

**Minutes**  
**The City of Princeton**  
**Planning & Zoning Commission Special Meeting**  
**Of February 28, 2022**

The Planning & Zoning Commission of the City of Princeton, Texas, met in special session Monday, February 28, 2022 at 6:00pm at the Council Chamber in City Hall 123 W Princeton Drive.

The following P&Z Commissioners were present: Vice Chairperson Campbell, Commissioner Bellon, Commissioner Forsythe, and Chairperson Sutton. The following Staff Members were present: Shawn Fort and Craig Fisher.

Chairperson **Sutton** led the audience in the Pledge of Allegiance.

Chairperson **Sutton** called roll: Vice Chairperson Campbell, Commissioner Forsythe, Commissioner Bellon, and Chairperson Sutton were present. Chairperson **Sutton stated that a quorum was present.**

Chairperson **Sutton** announced **CITIZENS APPEARANCE Item C: No one came forward to speak.**

Chairperson **Sutton** announced the **Consent Agenda Item D1:** Possible approval of the Princeton Planning & Zoning Regular Meeting Minutes of January 24, 2022. **Commissioner Bellon made a motion to approve the Planning & Zoning minutes of January 24, 2022 Regular Meeting and Vice Chairperson Campbell seconded the motion. The motion carried unanimously.**

**Chairperson Sutton announced the Public Hearing Agenda Item E1 – ZA20220166 – Zoning Map Amendment – Discussion and recommendation to the City Council regarding a request from GRBK Edgewood LLC for a zone map amendment for a Planned Development for a property being a 497.406 acre tract situated in the Thomas A. Rhodes Survey, Abstract No. 741 and the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas. Vice Chairperson Campbell made a motion to for approval, and Commissioner Forsythe seconded the motion. The motion carried unanimously.**

**Chairperson Sutton announced the Regular Agenda Item F1 – PL20220254 – Preliminary Plat – Discussion and recommendation to the City**

Council regarding a request from GRBK Edgewood LLC for preliminary plat approval of Southridge, a 245.208 acre tract situated in the Thomas A. Rhodes Survey, Abstract No. 741 and the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas. **Commissioner Bellon made a motion for approval, and Vice Chairperson Campbell seconded the motion. The motion carried unanimously.**

**Chairperson Sutton announced the Regular Agenda Item F2 – PL20220255 – Preliminary Plat – Discussion and recommendation to the City Council regarding a request from GRBK Edgewood LLC for preliminary plat approval of Princeton 251, a 252.1987 acre tract situated in the Thomas A. Rhodes Survey, Abstract No. 741, City of Princeton, Collin County, Texas. Vice Chairperson Campbell made a motion for approval, and Commissioner Bellon seconded the motion. The motion carried unanimously.**

**Chairperson Sutton announced the Regular Agenda Item F3 – Appointment of Planning & Zoning Commission Member to Economic Development Corporation. Chairperson Sutton made a motion to appoint Vice Chairperson Campbell to the Economic Development Corporation, and Commissioner Bellon seconded the motion. The motion carried unanimously. Vice Chairperson Campbell abstained from voting.**

Chairperson **Sutton** announced Information Item **G1**:


Next Meeting: March 21, 2022 @ 6:00 PM.

Chairperson **Sutton** announced Information Item **G2**: Consider a request for items to be placed on a future agenda and NOT for discussion of these requests at this time: **None.**

Chairperson **Sutton** announced Information Item **G3**: Update on ongoing projects. Commissioner Bellon asked for a status of connecting existing parks and trails together. Staff will provide an update next meeting.

**Vice Chairperson Campbell made a motion to adjourn the meeting. Commissioner Bellon seconded the motion. The motion carried unanimously.**

Chairperson **Sutton** adjourned at 6:13 pm

  
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Kyle Sutton, Chairperson                      Date                      3-21-22

ATTEST:

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Craig Fisher, Planning Manager, Development Services      Date