



**NOTICE OF PLANNING & ZONING COMMISSION MEETING AND AGENDA  
THE CITY OF PRINCETON, TEXAS  
March 20, 2023**

The Planning & Zoning Commission of the City of Princeton will meet in Regular Meeting Session on March 20, 2023 at 6:00 PM Princeton Municipal Center 2000 East Princeton Dr. Princeton, Texas 75407 to discuss the following

**Kyle Sutton,**  
*Chairperson, Place 5*

**Sherry Campbell,**  
*Vice Chairperson, Place 1*

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

**Chris Cooper,**  
*Commission Member, Place 3*

**Robin Forsythe,**  
*Commission Member, Place 4*

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**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 APPEARANCE**

Speakers are allowed 3 minutes to speak. The Planning & Zoning Commission 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 speaker's 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 Commissioner 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 Commission  
Special meeting minutes of February 21, 2023.

[P&Z MINUTES COMMISSION SPECIAL MEETING MINUTES FEBRUARY 21, 2023.pdf](#)

### **FP20210120 - Final Plat - Forest Park Phase 1**

Discussion and possible action regarding a request from M/I Homes of DFW, LLC for final plat approval for a property being a 19.07 acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

[Staff Report FP20210120 - Forest Park Ph 1 with Exhibits.pdf](#)

## **REGULAR AGENDA**

**Public Hearing - ZA20230252 - Zoning Map Amendment** Discussion and possible action and recommendation to City Council regarding a request from Osama and Maha Fettouh for a zone map amendment for a property being a 41.73 acre tract of land situated in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas.

[Staff Report ZA20230252 with Exhibits.pdf](#)

### **PL20220280 - Preliminary Plat - Sicily Laguna**

Discussion and possible action and recommendation to City Council regarding a request from Sicily Laguna Azure, LLC for preliminary plat approval for a property being a 16.61 acre tract of land situated in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas.

[Staff Report PL20220280 - Sicily Laguna with Exhibits.pdf](#)

### **PL20230615 - Preliminary Plat - Mattei Middle School & James Elementary School Complex**

Discussion and possible action and recommendation to City Council regarding a request from Princeton ISD for preliminary plat approval for a property being a 78.08 acre of land situated in the William Thompson Survey, Abstract No A-892, Collin County, Texas.

[Staff Report PL20230615 - Mattei Middle School & James Elementary School Complex.pdf](#)

### **PL20230616 - Preliminary Plat - Marcel Green Elementary School No. 9**

Discussion and possible action and recommendation to the City Council regarding a request from Princeton ISD for preliminary plat approval for a property being a 3.09 acre tract of land situated in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas.

[Staff Report PL20230616 - Marcel Green Elementary School No. 9.pdf](#)

### **PL-FP20230618 - Preliminary & Final Plat - Princeton 228**

**Addition** Discussion and possible action regarding a request from the City of

Princeton for preliminary plat and final plat approval for a property being a 0.126 acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

[Staff Report PL-FP20230618 - Princeton 228 Addition with Exhibits.pdf](#)

**PL-FP20230620 - Preliminary & Final Plat - Princeton 414 Addition**

Discussion and possible action regarding a request from the City of Princeton for preliminary plat and final plat approval for a property being a .315 acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

[Staff Report PL-FP20230620 - Princeton 414 Addition.pdf](#)

**INFORMATION**

1. Next Meeting: April 17, 2023
2. Consider a request for items to be place on a future agenda and NOT for discussion of these requests at this time.
3. Update of on-going projects.

**ADJOURNMENT**

**CERTIFICATE**

I hereby certify the above Notice of Meeting was posted at the Princeton Municipal Center @ 8:55 am on March 17, 2023 and copies thereof were delivered to the Chairman, Vice Chairperson, and Commissioners.



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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).