



**NOTICE OF CITY OF PRINCETON
PLANNING AND ZONING COMMISSION SPECIAL MEETING
AND AGENDA
February 29, 2016**

Meeting Time and Place

The Planning and Zoning Commission for The City of Princeton will meet in Special Session on Monday, February 29, 2016 at 6:00 PM at the Council Chamber in City Hall located at 123 W. Princeton Drive in Princeton to discuss the following:

**Sherry Campbell, Place 1
Commission Member**

**Noah Peters, Place 2
Commission Member**

**Carlos Cuellar, Place 3
Chairperson**

**Larry Thompson, Place 4
Commission Member**

**Vacant, Place 5
Commission Member**

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

	PRESENT
Sherry Campbell	_____
Noah Peters	_____
Carlos Cuellar	_____
Larry Thompson	_____
Vacant	_____

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 Special Meeting Minutes of January 19, 2016.

F. REGULAR AGENDA

- 1) **Discussion and possible action** on election of a Vice Chairperson on the Planning & Zoning Commission.
- 2) **PL20160078 – Preliminary Plat Request - Discussion and possible action** and recommendation to the City Council regarding a request from JDFIU Princeton LLC., for preliminary plat approval for the following tract of land, 16.325 acres in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, TX.

G. PUBLIC HEARING

- 1) **SUP20160043 – Specific Use Permit Request – Discussion and possible action** and recommendation to the City Council regarding a request from Princeton ISD for specific use permit approval for PISD Stadium 2016 paving improvements per the requirements of the City of Princeton Zoning Ordinance (Ordinance No. 2016-01-25-01) for the following tract of land described as: Lot 2B, Block "F", Scott Wilson Addition.
- 2) Next Regular Meeting: Monday March 21, 2016
- 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

February 26, 2016 at 10:48.

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

Planning & Zoning Commission Special Meeting

Of January 19, 2016

The Planning & Zoning Commission of the City of Princeton, Texas, met in special session in the Council Chamber of City Hall on January 19, 2016 at 6:00 p.m.

The following P&Z Commissioners were present: Chairperson Cuellar and Commissioners Peters and Thompson. 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, and Commissioners Peters and Thompson were present. 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 Princeton Planning & Zoning Special Meeting Minutes of October 19, 2015." **Commission member Thompson made a motion to approve the Planning & Zoning meeting minutes of October 19, 2015 Special Meeting. Commissioner Peters seconded the motion. Consent Agenda Item E2:** Acceptance of resignation of Nathan Council from the Planning and Zoning Commission. **Commissioner Peters made a motion to approve the acceptance of resignation of Nathan Council from the Planning and Zoning Commission. Commissioner Thompson seconded the motion. The motion carried unanimously.**

Chairperson **Cuellar** announced the **Public Hearing Item F1: Zoning Ordinance Amendment- Discussion and possible action** and recommendation to the City Council regarding Major amendments to Princeton Zoning Ordinance (Ordinance No. 2009-06-09, as amended). **Chairperson Cuellar opened the Public Hearing at 6:11 pm. No one spoke. Chairperson Cuellar closed Public Hearing at**

6:11 pm. Commissioner Thompson made motion to approve and recommend to the City Council regarding Major amendments to Princeton Zoning Ordinance (Ordinance No. 2009-06-09, as amended). Commissioner Peters seconded the motion. The motion carried unanimously.

Chairperson Cuellar announced the Public Hearing Item F2: SUP20150997- 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 7, Block 2, Old Donation, 310 Main Street, Princeton, Texas. Chairperson Cuellar opened the Public Hearing at 6:14 pm. Cathy Patridge pastor of Christ United Methodist Church described the church facility regarding the Specific Use Permit Request. Chairperson Cuellar closed Public Hearing at 6:16 pm. Commissioner Peters made motion to recommend 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 7, Block 2, Old Donation, 310 Main Street, Princeton, Texas. Commissioner Thompson seconded the motion. The motion carried unanimously.

Chairperson Cuellar announced the Regular Agenda Item G1: PL20150890- Preliminary Plat Request- Discussion and possible action and recommendation to the City Council regarding a request from TAAS Investments for preliminary plat approval for the following tract of land, 2.066 acres out of the Hardin Wright Survey, A-957, 514 Hazelwood Princeton, TX. Commissioner Thompson made a motion to approve PL20150890- Preliminary Plat Request and recommend to the City Council regarding a request from TAAS Investments for preliminary plat approval for the following tract of land, 2.066 acres out of the Hardin Wright Survey, A-957, 514 Hazelwood Princeton, TX., and Commissioner Peters seconded the motion. The motion carries unanimously.

Chairperson Cuellar announced the Regular Agenda Item G2: Discussion and possible action and recommendation to the City Council regarding appointment of Sherry Campbell to the Planning and Zoning Commission. Commissioner Peters made a motion to accept and recommend to the City Council regarding appointment of Sherry Campbell to the Planning and Zoning Commission. Commissioner Peters seconded the motion. The motion carried unanimously.

Chairperson **Cuellar** announced the **Regular Agenda Item G3**: “Next Regular Meeting: Monday February 22, 2016.”

Chairperson **Cuellar** announced **Regular Agenda Item G4**: “Consider a request for items to be placed on a future agenda and NOT for discussion of these requests at this time.” **None**

Commissioner Peters **made a motion to adjourn the meeting**. Commissioner **Thompson seconded the motion**. **The motion carried unanimously**.

Chairperson **Cuellar** adjourned at 6:23 p.m.

Carlos Cuellar, Chairperson

Date

ATTEST:

Tabatha Monk, Deputy City Secretary

Date



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

PLANNING & ZONING COMMISSION MEETING
 February 29, 2016, 6:00 p.m.
 Regular Item

PL20160078 – Preliminary Plat – Lots 1-5, Block A, Being 16.007 acres in the Hardin Wright Survey, A-957, City of Princeton, Collin County, Texas, – JDFIU Princeton LLC, Applicant/Owner – Civil Point Engineers, Engineer.

STAFF REPORT

I. SITE DATA

SITE DATA

Existing Zoning: C-2
 Existing use: Agricultural
 Lot Size: 16.007 Acres

Direction	Zoning	Existing Land Use
North	C-2	Commercial District - General
East	C-2	Commercial District - General
South	PD#3	Planned Development District
West	MH-2	Manufactured Home District



REQUEST

Applicant requests Commission recommend approval of preliminary plat submittal to the City Council for subdivision of 5 commercial lots.

II. PROCESS

G. Approval Procedure

After administrative review of the preliminary plat and a determination that all prerequisites to filing have been satisfied, the Director shall place the preliminary plat for consideration and action on the agenda of a public meeting by the Commission. Minor plats may be approved by the Director or referred to the Commission in accordance with Section 1.04(B). Major plats can only be approved by the City Council, after review by the Director and consideration and action by the Commission. In the event of disapproval, reasons for disapproval shall be stated.

The approval of the preliminary plat by the City Council shall be effective for a period of one hundred eighty (180) days after the approval date, unless reviewed by the Commission and City Council in the light of new or significant information, which would necessitate the revision of the preliminary plat, such revision being subject to the same procedures as the original preliminary plat.

The Commission has the following options:

1. Recommend Approval to City Council of Preliminary Plat PL20160078
2. Recommend Denial to City Council of Preliminary Plat PL20160078

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

1. Applicant shall comply with City of Princeton Design Standards Ordinance 2013-09-09-01.
2. Applicant shall obtain all necessary construction permits and pay all applicable fees prior to any construction taking place.
3. Applicant shall make no substantial changes in plans without City approval.
4. If the conditions set by the Planning Commission are violated, the approval will become void.

III. REVIEW HISTORY			
Body:	Petition:	Action:	Date:
Planning & Zoning Commission	Preliminary Plat	meeting before the Commission	February 29, 2016

IV. STAFF RECOMMENDATION

Recommend Approval of Preliminary Plat PL20160078 The proposed subdivision has been reviewed by City Staff & City Engineers and the proposal is in general conformance with applicable City Ordinances.



Shawn Fort, Chief Building Official



February 25, 2016

Mr. Shawn Fort
Chief Building Official
City of Princeton
123 W. Princeton Drive
Princeton, TX 75407

RE: Third Review of the Preliminary Plat for
Lots 1-5, Block A, JDFIU – Princeton Addition – Third Submittal
KHA No. 064478974

Dear Shawn:

We have completed our review of the third submittal of the Preliminary Plat for the above referenced project. The following comments are based on the requirements outlined in the City of Princeton's Subdivision and Zoning Ordinances.

All of our comments have been addressed and we recommend approval of the third submittal.

Should you have any questions or comments, please do not hesitate to contact me at 469.301.2585 or at joe.helmberger@kimley-horn.com.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Joseph E. Helmberger P.E.", written over a faint, illegible background.

Joseph E. Helmberger, P.E.



DEVELOPMENT APPLICATION

City of Princeton, Texas

Office Use Only:

Date Received: 02/09/14
ZC #: 20160078

DATE OF PRE-APPLICATION CONFERENCE (required): 1/20/16

Name of Subdivision or Project:

Application Type	Application Fee*		Application Fee*
<input type="checkbox"/> Land Study/Site Plan	\$ _____	<input checked="" type="checkbox"/> Preliminary Plat (Complete Checklist)	\$ <u>396⁰⁰</u>
<input type="checkbox"/> Subdivision Const. Plan Review	\$ _____	<input type="checkbox"/> Final Plat (Complete Checklist)	\$ _____
<input type="checkbox"/> Elevation/Facade Plan/Materials Board	\$ _____	<input type="checkbox"/> Amended/Minor Plat	\$ _____
<input type="checkbox"/> Landscape and Irrigation Plan	\$ _____	<input type="checkbox"/> Replat	\$ _____
<input type="checkbox"/> Screening Wall/Fence Plan	\$ _____	TOTAL FEE SUBMITTED	\$ <u>396⁰⁰</u>

ALL PLAT APPLICATIONS MUST BE ACCOMPANIED BY: Engineering Plans, General Tree Survey and Traffic Impact Analysis (TIA-- if required by City Staff). If required, your application will not be accepted until the TIA is submitted.

Submit Three (3) bound sets - 24"x36" of each.

Physical Location of Property: SW CORNER OF 360 & S. BEAUCHAMP BLVD.
[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 #1-4, BLOCK A JDFIU PRINCETON, 16.325 ACS. HARDIN WRIGHT SURVEY, ARST. 957
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Acreage: 16.325 Existing Zoning: _____ Requested Zoning: _____
[Attach a detailed description of requested zoning & development standards, if a PD]

OWNER'S NAME: JDFIU PRINCETON LLC Phone Number: 214 505 5080

Applicant/Contact Person: BRYAN WELTY Title: _____

Company Name: 36 POWER EQUITY.

Street/Mailing Address: 2200 VICTORY AVE #1205 City: DALLAS State: TX Zip: 75219

Phone: (214) 505 5080 Fax: () _____ Email Address: BWELTY@36POWEREQUITY.COM

ENGINEER / REPRESENTATIVE'S NAME: CIVIL POINT ENGINEERS

Contact Person: JOHN BEZNER Title: ENGINEER, OWNER

Company Name: CIVIL POINT

Street/Mailing Address: 3102 MAPLE #400 City: DALLAS State: TX Zip: 75201

Phone: (972) 554 1100 Fax: () _____ Email Address: JOHN@CIVILPT.COM

ALL APPLICATIONS MUST BE COMPLETE AND REVIEWED BY THE DEVELOPMENT REVIEW COMMITTEE (DRC) BEFORE THEY WILL BE SCHEDULED FOR P&Z AGENDA. It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements (in the Zoning & Subdivision Ordinances, and any separate submittal policies, requirements and/or checklists that may be obtained from City staff), including the number of plans to be submitted, application fees, etc. Please contact City staff in advance for submittal requirements. Incomplete submittals will not be accepted.

SUBMISSIONS. Failure to submit all materials (including full engineering plans, General tree survey, and Traffic Impact Analysis (if applicable) to the City with this application will result in delays in scheduling. Submit **Three (3) FOLDED** Copies of Plans and Surveys 24"x36" Prints [1"=100' scale] + **One (1) 11X17, One (1) PDF** File on CD to the Development Department with the submittal. Submit **Three FOLDED (3) copies** 24"x36", **One (1) 11"x17"** and **One (1) PDF** file on CD on all Plats to the Development Department with the submittal.

NOTICE OF PUBLIC RECORDS. The submission of plans/drawings with this application makes such items public record, and the applicant understands that these items may be viewed by the general public. Unless the applicant expressly states otherwise in writing, submission of this application (with associated plans/drawings) will be considered consent by the applicant that the general public may view and/or reproduce (i.e., copy) such documents.

****READ BEFORE SIGNING BELOW:**

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

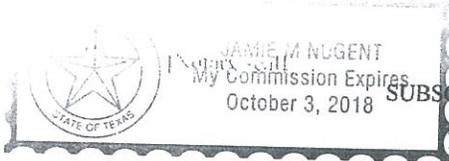
I waive the statutory time limits in accordance
With Section 212 of the Texas Local Government Code.

SIGNATURE: _____

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

Print or Type Name: BRYAN WELTY

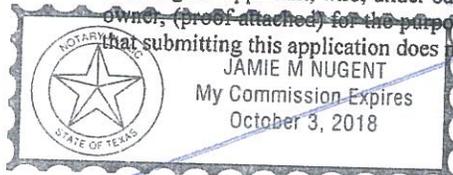
Known to me to be the person whose name is subscribed to the above and foregoing instrument, and Acknowledged to me that they executed the same for the purposes and consideration expressed and in the Capacity therein stated. Given under my hand and seal of office on this 9 day of FEB 2016



SUBSCRIBED AND SWORN TO before me, this the 9 day of February 2016
Notary Public in and for the State of Texas: Jamie Nugent

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~~ DALLAS)



BEFORE ME, a Notary Public, on this day personally appeared Bryan Welty 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."

**Owner / Agent (circle one)

SUBSCRIBED AND SWORN TO before me, this the 9 day of February
Notary Public in and for the State of Texas: Jamie Nugent

Applicant
Initial Below

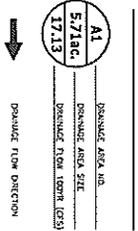
Submittal Check List

City Use
Initial Below

<u>BW</u>	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 police; or document approved by the City Planner)	
<u>BW</u>	Required Exhibits	
<u>BW</u>	Metes and Bounds Description	
<u>BW</u>	Boundary/Property Survey	
-	Address Labels for 200 ft. Property Adjacent Property Owners	
<u>BW</u>	Conceptual Plan	
-	Folded sets of drawings/plans Three (3) 24"X36" and One (1) 11"X17", One (1) PDF File on CD	

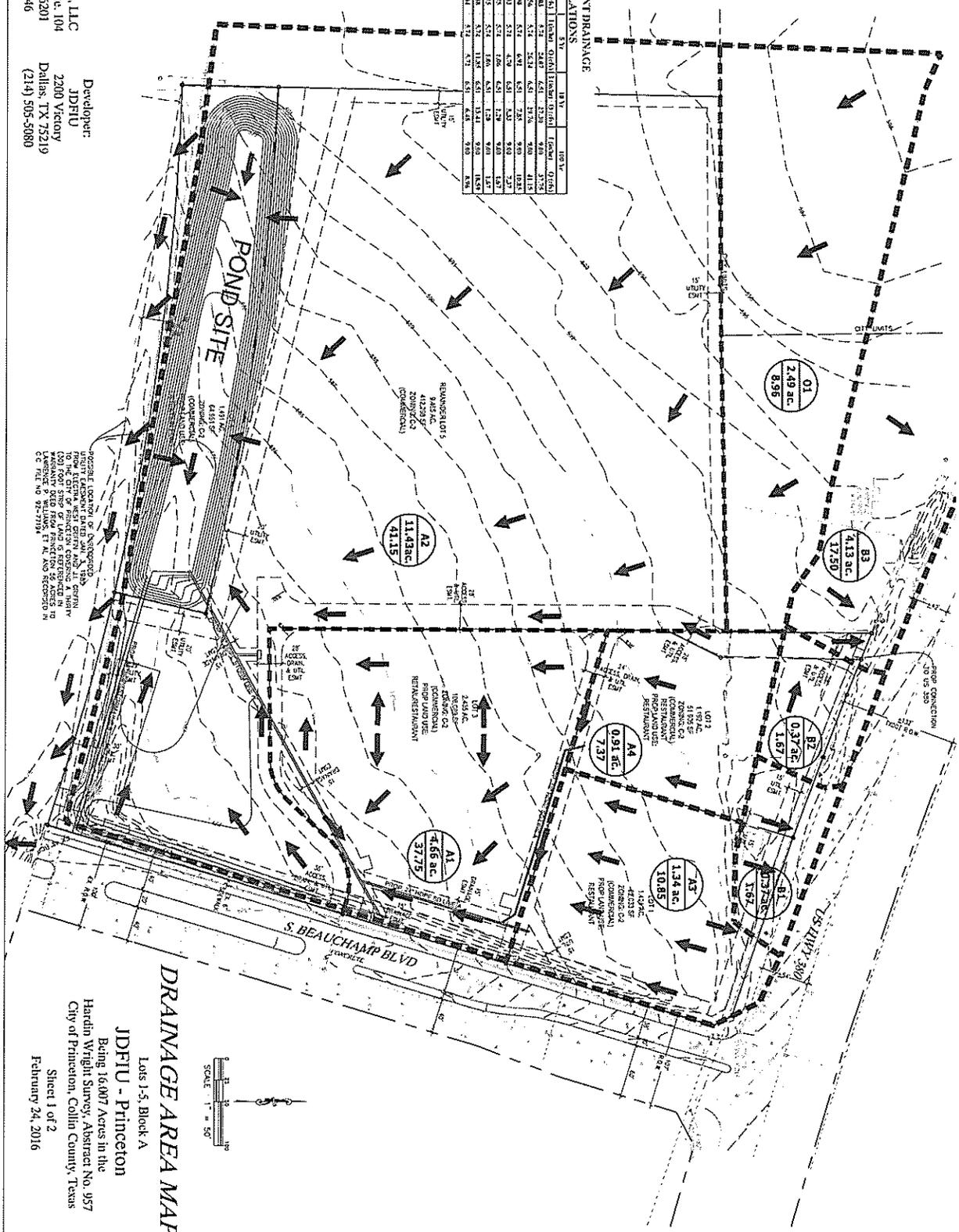
City of Princeton * 123 W. Princeton Drive, Princeton TX 75407
Office 972-736-6169 * Fax 972-734-2548

LEGEND



POST-DEVELOPMENT DRAINAGE AREA CALCULATIONS

BRANCH	AREA	PERCENT IMPERVIOUS	CONVERSION FACTOR	AREA	PERCENT IMPERVIOUS	CONVERSION FACTOR	AREA
BRANCH 1	4.62	10	0.10	0.462	100	1.00	4.62
A1	4.62	100	1.00	4.62	100	1.00	4.62
A2	11.43	10	0.10	1.143	100	1.00	11.43
A3	1.34	10	0.10	0.134	100	1.00	1.34
A4	0.91	10	0.10	0.091	100	1.00	0.91
A5	0.37	10	0.10	0.037	100	1.00	0.37
A6	0.85	10	0.10	0.085	100	1.00	0.85
A7	0.66	10	0.10	0.066	100	1.00	0.66
A8	0.37	10	0.10	0.037	100	1.00	0.37
A9	0.37	10	0.10	0.037	100	1.00	0.37
A10	0.37	10	0.10	0.037	100	1.00	0.37
A11	0.37	10	0.10	0.037	100	1.00	0.37
A12	0.37	10	0.10	0.037	100	1.00	0.37
A13	0.37	10	0.10	0.037	100	1.00	0.37
A14	0.37	10	0.10	0.037	100	1.00	0.37
A15	0.37	10	0.10	0.037	100	1.00	0.37
A16	0.37	10	0.10	0.037	100	1.00	0.37
A17	0.37	10	0.10	0.037	100	1.00	0.37
A18	0.37	10	0.10	0.037	100	1.00	0.37
A19	0.37	10	0.10	0.037	100	1.00	0.37
A20	0.37	10	0.10	0.037	100	1.00	0.37
A21	0.37	10	0.10	0.037	100	1.00	0.37
A22	0.37	10	0.10	0.037	100	1.00	0.37
A23	0.37	10	0.10	0.037	100	1.00	0.37
A24	0.37	10	0.10	0.037	100	1.00	0.37
A25	0.37	10	0.10	0.037	100	1.00	0.37
A26	0.37	10	0.10	0.037	100	1.00	0.37
A27	0.37	10	0.10	0.037	100	1.00	0.37
A28	0.37	10	0.10	0.037	100	1.00	0.37
A29	0.37	10	0.10	0.037	100	1.00	0.37
A30	0.37	10	0.10	0.037	100	1.00	0.37
A31	0.37	10	0.10	0.037	100	1.00	0.37
A32	0.37	10	0.10	0.037	100	1.00	0.37
A33	0.37	10	0.10	0.037	100	1.00	0.37
A34	0.37	10	0.10	0.037	100	1.00	0.37
A35	0.37	10	0.10	0.037	100	1.00	0.37
A36	0.37	10	0.10	0.037	100	1.00	0.37
A37	0.37	10	0.10	0.037	100	1.00	0.37
A38	0.37	10	0.10	0.037	100	1.00	0.37
A39	0.37	10	0.10	0.037	100	1.00	0.37
A40	0.37	10	0.10	0.037	100	1.00	0.37
A41	0.37	10	0.10	0.037	100	1.00	0.37
A42	0.37	10	0.10	0.037	100	1.00	0.37
A43	0.37	10	0.10	0.037	100	1.00	0.37
A44	0.37	10	0.10	0.037	100	1.00	0.37
A45	0.37	10	0.10	0.037	100	1.00	0.37
A46	0.37	10	0.10	0.037	100	1.00	0.37
A47	0.37	10	0.10	0.037	100	1.00	0.37
A48	0.37	10	0.10	0.037	100	1.00	0.37
A49	0.37	10	0.10	0.037	100	1.00	0.37
A50	0.37	10	0.10	0.037	100	1.00	0.37



CIVIL POLLIT
 PRELIMINARY CONSTRUCTION
 JOHN H. BEZNER
 ENGINEER
 3102 Maple Ave, Ste 400
 Dallas, TX 75201
 (972) 554-1100

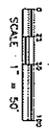
Surveyor:
 Eagle Surveying, LLC
 210 S Elm St., Ste. 104
 Denton, TX 76201
 (940) 382-3446

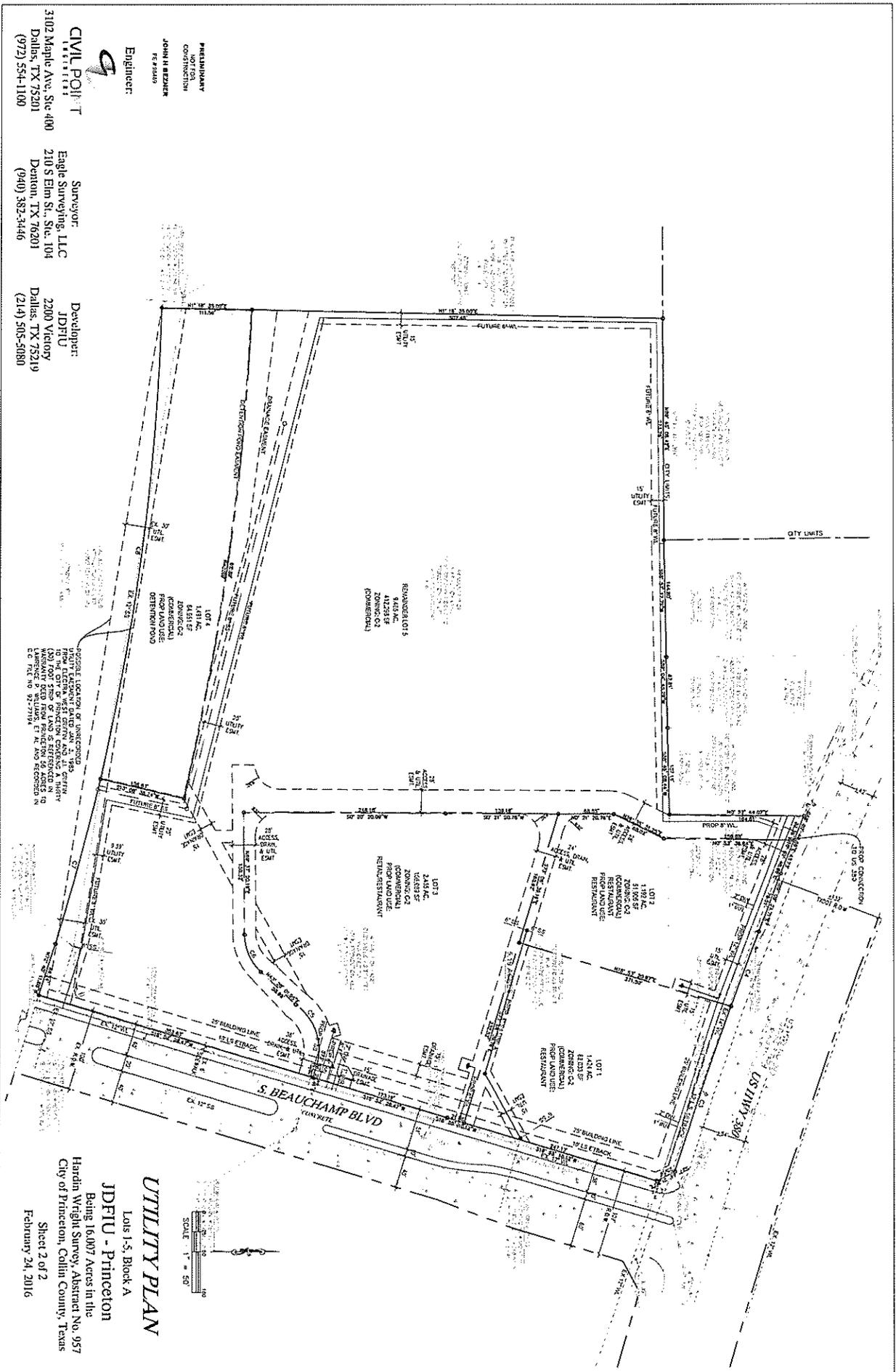
Developer:
 JDFTU
 2200 Victory
 Dallas, TX 75219
 (214) 505-5080

APPROX. LOCATION OF NEIGHBORING UTILITY EXPOSURE TAPPED SAN. A. 1535 FROM LEGIT. CO. WEST CENTER AND ALL OTHERS (50) FOOT RING OF LAND IS REFERENCED IN LANDSCAPE P. WILLIAMS ET AL. AND RECORDED IN CC FILE NO. 92-77194

DRAINAGE AREA MAP

Lots 1-5, Block A
 JDFTU - Princeton
 Being 16.007 Acres in the
 Hardin Wright Survey, Abstract No. 957
 City of Princeton, Collin County, Texas
 Sheet 1 of 2
 February 24, 2016





PRELIMINARY
CONDITION
JOHN H. BEZNER
PE #24849
Engineer

CIVIL POINT
3102 Maple Ave, Ste 400
Dallas, TX 75201
(972) 554-1100

Surveyor:
Eagle Surveying, LLC
210 S Elm St., Ste. 104
Denton, TX 76201
(940) 382-3446

Developer:
JDFIU
2200 Victory
Dallas, TX 75219
(214) 505-5080

GENERAL LOCATION OF UNRECORDED
UTILITY EASEMENTS DATED JAN. 2, 1985
FROM LEON B. PETERSON AND L.S. GUTHRIE
(30) FOOT STRIP OF LAND IS REFERENCED IN
LAWRENCE P. WALLACE ET AL. AND RECORDED IN
C.C. FILE NO. 92-27194

UTILITY PLAN
Lots 1-5, Block A
JDFIU - Princeton
Being 16.007 Acres in the
Hardin Wright Survey, Abstract No. 957
City of Princeton, Collin County, Texas
Sheet 2 of 2
February 24, 2016



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

PLANNING & ZONING COMMISSION MEETING
 February 29, 2016, 6:00 p.m.
 Public Hearing

SUP20160043 – Specific Use Permit – Lot 2B, Block “F” Scott Wilson Addition, – PSD, Owner/Applicant, Glenn Engineering, Engineer.

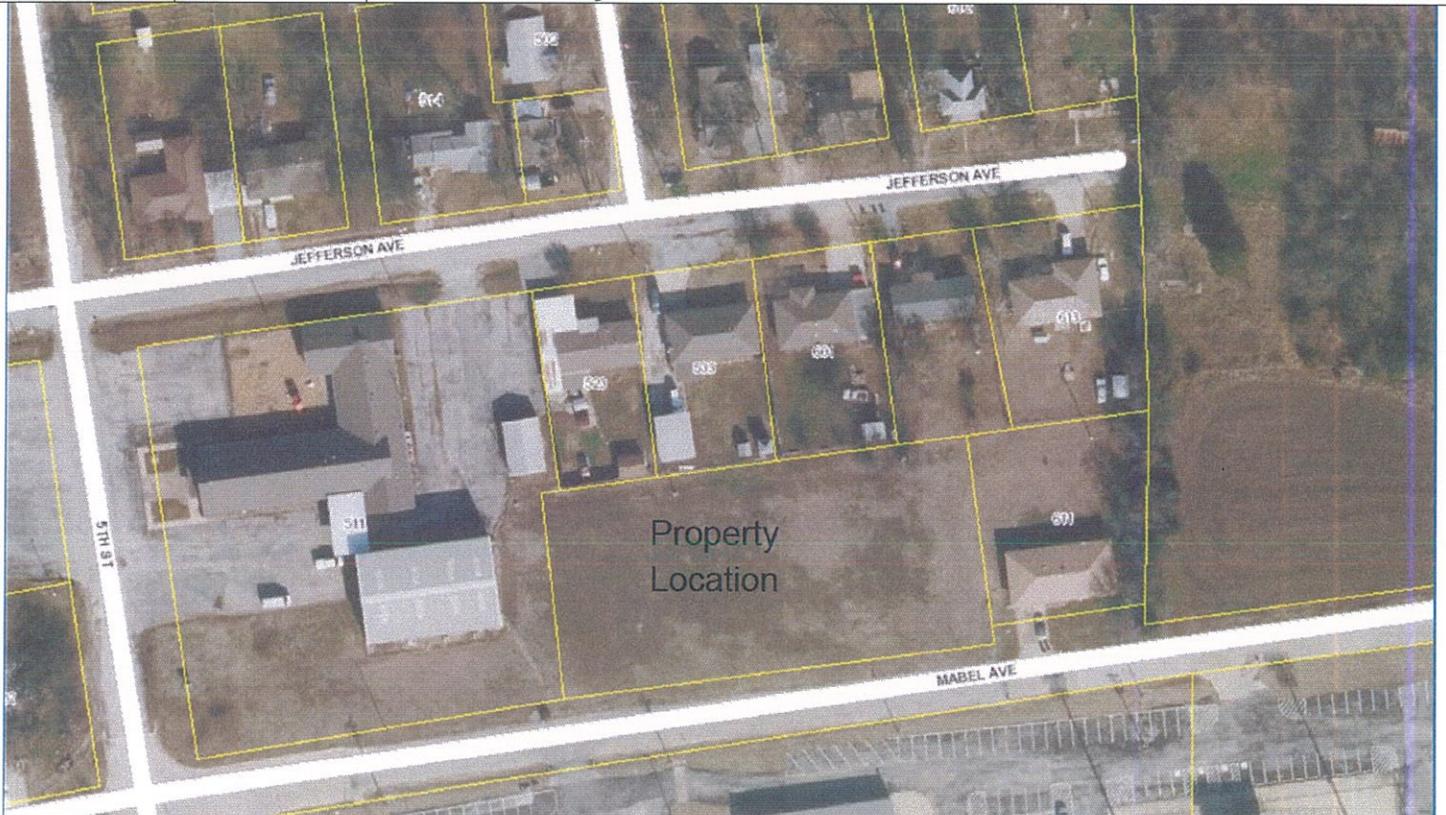
STAFF REPORT

I. SITE DATA

SITE DATA

Existing Zoning: SF-1 - Single Family Residential
Existing use: Undeveloped
Lot Size: 0.80 acres

Direction	Zoning	Existing Land Use
North	SF-1	Single Family Residential District
East	SF-1	Single Family Residential District
South	SF-1	School Facility
West	SF-1	Church Facility



REQUEST

Applicant requests Commission approve request for a special use permit to allow for the construction

and operation of a Parking facility for the football stadium in the SF-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 SUP20160043 with conditions
2. Require modifications to SUP20160043 and have it returned for Commission review at the next meeting.
3. Deny the request of SUP20160043 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 obtain all necessary permits prior to any construction
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	February 29, 2016

IV. STAFF RECOMMENDATION

Approval of SUP20160043 proposed use appears to be consistent with surrounding uses, state reasons for approval in motion.



Shawn Fort, Chief Building Official



SPECIFIC USE PERMIT APPLICATION

Office Use Only:
Date Received: <u>01-28-2016</u>
ZC: # <u>20160043</u>
Planning & Zoning Date: _____
City Council Date: _____

DATE OF PRE-APPLICATION CONFERENCE (required): 01-21-2016 **REQUIRED**

Name of Project: PRINCETON ISD STADIUM 2016 PAVING IMPROVEMENTS VISITOR PARKING
Type of Use: Public School Use - Parking

Application Type

Specific Use Permit

Application Fee*
\$ 325.00

Physical Location of Property: North side of Mable Avenue 320' east of 5th Street North of the visitor Stadium Bleachers
[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 2B, Block "F" - Scott Wilson Addition

Acreage: 0.80 Acres

[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

OWNER'S NAME: Princeton ISD Phone Number: _____
Applicant/Contact Person: Jim Staley Title: Director of Auxiliary Services
Company Name: Princeton ISD
Street/Mailing Address: 321 Panther Pkwy City: Princeton State: TX Zip: 75069
Phone: (469)952-5400 X2070 Fax: (469)952-5420 Email Address: jstaley@princetonisd.net

DETAILED TYPE OF SPECIFIC USE PERMIT REQUESTED:

We are requesting approval of a SUP (Specific Use Permit) for additional parking on the north side of the stadium , visitor side.

This parking lot will be use for all events at the stadium, additional over flow parking for James Godwin Elementary School events.

This parking lot will also be used by the church for services and events.



City of Princeton * 123 W. Princeton Drive, Princeton, TX 75407

Office 972-734-2416 * Fax 972-734-2548

****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.

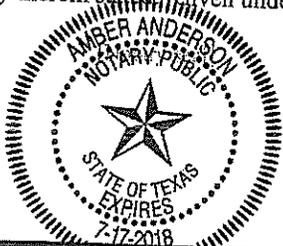
SIGNATURE:

[Handwritten Signature]

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

Print or Type Name: Jim Staley

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 29th day of January 2016



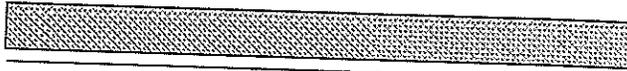
SUBSCRIBED AND SWORN TO before me, this the 29th day of January 2016
Notary Public in and for the State of Texas: Amber Anderson

****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 Jim Staley 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."



****Owner / Agent (circle one)**

[Notary seal]

SUBSCRIBED AND SWORN TO before me, this the _____ day of _____,
Notary Public in and for the State of Texas: _____

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	



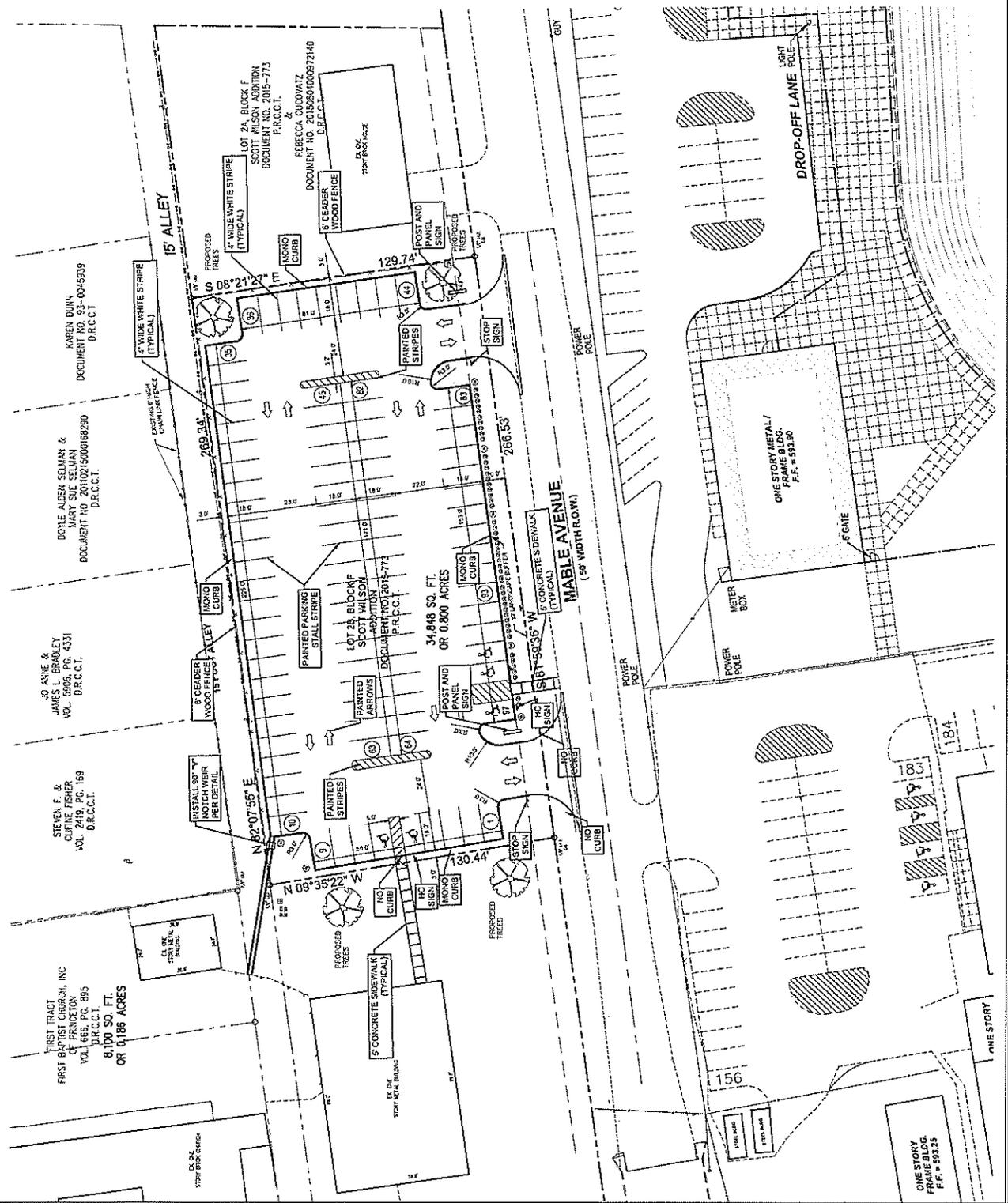
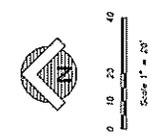
DATE	07/27/16
PROJECT	PRINCETON ISD STADIUM
CONTRACTOR	
SCALE	AS SHOWN
DRAWN BY	CHG
CHECKED BY	CHG
PROJECT NO.	1507-1601
SHEET NO.	1507-1601-01

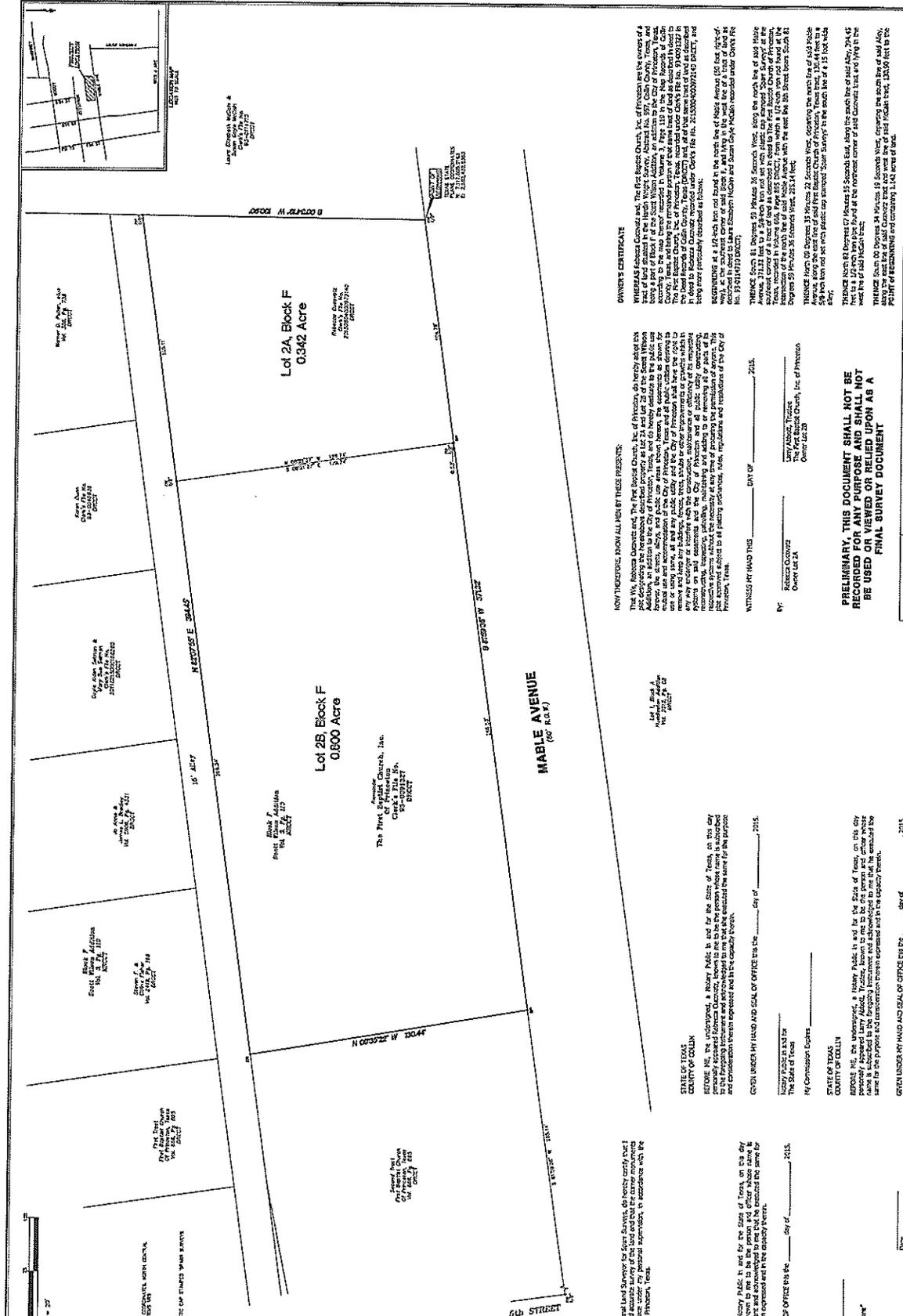
GENERAL NOTES:

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE FROM FACE OF CURB.
2. ALL UTILITIES SHOWN INCLUDING EXISTING AND PROPOSED ARE TO BE MAINTAINED AND PROTECTED.
3. ALL UTILITIES TO BE MAINTAINED AND PROTECTED BY THE CITY OF PRINCETON.
4. ALL UTILITIES TO BE MAINTAINED AND PROTECTED BY THE CITY OF PRINCETON.
5. ALL UTILITIES TO BE MAINTAINED AND PROTECTED BY THE CITY OF PRINCETON.
6. ALL UTILITIES TO BE MAINTAINED AND PROTECTED BY THE CITY OF PRINCETON.
7. ALL UTILITIES TO BE MAINTAINED AND PROTECTED BY THE CITY OF PRINCETON.

GENERAL NOTES:

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE FROM FACE OF CURB.
2. ALL UTILITIES SHOWN INCLUDING EXISTING AND PROPOSED ARE TO BE MAINTAINED AND PROTECTED.
3. ALL UTILITIES TO BE MAINTAINED AND PROTECTED BY THE CITY OF PRINCETON.
4. ALL UTILITIES TO BE MAINTAINED AND PROTECTED BY THE CITY OF PRINCETON.
5. ALL UTILITIES TO BE MAINTAINED AND PROTECTED BY THE CITY OF PRINCETON.
6. ALL UTILITIES TO BE MAINTAINED AND PROTECTED BY THE CITY OF PRINCETON.
7. ALL UTILITIES TO BE MAINTAINED AND PROTECTED BY THE CITY OF PRINCETON.





NOTICE

1. BEING A PART OF THE SURVEY OF THE CITY OF PRINCETON, TEXAS, THE CITY ENGINEER HAS REVIEWED THIS SURVEY AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF PRINCETON, TEXAS.

2. THE SURVEY IS SUBJECT TO THE CITY OF PRINCETON, TEXAS, ZONING ORDINANCES AND ANY OTHER APPLICABLE ORDINANCES.

3. THE SURVEY IS SUBJECT TO THE CITY OF PRINCETON, TEXAS, UTILITY LOCATIONS AND ANY OTHER APPLICABLE ORDINANCES.

4. THE SURVEY IS SUBJECT TO THE CITY OF PRINCETON, TEXAS, RECORDING ACT AND ANY OTHER APPLICABLE ORDINANCES.

5. THE SURVEY IS SUBJECT TO THE CITY OF PRINCETON, TEXAS, RECORDING ACT AND ANY OTHER APPLICABLE ORDINANCES.

OWNERS CERTIFICATE

WE, THE UNDERSIGNED, THE FIRST BAPTIST CHURCH, INC. OF PRINCETON, TEXAS, THE CITY ENGINEER, AND THE CITY CLERK, DO HEREBY CERTIFY THAT THE SURVEY IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF PRINCETON, TEXAS, AND THAT THE SURVEY IS SUBJECT TO THE CITY OF PRINCETON, TEXAS, ZONING ORDINANCES AND ANY OTHER APPLICABLE ORDINANCES.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND AFFIXED OUR OFFICIAL SIGNS AND SEALS AT PRINCETON, TEXAS, THIS 15TH DAY OF MAY, 2015.

 City Engineer

 City Clerk

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

LOT 2A & 2B, BLOCK F
SCOTT WILSON ADDITION
 HADDON WRIGHT SURVEY ABSTRACT No. 857
 CITY OF PRINCETON
 COLLIN COUNTY, TEXAS

DATE: 5/15/2015
 TIME: 10:00 AM
 BY: LARRY ALBERT, TRICOR
 OWNER: LOT 2B



SPARR SURVEYS
 1400 S. WILSON STREET
 PRINCETON, TEXAS 75571
 (940) 344-2297