



# LIBERTY HILL

F R E E D O M T O G R O W

## LIBERTY HILL PLANNING & ZONING COMMISSION MINUTES

TUESDAY – MAY 7, 2019 – 12 NOON  
2801 Ranch Road 1869 - Liberty Hill, Texas

### CALL TO ORDER

The meeting was called to order at 12 Noon on Tuesday – 7, 2019 at Council Chambers located at 2801 Ranch Road 1869 in Liberty Hill, Texas by Chris Pezold – Chair of Planning & Zoning Commission. Invocation was given followed by Pledge of Allegiance and Texas Pledge. Members Present: Wes Griffin, Chris Pezold, Steve Messana, Cheryl New and Brian Williams; quorum was present. There were no public comments.

### PUBLIC HEARING

Chris Pezold, Chair of P & Z, opened the Public Hearing at 12:05 PM, stating: **NOTICE OF PUBLIC HEARINGS FOR ZONING MAP CHANGE - Tuesday – May 7, 2019 - 12 Noon and Monday – May 13, 2019 - 6:30 PM**

**NOTICE IS HEREBY GIVEN** that the Planning & Zoning Commission and City Council of Liberty Hill, Texas will conduct **PUBLIC HEARINGS** to consider a request for zoning map change for property located in the City of Liberty Hill, better described as: **37.090 ACRE TRACT OF LAND LOCATED IN THE JOHN B. ROBINSON SURVEY, ABSTRACT NO. 521, WILLIAMSON COUNTY, TEXAS, BEING THE SAME 37.0928 ACRE TRACT OF LAND CONVEYED TO FALCON/WESTMINSTER-2 PARTNERSHIP LLP, IN A WARRANTY DEED RECORDED IN DOCUMENT NO. 1999032137, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 37.0928 ACRE TRACT OF LAND BEING THE SAME TRACT OF LAND CALLED 37.13 ACRES CONVEYED TO HORSESHOE VILLIAGE MHC, LLC, IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2008089655 OF SAID OFFICE.**

**PUBLIC RECORDS, SAID 37.13 ACRE TRACT BEING THE SAME TRACT OF LAND CALLED 37.135 ACRES CONVEYED TO ESTATES OF LIBERTY HILL MHC, LLC, IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2014055130 OF SAID OFFICIAL PUBLIC RECORDS, AND 14.951 ACRES OUT OF THE JOHN B. ROBINSON SURVEY, ABSTRACT NO. 521 SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 67.90 ACRE TRACT CONVEYED TO THOMAS W. MCCOLLUM, BY DEED OF RECORD IN VOLUME 1891, PAGE 234 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 14.951 ACRES. *The subject tract is better known as The Estates of Liberty Hill located on the east side of HWY 183 just past Seward Junction. Applicant is proposing zoning change to MH2 upon annexation into the municipal boundaries of the City of Liberty Hill.***

The **PLANNING & ZONING COMMISSION** and **CITY COUNCIL** of Liberty Hill, Texas will hold **PUBLIC HEARINGS** on **Tuesday - May 7, 2019 at 12 Noon and Monday - May 13, 2019 at 6:30 PM,**

respectively, to receive comments on the merits of this request at Council Chambers (Municipal Court Building) located at 2801 Ranch Road 1869 in Liberty Hill. Anyone having interest in this request is invited to attend and present comments to the Planning & Zoning Commission and City Council for consideration at these meetings. If you have questions pertaining to this zoning request please contact Sally McFeron - Planning Department 512-778-5449 x 105. The Public Hearing was closed at 12:09 PM.

**APPROVAL OF MINUTES**

**Approval of minutes from the Planning & Zoning Commission meeting held April 7, 2019.**  
**Recommendation:** On motion by Wes Griffin and second by Steve Messano, the minutes were approved as presented.

**REGULAR AGENDA**

**Discuss and Consider request for rezoning of property known as The Estates of Liberty Hill upon annexation.** **Recommendation:** Sally Mc Feron – Director of Planning presented an overview of a rezoning request from the Developer of the Estates of Liberty Hill. Discussion was held on rezoning and annexation of The Estates of Liberty Hill. On motion by Steve Messano and second by Wes Griffin, the request for rezoning was approved as presented.

**Discuss and Consider recommendation to City Council from the Planning & Zoning Commission regarding the Final Plat for Caughfield Ranch (Larkspur) - Phase 7B located at Highway 183A and Larkspur Boulevard in the ETJ of the City of Liberty Hill.** **Recommendation:** Sally Mc Feron – Director of Planning presented an overview of the Caughfield Ranch / Larkspur Subdivision. Discussion was held. Brian Williams stated he would abstain from voting because he works with the Developers from Larkspur; he completed a Conflict of Interest Affidavit. On motion by West Griffin and second by Steve Messano, the request for rezoning was approved as presented. Recommendation will be made to City Council for approval of the Plat.

**Discuss and Consider recommendation to City Council from the Planning & Zoning Commission regarding the revised Preliminary Plat for Morningstar - Phase 3 located at Ronald Regan and Highway 29 in the ETJ of the City of Liberty Hill.** **Recommendation:** Sally Mc Feron – Director of Planning presented the revised preliminary plat for Morningstar – Phase 3. Discussion was held. On motion by Brian Williams and second by Wes Griffin, the request for rezoning was approved as presented. Recommendation will be made to City Council for approval of the Plat.

**ADJOURNMENT**

On motion by Wes Griffin and second by Chris Pezold, the meeting was adjourned at 12:38 PM.

Barbara Zwernemann  
CITY SECRETARY