

CITY OF PRINCETON

ORDINANCE NO. 2022-05-23-02

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 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.

WHEREAS, the owner of the property generally described as 20.00 acres of land situated in the Hardin Wright Survey, Abstract No. 957, 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 32” Planned Development 32, 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 32” Planned Development 32 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 32” Planned Development 31 on May 23, 2022 and

WHEREAS, the property subject of Planned Development No. 32, shall be subject to specific Development Regulations and Concept Plan, 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 32” Planned Development 32.

- Section 3.** That Planned Development No. 32 shall be subject to the Development Regulations and Concept Plan 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:

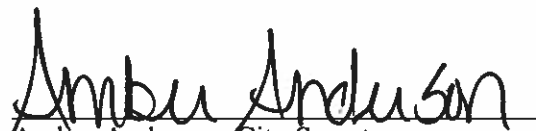
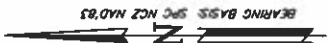

Amber Anderson, City Secretary
City of Princeton, Texas



EXHIBIT A

SURVEY



City of
Princeton
Collin County,
Texas

20.00 AC.

CITY OF PRINCETON
VOL. 1266 PG 331 DR

THE TRAILS AT RIVERSTONE PHASE 4
V.2019 PG. 751 MKR

70' UTILITY EASEMENT
SUNBELT ENERGY SERVICES
VOL. 5179 PG. 2732 RPR

1110.31

88°50'31"E

65.12

CITY OF PRINCETON
DOC. #20131028001542278

20' UTILITY EASEMENT
SUNBELT ENERGY SERVICES
VOL. 5179 PG. 2732 RPR

Part of 62.83 AC
ALOHA VILLAGE INC
DOC. #20071015001415860 DR

20.00 AC.

15' EAST/WEST
TEXAS-NEW MEXICO POWER
DOC. #2018110100138096 RPR

861.83

BEAUCHAMP BLVD
500' 41' 04" W
100' RIGHT-OF-WAY

REC. 66 659 AC
TRINAIATION GLOBAL INVESTMENTS
P67 PARTNERSHIP
DOC #20140701000619010 DR

HARDIN WRIGHT SUR.
ABSTRACT NO. 957

73°34'18" W 922.03

REMANUSER 642.83 AC
ALOHA VILLAGE INC
DOC. #20071015001415860 DR

80.0

88°10'16" W 305.88

CREEKSIDE DR.

Part of 64.5175 AC
D.L. CALDWELL
DOC. #8-0854224

CITY OF PRINCETON L.P.
V.5102 PG. 6832 DR

CHEEVERY ADD
CAB. O. SLIDE 607

THE SURVEY DESCRIBED HEREIN WAS PERFORMED IN CONNECTION WITH THE TRANSACTION DESCRIBED IN OFFER-88550-06 of First National Title Insurance Company.
I do hereby certify that the data hereon and the legal description attached hereon are an accurate representation of the property as determined by an on the ground survey, subject to all written and unwritten easements, covenants, conditions, restrictions, liens and encumbrances of the property being as indicated and the size, location and type of permanent improvements are correctly shown and that there are no known or apparent overlaps or ENCUMBRANCES OR PROTRUSIONS AND NO APPARENT OVERLAPS OR CONFLICTS.
DATE: JULY 17, 2021



James E. Smith
James E. Smith II
Registered Professional Land Surveyor No. 3790

LEGEND:
 DENOTES AREA SUBJECT TO 100-YEAR FLOOD PER FEMA MAP No. 4808500295J, DATED 06/02/2008.

| | |
|--|------------------|
| SURVEY 20.00 ACRE TRACT HARDIN WRIGHT SUR. A-987 COLLIN COUNTY, TEXAS | |
| SCALE: 1" = 100' | DATE: 07/17/2021 |
| REVISED: | S/O: 4300C-21 |

J.E. Smith
Texas Licensed Surveying Firm
Firm #101060-00
5286 US HWY 317 SOUTH
ALBERT, TEXAS 79227
j.smith@jesmith.com
(817) 365-8288

J.E. SMITH

TEXAS LICENSED SURVEY FIRM No. 101060-00
 5269 U.S. HWY 377 South, Aubrey, Texas 76227
 jesmith@jesmithsurvey.com
 (940) 365-9289

20.00 ACRE TRACT

W.O. 4300C-21

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; to wit:

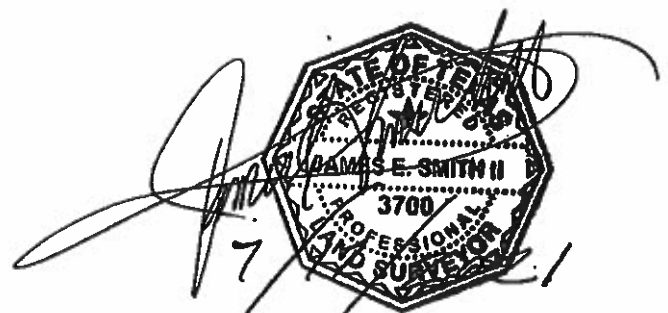
BEGINNING at an Iron pipe found at the northwest corner of said 42.83 acre tract for the northwest corner of the premises herein described, said corner being the southwest corner of THE TRAILS AT RIVERSTONE PHASE 4, per the plat recorded in Volume 2018, page 751, Collin County Map Records; **THENCE** north 86 degrees 59 minutes 40 seconds east 1110.48 feet to an one-half inch steel pin set with cap marked "J.E. SMITH 3700" at the southwest corner of the tract conveyed to the City of Princeton by a deed recorded in Volume 1266, age 331, Collin County Deed Records; **THENCE** along the south line of said City tract, north 86 degrees 50 minutes 31 seconds east 85.12 feet to an one-half inch capped steel pin set at the northwest corner of a right-of-way dedication recorded under Clerk's Document No. 20151026001349270, said corner being the northeast corner hereof:

THENCE along the west line of said right-of-way dedication, south 00 degrees 41 minutes 04 seconds west 861.93 feet to an one-half inch capped steel pin set for the southeast corner hereof;

THENCE north 89 degrees 18 minutes 16 seconds west 305.88 to an one-half inch capped steel pin set;

THENCE north 73 degrees 34 minutes 19 seconds west 922.03 feet to an one-half inch capped steel pin set on the West line of said 42.83 acre tract for the southwest corner hereof;

THENCE along said west line, north 00 degrees 43 minutes 28 seconds east a distance of 534.53 feet to the Place of **BEGINNING** and containing 20.00 acres of land.



Planned Development Standards

Below is a list of variances requested for each separate district within the development:

Commercial district: Proposing “C-2” Zoning with No variances

Multifamily district: Proposing “MF-2” Zoning with No variances

Townhouse District Proposing “SF-TH” Zoning with these variances below:

Townhouse district to comply with City’s SF-TH Zoning designation with this

Exception:

Lot Size requirements.

Minimum Lot Area per Zoning: 2,700 sq.ft.

Requested Minimum Lot Area = 2,400 sq.ft.

Minimum Lot Width per Zoning: 40’

Requested Minimum Lot width = 24’

General Reasoning:

Our development needs a good balance of multiple uses and the current written standards are more restrictive than the normal required standards for a Townhouse market in the DFW area.

The Townhouse district portion of this proposed development is still only at a density of about 8.5 DU per acre; not very dense for typical surrounding townhouse markets. We need this unit density to make this portion of the development feasible. We humbly request these two minor variances to the SF-TH zoning designation in our development.

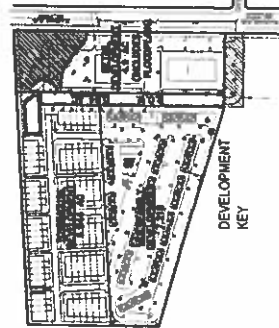
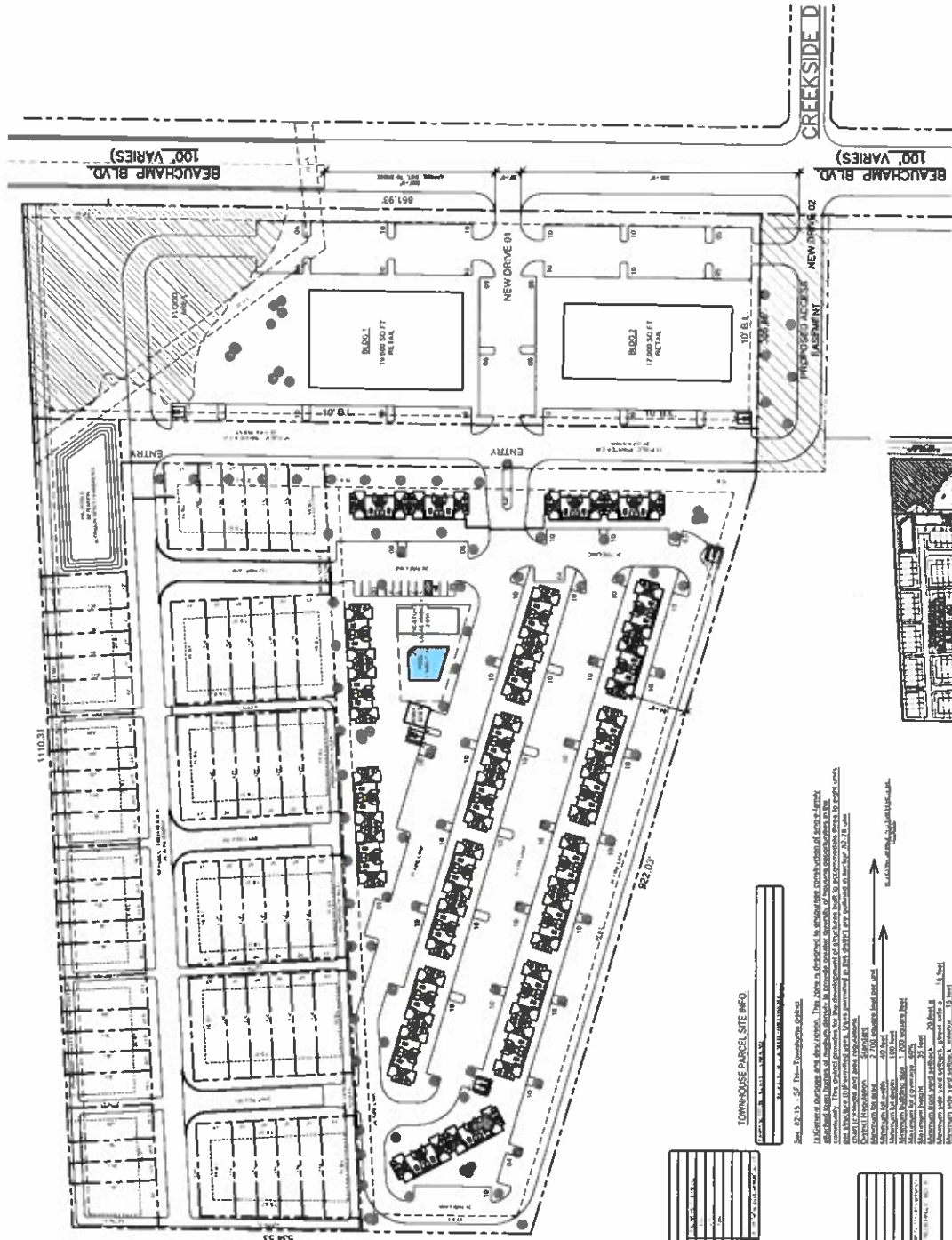
EXHIBIT C

SUBJECT: BEAUCHAMP BLDV PROPOSITION 1A

NOT FOR CONSTRUCTION OR REGULATORY APPROVAL

SITE PLAN

SP4



Site Plan 01 PLAN NORTH

PARCEL DESCRIPTION
APPROX 4.10 ACRES INTO ZONE C-2
APPROX 7.22 ACRES INTO ZONE MF-2
APPROX 13.32 ACRES INTO ZONE MF-4
APPROX 13.40 ACRES PROPOSED RETAIL
ON PUBLIC STREET

COMMERICAL SECTION OF SITE PROPOSED ZONING: C-2

| | | | |
|--------|----------------------------|-------|-------|
| BLDG 1 | RETAIL BLDG 1 - 19,000 S F | / 700 | * 106 |
| BLDG 2 | RETAIL BLDG 2 - 17,000 S F | / 700 | * 65 |

TOTAL REQUIRED SPACES = 180 SPACE
TOTAL PROVIDED SPACE = 186 SPACE

MULTIFAMILY PARCEL SITE INFO

| NO. | UNIT TYPE | NO. OF UNITS | TOTAL SQ. FT. | NO. OF PARKING SPACES |
|-----|-----------|--------------|---------------|-----------------------|
| 1 | 1-BED | 100 | 10,000 | 100 |
| 2 | 2-BED | 100 | 20,000 | 200 |
| 3 | 3-BED | 100 | 30,000 | 300 |
| 4 | 4-BED | 100 | 40,000 | 400 |
| 5 | 5-BED | 100 | 50,000 | 500 |
| 6 | 6-BED | 100 | 60,000 | 600 |
| 7 | 7-BED | 100 | 70,000 | 700 |
| 8 | 8-BED | 100 | 80,000 | 800 |
| 9 | 9-BED | 100 | 90,000 | 900 |
| 10 | 10-BED | 100 | 100,000 | 1,000 |
| 11 | 11-BED | 100 | 110,000 | 1,100 |
| 12 | 12-BED | 100 | 120,000 | 1,200 |
| 13 | 13-BED | 100 | 130,000 | 1,300 |
| 14 | 14-BED | 100 | 140,000 | 1,400 |
| 15 | 15-BED | 100 | 150,000 | 1,500 |
| 16 | 16-BED | 100 | 160,000 | 1,600 |
| 17 | 17-BED | 100 | 170,000 | 1,700 |
| 18 | 18-BED | 100 | 180,000 | 1,800 |
| 19 | 19-BED | 100 | 190,000 | 1,900 |
| 20 | 20-BED | 100 | 200,000 | 2,000 |

TOWNHOUSE PARCEL SITE INFO

| NO. | UNIT TYPE | NO. OF UNITS | TOTAL SQ. FT. | NO. OF PARKING SPACES |
|-----|-----------|--------------|---------------|-----------------------|
| 1 | 1-BED | 100 | 10,000 | 100 |
| 2 | 2-BED | 100 | 20,000 | 200 |
| 3 | 3-BED | 100 | 30,000 | 300 |
| 4 | 4-BED | 100 | 40,000 | 400 |
| 5 | 5-BED | 100 | 50,000 | 500 |
| 6 | 6-BED | 100 | 60,000 | 600 |
| 7 | 7-BED | 100 | 70,000 | 700 |
| 8 | 8-BED | 100 | 80,000 | 800 |
| 9 | 9-BED | 100 | 90,000 | 900 |
| 10 | 10-BED | 100 | 100,000 | 1,000 |
| 11 | 11-BED | 100 | 110,000 | 1,100 |
| 12 | 12-BED | 100 | 120,000 | 1,200 |
| 13 | 13-BED | 100 | 130,000 | 1,300 |
| 14 | 14-BED | 100 | 140,000 | 1,400 |
| 15 | 15-BED | 100 | 150,000 | 1,500 |
| 16 | 16-BED | 100 | 160,000 | 1,600 |
| 17 | 17-BED | 100 | 170,000 | 1,700 |
| 18 | 18-BED | 100 | 180,000 | 1,800 |
| 19 | 19-BED | 100 | 190,000 | 1,900 |
| 20 | 20-BED | 100 | 200,000 | 2,000 |

Sec. 32.10 - 5f. This is a conceptual sketch. It is not intended to be used for construction or regulatory approval. This sketch is intended to illustrate the general concept of the proposed development. The actual design and construction of the development shall be subject to the approval of the appropriate regulatory agencies. The actual design and construction of the development shall be subject to the approval of the appropriate regulatory agencies. The actual design and construction of the development shall be subject to the approval of the appropriate regulatory agencies.