City of Princeton

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

Meeting Agenda

Planning & Zoning Commission Regular Meeting

Monday, April 20, 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. APPOINTMENTS

C. 1 PLANNING AND ZONING COMMISSION VICE CHAIR — Consider appointing a Vice Chair for the Planning and Zoning Commission; and take appropriate action.

D. PUBLIC APPEARANCE

Speakers are allowed 5 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.

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 MINUTES — Consider approval of the Princeton Planning and Zoning Commission Regular meeting minutes from March 16, 2026; and take appropriate action.
P&Z MINUTES COMMISSION MEETING MINUTES March 16, 2026.pdf

E. 2 FINAL PLAT - BANSCHBACH MS — Consider conditional approval of a request from Princeton ISD to final plat Crossmill Lot 58X Block A; and take appropriate action
PZ memo 04202026.pdf
Exhibit A - Proposed Final Plat.pdf
Exhibit B - Approved Preliminary Plat.pdf
Exhibit C - Plat Application.pdf

E. 3 FINAL PLAT - JOYCE CARRELL ES — Consider conditional approval of a request from Princeton ISD to final plat Crossmill, Lot 27X, Block 1; and take appropriate action

PZ memo 04202026.pdf
Exhibit A - Proposed Final Plat.pdf
Exhibit B - Approved Preliminary Plat.pdf
Exhibit C - Plat Application.pdf

E. 4 FINAL PLAT - CROSSMILL PHASE 1A — Consider conditional approval of a request from D.R. Horton-Texas LTD to final plat Crossmill Phase 1A; and take appropriate action

Exhibit A - Proposed Final Plat.pdf
Exhibit B - Approved Preliminary Plat.pdf
Exhibit C - Plat Application.pdf
PZ memo 04202026.pdf

E. 5 FINAL PLAT - WHITEWING TRAILS - PHASE 4A -1 — Consider approval of a request from D.R. Horton -Texas, LTD. to final plat Whitewing Trails - Phase 4A-1; and take appropriate action

Exhibit A - Proposed Final Plat.pdf
Exhibit B - Approved Preliminary Plat.pdf
Exhibit C - Plat Application.pdf
PZ memo 04202026.pdf

E. 6 FINAL PLAT - WHITEWING TRAILS PHASE 3E — Consider approval of a request from GRBK Edgewood, LLC to final plat Whitewing Trails Phase 3E; and take appropriate action

PZ memo 04202026.pdf
Exhibit A - Proposed Final Plat.pdf
Exhibit B - Approved Preliminary Plat.pdf
Exhibit C - Plat Application.pdf

E. 7 FINAL PLAT - EASTRIDGE PHASE 8 — Consider approval of a request from GRBK Edgewood LLC to final plat Eastridge Phase 8; and take appropriate action

PZ memo 04202026.pdf
Exhibit A - Proposed Final Plat.pdf
Exhibit B - Approved Preliminary Plat.pdf
Exhibit C - Plat Application.pdf

F. PUBLIC HEARINGS

F. 1 REZONING REQUEST — Continue the public hearing from March 16, 2026 Planning and Zoning Commission Meeting and consider sending a recommendation to City Council regarding a request to rezone property at 1503 Longneck Road, from Single Family Estate (SF-E) to Planned Development 46 (PD 46); and take appropriate action

PZ Staff Report - 1503 Longneck_04202026.pdf
Exhibit A - Zoning Application.pdf
Exhibit B- New Preliminary Plat Checklist.pdf
Exhibit C - Concept Plan.pdf
Exhibit D - PD-46 Ordinance.pdf
Exibit E - Draft Ordinance_incl ord exhibits A AND.pdf
Exhibit F - Opposition Letter.pdf
Exhibit G - PZ Power Point.pptx

G. REGULAR AGENDA

G. 1 ZONING AMENDMENT — Consider initiating a City led zoning text amendment to the district regulations (height) for C- 2 - General Commercial Zoning District
PZ memo 04202026_zoning text amendment initiation.pdf

H. INFORMATION

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: _4_/_14/_2026__ Time posted: __4:56 PM

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).