

**Planning and Zoning Commission Meeting Minutes**  
**April 27, 2023, 6:30 P.M.**  
**111 West Collin Street, Leonard, TX 75452**

**1. Call Meeting to Order, Verify Quorum**

Peyton Webster called the meeting to order at 6:30 PM.

Present: Darrell Grintz, James Watson, Josh Davis, Peyton Webster, Rob Lyday  
City Administrator George Evanko, P&Z Secretary Kim Davis

Guests: Demitro Garza, Lesley Bravo, Carlos Sereno

**2. Approval of February 23, 2023 Minutes.**

Motion from Rob Lyday to approve. Second by Josh Davis. Vote: all in favor. Motion carried.

**3. Conduct a Public Hearing regarding the rezoning of Fannin CAD Property ID 111748, located at 423 CR 5070, being an approximate 2.00 acre tract of land situated in the M Moore Survey Abstract A0781, Fannin County, TX, changing the zoning classification from M-1 Manufacturing/Industrial District-Light to MH-1 Manufactured Home District.**

Property owner Demitro Garza spoke. Motion from Josh Davis to close the Public Hearing. Second by James Watson. Vote: all in favor. Motion carried.

**4. Discussion and Action regarding the rezoning of Fannin CAD Property ID 111748, located at 423 CR 5070, being an approximate 2.00 acre tract of land situated in the M Moore Survey Abstract A0781, Fannin County, TX, changing the zoning classification from M-1 Manufacturing/Industrial District-Light to MH-1 Manufactured Home District.**

Motion from Josh Davis to approve. Second by Darrell Grintz. Vote: all in favor. Motion carried.

**5. Discussion and Action regarding a Replat of Property IDs 90261 and 90263 Legal Descriptions PARK ADDN, BLOCK 1, LOT 11, ACRES .1607 and PARK ADDN, BLOCK 1, LOT 12, also known as 504 S and 506 Cedar, from two lots divided north to south to east to west.**

Motion from Rob Lyday to table. Second by Darrell Grintz. Vote: all in favor. Motion carried.

**6. Discussion and Action regarding setting a minimum square footage requirement for new construction.**

Motion from Roby Lyday to set a Public Hearing. Second by Josh Davis. Vote: all in favor. Motion carried.

**7. Adjournment**

Motion from Josh Davis to adjourn. Second by James Watson. Vote: all in favor. Motion carried.  
Meeting adjourned at 7:03 PM.

**ATTEST:**

  
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Kim Davis, P&Z Secretary

Approved May 25, 2023  
  
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Board Member