



# PRINCETON

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## NOTICE OF CITY COUNCIL MEETING AND AGENDA THE CITY OF PRINCETON, TEXAS July 25, 2022

The City Council of the City of Princeton will meet in Regular Meeting Session on July 25, 2022 at 6:30 PM Princeton City Hall 2000 East 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*

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### 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.

### PUBLIC APPEARANCE

Speakers 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 speaker'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.

#### **Minutes**

Discussion and possible action regarding the minutes of July 11, 2022, Regular City Council Meeting.

[CC Minutes 07.11.2022.pdf](#)

#### **Dispatch Services Agreement**

Discussion and possible action regarding the Dispatch Service Agreement.

[FY23 Amendment 1 - City of Princeton.pdf](#)

[Attachment A - Remote Access - Connection Policy and Agreement.pdf](#)

[Attachment B - COLLIN COUNTY TDMA MOTOROLA ASTRO RADIO SYSTEM DISPATCH](#)

[AGREEMENT.pdf](#)

[FY2023 50003 Dispatch Fees 4-18-22.pdf](#)

#### **Preliminary Plat (Windmore)**

Discussion and possible action regarding PL20220618 a request from GRBK Edgewood, LLC for preliminary plat approval for a property being a 427.09 acre tract of land in the William D. Thompson Survey, Abstract No. 982, City of Princeton, Collin County, Texas.

[Staff Report PL20220618 with Exhibits.pdf](#)

#### **Preliminary Plat (Princeton Retreat)**

Discussion and Possible action regarding PL20212597 a request from Shoolin Ventures, LLC for preliminary plat approval for a property being a 19.99 acre tract of land in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas.

[Staff Report PL20212597 with Exhibits.pdf](#)

#### **Final Plat (Eastridge Phase 1B)**

Discussion and possible action regarding FP20210052 a request from GRBK Edgewood, LLC for final plat approval for a property being a 35.86 acre tract of land in the Rufus Sewell Survey, Abstract No. 873, City of Princeton, Collin County, Texas.

[Staff Report FP20210052 - Eastridge PH 1B with Exhibits.pdf](#)

### **REGULAR AGENDA**

#### **2022- Elderly welfare checks**

205 Discussion and possible action regarding programs we have in place to check on the welfare of our elderly, presentation by Chief Harvey.

**2022- Public Hearing (Eastridge PID)**

206 Public hearing on the levy of assessments in Improvement Area No. 1 of the Eastridge Public Improvement District.

**2022- Ordinance No. 2022-07-25 (Eastridge 1A)**

207 Consider an ordinance levying assessments for the costs of certain improvements to be provided in the Eastridge Public Improvement District Improvement Area No. 1 project; fixing a charge and lien against all properties within Improvement Area No. 1 of the District.

[Assessment Ordinance No. 2022-07-25 \(Eastridge 1A\) \(7-25-2022\).pdf](#)

**2022- Ordinance No. 2022-07-25-01 (TIRZ 3 Eastridge)**

208 Consider an ordinance of approving a project plan and financing plan for Tax Increment Reinvestment Zone Number Three

[Council Ordinance No. 2022-07-25-01 approving plans \(TIRZ 3 Eastridge\) July 25 2022.pdf](#)  
[Eastridge TIRZ 3 Final Project and Financing Plan Revised 07.15.2022.pdf](#)

**2022- Ordinance No. 2022-07-25-02 (Bond Ordinance)**

209 Consider an ordinance authorizing the issuance of the "City of Princeton, Texas, Special Assessment Revenue Bonds, Series 2022 (Eastridge Public Improvement District Improvement Area No. 1 Project)"

[Bond Ordinance No. 2022-07-25-02 ver 1.pdf](#)

**2022- Princeton Municipal Code Regulations**

210 Consideration and possible action on amendments to the Princeton Municipal Code regulations for fireworks and the general penalty clause.

[Ordinance No. 2022-07-25-07- Fireworks amendments C14004D20220721DO1.pdf](#)

**Water CCN Agreement (Culleoka & Princeton)**

2022-  
211 Discussion and possible action regarding an agreement between the City of Princeton and the Culleoka Water Supply Corporation for the adjustment and amendment of certain CCN boundaries, for the orderly development of bisected properties and respective service areas.

[Water Service Agreement - Culleoka and Princeton \(Final v3\).pdf](#)  
[CCN Agreement Exhibit \(Final\).pdf](#)

**Public Hearing (Beauchamp Plaza)**

2022-  
212 Conduct a public hearing regarding a request from Retails Partners, LLC, for a rezoning of property from AG "Agricultural" to "C-1" Commercial, BEING 7.632 acres of land situated in the H. WRIGHT SURVEY, Abstract No. 957, City of Princeton, Collin County, Texas, and being a portion of the tracts of land conveyed to Durrie L. Caldwell, by the deeds recorded in Instrument No. 96-0058224, Instrument No. 97-0038174, Volume 1986, Page 743, and Volume 2505, Page 811, of the Official Public Records of Collin County, Texas. Said 7.632 acres of land being more particularly described by metes and bounds as follows: Containing 7.632 acres of land more or less.

[PH Notice \(Retails Partners, LLC N. Beauchamp Plaza Zoning Case\).pdf](#)

**2022- Ordinance No 2022-07-25-04 (Beauchamp Plaza)**

- 213 Discussion and possible action regarding 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 "C-1" Light Commercial on a portion of the Hardin Wright Survey, Abstract No. 957; repealing all conflicting ordinances; providing a severability clause; providing for a penalty; and providing an effective date.

[Ordinance - C-1 - N Beauchamp Plaza.pdf](#)

[Staff Report ZA20221230 with Exhibits.pdf](#)

**2022- Public Hearing (Princeton Luxury Villas)**

- 214 Conduct a public hearing regarding a request from Sanjeev Jain, Tasacom Investments, LLC, for a rezoning of property from Agricultural "AG" to "PD" Planned Development, BEING situated in the Rufus Sewell Survey, Abstract No. 873, Collin County, Texas, and being part of a called 47.32 acre part of a tract of land described in a deed to the Harold L. Clem and Mary L. Clem Living Trust, of record under County Clerk's File No. 99-0064223, Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows: containing: 28.451 acres of land, more or less.

[PH Notice Princeton Luxury Villas.pdf](#)

**2022- Ordinance No. 2022-07-25-05 (Princeton Luxury Villas)**

- 215 Discussion and possible action regarding 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 34" Planned Development 34, on a portion of the Rufus Sewell Survey, Abstract No. 873; repealing all conflicting ordinances; providing a severability clause; providing for a penalty; and providing an effective date.

[Staff Report ZA20221433 with Exhibits.pdf](#)

[Ord Zoning PD 34.pdf](#)

**2022- Public Hearing (Princeton Landmark)**

- 216 ~~Conduct a public hearing regarding a request from Srinivas Kuthuru, Princeton Estates TX, LLC, for a rezoning of property from Agricultural "AG" to "PD" Planned Development, BEING A part of that certain resurvey of the called 306.81 acre tract of land conveyed to Hasan Pirkul ET AL, a called 30-acre parcel of land described as parcel 10 and a called 50-acre parcel of land described as parcel 11, As described in a deed recorded in volume 5218, page 3630, deed records, Collin County Texas, save and except that certain called 8.775-acre tract of land to Collin County as recorded in clerks files numbers 20110621000640470, 20110621000640480, 20110621000640490 & 2012013000106690 and being more particularly described by metes and bounds as follows: containing: 80.00 acres of land, more or less.~~

**(Withdrawn by Applicant)**

[PH Notice Princeton Estates TX, LLC.pdf](#)

**2022- Public Hearing (Monticello Park Ph 3)**

- 217 Conduct a public hearing regarding a request from Anthony Loeffel, P.E, Starlight Homes Texas, LLC, for a rezoning of property from Agricultural "AG" to "PD" Planned Development, BEING a tract of land situated in the Dave

Cherry Survey, Abstract No. 166, City Of Princeton, Collin County, Texas and being all of a called 5.20-acre tract of land conveyed to McMahan and Gantt Farm, LLC., according to the document filed of recorded in Document No. 20200903001489060, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and all of a called 47.15-acre tract of land described as Tract 2, a called 9.7455-acre tract described as Tract 3 and a called 1.193-acre tract of land described as Tract 4 conveyed to McMahan and Gantt Farm, LLC., according to the document filed of recorded in Document No. 20170428000540990 (O.P.R.C.C.T.), and being more particularly described as follows: containing: 61.87 acres of land, more or less.  
[PH Notice Starlight Homes Texas, LLC.pdf](#)

**2022- Ordinance No. 2022-07-25-03 (Monticello Park Phase 3)**

218 Discussion and possible action regarding 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 30A" Planned Development 30A, on a portion of the David Cherry Survey, Abstract no. 166; repealing all conflicting ordinances; providing for a penalty; and providing an effective date.

[Ord Zoning PD 30A.pdf](#)  
[Staff Report ZA20211246 with Exhibits.pdf](#)

**2022- Public Hearing (Winchester Crossing 9, 10, & 11)**

219 Conduct a public hearing regarding a request from David L. Booth, D.R.Horton-Texas, LTD, for the voluntary annexation of property Being a parcel of land located in Collin County, Texas, a part of the Hardin Wright Survey, Abstract Number 957, Being a parcel of land located in Collin County, Texas, a part of the William D. Thompson Survey, Abstract Number 892, and being a part of that called 187.250 acre tract of land described in deed to D.R. Horton-Texas, LTD. As recorded in Instrument Number 20211201002443260, Official Public Records of Collin County, Texas, and being further described as follows: 130.61 acres of land, more or less.

[PH Notice \(Winchester Crossing 9, 10, & 11 Annexation\).pdf](#)

**2022- Ordinance No. 2022-07-25-06 (Annexation Winchester 9, 10 & 11)**

220 Discussion and possible action regarding an ordinance annexing the hereinafter described territory to the City of Princeton, Collin County, Texas, and extending the boundary limits of said municipality so as to include said hereinafter described property within said municipal corporate limits and granting to all the inhabitants of said property all the rights and privileges of other citizens and binding said inhabitants by all of the act, ordinances, resolutions, and regulations of said City; providing a repealer clause; providing a severability clause; and providing an effective date.

[Winchester\\_9\\_10\\_11\\_-\\_Annexation\\_Ordinance\\_2022-07-25-06\\_with\\_Exhibits.pdf](#)

**2022- Resolution No. 2022-07-25-R (S. Est. Water Main)**

221 Discussion and possible action regarding a resolution by the City Council of the City of Princeton, Texas authorizing Greater Texoma Utility Authority to award a contract to BELT Construction of Texas for the City of Princeton Water Main CIP Projects 6, 8 and 17.

[Resolution 2022-07-25-R water main CIP projects.pdf](#)

[20220715- Water Main CIP Projects 6 8 and 17 Recommend Award Letter.pdf](#)

**2022- Resolution No 2022-07-25-R01 (2nd Street Reconstruction)**

222 Discussion and possible action regarding a resolution of the City of Princeton, Texas, Establishing the allocation of funds for the 2nd Street Reconstruction Project; and authorizing the City Manager to execute the documents required for construction.

[Resolution 2022-07-25-R01.pdf](#)

[20220715\\_RecAward-2nd Street Reconstruction.pdf](#)

**2022- Teakwood Drive**

223 Update and discussion on Teakwood Drive requested by Councilmember Kleiber.

**2022- Monte Carlo/6th St./FM 1377**

224 Update and discussion regarding the stop sign on Monte Carlo/6th St. requested by Councilmember Kleiber.

**2022- 2022 Budget Planning Calendar**

225 Update for council regarding our 2022 Budget Planning Calendar.

[Planning Calendar.pdf](#)

**2022- Future Agenda Items**

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

## **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 551.074. Personnel Matters

a. This chapter does not require a governmental body to conduct an open meeting:

1. to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or
2. to hear a complaint or a charge against an officer or employee.

b. Subsection (a) does not apply if the officer or employee who is the subject of the deliberation or hearing requests a public hearing.

1) Ceremonial & Appearance Policy

2) Juvenile Crime Policies

3) Appointment, replacement, and removal of City board members. [Consultation only; no action to be taken this meeting]

## **ACTION PERTAINING TO EXECUTIVE SESSION**

### **REPORT AGENDA**

- 1) Next Home Rule Charter Meeting, Wednesday, August 3, 2022, @ 6:30 p.m.
- 2) Ribbon Cutting Ceremony, Saturday, August 6, 2022, 10a-1p @ Community Center.
- 2) Next Regular City Council Meeting, Monday, August 8, 2022, @ 6:30 p.m.

## **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 Municipal Center and copies thereof were delivered to the Mayor, Mayor Pro-Tempore and Councilmembers.

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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).