

Minutes

The City of Princeton

Regular Planning & Zoning Commission Meeting

Of August 19, 2013

The Planning & Zoning Commission of the City of Princeton, Texas, met in regular session in the Council Chamber of City Hall on August 19, 2013 at 6:30 p.m.

The following P&Z Commissioners were present: Chairperson Closs, Co-Chairperson Goerlich, Commissioner Wade, Commissioner Goulet and Commissioner Rosbury were present. 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, Commissioner Wade and Commissioner Rosbury. 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 July 15, 2013 Regular Meeting." Commissioner Rosbury made a motion to approve the July 15, 2013 Regular Meeting Minutes. Commissioner Wade seconded the motion. The motion carried unanimously. 5-0

Chairperson **Closs** announced **Item F**: "**PUBLIC HEARING** ----First Public Hearing regarding a request from 35W Investments LP for a zoning of property from "AG" Agriculture to "PD 11" Planned Development 11, being a tract of land situated in the Hardin Wright Survey, Abstract 957, in Collin County, Texas, and being part of a called 195.536 acre tract land described as Tract 2 in a deed to MAS Real Estate, Ltd. Recorded in Volume 6079, Page 3614 of Deed Records of Collin County, Texas and being more particularly described as follows: 185.506 acres of land located at SW corner of CR 400 and CR 447, Princeton, Texas." The Public Hearing was opened at 6:36pm. James W. Griffin, land owner on CR 447, spoke opposing any changes to the zoning. He preferred that all "AG" zoned land be left as agricultural land and not be developed. He asked for deferment of the present zoning case. He requested a copy of the Princeton City Limits prior to the 2nd Public Hearing and City Council action on the zoning case. He was concerned as to the volume capacity of the water & waste water lines to service this parcel of land, as well as, other city services. Brian

Umberger, Texas Development Services, and Ron Thomas, 35W Investments, spoke on the concept of the development. Mr. Umberger stated that the lots would average 6,000 sq. ft. with approximately 5 units per acre. Mr. Thomas stated that the homes would possibly be in the "starter" home category with a price range up to \$145,000.00. The First Public Hearing was closed at 6:43pm.

At the request of Commissioners, the Public Hearing was reopened at 7:06pm. Mr. Griffin again asked that the zoning case action be deferred to a later time. Mr. Umberger and Mr. Thomas and City Manager Borg explained the concept in more detail. Virginia Gathright, CR 400 property owner, was concerned as to what would be built at the hard corner of CR 400 and CR 447 in the Commercial area. The Public Hearing was closed at 7:11pm.

Chairperson **Closs** announced **Item G: "DISCUSSION** --Discussion and possible approval and recommendation to the City Council regarding 35W Investments LP for a zoning of property from "AG" Agriculture to "PD 11" Planned Development 11, being a tract of land situated in the Hardin Wright Survey, Abstract 957, in Collin County, Texas, and being part of a called 195.536 acre tract land described as Tract 2 in a deed to MAS Real Estate, Ltd. Recorded in Volume 6079, Page 3614 of Deed Records of Collin County, Texas and being more particularly described as follows: 185.506 acres of land located at SW corner of CR 400 and CR 447, Princeton, Texas." Co-Chairman Goerlich made a motion to approve the zoning of the property from "AG" Agriculture to "PD11" Planned Development 11 and forward on to the City Council for their consideration. Commissioner Wade seconded the motion. The motion passed unanimously. 5-0

Chairperson **Closs** announced **Item H:** "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
- b) Zoning Ordinance 2009-06-09 revisions

Chairperson **Closs** announced **Item I:** "ADJOURNMENT" Commissioner Rosbury made a motion for adjournment. Commissioner Goulet seconded the motion. The motion carried unanimously. 5-0. The meeting adjourned at 7:22pm.