



CITY COUNCIL BOARD OF ADJUSTMENTS MEETING MINUTES

June 17, 2025

BE IT REMEMBERED THAT the City Council of the City of Leonard, Fannin County, Texas, held a Board of Adjustments Meeting in the Council Chambers of City Hall at 111 W Collin Street, Leonard, Texas, on June 17, 2025, at 6:45 P.M.

The meeting was broadcast live on the city's Facebook page. A video recording of the meeting is available to members of the public at <https://www.facebook.com/CityofLeonard>.

Members Present: Mayor Michael Pye, Mayor Pro Tem Al Stephens, Councilmembers Billy Wayne Martin, Bobby Hanson, Charles Wrenn and Darrell Grintz.

Staff present: City Administrator George Evanko, City Secretary Melissa Verde, Utility Billing Clerk Morgan McGary.

Registered Guests:

1. Call Meeting to Order, Verification of Quorum
 - A. A motion was made by Councilmember Hanson to open the Board of Adjustments Meeting, seconded by Councilmember Martin. The motion passed unanimously, and the meeting opened at 6:35pm.
2. Presentation, discussion, and possible action regarding application #2025-003 for property ID 90566, commonly known as 502 W Golden Street. The owner is requesting a variance to the setbacks (rear yard, 5 feet instead of 10 from easement; distance between buildings). Canvass the Election Results from May 3, 2025
 - A. Michael Daughtery spoke on the reasoning for the request. A motion was made by Councilmember Hanson to approve the variance request BOA #2025-003, seconded by Councilmember Wren. The motion passed unanimously.
3. Presentation, discussion, and possible action regarding application #2025-004 for property ID 89267, commonly known as 605 Willard Hall Street. The owner is requesting to replace the existing carport with a new metal carport (new carport would extend to the property line, setback requirement is 10 ft from front property line).
 - A. City Administration George Evanko spoke on the request. A motion was made by Councilmember Grintz to accept the proposal, BOA #2025-004, seconded by Councilmember Wren. The motion passed, 4-1, with Councilmember Hanson voting against.

4. Presentation, discussion, and possible action regarding application #2025-005 for property IDs 142524, 142571, 142588, 142549, commonly known as the Leonard Crossing development. The city is requesting a variance for sidewalk requirement along Palamino Drive, due to the fact that it would block a drainage ditch.

A. City Administrator George Evanko spoke about the reasoning behind the variance. A motion was made by Mayor Pro Tem Stevens to accept BOA #2025-005, seconded by Councilmember Hanson. The motion passed, 4-1, with Councilmember Martin abstaining.

5. Announcements

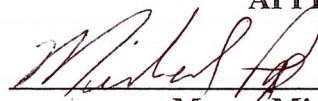
A. There were no announcements.

6. Adjournment

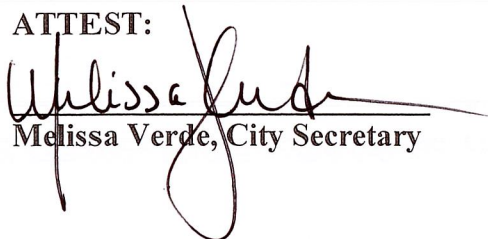
A. A motion was made by Mayor Pro Tem Stephens to adjourn the meeting, seconded by Councilmember Martin. The motion passed unanimously, and the meeting was adjourned at 6:56pm.

CITY OF LEONARD, TEXAS

APPROVED:


Mayor Michael Pye

ATTEST:


Melissa Verde, City Secretary

