



**NOTICE OF CITY OF PRINCETON
PLANNING AND ZONING COMMISSION SPECIAL MEETING
AND AGENDA
JULY 20, 2015**

Meeting Time and Place

The Planning and Zoning Commission for The City of Princeton will meet in Special Session on Monday, JULY 20, 2015 at 6:30 PM at the Council Chamber in City Hall located at 123 W. Princeton Drive in Princeton to discuss the following:

**Joseph Cruz, Place 1
Commission Member**

**Noah Peters, Place 2
Commission Member**

**Carlos Cuellar, Place 3
Chairperson**

**Larry Thompson, Place 4
Commission Member**

**Nathan Council, Place 5
Vice Chairman**

-
- A. CALL TO ORDER (PLEASE TURN OFF ALL CELL PHONES)**
 - B. PLEDGE OF ALLEGIANCE**
 - C. COMMISSIONERS ROLL CALL**

PRESENT

Joseph Cruz	_____
Noah Peters	_____
Carlos Cuellar	_____
Larry Thompson	_____
Nathan Council	_____

D. CITIZENS APPEARANCE

Citizens are allowed 3 minutes to speak. The Planning & Zoning Commission is unable to respond to or discuss any issues that are brought up during this section that are not on the agenda, other than to make statement of specific factual information in response to a citizen's inquiry or to recite existing policy in response to the inquiry.

E. CONSENT AGENDA

Consent Agenda: All consent agenda items listed are considered to be routine by the Planning and Zoning Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Commissioner so request, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

- 1) Possible approval of the Princeton Planning & Zoning Regular Meeting Minutes of March 23, 2015.
- 2) Acceptance of resignation of Joseph Cruz from the Planning and Zoning Commission.

F. PUBLIC HEARING

- 1) **SUP20150421 – Specific Use Permit Request - Discussion and possible action** and recommendation to the City Council regarding a request from City Center Properties, regarding a Specific Use Permit for Christ United Methodist Church Ministry Center per the requirements of the City of Princeton Zoning Ordinance (Ordinance No. 2009-06-09) for the following tract of land described as Lot 4, Block 2, Old Donation, 316 Main Street, Princeton, Texas.
- 2) **SUP20141029 – Specific Use Permit Request – Discussion and possible action** and recommendation to the City Council regarding a request from Joe, Pell Mama Rosa's regarding a Specific Use Permit for a Private Club per the requirements of the City of Princeton Zoning Ordinance (Ordinance No. 2009-06-09) for the following tract of land described as Lot 3, Block 2, of Old Donation, 320 Main Street, Princeton Texas (NW corner of Main Street and N. 4th Street).

G. REGULAR AGENDA

- 1) Next Regular Meeting: Monday August 18, 2015
- 2) Consider a request for items to be placed on a future agenda and NOT for discussion of these requests at this time:

H. ADJOURNMENT

The Commission reserves the right to retire into executive session concerning any of the items listed on this agenda whenever it is considered necessary and legally justified under the Open Meeting Act.

CERTIFICATE

I hereby certify the above Notice of Meeting was posted at the Princeton City Hall

July 16, 2015 at 3:20 pm.

Amber Anderson
Amber Anderson, Planning Technician

STATEMENT FOR ADA COMPLIANCE

The City of Princeton acknowledges its responsibility to comply with Americans with Disabilities Act of 1990. Thus, in order to assist individuals with disabilities who require special services (i.e., sign interpretation services, alternative audio/visual devices, and amanuenses) for participation in or access to the City of Princeton sponsored public programs, services and/or meetings, the City requests that individuals make requests for these services forty-eight (48) hours ahead of the scheduled program, service and/or meeting. To make arrangements, contact Lesia Thornhill, City Secretary or other designated official at 972-736-2416.

Minutes
The City of Princeton
Special Planning & Zoning Commission Meeting
Of March 23, 2015

The Planning & Zoning Commission of the City of Princeton, Texas, met in special session in the Council Chamber of City Hall on March 23, 2015 at 6:31 p.m.

The following P&Z Commissioners were present: Chairperson Cuellar, Vice-Chairperson Council, Commissioners Peters and Thompson. Commissioner Cruz was absent. The following Staff Members were present: City Manager Derek Borg, Building Official Shawn Fort.

Chairperson **Cuellar** led the audience in the Pledge of Allegiance.

Chairperson **Cuellar** called roll: Chairperson Cuellar, Vice-Chairperson Council, Commissioners Peters and Thompson were present. Commissioners Joseph Cruz absent. The following Staff Members were present: City Manager Derek Borg, Building Official Shawn Fort. Chairperson **Cuellar stated that a quorum was present.**

Chairperson **Cuellar** announced **CITIZENS APPEARANCE Item D: No one came forward to speak.**

Chairperson **Cuellar** then announced the Consent Agenda: All consent agenda items listed are considered to be routine by the Planning and Zoning Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Commissioner so request, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

Chairperson **Cuellar** announced the **Consent Agenda Item E1: "Possible approval of the Regular Meeting Minutes of March 2, 2015."** **Commission member Thompson made a motion to approve the Planning & Zoning meeting minutes of March 2, 2015 Regular Meeting. Vice Chairman Council seconded the motion. The motion carried unanimously.**

Chairperson **Cuellar** announced the **Public Hearing Item F1: SUP20141182-Special Use Permit Request- Discussion and possible action** and recommendation to the City Council regarding a request from Jesus Mondragon of M.G. Appliances per the requirements of the City of Princeton Zoning Ordinance (Ordinance No. 2009-06-09) for the following tract of land described in the Hardin Wright Survey, Abstract No. 957 and being 0.466 acres of land more or less and more particularly described as follows: 815 W. Princeton Drive, Princeton, Texas. **Chairperson Cuellar opened the Public Hearing at 6:39pm. Jesus Mondragon, M.G. Appliances, spoke and Rocky**

Manning, Fruit Stand, spoke. Chairperson Cuellar closed the Public Hearing at 6:44pm. Chairperson Cuellar opened the Public Hearing at 6:48pm. Ken Bowers, 117 Avalon, spoke. Chairperson Cuellar closed the Public Hearing at 6:49pm. Vice-Chairperson Council made a motion to request denial of M.G. Appliances per the requirements of the City of Princeton Zoning Ordinance (Ordinance No. 2009-06-09) for the following tract of land described in the Hardin Wright Survey, Abstract No. 957 and being 0.466 acres of land more or less and more particularly described as follows: 815 W. Princeton Drive, Princeton, Texas. Commissioner Thompson seconded the motion. The motion carries unanimously.

Chairperson Cuellar announced the Regular Agenda Item G1: “PL20150096 – Preliminary Plat Request - Discussion and possible action and recommendation to the City Council regarding a request received from Towne Signature Development (Laurence DeBerry) regarding a Preliminary Plat for Princeton Park Trails, Section 2, A 43.262 acre tract of land out of the Jacob Snively Survey, Abstract No. 863 City Of Princeton, Collin County, Texas. Commissioner Council made a motion to approve Preliminary Plat for Princeton Park Trails, Section 2, A 43.262 acre tract of land out of the Jacob Snively Survey, Abstract No. 863 City Of Princeton, Collin County, Texas, and forward to the City Council with the addition of screening wall. Commissioner Peters seconded the motion. The motion carries unanimously.

Chairperson Cuellar announced the Regular Agenda Item G2: “Next Meeting: Monday April 20, 2015.”

Chairperson Cuellar announced Regular Agenda Item G3: “Consider a request for items to be placed on a future agenda and NOT for discussion of these requests at this time.

Vice-Chairman Council made a motion to adjourn the meeting. Commissioner Peters seconded the motion. The motion carried unanimously.

Chairperson Cuellar adjourned at 7:08 p.m.

Carlos Cuellar, Chairperson

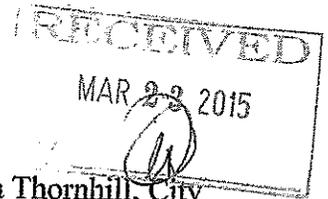
Date

ATTEST:

Tabatha Monk, Deputy City Secretary

Date

March 23, 2015



To: The Princeton City Council, Princeton City Secretary; Ms. Lesia Thornhill, City Manager; Mr. Derek Borg and the City of Princeton Planning and Zoning Commission Chair; Mr. Carlos Cuellar

From: Joseph A. Cruz, Place 1 Commissioner, City of Princeton Planning and Zoning Commission

Subject: Resignation from position of Place 1 Commissioner, City of Princeton Planning and Zoning Commission

Due to unexpected circumstances, I find I will be unable to commit the appropriate time and energy I feel is necessary to properly fulfill the duties of Place 1 Commissioner for the City of Princeton's Planning and Zoning Commission. I am, therefore, resigning from this position effective immediately.

Please accept my sincerest apologies for any disruption and inconvenience this sudden departure may cause.

Once again, I wish to thank City Manager Derek Borg, Place 3 City Councilman John Mark Caldwell and all who supported my application to come on board and pray I will be able to return in the future to assist the city in its endeavors to grow.

I thank you for your understanding and wish you all Godspeed in your efforts to responsibly bring the city forward.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph A. Cruz".

Joseph A. Cruz



PERMIT APPLICATION

Date Received: 06/19/2015
 ZC. #: 20150421
 Planning & Zoning Date _____
 City Council Date _____

DATE OF PRE-APPLICATION CONFERENCE (required): 6/18/2015

Name of Project: Christ United Methodist Church Ministry Center
 Type of Use: Meeting space, studies, community activities

Application Type
 Specific Use Permit

Application Fee*
\$ 325.00
non refundable

Physical Location of Property: 316 Main St., Princeton
[Address and General Location -- approximate distance to nearest existing street corner]
 Brief Legal Description of Property (must also attach accurate metes and bounds description): Lot 4, Block 2 of Old Donation City of Princeton
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Acreeage: _____

OWNER'S NAME: City Center Properties Phone Number: 972 880 9360
 Applicant/Contact Person: Cathy Partridge Title: Lead Pastor
 Company Name: Christ United Methodist Church
 Street/Mailing Address: 3101 Coit City: Plano State: TX Zip: 75075
 Phone: (214) 395 2288 Fax: () _____ Email Address: Cpartridge@CUMC.com

DETAILED TYPE OF SPECIFIC USE PERMIT REQUESTED:

Meeting space - Ministry Center
 Our church's meeting at Clark Jr. High, and will continue to do so. We will use this space for meetings, community events such as VBS, classes such as Financial Peace, or Bible studies, youth gatherings, and other needs as arise from the community. We will not hold worship at this location.

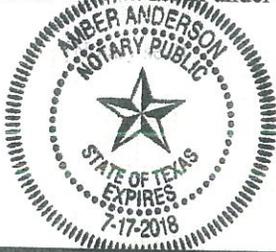


By signing this application, staff is granted access to your property to perform work related to your case.

I waive the statutory time limits in accordance
With Section 212 of the Texas Local Government Code.

SIGNATURE: Cathy Partridge
(Letter of authorization required if signature is other than property owner)

Print or Type Name: Cathy Partridge
Known to me to be the person whose name is subscribed to the above and foregoing instrument, and
Acknowledged to me that they executed the same for the purposes and consideration expressed and in the
Capacity therein stated. Given under my hand and seal of office on this 18 day of June 2015



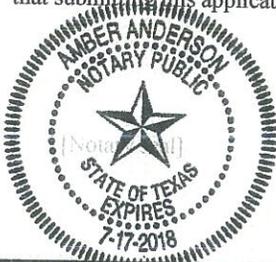
SUBSCRIBED AND SWORN TO before me, this the 18th day of June 2015
Notary Public in and for the State of Texas: Amber Anderson

****READ BEFORE SIGNING BELOW:**

If there should be more than one property owner complete a separate sheet with the same wording as below. The City requires all Original Signatures. If applicant is other than the property owner a "Power of Attorney" with original, notarized signatures are required. (Notaries are available upon submittal)

STATE OF TEXAS)
COUNTY OF COLLIN)

BEFORE ME, a Notary Public, on this day personally appeared _____ the undersigned applicant, who, under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the owner, (proof attached) for the purposes of this application; that all information submitted herein is true and correct. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial."



Beal Coff

**Owner / Agent (circle one)

SUBSCRIBED AND SWORN TO before me, this the 18th day of June 2015
Notary Public in and for the State of Texas: Amber Anderson

Applicant
Initial Below

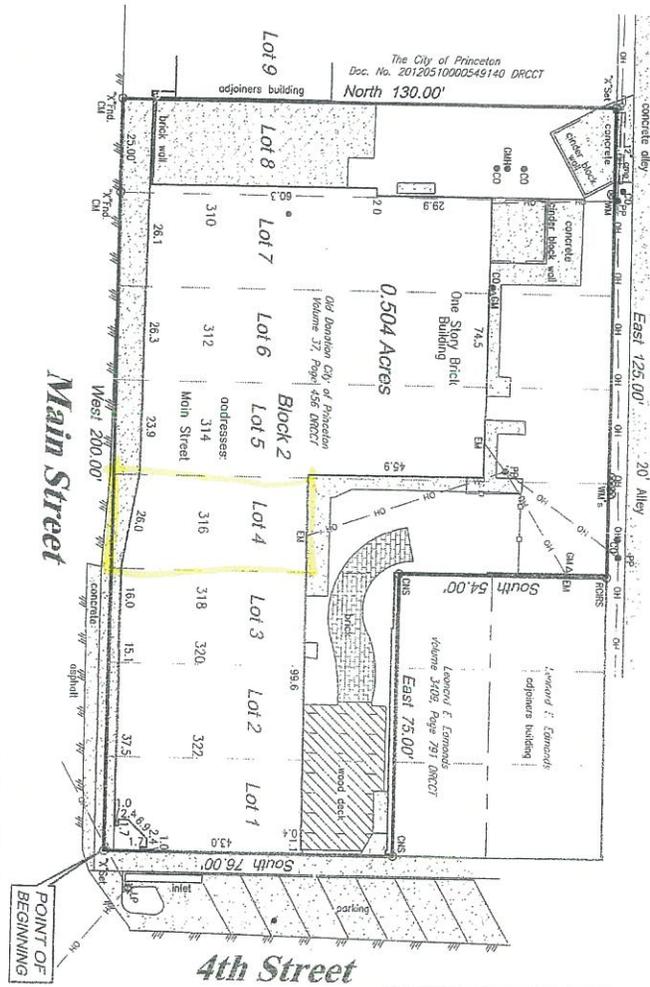
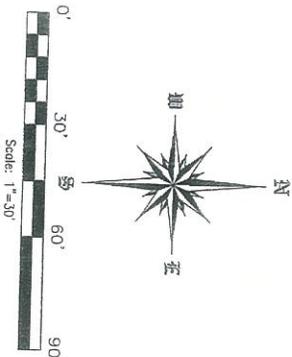
Submittal Check List

City Use
Initial Below

Applicant Initial Below	Submittal Check List	City Use Initial Below
	Application: Signed & Notarized Application with Original Signatures of all property owners and applicant	
	Written Verification such as: Notarized statement or "Power of Attorney" from real property owner authorizing an agent to act on his/her behalf.	
	Proof of Ownership (e.g. General warranty deed; Special warranty deed; Title policy; or document approved by the City Planner)	
	Required Exhibits	
	Legal Description	
	Boundary/Property Survey	

The applicant must file City of Princeton requirements per City Ordinance for processing.

		OFFICIAL SUBMISSION DATE	ZC
Signature	Title		Case #
Fees Paid \$	Check #	From:	
P & Z Agenda:	Action:	CC Agenda:	Action:
Current Zoning & Ordinance Number:		New Ordinance Number:	
Staff comments forwarded to applicant on:		Revisions Due no later than:	
Plans routed to:	Comments Returned on:	Public Hearing Requirements:	Date Completed
On: DUE Back:	City Eng.		
	City Admin.		
	Public Works		
	Bldg. Official		
	Police Chief		
		Local Gov Code §212	



Legend

RICES	Range Capped Iron Rod Set
DRCT	Deed Records Collin County, Texas
FF	Iron Rod Found
CRS	Conrad Nail Set
CM	Conveying Monument
W	Water Marker
PP	Power Pole
EM	Electric Meter
CB	Chisbol
GM	Grass Marked
OL	Overhead Lines
IF	Iron Fence
DU	Duv

Surveyor's Certificate

I hereby certify that on the 27th day of April, 2015, this survey was made on the ground as per the field notes shown on the survey and is true, correct, and accurate as in and to the conditions and areas of the subject property and the size, location, and types of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way, easements, and any other matters of record, or of which I have knowledge or have been advised, whether or not of record, affecting the subject property, and the location of all curb cuts and driveways, if any.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets, or alleys by any improvements on the subject property, and there are no conflicts or discrepancies. This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Michael Cuzzo
 Michael Cuzzo
 Registered Professional Land Surveyor No. 5893



Notes: 1) CM is a controlling monument. 2) Surveyor's signature will appear in red ink on certified copies. 3) Source bearing per the deed to Jimmy Copp recorded in Document No. 20100702000679940 of the Deed Records of Collin County, Texas. 4) The portion of the subject property is shown in the Special Flood Hazard Area designated by 100-year Flood per Map No. 48065C0315.1 of the FEMA Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, dated June 2, 2009 (Zone X1, 5). The survey was performed using a Realtime kinematic (RTK) commitment, of No. 2018-145953-RI, issued April 13, 2015. 6) This survey is intended for the exclusive use of the herein noted owner, purchaser, the company and/or mortgage company only and the survey is made in accordance with the title commitment referenced by the GF number shown hereon as provided by the above stated title company.

Property Description

SITUATED in the State of Texas, County of Collin and the City of Princeton, being part of the Hardin Wright Survey, Abstract No. 957, being part of Lots 1, 2, and 3 and all of Lots 4, 5, 6, 7 and 8, Block 2 of Old Donation City of Princeton, on addition to Collin County, Texas, according to the plat thereof recorded in Volume 37, Page 456 of the Deed Records of Collin County, Texas, being all of a tract of land conveyed to Jimmy Copp by deed recorded in Document No. 20100702000679940, Document No. 20100702000679940 and Document No. 20120510000549150 of the Deed Records of Collin County, Texas and these premises being more particularly described as follows:

BEGINNING at an "X" cut set in concrete marking the intersection of the west right-of-way line of 4th Street and the north line of Main Street and the southwest corner of said Lot 1;

THENCE with said north right-of-way line and the south line of said Lots 1, 2, 3, 4, 5, 6, 7 and 8, West, passing an "X" cut found in concrete for reference marking the southwest corner of said Lot 7 and the southeast corner of said Lot 8 cut found in concrete containing for a total distance of 200.00 feet to an "X" cut found in concrete marking the southwest corner of Lot 9 of said Old Donation City of Princeton and the southwest corner of said Lot 8;

THENCE with the east line of said Lot 9 and the west line of said Lot 8, North, 130.00 feet to an "X" cut set in concrete in the south right-of-way line of a 20 foot alley and marking the northeast corner of said Lot 9 and the northwest corner of said Lot 8;

THENCE with the south right-of-way line of said alley and the north line of said Lots 8, 7, 6, 5 and 4, East, 125.00 feet to a 1/2 inch iron rod capped "become" set for corner on the north edge of a building marking the northwest corner of a tract of land conveyed to Leonard E. Edmonds, the northeast corner of said Lot 3 and the northeast corner of said Lot 4;

THENCE with the west line of said Edmonds tract, the west line of a tract of land conveyed Leonard E. Edmonds by deed recorded in Volume 3409, Page 791 of the Deed Records of Collin County, Texas, the west line of said Lot 3 and the east line of said Lot 4, South, 54.00 feet to a point for corner in a building marking the southwest corner of said Edmonds tract and the northwest corner of said Copp tract (Tract Three Dec. No. 20100702000679940);

THENCE with the south line of said Edmonds tract, the north line of said Copp tract (Tract Three Dec. No. 20100702000679940) and crossing said Lots 3, 2 and 1, East, 75.00 feet to a point for corner in the east facing wall of a building, in the west right-of-way line of 4th Street, in the east line of said Lot 1 and marking the southeast corner of said Edmonds tract and the northeast corner of said Copp tract (Tract Three Dec. No. 20100702000679940);

THENCE with the west right-of-way line of said 4th Street, the east line of said Lot 1 and the east facing wall of a building, South, 76.00 feet to the Point of Beginning and containing 0.504 acres of land, more or less.

**Boundary Survey of
 0.504 ACRES
 part of Lots 1, 2, & 3, all of Lots 4, 5, 6, 7 & 8
 Block 2 of Old Donation City of Princeton
 Hardin Wright Survey, Abstract No. 957
 City of Princeton, Collin County, Texas**

Rome Land Surveying, Inc.
 TPRS Firm No. 0001300
 2000 Avenue G Suite 810
 Plano, Texas 75074
 Phone: (972) 423-4372 / Fax: (972) 423-7523
 www.romelandsurveying.com

PUBLIC HEARING NOTICE

A request has been received from City Center Properties regarding a Specific Use Permit for a Christ United Methodist Church Ministry Center per the requirements of the City of Princeton Zoning Ordinance (Ordinance No. 2009-06-09) for the following tract of land described as Lot 4, Block 2, Old Donation, 316 Main Street, Princeton, Texas.

PUBLIC HEARING WILL BE HELD IN THE COUNCIL CHAMBER OF CITY HALL LOCATED AT 123 W. PRINCETON DRIVE, PRINCETON, TEXAS:

The Princeton Planning & Zoning Commission will hold the First Public Hearing regarding this request on July 20, 2015 at 6:30pm.

The Princeton City Council will hold a Second Public Hearing regarding this request on July 27, 2015 at 7:00pm.

AS AN INTERESTED PROPERTY OWNER YOU ARE REQUESTED TO MAKE YOUR VIEWS KNOWN BY ATTENDING THESE HEARINGS.

If you have any questions or need additional information please contact the City of Princeton at (972) 734-2416.

Lesia Thornhill
City Secretary



CITY OF PRINCETON
 City Hall
 123 W. Princeton Dr.
 Princeton TX, 75407

PLANNING & ZONING COMMISSION MEETING
 July 20, 2015, 6:30 p.m.
 Public Hearing

SUP20141029 – Special Use Permit – 320 Main Street, Lot 3, Block 2, Old Donation, Princeton, Texas – Joe Pell, Mama Rosa’s, Applicant

STAFF REPORT

I. SITE DATA

SITE DATA

Existing Zoning: C-1 Commercial District

Existing use: Restaurant

Lot Size:

Direction	Zoning	Existing Land Use
North	C-1	Commercial District
East	C-1	Commercial District
South	C-1	Commercial District
West	C-1	Commercial District



REQUEST

Applicant requests Commission approve request for a special use permit to allow for the operation of a Private Club in the C-1 district which requires special use permit approval.

II. PROCESS

The process for granting approval of a special use permit are as follows:

- As permitted under the provisions of the City of Princeton Ordinances, a property owner may petition the City for a Specific Use of Property, as authorized by the zoning district in which the property is located. Such petition shall be considered by the Planning and Zoning Commission. 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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 restriction 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.

- When the City Council authorizes granting of the Specific Use Permit, the Zoning Map shall be amended according to its legend to indicate that the affected area has conditional and limited uses.

Commission Action

The Commission has the following options:

1. Recommend Approval to City Council SUP20141029 with conditions
2. Require modifications to SUP20141029 and have it returned for Commission review at the next meeting.
3. Recommend Denial the request of SUP20141029 with reasons stated in the motion.

If the Commission approves this application, staff recommends that the following conditions of approval be imposed:

1. Applicant shall make no substantial changes in plans without City approval.
2. Applicant shall comply with all applicable State Regulations and pay all applicable fees.
3. If the conditions set by the Planning Commission are violated, the special use permit will become void.

III. REVIEW HISTORY			
Body:	Petition:	Action:	Date:
Planning & Zoning Commission	Special Use Permit	Hearing Before the Commission	July 20, 2015
City Council	Special Use Permit	Hearing Before the Council	July 27, 2015

IV. STAFF RECOMMENDATION

Recommend approval of SUP20141029 to the City Council proposed use appears to be consistent with surrounding uses, state reasons for approval or denial in motion.



Shawn Fort, Chief Building Official



SPECIFIC USE PERMIT APPLICATION

Office Use Only:
Date Received: <u>6/24/2015</u>
ZC. #: <u>20141029</u>
Planning & Zoning Date _____
City Council Date _____

DATE OF PRE-APPLICATION CONFERENCE (required): 6/24/2015

Name of Project: MAMA ROSA'S MEXICAN RESTUARANT
Type of Use: PRIVATE CLUB

Application Type
 Specific Use Permit

Application Fee*
\$ 325.00

Physical Location of Property: 320 MAIN ST.
(Address and General Location -- approximate distance to nearest existing street corner)

Brief Legal Description of Property (must also attach accurate metes and bounds description): LOT 3, BLOCK 2
OF OLD DONATION CITY OF PRINCETON
[Survey/Abstract No. and Tracts: or platted Subdivision Name with Lots/Block]

Acreage: _____

OWNER'S NAME: JOE PELL Phone Number: 903-821-6632
Applicant/Contact Person: JOE PELL Title: OWNER
Company Name: MAMA ROSA'S
Street/Mailing Address: 320 MAIN City: PRINCETON State: TX Zip: 75407
Phone: (903) 821-6632 Fax: (_____) Email Address: JOEROCKET01@AOL.COM

DETAILED TYPE OF SPECIFIC USE PERMIT REQUESTED:

PRIVATE CLUB WITH FOOD & BEVERAGE CERTIFICATE
ADDING TO MY EXISTING RESTUARANT.



****READ BEFORE SIGNING BELOW:**

By signing this application, staff is granted access to your property to perform work related to your case.

I waive the statutory time limits in accordance
With Section 212 of the Texas Local Government Code.

SIGNATURE: _____

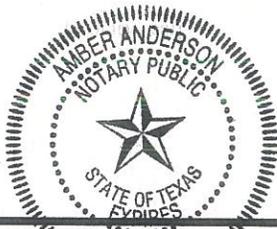
Joe Pell

(Letter of authorization required if signature is other than property owner)

Print or Type Name: _____

JOE PELL

Known to me to be the person whose name is subscribed to the above and foregoing instrument, and
Acknowledged to me that they executed the same for the purposes and consideration expressed and in the
Capacity therein stated. Given under my hand and seal of office on this 24th day of June 2015



SUBSCRIBED AND SWORN TO before me, this the 24th day of June, 2015

Notary Public in and for the State of Texas: Amber Anderson

****READ BEFORE SIGNING BELOW:**

If there should be more than one property owner complete a separate sheet with the same wording as below. The City requires all Original Signatures. If applicant is other than the property owner a "Power of Attorney" with original, notarized signatures are required. (Notaries are available upon submittal)

STATE OF TEXAS)(

COUNTY OF COLLIN)(

BEFORE ME, a Notary Public, on this day personally appeared _____ the undersigned applicant, who, under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the owner, (proof attached) for the purposes of this application; that all information submitted herein is true and correct. I understand that this application does not constitute approval, and incomplete applications will result in delays and possible denial."



Barbara

**Owner / Agent (circle one)

SUBSCRIBED AND SWORN TO before me, this the 25th day of June 2015

Notary Public in and for the State of Texas: Amber Anderson

Applicant

Initial Below

Submittal Check List

City Use

Initial Below

Applicant Initial Below	Submittal Check List	City Use Initial Below
	Application: Signed & Notarized Application with Original Signatures of all property owners and applicant	
	Written Verification such as: Notarized statement or "Power of Attorney" from real property owner authorizing an agent to act on his/her behalf.	
	Proof of Ownership (e.g. General warranty deed; Special warranty deed; Title policy; or document approved by the City Planner)	
	Required Exhibits	
	Legal Description	
	Boundary/Property Survey	

OFFICE USE ONLY This application meets the City of Princeton requirements per City Ordinances for processing.

		OFFICIAL SUBMISSION DATE	ZC
Signature _____	Title _____		Case # _____

Fees Paid \$ _____ Check # _____ From: _____

P & Z Agenda: _____ Action: _____ CC Agenda: _____ Action: _____

Current Zoning & Ordinance Number: _____ New Ordinance Number: _____

Staff comments forwarded to applicant on: _____ Revisions Due no later than: _____

	Plans routed to:	Comments Returned on:	Public Hearing Requirements:	Date Completed
--	------------------	-----------------------	------------------------------	----------------

On:	City Eng.		20 days prior – Paper Notice	
	City Admin.		15 days prior – Public Comment	
DUE Back:	Public Works			
	<u>Bldg. Official</u>			
	Police Chief			

Local Gov Code §212

PUBLIC HEARING NOTICE

A request has been received from Joe Pell, Mama Rosa's, regarding a Specific Use Permit for a Private Club per the requirements of the City of Princeton Zoning Ordinance (Ordinance No. 2009-06-09) for the following tract of land described as Lot 3, Block 2 of Old Donation, 320 Main Street, Princeton, Texas (NW corner of Main Street and N. 4th Street).

PUBLIC HEARING WILL BE HELD IN THE COUNCIL CHAMBER OF CITY HALL LOCATED AT 123 W. PRINCETON DRIVE, PRINCETON, TEXAS:

The Princeton Planning & Zoning Commission will hold the First Public Hearing regarding this request on July 20, 2015 at 6:30 p.m.

The Princeton City Council will hold a Second Public Hearing regarding this request on July 27, 2015 at 7:00 p.m.

AS AN INTERESTED PROPERTY OWNER YOU ARE REQUESTED TO MAKE YOUR VIEWS KNOWN BY ATTENDING THESE HEARINGS.

If you have any questions or need additional information please contact the City of Princeton at (972) 734-2416.

Lesia Thornhill
City Secretary