

Planning and Zoning Commission Meeting Minutes
November 13, 2025, 6:30 P.M.
111 West Collin Street, Leonard, TX 75452

1. Call Meeting to Order, Verification of Quorum

James Watson called the meeting to order at 6:30 PM. A quorum was present.

Members Present: Cody Bryant, James Watson, Josh Davis, Peyton Webster

Members Absent: Rob Lyday, Zachary Elrod

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

Also Present: Rodger Alexander, Karen Murphy, Raychel Green, Greg Harvey, Denise Harvey, Eddie Sudderth, Carlisle & Maria Mott, Doug & Debbie Morfeld.

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 August 11, 2025, Minutes.**

Peyton Webster motioned to approve the minutes, Cody Bryant seconded, and the motion passed unanimously.

4. Discuss, consider, and take any necessary action regarding approval of a Zoning amendment to allow the designation of the Historic Overlay District for the (C1) Commercial District, commonly referred to as the "Downtown Area" (application #PZ2025-014), the general location is the lots, tracts, and parcels of land that are located adjacent to and within one hundred (100) feet of the following street Rights-of-Way: (1) Collin Street from Connett Street to Main Street, (2) Connett Street from Collin Street to Fannin Street, (3) Fannin Street from Connett Street to Main Street, (4) Main Street from Collin Street to Fannin Street, if any portion of a lot, tract, or parcel is located within one hundred (100) feet from one of the above-referenced street Rights-of-Way, the entire limits of the property shall be considered to be located within the Historic Overlay District.

- i. **Staff Summary**

City Administrator George Evanko spoke.

- ii. **Open public hearing**

Josh Davis motioned to open the public hearing, Peyton Webster seconded, the motion passed unanimously, and the public hearing opened at 6:35 PM. Doug Morfeld, Carlisle Mott, Greg Harvey, Rodger Alexander, and Debbie Morfeld spoke. The speakers asked questions, voiced concerns and suggestions, and were against the Historic Overly District.

- iii. **Close public hearing**

Josh Davis motioned to close the public hearing, Peyton Webster seconded, the motion passed unanimously, and the public hearing closed at 6:48 PM.


iv. Discuss, consider, and take any necessary action

Josh Davis motioned to deny the Zoning amendment to allow the designation of the Historic Overlay District, and Peyton Webster seconded. The motion passed with Josh, Davis, Peyton Webster, and James Watson voting to deny the Historic Overlay District, and Cody Bryant abstaining.

5. Adjournment.

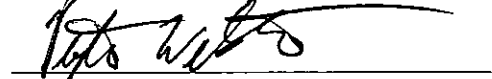
Cody Bryant motioned to adjourn, Josh Davis seconded, the motion passed unanimously, and the meeting adjourned at 7:10 PM.

ATTEST:



Kim Davis, P&Z Secretary

Approved December 8, 2025



Board Member