



**NOTICE OF CITY COUNCIL REGULAR MEETING CITY COUNCIL MEETING AND
AGENDA
THE CITY OF PRINCETON, TEXAS
March 28, 2022**

The City Council of the City of Princeton will meet in City Council Regular Meeting Session on March 28, 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

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 speakers 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 the March 14, 2022, Regular City Council Meeting.

[CC Minutes 03.14.22.pdf](#)

Final Plat (Southgate)

FP20191500 Discussion and possible action regarding a request from Cope Equities, LLC., Southgate Apartments LLC & Peoples Bank for final plat approval of a 9.752 acre tract of land in the John Snyder Survey, Abstract No. 865 City of Princeton, Collin County, Texas.

[Staff Report FP20191500 - Southgate with Attachments.pdf](#)

REGULAR AGENDA

2022- Award

067

Presentation by Chief Harvey to B Shift Fire station #1 : LT Solano, Eng Morrison, FF Hilse and C Shift Fire Station #1 : LT Cantrell, Eng Morrison, FF D. Carter, FF Reyes CPR Life Saving Award.

2022- North Texas Municipal Water District Board

068

Discussion and possible action regarding the appointment of Larry Thompson and Jody Sutherland to the North Texas Municipal Water District Board.

[NTMWD Board Member Appointment.pdf](#)

[Larry Thompson BIO.PDF](#)

2022- Public Hearing (Sicity Megatel Homes)

069

Public hearing regarding a request received from the Agricattle, LLC, M26 Farm LLC, and M23 Family LP for a rezoning of the property from Agricultural "AG" to "PD #28" Planned Development, Being a 313.72-acre tract of land situated in the John Russell Survey, Abstract No. 743, and the David Cherry Survey, Abstract No. 166, Collin County, Texas, being part of a 314.088-acre tract as conveyed to Sicity Laguna Azure LLC, and recorded in Instrument No. 20211015002108560 of the Official Public Records, Collin County, Texas, said 313.72-acre tract being more particularly described as follows: 313.72 acres

(13,665,608 square feet) of land, more or less.

[PH Notice \(Sicily Megatel Homes\).pdf](#)

2022- Public Hearing (QT Properties)

070 Public hearing regarding a request received from the QT Properties, LLC, for a rezoning of the property from PD 2017-12-11-02 to “PD” Planned Development, BEING a tract of land situated in the H. Wright Survey, Abstract Number 957, City of Princeton, Collin County, Texas, being the part of the tract described in the deed to QT Properties, LLC, recorded in document number 20160901001163800, Official Public Records, Collin County, Texas, (O.P.R.C.C.T.), the subject tract being more particularly described as follows: 38.032 acres (1,656,665 square feet) of land, more or less.

[PH Notice \(QT Properties\).pdf](#)

2022- Parks and Recreation

071 Update and discussion regarding the status of Park facilities, Ballfields, and open spaces related to the City's growth presented by Chase Bryant and Kimley Horn.

[Park Update 2022 CC.pdf.pptx](#)

2022- Equity and Inclusion

072 Presentation and discussion regarding Equity and Inclusion as requested by Mayor Chacon. Presented by EDC/CDC Coordinator DeShawyna Walker.

[Equity Inclusion Presentation March 2022\(2\).pptx](#)

2022- Ordinance No. 2022-03-28 (Arcadia Farms)

073 Discussion and possible action regarding an ordinance authorizing the issuance of the Special Assessment Revenue Bonds, Series 2022 (Arcadia Farms Public Improvement District Phase 5-7 Project); approving an indenture of trust, a bond purchase agreement, a continuing disclosure agreement; and other provisions in related to such bonds.

[SAP update ver 1.pdf](#)

[Bond Ordinance No. 2022-03-28 \(Arcadia Farms\).pdf](#)

2022- Resolution No. 2022-03-28-R (Southridge)

074 Discussion and possible action to consider a resolution accepting for filing a landowner petition requesting the creation of the Southridge Public Improvement District; calling a public hearing to consider the creation of such public improvement district.

[Resolution No. 2022-03-28-R Accepting Petition and Calling Public Hearing \(Southridge PID\)](#)

[\(March 28\).pdf](#)

2022- Resolution No. 2022-03-28-R01 (Sicily)

075 Discussion and possible action to consider a resolution accepting for filing a landowner petition requesting the creation of the Sicily Public Improvement District; calling a public hearing to consider the creation of such public improvement district.

Resolution No. 2022-03-28-R01 Accepting Petition and Calling Public Hearing (Sicily PID) March 28).pdf

2022-076 Resolution No. 2022-03-28-R02 (Westridge)

Discussion and possible action to consider a resolution accepting for filing a landowner petition requesting the creation of the Westridge Public Improvement District; calling a public hearing to consider the creation of such public improvement district.

[Resolution No. 2022-03-28-R02 Accepting Petition and Calling Public Hearing \(Westridge PID\) March 28\).pdf](#)

2022-077 Resolution No 2022-03-28-R03 (2nd Street Reconstruction)

Discussion and possible action regarding a resolution of the City Council of the City of Princeton, Texas, Finding that a public necessity exists for acquisition of right-of-way on, across, and under 0.956 acres of real property, more or less; authorizing the City Manager, Staff, Contractors, and the City's Attorney's to acquire said, real property, right-of-way, grading, drainage and temporary construction easements by and lawful means, including but not limited to negotiations, and if necessary, proceeding in eminent domain, providing an effective date.

[Public Necessity Resolution - ROW 2nd Street reconstruction.pdf](#)

2022-078 Resolution No 2022-03-28-R04 (Yorkshire Drive)

Discussion and possible action regarding a resolution of the City Council of the City of Princeton, Texas, finding that a public necessity exists for acquisition of right-of-way on, across, and under 1.171 acres of real property, more or less; authorizing the City Manager, Staff, Contractors, and the City's attorneys to acquire said real property, right of way, grading, drainage and temporary construction easements by any lawful means, Including but not limited to negotiations, and if necessary proceedings in eminent domain; providing an effective date.

[Public Necessity Resolution - Yorkshire.pdf](#)

2022-079 Resolution No. 2022-03-28-R05 (FM 546/CR 400 Extension Phase 1)

Discussion and possible action regarding Resolution No. 2022-03-28-R05 concerning the Collin County project for Phase 1 of the FM 546/CR 400 Extension.

[Resolution_Princeton_Fm 546_CR400_alignment_march2022.pdf](#)

2022-080 Ordinance No. 2022-03-28-01 (Planned Development 14A)

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 "PD14" Planned Development 14 to "PD 14A" Planned Development 14A, on a portion of the H. Wright Survey, Abstract No. 957; repealing all conflicting ordinances; providing a severability clause; providing for a penalty; and providing an effective date.

[Staff Report ZA20220264 w Attachments.pdf](#)

[Ord Zoning PD 14A \(final for approval.pdf](#)

2022-081 Development Agreement (Garden Homes of Princeton)

Discussion and possible action regarding a development agreement between

the City of Princeton and Tex-Dal Partner, LLC specifying the terms for annexation and designating the land use requirements for a 12.22 acre tract of land in the David Cherry Survey, Abstract No.165, Collin County, Texas.

[Tex-Dal Partners Development Agreement \(Final Draft for Council\).pdf](#)

2022- Development Agreement (Winchester West)

082 Discussion and possible action regarding a development agreement between the City of Princeton and D.R. Horton Texas, LTD., specifying the terms for the annexation and development of a 130.61-acre tract of land in the Hardin Wright Survey, Abstract No. 957, and William D. Thompson Survey, Abstract No. 892, Collin County, Texas.

[Winchester PID 3 DA final draft C19005D20220323CR1 \(final for approval\).pdf](#)

2022- Special Event Regulations

083 Discussion with City staff regarding the City of Princeton's regulations applicable to special events, staff procedures, and recent communications received regarding the enforcement of same.

2022- Special Events

084 Discussion with, and direction to, City staff regarding potential amendments to the City's special event regulations.

2022- Future Agenda Items

085 Possible action to approve a 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.

(Tex. Gov't Code §551.072.) Discuss or deliberate the purchase, exchange, lease, or value of real property.

(Tex. Gov't Code §551.087.) Discuss or deliberate Economic Development Negotiations:

(1) To discuss or deliberate regarding commercial or financial information that the Board has

received from a business prospect that the Board seeks to have locate, stay, or expand in or near

the territory of the City of Princeton and with which the Board is conducting economic development negotiations; or

1) Additional Park land-Acquisition of approximately 90 acres

ACTION PERTAINING TO EXECUTIVE SESSION

REPORT AGENDA

- 1) Next Home Rule Charter Meeting, Wednesday, April 6, 2022, @ 6:30 p.m.
- 2) Next Regular City Council Meeting, Monday, April 11, 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 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).