



## Filing Receipt

**Received - 2022-05-11 04:31:38 PM**  
**Control Number - 53053**  
**ItemNumber - 290**

**SOAH DOCKET NO. 473-22-2156  
PUC DOCKET NO. 53053**

<b>APPLICATION OF ONCOR ELECTRIC DELIVERY COMPANY LLC TO AMEND ITS CERTIFICATE OF CONVENIENCE AND NECESSITY FOR THE IVY LEAGUE 138-KV TRANSMISSION LINE IN COLLIN COUNTY</b>	<b>§ § § § § § §</b>	<b>BEFORE THE STATE OFFICE   OF  ADMINISTRATIVE HEARINGS</b>
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**DIRECT TESTIMONY**

*of*

**NEIL J. LABELLE**

*on behalf of*

**LITEHOUSE VILLAGE I, LLC**

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1 **I. INTRODUCTION**

2 **Q. Please state your name and address.**

3 A. My name is Neil J. LaBelle. My address is 15622 White Linen Dr., Bradenton, Florida,  
4 34211.

5 **Q. Please describe your background, profession and/or experience.**

6 A. I graduated from the University of Michigan in 1979 with a BBA degree in Finance. I  
7 have forty years of experience as a real estate developer and broker.

8 **Q. Have you ever participated or testified in another proceeding before the Public Utility  
9 Commission of Texas (“PUC”)?**

10 A. No.

11 **Q. On whose behalf are you testifying?**

12 A. I am testifying as President of LiteHouse Village I, LLC (“LiteHouse”).

13 **Q. Can you describe your interest in SOAH Docket No. 473-22-2156 and PUC Docket  
14 No. 53053.**

15 A. I intervened in this proceeding as a potentially affected landowner. LiteHouse owns a  
16 property in Collin County which might be impacted by the transmission line proposed to  
17 be built by Oncor Electric Delivery Company, LLC (“Oncor”) in this docket (the  
18 “Property”).

19 **Q. Are you familiar with the Property and this area of Collin County, Texas?**

20 A. Yes.

21 **Q. Briefly describe your ownership history in the affected property.**

22 A. I recently purchased the Property from IC-SB Princeton Land Partners, LP in February  
23 2022 for a planned residential rental development.

24 **II. PURPOSE OF TESTIMONY**

25 **Q. What is the purpose of your testimony?**

26 A. The purpose of my testimony is to: (i) describe LiteHouse’s Property; (ii) describe the  
27 expected impact of the proposed transmission line on LiteHouse’s Property; (iii) voice my  
28 opposition against certain links and routes; and (iv) provide information on the route that  
29 LiteHouse prefers.

1 **Q. Is the information contained in your testimony true and correct to the best of your**  
2 **knowledge and belief?**

3 A. Yes, it is.

4 **III.DESCRPTION OF THE PROPERTY AND IMPACT**  
5 **OF THE TRANSMISSION LINE ON THE PROPERTY**

6 **Q. Please describe your property.**

7 A. LiteHouse owns an approximate 13.78-acre tract in Collin County at the northwest corner  
8 of Cole Street and County Road 456 that will be impacted by the proposed transmission  
9 line, if any route utilizing Links R6, R51 or S1 is approved by the PUC. This Property is  
10 a portion of the tract that has been identified by Oncor as Tract 401 and is more specifically  
11 depicted on Exhibit "A" attached to my testimony (highlighted in yellow). Prior to  
12 LiteHouse's purchase of the property, the previous owner, IC-SB Princeton Land Partners,  
13 LP, had already begun the development process by creating the Princeton Crossing Master  
14 Plan and, more specifically, filing a Development Application for the Property with the  
15 City of Princeton in November, 2021. A copy of the Development Application, which  
16 includes a Preliminary Plat, Preliminary Utility Plan, and Preliminary Drainage Plan, as  
17 well as the City of Princeton P&Z and City Council Staff Report recommending approval  
18 of the Preliminary Plat, is attached as Exhibit "B" to my testimony. A copy of the City of  
19 Princeton's City Council approval of the Preliminary Plat in January, 2022 is attached as  
20 Exhibit "C" to my testimony.

21 **Q. Are there any habitable structures or other improvements on your property?**

22 A. The Property is currently a vacant, flat development site in the Princeton Crossing Master  
23 Plan. As referenced above, LiteHouse has recently received approval from the City of  
24 Princeton to develop 146 units of horizontal apartments known as LiteHouse Village at  
25 Princeton Crossing. A portion of LiteHouse's project summary, including a site location  
26 map and site plan, is attached as Exhibit "D" to my testimony.

27 **Q. Are there any existing transmission lines that cross the Property?**

28 A. No.

29 **Q. Are there any existing pipelines that cross the Property?**

30 A. No.



1 **Q. Please describe the Property's current uses and operations.**

2 A. The Property is currently being leased for hay feed crops to maintain an agricultural tax  
3 exemption on an interim basis, but is zoned for the development of 146 residential units  
4 and is in the early stages of the active development process.

5 **Q. Are there planned future uses of the property that are different from the current**  
6 **use(s)? If so, please explain.**

7 A. As previously stated, LiteHouse is in the process of developing the Property, and has  
8 already completed extensive planning and received approval from the City of Princeton to  
9 build 146 residential units. Additionally, as part of the site development, LiteHouse is to  
10 complete Cole Street on the eastern border, Hazel Wood Street on the western border, and  
11 County Road 456 on the southern border, and the City of Princeton will reimburse the  
12 LiteHouse for one-half of the cost of Cole Street and Hazel Wood Street.

13 **Q. If the transmission line is built on the Property, do you have any concerns about**  
14 **Oncor having access to the Property?**

15 A. Yes, I have the general concerns of landowners who are required to give third parties access  
16 to their property. I hope that Oncor will respect my Property if I am required to give them  
17 access.

18 **Q. Do you have any concerns specifically about the proposed location of the**  
19 **transmissions line on the Property?**

20 A. Yes. Links R6, R51 and S1 would directly cross the Property, which would have a severe  
21 negative impact on the development plans and would likely render the project infeasible  
22 altogether. If the project became infeasible, LiteHouse could experience the total loss of  
23 the initial investment dollars for the Property and predevelopment expenses, which  
24 amounts are estimated to be in the millions of dollars. It could also cause for the loss of  
25 current developer fees and future sale profits once the project had been built, leased and  
26 sold, which are estimated to be in excess of \$9,000,000.00.

27 **Q. If the transmission line is built on the Property, do you have any other concerns?**

28 A. I am seriously concerned with the potential devaluation to my Property as a result of this  
29 proposed line, and the negative impact the line could have on development and the loss of  
30 capital and future profits. I am also concerned about the health and safety issues potentially  
31 associated with transmission lines near residential units. Additionally, I am concerned with

1 the negative impact the line would have on the aesthetics of the Property. Please note that  
2 I am not an expert on property valuation or medical issues specifically related to  
3 transmission lines; my comments merely reflect my personal concerns.

#### 4 IV. CONCLUSIONS AND RECOMMENDATIONS

5 **Q. Please summarize your position in this proceeding regarding Oncor's proposed**  
6 **alternative routes.**

7 A. I am very opposed to the use of Links VI, R6 and S1, and any route utilizing the same (i.e.,  
8 Routes 384, 388, 424, 435, 1521, 1525, 1527, 1556, 1561, 1572, 2958, 2965, 3716, 3723,  
9 4283, 4285, 4290, and 4474). I specifically support Route 4626.

10 **Q. In particular, why do you support Route 4626?**

11 A. Based on my review of Oncor's proposed routes, Route 4626: (1) would avoid my  
12 Property; (2) is the second least expensive route of all the route options filed in the  
13 application; (3) is approximately 2.8 miles in length, which makes it only 67 feet longer  
14 than the shortest route; and (4) the City of Princeton has recently indicated its support for  
15 Route 4626 via official resolution, a copy of which is attached as Exhibit "E" to my  
16 testimony.

17 **Q. Does this conclude your testimony?**

18 A. Yes, that concludes my testimony, subject to subsequent correction.  
19  
20  
21  
22  
23

#### 24 CERTIFICATE OF SERVICE

25 I certify a copy of this document is being filed in the Public Utility  
26 Commission's Interchange System as required by SOAH Order No. 2 in this docket.

27  
28  
29 

30 Tyler Topper

## EXHIBIT “A”



# EXHIBIT "B"



## City of Princeton P&Z and City Council Staff Report

**PL20220143 – Preliminary Plat – a 13.665 acre tract of land situated in the John Snyder Survey, Abstract No. 865, City of Princeton, Texas**

**Applicant – IC-SB Princeton Land Partners, LP  
Representative – BGE Inc.**

### STAFF REPORT

#### I. SITE DATA

##### SITE DATA

**Existing Zoning: PD#13  
Existing use: Vacant land  
Lot Size: 13.655 acres**

Direction	Zoning	Existing Land Use
North	PD#13	Multifamily residential
East	PD#13	Vacant land
South	n/a	Outside of city limits, single-family residential and agriculture
West	PD#14	Multifamily residential and vacant land



## **REQUEST**

Applicant requests Commission and Council approve the preliminary plat request to allow for the development of a multifamily residential project.

## **II. PROCESS**

- *Approval procedure.* After administrative review of the preliminary plat and a determination that all prerequisites to filing have been satisfied, the director shall place the preliminary plat for consideration and action on the agenda of a public meeting by the commission. Minor plats may be approved by the director or referred to the commission in accordance with subsection 35-4(b). Major plats can only be approved by the city council, after review by the director and consideration and action by the commission. In the event of disapproval, reasons for disapproval shall be stated. The approval of the preliminary plat by the city council shall be effective for a period of 180 days after the approval date, unless reviewed by the commission and city council in the light of new or significant information, which would necessitate the revision of the preliminary plat, such revision being subject to the same procedures as the original preliminary plat.

If a final plat for the subdivision, or a portion thereof, has not been submitted, or if a change in requirements has not occurred which would affect the preliminary plat, at the end of the 180 days after approval by the city council, the preliminary plat shall be null and void, with no further action by city staff, the commission, or city council, unless the subdivider has, in writing, requested and received an extension of time recommended by the commission and approved by the city council.

### **The Commission has the following options:**

1. Recommend Approval to City Council of Preliminary Plat PL20220143
2. Recommend Denial to City Council of Preliminary Plat PL20220143

<b>III. REVIEW HISTORY</b>			
<b>Body:</b>	<b>Petition:</b>	<b>Action:</b>	<b>Date:</b>
Planning & Zoning Commission	Preliminary Plat	meeting before the Commission	January 24, 2022
City Council	Preliminary Plat	Meeting before the city council	January 24, 2022

## **IV. STAFF RECOMMENDATION**

Recommend Approval of Preliminary Plat 20220143. The proposed subdivision has been reviewed by City Staff & City Engineers and the proposal is in general conformance with applicable City Ordinances and the Comprehensive Plan.



---

Shawn Fort, Director of Development Services





**DEVELOPMENT  
APPLICATION**  
City of Princeton, Texas

Office Use Only:

Date Received: \_\_\_\_\_

ZC: # \_\_\_\_\_

DATE OF PRE-APPLICATION CONFERENCE (required): **REQUIRED**

Name of Subdivision or Project: \_\_\_\_\_

Application Type	Application Fee*		Application Fee*
<input type="checkbox"/> Land Study/Site Plan	\$ _____	<input checked="" type="checkbox"/> Preliminary Plat (Complete Checklist)	\$ 364.00
<input type="checkbox"/> Subdivision Const. Plan Review	\$ _____	<input type="checkbox"/> Final Plat (Complete Checklist)	\$ _____
<input type="checkbox"/> Amended/Minor Plat	\$ _____	<input type="checkbox"/> Replat	\$ _____
<input type="checkbox"/> Development Plat	\$ _____		

**TOTAL FEE SUBMITTED \$ 364.00**

Physical Location of Property: SWC of US 380 & Cole Street

*[Address and General Location -- approximate distance to nearest existing street corner]*

Brief Legal Description of Property (must also attach accurate metes and bounds description): 13.665 acres situated in the John Snyder Survey, Abstract No. 865

*[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]*

Acreage: 13.665

Existing Zoning: PD-13

Requested Zoning: PD-13

*[Attach a detailed description of requested zoning & development standards, if a PD]*

OWNER'S NAME: IC-SB Princeton Land Partners, LP

Phone Number: 469-687-2514

Applicant/Contact Person: Ron Thomas

Title: \_\_\_\_\_

Company Name: International Capital LLC

Street/Mailing Address: 17130 Dallas Parkway, Ste 240

City: Dallas

State: TX

Zip: 75248

Phone: (\_\_\_\_) \_\_\_\_\_

Fax: (\_\_\_\_) \_\_\_\_\_

Email Address: rthomas@international-capital.com

ENGINEER / REPRESENTATIVE'S NAME: BGE Inc

Contact Person: David Greer

Title: Senior Project Manager

Company Name: BGE Inc

Street/Mailing Address: 777 Main St, Suite 1900

City: Ft. Worth

State: TX

Zip: 76102

Phone: (817) 872-6005

Fax: (\_\_\_\_) \_\_\_\_\_

Email Address: dgareer@bgeinc.com

**ALL APPLICATIONS MUST BE COMPLETE AND REVIEWED BY THE DEVELOPMENT REVIEW COMMITTEE (DRC) BEFORE THEY WILL BE SCHEDULED FOR P&Z AGENDA.** It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements (in the Zoning & Subdivision Ordinances, and any separate submittal policies, requirements and/or checklists that may be obtained from City staff), including the number of plans to be submitted, application fees, etc. Please contact City staff in advance for submittal requirements. Incomplete submittals will not be accepted.

**SUBMISSIONS.** Submit **One (1) FOLDED** Copies of Plans and Surveys 24"x36" Prints [*1"=100' scale*] + **One (1) 11X17, One (1) PDF File** on CD to the Development Department with the submittal.

**NOTICE OF PUBLIC RECORDS.** The submission of plans/drawings with this application makes such items public record, and the applicant understands that these items may be viewed by the general public. Unless the applicant expressly states otherwise in writing, submission of this application (with associated plans/drawings) will be considered consent by the applicant that the general public may view and/or reproduce (i.e., copy) such documents.

**\*\*READ BEFORE SIGNING BELOW:**

By signing this application, staff is granted access to your property to perform work related to your case.

I waive the statutory time limits in accordance  
With Section 212 of the Texas Local Government Code.

SIGNATURE: \_\_\_\_\_

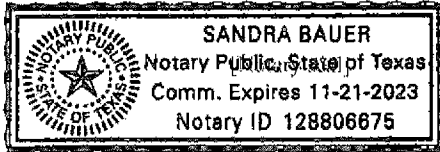
(Letter of authorization required if signature is other than property owner)

Print or Type Name: \_\_\_\_\_

Known to me to be the person whose name is subscribed to the above and foregoing instrument, and

Acknowledged to me that they executed the same for the purposes and consideration expressed and in the

Capacity therein stated. Given under my hand and seal of office on this 29th day of November 2021



SUBSCRIBED AND SWORN TO before me, this the 29th day of November, 2021.

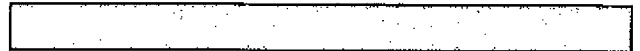
Notary Public in and for the State of Texas: \_\_\_\_\_

If there should be more than one property owner complete a separate sheet with the same wording as below. The City requires all Original Signatures. If applicant is other than the property owner a "Power of Attorney" with original, notarized signatures are required. (Notaries are available upon submittal)

STATE OF TEXAS )

COUNTY OF COLLIN )

BEFORE ME, a Notary Public, on this day personally appeared \_\_\_\_\_ the undersigned applicant, who, under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the owner, (proof attached) for the purposes of this application; that all information submitted herein is true and correct. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial."



[Notary seal]

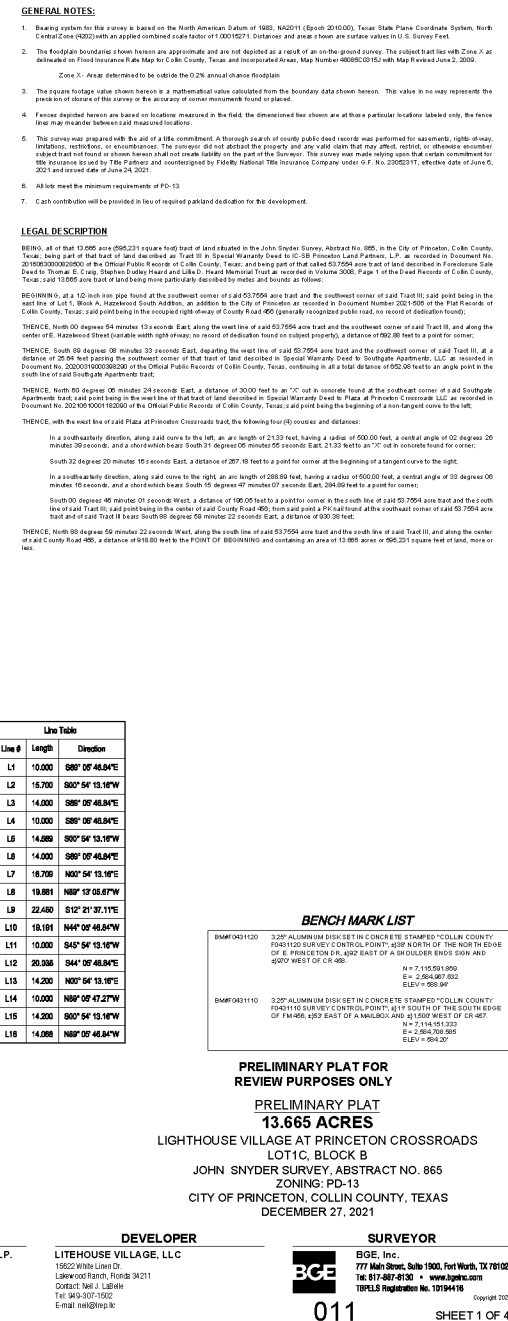
**\*\*Owner / Agent (circle one)**

SUBSCRIBED AND SWORN TO before me, this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Notary Public in and for the State of Texas: \_\_\_\_\_

Applicant	Submittal Check List	City Use
Initial Below		Initial Below
	<b>Application:</b> Signed & Notarized Application with Original Signatures of all property owners and applicant	
	<b>Written Verification</b> such as: Notarized statement or "Power of Attorney" from real property owner authorizing an agent to act on his/her behalf.	
	<b>Proof of Ownership</b> (e.g. General warranty deed; Special warranty deed; Title police; or document approved by the City Planner)	
	<b>Required Exhibits</b>	
	<b>Metes and Bounds Description</b>	
	<b>Boundary/Property Survey</b>	
	<b>Folded</b> sets of drawings/plans One (1) 24"X36" and One (1) 11"X17", One (1) PDF File on CD	

City of Princeton \* 123 W. Princeton Drive, Princeton TX 75407  
Office 214-960-5653 \* Fax 972-734-2548 [development-info@princetontx.us](mailto:development-info@princetontx.us)









BGE, Inc.  
777 Main St., Suite 1800  
Fort Worth, TX 76102  
Tel: 872-897-8130 • www.bgeinc.com  
TBPB Registration No. F-1046  
Contact: David Greer  
Tel: 817-872-6005

DEVELOPER

LONGBOAT REAL ESTATE  
PARTNERS, LLC  
12684 Longview Lake Circle  
Bridlewood, Florida 34711  
Contact: Neil J. LaBelle  
Tel: 949.307.1502  
E-Mail: nla@bge.com

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY UTILITY PLAN

LIGHTHOUSE VILLAGE AT PRINCETON CROSSING

LOT 11, BLOCK B, PRINCETON CROSSING  
BEING SITUATED IN THE JOHN SNYDER SURVEY,  
ZONING PD-13  
CITY OF PRINCETON,  
COLLIN COUNTY, TEXAS

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:  
BGE, INC.  
TEXAS REGISTERED ENGINEERING  
DAVID A. GLENN, P.E.  
TEXAS REGISTRATION NO. 109928  
DECEMBER 27, 2021

CONTRACTOR TO VERIFY EXIST LOCATION & DEPTH OF UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES

11. CAUTION!!  
CONTRACT NO. 800-DIG-1838  
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS	REV.	NO.	DATE	DESCRIPTION

DRAWN BY: MRP

CHECKED BY: DAG

DATE: 12/27/21

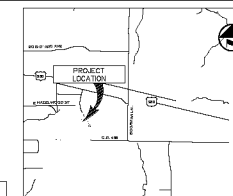
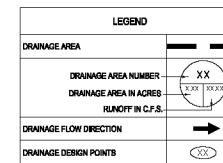
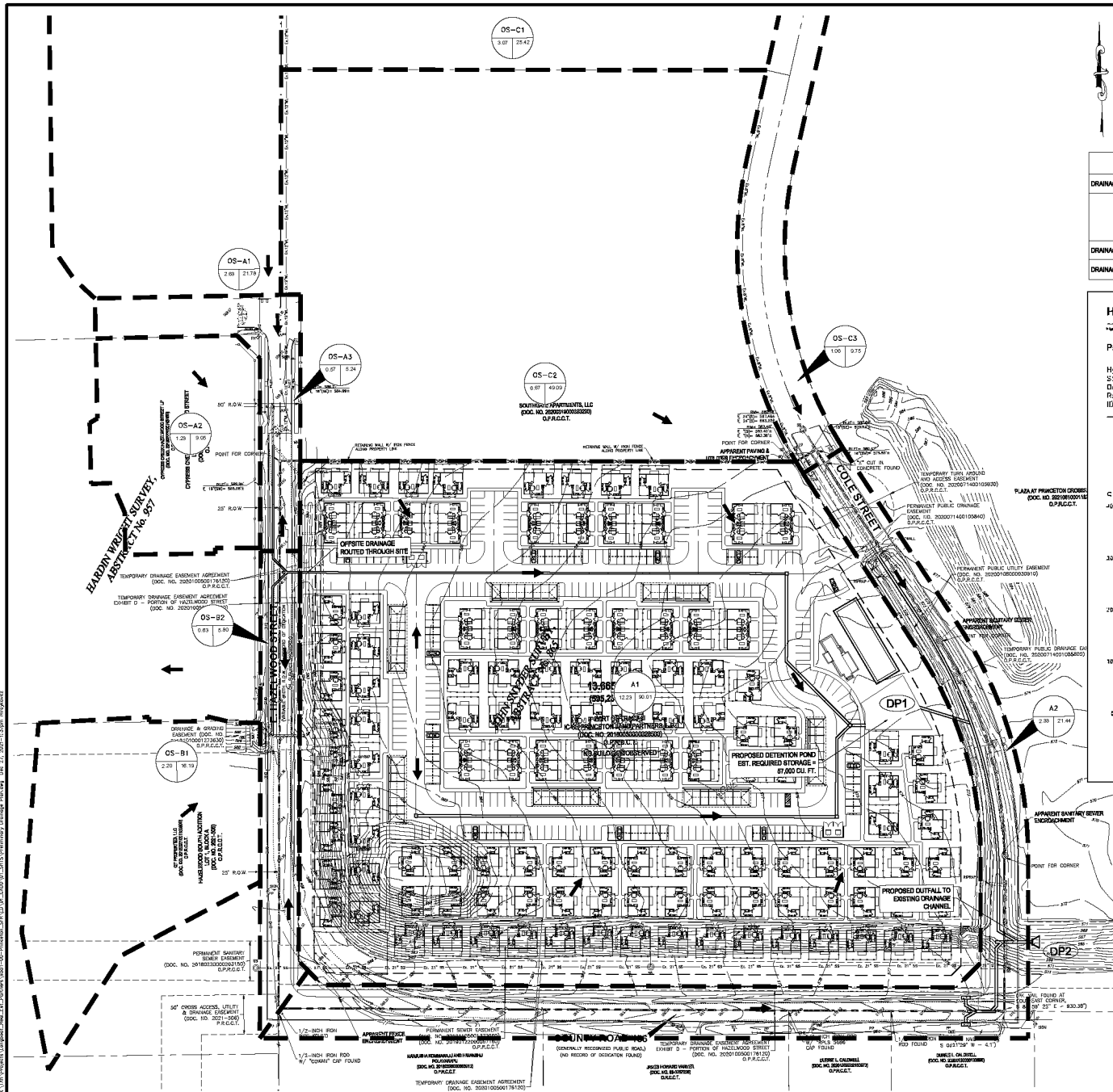
PROJECT NUMBER: 9591-01

SHEET NO.



Know what's below.  
Call before you dig.

(@ least 48 hours prior to digging)



## Hydrology Report

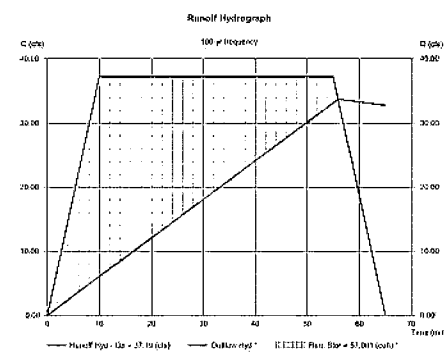
© 2006 The Authors  
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Monday, June 22, 2020

## Princeton SFR • Prelim Detention

Hydrograph type	= Mod Rational	Peak discharge (cfs)	= 37.19
Storm frequency (yrs)	= 100	Time interval (min)	= 5
Discharge area (ac)	= 12.230	Rough coeff (C)	= 0.8
Rational factor (ft/min)	= 3.801	Time lags (min)	= 10
IDF Curve	= SampleExpress.IDF	Storm duration	= 5.50

J. Neurosci., June 29, 2006 • 26(26):7081–7090 • 7087



Existing Conditions						
DRAINAGE AREA	AREA (acres)	C	T (MIN)	Q100 (IN/HR)	Q100 (cfs)	OUTFALL DESCRIPTION
OB-A1	2.63	0.50	15.0	0.20	21.8	
OB-A2	0.23	0.60	1.0	0.30	4.08	
OB-A3	0.57	0.10	1.0	0.50	2.54	
GB-B1	2.20	0.80	1.0	0.20	16.9	
GB-B2	0.63	1.00	1.0	0.30	5.80	
A1	12.23	0.80	1.0	0.20	95.0	
SUBTOTAL	19.49				148.07	Proposed Detention Pond
DP-1	19.49			0.30	148.07	
DP-2	3.07	0.50	1.0	0.20	25.43	
DP-2C	6.67	0.60	1.0	0.30	46.56	
DP-3	1.66	1.00	1.0	0.70	21.4	
DP-4	0.59	1.00	1.0	0.20	21.47	
SUBTOTAL	32.62				253.77	Proposed Headwall

DISK SET BENCHMARK'S  
BM #F431120:  
3.25" ALUMINUM DISK SET IN CONCRETE STAMPE  
"COLLIN COUNTY F431120 SURVEY CONTROL  
POINT", 2.58" NORTH OF THE NORTH EDGE OF E  
PRISM ON DR, 8.92' EAST OF A SHOULDER ENDS  
SIGN AND ±970' WEST OF CR 458.  
N: 7,115,591.669  
E: 2,584,987.632  
ELEV. = 568.94'

BM #F431110:  
3.25" ALUMINUM DISK SET IN CONCRETE STAMPE  
"COLLIN COUNTY F431110 SURVEY CONTROL  
POINT", 31' SOUTH OF THE SOUTH EDGE OF FM  
456, 2.53' EAST OF A MAILBOX AND 1.500'  
WEST OF CR 457.  
N: 7,114,151.333  
E: 2,584,708.585  
ELEV. = 584.20'

811

**Know what's below.  
Call before you dig**  
at least 48 hours prior to digging

REVISIONS	REV.	NO.	DATE	DESCRIPTION

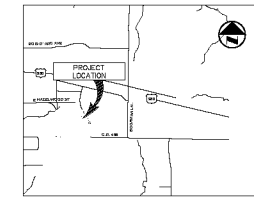
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CHECKED BY: DAG

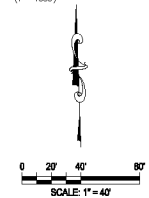
DATE: 1/03/22

PROJECT NUMBER: 9591-00

SHEET NO.



**VICINITY MAP**  
(1" = 100')



**NOTES**

1. THE PROPOSED WATER SYSTEM WILL BE PUBLIC UP TO THE WATER METER.
2. THE PROPOSED SANITARY SEWER SYSTEM WILL BE PRIVATE UP TO THE STREET RIGHT OF WAY LINES.

**LOT 12 MULTI-FAMILY TABULATIONS**

GROSS ACRES	13.665
NET ACRES	12.227
NO. OF UNITS	146
COTTAGE A	50
COTTAGE B	81
COTTAGE C	15
TOTAL	146
UNITS	146
DENSITY (UNITS/ACRE)	11.94

**PARKING**

REQUIRED*	PROVIDED
292	299
72 SP/3 & 2 BDRM. PLUS ONE FOR ADDITIONAL BDRMS	299

**QUOTE BENCHMARKS**

BM #	DESCRIPTION	ELEV.
BM #043110	3.5" ALUMINUM DISK SET IN CONCRETE STAMPER	584.29
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**QUOTE BENCHMARKS**

BM #	DESCRIPTION	ELEV.
BM #043110	3.5" ALUMINUM DISK SET IN CONCRETE STAMPER	584.29
BM #043110	3.5" ALUMINUM DISK SET IN CONCRETE STAMPER	584.29

**QUOTE BENCHMARKS**

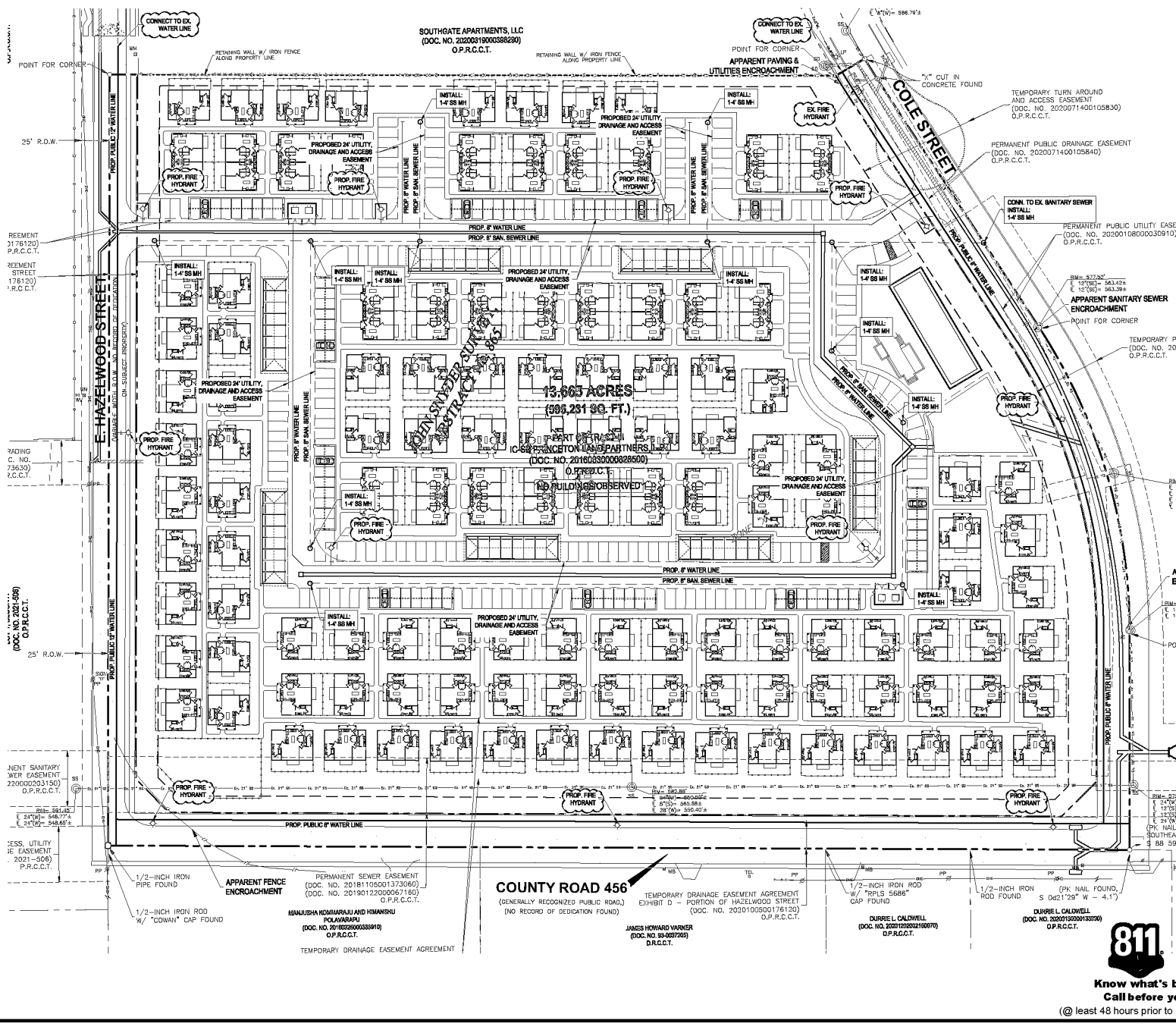
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**COUNTY ROAD 456**

(GENERALLY RECOGNIZED PUBLIC ROAD)  
(NO RECORD OF DEDICATION FOUND)

TEMPORARY DRAINAGE EASEMENT AGREEMENT  
EXHIBIT D - PORTION OF HAZELWOOD STREET  
(DOC. NO. 202010000176120)  
O.P.R.C.C.T.

JAMES HOWARD VARNER  
(DOC. NO. 89-0037569)  
O.P.R.C.C.T.

DURRIE L. CALDWELL  
(DOC. NO. 202010000176120)  
O.P.R.C.C.T.

1/2-INCH IRON ROD FOUND

1/2-INCH IRON ROD FOUND

1/2-INCH IRON ROD FOUND

1/2-INCH IRON ROD FOUND

1/2-INCH IRON ROD FOUND

1/2-INCH IRON ROD FOUND

1/2-INCH IRON ROD FOUND

1/2-INCH IRON ROD FOUND



**Know what's below.**  
**Call before you dig.**  
(@ least 48 hours prior to digging)

# Kimley»Horn

January 18, 2022

Mr. Craig M. Fisher  
Planning Manager/Development Services  
City of Princeton  
123 W. Princeton Drive  
Princeton, TX 75407

RE: Review of the Fourth Submittal of the Preliminary Plat for  
LiteHouse Village at Princeton Crossroads  
KHA No. 064551436

Dear Craig:

We have completed our review of the fourth submittal of the Preliminary Plat for the above referenced project.

The submittal was received via email for review on January 18, 2022.

Please see the initial submittal review letter for the project findings.

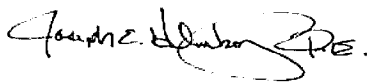
Our review comments have been addressed and we recommend approval of the Preliminary Plat as submitted.

A detailed review of the roadway, water, wastewater, and drainage facilities shown will be completed at time of construction drawing submittal. This review only covers those items listed in Section 35-17 – Preliminary Plat Requirements.

I am available to discuss our findings and this review if deemed necessary.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Joseph E. Helmberger, P.E.

# EXHIBIT "C"

## Minutes

The City of Princeton

City Council Meeting of January 24, 2022

The City Council of the City of Princeton, Texas, met in Regular Session on January 24, 2022 at 6:30 p.m. in the City Council Chamber at City Hall, located at 123 W Princeton Dr. Princeton, Texas 75407.

The following Councilmembers were present: Mayor Brianna Chacon, Councilmember Keven Underwood, Councilmember Bryan Washington, Councilmember David Kleiber, Councilmember Marlo Obera, and Mayor Pro-Tempore Steve Deffibaugh.

The following Councilmembers were absent: None

The following Staff Members were present: City Manager Derek Borg, City Secretary Amber Anderson, Director of Development Services Shawn Fort, EDC/CDC Coordinator Shawyna Walker, Detective Matthews and Officer Rizzo.

Mayor **Chacon** called the City Council Meeting to order at 6:32 p.m.

Mayor **Chacon** called roll, present were Councilmembers **David Kleiber, Marlo Obera, Keven Underwood, Bryan Washington** and Mayor Pro-Tempore **Steve Deffibaugh**.

Chris Willhite led the invocation.

Mayor **Chacon** then announced the Pledge of Allegiance.

Mayor **Chacon** then announced Citizen Appearance: The following is a list of Citizens that spoke in order under Citizens Appearance: John Kusterbeck

Mayor **Chacon** announced Mayors Comments: None

Mayor **Chacon** announced the 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 request, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda. Items on the **Consent Agenda were: Resolution No. 2022-01-24-R (Cafeteria Plan)** "Discussion and possible action regarding an Amendment Resolution No. 2022-01-24-R to change our enrollment from fiscal year to calendar year." ; **Budget Adjustment FY2021** "Discussion and possible action regarding the final budget adjustment FY2021." Mayor Pro-Tempore **Deffibaugh made a motion to approve the Consent Agenda. Councilmember Kleiber seconded the motion to approve. The motion carried unanimously.**

Mayor **Chacon** then announced the first item under the Regular Agenda: **(2022-016 Public Hearing (Princeton Retreat)** "Public Hearing regarding a request received from Shoolin Ventures, LLC for a zoning of property from Agricultural "AG" to "PD" Planned Development."

**Mayor Chacon opened the public hearing at 6:39 p.m.**

**Mayor Chacon closed the public hearing at 6:40 p.m.**

Mayor **Chacon** then announced the second item under the Regular Agenda: **(2022-017 Ordinance No. 2022-01-24 (Princeton Retreat)** "Discussion and possible action regarding Ordinance No. 2022-01-24 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 26" Planned Development 26, 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." Mayor Pro-Tempore **Deffibaugh made a motion to approve with the**

**amendment that it is “PD 27.” Councilmember Washington seconded the motion to approve. The motion carried unanimously.**

Mayor **Chacon** then announced the third item under the Regular Agenda: **(2022-018 Public Hearing (In Home Child Care Center)** “Public Hearing regarding a request received from Jimmy Mahan Jr. and Hannah Mahan regarding a Specific Use Permit for a Registered in Home Child Care Center at 1108 Western Way, Princeton, Texas.”

**Mayor Chacon opened the public hearing at 6:48 p.m.**

**Mayor Chacon closed the public hearing at 6:48 p.m.**

Mayor **Chacon** then announced the fourth item under the Regular Agenda: **(2022-019 Ordinance No. 2022-01-24-01 (In Home Child Care Center)** “Discussion and possible action regarding an Ordinance No. 2022-01-24-01 of the City of Princeton, Texas, amending the zoning map of the City of Princeton by approving a specific use permit for certain property a .025 acre tract of land in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas; Providing a repealer clause; and providing an effective date..” Councilmember **Underwood made a motion to approve.** Councilmember **Obera seconded the motion to approve. The motion carried unanimously.**

Mayor **Chacon** then announced the fifth item under the Regular Agenda **(2022-020 Preliminary Plat (Litehouse Village)** “PL20220143 Discussion and possible action and recommendation to the City Council regarding a request from IC-SB Princeton Land Partners, LP for preliminary plat approval of a 13.665 acre tract of land situated in the John Snyder Survey, Abstract No. 865, City of Princeton, Texas.” Mayor Pro-Tempore



**Deffibaugh made a motion to approve. Councilmember Washington seconded the motion to approve. The motion carried unanimously.**

Mayor **Chacon** then announced the sixth item under the Regular Agenda **(2022-021 Reimbursement Agreement (Sicily Public Improvement District))**. “Discussion and possible action regarding a reimbursement agreement between the Sicily Laguna Azure, LLC and the City of Princeton in relation to the the Sicily Public Improvement District.” Councilmember **Underwood made a motion to approve. Councilmember Obera seconded the motion to approve. The motion carried unanimously.**

Mayor **Chacon** then announced the seventh item under the Regular Agenda **(2022-022 Development Agreement (Penmasta))**. “Discussion and possible action regarding Development Agreement between the City of Princeton and Varma Penmasta and Sireesha Penmasta specifying the terms for annexation and development of a 50.3547 acre tract of land in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.” Mayor Pro-Tempore **Deffibaugh made a motion to approve. Councilmember Obera seconded the motion to approve. The motion carried 3-2.**

Mayor **Chacon** then announced the eighth item under the Regular Agenda **(2022-023 Fire Station #2)**. “Discussion and possible action regarding Fire Station #2 Bond issue.” No action taken.

Mayor **Chacon** then announced the ninth item under the Regular Agenda **(2022-024 Resolution No. 2022-01-24-R-01 (Home Rule Charter Commission))**. “Discussion and possible action regarding the appointments and/or reappointments to the Home Rule Charter Commission.” Mayor Pro-Tempore **Deffibaugh made a motion to**

**approve. Councilmember Underwood seconded the motion to approve. The motion carried unanimously.**

Mayor **Chacon** then announced the tenth item under the Regular Agenda **(2022-025 Community Development Corporation)**. “Discussion and possible action regarding the appointments and/or reappointments to the Community Development Corporation (Each term served is 2 years). Place 2, Kori David-(Reappointment/Replacement).” Councilmember **Obera appointed Darsell Johnson to Place 2**. Councilmember **Underwood made a motion to approve the appointment. Councilmember Obera seconded the motion to approve. The motion carried unanimously.**

Mayor **Chacon** then announced the eleventh item under the Regular Agenda **(2022-026 Economic Development Corporation)**. “Discussion and possible action regarding the appointments and/or reappointments to the Economic Development Corporation (Each term served is 2 years). Place 2, James Miller-(Reappointment/Replacement) Place 7, ISD Appointment correction, Chad Jones continued appointment).” Councilmember **Obera reappointed James Miller to Place 2**. Councilmember **Underwood made a motion to approve reappointment. Councilmember Washington seconded the motion to approve. The motion carried unanimously.**

Mayor **Chacon** then announced the twelfth item under the Regular Agenda **(2022-027 Planning & Zoning Commission)**. “Discussion and possible action regarding the appointments and/or reappointments to the Planning & Zoning Commission. (Each term served is 2 years) Place 4, Vacant New Applicant: Jamie McCarthy New Applicant: Robin Forsyth.” Councilmember **Underwood appointed Robin Forsyth to Place 4** . Mayor Pro-Tempore **Deffibaugh made a motion to approve the appointment.**

Councilmember **Obera** seconded the motion to approve. The motion carried unanimously.

Mayor **Chacon** then announced the thirteenth item under the Regular Agenda **(2022-028 Library Advisory Board)**. “Discussion and possible action regarding the appointments and/or reappointments to the Library Advisory Board (Each term served is 2 years). Place 2, Savannah Rubio-(Reappointment/Replacement).” Councilmember **Obera** reappointed Savannah Rubio to Place 2. Councilmember **Underwood** made a motion to approve the appointment. Councilmember **Kleiber** seconded the motion to approve. The motion carried unanimously.

Mayor **Chacon** then announced the fourteenth item under the Regular Agenda **(2022-029 Future Agenda Items)**. “Possible action to approve request for items to be placed on a future agenda and NOT for discussion of these request.” “**Add Place 5 for the CDC**” at the request of Mayor Pro-Tempore **Deffibaugh**. Councilmember **Washington** asked for park update. Mayor **Chacon** asked **Shawn** for an update on the road leading into Forest Grove. No action taken.

Mayor **Chacon** then announced 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 551.071 – Consultations with City Attorney regarding matters in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional

Conduct of the State Bar of Texas clearly conflicts with the Chapter 551 of the Tex. Gov't Code":

- 1) Enhancing City competitiveness for new hires for its Police Department
- 2) Selection of Home Rule Charter Commission members and HRCC administrative matters
- 3) City council appointment procedures for all City boards, commissions, and development corporations

**Mayor Chacon adjourned into Executive Session at 7:15 p.m.**

**Mayor Chacon reconvened into Regular Session at 8:46 p.m.**

**Action Pertaining to Executive Session-** No action taken

Mayor **Chacon** then announced the Report Agenda: City Manager: **Derek Borg** spoke on the following items: 1) Next Regular City Council Meeting, Monday, February 14, 2022 @ 6:30 p.m. 2) January is National Blood Donor Month. The city's blood drive is on January 25, 2022 @ the Community Center from 1pm-6pm.

Mayor **Chacon** then announced the City Council reports about items of community interest regarding which no action will be taken: No items.

Mayor **Chacon** asked for a motion of adjournment of the meeting.

Councilmember **Washington** made a motion to adjourn. Councilmember

**Underwood** seconded the motion to adjourn. The motion carried unanimously.

The meeting adjourned at 8:56 p.m.

Brianna Chacon 2/16/22  
Brianna Chacon, Mayor Date

ATTEST:

Amber Anderson 2/17/22  
Amber Anderson, City Secretary Date



EXHIBIT "D"

# Longboat Real Estate Partners Presents:



## At Princeton Crossing

HAZELWOOD STREET

COLE STREET

ONE-STORY  
CLUBHOUSE

RECREATIONAL  
AREA W/ POOL

DETENTION  
POND

DOG PARK

**Project Name:**

LiteHouse Village  
at Princeton Crossing

**Address:**

Princeton Crossing, Lot 10  
Princeton, TX 75407

**Developer:**

LiteHouse Village I, LLC ("LHV I")  
15622 White Linen Dr.  
Lakewood Ranch, FL 34211

**Parent Company:**

Longboat Real Estate Partners, LLC ("LREP")  
15622 White Linen Dr.  
Lakewood Ranch, FL 34211

**Project Description:**

LiteHouse Village at Princeton Crossing is a 146-unit market-rate luxury horizontal apartment community. LiteHouse Village consists of single-story, mostly-detached homes (aka horizontal apartments) for rent and features one, two, and two-bedroom with office farm-house style floor-plans, custom-home finishes, private backyards, car ports, and detached rentable garages – located in a beautiful gated community.

**Unit Amenities:**

Residents will enjoy 10 foot ceilings, upgraded home interiors including granite countertops, full-sized washer & dryers, stainless appliances and more. Our homes will be designed with pet-friendliness in mind incorporating private fenced backyards and home-integrated pet doors

**Community Amenities:**

Community amenities include the leasing office/gathering area, pool & spa, barbecue grills, walking trails, putting green, and dog parks as seen in most traditional luxury apartment developments.

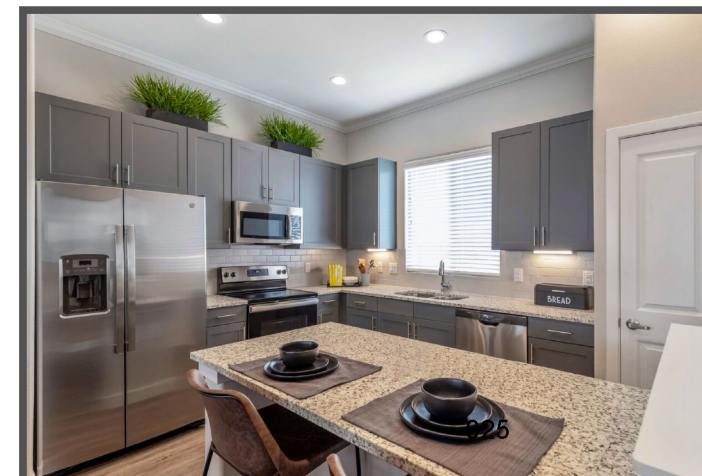
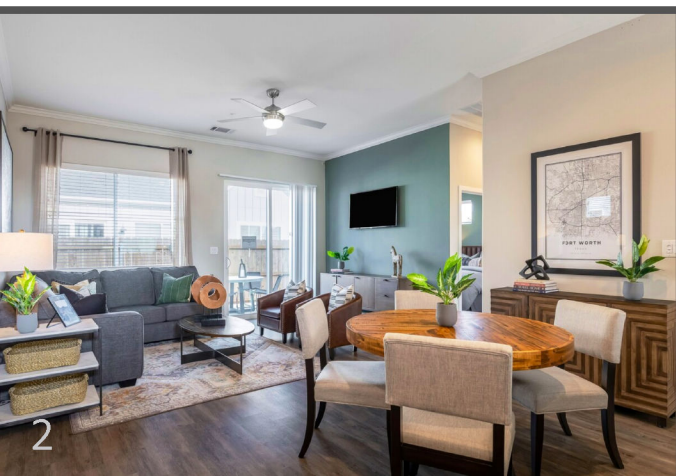
**Building Description:**

146-unit market-rate luxury horizontal apartment homes For Rent consisting of:  
50 - One Bedroom Duplex Style Units  
81 - Two Bedroom Detached Units  
15 - Two Bedroom Detached Units w/ Office  
Total Sqft of Units: 128,222+-  
289 Parking Spaces consisting of:  
77 Carports  
56 Garages  
156 Open

Modern Farmhouse Theme

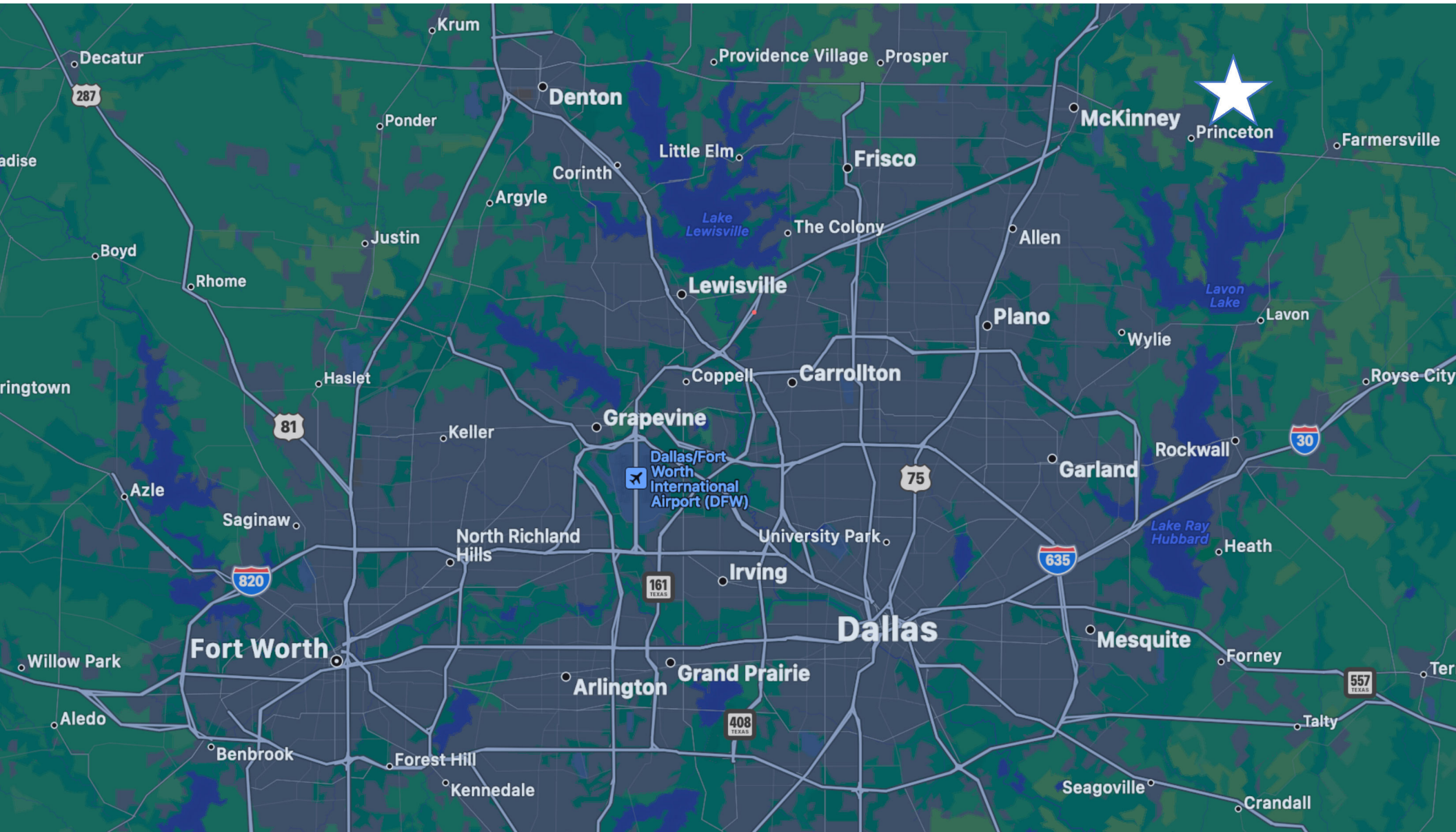
**Unit Rents:**

LiteHouse Village monthly rent ranges from \$1,750 - \$2,600.





## Site Location













# Site Plan



# Unit Matrix

## Princeton Horizontal Apartment Community - Site Plan #6

November 16, 2021

### Horizontal Apt Comm. Units:

Unit SQ.FT.	UNIT TYPE	# OF UNITS
637	COTTAGE A	50
962	COTTAGE B	81
1,230	COTTAGE C	15
Total # of Living Units:		146
Total Sq.ft. Of units:		128,222



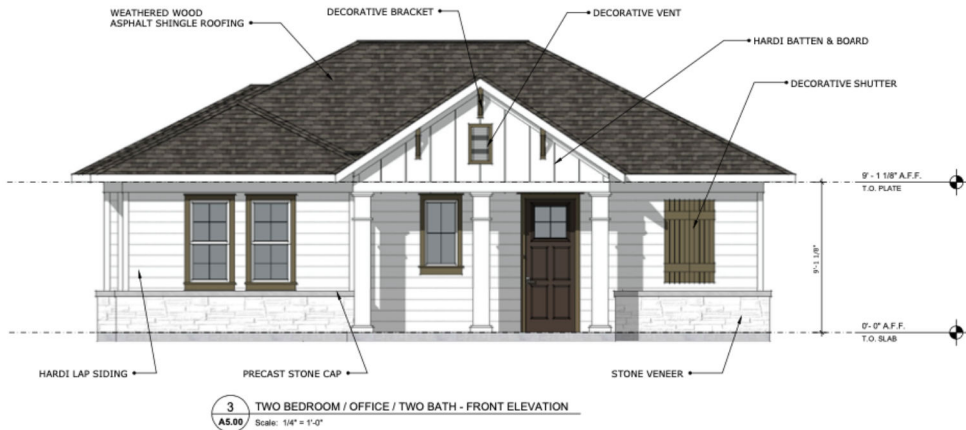
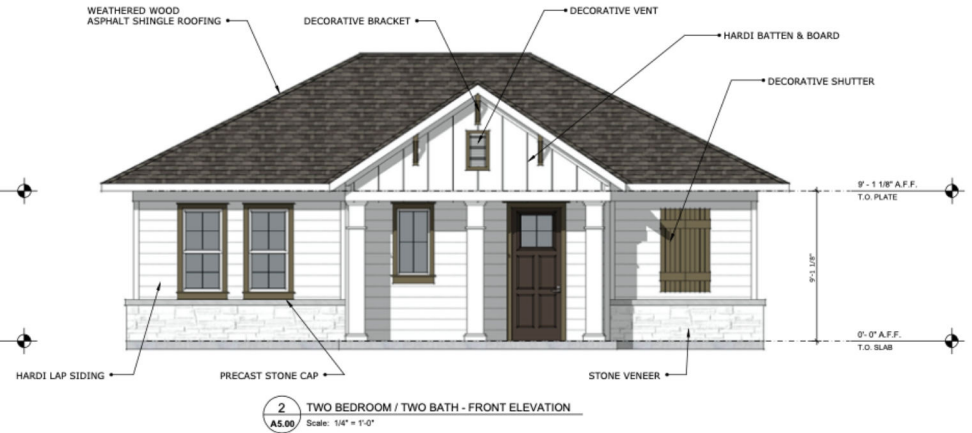
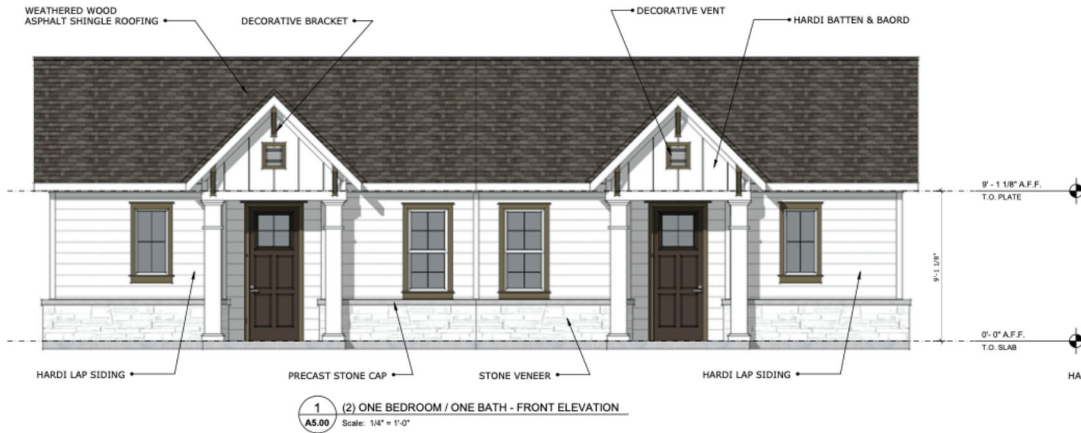
### INDEPENDENT LIVING PARKING:

Required:	2 Spaces for 1 & 2 bedrooms, plus one for additional bedrooms	Provided:	56 Garages 77 Carports 156 Surface Spaces
	292 Total Required Spaces		289 Total Provided Spaces

A - One Bedroom	34.25%
B-1 - Two Bedroom	55.48%
B-2 - Two Bedroom w/Study	10.27%
Total Unit Mix:	100.00%



# Concept Elevations



## MATERIAL LEGEND



WEATHERED WOOD  
ARCHITECTURAL SHINGLES



FIELD COLOR  
SW 7757 / HIGH REFLECTIVE WHITE



WHITE HARDI LAP SIDING



ACCENT COLOR  
SW 6104 / KAFFEE



HARDI BOARD & BATTEN



WHITE STONE VENEER



# Concept Floor Plans

1 BR



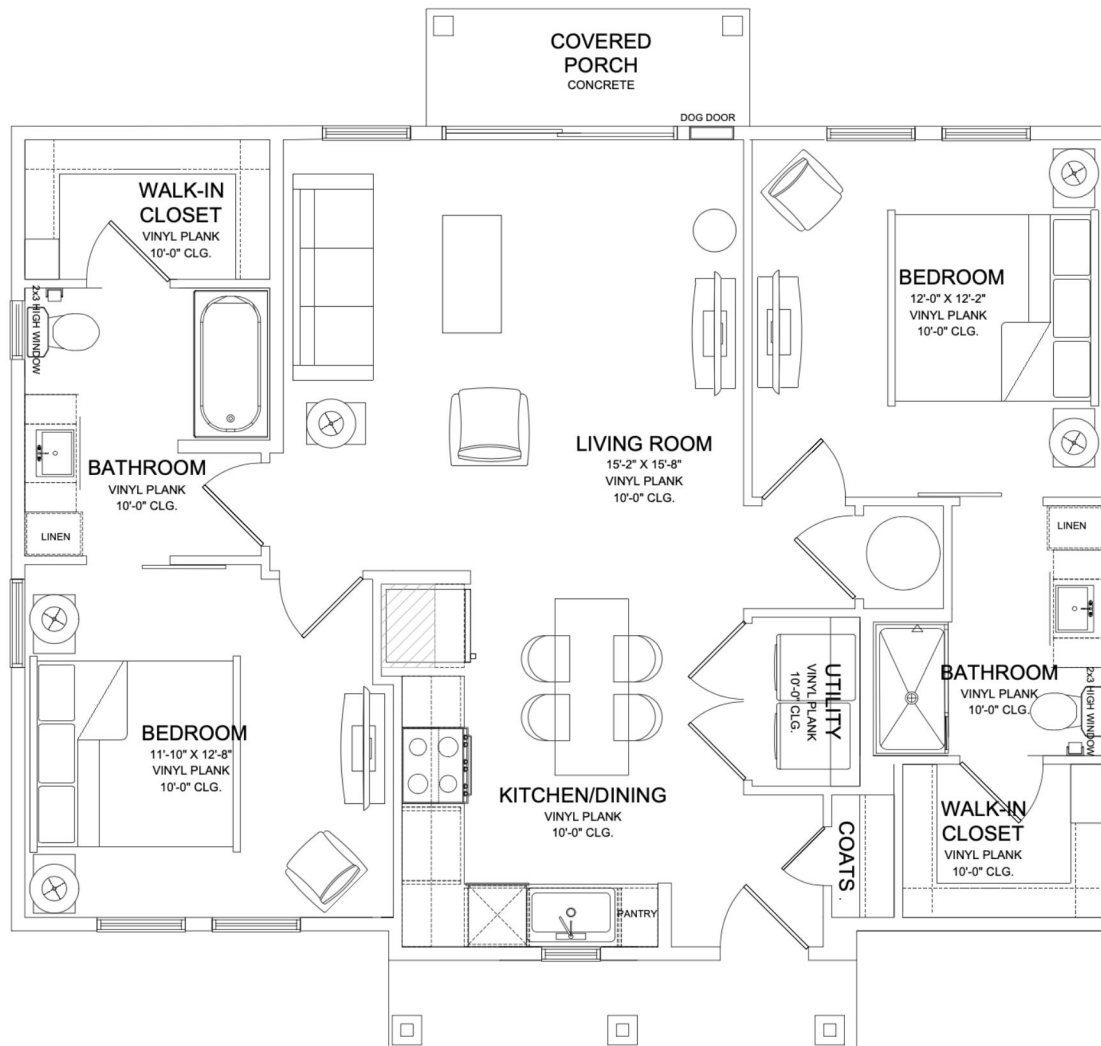
**ONE BEDROOM/ONE BATH**  
NET RENTABLE = 722 S.F.





# Concept Floor Plans

## 2 BR

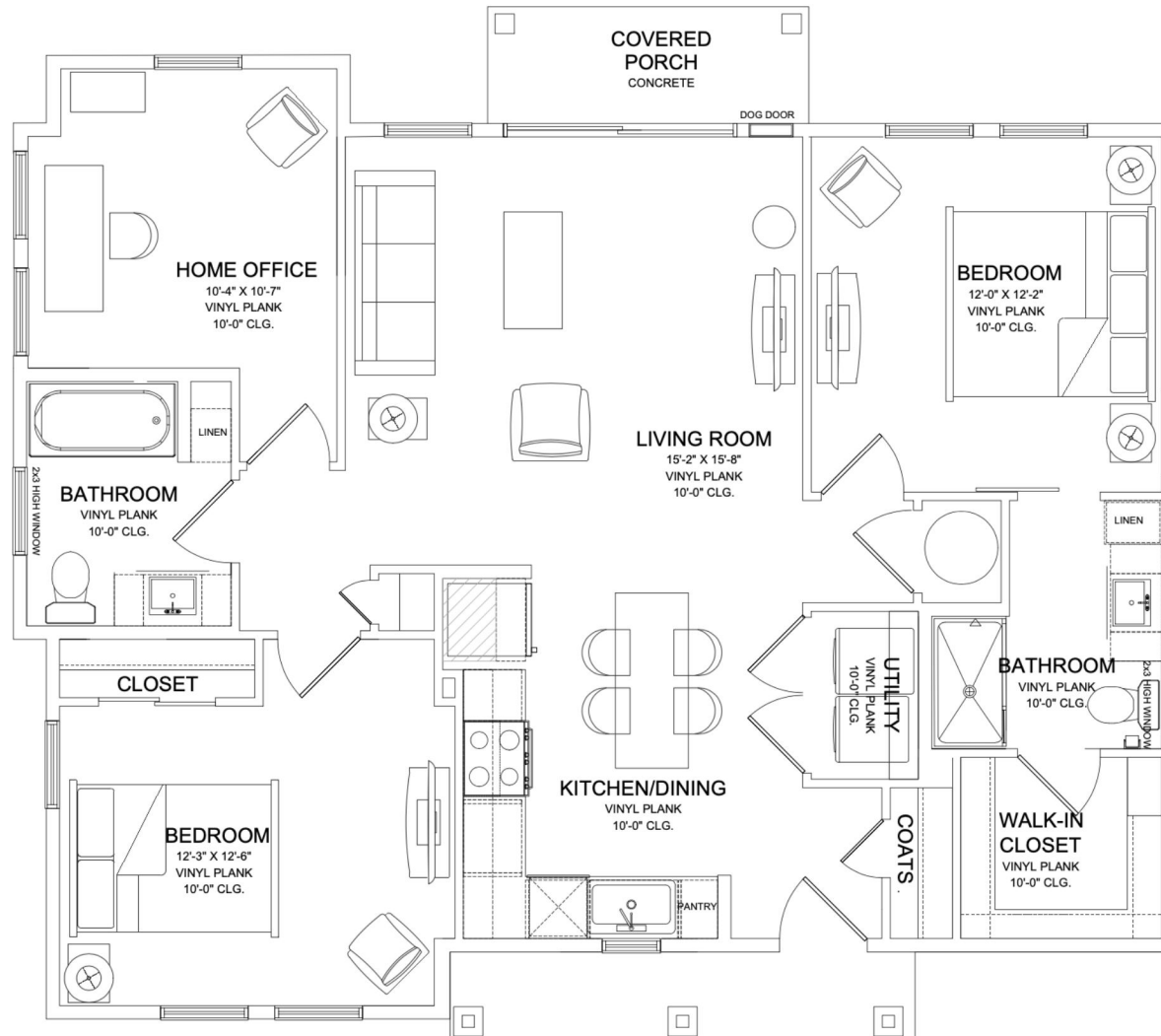


**TWO BEDROOM/TWO BATH**  
NET RENTABLE = 1,047 S.F.



# Concept Floor Plans

## 2 BR + Office



**TWO BEDROOM W/OFFICE/TWO BATH**  
NET RENTABLE = 1,174 S.F.



# EXHIBIT "E"

## RESOLUTION NO. 2022-04-11-R02

### **A RESOLUTION OF THE CITY OF PRINCETON, TEXAS, IN SUPPORT OF ONCOR ELECTRIC DELIVERY COMPANY LLC'S CONSTRUCTION OF THE IVY LEAGUE 138-KV TRANSMISSION LINE ON ROUTE 4626**

**WHEREAS**, additional electric capacity is needed to support economic and population growth in the City of Princeton, Texas; and

**WHEREAS**, the City of Princeton is today electrically served from distant distribution feeders; and

**WHEREAS**, there is a need for reliability and service improvements in the City of Princeton to both improve existing service and serve Princeton's dramatic growth; and

**WHEREAS**, the City of Princeton has approved construction of the Ivy League Substation within the city limits; and

**WHEREAS**, on January 18, 2022, Oncor Electric Delivery Company LLC ("Oncor") filed an application for a certificate of convenience and necessity with the Public Utility Commission of Texas ("Commission"), in Docket No. 53053, *Application of Oncor Electric Delivery Company LLC to Amend its Certificate of Convenience and Necessity for the Ivy League 138-kV Transmission Line in Collin County*; and

**WHEREAS**, if Oncor's application is approved, Oncor will construct the Ivy League 138-kV transmission in the City of Princeton, which will provide additional electric capacity to Princeton residents and businesses; and

**WHEREAS**, if Oncor's application is approved, Oncor will construct the Ivy League 138-kV transmission line on the route selected by the Commission; and

**WHEREAS**, Oncor's application included 54 geographically diverse routing alternatives for the Commission's consideration, which traverse various areas across the City of Princeton and surrounding areas; and

**WHEREAS**, of the 54 filed routes, Route 4626 is among the shortest and most direct; and

**WHEREAS**, Route 4626 is located largely in a floodplain that is more limited in its potential uses than other land in the city limits that might be traversed by the transmission line; and

**WHEREAS**, Route 4626 would have the least impact on existing and planned development in the City of Princeton and the least impact on property owners among all the filed routes; and

**WHEREAS**, Route 4626 would best protect park lands and the City of Princeton's aesthetic values; and

**WHEREAS**, the City of Princeton desires that the Commission approve the Ivy League 138-kV transmission line on Route 4626 for the reasons herein stated;

### **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PRINCETON, TEXAS, THAT:**

**ARTICLE 1.** It is hereby officially found and determined that, in regards to Public Utility Commission of Texas Docket No. 53053, *Application of Oncor Electric Delivery Company LLC to Amend its Certificate of Convenience and Necessity for the Ivy League 138-kV Transmission Line in Collin County*, Route 4626 is the



route that best reflects community values of the City of Princeton.

ARTICLE 2. The City of Princeton provides its official support for Oncor's construction of the Ivy League 138-kV transmission line on Route 4626.

ARTICLE 3. The City Secretary is hereby authorized and directed to file a letter on behalf of the City of Princeton affirming the City's support for Oncor's construction of the Ivy League 138-kV transmission line on Route 4626, which letter the City Secretary shall file with the Public Utility Commission of Texas in Docket No. 53053 no later than May 1, 2022.

**Effective Date.**

This Resolution shall be effective upon the date of passage by the City Council.

PASSED by the City Council of the City of Princeton, Texas, this 11<sup>th</sup> day of April 2022.

APPROVED:

Brian Chacon  
Mayor

ATTEST:

Amber Anderson  
City Secretary

