

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

The Princeton Planning and Zoning Commission met in regular session in the Council Chamber at City Hall, 306 Main Street, on July 17, 2008, at 6:30pm. The following Commissioners were present: Commission Chairman Closs, Commissioner Goulet, Commissioner Wade and Alternate Commissioner Rosbury. The following Commissioners were absent: Co-Chairman Goerlich, Commissioner Kirkham and Alternate Commissioner Brinkerhoff. 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 6:38pm.

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 Commission Co-Chairman Goerlich and Alternate Commissioner Brinkerhoff.**

Commission Chairman **Closs** announced the item under **Consent Agenda: (D)** "Discussion and possible approval of the Regular Planning and Zoning meeting minutes of July 17, 2008." Alternate **Commissioner Rosbury made a motion to approve the July 17, 2008 minutes. Commissioner Wade seconded the motion. The motion carried unanimously.**

Commission Chairman **Closs** announced the item under **Public Hearing: (E)** "First Public Hearing regarding a request from Habib Shehata for a zoning change from Single Family 1 "SF1" to Multi-Family "MF" and commercial 1 "C1", being a tract or parcel of land situated in the City of Princeton, Collin County, Texas, being part of the Jacob Snively Survey, Abstract No. 863, being all of Lots 21, 22, 25, 26, 29, 30, 31, 32 and 33 and all of Hillside Circle in Section Two as shown on the Final Plat of Hillside Addition, and addition to said City as shown on the plat thereof recorded Volume J, Page 919, Map records of Collin County, and being further described as follows: 14.480 acres of land, approximately 1000' to NW from intersection of US 380 and Monte Carlo Boulevard."

The Public Hearing opened at 6:45pm. Tom Rutledge, Pearl Pate and Candy Rutledge spoke against the request for zoning change. They each had concerns about MF degrading their property value, remaining country and added traffic on Hwy 380. Lana Sreda, Engineer with Alpha Design, Inc, explained the project advantages including a buffer between the residential and the MF project. The 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 a request from Habib Shehata for a zoning change from Single Family 1 "SF1" to Multi-Family "MF" and Commercial 1 "C1", being a tract or parcel of land situated in the City of Princeton, Collin County, Texas, being part of the Jacob Snively Survey, Abstract No. 863, being all of Lots

21, 22, 25, 26, 29, 30, 31, 32 and 33 and all of Hillside Circle in Section Two as shown on the Final Plat of Hillside Addition, and addition to said City as shown on the plat thereof recorded Volume J, Page 919, Map records of Collin County, and being further described as follows: 14.480 acres of land, approximately 1000' to NW from intersection of US 380 and Monte Carlo Boulevard." **Alternate Commissioner Rosbury asked how many units per acre they planned to build---up to 8 units per acre. Commissioner Goulet asked if this use was in line with the Land Use Plan---yes it is. Chairman Closs and Alternate Commissioner Rosbury suggested that they place lower density townhomes on the back of the property instead of apartments. Commissioner Wade made the motion to made a motion to approve the request for a zoning change from Single Family "SF1" to Multi-Family "MF" and Commercial 1 (C1) and forwarding to City Council. Alternate Commissioner Rosbury seconded the motion. The motion carried unanimously.**

Commission Chairman **Closs** announced the item under **Discussion: (G)** "Discussion, possible approval and recommendation to the City Council regarding the appointment of Planning & Zoning Commissioners including setting term expiration dates. **City Administrator Lee Lawrence explained the term status of the Commissioners and that it would be proposed to the City Council. Commissioner Goulet made a motion to approve the appointment of Planning & Zoning Commissioners including setting term expiration dates and forwarding to City Council. Alternate Commissioner Rosbury seconded the motion. The motion carried unanimously.**

Commission Chairman **Closs** announced the item under the **Update report: (H)** "Update report of the Economic Development Corporation by Liaison Goulet." **Commissioner Goulet had no report at this time.**

Commission Chairman **Closs** announced the item under **Status report: (I)** "Status report of current developmental projects by Kathy Morris and Lee Lawrence." **Lee Lawrence and Kathy Morris updated the commission that the ongoing projects:**

- Jack in the Box – they received their Building Permit and should be breaking ground within the next week weeks.
- AutoZone – we are still reviewing their Civil/Engineering Plans while the structure building plans have been approved.
- Villa Asuncion Addition – they currently have approximately 49,000 sq. ft. existing facility and they are building a 50,000 sq. ft. addition. They have received their Building Permit.
- Tater to Go – a take-out baked potato restaurant to be in Times Square. Opening around Sept. 1.
- Ag. Barn expansion – PISD is building an expansion out at the Ag Barn for sheep and cattle.
- Brown Street Clocktower Building B - - their Building Permit is ready to be picked up
- Monte Carlo Blvd. – Monte Carlo will be completely rebuilt to a 4 lane divided street. We are currently in the design stage of the project.

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

Commission Chairman **Closs** asked for a motion for **Adjournment: (K) Commissioner Goulet made a motion to adjourn the meeting. Commissioner Wade seconded the motion. The motion carried unanimously. The meeting was adjourned at 7:52pm.**