

Planning and Zoning Commission Meeting Minutes
December 9, 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.

Also Present: Douglas Morfeld.

2. Approval of October 29, 2024, Minutes.

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

3. Certificates for Nonconforming Uses

- a. **Conduct a public hearing regarding a text amendment to the Comprehensive Zoning Ordinance to amend Chapter 14 "Zoning," Exhibit 14A "Zoning Ordinance," Section 38 "Building Permits And Certificates Of Occupancy," by repealing Section 38.6 "Certificates for Nonconforming Uses," and adopting a new Section 38.6 "Certificates for Nonconforming Uses" providing for regulation of lawful nonconforming land uses in the City.**

Josh Davis motioned to open the public hearing, Rob Lyday seconded, the motion passed unanimously, and the public hearing opened at 6:32 PM. No public comments were made.

- b. **Close public hearing.**

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

- c. **Resume Open Session.**

Josh Davis motioned to resume the open session, Cody Bryant seconded, and the motion passed unanimously.

- d. **Discussion and action "To Recommend" or "Not Recommend" a text amendment to the Comprehensive Zoning Ordinance to amend Chapter 14 "Zoning," Exhibit 14A "Zoning Ordinance," Section 38 "Building Permits And Certificates Of Occupancy," by repealing Section 38.6 "Certificates for Nonconforming Uses," and adopting a new Section 38.6 "Certificates for Nonconforming Uses" providing for regulation of lawful nonconforming land uses in the City.**

Josh Davis motioned To Recommend the text amendment as presented, Cody Bryant seconded, and the motion passed unanimously.

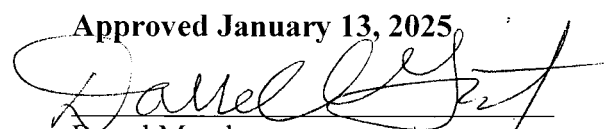
4. Adjournment.

Rob Lyday motioned to adjourn, James Watson seconded, the motion passed unanimously, and the meeting adjourned at 6:37 PM

ATTEST:



Kim Davis, P&Z Secretary

Approved January 13, 2025


Board Member