

CITY OF PRINCETON

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.

WHEREAS, the owner of the property generally described as 62.6264 acres of land situated in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas, as reflected on the map shown in Exhibit A; and

WHEREAS, the tract of land subject of this zoning amendment from “AG” Agricultural to “PD 30” Planned Development 30, is more particularly described by metes and bounds description set forth in Exhibit B; and

WHEREAS, the Planning and Zoning Commission held a public hearing, heard the case on May 16, 2022 and recommended approval of the zoning amendment from “AG” Agricultural to “PD 30” Planned Development 30 on May 16, 2022 and

WHEREAS, the City Council held a public hearing, heard the case and recommended approval of the zoning amendment from “AG” Agricultural to “PD 30” Planned Development 30 on May 23, 2022 and

WHEREAS, the property subject of Planned Development No. 30, shall be subject to specific Development Regulations, attached hereto as Exhibit C; and

WHEREAS, all legal requirements, conditions and pre requisites having been complied with, the case now comes before the City Council for the City of Princeton for final consideration.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PRINCETON, TEXAS:

Section 1. That the above recitals are hereby found to be true and correct and incorporated herein for all purposes.

Section 2. The Comprehensive Zoning Ordinance Number 2016-01-25-01 of the City of Princeton be, and the same is hereby, amended by amending the Zoning Map of the City of Princeton so as to reflect the property described in Exhibits A and B the zoning change classification from “AG” Agricultural to “PD 30” Planned Development 30.

Section 3. That Planned Development No. 30 shall be subject to the Development Regulations attached hereto as Exhibit C and incorporated herein by reference as if fully set forth herein and for all purposes.

Section 4. That all ordinances of the City of Princeton in conflict with the provisions of this Ordinance be, and are the same hereby repealed, and all other provisions of the ordinances of the City of Princeton not in conflict with the provisions of this Ordinance shall remain in full force and effect.

Section 5. If any word, section, article, phrase, paragraph, sentence, clause or portion of this ordinance or application thereto to any person or circumstance is held to be invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect for any reason, the validity of the remaining portion of this ordinance; and the City Council hereby declares it would have passed such portions of this ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

Section 6. Any person, firm or corporation who violates any provision of this Ordinance or Princeton's Comprehensive Zoning Ordinance No. 2016-01-25-01 shall be deemed guilty of a misdemeanor, and upon conviction therefor, shall be fined in a sum not exceeding Two Thousand Dollars (\$2000.00), and each and every day such violation continues shall be continued a separate offense; provided, however, such penal provision shall not preclude a suit to enjoin such violation.

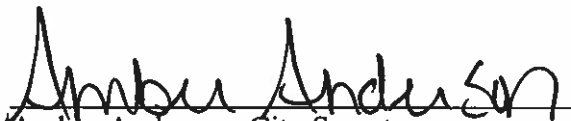
Section 7. This ordinance shall become effective from and after its adoption and publication as required by law.

DULY PASSED AND APPROVED by the City Council of the City of Princeton, Texas, on this 23 day of May, 2022.



Brianna Chacón, Mayor
City of Princeton, Texas

ATTEST:


Amber Anderson, City Secretary
City of Princeton, Texas



LEGAL DESCRIPTION**62.6264 ACRES**

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:

BEGINNING at a 1/2-inch iron rod found in east line of F.M. Highway 75, for the northwest corner of said 3.00 acre tract, same being common with the southwest corner of that tract of land conveyed to Sriram Rao Vanam and Sreepad Kranchanavally, according to the document filed of record in Document No. 20170922001272570 (O.P.R.C.C.T.), for the northwest corner of this tract;

THENCE South 89°32'55" East, with the south line of said Kanchanavally, same being common with north lines of the said 3.00 acre tract and the above-mentioned Robinson tract, a distance of 2,376.83 feet to a 5/8" iron rod with plastic cap stamped "KHA" set in the west line of that tract of land conveyed to James and Susan Waters, according to the document filed of record in Instrument No. 17760453 (O.P.R.C.C.T.), for the southeast corner of said Kanchanavally tract, same being common with the northeast corner of said Robinson tract and this tract;

THENCE South 0°05'44" East, with the west line of said Waters tract, same being common with an east line of said Robinson tract, a distance of 416.37 feet to a 5/8-inch iron rod found for the southwest corner of said Waters tract, same being common with an interior ell corner of said Robinson tract and this tract;

THENCE South 88°56'22" East, with a north line of said Robinson tract, same being common with the south line of said Waters tract, the south line of that tract of land conveyed to James Water II and Kimberly Waters, according to the document filed of record in Document No. 20141218001380380 (O.P.R.C.C.T.), the south line of that tract of land conveyed to William and Lavena Robinson, according to the document filed of record in Volume 4650, Page 689 (O.P.R.C.C.T.), and a south line tract of land conveyed to John M. Worley, according to the document filed of record in Instrument No. 15910579 (O.P.R.C.C.T.), a distance of 955.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for an interior ell corner of said Worley tract and the most northerly southeast corner of this tract;

THENCE South 0°41'41" West, with the east line of the above-mentioned Robinson tract, same being the west lines of said Worley tract and that tract of land conveyed to Marie Montra Biggs, according to the document filed of record in Document No. 19950614000404830, a distance of 607.00 feet to a 1/2-inch iron rod found in the west

line of said Biggs tract, for the southeast corner of said Robinson tract, same being common with a northeast corner of a called 47.15-acre tract of land described as Tract 2, conveyed to McMahan and Gantt Farms, LLC, according to the document filed of record in Document No. 20170428000540990 (O.P.R.C.C.T.) and being the most southerly southeast corner of this tract;

THENCE North 89°32'15" West, leaving said common corner, with the south line of said Robinson tract, same being common with the north line of said McMahan and Gantt Farms tract, a distance of 2,525.76 feet to a 1/2-inch iron rod found in said north line, for the southeast corner of Lot 1R, Block A of that tract of land conveyed to Betty Irene Pease, according to the document filed of record in Document No. 20170217010000780 Plat Records, Collin County, Texas, for the most southerly southwest corner of this tract;

THENCE North 5°17'47" East, with the east line of said Pease tract same being common with a west line of said Robinson tract, a distance of 327.39 feet to a 1/2-inch iron rod found for the northeast corner of said Pease tract and an interior ell corner of said Robinson tract and this tract;

THENCE North 89°14'52" West, with the north line of a Lot 1R and Lot 2R of the above-mentioned Pease tract, same being common with a south line of said Robinson tract, a distance of 709.93 feet to a 3/8-inch iron rod found in the east line of the above-mentioned F.M. Highway 75 for the northwest corner of Lot 2R of said Pease tract and being the most westerly southwest corner of this tract;

THENCE North 9°23'32" West, with the east line of said F.M. Highway 75, same being common with west line of the above-mentioned 3.00 acre tract and Robinson tract, a distance of 482.55 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for a northwest corner of this tract;

THENCE North 10°09'39" West, continuing with said common line, a distance of 231.58 feet to the **POINT OF BEGINNING** and containing 62.6264 acres or 2,728,007 square feet of land, more or less.

Side Yard Setback: 5 feet; 15-foot side yard adjacent to a street.
 Rear Year Setback: 20 feet
 Maximum Lot Coverage: 55% not including driveway and additional flat work
 Minimum Dwelling Size: 1,300 SF Conditioned Space

TABLE 3.1: RESIDENTIAL USES

	SINGLE FAMILY (SF-2) 50' LOT	SINGLE FAMILY (SF-Z) 40' LOT
Minimum Lot Area	5,750 SF	4,600 SF
Minimum Lot Width	50'	40'
Minimum Lot Depth	115'	115'
Front Yard Setback	20' min.	20' min.
Side Yard Setback	5'	Min. 5'
Side Yard Adjacent to a Street	15'	15'
Rear Year Setback	20'	20'
Minimum Home Square Footage	1,600 SF Conditioned space	1,300 SF Conditioned Space
Maximum Height	35' – 2 story max.	35' – 2 story max.
Minimum Roof Pitch	6:12	6:12
Maximum Density per Net Acres	Range between 4-6 per gross acre	Range between 4-6 per gross acre
Maximum Lot Coverage	55%	55%
Minimum Parking Requirements	2 Garage Spaces Per Unit	2 Garage Spaces Per Unit

- d. Side lot lines shall be permitted to be non-radial to the street right-of-way.
- e. The minimum lot width for single family detached for irregular lots along elbows and cul-de-sacs shall have the minimum lot width per lot size designation at the front build line as measured along the arc of the build line parallel to the right-of-way.

3. Character Elevations

- a. The minimum front building line setback for Single Family lots shall be permitted to be reduced by a maximum of 5 feet to allow covered front porches, living area, and J-swing garages to encroach the front building line. Front entry garages shall not be permitted to encroach the front building line setback.

Development and Architectural Standards

1. Land Use Criteria

Single Family Residential Use: Single Family Detached Homes.

2. Residential District

- a. **Density.** The maximum density for the Planned Development will be 6.0 units per net developable acre.
- b. **Lot Types.** The residential district developed within the Planned Development shall be in accordance with the following Lot Types:

Type A Lots: Minimum 5,750 Square Foot Lots; SF Detached Front Entry Lots

Type B Lots: Minimum 4,600 Square Foot Lots; SF Detached Front Entry Lots

c. Lot Design Criteria

i. Type A Lots.

1. **General.** Except as otherwise provided herein, Type A Lots shall be developed under the standards applicable within the SF-2 district as of the Effective Date and may be front entry product.

2. **Building Regulations.**

Minimum Lot Area:	5,750 square feet
Minimum Lot Width:	50 feet
Minimum Lot Depth:	115 feet
Front Yard Setback:	20 feet
Garage Setback:	20 feet
Side Yard Setback:	5 feet; 15-foot side yard adjacent to a street.
Rear Year Setback:	20 feet
Maximum Lot Coverage:	55% not including driveway and additional flat work
Minimum Dwelling Size:	1,600 SF Conditioned Space

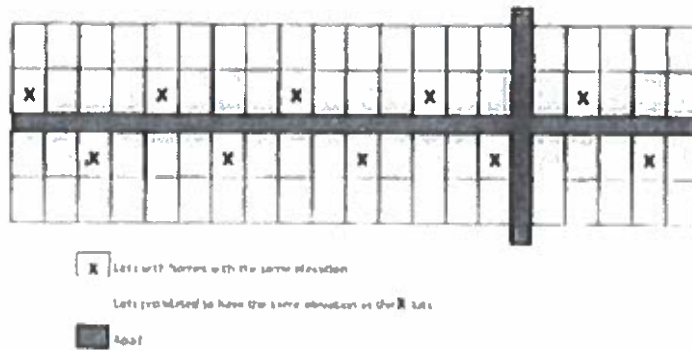
ii. Type B Lots.

1. **General.** Except as otherwise provided herein, Type B Lots shall be developed under the standards applicable within the SF-Z zoning district as of the Effective Date and may be front entry lot product.

2. **Building Regulations.**

Minimum Lot Area:	4,600 square feet
Minimum Lot Width:	40 feet
Minimum Lot Depth:	115 feet
Front Yard Setback:	20 feet
Garage Setback:	20 feet

- b. The front and side exterior facades of a main building or structure, excluding glass windows and doors, shall be constructed of eighty 80 percent masonry. Buildings that are on lots that back FM 75 shall have 100 percent masonry on the rear elevation.
- c. Structures with sides facing a thoroughfare as identified on the City's master thoroughfare plan shall be required to have 100 percent masonry installed on the side facing the thoroughfare.
- d. Building elevations and brick colors shall be permitted to repeat only when there are three intervening lots of separation on the same side of the street as shown in the diagram below.
- e. The same elevation and brick color shall not repeat on the lot across the street or on the lots on either side of the lot across the street as shown in the diagram below.
- f. Mirror image floor plans shall be permitted and not considered duplicates for the purpose of



lot spacing.

4. Streets, Alleys, and Driveways

- a. Residential streets shall have a minimum Right-of-Way width of 50 feet and a minimum pavement width of 31 feet measured from back-of-curb to back-of-curb.
- b. Alleys are not required.
- c. To the greatest extent possible, driveways shall be placed on the lot line farthest from the subdivision entry except where prohibited by grading.

5. Screening

- a. A minimum 25-foot landscape buffer shall parallel FM Highway 75 (Longneck Road) with Six-foot (6') tall masonry screen wall required along the back of the lots parallel to FM Highway 75 (Longneck Road).

6. Open Space/Amenities

- a. Open spaces shall be internal to the Planned Development and may include neighborhood pocket parks, passive recreational uses, and landscape buffers.
- b. The subject property shall include a minimum of nine tenths of an acre (0.9 acre) amenity center that shall include the following: (i) a pool (minimum 2,500 square feet water surface area); (ii) cabana or shade structure (minimum 200 square feet in either instance); (iii) playground (minimum 2 elements); (iv) open lawn area/flex space (minimum 1 pet waste station); and (v) picnic area (minimum 5 tables).

- c. Up to 50 percent of all drainage easements and/or detention areas may be included and count toward minimum required open space if the space is considered to be usable as determined by the City Parkland Dedication ordinance.
 - d. All open spaces shall be owned and maintained by a Homeowners Association (HOA).
7. **Mailboxes.** Mailboxes shall meet the minimum requirements set forth by the City of Princeton and the United States Postal Service (USPS). Mailboxes shall be provided in locations as permitted or required by the USPS, including clusters and dual-address boxes located on the shared property line.
8. **Landscape and Streetscape Requirements**
- a. Sidewalks shall be a minimum five-foot (5') wide and located one-foot inside the public right-of-way.
 - b. A sidewalk shall be located on both sides of all public right-of-way in accordance with the City of Princeton Subdivision Ordinance. At least one canopy or ornamental tree shall be planted between the street and the sidewalk for every 50 linear feet of right of way along all HOA open spaces.
 - c. Where proposed trails are adjacent to proposed roadways, the trail shall serve as the required sidewalk.
 - d. Proposed trails shall be eight feet (8') in width and be constructed of reinforced concrete. Trail locations and width of proposed trails shall be determined at the time of Preliminary Plat.
 - e. All proposed sidewalk and/or trails shall be concrete.
 - f. A minimum of two (2) shade trees shall be planted for every residential lot and may be located within the front yard, rear yard, and/or common open space.
 - g. All trees planted shall be a minimum of three caliper inches (3") at time of planting measured at a height of (4') from the base of the tree.
9. **Development Amendments and Administrative Provisions.** Except as otherwise provided, minor amendments or variations to the plan shall be processed and approved by the Planning Director and shall not require approval by the Planning and Zoning Commission. The subject property shall generally conform to the layout as depicted in the Concept Plan.

The following criteria shall be permitted as a minor amendment or variation to the plan: Streets may be realigned provided that circulation throughout each Land Use Category adequately meet the minimum requirements identified with the Planned Development and of the City's Engineering Design Standards.
