

**CITY OF LIBERTY HILL**

**Henrietta Properties Zoning (R022855) - AG to C3**

**ORDINANCE NO. 22-O-06.22-006**

**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 3.7357 Acres – out of the J.B. Robinson Survey, Abstract 521, and identified as Assessor's Parcels Number R022855, 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);

Henrietta 212 - Agricultural (AG) zoning to General Commercial/Retail (C3)

Approximately 3.7357 Acres – out of the J.B. Robinson Survey, Abstract 521 And identified as Assessor's Parcel Number R022855, 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.

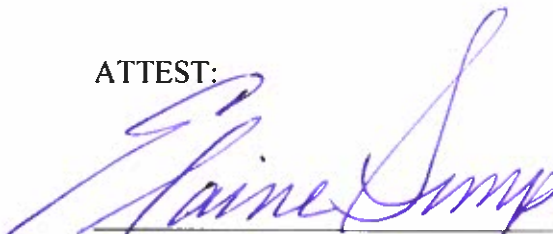
**SECTION 7. Effective Date.** This Ordinance shall take effect immediately from and after its adoption and it is accordingly so ordained.

**PASSED & APPROVED** this 22<sup>nd</sup> 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 3.7357 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:**

**BEGINNING** 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 the **POINT OF BEGINNING** 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 Northwest corner of this tract.

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

- 1) N76°41'37"E, a distance of 76.63 feet to a point.
- 2) N67°55'34"E, a distance of 370.80 feet to a point for the Northeast corner of this tract.
- 3) S24°12'01"E, a distance of 359.52 feet to a point on the North line of said 82.28 acre tract for the Southeast corner of this tract.

**THENCE** S68°57'29"W with the common line of said 82.28 acre tract and said 33.9575 acre tract, a distance of 467.49 feet to the **POINT OF BEGINNING** and containing 3.7357 acres, more or less.

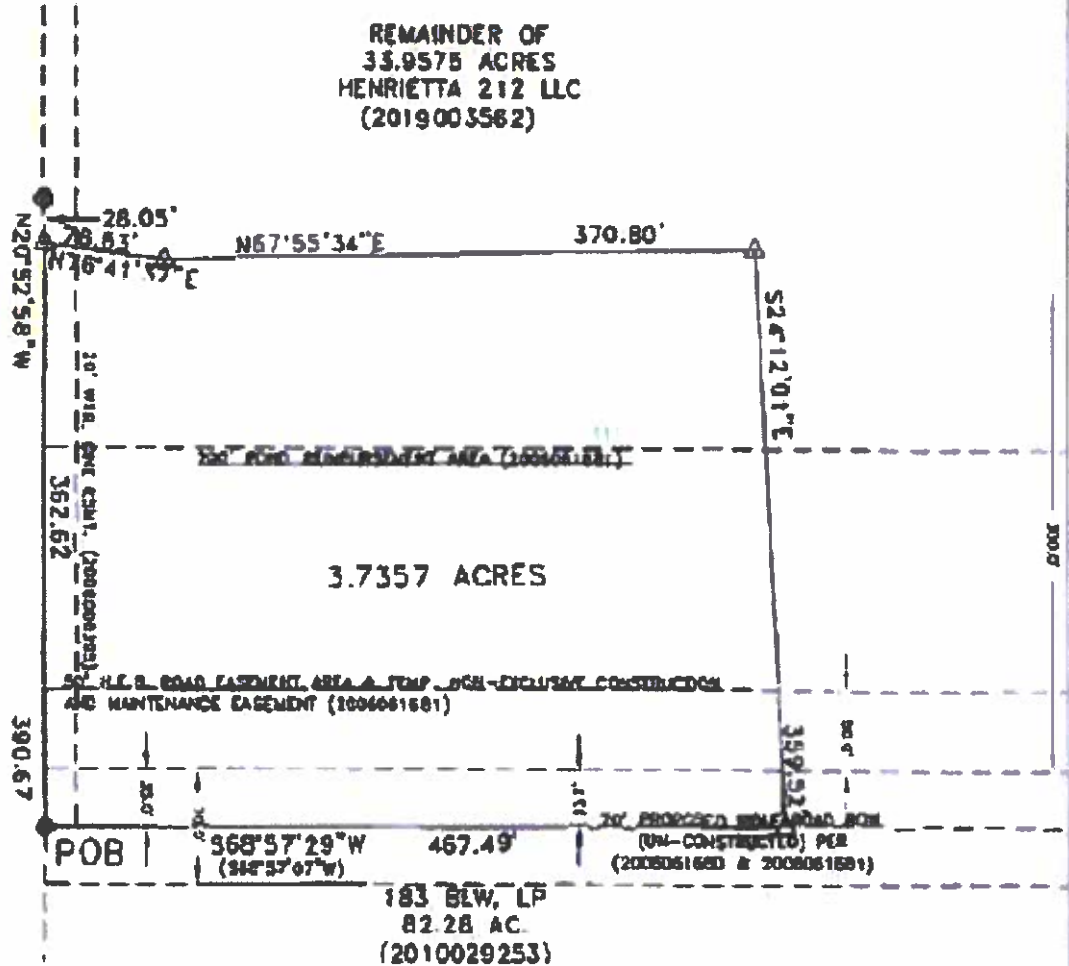
I hereby certify that the foregoing field notes were prepared partially from a survey on the ground under my supervision and partially from public records and are true and correct to the best of my knowledge and belief.

Witness my hand and seal October 22, 2019

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



SKETCH TO ACCOMPANY FIELD NOTES FOR 3.7357 ACRES OF LAND OUT OF THE JOHN B. ROBINSON SURVEY, ABSTRACT NO. 521, WILLIAMSON COUNTY, TEXAS, BEING OUT OF AND APART 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.



**CRICHTON**  
AND ASSOCIATES INC  
LAND SURVEYORS

YBLS Firm # 101927-00  
6448 East Highway 200  
Suite 8103  
Austin, Texas 78723  
(612) 244-3305

- NOTES:
- 1) BEARING BASIS - TEXAS STATE PLANE COORDINATES (NAD83), TEXAS CENTRAL ZONE (4003)
  - 2) THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT

LEGEND	
○	1/2" IRON ROD FOUND
○	1/2" IRON PIPE FOUND
○	1/2" IRON PIPE FOUND
○	SPRINKLE SET
▲	CALCULATED POINT
( )	BOUNDARY

SCALE: 1" = 100'  
JOB NUMBER: 19\_188





