



**NOTICE OF CITY OF PRINCETON
PLANNING AND ZONING COMMISSION REGULAR MEETING
AND AGENDA
May 16, 2016**

Meeting Time and Place

The Planning and Zoning Commission for The City of Princeton will meet in Regular Session on Monday, May 16, 2016 at 6:00 PM at the Council Chambers 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 April 18, 2016.

F. REGULAR AGENDA

None

G. PUBLIC HEARING

- 1) **SUP20160226 – Specific Use Permit Request – Discussion and possible action** and recommendation to the City Council regarding a request from Durrie L Caldwell for specific use permit approval for the operation of a used car dealership per the requirements of the City of Princeton Zoning Ordinance (Ordinance No. 2016-01-25-01) for the following tract of land described as A tract of land situated in the Hardin Wright Survey, About 6 ½ miles East of McKinney, and being a part of Lot No. 25 of said Hardin Wright Survey, and being on the North Side of Highway No. 380; and being more particularly described as 0.4684 acres of land more or less, 722 W. Princeton Drive, Princeton, Texas.
- 2) **SUP20160273 – Specific Use Permit Request – Discussion and possible action** and recommendation to the City Council regarding a request from 380 Forest Grove Property, LP, regarding a Specific Use Permit for a Retail/Farm/Feed Supply store with outdoor storage and display per the requirements of the City of Princeton Zoning Ordinance (Ordinance No. 201601-25-01) for the following tract of land described as a Tract of land situated in the David Cherry Survey, Abstract Number 166 in the City of Princeton, Collin County, Texas and being a part of a tract of land described in a deed to Ragon-Milavec 27, L.P., as recorded in County Clerks File Number 2008-684370 of Real property records, Collin County. Texas.

- 3) **IZ20160225 – Initial Zoning Request – Discussion and possible action** and recommendation to the City Council regarding a request from Trinaton Global Investments for Zoning of property to C-2 General Commercial District, being a tract of land situated in the Hardin Wright Survey, Abstract 957, in Collin County, Texas, and being a part of a called 2.33 acre tract of land that was conveyed to Hardin Edward Tallant, et ux Marie Tallant in deed recorded in Volume 674, page 299 of the Deed Records of Collin County, Texas.

H. INFORMATION

- 1) Next Regular Meeting: Monday June 20, 2016
- 2) Consider a request for items to be placed on a future agenda and NOT for discussion of these requests at this time:

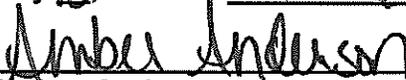
I. ADJOURNMENT

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

May 13, 2016 at 10:16.


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 Regular Meeting
Of April 18, 2016

The Planning & Zoning Commission of the City of Princeton, Texas, met in regular session in the Council Chamber of City Hall on April 18, 2016 at 6:00 p.m.

The following P&Z Commissioners were present: Commissioners Peters, Campbell, Thompson and Chairperson Cuellar. The following Staff Members were present: City Manager Derek Borg and Building Official Shawn Fort.

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

Chairperson **Cuellar** called roll: Chairperson Cuellar, Commissioners Peters, Thompson and Campbell were present. The following Staff Members were present: City Manager Derek Borg and 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 Special Meeting Minutes of February 29, 2016." Commission member Thompson made a motion to approve the Planning & Zoning meeting minutes of February 29, 2016 Special Meeting. Commissioner Campbell seconded the motion. The motion carried unanimously.**

Chairperson **Cuellar** announced the **Regular Agenda Item F1: PL20160227- Preliminary Plat Request- Discussion and possible action** and recommendation to the City Council regarding a request from D.R. Horton-Texas, Ltd., for preliminary plat approval for the following tract of land, 52.313 acres in the David Cherry Survey, Abstract No. 166, City Of Princeton, Collin County, TX. **Commissioner Peters made a motion for approval and recommendation to the City Council regarding a request from D.R. Horton-Texas, Ltd., for preliminary plat approval for the following tract of land, 52.313 acres in the David Cherry Survey, Abstract No. 166, City Of**

Princeton, Collin County, TX., and Commissioner Thompson seconded the motion. The motion carried unanimously.

Chairperson **Cuellar** announced the **Regular Agenda Item F2: FP20140801-Final Plat Request- Discussion and possible action** and recommendation to the City Council regarding a request from Walmart Stores, INC for final plat approval of Princeton Walmart Addition Lots 1, 2 & 3, Block A, being 21.560 acres out of the Hardin Wright Survey, Abstract No. 957, City of Princeton. Collin County, TX., **Commissioner Campbell made a motion for approval and recommendation to the City Council regarding a request from Walmart Stores, INC for final plat approval of Princeton Walmart Addition Lots 1, 2 & 3, Block A, being 21.560 acres out of the Hardin Wright Survey, Abstract No. 957, City of Princeton. Collin County, TX, and Commissioner Peters seconded the motion. The motion carried unanimously.**

Chairperson **Cuellar** announced the **Regular Agenda Item F3: PL20150065-Preliminary Plat Request- Discussion and possible action** and recommendation to the City Council regarding a request from Princeton Strategy, LLC., for preliminary plat approval for Princeton Luxury Apartments Addition being 15.403 acres out of the Hardin Wright Survey, Abstract No. 957., City of Princeton, Collin County, TX., **Commissioner Thompson made a motion for approval to the City Council regarding a request from Princeton Strategy, LLC., for preliminary plat approval for Princeton Luxury Apartments Addition being 15.403 acres out of the Hardin Wright Survey, Abstract No. 957., City of Princeton, Collin County, TX., Commissioner Campbell seconded the motion. The motion carried unanimously.**

Chairperson **Cuellar** announced the **Public Hearing Item G1: SUP20160150-Specific Use Permit Request- Discussion and possible action** and recommendation to the City Council regarding a request from Seven Combest for specific use permit approval for a Changeable electronic variable message sign per the requirements of the City of Princeton Zoning Ordinance (Ordinance No. 2016-01-25-01) and Section 58-2 of Princeton City ordinances for the following tract of land described as 300 W. Princeton Drive, #16, Princeton, TX (Exxon/Subway). **Chairperson Cuellar opened the Public Hearing at 6:16 pm. Resident Stephanie Davis @ 233 Creekwood spoke regarding the Specific Use Permit Request. Chairperson Cuellar closed Public Hearing at 6:20 pm. Commissioner Peters made motion for approval and recommendation to the City Council regarding a request from Seven Combest for specific use permit approval for a Changeable electronic variable message sign per the requirements of the City of Princeton Zoning Ordinance (Ordinance No. 2016-01-25-01) and Section 58-2 of Princeton City ordinances for the following tract of land described as 300 W. Princeton Drive, #16, Princeton, TX (Exxon/Subway). Commissioner Thompson seconded the motion. The motion carried unanimously.**

Chairperson **Cuellar** announced the **Public Hearing Item G2: SUP20150805-Specific Use Permit Request- Discussion and possible action** and recommendation to the City Council regarding a request from Venture Commercial, Kenneth Reimer, regarding a Specific Use Permit for a 7-Eleven fueling station with a convenience store per the

requirements of the City of Princeton Zoning Ordinance (Ordinance No. 201601-25-01) for the following tract of land described as a Tract 1, Creekview at 380, LLC, 1.463 acres as shown on deed recorded under instrument number 20140225000171010 Official Public Records of Collin County, TX. **Chairperson Cuellar opened the Public Hearing at 6:40 pm. Resident Stephanie Davis @ 233 Creekwood dr., Michael Biggs @ 8433 Biggs rd., Bobby Clayton @ 235 Creekwood dr., Tim Broome @ 702 Cedar Ct. dr., Geneva Rajski @ 700 Cedar Cove dr., Stephanie Broome @ 702 Cedar Cove dr., Dan Rajski @ 700 Cedar Cove dr., Trace Gerick @ 406 StoneCreek, Matt Burkhardt 753 Cedar Cove dr., and Ken Reimer spoke regarding the Specific Use Permit Request. Chairperson Cuellar closed Public Hearing at 7:16 pm. Commissioner Thompson made motion for approval and recommendation to the City Council with Request regarding a request from Venture Commercial, Kenneth Reimer, regarding a Specific Use Permit for a 7-Eleven fueling station with a convenience store per the requirements of the City of Princeton Zoning Ordinance (Ordinance No. 201601-25-01) for the following tract of land described as a Tract 1, Creekview at 380, LLC, 1.463 acres as shown on deed recorded under instrument number 20140225000171010 Official Public Records of Collin County, TX. With Request for stipulations about trees on the west side. Commissioner Campbell seconded the motion. The motion passes 2-1.**

Chairperson **Cuellar** announced the **Regular Agenda Item H1**: "Next Meeting: Monday May 16, 2016."

Chairperson **Cuellar** announced **Regular Agenda Item H2**: "Consider a request for items to be placed on a future agenda and NOT for discussion of these requests at this time.

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

Chairperson **Cuellar** adjourned at 7:24 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
 May 16, 2016, 6:00 p.m.
 Public Hearing

SUP20160226 – Specific Use Permit –722 W. Princeton Dr., Princeton, Texas, – Durrie Caldwell, Owner/Applicant,

STAFF REPORT

I. SITE DATA

SITE DATA

Existing Zoning: C-1 – Commercial District
 Existing use: Commercial Building
 Lot Size: 0.46 acres

Direction	Zoning	Existing Land Use
North	N/A	Agricultural
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 used car sales 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 SUP20160226 with conditions
2. Require modifications to SUP20160226 and have it returned for Commission review at the next meeting.
3. Deny the request of SUP20160226 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 keep vehicles parked within the property boundary and not in TXDOT right of way.
3. Applicant shall keep vehicles parked on improved surfaces.
4. Applicant shall complete obtain all inspections, permits and licenses required by the City.
5. 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	May 16, 2016

IV. STAFF RECOMMENDATION

Approval of SUP20160226 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: 03-30-2016

ZC. #: 20160226

Planning & Zoning Date _____

City Council Date _____

DATE OF PRE-APPLICATION CONFERENCE (required): Aug 13 2015

Name of Project: Car dealership
Type of Use: _____

Application Type
 Specific Use Permit

Application Fee*
\$ 325.00

Physical Location of Property: 722 W. Princeton Dr. Princeton, TX 75407
[Address and General Location -- approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate metes and bounds description): _____
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Acreage: _____

OWNER'S NAME: Durkie L Caldwell Phone Number: 214-244-9642

Applicant/Contact Person: Durkie Caldwell Title: owner

Company Name: _____

Street/Mailing Address: PO Box 812 City: Princeton State: TX Zip: 75407

Phone: (214) 244-9650 Fax: () Email Address: _____

DETAILED TYPE OF SPECIFIC USE PERMIT REQUESTED: c/o

for Car Dealership.



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

Office 972-734-2416 * Fax 972-734-2543

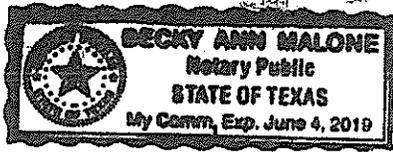
****READ BEFORE SIGNING BELOW:**

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

Print or Type Name: Durrie Caldwell
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 December 2015



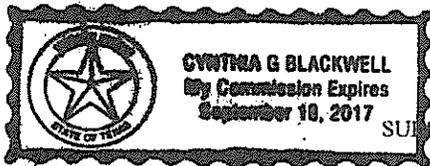
SUBSCRIBED AND SWORN TO before me, this the 29th day of December, 2015
Notary Public in and for the State of Texas: Becky Ann Malone

****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)

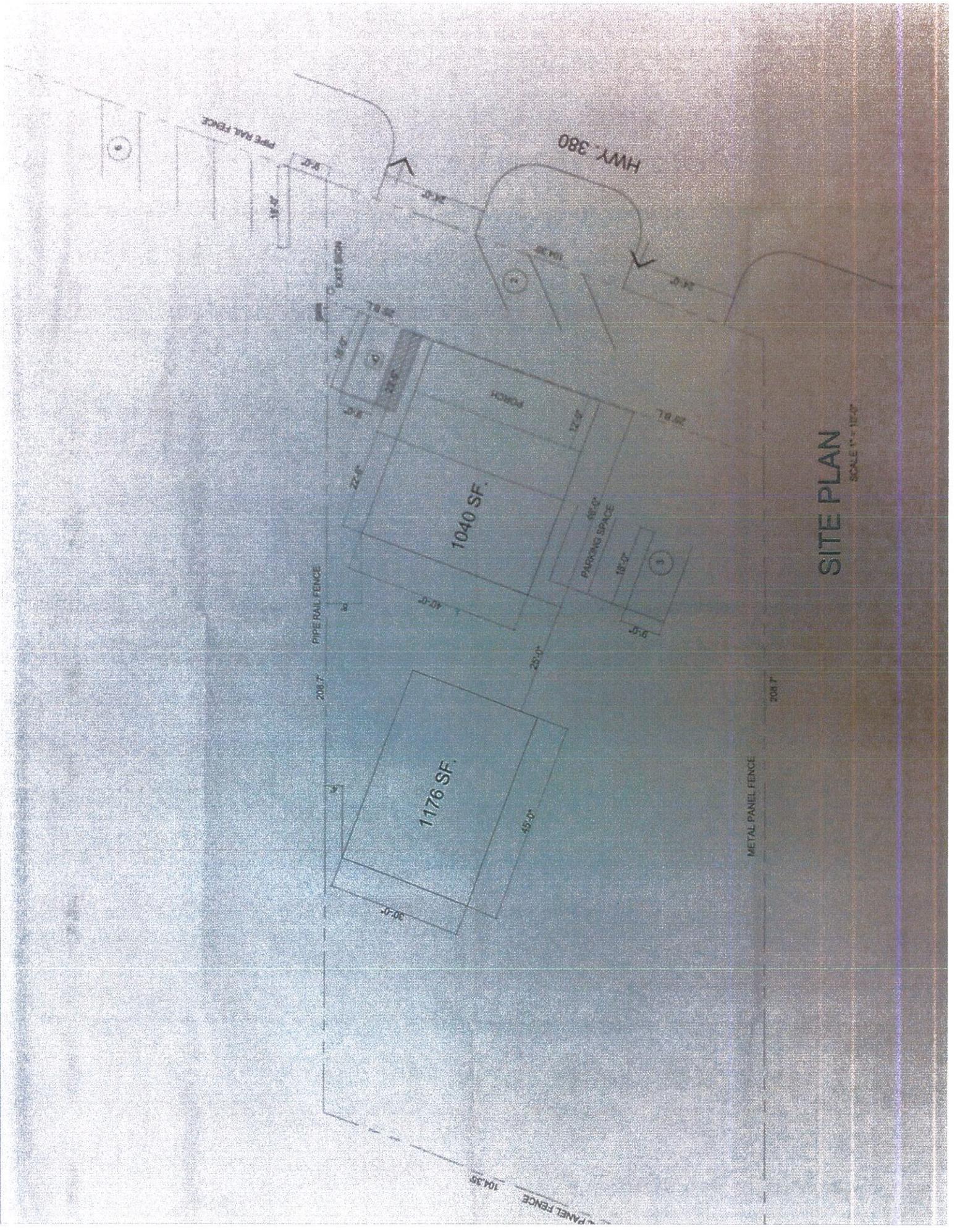
BEFORE ME, a Notary Public, on this day personally appeared Durrie Caldwell the undersigned applicant, who, under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the owner, (proof attached) for the purposes of this application; that all information submitted 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."



Durrie Caldwell
**Owner / Agent (circle one)

SUBSCRIBED AND SWORN TO before me, this the 2 day of October 2015
Notary Public in and for the State of Texas: Cynthia Gail Blackwell

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	



SITE PLAN
SCALE 1" = 10'-0"



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

PLANNING & ZONING COMMISSION MEETING
May 16, 2016, 6:00 p.m.
Public Hearing

SUP20160273 – Specific Use Permit – 3.31 Acres approximately 900 linear feet east of S. Forest Grove on the North Side of U.S. 380 – 380 Forest Grove Property, LP - Owner/Applicant,

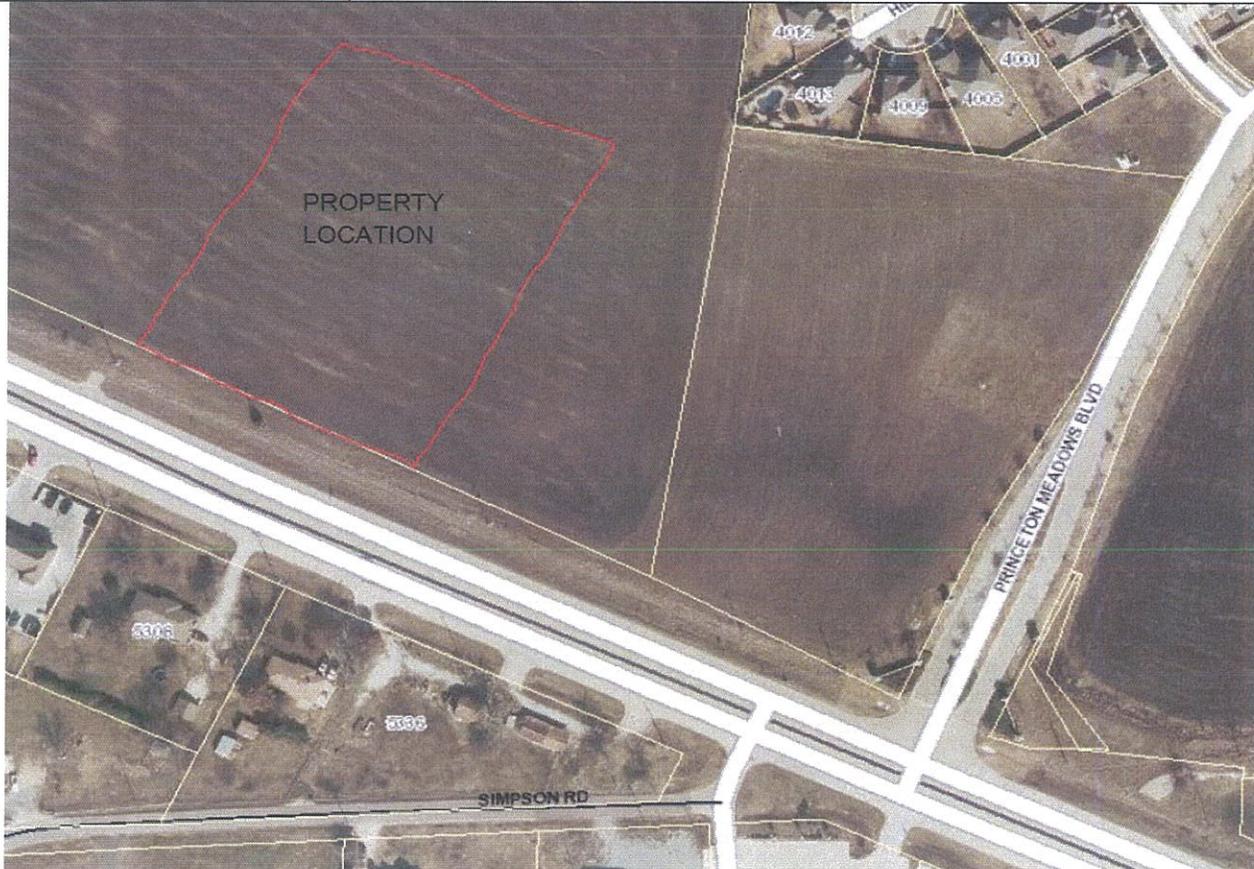
STAFF REPORT

I. SITE DATA

SITE DATA

Existing Zoning: C-1 – Commercial District
Existing use: Agricultural
Lot Size: 3.31 acres

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 Ranch/Farm/Feed Supply store with outside display 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 SUP20160273 with conditions
2. Require modifications to SUP20160273 and have it returned for Commission review at the next meeting.
3. Deny the request of SUP20160273 with reasons stated in the motion.

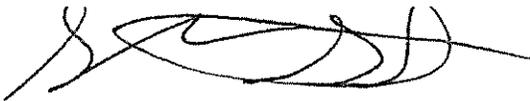
If the Commission approves this application, staff recommends that the following conditions of approval be imposed:

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	May 16, 2016

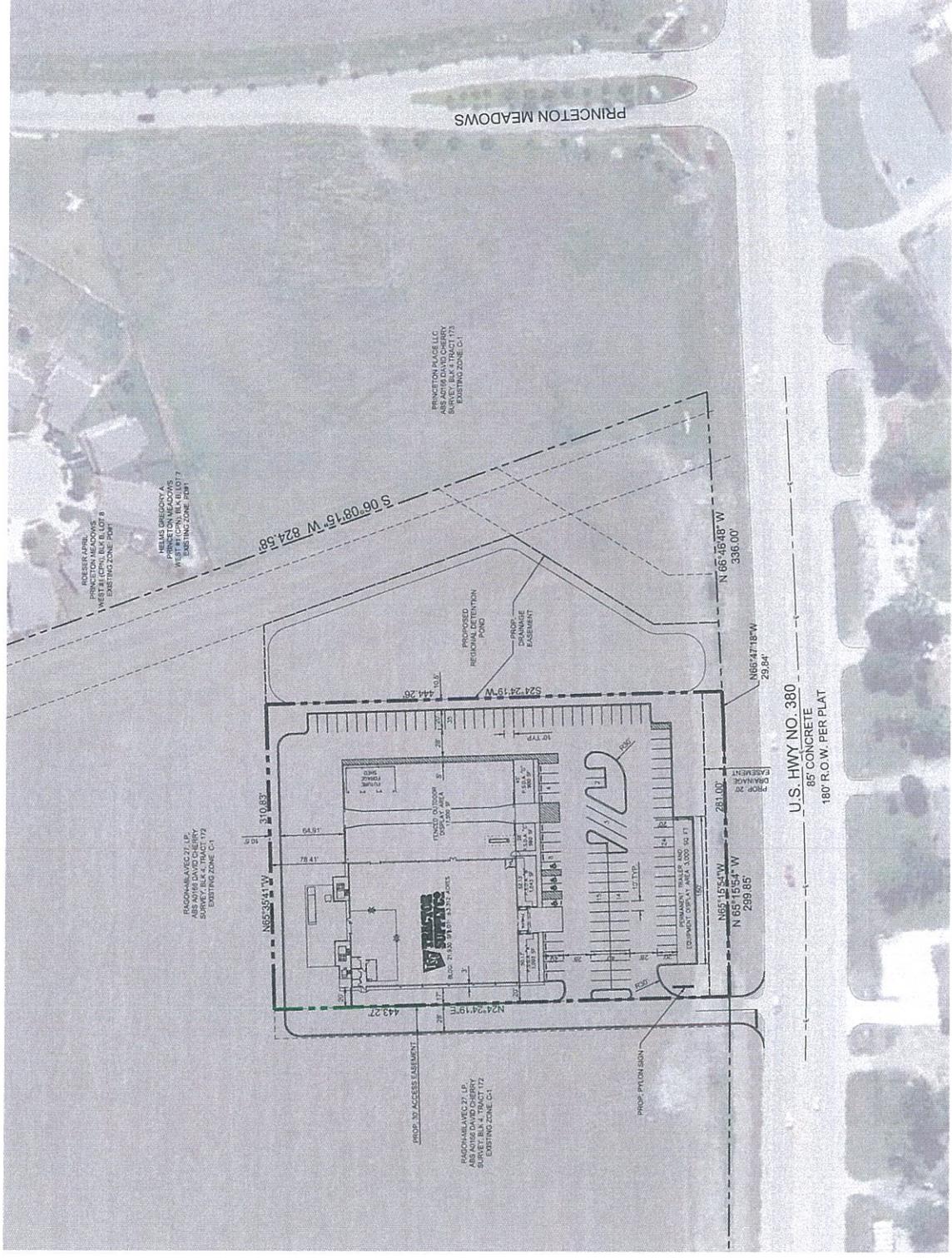
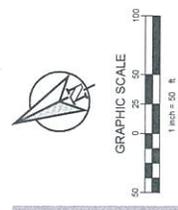
IV. STAFF RECOMMENDATION

Approval of SUP20160273 proposed use appears to be consistent with surrounding uses, state reasons for approval in motion.



Shawn Fort, Chief Building Official

NO.	DATE	REVISION





SPECIFIC USE PERMIT APPLICATION

Office Use Only:
Date Received: <u>04.21.16</u>
Z.C. #: <u>20160273</u>
Planning & Zoning Date: _____
City Council Date: _____

DATE OF PRE-APPLICATION CONFERENCE (required):

Name of Project: Tractor Supply Company
Type of Use: Retail/Farm Supply Store

Application Type
 Specific Use Permit **Application Fee***
\$ 325.00

Physical Location of Property: Approximately 900 linear feet east of S. Forest Grove on North Side of US 380
Provide and General Location approximately first two to three lines of description.

Brief Legal Description of Property (must also attach accurate metes and bounds description):
See Attached
[Survey/Abstract No. and Tracts; or platted Subdivision Name with L. & S. No.]

Acreage: 3.1

OWNER'S NAME: 380 Forest Grove Property, LP Phone Number: _____
Applicant/Contact Person: Sean Cham Title: _____
Company Name: _____
Street/Mailing Address: 6900 Alma Drive, Suite 180 City: Plano State: TX Zip: 75023
Phone: (972) 740-6538 Fax: () _____ Email Address: scham@211legacy.com

DETAILED TYPE OF SPECIFIC USE PERMIT REQUESTED: _____

Request approval of a Retail/Farm/Feed Supply Store to be located on North Side of US 380 and approximately 900 feet east of South Forest Grove Road.



READ BEFORE SIGNING BELOW:

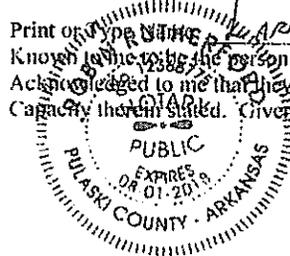
By signing this application, staff is granted access to your property to perform work related to your case.

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

SIGNATURE:

Larry Vancey, E VP of Princeton, LLC
(Letter of authorization required if signature is other than property owner)

Print or type the name of the person whose name is subscribed to the above and foregoing instrument, and
Known to me to be the person who 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 14th day of April, 2016



SUBSCRIBED AND SWORN TO before me, this the 14th day of April,
Notary Public in and for the State of Texas: *Robin Ruthledge*

Page 2 of 2

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 AR)

COUNTY OF PULASKI)



I, Robin Ruthledge, Notary Public, on this day personally appeared LARRY VANCEY, E VP PRINCETON, LLC, 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."

Larry Vancey, E VP
*(Owner/Agent (circle one))

SUBSCRIBED AND SWORN TO before me, this the 14th day of April,
Notary Public in and for the State of Texas: *Robin Ruthledge*

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.			
			ZC
Signature		Title	OFFICIAL SUBMISSION DATE
			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		
	Bldg. Official		
	Police Chief		Local Gov Code §212

SPECIAL LIMITED POWER OF ATTORNEY

380 FOREST GROVE PROPERTY, LP, a Texas limited partnership ("Owner"), as owner and holder of certain real property located in the DAVID CHERRY SURVEY Abstract No. 166, in the City of Princeton, Collin County, Texas, as evidenced by a *General Warranty Deed* recorded under Instrument No. 20160329000365840 in the real property records of Collin County, Texas (the "Property"), does hereby make and appoint R.A. WILSON ENTERPRISES, INC., an Arkansas corporation ("Applicant"), as Owner's attorney-in-fact to act for it and in its name in connection with the following limited and special purpose:

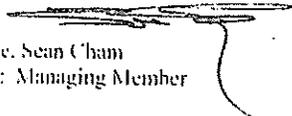
Submission of a *Specific Use Permit Application* to the CITY OF PRINCETON for the Property under the Project Name: Tractor Supply Company; Type of Use: Retail Farm Supply Store (the "SUP Application").

Applicant's powers as Owner's attorney-in-fact shall be limited to acts necessary to submit and prosecute the SUP Application. THIS SPECIAL LIMITED POWER OF ATTORNEY IS EFFECTIVE IMMEDIATELY AND WILL CONTINUE UNTIL IT IS REVOKED.

IN WITNESS WHEREOF, this power of attorney has been executed this ___ day of April 2016.

380 FOREST GROVE PROPERTY, LP
a Texas limited partnership

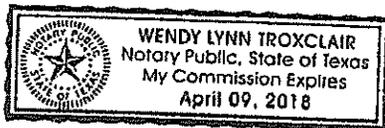
By: 380 FOREST GROVE PROPERTY MANAGEMENT, LLC,
a Texas limited liability company
Its: General Partner

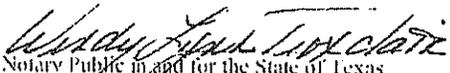
By: 
Name: Sean Cham
Title: Managing Member

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared SEAN CHAM known to me to be the persons whose name is subscribed to the foregoing instrument, in his capacity as Managing Member of 380 FOREST GROVE PROPERTY MANAGEMENT, LLC, a Texas limited liability company, in its capacity as the General Partner of 380 FOREST GROVE PROPERTY, LP, a Texas limited partnership, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said limited partnership.

Given under my hand and seal of office, this the 18th day of April 2016




Notary Public in and for the State of Texas
My Commission Expires:
April 9, 2018

**** CITY OF PRINCETON ** SPECIFIC USE PERMIT APPLICATION ****

SIGNATURE:

380 FOREST GROVE PROPERTY, LP
a Texas limited partnership

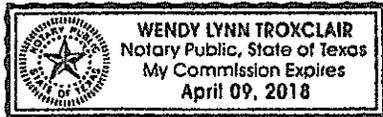
By: 380 FOREST GROVE PROPERTY MANAGEMENT, LLC,
a Texas limited liability company
Its: General Partner

By: _____
Name: Sean Cham
Title: Managing Member

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared SEAN CHAM known to me to be the persons whose name is subscribed to the foregoing instrument, in his capacity as Managing Member of 380 FOREST GROVE PROPERTY MANAGEMENT, LLC, a Texas limited liability company, in its capacity as the General Partner of 380 FOREST GROVE PROPERTY, LP, a Texas limited partnership, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said limited partnership.

Given under my hand and seal of office, this the 18th day of April 2016



Wendy Lynn Troxclair
Notary Public in and for the State of Texas
My Commission Expires:
April 9, 2018

3.31 Acres

Being a tract of land in the David Cherry Survey, Abstract Number 166 in the City of Princeton, Collin County, Texas and being a part of a tract of land described in a deed to Ragon-Milavec 27, L.P., as recorded in County Clerk's File Number 2008-684370 of the Real Property Records, Collin County, Texas; the subject tract being more particularly described as follows;

COMMENCING at a capped ½" iron rod stamped "Eagle Surveying" set for the Southwest corner of a tract of land described in a deed to Harper City View, Ltd., as recorded in County Clerk's File Number 2001-123391 of the Real Property Records, Collin County, Texas, and being the Southeast corner of said Ragon-Milavec 27, L.P., tract and being in the North Right of Way line of U.S. Highway 380;

Thence North 66 degrees 46 minutes 48 seconds West with the common line thereof a distance of 306.16 feet to a capped ½" iron rod stamped "Eagle Surveying" set for the Southeast corner of the herein described tract and being the POINT OF BEGINNING;

Thence North 66 degrees 46 minutes 48 seconds West with the South line of said Ragon-Milavec 27, L.P., tract and being in the North Right of Way line of U.S. Highway 380 a distance of 29.84 feet to a capped ½" iron rod stamped "Eagle Surveying" set;

Thence North 65 degrees 15 minutes 54 seconds West with the common line thereof a distance of 281.00 feet to a capped ½" iron rod stamped "Eagle Surveying" set for the Southwest corner of the herein described tract;

Thence North 24 degrees 24 minutes 19 seconds East a distance of 463.27 feet to a capped ½" iron rod stamped "Eagle Surveying" set for the Northwest corner of the herein described tract;

Thence South 65 degrees 35 minutes 41 seconds East a distance of 310.83 feet to a capped ½" iron rod stamped "Eagle Surveying" set for the Northeast corner of the herein described tract;

Thence South 24 degrees 24 minutes 19 seconds West a distance of 464.27 feet to the POINT OF BEGINNING and enclosing 3.31 acres of land more or less.



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

PLANNING & ZONING COMMISSION MEETING
 May 16, 2016, 6:00 p.m.
 Public Hearing

IZ20160225 – Initial Zoning – A tract of land situated in the Hardin Wright Survey, Abstract 957, in Collin County, Texas, and being a part of a called 2.33 acre tract of land that was conveyed to Hardin Edward Tallant, et ux Marie Tallant in deed recorded in Volume 674, page 299 of the Deed Records of Collin County, Texas; – Trinaton Global Investments, Owner/Applicant

STAFF REPORT

I. SITE DATA

SITE DATA

Existing Zoning: N/A
 Existing use: N/A
 Lot Size: 2.26 Acres

Direction	Zoning	Existing Land Use
North	C-1	Commercial District
East	C-1	Commercial District
South	C-2	General Commercial District
West	MH-2 & C-1	Manufactured Home Park District & Commercial District



REQUEST

Applicant requests Commission approve request for Initial Zoning to allow the property to be zoned C-2 General Commercial District.

II. PROCESS

A. PLANNING & ZONING COMMISSION CONSIDERATION AND REPORT

1) Planning & Zoning Commission Vote

The Planning & Zoning Commission, after the public hearing is closed, may vote to approve, approve with amendments and conditions, table, or deny in whole or in part the application.

2) Planning & Zoning Commission Table

The Planning & Zoning Commission may table for not more than ninety (90) calendar days from the time it is posted on the agenda until it has had opportunity to consider other proposed changes which may have a direct bearing thereon.

3) Planning & Zoning Commission Consideration

In making their determination, the Planning & Zoning Commission shall consider, among other things, the following factors:

- a. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the City as a whole.
 - b. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area, and shall note the findings.
 - c. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances that may make a substantial part of such vacant land unavailable for development.
 - d. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.
 - e. How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved, and whether such designation for other areas should be modified also.
 - f. The impact on the environment regarding the floodplain, riparian areas, topography, and vegetation.
 - g. Whether the request is consistent with the comprehensive plan and other master plans.
 - h. Any other factors which will substantially affect the health, safety, morals, or general welfare.
 - i. Findings of a Traffic Impact Analysis (TIA), if required.
- #### **4) Planning & Zoning Commission Justification for Denial**

If the Planning & Zoning Commission denies the zoning request, it may offer reasons to the applicant for the denial.

The Commission has the following options:

1. Recommend Approval to City Council of Initial Zoning IZ20160225 to C-2 General Commercial District.
2. Recommend Denial to the City Council of Initial Zoning IZ20160225 to C-2 General Commercial District with reasons stated in the motion.

III. REVIEW HISTORY			
Body:	Petition:	Action:	Date:
Planning & Zoning Commission	Initial Zoning	Hearing Before the Commission	May 16, 2016

IV. STAFF RECOMMENDATION

Recommend Approval of IZ20160225 proposed use appears to be consistent with surrounding uses



Shawn Fort, Chief Building Official



ZONING APPLICATION

City of Princeton, Texas

Office Use Only:
Date Received: _____
ZC #: 20160225

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

Name of Subdivision or Project: Princeton Car Wash

Application Type

- Initial Zoning (newly annexed or Agricultural property)
- Rezoning (property currently zoned)
- Specific Use Permit (SUP) – see Zoning Ordinance for special requirements and procedures

Application Fee
\$ 358.00
\$ _____
\$325.00

Physical Location of Property: 837 W. Princeton Drive, Princeton, TX 75407

[Address and General Location -- approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate metes and bounds description): Wright Survey, Sheet 2, Tract 88, 2.2663 Acres

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

Acreage: 2.2663 Existing Zoning: N/A Requested Zoning: C-2

[Attach a detailed description of requested zoning & development standards, if a PD]

OWNER'S NAME: Trinaton Global Investments

Applicant/Contact Person: Tim Attlee Phone Number: 469-879-2421

Company Name: BMG Commercial Construction Title: Dir. of Construction

Street/Mailing Address: 3421 S. Briery Road City: Irving State: TX Zip: 75060

Phone: (214) 912-6676 Fax: () Email Address: tim@bmgcommercial.com

ENGINEER / REPRESENTATIVE'S NAME:

Contact Person: _____ Title: _____

Company Name: _____

Street/Mailing Address: _____ City: _____ State: _____ Zip: _____

Phone: () Fax: () Email Address: _____

SUBMITTAL DEADLINE: 30 DAYS PRIOR TO P&Z PUBLIC HEARING DATE. (All zoning applications must be advertised in the newspaper, and notices must be mailed to all property owners within 200 feet of the subject property. Please contact City staff in advance for submittal deadlines.)

ALL APPLICATIONS MUST BE COMPLETE 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 Conceptual Plan) to the City with this application will result in delays scheduling the agenda date. Submit four (20) FOLDED Copies of Drawing(s) 24"x36" Prints [1"=100' scale] + one (1) 11X17, One (1) PDF File on CD to the Development Department by the Submittal deadline.

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.

*Zoning/Rezoning Fee: \$325.00, plus \$15.00 per acre up to 250 acres and \$8.00 per acre over 250 acres

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

Office 972-736-6169 * Fax 972-734-2548

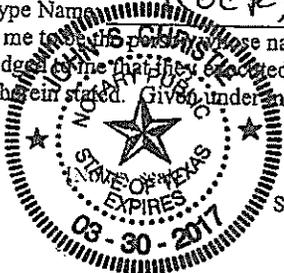
****READ BEFORE SIGNING BELOW:**

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: Rocky Manning (Manning Partner)
(Letter of authorization required if signature is other than property owner)

Print or Type Name: Rocky Manning
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 12 day of April 2016



SUBSCRIBED AND SWORN TO before me, this the 12 day of April, 2016

Notary Public in and for the State of Texas: John Chastain

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) Texas
COUNTY OF COLLIN) Collin

BEFORE ME, a Notary Public, on this day personally appeared Rocky Manning the
undersigned applicant, who, under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the
applicant (as 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."



[Redacted Signature Area]

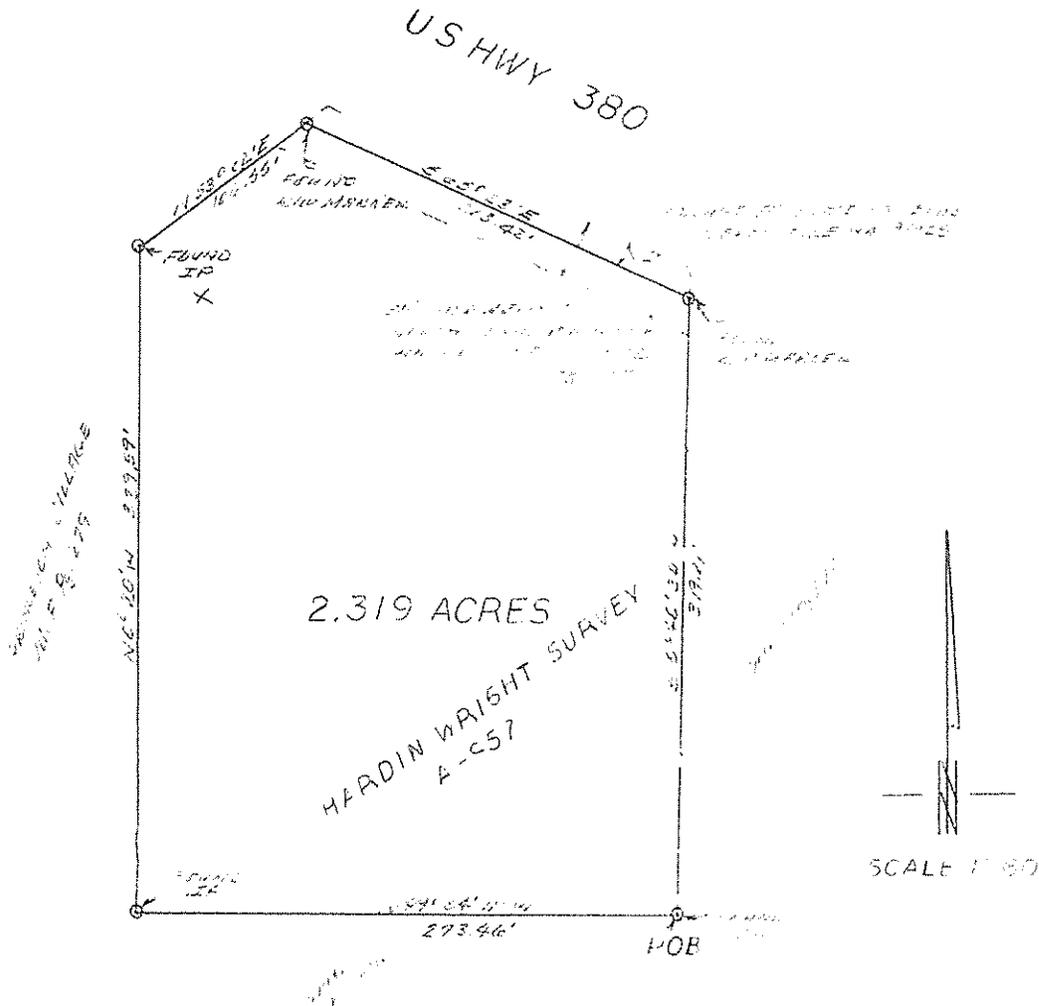
** Owner / Agent (circle one)

SUBSCRIBED AND SWORN TO before me, this the 12 day of April, 2016

Notary Public in and for the State of Texas: John Chastain

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 police; or document approved by the City Planner)	
	Required Exhibits	
	Metes and Bounds Description	
	Boundary/Property Survey	
	Address Labels for 200 ft. Property Adjacent Property Owners	
	Conceptual Plan	
	Folded sets of drawings/plans Twenty (20) 24"X36" and One (1) 11"X17", One (1) PDF File on CD	

SURVEY PLAT



Situated in the Hardin Wright Survey, Abstract No. 937 in Collin County, Texas, and being part of a called 2.33 Acre tract of land that was conveyed to Harley Edward Tallant, et ux Marie Tallant in Deed recorded in Volume 674, Page 299 of the deed Records of Collin County, Texas, being more particularly described by metes and bounds to-wit:

BEGINNING at an Iron Pin found being the Southeast corner of said tract;
 THENCE North 89 deg. 04 min. 11 sec. West with the South line of said tract 273.46 feet to an Iron Pin found;
 THENCE North 0 deg. 20 min. West with the West line of said tract, same being the East line of Princeton Village 339.59 feet to an Iron Pin found;
 THENCE North 53 deg. 02 min. East with a South right-of-way line of US Hwy 380, 106.55 feet to a right-of-way marker found;
 THENCE South 65 deg. 23 min. East with the new right-of-way line of US Hwy 380 a distance of 213.42 feet to a right-of-way marker found;
 THENCE South 0 deg. 40 min. 30 sec. West with the East line of said tract 319.21 feet to the place of beginning, containing 2.319 Acres.

I hereby certify to Wilson Title Company, its underwriters, and McWilliams & Thompson that I made the survey on the ground on July 9, 1996 of the Marie Tallant & The Estate of Harley Edward Tallant property shown hereon and found corner stakes as reflected on the plat and that the only improvements on the ground are as shown on the survey; that there are no apparent encroachments, overlapping of improvements or conflicts found during the time of this survey, except as shown on the survey plat.

Billy M. Lair
 Billy M. Lair, RPLS No. 1685



The above described property does not lie in a flood hazard area according to the F.E.M.A. flood insurance rate map community panel No.

4808500 325 G
ZONE X
 DATED 1-19-96

Easement to State of Texas
 Vol. 313, Page 205 does not affect this tract.

Situated in the Hardin Wright Survey, Abstract No. 957 in Collin County, Texas and being part of a called 2.33 acre tract of land that was conveyed to Hardin Edward Tallant, et ux Marie Tallant in Deed recorded in Volume 674, page 299 of the Deed Records of Collin County, Texas; being more particularly described by metes and bounds to-wit:

BEGINNING at an iron pin found being the southeast corner of said tract;

THENCE north 89 degrees, 04 minutes, 11 seconds, west with the south line of said tract 273.46 feet to an iron pin found;

THENCE north 0 degrees, 20 minutes, west with the west line of said tract, same being east line of Princeton Village 339.59 feet to an iron pin found;

THENCE north 53 degrees, 02 minutes, east with a south right-of-way line of US Highway 380, 106.55 feet to a right-of-way marker found;

THENCE south 65 degrees, 23 minutes, east with the new right-of-way line of US Highway 380 a distance of 213.42 feet to a right-of-way marker found;

THENCE south 0 degrees, 40 minutes, 30 seconds west with the east line of said tract 319.21 feet to the place of beginning, containing 2.319 acres.