AMENDED- Item D.2 exhibit C updated

City of Princeton

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

Meeting Agenda

Planning & Zoning Commission Regular Meeting

Monday, January 5, 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 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 December 15, 2025; and take appropriate action.

P&Z MINUTES COMMISSION MEETING MINUTES December 15, 2025.

D.2 FP20253043 — Final Plat - 75 Monte Carlo Addition, Block 1, Lot 1 - Discussion and possible action regarding a request from Prince Land LLC for final plat approval for a property being a 1.784 acre tract of land situated in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas.

Staff Report FP20253043 - 75 Monte Carlo Add, Bl 1, Lt 1.pdf
Exhibit A - Final Plat Application.pdf
Exhibit B - PRELIMINARY PLAT.pdf
Exhibit C - Final Plat.pdf
Exhibit D - Site Plan.pdf

E. PUBLIC HEARINGS

E.1 ORD-2026-01-12-04 - Zoning Code Sec 82- 29 Amendment Conduct a public hearing and consider making a recommendation to City Council regarding Ordinance No. 2026-01-12-04 of the City of Princeton amending Section 82-29 "Special Uses and Conditions for Approval" to add Public School use to this Section of the Zoning Ordinance; and take appropriate action. Presented by Craig Fisher, Planning & Zoning Administrator.
PZ Staff Report for Zoning Ordinance Amendment.pdf
Exhibit A - Zoning newspaper notice _Text Amendment.pdf
ORD-2026-01-12-04.pdf
PZ Power Point.pptx

F. REGULAR AGENDA

G. INFORMATION

G.1 NEXT MEETING Monday, January 5, 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: 12 / 29 / 25

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).