



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, June 1, 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. CONSENT AGENDA

All consent items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member so requests, and if such a request is made, the item will be removed from the Consent Agenda and considered in a normal sequence on the agenda.

A. Minutes Approval

1. April 13, 2022
2. April 20, 2022

IV. REGULAR AGENDA

A. Regular Session

1. Consider approving a minor plat of Block 70 of the Liberty Inner Blocks.

V. 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 26th day of May, 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 _____, ____.



The City of Liberty Planning & Zoning Commission

Meeting

~ Minutes ~

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

April Gilliland
City Secretary
936-336-3684

Wednesday, April 13, 2022

12:00 PM

City Council Chambers

I. CALL TO ORDER

This meeting was called to order on April 13, 2022 in the City Council Chambers, 1829 Sam Houston Street, Liberty, Texas at 12:03 p.m. by President Tyler Jackson.

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

II. ACKNOWLEDGEMENT OF GUESTS AND VISITORS / CITIZENS FORUM

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President Jackson welcomed guests and visitors in attendance, opening the floor for public comment to those individuals wishing to address the board. There were no comments.

III. CONSENT AGENDA

All consent items listed are considered to be routine by the Planning and Zoning Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Commission Member so requests, and if such a request is made, the item will be removed from the Consent Agenda and considered in a normal sequence on the agenda.

A motion was made by Commission Member Daniel to approve all items on the consent agenda. The motion was seconded by Commission Member Lawrence. The motion passed 6 to 0.

A. Minutes Approval

1. February 16, 2022

IV. REGULAR AGENDA**A. Regular Session**

1. Citizen Request - Laurie Gonzales

Ms. Laurie Lomas Gonzales of the Trinity River National Wildlife Refuge and Jr Ranger Program presented a video regarding the need for a lighting ordinance to help with migratory birds at night and have the outdoor lighting point to the ground and not in the sky. Comments about the lighting ordinance request were made prior to and after the video was reviewed by the commission. No action was taken.

2. Consider approving a variance for Enrique Martinez related to building a carport within the building setback

Enrique Martinez has applied to build a carport at 904 Woods. The proposed carport would extend 22 feet from the front of the house towards the street. At this length, the carport would encroach upon the front building setback of 20 feet. Mr. Martinez explained the need for the variance and requested that it be approved.

A motion was made by Commission Member Daniel to approve the request for variance at 904 Woods. The motion was seconded by Commission Member Cook. The motion passed 6 to 0.

B. Work Session

1. Hold a work session related to the Unified Development Ordinance (UDO) and draft Zoning Map

A work session was held to discuss the Unified Development Ordinance and a draft version of the zoning map. Assistant City Manager Chris Jarmon went over the map and how each district would work once the UDO was established. The next step is to schedule public hearings regarding the UDO approval. Commission Member Abshier suggested that the commission take a tour of the city to see what is out there and how the new UDO would be applied to certain areas and items. No action was taken.

V. ADJOURNMENT**A. Motion To: Adjourn**

With no further business to discuss, President Jackson adjourned the meeting at 1:12 p.m.

Tyler Jackson, President

ATTEST:

April Gilliland, City Secretary



The City of Liberty Planning & Zoning Commission

Meeting

~ Minutes ~

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

April Gilliland
City Secretary
936-336-3684

Wednesday, April 20, 2022

12:00 PM

City Council Chambers

I. CALL TO ORDER

This meeting was called to order on April 20, 2022 in the City Council Chambers, 1829 Sam Houston Street, Liberty, Texas at 12:01 p.m. by President Tyler Jackson.

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

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.

President Jackson welcomed guests and visitors in attendance, opening the floor for public comment to those individuals wishing to address the board. There were no comments.

III. REGULAR AGENDA

A. Regular Session

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

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.

A motion was made by Commission Member Daniel to approve the preliminary plat of the Liberty Ranch Subdivision as presented with the requested variances, subject to the following two conditions: 1. Provide a copy of the drainage easement prior to approval of the final plat and 2. Provide a copy of the property owners or homeowners association bylaws prior to approval of the final plat. The motion was seconded by Commission Member Cook. The Motion passed 6 to 0.

B. Work Session

1. Tour of the City.

At 12:17 p.m., Commission members left the Council Chambers for a tour of the City to view how the proposed unified development ordinance would be applied to the city.

At 1:40 p.m., Commission members returned to the Council Chambers.

IV. ADJOURNMENT

A. Motion To: Adjourn

With no further business to discuss, President Jackson adjourned the meeting at 1:41 p.m.

Tyler Jackson, President

ATTEST:

April Gilliland, City Secretary

CITY OF LIBERTY

Planning & Zoning Commission Agenda Item Form

Council Meeting Date: June 1, 2022

Agenda Wording: Consider approving a minor plat of Block 70 of the Liberty Inner Blocks.

Department: Community Development

Subject: Minor Plat

Background: H&H Professional Land Services, on behalf of Jose Rangel, has applied for a minor plat to split Property ID 56205 into two separate lots. Property ID 56205 is currently one 0.63 acre lot and will be divided into two 0.31 acre lots. One lot will face Missouri Street and one lot will face Bowie Street.

Funding Source: N/A

Staff Recommendation: Approval of the minor 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: Rangel

Address/Location: Bowie and Missouri Street

Lot(s): 2

Block(s): _____

of Acres: 0.633

of Lots: 2

of Units: _____

APPLICANT INFORMATION

Name: Heather Henicke

Company: H&H Professional Land Services, Inc.

Mailing Address: P.O. Box 1974

City: Mont Belvieu State: TX Zip: 77580

Email Address: h.henicke@hhsurveying.com Phone: 281-385-2087

OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

Name: Jose Pablo Rangel c/o Jessica Rangel

Company: _____

Mailing Address: 1121 Texas St

City: Liberty State: TX Zip: 77575

Email Address: _____ Phone: 936-641-4580

SIGNATURE

Owner's Signature

Date

Heather Henicke

05-25-2022

Applicant Signature

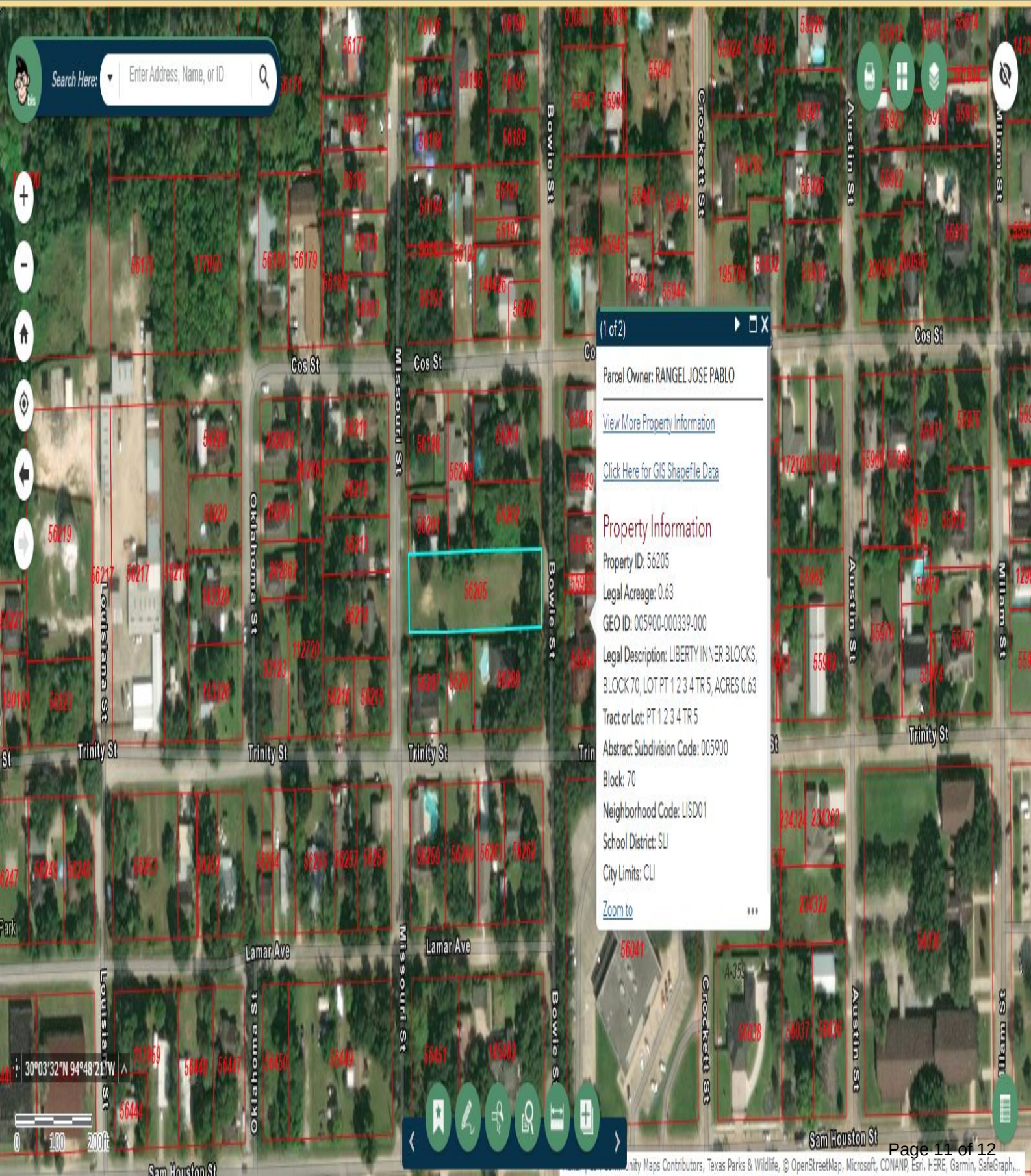
Date

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



Search Here: Enter Address, Name, or ID

(1 of 2)

Parcel Owner: RANGEL JOSE PABLO

[View More Property Information](#)

[Click Here for GIS Shapefile Data](#)

Property Information

Property ID: 56205

Legal Acreage: 0.63

GEO ID: 005900-000339-000

Legal Description: LIBERTY INNER BLOCKS,
BLOCK 70, LOT PT 1 2 3 4 TR 5, ACRES 0.63

Tract or Lot: PT 1 2 3 4 TR 5

Abstract Subdivision Code: 005900

Block: 70

Neighborhood Code: LSD01

School District: SLI

City Limits: CLI

[Zoom to](#)

