



# 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, April 16, 2025

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 Barry Jones				
Commission Member David Reidland				
Commission Member Carson Leonard				
Commission Member Linda Spacek				
Commission Member Lauryn Lozano				
Commission Member Emily Cook				

### II. ACKNOWLEDGEMENT OF GUESTS AND VISITORS / PUBLIC COMMENT

Public Comment is reserved for members of the public who would like to address the Planning and Zoning Commission regarding agenda and non-agenda items. Please be aware that, under Texas Law, the Commission may not deliberate or take any action during public comments for items not on the agenda. In some situations, City Staff may be able to respond to the public comment with a factual statement or clarification. The Planning and Zoning Commissions 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

- December 11, 2024

### IV. REGULAR AGENDA

#### A. Regular Session

1. Consider approving a request to increase the number of units at the N Main Manufactured Home Park from 28 to 32.
2. Consider approving a variance request for the property at 615 Confederate.

**V. ADJOURNMENT**

**A. Motion To: Adjourn**

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*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 9th day of April 2025 at 5:00 p.m. This notice will remain 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](http://www.cityofliberty.org)

## Meeting ~ Minutes ~

April Gilliland  
City Secretary  
936-336-3684

Wednesday, December 11, 2024

12:00 PM

City Council Chambers

### I. CALL TO ORDER

This meeting was called to order on December 11, 2024 in the City Council Chambers, 1829 Sam Houston Street, Liberty, Texas at 12:01 p.m. by Commission Member Emily Cook.

A.

Attendee Name	Present	Absent	Late	Arrived
President Tyler Jackson		X		
Commission Member Barry Jones	X			
Commission Member David Reidland		X		
Commission Member Carson Leonard		X		
Commission Member Linda Spacek	X			
Commission Member Lauryn Lozano	X			
Commission Member Emily Cook	X			

### II. ACKNOWLEDGEMENT OF GUESTS AND VISITORS / PUBLIC COMMENT

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

Commission Member Cook 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 Spacek to approve all items on the consent agenda. The motion was seconded by Commission Member Jones. The motion passed 4 to 0.

#### A. Minutes Approval

- November 13, 2024

**IV. REGULAR AGENDA**

**A. Regular Session**

- 1. Consider approving a request to increase the number of units at the Sandune Manufactured Home Park from 16 to 19.**

Mr. Zolfaghari recently purchased a manufactured home park located at 4505 Sandune. The park currently has 16 units and Mr. Zolfaghari would like to add 3 additional units to the park, bringing the total number of units to 19. The size of the park, in terms of acreage, would not be increased.

This is an existing manufactured home park which Mr. Zolfaghari is allowed to operate under section 211.018 of the Local Government Code.

A motion was made by Commission Member Jones to approve a request to increase the number of units from 16 to 19 at the manufactured home park locate at 4505 Sandune. The motion was seconded by Commission Member Lozano. The motion passed 4 to 0.

**V. ADJOURNMENT**

**A. Motion To: Adjourn**

With no further business to discuss, Commission Member Cook adjourned the meeting at 12:07 p.m.

\_\_\_\_\_  
Emily Cook, Commission Member

ATTEST:

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

# CITY OF LIBERTY

## Planning & Zoning Commission Agenda Item Form

**Meeting Date:** April 16, 2025

**Agenda Wording:** Consider approving a request to increase the number of units at the N Main Manufactured Home Park from 28 to 32.

**Department:** Community Development

**Subject:** 1904 N Main

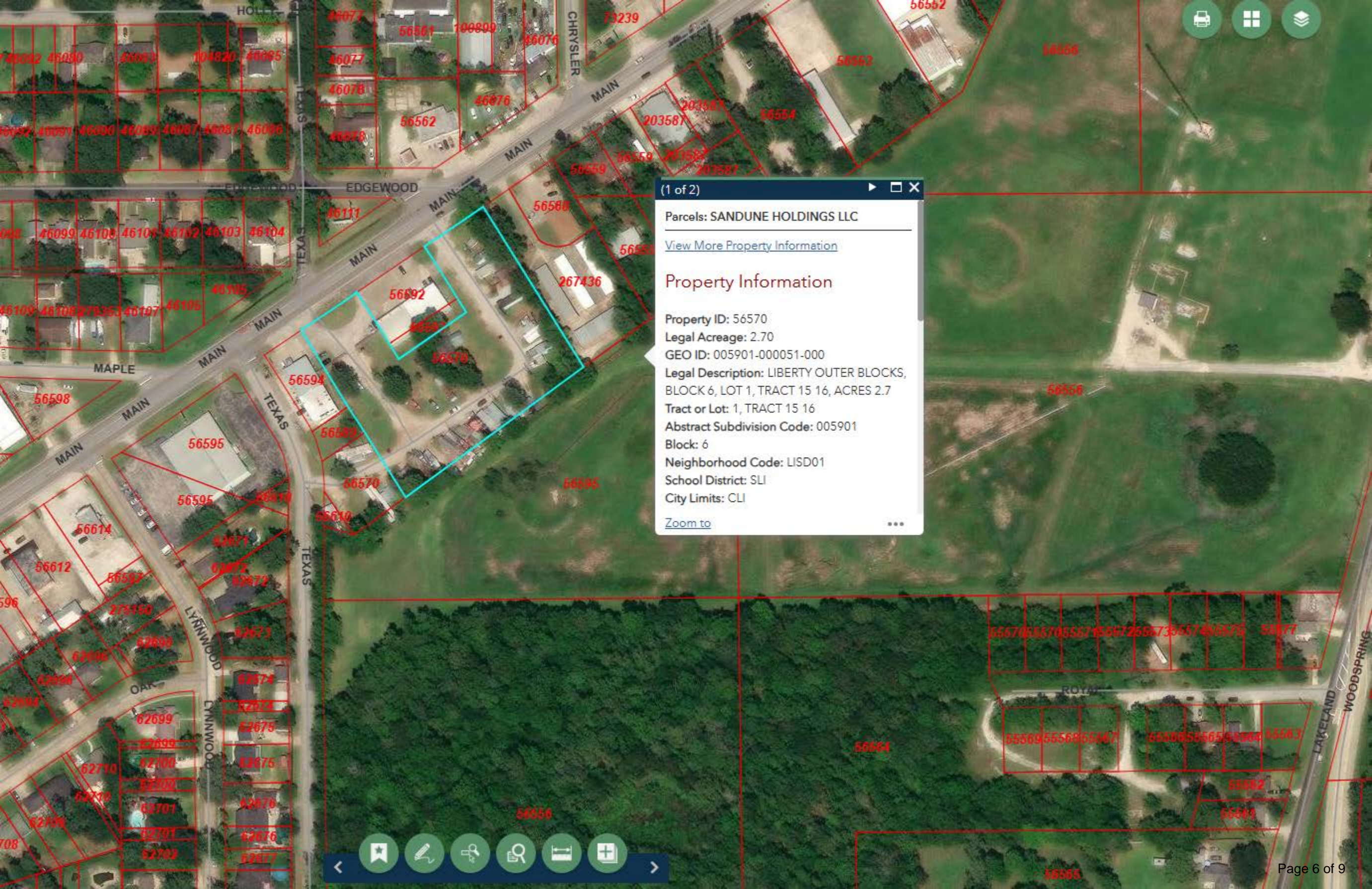
**Background:** Mr. Zolfaghari recently purchased the manufactured home park located at 1904 N Main. The park currently has 28 units and Mr. Zolfaghari would like to add 4 additional units to the park, bringing the total number of units to 32. The size of the park, in terms of acreage, would not be increasing.

This is an existing manufactured home park which Mr. Zolfaghari is allowed to operate under section 211.018 of the Local Government Code.

A similar request was made and approved by the Planning Commission on 12-11-24 for 4505 Sandune.

**Funding Source:** n/a

**Staff Recommendation:** Approval of the variance



(1 of 2) ▶ □ ✕

Parcels: SANDUNE HOLDINGS LLC

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[View More Property Information](#)

### Property Information

Property ID: 56570  
 Legal Acreage: 2.70  
 GEO ID: 005901-000051-000  
 Legal Description: LIBERTY OUTER BLOCKS, BLOCK 6, LOT 1, TRACT 15 16, ACRES 2.7  
 Tract or Lot: 1, TRACT 15 16  
 Abstract Subdivision Code: 005901  
 Block: 6  
 Neighborhood Code: LISD01  
 School District: SLI  
 City Limits: CLI

[Zoom to](#) ⋮



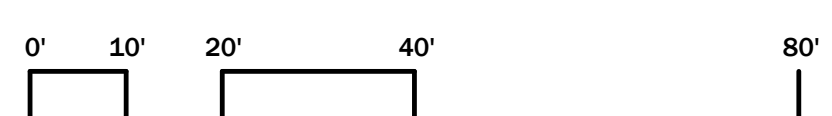
N MAIN ST



**1** SITE PLAN  
SCALE: 1" = 20'-0"

JURISDICTION CITY OF LIBERTY  
 PARCEL NUMBER 56570.56594.56592.56593.56589  
 ZONING R  
 OWNER SANDUNE HOLDINGS LLC

LOT AREA 164.913 SF  
 BUILDING FOOTPRINT 34,515 SF  
 LOT COVERAGE 20.93%



N

**RIGHT**  
ARCHITECTURE

REVISION DATE

SCAN CODE FOR MORE SERVICES

PROJECT:  
1904 N MAIN ST  
LIBERTY TX 77575

**SITE PLAN**

SCALE: 1" = 20'-0"

**C-1**

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# CITY OF LIBERTY

## Planning & Zoning Commission Agenda Item Form

**Meeting Date:** April 16, 2025

**Agenda Wording:** Consider approving a variance request for the property at 615 Confederate.

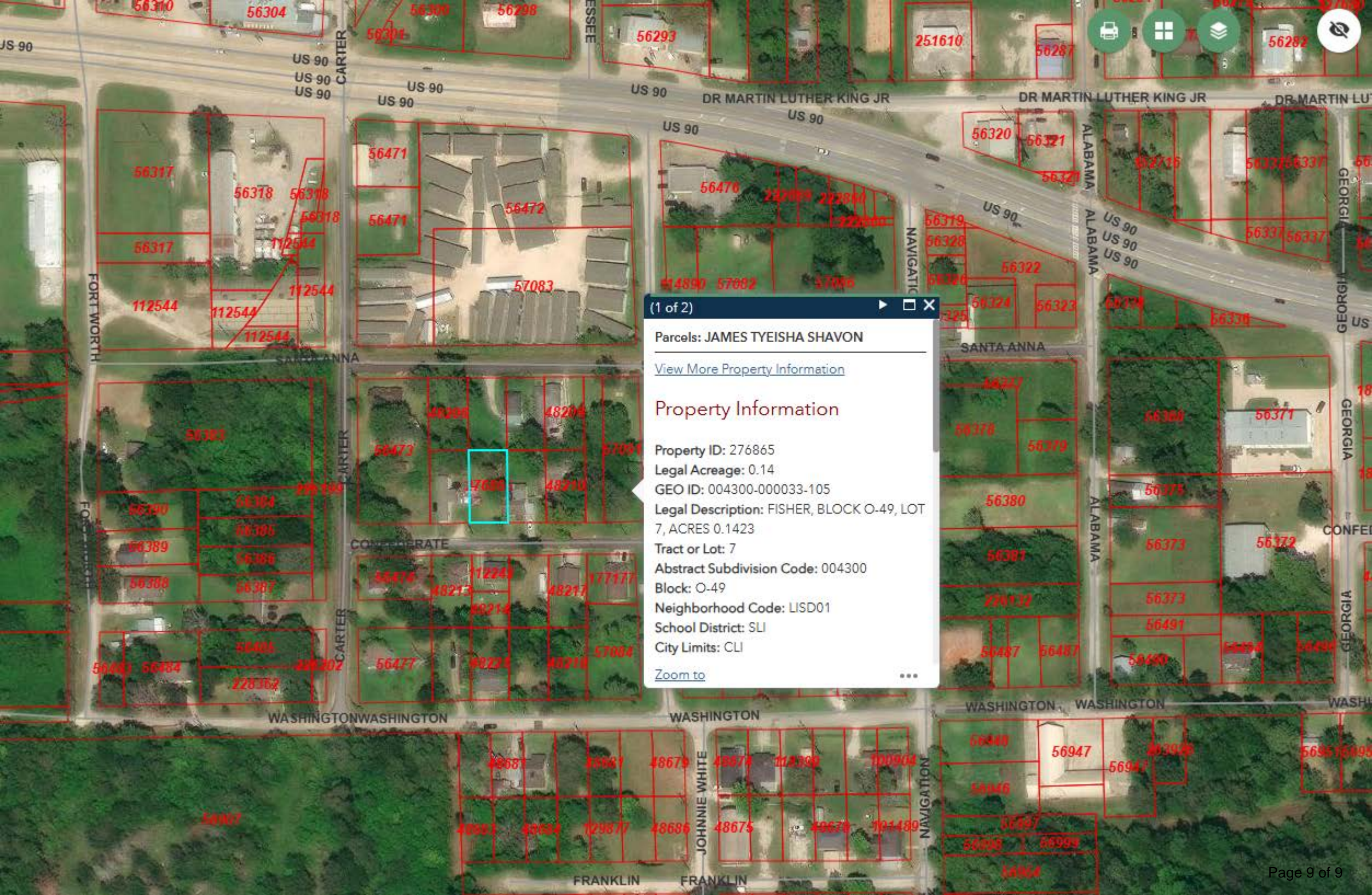
**Department:** Community Development

**Subject:** 615 Confederate

**Background:** The city's construction standards require newly constructed driveways to be paved with asphalt or concrete. The property owner (Tyeisha James) is requesting a variance to the standard since very few homes on Confederate Street have a paved driveway.

**Funding Source:** n/a

**Staff Recommendation:** Approval of the variance



(1 of 2) ▶ □ ✕

Parcels: JAMES TYEISHA SHAVON

[View More Property Information](#)

### Property Information

Property ID: 276865  
 Legal Acreage: 0.14  
 GEO ID: 004300-000033-105  
 Legal Description: FISHER, BLOCK O-49, LOT 7, ACRES 0.1423  
 Tract or Lot: 7  
 Abstract Subdivision Code: 004300  
 Block: O-49  
 Neighborhood Code: LISD01  
 School District: SLI  
 City Limits: CLI

[Zoom to](#) ⋮