

**Planning and Zoning Commission Meeting Minutes**  
**January 26, 2023, 6:30 P.M.**  
**111 West Collin Street, Leonard, TX 75452**

PUBLIC HEARING

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

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

Present: Darrell Grintz, Jerald Johnson, Josh Davis, Peyton Webster, Rob Lyday  
P&Z Secretary Kim Davis

Absent: James Watson, City Administrator George Evanko

Registered Guests: Noel and Teresa Nixon

**2. Approval of December 8, 2022 Minutes.**

Motion from Josh Davis to approve. Second by Jerald Johnson. Vote: all in favor. Motion carried.

**3. Conduct a Public Hearing regarding the rezoning of Fannin CAD Property ID 80375, located at 16660 S. Hwy. 78, being an approximate 3.667 acre tract of land situated in the M Moore Survey Abstract A0780, Fannin County, TX, changing the zoning classification from A – Agricultural District to SF-1 Residential.**

No comments were made. Motion from Josh Davis to close the Public Hearing. Second by Peyton Webster. Vote: all in favor. Motion carried.

**4. Discussion and Action regarding the rezoning of Fannin CAD Property ID 80375, located at 16660 S. Hwy. 78, being an approximate 3.667 acre tract of land situated in the M Moore Survey Abstract A0780, Fannin County, TX, changing the zoning classification from A – Agricultural District to SF-1 Residential.**

Motion from Jerald Johnson to approve. Second by Darrell Grintz. Vote: Darrell Grintz, Jerald Johnson, Josh Davis and Peyton Webster in favor, Rob Lyday abstained. Motion carried.

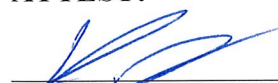
**5. Discussion and Action regarding adopting a policy governing the allowance and location of tiny homes in the city limits.**

Motion from Jerald Johnson to table until next meeting. Second by Josh Davis. Vote: all in favor. Motion carried.


**6. Adjournment**

Motion from Jerald Johnson to adjourn. Second by Rob Lyday. Vote: all in favor. Motion carried.  
Meeting adjourned at 6:59 PM.

ATTEST:

  
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Kim Davis, P&Z Secretary

Approved February 23, 2023

  
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Board Member