

CITY OF PRINCETON

ORDINANCE NO. 2018-05-23

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 & “SF-1” SINGLE FAMILY RESIDENTIAL TO “PD 15” PLANNED DEVELOPMENT 15, 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 a 41.2 acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas, as reflected on the site plan shown in Exhibit B; and

WHEREAS, the tract of land subject of this zoning amendment from “AG” Agricultural & “SF-1” Single Family Residential to “PD 15” Planned Development 15, is more particularly described by metes and bounds description set forth in Exhibit A; and

WHEREAS, the Planning and Zoning Commission held a public hearing, heard the case on May 21, 2018 and recommended approval of the zoning amendment from “AG” Agricultural & “SF-1” Single Family Residential to “PD 15” Planned Development 15 on May 21, 2018 and

WHEREAS, the City Council held a public hearing, heard the case and recommended approval of the zoning amendment from “AG” Agricultural & “SF-1” Single Family Residential to “PD 15” Planned Development 15 on May 23, 2018 and

WHEREAS, the property subject of Planned Development No. 15, 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 & “SF-1” Single Family Residential to “PD 15” Planned Development 15.


- Section 3.** That Planned Development No. 15 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, 2018.



John-Mark Caldwell, Mayor
City of Princeton, Texas

ATTEST:



Tabatha Monk, City Secretary
City of Princeton, Texas

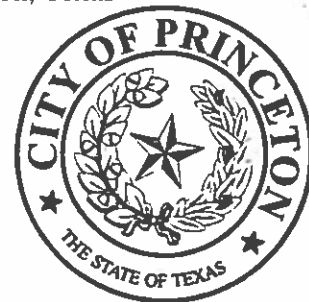


EXHIBIT A
LEGAL DESCRIPTION

BEING a tract of land situated in the Hardin Wright Survey, Abstract No. 957, in the City of Princeton, Collin County, Texas, being part of tract of land described in a deed to Griffin-West Partnership, recorded in Volume 2132, Page 757, in the Deed Records of Collin County, Texas, all of a tract of land described in a deed to Griffin West Partner, LP, recorded in Document No. 20140731000807120, in said Deed Records, and part of Lot 1, Block 4, of Princeton Parks PDD, an addition to the City of Princeton, recorded in Volume G, Page 200, in the Map Records of Collin County, Texas, said tract being more particularly described as follows:

BEGINNING at the southeast corner of a called 146.090 acre tract described in a deed to Meritage Homes of Texas, LLC, recorded in Document No. 2017122100168540, in said Deed Records, Texas, being in the north line of a called 96.007 acre tract described as "Tract One" in a deed to Georgia-Texas Land & Cattle Company, LLC, recorded in Document No. 20090407000407100, in said Deed Records, said point also being the approximate center of a creek:

THENCE with the east line of said Meritage tract and along said approximate centerline the following thirteen (13) calls:

North 35 degrees 58 minutes 03 seconds East, a distance of 36.92 feet;

North 12 degrees 43 minutes 28 seconds West, a distance of 41.95 feet;

North 04 degrees 58 minutes 36 seconds East, a distance of 126.82 feet;

North 20 degrees 22 minutes 01 seconds West, a distance of 80.96 feet;

North 16 degrees 31 minutes 25 seconds West, a distance of 109.98 feet;

North 03 degrees 14 minutes 24 seconds West, a distance of 120.40 feet;

North 27 degrees 30 minutes 25 seconds West, a distance of 254.00 feet;

North 66 degrees 07 minutes 55 seconds West, a distance of 45.70 feet;

North 34 degrees 19 minutes 16 seconds West, a distance of 75.62 feet;

North 23 degrees 27 minutes 02 seconds West, a distance of 90.12 feet;

North 16 degrees 43 minutes 09 seconds West, a distance of 74.62 feet;

North 21 degrees 47 minutes 23 seconds West, a distance of 317.10 feet;

North 19 degrees 26 minutes 04 seconds West, a distance of 95.29 feet to a northeast corner of said Meritage tract, being in the south line of a called 5.739 acre tract of land described in a deed to Kelly Reginald Morgan and Deborah B. Morgan, recorded in Document No. 20110607000583580, in said Deed Records;

THENCE North 89 degrees 22 minutes 42 seconds East, with the south line of said Morgan tract and the south line of a called 6.661 acre tract described in a deed to Alicia O'Mary, Trustee of Bonnie V. Combest

Irrevocable Trust, a distance of 103.56 feet to a 1/2-inch iron rod with cap stamped "DAA" found:

THENCE North 87 degrees 25 minutes 00 seconds East, continuing with the south line of said Bonnie V. Combest Irrevocable Trust tract and with the south line of a called 23.784 acre tract described in a deed to Bonnie V. Combest, Trustee under the Bonnie V. Combest Survivor's Trust, a distance of 593.22 feet to a 1/2-inch iron rod found in the east line of a called 30-foot wide unnamed road:

THENCE North 00 degrees 21 minutes 59 seconds East, with the east line of said 30-foot road, a distance of 313.16 feet to a 1/2-inch iron rod with cap stamped "DAA" found at the southwest corner of Lost Highway Addition, an addition to the City of Princeton, as recorded in Vol. 2010, Page 176, in said Map Records:

THENCE North 51 degrees 57 minutes 37 seconds East, with the southeast line of said Lost Highway Addition, a distance of 622.95 feet to a 1/2-inch iron rod found at the southeast corner of said Lost Highway Addition, being in a west line of called 1.645 acre tract described in a deed to D.L. Caldwell, recorded in Clerks File No. 94-0089085, in said Deed Records:

THENCE South 01 degree 23 minutes 25 seconds West, with a west line of said Caldwell tract, a distance of 71.23 feet to a 1/2-inch iron rod with red cap stamped "PJB Surveying" set at the southwest corner of said Caldwell tract;

THENCE South 86 degrees 58 minutes 51 seconds East, with the south line of said Caldwell tract, a distance of 302.98 feet to a 5/8-inch iron rod with cap stamped "Garrondonna & Associates" found at the southeast corner of said Caldwell tract, same being the southwest corner of McDonald's Addition, an addition to the City of Princeton, recorded in Volume M, Page 115, in said Map Records:

THENCE South 86- degrees 20 minutes 29 seconds East, with the south line of said McDonald's Addition, a distance of 89.54 feet to a 1/2-inch iron rod found at the northwest corner of a called 0.958 acre tract described in a deed to Robert Williamson, DDS, recorded in Document No. 201711010001461360, in said Deed Records;

THENCE South 01 degree 11 minutes 07 seconds West, with the west line of said Williamson tract, the west line of a called 0.96 acre tract described in a deed to Sai Vallurupalli and Satyanarayana Vallurupalli, recorded in Document No. 20170908001211410, in said Deed Records, and the west line of a called 1.012 acre tract described in a deed to L.R. Welborn and Alma Welborn, recorded in Volume 558, Page 430, in said Deed Records, a distance of 629.76 feet to a 1/2-inch iron rod with cap stamped "DAA" found at the southwest corner of said Welborn tract:

THENCE South 85 degrees 51 minutes 58 seconds East, with the south line of said Welborn tract, a distance of 199.41 feet to a 1/2-inch iron rod with red cap stamped "PJB Surveying" set in the west line of FM 982, also called South 2nd Street (variable width ROW);

THENCE South 01 degree 09 minutes 38 seconds West, with the west line of said FM 982, a distance of 39.92 feet to a 1/2-inch iron rod with cap stamped "DAA" found in the north line of a called 0.364 acre tract described in a deed to Kevin Mullen and Angela Mullen, recorded in Document No. 20100421000388900, in said Deed Records;

THENCE North 88 degrees 04 minutes 27 seconds West, with the north line of said Mullen tract a distance of 199.79 feet to a 1/2-inch iron rod with red cap stamped "PJB Surveying" set at the northwest corner of said Mullen tract;

THENCE South 00 degrees 46 minutes 15 seconds East, with the west line of said Mullen tract, a distance of 80.02 feet to a 1/2-inch iron rod with red cap stamped "PJB Surveying" set at the southwest corner of said Mullen tract, same being the northwest corner of a Correction Deed to Shirley A. Stroup and Christopher D. Stroup, recorded in Volume 3787, Page 481, in said Deed Records;

THENCE South 01 degree 54 minutes 01 second West, with the west line of said Stroup tract, a distance of 65.06 feet to a 1/2-inch iron rod found at the southwest corner of said Stroup tract, same being the northeast of a called 0.337 acre tract described in a deed to Guadalupe Flores and Maria Matilde Medina-Cruz, recorded in Document No. 20091230001549900, in said Deed Records;

THENCE South 00 degrees 18 minutes 13 seconds West, with the west line of said Flores tract, a distance of 69.37 feet to a 1/2-inch iron rod found;

THENCE South 86 degrees 04 minutes 51 seconds East, with the south line of said Flores tract, a distance of 197.03 feet to a 1/2-inch iron rod with cap stamped "DAA" found in the west line of the aforementioned FM 982;

THENCE South 01 degree 09 minutes 52 seconds West, with the west line of said FM 982, a distance of 203.38 feet to a TxDOT monument found in the north line of Primrose Path (50 foot ROW);

THENCE North 88 degrees 41 minutes 35 seconds West, with the north line of said Primrose Path, a distance of 295.32 feet to a 1/2-inch iron rod with cap stamped "DAA" found at the point of curvature of a curve to the right, having a radius of 225.00 feet and a central angle of 28 degrees 33 minutes 28 seconds;

THENCE with said curve to the right and continuing with the north line of said Primrose Drive, an arc distance of 112.15 feet (Chord Bearing North 74 degrees 24 minutes 51 seconds West - 110.99 feet) to a 1/2-inch iron rod with cap stamped "DAA" found at the point of tangency;

THENCE North 60 degrees 08 minutes 07 seconds West, continuing with the north line of said Primrose Path, a distance of 9.00 feet to a 1/2-inch iron rod with cap stamped "DAA" found at the northwest corner of said Primrose Path;

THENCE South 29 degrees 36 minutes 32 seconds West, with the west line of said Primrose Path, a distance of 50.00 feet to a 1/2-inch iron rod with cap stamped "DAA" found;

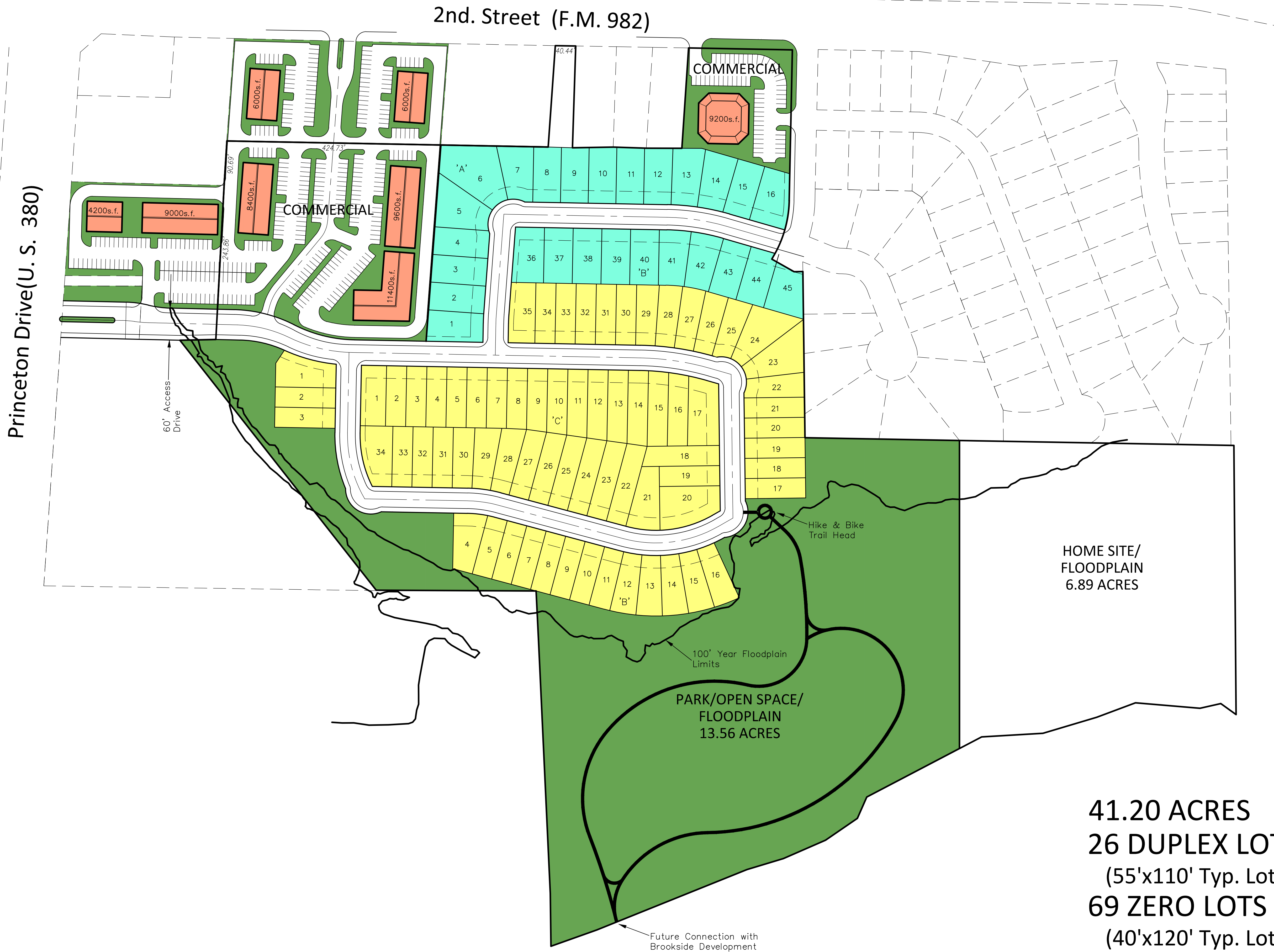
THENCE South 01 degree 41 minutes 54 seconds East, with the west line of said Primrose Path, a distance of 17.41 feet to a 1/2-inch iron rod with cap stamped "DAA" found in the north line of Princeton Parks Two, an addition to the City of Princeton, recorded in Volume K, Page 251, in said Map Records;

THENCE South 89 degrees 23 minutes 35 seconds West, with the north line of said Princeton Parks Two, a distance of 326.05 feet to a 1/2-inch iron rod with cap stamped "DAA" found at the northwest corner of said Princeton Park Two;

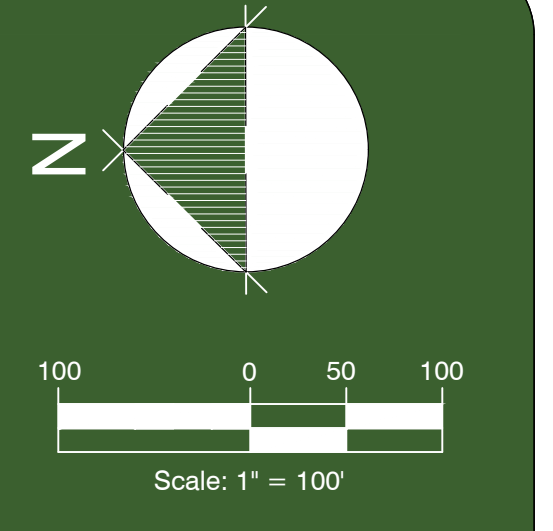
THENCE South 01 degree 06 minutes 42 seconds West, with the west line of said Princeton Park Two, the west line of Princeton Park Phase 1A, an addition to the City of Princeton, recorded in Volume H, Page 737, in said Map Records, and the west line of Princeton Timbers, an addition to the City of Princeton, recorded in Volume M, Page 159, in said Map Records, a distance of 840.61 feet to a post found at the southwest corner of said Princeton Timbers, being in the north line of the above referenced Georgia-Texas Land & Cattle tract;

THENCE South 89 degrees 38 minutes 57 seconds West, with the north line of said Georgia-Texas Land & Cattle tract, a distance of 527.39 feet to the POINT OF BEGINNING and containing 41.2036 acres of land.

"EXHIBIT B"



- 41.20 ACRES
- 26 DUPLEX LOTS
(55'x110' Typ. Lot) 4.88 Acres
- 69 ZERO LOTS
(40'x120' Typ. Lot) 10.99 Acres
- COMMERCIAL
(Parking Ratio 1/200) 4.88 Acres
- OPEN SPACE/FLOODPLAIN
13.56 Acres




Tesch Development
& Management Co., LLC
Bob Tesch, President
(512) 970-0530
Bob@TeschAssociates.com

CONCEPT PLAN
TOWN PARK
PRINCETON, TEXAS

EXHIBIT B

Engineer:



“Exhibit C”

Planned Development of Town Park

Princeton, Texas

INTRODUCTION

Tesch Development Company LLC, being the applicant, hereby requests the property described herein to be rezoned from AG & SF-1 to PD. The tract totals 41.2-acres and will be developed as a mixed-use development featuring 95 residential lots, commercial site, and 13.56 acres of open space. The proposed development will be known as Town Park and the purpose of this PD request is to provide a quality housing community that incorporates commercial space, single family, twin home and parks space at an affordable price for current and future residents of Princeton, Texas while rehabilitating and beautifying the entrance off highway 380.

PROJECT LOCATION AND DESCRIPTION

Town Park will be located on the south side of U.S. 380 and bound by 2nd Street to the east.

OWNERSHIP

The property is currently owned by:

GRIFFIN WEST PARTNERSHIP.

PROPOSED SITE ZONING AND LAND USE

The proposed zoning classification for the 41.2 acres that is to be known as the **Town Park** will be a PD. Except as noted in the following development standards for the project, the base zoning district standards for SF-2 and C-1 shall apply. The proposed land use for Town Park is a mixed use with 2 residential zoning classifications, commercial zoning and a common area totaling 41.2 acres.

OPEN SPACE DEVELOPMENT CONCEPT

The open space development concept of Parkside is to create a family-oriented community offering the following features:

1. Development of a mandatory homeowner’s association to assure the proper maintenance of residential front yards, landscaped and irrigated areas, open space areas, entry features and enforcement of deed restrictions.
2. The open space adjacent to the streets will be developed with amenities with the subdivision.
3. On-site playground equipment within the 13.56 acres of open space.
4. Park Benches, Pet Stations, Playground, and Trash receptacles throughout the open space and park areas.
5. Looping natural trail system through the park land open space enabling connection with future Brookside Development trail system.

DEVELOPMENT STANDARDS

The development standards for Town Park are compatible with the base zoning district standards for SF-2. Proposed total density of the project shall not exceed 4.25 Units per acre. The following development standards shall be applicable within the project:

PD- REQUIREMENTS

Duplex – 26 Lots

SF-Z Patio – 69 Lots

<u>Standard Requirement</u>	PD- REQUIREMENTS		<u>SF-Z Patio – 69 Lots</u>	
	Existing Standards	Proposed PD	Existing Standards	Proposed PD
1. Minimum Lot Size --	8000 /2 Units	6000 s.f. /2 units	4500 s.f.	4800 s.f.
2. Minimum Lot Width --	70 feet	55 feet	40 feet	40 feet
3. Minimum Lot Depth --	100 feet	110 feet	90 feet	120 feet
4. Minimum Dwelling Unit --	1,200 square feet	1300 square feet	1,200 square feet	1200 square feet
5. Minimum Front Yard Setback -	25 feet	25 feet	20 feet	20 feet
6. Minimum Rear Yard Setback--	20 feet	15 feet	15 feet	15 feet
7. Minimum Side Yard Setback--	8 feet	6.5 feet	0/10 feet	5 feet
8. Minimum Side Yard Adjacent to Street --	15 feet	10 feet	15 feet	10 feet
9. Garage Parking Spaces	2 Spaces	1 Space	2 Space	2 Space

*Cul-de-sac and Elbow lots may have a minimum depth of 110 feet

* Maximum Lot Coverage shall be 60%.

HOMEOWNERS ASSOCIATION

A mandatory homeowner's association will be established for this planned development and meet all city guidelines. The responsibilities of the association will include maintenance of all landscaped and irrigated areas, open space areas and entry features, and enforcement of the deed restrictions in order to maintain the quality and character of Town Park. Additionally, the association will be responsible for maintaining front yard landscaping for all homes within the community.

IMPROVEMENTS

All public improvements will be constructed to the current design standards and specifications of the City of Princeton that exists at the time of any final plat being approved and appropriate inspection fees will be paid for the City's assurance of quality control.

DEVELOPMENT SCHEDULE

The proposed 41.2- acre development is anticipated to be developed in two phases. The initial phase included the residential lots is expected to commence in the Spring of 2019 and be completed by early 2020. The next phase will commence in early 2020 and be completed later that year.

EXHIBIT A – Legal Description

EXHIBIT B – Site Plan