

**MINUTES OF THE  
CITY OF PRINCETON  
REGULAR PLANNING AND ZONING COMMISSION MEETING  
Of October 16, 2008**

The Princeton Planning and Zoning Commission met in regular session in the Council Chamber at City Hall, 306 Main Street, on October 16, 2008, at 6:30pm. The following Commissioners were present: Commission Chairman Closs, Commissioner Kirkham, Commissioner Wade, Commissioner Goulet and Alternate Commissioner Rosbury. The following Commissioners were absent: Commission Co- Chairman Goerlich 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 6:30pm.

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 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 September 18, 2008." **Commissioner Kirkham made a motion to approve the September 18, 2008 minutes. Commissioner Wade seconded the motion. The motion carried unanimously.**

Commission Chairman **Closs** announced the item under **Discussion: (E)** "First Public Hearing regarding a request from NMF Properties, JV, for zoning of land located at 1895 CR 447, Princeton, Texas, from Agriculture "A" to Single Family "SF2", situated in the S. D. Terry Survey, Abstract No. 890, Collin County, Texas, and being a part of a 60.411 acres tract of land as described in a Deed from the Veterans Land Board of Texas to William E. Stroud, dated April 11, 1979, and being recorded in Volume 1172, Page 196 of the Land Records of Collin County, Texas, being more particularly described as 59.82 acre tract of land." **Public Hearing was opened at 6:35pm. Nathan Frumkin, NMF Properties, JV, spoke in favor of the zoning from AG to SF2 with a 7,500 sq. ft. lot size. No one spoke against the zoning request. Public Hearing closed at 6:36pm.**

Commission Chairman **Closs** announced the item under **Public Hearing: (F)** "Discussion and possible approval and recommendation to the City Council regarding a request from NMF Properties, JV, for zoning of land located at 1895 CR 447, Princeton, Texas, from Agriculture "A" to Single Family "SF2", situated in the S. D. Terry Survey, Abstract No. 890, Collin County, Texas, and being a part of a 60.411 acres tract of land as described in a Deed from the Veterans Land Board of Texas to William E. Stroud, dated April 11, 1979, and being recorded in Volume 1172, Page 196 of the Land Records of Collin County, Texas, being more particularly described as 59.82 acre tract of land."

**Commissioner Kirkham** asked if this land is next to the existing **Quail Ridge** subdivision (no) and what is the subdivision abutting it (**Highland Creek Estates**)? He states that he felt that SF2 next to a SFE (estate) subdivision was not a good idea even with a buffer. **Alternate Commissioner Rosbury** asked if Princeton City water will be available to this land? **Lee Lawrence** explained the City Staff and Engineer reviews all of the utility, roads, etc. issues prior to bringing a zoning request forward to the P&Z Commission. **Alternate Commissioner Rosbury** asked what the Staff recommendation was? **Mr. Lawrence** stated that Staff has no problem with a SFE being built next to a SF2 or SF1 with a buffer in between the two subdivisions. **Commissioner Kirkham** made a motion to deny the request and forward to the Council as requested. There wasn't a second motion. The motion died for lack of a second. **Commissioner Wade** stated that she didn't understand the situation. Additional discussion continued, of which, the request was changed to SF2 to SF1 by **Mr. Frumkin** with the stipulation that the lots could be 7,500 sq. ft. **Commissioner Goulet** made a motion to approve SF1 zoning and forward to the Council. **Commissioner Kirkham** seconded the motion. The motion carried.

**Commission Chairman Closs** announced the item under Discussion: (G) Discussion and possible approval and recommendation to the City Council of various proposed revisions of the Local Amendments to the International Fire Code. **Derek Borg, Princeton Fire Marshal**, explained the reasoning behind the amendment. **Commissioner Kirkham** made a motion to approve the amendment request and forward to the City Council. **Commissioner Wade** seconded the motion. The motion carried unanimously.

**Commission Chairman Closs** announced the item under the Discussion: (H) "Continued discussion and possible approval and recommendation to the City Council of various proposed revision of the Princeton Zoning Ordinance." **Lee Lawrence** handed out copies of a revised section of the Zoning Ordinance for discussion. The Commissioners were asked to review the revisions.

**Commission Chairman Closs** announced the item under the Annexation Proposals: (I) "Continued discussion and possible approval and recommendation to the City Council regarding various annexation proposals." **Lee Lawrence** that there are some properties along Hwy 380 that are not annexed into the City and do not receive Princeton City water. Therefore, we cannot annex them at this time. He suggested that we wait until after the November election to see what happens with the Home Rule Charter.

Commission Chairman **Closs** announced the item under the **Sales Tax Revenue: (J)** “ Lee Lawrence informed the Commissioners that the Sales Tax Revenue for the City is holding “flat” which is a good thing in this economy.

Commission Chairman **Closs** announced the item under the **Update report: (K)** “Update report of the Economic Development Corporation by Liaison Goulet.”  
**Commissioner Goulet reported that the October meeting had not been held yet.**

Commission Chairman **Closs** announced the item under **Status report: (L)** “Status report of current developmental projects by Kathy Morris and Lee Lawrence.”  
**Lee Lawrence and Kathy Morris updated the commission that the ongoing projects:**  
1) Caldwell Street - **Lee Lawrence explained the traffic situation with the new football stadium and parking lot that will need to utilize Caldwell Street as an ingress/egress when functions are held at the stadium. PISD and a Caldwell Street business owner have agreed to help with the costs to widen and reconstruct Caldwell Street.**

Commission Chairman **Closs** announced the item under the **Discussion of Future Agenda Items: (K)** **Lee Lawrence informed the Commissioners of the Attorney Generals ruling of only issues listed on the agenda can be discussed at a meeting. He also reminded the Commissioners of the mandatory training meeting on Oct. 25<sup>th</sup> for the Open Meetings training—only Alternate Commissioners Brinkerhoff and Rosbury would have to attend. All other Commissioners have already attended the training.**

Commission Chairman **Closs** asked for a motion for **Adjournment: (L)**  
**Commissioner Kirkham made a motion to adjourn the meeting. Commissioner Wade seconded the motion. The motion carried unanimously. The meeting was adjourned at 7:56pm.**