

Planning and Zoning Commission Meeting Minutes

October 29, 2024, 6:30 P.M.

111 West Collin Street, Leonard, TX 75452

1. Call Meeting to Order, Verification of Quorum

Darrell Grintz called the meeting to order at 6:30 PM. A quorum was present.

Members Present: Darrell Grintz, Cody Bryant, James Watson, Josh Davis, Rob Lyday.

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

Also Present: Peyton Webster, Denise & Greg Harvey, Kevyn & Matthew Harvey, Daniel Sudderth, Austin Brown, Tristan Powers, Andy McAngus, James Powers, Noel & Teresa Nixon, Blaine Alexander, Bobby Hanson, Carlisle Mott, Kelli Blackerby, Douglas Morfeld, Karen Murphy, Mark & Kacey Blackerby, Eddie Sudderth, Eugene Kegans, Gary Jones, Matthew McCullough, Greg Parton, Jim Collins, Cody Hancock, Garry & Gaye Doyle, Terrance Burnside.

2. Approval of August 27, 2024, Minutes.

Rob Lyday motioned to approve the minutes, James Watson seconded, and the motion passed unanimously.

3. Application #PZ2024-011: Specific Use Permit.

- i. Conduct a public hearing regarding application #PZ2024-011 for a Specific Use Permit to allow Auto Parts Sales Inside, Auto Repair Major and Minor at Property ID 90162, Legal Description ORIG TOWN LEONARD, BLOCK 22, LOTS 1-4 also known as 202 S Main St.**

Josh Davis motioned to open the public hearing, James Watson seconded, the motion passed unanimously, and the public hearing opened at 6:33 PM.

Austin Brown, Tristan Powers, Gary Jones, Matthew McCullough, Jim Collins, and Cody Hancock spoke in favor of the specific use permit. Matthew Harvey, Eugene Kegans, Karen Murphy, Carlisle Mott, Andy McAngus, Mark Blackerby, and Kevyn Harvey spoke against the specific use permit. Greg Harvey spoke in general regarding the specific use permit.

- ii. Close public hearing.**

James Watson motioned to close the public hearing, Cody Bryant seconded, the motion passed unanimously, and the public hearing closed at 6:56 PM.

- iii. Resume Open Session.**

James Watson motioned to resume the open session, Cody Bryant seconded, and the motion passed unanimously.

- iv. Discussion and action “To Recommend” or “Not Recommend” application #PZ2024-011 for a Specific Use Permit to allow Auto Parts Sales Inside, Auto Repair Major and Minor at Property ID 90162, Legal Description ORIG TOWN LEONARD, BLOCK 22, LOTS 1-4 also known as 202 S Main St.**

Josh Davis motioned To Recommend application #PZ2024-011 for a specific use permit, James Watson seconded, and the motion passed unanimously.

4. Application #PZ2024-012: Specific Use Permit.

- i. **Conduct a public hearing regarding application #PZ2024-012 for a Specific Use Permit to allow Community Center, Private, at Property ID 90158, Legal Description ORIG TOWN LEONARD, BLOCK 21, LOT 4' OF 9 & ALL OF 10,11,12 also known as 105 W Fannin.**

Josh Davis motioned to open the public hearing, Rob Lyday seconded, the motion passed unanimously, and the public hearing opened at 7:13 PM.

Matthew Harvey, Mark Blackerby, and Kacey Blackerby spoke in favor of the specific use permit.

- ii. **Close public hearing.**

Josh Davis motioned to close the public hearing, James Watson seconded, the motion passed unanimously, and the public hearing closed at 7:19 PM.

- iii. **Resume Open Session.**

James Watson motioned to resume the open session, Cody Bryant seconded, and the motion passed unanimously.

- iv. **Discussion and action "To Recommend" or "Not Recommend" application #PZ2024-012 for a Specific Use Permit to allow Community Center, Private, at Property ID 90158, Legal Description ORIG TOWN LEONARD, BLOCK 21, LOT 4' OF 9 & ALL OF 10,11,12 also known as 105 W Fannin.**

James Watson motioned To Recommend application #PZ2024-012 for a specific use permit, Rob Lyday seconded, and the motion passed unanimously.

5. Discussion and action "To Recommend" or to "Not Recommend" application #PZ2024-013 for a replat of Property ID 131452 Legal Description A0785 M MOORE, ACRES 5.349, also known as Palamino, from 1 to 2 lots.

Cody Bryant motioned To Recommend application #PZ2024-013 replat, Josh Davis seconded, and the motion passed unanimously.

6. Discussion and action on rescheduling the regular November and December meeting dates.

Discussion took place on having the regular meeting date moved to the second Monday as the City Council now meets on the third Tuesday. No action taken.

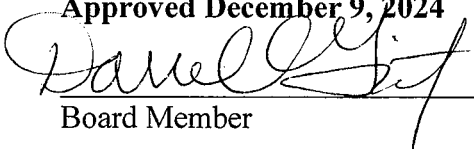
7. Adjournment.

Josh Davis motioned to adjourn, Cody Bryant seconded, the motion passed unanimously, and the meeting adjourned at 7:30 PM.

ATTEST:



Kim Davis, P&Z Secretary

Approved December 9, 2024


Board Member