



# PRINCETON

TEXAS

## NOTICE OF PLANNING & ZONING COMMISSION MEETING AND AGENDA THE CITY OF PRINCETON, TEXAS May 16, 2022

The Planning & Zoning Commission of the City of Princeton will meet in Regular Meeting Session on May 16, 2022 at 6:00 PM Princeton Municipal Center 2000 East Princeton Dr. Princeton, Texas 75407 to discuss the following

**Sherry Campbell,**  
*Vice Chair*

**Kyle Sutton,**  
*Chair*

**Robert Bellon,**  
*Member*

**Chris Cooper,**  
*Member*

**Robin Forsythe,**  
*Member*

---

### 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 COMMENT

Citizens 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 citizens 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 Regular meeting minutes of April 18, 2022.

[P&Z MINUTES COMMISSION REGULAR MEETING MINUTES APRIL 18, 2022.pdf](#)

### **REGULAR AGENDA**

#### **Public Hearing - ZA20210246 - Zoning Map Amendment**

Discussion and possible action and recommendation to City Council regarding a request from Starlight Homes Texas, LLC for zone map amendment for a Planned Development for a property being a 62.6264 acre tract of land in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas.

[Staff Report ZA20210246 with Exhibits.pdf](#)

#### **Public Hearing - ZA20220392 - Zoning Map Amendment**

Discussion and possible action and recommendation to City Council regarding a request from Varma and Sireesha Penmatsa for zone map amendment for a Planned Development for a property being a 50.357 acre tract of land in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

[Staff Report ZA20220392 with Exhibits.pdf](#)

#### **Public Hearing - ZA20220470 - Zoning Map Amendment**

Discussion and possible action and recommendation to City Council regarding a request from Srikanth Kommalpati/Beauchamp Hills, LLC for a zone map amendment for a Planned Development for a property being a 20.00 acre tract of land in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

[Staff Report ZA20220470 with Exhibits.pdf](#)

#### **Public Hearing - ZA20220473 - Zoning Map Amendment**

Discussion and possible action and recommendation to City Council regarding a request from Sriram Vanam for a zone map amendment for a property being a 19.08 acre tract of land in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas.

[Staff Report ZA20220473 with Exhibits.pdf](#)

#### **Public Hearing - ZA20220618 - Zoning Map Amendment**

Discussion and possible action and recommendation to City Council regarding a request from Brad Williams/GRBK Edgewood LLC for a zone map amendment for a Planned Development for a property being a 427.09 acre tract of land in the William D. Thompson Survey, Abstract No. 892, City of Princeton, Collin County, Texas.

[Staff Report ZA20220618 with Exhibits.pdf](#)

#### **PL20220474 - Preliminary Plat**

Discussion and possible action and recommendation to the City Council

regarding a request from Shupe Ventura PLLC for preliminary plat approval for a property being 21.759 acres situated in the John H Sanford Survey, Abstract No. 866, Collin County, Texas.

[Staff Report PL20220474 with Exhibits.pdf](#)

### **PL20220968 - Preliminary Plat**

Discussion and possible action and recommendation to the City Council regarding a request from Hazelwood Villas LLC for preliminary plat approval for a property being 37.83 acres situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

[Staff Report PL20220968 with Exhibits.pdf](#)

### **Comprehensive Plan and Trail Gap Analysis**

Discussion and possible action regarding the City's Comprehensive Plan and the City's trail network.

[20220420\\_Trail Gap Analysis Exhibits.pdf](#)

[Comprehensive Plan \(PDF\).pdf](#)

## **INFORMATION**

1. Next Meeting: June 20, 2022 @ 6:00 pm
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 on ongoing projects.

## **ADJOURNMENT**

## **CERTIFICATE**

I hereby certify the above Notice of Meeting was posted at the Princeton Municipal Center @ May 13, 2022  
at 10:05 am and  
copies thereof were delivered to the Planning & Zoning Chairperson, 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).