



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 7, 2025

12:00 PM

City Council Chambers

I. CALL TO ORDER

This meeting was called to order on May 7, 2025, in the City Council Chambers, 1829 Sam Houston Street, Liberty, Texas at 12:00 p.m. by President Tyler Jackson.

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	12:18 PM

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.

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

A. Minutes Approval

1. April 30, 2025

IV. REGULAR AGENDA

A. Regular Session

1. Consider approving a variance to the setback requirements for the property located at 425 Texas.

Carl Pickett, on behalf of Gary Nance, has applied for a variance to the city's setback requirements in order to build a 1,750 square foot warehouse on his commercial property.

Mr. Nance is proposing to build a 35 x 50 (1,750 sf) warehouse on his property to accommodate additional storage capacity for his business. The city's setback requirements for accessory buildings require a minimum of 3 feet from the property line. Mr. Nance is proposing to build his warehouse on the property line on the Cos side of the street.

A motion was made by Commission Member Reidland to approve the variance request to the setback requirements for the property located at 425 Texas. The motion was seconded by Commission Member Leonard. The motion passed 4 to 0.

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

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.

A motion was made by Commission Member Spacek to deny the variance request to increase the number of units at the N Main Manufactured Home Park from 28 to 32. The motion was seconded by Commission Member Reidland. The motion passed 5 to 0.

3. Consider approving a variance and a request to increase the number of units at the Sandune Manufactured Home Park from 19 to 26.

Mr. Zolfaghari recently purchased the manufactured home park located at 4505 Sandune. The park currently has 19 units, and Mr. Zolfaghari would like to add 7 additional units to the park, bringing the total number of units to 26. The backside of the property is roughly 1 acre and is currently undeveloped. Mr. Zolfaghari would like to put the additional 7 units on the back acre. As part of the expansion, Mr. Zolfaghari would add a 4,400 square foot recreational area to the park, which he would maintain.

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

To comply with the city's existing code, Mr. Zolfaghari would need two variances:

1. 3.08.040(a) – Requires 5,000 square-foot lots; Proposed lots would be 4,343 square feet.
2. 3.08.047 – Requires natural gas to be installed; the park does not currently have natural gas.

If approved, Mr. Zolfaghari would be required to extend water, sewer, electricity and the road at

his cost. All units in this park are individually metered.

On December 11, 2024, the Planning Commission approved a request from Mr. Zolfaghari to increase the number of units from 16 to 19.

A motion was made by Commission Member Cook to table this variance request to increase the number of units at the Sandune Manufactured Home Park from 19 to 26 with Mr. Zolfaghari bringing back the plan with 5,000 square-foot lots. The motion was seconded by Commission Member Spacek. The motion passed 5 to 0.

V. ADJOURNMENT

A. Motion To: Adjourn

With no further business to discuss, President Jackson adjourned the meeting at 12:41 p.m.

Tyler Jackson, President

ATTEST:

April Gilliland, City Secretary