

Minutes
The City of Princeton
Regular Planning & Zoning Commission Meeting
Of May 20, 2013

The Planning & Zoning Commission of the City of Princeton, Texas, met in regular session in the Council Chamber of City Hall on May 20, 2013 at 6:30 p.m.

The following P&Z Commissioners were present: Co-Chairperson Goerlich, Commissioner Rosbury and Commissioner Goulet were present. Commissioner Wade and chairperson Closs were absent. The following Staff Members were present: City Manager Derek Borg and Planning Tech Kathy Morris.

Co-Chairperson **Goerlich** called the Planning & Zoning Meeting to order at 6:35 PM.

Co-Chairperson **Goerlich** led the audience in the Pledge of Allegiance. Co-Chairperson Goerlich called roll, present were Co-Chairperson Jeffrey Goerlich, Commissioner Goulet and Commissioner Rosbury. A quorum was present.

Co-Chairperson **Goerlich** announced **CITIZENS APPEARANCE Item D**: No one came forward to speak.

Co-Chairperson **Goerlich** announced the **Consent Agenda Item E**: "Consider approval of minutes of November 19, 2012 Regular Meeting and February 7, 2013 Regular Meeting." Commissioner Goulet made a motion to approve the November 19, 2012 Regular Meeting and February 7, 2013 Regular Meeting Minutes. Commissioner Rosbury seconded the motion. The motion carried unanimously.

Co-Chairperson Goerlich announced Item F: "P&Z COMMISSIONER TERMS: Discussion of City Ordinance No. 2013-05-10 on the appointment of all Boards and Commissions." This item was moved for discussion after Item J. At that time, City Manager Borg explained that all seats on all boards and commissions have been changed to begin and expire in December of each year—after the elections. Co-Chairman Goerlich and Commissioner Goulet's terms will expire in December 2013 along with the rest of the P&Z Commissioners. At that time the terms will be set and an expiration date will be assisted to the Place.

Co-Chairperson **Goerlich** announced **Item G**: "PUBLIC HEARING First Public Hearing regarding the amending of the Princeton Land Use Map, in accordance with the Texas Local Government Code, Chapter 213." Public Hearing was opened at 6:39pm. City Manager Borg explained the changes made on the proposed new Land Use Map. This map is for Future Land Use and not to be confused with the

actual Zoning Map. No one else spoke "FOR" or "AGAINST" the issue. The Public Hearing closed at 6:40pm.

Co-Chairperson Goerlich announced Item H: "Discussion and possible approval and recommendation to the City Council regarding the amending of the Princeton Land Use Map, in accordance with the Texas Local Government Code, Chapter 213." Commissioner Goulet made a motion to approve the proposed Princeton Land Use Map and forward the recommendation to the City Council. Commissioner Rosbury seconded the motion. The motion carried unanimously. 3-0

Co-Chairperson **Goerlich** announced **Item I**: "Discussion and possible approval and recommendation to the City Council regarding a request from Princeton 380, LTD. John Papagolos, 5225 Village Creek Drive, Suite 300, Plano, Texas, for a Preliminary Plat of the Villas of Monte Carlo Subdivision Phase 2A and 2B, situated in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas, as required by the City of Princeton's Subdivision Ordinance (Ordinance No. 2000-01-01)." City Manager Borg informed the Commissioners that the original Preliminary Plat had previously expired a few years ago. The property owner is currently resurrecting the Preliminary Plat to continue development at this time. Co-Chairperson Goerlich inquired as to what type of barrier will be on the lot lines between the new lots in the Villas of Monte Carlo Phase 2A & 2B and the adjoining existing properties on San Remo and Carlo. He was told by City Manager Borg that 6 ft. wood fencing with steel posts is the required fencing per City Ordinance. Michael Dowdy, Dowdy, Anderson & Associates, represented owners of the property. Commissioner Goulet made a motion to approve the Villas of Monte Carlo Phase 2A & 2B Preliminary Plat and forward the recommendation to the City Council. Commissioner Rosbury seconded the motion. The motion carried unanimously. 3-0.

Co-Chairperson **Goerlich** announced **Item J**: "Discussion and possible approval and recommendation to the City Council regarding a request from D. R. Horton – Texas, Ltd., David Booth, 4306 Miller Road, St. A, Rowlett, Texas, for an Amended Plat of Princeton Meadows West Phase III, situated in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas, as required by the City of Princeton's Subdivision Ordinance (Ordinance No. 2000-01-01)." City Manager Borg informed the Commissioners that the lot lines were revised on the lots that backed up to Monte Carlo Blvd. when the roadway was rebuilt. Also there was approximately a 5 foot allowance given for the Princeton Fire Department Property on Meadow Creek Drive. There will be a 6 foot screening wall built on Monte Carlo Blvd. backing the lots. Adam Conway, Pettit Barraza Engineering, represented the property owners. Commissioner Goulet made a motion to approve the Princeton Meadows West Phase III Amended Plat and forward the recommendation to the City Council. Commissioner Rosbury seconded the motion. The motion carried unanimously. 3-0.

Co-Chairperson **Goerlich** announced **Item K:** "MANAGER'S REPORT"

- a) Open Meetings Training – www.oag.state.tx.us (on-line training) furnish City with proof of training—Commissioners were reminded to do the training
- b) New Library Opening—Saturday, June 1st @ 10am –all Commissioners were encouraged to attend the celebration

Co-Chairperson **Goerlich** announced **Item L:** "Consider a request for items to be placed on a future agenda and NOT for discussion of these requests at this time."

- a) Taco Bell Restaurant ---Commissioner Goulet
- b) Screening requirements on thoroughfares --- Co-Chairperson Goerlich
- c) 860 acres project

Co-Chairperson **Goerlich** announced **Item M:** "ADJOURNMENT"

Commissioner Goulet made a motion for adjournment. Commissioner Rosbury seconded the motion. The motion carried unanimously. 3-0. The meeting adjourned at 7:07pm.