

Minutes

The City of Princeton

City Council Meeting of January 9, 2023

The City Council of the City of Princeton, Texas, met in Regular Session on January 9, 2023, at 6:30 p.m. in the City Council Chamber at City Hall, located at 2000 E. Princeton Dr. Princeton, Texas 75407.

The following Councilmembers were present: Mayor Brianna Chacon, Mayor Pro Tempore Steven Deffibaugh, Councilmember Marlo Obera, Councilmember David Kleiber and Councilmember Underwood.

The following Councilmembers were absent: Bryan Washington.

The following Staff Members were present: City Manager Derek Borg, City Attorney David Overcash, City Secretary Amber Anderson, Director of Development Services Shawn Fort, Officer Rizzo and Officer Toler.

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

Mayor **Chacón** called roll, present were Councilmembers: **Kleiber, Obera, Underwood and Mayor Pro Tempore Deffibaugh.**

Todd Boddy led the invocation.

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

Mayor **Chacón** then announced Public Appearance: The following is a list of speakers that spoke in order under Public Appearance: John Kusterbeck, Elam Vaiyapuri, Mike Keating and Ashley Cole.

Mayor **Chacón** announced Mayors Comments: Thank you for coming, first one of the New Year and I appreciate those who came for public appearance, and we appreciate you being involved in your community.

Mayor **Chacón** 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 Minutes:** Discussion and possible action regarding the minutes of December 12, 2022, Regular City Council Meeting. **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. **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.

**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. **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. Mayor Pro Tempore **Deffibaugh made a motion to approve**

**the Consent Agenda. Councilmember Kleiber seconded the motion to approve. The motion carried 4-0.**

Mayor **Chacón** then announced the first item under the Regular Agenda: **2023-001 Public Hearing (Whitewing Trails PID No. 2):** Conduct Public Hearing on the levy

of assessments for Phase 2 of Whitewing Trails PID No. 2.

**Mayor Chacón opened the public hearing at 6:43 p.m.**

Public Hearing left open until next CC meeting on January 23, 2023.

Mayor Chacon then announced the second item under the Regular Agenda:

**2023-002 Public Hearing (Whitewing Trails Cell Tower):** 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 an 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.

**Mayor Chacón opened the public hearing at 6:46 p.m.**

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

Mayor Chacón then announced the third item under the Regular Agenda: **2023-003 Ordinance No. 2023-01-09-02 (Whitewing Trails Cell Tower):** 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. Mayor Pro Tempore **Deffibaugh made a motion to approve. Councilmember Obera seconded the motion to approve. The motion carried 4-0.**

Mayor **Chacón** then announced the fourth item under the Regular Agenda: **2023-004 Public Hearing (Voluntary Annexation CR 1219 )**: 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.

Mayor **Chacón** opened the public hearing at 6:52 p.m.

Mayor **Chacón** closed the public hearing at 6:55 p.m.

Mayor **Chacón** then announced the fifth item under the Regular Agenda: **2023-005 Ordinance No. 2023-01-09 (Voluntary Annexation)**: 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. Councilmember **Underwood** made a motion to approve. Councilmember **Obera** seconded the motion to approve. The motion carried 4-0.

Mayor **Chacón** then announced the sixth item under the Regular Agenda: **2023-006 Public Hearing (City Owned Property)**: 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.

**Mayor Chacón opened the public hearing at 6:58 p.m.**

**Mayor Chacón closed the public hearing at 6:59 p.m.**

Mayor Chacón then announced the seventh item under the Regular Agenda:

**2023-007 Ordinance No. 2023-01-09-01 (Annexation of City Owned Property):**

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.

**Councilmember Underwood made a motion to approve. Councilmember Obera seconded the motion to approve. The motion carried 4-0.**

Mayor Chacón then announced the eighth item under the Regular Agenda: **2023-008 Teakwood Street:** Discussion and update regarding Teakwood, requested by Mayor Pro Tempore Deffibaugh. No action taken.

Mayor Chacón then announced the ninth item under the Regular Agenda: **2023-009 Beauchamp Blvd.:** Discussion and update regarding the light not working on Beauchamp, requested by Mayor Chacon. No action taken

Mayor Chacón then announced the tenth item under the Regular Agenda: **2023-010 Traffic Study:** Discussion and update regarding the speed limit and traffic study in the Teakwood/Prairie Creek area, requested by Councilmember Obera. No action taken.

Mayor Chacón then announced the eleventh item under the Regular Agenda: **2023-011 Future Agenda Items:** Possible action to approve request for items

to be placed on a future agenda and NOT for discussion of these requests.

(1) Mayor **Chacón** would like for the PD to come in and give us some data they have for the Winchester Crossing area to see what citations they have issued for speed, and if we could get the data from the speed trailer that was there before just to see what the average speed does look like and if we could have staff explore different options for speed bumps or speed reduction in that area.

(2) Mayor Pro Tempore **Deffibaugh** would like for the FD to come give us an update on how the CPR classes are going at the Community Center.

Mayor **Chacon** then announced 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 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.

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

**Mayor Chacon adjourned into Executive Session at 7:10 p.m.**

**Mayor Chacon reconvened into Regular Session at 7:43 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 City Council Meeting, Monday, January 23, 2023, @ 6:30 PM

- 2) Meal on Wheels-Mondays, Tuesday, Wednesday, and Fridays from 10:00 AM –1:00 PM @ Steven and Judy Deffibaugh Community Center – 416 North 4<sup>th</sup> 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.

Mayor **Chacon** then announced the City Council reports about items of community interest regarding which no action will be taken. Councilmember **Obera** would like to tell Derek thank you for the extension of the Library hours, I've gotten a lot of feedback that they are extended to 7 PM and a lot of people appreciate that. So, thank you for that! Councilmember **Underwood** wanted to make everyone aware that today is National Police appreciation Day and I want to say thank you to all our Law Enforcement Officers and to the brave men and women that are out protecting our community. Mayor **Chacón** wanted to let everyone know if you have not driven down Beauchamp you should. All the way south literally takes you all the way through our city now. You can go all the way North and all the way South and it will take you to FM 75. It's beautiful we're becoming a real city. The Mayor thanked the City staff for all their hard work and everything that they do. Wanted to let you know you are appreciated. Councilmember **Underwood** wanted to let everyone know there's a lot of good feedback on social media about Freddy's coming and Dunkin has it's sign up so we're getting a lot of new

stuff, I know there are a lot of folks that still give a lot of huff and puff about sit down restaurants, but we keep reinsuring them it's a process, we are getting there. Just hang in there with us.

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

**Councilmember Obera made a motion to adjourn. Councilmember Kleiber second the motion. The motion carried 4-0. The meeting adjourned at 7:47 p.m.**

Brianna Chacon  
Brianna Chacon, Mayor

ATTEST:

Amber Anderson  
Amber Anderson, City Secretary

