City of Princeton

Princeton Municipal Center
2000 East Princeton Dr.
Princeton, Texas 75407

Meeting Agenda

Planning & Zoning Commission Special Meeting

Tuesday, January 20, 2026 | **7:30 PM** | **Council Chambers**

A. CALL TO ORDER (6:30 P.M.)

B. 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.

C. 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.

D. 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.

D.1 MINUTES

Consider approval of the Princeton Planning and Zoning Commission Regular meeting minutes January 5, 2026, and take appropriate action.

P&Z MINUTES COMMISSION MEETING MINUTES January 5, 2026.pdf

E. PUBLIC HEARINGS

E.1 SUP20253139 - SUP for a Convenience store with Gas Pumps

Conduct a public hearing and consider sending a recommendation to City Council regarding a request from Vaquero Ventures for a Specific Use Permit for a Convenience Store with Gas Pumps on a 1.624 acre tract situated at the northwest corner of Myrick Ln and S Beauchamp Blvd, in the City of Princeton, Collin County, Texas; and take appropriate action.

SUP20253139 - Convenience store with gas pumps - PZ Staff Report.pdf
EXHIBIT A - SUP Application.pdf
EXHIBIT B - ORD-2025-11-10-06-SUP.pdf
EXHIBIT C - Zoning Notice Letter.pdf
EXHIBIT D - Concept Drawings.pdf
EXHIBIT E - Filed Plat - Princeton Business Park, Block A, Lots 1R & 2.pd

PZ Power Point - SUP20253139.pptx

E.2 **ZA20253154 - Zoning Amendment -3025 FM 75** Conduct a public hearing and consider sending a recommendation to City Council regarding a request from FM 75 Home LLC for a zoning amendment to PD 23A on a 1.311 acre tract situated at the northwest corner of FM 75 and CR 408, in the City of Princeton, Collin County, Texas; and take appropriate action.

ZA20253154 - Rezone from AG to PD23A - PZ Staff Report.pdf
EXHIBIT A - Zoning Application.pdf
EXHIBIT B - Notice Letter.pdf
EXHIBIT C - Concept Plan.pdf
EXHIBIT D - Existing PD 23A Ordinance.pdf
PZ Power Point - ZA20253154.pptx

F. REGULAR AGENDA

F.1 **R20253066 - Replat Plaza Street 276 Addition, Block 1 Lots 2R-1 & 2R-2** Discussion and possible action regarding a request from Shops at Cypress Bend LLC for replat approval for a property being a 4.068 acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas; and take appropriate action.

Staff Report R20253066 -Plaza Street 276 Addition - Denial.pdf
EXHIBIT A - Plat Application.pdf
EXHIBIT B - Exisiting Final Plat.pdf
EXHIBIT C - Existing Preliminary Plat.pdf
EXHIBIT D - Proposed Replat.pdf
EXHIBIT E - Plaza Street 276 Addition - Review Letter.pdf

F.2 **ELECT VICE CHAIRPERSON** Discussion and possible action regarding election of a Vice Chairperson.

G. INFORMATION

G.1 **NEXT MEETING** Monday, February 2, 2026.

G.2 **REQUEST FOR FUTURE ITEMS.**

H. ADJOURNMENT

Certification

I certify that the above notice of this meeting was posted at least three business days prior to the scheduled meeting time, in accordance with the Open Meetings Act, on the bulletin board at Princeton Municipal Center.

Posted by: Shai Roos
_____
Shai Roos, Director of Development Services

Date posted: 1 /13 /26

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 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(2).