



PRINCETON

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NOTICE OF PLANNING & ZONING COMMISSION MEETING AND AGENDA THE CITY OF PRINCETON, TEXAS November 27, 2023

The Planning & Zoning Commission of the City of Princeton will meet in Special Meeting Session on November 27, 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

Ryan Shiflet,
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
Ryan Shiflet
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

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 and Zoning Commission Regular meeting minutes of October 16, 2023.

[P&Z MINUTES COMMISSION REGULAR MEETING MINUTES OCTOBER 16, 2023.pdf](#)

FP20190536 - Final Plat - Princeton Meadows, Block A, Lots 1-6

Discussion and possible action regarding a request from The Reserves, LLC for final plat approval for a property being a 15.11 acre tract of land situated in the David Cherry Survey, Abstract No. 166, and the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

[Staff Report FP20190536 - Princeton Meadows Commercial with Exhibits.pdf](#)

REGULAR AGENDA

PL20220280 – Preliminary Plat - Sicily Multifamily Phase 1

Discussion and possible action and recommendation to City Council regarding a request from Megatel Homes, LLC for preliminary plat approval for a property being a 14.61 acre tract of land situated in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas.

[Staff Report PL20220280 - Sicily Multifamily Ph 1 with Exhibits.pdf](#)

PL20220779 - Preliminary Plat - Garden Homes of Princeton

Discussion and possible action and recommendation to City Council regarding a request from Tex -Dal Holdings, LLC for preliminary plat approval for a property being a 12.14 acre tract of land situated in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas.

[Staff Report PL20220779 - Garden Homes of Princeton with Exhibits.pdf](#)

PL20222383 - Preliminary Plat - Garden Homes of Venice

Discussion and possible action and recommendation to City Council regarding a request from Aman Services, LLC for preliminary plat approval for a property being a 20.73 acre tract of land situated in the R. Sewell Survey, Abstract No. 873, City of Princeton, Collin County, Texas.

[Staff Report PL20222383 - Garden Homes of Venice with Exhibits.pdf](#)

PL20232044 - Preliminary Plat - Vivere Princeton

Discussion and possible action and recommendation to City Council

regarding a request from Vivere Princeton, LLC for preliminary plat approval 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 PL20232044 - Vivere Princeton with Exhibits.pdf](#)

INFORMATION

1. Next Meeting: Monday, December 18, 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 @ 12:05 PM on Monday, November 20, 2023 and copies thereof were delivered to the Chairman, Vice Chairperson, and Commissioners.



Craig Fisher, Director of Development Services

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).