



# PRINCETON

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## NOTICE OF CITY COUNCIL MEETING AND AGENDA THE CITY OF PRINCETON, TEXAS January 9, 2023

The City Council of the City of Princeton will meet in Regular Meeting Session on January 9, 2023 at 6:30 PM Princeton Municipal Center 2000 East 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*

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

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

**Marlo Obera,**  
*Councilmember, Place 2*

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### CALL TO ORDER

### ROLL CALL

Brianna Chacon  
Steven Deffibaugh  
David Kleiber  
Marlo Obera  
Bryan Washington  
Keven Underwood

### INVOCATION

### 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.

### PUBLIC APPEARANCE

Speakers 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 speaker's inquiry or to recite existing policy in response to the inquiry.

## **MAYORS COMMENTS**

### **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.

#### **Minutes**

Discussion and possible action regarding the minutes of December 12, 2022, Regular City Council Meeting.

[CC Minutes 12.12.2022.pdf](#)

#### **FP20191437 - Final Plat (PTX Storage)**

Discussion and possible action regarding a request from PTX Storage LLC., for final plat approval of a 9.39 acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

[Staff Report FP20191437 with Exhibits.pdf](#)

#### **FP20211465 - Final Plat (Princeton Office Condos)**

Discussion and possible action regarding a request from Princeton Office Condos, LLC for final plat approval of a 1.427 acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

[Staff Report FP20211465 with Exhibits.pdf](#)

#### **PL20222723 - Preliminary Plat (Freddy's)**

Discussion and possible action regarding a request from Plaza Street Fund 276, LLC for preliminary plat approval of a 5.97 acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

[Staff Report PL20222723 with Exhibits.pdf](#)

#### **Resolution No. 2023-01-09-R (380 Widening IPO)**

Discussion and possible action regarding a resolution of the City of Princeton, Texas authorizing individual project order #160 for the research of potential utility conflicts related to the US380 widening project, authorizing the funding and authorizing the City Manager to execute the agreements.

[Resolution No. 2023-01-09-R 380 widening research IPO#160 \(Full\).pdf](#)

### **REGULAR AGENDA**

2023- **Public Hearing (Whitewing Trails PID No. 2)**

001 Conduct Public Hearing on the levy of assessments for Phase 2 of Whitewing Trails PID No. 2.  
[Notice of Public Hearing \(Assessments\) - Whitewing Phase 2.pdf](#)

2023- **Public Hearing (Whitewing Trails Cell Tower)**

002 Conduct a public hearing regarding a request received from Lisa Smith, MM Princeton 854 LLC, for a rezoning of the property from Agricultural "PD 10 to PD 10A" Planned Development, being a tract of land situated in the David Cherry survey, abstract number 166, Collin County, Texas and being out of and part of a 660.8333-Acre Tract being a remainder of a 853.61 Acre Tract owned by MM Princeton 854, LLC as recorded in file number 2019227000202460 of the official public records of Collin County, Texas, said 0.0109- Acre tract being conveyed and being more particularly described by metes and bounds as follows: containing: 0.0574 acres of land, more or less.

[Zoning for Princeton Landmark -Whitewing Trails Cell Tower -Off Creek Fork Loop.pdf](#)

2023- **Ordinance No. 2023-01-09-02 (Whitewing Trails Cell Tower)**

003 Discussion and possible action regarding an ordinance of the City of Princeton amending the comprehensive zoning ordinance of the City of Princeton, amending "PD10" Planned Development 10 to "PD10A" Planned Development 10A, on a 0.01 acre portion of the David Cherry Survey, Abstract No. 166; City of Princeton, Texas.

[Ord Zoning PD 10A.pdf](#)

[Staff Report ZA20222629 with Exhibits.pdf](#)

2023- **Public Hearing (Voluntary Annexation CR 1219 )**

004 Conduct a public hearing regarding a request received from Princeton Economic Dev. Corp, for the voluntary annexation of property Being a tract of land situated in the Hardin Wright Survey, Abstract No. 957, in Collin County, Texas, and being all of that called 30.19 acre tract of land, described in deed to Georgia-Texas Land & Cattle Company, LLC, as recorded under Document No. 20090407000407100, of the Official Public Records, Collin County Texas (O.P.R.C.C.T.), and being more particularly described by metes and bounds as follows: 30.19 acres of land, more or less.

[PH Notice \(Annexation for Princeton Economic Development Corp\).pdf](#)

2023- **Ordinance No. 2023-01-09 (Voluntary Annexation)**

005 Discussion and possible action regarding an ordinance of the City Council of the City of Princeton, Texas, annexing adjacent and contiguous territory to the City of Princeton, Texas, being approximately 30.17 acres, in the Hardin Wright Survey, abstract No. 957, Collin County, Texas.

[EDC Land on CR 1219 - Annexation Ordinance No.2023-01-09.pdf](#)

2023- **Public Hearing (City Owned Property)**

006 Conduct a public hearing regarding a request received from the City of Princeton, for the voluntary annexation of property Being a tract 1: 0.001 ac., Being a tract 2: 0.001 ac., Being a tract 3: 0.001 ac., Being a tract 4: 0.001 ac. of land situated in the State of Texas being part of Sarah D. Terry Survey, Abstract No. 890, being part of a called 42.943-acre tract as recorded under County Clerk's File No. 20210618001235270, of the Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as

follows: 0.004 acres of land, more or less.

[PH Notice \(Annexation for City of Princeton\).pdf](#)

**2023- Ordinance No. 2023-01-09-01 (Annexation of City Owned Property)**

007 Discussion and possible action regarding an ordinance of the City Council of the City of Princeton, Texas annexing property owned by the City of Princeton, Texas, being approximately 0.004 acres of land in the Sarah D. Terry Survey, Collin County, Texas.

[No Bad Days Tracts - Annexation Ordinance No.2023-01-09-01.pdf](#)

**2023- Teakwood Street**

008 Discussion and update regarding Teakwood, requested by Mayor Pro Tempore Deffibaugh.

**2023- Beauchamp Blvd.**

009 Discussion and update regarding the light not working on Beauchamp, requested by Mayor Chacon.

**2023- Traffic Study**

010 Discussion and update regarding the speed limit and traffic study in the Teakwood/Prairie Creek area, requested by Councilmember Obera.

**2023- Future Agenda Items**

011 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: In accordance with Chapter 551 of the Texas Government Code, the City Council may enter into CLOSED SESSION or Executive Session to discuss any of the following:

Section 551.071, Texas Gov't 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 item listed elsewhere within this agenda, and/or the subject matter listed below:

### **1) Administrative matters relating to the transition to home rule.**

Section 551.072, Tex. Gov't Code: To deliberate the purchase, exchange, lease, or value of real property where deliberation in an open meeting will have a detrimental effect on the position of the governmental body in negotiations with a third person.

## **ACTION PERTAINING TO EXECUTIVE SESSION**

### **REPORT AGENDA**

- 1) Next City Council Meeting, Monday, January 23, 2023, @ 6:30 PM
- 2) Meal on Wheels-Mondays, Tuesdays, Wednesdays, and Fridays from 10:00 AM - 1:00

- PM @ Steven and Judy Deffibaugh Community Center - 416 North 4th Street.
- 3) CPR/AED and Fire Safety Education Training-Classes are held on the 3rd Thursday of each month from 6:00 PM - 9:00 PM @ the Steven and Judy Deffibaugh Community Center located at 416 N 4th Street.
- 4) Collin County Animal Shelter-Low-cost pet vaccine clinic and adoption January 11, 2023 @ Municipal Center from 10 AM - 2 PM.
- 5) Carter Blood Drive-January 12, 2023 from 1-6 PM @ Municipal Center information and sign up link can be found on the Community Events FB page

## **CC REPORT AGENDA**

City Council reports about items of community interest regarding which no action will be taken.

## **ADJOURNMENT**

### **CERTIFICATE**

I hereby certify the above Notice of Meeting was posted at the Princeton Municipal Center and copies thereof were delivered to the Mayor, Mayor Pro-Tempore and Councilmembers.

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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(b).