AMENDED
H2, H3, H4, H6 RESOLUTIONS UPDATED TO REFLECT NEW MAYOR PRO TEM

City of Princeton

Princeton Municipal Center
2000 East Princeton Drive
Princeton, Texas 75407

Meeting Agenda

City Council Regular Meeting

Monday, January 12, 2026 | **5:30 PM** | **Council Chambers**

PRE-COUNCIL MEETING 5:30 P.M.

A. CALL TO ORDER-MAYOR

B. ROLL CALL

C. WORK SESSION AGENDA

C1. 2026-001 2026 Special Event Update
Memo- Parks and Recreation Special Events Update.pdf
Events_Update_.pptx

C2. 2026-002 Presentation to discuss the advantages and disadvantages of issuing a Vision Zero proclamation as it relates to the City's Mobility and Safety Action Plan, presented by Wes Pierce.
City of Princeton Memo - Vision Zero.pdf
Vision Zero.pptx

C3. 2026-106 Presentation and discussion of the Gallup Employee Engagement and Energage Survey results, presented by Director of Employee Experience, Fallan Carrillo.
City of Princeton Memo Employee Survey 1.12.26.pdf
Employee Survey Overview Presentation 2025.pptx

C4. 2026-014 Update and presentation on the Water and Wastewater Master Plan and Impact Fee Study, presented by Stuart Williams.
City of Princeton Memo - Impact Fee and Master Plan Presentation.pdf
2025-11-24_Impact Fee and Master Plan Presentation.pptx

D. DISCUSS AND REVIEW AGENDA ITEMS

The City Council may ask questions regarding or discuss any item listed on the main meeting agenda. No formal action will be taken during the pre-meeting, as any formal action shall only occur during the main meeting.

E. 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 pending or contemplated litigation, a settlement offer, or 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 agenda item listed elsewhere within this agenda, and/or the subject matter listed below:

- Local Sales and Use Tax Allocation and Options

Section 551.072, Texas Government Code. A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

- Property located north of Jefferson Ave., east of N. 2 nd St., south of E. College St., and west of N. 4th St.

Sec. 551.074. Personnel Matters; Closed Meeting. (a) This chapter does not require a governmental body to conduct an open meeting: (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or (2) to hear a complaint or charge against an officer or employee. (b) Subsection (a) does not apply if the officer or employee who is the subject of the deliberation or hearing requests a public hearing.

- City Manager

F. ADJOURNMENT

REGULAR COUNCIL MEETING 6:30 P.M.

A. CALL TO ORDER-MAYOR

B. ROLL CALL

C. INVOCATION-WES BROWN

D. 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.

E. PLEDGE TO THE TEXAS FLAG

Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.

F. PUBLIC APPEARANCE

This portion of the meeting is set aside for members of the public to address the City Council on any item of business that is not formally scheduled on the agenda as a Public Hearing item. Members of the public should complete a Public Meeting Appearance Card prior to the meeting and present it to the City Secretary.
Speakers are allowed up to three (3) minutes to speak. The City Council is unable to respond to or discuss any issues that are brought up during this portion 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. Anyone wishing to speak shall (i) address the City Council directly—not City staff or otherwise; (ii) be courteous, respectful, and cordial; and (iii) refrain from making personal, demeaning, insulting, threatening, and/or disparaging remarks, as to maintain decorum and support the efficient and orderly flow of the meeting.

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G. ITEMS OF COMMUNITY INTEREST

Pursuant to Section 551.0415 of the Texas Government Code, Mayor and City Council may report on Items of Community Interest, including: (1) expressions of thanks, congratulations, or condolence; (2) information regarding holiday schedules; (3) recognition of individuals; (4) reminders about upcoming City events; (5) information about community events; and (6) announcements involving an imminent threat to public health and safety. No action will be taken on any Item of Community Interest.

H. 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.

H1. **2026-003** Consider approving Nikki Krum's voluntary resignation from her appointed office of Planning & Zoning Commission, Place 3; and take appropriate action.
Memo - P&Z Place 3 Resignation.pdf

H2. **2026-01-12-R** Consider approving Resolution No. 2026-01-12-R, a request from Rutilo Arroyo to remove a tract of land from the City's extraterritorial jurisdiction said property being 1.44 acres of land situated in the Francisco De La Pina Survey, Abstract No. 689, Collin County, Texas; and take appropriate action.
ETJ Removal Memo - Arroyo.pdf
Resolution_-_ETJ_Removal-_Arroyo_w_Exhibits.pdf

H3. **2026-01-12-R01** Consider approving Resolution No. 2026-01-12-R01, a request from Amy Clarke to remove a tract of land from the City's extraterritorial jurisdiction said property being 1.00 acres of land situated in the Isaac Walters Survey, Abstract No. 950, Collin County, Texas; and take appropriate action.
ETJ Removal Memo - Clarke.pdf
Resolution_-_ETJ_Removal-_Clarke_w_exhibits.pdf

H4. **2026-01-12-R02** Consider approving Resolution No. 2026-01-12-R02 authorizing the purchase of a trailer mounted hydro-jetter from Texas Underground, Inc. for a total cost of $86,551.95; and take appropriate action.
Jetter Trailer Council Memo.pdf
RESOLUTION_NO._2026-01-12-R02.pdf

H5. **2026-004** Consider approving Final Plat - 75 Monte Carlo Addition, Block 1, Lot 1, a request from Prince Land LLC for final plat approval for a property being a 1.784-acre tract of land situated in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas; and take appropriate action.
CC Staff Report FP20253043 - 75 Monte Carlo Add, Bl 1, Lt 1.pdf
Exhibit A - Final Plat Application.pdf
Exhibit B - PRELIMINARY PLAT.pdf

Exhibit C - Final Plat.pdf
Exhibit D - Site Plan.pdf

H6. 2026-01-12-R03

Consider approving Resolution No. 2026-01-12-R03 authorizing the Fire Department to purchase a truck from Lake Country Chevrolet in an amount not to exceed $62,480.25, and corresponding conversion from Stonewell Bodies in an amount not to exceed $154,433.00. The total cost of the completed Battalion Chief Vehicle shall not exceed $216,913.25; and take appropriate action.

Battalion Chief First Responder Vehicle Council Memo.pdf
RESOLUTION_NO._2026-01-12-R03.pdf

H7. 2026-013

Consider approving the following City Council meeting minutes; and take appropriate action.
December 8, 2025, City Council Regular Meeting
CC_WS_and_CC_Regular_Meeting_Minutes_12.8.2025.pdf

H8. ORD-2026-01-12-06

Consider approving Ordinance No. 2026-01-12-06, amending Chapter 78, Article IV, Division 1, Section 78-503 of the Princeton Municipal Code to update the membership composition and requirements for the City's Capital Improvement Advisory Committee; and take appropriate action.

Memo - CIAC Update.pdf
Princeton - Ordinance Amending Code (CIAC Membership).pdf

I. CEREMONIAL ITEMS

I1. 2026-006

Presentation recognizing the City of Princeton for being named a 2025 Top Workplace for the Dallas–Fort Worth Metro Area National Standard Winner from the Dallas Morning News.

J. EXECUTIVE SESSION

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Sec. 551.074. Personnel Matters; Closed Meeting. (a) This chapter does not require a governmental body to conduct an open meeting: (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or (2) to hear a complaint or charge against an officer or employee. (b) Subsection (a) does not apply if the officer or employee who is the subject of the deliberation or hearing requests a public hearing.

- City Manager

K. ACTION PERTAINING TO EXECUTIVE SESSION

L. PUBLIC HEARINGS

Anyone wishing to speak at a Public Hearing scheduled on the agenda should complete a Public Meeting Appearance Card prior to the meeting and present it to the City Secretary. Upon being recognized by the Mayor, the person may speak or present evidence relevant to the matter being heard. No person may speak without first being recognized by the Mayor. Speakers are allowed up to three (3) minutes to speak. Anyone wishing to speak at a Public Hearing shall (i) only speak about matters or present evidence that is relevant to the item under consideration; (ii) address the City Council directly—not City staff or otherwise; (iii) be courteous, respectful, and cordial; and (iv) refrain from making personal, demeaning, insulting, threatening, and/or disparaging remarks, as to maintain decorum and support the efficient and orderly flow of the meeting.

L1. **ORD-2026-01-12** Conduct a public hearing and consider approving Ordinance No. 2026-01-12 of the City of Princeton as requested by Keller Williams Realty Allen for a zoning amendment from SF-E to PD 46 on a 1.00 acre tract situated near the southwest corner of Monte Carlo Blvd and Longneck Rd, in the City of Princeton, Collin County, Texas; and take appropriate action. Presented by Shai Roos, Director of Development Services.

CC Staff Report ZA20253148 - 1503 Longneck.pdf
Exhibit D - Ord Zoning PD 46 DRAFT.pdf
Exhibit A - Rezoning Application.pdf
Exhibit B - newspaper notice - 1503 Longneck.pdf
Exhibit B - Zoning Notice Letter _1503 Longneck.pdf
Exhibit C - Conceptual Site Plan.pdf
Exhibit E - Letters of opposition.pdf
CC Power Point.pptx

L2. **ORD-2026-01-12-02** Conduct a public hearing and consider approving Ordinance No. 2026-01-12-02 of the City of Princeton as requested by the Princeton Economic Development Corporation for a zoning amendment from M-1 to PD 47 on 53.3865 acres situated near the intersection of S Beauchamp Blvd and Myrick Ln, in the City of Princeton, Collin County, Texas; and take appropriate action. Presented by Shai Roos, Director of Development Services.

CC Staff Report ZA20253149 - EDC Business Park.pdf
Exhibit E - Ordinance No. 2026-01-12-02.pdf
Exhibit A - Zoning Application.pdf
Exhibit B - Newspaper notice - Professional Park.pdf
Exhibit B - Zoning Notice Letter _Professional Park.pdf
Exhibit C - Proposed Concept Plan.pdf

Exhibit D-Professional Park PD Standards.pdf
CC Power Point - EDC Request.pptx

L3. **ORD-2026-01-12-03** Conduct a public hearing and consider approving Ordinance No. 2026-01-12-03 of the City of Princeton as requested by 599 W. Princeton LP for a zoning amendment to PD 12 on 15.157 acres situated near at 599 W Princeton Drive, in the City of Princeton, Collin County, Texas; and take appropriate action. Presented by Shai Roos, Director of Development Services.
CC Staff Report ZA20253150.pdf
Exhibit F ORD-2026-01-12-03 -PD 12A.pdf
Exhibit A - Ironwood Zoning Application (notarized).pdf
Exhibit B - newspaper notice - Ironwood.pdf
Exhibit B - Zoning Notice Letter Ironwood Apartments.pdf
Exhibit C - Letter_of_Intent_Blom_Capital.pdf
Exhibit D - Original PD 12.pdf
Exhibit E - Redlined version of PD 12 from Blom Capital showing their requests.pdf
CC Power Point - Ironwood Apts.pptx

L4. **ORD-2026-01-12-04** Conduct a public hearing and consider approving Ordinance No. 2026-01-12-04 of the City of Princeton amending Section 82-29 "Special Uses and Conditions for Approval" to add Public School use to this Section of the Zoning Ordinance; and take appropriate action. Presented by Shai Roos, Director of Development Services.
CC Staff Report for Zoning Ordinance Amendment.pdf
ORD-2026-01-12-04.pdf
Exhibit A - Zoning newspaper notice _Text Amendment.pdf
CC Power Point.pptx

L5. **ORD-2026-01-12-05** Conduct a public hearing and consider approving Ordinance No. 2026-01-12-05, of the City of Princeton regarding a request from FM75 Home, LLC for the voluntary annexation of property being a 1.311 acre tract of land situated in Collin County, Texas, being part of the David Cherry Survey, Abstract No. 166; and take appropriate action.
CC Staff Report - Annexation - FM75 & CR 408.pdf
Exhibit C - Ordinance No. 2026-01-12-05.pdf
Exhibit A - Annexation Application.pdf
Exhibit B - Notice letter.pdf
Exhibit B - Newspaper notice.pdf
CC Power Point - 1.311-acre tract annexation.pptx

M. REGULAR AGENDA

M1. **2026-008** Consider approving the appointments and/or reappointments to the Community Development Corporation, and take appropriate action.
Council Memo 2026 CDC Board Appointments.pdf

M2. **2026-009** Consider approving the appointments and/or reappointments to the Economic Development Corporation, and take appropriate action.

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Council Memo 2026 EDC Board Appointments.pdf

M3. **2026-010** Consider approving the appointments and/or reappointments to the Library Advisory Board, and take appropriate action.
City of Princeton Memo 01-06-2026.pdf

M4. **2026-011** Consider approving the appointments and/or reappointments to the Planning and Zoning Commission, and take appropriate action.
Memo - P&Z Appointments and or Reappointments.pdf

M5. **ORD-2026-01-12-07** Consider approving Ordinance No. 2026-01-12-07, repealing the Code amendments in Section 5 of Ordinance No. 2024-09-16-02; readopting certain Code amendments in Section 2 of Ordinance No. 2023-04-24; ratifying the Code amendments in Section 5 of Ordinance No. 2025-09-22-04; and amending and revising the City's Code of Ordinances in accordance with Section 2 of this Ordinance, thereby amending Chapter 78, entitled "Utilities," Article III, entitled "Sewage," Division 1, entitled "Generally," Section 78-131, entitled "Sewer Rates" to reimplement winter quarter averaging; and take appropriate action.

Memo - WQA Reimplementation.pdf
Princeton - Ordinance Re-Implementing WQA (01.12.26).pdf
2023-04-24 (Water & Wastewater Rates Amendment) Executed.pdf
2024-09-16-02.pdf
Ordinance No. 2025-09-22-04.pdf
City of Princeton Memo - WQA Policy.pdf
City of Princeton Princeton Policy - WQA.pdf

M6. **2026-012** Consider approving a request for items to be placed on a future agenda and NOT for discussion of these requests.

N. REPORT AGENDA

1. Next Regular City Council Meeting, Monday, January 26, 2026 @ 6:30 P.M.
2. Next Regular EDC Meeting, Tuesday, January 20, 2026, @ 6:00 PM.
3. Next Regular CDC Meeting, Wednesday, January 21, 2026, @ 6:00 PM.
4. Next Ad Hoc Committee Meeting, Thursday, January 29, 2026 @ 6:30 PM.
5. Next HRC Review Committee Meeting, Thursday, January 15, 2026, @ 6:30 PM.
6. Next Regular P&Z Meeting, Monday, January TBD
7. Next Library Advisory Board Meeting, Thursday, February 19, 2026 @ 6:30 P.M.
8. Next Regular Parks and Rec Advisory Board Meeting, Tuesday, February 3, 2026 @ 6:00 P.M.

O. ADJOURNMENT

CERTIFICATION

I certify that the above notice of this meeting was posted at least three business days prior to the scheduled meeting time in accordance with the Open Meetings Act, on the bulletin board at Princeton Municipal Center.

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Posted by: Amber Anderson Digitally signed by Amber Anderson Date: 2026.01.06 17:26:04 -06'00'
_____
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(2).