

**Planning and Zoning Commission Meeting Minutes**  
**August 1, 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, James Watson, Josh Davis, Rob Lyday.

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

Also Present: Justin Christ (S2 Land Development), Austin Wolfenberger (S2 Land Development), Morgan McGary-Dhane, Leston Dhane, Peyton Webster, Jerald Johnson, Charla Wilkinson, Darren Wilkinson, Terry Nicholas and six other guests.

**2. Approval of July 11, 2024, Minutes.**

Rob Lyday motioned to approve the minutes as written, James Watson seconded, and the motion passed unanimously.

**3. Application #PZ2024-009 for a replat of Property ID 90104 Legal Description ORIG TOWN LEONARD, BLOCK 14, LOT 7-10, also known as 120 E Collin, from one to two lots.**

Josh Davis motioned to approve the replat, James Watson seconded, and the motion passed unanimously.

**4. Application #PZ2024-008 for rezone of property IDs 80418 and 80419**

- i. Conduct a public hearing regarding application #PZ2024-008 for rezone of property IDs 80418 and 80419, Legal Descriptions A0781 M MOORE, ACRES 32.0 and A0781 M MOORE, ACRES 68, also known as W Locust and CR 5065, to change from Manufacturing/Industrial District-Light/Multifamily (M-1/MF) to Planned Development District-2 (PD-2).**

Josh Davis motioned to open the public hearing at 6:37 PM, Rob Lyday seconded, the motion passed unanimously, and the public hearing was opened. Jerald Johnson, Darren Wilkinson, Charla Wilkinson, Terry Nicholas, and one other attendee spoke about their concerns on: the entry to the development, the dust from that road, the road width, the road quality, possible improvements to the road, and that the city's current footage and setbacks requirements are used. Justin Christ (S2 Land Development) committed that if this project is done the road south of 78/east of the project would be improved with an asphalt overlay in phase 1 of the construction as part of the development agreement.

- ii. Close public hearing.**

Josh Davis motioned to close the public hearing at 7:22 PM, James Watson seconded, the motion passed unanimously, and the public hearing was closed.

- iii. Resume Open Session**

Josh Davis motioned to resume the open session at 7:22 PM, Rob Lyday seconded, the motion passed unanimously, and open session was resumed.

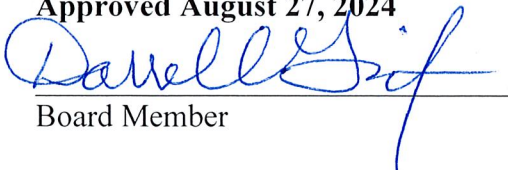
- iv. **Discussion and possible action regarding application #PZ2024-008 for rezone of property IDs 80418 and 80419, Legal Descriptions A0781 M MOORE, ACRES 32.0 and A0781 M MOORE, ACRES 68, also known as W Locust and CR 5065, to change from Manufacturing/Industrial District-Light/Multifamily (M-1/MF) to Planned Development District-2 (PD-2).** Austin Wolfenberger (S2 Land Development) presented. Planning and Zoning Commission discussed their concerns on the proposed 5 feet side setbacks, that it might impede emergency personnel, fire safety concerns, and that they do not want side yard setbacks to be reduced from current 8 feet requirement. Justin Christ (S2 Land Development) agreed to add to the zoning that the backyard gate is on the opposite side of the HVAC unit, or have two back yard gates, so there is access. Josh Davis motioned to deny the rezone due to the proposed setbacks, Rob Lyday seconded, and the motion passed unanimously.

**5. Adjournment.**

Rob Lyday motioned to adjourn, James Watson seconded, the motion passed unanimously, and the meeting adjourned at 7:31 PM.

**ATTEST:**

  
\_\_\_\_\_  
Kim Davis, P&Z Secretary

**Approved August 27, 2024**  
  
\_\_\_\_\_  
Board Member