

**Minutes**

**The City of Princeton**

**Planning & Zoning Commission Regular Meeting**

**Of October 19, 2015**

The Planning & Zoning Commission of the City of Princeton, Texas, met in regular session in the Council Chamber of City Hall on October 19, 2015 at 6:32 p.m.

The following P&Z Commissioners were present: Chairperson Cuellar, Vice-Chairperson Council, Commissioners Peters and Thompson. Commissioner Cruz was absent. The following Staff Members were present: City Manager Derek Borg, Building Official Shawn Fort.

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

Chairperson **Cuellar** called roll: Chairperson Cuellar, Vice-Chairperson Council, Commissioners Peters and Thompson were present. The following Staff Members were present: City Manager Derek Borg, Building Official Shawn Fort. Chairperson **Cuellar stated that a quorum was present.**

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

Chairperson **Cuellar** then announced the Consent Agenda: All consent agenda items listed are considered to be routine by the Planning and Zoning Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Commissioner so request, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

Chairperson **Cuellar** announced the **Consent Agenda Item E1: "Possible approval of the Special Meeting Minutes of September 21, 2015." Commission member Thompson made a motion to approve the Planning & Zoning meeting minutes of September 21, 2015 Special Meeting. Commissioner Peters seconded the motion. The motion carried unanimously.**

Chairperson **Cuellar** announced the **Public Hearing Item F1: ZA20150797-Zoning Map Amendment- Discussion and possible action** and recommendation to the City Council regarding a request from J Duane Fisher, regarding a Zoning Map Amendment per the requirements of the City of Princeton Zoning Ordinance (Ordinance No. 2009-06-09) for the following tract of land described a tract of land situated in Collin County, Texas, being part of the David Cherry Survey, Abstract No. 166, being a resurvey of part of the 58.481 acres of land described in a Trustees Deed from Cella B. Milavec and Vincent T. Milavec Trustees of Joe T. Milavec and Cella B.

Milavec Trust Agreement to Cella B. Milavec and Vincent T. Milavec, Trustee of the Joe T. Milavec Trust Agreement dated July 15, 1994, recorded in Document No. 20091027001314680 of the official Public Records of Real property of Collin County, Texas, and being further described as follows: 2.0972 acres of land more or less. **Commission Member Thompson made motion to approve Zoning Map Amendment per the requirements of the City of Princeton Zoning Ordinance (Ordinance No. 2009-06-09) for the following tract of land described a tract of land situated in Collin County, Texas, being part of the David Cherry Survey, Abstract No. 166, being a resurvey of part of the 58.481 acres of land described in a Trustees Deed from Cella B. Milavec and Vincent T. Milavec Trustees of Joe T. Milavec and Cella B. Milavec Trust Agreement to Cella B. Milavec and Vincent T. Milavec, Trustee of the Joe T. Milavec Trust Agreement dated July 15, 1994, recorded in Document No. 20091027001314680 of the official Public Records of Real property of Collin County, Texas, and being further described as follows: 2.0972 acres of land more or less. Commissioner Peters seconded the motion. The motion carried unanimously.**

Chairperson Cuellar announced the **Public Hearing Item F2: SUP20141029-Specific Use Permit Request- Discussion and possible action** and recommendation to the City Council regarding a request from Venture Commercial, Kenneth Reimer, regarding a Specific Use Permit for a 7-Eleven fueling station with a convenience store per the requirements of the City of Princeton Zoning Ordinance (Ordinance No. 2009-06-09) for the following tract of land described as a tract of land situated in the Harden Wright Survey, Abstract No. 957, Collin County, Texas, and being part of a 12.960 acre tract as conveyed to Creekview Partnership, L.L.C. and recorded in County Clerks No. 20120112000039310, Collin County, Texas and being more particularly described as 1.48 acres of land more or less, NW corner of the US Highway 380 and Creekview Drive, Princeton, Texas. **Chairperson Cuellar opened the Public Hearing at 6:45pm. Multiple residents spoke in opposition of the SUP20141029- Specific Use Permit Request. Chairperson Cuellar closed Public Hearing at 6:52pm. Vice Chairman Council made motion to recommend denial of SUP to City Council. Commissioner Thompson seconded the motion. The motion carried unanimously.**

Chairperson Cuellar announced the **Regular Agenda Item G1: “FP20141163-Final Plat Request- Discussion and possible action** and recommendation to the City Council regarding a request received from LGI Homes- Texas, LLC., for approval of the Final Plat of Cypress Bend NO. 2, A 38.443 acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas, according to deed recorded in document number 2014210000122700. **Vice Chairman Council made a motion to approve Final Plat for Cypress Bend NO. 2, A 38.443 acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas, according to deed recorded in document**

number 2014210000122700, and Commissioner Peters seconded the motion. The motion carries unanimously.

Chairperson **Cuellar** announced the **Regular Agenda Item G2**: Discussion and possible action in regards to P&Z Regular Meeting Dates and Times. **A motion was made to change meeting time to 6pm- The motion carried unanimously**

Chairperson **Cuellar** announced the **Regular Agenda Item G3**: "Next Meeting: Monday November 16, 2015."

Chairperson **Cuellar** announced **Regular Agenda Item G4**: "Consider a request for items to be placed on a future agenda and NOT for discussion of these requests at this time." **None**

Commissioner **Thompson** made a motion to adjourn the meeting. Commissioner **Peters** seconded the motion. The motion carried unanimously.

Chairperson **Cuellar** adjourned at 7:11 p.m.

  
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Carlos Cuellar, Chairperson                      1-19-16  
Date

ATTEST:   
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Tabatha Monk, Deputy City Secretary                      1/19/16  
Date