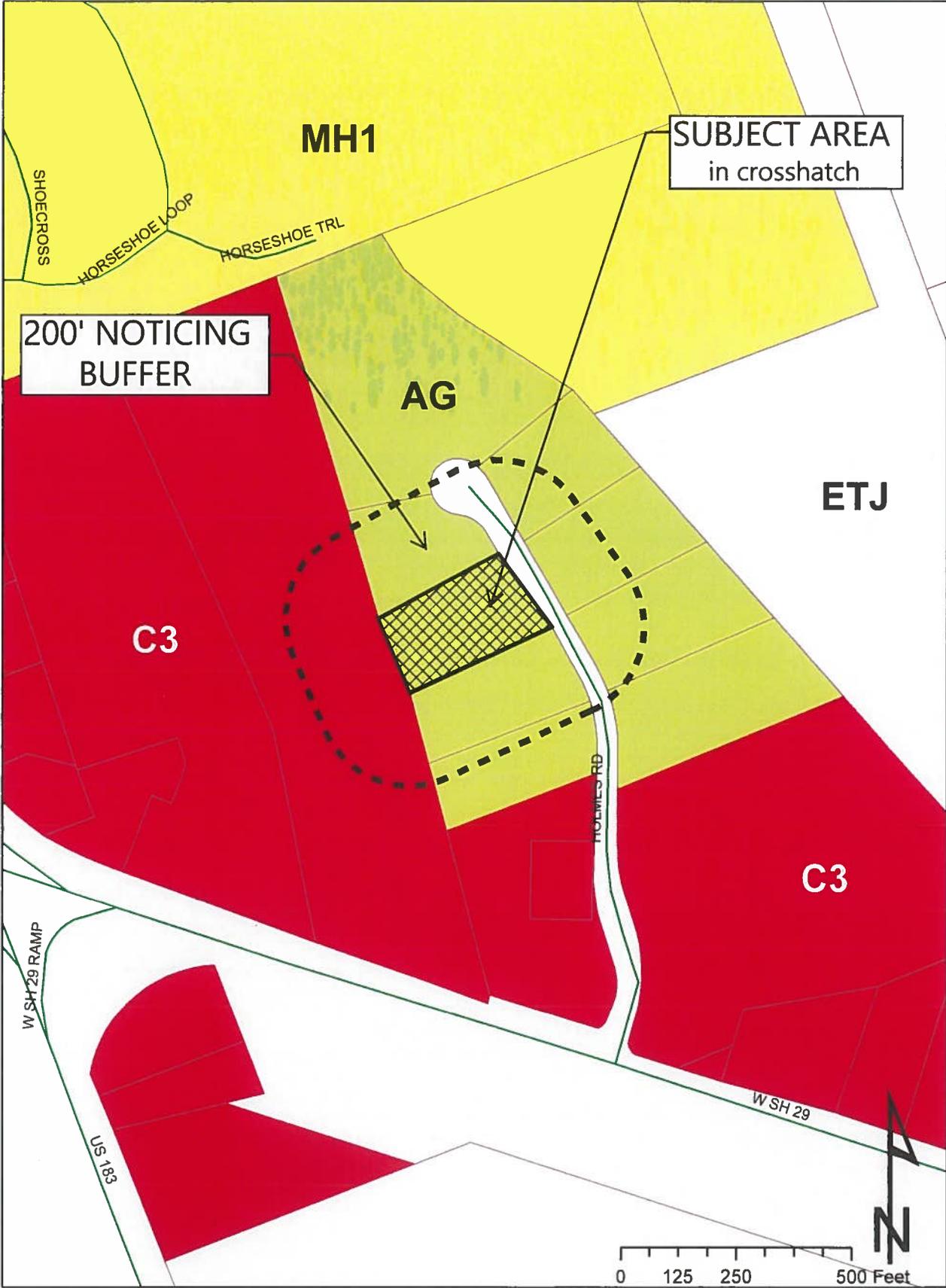
PLANNING AND ZONING COMMISSION
CITY OF LIBERTY HILL, TEXAS
Chair



Not to scale

PARCEL_ID	SITE_ADDRESS	OWNER_NAME	MAIL_ADDRESS_1	MAIL_ADDRESS_ST	MAIL_ADDRESS_CI	MAIL_ADDRESS_ZIP
R324650	11000 HWY 29 W, LIBERTY HILL, TX 78642	AUSTIN PROGRESSIVE LLC	121 DRIFTWOOD DR	CEDAR PARK	TX	78613
R472198	114 HOLMES RD, LIBERTY HILL, TX 78642	BCK INC	PO BOX 1159	FLORENCE	TX	76527
R472199	110 HOLMES RD, LIBERTY HILL, TX 78642	BCK INC	PO BOX 1159	FLORENCE	TX	76527
R472197	118 HOLMES RD, LIBERTY HILL, TX 78642	HICKS, JAMES H & LYNDA	PO BOX 1159	FLORENCE	TX	76527
R472192	115 HOLMES RD, LIBERTY HILL, TX 78642	HOLLOW CREEK LLC	705 W 24th ST STE C	AUSTIN	TX	78705
R472194	123 HOLMES RD, LIBERTY HILL, TX 78642	LANDVIEW PROPERTIES LLC	1726 CANONERO DR	AUSTIN	TX	78746
R472195	126 HOLMES RD, LIBERTY HILL, TX 78642	LANDVIEW PROPERTIES LLC	1726 CANONERO DR	AUSTIN	TX	78746
R472196	122 HOLMES RD, LIBERTY HILL, TX 78642	MAMELI LLC	8809 BALCONES CLUB DR	AUSTIN	TX	78750
R472190	111 HOLMES RD, LIBERTY HILL, TX 78642	SG & T HOLDINGS LLC	3507 LAJITAS	LEANDER	TX	78641
R472193	119 HOLMES RD, LIBERTY HILL, TX 78642	SHARED INTEREST GROUP HOLDINGS LLC	1103 LEANDER DR	LEANDER	TX	78641

TOTAL 10 PROPERTIES



MH1

SUBJECT AREA
in crosshatch

200' NOTICING
BUFFER

AG

ETJ

C3

C3

W SH 29 RAMP

US 183

HORSESHOE TRL

W SH 29

0 125 250 500 Feet





City of Liberty Hill Planning Department
 100 Forrest St.
 PO Box 1920
 Liberty Hill, Texas 78642
 Tel (512) 548-5519

www.libertyhilltx.gov

Project Name: 119 Holmes Rd.

Submittal Date: 8-18-2020

Zoning Case #: _____

(CITY WILL ASSIGN PROJECT NUMBER)

ZONING CHANGE

APPLICATION & CHECKLIST

PLEASE SCHEDULE AN APPOINTMENT WITH THE PLANNING DEPARTMENT TO SUBMIT THIS APPLICATION:

planning@libertyhilltx.gov
 512-548-5519

INSTRUCTIONS

- Fill out the following application and checklist completely prior to submission.
- Use the most current application from the City's website (www.libertyhilltx.gov) or at City Hall.
- City ordinances can be obtained at our website or City Hall.

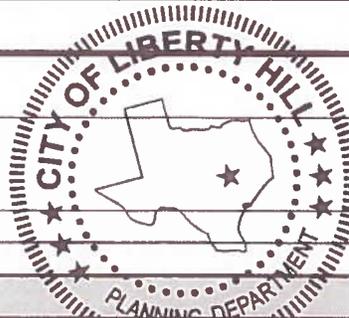
REQUIRED ITEMS FOR SUBMITTAL PACKAGE:

1. Completed application form with owner's original signature.
2. a. Tax map(s) highlighting the subject property and showing the line extending 200 feet from property.
 b. List of property owners names and addresses from the county appraisal district (www.wcad.org) within 200 feet of the perimeter of the tract (include the tract being re-zoned) and
 c. One set of mailing labels for notification of adjacent owners from (b) above.
3. Letter of intent explaining requested zoning change. Include statements supporting request.
4. Field notes, dimensioned map or subdivision name with lot and block describing all proposed zoning districts.
5. Prepare an 8½" x 11" (minimum) hard copy, color map including the area of the requested zoning change and surrounding areas within 1,000'. Staff Provided
6. A physical description of the property including slopes or other topographic conditions, tree cover (extent and type), waterways, existing structures and any unique features of the site.
7. Tax certificates or other evidence that all applicable property taxes have been paid for the subject property.
8. Rezoning Fees (calculation listed below)

FILING FEE CALCULATION:

Filing Fee:	\$ 325.00
Owner Notification Fee – \$5.00 per owner notification: <u>X5</u>	+ \$ <u>40.00</u>
Public Hearing Notification (newspaper):	+ \$ 150.00
TOTAL FEE (due at the time of application submission):	\$ <u>515.00</u>

\$200 plus new notification fees apply if zoning case is postponed after public notification



8/18/20
1602

PROPERTY INFORMATION:

Property Address: <u>119 Holmes Rd</u>	Property Acreage: <u>1.2735</u>
Legal Description: <u>S9025 - Cimmaron Business Park, Lot 4, Acres 1.2735</u>	County Short ID#: <u>R472193</u>
CURRENT ZONING: <u>Agriculture (A6)</u>	PROPOSED ZONING: <u>Light Industrial</u>

APPLICANT INFORMATION:

Please Note: The signature of owner authorizes City of Liberty Hill staff to visit and inspect the property for which this application is being submitted. The signature also indicates that the applicant or his agent has reviewed the requirements of this checklist and all items on this checklist have been addressed and complied with. The agent is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent. If no agent is listed, the owner will be considered the agent.

(Check One):

I, the owner, will represent this application with the City of Liberty Hill.

I, the owner, hereby authorize the person named below to act as my agent in processing this application with the City of Liberty Hill.

OWNERSHIP INFORMATION:

Property Owner: Shared Interest Group Holdings LLC Phone: 832-971-4340 Fax: —

(If property ownership is in the name of a partnership, corporation, joint venture, trust or other entity, please list the official name of the entity and the name of the managing partner.) Sam Stiehl

Address: 1103 Leander Dr. City: Leander State: TX Zip: 78641

Email: Libertycnc@gmail.com Mobile: 832-971-4340 Pager: —

I hereby request that my property, as described above, be considered for rezoning and I give City Staff and elected or appointed representative's permission to visit the site described in this application:

Owner's Signature:  Date: 8-18-20

AGENT INFORMATION:

If an agent is representing the owner of the property, please complete the following information:

Project Agent: _____ Phone: _____ Fax: _____

Address: _____ City: _____ State: _____ Zip: _____

Email: _____ Mobile: _____ Pager: _____

I hereby authorize the person named above to act as my agent in processing this application:

Owner's Signature: _____ Date: _____

I hereby attest that I prepared this application/checklist and that all information shown hereon is correct and complete to the best of my knowledge.

Signature

Sam Stiehl
Name (printed)

8-18-20
Date

Planning Director
City of Liberty Hill, TX
Planning & Development Department
100 Forrest Street
Liberty Hill, TX 78642

ITEM 3, 4. & 6.

LETTER OF INTENT / PHYSICAL DESCRIPTION
For Zoning Change Application for 119 Holmes Rd.

Item 3. Letter of Intent:

It is the intent of this application by Shared Interest Group Holdings LLC ("SIGH") to request a zoning change for 119 Holmes Rd. (Property Assessor's ID No. R472193, Lot 4, Cimmaron Business Park), Liberty Hill, TX from Agriculture (AG) to Light Industrial (LI). This 1.27 acre tract is part of a sub-division platted in 2005 with the same type of development.

The requested new zoning will allow Liberty CNC, LLC, a machine shop, to move from its current location in Leander, TX to this site after construction is complete. Liberty will occupy one half of the first building. Liberty CNC, LLC has 3 employees.

This type of new development will be consistent with most, if not all of the existing development along Holmes Road, which is largely multiple flex warehouses with contractors, small-scale supply houses and small manufacturers as tenants. The proposed zoning will not compromise the health, safety and welfare of the general public, and it will contribute to the safe, orderly and healthful development of the city.

Item 4. Subdivision name with lot and block

LEGAL DESCRIPTION: LOT 4, CIMMARON BUSINESS PARK, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN CABINET BB, SLIDE NO. 110 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

Item 6. Physical Description:

119 Holmes Rd. is rectangular shaped and basically a level property with no tree coverage at all.

Please review the request on its merits, and either offer a favorable recommendation or grant any constructive advice that will lead to this end. Your time and consideration of this request shall be greatly appreciated. Thank you.

Shared Interest Group Holdings LLC
1103 Leander Dr.
Leander, TX 78641