

CITY OF LIBERTY HILL

Henrietta Properties Zoning (R484165) - AG to C3

ORDINANCE NO. 22-O-06.22-006A

AN ORDINANCE OF THE CITY OF LIBERTY HILL, TEXAS TO AMEND APPENDIX A OF THE LIBERTY HILL CODE OF ORDINANCES, THE UNIFIED DEVELOPMENT CODE, WHICH ADOPTS ZONING DISTRICTS, USE REGULATIONS AND LOT DESIGN STANDARDS WITHIN THE CITY'S LIMITS AS WELL AS AN OFFICIAL ZONING MAP IN ACCORDANCE WITH THE COMPREHENSIVE PLAN, BY CHANGING THE ZONING AND CLASSIFICATION OF CERTAIN PROPERTIES; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City Council for the City of Liberty Hill (City) adopted Ordinance 05-O-13 on March 22, 2005, which established Appendix A of the Code of Ordinances for the City, also known as the Unified Development Code (UDC), thereby adopting an official zoning map for the City; and

WHEREAS, the City received a petition from the owner of a property consisting of approximately 30.62 Acres – out of the J.B. Robinson Survey, Abstract 521, and identified as Assessor's Parcel Number R484165, specifically, locally addressed as 431 Highway 183 and identified in Exhibit A, Williamson County, Liberty Hill, TX, 78642, to amend the property's zoning on the official zoning map from Agricultural (AG) zoning to General Commercial/Retail (C3); and

WHEREAS, the Planning and Zoning Commission (Commission) met in a regular meeting on June 21, 2022 and conducted a public hearing on this matter, after which the Commission recommended approval of the zone map amendment to the City Council by a vote of 3 to 0; and

WHEREAS, public notice of such hearing was done in accordance with state law and the city's UDC through both mailed written notices and notices posted at both a municipal public building and online; and

WHEREAS, the City Council conducted a public hearing on June 22, 2022 to consider the Commission's recommendation as well as public comment.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LIBERTY HILL, TEXAS:

SECTION 1. The recitals contained in the preamble of this Ordinance are determined to be true and correct and are hereby adopted as a part of this Ordinance.

SECTION 2. The official zoning map, as established under Chapter 4, Appendix A of the Code of Ordinances for the City of Liberty Hill, the Unified Development Code, is hereby amended to permanently rezone the property hereinafter described and as shown in Exhibit "A," as herein attached, from Agricultural (AG) zoning to General Commercial/Retail (C3):

Approximately 30.62 Acres – out of the J.B. Robinson Survey, Abstract 521 And identified as Assessor's Parcel Number R484165, specifically, locally addressed as 431 Highway 183 and identified in Exhibit A, Williamson County, Liberty Hill, TX, 78642.

SECTION 3. The City Administrator, or designee, is hereby directed to correct the official zoning map to implement the changes adopted herein.

SECTION 4. In all other respects, the use of the property herein described shall be subject to all applicable regulations contained in the City's Code of Ordinances, including the Unified Development Code, as amended.

SECTION 5. Severability. It is hereby declared that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable and, if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional or invalid by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance, because the same would have been enacted by the City Council without the incorporation of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 6. All ordinances and parts thereof in conflict herewith are hereby expressly repealed insofar as they conflict herewith.

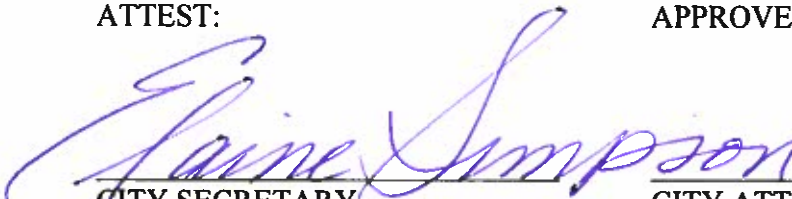
SECTION 7. Effective Date. This Ordinance shall take effect immediately from and after its adoption and it is accordingly so ordained.

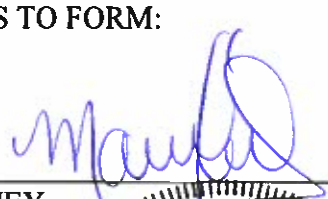
PASSED & APPROVED this 22nd day of June 2022 by the City Council on a vote of 4 AYES; 0 NAYS; 0 ABSTENTIONS.


MAYOR LIZ BRANIGAN

ATTEST:

APPROVED AS TO FORM:


CITY SECRETARY
ELAINE SIMPSON


CITY ATTORNEY

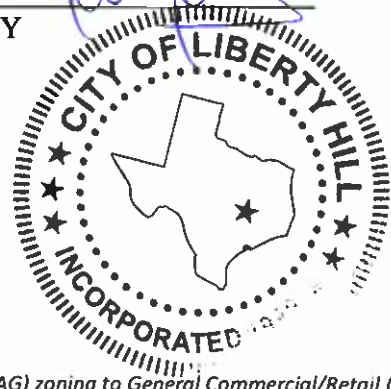


Exhibit A

CRICHTON AND ASSOCIATES, INC.
LAND SURVEYORS
6448 HIGHWAY 290 EAST SUITE B-105
AUSTIN, TEXAS 78723
512-244-3395

FIELD NOTES

FIELD NOTES FOR 30.2219 ACRES OUT OF THE JOHN B. ROBINSON SURVEY, ABSTRACT NO. 521, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 33.9575 ACRE TRACT CONVEYED TO HENRIETTA 212 LLC IN DOC. NO. 2019003562, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron pin found on the East R.O.W. of U. S. Highway 183 being the Northwest corner of a 82.28 acre tract conveyed to 183 BLW, LP in Doc. No. 2010029253 Official Public Records of Williamson County, Texas for the Southwest corner and **POINT OF COMMENCING** of this tract.

THENCE N 20° 52' 58" W with the East R.O.W. of U. S. Highway 183, 362.62 feet to a point for the Southwest corner of this tract and the **POINT OF BEGINNING**.

THENCE with the East R.O.W. of U. S. Highway 183 the following two (2) courses:

- 1) N20°52' 58"W, a distance of 28.05 feet to a 1/2" iron pin found.
- 2) N21°08'05"W, a distance of 751.31 feet to a 1/2" iron pin found being the Southwest corner of Lot 1 Starr Corner a subdivision recorded in Cabinet BE, Slide 244 of the Williamson County, Texas Plat Records for the Northwest corner of this tract.

THENCE N69°00'52"E with the South line of said Lot 1 passing the Southwest corner of a 3.881 acre tract conveyed to Williamson County, Texas for Additional R.O.W out of said Lot 1 recorded in Doc. No. 2015036814 Official Public Records of Williamson County, Texas, in all a distance of 700.96 feet to a spindle set at the Southwest corner of said 5.290 acre tract being the new South R.O.W. of State Highway 29 for the Northeast corner of this tract.

THENCE S72°14'14"E with the New South R.O.W. of State Highway 29, a distance of 1,265.73 feet to a 1/2" iron pin set for the Southeast corner of said 5.290 acre tract also being on the common line of said 82.28 acre tract and this tract for the Southeast corner of this tract.

THENCE with the common line of said 82.28 acre tract and this tract the following three (3) courses:

- 1) S17°46'28"W, a distance of 238.41 feet to a 1/2" iron pin found at a point of curve to the right.
- 2) with said curve to the right, whose elements are R = 435.00 feet, L = 388.52 feet, whose chord bears S43°21'47"W, 375.73 feet to a 1/2" iron pin found.
- 3) S68°57'29"W, a distance of 731.40 feet to a point for the most Southerly Southwest corner of this tract.

THENCE through the interior of said 33.9575 acre tract the following three (3) courses:

- 1) **N24°12'01"W**, a distance of 359.52 feet to a point.
- 2) **S67°55'34"W**, a distance of 370.80 feet to a point.
- 3) **S76°41'37"W**, a distance of 76.63 feet to the **POINT OF BEGINNING** and containing 30.2219 acres, more or less.

I hereby certify that the foregoing field notes were prepared partially from a survey on the ground under my supervision and partially from public records and are true and correct to the best of my knowledge and belief.

Witness my hand and seal October 22, 2019

Herman Crichton, R.P.L.S. 4046
18_169



SCALE: 1" = 200'
JOB NUMBER: 18-169



DATE: OCT. 22, 2019

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- 1/2" IRON PIPE FOUND
- SPINDLE SET
- CALCULATED POINT
- () RECORDED INFORMATION

SKETCH TO ACCOMPANY FIELD NOTES FOR 30.2219 ACRES OF LAND OUT OF THE JOHN B. ROBINSON SURVEY, ABSTRACT NO. 521, WILLIAMSON COUNTY, TEXAS, BEING OUT OF AND PART OF A 33.9575 ACRE TRACT OF LAND CONVEYED TO HENRIETTA 212 LLC., BY WARRANTY DEED RECORDED IN DOC. NO. 2019003562, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

NOTES:

- 1) BEARING BASIS = TEXAS STATE PLANE COORDINATES (NAD83), TEXAS CENTRAL ZONE (4203)
- 2) THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

WILLIAMSON COUNTY
3.481 ACRES DESIGNATED
FOR ADDITIONAL ROW
(201503814)

STATE HIGHWAY 29
(PUBLIC ROW VARIES)

GRANT M. & BRANT C. BAYTO
3.881 ACRES
(201606826)

LOT 1
STAIRS CORNER
SUB. (02/7/05)

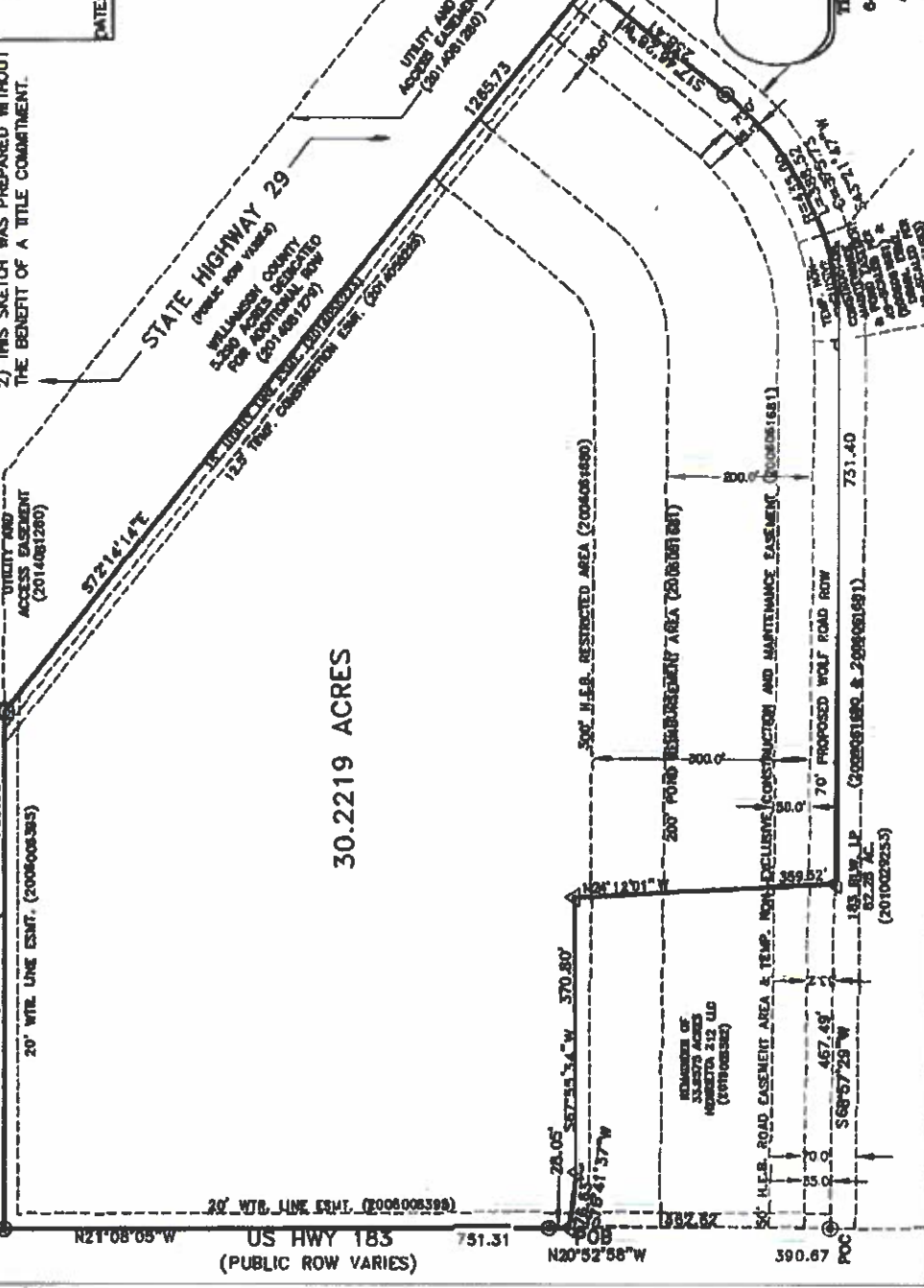
WILLIAMSON COUNTY
5.250 ACRES DESIGNATED
FOR ADDITIONAL ROW
(2015031275)

UTILITY AND
ACCESS EASEMENT
(2014081280)

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(2014081280)

UTILITY AND
ACCESS EASEMENT
(2014081280)

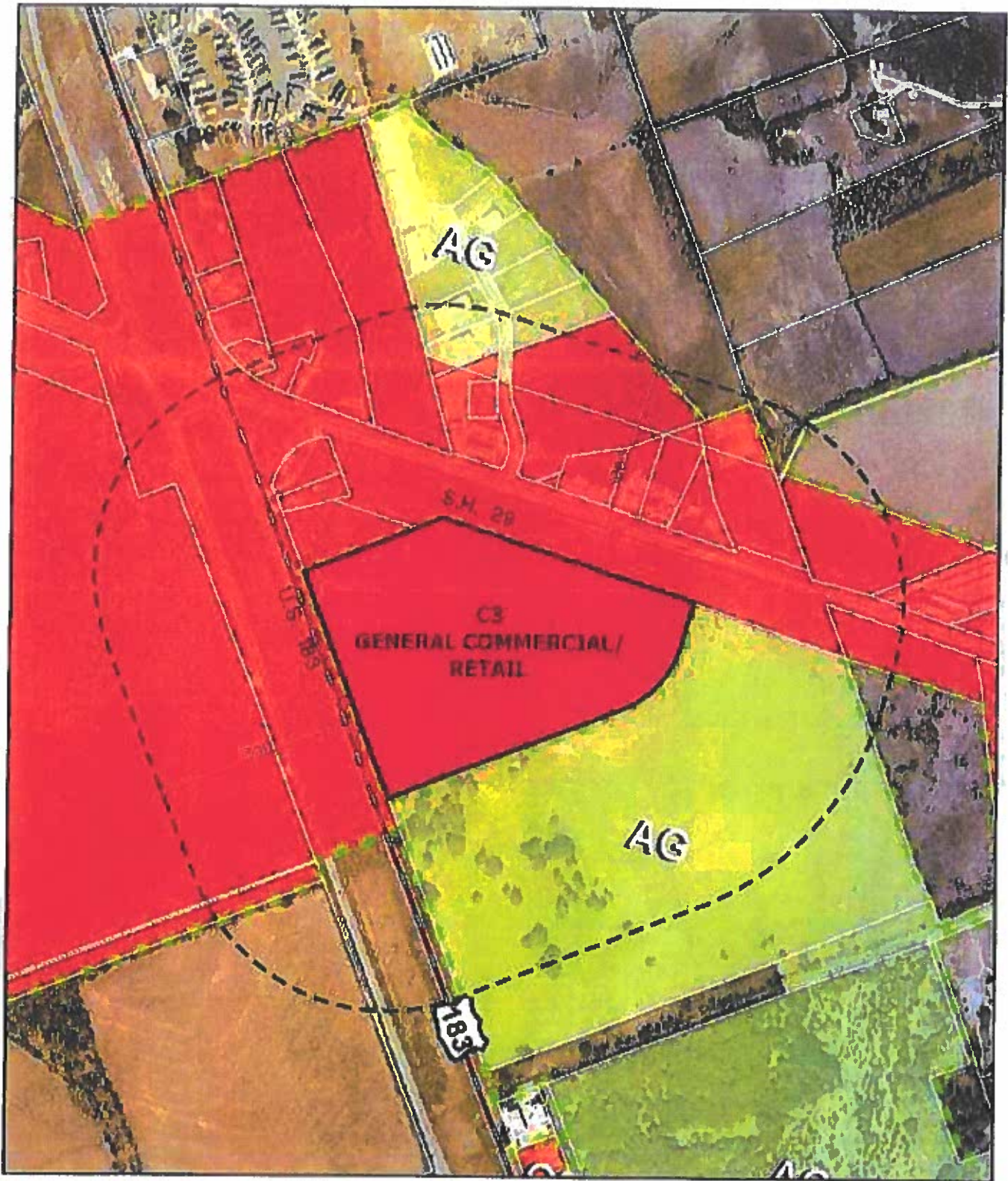
UTILITY AND
ACCESS EASEMENT
(2014081280)



30.2219 ACRES

CRICHTON
AND ASSOCIATES INC.
LAND SURVEYORS

TBLS Firm # 101787-00
6448 East Highway 290
Suite 8105
Austin, Texas 78723
(512) 244-3355
Orders@CrichtonAssociates.com



EXISTING ZONING: ETJ



SEC Planning, LLC
 Land Planning • Landmarks • Architecture • Community Planning
 10114 TRIM
 SUITE 200
 DALLAS, TX 75243

REQUESTED ZONING EXHIBIT
GRACIE TRACT
 BERTY HILL, TEXAS

This map is for informational purposes only. It is not intended to be used as a substitute for a professional engineering or architectural drawing. It is not intended to be used as a substitute for a professional engineering or architectural drawing. It is not intended to be used as a substitute for a professional engineering or architectural drawing. It is not intended to be used as a substitute for a professional engineering or architectural drawing.