



The City of Liberty

Planning & Zoning Commission

1829 Sam Houston
Liberty, TX 77575
www.cityofliberty.org

Meeting

~ Agenda ~

April Gilliland
City Secretary
936-336-3684

Wednesday, April 20, 2022

12:00 PM

City Council Chambers

The Planning and Zoning Commission of Liberty, Texas reserves the right to meet in closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551 of the Texas Government Code.

I. CALL TO ORDER

Attendee Name	Present	Absent	Late	Arrived
President Tyler Jackson				
Commission Member Ryan Daniel				
Commission Member Rick Jenner				
Commission Member Emily Cook				
Commission Member Lindsay Lawrence				
Commission Member Cody Abshier				

II. ACKNOWLEDGEMENT OF GUESTS AND VISITORS / CITIZENS FORUM

The Citizen's Forum is reserved for members of the public who would like to address the Planning and Zoning Commission Members regarding agenda and non-agenda items. Please be aware that, under Texas Law, the Commissioners may not deliberate or take any action during citizens' comments about items not on the agenda. In some situations, City Staff may be able to respond to the public's comments with a factual statement or clarification. The Commissioners may have the item placed on a future agenda for action or refer the item to Management and Staff for study or conclusion.

III. REGULAR AGENDA

A. Regular Session

1. Consider approving the preliminary plat of the Liberty Ranch Subdivision.

B. Work Session

1. Tour of the City.

IV. ADJOURNMENT

A. Motion To: Adjourn

I certify that the attached Notice of Meeting was posted on the bulletin board and in the Message Centers located on the east and west sides of the City Hall Administration Building, located at 1829 Sam Houston on the 15th day of April, 2022 at 5:00 p.m. This notice will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551 of the Texas Government Code.

April Gilliland

April Gilliland, City Secretary

NOTICE

In compliance with the Americans with Disabilities Act, the City of Liberty will provide reasonable accommodation for persons attending and/or participating in this Council Meeting. To better serve you, requests must be made at least 24 hours prior to the meeting. Contact the City at (936) 336-3684 or by Fax at (936) 336-9846. The building is wheelchair accessible, with parking available, on the west side of the building.

I certify that the attached Notice and Agenda of items to be considered by the City Council was removed by me from the bulletin board at the City Hall on the _____ day of _____, ____.

CITY OF LIBERTY

Planning & Zoning Commission Agenda Item Form

Council Meeting Date: April 20, 2022

Agenda Wording: Consider approving the preliminary plat of the Liberty Ranch Subdivision.

Department: Community Development

Subject: Preliminary Plat – Liberty Ranch Subdivision

Background: Baker & Lawson, on behalf of the Von Schmidt Land and Cattle, LLC, has submitted a preliminary plat for a proposed 217 lot residential subdivision to be located on Highway 146 North. The subdivision will be divided into two phases, with phase I consisting of 108 lots and phase II consisting of 109 lots.

The subdivision will include a 50' right-of-way, on-site detention, 28' wide concrete curb and gutter streets, sidewalks, underground utilities and a 0.636-acre park that will be privately maintained.

Due to the layout of the subdivision, the applicant is requesting the following variances:

1. Lot Size - Required: 6,000 sf | Proposed: 5,000 sf
2. Lot Width - Required: 60 feet | Proposed: 50 feet
3. Corner Lot Width - Required: 75 feet | Proposed: 55 feet
4. Setbacks - Required: 7.5 feet | Proposed: 5.0 feet

If approved, the applicant would still need to submit a final plat.

Funding Source: n/a

Staff Recommendation: Staff recommends approval of the preliminary plat with variances, subject to the following conditions:

1. Provide a copy of the drainage easement prior to approval of the final plat
2. Provide a copy of the property owners or home owners association bylaws prior to approval of the final plat



PLAT APPLICATION

City of Liberty Community Development Department

1829 Sam Houston, Liberty, Texas 77575

Phone: 936-336-3684 | Fax: 936-336-9846 | Email: permits@cityofliberty.org

APPLICATION FOR

☐ *Minor Plat (2 or fewer lots) - \$150.00

☒ Preliminary Plat - \$25.00

☐ *Short Form Final Plat (4 or fewer lots) - \$150.00

☐ *Final Plat - \$150.00

PROPERTY INFORMATION

Subdivision Name: Liberty Ranch

Address/Location: S.H. 146

Lot(s): _____

Block(s): _____

of Acres: 51

of Lots: 217

of Units: _____

APPLICANT INFORMATION

Name: Miguel Saucedo, P.E.

Company: Baker & Lawson, Inc.

Mailing Address: 4005 Technology Dr., Suite 1530 City: Angleton State: Tx Zip: 77515

Email Address: corporate@wdtexas.com Phone: 713-960-4150

OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

Name: Charles Von Schmidt

Company: Von Schmidt Land and Cattle LLC

Mailing Address: 185 Cedar Point Drive City: Livingston State: TX Zip: 77351

Email Address: corporate@wdtexas.com Phone: 713-960-4150

SIGNATURE

Owner's Signature

Date

Applicant Signature

Date

PLAT APPROVAL CHECKLIST

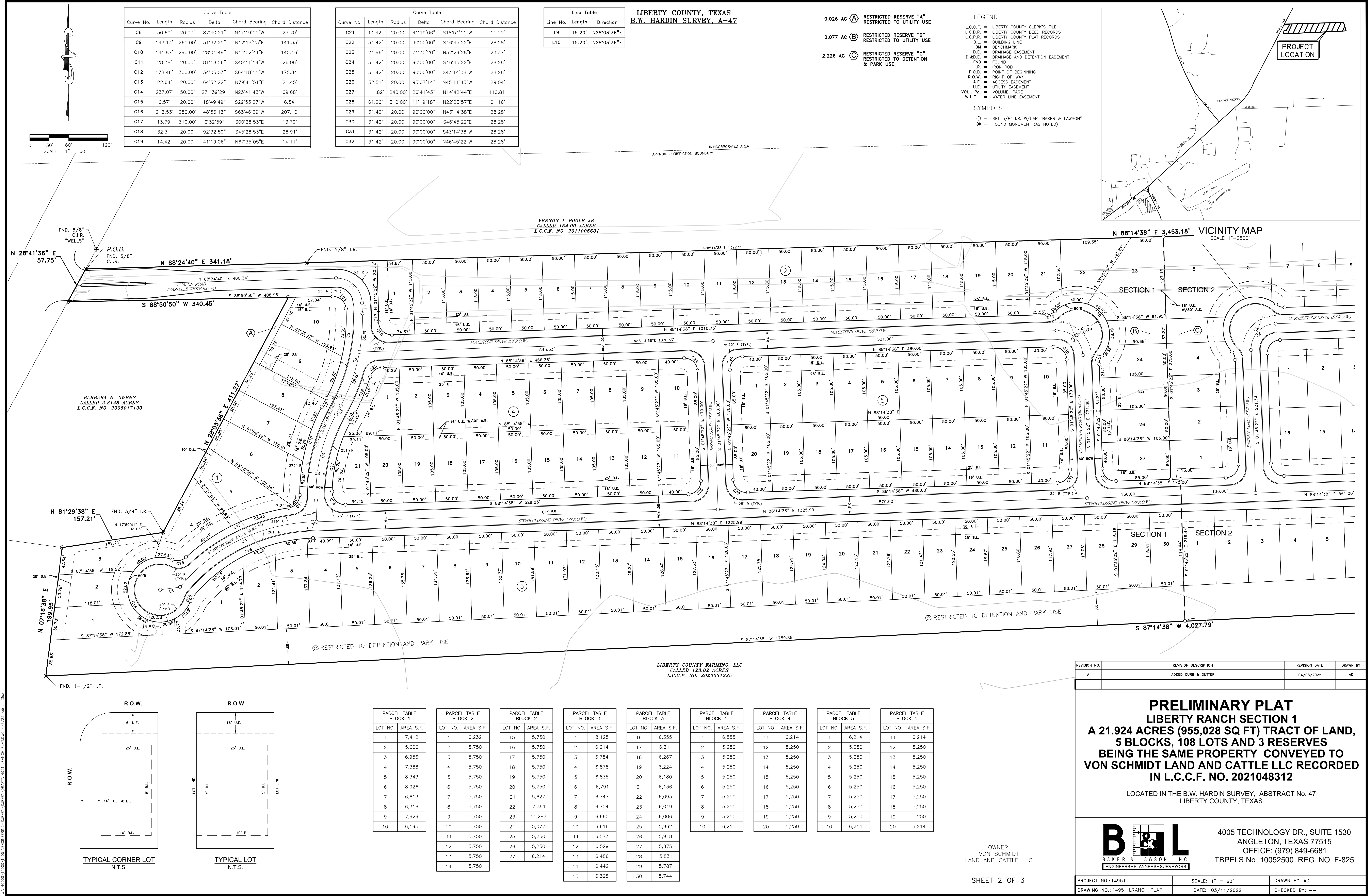
1. Title or name of plat, meridian north point, scale of map and vicinity/location map.
2. Definite legal description and identification of the tract being subdivided.
3. All block, lot and street boundary lines reference to Texas State Plane Coordinate System.
4. Building lines and easements.
5. Actual width of all streets, measured at right angles or radially, where curved, shown on map.
6. All necessary dimensions accurately displayed.
7. Names of all streets and adjoining subdivisions shown on map.
8. Flood zones and boundaries, if applicable, shown on map. Elevations for full subdivision.
9. Certificate of ownership signed, stamped and notarized.
10. Signature line for City official, and County official, approving the plat (signatures must be notarized).
11. Name, address, telephone, and fax number of engineer, surveyor, landscape architect, or land planner preparing the plat.
12. All legal restrictions and regulations placed on the approval of the plat shown clearly on map
13. All plats must conform to the city's subdivision ordinance
14. Plats must be 24 x 36 in size

FILING REQUIREMENTS

1. Three (3) copies of the plat printed on Mylar (must include original signature and stamp seal of the surveyor)
2. A tax certificate from the Liberty County Tax Office, indicating that no delinquent ad valorem taxes are owed, must be presented with the plat
3. * = Fee includes courthouse filing fee

**LIBERTY RANCH, SECTIONS 1 & 2
PRELIMINARY DEVELOPMENT SCHEDULE**

Submit Preliminary Plat for Liberty Ranch, Sections 1 and 2 to City	March 31, 2022
Receive Approval of Preliminary Plat Sections 1 & 2	April P & Z and Council Meeting
Submit Final Plat & Design Drawings- Section 1 to City for Review	June, 2022
Receive Approval from P & Z & City County – Section 1	July, 2022
Start Construction – Section 1	September 2022



C:\Users\larry\OneDrive\Engineering\Survey\Liberty\Hardin\A-47\LRANCH PLAT.DWG 4/2/22 10:00am Dwg

8.883 AC		RESTRICTED RESERVE "D" RESTRICTED TO DETENTION, DRAINAGE & PARK USE
0.636 AC		RESTRICTED RESERVE "E" RESTRICTED TO PARK USE
0.077 AC		RESTRICTED RESERVE "F" RESTRICTED TO UTILITY USE

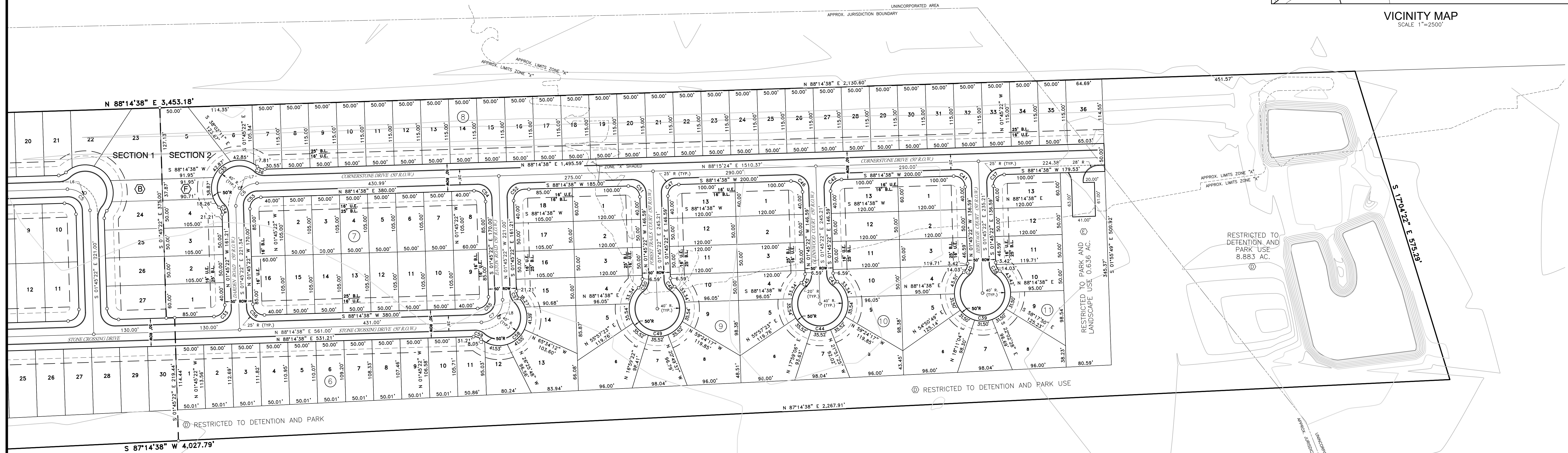
L.C.C.F. = LIBERTY COUNTY CLERK'S FILE
L.C.D.R. = LIBERTY COUNTY DEED RECORDS
L.C.P.R. = LIBERTY COUNTY PLAT RECORDS
BL = BUILDING LINE
BM = BENCHMARK
D.E. = DRAINAGE EASEMENT
D.&D.E. = DRAINAGE AND DETENTION EASEMENT
FND = FOUND
I.R. = IRON ROD
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
A.E. = ACCESS EASEMENT
U.E. = UTILITY EASEMENT
VOL., Pg. = VOLUME, PAGE
W.L.E. = WATER LINE EASEMENT

○ = SET 5/8" I.R. W/CAP "BAKER & LAWSON"
● = FOUND MONUMENT (AS NOTED)



Curve Table					
Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C33	31.42'	20.00'	90°00'00"	N43°14'38"E	28.28'
C34	14.42'	20.00'	41°19'06"	N22°24'55"W	14.11'
C35	150.65'	50.00'	172°38'13"	N43°14'38"E	99.79'
C36	14.42'	20.00'	41°19'06"	S71°05'49"W	14.11'
C37	31.42'	20.00'	90°00'00"	S46°14'38"W	28.28'
C38	17.45'	20.00'	49°59'41"	S26°45'12"E	16.90'
C39	244.34'	50.00'	279°59'23"	S88°14'38"W	64.29'
C40	17.45'	20.00'	49°59'41"	N23°14'29"E	16.90'
C41	31.42'	20.00'	90°00'00"	N46°45'22"W	28.28'
C42	31.46'	19.89'	90°38'16"	S43°14'38"W	28.28'
C43	17.45'	20.00'	49°59'41"	S26°45'12"E	16.90'
C44	244.34'	50.00'	279°59'23"	S88°14'38"W	64.29'
C45	17.45'	20.00'	49°59'41"	N23°14'29"E	16.90'

Curve Data					
Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C46	31.42'	20.00'	90°00'00"	N46°45'22"W	28.28'
C47	31.42'	20.00'	90°00'00"	S43°14'38"W	28.28'
C48	17.45'	20.00'	49°59'41"	S26°45'12"E	16.90'
C49	244.34'	50.00'	279°59'23"	S88°14'38"W	64.29'
C50	17.45'	20.00'	49°59'41"	N23°14'29"E	16.90'
C51	31.42'	20.00'	90°00'00"	N46°45'22"W	28.28'
C52	31.42'	20.00'	90°01'57"	S43°14'58"W	28.29'
C53	31.42'	20.00'	90°00'00"	N46°14'38"E	28.28'
C54	31.42'	20.00'	90°00'00"	S43°45'22"E	28.28'
C55	31.42'	20.00'	90°00'00"	S43°14'38"W	28.28'
C56	31.42'	20.00'	90°00'00"	N46°45'22"W	28.28'
C57	14.42'	20.00'	41°19'08"	S22°24'55"E	14.11'
C58	150.79'	50.00'	172°48'36"	S43°14'38"W	97.79'
C59	14.42'	20.00'	41°19'06"	N71°05'49"W	14.11'



PARCEL TABLE BLOCK 6	
LOT NO.	AREA S.F.
1	5,700
2	5,656
3	5,613
4	5,569
5	5,525
6	5,482
7	5,438
8	5,395
9	5,351

PARCEL TABLE BLOCK 6	
LOT NO.	AREA S.F.
10	5,307
11	5,284
12	5,329
13	9,602
14	5,698
15	5,069
16	5,250
17	5,250
18	6,214

PARCEL TABLE BLOCK 7	
LOT NO.	AREA S.F.
1	6,214
2	5,250
3	5,250
4	5,250
5	5,250
6	5,250
7	5,250
8	6,214

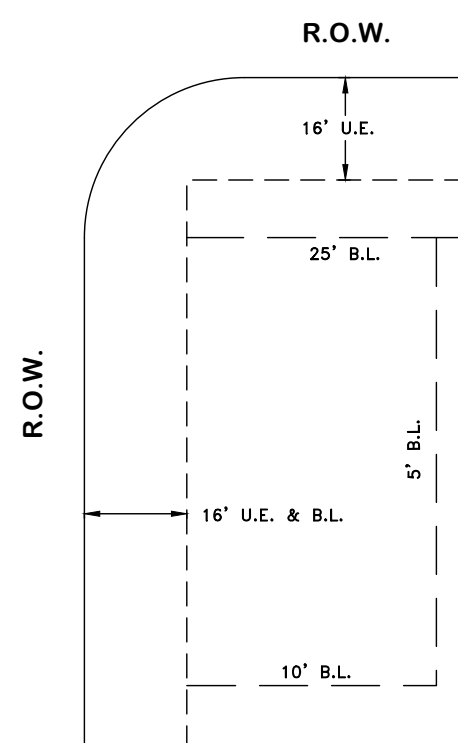
PARCEL TABLE BLOCK 7	
LOT NO.	AREA S.F.
9	6,214
10	5,250
11	5,250
12	5,250
13	5,250
14	5,250
15	5,250
16	6,214

PARCEL TABLE BLOCK 8	
LOT NO.	AREA S.F.
1	6,214
2	5,250
3	5,250
4	5,069
5	11,455
6	7,742
7	5,683
8	5,750
9	5,750

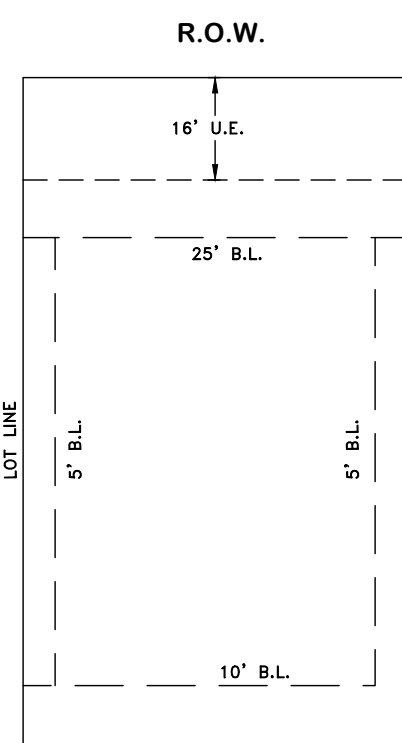
PARCEL TABLE BLOCK 8	
LOT NO.	AREA S.F.
10	5,750
11	5,750
12	5,750
13	5,750
14	5,750
15	5,750
16	5,750
17	5,750
18	5,750

PARCEL TABLE BLOCK 8	
LOT NO.	AREA S.F.
19	5,750
20	5,750
21	5,750
22	5,750
23	5,750
24	5,750
25	5,750
26	5,750
27	5,750

PARCEL TABLE BLOCK 8	
LOT NO.	AREA S.F.
28	5,750
29	5,750
30	5,750
31	5,750
32	5,750
33	5,750
34	5,750
35	5,750
36	7,444



TYPICAL CORNER LOT
N.T.S.



TYPICAL LOT
N.T.S.

PARCEL TABLE BLOCK 9	
LOT NO.	AREA S.F.
1	7,114
2	6,000
3	6,000
4	5,470
5	6,560
6	9,744
7	6,103

PARCEL TABLE BLOCK 9	
LOT NO.	AREA S.F.
8	9,418
9	6,568
10	5,470
11	6,000
12	6,000
13	7,114

PARCEL TABLE BLOCK 10	
LOT NO.	AREA S.F.
1	7,114
2	6,000
3	6,000
4	5,470
5	6,560
6	9,260
7	5,607

PARCEL TABLE BLOCK 10	
LOT NO.	AREA S.F.
8	8,930
9	6,568
10	5,470
11	6,000
12	6,000
13	7,114

PARCEL TABLE BLOCK 11	
LOT NO.	AREA S.F.
1	7,114
2	6,000
3	6,000
4	5,219
5	6,490
6	9,113
7	5,569

PARCEL TABLE BLOCK 11	
LOT NO.	AREA S.F.
8	8,781
9	6,497
10	5,223
11	6,000
12	6,000
13	7,114

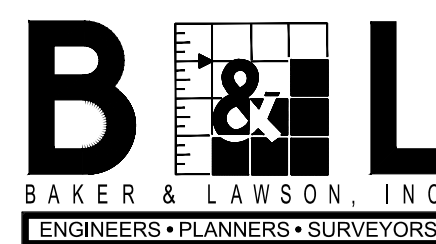
OWNER:
VON SCHMIDT
LAND AND CATTLE LLC

SHEET 3 OF 3

REVISION NO.	REVISION DESCRIPTION	REVISION DATE	DRAWN BY
A	ADDED CURB & GUTTER	04/08/2022	AD

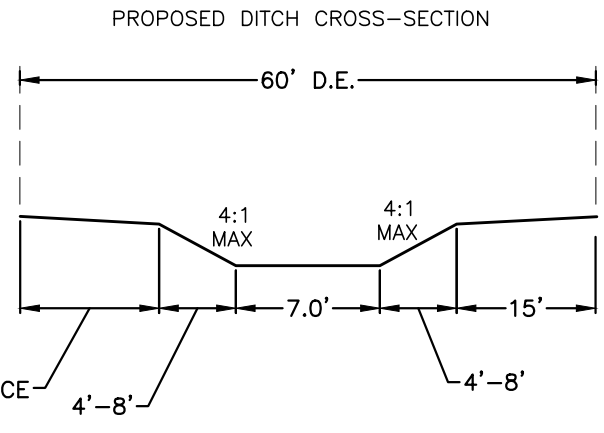
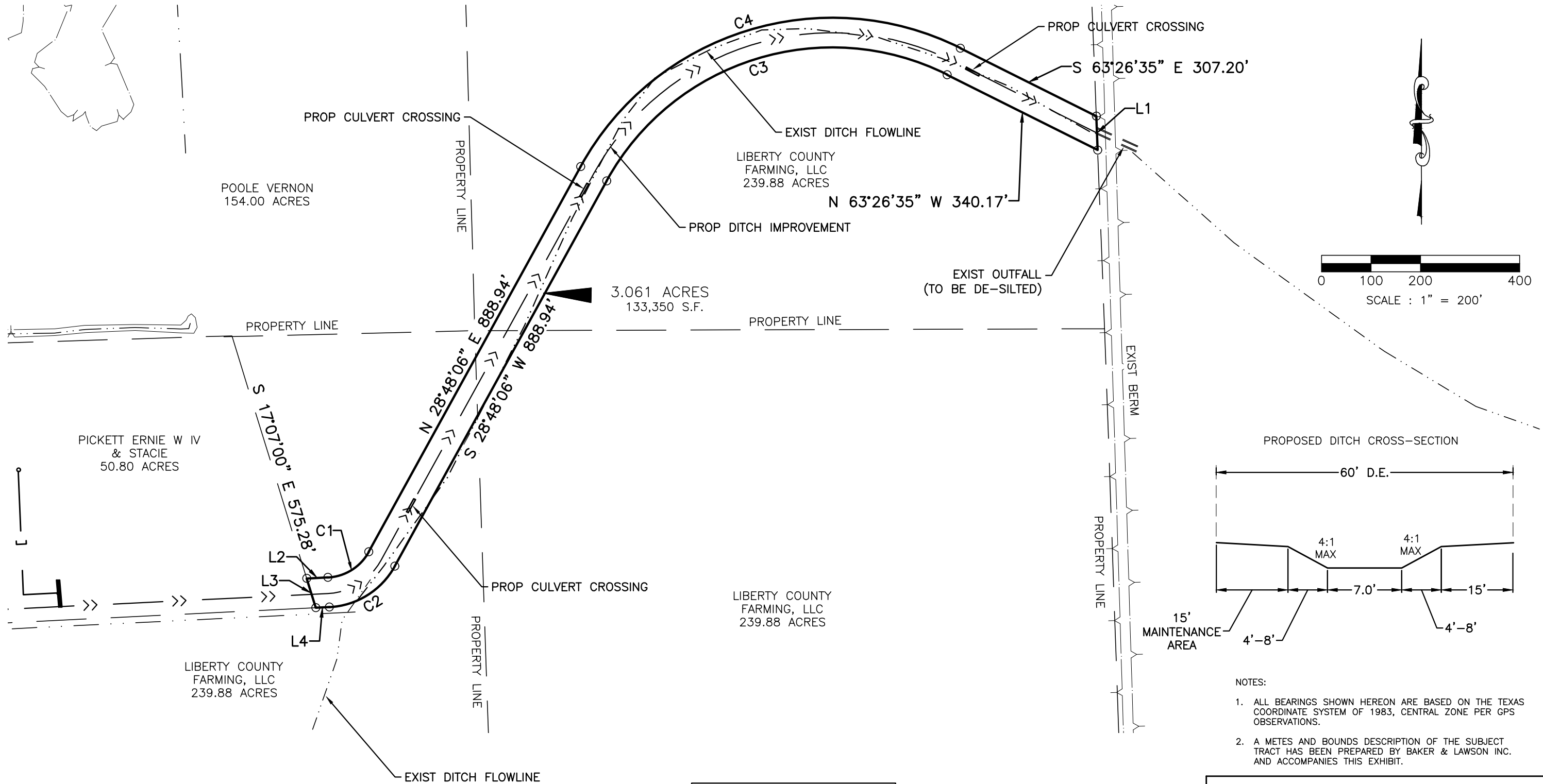
**PRELIMINARY PLAT
LIBERTY RANCH SECTION 2
A 29.075 ACRES (1,266,526 SQ FT) TRACT OF LAND
6 BLOCKS, 109 LOTS AND 3 RESERVES
BEING THE SAME PROPERTY CONVEYED TO
VON SCHMIDT LAND AND CATTLE LLC RECORDED
IN L.C.C.F. NO. 2021048312**

LOCATED IN THE B.W. HARDIN SURVEY, ABSTRACT No. 47
LIBERTY COUNTY, TEXAS



4005 TECHNOLOGY DR., SUITE 1530
ANGLETON, TEXAS 77515
OFFICE: (979) 849-6681
TBPELS No. 10052500 REG. NO. F-825

PROJECT NO.: 14951	SCALE: 1" = 80'	DRAWN BY: AD
DRAWING NO.: 14951 LANCH PLAT	DATE: 03/11/2022	CHECKED BY: --



- NOTES:
1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE PER GPS OBSERVATIONS.
 2. A METES AND BOUNDS DESCRIPTION OF THE SUBJECT TRACT HAS BEEN PREPARED BY BAKER & LAWSON INC. AND ACCOMPANIES THIS EXHIBIT.

CURVE TABLE					
Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	101.92'	100.00'	58°23'54"	N58°00'03"E	97.57'
C2	163.08'	160.00'	58°23'54"	S58°00'03"W	156.11'
C3	796.44'	520.00'	87°45'19"	S72°40'46"W	720.85'
C4	888.34'	580.00'	87°45'19"	N72°40'46"E	804.02'

LINE TABLE		
Line No.	Length	Direction
L1	68.46'	S02°14'06"E
L2	42.65'	N87°12'00"E
L3	61.92'	N17°07'00"W
L4	27.34'	S87°12'00"W

DRIANAGE EXHIBIT

BEING A 3.061 ACRE TRACT LOCATED IN
THE B.W. HARDIN SURVEY, A-47 IN
LIBERTY COUNTY, TEXAS

B

&

L

BAKER & LAWSON, INC.

ENGINEERS • PLANNERS • SURVEYORS

Baker & Lawson Inc.
4005 Technology Dr., Suite 1530
Angleton, TX 77515
Phone # 979-849-6681 · www.bakerlawson.com
Licensed Surveying Firm No. 10052500

JOB NO.: 14951	SCALE: 1"= 200'	DATE:
DWG. NO.: 14951 DE	DRAWN BY: MAS	CHK. BY:

Page 10 of 11

CITY OF LIBERTY

Planning & Zoning Commission Agenda Item Form

Council Meeting Date: April 20, 2022

Agenda Wording: Tour of the City.

Department: Administration

Subject: Tour of the City.

Background: The Planning and Zoning Commission has requested a tour of the City to view examples of mixed and/or incompatible land uses.

Funding Source:

Staff Recommendation: