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**Planning and Zoning Commission**  
**Meeting Minutes**  
**May 3, 2021, 5:30 P.M.**  
**111 West Collin Street, Leonard, TX 75452**

1. Call to Order

Peyton Webster called meeting to order at 5:32 PM.

2. Verify Quorum

Present: Jerald Johnson, Rob Lyday, James Watson, Peyton Webster  
Kim Davis, P&Z Secretary

Absent:

Registered Guests: Teresa Nixon, Karen Murphy, Sulema Ocampo

3. Consideration and Approval of Minutes for March 18, 2021.

Motion from Jerald Johnson to approve.

Rob Lyday seconded the motion.

Vote: all in favor

Motion carried.

4. Action Variance of Property ID: 127987, Legal Description: JOHNSON ADDN NUMBER 1, LOT 3, ACRES .219, also known as Lot 3 West Austin Street. Build a Single Family residence in MH-1 District.

Motion from Peyton Webster to approve the variance to build a single family residence in a MH-1 district with the restriction of using SF-2 setback requirements.

Jerald Johnson seconded the motion.

Vote: all in favor

Motion carried.

5. Action Setback of Property ID: 127987, Legal Description: JOHNSON ADDN NUMBER 1, LOT 3, ACRES .219, also known as Lot 3 West Austin Street. Setback 5 feet on east side, 20 feet on west side.

Motion from Peyton Webster to deny.

James Watson seconded the motion.

Vote: all in favor.

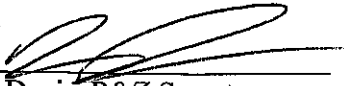
Motion carried.

6. Adjournment.

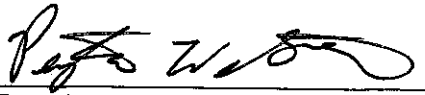
Motion from Jerald Johnson to adjourn.

Rob Lyday seconded the motion.

Meeting adjourned at 5:44 PM.

By:   
Kim Davis, P&Z Secretary

5/20/21  
Date Approved

  
Board Member