

CITY OF PRINCETON

ORDINANCE NO. 2019-07-22

AN ORDINANCE OF THE CITY OF PRINCETON AMENDING THE COMPREHENSIVE ZONING ORDINANCE NUMBER 2016-01-25-01 OF THE CITY OF PRINCETON, FROM "C-1", COMMERCIAL TO "PD 19" PLANNED DEVELOPMENT 19, ON A PORTION OF THE DAVID CHERRY SURVEY, ABSTRACT NO. 166 AND IN THE HARDEN 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 15.11 acre tract of land situated in the David Cherry Survey, Abstract No. 166 & Harden 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 "C-1" Commercial to "PD 19" Planned Development 19, 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 July 15, 2019 and recommended approval of the zoning amendment from "C-1" Commercial to "PD 19" Planned Development 19 on July 15, 2019 and

WHEREAS, the City Council held a public hearing, heard the case and recommended approval of the zoning amendment from "C-1" Commercial to "PD 19" Planned Development 19 on July 22, 2019 and

WHEREAS, the property subject of Planned Development No. 19, 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 "C-1" Commercial to "PD 19" Planned Development 19.

- Section 3.** That Planned Development No. 19 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 22 day of July, 2019.



John-Mark Caldwell, Mayor
City of Princeton, Texas

ATTEST:



Tabatha Monk, City Secretary
City of Princeton, Texas



EXHIBIT "A"

LEGAL DESCRIPTION

Being a 15.11 acre tract or parcel of land situated in the David Cherry Survey, Abstract Number 166 and in the Harden Wright Survey, Abstract Number 957, in Collin County, Texas and being all of a called 15.106 acre tract of land described in the deed to Richard K. Traylor and Sandra L. Traylor, recorded in Document Number 2005-0147759 of the Deed Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a capped 5/8" iron rod stamped "RPLS 5256" found in the West line of said 15.106 acre tract and at the Northwest corner of a called 0.245 acre tract of land described in the deed to Resland Development Corporation, recorded in Document Number 2005-0147758 of the deed Records of Collin County, Texas and being in the East Right-of-Way line of Princeton Meadows Boulevard, recorded in Cabinet O. Page 192 of the Plat Records of Collin County, Texas;

THENCE with the West line of said 15.106 acre tract and the common East line of said Princeton Meadows Boulevard the following courses and distances;

North 17°42'21" East, a distance of 201.11 feet to a capped 5/8" iron rod stamped "RPLS 5256" found;

North 23°31'49" East, a distance of 207.25 feet to a capped 1/2" iron rod stamped "JE Smith 3700" found;

With a curve to the right, having a radius of 470.00 feet, a chord bearing and distance of North 40°04'50" East, 269.38 feet and with an arc length of 273.21 feet to a 5/8" iron rod found;

North 56°46'25" East, a distance of 163.80 feet to a capped 5/8" iron rod stamped "RPLS 5256" found at the North corner of said 15.106 acre tract and being the Northwest corner of a called 19.30 acre tract of land described in the deed to Princeton Trails Apartments, LLC., recorded in Document Number 20180411000443920 of the Deed Records of Collin County, Texas;

THENCE with the East line of said 15.106 acre tract and the common West line of said 19.30 acre tract the following courses and distances;

South 33°11'53" East, a distance of 514.74 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set;

With a curve to the right, having a radius of 500.00 feet, with a chord bearing and distance of South 17°50'10" East, 264.96 feet, an arc length of 268.16 feet to a 5/8" iron rod found;

South 02°28'30" East, passing at a distance of 194.63 feet a 5/8" iron rod found at the Southwest corner of said 19.30 acre tract and being the Northwest corner of a called 0.251 acre tract of land described in the deed to the City of Princeton, recorded in Document Number 2003-0034196 of the Deed Records of Collin County, Texas continuing with East line of said 15.106 acre tract and the common West line of said 0.251 acre tract a total distance of 272.58 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set;

THENCE with the East line of said 15.106 acre tract and the common West line of said 0.251 acre tract the following courses and distances;

EXHIBIT "A"

With a curve to the right, having a radius of 470.00 feet, with a chord bearing and distance of South 10°25'20" West, 211.24 feet and with an arc length of 213.06 feet to a capped 1/2" iron rod stamped "JE SMITH 3700" found;

South 23°33'30" West, a distance of 69.93 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the Southeast corner of said 15.106 acre tract and the common Southwest corner of said 0.251 acre tract and being in the North Right-of-Way line U. S. Highway 380;

THENCE North 66°31'25" West, with the South line of said 15.106 acre tract and the common North Right-of-Way line of said U. S. Highway 380, a distance of 615.82 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the Southwest corner of said 15.106 acre tract;

THENCE with the West line of said 15.106 acre tract and the common North Right-of-Way line of said U. S. Highway 380 the following courses and distances;

North 00°09'26" East, a distance of 75.04 feet to a 1/2" iron rod found;

North 83°12'09" West, a distance of 160.72 feet to a capped 1/2" iron rod stamped "JE SMITH 3700" found at the Southeast corner of said 0.245 acre tract;

THENCE with the West line of said 15.106 acre tract and the common East line of said 0.245 acre tract the following courses and distances

North 30°11'29" West a distance of 105.27 feet to a 5/8" iron rod found;

North 23°42'54" East, a distance of 114.93 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the Northeast corner of said 0.245 acre tract;

North 66°17'06" West, a distance of 34.98 feet to the POINT OF BEGINNING and containing 15.11 acres of land more or less.

EXHIBIT "C"

PD STANDARDS

- A. C-I Standards, except for the following:
1. Allowed Use – Self Storage shall be an allowed use in this Planned Development District.
RV/Boat Storage shall be allowed as shown on the PD Concept Plan attached.

