



# PRINCETON

TEXAS

## NOTICE OF PLANNING & ZONING COMMISSION MEETING AND AGENDA THE CITY OF PRINCETON, TEXAS October 17, 2022

The Planning & Zoning Commission of the City of Princeton will meet in Regular Meeting Session on October 17, 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*

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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 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 September 19, 2022.

[P&Z MINUTES COMMISSION REGULAR MEETING MINUTES SEPTEMBER 19, 2022.pdf](#)

### **FP20222391 - Final Plat**

Discussion and possible action regarding a request from City of Princeton for final plat approval for a property being a 0.371 acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

[Staff Report FP20222391 - Princeton 418 Addition with Exhibits.pdf](#)

### **FP20200881 - Final Plat**

Discussion and possible action regarding a request from Cope Equities, LLC for final plat approval for a property being a 9.537 acre tract of land situated in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas.

[Staff Report FP20200881 - Townhomes at Monticello with Exhibits.pdf](#)

## **REGULAR AGENDA**

**Public Hearing - ZA20222382 - Zoning Map Amendment** Discussion and possible action and recommendation to City Council regarding a request from Princeton Estates TX, LLC for a zone map amendment for a zone map amendment for a property being a 80.0 acre tract of land situated in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas.

[Staff Report ZA20222382 with Exhibits.pdf](#)

**Public Hearing - ZA20222383 - Zone Map Amendment** Discussion and possible action and recommendation to City Council regarding a request from East Melissa, LLC for a zone map amendment for a zone map amendment for a property being a 104.613 acre tract of land situated in the Rufus Sewell Survey, Abstract No. 873, and the Carter T. Clift Survey, Abstract No. 162 City of Princeton, Collin County, Texas.

[Staff Report ZA20222383 with Exhibits.pdf](#)

## **INFORMATION**

1. Next Meeting: November 21, 2022
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 @ \_\_\_\_\_ 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).