

Minutes

The City of Princeton

Regular Planning & Zoning Commission Meeting

Of March 19, 2012

The Planning & Zoning Commission of the City of Princeton, Texas, met in regular session in the Council Chamber of City Hall on March 18, 2012 at 6:30 p.m.

The following P&Z Commissioners were present: Chairperson Claire Closs, Co-Chairperson Jeff Goerlich, Commissioner Doris Goulet and Commissioner Jenny Rosbury. Commissioner Dorothy Wade was absent. 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** lead the audience in the Pledge of Allegiance.

Chairperson **Closs** called roll, present were Chairperson Claire Closs, Co-Chairperson Jeff Goerlich, Commissioner Doris Goulet and Commissioner Jenny Rosbury. Commissioner Dorothy Wade was absent.

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 February 19, 2012 Regular Meeting." Commissioner Rosbury motioned to approve the February 19, 2012 Regular Meeting Minutes. Co-Chairperson Goerlich seconded the motion. The motion carried unanimously.

Chairperson **Closs** announced Item F: "PUBLIC HEARING, REVIEW, DISCUSS AND POSSIBLE ACTION REGARDING E-Z MART STORES request for zoning of a property to Commercial 1 "C1" , being a tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas and being a certain 1.9975 acre tract of land, said tract being described in special warranty deed to E-Z Mart Stores, Inc. filed for record in clerk's certificate no. 2010072300755790, of the Collin County land records, and being more particularly described as follows: 1.9972

acres of land.” Chairperson Closs opened the Public Hearing at 6:34pm. No one came forward to speak for or against the zoning requires. The Public Hearing closed at 6:35pm. Derek Borg explained the need to zone the property Commercial “C1” at this time. Commissioner Rosbury made a motion to approve the zoning for E-Z Mart to Commercial “C1” and forward the item to City Council. Commissioner Goulet seconded the motion. The motion carried unanimously.

Chairperson **Closs** announced Item G: “PUBLIC HEARING, REVIEW, DISCUSS AND POSSIBLE ACTION REGARDING E-Z MART STORES request received from Bob Hubbard and Mike Ingram, E-Z Mart Stores, Inc., P. O. Box 1426, Texarkana, Texas for a Specific Use Permit to allow for Convenience Store with Fueling Pumps at 725 W. Princeton Drive (Hardin Wright Survey, Abstract No. 957, Princeton, Texas as required by the City of Princeton’s Zoning Ordinance (Ordinance No. 2009-06-09).” The Public Hearing was opened at 6:36pm. No one came forward to speak for or against the SUP request. Derek Borg explained that the Zoning Ordinance required the issuance of a SUP for a convenience store with fueling pumps such as E-Z Mart Stores. Co-Chairperson Goerlich made a motion to approve the issuance of the SUP and forward the item to the City Council. Commissioner Rosbury seconded the motion. The motion carried unanimously.

Chairperson **Closs** announced Item H: “REVIEW, DISCUSS AND POSSIBLE ACTION REGARDING E-Z MART STORES Final Site Plan.” Derek Borg explained to the Commissioners that the E-Z Mart Stores Final Site Plan had been reviewed and approved by Staff and the City Engineer. Commissioner Rosbury made a motion to approve the Final Site Plan. Commissioner Goulet seconded the motion. The motion carried unanimously.

Chairperson **Closs** announced Item I: "DISCUSS AND POSSIBLE ACTION REVIEW, REGARDING E-Z MART STORES Final Plat." Derek Borg explained to the Commissioners that the E-Z Mart Stores Final Plat had been reviewed and approved by Staff and the City Engineer. Commissioner Rosbury made a motion to approve the Final Plat. Commissioner Goulet seconded the motion. The motion carried unanimously.

Chairperson **Closs** announced Item J: "REVIEW, DISCUSS AND POSSIBLE ACTION regarding additional language defining Tree Surveys and development procedures for the Landscaping Ordinance 2008-05-13." Derek Borg lead the Commissioners in the discussion to revise the existing Landscape Ordinance. The Commissioners directed staff to prepare the revised Landscape Ordinance with the noted changes and present it to the City Council for approval and adoption. Co-Chairperson Goerlich made a motion to approve the revised Landscape Ordinance with noted changes and forward to City Council. Commissioner Rosbury seconded the motion. The motion carried unanimously.

Chairperson **Closs** announced Item J: "Update Report of the Economic Development Corporation by Liason Goulet." Commissioner Goulet stated that two businesses presented their business plans to establish a business in the City of Princeton if the EDC would financial assist them. The EDC was unable to assist them. The next EDC meeting is Thursday of this week.

Chairperson **Closs** announced Item K: "Status Report of current Developmental Projects by Kathy Morris and Derek Borg."

- a. Elevated Water Tower & 4<sup>th</sup> Street Water Line – the water tower is online and running and all the concrete has been poured for 4<sup>th</sup> Street
- b. Greenfield Acres – they have taken the old road base from Monte Carlo and used it with other ingredients to improve the roads within Greenfield Acres.

Chairperson **Closs** announced Items L: "Request for items to be placed on a future agenda and not for discussion of these requests." No items brought forwarded.

Chairperson **Closs** announced Item M: "Adjournment" Commissioner Goulet made a motion to adjourn the meeting. Co-Chairperson Goerlich seconded the motion. The motion carried unanimously. Chairperson Closs adjourned the meeting at 7:18 p.m.