

Minutes

The City of Princeton

City Council Meeting of May 23, 2022

The City Council of the City of Princeton, Texas, met in Regular Session on May 23, 2022 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, Councilmember Keven Underwood, Councilmember Marlo Obera, and Mayor Pro-Tempore Steve Deffibaugh.

The following Councilmembers were absent: Councilmember David Kleiber and Councilmember Bryan Washington,

The following Staff Members were present: City Manager Derek Borg, City Secretary Amber Anderson, Director of Development Services Shawn Fort, City Attorney David Overcash, Director of Public Works Tommy Mapp, Director of Community Engagement Tenishea Turner, Officer Matthews and Officer Rizzo.

Mayor **Chacon** called the City Council Meeting to order at 6:30 p.m.

Mayor **Chacon** called roll, present were Councilmembers **Obera, Underwood, and Mayor Pro Tempore Deffibaugh.**

Stan Fike led the invocation.

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

Mayor **Chacon** then announced Public Appearance: The following is a list of Citizens that spoke in order under Public Appearance: Jim Key, Clinton Lowrance, and Elam Vaiyapuri.

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: Minutes**-Discussion and possible action regarding the minutes of the May 9, 2022 Regular City Council Meeting; **PL20220474 Preliminary Plat (Dimauro Addition)** Discussion and possible action regarding a request from Shupe Ventura PLLC for preliminary plat approval for a property being 21.759 acres situated in the John H Sanford Survey, Abstract No. 866, Collin County, Texas.

**PL20220968 Preliminary Plat (Hazelwood Villas)** Discussion and possible action regarding a request from Hazelwood Villas LLC for preliminary plat approval for a property being 37.83 acres situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas. Mayor Pro Tempore **Deffibaugh made a motion to approve the Consent Agenda. Councilmember Obera seconded the motion to approve. The motion carried 3-0.**

Mayor **Chacon** then announced the first item under the Regular Agenda: **(2022-144 Public Hearing Winchester PID No. 2)** Public Hearing on the levy of assessments in Winchester Public Improvement District No. 2.

Mayor **Chacon** opened the public hearing at 6:42 p.m.

Mayor **Chacon** closed the public hearing at 6:43 p.m.

Mayor **Chacon** then announced the second item under the Regular Agenda: **(2022-145 Ordinance No. 2022-05-23-05 Winchester PID No. 2)** Consider an ordinance levying assessments for the costs of certain improvements to be provided in

the Winchester Public Improvement District No. 2. Mayor Pro Tempore **Deffibaugh** made a motion to approve. Councilmember **Underwood** seconded the motion to approve. The motion carried 3-0.

Mayor **Chacon** then announced the third item under the Regular Agenda: **(2022-146 Resolution No. 2022-05-23-R (Winchester PID No. 2)** Consider a resolution approving a preliminary limited offering memorandum for Special Assessment Revenue Bonds, Series 2022 (Winchester Public Improvement District No. 2 Project) Councilmember **Underwood** made a motion to approve. Councilmember **Obera** seconded the motion to approve. The motion carried 3-0.

Mayor **Chacon** then announced the fourth item under the Regular Agenda: **(2022-147 Public Hearing (Windmore PID)** Public Hearing on the creation of the Windmore Public Improvement District.

Mayor **Chacon** opened the public hearing at 6:47 p.m.

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

Mayor **Chacon** then announced the fifth item under the Regular Agenda **(2022-148 Resolution No. 2022-05-23-R01 (Windmore PID)** Consider a resolution regarding the creation of a public improvement district and ordering public improvements to be made for the benefit of such district. Mayor Pro-Tempore **Deffibaugh** made a motion to approve. Councilmember **Obera** seconded the motion to approve. The motion carried 3-0.

Mayor **Chacon** then announced the sixth item under the Regular Agenda **(2022-149 Public Hearing (Monticello Park Phase 4)** Conduct public hearing regarding a request from Anthony Loeffel, P.E., Starlight Homes Texas, LLC, for a rezoning of

property from Agricultural "AG" to "PD" Planned Development, BEING a tract of land situated in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas and being all of that tract of land conveyed to The Raymond J and Mary E Robinson Revocable Living Trust and Lisa Barringer and John R Robinson, according to the document filed of record in Document No. 20110120000078260, and that 3.00-acre tract of land conveyed to Raymond J and Mary E Robinson Revocable Living Trust, according to the document field of record in Document No. 2011012000007824, both being Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows: containing 62.6264 acres or 2,728,007 square feet of land, more or less.

Mayor **Chacon** opened the public hearing at 6:53 p.m.

Mayor **Chacon** closed the public hearing at 6:54 p.m.

Mayor **Chacon** then announced the seventh item under the Regular Agenda: **(2022-150 Ordinance No. 2022-05-23 (Monticello Phase 4 PD#30)** Discussion and possible regarding Ordinance No. 2022-05-23 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 30" Planned Development 30, 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.

Councilmember **Obera** made a motion to approve. Mayor Pro-Tempore **Deffibaugh** seconded the motion to approve. The motion carried 3-0.

Mayor **Chacon** then announced the eight item under the Regular Agenda: **(2022-151 Public Hearing (Penmatsa)** Conduct public hearing regarding a request from Varma

and Sireesha Penmatsa, for a rezoning of property from Agricultural "AG" to "PD" Planned Development BEING a tract of land situated in the Hardin Wright Survey, Abstract No. 957, Collin County, Texas, and being all of a called 50.357-acre tract of land described as "Tract 1" in the Special Warranty Deed with Vendor's Lien recorded in Instrument No. 20150604000663620, Official Public Records, Collin County and being more particularly described as follows: containing 2,193,451 square feet or 50.3547 acres of land.

Mayor **Chacon** opened the public hearing at 6:56 p.m.

Mayor **Chacon** closed the public hearing at 6:56 p.m.

Mayor **Chacon** then announced the ninth item under the Regular Agenda: **(2022-152 Ordinance No.2022-05-23-01 (Penmatsa Tract PD#31)** Discussion and possible action regarding Ordinance No. 2022-05-23-01 and 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 31" Planned Development 31, on a portion of the Hardin Wright Survey, Abstract No. 957; 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. Councilmember **Obera** seconded the motion to approve. The motion carried 2-1.

Mayor **Chacon** then announced the tenth item under the Regular Agenda: **(2022-153 Public Hearing (Beauchamp Hills).** Conduct public hearing regarding a request from Srikanth Kommalpati, Beauchamp Hills, LLC, for a rezoning of property from Agricultural "AG" to "PD" Planned Development, BEING all that certain tract or parcel of land lying and being situated in the City of Princeton, Collin County, Texas, a part of the

Hardin Wright Survey, Abstract No. 957, and being out of and a part of a 42.83-acre tract described in a deed to Aloha Village Incorporated as recorded under Clerk's Document No. 20071015001415660, Collin County Deed Records, said tract or parcel of land is herein described as follows: containing 20 acres of land, more or less.

Mayor **Chacon** opened the public hearing at 7:00 p.m.

Mayor **Chacon** closed the public hearing at 7:00 p.m.

Mayor **Chacon** then announced the eleventh item under the Regular Agenda: **(2022-154 Ordinance No. 2022-05-23-02 (PD#32)** Discussion and possible action regarding Ordinance No. 2022-05-23-02 and 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 32" Planned Development 32, on a portion of the Hardin Wright Survey, Abstract No. 957; 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. Councilmember **Obera** seconded the motion to approve. The motion carried 3-0.

Mayor **Chacon** then announced the twelfth item under the Regular Agenda: **(2022-155 Public Hearing (Sriram Vanam)** Conduct public hearing regarding a request from Sriram Vanam, for a rezoning of property from Agricultural "AG" to "SF-2" Single Family, BEING a tract of land situated in the David Cherry Survey, Abstract No. 166, City of Princeton E.T. J., Collin County, Texas and being all of a called 19.049-acre tract of land described in a Special Warranty Deed to Sriram Rap Vanam and Sreepad Kanchanavally, recorded in Instrument No. 20170922001272570 of the Official Public

Records of Collin County, Texas (O.P.R.C.C.T), and being more particularly described as follows: 19.087 acres of land, more or less.

Mayor **Chacon** opened the public hearing at 7:04 p.m.

Mayor **Chacon** closed the public hearing at 7:04 p.m.

Mayor **Chacon** then announced the thirteenth item under the Regular Agenda: **(2022-156 Ordinance No. 2022-05-23-03** Discussion and possible action regarding Ordinance No. 2022-05-23-03 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 "SF-2" Single Family 2, 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. Councilmember **Underwood** made a motion to approve. Councilmember **Obera** seconded the motion to approve. The motion carried 3-0.

Mayor **Chacon** then announced the fourteenth item under the Regular Agenda: **(2022-157 Public Hearing (Windmore)** Conduct public hearing regarding a request from Brad Williams, GRBK Edgewood, LLC, for a rezoning of property from Agricultural "AG" to "PD" Planned Development, BEING a tract of land situated in the William D. Thompson Survey, Abstract Number 892, Collin County, Texas and being a portion of that tract of land conveyed to Millard B. Rice, according to the document filed of record in Instrument Number 20121228001652010, Official Public Record Collin County, Texas (O.P.R.C.C.T.) and being more particularly described as follows: containing 18,6046,185 square feet or 427.0933 acres of land, more or less.

Mayor **Chacon** opened the public hearing at 7:07 p.m.

Mayor **Chacon** closed the public hearing at 7:09 p.m.

Mayor **Chacon** then announced the fifteenth item under the Regular Agenda: **(2022-158 Ordinance No. 2022-05-23-04 (Windmore PD#33)** Discussion and possible action regarding Ordinance No. 2022-05-23-04 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 33" Planned Development 33, on a portion of the William D. Thompson Survey, Abstract No.892; repealing all conflicting ordinances; providing for a penalty; and providing an effective date. Councilmember **Underwood made a motion to approve**. Mayor Pro-Tempore **Deffibaugh seconded the motion to approve**. The motion carried 3-0.

Mayor **Chacon** then announced the sixteenth item under the Regular Agenda: **(2022-159 Oncor 2022 General Rate Case - Suspension Resolution)** Discussion and possible action regarding Resolution No. 2022-05-23-R02 the Oncor 2022 General Rate Case- Suspension Resolution. Councilmember **Obera made a motion to approve**. Mayor Pro-Tempore **Deffibaugh seconded the motion to approve**. The motion carried 3-0.

Mayor **Chacon** then announced the seventeenth item under the Regular Agenda: **(2022-160 Police Vehicles)** Discussion and possible action regarding the purchase of 6 Police Cars and the payoff of the 2020 Tax Note through BB&T. Mayor Pro-Tempore **Deffibaugh made a motion to approve**. Councilmember **Obera seconded the motion to approve**. The motion carried 3-0.

Mayor **Chacon** then announced the eighteenth item under the Regular Agenda: **(2022-161 Solicitors Ordinance)** Discussion and possible action regarding possible



amendments to Article V of the City Code of Ordinances, Solicitor Ordinance. No action taken.

Mayor **Chacon** then announced the nineteenth item under the Regular Agenda: **(2022-162 Beauchamp Boulevard)** Update and discussion on the completion and opening of Beauchamp Blvd. North. No action taken.

Mayor **Chacon** then announced the twentieth item under the Regular Agenda: **(2022-163 CR 458)** Discussion and possible action regarding the status of CR 458 and what can be done to improve the condition. No action taken.

Mayor **Chacon** then announced the twenty-first item under the Regular Agenda: **(2022-164 Future Agenda Items)** Possible action to approve request for items to be placed on a future agenda and NOT for discussion of these request. Mayor **Chacon** asks for **Solicitors Ordinance to go on Executive Session on our next City Council Meeting**. No action taken.

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) Social Media

**Mayor Chacon adjourned into Executive Session at 7:55 p.m.**

**Mayor Chacon reconvened into Regular Session at 8:37 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 HRCC Meeting, Wednesday, June 1, 2022 @ 6:30 p.m. 2) Next Regular City Council Meeting, Monday, June 13, 2022 @ 6:30 p.m. 3) We received a couple extra mics.

Mayor **Chacon** then announced the City Council reports about items of community interest regarding which no action will be taken: Mayor Pro-Tempore **Deffibaugh** addressed the Memorial Day Remembering Service will be held here @ City Hall on Monday May 30, 2022 @ 10 am. Councilmember Underwood asked that if you are thinking about adopting to please check out the Animal Rescues and consider adopting from them, the adoptions are low and the kennels are full.

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


Mayor Pro-Tempore **Deffibaugh** made a motion to adjourn. Councilmember **Obera** seconded the motion to adjourn. The motion carried 3-0.

The meeting adjourned at 8:39 p.m.



Brianna Chacon, Mayor

ATTEST:

  
Amber Anderson, City Secretary

