



PRINCETON

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NOTICE OF PLANNING & ZONING COMMISSION MEETING AND AGENDA THE CITY OF PRINCETON, TEXAS April 17, 2023

The Planning & Zoning Commission of the City of Princeton will meet in Regular Meeting Session on April 17, 2023 at 6:00 PM Princeton Municipal Center 2000 East Princeton Dr. Princeton, Texas 75407 to discuss the following

Kyle Sutton,
Chairperson, Place 5

Sherry Campbell,
Vice Chairperson, Place 1

Robert Bellon,
Commission Member, Place 2

Chris Cooper,
Commission Member, Place 3

Robin Forsythe,
Commission Member, Place 4

CALL TO ORDER

ROLL CALL

Kyle Sutton
Sherry Campbell
Robert Bellon Jr.,
Chris Cooper
Robin Forsythe

PLEDGE OF ALLEGIANCE

I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all.

PUBLIC APPEARANCE

Speakers are allowed 3 minutes to speak. The Planning & Zoning Commission is unable to respond or to discuss any issues that are brought up during this section that are not on the agenda, other than to make statements of specific factual information in response to a speaker's inquiry or to recite existing policy in response to any inquiry.

CONSENT AGENDA

All consent agenda items listed are considered to be routine by the Planning & Zoning Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Commissioner so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

MINUTES

Possible approval of the Princeton Planning & Zoning Commission Regular meeting minutes of March 20, 2023.

[P&Z MINUTES COMMISSION REGULAR MEETING MINUTES MARCH 20, 2023.pdf](#)

FP20200052 - Final Plat - Eastridge Phase 2A

Discussion and possible action regarding a request from GRBK Edgewood, LLC for final plat approval for a property being a 23.50 acre tract of land situated in the Rufus Sewel Survey, Abstract No. 873, City of Princeton, Collin County, Texas.

[Staff Report FP20200052 - Eastridge Ph 2A with Exhibits.pdf](#)

FP20210426 - Final Plat - Monticello Park Phase 3A

Discussion and possible action regarding a request from Arroyo Cap II-2, LLC for final plat approval for a property being a 55.86 acre tract of land situated in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas.

[Staff Report FP20210426 - Monticello Park Ph 3A with Exhibits.pdf](#)

REGULAR AGENDA

Public Hearing - ZA20230252 - Zoning Map Amendment Discussion and possible action and recommendation to City Council regarding a request from Osama and Maha Fettouh for a zone map amendment for a property being a 41.73 acre tract of land situated in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas.

[Staff Report ZA20230252 with Exhibits.pdf](#)

PL20230859 - Preliminary Plat - Princeton Meadows No. 2, Block A, Lot 7A

Discussion and possible action and recommendation to City Council regarding a request from The Reserves, LLC for preliminary plat approval for a property being a 1.61 acre tract in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas.

[Staff Report PL20230859 with Exhibits.pdf](#)

Comprehensive Plan Amendment

Discussion and possible action and recommendation to City Council regarding a Comprehensive Plan Amendment to adopt an updated Thoroughfare Plan Map.

[2023 Thoroughfare Plan - DRAFT .pdf](#)

INFORMATION

1. Next Meeting: May 15, 2023

2. Consider a request for items to be placed on a future agenda and NOT for discussion of these requests at this time.

3. Update of on-going projects.

ADJOURNMENT

CERTIFICATE

11:30 am on

I hereby certify the above Notice of Meeting was posted at the Princeton Municipal Center @ April 14, 2023 and copies thereof were delivered to the Chairman, Vice Chairperson, and Commissioners.



Craig Fisher, Planning Manager

STATEMENT FOR ADA COMPLIANCE

The City of Princeton acknowledges its responsibility to comply with the Americans with Disabilities Act of 1990. Thus, in order to assist individuals with disabilities who require special services (i.e., sign interpretation services, alternative audio/visual devices, and amanuenses) for participation in or access to the City of Princeton sponsored public programs, services and/or meetings, the City requests the individuals make requests for these services forty-eight (48) hours ahead of the scheduled program, service and/or meeting. To make arrangements, contact Amber Anderson, City Secretary, or other designated official at 972-734-2416. The Planning & Zoning Commission reserves the right to consult in executive session with its attorney and to receive legal advice regarding any item listed on this agenda pursuant to Section 551.071(b).

I hereby certify the above Notice of Meeting was posted at the Princeton Municipal Center @ _____ and copies thereof were delivered to the Mayor, Mayor Pro-Tempore and Councilmembers.

Shawn Fort, Director of Planning & Zoning

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