

**MINUTES OF THE
CITY OF PRINCETON
REGULAR PLANNING AND ZONING COMMISSION MEETING
Of August 21, 2008**

The Princeton Planning and Zoning Commission met in regular session in the Council Chamber at City Hall, 306 Main Street, on August 21, 2008, at 6:30pm. The following Commissioners were present: Commission Chairman Closs, Commissioner Kirkham, Commissioner Goulet, Commissioner Wade, Alternate Commissioner Rosbury and Alternate Commissioner Brinkerhoff. The following Commissioner was absent: Co-Chairman Goerlich. 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 6:35pm.

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.**

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." **Commissioner Goulet 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 Rod Hinson Construction, owner of the tract of land known as Parkview Heights Subdivision Lot 39, in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, TX, for a revision of the Two Family-Duplex "TF" zoning to permit a duplex to be divided to allow each unit to be sold separately on lots of not less than 2,500 square feet. **Public Hearing opened at 6:37pm. Rod Hinson spoke in favor of the request explaining the need and reasoning for the request---to allow each side of the duplex to be sold to two individual parties. Obie Cartmill, adjoining property owner, spoke against the request stating his view of two different owners future maintenance of the structure. He believes that it could be a future eye sore for the neighborhood. Public Hearing closed at 6:40pm.**

Commission Chairman **Closs** announced the item under **Discussion: (F)** "Discussion, possible approval and recommendation to the City Council regarding a request from Rod Hinson Construction, owner of the tract of land known as Parkview Heights Subdivision Lot 39, in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, TX, for a revision of the Two Family-Duplex "TF" zoning to permit a duplex to be divided to allow each unit to be sold separately on lots of not less than 2,500 square feet. **After brief discussion, Alternate Commissioner Brinkerhoff made the motion to proceed to Item G and H then return to this item (F) for a decision and recommendation. Commissioner Kirkham seconded the motion. The motion carried. At the return to Item**

F, Alternate Commissioner Brinkerhoff made the motion to approve and recommend approval to the City Council for the request after a lengthy discussion of the pros and cons for allowing separate ownership of each unit in a duplex. The basic source of the discussion was the upkeep of a property when occupied by an owner vs. a renter. Commissioner Goulet seconded the motion. The vote was 3 FOR and 1 Against. The motion carried.

Commission Chairman **Closs** announced the item under **Public Hearing: (G)** “First Public Hearing regarding a request from Rod Hinson Construction to revised the current Two Family-Duplex “TF” zoning to permit a duplex to be divided to allow each unit to be sold separately on lots not less than 2,500 square feet. Known as Parkview Heights Subdivision in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas. **Public Hearing opened at 7:20pm. Doyce Lemley spoke in favor of the revision to encourage homeownership. Obie Cartmill spoke against the revision. Lee Lawrence, City Administrator, stated the lots would have a min. of 3,000 sq. ft. after being divided. Public Hearing closed at 7:25pm.**

Commission Chairman **Closs** announced the item under **Discussion: (H)** Discussion and possible approval and recommendation to the City Council regarding a request from Rod Hinson Construction to revised the current Two Family-Duplex “TF” zoning to permit a duplex to be divided to allow each unit to be sold separately on lots not less than 2,500 square feet. Known as Parkview Heights Subdivision in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas. **Alternate Commissioner Brinkerhoff expanded on what the situation is. “Is it going to benefit the product? Is it worst ? or the same? He favored ownership not renting. After a lengthy discussion, Commissioner Kirkham made a motion to deny. Commissioner Wade seconded the motion. The motion to deny carried. Commissioner Kirkham made the motion to return to Item F. Alternate Commissioner Brinkerhoff seconded the motion. The motion carries.**

Commission Chairman **Closs** announced the item under the **Update report: (I)** “Update report of the Economic Development Corporation by Liaison Goulet.” **Commissioner Goulet had been able to attend the previous EDC meeting. Lee Lawrence gave an update: 1) Sam Satterwhite, Wylie EDC, gave a presentation; 2) Joey Grisham, Retail Coach, stated that 20,000-25,000 people are in the Princeton Hwy 380 market area making the area suitable for a “Big Box Type” retailer.**

Commission Chairman **Closs** announced the item under **Status report: (J)** “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 TxDot Permit for the drive off of Hwy 380.**
- **AutoZone – Final Plat on 9/9/08 Council Agenda, Pole Sign SUP and Zoning on 9/18/08 P&Z Agenda and 9/23/08 Council Agenda.**
- **Tater-to-Go and Princeton Training—opened 8/18/08**
- **Sales Tax Revenue budgeting appears to be flat for next year**

Commission Chairman **Closs** announced the item under the **Discussion of Future Agenda Items: (K) Sales Tax Revenue for Beer & Wine for surrounding cities.**

Commission Chairman **Closs** 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 8:18pm.**