City of Princeton

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

Meeting Agenda

Planning & Zoning Commission Regular Meeting

Monday, February 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 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 January 20, 2026**

Consider approval of the January 20, 2026, City of Princeton, Planning and Zoning Commission Special meeting minutes; and take appropriate action.

P&Z MINUTES COMMISSION MEETING MINUTES January 20, 2026.pd

E. PUBLIC HEARINGS

F. REGULAR AGENDA

F.1 **PL20263159 - Replat - Corporate Medical Addition**

Re Plat - Corporate Medical Addition - Discussion and possible action regarding a request from Princeton Economic Development Corporation to Replat a 25.81 acre tract of land known as the Princeton Business Park, Block B, Lot 1 situated at the northeast corner of S Beauchamp Blvd and Corporate Drive, City of Princeton, Collin County, Texas; and take appropriate action.

Staff Report PL20253159 - Corporate Medical Addition_Replat.pdf
Exhibit A - Application.pdf
Exhibit B - Preliminary Plat - Corporate Medical Addition.pdf
Exhibit C - Traffic Impact Analysis.pdf

F.2 **PL20263158 – Preliminary Plat Amendment – Monte Carlo McDonalds Addition Block A, Lot 1 to 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 - Denial_012326.pdf
Exhibit A - Application.pdf
Exhibit B - Shoppes at Monticello Amending Preliminary Plat.pdf
Exhibit C - Previously Approved Preliminary Plat.pdf
Exhibit D - Review Letter.pdf

F.3 **Moratorium Update**

Provide an update on the residential building moratorium, as requested by Commissioner Maxine Ellis at the 1/5/26 meeting.

Memo - Moratorium Update.pdf
Exhibit A - Residential Design Guidelines.pdf
Exhibit B - PID Policy.pdf
Exhibit C - Retaining Wall Ordiance.pdf
Exhibit D - Drainage Ordiance.pdf
Exhibit E - Contractor Registration.pdf

G. **INFORMATION**

H. **ADJOURNMENT**

Certification

I certify that the above notice of this meeting was posted at least 72 hours 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: 1 / 27 / 26

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).