



PRINCETON

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NOTICE OF CITY COUNCIL MEETING AND AGENDA THE CITY OF PRINCETON, TEXAS January 22, 2024

The City Council of the City of Princeton will meet in Regular Meeting Session on January 22, 2024 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

Marlo Obera,
Councilmember, Place 2

Bryan Washington,
Councilmember, Place 3

Ryan Gerfers,
Councilmember, Place 4

Ben Long,
Councilmember, Place 6

Carolyn David-Graves,
Councilmember, Place 7

CALL TO ORDER

ROLL CALL

Brianna Chacon
Steven Deffibaugh
David Kleiber
Marlo Obera
Bryan Washington
Ryan Gerfers
Ben Long
Carolyn David-Graves

INVOCATION: Marc Hooks

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

Pursuant to Section 551.0415 of the Texas Government Code, Mayor 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 Council 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. In addition to the foregoing, Mayor will address the following subject matters:None

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 January 5, 2024, Special City Council Meeting and the minutes of January 8, 2024, Regular City Council Meeting.

[Special CC Minutes 1.5.24.pdf](#)

[CC MINUTES 1.8.24 .pdf](#)

Resolution No. CDC 2024-01-18-R01 (PCDC Bylaws)

Discussion and possible action regarding a resolution of the PCDC adopting amended Bylaws for its affairs; providing for repealing and severability clauses; providing for an effective date; and containing other matters related thereto.

[Resolution - PCDC Bylaws \(Updated Jan. 2024\).pdf](#)

[PCDC_Bylaws_Jan. 2024 \(Final for Approval\).pdf](#)

Resolution No. CDC 2024-01-18-R02 (PCDC Policies and Procedures)

Discussion and possible action regarding a resolution of the PCDC adopting amended Policies and Procedures for its affairs; providing for repealing and severability clauses; providing for an effective date; and containing other matters related thereto.

[Resolution - PCDC Policies Procedures \(Updated Jan. 2024\).pdf](#)
[PCDC_Policies & Procedures_Jan. 2024 \(Final for Approval\).pdf](#)

Resolution No. CDC 2024-01-18-R03 (PCDC Rules of Order and Code of Conduct)

Discussion and possible action regarding a resolution of the PCDC adopting amended Rules of Order and Code of Ethics for its affairs; providing for repealing and severability clauses; providing for an effective date; and containing other matters related thereto.

[Resolution - PCDC Rules of Order Code of Ethics \(Updated Jan. 2024\).pdf](#)
[PCDC_Rules of Order & Ethics Policy_Jan. 2024 \(Final for Approval\).pdf](#)

Ordinance No. 2024-01-22 (Specific Use Permit)

Discussion and possible action regarding Ordinance No. 2024-01-22, a request from Indefonso Torres for specific use permit approval of a 0.447 acre tract of land in the Harden Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

[SUP20233002 - SUP for Guest House w Exhibits.pdf](#)
[Ordinance - SUP20233002.pdf](#)

FP20222723 - Final Plat - Plaza Street 276 Addition

Discussion and possible action regarding a request from Plaza Street Fund 276, LLC for final plat approval for a property being a 5.98 acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

[Staff Report FP20222723 - Plaza Street 276 Addition with exhibits.pdf](#)

FP20221504 - Final Plat - Winchester Phase 9

Discussion and possible action regarding a request from D.R. Horton-Texas, LLC for final plat approval for a property being a 48.688 acre tract of land situated in the William D. Thompson Survey, Abstract No. 960, City of Princeton, Collin County, Texas.

[Staff Report FP20221504 - Winchester Phase 9 with exhibits.pdf](#)

PL20243014 - Preliminary Plat - Civitas at Princeton

Discussion and possible action regarding a request from Lavon Lakes Estates, LLC for preliminary plat approval for a property being a 46.57 acre tract of land situated in the Sarah D. Terry Survey, Abstract No. 890, Collin County, Texas.

[Staff Report PL20243014- Civitas at Princeton with exhibits.pdf](#)

Racial Profiling Report

Discussion and possible action regarding the annual Racial Profiling Report.

[Bias Based Profiling Report State Submission PPD 2023 REV \(1\).pdf](#)

Resolution No. 2024-01-22-R02 (2nd Street CO#6 & 7)

Discussion and possible action regarding a resolution of the City of Princeton, Texas establishing the allocation of additional funds for the 2nd Street reconstruction project; and authorizing the City Manager to execute the document required for construction.

[Resolution 2024-01-22-R02 CO#s 6 & 7.pdf](#)

REGULAR AGENDA

2024-015 Annexation and Development Agreement (Princeton 25)

Discussion and possible action regarding an annexation and development agreement by and between the City of Princeton, Texas and Princeton's Holdings, LLC specifying the terms for annexation and development of a 24.50 acre tract of land in the Carter T. Clift Survey, Abstract No. 162 Collin County, Texas.

[25-Acre SFR-Annexation DA \(CLEAN\).pdf](#)

2024-016 ZA20233013 - Zone Map Amendment

Discussion and possible action regarding a request from AJE, LLC for a zone map amendment for a property being a 45.55 acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

[Staff Report ZA20233013 - Clearhaven with exhibits.pdf](#)

[Ord Zoning PD 41 with exhibits.pdf](#)

2024-017 Resolution No. 2024-01-22-R01 (Broadband Deployment)

Discussion and possible action regarding a resolution of the City of Princeton, Texas, Establishing the allocation of funds for a specific project, and authorizing the City Manager to execute the required documents to complete the project (City of Princeton Broadband Deployment).

[Resolution No. 2024-01-22-R01 \(Broadband Deployment\) full.pdf](#)

2024-018 Beauchamp Blvd. & 380 Traffic Light

Discussion and update regarding the traffic light at Beauchamp Blvd. and 380, requested by Councilmember Washington.

[Pages from CSJ 0135-03-046, etc - Plan Set-Reduced Beauchamp & 380 proposed 1.pdf](#)

[Pages from CSJ 0135-03-046, etc - Plan Set-Reduced Beauchamp & 380 proposed 2.pdf](#)

[Pages from CSJ 0135-03-046, etc - Plan Set-Reduced Beauchamp & 380.pdf](#)

2024-019 4th St. & 380 Traffic Light

Discussion and update regarding traffic light at 4th St. and 380, requested by Councilmember Washington.

[Pages from CSJ 0135-03-046, etc - Plan Set-Reduced 4 & 380 existing.pdf](#)

[Pages from CSJ 0135-03-046, etc - Plan Set-Reduced 4 & 380 proposed 1.pdf](#)

[Pages from CSJ 0135-03-046, etc - Plan Set-Reduced 4 & 380 proposed 2.pdf](#)

2024-020 Vegetation along Beauchamp Blvd.

Discussion and update regarding a complaint received about the vegetation along Beauchamp Blvd. requested by Councilmember Obera.

2024-021 Future Agenda Items

Possible action to approve request for items to be placed on a future agenda and NOT for discussion of these requests.

EXECUTIVE SESSION

Executive Session: Under terms of Chapter 551 of Texas Government Code the City Council may enter into CLOSED SESSION or Executive Session to discuss the following: Sec. 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING. A governmental body may not conduct a private consultation with its attorney except: (1) when the governmental body seeks the advice of its attorney about: (A) pending or contemplated litigation; or (B) a settlement offer; or:

1) Thomas Condemnation

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:

Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING. 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.

1) Thomas Condemnation

ACTION PERTAINING TO EXECUTIVE SESSION

REPORT AGENDA

- 1) Next City Council Meeting, Monday, February 12, 2024, @ 6:30 PM .
- 2) We are having a Valentine's Day donation drive for the residents at Princeton Medical Lodge. We are collecting Valentine's cards, candy, socks, crossword puzzles, Sudoku, and blankets. Items can be dropped off at the Municipal Center, Lois Nelson Library, Princeton Annex Building, and the Chamber. We are accepting donations until February 12th.

CC REPORT AGENDA

Pursuant to Section 551.0415 of the Texas Government Code, the 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 Council 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.

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.

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).