

**Minutes**  
**The City of Princeton**  
**Planning & Zoning Commission Regular Meeting**  
**Of May 20th, 2019**

The Planning & Zoning Commission of the City of Princeton, Texas, met in regular session in the Council Chamber of City Hall on May 20th, 2019 at 6:00 p.m.

The following P&Z Commissioners were present: Chairperson Sutton, Commissioner Harris, Commissioner Thompson, Commissioner Bellon and Vice Chairperson Campbell. The following Staff Members were present: Building Official Shawn Fort.

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

Chairperson **Sutton** called roll: Chairperson Sutton, Vice Chairperson Campbell, Commissioner Bellon, Commissioner Thompson, and Commissioner Harris were present. Chairperson **Sutton stated that a quorum was present.**

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

Chairperson **Sutton** announced the **Consent Agenda Item E1: Possible approval of the Princeton Planning & Zoning Special Meeting Minutes of April 15, 2019. Vice Chairperson Campbell made a motion to approve the Planning & Zoning minutes of April 15, 2019 Special Meeting. Commissioner Bellon seconded the motion. The motion carried unanimously.**

Chairperson **Sutton** announced the **Public Hearing Item F1: Discussion and possible action and recommendation to council regarding AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PRINCETON AMENDING THE COMPREHENSIVE PLAN FOR THE CITY OF PRINCETON; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING A PENALTY; PROVIDING AN EFFECTIVE DATE. Mark Bowers and Drew Brawner of Kimley-Horn spoke from 6:03 p.m. to 6:15 p.m. about the Downtown Vision and Framework Plan. Chairperson Sutton opened the Public Hearing at 6:15 p.m. and closed at 6:15 p.m. Commissioner Thompson made a motion to recommend approval, and Vice Chairperson Campbell seconded the motion. The motion was carried unanimously.**

Chairperson **Sutton** announced the **Regular Agenda Item F2: ZA20190413 – Zone Map Amendment – Discussion and possible** action and recommendation to the City Council Regarding a request from MM Princeton 854, LLC, for approval of amendment to "PD#10" Planned Development #10 for property being a 843.61 acre tract of land situated in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas. **Chairperson Sutton opened the Public Hearing at 6:18 p.m. with citizen's Jeffrey Goerlich, John Robinson, Robert Broxton, Kevin Moore and Lisa Barringer speaking. Chairperson Sutton closed the Public Hearing at 6:30 p.m. Chairperson Sutton re-opened the Public Hearing at 6:34 p.m. and closed at 6:35 p.m. Commissioner Thompson made a motion to deny and Commissioner Harris seconded the motion. The motion was carried unanimously.**

Chairperson **Sutton** announced the **Regular Agenda Item F3: SUP20190399 – Specific Use Permit – Discussion and possible** action and recommendation to the City Council Regarding a request from Billy Loftice, for Specific Use Permit approval of a 2.146 acre tract of land in the Hardin Wright Survey, Abstract No. 957, City of Princeton, and Collin County. Texas. **Chairperson Sutton opened item; James Janow and Duane Fisher spoke. Chairperson Sutton opened the Public Hearing at 6:48 p.m. and closed at 6:53 p.m. Vice Chairperson Campbell made a motion to approve and Commissioner Bellon seconded the motion. The motion was carried unanimously.**

Chairperson **Sutton** announced the **Regular Agenda Item G1: FP20181215 – Final Plat – Discussion and possible** action and recommendation to the City Council Regarding a request from Nick Rhoads & Nate Hamilton, for final plat approval of a 5.964 acre tract of land in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas. **Vice Chairperson Campbell made a motion to approve and Commissioner Thompson seconded the motion. The motion was carried unanimously.**

Chairperson **Sutton** announced the **Regular Agenda Item G2: FP20170043 – Final Plat – Discussion and possible** action and recommendation to the City Council Regarding a request from Meritage Homes of Texas, LLC, for final plat approval of a 26.922 acre tract of land in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas. **Commissioner Bellon made a motion to approve and Commissioner Thompson seconded the motion. The motion was carried unanimously.**

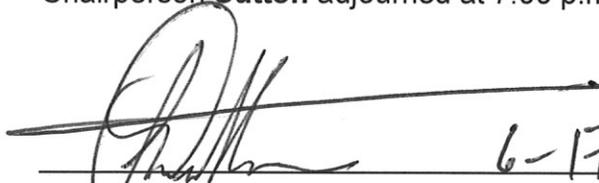
Chairperson **Sutton** announced **Information Item H1:**  
"Next Meeting: Monday, June 17, 2019" @ 6:00PM.

Chairperson **Sutton** announced **Information Item H2:**

Consider a request for items to be placed on a future agenda and NOT for discussion of these requests at this time: **Drainage and water runoff; traffic study.**

**Vice Chairperson Campbell made a motion to adjourn the meeting. Commissioner Bellon seconded the motion. The motion carried unanimously.**

Chairperson **Sutton** adjourned at 7:00 p.m.

  
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Kyle Sutton, Chairperson                      6-17-19  
Date

ATTEST:   
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Shawn Fort, Director of Development Services                      6/17/19  
Date