

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

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

Commission Chairman **Closs** presided and called the meeting to order at 6:30pm.

Commission Chairman **Closs** led the audience in the Pledge of Allegiance.

Commission Chairman **Closs** announced the item under **Commissioners Roll Call: (C)** "Commissioners Roll Call" **All Commissioners present except Commissioner Wade.**

Commission Chairman **Closs** announced the item under **Consent Agenda: (D)** "Discussion and possible approval of the Regular Planning and Zoning meeting minutes of March 20, 2008." **Commissioner Kirkham made a motion to approve the February 21, 2008 minutes. Co-Chairman Goerlich seconded the motion. The motion carried unanimously.**

Commission Chairman **Closs** announced the item under **Public Hearing: (D)** "First Public Hearing regarding a request from Princeton Land Partners, L.P. for zoning of the following tract of land, to Planned Development Multi-Family "PDMF", situated in the John H. Stanford Survey, Abstract No. 866, Collin County, Texas, said tract being all of a tract of land described in deed to LWJ Partnership, as recorded in Volume 5455, Page 316, Deed Records, Collin County, Texas (D.R.C.C.T.), said tract being more particularly described as follows: 29.50 acres of land more or less located at the southeast corner of Highway 380 and County Road 490." **Public Hearing opened at 6:35pm. Duane Fisher, CR 490 resident, represented the opposing landowners stating their concerns. Chad Larsen, CR 490 resident, was concerned about the need for a large buffer between the proposed development and the residents of CR490 and the increased traffic flow. Lee Moore, CR490 resident, was concerned about the drainage. Jeff Crannell, Crannell, Crannell & Associates Engineering, represented the landowner and developer. Mr. Crannell stated that the project would be very low density (10 unit per acre max.), 30ft. buffer, and amenities. Public Hearing closed at 6:56pm.**

Commission Chairman **Closs** announced the item under **Discussion: (F)** "Discussion, possible approval and recommendation to the City Council regarding the request from Princeton Land Partners, L.P. for zoning of the following tract of land, to Planned Development Multi-Family "PDMF", situated in the John H. Stanford Survey, Abstract No. 866, Collin County, Texas, said tract being all of a tract of land described in

deed to LWJ Partnership, as recorded in Volume 5455, Page 316, Deed Records, Collin County, Texas (D.R.C.C.T.), said tract being more particularly described as follows: 29.50 acres of land more or less located at the southeast corner of Highway 380 and County Road 490.” **Commissioner Kirkham made a motion to approve the request for zoning and forwarding to City Council. Co-Chairman Goerlich seconded the motion. The motion carried unanimously.**

Commission Chairman **Closs** announced the item under **Public Hearing: (G)** “First Public Hearing regarding a request from Eric Pena of Jack in the Box, Inc. for zoning of the following tract of land located at Hwy. 3800 & N. 2nd Street, Princeton, Texas, to Commercial 2 “C2”, situated in the Hardin Wright Survey, Abstract No. 957, Lots B-2 & C-1, in the Russell Wilson Addition, being more particularly described as .8563 acre tract of land. Located at 200. E. Princeton Drive.” **Public Hearing opened at 7:17pm. No one spoke for the opposition or for the project. Public Haring closed at 7:18pm.**

Commission Chairman **Closs** announced the item under **Discussion: (H)** “Discussion, possible approval and recommendation to the City Council regarding a request from Eric Pena of Jack in the Box, Inc. for zoning of the following tract of land located at Hwy. 3800 & N. 2nd Street, Princeton, Texas, to Commercial 2 “C2”, situated in the Hardin Wright Survey, Abstract No. 957, Lots B-2 & C-1. in the Russell Wilson Addition, being more particularly described as .8563 acre tract of land. Located at 200. E. Princeton Drive.” **Commissioner Kirkham made a motion to approve the request for zoning and forwarding to City Council. Alternate Commissioner Brinkerhoff seconded the motion. The motion carried unanimously.**

Commission Chairman **Closs** announced the item under **Public Hearing: (I)** “First Public Hearing regarding a request from Jack in the Box, Inc. located at 200 E. Princeton Drive, for a specific use permit to allow for the installation of a pole sign as required by the City of Princeton’s Sign Ordinance (Ordinance No. 2000-05-21) for the following tract of land described as being situated in the Hardin Wright Survey 0957, Lot B-2 & C-1, Russell Wilson Addition, .8536 acre tract of land.” **Public Hearing opened at 7:21pm. No one spoke for the opposition or “for” the project. Public Hearing closed at 7:23pm.**

Commission Chairman **Closs** announced the item under **Discussion: (J)** “Discussion, possible approval and recommendation to the City Council regarding a request from Jack in the Box, Inc. located at 200 E. Princeton Drive, for a specific use permit to allow for the installation of a pole sign as required by the City of Princeton’s Sign Ordinance (Ordinance No. 2000-05-21) for the following tract of land described as being situated in the Hardin Wright Survey 0957, Lot B-2 & C-1, Russell Wilson Addition, .8536 acre tract of land.” **Co-Chairman Goerlich made a motion to approve the request for a specific use permit to allow for the installation of a pole sign and forwarding to City Council. Commissioner Goulet seconded the motion. The motion carried with one abstained vote.**

Commission Chairman **Closs** announced the item under **Public Hearing: (K)** “First Public Hearing regarding a request from MCG Construction, Inc. for rezoning of the following tract of land located at 120 McGee Street, Princeton, Texas, from Single Family 1 “SF1” to Commercial 2 “C2”, situated in the Hardin Wright Survey, Abstract No. 957, Lots 8 & 9 of the T.F. Brown Addition, being more particularly described 0.525 acre tract of land.” **Public Hearing opened at 7:27pm. Randy Helmberger, Helmberger & Associates Engineering, spoke in favor of the request. Sheree**

Tallent, Princeton resident, spoke in favor of the request. Public Hearing closed at 7:30pm.

Commission Chairman **Closs** announced the item under **Discussion: (L)**
“Discussion, possible approval and recommendation to the City Council regarding a request from MCG Construction, Inc. for rezoning of the following tract of land located at 120 McGee Street, Princeton, Texas, from Single Family 1 “SF1” to Commercial 2 “C2”, situated in the Hardin Wright Survey, Abstract No. 957, Lots 8 & 9 of the T.F. Brown Addition, being more particularly described 0.525 acre tract of land.”

Commissioner Kirkham made a motion to approve the zoning request and forwarding to City Council. Commissioner Goulet seconded the motion. The motion carried unanimously.

Commission Chairman **Closs** announced the item under the **Update report: (I)**
“Update report of the Economic Development Corporation by Liaison Goulet.”

Commissioner Goulet reported on items from the previous EDC meeting—Cathy & Patty Martinez will attend a one-day seminar on Bond Funding; Onion Festival will be on April 26th.

Commission Chairman **Closs** announced the item under **Update report: (J)**
“Update report of current developmental projects by Kathy Morris and Lee Lawrence.”
Lee Lawrence and Kathy Morris updated the commission that the ongoing projects: Trident Metals infrastructure review reconstruction of Monte Carlo Blvd.

Commission Chairman **Closs** announced the item under the **Discussion of Future Agenda Items: nothing was brought forward**

Commission Chairman **Closs** asked for a motion for **Adjournment: (L)**
Commissioner Kirkham made a motion to adjourn the meeting. Alternate Commissioner Brinkerhoff seconded the motion. The motion carried unanimously. The meeting was adjourned at 7:58pm.