City of Princeton

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

Meeting Agenda

Planning & Zoning Commission Regular Meeting

Monday, November 2, 2026 | **6:30 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 5 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.

E. PUBLIC HEARINGS

E.1 **ORD-2026-11-09-01** Conduct a Public Hearing and consider a request by Retail at Princeton 9, LLC (Jessica Hernandez) to rezone 1.49 acre property located at the NE corner of S Beauchamp Blvd and Myrick Lane in Princeton Business Park from Manufacturing/Industrial District – Light (M-1) to Planned Development 47 (PD 47) to allow professional office and retail/commercial uses as outlined in PD 47 in place of industrial uses.

PZ Memo- Myrick Retail M-1 to PD 47- 11.02.2026.pdf
Exhibit A - Development Application.pdf
Exhibit B- Applicants Project Narrative.pdf
Exhibit C - Ordinance No. 2026-01-12-02 â€" PD 47 Development Standard.pdf
Exhibit D - Property Owner Notification Letter.pdf
Exhibit E- Newspaper Public Hearing Notice.pdf

E. 2 **ORD-2026-11-09-02** Conduct a Public hearing and consider a request by Wal-mart Real Estate Business Trust for a Specific Use Permit (SUP) to allow a 155 feet high Cell Tower with 30 feet by 85 feet fenced in area and associated utilities in the Walmart parking lot adjacent to Beauchamp Boulevard at 701 W Princeton Drive.

PZ Memo- Walmart Cell Tower SUP- 11.02.2026.pdf
Exhibit A - Detailed Site Plan.pdf
Exhibit B - SUP Application & Letter of Authorization.pdf
Exhibit C - Property Owner Notice.pdf

Exhibit D - Newspaper Notice.pdf
Exhibit E- Project Narrative.pdf

E.3 **ORD-2026-11-09-03** Conduct a Public hearing and consider a request by McAfee Investments LLC (Kelly McAfee) to rezone a 1.14 acre property located at the SE intersection of Monte Carlo Blvd. and Longneck Road (1523 Longneck Road) from Single Family Estate Residential District (SF-E) to General Commercial District (C-2) to allow for a Christian Brothers Automotive use which is classified as Automobile Repair, major.

PZ Memo- CBA SFE to C-2 - 11.02.2026.pdf
Exhibit A- Rezoning Application.pdf
Exhibit B- Applicants Narrative.pdf
Exhibit C - Preliminary Site Plan.pdf
Exhibit D - Landscape Planting Plan.pdf
Exhibit E - Exterior Elevations.pdf
Exhibit F - Property Owner Notices.pdf
Exhibit G - Newspaper Notice.pdf

E.4 **ORD-2026-11-09-04** Conduct a Public hearing and consider a request by McAfee Investments LLC (Kelly McAfee) for a Specific Use Permit (SUP) for Automobile Repair (major) on a 1.14 acre property located at the SE intersection of Monte Carlo Blvd. and Longneck Road (1523 Longneck Road) to allow for Christian Brothers Automotive use. This request is in conjunction with a request to rezone this property to C-2 General Commercial District on this same meeting agenda.

Exhibit A - SUP Development Application.pdf
PZ Memo- CBA SUP 11.02.2026.pdf
Exhibit B Applicants Rezoning and SUP Narrative.pdf
Exhibit C - Preliminary Site Plan.pdf
Exhibit D -Landscape Planting Plan.pdf
Exhibit E - Exterior Building Elevations.pdf
Exhibit F - Property Owner Notice.pdf
Exhibit G - Newspaper Notice.pdf

F. REGULAR AGENDA

F.1 **2026-018** Consider a request by Ceigen Princeton Holdings LLC (Prem Kalidindi) for a Conveyance Plat for 8.8092-acre property, located at the northeast corner of the intersection of Forest Grove South and West Princeton Drive.

PZ Memo-Forest Grove Conveyance Plat-11.02.2026.pdf
Exhibit A - Conveyance Plat.pdf
Exhibit B - Outstanding Staff Comments.pdf
Exhibit C - Development Application.pdf

F.2 **2026- 019** Consider a request by Retail Partners - Princeton LLC (Russell Martin) to Replat a 1.708-acre property, located generally at the northwest corner of the intersection of Monte Carlo Boulevard and U.S. Highway 380, also refereed to as Lots 2R1 and 2R2, Block 1, of Monte Carlo Addition, Phase I, an addition to the City of Princeton, Collin County, Texas, recorded in Volume 2024, Page 309, map records, Collin County, Texas.

PZ Memo- Monte Carlo Addn Ph 1 - Replat - 11.02.2026.pdf
Exhibit A - Proposed Plat.pdf
Exhibit B-1 - Staff Comment Letter.pdf
Exhibit B-2 - Outstanding Plat Comments.pdf
Exhibit B-3 - Aplication review Comments.pdf

F.3 **2026-020** Consider a request by Cope Retail LLC (Mark Cope) to Final Plat approximately 4.099 acres located on the east side of FM 75, south of Monticello Drive and north of East Monte Carlo Boulevard.

PZ Memo- Shoppes At Monticello - Final Plat - 11.02.2026.pdf
Exhibit A - Proposed Final Plat.pdf
Exhibit B - Staff Comment Letter.pdf
Exhibit C - Annotated Final Plat Review.pdf
Exhibit D- Development Application.pdf

F.4 **2026-021**

Consider a request for a Final Plat by KB Home Lone Star, Inc. for Princeton Estates, Phase 2, a residential subdivision consisting of approximately 29.760 acres located at the southeast corner of County Road 456 and South Boorman Lane.

PZ Memo- Princeton Estates Phase 2 - Final Plat - 11.02.2026.pdf
Exhibit A - Proposed Final Plat.pdf
Exhibit B- Staff Comment Letter.pdf
Exhibit C - Annotated Final Plat Review.pdf
Exhibit D - Development Application.pdf

F.5 **2026-022**

Consider a request for a Preliminary Plat by property owner D. L. Caldwell, for approximately 1.370 acres property located at 107 W Princeton Drive on the south side of West Princeton Drive (U.S. Highway 380), approximately 65 feet east of Town Park Avenue, for the proposed development of a restaurant.

PZ Memo- Princeton Restaurant - Preliminary Plat - 11.02.2026.pdf
Exhibit A - Proposed Preliminary Plat.pdf
Exhibit B - Staff Comment Letter.pdf
Exhibit C - Annotated Preliminary Plat Review.pdf
Exhibit D - Development Application.pdf

F.6 **2026-023** Consider a request by JB Princeton I, LP to Replat of approximately 9.406 acres (9.396 acres after proposed right -of-way dedication) property, located at the northwest corner of Myrick Lane and South Beauchamp Boulevard, to create four commercial lots within Princeton Business Park.

PZ Memo- Princeton Business Park - Replat - 11.02.2026.pdf
Exhibit A - Proposed Replat â€“ Princeton Business Park, Block A, Lots 2 4, and 5.pdf
Exhibit B - Previous Annotated Staff Comments.pdf
Exhibit C - October 19, 2026, Resubmittal.pdf
Exhibit D - Traffic Impact Analysis Review Letter, September 21, 2026.pdf Exhibit E - Drainage Study and Engineering Review.pdf
Exhibit F - Plat Application.pdf

F.7 2026-024 Consider a request by Christian Heights Holding, LLC for a Preliminary Plat for approximately 4.768 acres located at the northwest corner of U.S. Highway 380 and Princeton Meadows Boulevard.

PZ Memo- Chrisitan Heights ASC - Preliminary Plat - 11.02.2026.pdf Exhibit A - Proposed Preliminary Plat 10-05-2026 Resubmittal.pdf Exhibit B - Development Application.pdf

G. REPORT AGENDA

- Next Regular City Council Meeting: Monday, November 9, 2026 @ 6:30 P.M.
- Next Regular Planning and Zoning Commission Meeting: Monday, December 7, 2026 @ 6:30 P.M.
- Department Updates

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: _10__/_27__/__2026_

Time Posted: 10.00pm

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(2).