



PRINCETON

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NOTICE OF CITY COUNCIL MEETING AND AGENDA THE CITY OF PRINCETON, TEXAS September 26, 2022

The City Council of the City of Princeton will meet in Regular Meeting Session on September 26, 2022 at 6:30 PM Princeton Municipal Center 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 September 12, 2022, Regular City Council Meeting.

[CC Minutes 09-12-2022.pdf](#)

Final Plat - FP20210052 (Eastridge Phase 1A)

Discussion and possible action regarding a request from GRBK Edgewood, LLC for final plat approval for a property being a 44.79 acre tract of land situated in the Rufus Sewell Survey, Abstract No. 873, City of Princeton, Collin County, Texas

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

Final Plat - FP20211310 (Princeton Heights Phase 2)

Discussion and possible action regarding a request from LGI Homes -Texas, LLC for final plat approval for a property being a 67.298 tract of land situated in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas.

[Staff Report FP20211310 - Princeton Heights 2 with Exhibits.pdf](#)

Preliminary Plat - PL20221504 (Winchester Phases 9 thru 11) Discussion and possible action regarding a request from D.R. Horton-Texas, Ltd. for preliminary plat approval for a property being a 132.448 acres tract of land situated in the Hardin Wright Survey, Abstract No. 957 and the William D. Thompson Survey, Abstract No. 892, City of Princeton, Collin County, Texas.

[Staff Report PL20221504 with Exhibits.pdf](#)

Preliminary Plat PL20222162 (Christopher Todd Communities at Windmore)

Discussion and possible action regarding a request from Taylor Morrison for preliminary plat approval for a property being a 22.6 acre tract of land situated in the William D. Thompson Survey, Abstract No. 892, City of Princeton, Collin County, Texas.

[Staff Report PL20222162 with Exhibits.pdf](#)

Preliminary Plat - PL20222165 (Quick Trip)

Discussion and possible action regarding a request from QT South, LLC & Retail Partners - Princeton, LLC for preliminary plat approval for a

property being a 3.37 acre tract of land situated in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas
[Staff Report PL20222165 with Exhibits.pdf](#)

Resolution No. 2022-09-26-R (Princeton Crossroad)

A resolution of the City of Princeton, Texas accepting improvements and approving maintenance bond for Princeton Crossroad public improvements; providing for an effective date; finding proper notice and meeting.

[Resolution 2022-09-26-R - Princeton Crossroad.pdf](#)

REGULAR AGENDA

2022- Recognition

259 Recognizing Officer Humphrey on his Air Force Achievement Award .

[Air Force Achievement.PDF](#)

2022- Proclamation (World Teacher's Day)

260 Proclamation honoring World Teacher's Day, October 5, 2022.

[Proclamation World Teacher's Day.pdf](#)

2022- Proclamation (National Night Out)

261 Proclamation honoring National Night Out, October 4, 2022.

[NNO Proclamation - 2022.pdf](#)

2022- Proclamation (Childhood Cancer Awareness)

262 Proclamation recognizing September as Childhood Cancer Awareness Month in the City of Princeton.

[Childhood Cancer Proclamation.docx 2022.pdf](#)

2022- Reimbursement Agreement (Southridge PID)

263 Discussion and possible action regarding a reimbursement agreement for Southridge Public Improvement District.

[\(GRBK\) Southridge PID - Reimbursement Agreement - Winstead 2022 4854-3841-6431 1.pdf](#)

2022- EDC

264 Update and discussion on the process for attracting new business to the City from EDC/CDC Coordinator DeShawyna Walker, requested by Councilmember Kleiber.

2022- Fire Apparatus

265 Discussion and possible action in regard to securing the two (2) Fire Engines as described in the attached proposals, put on order sooner to secure a time slot to help in mitigating the long lead times from different suppliers, such as engines, transmissions, pumps, etc.

[Letter of intent - Rosenbauer 2022.pdf](#)

[Princeton, TX 080822 - Rosenbauer.pdf](#)

2022- Public Hearing (Garden Homes of Princeton)

266 Conduct a public hearing regarding a request received from Steve Trolio, Garden Homes of Princeton, for a rezoning of the property from Agricultural "AG to PD" Planned Development, Being a tract of land situated in the David Cherry, Abstract 166, Collin County, Texas being all of a called 7.763-acre tract of land described as "Tract 1" and Being a tract of land situated in David Cherry 4605 acre Survey, Abstract No. 166, Collin County, Texas being a

called 4.426-acres of land described as “Tract 2” said tract being conveyed and being more particularly described by metes and bounds as follows: containing: 12.189 acres of land, more or less.

[Staff Report ZA20220779 with Exhibits.pdf](#)

2022- Ordinance No. 2022-09-26 (PD#37 Garden Homes of Princeton)

267 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 37" Planned Development 37, 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 37 with Exhibits.pdf](#)

[Staff Report ZA20220779 with Exhibits.pdf](#)

[GHP Project Renderings.pdf](#)

2022- Resolution No.2022-09-26-R01 (North Boorman)

268 Discussion and possible action regarding a resolution supporting the City of Princeton application to Collin County 2022/23 call for projects.

[Collin County 2018 Bond Program Resolution 2022-09-26-R1.pdf](#)

2022- Resolution No. 2022-09-26-R02 (Sheamar Sewer Phase 2)

269 Discussion and possible action regarding a resolution of the City of Princeton, Texas, Establishing the allocation of funds for the construction of the Phase 2, Sheamar Lane Wastewater Interceptor; and authorizing the City Manager to execute the documents required for construction.

[Resolution 2022-09-26-R02 \(Sheamar Sewer Phase 2\).pdf](#)

2022- Resolution No. 2022-09-26-R03 (Tickey Creek Interceptor Phase II)

270 Discussion and possible action regarding a resolution of the City of Princeton, Texas, establishing the allocation of funds for the construction of the Tickey Creek Wastewater Interceptor Improvements Phase II; and authorizing the City Manager to execute the documents required for construction.

[Resolution 2022-09-26-R03 Tickey Creek Interceptor II \(Full\).pdf](#)

2022- Future Agenda Items

271 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.

ACTION PERTAINING TO EXECUTIVE SESSION

REPORT AGENDA

- 1) Next Special City Council Meeting, Monday, October 11, 2022, @ 6:30 p.m.
- 2) Nov. 8, 2022 Special Election – Consideration of Adoption of a Home Rule Charter
- 3) Sept. 1st-30th Peanut Butter Drive-The City of Princeton is participating in the annual

North Texas Food Bank peanut butter drive that is being held throughout September, with a goal of receiving 500,000 pounds of peanut butter donations to help feed hungry children and families. There will be boxes located at all city buildings.

4) Oct 1st Floating Jack-o'-lanterns and a movie in the park (7pm-9pm)

5) Oct 4th National Night Out

6) Oct 22nd Annual Fall Festival

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).