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**Planning and Zoning Commission**  
**Public Hearing Meeting Minutes**  
**April 28, 2022, 6:30 P.M.**  
**111 West Collin Street, Leonard, TX 75452**

1. Call to Order

Peyton Webster called meeting to order at 6:33 PM.

2. Verify Quorum

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

Absent: Josh Davis

Registered Guests: Bill Jackson, Muhammed Polani, Thomas Gomez, Tammy Dworshak, Karla Schmidt

3. Consideration and Approval of Minutes for March 24, 2022 Meeting.

Motion from Rob Lyday to approve.

Second by Jerald Johnson.

Vote: all in favor.

Motion carried.

4. Presentation, Public Hearing: "for" or "against" Rezone of Property ID 90123, Legal Description Orig Town Leonard, Block 16, Lot 10R, Acres .446, also known as 206 E Fannin.

Rezone from C-2 (Commercial District General) to TF (Two Family Residential Duplex) Variance request: reduced rear, left side width, and front setbacks.

5. Discussion and Action: Rezone of Property ID 90123, Legal Description Orig Town Leonard, Block 16, Lot 10R, Acres .446, also known as 206 E Fannin.

Rezone from C-2 (Commercial District General) to TF (Two Family Residential Duplex) Variance request: reduced rear, left side width, and front setbacks.

Motion from Jerald Johnson to deny zone request. Second by Rob Lyday. Motion carried.

Motion from James Watson to grant C-2 parking variance, minimum of seven spaces required. Second by Darrell Grintz. Motion carried.

6. Presentation, Discussion, and Action: Plat Change of Property ID 80388, Legal Description A0780 M Moore, Acres 1.205, also known as 309 N Oak St, from one lot to three lots.

Plat Change and Variance request: minimum lot width.

Motion from Rob Lyday to approve with variance of 50 feet minimum lot width. Second by Jerald Johnson. Motion carried.

7. Presentation, Discussion, and Action: Plat Change of Property IDs: 90483, 90484, 90485, and 127194, also known as 319 Westlake Dr, 1000 W Travis, 320 Westlake Dr, and Travis, from four lots to one lot.

Plat Change without variance request.

Motion from Jerald Johnson to table. Second by James Watson. Motion carried.

8. Presentation, Discussion, and Action: carport setback variance of Property ID 90026, Legal Description Orig Town Leonard, Block 6, LOT S 1/2 OF 1,2, also known as 202 N Parmele.

Carport Variance request: distance from the main building.

Motion from James Watson to approve with variance of five feet rear and ten feet main building setbacks. Second by Rob Lyday. Motion carried.

9. Presentation, Discussion, and Action: issuing Specific Use Permit to move a house to Property ID 90269, Legal Description Parmele Addn, Block 1, Lot 3-6, also known as 305 W Thomas.

Specific Use Permit without variance request.

Motion from Rob Lyday to approve with requirement of 18x24 runners to be used under the blocks and project has 365 days to be completed from start of work. Second by James Watson. Motion carried.

10. Discussion and Action: amending City Ordinance Chapter 14 Appendix 1, verbiage clarification and chart update.

Motion from Darrell Grintz to change SF-1 side yard setback to 10 feet and delete Appendix 1 note S. Second by James Watson. Motion carried.


11. Adjournment.

Motion from Rob Lyday to adjourn. Second by Darrell Grintz. Motion carried.

Meeting adjourned at 7:53 PM.

By:   
Kim Davis, P&Z Secretary

5/26/2021  
Date Approved

  
Board Member