



**NOTICE OF CITY OF PRINCETON  
PLANNING AND ZONING COMMISSION REGULAR MEETING  
AND AGENDA  
DECEMBER 15, 2014**

**Meeting Time and Place**

The Planning and Zoning Commission for The City of Princeton will meet in Regular Session on Monday, November 17, 2014 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**

**Vacant, Place 4**

**Nathan Council, Place 5  
Commission Member**

- 
- 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	_____
Vacant	_____
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 November 17, 2014.

**F. PUBLIC HEARING**

None

**G. REGULAR AGENDA**

- 1) Discussion regarding conceptual plan The Princeton Luxury Apartments
- 2) Next Regular Meeting: January 19, 2014
- 3) 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

December 12, 2014 at 10:00 am.

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 and Zoning Commission Meeting of November 17, 2014

The Planning and Zoning Commission of the City of Princeton, Texas, met in special session in the Council Chamber of City Hall on November 17, 2014 at 6:00 p.m.

The following P&Z Commissioners were present: Chairperson Carlos Cuellar, Vice-Chairperson David Kleiber, Commission Member Joseph Cruz, Commission Member Noah Peters and Commission Member Nathan Council. The following Staff Members were present: Building Official Shawn Fort, City Manager Derek Borg, Assist. City Manager/City Secretary Lesia Thornhill, Deputy City Secretary/PIO Tabatha Monk, Chief of Police James Waters, and Police Officer Rob Michnick.

Chairperson **Cuellar** called the **P&Z Meeting to order at 6:00 PM.**

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

Chairperson **Cuellar** called roll, present were **Carlos Cuellar, David Kleiber, Joseph Cruz, Noah Peters and Nathan Council.**

Chairperson **Cuellar** then announced **Citizen Appearance.** Jimmy Copp spoke under citizens appearance.

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 Commission Member so request, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda. Commission Member **Council** made a motion to approve the **Consent Agenda.** Commission Member **Kleiber** seconded the motion. The motion carried **unanimously.**

Chairperson **Cuellar** then announced there were no items under **Public Hearing**.

Chairperson **Cuellar** then announced the first item under the Regular Agenda:

**(PL20141074)** "Discussion and possible action and recommendation to the City Council regarding a request received from Princeton Place, LLC., Applicant –JBI Partners, Inc., Engineer/Representative; for approval of the Preliminary Plat of The Trails at Riverstone – Being 148.825 acres out of the David Cherry Survey, Abstract No. 166.

Commission Member **Council made a motion to approve**. Commission Member **Peters seconded the motion**. The motion carried unanimously.

Chairperson **Cuellar** then announced the second item on the Regular Agenda:

"Discussion and possible action regarding a Conceptual Plan, Main Street Lodges, from TAAS Investment, LLC." Tauheed Siddiqui spoke on this item. Commission Member **Council made a motion to approve**. Commission Member **Peters seconded the motion**. The motion carried unanimously.

Chairperson **Cuellar** then announced the third item under the Regular Agenda:

"Next Regular Meeting: Dec. 15, 2014". No one was opposed to this meeting date.

Chairperson **Cuellar** then announced the fourth item under the Regular Agenda: "Consider a request for items to be placed on a future agenda and NOT for discussion of these request at this time". There were no items at this time.

Chairperson **Cuellar** then announced the fifth item under the Regular Agenda:

"Discussion and possible action regarding the resignation of David Kleiber from the Planning & Zoning Commission due to being elected in City Councilmember Place 1".

Commission Member **Council made a motion to approve**. Commission Member **Peters seconded the motion**. The motion carried unanimously.

Chairperson **Cuellar** then announced the sixth item under the Regular Agenda: “Discussion and possible action regarding the appointment of a Planning & Zoning Commissioner to the Economic Development Corporation Place 6”. Commission Member **Council made a motion for Carlos Cuellar to be reappointed to the EDC Place 6. Commission Member Peters seconded the motion.** The motion carried unanimously.

Chairperson **Cuellar** then announced the seventh item under the Regular Agenda: “Staff Report”. There was nothing at this time.

Chairperson **Cuellar** then called for adjournment. Commission Member **Council made a motion to adjourn. Commission Member Peters seconded the motion.** The motion carried unanimously.

Chairperson **Cuellar** adjourned the meeting at 6:47 p.m.

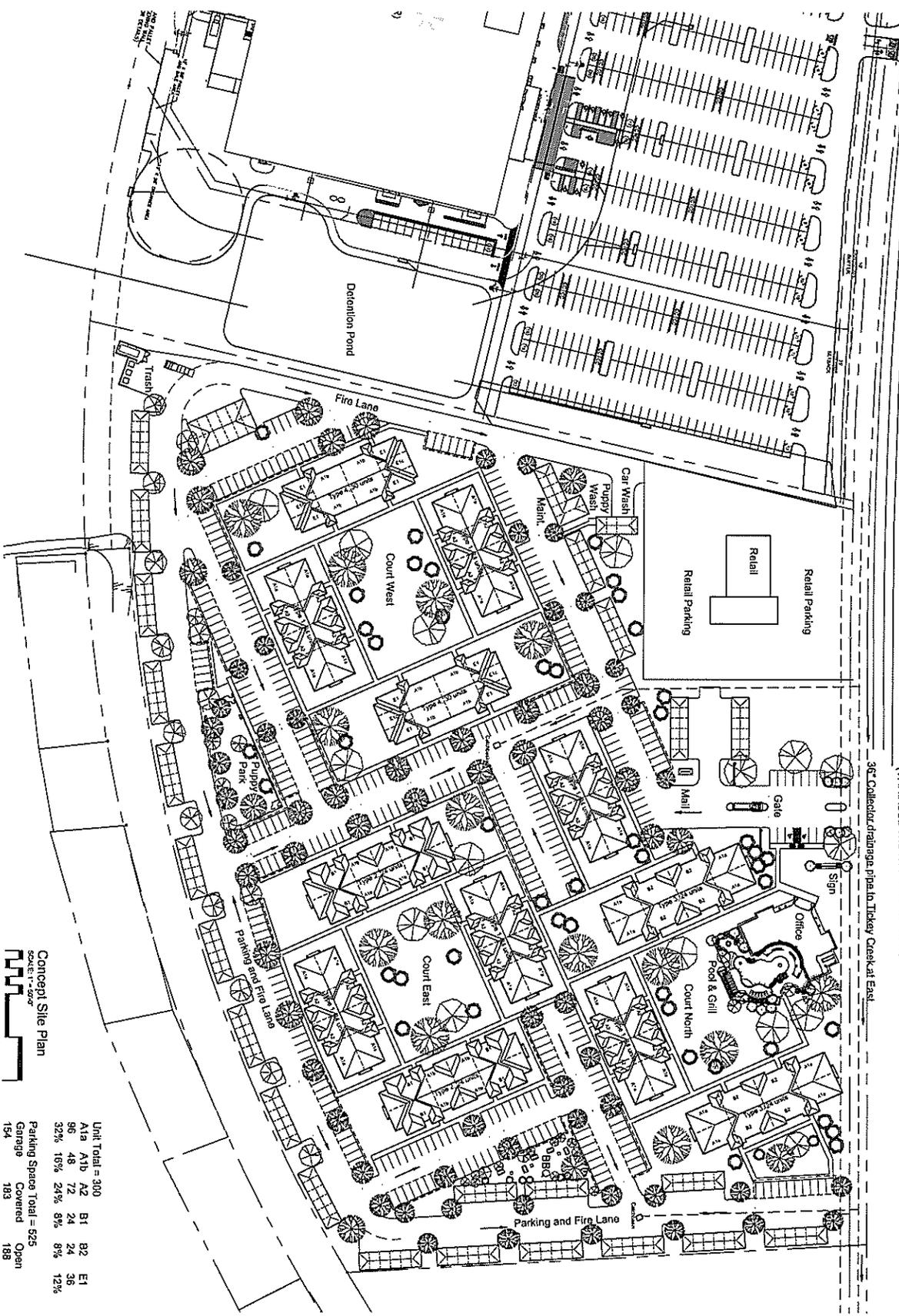
\_\_\_\_\_  
Carlos Cuellar, Date  
Chairperson

ATTEST:

\_\_\_\_\_  
Tabatha Monk, Date  
Deputy City Secretary

U.S. HIGHWAY 380  
 VARIABLE WIDTH RIGHT-OF-WAY

PRINCETON DRIVE  
 (U.S. HIGHWAY 380)  
 VARIABLE WIDTH RIGHT-OF-WAY



Concept Site Plan  
 SCALE: 1" = 50'

Unit Total = 300	A1B	A2	B1	B2	E1
96	48	72	24	24	36
32%	16%	24%	8%	8%	12%
Parking Spaces Total = 525	Garage	Covered	Open		
154	183	188			
29%	35%	36%			

11 December 2014



HOK Group  
 1000 Pennsylvania Avenue, N.W.  
 Washington, D.C. 20004  
 (202) 777-1000

David Cannon & Associates  
 Architects Planners Engineers  
 1500 North 17th Street, Suite 200  
 Princeton, NJ 08542  
 (609) 988-8811

The Princeton  
 Luxury Apartments  
 Princeton, NJ

Project No. 1101

11.1  
 Concept Site Plan

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Unit Matrix for Princeton  
21-Nov-14

Building Type 1												
Type	SF AC	SF Balcony	No.of Units	No.of Bldgs.		A1a	A1b	A2	B1	B2	E1	
A1a	730	175	12	6		72						
A2	755	80	12	6				72				
Building Type 2												
Type	SF AC	SF Balcony	No.of Units	No.of Bldgs.								
A1b	725	200	12	2			24					
B1	1090	210	12	2					24			
Building Type 3												
Type	SF AC	SF Balcony	No.of Units	No.of Bldgs.								
A1a	730	175	12	2		24						
B2	1195	45	12	2						24	0	
Building Type 4												
Type	SF AC	SF Balcony	No.of Units	No.of Bldgs.								
A1b	725	200	12	2			24					
E1	525	70	18	2							36	
						A1a total	A1b total	A2 total	B1 total	B2 total	E1 total	Unit total
						96	48	72	24	24	36	300
						32%	16%	24%	8%	8%	12%	100%

12 Buildings Total

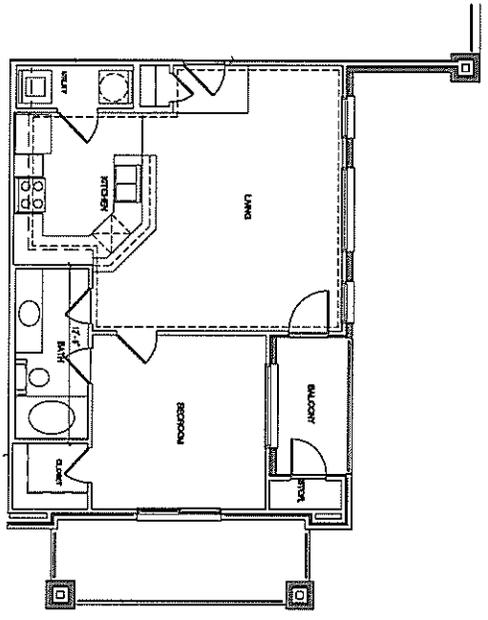


**Mockingbird Building Group**  
 102 West 10th Street, Suite 1000  
 Fort Worth, Texas 76102  
 (817) 734-2222

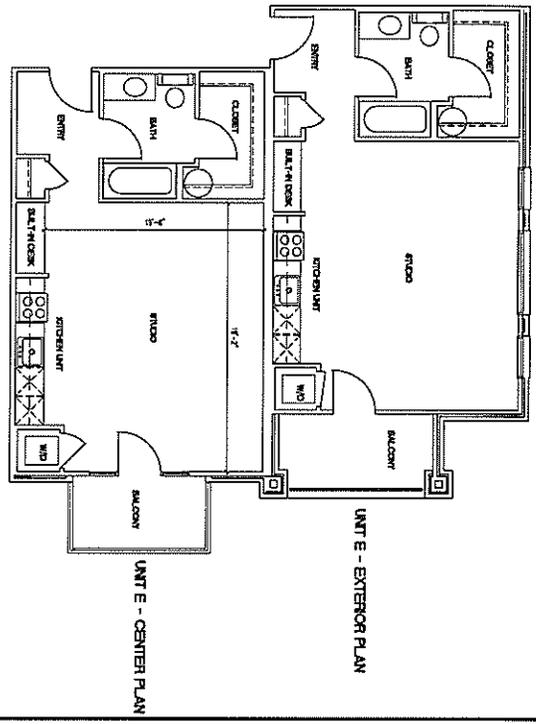
**David Cannon & Associates**  
 Architects Planning Engineers  
 2725 Rossdale Lane, Suite 100  
 Fort Worth, Texas 76102  
 (817) 734-4477

**The Princeton Luxury Apartments**  
 McKinney, Texas

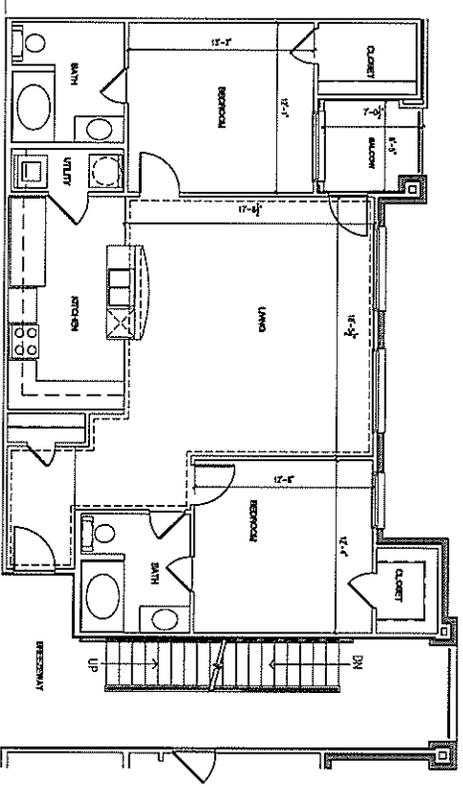
Project No. 1401



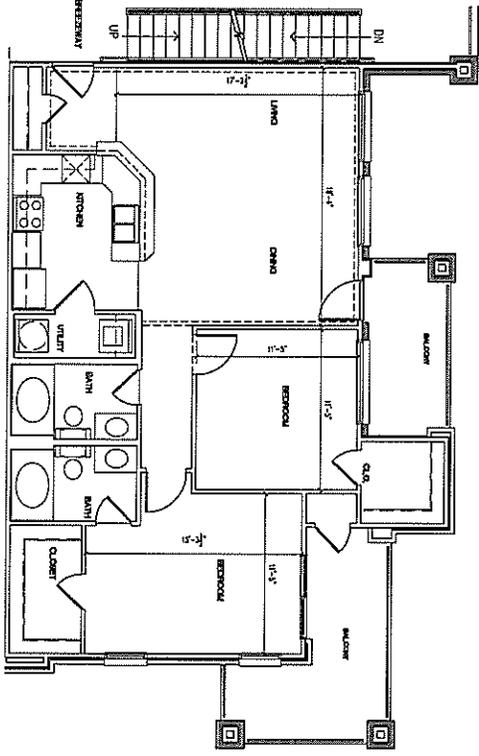
4 UNIT A1a - SECOND FLOOR PLAN 730 SF AC, 775 SF Balconies  
 BUILDING TYPE 1 + 3



3 UNIT E - SECOND FLOOR PLAN 500 SF  
 BUILDING TYPE 4



UNIT B2 - SECOND FLOOR PLAN 1395 SF  
 BUILDING TYPE 3



1 UNIT B1 - SECOND FLOOR PLAN 1090 SF  
 BUILDING TYPE 2

**Unit Plans**  
**A3.1**

