

**Minutes**  
**The City of Princeton**  
**Planning & Zoning Commission Regular Meeting**  
**Of April 19, 2021**

The Planning & Zoning Commission of the City of Princeton, Texas, met in regular session Monday, April 19, 2021 at 6:00pm. Teleconference at City Hall 123 W Princeton Drive.

The following P&Z Commissioners were present: Chairperson Sutton, Vice Chairperson Campbell, Commissioner Obera, Commissioner Bellon and Commissioner Cooper. The following Staff Members were present: Building Official Shawn Fort.

Chairperson Sutton led the audience in the Pledge of Allegiance.

Chairperson **Sutton** called roll: Vice Chairperson Campbell, Commissioner Obera, Commissioner Cooper, 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 Special Meeting Minutes of March 15, 2021. **Vice Chairperson Campbell made a motion to approve the Planning & Zoning minutes of March 15, 2021 Special Meeting and Commissioner Cooper seconded the motion. The motion carried unanimously.**

Chairperson **Sutton** announced the **Public Hearing Item E1:** **SUP20210673 – Specific Use Permit – Discussion and possible action** and recommendation to the City Council Regarding a request from VASP LLC, for Specific Use Permit approval of 791 E Princeton Drive, land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas. **Chairperson Sutton opened the Public Hearing at 6:07pm and Chairperson Sutton closed the Public Hearing 6:08pm. Vice Chairperson Campbell made a motion to recommend approval, and Commissioner Bellon second the motion. The motion was carried unanimously.**

Chairperson **Sutton** announced the **Regular Agenda Item F1:** **FP20191509 – Final Plat – Discussion and possible action** and recommendation to the City Council regarding a request from Lennar Homes of Texas Land and Construction, LTD. for final plat approval of a 18.62-acre tract of land situated in

the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas. **Vice Chairperson Campbell made a motion to recommend approval, and Commissioner Cooper seconded the motion. The motion was carried unanimously.**

Chairperson **Sutton** announced the **Regular Agenda Item F2: PL20210052 – Preliminary Plat – Discussion and possible action** and recommendation to the City Council regarding a request from Meritage Homes of Texas LLC for preliminary plat approval of a acre tract of land situated in the Rufus Sewall Survey, Abstract No. 873, City of Princeton, Collin County, Texas. **Commissioner Cooper made a motion to recommend approval, and Commissioner Bellon seconded the motion. The motion was carried unanimously.**

Chairperson **Sutton** announced the **Regular Agenda Item F3: PL & FL20190744 – Preliminary Plat – Final Plat- Discussion and possible action** and recommendation to the City Council regarding a request from Vinjay Holding LLC for preliminary plat and final plat approval of 2.947 tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas. **Vice Chairperson Campbell made a motion to recommend approval, and Commissioner Cooper seconded the motion. The motion was carried unanimously.**

Chairperson **Sutton** announced the **Regular Agenda Item F4: Discussion** regarding concept plan for developing near Tractor Supply. **Proposed development discussed and feedback was provided.**

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


“Next Meeting: May 17, 2021” @ 6:00pm

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:

Chairperson **Sutton** announced **Information Item G3:** Update on ongoing projects: **Shawn updated P&Z on the ongoing projects.**

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

Chairperson **Sutton** adjourned at 7:00pm

  
\_\_\_\_\_  
Kyle Sutton, Chairperson      6-21-21  
Date

ATTEST:

  
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Shawn Fort, Director of Development Services      6/22/21  
Date