



LIBERTY HILL
.....
FREEDOM TO GROW

**PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA
TUESDAY – NOVEMBER 6, 2018 – 12 NOON
2801 RANCH ROAD 1869**

Chris Pezold - Chair
Cheryl New - Commissioner
Steve Messana - Commissioner

Wes Griffin – Vice Chair
Brian Williams – Commissioner

Notice is hereby given that the REGULAR MEETING of the PLANNING & ZONING COMMISSION will be held TUESDAY – NOVEMBER 6, 2018 at 12 NOON 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 – BUTLER FARMS ZONING CHANGE / ZONING MAP CHANGE

NOTICE IS GIVEN THAT THE CITY OF LIBERTY HILL WILL CONDUCT PUBLIC HEARINGS TO CONSIDER A REQUEST FOR A ZONING MAP CHANGE FOR PROPERTY LOCATED IN THE CITY OF LIBERTY HILL, BETTER DESCRIBED AS:

366.455 ACRES OF LAND, MORE OR LESS, OUT OF THE JOHN B. BERRY SURVEY, ABSTRACT NO. 56 IN WILLIAMSON COUNTY, TEXAS AND BEING THE REMAINDER OF THE TRACT OF LAND CONVEYED TO THE BUTLER FAMILY PARTNERSHIP, LTD. BY INSTRUMENT RECORDED IN DOCUMENT NO. 2010087926 save and except THE FOLLOWING TRACTS:

**10.00 ACRES DESCRIBED IN DOCUMENT NO. 2015102000,
45.00 ACRES DESCRIBED IN DOCUMENT NO. 2015108887,
45.00 ACRES DESCRIBED IN DOCUMENT NO. 2015108892 AND**

80.00 ACRES DESCRIBED IN DCOUMENT NO. 2016028473 save and except THE CITY TRACT BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 2.0033 ACRES (87,264 SQUARE FEET) OUT OF THE JOHN B. BERRY SURVEY, ABSTRACT NO. 56, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 546.33 ACRE TRACT OF LAND CONVEYED TO BUTLER FAMILY PARTNERSHIP, LTD. IN DOCUMENT NO. 2010087926 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.) SAID 2.0033 ACRES *The subject tract is located on the north side of HWY 29W and approximately .60 miles west of Liberty Hill High School.*

The property will be zoned, upon annexation, as (AG) Agricultural. The applicant is proposing to change the zoning to (SF-3) Single Family High Density with the following Exceptions to the Unified Development Code Standards: (SF3) High Density Single Family Residential - Min Lot Width is 40 ft - (Maximum 30% of lots) - Lot Area is 4,000 sq ft. - (SF 3) High Density Single Family Residential Cottage Condominiums - Up to 15% of Residential Lots.

The Planning and Zoning Commission and the City Council will hold Public Hearings on Tuesday - November 6, 2018 at 12:00 Noon and Monday - November 13, 2018 at 6:30 PM, respectively, to receive comments on the merits of this request at the City Council Chambers (Municipal Court Bldg) located at 2801 RR 1869.

Anyone having an interest in this request is invited to attend and present comments to the Planning and Zoning Commission and / or City Council for consideration at these meetings. If you have any question pertaining to this request please contact Sally A. McFeron - Director of Planning at 512-778-5449

3. PUBLIC COMMENTS

Liberty Hill City Council accepts public comments regarding the Agenda of regular Council meetings and Public Hearings. Individuals wishing to speak may sign in by completing a Public Comment Form and presenting the form to the City Secretary prior to the start of the meeting. Each citizen will be allowed a maximum of three (3) minutes. Public Comment period will last no longer than a total of fifteen (15) minutes.

- a) Public Comments

4. REGULAR AGENDA

- a) Approve minutes of the Planning & Zoning Commission meeting held Monday – October 2, 2018 at 12 Noon.
- b) Discuss and Consider Action for zoning map change from (AG) Agricultural to (SF-3) Single Family High Density with the following exceptions to Unified Development Code (SF3) High Density Single Family Residential - Min Lot Width is 40 ft - (Maximum 30% of lots) - Lot Area is 4,000 sq ft. - (SF 3) High Density Single Family Residential Cottage Condominiums - Up to 15% of Residential Lots; zoning map change for property described as follows: 366.455 acres of land, more or less, out of the John B. Berry Survey - Abstract No. 56 in Williamson County,

Texas and being the remainder of the tract of land conveyed to the Butler Family Partnership, Ltd. by instrument recorded in Document NO. 2010087926 save and except the tracts referenced above and shown in Exhibit A; providing for recommendation to City Council from the Planning & Zoning Commission

- c) Discuss and Consider Action on approving a Final Plat for Caughfield Subdivision for Section 3A.

5. ADJOURNMENT

POSTING CERTIFICATION: I, Barbara Zwernemann – 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 2nd day of NOVEMBR, 2018 at _____ PM. Barbara Zwernemann – City Secretary _____

REMOVAL CERTIFICATION: I, Barbara Zwernemann – 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 _____, 2018 at _____.