

CITY OF PRINCETON

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 A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owner of the property generally described as 427.09 acres of land situated in the William D. Thompson Survey, Abstract No. 892, 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 33” Planned Development 33, 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 33” Planned Development 33 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 33” Planned Development 33 on May 23, 2022 and

WHEREAS, the property subject of Planned Development No. 33, 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 33” Planned Development 33.

Section 3. That Planned Development No. 33 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.

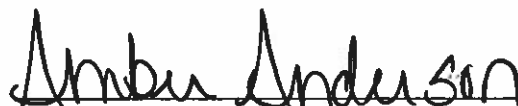
Section 6. Any person, firm or corporation who violates any provision of this Ordinance or Princeton's Comprehensive Zoning Ordinance No. 2016-01-25-01 shall be deemed guilty of a misdemeanor, and upon conviction therefor, shall be fined in a sum not exceeding Two Thousand Dollars (\$2000.00), and each 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



THENCE North 89°46'19" East, with a portion of the south line of said Suncrest tract, same being common with the north line of this tract, a distance of 434.28 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northwest corner of the above-mentioned Princeton I.S.D. tract and most northerly northeast corner of this tract;

THENCE South 00°35'19" East, with the west line of said I.S.D. tract, same being common with an east line of this tract, a distance of 1837.00 feet to a 5/8" iron rod found in cultivated field for the southwest corner of said I.S.D. tract and common corner of this tract;

THENCE North 89°24'41" East, with the south line of said I.S.D. tract, same being common with a north line of this tract, a distance of 3050.00 feet to the **POINT OF BEGINNING** and containing 18,6046,185 square feet or 427.0933 acres of land, more or less.

Description of Property

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:

BEGINNING at a 5/8" iron rod found with plastic cap stamped "SPARR" found on the west side of County Road 447 for the southeast corner of that tract of land conveyed to Princeton I.S.D. according to the document filed of record in Instrument Number 20170823001128270, Official Public Record Collin County, Texas (O.P.R.C.C.T.) and being the common most easterly northeast corner of this tract;

THENCE along the west side of said County Road the following five (5) courses and distances:

South 01°14'13" West, a distance of 1015.98 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 06°56'51" West, a distance of 100.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 01°14'13" West, a distance of 100.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 04°28'25" East, a distance of 100.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 01°14'04" West, a distance of 1468.22 feet to a 3/8" iron rod found for the northeast corner of Lot 9, Phase 1, Dutch Acres, an addition to Collin County, Texas according to the plat filed of record in Cabinet E. Page 36 Plat Record Collin County, Texas (P.R.C.C.T.) and being the common southeast corner of this tract;

THENCE North 88°43'42" West, with the north line of said Dutch Acres, same being common with the south line of this tract, a distance of 954.00 feet to a 1/2" iron rod found for the northwest corner of said Dutch Acres;

THENCE South 01°13'37" West, with the west line of said Dutch Acres, a distance of 3.43 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northeast corner of Richland Estates Addition, an addition to Collin County, Texas according to the plat filed of record in Cabinet K, Page 817, (P.R.C.C.T.);

THENCE with the north lines of said Richland Estates, same being common with the south lines of this tract, the following three (3) courses and distances:

North 89°17'32" West, a distance of 922.92 feet to a 1/2" iron rod found for corner;

North 71°13'26" West, a distance of 122.19 feet to a 3/8" iron rod found for corner;

North 89°25'13" West, a distance of 953.09 feet to a 3/8" iron rod found in the east line of that tract of land conveyed to Austin Two Tracts, L.P., according to the document filed of record in Volume, 5518, Page 2813, Deed Record Collin County, Texas (D.R.C.C.T.) for the northwest corner of the above-mentioned Richland Estates and common corner of this tract;

THENCE North 00°51'22" East, with the east line of said Austin Two Tracts L.P. tract, a distance of 17.93 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northeast corner of said tract and being a common corner of this tract;

THENCE North 89°27'53" West, with the north lines of said Austin Two Tracts L.P. tract, that tract of land conveyed to Jacky L & Susan W Sartain described in Document No. 19920805000526640 (P.R.C.C.T.), and of that tract of land conveyed to Leonel Guzman & Maria Noguez, according to the document filed of record in Document No. 20120824001056350 (P.R.C.C.T.), same being common with the south line of this tract, passing the southwest corner of the above-mentioned Rice tract, same being common with the southeast corner of that tract of land conveyed to Millard B. Rice, according to the document filed of record in Instrument No. 20121228001652000 (O.P.R.C.C.T.) at a distance of 2428.48 feet and continuing for a total distance of 2524.43 feet to a 1/2-inch iron pipe found for the southwest corner of said Rice tract recorded in Instrument Number 20121228001652000, same being the southwest corner of this tract;

THENCE North 21°07'18" West, with the west line of said Rice tract recorded in Instrument Number 20121228001652000, a distance of 135.38 feet to a 5/8" iron rod with plastic cap stamped "KHA" set in said west line for a corner of this tract, same being at the beginning of a tangent curve to the left, having a central angle of 4°39'47", a radius of 863.51 feet and a chord bearing and distance of North 23°31'39" West, 70.26 feet;

THENCE with said curve to the left an arc distance of 70.28 feet to a 5/8" iron rod with plastic cap stamped "KHA" set in a creek bed for the northwest corner of said Rice tract recorded in Instrument Number 20121228001652000, same being common with the southwest corner of that tract of land conveyed to John P. Walker, according to the document filed of record in Instrument Number 20110812000850120, (O.P.R.C.C.T.);

THENCE with the north line of said Rice tract recorded in Instrument Number 20121228001652000, same being common with the south line of said Walker tract and said creek bed the following seven (7) course and distances:

South 70°24'50" East, a distance of 31.82 feet,

South 13°20'51" East, a distance of 16.53 feet,

South 81°17'24" East, a distance of 21.77 feet,

North 23°53'30" East, a distance of 38.45 feet,

North 85°55'00" East, a distance of 44.20 feet,

South 72°56'50" East, a distance of 52.92 feet,

North 84°47'20" East, a distance of 9.88 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the west line of the above-mentioned Rice tract recorded in Instrument Number 20121228001652010, for the northeast corner of the above-mentioned Rice tract recorded in Instrument Number 20121228001652000 and being the common southeast corner of the above-mentioned Walker tract;

THENCE North 00°49'14" East, with the east line of said Walker tract, same being common with the west line of said Rice tract recorded in Instrument Number 20121228001652010, a distance of 238.78 feet to a large Bois D Arc tree found at the northeast corner of said Walker Tract, same being common with the southeast corner of that tract of land conveyed to Jimmy Pell, according to the document filed of record in Volume 2610, Page 931 (O.P.R.C.C.T.) and being a corner of this tract;

THENCE North 00°09'51" East, with the east line of said Pell tract, same being common with the west line of this tract, a distance of 1698.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the southeast corner of that tract of land conveyed to Dan Dowell Credit Trust, according to the document filed of record in Instrument Number 20150105000011710 (O.P.R.C.C.T.), the common northeast corner of said Pell tract and being a common corner of this tract;

THENCE North 00°12'01" East, with the east line of said Dowell tract, same being common with the west line of this tract, a distance of 2187.58 feet to a Mag Nail found in County Road 398 for an interior "ell" corner of said Dowell tract and being the common northwest corner of this tract;

THENCE South 89°07'52" East, along a portion of said road, with a south line of said Dowell tract, same being common with a north line of this tract, then leaving said road and continuing with said common line, a distance of 1610.44 feet to a 5/8" iron rod found for an exterior "ell" corner of said Dowell tract and common interior "ell" corner of this tract;

THENCE North 00°02'18" East, with a common line of said tracts, over and across said road, a distance of 183.43 feet to a 1/2" iron rod found for an interior "ell" corner of said Dowell tract and being a common exterior "ell" corner of this tract;

THENCE North 89°58'42" East, with a common line of said tracts, a distance of 301.62 feet to a 5/8" iron rod with plastic cap stamped "KHA" set in said road for the southeast corner of said Dowell tract, the common southwest corner of that tract of land conveyed to Suncrest Princeton Partners, LLC., according to the document field of record in Instrument Number 20180215000185810 (O.P.R.C.C.T.) and being a common corner of this tract;

Development and Architectural Standards

These Development Standards are intended to provide for a medium to higher density single-family residential development within the Project.

- Use/Development. Except as otherwise provided herein, use and development of the Property shall generally comply with these Development Standards and the Concept Plan.
- Concept Plan. The Concept Plan is conceptual in nature, and minor amendments thereto may be approved administratively by City staff at time of plat or site plan, as applicable.
- Single Family Development Standards. Single-family uses within the Property may be developed in accordance with the standards applicable in the City's Single-Family Residential District – 2 (SF-2) zoning district, with the following amendments:
 - Density. Maximum single-family density within the Property shall be 5 units per gross acre.
 - Lot Area. Minimum lot area shall be 5,500 square feet; provided, however, a minimum of 30% of the lots shall have a minimum area of 7,000 square feet.
 - Lot Width. Minimum lot width shall be 50 feet; provided, however: (a) at least 30% of the lots shall have a minimum width of 60 feet, and (b) all lots that front or back to S. Beauchamp Blvd. or CR 398 shall have a minimum width of 60 feet.
 - Minimum Setbacks.
 - Front yard: 20 feet
 - Side yard (interior): 5 feet
 - Side yard (street): 15 feet¹
 - Rear yard: 20 feet²
 - Lot Coverage. Maximum lot coverage shall be 55%.
 - Dwelling Size. Minimum dwelling unit size³ shall depend on lot width and is measured in air-conditioned space.
 - 50-foot lots: 1,600 square feet; provided, however, at least 35% of dwelling units shall have at least 1,800 square feet.
 - 60-foot lots: 1,800 square feet; provided, however, at least 35% of dwelling units shall have at least 2,200 square feet.

¹ 25 feet if garage faces a side street.

² A one-story wing or extension may be built within 15 feet of the rear lot line.

³ Measured as air-conditioned square footage.

- **Single-Family Rental (SF-R) Development Standards.** Single-family rental uses may be developed within the Property in accordance with the standards applicable in the City’s Multiple Family Residential (MF-1) zoning district, with the following amendments:
 - **Unit Types.** No building may contain more than 4 units.
 - **Density.** Maximum 12 units per acre, not to exceed a total of 225 units.
 - **Height.** 30 feet and 2 stories.
 - **Procedures.** SF-R uses may be located anywhere on the Property where single-family lots are identified on the Concept Plan. Development of SF-R within the Property shall be subject to administrative site plan review and approval by the P&Z and City Council (a “Site Plan”). Approval of a Site Plan shall be deemed an amendment to the Concept Plan over the affected area. In the event SF-R is developed on the Property, necessary adjustments to the Concept Plan shall be approved at time of plat to facilitate such use and to ensure a minimum of 30 percent 60-foot, SF-2 lots is maintained on the balance of the SF-2 property.
 - **Screening.** No screening shall be required between the SF-R use and the SF-2 use within the Property.
 - **Maintenance.** SF-R development shall be wholistically maintained by the property owner, HOA, professional management company, or the like.

- **Commercial Development Standards.** Use and development of the commercial areas identified on the Concept Plan shall adhere to the standards applicable in the City’s Commercial District (C-1) zoning district.

- **Architectural Standards.** All single-family homes within the Project shall adhere to the following, minimum architectural standards:
 - **Masonry.**⁴ Front facades of all homes shall be 100% masonry. In addition, side and rear facades of all homes that face a major thoroughfare shall also be 100% masonry. Minimum overall masonry shall be 70%.⁵
 - **Roof pitch.** Except for roofs over porches or other architectural features not exceeding 15% of total roof area, minimum roof pitch for the primary structure shall be 6:12.

⁴ The front façade of all dwellings shall be brick, stone, cast stone, stucco, textured tilt wall, or other masonry surface approved by the City Council following recommendation by the Planning and Zoning Commission.

⁵ Masonry requirements for all building facades shall be measured between the foundation and the lowest roof line of the building, and excluding doors, windows, patio covers, walls over roof, architectural features, soffits, and related exterior trim.

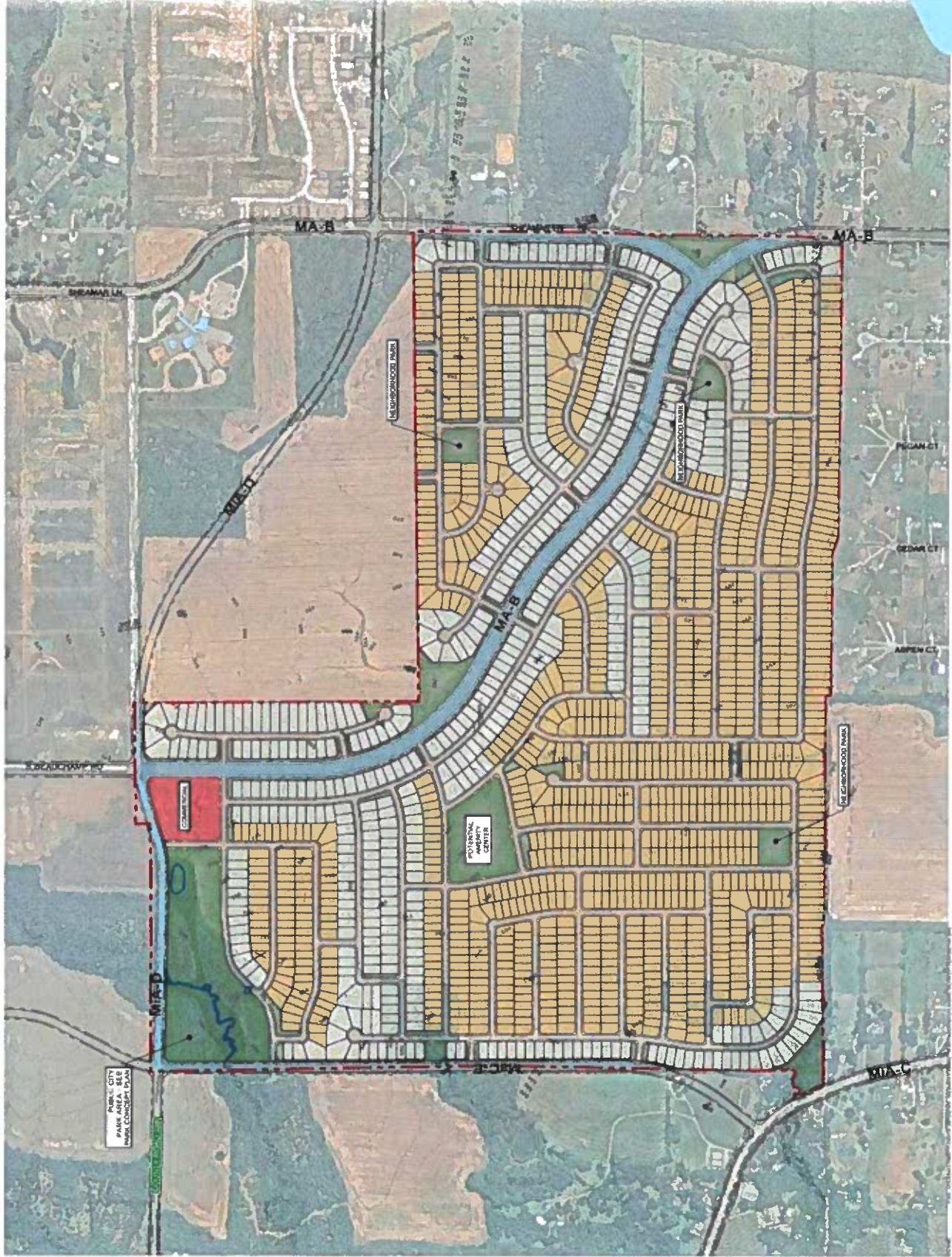
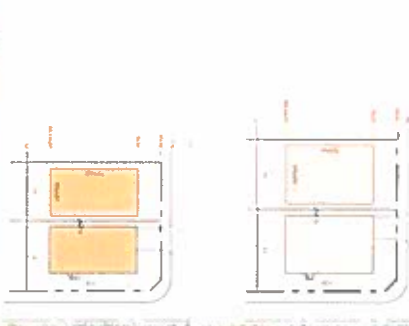
EXHIBIT C

Overall Land Use Average Summary

Throughline Rights of Way	23.1%
Open Space	4.0%
Residential Lots / Residential Rights of Way	28.3%
Other	19.7%
Total	43.1%

Overall Lot Summary

60' X 120'	1,371
Other	1,311
Total	2,682



CONCEPT PLAN
Windmoor
 Princeton ETJ, Texas
 January 2022

GREEN BRICK PARTNERS
Kimley»Horn

DATE: 01/11/22
 DRAWN BY: J. HORN
 CHECKED BY: J. HORN
 SCALE: AS SHOWN