



**PRINCETON**  
TEXAS

**NOTICE OF CITY OF PRINCETON  
PLANNING AND ZONING COMMISSION SPECIAL MEETING  
AND AGENDA  
April 19, 2021**

**Meeting Time and Place**

The Planning and Zoning Commission for The City of Princeton will meet in Regular Session on Monday, April 19, 2021 at 6:00PM Teleconference at City Hall 123 W. Princeton Drive to discuss the following:

**Sherry Campbell, Place 1  
Vice Chairperson**

**Robert Bellon Jr., Place 2  
Commission Member**

**Chris Cooper, Place 3  
Commission Member**

**Marlo Obera, Place 4  
Commission Member**

**Kyle Sutton, Place 5  
Chairperson**

**A. CALL TO ORDER (PLEASE TURN OFF ALL CELL PHONES)**

**B. PLEDGE OF ALLEGIANCE**

**C. COMMISSIONERS ROLL CALL**

Sherry Campbell  
Robert Bellon  
Marlo Obera  
Kyle Sutton  
Chris Cooper

**PRESENT**

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### **C. CITIZENS APPEARANCE**

*Citizens are allowed 3 minutes to speak. The Planning & Zoning Commission is unable to respond to or discuss any issues that are brought up during this section that are not on the agenda, other than to make statement of specific factual information in response to a citizen's inquiry or to recite existing policy in response to the inquiry.*

### **D. CONSENT AGENDA**

Consent Agenda: All consent agenda items listed are considered to be routine by the Planning and Zoning Commission and will be enacted by one motion.

There will be no separate discussion of these items unless a Commissioner so request, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

- 1) Possible approval of the Princeton Planning & Zoning Commission Special Meeting Minutes of March 15, 2021.

### **E. PUBLIC HEARING**

- 1) **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 1.52 acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

### **F. REGULAR AGENDA**

- 1) **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.
- 2) **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 547.96 acre tract of land situated in the Rufus Sewall Survey, Abstract No. 873, Thomas A. Rhodes Survey, Abstract No. 741

& David Cherry Survey, Abstract No. 166 City of Princeton,  
Collin County, Texas.

- 3) **PL&FP20190744 – 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.
- 4) **Discussion** regarding concept plan for a proposed mixed use development near the Tractor Supply Store.

#### **G. INFORMATION**

- 1) Next Meeting: May 17, 2021 @ 6:00pm
- 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 on ongoing projects

#### **I. ADJOURNMENT**

*The Commission reserves the right to retire into executive session concerning any of the items listed on this agenda whenever it is considered necessary and legally justified under the Open Meeting Act*

#### **CERTIFICATE**

**I hereby certify the above Notice of Meeting was**

**posted at the Princeton City Hall April 16,**

**2021 at 8:15 AM**

  
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**Tabatha Monk, City Secretary**

#### **STATEMENT FOR ADA COMPLIANCE**

**The City of Princeton acknowledges its responsibility comply with 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 that individuals make requests for these services forty-eight (48) hours ahead of the scheduled program, service and/or meeting. To make arrangements, contact Tabatha Monk, City Secretary or other designated official at 972-736-2416.**