

CITY OF POTTSBORO – PLANNING AND ZONING COMMISSION
528 E. FM 120
POTTSBORO, TEXAS 75076

REGULAR MEETING MINUTES
Monday, November 17, 2025
5:30 P.M.

1. **Call to order**

Chair Casie Lovelace called the meeting to order at 5:30 pm.

2. **Roll Call**

Present: Chair Casie Lovelace, Vice Chair Tommi Homuth, Commissioner Gary Webb, Johnna Clark and Wanda Poe.

3. **Citizen Comments**: This item is available for citizens to speak up to three (3) minutes on any subject of which the City of Pottsboro has authority. However, no discussion or action, by law, may be taken on the topic unless and until properly posted on a future agenda. Completed speaker's request forms must be submitted to the City Secretary at the beginning of the meeting.

Steven Snyder, 611 Grayson Street Unit B, Pottsboro, speaks opposing rezone of Moore stating that they own and are developing the property next door and prefer the B-1 zoning uses with nothing to be allowed that is noisy, smelly or adult oriented.

4. **Consider and take appropriate action regarding the Minutes from the Regular Meeting of October 27, 2025.**

Motion made by Vice Chair Homuth to approve the minutes as presented and was seconded by Commissioner Webb. All Aye. Vote 5/0. Motion carried.

5. **Public Hearing regarding an application by Preston Bend Business Park, LLC (Lucas and Carrie Moore) to request a zone change on 5.407 acres from B-1, Local Business District – Office, Light Retail, and Neighborhood Services to I, Manufacturing/Industrial District for a property addressed as 63155 N SH 289, Property ID 451981.**

Chair Lovelace opens public hearing

No one speaks.

Chair Lovelace closes public hearing

6. **Consider and take appropriate action regarding an application by Preston Bend Business Park, LLC (Lucas and Carrie Moore) to request a zone change on 5.407 acres from B-1, Local Business District – Office, Light Retail, and Neighborhood Services to I, Manufacturing/Industrial District for a property addressed as 63155 N SH 289, Property ID 451981.**

Ben Rodriguez with Bureau Veritas presents presentation for city regarding the rezone request summarizing and discussing his powerpoint presentation and memorandum in packet. Mr. Rodriguez discusses uses for B-1, B-2 and I, including those uses that applicants have stated they do not want in their Supplemental Materials which are also part of this packet. Discussion with commissioners regarding light industrial vs heavy industrial uses and multi-family being included in commercial/industrial zoning. Rodriguez states that concern is for future owners and uses and he is hesitant to recommend a change to industrial. Rodriguez

states that owners could ask for a Planned Development (PD) and the parties would agree on a list of uses through an ordinance.

Owner Carrie Moore speaks regarding what uses they do not want, including heavy manufacturing, heavy auto repair, chemicals, adult and states that B-1 has some gray areas. Moore sets out potential tenant businesses, trades, artisans, pool and patio, detailing, electronics and states that she wants everyone to work together and wants stability for long term investment.

Chair Lovelace comments on B2 uses and states that she is hesitant regarding industrial zoning on Highway 289 which is a thoroughfare. Moore states that she wants to limit the number of times that tenants will have to come back to PZ and Council for specific use permits. Moore states there is no light industrial zoning in the code. Moore states tenants will spend lots of time waiting for decisions from PZ and council if a lot of SUP's are needed.

Commissioners discuss PD process with Rodriguez. City Secretary Herndon hands the planned development process set out in the city code to commissioners.

Motion was made by Commissioner Poe to not recommend a change to Industrial zoning to the City Council and was seconded by Vice Chair Homuth. All Aye. Vote 5/0. Motion carried.

7. **Discuss potential topics for future Planning and Zoning meetings (no action will be taken).**


Chair Lovelace gives an update on the comprehensive plan and asks for citizen input.

8. **Adjourn.**

The meeting was adjourned by Chair Lovelace at 6:15 p.m.



Casie Lovelace, Chair



Melody Herndon, City Secretary

