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**NOTICE OF CITY OF LEONARD PLANNING AND ZONING COMMISSION MEETING**

**THE STATE OF TEXAS §**  
**COUNTY OF FANNIN §**

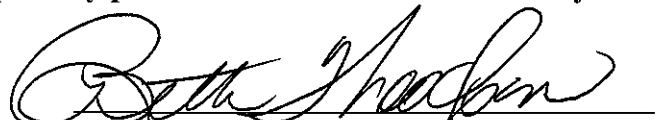
**TO ALL PERSONS INTERESTED:**

**NOTICE IS HEREBY GIVEN** in accordance with V.T.C.A. Government Code, Chapter 551, that the City of Leonard Planning and Zoning Commission of Leonard, Texas, will meet in a Regular Meeting to be held at 4:30 p.m., Tuesday the 23<sup>rd</sup>, day of August, 2016, at the City Council Chambers at 111 W. Collin Street, the following subjects to be considered:

**AGENDA**  
**REGULAR SESSION**

1. Call Meeting to Order and declare a Quorum
2. Consider and approve of Minutes of the Regular Meeting on June 9, 2016.
3. Consider and approve Special Use Permit Application by Dwight Strause.
4. Consider and approve request for re-plat within city limits by Rodger Alexander.
5. Consider and approve request for re-plat within ETJ by Sheryl Stanley at FM 272 and CR 4865.
6. Requests for Agenda Items at Next Meeting
7. Adjournment

**I, Beth Woodson, hereby certify that the above agenda is publicly posted at 10:00 a.m. on this 19<sup>th</sup> day of August, 2016.**

  
Beth Woodson, City Secretary

**THIS MEETING IS ACCESSIBLE TO THE DISABLED. IF YOU NEED AN INTERPRETER OR SPECIAL ASSISTANCE, CALL 903.587.3334 AT LEAST 48 HOURS PRIOR TO THE SCHEDULED MEETING.**

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**Minutes of the Planning and Zoning Commission Regular Meeting  
June 9, 2016, 5:30 PM, 1110 W. Collin, Leonard, TX**

1. Call to Order Mike McCoy, Chairman, called meeting to order at 5:41 P.M. Present: Mike McCoy, James Watson, Jerald Johnson  
Absent: Timothy Winkler, David Norman.
  
2. Consideration and Approval of Minutes for April 5, 2016 Meeting  
Jerald Johnson motion for approval, second by James Watson. Passed unanimously.
  
3. Public Hearing for Special Use Permit - opened with no comments requested by citizen(s).
  
4. Consideration and Approval for Special Use Permit Application for Troy Murphy  
Jerald Johnson motion for approval, second by James Watson. Passed unanimously. No Discussion.
  
5. Consideration and Approval for Special Use Permit Application for Carl Harris  
Jerald Johnson motion for approval, second by James Watson. Passed unanimously. No Discussion.
  
6. Adjournment.

Being no further business, meeting was adjourned by Chairman McCoy at 5:43 P.M.

\_\_\_\_\_  
Date Approved

\_\_\_\_\_  
Chairman

Attest: \_\_\_\_\_

**SECTION 28 SPECIFIC USE PERMIT****28.1 General Provision**

- 28.1.1 As permitted under the provisions of this ordinance, a property owner may apply for a specific use of property, as authorized by the zoning district in which the property is located. The Planning and Zoning Commission shall consider such application. After proper notice and a public hearing, the Planning and Zoning Commission shall make a recommendation to the City Council regarding any application for a Specific Use Permit. The Planning and Zoning Commission may require information, operating data, and expert evaluation concerning the location and function and characteristics of any building or use proposed.
- 28.1.2 An application for a Specific Use Permit (SUP) shall be accompanied by a site plan drawn to scale and showing the general arrangements of the project, together with essential requirements such as off-street parking facilities; size, height, construction materials and locations of buildings; the uses to be permitted; location and construction of signs; means of ingress and egress to public streets; visual screening such as walls, landscaping, and fences; and the relationship of the intended use to all existing properties and land uses in all directions to minimum distance of two hundred (200) feet.
- 28.1.3 After proper notice and a public hearing, the City Council may grant a permit for a specific use of property as authorized by the zoning district in which the property is situated. The City Council may require information, operating data, and expert evaluation concerning the location and function and characteristics of any building or use proposed.

**28.2 Specific Use Permit Regulations**

- 28.2.1 In recommending that a specific use permit for the premises under consideration be granted, the Planning and Zoning Commission shall determine that such use or uses are harmonious and adaptable to building structures and uses of adjacent property and other property in the vicinity of the premises under consideration, and shall make recommendations as to requirements for the paving of streets, alleys, and sidewalks, means of access to public streets, provisions for drainage, adequate off-street parking, protective screening and open space, heights of structures, and compatibility of buildings.
- 28.2.2 The City Council shall authorize issuance of a Specific Use Permit only after determining that the proposed use or uses are harmonious and adaptable to building structures and uses of adjacent property and other property in the vicinity of the premises under consideration.
- 28.2.3 The City Council shall authorize issuance of a Specific Use Permit only after determining that adequate provisions have been made for the paving of streets, alleys, and sidewalks, means of access to public streets, provisions for drainage, adequate off-street parking, protective screening and open space, heights of structures, and compatibility of buildings.
- 28.2.4 No Specific Use Permit shall be granted unless the applicant, owner, and grantee of the Specific Use Permit shall be willing to accept and agree to be bound by and comply with the written requirements of the permit, as attached to the site plan drawing (or drawings) and approved by the City Council. No public hearing is necessary for site plan approval.
- 28.2.5 Whenever regulations or restrictions imposed by this ordinance are either more or less restrictive than regulations imposed by any governmental authority through legislation, rule, or regulation, the regulations, rules or restrictions which are more restrictive or impose higher standards or requirements shall govern. Regardless of any other provision of this ordinance, no land shall be used and no structure erected or maintained in violation of any State or Federal pollution control or environmental protection law or regulation.
- 28.2.6 When the City Council authorizes granting of a Specific Use Permit, the Zoning Map shall be amended according to its legend to indicate that the affected area has conditional and limited uses.



PLANNING AND ZONING APPLICATION

- Zoning Petition
Specific Use
Appeal

Applicant Sheezy Stanley (Name) PO Box 844 Leonard TX 75452 (Mailing address)

Description of property FM 272 + CR 4865 Leonard, TX (Legal description and map must be attached)

Lot Block Street No.

Street FM 272 Frontage in feet

On Street Depth in feet

Applicant's interest in property OWNER (Owner, Agent, Lease, Option, Etc.)

Change requested from District to District

Reason for request need plat approved

Proposed use of property 1-4 Family

Are there deed restrictions which would prevent this property being used in the manner herein proposed? Yes No

Signature of property owner Sheezy Stanley Date 8-18-16

The following is to be completed only if persons other than the owner is making this application.

I, do hereby certify that I am authorized to act for, owner of the above named property in making this zoning application.

Signature Address Phone

State of Texas County of Fannin

Subscribed and Sworn to before me, this the day of, 20

Notary Public My Commission Expires

