City of Princeton

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

Meeting Agenda

Planning & Zoning Commission Regular Meeting

Monday, March 16, 2026 **6:30 PM** **Council Chambers**

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

B. ROLL CALL

C. 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.

D. PUBLIC APPEARANCE

This portion of the meeting allows members of the public to address the Planning & Zoning Commission on items not listed as a Public Hearing on the agenda. Speakers should complete a Public Meeting Appearance Card and submit it to staff prior to speaking. Each speaker is limited to three (3) minutes unless otherwise permitted by the Chair. In accordance with the Texas Open Meetings Act, the Commission cannot discuss or take action on items not listed on the agenda but may provide factual information or recite existing policy. Speakers should address the Commission directly and maintain courtesy and respect to ensure an orderly meeting. Individuals addressing the Commission shall (i) address the Commission directly—not City staff or others; (ii) be courteous, respectful, and cordial; and (iii) refrain from making personal, demeaning, insulting, threatening, or disparaging remarks, in order to maintain decorum and support the efficient and orderly conduct of the meeting.

E. 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.

E1. Meeting Minutes Consider approval of February 17, 2026, City of Princeton, Planning and Zoning Commission Special meeting minutes; and take appropriate action.
P&Z MINUTES COMMISSION MEETING MINUTES February 17, 2026.p

E2. Replat Discuss and consider sending a recommendation to City Council regarding a request from Shops at Cypress Bend LLC to replat Lot 2 Block 1 of Plaza Street 276 Addition into Lots 2R-1 and 2R-2, Block 1; and take appropriate action
Staff Report- Replat Plaza Street 276 Addition.pdf
EXHIBIT A - Proposed Replat.pdf
EXHIBIT B - Exisiting Final Plat.pdf
Exhibit C - Review Letter.pdf

E3. **Preliminary Plat** Discuss and consider sending a recommendation to City Council regarding a request from Cope Equities LLC to amend the preliminary plat for Monte Carlo McDonalds Addition Block A, Lot 1 to Shoppes at Monticello, Block A, Lots 4 and 5; and take appropriate action

PZ Staff Report Prelim Plat Amendment - Shoppes at Monticello.pdf
Exibit A - Shoppes at Monticello Amended Preliminary Plat.pdf
Exhibit B - Previously Approved Preliminary Plat.pdf

F. PUBLIC HEARINGS

F1. **Rezoning Request** Conduct a public hearing and consider sending a recommendation to City Council regarding a request to rezone property at 1503 Longneck Road, consisting of approximately 1.00 acre land from Single Family Estate (SF-E) to Planned Development 46 (PD 46); and take appropriate action

PZ Staff Report - 1503 Longneck.pdf
Exhibit A - Mailed Notice.pdf
Exhibit B - Concept Plan.pdf
Exhibit C - PD-46 Ordinance.pdf
Exhibit D - Draft Ordinance.pdf

G. INFORMATION

G1. **Next Meeting** Monday, April 6, 2026

G2. **Future Agenda** Request for items to be placed on future Planning and Zoning Meeting Agendas

I. 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: 3/10/26
Time posted - 4.50pm

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)