

Minutes

The City of Princeton

Planning & Zoning Commission Regular Meeting

Of September 20, 2021

The Planning & Zoning Commission of the City of Princeton, Texas, met in regular session Monday, September 20, 2021 at 6:00pm at the Council Chamber in City Hall 123 W Princeton Drive.

The following P&Z Commissioners were present: Vice Chairperson Campbell, Commissioner Obera, Commissioner Bellon, Commissioner Cooper and Chairperson Sutton. 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: Vice Chairperson Campbell, Commissioner Obera, Commissioner Bellon, Commissioner Cooper 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 Regular Meeting Minutes of August 16, 2021. **Commissioner Campbell made a motion to approve the Planning & Zoning minutes of August 16, 2021 Regular Meeting and Vice Chairperson Obera seconded the motion. The motion carried unanimously.**

Chairperson **Sutton** announced the **Public Hearing Item E1 :)** **ZA20211732 – Zoning Map Amendment - Discussion and possible action** and recommendation to City Council regarding a request from King Meadow Crossing Management for a zone map amendment for Planned Development for property being a 10.22-acre tract of land situated in the Jacob Snively Survey, Abstract No. 863, City of Princeton, Collin County, Texas. **Chairperson Sutton opened the Public Hearing at 6:05 pm and Chairperson Sutton closed the Public Hearing 6:06 pm. A discussion ensued. Chairperson Sutton opened the Public Hearing again at 6:24 pm and one citizen spoke. Chairperson Sutton closed the Public Hearing at 6:26 pm. Commissioner Obera made a motion for approval subject to the following:**

- **Increasing the height of the masonry screening wall to eight feet, and**
- **Providing an evergreen landscape screen along the northern property line**

Commissioner Cooper second the motion. The motion carried unanimously.

Chairperson Sutton announced the Regular Agenda Item F1 :) FP20180894 – Final Plat – Discussion and possible action and recommendation to the City Council regarding a request from Pacesetter Homes, LLC for final plat approval of Town Park, a 30.616 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 for approval, and Commissioner Bellon second the motion. The motion carried unanimously.**

Chairperson Sutton announced the Regular Agenda Item F2 :) FP20200758 – Final Plat – Discussion and possible action and recommendation to the City Council regarding a request from DR Horton – Texas, Ltd. for final plat approval of Winchester Crossing Phase 3, a 61.254 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 for approval, and Commissioner Cooper second the motion. The motion carried unanimously.**

Chairperson Sutton announced the Regular Agenda Item F3 :) FP20200962 – 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 Arcadia Farms Phase 5 a 29.414 tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas. **Commissioner Bellon made a motion for approval, and Vice Chairperson Campbell second the motion. The motion carried unanimously.**

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


Next Meeting: Monday October 18, 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: **None**

Chairperson **Sutton** announced **Information Item G3:** Update on ongoing project

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

Chairperson **Sutton** adjourned at 6:38 pm



Kyle Sutton, Chairperson 10-18-21
Date

ATTEST:



Shawn Fort, Director of Development Services 10/18/21
Date

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