



THE STATE OF TEXAS §
COUNTY OF FANNIN §

May 23, 2022

BE IT REMEMBERED THAT the City Council of the City of Leonard, Fannin County, Texas held in the Council Chambers of City Hall on May 23, 2022, a Public Hearing and Special Meeting at 6:30 P.M.

Members Present: Mayor Pro Tem Noel Nixon, Councilmembers Garry Doyle, Billy Wayne Martin, Al Stephens, and Debra Wilcox
Absent: Mayor Michael Pye

Staff present: City Administrator George Evanko, City Secretary Melissa Verde, Utility Billing Clerk Kim Davis

Registered Guests: Teresa Nixon, Peyton Webster, Carol Dutilly, Margy Hall, Gaye Doyle.

MINUTES OF THE PUBLIC HEARING AND SPECIAL MEETING

PUBLIC HEARING

1. Invocation, Pledges of Allegiance to the United States and Texas Flags, Call to Order, Verification of Quorum

Mayor Pro Tem Nixon called the Public Hearing to order at 6:30 P.M. Mayor Pro Tem Nixon stated: "For the record, the notices for this rezone contained an error related to the current zoning classification of the property. This property is currently zoned C1-office, light industrial, neighborhood services, not C-2 general commercial."

2. Presentation, Public Hearing: Hear Comments "for" or "against" Rezone of Property ID 90123, Legal Description Orig Town Leonard, Block 16, Lot 10R, Acres .446, also known as 206 E Fannin.

a. Request: Rezone from C-1 (Commercial District) to TF (Two-Family Residential Duplex) with a variance request to reduce rear, left side, and front setbacks.

i. Property Owner Comments

Tyson Schmidt spoke.

ii. Public Comments

No comments for or against.

iii. Planning & Zoning Comments

Planning and Zoning Chairman Peyton Webster commented that P&Z voted to deny the rezone request but granted a commercial parking variance requiring a minimum of seven spaces. P&Z recommends that the rezone request be denied with prejudice.

3. Adjourn Public Hearing

Councilmember Martin motioned to adjourn public hearing. Second by Councilmember Stephens. Mayor Pro Tem Nixon called for a vote – all were in favor, the motion carried and Public Hearing adjourned at 7:00 P.M.

SPECIAL MEETING

4. Call Special Meeting to Order

Mayor Pro Tem Nixon called the Special Meeting to order at 7:01 P.M.

5. Discussion and Action: Rezone of Property ID 90123, Legal Description Orig Town Leonard, Block 16, Lot 10R, Acres .446, also known as 206 E Fannin.

- a. Request: Rezone from C-1 (Commercial District) to TF (Two-Family Residential Duplex) with a variance request to reduce rear, left side, and front setbacks.**
 - i. Note: At an open meeting, after a duly held public hearing, Planning and Zoning on April 28, 2022, voted by majority to recommend denial of the rezone request.**
 - ii. Note: P&Z by a majority vote held April 28, 2022, recommended to Council granting a C-2 parking variance requiring at least 7 spaces for commercial use. The motion was made and seconded by City Council at May 10, 2022 open meeting to approve the parking variance, and the variance was granted.)**
 - iii. Note: Setback variance request was contingent on the rezone to TF being granted.**

Mayor Pro Tem Nixon called for a motion. Councilmember Stephens motioned to deny rezone request without prejudice. Second by Councilmember Martin. Mayor Pro Tem Nixon called for a vote – all were in favor, the motion carried

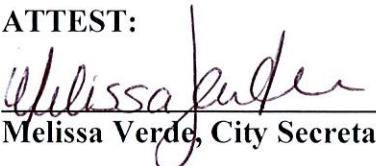
6. Adjournment

Councilmember Doyle motioned to adjourn. Second by Councilmember Martin. Mayor Pro Tem Nixon called for a vote – all were in favor and the motion carried at 7:07 P.M.

CITY OF LEONARD, TEXAS



Noel Nixon, Mayor Pro Tem

ATTEST:


Melissa Verde, City Secretary