



**NOTICE OF CITY OF PRINCETON  
REGULAR PLANNING AND ZONING COMMISSION MEETING  
AND AGENDA  
September 17, 2012**

**Meeting Time and Place**

The Planning and Zoning Commission for The City of Princeton will meet in Regular Session on Monday, September 17, 2012 at 6:30 PM at the Council Chamber in City Hall located at 123 W. Princeton Drive in Princeton to discuss the following:

**Claire Closs,  
Commission Chairman**

**Jeffrey Goerlich  
Commission Co-Chairman**

**Dorothy Wade  
Commission Member**

**Doris Goulet  
Commission Member**

**Jenny Rosbury  
Commission Member**

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- A. CALL TO ORDER (PLEASE TURN OFF ALL CELL PHONES)**
  - B. PLEDGE OF ALLEGIANCE**
  - C. COMMISSIONERS ROLL CALL**

**PRESENT**

Claire Closs	_____
Jeff Goerlich	_____
Dorothy Wade	_____
Doris Goulet	_____
Jenny Rosbury	_____

**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**

Consider approval of minutes of August 20, 2012, Regular Meeting.

**F. PUBLIC HEARING**

**First Public Hearing** regarding a request from JimBeck Investments, Jim Copp, 11401 CR 496, Princeton, Texas, regarding a Specific Use Permit for a Tanning Salon per the requirements of the City of Princeton Zoning Ordinance (Ordinance No. 2009-06-09) for the following tract of land described as Block 4, Lot 7,8,9,10,11 & 12, Princeton Original Donation, 513 N. 4<sup>th</sup> Street, Princeton, Texas.

**G. DISCUSSION**

**Discussion and possible approval** and recommendation to the City Council regarding a request received from JimBeck Investments, Jim Copp, 11401 CR 496, Princeton, Texas, regarding a Specific Use Permit for a Tanning Salon per the requirements of the City of Princeton Zoning Ordinance (Ordinance No. 2009-06-09) for the following tract of land described as Block 4, Lot 7,8,9,10,11 & 12, Princeton Original Donation, 513 N. 4<sup>th</sup> Street, Princeton, Texas.

**H. PUBLIC HEARING**

**First Public Hearing** regarding a request from Native Contractors Inc., Adam Nieto, 12820 Hillcrest Rd., Dallas, Texas, for a zoning of property from Commercial 1 "C1" to Manufacture 1 "M1", being a tract or parcel of land situated on the City of Princeton, Collin County, Texas, being part of the Hardin Wright Survey, Abstract No. 957, and being all of Lots 1 through 8, and 13 through 15, and part of lots 9 through 11, and 15 through 18 of Block 1 of the Original Town of Princeton according to the plat there for recorded in Volume 37, Page 456 of the Deed Records of Collin County, Texas, and being all of the east/west 20.00 foot wide abandoned alley and a part of the north/south 20.00 foot wide abandoned alley in said Block 1 and also being all of those tracts of land described as "Tracts One through Six" in deed to Billy E. Wilder recorded in Volume 5151, Page 3067 of the Deed Records of Collin County, Texas and being more particularly described as follows: 1.803 acres of land, more or less.

**I. DISCUSSION**

**Discussion and possible approval** and recommendation to the City Council regarding a request from Native Contractors Inc., Adam Nieto, 12820 Hillcrest Rd., Dallas, Texas, for a zoning of property from Commercial 1 "C1" to Manufacture 1 "M1", being a tract or parcel of land situated on the City of Princeton, Collin County, Texas, being part of the Hardin Wright Survey, Abstract No. 957, and being all of Lots 1 through 8, and 13 through 15, and part of lots 9 through 11, and 15 through 18 of Block 1 of the Original Town of Princeton according to the plat there for recorded in Volume 37, Page 456 of the Deed Records of Collin County, Texas, and being all of the east/west 20.00 foot wide abandoned alley and a part of the north/south 20.00 foot wide abandoned alley in said Block 1 and also being all of those tracts of land described as "Tracts One through Six" in deed to Billy E. Wilder recorded in Volume 5151, Page 3067 of the Deed Records of Collin County, Texas and being more particularly described as follows: 1.803 acres of land, more or less.

**J. PUBLIC HEARING**

**First Public Hearing** regarding a request from JimBeck Investment, Jim Copp, 11401 CR 496, Princeton, Texas, for a rezoning of property from Single Family 2 "SF2" to Commercial "C1", being a 0.4821 acre tract or parcel of land situated in the Hardin Wright Survey, Abstract No. 957, being all of Lots 13, 14 and 15 of Collin County, Texas, according to the map thereof recorded in Volume 37, Page 456, of the Deed Records of Collin County, Texas (D.R.C.C.T.), also being those tracts of land conveyed to Hessie Mozell Chapman Strickland and Ramay Ray Chapman as recorded in Volume 3953, Page 1290, D.R.C.C.T., said 0.4821 acre tract of land being more particularly described as follows: 0.4821 of one acre of land (213 McKinney and 612 3<sup>rd</sup> Street).

**K. DISCUSSION**

**Discussion and possible approval** and recommendation to the City Council regarding a request from JimBeck Investment, Jim Copp, 11401 CR 496, Princeton, Texas, for a rezoning of property from Single Family 2 "SF2" to Commercial "C1", being a 0.4821 acre tract or parcel of land situated in the Hardin Wright Survey, Abstract No. 957, being all of Lots 13, 14 and 15 of Collin County, Texas, according to the map thereof recorded in Volume 37, Page 456, of the Deed Records of Collin County, Texas (D.R.C.C.T.), also being those tracts of land conveyed to Hessie Mozell Chapman Strickland and Ramay Ray Chapman as recorded in Volume 3953, Page 1290, D.R.C.C.T., said 0.4821 acre tract of land being more particularly described as follows: 0.4821 of one acre of land (213 McKinney and 612 3<sup>rd</sup> Street).

**EXECUTIVE SESSION**

*Executive Session: Under terms of Chapter 551 of Texas Government Code the Planning and Zoning Commission may enter into CLOSED SESSION or Executive Session to discuss the following:*

*Section 551.071 (2) Texas Government Code. Consultation with the City Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter on any posted agenda items.*

**ACTION PERTAINING TO EXECUTIVE SESSION**

**L. ADJOURNMENT**

**CERTIFICATE**

I hereby certify the above Notice of Meeting was posted at the Princeton City Hall September 14, 2012 at 10:00 am.



**Kathy Morris, 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.**