



# PRINCETON

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## NOTICE OF PLANNING & ZONING COMMISSION SPECIAL MEETING AND AGENDA THE CITY OF PRINCETON, TEXAS June 20, 2023

The Planning & Zoning Commission of the City of Princeton will meet in Special Meeting Session on June 20, 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*

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### 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 APPERANCE

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 May 15, 2023.

[P&Z MINUTES COMMISSION REGULAR MEETING MINUTES MAY 15, 2023.pdf](#)

### **FP20200052 - Final Plat - Eastridge Phase 2B**

Discussion and possible action regarding a request from GRBK Edgewood, LLC for final plat approval for a property being a 43.418 acre tract of land situated in the Rufus Sewel Survey, Abstract No. 873, City of Princeton, Collin County, Texas.

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

### **FP20190889 - Final Plat - Quail Ridge Phase 1**

Discussion and possible action regarding a request from Princeton Townhome, LLC for final plat approval for a property being a 6.05 acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

[Staff Report FP20190889 - Quail Ridge Ph 1 with Exhibits.pdf](#)

## REGULAR AGENDA

**Public Hearing - ZA20231345 - Zoning Map Amendment** Discussion and possible action and recommendation to City Council regarding a request from 380 Forest Grove Property, LP for a zone map amendment for a property being a 24.08 acre tract of land situated in the David Cherry Survey, Abstract No. 166, Collin County, Texas.

[Staff Report ZA20231345 with Exhibits.pdf](#)

**Public Hearing - ZA20231491 - Zone Map Amendment** Discussion and possible action and recommendation to City Council regarding a request from Retail Partners-MC Princeton, LLC for a zone map amendment for a property being a 25.44 acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

[Staff Report ZA20231491 with Exhibits.pdf](#)

### **PL20231697 - Preliminary Plat - Hazelwood South Comm**

Discussion and possible action and recommendation to City Council regarding a request from Hazelwood Single Family, LLC for preliminary plat approval for a property being a 4.997 acre tract in the John Snyder Survey, Abstract No. 865, Collin County, Texas

[Staff Report PL20231697 with Exhibits.pdf](#)

**PL20231752 - Preliminary Plat - Princeton Business Park, Block B, Lot 5**

Discussion and possible action and recommendation to City Council regarding a request from RERR, LLC for preliminary plat approval for a property being a 10.013 acre tract of land in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

[Staff Report PL20231752 with Exhibits.pdf](#)

**PL20231753 - Preliminary Plat - Princeton Crossroads, Block C, Lot 6**

Discussion and possible action and recommendation to City Council regarding a request from Amerco Real Estate Company for preliminary plat approval for a property being a 8.831 acre tract of land in the John Snyder Survey, Abstract No. 865, City of Princeton, Collin County, Texas.

[Staff Report PL20231753 with Exhibits.pdf](#)

**INFORMATION**

1. Next Meeting: Monday, July 17, 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**

I hereby certify the above Notice of Meeting was posted at the Princeton Municipal Center @ 3:30 PM on June 16, 2023 and copies thereof were delivered to the Chairman, Vice Chairperson, and Commissioners.



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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).