



# The City of Liberty Planning & Zoning Commission

1829 Sam Houston  
Liberty, TX 77575  
[www.cityofliberty.org](http://www.cityofliberty.org)

## Meeting ~ Agenda ~

April Gilliland  
City Secretary  
936-336-3684

Wednesday, May 8, 2024

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 Emily Cook				
Commission Member Lindsay Lawrence				
Commission Member Barry Jones				
Commission Member Lauren Lozano				

### 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 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. Minutes Approval

- February 21, 2024

### IV. REGULAR AGENDA

#### A. Regular Session

- Consider approving the Elliott Estates Minor Plat.

#### B. Work Session

- Review and discuss the conceptual plan for the subdivision proposed by the Behrens Land Group.

**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 3rd day of May 2024 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

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

Meeting
~ Minutes ~

April Gilliland
City Secretary
936-336-3684

Wednesday, February 21, 2024 12:00 PM City Council Chambers

I. CALL TO ORDER

This meeting was called to order on February 21, 2024 in the City Council Chambers, 1829 Sam Houston Street, Liberty, Texas at 12:00 p.m. by President Tyler Jackson.

Table with 5 columns: Attendee Name, Present, Absent, Late, Arrived. Rows include President Tyler Jackson, Commission Member Emily Cook, Commission Member Lindsay Lawrence, Commission Member Barry Jones, and Commission Member Lauren Lozano.

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.

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 Jones. The motion passed 4 to 0 with all members present voting yes.

A. Minutes Approval

- 1. January 31, 2024

IV. REGULAR AGENDA

A. Regular Session

1. Consider rezoning 4505 Sandune to allow manufactured homes to be placed on the property.

John Zolfaghari has applied to rezone the property located at 4505 Sandune (Property ID 18107). Mr. Zolfaghari is requesting a zone change in order to bring in manufactured homes beyond the one-time change out allowance. Mr. Zolfaghari spoke to the commission members regarding why he applied for a zone change for the property at 4505 Sandune Road. He presented several exhibits to the planning and zoning commission, one being a copy of S.B. No. 1248 that went into effect September 1, 2017. City Attorney Brandon Davis asked the commission to table the item so further research can be done on S.B. No. 1248. A motion was made by Commission Member Jones to table the item to the next Planning and Zoning Commission Meeting. The motion was seconded by Commission Member Lozano. The motion passed 4 to 0 with all members present voting yes.

## **V. ADJOURNMENT**

### **A. Motion To: Adjourn**

With no further business to discuss, President Jackson adjourned the meeting at 12:18 p.m.

\_\_\_\_\_  
Tyler Jackson, President

ATTEST:

\_\_\_\_\_  
April Gilliland, City Secretary

# CITY OF LIBERTY

## Planning & Zoning Commission Agenda Item Form

**Meeting Date:** May 8, 2024

**Agenda Wording:** Regular Session

**Department:** Council and Board

**Subject:**

**Background:**

**Funding Source:**

**Staff Recommendation:**

# CITY OF LIBERTY

## Planning & Zoning Commission Agenda Item Form

**Meeting Date:** May 8, 2024

**Agenda Wording:** Consider approving the Elliott Estates Minor Plat.

**Department:** Community Development

**Subject:** Minor Plat

**Background:** Chambers Surveying, on behalf of Selma Elliott, has applied to replat one lot into two lots (LCAD Property ID 56498). Each lot will be slightly over ¼ acre in size and both lots will have road access via Washington Avenue.

**Funding Source:** n/a

**Staff Recommendation:** Approve 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](mailto:permits@cityofliberty.org)

## APPLICATION FOR

\*Minor Plat (2 or fewer lots) - \$300.00

Preliminary Plat - \$100.00

\*Short Form Final Plat (4 or fewer lots) - \$300.00

\*Final Plat - \$300.00

## PROPERTY INFORMATION

Subdivision Name: Elliott Estates

Address/Location: \_\_\_\_\_

Lot(s): 2

Block(s): 1

# of Acres: 0.5668

# of Lots: 2

# of Units: \_\_\_\_\_

## APPLICANT INFORMATION

Name: Joey Minor

Company: Chambers Surveying

Mailing Address: PO Box 1272

City: Mt. Belvieu State: TX Zip: 77580

Email Address: ChambersSurveying@aol.com

Phone: (281) 576-6788

## OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

Name: Selma Elliott

Company: \_\_\_\_\_

Mailing Address: 913 Washington

City: Liberty State: TX Zip: 77575

Email Address: selmaelliott393@yahoo.com

Phone: 936.402.2043

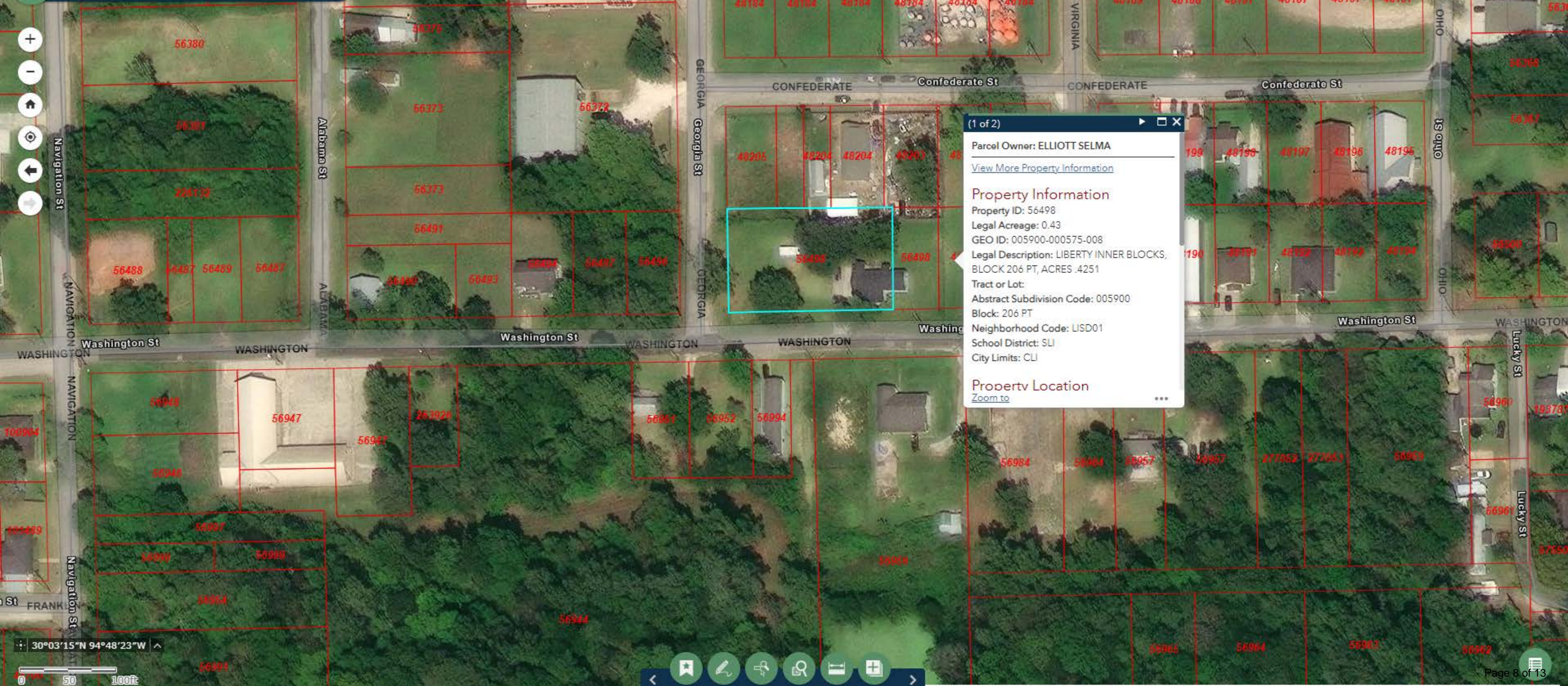
## SIGNATURE

Selma Elliott  
Owner's Signature

4-18-24  
Date

Joey Minor  
Applicant Signature

4-18-24  
Date



(1 of 2) ▶ □ ✕

Parcel Owner: ELLIOTT SELMA

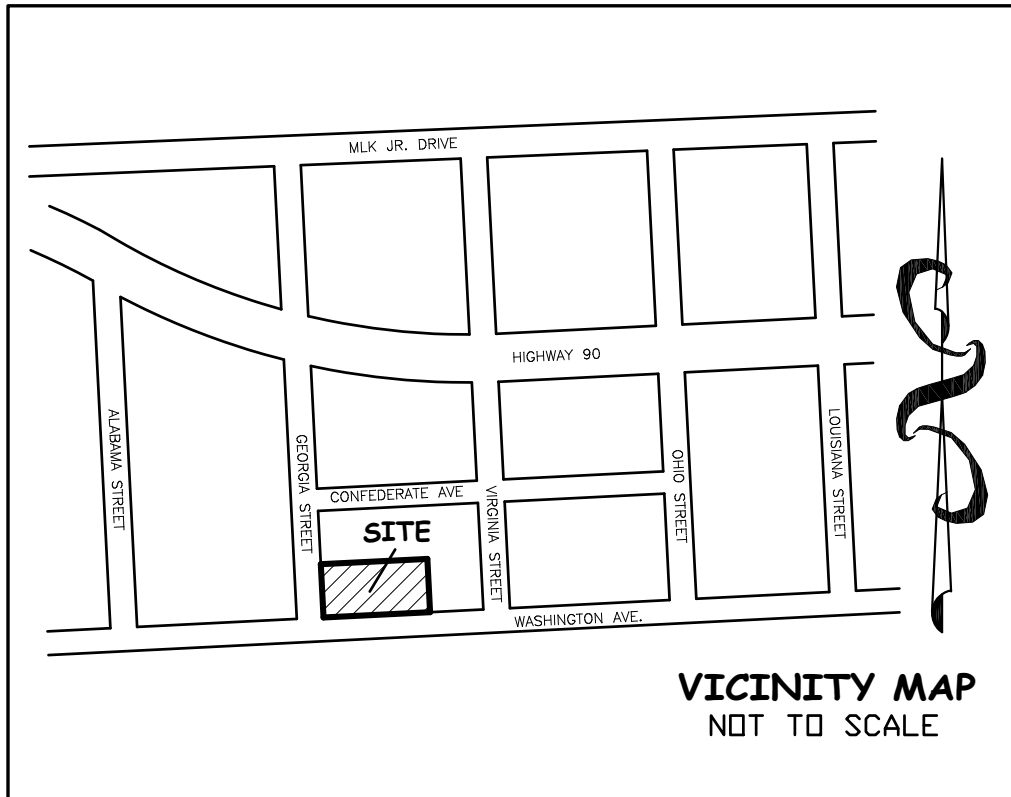
[View More Property Information](#)

**Property Information**

Property ID: 56498  
Legal Acreage: 0.43  
GEO ID: 005900-000575-008  
Legal Description: LIBERTY INNER BLOCKS, BLOCK 206 PT, ACRES .4251  
Tract or Lot:  
Abstract Subdivision Code: 005900  
Block: 206 PT  
Neighborhood Code: LSD01  
School District: SLI  
City Limits: CLI

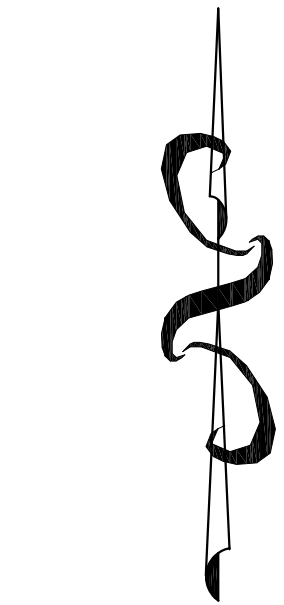
**Property Location**

[Zoom to](#) ⋮



# PRELIMINARY PLAT OF ELLIOTT ESTATES

BEING A MINOR PLAT SITUATED IN THE LIBERTY TOWN EAST LEAGUE, ABSTRACT NO. 359, LIBERTY COUNTY, TEXAS, BEING THE RESIDUE OF LOTS 1 AND 2 OF BLOCK 206 OF THE LIBERTY INNER BLOCKS RECORDED IN VOL. 1 PAGE 137 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS, AND CONVEYED TO SELMA ELLIOTT IN CLERK'S FILE NO. 2022057723 OF THE O.P.R.L.C.TX.



SCALE: 1 INCH = 20 FEET

LIBERTY TOWN EAST LEAGUE  
A - 359

STATE OF TEXAS)  
COUNTY OF LIBERTY)  
THIS IS TO CERTIFY THAT I, SELMA ELLIOTT BEING THE OWNER OF THE 0.5668 OF AN ACRE, AND DESIGNATED HEREIN AS ELLIOTT ESTATES IN THE CITY OF LIBERTY.  
FURTHER, I THE UNDERSIGNED, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN ON THIS PLAT FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.  
WITNESS MY HAND IN LIBERTY COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF APRIL, 2024.

SELMA ELLIOTT

STATE OF TEXAS)  
COUNTY OF LIBERTY)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SELMA ELLIOTT KNOWN TO ME TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF APRIL, 2024.

NOTARY PUBLIC IN AND FOR LIBERTY COUNTY, TEXAS.

THIS IS TO CERTIFY THAT THE CITY OF LIBERTY HAS RECEIVED AND APPROVED THIS PLAT OF ELLIOTT ESTATES, AND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE CITY SUBDIVISION ORDINANCE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF APRIL, 2024.

CHRIS JARMON  
ASSISTANT CITY MANAGER

STATE OF TEXAS)  
COUNTY OF LIBERTY)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHRIS JARMON KNOWN TO ME TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF APRIL, 2024.

NOTARY PUBLIC IN AND FOR LIBERTY COUNTY, TEXAS.

THIS IS TO CERTIFY THAT I, MICHAEL W. CHANDLER, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION DURING APRIL 2024; AND THAT ALL MONUMENTS SET HEREON ARE PROPERLY MARKED WITH 1/2 INCH IRON RODS WITH PLASTIC CAP STAMPED "M. CHANDLER 5292".

APRIL 18, 2024.

PRELIMINARY NOT TO BE RECORDED

MICHAEL W. CHANDLER, R.P.L.S. No. 5292



NOTES:  
1. ALL BEARINGS ARE GRID BEARINGS AND ALL DISTANCES ARE SURFACE.  
2. ALL SET 1/2 INCH IRON RODS ARE IDENTIFIED WITH A PLASTIC CAP STAMPED "MCHANDLER5292".  
3. THIS PROPERTY IS LOCATED IN ZONE "X" SHADED ACCORDING TO F.I.R.M. COMMUNITY PANEL NO. 480441 0445 D, DATED JANUARY 19, 2018.

STATE OF TEXAS)  
COUNTY OF LIBERTY)

I, LEE HAIDUSEK CHAMBERS, COUNTY CLERK OF LIBERTY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR REGISTRATION IN MY OFFICE ON APRIL \_\_\_\_\_ 2024, A.D. AT \_\_\_\_\_ M., AND DULY RECORDED ON APRIL \_\_\_\_\_ 2024, A.D. AT \_\_\_\_\_ M., IN THE PLAT RECORDS OF LIBERTY COUNTY, TEXAS UNDER INSTRUMENT NUMBER \_\_\_\_\_.

WITNESS MY HAND AND SEAL A LIBERTY, TEXAS, THIS DAY AND DATE LAST ABOVE WRITTEN.

LEE HAIDUSEK CHAMBERS  
COUNTY CLERK, LIBERTY COUNTY TEXAS

### LEGEND

—○— CHAIN LINK FENCE  
—X— WOOD FENCE

### CHAMBERS SURVEYING & MAPPING

P. O. BOX 1272 MONT BELVUE, TEXAS 77580  
PHONE 281-576-6788 FIRM NO. 100127-00

DRAWN BY: JWM JOB NO: 24-5012 SUBDIVISION: ELLIOTT ESTATES  
CHKD BY: CKC DATE: 4/18/24 SURVEY: LIBERTY TOWN EAST LEAGUE A - 359

# CITY OF LIBERTY

## Planning & Zoning Commission Agenda Item Form

**Meeting Date:** May 8, 2024

**Agenda Wording:** Work Session

**Department:** Administration

**Subject:**

**Background:**

**Funding Source:**

**Staff Recommendation:**

# CITY OF LIBERTY

## Planning & Zoning Commission Agenda Item Form

**Meeting Date:** May 8, 2024

**Agenda Wording:** Review and discuss the conceptual plan for the subdivision proposed by the Behrens Land Group.

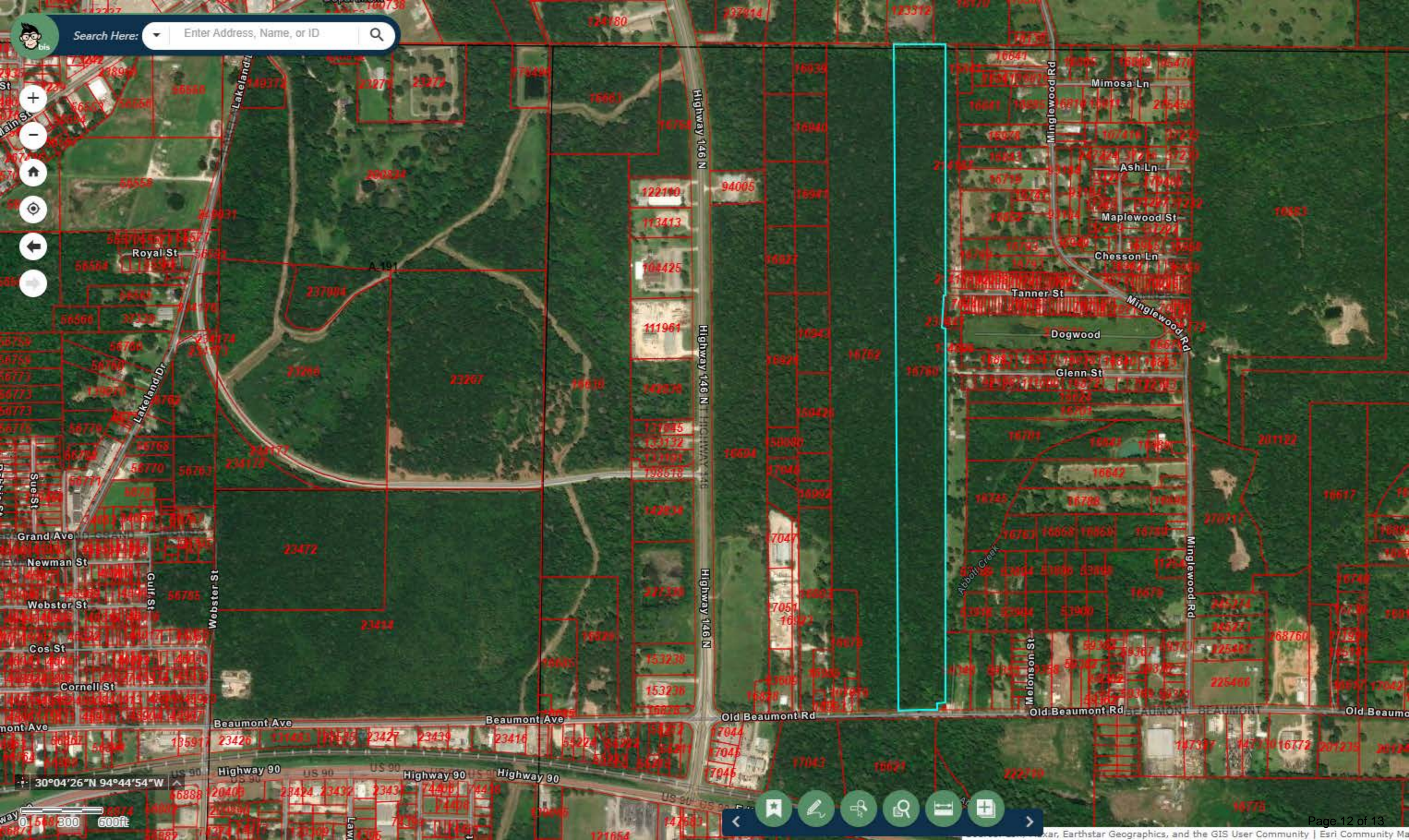
**Department:** Community Development

**Subject:**

**Background:**

**Funding Source:**

**Staff Recommendation:**



Search Here:



30°04'26"N 94°44'54"W



April 25, 2024

Re: Liberty 50 Acres  
3455 Beaumont Road

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### Highlights of the Development Property

Behrens Land Group is a group of developers with over fifty (50) years of combined experience developing land for the sale of lots to homebuilders in the Houston market.

- 50 acres
- 3455 Beaumont Road at Abbott Creek
- 160 lots at 50' x 115'
- 6 acres of park space and open space
- On site detention
- 50' ROW on all streets
- Public streets; not gated
- Deed restricted - HOA will be created to manage and enforce the deed restrictions and maintain the parks, open spaces, and detention
- Builder guidelines will be created to regulate quality home style including colors, materials, parking, repetition, and landscaping