

**NOTICE OF REGULAR CITY COUNCIL MEETING AND AGENDA**  
**THE CITY OF PRINCETON, TEXAS**  
**April 28, 2009**  
**Meeting Time and Place**

The City Council of the City of Princeton will meet in Regular Session on Tuesday, **April 28, 2009 at 7:00 PM** at the regular meeting place, the Council Chamber in City Hall, located at 306 Main Street in Princeton to discuss the following:

**Honorable Steven Deffibaugh,**  
*Mayor*

**Honorable Billy Combest,**  
*Mayor Pro-Tempore*

**Bruce Beauchamp,**  
*Councilmember*

**Rick Wheeler,**  
*Councilmember*

**Ken Bowers,**  
*Councilmember*

**J.M. Caldwell Sr.,**  
*Councilmember*

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**Call to Order**

**Roll Call**

Steven Deffibaugh \_\_\_\_  
Bruce Beauchamp \_\_\_\_  
Ken Bowers \_\_\_\_

Billy Combest \_\_\_\_  
Rick Wheeler \_\_\_\_  
J.M. Caldwell Sr. \_\_\_\_

**Invocation**

**Pledge of Allegiance**

**Citizen Appearance**

*Citizens 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 citizen's inquiry or to recite existing policy in response to the inquiry.*

**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.

- A. Discussion and possible approval of the City Council meeting minutes of April 14, 2009.
- B. Discussion and possible approval of the City Council meeting minutes of April 21, 2009.

**Regular Agenda**

**2009-090**

**Community Park improvements**

Presentation of a check in the amount of \$153,550.00 by Commissioner Joe Jaynes to the city for the development of the Community Park.

**2009-091**

**2<sup>nd</sup> Street/Dogwood Water Line-Change Order**

Discussion and possible approval of Change Order No. 3 in the amount of \$5,105.00 for the 2<sup>nd</sup> Street/Dogwood Water Line project No. PRN07183.

**2009-092**

**Planning & Zoning resignation**

Discussion and possible action to accept the resignation of Michael Brinkerhoff as Alternate Planning & Zoning Commissioner to the Planning & Zoning Commission.

**2009-093**

**Princeton 860 Development Agreement**

Discussion and possible approval of a development agreement between the City of Princeton and United Engineering Group-Princeton 860.

**2009-094**

**Princeton 860 Planned Development Zoning Ordinance**

Discussion and possible approval of an ordinance of the City of Princeton amending the comprehensive zoning ordinance number 98-001 of the City of Princeton to allow for an approximate 860-acre master planned community within the City limits of Princeton.

**2009-095**

**Texas Parks & Wildlife Recreational Trail Grant**

Discussion and possible approval to apply for the 2009 Recreational Trail Grant (Project 10) for park improvements for Community Park/POW camp.

**2009-096**      **Public Hearing-Giant Sign Company (Gilbert's Drive In & Storage)**

Second public hearing regarding a request from Giant Sign Co. for a specific use permit to allow for the installation of a monument sign as required by the City of Princeton's Sign Ordinance (Ordinance No. 2000-05-21, Section 58-91 (d) for the following tract of land described as Gilbert's Drive In & Storage, 2452 FM 3364, Princeton, Texas.

**2009-097**      **Ordinance**

Discussion and possible approval of an ordinance to allow for a specific use permit to allow for the installation of a monument sign to be located at Gilbert's Drive In & Storage, 2452 FM 3364, Princeton, Texas.

**2009-098**      **Zoning Ordinance Amendment (301 Bonnieview Drive)**

Discussion and possible approval of an ordinance amending the Comprehensive Zoning Ordinance (Ordinance No. 98-001) to provide for an affordable housing overlay in the following residential district: Princeton Estates Addition, establishing development regulations.

**2009-099**      **Public Hearing: Zoning for MNF Properties, JV**

Continued 2<sup>nd</sup> public hearing regarding a request from MNF Properties, JV for zoning of the following tract of land located at 1895 CR 447, Princeton, Texas, from Agriculture "A" to Single Family 2 "SF2", situated in the S.D. Terry Survey, Abstract No. 890, Collin County, Texas and being a part of a 60.411 acres tract of land as described in a deed from the Veterans Land Board of Texas to William E. Stroud, dated April 11, 1979 and being recorded in Volume 1172, Page 196 of the land records of Collin County, Texas, being more particularly described as 59.83 acre tract of land.

**2009-100**      **Zoning Ordinance Amendment (1895 CR 447)**

Discussion and possible approval of an ordinance amending the Comprehensive Zoning Ordinance (Ordinance No. 98-001) from Agriculture "A" to "SF2" Single Family 2, on a portion of the S.D. Terry Survey, Abstract No. 890 and being more particularly described as follows: 59.83 acre tract of land located at 1895 CR 447, Princeton, Texas.

**2009-101      Public Hearing: Annexation of 1.5 Acres in S.D. Terry Survey**

Second public hearing regarding a voluntary annexation of property, being situated in the S.D. Terry Survey, Abstract No. 890, Collin County, Texas, and being a resurvey of a called 1.500 acre tract of land described in a deed to Dalto, Inc., of record in Volume 2106, Page 366, Deed Records, Collin County, Texas and being more particularly described as follows: 1.501 acres of land located at SW corner of FM 982 and FM 546, Princeton, Texas.

**2009-102      Public Hearing: Annexation of 5.3 Acres in D. Cherry Survey**

Second public hearing regarding a voluntary annexation from Robert Fishell of property being a tract or parcel of land situated in Collin County, Texas, being part of the David Cherry Survey, Abstract No. 166, being part of a called 97.419 acre tract of land as described in a Warranty Deed with a Vendor's Lien from Marcel K. Jones et al to T. Meredith Hard a/k/a Thomas Meredith Hard and wife, Nancy J. Hard as recorded in Volume 3537 at Page 97 of the Land Records of Collin County, Texas and being further described as follows: 5.306 acres of land.

**2009-103      Resolution – Parks in Princeton Village**

Discussion and possible approval of a Resolution to acknowledge the non-acceptance of two (2) parks located in Princeton Village, Princeton, Texas.

**2009-104      Future Agenda Items**

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 (b) 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 551.071 (A) Texas Government Code. Pending or Contemplated litigation

1. FM 982 strip annexation and possible quo warranto proceedings by Collin County.

**Action Pertaining to Executive Session**

**Report Agenda**

1. City Administrator
  - a. Special meeting May 5, 2009
  - b. Retreat – June 2009

**Adjournment**

**Certificate**

I hereby certify the above Notice of Meeting was posted at the Princeton City Hall, April 24, 2009 @ 1:30 ano and copies thereof were hand delivered to the Mayor, Mayor Pro-Tempore and Councilmembers.

  
Lesia Thornhill, 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 Lesia Thornhill, 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).