



**NOTICE OF CITY COUNCIL MEETING AND AGENDA
THE CITY OF PRINCETON, TEXAS
April 25, 2022**

The City Council of the City of Princeton will meet in Regular Meeting Session on April 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

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 April 11, 2022, Regular City Council Meeting.

[CC Minutes 04.11.2022.pdf](#)

Racial Profiling

Discussion and possible action regarding the annual Racial Profiling Report.

[Bias Based Profiling Report State Submission PPD 2021 \(003\).pdf](#)

Resolution No. 2022-04-25-R06 (Surplus Park Lights)

Discussion and possible action on a resolution authorizing the transfer of surplus park lighting fixtures from J.M. Caldwell Sr. Community Park to the City of Nocona.

[Resolution No. 2022-04-25-R06 for Disposal of Surplus Park Lights .pdf](#)
[EXHIBIT A.pdf](#)

Final Plat (Lake Meadow Phase 1)

FP20210415 - Discussion and possible action regarding a request from Pulte Homes of Texas LP for final plat approval for a property being 29.81 acres situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

[Staff Report FP20210415 - Lake Meadow - With Exhibits.pdf](#)

Final Plat (Winchester Crossing Phase 6)

FP20201933 - Discussion and possible action regarding a request from DR Horton Texas LP for final plat approval for a property being 50.93 acres situated in the John Snyder Survey, Abstract No. 865, City of Princeton, Collin County, Texas.

[Staff Report FP20201933 - Winchester Crossing Ph 6 with Exhibits.pdf](#)

REGULAR AGENDA

2022- **Closed Captioning**

105 Discussion and possible action regarding adding Closed Captioning to the City's audio/visual technology.

[Swagit Quote - City of Princeton_TX_ CaptionPrime_Caption Standard_Spanish 4-12-2022.pdf](#)
[Swagit Quote - City of Princeton_TX_ CaptionPrime_Caption Standard_4-12-2022.pdf](#)

2022- City Code of Ordinances

106 Discussion and possible action regarding amending sections 50 and 66 of the Princeton Municipal Code relating to special events involving use of city property or public rights-of-way, and companion amendments to the city's fee schedule.

[Princeton - Ord No. 2022-04-25-02 overhaul special event .pdf](#)

2022- Resolution No. 2022-04-25-R (Windmore PID)

107 Consider a resolution accepting for filing a landowner petition requesting the creation of the Windmore Public Improvement District; calling a public hearing to consider the creation of such public improvement district.

[Resolution Accepting Petition and Calling Public Hearing \(Windmore PID\) \(April 25\).pdf](#)

2022- Public Hearing (Southridge PID)

108 Public hearing on the creation of the Southridge Public Improvement District.

[Notice of Public Hearing \(Southridge\).pdf](#)

2022- Resolution No. 2022-04-25-R01 (Southridge PID)

109 Consider a resolution regarding the creation of the Southridge Public Improvement District and ordering public improvements to be made for the benefit of such district.

[Resolution No. 2022-04-25-R01 Creating PID \(Southridge PID\) \(April 25\).pdf](#)

2022- Public Hearing (Westridge PID)

110 Public hearing on the creation of the Westridge Public Improvement District.

[Notice of Public Hearing \(Westridge\).pdf](#)

2022- Resolution No. 2022-04-25-R02 (Westridge PID)

111 Consider a resolution regarding the creation of the Westridge Public Improvement District and ordering public improvements to be made for the benefit of such district.

[Resolution No. 2022-04-25-R02 Creating PID \(Westridge PID\) \(April 25\).pdf](#)

2022- Public Hearing (Sicily PID)

112 Public hearing on the creation of the Westridge Public Improvement District.

[Notice of Public Hearing \(Sicily\).pdf](#)

2022- Resolution No. 2022-04-25-R03 (Sicily PID)

113 Consider a resolution regarding the creation of the Sicily Public Improvement District and ordering public improvements to be made for the benefit of such district. [Resolution No. 2022-04-25-R03 Creating PID \(Sicily PID\) \(April 25\).pdf](#)

2022- Resolution No. 2022-04-25-R04 (park land)

114 Discussion and possible action to authorize the City purchase of approximately 90 acres of park land located on FM 982 and east of the Princeton Business Park from Georgia-Texas Land & Cattle Company, LLC.

[CC Res No. 2022-04-25-R04 Purchase park property.pdf](#)
[91 Acres.pdf](#)

2022- Resolution No. 2022-04-25-R05 (PEDC Purchase)

115 Discussion and potential action to authorize a project by the Princeton Economic Development Corporation for the purchase and development of

approximately 30 acres of land located south of CR 1219 and west of FM 982.

[CC_Res2022-04-25-R05_Authorizing_PEDC_purchase_Georgia_Texas.pdf](#)
[30 Acres.pdf](#)

2022- Public Hearing (Windmore Rice Tract)

116 Conduct a Public Hearing regarding a request received from Brian Hunnicutt, for the voluntary annexation of property BEING a tract of land situated in the William D. Thompson Survey, Abstract Number 892, Collin County, Texas, and being a portion of that tract of land conveyed to Millard B. Rice, according to the document filed of record in Instrument Number 20121228001652010, Official Public Record Collin County, Texas (O.P.R.C.C.T.) and that tract of land conveyed to Millard B. Rice, according to the document filed of record in Instrument No. 20121228001652000 (O.P.R.C.C.T.) said tract being more particularly described as follows: 18,6046,185 square feet or 427.0933 acres of land, more or less.

[PH Notice \(Annexation Windmore Rice Tract\).pdf](#)

022- Ordinance No. 2022.04-25 (Windmore Annexation)

117 Discussion and possible action regarding Ordinance No. 2022-04-25 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 acts, ordinances, resolutions, and regulations of said City; providing a repealer clause; providing a severability clause; and providing an effective date. Being a 427.0933 acre tract of land in the William D. Thompson Survey, Abstract Number 892 Collin County, Texas.

[Windmore - Annexation Ordinance 2022-04-25 \(Final\).pdf](#)

022- Public Hearing (Forest Grove Mixed Use)

118 APPLICATION WITHDRAWN PER DEVELOPER

Conduct a Public Hearing regarding a request received from Sean Cham, for a rezoning of property from Commercial "C1" to "PD" Planned Development, BEING a 27.90-acre tract of land situated in the David Cherry Survey, Abstract No.166 in the City of Princeton, Collin County, Texas and being all of a tract of land called "FIRST TRACT" in deed to 380 Forest Grove Property, LP., recorded in Document No. 20160329000365840 of the Deed Records of Collin County, Texas, and being more particularly described as follows: 24.80 acres of land, more or less.

[PH Notice \(Zoning Forest Grove Mixed Use\).pdf](#)

022- Public Hearing (Monticello Park Phase 4)

119 Conduct a Public Hearing regarding a request received from Kimley-Horn & Associates, for the voluntary annexation of property BEING a tract of land situated in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas, and being all of that tract of land conveyed to The Raymond J and Mary E Robinson Revocable Living Trust and Lisa Barringer and John R Robinson, according to the document filed of record in Document No. 20110120000078260, and that 3.00-acre tract of land conveyed to Raymond J

and Mary E Robinson Revocable Living Trust, according to the document field of record in Document No. 2011012000007824, both being Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows: containing 62.6264 acres or 2,728,007 square feet of land, more or less.

[PH Notice \(Monticello Park Phase 4\).pdf](#)

2022- Ordinance No. 2022-04-25-01 (Monticello 4)

120 Discussion and possible action regarding Ordinance No. 2022-04-25-01 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 acts, ordinances, resolutions, and regulations of said City; providing a repealer clause; providing a severability clause; and providing an effective date. *Being a 62.6264 acre tract of land in the David Cherry Survey, Abstract Number 166 Collin County, Texas.*

[Monticello Park Ph 4 - Annexation Ordinance 2022-04-25-01 \(Final\).pdf](#)

2022- Resolution No. 2022-04-25-R07 (JJ Book Wilson Memorial Park)

121 Discussion and possible action regarding Resolution No. 2022-04-25-R07 a resolution of the City of Princeton, Texas, Establishing the allocation of funds for the construction of JJ Book Wilson Memorial Park Phase 1, Improvements; and authorizing the City Manager to execute the documents required for construction.

[Resolution 2022-04-25-R07.pdf](#)

[Letter recommending award JJ Book Phase 1.pdf](#)

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.

ACTION PERTAINING TO EXECUTIVE SESSION

REPORT AGENDA

- 1) Next Home Rule Charter Meeting, Wednesday, May 4, 2022, @ 6:30 p.m.
- 2) Next Regular City Council Meeting, Monday, May 9, 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.

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).