



PRINCETON

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NOTICE OF PLANNING & ZONING COMMISSION MEETING AND AGENDA THE CITY OF PRINCETON, TEXAS April 18, 2022

The Planning & Zoning Commission of the City of Princeton will meet in Regular Meeting Session on April 18, 2022 at 6:00 PM Princeton Municipal Center 2000 East Princeton Dr. Princeton, Texas 75407 to discuss the following

Sherry Campbell
Vice Chair

Kyle Sutton
Chair

Robert Bellon
Member

Chris Cooper
Member

Robin Forsythe
Member

CALL TO ORDER

ROLL CALL

Kyle Sutton
Sherry Campbell
Robert Bellon Jr.,
Chris Cooper
Robin Forsythe

PLEDGE OF ALLEGIANCE

I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all.

PUBLIC COMMENT

Citizens are allowed 3 minutes to speak. The Economic Development Corporation is unable to respond or to discuss any issues that are brought up during this section that are not on the agenda, other than to make statements of specific factual information in response to a citizens inquiry or to recite existing policy in response to any inquiry.

CONSENT AGENDA

All consent agenda items listed are considered to be routine by the Planning & Zoning Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Board Member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

MINUTES

Possible approval of the Princeton Planning & Zoning Regular meeting minutes of March 21, 2022.

[P&Z MINUTES COMMISSION REGULAR MEETING MINUTES MARCH 21, 2022.pdf](#)

REGULAR AGENDA

Public Hearing - ZA20220280 - Zoning Map Amendment Discussion and possible action and recommendation to City Council regarding a request from Agricattle LLC, M26 Farm LLC, and M23 Family, LP for zone map amendment for a Planned Development for a property being a 501.84 acre tract of land in the John Russell Survey, Abstract No. 743, David Cherry Survey, Abstract No. 166, Rufus Sewell Survey, Abstract No. 873, and the Thomas A. Rhodes Survey, Abstract No. 741, City of Princeton, Collin County, Texas.
[Staff Report ZA20220280 with Exhibits.pdf](#)

Public Hearing - ZA20220471 - Zoning Map Amendment Discussion and possible action and recommendation to City Council regarding a request from Butler Development Company, LLC for a zone map amendment for a Planned Development for a property being a 19.93 acre tract of land in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas. **The applicant requests to withdraw this item.**

Public Hearing - ZA20220472 - Zoning Map Amendment Discussion and possible action and recommendation to City Council regarding a request from Grandscape Land Developers, LLC for a zone map amendment for a Planned Development for a property being a 23.33 acre tract of land in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas.
[Staff Report ZA20220472 with Exhibits.pdf](#)

Public Hearing - ZA20220473 - Zoning Map Amendment Discussion and possible action and recommendation to City Council regarding a request from Grandscape Land Developers, LLC for a zone map amendment for a Planned Development for a property being a 23.33 acre tract of land in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas.
[Staff Report ZA20220473 with Exhibits.pdf](#)

Public Hearing - ZA20220474 - 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 Planned Development 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.

[Staff Report ZA20220474 with Exhibits.pdf](#)

FP20210415 - Final Plat

Discussion and Possible action and recommendation to the City Council regarding a request from Pulte Homes of Texas LP for final plat approval for a property being 29.81 acres situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

[Staff Report FP20210415 - Lake Meadow - With Exhibits.pdf](#)

FP20201933 - Final Plat

Discussion and Possible action and recommendation to the City Council regarding a request from DR Horton Texas LP for final plat approval for a property being 50.93 acres situated in the John Snyder Survey, Abstract No. 865, City of Princeton, Collin County, Texas.

[Staff Report FP20201933 - Winchester Crossing Ph 6 with Exhibits.pdf](#)

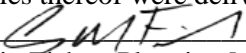
INFORMATION

1. Next Meeting: May 16, 2022 @ 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.
3. Update on ongoing projects.

ADJOURNMENT

CERTIFICATE

I hereby certify the above Notice of Meeting was posted at the Princeton Municipal Center @ April 14, 2022 at 10:45 am and copies thereof were delivered to the Planning & Zoning Chairperson, Vice Chairperson, and Commissioners.



Craig Fisher, Planning Manager

STATEMENT FOR ADA COMPLIANCE

The City of Princeton acknowledges its responsibility to comply with the 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 the individuals make requests for these services forty-eight (48) hours ahead of the scheduled program, service and/or meeting. To make arrangements, contact Amber Anderson, City Secretary, or other designated official at 972-734-2416. The Planning & Zoning Commission reserves the right to consult in executive session with its attorney and to receive legal advice regarding any item listed on this agenda pursuant to Section 551.071(b).