

Minutes
The City of Princeton
Regular Planning & Zoning Commission Meeting
Of September 17, 2012

The Planning & Zoning Commission of the City of Princeton, Texas, met in regular session in the Council Chamber of City Hall on September 17, 2012 at 6:30 p.m.

The following P&Z Commissioners were present: Chairperson Claire Closs, Co-Chairperson Goerlich, Commissioner Rosbury, Commissioner Wade and Commissioner Goulet were present. 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 6:31 PM.

Chairperson **Closs** lead the audience in the Pledge of Allegiance.

Chairperson **Closs** called roll, present were Chairperson Claire Closs, Co-Chairperson Jeffrey Goerlich, Commissioners Goulet, Wade and Rosbury.

Chairperson **Closs** announced **CITIZENS APPEARANCE Item D**: No one appeared.

Chairperson **Closs** announced the **Consent Agenda Item E**: “Consider approval of minutes of August 20, 2012 Regular Meeting.” Commissioner Rosbury motioned to approve the August 20, 2012 Regular Meeting Minutes. Commissioner Goulet seconded the motion. The motion carried unanimously.

Chairperson **Closs** announced **Item F: "PUBLIC HEARING First Public Hearing**, regarding a request from JimBeck Investments, Jim Copp, 11401 CR 496, Princeton, Texas, regarding a Specific Use Permit for a Tanning Salon per the requirements of the City of Princeton Zoning Ordinance (Ordinance No. 2009-06-09) for the following tract of land described as Block 4, Lot 7,8,9,10,11 & 12, Princeton Original Donation, 513 N. 4th Street, Princeton, Texas.

Chairperson Closs opened the Public Hearing at 6:34pm. No One came forward to speak "For" or "Against" the item. The Public Hearing was closed at 6:35pm.

Chairperson **Closs** announced **Item G: "Discussion and possible approval and recommendation** to the City Council regarding a request received from JimBeck Investments, Jim Copp, 11401 CR 496, Princeton, Texas, regarding a Specific Use Permit for a Tanning Salon per the requirements of the City of Princeton Zoning Ordinance (Ordinance No. 2009-06-09) for the following tract of land described as Block 4, Lot 7,8,9,10,11 & 12, Princeton Original Donation, 513 N. 4th Street, Princeton, Texas." City Manager Derek Borg informed the Commissioners

of the requirement for a Specific Use Permit for a Tanning Salon per the City of Princeton Zoning Ordinance. The request is for a tanning bed in the Clothing Boutique at 513 N. 4th Street. Co-Chairperson Goerlich made the motion to approve the Specific Use Permit and forward the recommendation to the City Council.

Commissioner Wade seconded the motion. The motion carried unanimously.

Chairperson **Closs** announced **Item H: "First Public Hearing** regarding a request from Native Contractors Inc., Adam Nieto, 12820 Hillcrest Rd., Dallas, Texas, for a zoning of property from Commercial 1 "C1" to Manufacture 1 "M1", being a tract or parcel of land situated on the City of Princeton, Collin County, Texas, being part of the Hardin Wright Survey, Abstract No. 957, and being all of Lots 1 through 8, and 13 through 15, and part of lots 9 through 11, and 15 through 18 of Block 1 of the Original Town of Princeton according to the plat there for recorded in Volume 37, Page 456 of the Deed Records of Collin County, Texas, and being all of the east/west 20.00 foot wide abandoned alley and a part of the north/south 20.00 foot wide abandoned alley in said Block 1 and also being all of those tracts of land described as "Tracts One through Six" in deed to Billy E. Wilder recorded in Volume 5151, Page 3067 of the Deed Records of Collin County, Texas and being more particularly described as follows: 1.803 acres of land, more or less." Chairperson Closs opened the Public Hearing at 6:38pm. No one came forward to speak "For" or "Against" the item. The Public Hearing closed at 6:39pm.

Chairperson **Closs** announced **Item I: "Discussion and possible approval and recommendation** to the City Council regarding a request from Native Contractors Inc., Adam Nieto, 12820 Hillcrest Rd., Dallas, Texas, for a zoning of property from Commercial 1 "C1" to Manufacture 1 "M1", being a tract or parcel of land situated on the City of Princeton, Collin County, Texas, being part of the Hardin Wright Survey, Abstract No. 957, and being all of Lots 1 through 8, and 13 through 15, and part of lots 9 through 11, and 15 through 18 of

Block 1 of the Original Town of Princeton according to the plat there for recorded in Volume 37, Page 456 of the Deed Records of Collin County, Texas, and being all of the east/west 20.00 foot wide abandoned alley and a part of the north/south 20.00 foot wide abandoned alley in said Block 1 and also being all of those tracts of land described as "Tracts One through Six" in deed to Billy E. Wilder recorded in Volume 5151, Page 3067 of the Deed Records of Collin County, Texas and being more particularly described as follows: 1.803 acres of land, more or less." City Manager Derek Borg informed the Commissioners that the owner of said Property was requesting that the zoning be changed to correspond with the zoning for previous uses of the property. Co-Chairperson Goerlich made a motion to approve the zoning change and forward the recommendation to the City Council. Commissioner Rosbury seconded the motion. The motion carried unanimously.

Chairperson **Closs** announced **Item J: "First Public Hearing** regarding a request from JimBeck Investment, Jim Copp, 11401 CR 496, Princeton, Texas, for a rezoning of property from Single Family 2 "SF2" to Commercial "C1", being a 0.4821 acre tract or parcel of land situated in the Hardin Wright Survey, Abstract No. 957, being all of Lots 13, 14 and 15 of Collin County, Texas, according to the map thereof recorded in Volume 37, Page 456, of the Deed Records of Collin County, Texas (D.R.C.C.T.), also being those tracts of land conveyed to Hessie Mozell Chapman Strickland and Ramay Ray Chapman as recorded in Volume 3953, Page 1290, D.R.C.C.T., said 0.4821 acre tract of land being more particularly described as follows: 0.4821 of one acre of land (213 McKinney and 612 3rd Street)." Chairperson Closs opened the Public

Hearing at 6:44pm. Tiffany Long, 210 Timber Drive, Princeton, came forward to speak in favor of the zoning change. No one else came forward to speak “For” or “Against” the item. The Public Hearing closed at 6:45pm.

Chairperson **Closs** announced **Item K: “Discussion and possible approval and recommendation** to the City Council regarding a request from JimBeck Investment, Jim Copp, 11401 CR 496, Princeton, Texas, for a rezoning of property from Single Family 2 “SF2” to Commercial “C1”, being a 0.4821 acre tract or parcel of land situated in the Hardin Wright Survey, Abstract No. 957, being all of Lots 13, 14 and 15 of Collin County, Texas, according to the map thereof recorded in Volume 37, Page 456, of the Deed Records of Collin County, Texas (D.R.C.C.T.), also being those tracts of land conveyed to Hessie Mozell Chapman Strickland and Ramay Ray Chapman as recorded in Volume 3953, Page 1290, D.R.C.C.T., said 0.4821 acre tract of land being more particularly described as follows: 0.4821 of one acre of land (213 McKinney and 612 3rd Street).” City Manager Derek Borg informed the Commissioners of the property owners intent for the property. Mr. Copp will be constructing a parking lot on the vacant lot and using the structure for commercial and possibly a private school. Commissioner Rosbury made a motion to approve and forward the recommendation to the City Council. Commissioner Wade seconded the motion. The motion carried unanimously.

Chairperson **Closs** announced **Item L: “Adjournment”** Commissioner Goulet made a motion for adjournment. Co-Chairperson Goerlich seconded the motion. The motion carried unanimously. The meeting adjourned at 6:50pm.