



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 12, 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

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.

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

- 1. May 8, 2024

IV. REGULAR AGENDA

A. Regular Session

- 1. Consider approving a variance request for the lot located at 2223 MLK

B. Work Session

- 1. 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 7th day of June 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, May 8, 2024 12:00 PM City Council Chambers

I. CALL TO ORDER

This meeting was called to order on May 8, 2024 in the City Council Chambers, 1829 Sam Houston Street, Liberty, Texas at 12:01 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 Lauryn 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 Lozano. The motion passed 3 to 0.

A. Minutes Approval

- 1. February 21, 2024

IV. REGULAR AGENDA

A. Regular Session

1. Consider approving the Elliott Estates Minor Plat.

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.

A motion was made by Commission Member Lawrence to approve the Minor Plat for Elliott Estate. The motion was seconded by Commission Member Lozano. The motion passed 3 to 0.

**B. Work Session**

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

Behrens Land Group is a group of developers with over fifty (50) years of combined experience developing land for the sale of lots to home builders in the Houston market. Below is a list of the Property Development Highlights:

- 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 the quality of home styles including colors, materials, parking, repetition, and landscaping

**V. ADJOURNMENT**

**A. Motion To: Adjourn**

With no further business to discuss, President Jackson adjourned the meeting at 12:14 p.m.

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

ATTEST:

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

# CITY OF LIBERTY

## Planning & Zoning Commission Agenda Item Form

**Meeting Date:** June 12, 2024

**Agenda Wording:** Consider approving a variance request for the lot located at 2223 MLK

**Department:** Community Development

**Subject:** Variance

**Background:** Joseph Harden owns the lot located at 2223 MLK. The lot is 3,520 square feet in size and Mr. Harden is proposing to build a shed to store his tractor. However, section 10.02.122 of the Code of Ordinances requires an accessory structure to be built on a lot no smaller than 5,000 square feet.

The owner is requesting a variance to build a shed on a lot that is smaller than the code allows:

	REQUIRED	PROPOSED
<b>LOT SIZE</b>	5,000 sq ft	3,520 sq ft

**Funding Source:** n/a

**Staff Recommendation:** n/a

# VARIANCE APPLICATION

## Instructions:

1. Please type or print with ink.
2. Applications must be completed, and accompanied by all required materials at the time of submittal. Incomplete submittals will be returned to the applicant. The City of Liberty cannot guarantee a deadline extension to allow for the submittal of omitted information or materials.
3. Application must be signed by all legal owners of the subject property or by the legally authorized agent for the property owner(s). If the request will be processed by an agent, the application must be accompanied by a notarized "Designation of Agent Form" signed by all legal owners of the property.
4. The Following items shall accompany the application:
  - a. A copy of the deed(s) to the subject property verifying legal ownership.
  - b. A Legible site plan or plot plan of the subject property.
  - c. A letter describing in detail the reason(s) for the request and the hardship on which the request is based.
  - d. Other materials, as appropriate (i.e. photos, slides, drawings, plats, petitions, etc.)

## Owner/Agent Information:

Name of Owner(s): JOSEPH HARDEW

Name of Agent, if applicable: \_\_\_\_\_

Phone Number: (832) 398-2669

Fax Number: \_\_\_\_\_

Mailing Address: JH HARDEW @ GMAIL . COM

## Property Data:

Street address: 2223 MLK LIBERTY TX 77575

Legal Description: LIBERTY OUTER BLOCKS, BLOCK 20, LOT PT 1 TR 4,

**Variance Request:**

I/ We, being the legal owner(s) or the agent for the legal owner(s) of the property described above, hereby request that the Planning and Zoning commission and City Council of the City of Liberty consider the following variance request to the City of Liberty Code of Ordinances:

List brief description and ordinance(s)

HAVE TO HAVE 6000 SQF TO BUILD ON:

I HAVE 3500 SQF BUT NEED A SHED TO STORE MY TRACTOR

**Reason/Hardship for the Variance:**

In order to recommend approval of a variance, the Planning and Zoning Commission must make a finding of hardship. As noted in the instructions, **you must attach a letter** describing the reason for the request and the hardship on which the request is based, stating the grounds for the variance and all of the facts relied upon for the case.

**Variance Review Criteria:**

In order to make a finding of hardship, the Planning and Zoning Commission must determine that **all** of the following criteria are met. **State how your variance request meets these four criteria. Please note that the hardship cannot be based solely on financial or self-imposed conditions.** (Attach additional pages for multiple variance requests or if additional space is needed.)

- 1. The granting of the variance will not be detrimental to the public safety health, or welfare, be injurious to surrounding property, or violate the intent and purpose of the regulation:

NO

- 2. The granting of the variance is not based on a hardship which is self-imposed:

NO

- 3. The hardship is not based solely on the cost of complying with the regulation:

NO

4. The hardship is based on circumstances which are unique to the property for which the variance is sought, and not circumstances common to other properties:

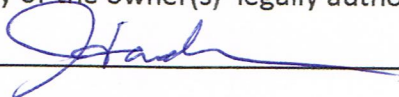
No  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Notice:**

The City of Liberty does not enforce deed restrictions and cannot grant variances to deed restrictions. Any variance granted pursuant to this application and any building permit issued pursuant to such variance does not constitute or represent approval or authority to violate deed restrictions. A plat vacation and replat pursuant to Chapter 212, Texas Local Government Code may be required for such authority.

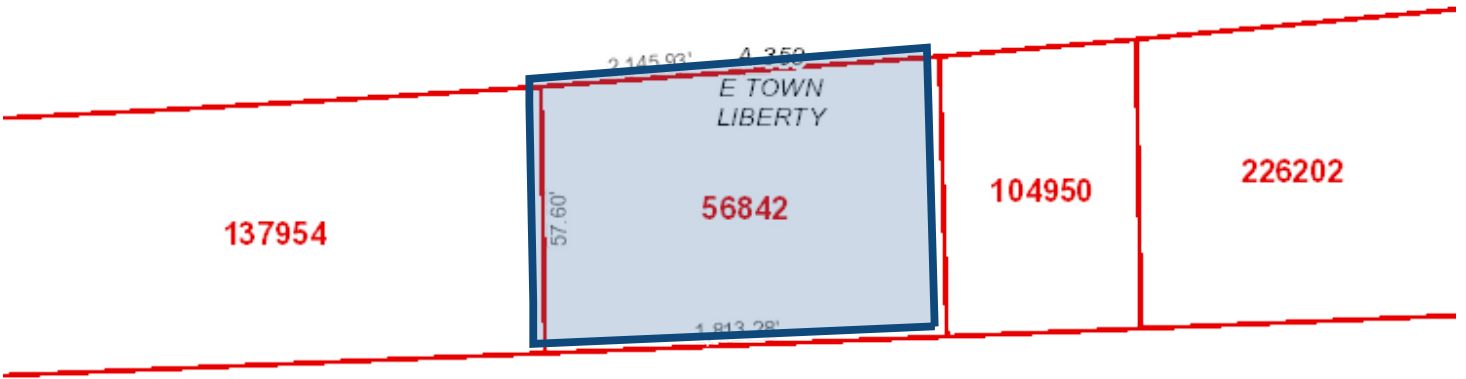
**Signature(s) of Owner(s)/ Agent:**

This is to certify that the information provided above is true and correct and that I am the owner of record of the property or the owner(s)' legally authorized agent.

Signature:  Date: 5/4/24  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

<p><b><u>For Office Use Only</u></b></p> <p>Submittal Date: _____</p> <p>Planning and Zoning Meeting Date: _____</p> <p>City Council Meeting Date: _____</p> <p>Received By: _____</p>
--

<p><b><u>For Office Use Only</u></b></p> <p>Planning &amp; Zoning Approval/Denial: _____</p> <p>City Council Approval/Denial: _____</p>
---



Property Details

<b>Account</b>		
<b>Property ID:</b>	56842	<b>Geographic ID:</b> 005901-000270-008
<b>Type:</b>	Real	<b>Zoning:</b>
<b>Property Use:</b>		<b>Condo:</b>
<b>Location</b>		
<b>Situs Address:</b>	MLK	
<b>Map ID:</b>	39, AERIAL 73	<b>Mapsco:</b> 807 808 907 908
<b>Legal Description:</b>	LIBERTY OUTER BLOCKS, BLOCK 20, LOT PT 1 TR 4, ACRES .0808	
<b>Abstract/Subdivision:</b>	005901 - LIBERTY OUTER BLOCKS	
<b>Neighborhood:</b>	LISD01	
<b>Owner</b>		
<b>Owner ID:</b>	2113885	
<b>Name:</b>	HARDEN JOSEPH	
<b>Agent:</b>		
<b>Mailing Address:</b>	2223 DRIVE MARTIN LUTHER KING LIBERTY, TX 77575	
<b>% Ownership:</b>	100.0%	
<b>Exemptions:</b>	For privacy reasons not all exemptions are shown online.	

## Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$7,390 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$7,390 (=)
<b>Agricultural Value Loss:</b> ⓘ	\$0 (-)
<b>Appraised Value:</b>	\$7,390 (=)
<b>Homestead Cap Loss:</b> ⓘ	\$0 (-)
<b>Assessed Value:</b>	\$7,390
<b>Ag Use Value:</b>	\$0

**VALUES DISPLAYED ARE 2024 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.**

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

---

## Property Taxing Jurisdiction

Owner: HARDEN JOSEPH %Ownership: 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	APPRAISAL DIST	0.000000	\$7,390	\$7,390	\$0.00	
CLI	CITY OF LIBERTY	0.620400	\$7,390	\$7,390	\$45.85	
GLI	LIBERTY COUNTY	0.470000	\$7,390	\$7,390	\$34.73	
HD1	HOSPITAL DISTRICT 1	0.079152	\$7,390	\$7,390	\$5.85	
NAVS	NAVIGATION-SOUTH	0.008270	\$7,390	\$7,390	\$0.61	
PR1	PRECINCT 1	0.000000	\$7,390	\$7,390	\$0.00	
SLI	LIBERTY ISD	1.016340	\$7,390	\$7,390	\$75.11	
WD5	WATER DISTRICT 5	0.081434	\$7,390	\$7,390	\$6.02	

**Total Tax Rate:** 2.275596

---

**Estimated Taxes With Exemptions:** \$168.17

---

**Estimated Taxes Without Exemptions:** \$168.17

---

## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
PRI	PRIMARY SITE	0.0808	3,520.00	0.00	0.00	\$7,390	\$0

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0	\$7,390	\$0	\$7,390	\$0	\$7,390
2023	\$0	\$7,390	\$0	\$7,390	\$0	\$7,390
2022	\$0	\$6,340	\$0	\$6,340	\$0	\$6,340
2021	\$0	\$5,810	\$0	\$5,810	\$0	\$5,810
2020	\$0	\$5,810	\$0	\$5,810	\$0	\$5,810
2019	\$0	\$5,810	\$0	\$5,810	\$0	\$5,810
2018	\$0	\$5,810	\$0	\$5,810	\$0	\$5,810
2017	\$0	\$5,810	\$0	\$5,810	\$0	\$5,810
2016	\$0	\$5,810	\$0	\$5,810	\$0	\$5,810
2015	\$0	\$5,810	\$0	\$5,810	\$0	\$5,810
2014	\$0	\$5,810	\$0	\$5,810	\$0	\$5,810

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
3/7/2022	TRD	TAX RESALE DEED	LIBERTY COUNTY TRUSTEE	HARDEN JOSEPH	2022051355		2022051355
3/1/2011	SD	SHERIFF'S DEED	FISHER CHARLES W EST INC	LIBERTY COUNTY TRUSTEE	2011	002680	
	OT	OTHER	FISHER FOUR	FISHER CHARLES W EST INC	1041	199	0

# CITY OF LIBERTY

## Planning & Zoning Commission Agenda Item Form

**Meeting Date:** June 12, 2024

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

**Department:** Community Development

**Subject:** Work Session

**Background:** This subdivision was originally presented to the Planning Commission on 5-8-2024. Since that time, the developer has presented the city with a conceptual layout of the subdivision.

**Funding Source:** n/a

**Staff Recommendation:** n/a

