

Planning and Zoning Commission Meeting Minutes
May 19, 2025, 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: Rex Womack, Ben Pospisil, Marcus Stern, Lance Liles MTG/Stovall, and Darren Hodge.

2. Approval of March 10, 2025, Minutes.

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

3. Conduct a public hearing, discuss and take action to “Recommend” or to “Not Recommend” a zoning change request from (M-1) Manufacturing/Industrial District – Light to (A) Agricultural at Property ID 80420 Legal Description A0781 M MOORE, ACRES 30.233, also known as 671 CR 5070 (application #PZ2025-005).

a. Open public hearing

Josh Davis motioned to open the public hearing, James Watson seconded, the motion passed unanimously, and the public hearing opened at 6:32 PM.

b. Close public hearing

Josh Davis motioned to close the public hearing, Rob Lyday seconded, the motion passed unanimously, and the public hearing closed at 6:34 PM.

c. Take action on zoning request

Cody Bryant motioned to recommend the zoning request, Josh Davis seconded, and the motion passed unanimously.

4. Conduct a public hearing, discuss and take action to “Recommend” or to “Not Recommend” a zoning change request from (SF-1) Single-Family Residential District – 1 to (SF-2) Single-Family Residential District - 2 and a replat request to create four lots at Property ID 89949 Legal Description HOLLIS ADDN, BLOCK 2, LOT 17, ACRES .9085, also known as MUSTANG TRAIL (application #PZ2025-006).

a. Open public hearing

Josh Davis motioned to open the public hearing, Rob Lyday seconded, the motion passed unanimously, and the public hearing opened at 6:35 PM. Darren Hodge spoke about his concerns.

b. Close public hearing

Josh Davis motioned to close the public hearing, Cody Bryant seconded, the motion passed unanimously, and the public hearing closed at 6:46 PM.

c. Take action on zoning request

Rob Lyday motioned to recommend the zoning request, Josh Davis seconded, and the motion passed unanimously.

d. Take action on Replat

Josh Davis motioned to recommend the replat request, Cody Bryant seconded, and the motion passed unanimously.

5. Conduct a public hearing, discuss and take action to “Recommend” or to “Not Recommend” a zoning change request from (SF-E) Single-Family Residential District – Estate to (SF-2) Single-Family Residential District – 2 and a preliminary plat request to create eight lots at Property ID 80448 Legal Description A0783 M MOORE, ACRES 8.0, and Property ID 80516 Legal Description A0785 M MOORE, ACRES 3.562, also known as 920 PALOMINO (application #PZ2025-007).

a. Open public hearing

Josh Davis motioned to open the public hearing, James Watson seconded, the motion passed unanimously, and the public hearing opened at 6:50 PM. Darren Hodge spoke about his concerns.

b. Close public hearing

Josh Davis motioned to close the public hearing, Cody Bryant seconded, the motion passed unanimously, and the public hearing closed at 7:02 PM.

c. Take action on zoning request

Rob Lyday motioned to recommend the zoning request, Cody Bryant seconded, and the motion passed unanimously.

d. Take action on preliminary Plat

Rob Lyday motioned to recommend the preliminary plat, Josh Davis seconded, and the motion passed unanimously.

6. Discuss and take action to “Recommend” or to “Not Recommend” a replat request to create two lots at Property ID 90585 Legal Description SUDDERTH ADDN 4, BLOCK 2, LOT PT LT 18, also known as 421 W THOMAS, and Property ID 109831 Legal Description SUDDERTH ADDN 4, BLOCK 2, LOT PT 17, also known as 411 W THOMAS (application #PZ2025-008).


Cody Bryant motioned to recommend the replat request, James Watson seconded, and the motion passed unanimously.

7. Adjournment.

Josh Davis motioned to adjourn, Cody Bryant seconded, the motion passed unanimously, and the meeting adjourned at 7:12 PM.

ATTEST:


Kim Davis, P&Z Secretary

Approved June 9, 2025

Board Member