



**MINUTES OF THE
CITY OF PRINCETON
REGULAR PLANNING AND ZONING COMMISSION MEETING
OF JANUARY 17, 2008**

The Princeton Planning and Zoning Commission met in regular session in the Council Chamber at City Hall, 306 Main Street, on January 17, 2008, at 6:30pm. The following Commissioners were present: Commissioner Wade, Commissioner Kirkham, Commissioner Goulet and Alternate Commissioner Rosbury. The following Staff was present: Lee Lawrence, City Administrator and Kathy Morris, Building Permit Technician/Planning and Zoning.

Commissioner **Wade** presided and called the meeting to order at 6:41pm.

Commissioner **Wade** led the audience in the Pledge of Allegiance.

Commissioner **Wade** announced the first item under the Consent Agenda: (C) "Discussion and possible approval of the Regular Planning and Zoning meeting minutes of December 20, 2007." **Commissioner Kirkham made a motion to approve with corrections the December 20, 2007 minutes. Commissioner Wade seconded the motion. The motion carried unanimously.**

Commissioner **Wade** announced the item under **Final Plat – Town Homes of Princeton: (D)**

"Discussion, possible approval and recommendation to the City Council regarding the Final Plat for the Final Plat for the Town Homes of Princeton located at 110 Wood Street, Consisting of 3.04 acres." **Lee Lawrence, Princeton City Administrator, stated that the City was in favor of approval of the Final Plat. Alternate Commissioner Rosbury made a motion to approve the Final Plat for the Town Homes of Princeton. Commissioner Goulet seconded the motion. The motion carried with 3 voting FOR and 1 AGAINST.**

Commissioner **Wade** announced the item under **Public Hearing – Zoning of 104.996 acre Georgia-Texas Land & Cattle Company Tract: (E)**

"First Public Hearing regarding a request from Georgia-Texas Land & Cattle Company LLC, for rezoning the following tract of land from Agriculture "A" to Commercial 2 "C2" being 10.507 acres, and from Agriculture "A" to Manufacturing 2 "M2", being 17.790 acres, a tract of land situated in Collin County, Texas, and being more or less 29 acre tract being part of the David Cherry Survey, Abstract No. 166, being more or less 29 acres of a called 104.57 acre tract of land as described in a Warranty Deed from Penny Gay Gantt Boles to Alice Ann McMahan and Ben Gantt as recorded in Volume 5230, Page 3057 of the Official Records of Collin County, Texas and being further described as follows: 104.996 acres of land, as required by the City of Princeton's Zoning Ordinance (Ordinance No. 98-001)." **Commissioner Wade opened the Public Hearing at 6:55pm. Bill Thomas, ECD, representing Georgia-Texas Cattle Company explained the previous zoning request and the reasoning for changing their request. No one opposed the request. Public Hearing closed at 6:58pm.**

Commissioner **Wade** announced the item under **Discussion – Zoning of 104.996 acre Georgia-Texas Land & Cattle Company Tract: (F)** " Discussion, possible approval and recommendation to the City Council regarding a request from Georgia-Texas Land & Cattle Company LLC, for rezoning the following tract of land from Agriculture "A" to Commercial 2 "C2" being 10.507 acres, and from Agriculture "A" to Manufacturing 2 "M2", being 17.790 acres, a tract of land situated in Collin County,

Texas, and being more or less 29 acre tract being part of the David Cherry Survey, Abstract No. 166, being more or less 29 acres of a called 104.57 acre tract of land as described in a Warranty Deed from Penny Gay Gantt Boles to Alice Ann McMahan and Ben Gantt as recorded in Volume 5230, Page 3057 of the Official Records of Collin County, Texas and being further described as follows: 104.996 acres of land, as required by the City of Princeton's Zoning Ordinance (Ordinance No. 98-001)." **Without any discussion, Commissioner Kirkham made a motion to recommend approval to the City Council for the zoning request. Alternate Commissioner Rosbury seconded the motion. The motion carried unanimously.**

Commissioner Wade announced the item under the **Discussion – Park Plan: (G)** "Discuss preliminary park and open space plan for City of Princeton." **Lee Lawrence reviewed the preliminary plans for revitalizing the City's 100-acre park. Preliminary plans include a 2 to 3 acre lake/pond, walking/jogging trail, community center, playground, etc. He explained that grants would have to be applied for prior to any work being done to the park over and above the grant already received from Collin County. The plans will be presented to the City Council at the January 22nd meeting.**

Commissioner Wade announced the item under **Discussion – Zoning Decision Criteria: (H)** Discuss criteria to be used in making zoning/land use decisions. **This item was Tabled again until all P&Z Commissioners can be present.**

Commissioner Wade announced the item under **Update Report: (I)** "Update report of the Economic Development Corporation by Liaison Goulet." **Commissioner Goulet gave an update report on the Jack in the Box project. Land for an access drive is being negotiated between JIB and landowner, D. L. Caldwell.**

Commissioner Wade announced the item under **Update report: (J)** "Update report of the Development Review Committee by Kathy Morris and Lee Lawrence." **Lee Lawrence updated the commission that the ongoing Harvest Point negotiations.**

Commissioner Wade announced the item under the **Discussion of Future Agenda Items: (K)** **Commissioner Kirkham requested that the previous minutes be corrected and asked the status of the Landscape Ordinance.**

Commissioner Wade asked for a motion for **Adjournment: (L)** **Commissioner Kirkham made a motion to adjourn the meeting. Commissioner Goulet seconded the motion. The motion carried unanimously. The meeting was adjourned at 7:40pm.**