

**Planning and Zoning Commission Meeting Minutes**  
**January 12, 2026, 6:30 P.M.**  
**111 West Collin Street, Leonard, TX 75452**

**1. Call Meeting to Order, Verification of Quorum**

Peyton Webster called the meeting to order at 6:34 PM. A quorum was present.

Members Present: Cody Bryant, Josh Davis, Peyton Webster, Rob Lyday, Zachary Elrod

Members Absent: James Watson

Staff Present: City Administrator George Evanko, P&Z Secretary Kim Davis

Also Present: Sherri Davis, David Johnson, Jeff Crannell

**2. Public Comment**

- i. **This is an opportunity for the public to address the Planning and Zoning Commission on any matter, except public hearings that are included on the Agenda. Public comments are limited to three (3) minutes per speaker, unless otherwise required by law. The Planning and Zoning Commission may: (1) make a statement of fact regarding the item; (2) make a recitation of existing policy regarding the time; or (3) propose the item be placed on a future agenda.**

No public comments were made.

**3. Consent Agenda**

- i. **Approval of December 8, 2025, Minutes.**

Rob Lyday motioned to approve the minutes, Josh Davis seconded, and the motion passed unanimously.

**4. Conduct a public hearing, discuss, consider, and take any necessary action regarding a request from the developer for comprehensive amendments to the City of Leonard, Texas, Code of Ordinances, Exhibit 14A of Chapter 14 Planned Development District 2 Ordinance, Exhibit B, Section Development Standards, Section (A) Single-Family District, Subsection (i) Table A Single-Family Regulations to amend the following regulations:**

- 1) front yard setbacks on rear garage homes;
- (2) maximum lot coverage of main structure;
- (3) minimum 3" caliper trees;
- (4) sod; and
- (5) minimum lot depth.

**i. Staff Summary**

City Administrator George Evanko spoke.

**ii. Applicant Presentation**

**ii. Open Public Hearing**

Josh Davis motioned to open the public hearing. Cody Bryant seconded, the motion passed unanimously, and the public hearing opened at 6:36 PM. No public comment was made.

**iii. Close Public Hearing**

Josh Davis motioned to close the public hearing. Roby Lyday seconded, the motion passed unanimously, and the public hearing closed at 6:37 PM.

**iv. Discuss, Consider, and Take Any Necessary Action**

Rob Lyday motioned to approve the amendments, Cody Bryant seconded, and the motion passed unanimously.

**5. Discuss, consider, and take any necessary action regarding approval of preliminary plat request at Property ID 80418, Legal Description A0781 M MOORE, ACRES 32.0, also known as W Locust, and Property ID 80419, Legal Description A0781 M MOORE, ACRES 68, also known as CR 5065 (application #PZ2025-015).**

Cody Bryant motioned to approve the preliminary plat, Josh Davis seconded, and the motion was passed unanimously.

**6. Discuss amendment of Planning and Zoning Duties and Authority.**

City Administrator George Evanko presented the amendment. No action was taken.

**7. Discuss and take action to designate a regular meeting date.**

Josh Davis motioned to maintain the second Monday of the month at 6:30 PM as the regular meeting date. Rob Lyday seconded, and the motion passed unanimously.

**8. Announcements**

Peyton Webster announced his resignation from the Planning and Zoning Commission.

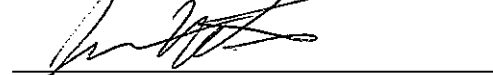
**9. Adjournment.**

Josh Davis motioned to adjourn, Rob Lyday seconded, the motion passed unanimously, and the meeting adjourned at 6:47 PM.

**ATTEST:**

  
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Kim Davis, P&Z Secretary

**Approved February 9, 2026**

  
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Board Member