

**Minutes**  
**The City of Princeton**  
**Planning & Zoning Commission Regular Meeting**  
**Of April 17, 2023**

The Planning & Zoning Commission of the City of Princeton, Texas, met in regular session Monday, April 17, 2023 at 6:00pm at the Council Chamber in Princeton Municipal Center, 2000 East Princeton Drive.

The following P&Z Commissioners were present: Chairperson Sutton, Vice Chairperson Campbell, Commissioner Bellon, Commissioner Cooper, and Commissioner Forsythe. The following Staff Member was present: Craig Fisher.

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

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

Chairperson **Sutton** announced **PUBLIC APPEARANCE: One speaker:**

- Tenisha Turner, Director of Community Engagement, City of Princeton spoke about the month of April being Volunteer Appreciation Month.

Chairperson **Sutton** announced the **Consent Agenda Item:** Possible approval of the Princeton Planning & Zoning Special Meeting Minutes of March 20, 2023, FP20200052 – Final Plat for Eastridge Phase 2A, and FP20210426 – Final Plat for Monticello Park Phase 3A. **Commissioner Forsythe made a motion to approve the consent agenda items and Commissioner Bellon seconded the motion. The motion carried unanimously.**

**Chairperson Sutton announced the Regular Agenda Item – ZA20230252 – Zoning Map Amendment –Discussion and possible action and recommendation to City Council regarding a request Osama and Maha Fettouh for a zone map amendment for a property being a 41.73 acre tract of land in the David Cherry Survey, Abstract No. 166, 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 Item – PL20230859 – Preliminary Plat – Princeton Meadows No. 2, Block A, Lot 7A – Discussion and possible action and recommendation to City Council regarding a request from The Reserves, LLC for preliminary plat approval for a property being a 1.61 acre tract of land situated in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas. Commissioner Bellon made a motion to approve and Vice Chairperson Campbell seconded the motion. The motion carried unanimously.**

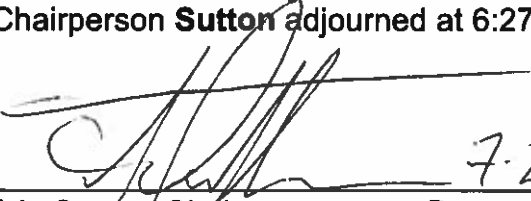
**Chairperson Sutton announced the Regular Item – Comprehensive Plan Amendment – Discussion and possible action and recommendation to City Council regarding a Comprehensive Plan Amendment to adopt an updated Thoroughfare Plan Map. After some discussion, Commissioner Bellon made a motion to approve and Vice Chairperson Campbell seconded the motion. The motion carried unanimously.**

**Chairperson Sutton announced Information:**

1. Next Meeting: Monday, May 15 @ 6:00 PM.
2. Consider a request for items to be placed on a future agenda and NOT for discussion of these requests at this time: **Commissioner Bellon requested to have the Police Department provide input on their capacity to serve new multi-family housing.**
3. Update on ongoing projects.

**Commissioner Forsythe motioned to adjourn the meeting. Vice Chairperson Campbell seconded the motion. The motion carried unanimously.**

Chairperson Sutton adjourned at 6:27 pm

  
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Kyle Sutton, Chairperson                      Date                      7-24-23

ATTEST:

  
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Craig Fisher, Planning Manager, Development Services                      Date                      7-25-2023