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 12, 2023 | **12:00 PM** | **City Council Chambers**

I. CALL TO ORDER

This meeting was called to order on April 12, 2023 in the City Council Chambers, 1829 Sam Houston Street, Liberty, Texas at 12:03 p.m. by President Tyler Jackson.

A.

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		
Commission Member Janet Pavlock		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. 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 Lawrence to approve all items on the consent agenda. The motion was seconded by commission Member Cook. The motion passed 3 to 0.

A. Minutes Approval

1. March 22, 2023

IV. REGULAR AGENDA

A. Regular Session

1. Consider approving a replat of Lot 32 of the Westwood Acres Subdivision

Mark Sherley, on behalf of Patriot Group Holdings, LLC, has applied to replat a lot on Westwood Avenue (LCAD Property ID 74181). The replat is necessary to turn one .25-acre lot into two .125-acre lots. One lot will have access to Westwood and the other lot will have access to FM 563. Because the replatted lots do not meet the City's subdivision standards, the owner is requesting the following variances:

	REQUIRED	PROPOSED
LOT SIZE	6,000 sq ft	5,418 sq ft
LOT DEPTH	100 feet	70 feet

A motion was made by Commission Member Cook to approve the variance request of lot 32 of the Westwood Acres Subdivision. The motion was seconded by Commission Member Lawrence. The motion passed 2 to 0 to 1, with an abstention from President Jackson.

B. Work Session

1. Consider holding a work session to review lot sizes and setback requirements

Currently, the city's lot sizes vary based on the use of the property. The standard lot size for a residential lot is 6,000 square feet (60 x 100). The city is proposing lot size adjustments to better meet the demands of developers and to foster more economic growth. The proposed lot size is 5,000 square feet (50 x 100).The commission members are good with the proposed changes.

2. Consider holding a work session to review accessory building requirements.

Currently, the city allows accessory buildings to be constructed on vacant lots as stand-alone structures. Staff is proposing to amend the code of ordinances to require a primary structure to be built before an accessory structure can be built. The commission members were good with the proposed changes.

V. ADJOURNMENT

A. Motion To: Adjourn

With no further business to discuss, President Jackson adjourned the meeting at 12:22 p.m.

Tyler Jackson, President

ATTEST:

April Gilliland, City Secretary