



LIBERTY HILL

SMALL TOWN • BIG HEART

Variance Application

This application and checklist is intended to provide the information needed to constitute a complete application. A request for Zoning Variance requires review by staff and approval by the City Council, in according with UDC Section 3.08.06. Incomplete applications will not be accepted. For assistance, please contact Planning at 512-548-5519 or planning@libertyhilltx.org.

A variance to the development standards of this Code will be considered an exception to the regulations contained herein. Granting of a variance in one case does not set a precedent for a subsequent case. Each variance request will be judged on its own merit. [UDC Section 3.08.06](#)

Applicant Information

Applicant _____

Preferred Phone _____

Address _____

Email _____

Owner *(if not the same as applicant)* _____

Preferred Phone _____

Address _____

Email _____

Type of Variance

☐ Zoning ☐ Sign ☐ Other _____

Location of Property _____

Description of type and amount of variance being requested. _____

(If applicable)

Adjacent zoning & land use: _____

Present use of Property: _____

Proposed use of Property: _____

Application Requirements

Please attach:

- ☐ Letter of Intent (see Detailed information section below)

Explanation as to how the request meets the approval criteria outlined in UDC Section 3.08.06 B. (see below)
Indicate the extent to which the following standards are met, in the applicant's opinion. Provide an explanation on a separate sheet.

Detailed Information

The City Council may authorize a variance from the requirements of this Code when an unnecessary hardship would result from the strict enforcement of this Code. No variance shall be granted unless the City Council finds all of the following:

1. Extraordinary Conditions: That there are extraordinary or special conditions affecting the land involved such that strict application of the provisions of this Code will deprive the applicant of a reasonable use of its land. For example, a variance might be justified because of topographic, or other special conditions unique to the property and development involved, while it would not be justified due to inconvenience or financial disadvantage.
2. Preservation of a Substantial Property Right. That the variance is necessary for the preservation of a substantial property right of the applicant.
3. Substantial Detriment. That the granting of the variance will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering this Code. Other Property. That the conditions that create the need for the Zoning Variance do not generally apply to other property in the vicinity.
4. Other Property. That the conditions that create the need for the variance do not generally apply to other property in the vicinity.
5. Applicant's Actions. That the conditions that create the need for the Zoning Variance are not the result of the applicant's own actions.
6. Comprehensive Plan. That the granting of the Zoning Variance would not substantially conflict with the Comprehensive Plan and the purposes of this Code.
7. Utilization. That because of the conditions that create the need for the Zoning Variance, the application of this Code to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.

Insufficient Findings. The following types of possible findings do not constitute sufficient grounds for granting a Zoning Variance:

1. That the property cannot be used for its highest and best use.
2. That there is a financial or economic hardship.
3. That there is a self-created hardship by the property owner or their agent.
4. That the development objectives of the property owner are or will be frustrated.

NOTE: Justifiable reasons for a variance do not include the property being able to be used for its highest and best use, financial or economic hardships, hardships self-created by the property owner or their agent, profitability, or the development objectives of the property owner.