City of Princeton

Princeton Municipal Center
2000 East Princeton Drive
Princeton, Texas 75407

Meeting Agenda

City Council Regular Meeting

Monday, November 9, 2026 | **6:00 PM** | **Council Chambers**

PRE-COUNCIL MEETING 6:00 P.M.

A. CALL TO ORDER-MAYOR

B. ROLL CALL

C. CEREMONIAL

C1. 2026-266 Recognition of appreciation to outgoing City Councilmembers in honor of their dedicated service and contributions to the City of Princeton.

D. WORK SESSION AGENDA

D1. 2026-251 Presentation and discussion regarding the City of Princeton's proposed Request for Proposals (RFP) for an Organizational Efficiency and Staffing Study, including next steps for finalizing and releasing the solicitation. Presented by Maggie Metzner, Purchasing Officer.
CC Memo-Efficiency Study RFP work session-11.09.2026
RFP 26-100024 Organizational Efficiency and Staffing Study.pdf
Review of Operational Efficiency and Staffing Studies.pdf
CC Presentation - Efficiency and Staff Study - 11.09.2026

E. 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.

F. 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:

- **Godby, et al v City of Princeton**
- **Sicily Laguna Azure, LLC v. City of Princeton, Texas, et al.**

- **James Wehmeier vs City of Princeton**

Deliberation regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee pursuant to Texas Government Code §551.074, including recruitment and related personnel matters concerning the following positions:

- **City Manager, Assistant City Manager, Chief Financial Officer, Assistant Finance Director, Building Official, Fire Chief, Director of IT Infrastructure Services, Assistant Public Works Director, City Engineer, Chief Executive Officer of the Economic Development Corporation (EDC) and Community Development Corporation (CDC), City Attorney**

G. 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 five (5) 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.

H. 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.

H1. **2026-269**

- Join us for a fall gardening workshop on November 14 at 10 a.m. at Public Works! Learn why cooler weather makes autumn a great time to get back outside and enjoy your garden. Take a fresh look at your garden, reflect on what worked well this year, and start planning for the seasons ahead. The Collin County Master Gardeners will share tips for evaluating your garden, including favorite flower varieties, successful plant combinations, and color schemes that can help inspire your future garden plans. Sign up: https://www.signupgenius.com/go/10C0E45ACAC2FABFFC0 65154189-fall
- Did you know we have a weekly newsletter? Filled with events, service and program information, and more, The Pulse delivers Princeton to your inbox! Whether you're a lifelong resident or a newcomer eager to learn about the City, signing up ensures you never miss a beat. Stay connected and informed: https://mailchi.mp/princetontx/ri000c8syf
- FEMA Federal Emergency Management Agency and the Federal Communications Commission will test the Emergency Alert System nationwide on Tuesday, Nov. 17, 2026, around 3:20 p.m. CT. What to expect: Radio and TV programs will pause for about 1 minute to show the test message You may hear the standard EAS tones. The message may be in English, Spanish, or both. Cell phones will not receive this test. No action is needed. These tests help ensure emergency alerts work when they matter most. Learn more: **fema.gov/2026-national-test**

I. 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.

I1. **2026-257** Consider the following City Council meeting minutes, and take appropriate action.
October 26, 2026, City Council Regular Meeting
CC WS & CC Regular Meeting Minutes 10.26.2026.pdf

I2. **2026-11-09-R** Consider approving Resolution No. 2026-11-09-R, approving the City of Princeton Investment Policy and the list of qualified investment brokers and financial institutions authorized to engage in investment transactions with the City of Princeton; and take appropriate action. Presented by David Hall, Alternate City Manager.

CC Memo-Investment Policy-11.09.2026
Resolution No. 2026-11-09-R-FY 2027 Investment Policy.pdf
Exhibit A - FY2026-2027 Investment Policy 11.09.2026
Exhibit B - FY2026-2027 Brokerages for Investment Services
Exhibit C - Government Code Chapter 2256 Public Funds Investment

J. 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:

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K. ACTION PERTAINING TO EXECUTIVE SESSION

L. PUBLIC HEARINGS

L1. ORD-2026-11-09-02 Conduct a Public Hearing and consider a request by Retail at Princeton 9, LLC (Jessica Hernandez) to rezone 1.49 acre property located at the NE corner of S Beauchamp Blvd and Myrick Lane in Princeton Business Park from Manufacturing/Industrial District – Light (M-1) to Planned Development 47 (PD 47) to allow professional office and retail/commercial uses as outlined in PD 47 in place of industrial uses; and take appropriate action. Presented by Parker McDowell, Planning Manager of Development Services.
CC Memo- Myrick Retail M-1 to PD 47- 11.09.2026.pdf
Ordinance No. 2026-11-09-02 Rezoning Property from M-1 to PD47.pdf
Exhibit A - Development Application.pdf
Exhibit B- Applicants Project Narrative.pdf
Exhibit C - Ordinance No. 2026-01-12-02 PD 47 Development Standard.p
Exhibit D - Property Owner Notification Letter.pdf
Exhibit E- Newspaper Public Hearing Notice.pdf
CC Presentation - Rezoning Property From M-1 to PD 47 - 11.09.2026.pp

L2. ORD-2026-11-09-03 Conduct a Public hearing and consider a request by Wal-mart

Real Estate Business Trust for a Specific Use Permit (SUP) to allow a 155 feet high Cell Tower with 30 feet by 85 feet fenced in area and associated utilities in the Walmart parking lot adjacent to Beauchamp Boulevard at 701 W Princeton Drive; and take appropriate action. Presented by Parker McDowell, Planning Manager of Development Services.

CC Memo- Walmart Cell Tower SUP- 11.09.2026.pdf
Ordinance No. 2026-11-09-03 Walmart Cell Tower SUP.pdf
Exhibit A - Detailed Site Plan.pdf
Exhibit B - SUP Application & Letter of Authorization.pdf
Exhibit C - Property Owner Notice.pdf
Exhibit D - Newspaper Notice.pdf
Exhibit E- Project Narrative.pdf
CC Presentation - Walmart Cell Tower SUP - 11.09.2026.pptx

L3. **ORD-2026-11-09-04** Conduct a Public hearing and consider a request by McAfee Investments LLC (Kelly McAfee) to rezone a 1.14 acre property located at the SE intersection of Monte Carlo Blvd. and Longneck Road (1523 Longneck Road) from Single Family Estate Residential District (SF-E) to General Commercial District (C-2) to allow for a Christian Brothers Automotive use which is classified as Automobile Repair, major; and take appropriate action. Presented by Parker McDowell, Planning Manager of Development Services.

CC Memo- CBA SFE to C-2 - 11.09.2026.pdf
Ordinance No. 2026-11-09-04 Rezoning Property from SF-E to C-2.pdf
Exhibit A- Rezoning Application.pdf
Exhibit B- Applicants Narrative.pdf
Exhibit C - Preliminary Site Plan.pdf
Exhibit D - Landscape Planting Plan.pdf
Exhibit E - Exterior Elevations.pdf
Exhibit F - Property Owner Notices.pdf
Exhibit G - Newspaper Notice.pdf
CC Presentation - Rezoning Property from SFE to C-2 - 11.09.2026.pptx

L4. **ORD-2026-11-09-05** Conduct a Public hearing and consider a request by McAfee Investments LLC (Kelly McAfee) for a Specific Use Permit (SUP) for Automobile Repair (major) on a 1.14 acre property located at the SE intersection of Monte Carlo Blvd. and Longneck Road (1523 Longneck Road) to allow for Christian Brothers Automotive use. This request is in conjunction with a request to rezone this property to C-2 General Commercial District on this same meeting agenda; and take appropriate action. Presented by Parker McDowell, Planning Manager of Development Services.

CC Memo- CBA SUP - 11.09.2026.pdf
Ordinance No. 2026-11-09-05 CBA SUP.pdf
Exhibit A - SUP Development Application.pdf
Exhibit B Applicants Rezoning and SUP Narrative.pdf
Exhibit C - Preliminary Site Plan.pdf
Exhibit D -Landscape Planting Plan.pdf
Exhibit E - Exterior Building Elevations.pdf
Exhibit F - Property Owner Notice.pdf
Exhibit G - Newspaper Notice.pdf

CC Presentation - CBA SUP - 11.09.2026.pptx

M. REGULAR AGENDA

M1. 2026-253

Consider the purchase of fitness equipment from Marathon Fitness utilizing approved Furniture, Fixtures, and Equipment (FF&E) funding authorized through Resolution No. 2025-04-28-R01; and take appropriate action. Presented by Director of Parks and Recreation Chase Bryant.

CC Memo - FF&E- 11.09.2026.pdf
Exhibit A.pdf
CC Presentation - FF&E Purchase- 11.09.2026.pptx

M2. 2026-254

Consider an amendment to the FY 2026–2027 budget and authorized staffing schedule to add one Capital Improvement Program Manager position, with estimated annual personnel costs and initial equipment costs, and take appropriate action. Presented by Alternate City Manager David Hall.

CC Memo- Capital Improvement Program Manager position- 11.09.2026.p
Exhibit A - 25 GO Bond Recon for Projects.pdf

M3. 2026-255

Consider any required FY 2026–2027 budget amendment to transfer up to $76,000 from Development contract services to personnel costs associated with reallocating a Development position, and take appropriate action. Presented by Alternate City Manager David Hall.

CC Memo- Reappropriation to Asst. Dir Development- 11.09.2026.pdf

M4. 2026-256

Consider implementing a City of Princeton Nonprofit Support Policy that establishes a standardized application process, eligibility requirements, and guidelines for the City's support of nonprofit organizations, and take appropriate action. Presented by Erin Mudie, Director of Marketing and Communications.
CC Memo - Nonprofit Support Policy - 11.09.2026.pdf
Nonprofit Support Policy 2026.docx
CC Presentation - Nonprofit Support Policy - 11.09.2026.pptx

M5. ORD-2026-11-09-01

Consider Ordinance No. 2026-11-09-01 of the City Council of the City of Princeton, Texas, dedicating City-owned property, legally described as Lot 1, Block A, Whitewing Trails Phase 1 (CPN) Subdivision (Community Lot), as recorded in Volume 2020, Page 659 of the Plat Records of Collin County, Texas, for the exclusive use, construction, and maintenance of a public library facility; providing for the recording of the dedication; and providing an effective date; and take appropriate action. Presented by: Mayor Eugene Escobar, Jr.

CC Memo- Library Land Dedication - 11.09.2026.pdf
Ordinance No. 2026-11-09-01-Library Land Dedication.pdf
Exhibit-Location Map - Proposed Library Site at West Monte Carlo Boulev and North Beauchamp Boulevard.pdf

M6. **2026-259** Consider a request by Ceigen Princeton Holdings LLC (Prem Kalidindi) for a Conveyance Plat for 8.8092-acre property, located at the northeast corner of the intersection of Forest Grove South and West Princeton Drive; and take appropriate action. Presented by Parker McDowell, Planning Manager of Development Services.

CC Memo- Forest Grove - Conveyance Plat - 11.09.2026.pdf
Exhibit A - Conveyance Plat.pdf
Exhibit B - Outstanding Staff Comments.pdf
Exhibit C - Development Application.pdf

M7. **2026-260** Consider a request by Retail Partners - Princeton LLC (Russell Martin) to Replat a 1.708-acre property, located generally at the northwest corner of the intersection of Monte Carlo Boulevard and U.S. Highway 380, also refereed to as Lots 2R1 and 2R2, Block 1, of Monte Carlo Addition, Phase I, an addition to the City of Princeton, Collin County, Texas, recorded in Volume 2024, Page 309, map records, Collin County, Texas. Presented by Parker McDowell, Planning Manager of Development Services.

CC Memo- Monte Carlo Addn Ph 1 - Replat - 11.09.2026_.pdf
Exhibit A - Proposed Plat.pdf
Exhibit B-1 - Staff Comment Letter.pdf
Exhibit B-2 - Outstanding Plat Comments.pdf
Exhibit B-3 - Application Review Comments.pdf

M8. **2026-261** Consider a request by Cope Retail LLC (Mark Cope) to Final Plat approximately 4.099 acres located on the east side of FM 75, south of Monticello Drive and north of East Monte Carlo Boulevard; and take appropriate action. Presented by Parker McDowell, Planning Manager of Development Services.
CC Memo- Shoppes At Monticello - Final Plat - 11.09.2026.pdf
Exhibit A - Proposed Final Plat.pdf
Exhibit B - Staff Comment Letter.pdf
Exhibit C - Annotated Final Plat Review.pdf
Exhibit D- Development Application.pdf

M9. **2026-262** Consider a request for a Final Plat by KB Home Lone Star, Inc. for Princeton Estates, Phase 2, a residential subdivision consisting of approximately 29.760 acres located at the southeast corner of County Road 456 and South Boorman Lane; and take appropriate action. Presented by Parker McDowell, Planning Manager of Development Services.

CC Memo- Princeton Estates Phase 2 - Final Plat - 11.09.2026.pdf
Exhibit A - Proposed Corrected Final Plat.pdf

Exhibit B- Staff Comment Letter.pdf
Exhibit C - Annotated Final Plat Review.pdf
Exhibit D - Development Application.pdf

M10. 2026-263 Consider a request for a Preliminary Plat by property owner D. L. Caldwell, for approximately 1.370 acres property located at 107 W Princeton Drive on the south side of West Princeton Drive (U.S. Highway 380), approximately 65 feet east of Town Park Avenue, for the proposed development of a restaurant; and take appropriate action. Presented by Parker McDowell, Planning Manager of Development Services.

CC Memo- Princeton Restaurant Preliminary Plat - 11.09.2026.pdf
Exhibit A - Proposed Preliminary Plat.pdf
Exhibit B - Staff Comment Letter.pdf
Exhibit C - Annotated Preliminary Plat Review.pdf
Exhibit D - Development Application.pdf

M11. 2026-264 Consider a request by JB Princeton I, LP to Replat of approximately 9.406 acres (9.396 acres after proposed right-of-way dedication) property, located at the northwest corner of Myrick Lane and South Beauchamp Boulevard, to create four commercial lots within Princeton Business Park; and take appropriate action. Presented by Parker McDowell, Planning Manager of Development Services.

CC Memo- Princeton Business Park - Replat - 11.09.2026.pdf
Exhibit A - Proposed Replat Princeton Business Park, Block A, Lots 2R, 3 and 5.pdf
Exhibit B - Previous Annotated Staff Comments.pdf
Exhibit C - October 19, 2026, Resubmittal.pdf
Exhibit D - Traffic Impact Analysis Review Letter, September 21, 2026.pdf
Exhibit E - Drainage Study and Engineering Review.pdf
Exhibit F - Plat Application.pdf

M12. 2026-265 Consider a request by Christian Heights Holding, LLC for a Preliminary Plat for approximately 4.768 acres located at the northwest corner of U.S. Highway 380 and Princeton Meadows Boulevard; and take appropriate action. Presented by Parker McDowell, Planning Manager of Development Services.

CC Memo- Christian Heights ASC - Preliminary Plat - 11.09.2026.pdf
Exhibit A - Proposed Preliminary Plat 10-05-2026 Resubmittal.pdf
Exhibit B - Development Application.pdf

M13. 2026-11-09-R01 Consider Resolution No. 2026-11-09-R01 authorizing a contract for citywide mowing and landscaping to BrightView Services, Inc.; and take appropriate action. Presented by Parks & Recreation Director Chase Bryant.
CC Memo-Citywide Mowing and Landscaping-11.09.2026
Resolution No. 2026-11-09-R01- Citywide Mowing and Landscaping.pdf

City Mowing Services Agreement with Exhibit A
Bid Tab
CC Presentation-Citywide Mowing and Landscaping-11.09.2026

M14. 2026-258 Consider approving a request for items to be placed on a future agenda and NOT for discussion of these requests.

N. CITY MANAGER UPDATE

O. REPORT AGENDA

1. **Next ZBA Meeting:** Tuesday, November 10, 2026 | 6:30 PM
2. **Next Regular P&Z Meeting:** Monday, November 16, 2026 | 6:30 PM
3. **Next Regular EDC Meeting:** Tuesday, November 17, 2026 | 6:00 PM
4. **Next Regular CDC Meeting:** Wednesday, November 18, 2026 | 6:00 PM
5. **Next Regular Parks Advisory Board Meeting:** Tuesday, December 1, 2026 | 6:30 PM
6. **Next Regular City Council Meeting:** Monday, December 14, 2026 I 6:30 PM

P. 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.

Posted by: Amber Anderson Digitally signed by Amber Anderson Date: 2026.11.03 16:27:00 -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).