

**Minutes**

**The City of Princeton**

**Planning & Zoning Commission Regular Meeting**

**Of August 15, 2016**

The Planning & Zoning Commission of the City of Princeton, Texas, met in regular session in the Council Chamber of City Hall on August 15, 2016 at 6:00 p.m.

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

Vice Chairperson **Peters** led the audience in the Pledge of Allegiance.

Vice Chairperson **Peters** called roll: Vice Chairperson Peters, Commissioners Thompson and Campbell were present. Vice Chairperson **Peters stated that a quorum was present.**

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

Vice Chairperson **Peters** announced the **Consent Agenda Item E1: "Possible approval of the Regular Meeting Minutes of July 18, 2016." Commission member Campbell made a motion to approve the Planning & Zoning meeting minutes of July 18, 2016 Regular Meeting. Commissioner Thompson seconded the motion. The motion carried unanimously.**

Vice Chairperson **Peters** announced the **Public Hearing Item F1: RZ20160588 – Rezoning Request – Discussion and possible action** and recommendation to the City Council regarding a request from Jimmy Copp for Rezoning of property to SF-2 Single Family 2, Lot 1-R, Block 13 of Minor Replat of Lots 1-R and 2-R, Block 13, being a Replat of all of Lots 13, 14, 15, Block 13, of Town of Princeton, an addition to the City of Princeton, according to the plat recorded in Volume P, Page 193, Map records, Collin County, Texas. **Vice Chairperson Peters opened the Public Hearing at 6:05 pm. No one spoke. Commissioner Thompson made a motion to recommend approval to the City Council. Commissioner Campbell seconded the motion. The motion carried unanimously.**

Vice Chairperson **Peters** announced the **Public Hearing Item F2: IZ20160561 – Initial Zoning Request - Discussion and possible action** and recommendation to the City Council regarding a request from Griffin West Partnership for Initial Zoning of property to SF-2 Single Family 2, being a tract of land situated in the Hardin Wright Survey, Abstract 957, City of Princeton, Collin County, Texas, and being a part of that tract of land conveyed to Griffin-West Partnership, according to the document filed of record in Volume 2132, Page 757, Deed Records, Collin County, Texas, and being more particularly described as follows: 146.244 acres of land more or less. **Vice Chairperson Peters opened the Public Hearing at 6:08 pm. Traci Kilmer with Dowdy Anderson and Associates described the project. Vice Chairperson Peters closed hearing at 6:11 pm. Commissioner Campbell made the motion to recommend approval to the City Council IZ20160561. Commissioner Thompson seconded the motion. The motion carried unanimously.**

Vice Chairperson **Peters** announced the **Public Hearing Item F3: RZ20160679 – Rezoning Request - Discussion and possible action** and recommendation to the City Council regarding a request from Macavity Company, LLC for Amendments to Planned Development #10 (PD#10), for property being a tract of land situated in the David Cherr Survey, Abstract No. 166, in the City of Princeton, Collin County, Texas and being a part of that same tract of land as described in Special Warranty Deed with Vendor's Lien to CR 407 & FM 75, LLLP recorded Under Clerk's File No. 20070524000705480 in the Deed Records of Collin County, Texas (DRCCT). **Vice Chairperson Peters opened the Public Hearing at 6:16 pm. John Robinson and Kelly McIntyre spoke. Vice Chairperson Peters closed the Public Hearing at 6:27 pm. Commissioner Thompson made the motion to recommend approval to the City Council RZ20160679. Commissioner Campbell seconded the motion. The motion carried unanimously.**

Vice Chairperson **Peters** announced the **Regular Agenda Item G1: PL20160640 – Preliminary Plat Request – Discussion and possible action** and recommendation to the City Council regarding a request received from Creekview at 380, LLC., for approval of the Preliminary Plat Creekview at 380 Addition, Lots 1-3, Block A, Being 3.74 acres of land situated in the Hardin Wright Survey, Abstract No. 957, An Addition to the City of Princeton, Collin County, Texas. **Commissioner Thompson made the motion to recommend approval to the City Council PL20160640. Commissioner Campbell seconded the motion. The motion was carried unanimously.**

Vice Chairperson **Peters** announced the **Regular Agenda Item G2: FP20150096 – Final Plat Request – Discussion and possible action and recommendation to the City Council regarding a request received from Towne Signature Developers, LLC for approval of the Final Plat De Berry Estates Phase 1, 21.164 acres out of the Jacob Snively Survey, Abstract No. 863, City of Princeton, Collin County, Texas.**

**Commissioner Campbell made the motion to recommend approval to the City Council FP20150096. Commissioner Thompson seconded the motion. The motion was carried unanimously.**

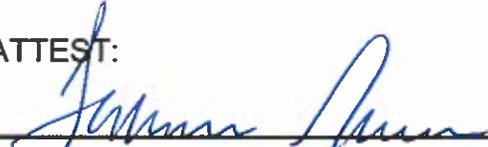
Vice Chairperson **Peters** announced **Regular Agenda Item H1:**  
"Next Meeting: Monday September 19, 2016."

Vice Chairperson **Peters** announced **Regular Agenda Item H2:**  
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 Campbell seconded the motion. The motion carried unanimously.**

Vice Chairperson **Peters** adjourned at 6:43 p.m.

  
\_\_\_\_\_  
~~Noah Peters, Vice Chairperson~~                      9-19-16  
Date  
Carlos Cuevas

ATTEST:  
  
\_\_\_\_\_  
Tabatha Monk, Deputy City Secretary                      9/19/16  
Date