

**MINUTES OF THE
CITY OF PRINCETON
REGULAR PLANNING AND ZONING COMMISSION MEETING
Of March 19, 2009**

The Princeton Planning and Zoning Commission met in regular session in the Council Chamber at City Hall, 306 Main Street, on March 19, 2009, at 6:30pm. The following Commissioners were present: Chairman Closs, Co-Chairman Goerlich, Commissioner Kirkham, Commissioner Wade, and Commissioner Goulet. The following Commissioners were absent: Commission Chairman Closs. The following Staff was present: Lee Lawrence, City Administrator and Kathy Morris, Planning Technician.

Chairman **Closs** presided and called the meeting to order at 6:32pm.

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

Chairman **Closs** announced the item under **Commissioners Roll Call**:
"Commissioners Roll Call" **All Commissioners present except:** Alternate Commissioner Rosbury and Alternate Commissioner Brinkerhoff."

Chairman **Closs** announced the item under **Consent Agenda: (D)**
"Discussion and possible approval of the Regular Planning and Zoning meeting minutes of February 19, 2009." **Commissioner Goulet made a motion to approve the February 19, 2009 minutes. Commissioner Kirkham seconded the motion. The motion carried unanimously.**

Chairman **Closs** announced the item under **Public Hearing—Zoning 1.0830 acres: (E)** "First Public Hearing regarding a request from D.L. Caldwell, for zoning of land located at 200 & 208 Princeton Drive, Princeton, Texas, Commercial 1 "C1", situated in the Hardin Wright Survey, Abstract No. 957, Collin County, Texas, and being all of OL-2 and OL-3 of the T.F. Brown Addition to the City of Princeton, that is recorded in Volume 2, Page 16 of the Deed of Records of Collin County, Texas and being more particularly described as follows: 1.0830 acres of land more or less."
The Public Hearing opened at 6:38pm. John Griffith, Greenway, Enterprises, represented the owner of the property but explaining that the property use would be a O'Reilly Auto Parts Store. The Public Hearing closed at 6:40pm.

Chairman **Closs** announced the item under **Discussion—Zoning 1.0830 acres: (F)** "Discussion and possible approval and recommendation to the City Council of regarding a request from D.L. Caldwell, for zoning of land located at 200 & 208 Princeton Drive, Princeton, Texas, Commercial 1 "C1", situated in the Hardin Wright Survey, Abstract No. 957, Collin County, Texas, and being all of OL-2 and OL-3 of the T.F. Brown Addition to the City of Princeton, that is recorded in Volume 2, Page 16 of the Deed of Records of Collin County, Texas and being more particularly described as follows: 1.0830 acres of land more or less." **Commissioner Kirkham made a motion to approve and forward to the City Council. Commissioner Wade seconded the motion. The motion carried unanimously.**

Chairman **Closs** announced the item under **Supplement Agenda—Discussion—**
Final Plat: “Discussion and possible approval and recommendation to the City Council regarding a request from D.L. Caldwell, for Final Plat of land located at 200 & 208 Princeton Drive, Princeton, Texas, situated in the Hardin Wright Survey, Abstract No. 957, Collin County, Texas, and being all of OL-2 and OL-3 of the T.F. Brown Addition to the City of Princeton, that is recorded in Volume 2, Page 16 of the Deed of Records of Collin County, Texas and being more particularly described as follows: 1.0830 acres of land more or less.” **Commissioner Kirkham mad a motion to approve and forward to the City Council. Commissioner Wade seconded the motion. The motion carried unanimously.**

Chairman **Closs** announced the item under **Public Hearing--**
Zoning 0.4505 acres: (G) “First Public Hearing regarding a request from Habitat for Humanity, for zoning of land located in the David Cherry Survey, Abstract No. 166, Collin County, Texas, said tract being all of Lots 1 and 2, Block 4, Princeton Estates Subdivision, and addition to the City of Princeton, Texas, as recorded in Volume 6, Page 24, Plat Records Collin County, Texas, said tract being more particularly described as follows: 0.4505 acres of land more or less, 301 Bonnieview Drive (SE corner of Bonnieview and 3rd Street) Princeton, Tx.” **The Public Hearing opened at 6:51pm. No one spoke for either “For” or “Against” the request. The Public Hearing closed at 6:52pm.**

Chairman **Closs** announced the item under **Discussion—Zoning 0.4505 acres:**
(H) “Discussion and possible approval and recommendation to the City Council regarding a request from Habitat for Humanity, for zoning of land located in the David Cherry Survey, Abstract No. 166, Collin County, Texas, said tract being all of Lots 1 and 2, Block 4, Princeton Estates Subdivision, and addition to the City of Princeton, Texas, as recorded in Volume 6, Page 24, Plat Records Collin County, Texas, said tract being more particularly described as follows: 0.4505 acres of land more or less, 301 Bonnieview Drive (SE corner of Bonnieview and 3rd Street) Princeton, Tx.” **Lee Lawrence informed the Commissioners that the Habitat for Humanity as asking for SF2 zoning with a one car garage. They normally built approximately 1,200 sq. ft. home with one car garage. The Commissioners agreed to the size of the home and the one car garage but they insisted on the Habitat conforming to all of the SF2 requirements including 80% masonry. There was a lengthy discussion about the amount of parking in the street around the immediate vicinity of the property. Commissioner Kirkham made a motion to approve the zoning request with the stipulation that the Habitat for Humanity conforms to all of the SF2 requirement including 80% masonry with a one-car garage. Discussion continued between the Commissioners. Commissioner Kirkham withdrew his motion. Co-Chairman Goerlich made a motion stipulating that the Habitat for Humanity conform to the SF2 requirements including 80% masonry with a one car garage but with two car wide off-street parking. Commissioner Kirkham seconded the motion. The motion carried unanimously.**

Chairman **Closs** announced the item under **Update report: (I)**
“Update report of the Economic Development Corporation by Liaison Goulet.” **Commissioner Goulet reported that the March meeting will be next Thursday, March 26th. She will have a report at the April P&Z meeting.**

Chairman **Closs** announced the item under the **Status Report: (L)**
“**Status report** of current developmental projects by Kathy Morris and Lee Lawrence.”

- 1) AutoZone—They were given a Temporary Certificate of Occupancy last Friday afternoon so they could open for business on Saturday. The entrance/exit on Princeton Drive was not completed so it was blocked off. Access was through the Jack in the Box 2nd Street entrance and parking lot*
- 2) O’Reilly Auto Parts—zoning and final plat approved by P&Z at this meeting.*
- 3) UEG—860 acres—The Development Agreement is near completion involving a 380 Agreement and a PID.*

Chairman **Closs** announced the item under the **Discussion of Future Agenda Items: (M)** 1) **April Agenda will be a revisit to the revised Zoning Ordinance to address the City Council comments.**

- 2) Discussion on solar panels**
- 3) Discussion on wind turbines**

Chairman **Closs** announced the item under the **Adjournment: (N)**
Commissioner Kirkham made a motion to adjourn. Commissioner Goulet seconded the motion. The motion passed unanimously. The meeting was adjourned at 7:49pm.