

**Planning and Zoning Commission Meeting Minutes**  
**July 14, 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, Rob Lyday.

Members Absent: Zachary Elrod

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

Also Present: Charles Wrenn, Kristine and Robert Lister, Jesse Owens, Kelly M Alvarado, Christopher Alvarado, Douglas Dworshak, Tammy Dworshak, Geoff Perkins, Ann Falkenberg.

**2. Swear in New and Reappointed Commission Members**

Kim Davis swore in new commission member Peyton Webster, and reappointed commission members Cody Bryant, James Watson, and Rob Lyday.

**3. Elect Chairman**

Cody Bryant motioned to elect James Watson as Chairman, Josh Davis seconded, and the motion passed with four in favor and James Watson abstaining.

**4. Elect Alternate**

Josh Davis motioned to elect Zachary Elrod as Alternate, Peyton Webster seconded, and the motion passed unanimously.

**5. Approval of June 9, 2025, Minutes.**

Rob Lyday motioned to approve the minutes, Josh Davis seconded, and the motion passed with four in favor and Peyton Webster abstaining.

**6. Conduct a public hearing, discuss and take action to “Recommend” or to “Not Recommend” a zoning change request from (A) Agricultural to (PD) Planned Development District at Property IDs 80373 and 80525, Legal Descriptions A0779 M MOORE, ACRES 10.0, and A0785 M MOORE, ACRES 39.365, also known as HWY 78 (application #PZ2024-015).**

**a. Open public hearing**

Josh Davis motioned to open the public hearing, Cody Bryant seconded, the motion passed unanimously, and the public hearing opened at 6:37 PM. Christopher Alvarado spoke against the zoning change request. Robert Lister and Ann Falkenberg asked questions.

**b. Close public hearing**

Josh Davis motioned to close the public hearing, Peyton Webster seconded, the motion passed unanimously, and the public hearing closed at 6:43 PM.

**c. Take action on zoning request**

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

7. Discuss and take action to “Recommend” or to “Not Recommend” a preliminary plat request to create 175 lots at Property IDs 80373 and 80525, Legal Descriptions A0779 M MOORE, ACRES 10.0, and A0785 M MOORE, ACRES 39.365, also known as HWY 78 (application #PZ2024-015).

Peyton Webster motioned to recommend the preliminary plat request, Josh Davis seconded, and the motion passed unanimously.

8. Discuss and take action to “Recommend” or to “Not Recommend” a replat request to create two lots at Property ID 94084, Legal Description SUDDERTH ADDN 3, LOT 13R, ACRES 3.131, also known as 1000 W Travis (application #PZ2025-011).

Josh Davis motioned to recommend the replat request, Cody Bryant seconded, and the motion passed with four in favor and Rob Lyday abstaining.

9. Discuss and take action to “Recommend” or to “Not Recommend” a final plat request to create 5 lots at Property ID 82193, Legal Description A0919 P PRICE, ACRES 12.008, also known as 19366 HWY 78 (application #PZ2025-012).

Josh Davis motioned to recommend the final plat request, Peyton Webster seconded, and the motion passed with four in favor and Cody Bryant abstaining.


**10. Adjournment.**

Peyton Webster motioned to adjourn, Rob Lyday seconded, the motion passed unanimously, and the meeting adjourned at 6:55 PM.

**ATTEST:**

  
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Kim Davis, P&Z Secretary

**Approved August 11, 2025**

  
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Chairman James Watson