City of Princeton

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

Meeting Agenda

Planning & Zoning Commission Special Meeting

Tuesday, September 22, 2026 | **6:30 PM** | **Council Chambers**

SPECIAL PLANNING AND ZONING MEETING 6:30 P.M.

A. CALL TO ORDER - CHAIRPERSON

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 is set aside for members of the public to address the Planning and Zoning Commission on any item of business that is not formally scheduled on the agenda as a Public Hearing item. Members of the public should complete a Public Meeting Appearance Card prior to the meeting and present it to the Planning Tech. Speakers are allowed up to five (5) minutes to speak. The Planning and Zoning Commission is unable to respond to or discuss any issues that are brought up during this portion 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 the inquiry. Anyone wishing to speak shall (i) address the Planning and Zoning Commission directly not City staff or otherwise; (ii) be courteous, respectful, and cordial; and (iii) refrain from making personal, demeaning, insulting, threatening, and/or disparaging remarks, as to maintain decorum and support the efficient and orderly flow 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.

E.1 2026-011 Consider the following Planning and Zoning meeting minutes; and take appropriate action. September 9, 2026 Regular Planning and Zoning Meeting.
P&Z Minutes-09.09.2026.pdf

F. PUBLIC HEARINGS

G. SPECIAL AGENDA

G.1 2026-012 Consider a request from Cross Engineering, to final plat a property being 1.640 acres of land called Princeton Micro-Hospital, located West side of S. Beauchamp Blvd. 750' South of SH-380, Princeton, Texas; and take appropriate action.

PZ Memo- Micro-Hosptial FP - 09.22.2026.pdf
Exhibit A - Proposed Final Plat Review.pdf
Exhibit B - Downstream Assessment Comments.pdf
Exhibit C - Concept Site Plan.pdf
Exhibit D - Plat Applications.pdf

G.2 2026-013 Consider initiating a text amendment pursuant to Section 82-33(a)(2) of the City of Princeton Zoning Ordinance ordering the consideration of a city-initiated text amendment to the Zoning Ordinance amending the regulations relating to the creation of a U.S. 380 Overlay District

PZ Memo - 380 Overlay Amendment - 09.22.2026.pdf

H. REPORT AGENDA

1. **Next Regular City Council Meeting:** Monday, September 28, 2026 @ 6:30 P.M.
2. **Next Regular Planning and Zoning Commission Meeting:** Monday, October 5, 2026 @ 6:30 P.M.
3. **Department Updates**

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: AP McDowell
Parker McDowell, Planning Manager

Date posted: 09/16/26

Time posted: 5:25 p.m.

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).