
Planning and Zoning Commission
Public Hearing Meeting Minutes
August 26, 2021, 6:30 P.M.
111 West Collin Street, Leonard, TX 75452

1. Call to Order

Peyton Webster called meeting to order at 6:30 PM.

2. Verify Quorum

Present: Darrell Grintz, Jerald Johnson, James Watson, Josh Davis, Peyton Webster
Kim Davis, P&Z Secretary

Absent: Rob Lyday

Registered Guests: Noel Nixon, Randy Bartlett, Lucretia Bartlett, Rodger Alexander, Julio Ramos, Mitchell Fielding, Terrance Burnside, Chamal Kahanawita

3. Approval of Minutes from August 5, 2021.

Motion from Josh Davis to approve.

Jerald Johnson seconded the motion.

Vote: all in favor.

Motion carried.

4. Action: Rezone of Property ID: 89347, Legal Description: Davis Addition, Block 3, Lot 8, also known as 608 E Houston Street.

Rezone from TF (Duplex) to MF (Multifamily).

Motion from Jerald Johnson to recommend the project.

James Watson seconded the motion.

Vote: 3 in favor, 1 against.

Motion carried.

5. Action: Rezone Tract 1 – Commercial Tract: Being 5.350 acres of land located in the Martin Moore survey, abstract number 783, being a portion of the McCord Spendthrift trust called 29.139 acre tract as described in volume 1039, page 539, deed records, Fannin County, Texas (D.R.F.C.T.) and Tract 2 – Residential Tract: Being 12.298 acres of land located in the Martin Moore Survey, abstract number 783 and the Martin Moore Survey, abstract number 785, being a portion of the McCord Spendthrift trust called 29.139 acre tract as described in volume 1039, page 539, deed records, Fannin County, Texas (D.R.F.C.T.), also known as 920 Palamino Drive
Rezone from C-2/SF-E to Planned Development District.

Motion from Jerald Johnson to recommend the project.

Josh Davis seconded the motion.

Vote: all in favor.

Motion carried.

6. Action: Specific Use Permit of Property ID: 122436, Legal Description: Rockwell Addition 2, Block 6, Lot 2; Replat of Lots 1-7 & Part of Hunt St, also known as 101 N US HWY 69
Specific Use Permit for used auto sales and minor auto repair.

Motion from Jerald Johnson to table until detailed plan for parking spots and used auto locations are submitted.

Darrell Grintz seconded the motion

Vote: all in favor.

Motion carried.

7. Action: Bureau Veritas Service Agreement with City of Leonard.

Motion from Josh Davis to recommend the Service Agreement with the modification of excluding the energy code.

Jerald Johnson seconded the motion.

Vote: all in favor.

Motion carried.

8. Adjournment.

Motion from Jerald Johnson to adjourn.

Peyton Webster seconded the motion.

Vote: all in favor.

Meeting adjourned at 7:05 PM.

By: 

Kim Davis, P&Z Secretary

9/16/2021

Date Approved



Board Member