

Planning and Zoning Commission Meeting Minutes
December 8, 2025, 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 6:30 PM. A quorum was present.

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

Members Absent: James Watson, Zachary Elrod

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

Also Present: Bobby Houser, Jeff Crannell, Leo Bowler

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 November 13, 2025, Minutes.**

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

4. Discuss, consider, and take any necessary action regarding approval of a final plat request to create two lots at Property ID 132099, Legal Description A1358 O FARNSWORTH, ACRES 13.0, also known as 645 CR 4875 (application PZ2025-016).

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

5. Discuss 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).

Discussed possible amendments to Planned Development District 2: add rear entry garages in alley, Lot Depth reduced from 120' to 110' with alley, Front Yard Setback reduced from 20' to 10', and Minimum Trees reduced from 2 to 1.

Board Members had no objections to the proposed amendments. No action taken.

6. Adjournment.

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

Approved January 12, 2026



Board Member

ATTEST:



Kim Davis, P&Z Secretary