



PRINCETON

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NOTICE OF REGULAR MEETING CITY COUNCIL MEETING AND AGENDA THE CITY OF PRINCETON, TEXAS January 24, 2022

The City Council of the City of Princeton will meet in Regular Meeting Session on January 24, 2022 at 6:30 PM Princeton City Hall 123 West Princeton Drive Princeton, TX 75407 to discuss the following

Honorable Brianna Chacon,
Mayor

Honorable Steven Deffibaugh,
Mayor Pro Tempore, Place 5

Bryan Washington,
Councilmember, Place 3

David Kleiber,
Councilmember, Place 1

Keven Underwood,
Councilmember, Place 4

Marlo Obera,
Councilmember, Place 2

CALL TO ORDER

ROLL CALL

Brianna Chacon
Steven Deffibaugh
David Kleiber
Marlo Obera
Bryan Washington
Keven Underwood

INVOCATION

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.

CITIZEN APPEARANCE

Citizens are allowed 3 minutes to speak. The Council is unable to respond to or 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 citizen's inquiry or to recite existing policy in response to the inquiry.

MAYORS COMMENTS

CONSENT AGENDA

Consent Agenda: All consent agenda items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

Resolution No. 2022-01-24-R (Cafeteria Plan)

Discussion and possible action regarding an Amendment Resolution No. 2022-01-24-R to change our enrollment from fiscal year to calendar year.

[PPP-BOD-AMEND-PYE-2021-12-31.pdf](#)

Budget Adjustment FY2021

Discussion and possible action regarding the final budget adjustment FY2021.

[Budget Adjustment Memo v1.24.2022.pdf](#)

REGULAR AGENDA

2022- Public Hearing (Princeton Retreat)

016 Conduct Public Hearing regarding a request received from Shoolin Ventures, LLC for a zoning of property from Agricultural "AG" to "PD" Planned Development, BEING all that certain lot, tract or parcel of land situated in the David Cherry Survey, Abstract No. 166, being part of a called 306.81 acres tract of land described in deed to Hasan Pirkul, recorded In Volume 5218, Page 3630, Deed Records, Collin County, Texas (D.R.C.C.T.), being a tract of kind described in deed to SS S&D Properties, LLC, o Texas Limited Liability Company, recorded under Instrument No. 20190821001020250 (D.R.C.C.T.), and being more particularly described by the following metes and bounds description: containing 670,837 Square Feet or 19.99 Acres of Land, more or less.

[PH Notice Shoolin Ventures LLC-CR 408.pdf](#)

2022- Ordinance No. 2022-01-24 (Princeton Retreat)

017 Discussion and possible action regarding Ordinance No. 2022-01-24 an ordinance of the City of Princeton amending the comprehensive zoning ordinance number 2016-01-25-01 of the City of Princeton, from "AG" Agricultural to "PD 26" Planned Development 26, on a portion of the David Cherry Survey, Abstract No. 166; Repealing all conflicting ordinances; providing a severability clause; providing for a penalty; and providing an effective date.

[Ord Zoning PD 26 \(2022-01-24\) Princeton Retreat.pdf](#)

2022- Public Hearing (In Home Child Care Center)

018 Conduct Public Hearing regarding a request received from Jimmy Mahan Jr. and Hannah Mahan regarding a Specific Use Permit for a Registered In Home Child Care Center at 1108 Western Way, Princeton, Texas per the requirements of the City of

Princeton Zoning Ordinance for the following tract of land described as: Lot 37, Block A, Winchester Crossing, Phase 4, an addition to the City of Princeton, Collin County, Texas, according to the map or plat thereof, recorded under clerk's document No. 20210719010002590, official public records of Collin County, Texas and in cabinet 2021, slides 417-418, of the plat records of Collin County, Texas.

[Public Hearing Notice \(SUP 1108 Western Way\).pdf](#)

2022-019 Ordinance No. 2022-01-24-01 (In Home Child Care Center)

Discussion and possible action regarding an Ordinance No. 2022-01-24-01 of the City of Princeton, Texas, amending the zoning map of the City of Princeton by approving a specific use permit for certain property a .025 acre tract of land in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas; Providing a repealer clause; and providing an effective date.

[Ord SUP20212973 \(2022-01-24-01\).pdf](#)

2022-020 Preliminary Plat (Lighthouse Village)

PL20220143 Discussion and possible action and recommendation to the City Council regarding a request from IC-SB Princeton Land Partners, LP for preliminary plat approval of a 13.665 acre tract of land situated in the John Snyder Survey, Abstract No. 865, City of Princeton, Texas.

[Staff Report PL20220143 with Exhibits.pdf](#)

2022-021 Reimbursement Agreement (Sicily Public Improvement District)

Discussion and possible action regarding a reimbursement agreement between the Sicily Laguna Azure, LLC and the City of Princeton in relation to the the Sicily Public Improvement District.

[\(MEGATEL\) Sicily Public Improvement District - Reimbursement Agreement with City of Princeton \(Winstead 1.4.21\) 4881-8958-3112 1.pdf](#)

2022-022 Development Agreement (Penmatsa)

Discussion and possible action regarding Development Agreement between the City of Princeton and Varma Penmasta and Sireesha Penmasta specifying the terms for annexation and development of a 50.3547 acre tract of land in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

[Penmatsa DA - Final \(good\).pdf](#)

2022-023 Fire Station #2

Discussion and possible action regarding Fire Station #2 Bond issue.

2022-024 Home Rule Charter Commission

Discussion and possible action regarding the appointments and/or reappointments to the Home Rule Charter Commission.

2022- Community Development Corporation

025

Discussion and possible action regarding the appointments and/or reappointments to the Community Development Corporation (Each term served is 2 years).
Place 2, Kori David-(Reappointment/Replacement)

2022-

026 Economic Development Corporation Appointment-Correction

Discussion and possible action regarding the appointments and/or reappointments to the Economic Development Corporation (Each term served is 2 years).
Place 2, James Miller-(Reappointment/Replacement)
Place 7, ISD Appointment correction, Chad Jones continued appointment

2022-

027 Planning & Zoning Commission

Discussion and possible action regarding the appointments and/or reappointments to the Planning & Zoning Commission. (Each term served is 2 years)
Place 4, Vacant
New Applicant: Jamie McCarthy
New Applicant: Robin Forsyth

2022-

028 Library Advisory Board

Discussion and possible action regarding the appointments and/or reappointments to the Library Advisory Board (Each term served is 2 years).
Place 2, Savannah Rubio-(Reappointment/Replacement)

2022- Future Agenda Items

029 Possible action to approve request for items to be placed on a future agenda and NOT for discussion of these request.

EXECUTIVE SESSION

Executive Session: Under terms of Chapter 551 of Texas Government Code the City Council may enter into CLOSED SESSION or Executive Session to discuss the following:

Section 551.071 (2) Texas Government Code. Consultation with the City Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter on any posted agenda items.

Section 551.071 – Consultations with City Attorney regarding matters in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Chapter 551 of the Tex. Gov't Code:

- 1) Enhancing City competitiveness for new hires for its Police Department
- 2) Selection of Home Rule Charter Commission members and HRCC administrative matters
- 3) City council appointment procedures for all City boards, commissions, and development

corporations

ACTION PERTAINING TO EXECUTIVE SESSION

REPORT AGENDA

- 1) Next Regular City Council Meeting, Monday, February 14, 2022 @ 6:30 p.m.
- 2) January is National Blood Donor Month. The city's blood drive is on January 25, 2022 @ the Community Center from 1pm-6pm.

CC REPORT AGENDA

City Council reports about items of community interest regarding which no action will be taken.

ADJOURNMENT

CERTIFICATE

I hereby certify the above Notice of Meeting was posted at the Princeton City Hall and copies thereof were delivered to the Mayor, Mayor Pro-Tempore and Councilmembers.

Amber Anderson, City Secretary

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 City Council 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(b).