

CITY OF PRINCETON

ORDINANCE NO. 2019-03-11-01

AN ORDINANCE OF THE CITY OF PRINCETON AMENDING THE COMPREHENSIVE ZONING ORDINANCE NUMBER 2016-01-25-01 OF THE CITY OF PRINCETON, FROM “SF-2”, SINGLE FAMILY RESIDENTIAL TO “PD 17” PLANNED DEVELOPMENT 17, 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 146.09 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 “SF-2” Single Family Residential to “PD 17” Planned Development 17, 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 February 25, 2019 and recommended approval of the zoning amendment from “SF-2” Single Family Residential to “PD 17” Planned Development 17 on February 25, 2019 and

WHEREAS, the City Council held a public hearing, heard the case and recommended approval of the zoning amendment from “SF-2” Single Family Residential to “PD 17” Planned Development 17 on February 25, 2019 and

WHEREAS, the property subject of Planned Development No. 17, 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 “SF-2” Single Family Residential to “PD 17” Planned Development 17.

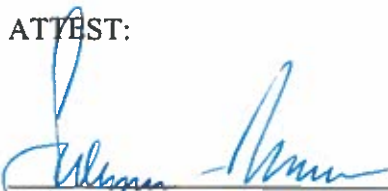
- Section 3.** That Planned Development No. 17 shall be subject to the Development Regulations attached hereto as Exhibit C and incorporated herein by reference as if fully set forth herein and for all purposes.
- Section 4.** That all ordinances of the City of Princeton in conflict with the provisions 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 11 day of March, 2019.



John Mark Caldwell, Mayor
City of Princeton, Texas

ATTEST:



Tabatha Monk, City Secretary
City of Princeton, Texas



STATE OF TEXAS §
 §
COUNTY OF COLLIN §

OWNER'S CERTIFICATE

WHEREAS MERITAGE HOMES OF TEXAS, LLC, is the owner of the following described tract of land:

BEING a tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas, and being a portion of a called 146.090-acre tract of land, conveyed to Meritage Homes of Texas, LLC, as evidenced in a Special Warranty Deed, recorded in Instrument No. 20171221001685440 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 2-inch aluminum disk on a 3/4-inch iron pipe found for the southeast corner of a called 114.568-acre tract of land, conveyed to Lennar Homes of Texas Land and Construction, Ltd., as evidenced in a Special Warranty Deed, recorded in Instrument No. 2017020100143070 of the Official Public Records of Collin County, Texas, and being an inner ell corner of said 146.090-acre tract;

THENCE North 01°02'17" East, along the easterly line of said 114.568-acre tract and the easternmost, westerly line of said 146.090-acre tract, a distance of 1,516.32 feet to the northerly, northwest corner of said 146.090-acre tract;

THENCE North 86°56'48" East, departing the easterly line of said 114.568-acre tract, along the northerly line of said 146.090-acre tract, passing a 1/2-inch iron rod found for the southwest corner of a called 0.40-acre tract of land, conveyed to Virginia I. Wilson, as evidenced in a Warranty Deed, recorded in Volume 4991, Page 2122 of the Land Records of Collin County, Texas, continuing along said common line for a distance of 226.55 feet to a 1/2-inch iron rod found for the southeast corner of said 0.40-acre tract and the southwest corner of a called 7,781 square feet tract of land, conveyed to Jeremy D. Pettis, et ux, as evidenced in a Warranty Deed, recorded in Volume 4386, Page 3433 of the land records of Collin County, Texas;

THENCE North 83°45'13" East, continuing along the northerly line of said 146.090-acre tract and along the southerly line of said 7,781 square feet tract, a distance of 96.39 feet to the southeast corner of said 7,781 square feet tract, same being the southwest corner of a called 0.420-acre tract of land, conveyed to Stephen W. Delamater, as evidenced in a Special Warranty Deed, recorded in Volume 4713, Page 1997 of the Land Records of Collin County, Texas;

THENCE North 77°27'25" East, continuing along the northerly line of said 146.090-acre tract and along the southerly line of said 0.420-acre tract, a distance of 231.72 feet to the southeast corner of said 0.420-acre tract;

THENCE North 74°01'28" East, continuing along the northerly line of said 146.090-acre tract, a distance of 85.24 feet to a 3/8-inch iron rod found for the southwest corner of a called 0.302-acre tract of land, conveyed to Thad Koons, as evidenced in a General Warranty Deed, recorded in Instrument No. 20100407000335190 of the Official Public Records of Collin County, Texas;

THENCE North 69°54'08" East, continuing along the northerly line of said 146.090-acre tract and along the southerly line of said 0.302-acre tract, a distance of 172.54 feet to a 3/8-inch iron rod found for the southeast corner of said 0.302-acre tract, same being the southwest corner of a called 0.347-acre tract of land, conveyed to Jane Maria Lowe Cox, as evidenced in a Special Warranty Deed, recorded in Instrument No. 20090318000315260 of the Official Public Records of Collin County, Texas;

THENCE North 65°35'18" East, continuing along the northerly line of said 146.090-acre tract and along the southerly line of said 0.347-acre tract, a distance of 104.68 feet to a 1-inch iron pipe found for a corner;

THENCE North 62°46'01" East, continuing along the northerly line of said 146.090-acre tract and the southerly line of said 0.347-acre tract, a distance of 90.51 feet to a 1/2-inch iron rod found for the southeast corner of said 0.347-acre tract and the southwest corner of a called 0.360-acre tract of land, conveyed to Leslie B. Turley and Jan P. Turley, as Trustees for the Leslie B. Turley and Jan P. Turley Revocable Living Trust, as evidenced in a Special Warranty Deed, recorded in Instrument No. 2008111901346500 of the Official Public Records of Collin County, Texas;

THENCE North 59°17'57" East, continuing along the northerly line of said 146.090-acre tract and the southerly line of said 0.360-acre tract, a distance of 194.17 feet to a 1-inch iron pipe found for the southeast corner of said 0.360-acre tract and the northerly, northeast corner of said 146.090-acre tract, same being on the westerly line of a tract of land, conveyed to Deborah B. Morgan and Kelly Reginald Morgan, as evidenced in a deed, recorded in Instrument No. 20110607000583580 of the Official Public Records of Collin County, Texas;

THENCE South 01°13'26" West, along an easterly line of said 146.090-acre tract and the westerly line of said Morgan tract, a distance of 509.91 feet to a 2-inch aluminum disk on a 3/4-inch iron pipe found for the southwest corner of said Morgan tract;

THENCE North 89°22'42" East, along a northerly line of said 146.090-acre tract and the southerly line of said Morgan tract, passing at a distance of 402.02 feet, a 1/2-inch iron rod with a yellow plastic cap, stamped "DAA" found for witness, continuing for a total distance of 452.02 feet to the easterly, northeast corner of said 146.090-acre tract, same being in the approximate centerline of a creek;

THENCE in a southerly direction, along the easterly line of said 146.090-acre tract and generally along said creek, the following:

South 19°26'04" East, a distance of 95.29 feet to a corner;

South 21°47'23" East, a distance of 317.10 feet to a corner;

South 16°43'09" East, a distance of 74.63 feet to a corner;

South 23°27'02" East, a distance of 90.13 feet to a corner;

South 34°19'16" East, a distance of 75.62 feet to a corner;

South 66°07'55" East, a distance of 45.71 feet to a corner;

South 27°30'25" East, a distance of 254.00 feet to a corner;

South 03°14'24" East, a distance of 120.40 feet to a corner;

South 16°31'25" East, a distance of 109.98 feet to a corner;

South 20°22'01" East, a distance of 80.96 feet to a corner;

South 04°58'36" West, a distance of 126.82 feet to a corner;

South 12°43'28" East, a distance of 41.95 feet to a corner;

South 35°58'03" West, a distance of 36.92 feet to the easterly, southeast corner of said 146.090-acre tract, same being on the northerly line of a Tract One (called 96.007-acres), conveyed to Georgia-Texas Land and Cattle Company, LLC, as evidenced in a deed recorded in Instrument No. 20090407000407100 of the Official Public Records of Collin County, Texas;

THENCE South 89°38'57" West, along the northerly line of said Tract One (called 96.007-acres) and the southerly line of said 146.090-acre tract, passing at a distance of 50 feet, a 1/2-inch iron rod with a yellow plastic cap, stamped "DAA" found for witness, continuing for a total distance of 588.68 feet to a 1.5-inch aluminum disk of a 3/4-inch iron pipe found for the northerly, northwest corner of said Tract One (called 96.007-acres);

THENCE South 02°14'33" West, along a westerly line of said Tract One (called 96.007-acres) and an easterly line of said 146.090-acre tract, a distance of 1,362.17 feet to the southerly, southeast corner of said 146.090-acre tract;

THENCE South 89°55'25" West, along the southerly line of said 146.090-acre tract and a northerly line of said Tract One (called 96.007-acres), a distance of 320.73 feet to a 1/2-inch iron rod with a yellow plastic cap, stamped "DAA" found for the westerly, northwest corner of said Tract One (called 96.007-acres), same being the easterly, northeast corner of a Tract One (called 108.629-acres), conveyed to the Princeton Economic Development Corporation, as evidenced in a deed, recorded in Instrument No. 20091123001421630 of the Official Public Records of Collin County, Texas;

THENCE South 89°23'19" West, continuing along the southerly line of said 146.090-acre tract and along the northerly line of said Tract One (called 108.629-acres), a distance of 2,199.31 feet to the southeast corner of a tract of land, conveyed to the City of Princeton, Texas, as evidenced in a Dedication Deed, recorded in Instrument No. 20150707000830480 of the Official Public Records of Collin County, Texas;

THENCE North 00°24'50" East, departing the northerly line of said Tract One (called 108.629-acres) and along the easterly line of said City of Princeton tract, a distance of 1,356.86 feet to the northeast corner of said City of Princeton tract, same being on the northerly line of said 146.090-acre tract and the southerly line of aforesaid 114.586-acre tract;

THENCE North 88°43'05" East, along the northerly line of said 146.090-acre tract and the southerly line of said 114.586-acre tract, a distance of 1,097.50 feet to the **POINT OF BEGINNING** and containing 144.544 acres (6,296,313 square feet) of land, more or less.



(Exhibit "B")

NOTE:
 THE PROPOSED ZONING CLASSIFICATION FOR THIS PROJECT IS
 R-100. THE PROPOSED ZONING CLASSIFICATION IS SUBJECT TO
 FUTURE CHANGES TO THE ZONING ORDINANCE. THE PROPOSED
 ZONING CLASSIFICATION IS SUBJECT TO THE BOARD OF
 ZONING ADJUSTMENTS. THE PROPOSED ALTERNATE LOT COVERAGE WILL BE
 PROPOSED TO APPLY TO THE ENTIRE 84-4220 ZONING

CONCEPT PLAN

Brookside
 Prince George's County
 Maryland

Kimley»Horn

10400 Woodbridge Road
 Suite 100
 Fairfax, VA 22031
 703-771-1100
 www.kimleyhorn.com

Planned Development of Brookside

Princeton, Texas

January 17, 2019

INTRODUCTION

Meritage Homes of Texas, LLC is the owner/applicant and requests the property making up the Brookside development (the Project) to be rezoned from SF-2 to a Planned Development (PD). The purpose of this PD is to allow for a higher maximum lot coverage than allowed by SF-2 zoning, which will allow Meritage to build larger single-story homes. The proposed coverage adjustment will not affect current building setback lines – the standard minimum 25' front yard setback, 20' rear yard setback, and 7.5' side yard setback (resulting in minimum 15' of separation between homes) will apply to all lots within the community.

PROJECT LOCATION AND DESCRIPTION

The Project is located on the east side of South Beauchamp Blvd, approximately 3,100 feet south of S.H. 380 and immediately adjacent to Arcadia Farms, Phases 8 & 9. A preliminary plat for the Project was approved by City Council on March 26, 2018 and shows the Project to consist of 438 residential lots, meeting SF-2 zoning regulations, developed in two phases. Civil construction plans for Phase 1 of the Project, 222 lots, have been processed and approved through the City and construction is currently in progress.

PROPOSED SITE ZONING

The proposed zoning classification for the Project is "PD SF-2". All regulations of the City of Princeton SF-2 zoning ordinance will apply, except for the maximum lot coverage. The proposed maximum lot coverage will be increased to 45% from 40% per the base SF-2 zoning.