



PRINCETON

TEXAS

NOTICE OF CITY COUNCIL MEETING AND AGENDA THE CITY OF PRINCETON, TEXAS May 23, 2022

The City Council of the City of Princeton will meet in Regular Meeting Session on May 23, 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 May 9, 2022, Regular City Council Meeting.

[CC Minutes 05.09.2022 \(002\).pdf](#)

PL20220474 Preliminary Plat (Dimauro Addition)

Discussion and possible action regarding a request from Shupe Ventura PLLC for preliminary plat approval for a property being 21.759 acres situated in the John H Sanford Survey, Abstract No. 866, Collin County, Texas.

[Staff Report PL20220474 with Exhibits.pdf](#)

PL20220968 Preliminary Plat (Hazelwood Villas)

Discussion and possible action regarding a request from Hazelwood Villas LLC for preliminary plat approval for a property being 37.83 acres situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

[Staff Report PL20220968 with Exhibits.pdf](#)

REGULAR AGENDA

2022- Public Hearing (Winchester PID No. 2)

144 Public Hearing on the levy of assessments in Winchester Public Improvement District No. 2.

[Notice of Assessment Hearing \(Winchester 2\).pdf](#)

2022- Ordinance No. 2022-05-23-05 (Winchester PID No. 2)

145 Consider an ordinance levying assessments for the costs of certain improvements to be provided in the Winchester Public Improvement District No. 2.

[Assessment Ordinance \(Winchester 2\) \(May 23 2022\).pdf](#)

Resolution No. 2022-05-23-R (Winchester PID No. 2)

2022-
146 Consider a resolution approving a preliminary limited offering memorandum for Special Assessment Revenue Bonds, Series 2022 (Winchester Public Improvement District No. 2 Project)

[Resolution Approving PLOM \(Winchester 2\) \(May 23 2022\).pdf](#)
[Timetable.pdf](#)

2022- Public Hearing (Windmore PID)

- 147 Public Hearing on the creation of the Windmore Public Improvement District.
[Notice of Public Hearing \(creation\) \(Windmore\).pdf](#)
- 2022- **Resolution No. 2022-05-23-R01 (Windmore PID)**
- 148 Consider a resolution regarding the creation of a public improvement district and ordering public improvements to be made for the benefit of such district.
[Resolution Creating PID \(Windmore PID\) \(May 23 2022\).pdf](#)
- 2022- **Public Hearing (Monticello Park Phase 4)**
- 149 Conduct 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 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 filed 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 \(Rezoning Monticello Park Phase 4\).pdf](#)
- 2022- **Ordinance No. 2022-05-23 (Monticello Phase 4 PD#30)**
- 150 Discussion and possible regarding Ordinance No. 2022-05-23 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 30" Planned Development 30, 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 30.pdf](#)
- 2022- **Public Hearing (Penmatsa)**
- 151 Conduct public hearing regarding a request from Varma and Sireesha Penmatsa, for a rezoning of property from Agricultural "AG" to "PD" Planned Development BEING a tract of land situated in the Hardin Wright Survey, Abstract No. 957, Collin County, Texas, and being all of a called 50.357-acre tract of land described as "Tract 1" in the Special Warranty Deed with Vendor's Lien recorded in Instrument No. 20150604000663620, Official Public Records, Collin County and being more particularly described as follows: containing 2,193,451 square feet or 50.3547 acres of land.
[PH Notice \(Rezoning Penmatsa\).pdf](#)
- 2022- **Ordinance No.2022-05-23-01 (Penmatsa Tract PD#31)**
- 152 Discussion and possible action regarding Ordinance No. 2022-05-23-01 and 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 31" Planned Development 31, 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.
[Ord Zoning PD 31.pdf](#)

2022- Public Hearing (Beauchamp Hills)

153 Conduct public hearing regarding a request from Srikanth Kommalpati, Beauchamp Hills, LLC, for a rezoning of property from Agricultural "AG" to "PD" Planned Development, BEING all that certain tract or parcel of land lying and being situated in the City of Princeton, Collin County, Texas, a part of the Hardin Wright Survey, Abstract No. 957, and being out of and a part of a 42.83-acre tract described in a deed to Aloha Village Incorporated as recorded under Clerk's Document No. 20071015001415660, Collin County Deed Records, said tract or parcel of land is herein described as follows: containing 20 acres of land, more or less.

[PUBLIC HEARING NOTICE \(Zoning Mixed Use N Beauchamp\) Beauchamp Hills, LLC.pdf](#)

2022- Ordinance No. 2022-05-23-02 (PD#32)

154 Discussion and possible action regarding Ordinance No. 2022-05-23-02 and 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 32" Planned Development 32, 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.

[Ord Zoning PD 32.pdf](#)

2022- Public Hearing (Sriram Vanam)

155 Conduct public hearing regarding a request from Sriram Vanam, for a rezoning of property from Agricultural "AG" to "SF-2" Single Family, BEING a tract of land situated in the David Cherry Survey, Abstract No. 166, City of Princeton E.T. J., Collin County, Texas and being all of a called 19.049-acre tract of land described in a Special Warranty Deed to Sriram Rap Vanam and Sreepad Kanchanavally, recorded in Instrument No. 20170922001272570 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T), and being more particularly described as follows: 19.087 acres of land, more or less.

[PH Notice \(Zoning Sriram Vanam-SPP Homes\) 5.16.22.pdf](#)

2022- Ordinance No. 2022-05-23-03

156 Discussion and possible action regarding Ordinance No. 2022-05-23-03 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 "SF-2" Single Family 2, 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.

[Ordinance - SF-2 - Sriram Vanam.pdf](#)

2022- Public Hearing (Windmore)

157 Conduct public hearing regarding a request from Brad Williams, GRBK Edgewood, LLC, for a rezoning of property from Agricultural "AG" to "PD" Planned Development, 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 being more particularly described as follows: containing 18,6046,185 square feet or 427.0933 acres of land, more or less.

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

2022- Ordinance No. 2022-05-23-04 (Windmore PD#33)

158 Discussion and possible action regarding Ordinance No. 2022-05-23-04 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 33" Planned Development 33, on a portion of the William D. Thompson Survey, Abstract No.892; repealing all conflicting ordinances; providing for a penalty; and providing an effective date.
[Ord Zoning PD 33.pdf](#)

2022- Oncor 2022 General Rate Case - Suspension Resolution

159 Discussion and possible action regarding Resolution No. 2022-05-23-R02 the Oncor 2022 General Rate Case- Suspension Resolution.
[Oncor SOI-2022-Resolution-Suspension-2-RESOLUTION-FINAL051322.pdf](#)
[Oncor SOI-2022-Resolution-Suspension-1-AIS-FINAL-051322.pdf](#)

2022- Police Vehicles

160 Discussion and possible action regarding the purchase of 6 Police Cars and the payoff of the 2020 Tax Note through BB&T.
[79-1000-0569-0_A_794M_Multimode_LED_Emitter 1 .pdf](#)
[BH1059 Princeton PD Multimode emitters.pdf](#)
[BBT DISBURSEMENT.xlsx](#)
[Capital Lease-6 PD vehicles.xlsx](#)

2022- Solicitors Ordinance

161 Discussion and possible action regarding possible amendments to Article V of the City Code of Ordinances, Solicitor Ordinance.

2022- Beauchamp Boulevard

162 Update and discussion on the completion and opening of Beauchamp Blvd. North.

2022- CR 458

163 Discussion and possible action regarding the status of CR 458 and what can be done to improve the condition.

2022- Future Agenda Items

164 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. 1) Social Media

ACTION PERTAINING TO EXECUTIVE SESSION

REPORT AGENDA

1) Next Home Rule Charter Meeting, Wednesday, June 1, 2022, @ 6:30 p.m.

2) Next Regular City Council Meeting, Monday, June 13, 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).