



# 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, June 4, 2025

12:00 PM

City Council Chambers

### I. CALL TO ORDER

This meeting was called to order on June 4, 2025, in the City Council Chambers, 1829 Sam Houston Street, Liberty, Texas at 12:00 p.m. by President Tyler Jackson.

#### 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.

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 Leonard 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. May 7, 2025

## IV. REGULAR AGENDA

### A. Regular Session

1. Consider approving a variance and a request to increase the number of units at the Sandune Manufactured Home Park from 19 to 25.

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 6 additional units to the park, bringing the total number of units to 25. The backside of the property is roughly 1 acre and is currently undeveloped. Mr. Zolfaghari would like to put an additional 6 units on the back acre. As part of the expansion, Mr. Zolfaghari would add a 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 one variance:

1. 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, electric 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.

The second expansion request was heard at the May 7, 2025, Planning Commission meeting. Based on feedback from that meeting, Mr. Zolfaghari has reduced the number of additional lots from 7 to 6 and increased the size of the lots from 4,343 sf to 5,037 sf.

A motion was made by Commission Member Leonard to approve the variance request for expanding Sandune Manufactured Home Park from 19 to 25 with the park road being paved before new homes are moved in. The motion was seconded by President Jackson. The motion failed by a 2 to 2 vote.

2. Consider approving two variances to the RV ordinance for the property located at 1415 Holly.

The city's current RV Ordinance allows electric to be connected to an RV as long as the electric is coming from a structure or an accessory structure (3.08.128). Ms. Wiggins has installed a temporary pole (t-pole) and would like to use that to connect her RV to electric. Ms. Wiggins' home was damaged by fire in January of this year.

The city's RV Ordinance also prohibits occupancy of an RV unless the RV is in an approved RV Park or unless the occupancy is a result of a natural disaster (3.08.127). Due to the fire damage to her home, Ms. Wiggins is requesting temporary occupancy (not to exceed 1-year) while her home undergoes renovation and repair.

A motion was made by Commission Member Cook to approve the variances to the RV Ordinance for the property located at 1415 Holly. The motion was seconded by Commission Member Leonard. The motion passed 4 to 0.

**V. ADJOURNMENT**

**A. Motion To: Adjourn**

With no further business to discuss, President Jackson adjourned the meeting at 12:16 p.m.

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Tyler Jackson, President

ATTEST:

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