

Minutes

The City of Princeton

Regular City Council Meeting of April 22, 2008

The City Council of the City of Princeton, Texas, met in regular session in the Council Chamber of City Hall on April 22, 2008 at 7:00 p.m.

The following Councilmembers were present: Mayor Steven Deffibaugh, Mayor Pro Tempore Billy Combest, Councilmember Rick Wheeler, Councilmember Rocky Lemley and Councilmember Bruce Beauchamp. The following Staff Members were present: City Administrator Lee Lawrence, Asst. City Admin/City Secretary Lesia Thornhill, Deputy City Secretary Tabatha Monk, Director of Public Works Jeff Cartwright, EDC Coordinator Cathy Dunkel, Permit Tech Kathy Morris and Chief Barnett. The following Councilmember was absent: Councilmember JM Caldwell Sr.

Mayor **Deffibaugh** called the **City Council Meeting to order at 7:05 PM.**

Mayor **Deffibaugh** asked Councilmember **Wheeler** to lead the Council and audience in the invocation.

Mayor **Deffibaugh** then led the audience in the **Pledge of Allegiance.**

Mayor **Deffibaugh** then announced **Citizen Appearance**, to which Fran DeArman spoke regarding the speed limit in her development.

Mayor **Deffibaugh** then announced the Consent Agenda: "Discussion and possible approval of the City Council meeting minutes of March 25, 2008". Councilmember **Lemley** made a motion to approve. Councilmember **Wheeler** seconded the motion. The motion carried unanimously.

Mayor **Deffibaugh** then announced the first item under the Regular Agenda: **(2008-089)** "Second public hearing regarding a request from Eric Pena of Jack in the Box Inc., for zoning of the following tract of land located at Hwy. 380 & N. 2nd Street, Princeton, Texas, to Commercial 2 "C2", situated in the Hardin Wright Survey, Abstract No. 957,

lots B-2 & C-1, in the Russell Wilson Addition, being more particularly described as 0.8563 acre tract of land”.

Mayor **Deffibaugh** opened the public hearing at 7:10 p.m.

No one spoke for or against this item.

Mayor **Deffibaugh** closed the public hearing at 7:10 p.m.

Mayor **Deffibaugh** then announced the second item under the Regular Agenda: **(2008-090)** “Second public hearing regarding a request from Jack in the Box Inc., located at 200 E. Princeton Drive, for a specific use permit to allow for the installation of a pole sign as required by the City of Princeton’s Sign Ordinance (Ordinance No 2000-05-21) for the following tract of land described as being situated in the Hardin Wright Survey, Abstract No. 957, lots B-2 & C-1, Russell Wilson Addition, 0.8563 acre tract of land”.

Mayor **Deffibaugh** opened the public hearing at 7:11 p.m.

No one spoke for or against this item.

Mayor **Deffibaugh** closed the public hearing at 7:11 p.m.

Mayor **Deffibaugh** then announced the third item under the Regular Agenda: **(2008-091)** “Second public hearing regarding a request from MCG Construction Inc., for rezoning of the following tract of land located at 120 McGee Street, Princeton, Texas, from Single Family 1 “SF1” to Commercial 2 “C2”, situated in the Hardin Wright Survey, Abstract No. 957, lots 8 & 9 of the T.F. Brown Addition, being more particularly described as 0.525 acre tract of land”.

Mayor **Deffibaugh** opened the public hearing at 7:12 p.m.

No one spoke for or against this item.

Mayor **Deffibaugh** closed the public hearing at 7:12 p.m.

Mayor **Deffibaugh** then announced the fourth item under the Regular Agenda: **(2008-092)** “Discussion and possible approval of a voluntary petition for annexation of the following tract of land being 129.61 acre tract of land situated in the John H.

Stanford Survey, Abstract No. 866, Collin County, Texas said tract being all of a tract of land described in deed to LWJ Partnership, as recorded in Volume 5455, Page 316, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described as follows: 129.61 acres of land located at the southeast corner of Highway 380 and County Road 490". Councilmember **Lemley made a motion to approve.** Mayor Pro Tempore **Combest seconded the motion.** Councilmember **Wheeler and** Councilmember **Beauchamp opposed this item.** Mayor **Deffibaugh broke the tie and voted for this item.** The **motion carried 3-2.**

Mayor **Deffibaugh** then announced the fifth item under the Regular Agenda: **(2008-093)** "First public hearing regarding a request from Princeton Land Partners L.P. for voluntary annexation of property being a 129.61 acre tract of land situated in the John H. Stanford Survey, Abstract No. 866, Collin County, Texas said tract being all of a tract of land described in deed to LWJ Partnership, as recorded in Volume 5455, page 316, Deed Records, Collin County, Texas (D.R.C.C.T.), and being more particularly described as follows: 129.61 acres of land located at the southeast corner of Highway 380 and County Road 490".

Mayor **Deffibaugh** opened the public hearing at 7:28 p.m.

David Evensten spoke for this item.

Mayor **Deffibaugh** closed the public hearing at 7:31 p.m.

Mayor **Deffibaugh** then announced the sixth item under the Regular Agenda: **(2008-094)** "Discussion and possible approval of an ordinance amending Ordinance No. 2006-06-13, Exhibit A, establishing the uniform policies and rules for the conduct of business by and before Boards and Commissions relative to Article IX, Section 3 "Quorums". Mr. Lawrence explained spoke regarding this item and the need for the amendment. Councilmember **Beauchamp made a motion to approve.** Councilmember **Lemley seconded the motion.** The **motion carried unanimously.**

Mayor **Deffibaugh** then announced the seventh item under the Regular Agenda: **(2008-095)** "Discussion and possible approval of an ordinance authorizing the issuance of a specific use permit for the installation of a pole sign for Jack in the Box, 200 E. Princeton Drive, Princeton, Texas". Mr. Lawrence discussed this item with the Council. Councilmember **Wheeler made a motion to table this item.** Councilmember **Beauchamp seconded the motion.** The **motion carried unanimously.**

Mayor **Deffibaugh** then announced the eighth item under the Regular Agenda: **(2008-096)** "Second public hearing regarding a request from Princeton Land Partners L.P. for voluntary annexation of property being a 129.61 acre tract of land situated in the John H. Stanford Survey, Abstract No., 866, Collin County, Texas said tract being all of a tract of land described in deed to LWJ Partnership, as recorded in Volume 5455, page 316, Deed Records, Collin County, Texas (D.R.C.C.T.), and being more particularly described as follows: 129.61 acres of land located at the southeast corner of Highway 380 and County Road 490".

Mayor **Deffibaugh** opened the public hearing at 7:48 p.m.

Darrell Crawford spoke regarding this item.

Mayor **Deffibaugh** closed the public hearing at 7:50 p.m.

Mayor **Deffibaugh** then announced the ninth item under the Regular Agenda: **(2008-097)** "Second public hearing regarding a request from Princeton Land Partners L.P. for zoning of the following tract of land to Planned Development Multi-Family "PDMF", situated in the John H. Stanford Survey, Abstract No. 866, Collin County, Texas, said tract being all of a tract of land described in deed to LWJ Partnership, as recorded in Volume 5455, Page 316, Deed Records, Collin County, Texas (D.R.C.C.T.), said tract being more particularly described as follows: 29.50 acre of land more or less located a the southeast corner of Highway 380 and County Road 490".

Mayor **Deffibaugh** opened the public hearing at 7:51 p.m.

The following individuals spoke against this item: Darrell Crawford, Brad Walsh, Susan Mardele, Duane Fisher, Naureen Fielding, Yvonne Moore, David Evensten, Alan Myrick, Lee Moore, Chad Larson, Shirley Acevedo, Frances Schoolcraft and Nathan Lester.

The following individual spoke for this item: Jeff Crannell.

Mayor **Deffibaugh** closed the public hearing at 8:40 p.m.

Mayor **Deffibaugh** then announced the tenth item under the Regular Agenda:

(2008-098) "Discussion and possible approval of an ordinance regarding zoning of the following tract of land located at Hwy. 380 & N. 2nd Street, Princeton, Texas, to Commercial 2 "C2", situated in the Hardin Wright Survey, Abstract No. 957, Lots B-2 & C-1, in the Russell Wilson Addition, being more particularly described as 0.8563 acre tract of land (Jack in the Box)". Councilmember **Lemley made a motion to approve.** Councilmember **Beauchamp seconded the motion.** The **motion carried unanimously.**

Mayor **Deffibaugh** then announced the eleventh item under the Regular Agenda:

(2008-099) "Discussion and possible approval of an ordinance regarding a rezoning of the following tract of land located at 120 McGee Street, Princeton, Texas, from Single Family 1 "SF1" to Commercial 2 "C2", situated in the Hardin Wright Survey, Abstract No. 957, Lots 8 & 9 of the T.F. Brown Addition, being more particularly described as 0.525 acre tract of land". After some discussion regarding the difference between Commercial 1 and Commercial 2, Councilmember **Lemley made a motion to approve this item as Lot 8 being zoned as Commercial 2 "C2" and Lot 9 being zoned as Commercial 1 "C1".** Councilmember **Wheeler seconded the motion.** The **motion carried unanimously.**

Mayor **Deffibaugh** then announced the thirteenth item under the Regular Agenda:

(2008-100) "Discussion and possible approval of City of Princeton 2008 park and Open Space Master Plan". Mr. Lawrence explained this item to the Council. Councilmember

Wheeler made a motion to approve this item. Councilmember **Beauchamp seconded the motion.** The **motion carried unanimously.**

Mayor **Deffibaugh** then announced the fourteenth item under the Regular Agenda: **(2008-101)** "Discussion and possible approval for the submission of an application to the Texas Parks and Wildlife Trails application and authorizing he Mayor to sign". Mr. Lawrence discussed this item. Councilmember **Lemley made a motion to approve.** Councilmember **Wheeler seconded the motion.** The **motion carried unanimously.**

Mayor **Deffibaugh** then announced the fifteenth item under the Regular Agenda: **(2008-102)** "Discussion and possible approval of an amended Parkview Heights Development Agreement". Mayor **Deffibaugh** announced this item was removed from the agenda by the Developer.

Mayor **Deffibaugh** then announced the sixteenth item under the Regular Agenda: **(2008-103)** "Discussion and possible approval of establishing and filling the position of construction inspector". Mr. Lawrence discussed this item in detail with the Council. Councilmember Wheeler made a motion to postpone the creation of this position and look at it again during budget year for fiscal year 2009- 2010 and in the interim use Morgan & Assoc. for the inspections. Councilmember Beauchamp seconded the motion. Councilmember Lemley opposed. Mayor Pro Tempore Combest abstained. The motion carried 2-1 with 1 abstention.

Mayor **Deffibaugh** then announced the first item under the Report Agenda "Mayor".

Mayor thanked everyone for their work and support. He reminded everyone of the Onion Festival and of the Election on May 10.

Mayor **Deffibaugh** then announced the second item under the Report Agenda "Council".

No comments.

Mayor **Deffibaugh** then announced the third item under the Report Agenda "Administrator".

Mr. Lawrence asked Chief Barnett to brief the Council regarding the purchase of a new police vehicle to replace the vehicle that was totaled in an accident by one of his Officers. Mr. Lawrence gave a brief explanation of the street assessments.

Mayor **Deffibaugh** announced the Council would be going into Executive Session citing the following: **Section 551.071 (b) "Texas Government Code"** Consultation with City Attorney. **Section 551.071 (a) "Texas Government Code"** Pending or Contemplated litigation. **Section 552.072 "Texas Government Code"** Real Property.

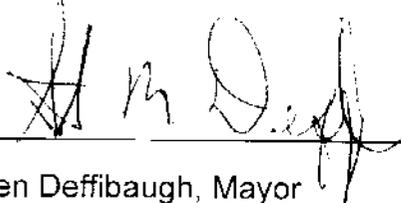
Mayor **Deffibaugh** adjourned into Executive Session at 10:20 p.m.

Mayor **Deffibaugh** reconvened into Regular Session at 10:59 p.m.

Mayor **Deffibaugh** then announced "Action pertaining to the Executive Session". No action required.

Councilmember **Beauchamp** made a motion to adjourn. Councilmember **Wheeler** seconded the motion. The motion carried unanimously.

Mayor **Deffibaugh** adjourned the meeting at 10:59 p.m.



Steven Deffibaugh, Mayor

5-13-08

Date

ATTEST:



Lesia Thornhill, City Secretary

5-13-08

Date