



LIBERTY HILL
FREEDOM TO GROW

**PLANNING & ZONING COMMISSION REGULAR MEETING
AGENDA
TUESDAY – OCTOBER 6, 2020 – 6:30 PM
2801 RR 1869 – Liberty Hill, TX**

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 – OCTOBER 6, 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 of the Planning and Zoning meeting held September 15, 2020.**
- b) **Discussion and recommendation on final action regarding the Final Plat for the Morningstar, Phase 3, Section 4 and Phase 4, Sections 1 and 2 additions**, located north of State Road 29 and east of Ronald Reagan Boulevard inside the city's ETJ and identified as 44.1155 acres out of the Greenleaf Fisk Survey, ABS 5, Williamson County, TX (A portion of WCAD ID No. R095747).
- c) **Discussion and recommendation on final action regarding the Heritage Ridge Final Plat**, located at the SEC of State Road 29 and Championship Drive inside the city's limits and identified as 10.578 acres out of the J.B. Robinson Survey, ABS 521, Williamson County, TX (WCAD ID No. R022824 and a portion of R050673).

- d) **Discussion and recommendation on final action regarding the Stonewall Commercial East Preliminary Plat**, located at the NEC of State Road 29 and Stonewall Parkway, specifically 11730 State Road 29 West, inside the city's corporate limits, and identified as 11.852 acres out of the J.B. Robinson Survey, ABS 521, Williamson County, TX (WCAD ID No. R392590).

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 1st day of October, 2020 at 5:30 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



PLANNING AND ZONING COMMISSION MEETING MINUTES

Tuesday – September 15, 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 Wes Griffin on Tuesday – September 15, 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: Wes Griffin, Brian Williams, Josh McGinty, Cheryl New, Steve Messana, and Steve McIntosh.

PUBLIC HEARINGS

Public Hearing #1

Wes Griffin opened the Public Hearing at 6:31, stating **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.

Outcome: The landowner of lot 3 addressed the commission stating that in the past, there had been a lawsuit concerning the Easements of lots 1 and 2 and that there is no construction allowed on the easements of those lots. She urged the Commission to investigate this further to ensure

no encroachments on those easements. David Stallworth, Senior Director of Planning responded that no easements factored into this topic; rather it is simple housekeeping. He suggested she may want to take this up with the owners of lots 1 and 2. There were no other public comments or discussion. The first Public Hearing was closed by Wes Griffin – Chair at 6:35 PM.

Public Hearing #2

Wes Griffin opened the second Public Hearing at 6:35, stating **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.

Outcome: There were no public comments and no discussion. This Public Hearing was closed by Wes Griffin – Chair at 6:37 PM.

REGULAR AGENDA

Discuss and Consider approval of minutes from the regular Planning & Zoning Commission meeting held August 18, 2020.

Outcome: On motion by Steve Messana and second by Brian Williams, the Commission approved the minutes from August 18, 2020.

Motion passed on vote of 6 ayes, 0 nays, and 0 abstentions.

Discussion and recommendation to Council on a request for a Zone Map Amendment for Lots 1 and 2, Twenty-Nine Ranch Addition General Commercial / Retail (C3) zoning classification to the Single-family Residential (SF3) zoning classification.

David Stallworth – Senior Director of Planning provided a verbal timeline of the properties in question, to include the 2014 rezoning to C3 and the 2018 preliminary plat revision that sparked the zone change under consideration. Mr. Stallworth stated that nothing in the UDC allows residential development in commercial zones, and only the approximate 20 acres in Lots 1 and 2 rest in city limits, the rest are in MUD and ETJ zones.

Outcome: On motion by Brian Williams and second by Cheryl New, the Commission approved the Zone Map amendment for Lots 1 and 2 from C3 zoning to SF3 zoning classification.

Motion passed on vote of 6 ayes, 0 nays, and 0 abstentions.

Discussion and recommendation to Council on a request for a Zone Map Amendment for Lot 4, Cimarron Business Park from the Agriculture (AG) zoning Classification to the Light Industrial (I1) zoning classification.

Following clarification of this item, David Stallworth – Senior Director of Planning stated the property owner of Lot 4 made application for a zone map amendment to allow for two flex office warehouses, similar to several that already exist in the area. However, the current AG zoning does not support this plan. Mr. Stallworth recommends that appropriate zoning be established for the owner’s intent to develop. Following discussion, Mr. Stallworth stated the request is consistent with the City’s Comprehensive Plan.

Outcome: On motion by Steve Messana and second by Brian Williams, the Commission approved the Zone Map amendment for Lot 4 from AG to I1 zoning.

Motion passed on vote of 6 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.

Outcome: On motion by Steve Messana, the meeting of the Planning and Zoning Commission was adjourned at 6:47 PM.

Motion passed on vote of 6 ayes, 0 nays, and 0 abstentions.

Wes Griffin

Chair – Planning and Zoning Commission

AGENDA ITEM

#2.b



**Planning & Zoning Commission
October 6, 2020**

**City Council
October 12, 2020**

Item: Discussion and recommendation on final action regarding the **Final Plat for the Morningstar, Phase 3, Section 4 and Phase 4, Sections 1 and 2 addition**, located north of State Road 29 and east of Ronald Reagan Boulevard inside the city's ETJ and identified as 44.1155 acres out of the Greenleaf Fisk Survey, ABS 5, Williamson County, TX (A portion of WCAD ID No. R095747).

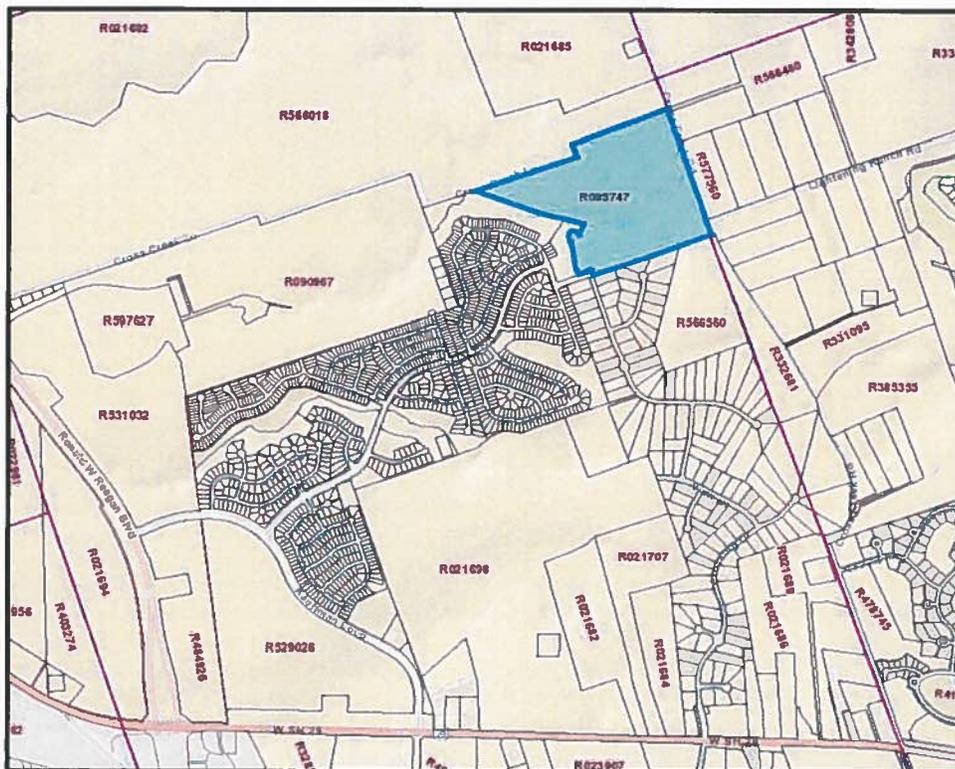
Owner: MREC MAG Morningstar, LLC

Agent: LandDev Consulting, LLC, by Keith Parkan, P.E.

WILCO ID Number: **A portion of R095747**

Current Zoning: Outside City Limits – ETJ

Site Map:



residential use, along with roughly 6,300 linear feet of new public street. The proposed development is bisected by a substantial drainage feature that is roughly 7.50 acres. Upon a recommendation by the Commission, this application will be forwarded to the City Council for final action at its October 12, 2020 public meeting.

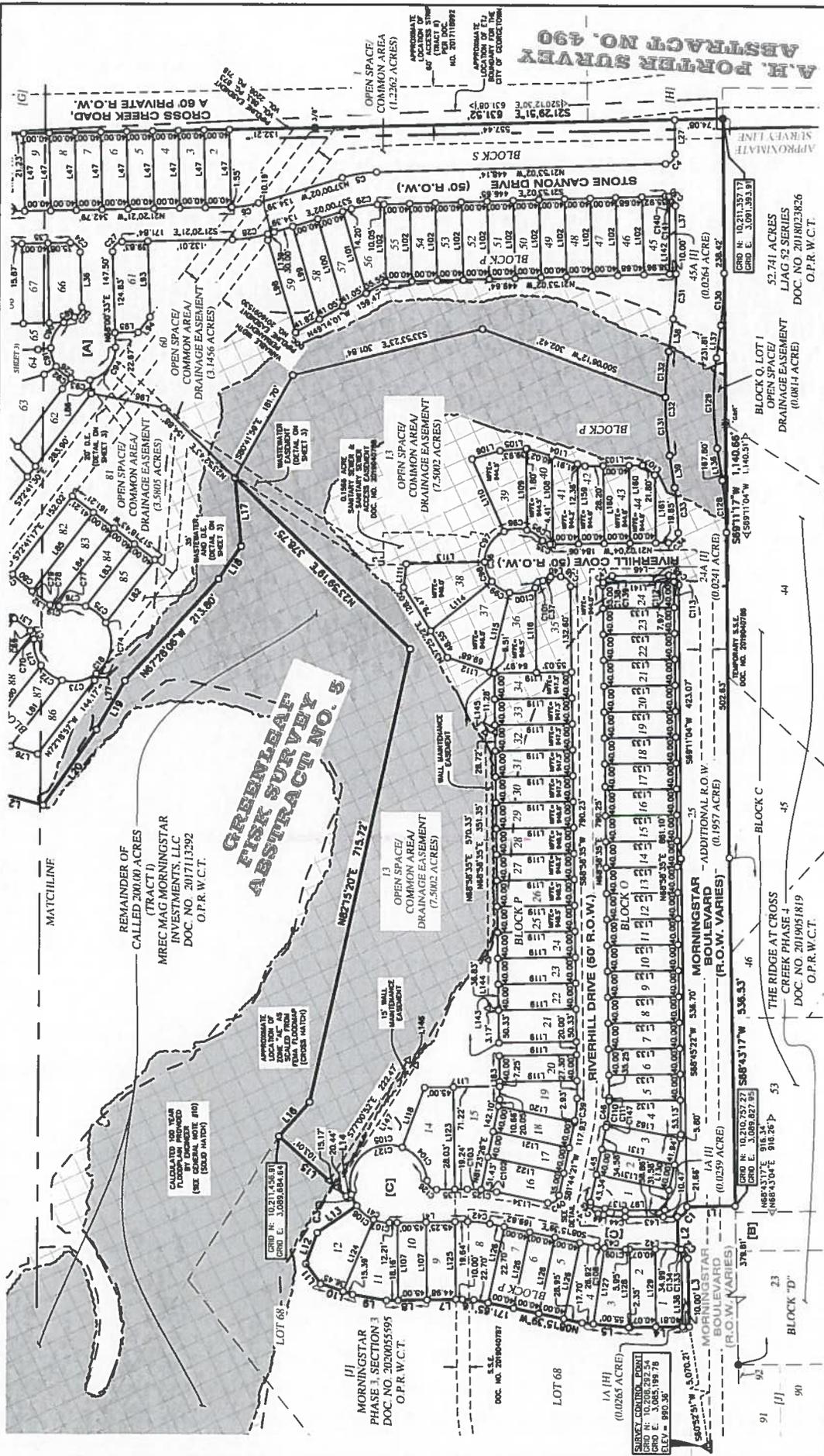
Recommendation: Staff finds the application complete and suitable for further consideration.

A.H. PORTER SURVEY
 ABSTRACT NO. 490

**MORNINGSTAR
 PHASE 3, SECTION 4 AND
 PHASE 4, SECTION 1 & 2**
 Williamson County, Texas

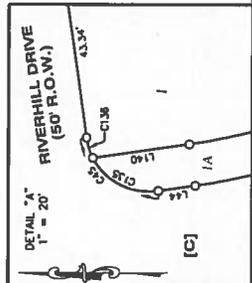


AWARD Land Surveying
 A Landmark Company
 PO Box 9876, Austin Texas 78718
 WWW.AWARDLANDSURVEYING.COM
 TEL: 512.453.1234 FAX: 512.453.1235



LEGEND

PROPERTY USE	SYMBOL	DESCRIPTION
1/2" IRON ROD WITH 1/4" BRASS CAP SET	○	FOUND (UNLESS NOTED)
1/2" IRON ROD FOUND	●	FOUND (UNLESS NOTED)
MAC MAL. IN CONCRETE FOUND	▲	FOUND (UNLESS NOTED)
SURVEY CONTROL POINT	□	FOUND (UNLESS NOTED)
P.O.B.	△	FOUND (UNLESS NOTED)
S.S.L.	△	FOUND (UNLESS NOTED)
D.C.	△	FOUND (UNLESS NOTED)
D.O.C. NO.	△	FOUND (UNLESS NOTED)
D.E.	△	FOUND (UNLESS NOTED)
M.P.T.	△	FOUND (UNLESS NOTED)
ELEVATION	△	FOUND (UNLESS NOTED)



OWNER:
 MREC MAG MORNINGSTAR, LLC
 5008 HIGHWAY 290 WEST, SUITE 150
 DALLAS, TEXAS 75248

ENGINEER:
 LANDMARK SURVEYING, LLC
 5008 HIGHWAY 290 WEST, SUITE 150
 DALLAS, TEXAS 75248

SURVEYOR:
 ARWARD LAND SURVEYING
 2201 WOODWARD STREET, SUITE 2201
 AUSTIN, TEXAS 78745

ACREAGE: 44.1155
 PATENT SURVEY: GREENLEAF FISK SURVEY,
 ABSTRACT NO. 5
 NUMBER OF BLOCKS: 5
 NUMBER OF LOTS: 153
 TOTAL NUMBER OF LOTS: 166
 LINEAR FEET OF NEW STREET: 6,323.65'

BEARING BASIS:
 ALL BEARINGS ARE BASED ON THE TEXAS STATE
 PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL
 (4300') SURVEY, USING A COMBINED SCALE
 ALSO BEING 3.3" FROM A GAS VALVE.
 ELEVATION = 774.32'

SURVEY CONTROL:
 CONTROL FOR THIS SURVEY IS
 BASED ON A MAG MAL WITH AWARD WASKER SET.
 GRID COORDINATES AND ELEVATIONS (NAVD 83)
 ORIGINAL MONUMENTS WERE IDENTIFIED FROM THE
 ORIGINAL MONUMENTS. AWARD CONTROL POINT WAS
 CHECKED TO LUNA MONUMENT #822, HAVING A
 COORDINATE OF N 10.20845232 E 3.013482281N, ELEV = 842.13'
 OF N 10.20845232 E 3.013482281N, ELEV = 842.13'

BENCHMARK NOTE:
 TBM #2 - MAG MAL WITH WASKER SET IN
 MORNINGSTAR BLDG. BEING 3.3" FROM THE
 EASTERN TERMINUS OF MORNINGSTAR BLVD.
 ALSO BEING 3.3" FROM A GAS VALVE.
 ELEVATION = 774.32'

APPROXIMATE LOCATION OF EASEMENTS FOR THE CITY OF GEORGETOWN
 APPROXIMATE LOCATION OF ACCESS STRIP FOR DOC. NO. 201711892
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AGENDA ITEM

#2.c



**Planning & Zoning Commission
October 6, 2020**

**City Council
October 12, 2020**

Item: Discussion and recommendation on final action regarding the **Heritage Ridge Final Plat**, located at the SEC of State Road 29 and Championship Drive inside the city's limits and identified as 10.578 acres out of the J.B. Robinson Survey, ABS 521, Williamson County, TX (WCAD ID No. R022824 and a portion of R050673).

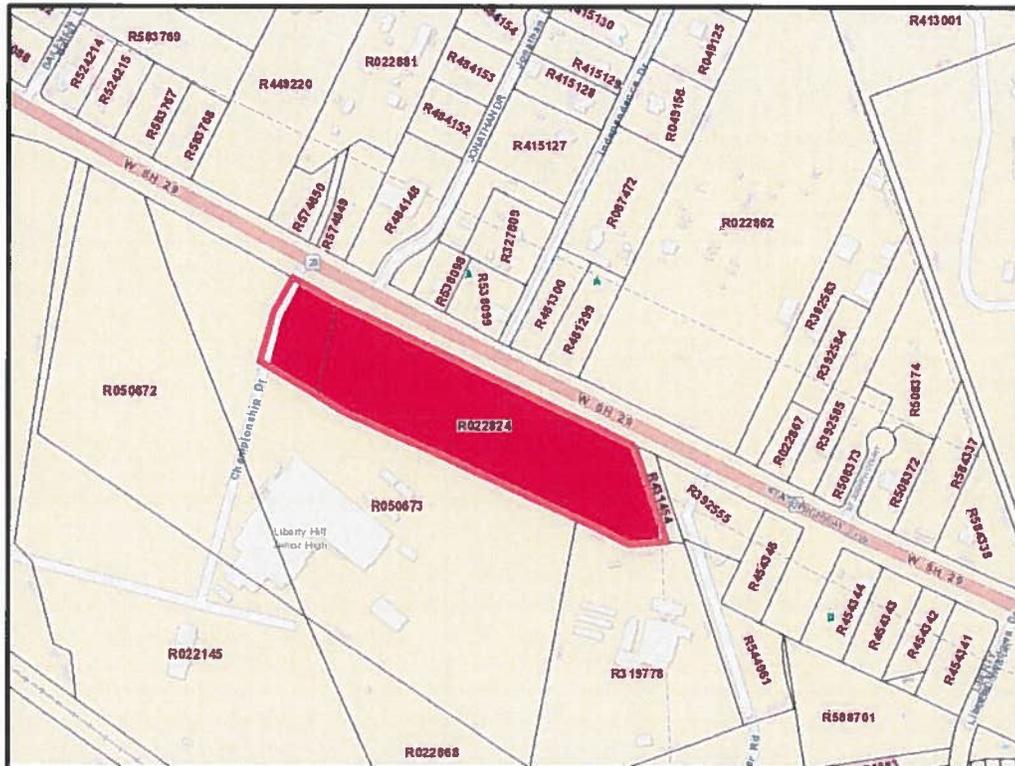
Owner: Liberty Hill Investments, LLC

Agent: Michael Beevers

WILCO ID Number: **R022824 and R050673**

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

Site Map:



Discussion: On August 10, 2020, the City Council approved the Heritage Ridge preliminary plat. The preliminary plat will facilitate the final platting of up to eight (8) commercial/retail lots, one (1) detention basin tract, and approximately 231 linear feet of public street. The subject 10.578-acre property is located along the south side of State Road 29 (SR-29), east of Championship Drive, which

serves as the primary entrance to the city's junior high school. A final plat application was submitted on September 2, 2020. If approved, the final plat will create five (5) lots and the detention basin lot. The northernmost 304 feet of Championship Drive will become a public roadway. There is a subdivision construction plan associated with this application that will address the design and installation of the private detention pond and sewer facilities intended for the overall development. Upon a recommendation by the Commission, this application will be forwarded to the City Council for final action at its October 12, 2020 public meeting. Although no dedications of public street, drainage facilities or utilities are being offered under this final plat, Council approval will still be required due to the number of lots being created.

The subject property is oriented northwest-to-southeast, is heavily wooded and has over 1,200 feet of frontage along SR-29. Ultimate new lot widths proposed under the final plat will range between 145 and 384 feet. At least three (3) points of site access are proposed, with two being situated along SR-29 and one being located along Championship Drive. Reciprocal access between each lot will be provided. Tract A, near the southeast corner of the development, will contain a drainage detention pond. There is no proposed site access from a private road easement along the subject property's easternmost boundary. A portion of a recorded 60-foot-wide access easement runs north to south through part of the proposed Lot 1. This segment must be vacated prior to the filing of a site development / stormwater plan application for Lot 1. Several existing trees, including fourteen (14) legacy trees, are scheduled for preservation through the development of the subject property. An 8-foot-wide, concrete shared use path will be constructed along the site's SR-29 road frontage.

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

OWNERS/DEVELOPER:
HERITAGE RIDGE INVESTMENTS, LLC
MICHAEL BEEVERS

LIBERTY HILL INDEPENDENT SCHOOL DISTRICT
UE CONSTRUCTION, LLC-SERIES 2020-1R

TOTAL ACREAGE: 10.578 ACRES
J. P. ROBINSON SURVEY, ABSTRACT NO. 52

BLOCKS: 1 CURRENT ZONING: GENERAL
LOTS: 5 COMMERCIAL/RETAIL (C3)
TRACTS: 1

SUBMITTAL DATE:

SURVEYOR:
ALL COUNTY SURVEYING, INC.
4950 SOUTH 5th STREET
WILLIAMSON, TX 76798
254-778-2272

ENGINEER:
HRS GROUP
5250 SOUTH 21st STREET
WILLIAMSON, TX 76798
254-771-2004

TR 1502-COTTON SPRINGS IN NORTH EDGE OF PLAT
TR 1503-COTTON SPRINGS IN NORTH EDGE OF ENTRY
INTO RY PARK, ELEVATION: 104.10

HERITAGE 24.30 ACRES, LP
Tract 1.2 - Called 4.008 Acres
(Described in Vol. 1307, Page 286)

HERITAGE 24.30 ACRES, LP
Tract 1 - Called 10.078 Acres
(Described in Tract 2000047350)

CALLED 0.457 ACRE
W/O K. REUTHER
Doc. No. 2002026164

N 102°24'48.49
E 133°20'20.20
190.72' Bare Point

S 86°09'48" W 120.72'

W/O K. REUTHER
CALLED
(Doc. No. 2002026094)

N 65°41'00" W 204.50'

177' Bare Point



Horizontal Datum based upon the Texas State Plane
Coordinate System, Central Zone, NAD 83, as per
GPS observations. Scale Factor=1.000455606,
scaled about TS 100 (N=10,219,952.26 E=19,061,645.17)

STATE HIGHWAY 29
INDEPENDENCE DRIVE

REMANINDER OF
LIBERTY HILL INDEPENDENT SCHOOL DISTRICT
(Described in Vol. 1761, Pg. 256)

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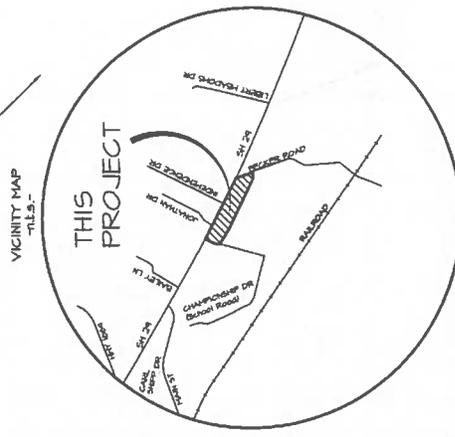
REMANINDER OF
LIBERTY HILL INDEPENDENT SCHOOL DISTRICT
(Described in Vol. 1761, Pg. 256)

REMANINDER OF
LIBERTY HILL INDEPENDENT SCHOOL DISTRICT
(Described in Vol. 1761, Pg. 256)

STREET RIGHT-OF-WAY			
CHAMPIONSHIP DRIVE	LENGTH	WIDTH	REMARKS
CHAMPIONSHIP DRIVE	905 LF	65 FT R.O.W.	THIS PORTION OF CHAMPIONSHIP DRIVE TO BE DEDICATED TO THE CITY OF LIBERTY HILL, TEXAS.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	337.41'	17.92'95"	N 87°45'41" E	71.56'	
C2	282.44'	57.47'	N 87°45'41" E	57.36'	
C3	244.48'	64.58'	N 87°45'41" E	64.46'	

NOTES:
NO OBSTRUCTIONS PERMITTED IN DRAINAGE EASEMENTS.
HERITAGE RIDGE INVESTMENTS, LLC, WILL BE SIGNING THE PLAT AS OWNER OF THE 10.205
ACRE TRACT. LIBERTY HILL I.S.D. WILL BE SIGNING THE PLAT AS OWNER OF THE ENTIRE
RIGHT OF WAY OF CHAMPIONSHIP DRIVE (0.455 ACRES)
EASEMENT NOTE: SUBJECT TO LIBERTY HILL WATER SUPPLY CORP. EASEMENTS OF
RECORDED IN DOCUMENT NO. 200204644 AND DOCUMENT NO. 200804615 EASEMENT IS
A 10' STRIP OF LAND 15' IN WIDTH IN THE CENTERLINE THEREOF BEING THE PRELIME
AS INSTALLED.



ACS
ALL COUNTY SURVEYING, INC.
17611 Highway 29
P.O. Box 10028600
4950 South 5th Street
WILLIAMSON, TX 76798
254-778-2272 Cell: 254-484-4636
www.allcountysurveying.com

BASED UPON WHAT CAN BE SCALDED FROM THE GARBARICK
SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP
NO. 48460C0459P, EFFECTIVE DATE DECEMBER 30, 2014.
THE ABOVE SHOWN PROPERTY DOES NOT APPEAR WITHIN
A FLOOD HAZARD ZONE. THIS FLOOD STATEMENT DOES NOT
WARRANT ANY LIABILITY IN SUCH EVENT ON THE PART OF
THIS SURVEYOR OR COMPANY.

FINAL PLAT
HERITAGE RIDGE
10.578 ACRES, situated in the
J. B. ROBINSON SURVEY, ABSTRACT NO. 52,
WILLIAMSON COUNTY, TEXAS

Copyright © 2020 All County Surveying, Inc.
Plot Date: 08-10-2020
Survey Method: 08-20-2020
Scale: 1" = 100'
Job No.: 2008042
Dwg No.: 00000
Drawn By: JEB
Surveyor: CGS 25890

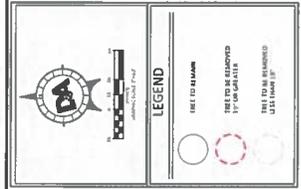
AGENDA ITEM

#2.d

Discussion: The request is to facilitate the future platting of up to eight (8) non-residential lots, one of which is for on-site detention and open space. The subject property runs along the north side of SR-29 between Stonewall Parkway and County Road 213. The subject property is oriented northwest-to-southeast, trapezoidal in configuration, and has roughly over 1,132 feet of linear frontage along State Road 29, as well as roughly 460 feet of frontage along Stonewall Parkway. Water and wastewater utility service will be provided by the City of Liberty Hill. At least two site access points along SR-29 and one access point along Stonewall Parkway are proposed. Lot sizes range from 0.68 to 3.31 acres.

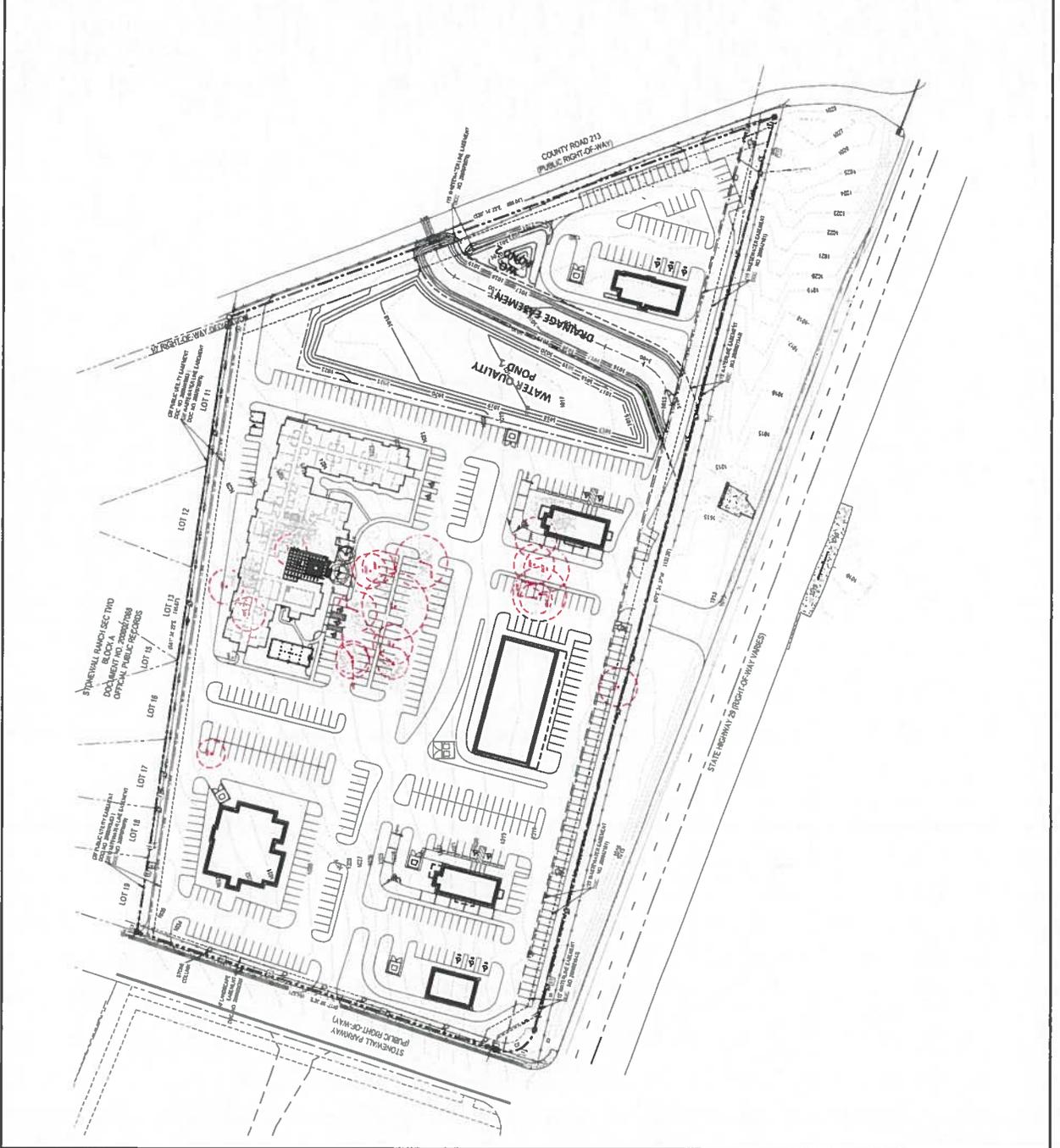
There are roughly 78 trees currently noted on the property that are at least 10 inches caliper or greater in size, 20 of which qualify as legacy trees (19 inches caliper or greater in size). The removal of legacy trees must be in accordance with §6.07.E of the UDC, which calls for Planning and Zoning Commission (Commission) approval. According to the applicant, a few of the trees on the premises appear diseased or damaged to the point that they are unsalvageable. The applicant is in the process of consulting an arborist to evaluate the trees' condition and devise a final tree mitigation plan for the site development plan application and review process.

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



TREE LIST

TREE POINT NO.	HEIGHT (ft)	SPECIES, DBH (inches) at breast
6956	12.50H	LIVE OAK 12.50H
6957	12.50H	LIVE OAK 12.50H
6958	7.50H	LIVE OAK 7.50H
6959	8.50H	LIVE OAK 8.50H
6960	8.50H	LIVE OAK 8.50H
6961	8.50H	LIVE OAK 8.50H
6962	12.50H	LIVE OAK 12.50H
6963	12.50H	LIVE OAK 12.50H
6964	12.50H	LIVE OAK 12.50H
6965	12.50H	LIVE OAK 12.50H
6966	12.50H	LIVE OAK 12.50H
6967	12.50H	LIVE OAK 12.50H
6968	12.50H	LIVE OAK 12.50H
6969	12.50H	LIVE OAK 12.50H
6970	12.50H	LIVE OAK 12.50H
6971	12.50H	LIVE OAK 12.50H
6972	12.50H	LIVE OAK 12.50H
6973	12.50H	LIVE OAK 12.50H
6974	12.50H	LIVE OAK 12.50H
6975	12.50H	LIVE OAK 12.50H
6976	12.50H	LIVE OAK 12.50H
6977	12.50H	LIVE OAK 12.50H
6978	12.50H	LIVE OAK 12.50H
6979	12.50H	LIVE OAK 12.50H
6980	12.50H	LIVE OAK 12.50H
6981	12.50H	LIVE OAK 12.50H
6982	12.50H	LIVE OAK 12.50H
6983	12.50H	LIVE OAK 12.50H
6984	12.50H	LIVE OAK 12.50H
6985	12.50H	LIVE OAK 12.50H
6986	12.50H	LIVE OAK 12.50H
6987	12.50H	LIVE OAK 12.50H
6988	12.50H	LIVE OAK 12.50H
6989	12.50H	LIVE OAK 12.50H
6990	12.50H	LIVE OAK 12.50H
6991	12.50H	LIVE OAK 12.50H
6992	12.50H	LIVE OAK 12.50H
6993	12.50H	LIVE OAK 12.50H
6994	12.50H	LIVE OAK 12.50H
6995	12.50H	LIVE OAK 12.50H
6996	12.50H	LIVE OAK 12.50H
6997	12.50H	LIVE OAK 12.50H
6998	12.50H	LIVE OAK 12.50H
6999	12.50H	LIVE OAK 12.50H
7000	12.50H	LIVE OAK 12.50H
7001	12.50H	LIVE OAK 12.50H
7002	12.50H	LIVE OAK 12.50H
7003	12.50H	LIVE OAK 12.50H
7004	12.50H	LIVE OAK 12.50H
7005	12.50H	LIVE OAK 12.50H
7006	12.50H	LIVE OAK 12.50H
7007	12.50H	LIVE OAK 12.50H
7008	12.50H	LIVE OAK 12.50H
7009	12.50H	LIVE OAK 12.50H
7010	12.50H	LIVE OAK 12.50H
7011	12.50H	LIVE OAK 12.50H
7012	12.50H	LIVE OAK 12.50H
7013	12.50H	LIVE OAK 12.50H
7014	12.50H	LIVE OAK 12.50H
7015	12.50H	LIVE OAK 12.50H
7016	12.50H	LIVE OAK 12.50H
7017	12.50H	LIVE OAK 12.50H
7018	12.50H	LIVE OAK 12.50H
7019	12.50H	LIVE OAK 12.50H
7020	12.50H	LIVE OAK 12.50H
7021	12.50H	LIVE OAK 12.50H
7022	12.50H	LIVE OAK 12.50H
7023	12.50H	LIVE OAK 12.50H
7024	12.50H	LIVE OAK 12.50H
7025	12.50H	LIVE OAK 12.50H
7026	12.50H	LIVE OAK 12.50H
7027	12.50H	LIVE OAK 12.50H
7028	12.50H	LIVE OAK 12.50H
7029	12.50H	LIVE OAK 12.50H
7030	12.50H	LIVE OAK 12.50H
7031	12.50H	LIVE OAK 12.50H
7032	12.50H	LIVE OAK 12.50H
7033	12.50H	LIVE OAK 12.50H
7034	12.50H	LIVE OAK 12.50H
7035	12.50H	LIVE OAK 12.50H
7036	12.50H	LIVE OAK 12.50H
7037	12.50H	LIVE OAK 12.50H
7038	12.50H	LIVE OAK 12.50H
7039	12.50H	LIVE OAK 12.50H
7040	12.50H	LIVE OAK 12.50H
7041	12.50H	LIVE OAK 12.50H
7042	12.50H	LIVE OAK 12.50H
7043	12.50H	LIVE OAK 12.50H
7044	12.50H	LIVE OAK 12.50H
7045	12.50H	LIVE OAK 12.50H
7046	12.50H	LIVE OAK 12.50H
7047	12.50H	LIVE OAK 12.50H
7048	12.50H	LIVE OAK 12.50H
7049	12.50H	LIVE OAK 12.50H
7050	12.50H	LIVE OAK 12.50H
7051	12.50H	LIVE OAK 12.50H
7052	12.50H	LIVE OAK 12.50H
7053	12.50H	LIVE OAK 12.50H
7054	12.50H	LIVE OAK 12.50H
7055	12.50H	LIVE OAK 12.50H
7056	12.50H	LIVE OAK 12.50H
7057	12.50H	LIVE OAK 12.50H
7058	12.50H	LIVE OAK 12.50H
7059	12.50H	LIVE OAK 12.50H
7060	12.50H	LIVE OAK 12.50H
7061	12.50H	LIVE OAK 12.50H
7062	12.50H	LIVE OAK 12.50H
7063	12.50H	LIVE OAK 12.50H
7064	12.50H	LIVE OAK 12.50H
7065	12.50H	LIVE OAK 12.50H
7066	12.50H	LIVE OAK 12.50H
7067	12.50H	LIVE OAK 12.50H
7068	12.50H	LIVE OAK 12.50H
7069	12.50H	LIVE OAK 12.50H
7070	12.50H	LIVE OAK 12.50H
7071	12.50H	LIVE OAK 12.50H
7072	12.50H	LIVE OAK 12.50H
7073	12.50H	LIVE OAK 12.50H
7074	12.50H	LIVE OAK 12.50H
7075	12.50H	LIVE OAK 12.50H
7076	12.50H	LIVE OAK 12.50H
7077	12.50H	LIVE OAK 12.50H
7078	12.50H	LIVE OAK 12.50H
7079	12.50H	LIVE OAK 12.50H
7080	12.50H	LIVE OAK 12.50H
7081	12.50H	LIVE OAK 12.50H
7082	12.50H	LIVE OAK 12.50H
7083	12.50H	LIVE OAK 12.50H
7084	12.50H	LIVE OAK 12.50H
7085	12.50H	LIVE OAK 12.50H
7086	12.50H	LIVE OAK 12.50H
7087	12.50H	LIVE OAK 12.50H
7088	12.50H	LIVE OAK 12.50H
7089	12.50H	LIVE OAK 12.50H
7090	12.50H	LIVE OAK 12.50H
7091	12.50H	LIVE OAK 12.50H
7092	12.50H	LIVE OAK 12.50H
7093	12.50H	LIVE OAK 12.50H
7094	12.50H	LIVE OAK 12.50H
7095	12.50H	LIVE OAK 12.50H
7096	12.50H	LIVE OAK 12.50H
7097	12.50H	LIVE OAK 12.50H
7098	12.50H	LIVE OAK 12.50H
7099	12.50H	LIVE OAK 12.50H
7100	12.50H	LIVE OAK 12.50H



*** Trees to remain
 *** Trees to be removed
 Note: All trees greater than 10" dbh under 10" can be removed. Exceptions are trees with special value or utility problems, including: redwood, Mesquite, and Ash (except for 10" dbh).