

Minutes

The City of Princeton

Regular Planning & Zoning Commission Meeting

Of January 14, 2014

The Planning & Zoning Commission of the City of Princeton, Texas, met in regular session in the Council Chamber of City Hall on January 14, 2014 at 6:30 p.m.

The following P&Z Commissioners were present: Chairperson Closs, Commissioner Johnson and Commissioner Cuellar were present. Co-Chairperson Goerlich and Commissioner Wade were absent. The following Staff Members were present: City Manager Derek Borg, Building Official Shawn Fort and Planning Tech Kathy Morris.

Chairperson **Closs** called the Planning & Zoning Meeting to order at 6:32 PM.

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

Chairperson **Closs** called roll, present was Chairperson Closs, Commissioner Johnson and Commissioner Cuellar. Co-Chairperson Goerlich and Commissioner Wade were absent. A quorum was present.

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

Chairperson **Closs** announced **ELECTION Item E**: "Discussion and election of Chairperson and Co-Chairperson officers." Commissioner Cuellar made a motion to leave the Chairperson and Co-Chairperson as Chairperson Closs and Co-Chairperson Goerlich. Commissioner Johnson seconded the motion. The motion carried unanimously. 3-0

Chairperson **Closs** announced the **Consent Agenda Item F**: "Consider approval of minutes of September 16, 2013 Regular Meeting." Commissioner Johnson made a motion to Table the minute of September 16, 2013 and bring back at the next meeting since Chairperson Closs was the only commissioner present that attended the September meeting. Commissioner Cuellar seconded the motion. The motion carried unanimously. 3-0

Chairperson **Closs** announced the **Regular Agenda Item G**: “Introduction of new Commissioners:

- 1) Place 2 David Johnson --- term expires December 2015 (Councilman Bill Glass)
- 2) Place 3 Carlos Cuellar --- term expires December 2015 (Councilman J. M Caldwell Jr.)

Chairperson **Closs** announced **Public Hearing Item H**: “First Public Hearing regarding a request First Public Hearing regarding a request received from Oscar Zamora, 2512 Greenfield Acres, Princeton, TX for a Specific Use Permit (church) to be located at 521 N. 4th Street, Princeton, TX 75407, as required by the City of Princeton’s Zoning Ordinance (Ordinance No. 2009-06-09).” The Public Hearing was opened at 6:42pm. No one came forward to speak either “For” or “Against” the request. The Public Hearing closed at 6:43pm. City Manager Borg explained the SUP process to the new Commissioners.

Chairperson **Closs** announced **Discussion Item I**: “Discussion and possible approval and recommendation to the City Council regarding a request a request received from Oscar Zamora, 2512 Greenfield Acres, Princeton, TX for a Specific Use Permit (church) to be located at 521 N. 4th Street, Princeton, TX 75407, as required by the City of Princeton’s Zoning Ordinance (Ordinance No. 2009-06-09).” City Manager Borg and Building Official Fort explained the SUP process. Commissioner Cuellar inquired about the location of the VFW Post in regards to the sale of alcoholic beverages and a church. City Manager Borg explained that the VFW Post would not have any bearing on the church location since the VFW Post is an existing business. However, if a new tenant wants to locate at the former Vault Club location, the church’s location would have a bearing on the approval of the alcoholic beverage sales at the club location. Commissioner Cuellar inquired about the amount of parking spaces needed for the church. Mr. Borg explained that the building code and fire code called for 13 parking spaces. If the church doesn’t have that many parking spaces available at their location then they have the option to have an agreement with another property owner to use their parking lot or parking spaces. Commissioner Johnson made a motion to approve the request for the SUP and forward the recommendation to the City Council. Commissioner Cuellar seconded the motion. The motion was retracted prior to the vote and the item was reopened. Building Officer Fort informed of the Commissioners of the Staff’s recommendations to the SUP requests. An addition item was added to the staff recommendations concerning parking. Commissioner Cuellar made a motion to approve the request for the SUP including the staff recommendation including an additional item of required parking spaces and forward the recommendation to the City Council. Commissioner Johnson seconded the motion. The motion passed unanimously. 3-0

Chairperson **Closs** announced **Appointment Item J**: “Discussion, appointment and possible approval of a Planning and Zoning Commissioner as the liaison to the Economic Development Corporation.” City Manager Borg explained the duties of the Economic Development Corporation and the liaison would be a Board

Director for the Corporation. Commissioner Cuellar voiced an interest in being on that board. Commissioner Johnson made a motion for Commissioner Cuellar to fill the position as the Planning & Zoning Commission liaison to the Economic Development Corporation. Commissioners Cuellar seconded the motion. The motion carried unanimously. 3-0

Chairperson **Closs** announced **Workshop Item K**: “Workshop discussion of possible revisions to the Princeton Zoning Ordinance.” Mr. Borg explained the purpose of the City’s Zoning Ordinance and the need for revisions and changes. Mr. Borg and Building Official Fort reviewed each addition/revision/etc. with the Commissioners via an overhead presentation. A new Zoning Map will go hand-in-hand with the adoption of a new Zoning Ordinance. The Commissioners requested that they be emailed a pdf of the existing Zoning Ordinance No. 2009-06-09 and the draft copy. Staff will handle this request.

Chairperson **Closs** announced **Item L**: “Consider a request for items to be placed on a future agenda and NOT for discussion of these requests at this time.”

- a) Screening Requirements for Thoroughfares—Co-Chairperson Goerlich
- b) Zoning Ordinance 2009-06-09 revisions

Chairperson **Closs** announced **Adjournment Item M**: “ADJOURNMENT” Commissioner Cuellar made a motion for adjournment. Commissioner Johnson seconded the motion. The motion carried unanimously. 3-0. The meeting adjourned at 7:55pm.

