



PRINCETON

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NOTICE OF PLANNING & ZONING COMMISSION MEETING AND AGENDA THE CITY OF PRINCETON, TEXAS September 18, 2023

The Planning & Zoning Commission of the City of Princeton will meet in Regular Meeting Session on September 18, 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

Vacant
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
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 Special meeting minutes of August 28, 2023.

[P&Z MINUTES COMMISSION SPECIAL MEETING MINUTES AUGUST 28, 2023.pdf](#)

FP20222265 - Final Plat - Monte Carlo Addition Phase 1

Discussion and possible action regarding a request from Retail Partners, LLC for final plat approval for a property being a 3.37 acre tract of land situated in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas.

[Staff Report FP20222265 - Monte Carlo Addition Phase 1 with Exhibits.pdf](#)

REGULAR AGENDA

Public Hearing - ZA20231866 - Zoning Map Amendment Discussion and possible action and recommendation to City Council regarding a request from The NRP Group for a zone map amendment for a property being a 20.0 acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

[Staff Report ZA20231866 with Exhibits.pdf](#)

Public Hearing - ZA20232044 - Zoning Map Amendment Discussion and possible action and recommendation to City Council regarding a request from Vivere Princeton, LLC for a zone map amendment for a property being a 24.57 acre tract of land situated in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas.

[Staff Report ZA20232044 with Exhibits.pdf](#)

Public Hearing - ZA20232130 - Zoning Map Amendment Discussion and possible action and recommendation to City Council regarding a request from SriSri, LCC for a zone map amendment for a property being a 19.08 acre tract of land situated in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas.

[Staff Report ZA20232130 with Exhibits.pdf](#)

PL20230615 - Preliminary Plat - Mattei Middle School & James Elementary School Complex

Discussion and possible action and recommendation to City Council regarding a request from Princeton ISD for preliminary plat approval for a property being a 78.08 acre tract of land situated in the William Thompson Survey, Abstract No. 892, Collin County, Texas.

[Staff Report PL20230615 - Mattei Middle School & James Elementary School Complex with Exhibits.pdf](#)

INFORMATION

1. Next Meeting: Monday, October 16, 2023
2. Discussion regarding vacant seats on the Planning & Zoning Commission.

3. Consider a request for items to be placed on a future agenda and NOT for discussion of these requests at this time.
4. Update of on-going projects.

ADJOURNMENT

CERTIFICATE

I hereby certify the above Notice of Meeting was posted at the Princeton Municipal Center @ ^{8:45 am on} September 15, 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).