

CITY OF POTTSBORO - PLANNING AND ZONING COMMISSION
528 HWY 120 E
POTTSBORO, TEXAS 75076

REGULAR MEETING MINUTES
SEPTEMBER 25, 2023
5:30 pm

1. **Call to Order**

Chair David Sandlin called the meeting to order at 5:30 p.m.

2. **Roll Call**

Members present: Chair David Sandlin, Vice Chair Casie Lovelace, Commissioner Johnna Clark, Commissioner Wanda Poe and Commissioner John Pack.

3. **Citizen Comments**: None.

4. **Consider and approve the Minutes from the August 28, 2023 Planning and Zoning Commission Meeting**

Motion made by Commissioner Pack and seconded by Vice Chair Lovelace to approve the minutes from the August 28, 2023 Planning and Zoning Commission Meeting. All Aye.

Vote: 5/0/0 Motion carried.

5. **Consider and take appropriate action regarding the Final Plat 082923FP for Fountain Creek Phase III. Applicant is Fountain Creek Development LLC, represented by Landon Goins.**

Becky Ross, Development Coordinator, states that the engineering received approval and 3rd party inspections were done by Bureau Veritas who worked well with project manager and recommends approval.

Motion made by Commissioner Poe and seconded by Commissioner Pack to approve the final plat. All Aye.

Vote: 5/0/0 Motion carried.

6. **Consider and take appropriate action regarding Minor Plat 082923MP1 regarding subdividing one unplatted lot in to two platted lots at the corner of Franklin Avenue and Texas Street. Applicant is Wright Construction & Development, LLC, represented by Braeden Wright.**

Ross states that applicant who is a builder recently purchased after a structure was demolished and will build a single family home on each lot with sidewalk per new ordinance. Ross is excited to see two new houses built.

Motion made by Commissioner Clark and seconded by Vice Chair Lovelace to approve the Minor Plat as presented. All Aye.

Vote: 5/0/0 Motion carried.

7. Consider and take appropriate action regarding Minor Plat 082923MP1 regarding subdividing one unplatted lot in to two platted lots along State Highway 289 generally located south of FM 406. Applicants are Roger Brown and Marthann Morrow.

Ross states that Applicant requested to remove this item from the Agenda.

No action is taken.

8. Sign Ordinance – discussion only

Ross leads general discussion with Commissioners continuing from last meeting regarding possible revisions to the current sign ordinance. Lovelace discusses her comments including billboards, banner signs, blinking and bright electronic signs. General discussion regarding foundations for signs, wall signs, grand opening and event exceptions, highway vs non highway use, height of signs, off premise signs, temporary signs, roof top signs, total area of signs. Commissioners discuss holding a workshop to review a proposed ordinance.

No action was taken.

9. Zoning Ordinance – discussion only

Ross leads general discussion with Commissioners continuing from last meeting regarding redline changes to the current zoning ordinance. General discussion regarding minimum lot area, garden homes, overlapping zoning categories, specific uses, zero lot line structures, landscaping, mobile homes, need for uniform zoning. Ross asks for Commissioners to provide her with additional feedback on redline version.

No action was taken.

10. Discuss potential topics for future Planning and Zoning meetings.

Ross comments on zoning changes and need for a variety of housing options for residents. Ross asks for additional feedback from Commissioners and will look at possible dates for a workshop.

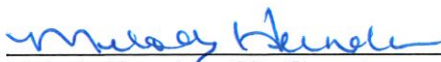
No action was taken.

11. Adjourn.

Vice Chair Lovelace moves to adjourn the meeting. Seconded by Poe; All Aye.
Meeting adjourned at 6:27 pm.



Planning and Zoning Commission Chair



Melody Herndon, City Secretary

