



**NOTICE OF CITY OF PRINCETON
REGULAR PLANNING AND ZONING COMMISSION MEETING
AND AGENDA**

December 20, 2007

Meeting Time and Place

The Planning and Zoning Commission for The City of Princeton will meet in Regular Session on Thursday, December 20, 2007 at 6:30 PM at the Council Chamber in City Hall located at 306 Main Street in Princeton to discuss the following:

**Claire Closs,
Commission Chairman**

**Jeffrey Goerlich
Commission Co-Chairman**

**Dorothy Wade
Commission Member**

**Doris Goulet
Commission Member**

**Todd Kirkham
Commission Member**

**Michael Brinkerhoff
Commission Member (Alternate)**

**Jenny Rosbury
Commission Member (Alternate)**

A. Call to Order

B. Pledge of Allegiance

C. Consent Agenda

Discussion and possible approval of the Regular Planning and Zoning Meeting minutes of November 15, 2007.

D. Final Plat

Discussion, possible approval and recommendation to the City Council regarding the Final Plat for Princeton Independent School District Harper Elementary School, also known as Elementary #3, being a tract of land situated in the ETJ of the City of Princeton, Collin County, Texas, and being more or less 15.91 acre tract of land situated in the W.D. Thompson Survey, Abstract No. 892, Collin County, Texas, being portion of a tract of land conveyed to Thelma F. Rice according to the deed thereof recorded in Volume

Public Hearing

First Public Hearing regarding a request from Princeton Land Partners L.P. for rezoning the following tract of land from Agriculture "A" to Single-Family 1 "SF1", Multi-Family "MF" and Commercial 2 "C2" situated in the John H. Stanford Survey, Abstract No. 866, Collin County, Texas said tract being all of a tract of land described in deed to LWJ Partnership, as recorded in Volume 5455, Page 316, Deed Records, Collin County, Texas (D.R.C.C.T.), said tract being more particularly described as follows: 129.61 acres of land more or less, as required by the City of Princeton's Zoning Ordinance (Ordinance No. 98-001).

Discussion

Discussion, possible approval and recommendation to the City Council regarding a request from Princeton Land Partners L.P. for rezoning the following tract of land from Agriculture "A" to Single-Family 1 "SF1", Multi-Family "MF" and Commercial 2 "C2" situated in the John H. Stanford Survey, Abstract No. 866, Collin County, Texas said tract being all of a tract of land described in deed to LWJ Partnership, as recorded in Volume 5455, Page 316, Deed Records, Collin County, Texas (D.R.C.C.T.), said tract being more particularly described as follows: 129.61 acres of land more or less, as required by the City of Princeton's Zoning Ordinance (Ordinance No. 98-001).

G.

Public Hearing

First Public Hearing regarding a request from Georgia-Texas Land & Cattle Company LLC, for a zoning change from Agriculture "A" to Manufacturing 2 "M2", being a tract of land situated in Collin County, Texas, being part of the David Cherry Survey, Abstract No. 166, being all of a called 104.57 acre tract of land as described in a Warranty Deed from Penny Gay Gantt Boles to Alice Ann McMahan and Ben Gantt as recorded in Volume 5230, Page 3057 of the Official Records of Collin County, Texas and being further described as follows: 104.996 acres of land, as required by the City of Princeton's Zoning Ordinance (Ordinance No. 98-001).

Discussion

Discussion, possible approval and recommendation to the City Council regarding a request from Georgia-Texas Land & Cattle Company LLC, for a zoning change from Agriculture "A" to Manufacturing 2 "M2", being a tract of land situated in Collin County, Texas, being part of the David Cherry Survey, Abstract No. 166, being all of a called 104.57 acre tract of land as described in a Warranty Deed from Penny Gay Gantt Boles to Alice Ann McMahan and Ben Gantt as recorded in Volume 5230, Page 3057 of the Official Records of Collin County, Texas and being further described as follows: 104.996 acres of land, as required by the City of Princeton's Zoning Ordinance (Ordinance No. 98-001).

Continued Discussion

Discussion, possible approval and recommendation to the City Council regarding a request from Marsha and Amanda Wallace, represented by Mike Ripperger, for rezoning of property from "SF1" Single Family 1 to "TF" Two Family, being a tract of land situated in the City of Princeton, Collin County, Texas, and being Lot No. 24 of the College Addition to the City of Princeton, Texas, as shown by the map thereof duly recorded in Volume 1, page 34 of the Map and Plat Records of Collin County, Texas, to which reference is hereby made for a better description of said lot and being the same lot described in a deed from Mrs. M.V. Laney to Mrs. Mary Huddleston dated the 22nd day of January 1927, and recorded in Volume 277, Page 135 of the Deed Records of Collin County, Texas, and being more particularly described as follows: 126 West Gantt, as required by the City of Princeton's Zoning Ordinance (Ordinance No. 98-001).

J.

Public Hearing

A request has been received from United Engineering Group, 8800 N. Gainey Center Drive, Suite 255, Scottsdale, AZ., for a revision to an existing Planned Development (PD), being a tract of land situated in the City of Princeton, Collin County, Texas, and being more or less 860 acre tract situated in the David Cherry Survey, Abstract No. 166, Collin County, Texas: said tract being those tracts of land described in Special Warranty Deed to Princeton Meadows, LP recorded in Volume 4446, Page 1212 and Volume 4446, Page 1228 of the Deed Records of Collin County, Texas (D.R.C.C.T.) dated May 21, 2007. Generally located at the northwest corner of CR 407 and FM 75.

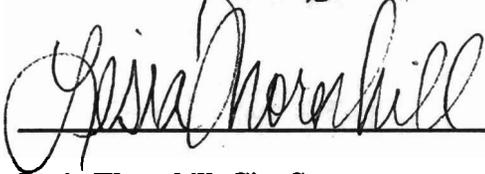
Discussion

Discussion, possible approval and recommendation to the City Council regarding a request received from United Engineering Group, 8800 N. Gainey Center Drive, Suite 255, Scottsdale, AZ., for a revision to an existing Planned Development (PD), being a tract of land situated in the City of Princeton, Collin County, Texas, and being more or less 860 acre tract situated in the David Cherry Survey, Abstract No. 166, Collin County, Texas: said tract being those tracts of land described in Special Warranty Deed to Princeton Meadows, LP recorded in Volume 4446, Page 1212 and Volume 4446, Page 1228 of the Deed Records of Collin County, Texas (D.R.C.C.T.) dated May 21, 2007. Generally located at the northwest corner of CR 407 and FM 75.

- L. **Discussion**
Discuss criteria to be used in making zoning/land use decisions.
- M. **Update report** of the Economic Development Corporation by Liaison Goulet.
- N. **Update report** of the Development Review Committee by Kathy Morris and Lee Lawrence.
- O. **Discussion of Future Agenda Items**
- P. **Adjournment**

Certificate

I hereby certify the above Notice of Meeting was posted at the Princeton City Hall
_____ *December 14* _____, 2007 at 4:15 am/pm.



Lesia Thornhill, City Secretary

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.