

Minutes

The City of Princeton

Regular Planning & Zoning Commission Meeting

Of July 15, 2013

The Planning & Zoning Commission of the City of Princeton, Texas, met in regular session in the Council Chamber of City Hall on July 15, 2013 at 6:30 p.m.

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

Chairperson **Closs** called the Planning & Zoning Meeting to order at 6:30 PM.

Chairperson **Closs** led the audience in the Pledge of Allegiance.

Chairperson **Closs** called roll, present was Chairperson Closs, Co-Chairperson Jeffrey Goerlich, Commissioner Goulet and Commissioner Wade. A quorum was present.

Chairperson **Closs** announced **CITIZENS APPEARANCE Item D**: No one came forward to speak.

Chairperson **Closs** announced the **Consent Agenda Item E**: "Consider approval of minutes of May 20, 2013 Regular Meeting." Co-Chairperson Goerlich made a motion to approve the May 20, 2013 Regular Meeting Minutes. Commissioner Wade seconded the motion. The motion carried unanimously. 4-0

Chairperson **Closs** announced **Item F**: "PUBLIC HEARING ----First Public Hearing regarding a request from Las Rocas Restaurant Club regarding a Specific Use Permit for a Private Club per the requirements of the City of Princeton Zoning Ordinance (Ordinance No. 2009-06-09) for the following tract of land described as Lost Highway (CPN) Block A, Lot 2 Amending Plat, approximately 0.536 acres of land, 133 W. Princeton Drive, Princeton, Texas." The First Public Hearing was opened at 6:32pm. No one came forward to speak either "FOR" or "AGAINST" the item. The First Public Hearing was closed at 6:33pm.

Chairperson **Closs** announced **Item G**: "DISCUSSION --Discussion and possible approval and recommendation to the City Council regarding a Specific Use Permit for a Private Club per the requirements of the City of Princeton Zoning Ordinance (Ordinance No. 2009-06-09) for the following tract of land described as Lost Highway (CPN) Block A, Lot 2 Amending Plat, approximately 0.536 acres of land, 133 W. Princeton Drive, Princeton, Texas." City Manager Borg gave the Commissioners a Managers Report with an overview of the Specific Use Permit requirement for an establishment selling alcoholic beverages and more than 50% of its gross revenue from the sale of food. Co-Chairperson Goerlich made a motion to approve the Specific Use Permit for a Private Club for Las Rocas Restaurant Club and forward the request on to the City Council for their consideration. Commissioner Wade seconded the motion. The motion passed unanimously. 4-0

Chairperson **Closs** announced **Item H**: "Review, discuss and possible approval of the Zoning Ordinance 2009-06-09 "Uses" language describing Donation Boxes. (Next Step: Two (2) Public Hearings will be required)." City Manager Borg explained to the Commissioners that once the language is approved by the Planning & Zoning Commissioners it will be forwarded to the City Council for their approval of the language/use. At that point, two (2) Public Hearings will be held and a City Council discussion will be held to decide if the Donation (collection) Boxes use will be approved to be added to the Zoning Ordinance 2009-06-09. The Commissioners discussed the language and made a few additions to the requirements. Co-Chairperson Goerlich made a motion to approve the "Uses" language/definition for Donation (collection) Boxes with the additions made by the P&Z Commissioners and forward to the City Council for their consideration. Commissioner Goulet seconded the motion. The motion passed unanimously. 4-0

Chairperson **Closs** announced the **Reopening of Item D**: "Citizens Comments" This item was reopened to allow George Nessinger, Arms of Hope, to speak on an existing Donation Box which his firm has had in Princeton for a few years. Mr. Nessinger had been told that the meeting started at 7pm instead of 6:30pm., therefore, causing him to miss the opportunity to speak. This Donation Box has been operating without a permit.

Chairperson **Closs** announced **Item I**: "Presentation, discussion and possible approval action regarding a concept plan for a new Manufacturing Home Park (MH-2) in the Princeton area." Tom Dunlap presented a Concept Plan to the Commissioners of a proposed approximately 5 acre upscale Manufactured Home Park. He stated that he and his wife would live in the park and personally manage it. His concept plan reflected 28 doublewide manufactured home sites with 2 covered parking spaces for each lot, 28 ft. streets, an above ground storm shelter for all residents, playground and landscaping throughout the development. Each tenant would own and move in their own manufactured home with a minimum of a 1 year lease on the lot. At this time, Mr. Dunlap has not decided on a definite location in or around the Princeton area for the development. Chairperson Closs asked Mr. Dunlap if he had considered an area for a

community garden to be maintained by all the residents. Co-Chairperson Goerlich made a motion for the staff to bring this item back to the next meeting with Mr. Dunlap furnishing a specific location for consideration to add a designation for an additional Manufactured Home Park (MH-2) to the Land Use Map. Commissioner Wade seconded the motion. The motion passed unanimously. 4-0

Chairperson **Closs** announced **Item J:** "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. Commissioner Wade was instructed to contact City Secretary Lesia Thornhill to make arrangements for her to take the training on a computer at City Hall or the Library.

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

- a) Screening Requirements for Thoroughfares

Chairperson **Closs** announced **Item L:** "ADJOURNMENT" Co-Chairperson Goerlich made a motion for adjournment. Commissioner Goulet seconded the motion. The motion carried unanimously. 4-0. The meeting adjourned at 7:28pm.