

**NOTICE OF REGULAR MEETING CITY COUNCIL MEETING AND AGENDA  
THE CITY OF PRINCETON, TEXAS  
September 27, 2021**

The City Council of the City of Princeton will meet in Regular Meeting Session on September 27, 2021 at 6:30 PM Princeton City Hall 123 West Princeton Drive Princeton, TX 75407 to discuss the following

**Honorable Brianna Chacon,**  
*Mayor*

**Honorable Steven Deffibaugh,**  
*Mayor Pro Tempore, Place 5*

**David Kleiber,**  
*Councilmember, Place 1*

**Mike Robertson,**  
*Councilmember, Place 2*

**Bryan Washington,**  
*Councilmember, Place 3*

**Keven Underwood,**  
*Councilmember, Place 4*

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**CALL TO ORDER**

**ROLL CALL**

Brianna Chacon  
Steven Deffibaugh  
David Kleiber  
Mike Robertson  
Bryan Washington  
Keven Underwood

**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.

**MAYORS COMMENTS**

**CONSENT AGENDA**

**Minutes**

Discussion and possible action regarding the minutes of the August 9, 2021 City Council Work Session.

[City Council Work Session Minutes 08.09.21.pdf](#)

**Minutes**

Discussion and possible action regarding the minutes of the August 9, 2021 Regular City Council Meeting.

[Regular City Council Meeting Minutes 08.09.21.pdf](#)

### **Minutes**

Discussion and possible action regarding the minutes of the September 13, 2021 Regular City Council Meeting.

[Regular City Council Meeting Minutes 09.13.21.pdf](#)

### **Final Plat (Winchester Crossing Phase 3)**

Discussion and possible action regarding a request from DR Horton - Texas, Ltd. for final plat approval of Winchester Crossing, Phase 3, a 61.254 acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

[FP20200758 - Winchester Crossing Phase 3.pdf](#)

### **Final Plat (Arcadia Farms Phase 5)**

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Discussion and possible action regarding a request from Lennar Home of Texas Land and Construction, Ltd. for final plat approval of Arcadia Farms Phase 5, a 29.414 acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

[FP20200962 - Arcadia Farms Phase 5.pdf](#)

### **Final Plat (Town Park)**

Discussion and possible action regarding a request from Pacesetter Homes, LLC for final plat approval of Town Park a 30.312 acre tract situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

[FP2018094 - Town Park.pdf](#)

### **Ordinance No. 2021-09-27-01 (Primrose Path)**

Discussion and possible action regarding Ordinance No. 2021-09-27-01 An ordinance of the City of Princeton abandoning portions of right of way adjacent to Block "A" Lot 12, of Princeton Parks Two, and Lots 43 and 44, Block "B" of Town Park repealing all conflicting ordinances; providing a severability clause and providing an effective date.

[Primrose Path ROW Abandonment \(final\).pdf](#)

[ROW abandonment request.pdf](#)

## **REGULAR AGENDA**

### **2021-Proclamation 203**

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

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

### **2021-Proclamation 204**

Presentation of a Proclamation recognizing September 12, 2021 as Round Up Sunday at the Cowboy Church.

[Cowboy Church Proclamation.pdf](#)

### **2021-City Secretary 205**

Discussion and possible action to appoint and swear in Amber Anderson as City Secretary for the City of Princeton.

**2021- First Amendment to Eastridge Development Agreement**

**206** Discussion and possible action regarding a First Amendment to the Eastridge Development Agreement.

[Princeton Eastridge PID \(Incl Princeton Village and Southridge\).pdf](#)

[1st Amendment Eastridge DA C19002D20210914CR1 clean with new exhibit R.pdf](#)

**2021- Amended and Restated Service And Assessment Plan and Assessment Roll for Winchester Public Improvement District**

**207** Discussion and possible action of an Ordinance of the City of Princeton Approving the Amended and Restated Service And Assessment Plan and Assessment Roll for Winchester Public Improvement District.

[Ordinance Approving SAP Update 2021-09-27-04.pdf](#)

**2021- Special Assessment Revenue Bonds, Series 2021 (Winchester Public Improvement District Phase 3 and 4 Project)**

**208** Discussion and possible action of an ordinance authorizing the issuance of the "City of Princeton, Texas, Special Assessment Revenue Bonds, Series 2021 (Winchester Public Improvement District Phase 3 and 4 Project)"; approving and authorizing an indenture of trust, a bond purchase agreement, a continuing disclosure agreement and other agreements and documents in connection therewith; making findings with respect to the issuance of such bonds; and providing an effective date.

[Bond Ordinance - Winchester ver 1 2021-09-27-03.pdf](#)

**2021- Mass Meeting Charter Commission**

**209** Discussion and possible action regarding a resolution calling a mass meeting for selection of Home Rule Charter Commission members at Princeton City Hall, October 6, 2021, at 6:30 PM.

[REVISED Resolution HRCC Mass Meeting C1400420210923DO1.pdf](#)

**2021- Public Hearing (Kings Meadow MF)**

**210** Conduct Public Hearing regarding a request received from Kings Meadow Crossing Management for a zoning of property from Multi-Family 1 "MF-1" to "PD" Planned Development, being a 10.22 tract of land out of the Jacob Snively Survey, Abstract No. 863, situated in the City of Princeton, Collin County, Texas and being all of Lots 21, 22, 30 thru 33, and a portion of Lots 25 and 26 of Section Two of Hillside Addition, a subdivision of record in Cabinet J, Page 919 of the Plat Records of Collin County, Texas, also being a portion of Hillside Circle (60' right-of-way) as dedicated in said Hillside Addition, said Lots having been conveyed to Kings Meadow Crossing Management, LP. by deed of record in Document Number 20140306000210830 of the Official Public Records of Collin County, Texas and being more particularly described as 10.22 acres, or (445,201 Square Feet) of land, more or less.

[Zoning Notice Kings Meadow Crossing Management 10.22 acre tract PH Notice.pdf](#)

**2021- Ordinance No. 2019-09-27-02 (Kings Meadow MF)**

**211** Discussion and possible action regarding Ordinance No. 2021-09-27-02 an ordinance of the City of Princeton amending the comprehensive zoning ordinance number 2016-01-25-01 of the City of Princeton, from "MF-1" Multifamily Medium Density to "PD 24" Planned Development 24, on a portion of the Jacob Snively Survey, Abstract No. 863; Repealing all conflicting ordinances; Providing a severability clause; providing

for a penalty; and providing an effective date.

[Staff Report ZA20211732 - King Meadow.pdf](#)

[Ordinance No 2019-09-27-02 - King Meadow-\(PD24\).pdf](#)

**2021- Resolution No 2021-09-27-R (Myrick Lane Construction)**

212 Discussion and possible action regarding a resolution of the City of Princeton, Texas establishing the funding for the construction of Myrick Lane, and authorizing the City Manager to execute the agreements.

[Resolution\\_no\\_2021-09-27-R\\_for\\_Myrick\\_Lane\\_Construction.pdf](#)

[20210913-Recommend Award Myrick Lane.pdf](#)

**2021- Development Incentive Agreement (Whitewing Highgates)**

213 Discussion and possible action regarding Development Incentive Agreement (Whitewing Highgates)

**2021- Reconstruction of San Remo Dr. and the outcome of the Town Hall Meeting,**

**214 Presentation by Kimley-Horn.**

Discussion and possible action regarding the reconstruction of San Remo Dr. and the outcome of the Town Hall Meeting, Presentation by Kimley-Horn.

[Council Presentation - San Remo Town Hall Meeting.pdf](#)

**2021- Future Agenda Items**

215 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.

Section 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS; CLOSED MEETING.

(1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or

(2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision.

**ACTION PERTAINING TO EXECUTIVE SESSION**

**REPORT AGENDA-CITY MANAGER**

1) Next Special City Council Meeting, Tuesday, October 12, 2021 @ 6:30 p.m.

2) Fall Festival Saturday, October 23, 2021 J.M. Caldwell Sr. Community Park 2 p.m. - 8 p.m.

**CC REPORT AGENDA**

**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.

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Amber Anderson, Acting 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, Acting 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).