

**CITY OF PRINCETON**

**ORDINANCE NO. 2019-12-09-01**

**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 21" PLANNED DEVELOPMENT 21, ON A 46.717 ACRE TRACT OF LAND 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 46.717 acre tract of land situated in the Harden Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas, as reflected on the concept plan shown in Exhibit B; and

**WHEREAS,** the tract of land subject of this zoning amendment from "AG" Agricultural to "PD 21" Planned Development 21, 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 November 5, 2019 and recommended approval of the zoning amendment from "AG" Agricultural to "PD 21" Planned Development 21 on November 12, 2019 and

**WHEREAS,** the City Council held a public hearing, heard the case and recommended approval of the zoning amendment from "AG" Agricultural to "PD 21" Planned Development 21 on November 12, 2019 and

**WHEREAS,** the property subject of Planned Development No. 21, shall be subject to specific Development Regulations, attached hereto as Exhibit B & 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 21" Planned Development 21.

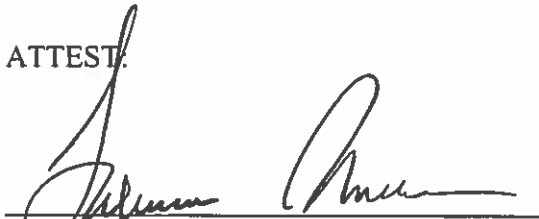
- Section 3.** That Planned Development No. 21 shall be subject to the Development Regulations attached hereto as Exhibit B & Exhibit C and incorporated herein by reference as if fully set forth herein and for all purposes.
- Section 4.** That all ordinances of the City of Princeton in conflict with 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 9 day of December, 2019.



John-Mark Caldwell, Mayor  
City of Princeton, Texas

ATTEST:



Tabatha Monk, City Secretary  
City of Princeton, Texas



## EXHIBIT A

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 the same tract of land as described in deed to Ajfund, LLC, recorded in County Clerk's File No. 20180802000971570, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a point for corner from which an Aluminum capped Monument found bears South 43 deg 37 min 41 sec West, a distance of 0.45 feet, said point being situated in the East right-of-way line of F.M. Highway 982 (variable width right-of-way) and being the Northwest corner of a tract of land as described in deed to Raymond P. Bona, recorded in County Clerk's File No. 20080102000002820, O.P.R.C.C.T. and the most Northerly Southwest corner of said Ajfund, LLC tract;

THENCE North 00 deg 11 min 17 sec East, departing the North line of said Raymond P. Bona tract and along the East right-of-way line of said F.M. Highway 982, a distance of 94.05 feet to a point for corner from which a Brass Monument found bears South 50 deg 06 min 06 sec West, a distance of 0.35 feet;

THENCE North 10 deg 29 min 35 sec East, continuing along said East right-of-way line, a distance of 184.79 feet to a 1/2-inch iron rod found for corner, said iron rod being the Northwest corner of said Ajfund, LLC tract and being situated in the South line of a tract of land as described in deed to Linda Kay Baker, recorded in Volume 1586, Page 550, O.P.R.C.C.T.;

THENCE North 89 deg 12 min 23 sec East, departing the East right-of-way line of said F.M. Highway 982 and along the South line of said Linda Kay Baker tract, a distance of 2,221.16 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the Northeast corner of said Ajfund, LLC tract, said iron rod also being situated in the West line of a tract of land as described in deed to Vijaya Kumar Penumudi, recorded in County Clerk's File No. 20150928001230650, O.P.R.C.C.T.;

THENCE South 01 deg 54 min 31 sec West, departing the South line of said Linda Kay Baker tract and along the West line of said Vijaya Kumar Penumudi tract, a distance of 1,258.56 feet to a MAG nail with shiner stamped "W.A.I. R.P.L.S. 5714" set for corner, said MAG nail being the Southeast corner of said Ajfund, LLC tract and being situated in the approximate centerline of County Road 452 (no width specified);

THENCE South 89 deg 47 min 46 sec West, along the approximate centerline of said County Road 452, a distance of 33.44 feet to a MAG nail with shiner stamped "W.A.I. R.P.L.S. 5714" set for corner from which a MAG nail found bears North 18 deg 33 min 36 sec East, a distance of 1.80 feet;

THENCE South 89 deg 59 min 38 sec West, continuing along the approximate centerline of said County Road, a distance of 395.20 feet to a MAG nail with shiner stamped "W.A.I. R.P.L.S. 5714" set for corner from which a 1/2-inch iron rod found bears North 88 deg 29 min 37 sec East, a distance of 1.06 feet, said MAG nail set being the Southeast corner of a tract of land as described in deed to Dean L., Jr. and Madison Farnsworth, recorded in County Clerk's File No. 20190410000380080, O.P.R.C.C.T.;

THENCE North 01 deg 08 min 56 sec West, departing the approximate centerline of said County Road 452 and along the East line of said Dean L., Jr. and Madison Farnsworth tract, a distance of 272.28 feet to a

1/2-inch iron rod with orange plastic cap stamped "Premier" found for corner, said iron rod being the Northeast corner of said Dean L., Jr. and Madison Farnsworth tract;

THENCE South 89 deg 59 min 19 sec West, departing the East line and along the North line of said Dean L., Jr. and Madison Farnsworth tract, a distance of 320.02 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner from which a 1/2-inch iron rod found bears South 02 deg 17 min 42 sec East, a distance of 1.40 feet, said iron rod set being the Northwest corner of a tract of land as described in deed to Earl Lynn and Patricia Beckwith;

THENCE South 89 deg 48 min 24 sec East, departing the West line of said Earl Lynn and Patricia Beckwith tract and over and across said Ajfund, LLC tract, a distance of 997.39 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being situated in the East line of land as described in deed to Niell Properties-Farm Series, LLC and Marian G. Niell 2012 Trust and Rita S. Wilson 2012 Trust, recorded in County Clerk's File No. 20150514000557550, O.P.R.C.C.T.;

THENCE along the Easterly line of said Niell Properties-Farm Series, LLC and Marian G. Niell 2012 Trust and Rita S. Wilson 2012 Trust tract, the following:

North 00 deg 17 min 39 sec West, a distance of 186.97 feet to a 5/8-inch iron rod with yellow plastic cap stamped "Adams" found for corner;

South 89 deg 42 min 21 sec West, a distance of 93.01 feet to a 5/8-inch iron rod with yellow plastic cap stamped "Adams" found for corner;

North 00 deg 03 min 04 sec East, a distance of 147.23 feet to a point for corner from which a 1/2-inch iron rod found bears North 12 deg 44 min 21 sec West, a distance of 0.36 feet, said point being the Northeast corner of said Niell Properties-Farm Series, LLC and Marian G. Niell 2012 Trust and Rita S. Wilson 2012 Trust tract and the Southeast corner of a tract of land as described in deed to Christopher Chase Niell, recorded in County Clerk's File No. 20140310000219930, O.P.R.C.C.T.;

THENCE North 00 deg 18 min 41 sec East, departing the North line of said Niell Properties-Farm Series, LLC and Marian G. Niell 2012 Trust and Rita S. Wilson 2012 Trust tract and along the East line of said Christopher Chase Niell tract, a distance of 221.44 feet to a 1/2-inch iron rod with red plastic cap stamped

"W.A.I. 5714" set for corner, said iron rod being the Northeast corner of said Christopher Chase Niell tract;

THENCE North 89 deg 36 min 08 sec West, departing the East line and along the North line of said Christopher Chase Niell tract, a distance of 103.43 feet to a point for corner from which a wooden post found bears North 66 deg 43 min 36 sec West, a distance of 0.92 feet, said point being the the Southeast corner of said Raymond O. Bona tract;

THENCE North 00 deg 23 min 52 sec East, departing the South line and along the East line of said Raymond P. Bona tract, a distance of 125.00 feet to a point for corner from which a 5/8-inch iron rod with yellow plastic cap stamped "Adams" found bears North 59 deg 21 min 15 sec West, a distance of 0.37 feet, said point being the Northeast corner of said Raymond P. Bona tract;

THENCE North 89 deg 36 min 07 sec West, departing the east line and along the North line of said Raymond P. Bona tract, a distance of 266.30 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 46.717 acres or 2,034,977 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 11th day of September, 2019, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.



PROPERTY MAP AS SHOWN  
 10/28/2019 @ 12:25:34

**Land Use Allocation Summary**

Open Space	4.3
Driveway	3.0
Residential Lots / Recreational Rights of Way	39.7
<b>Total</b>	<b>47.0</b>

**Open Space Allocation Summary**

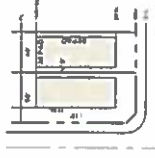
Open Space (4.3 - 5%)	5.4
Area	47.0
<b>Total Percent Open Space</b>	<b>12.3%</b>

**Lot Type Summary**

40' x 115'	264
<b>Total</b>	<b>264</b>

**Density Summary (Units per Acre)**

<b>Greens</b>	<b>5.7</b>
---------------	------------



**EXHIBIT "B"**

**CONCEPT PLAN**

**Lake Meadow**

Princeton, Collin County, Texas  
 October 2019



6100 West Parkway  
 Suite 1000  
 Dallas, Texas 75230  
 Phone: 972.361.0000  
 Fax: 972.361.0001  
 www.kimley-horn.com

**EXHIBIT “C”**  
**Planned Development of Lake Meadow**  
**Princeton, Texas**  
**November 1, 2019**

**Introduction**

Pulte Group is the owner/applicant and request the property making up the Lake Meadow development (the project) to be rezoned from AG to a Planned Development #21 allowing modified SF-Z uses. The purpose of this PD is to allow for a “centered” option of the zero lot line zoning classification. The proposed adjustment will center the home site within the lot, but still retain the same building separation between houses (10’).

**Project Location and Description**

The 46.7 acre project is located at the northeast corner of 2<sup>nd</sup> Street and FM 452. The property, however, has limited frontage on either street and is generally described as being 350’ offset from both of the roadways.

**Proposed Site Zoning**

The proposed zoning classification for the Project is “PD 21”. All regulations of the City of Princeton SF-Z zoning ordinance will apply, except the following:

- *Side Yard Setback:* 5 feet.
  
- *Masonry requirement:* All structures shall be constructed with a minimum of 80 percent masonry coverage (excluding the total window area), except as noted in this subsection. All permanent structures shall be compatible in architectural style, including the use of brick, Austin stone, cast stone, stucco, textured tilt wall construction, or other textured masonry surface approved by the planning and zoning commission and the city council. The remaining 20 percent of exterior finishing materials shall complement the building design and masonry materials used. Any deviation of less than the 80 percent masonry coverage shall require approval of a variance from the zoning board of adjustment, only after finding that the spirit of this section is not compromised. Manufactured homes are exempted from the masonry requirements. Exterior walls may not be constructed with

metal siding. Structures with sides facing a thoroughfare as identified on the city master thoroughfare plan shall be required to have 100 percent masonry installed on the side facing the thoroughfare.

- *Roof Design and Materials:* Sloped, gabled or pitched roofs visible from a public street shall be made of 30-year composite shingles, slate, or pre-finished metal or other quality roofing materials. Colors shall be comprised of earth tones.