

Minutes
The City of Princeton
Planning & Zoning Commission Regular Meeting
Of April 18, 2016

The Planning & Zoning Commission of the City of Princeton, Texas, met in regular session in the Council Chamber of City Hall on April 18, 2016 at 6:00 p.m.

The following P&Z Commissioners were present: Commissioners Peters, Campbell, Thompson and Chairperson Cuellar. The following Staff Members were present: City Manager Derek Borg and Building Official Shawn Fort.

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

Chairperson **Cuellar** called roll: Chairperson Cuellar, Commissioners Peters, Thompson and Campbell were present. The following Staff Members were present: City Manager Derek Borg and 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 February 29, 2016." Commission member Thompson made a motion to approve the Planning & Zoning meeting minutes of February 29, 2016 Special Meeting. Commissioner Campbell seconded the motion. The motion carried unanimously.**

Chairperson **Cuellar** announced the **Regular Agenda Item F1: PL20160227- Preliminary Plat Request- Discussion and possible action** and recommendation to the City Council regarding a request from D.R. Horton-Texas, Ltd., for preliminary plat approval for the following tract of land, 52.313 acres in the David Cherry Survey, Abstract No. 166, City Of Princeton, Collin County, TX. **Commissioner Peters made a motion for approval and recommendation to the City Council regarding a request from D.R. Horton-Texas, Ltd., for preliminary plat approval for the following tract of land, 52.313 acres in the David Cherry Survey, Abstract No. 166, City Of**

Princeton, Collin County, TX., and Commissioner Thompson seconded the motion. The motion carried unanimously.

Chairperson Cuellar announced the **Regular Agenda Item F2: FP20140801-Final Plat Request- Discussion and possible action** and recommendation to the City Council regarding a request from Walmart Stores, INC for final plat approval of Princeton Walmart Addition Lots 1, 2 & 3, Block A, being 21.560 acres out of the Hardin Wright Survey, Abstract No. 957, City of Princeton. Collin County, TX., **Commissioner Campbell made a motion for approval and recommendation to the City Council regarding a request from Walmart Stores, INC for final plat approval of Princeton Walmart Addition Lots 1, 2 & 3, Block A, being 21.560 acres out of the Hardin Wright Survey, Abstract No. 957, City of Princeton. Collin County, TX, and Commissioner Peters seconded the motion. The motion carried unanimously.**

Chairperson Cuellar announced the **Regular Agenda Item F3: PL20150065-Preliminary Plat Request- Discussion and possible action** and recommendation to the City Council regarding a request from Princeton Strategy, LLC., for preliminary plat approval for Princeton Luxury Apartments Addition being 15.403 acres out of the Hardin Wright Survey, Abstract No. 957., City of Princeton, Collin County, TX., **Commissioner Thompson made a motion for approval to the City Council regarding a request from Princeton Strategy, LLC., for preliminary plat approval for Princeton Luxury Apartments Addition being 15.403 acres out of the Hardin Wright Survey, Abstract No. 957., City of Princeton, Collin County, TX., Commissioner Campbell seconded the motion. The motion carried unanimously.**

Chairperson Cuellar announced the **Public Hearing Item G1: SUP20160150-Specific Use Permit Request- Discussion and possible action** and recommendation to the City Council regarding a request from Seven Combest for specific use permit approval for a Changeable electronic variable message sign per the requirements of the City of Princeton Zoning Ordinance (Ordinance No. 2016-01-25-01) and Section 58-2 of Princeton City ordinances for the following tract of land described as 300 W. Princeton Drive, #16, Princeton, TX (Exxon/Subway). **Chairperson Cuellar opened the Public Hearing at 6:16 pm. Resident Stephanie Davis @ 233 Creekwood spoke regarding the Specific Use Permit Request. Chairperson Cuellar closed Public Hearing at 6:20 pm. Commissioner Peters made motion for approval and recommendation to the City Council regarding a request from Seven Combest for specific use permit approval for a Changeable electronic variable message sign per the requirements of the City of Princeton Zoning Ordinance (Ordinance No. 2016-01-25-01) and Section 58-2 of Princeton City ordinances for the following tract of land described as 300 W. Princeton Drive, #16, Princeton, TX (Exxon/Subway). Commissioner Thompson seconded the motion. The motion carried unanimously.**

Chairperson Cuellar announced the **Public Hearing Item G2: SUP20150805-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

