City of Princeton

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

Meeting Agenda

Planning & Zoning Commission Spcial Meeting

Tuesday, February 17, 2026 | **7:30 PM** | **Council Chambers**

A. CALL TO ORDER (7:30 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 **Planning & Zoning Commission Meeting Minutes from February 2, 2026**

Consider approval of the February 2, 2026, City of Princeton, Planning and Zoning Commission Regular meeting minutes; and take appropriate action.

P&Z MINUTES COMMISSION MEETING MINUTES February 2, 2026.pdf

D.2 **FP20210052 - Final Plat - Eastridge Phase 1 South**

Consider a request from GRBK Edgewood, LLC to final plat a property being a 48.776-acre tract of land situated in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas; and take appropriate action.

PZ - Staff Report FP20210052 -Eastridge Phase 1 South.pdf
EXHIBIT A - Plat Application.pdf
EXHIBIT B - Previously Approved Prelimianry Plat - April 26 2021.pdf
EXHIBIT C - Proposed Final Plat - Eastridge Phase 1 South.pdf

D.3 **FP20253110 - Final Plat - Kiddie Academy, Block 1, Lot 1**

Consider a request from Shops at Akshayam Childcare, LLC to final plat a property being a 2.099-acre tract of land situated in the David Cherry Survey, Abstract No. 166, City of Princeton , Collin County, Texas; and take appropriate action.

PZ - Staff Report FP20253110 -Kiddie Academy Addition, Bl 1, Lt 1.pdf

EXHIBIT A - Plat Application.pdf
EXHIBIT B - Previously Approved Prelimianry Plat - October 14 2025.pdf
EXHIBIT C - Proposed Final Plat.pdf

E. PUBLIC HEARINGS

F. REGULAR AGENDA

F.1 FP20243047 – Final Plat - Crossmill, Block A, Lot 58x Consider a request from Princeton ISD to final plat a property being a 28.3833 -acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton , Collin County, Texas; and take appropriate action.

PZ - Staff Report FP20243047 - Crossmill, Bl A, Lt 58x - Banschbach Middle.pdf
EXHIBIT A - Plat Application.pdf
EXHIBIT B - Proposed Final Plat.pdf
Exhibit C - Previously Approved Preliminary Plat - March 25, 2024.pdf
EXHIBIT D - Banschbach Middle School Addition - Review Letter.pdf
PZ Power Point - Final Plat - Crossmill Bl A Lt 58x Banschbach MS.pptx

F.2 PL20263158 – Preliminary Plat Amendment – Shoppes at Monticello, Block A, Lots 4 and 5 Preliminary Plat Amendment - Shoppes at Monticello, Block A, Lots 4 and 5 - Discussion and possible action regarding a request from Cope Equities to amend a preliminary plat for Block A, Lot 1, Monte Carlo McDonalds Addition, approved on August 11, 2025 into two commercial lots, Block A, Lots 4 and 5 Shoppes at Monticello, consisting of 4.099 acres situated at the southeast corner of FM 75 and Monticello Drive in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas; and take appropriate action.

Staff Report PL20263158 - Shoppes at Monticello.pdf
Exhibit A - Application.pdf
Exhibit B - Shoppes at Monticello Amending Preliminary Plat.pdf
Exhibit C - Previously Approved Preliminary Plat.pdf
EXHIBIT D - Shops at Monticello Preliminary Plat - Final Review Letter.pd
EXHIBIT E - Traffic Impact Analysis.pdf
PZ Power Point - PL20263158.pptx

G. INFORMATION

G.1 NEXT MEETING Monday, March 2, 2026 at 6:30 pm.
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: 02 / 09/ 2026

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).