

**MINUTES OF THE
CITY OF PRINCETON
REGULAR PLANNING AND ZONING COMMISSION MEETING
Of September 18, 2008**

The Princeton Planning and Zoning Commission met in regular session in the Council Chamber at City Hall, 306 Main Street, on September 18, 2008, at 6:30pm. The following Commissioners were present: Commission Chairman Closs, Commission Co-Chairman Goerlich, Commissioner Kirkham, Commissioner Wade, Alternate Commissioner Rosbury and Alternate Commissioner Brinkerhoff. The following Commissioner was absent: Commissioner Goulet. 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 6:32pm.

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 Goulet.**

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

Commission Chairman **Closs** announced the item under **Discussion: (E) "Discussion, possible approval and recommendation to the City Council regarding a request from AutoZone, Inc. located at 202 E. Princeton Drive, for the Final Plat for the Following Tract of Land described as being situated in the Hardin Wright Survey, Abstract No. 957, Lots B-3 & C-2, Russell Wilson Addition, .9263 acre tract of land." Commissioner Kirham made a motion to approve the Final Plan for AutoZone, Inc. and forwarding to City Council. Co-Chairman Goerlich seconded the motion. The motion carried unanimously.**

Commission Chairman **Closs** announced the item under **Public Hearing: (F) "First Public Hearing regarding a request from AutoZone, Inc. located at 202 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, Abstract No. 957, Lots B-3 & C-2, Russell Wilson Addition, .9263 acre tract of land." Public Hearing opened at 6:38pm. Andre Robten, Resource Sign Company, represented AutoZone, Inc. speaking in favor of the Specific Use Permit for the Pole Sign. The Public Hearing closed at 6:39pm.**

Commission Chairman **Closs** announced the item under **Discussion: (G)**
“Discussion, possible approval and recommendation to the City Council regarding a request from AutoZone, Inc. located at 202 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, Abstract No. 957, Lots B-3 & C-2, Russell Wilson Addition, .9263 acre tract of land.” **Commissioner Kirkham inquired about the distance of the pole sign from Hwy 380. Mr. Robten replied approximately 38 feet. Commissioner Kirkham made a motion to approve the Specific Use Permit to allow for the installation of a pole sign and forward to the City Council. Commissioner Wade seconded the motion. The motion carried unanimously.**

Commission Chairman **Closs** announced the item under **Public Hearing: (H)**
“First Public Hearing regarding a request for zoning of property to Commercial 1 “C1”, being a tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas and being all of Lots B-3 and C-2, Russell Wilson Addition, an addition to the City of Princeton, Collin County, Texas according to the plat thereof recorded in Volume 1, Page 141, Plat Records, Collin County, Texas; said 0.9263 acre tract also being a part of a called 1.59 acre tract of land conveyed to D.L. Caldwell by Warranty Dec recorded in Volume 4006, Page 418, Dec Records, Collin County, Texas; said 0.9263 acre tract being more particularly described as 0.9263 acres of land, more or less.” **Public Hearing opened at 6:43pm. No one spoke for or against the zoning request. Public Hearing closed at 6:44pm.**

Commission Chairman **Closs** announced the item under **Discussion: (I)**
“Discussion and possible approval and recommendation to the City Council regarding a request for zoning of property to Commercial 1 “C1”, being a tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas and being all of Lots B-3 and C-2, Russell Wilson Addition, an addition to the City of Princeton, Collin County, Texas according to the plat thereof recorded in Volume 1, Page 141, Plat Records, Collin County, Texas; said 0.9263 acre tract also being a part of a called 1.59 acre tract of land conveyed to D.L. Caldwell by Warranty Dec recorded in Volume 4006, Page 418, Dec Records, Collin County, Texas; said 0.9263 acre tract being more particularly described as 0.9263 acres of land, more or less.” **Lee Lawrence explained that the City Staff could not find any records to clearly document the zoning classification of this property and others along the Hwy 380 corridor. Commissioner Kirkman suggested that the Planning & Zoning Commission ask the City Staff to look at all the properties along the Hwy 380 corridor that should zoned to Commercial. Lee Lawrence replied that City Staff would be glad to do that should the Commissioners choose for the Staff to do so. Commissioner Kirkham made a motion to approve the zoning of the property to C1 and forward to the City Council. Co-Chairman Goerlich seconded the motion. The motion carried unanimously.**

Commission Chairman **Closs** announced the item under the **Discussion: (J)**
“Discussion of various proposed revision of the Princeton Zoning Ordinance.” **Lee Lawrence informed the Commissioners that he and Kathy Morris were reviewing the Zoning Ordinance for revisions and updating. He handed out copies of a revised**

Notes and Appendix 1 for discussion. The Commissioners were asked to review the revisions and the complete Zoning Ordinance for discussion at the October meeting.

Commission Chairman **Closs** announced the item under the **Annexation Proposals: (K)** “Discuss and possible approval and recommendation to the City Council regarding various annexation proposals.” **Lee Lawrence explained future annexation of land presently without city services. Planning & Zoning can advise the City Council to annex those tracts of land and can advise City Council to extend the City’s ETJ with property owners approval. Commissioner Kirkham made a motion to annex properties along the Hwy 380 corridor that are eligible. Co-Chairman Goerlich seconded the motion. The motion carried unanimously.**

Commission Chairman **Closs** announced the item under the **Beer & Wine Sales Tax Revenue: (L)** “Discuss and review of Beer & Wine Sales Tax Revenue for surrounding cities in Collin County.” **Lee Lawrence furnished the Commissioners with copies of sales tax records for various cities in Collin County that have already experienced voted in Beer and Wine sales.**

Commission Chairman **Closs** announced the item under the **Update report: (M)** “Update report of the Economic Development Corporation by Liaison Goulet.” **In Commissioner Goulet’s absence, Lee Lawrence reported that there had not been a meeting of the EDC.**

Commission Chairman **Closs** announced the item under **Status report: (N)** “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---construction has begin.**
- **AutoZone – building permit & all civil/construction plans have been approved**
- **Tater-to-Go and Princeton Training—opened 8/18/08**

Commission Chairman Closs announced the item under the Discussion of Future Agenda Items: (K) No items were requested

Commission Chairman **Closs** asked for a motion for **Adjournment: (L)** **Commissioner Kirkham made a motion to adjourn the meeting. Commission Co-chairman Goerlich seconded the motion. The motion carried unanimously. The meeting was adjourned at 8:46pm.**