

Minutes
The City of Princeton
Planning & Zoning Commission Regular Meeting
Of June 20, 2023

The Planning & Zoning Commission of the City of Princeton, Texas, met in special session Tuesday, June 20, 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 Members were present: Shawn Fort and 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: None**

Chairperson **Sutton** announced the **Consent Agenda Item:**
Possible approval of the Princeton Planning & Zoning Regular Meeting Minutes of April 17, 2023, FP20200052 Final Plat for Eastridge Phase 2B, and FP20190889. **Vice Chairperson Campbell made a motion to approve the consent agenda item and Commissioner Forsythe seconded the motion. The motion carried unanimously.**

Chairperson Sutton announced the Regular Agenda Item – ZA20231345 – Zoning Map Amendment – Discussion and possible action and recommendation to City Council regarding a request from 380 forest Grove Property, LP for a zone map amendment for a property being a 24.08 acre tract of land in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas. Chairperson **Sutton** opened the public hearing at 6:08 pm. Seven speakers addressed the commission, six opposed the request and one speaker spoke in favor. Chairperson **Sutton** closed the public hearing at 6:42 pm. After some discussion, **Vice Chairperson Campbell made a motion for denial, and Commissioner Forsythe seconded the motion. The motion failed with a 2-3 vote. Commissioner Cooper made a motion for approval with conditions, Commission Bellon seconded the motion. The motion carried 3-2.**

Chairperson Sutton announced the Regular Agenda Item – ZA20231491 – Zoning Map Amendment – Discussion and possible action and recommendation to City Council regarding a request from Retail Partners-MC Princeton, LLC for a zone map amendment for a property being a 25.44-acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas. Chairperson **Sutton** opened the public hearing at 7:14 pm. Two speakers addressed the commission, one opposed the request and one speaker spoke in favor. Chairperson **Sutton** closed the public hearing at 7:19 pm. **Vice Chairperson Campbell made a motion for approval, and Commissioner Forsythe seconded the motion. The motion carried unanimously.**

Chairperson Sutton announced the Regular Item – PL20231697 – Preliminary Plat – Hazelwood South Community Center – Discussion and possible action and recommendation to City Council regarding a request from Hazelwood Single Family, LLC for preliminary plat approval for a property being a 4.997-acre tract of land situated in the John Snyder Survey, Abstract No. 865, City of Princeton, Collin County, Texas. **Commissioner Bellon made a motion to approve, and Commissioner Cooper seconded the motion. The motion carried unanimously.**

Chairperson Sutton announced the Regular Item – PL20231752 – Princeton Business Park, Block B, Lot 5 – Discussion and possible action and recommendation to City Council regarding a request from RERR, LLC for preliminary plat approval for a property being a 10.013-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 approve, and Commissioner Bellon seconded the motion. The motion carried unanimously.**


Chairperson Sutton announced the Regular Item – PL20231753 – Princeton Crossroads, Block C, Lot 5 – Discussion and possible action and recommendation to City Council regarding a request from Amerco Real Estate Company for preliminary plat approval for a property being a 8.831 acre tract of land situated in the John Snyder Survey, Abstract No. 865, City of Princeton, Collin County, Texas. **Vice Chairperson Campbell made a motion to approve and Commissioner Bellon seconded the motion. The motion carried unanimously.**

Chairperson **Sutton** announced **Information:**

1. Next Meeting: Monday, July 17, 2023 @ 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 that the Police Department provide feedback on multi-family development proposals. The purpose of this is to ensure the Police have adequate resources to serve proposed developments.**
3. Update on ongoing projects. **None**

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

Chairperson **Sutton** adjourned at 7:36 pm

 7-24-23

Kyle Sutton, Chairperson Date

ATTEST:

 7-25-2023

Craig Fisher, Planning Manager, Development Services Date