

**CITY OF PRINCETON**

**ORDINANCE NO. 2021-09-27-02**

**AN ORDINANCE OF THE CITY OF PRINCETON AMENDING THE COMPREHENSIVE ZONING ORDINANCE NUMBER 2016-01-25-01 OF THE CITY OF PRINCETON, FROM “MF-1” MULTIFAMILY MEDIUM DENSITY” TO “PD 24” PLANNED DEVELOPMENT 24, ON A PORTION OF THE JACOB SNIVELY SURVEY, ABSTRACT NO. 863; 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 10.22 acres of land situated in the Jacob Snively Survey, Abstract No. 863, 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 “MF-1” Multifamily medium density to “PD 24” Planned Development 24, 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 September 20, 2021 and recommended approval of the zoning amendment from “MF-1” Multifamily medium density to “PD 24” Planned Development 24 on September 20, 2021 and

**WHEREAS,** the City Council held a public hearing, heard the case and recommended approval of the zoning amendment from “MF-1” Multifamily medium density to “PD 24” Planned Development 24 on September 27, 2021 and

**WHEREAS,** the property subject of Planned Development No. 24, shall be subject to specific Amended 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 “MF-1” Multifamily medium density to “PD 24” Planned Development 24.

**Section 3.** That Planned Development No. 24 shall be subject to the Amended 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.

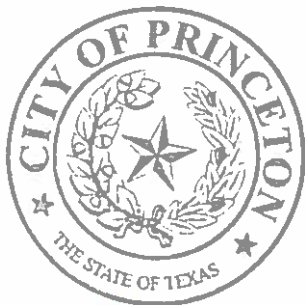
**Section 4.** That all ordinances of the City of Princeton in conflict with the provisions of this Ordinance be, and are the same hereby repealed, and all other provisions of the ordinances of the City of Princeton not in conflict with the provisions of this Ordinance shall remain in full force and 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 27th day of September, 2021.



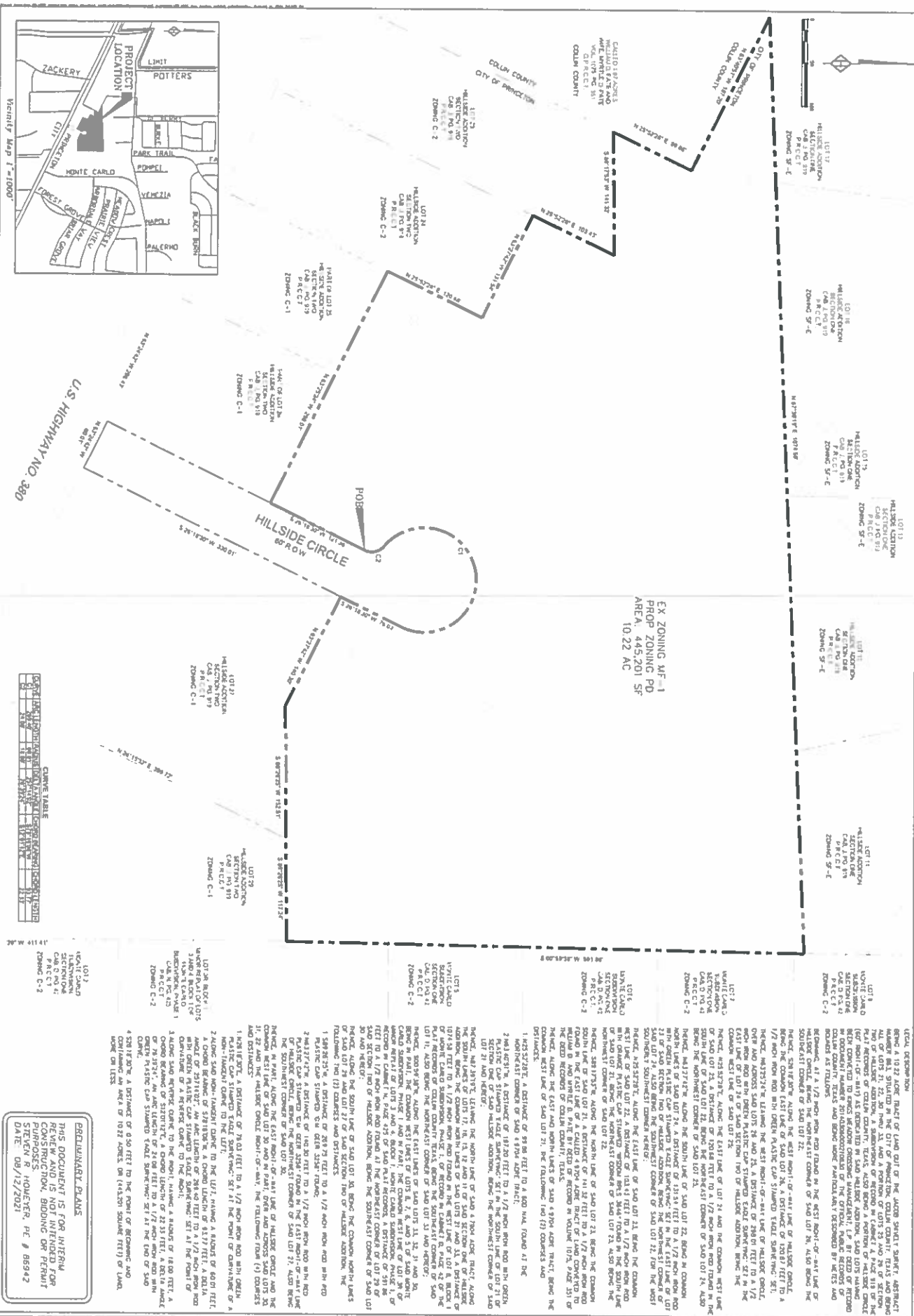
*Brianna Chacón*

Brianna Chacón, Mayor  
City of Princeton, Texas

ATTEST:

*Amber Anderson*

Amber Anderson, Acting City Secretary  
City of Princeton, Texas



EX ZONING MF-1  
 PROP ZONING PD  
 AREA: 445,201 SF  
 10.22 AC

DATE	BY	REVISION
08/12/2021	JAN	INITIAL PLAN
08/12/2021	JAN	REVISION
08/12/2021	JAN	REVISION
08/12/2021	JAN	REVISION
08/12/2021	JAN	REVISION

DATE	BY	REVISION
08/12/2021	JAN	INITIAL PLAN
08/12/2021	JAN	REVISION
08/12/2021	JAN	REVISION
08/12/2021	JAN	REVISION

**EXHIBIT A**

**EXHIBIT A**

THIS DOCUMENT IS FOR INTERIM CONSTRUCTION, BIDDING OR PERMIT PURPOSES. STEVEN R. HOUZEVRA, PE # 86942 DATE: 08/12/2021

BEING a 10.22 acre tract of land out of the JACOB SNIVELY SURVEY, ABSTRACT NUMBER 863, situated in the City of Princeton, Collin County, Texas and being all of Lots 21, 22, 30 thru 33, and a portion of Lots 25 and 26 of Section Two of Hillside Addition, a subdivision of record in Cabinet J, Page 919 of the Plat Records of Collin County, Texas, also being a portion of Hillside Circle (60' right-of-way) as dedicated in said Hillside Addition, said Lots having been conveyed to Kings Meadow Crossing Management, L.P. by deed of record in Document Number 20140306000210830 of the Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING**, at a 1/2 inch iron rod found in the West right-of-way line of Hillside Circle, being the Northeast corner of said Lot 26, also being the Southeast corner of said Lot 22;

**THENCE**, S26°18'30"W, along the West right-of-way line of Hillside Circle, being the common East line of said Lot 26, a distance of 120.87 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

**THENCE**, N63°25'24"W, leaving the West right-of-way line of Hillside Circle, over and across said Lots 26 and 25, a distance of 298.01 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the East line of Lot 24 of said Section Two of Hillside Addition, being the common West line of said Lot 25;

**THENCE**, N25°52'28"E, along the East line of Lot 24 and the common West line of said Lot 25, a distance of 120.68 feet to a 1/2 inch iron rod found in the South line of said Lot 22, being the Northeast corner of said Lot 24, also being the Northwest corner of said Lot 25;

**THENCE**, N63°27'42"W, along the South line of said Lot 22, being in common North lines of said Lot 24, a distance of 131.54 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the East line of Lot 23 of said Section Two of Hillside Addition, being the Northwest corner of said Lot 24, also being the Southwest corner of said Lot 22, for the most Southerly Southwest corner hereof;

**THENCE**, N25°52'28"E, along the East line of said Lot 23, being the common West line of said lot 22, a distance of 103.43 feet to a 1/2 inch iron rod with orange plastic cap stamped "WISDOM RPLS 3646" found in the South line of said Lot 21, being the Northeast corner of said Lot 23, also being the Northwest corner of said Lot 22;

**THENCE**, S89°17'53"W, along the North line of said Lot 23, being the common South line of said Lot 21, a distance of 141.32 feet to a 1/2 inch iron rod found in the East line of a called 4.9704 acre tract of land conveyed to William D. and Myrtle D. Pate by deed of record in Volume 1075, Page 351 of the Deed Records of Collin County, Texas;

**THENCE**, along the East and North lines of said 4.9704 acre tract, being the common West line of said Lot 21, the following two (2) courses and distances:

1. N25°52'28"E, a distance of 99.86 feet to a 60D Nail found at the Northeast corner of said 4.9704 acre tract;
2. N63°40'51"W, a distance of 197.20 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the South line of Lot 21 of Section One of said Hillside Addition, being the Northwest corner of said Lot 21 and hereof;

**THENCE**, N87°39'19"E, leaving the North line of said 4.7904 acre tract, along the South lines of Lots 17, 16, 15, 12 and 11 of said Section One of Hillside Addition, being the common North lines of said Lots 21 and 33, a distance of 1074.58 feet to a 1/2 inch iron rod found in the West line of Lot 8, Block 1 of Monte Carlo Subdivision, Phase 1, of record in Cabinet D, Page 42 of the Plat records of Collin County Texas, being the Southeast corner of said Lot 11, also being the Northeast corner of said Lot 33 and hereof;

**THENCE**, S00°59'38"W, along the East lines of said Lots 33, 32, 31 and 30, being in part, the common West lines of Lots 8, 7, 6, and 5 of said Monte Carlo Subdivision, Phase 1 and in part, the common West line of Lot 3R of Minor Replat of Lots 3 and 4, Block 1, Monte Carlo Subdivision, Phase 1, of record in Cabinet N, Page 425 of said Plat Records, a distance of 591.86 feet to a 1/2 inch iron rod found at the Northeast corner of Lot 29 of said Section Two of Hillside Addition, being the Southeast corner of said Lot 30 and hereof;

**THENCE**, along the South line of said Lot 30, being the common North lines of said Lot 29 and Lot 27 of said Section Two of Hillside Addition, the following two (2) courses and distances:

1. S89°26'25"W, a distance of 269.75 feet to a 1/2 inch iron rod with red plastic cap stamped "G.M. GEER 3258" found;
2. N63°27'42"W, a distance of 140.30 feet to a 1/2 inch iron rod with red plastic cap stamped "G.M. GEER 3258" found in the East right-of-way line of Hillside Circle, being the Northwest corner of said Lot 27, also being the Southwest corner of said Lot 30;

**THENCE**, in part, along the East right-of-way line of Hillside Circle and the common West line of said Lot 30 and in part, over and across said Lots 30, 31, 22 and the Hillside Circle right-of-way, the following four (4) courses and distances"

1. N26°18'30"E, a distance of 76.03 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of curvature of a non-tangent curve to the left;
2. Along said non-tangent curve to the left, having a radius of 60.01 feet, a chord bearing of S78°16'06"W, a chord length of 93.77 feet, a delta angle of 257°14'02", an arc length of 269.40 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of curvature of a reverse curve to the right;

3. Along said reverse curve to the right, having a radius of 18.00 feet, a chord bearing of  $S12^{\circ}01'12''E$ , a chord length of 22.33 feet, a delta angle of  $76^{\circ}39'24''$ , an arc length of 24.08 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said curve;
4.  $S26^{\circ}18'30''W$ , a distance of 0.50 feet to the **POINT OF BEGINNING** and containing an area of 10.22 Acres, or (445,201 Square Feet) of land, more or less.

# Planned Development Standards

The purpose of this Planned Development with a MF-1 (Multiple Family Residential- Medium Density) base zoning, is to increase the maximum density from 16 units to 24 units per acre and the allowable building height from 35 feet to 45 feet for the subject property. The property is currently zoned MF-1(Multiple Family Residential- Medium Density).

This planned development shall follow the City of Princeton Zoning Ordinance and Regulations for the MF-1 (Multiple Family Residential- Medium Density) unless stated otherwise in this PD.

## Permitted Uses

The following uses shall be permitted in the PD.

### Land Uses

1. Multiple Family Dwelling

### Accessory Uses

1. Amenity Center
2. Swimming Pool

## Dimensional Standards

Standards	Proposed	Required
Lot Area	10,500 Square Feet (Minimum)	10,500 Square Feet (Minimum)
Lot Width	100 Feet (Minimum)	100 Feet (Minimum)
Lot Depth	120 Feet (Minimum)	120 Feet (Minimum)
Front Yard Setback	25 Feet (Minimum)	25 Feet (Minimum)
Side Yard Setback, Street Side	15 Feet (Minimum)	15 Feet (Minimum)
Side Yard Setback, Interior	10 Feet (Minimum)	10 Feet (Minimum)
Rear Yard Setback	20 Feet (Minimum)	20 Feet (Minimum)
Building Height *	45 Feet (Maximum)	35 Feet (Maximum)
Building Coverage	60% (Maximum)	60% (Maximum)
Density *	24 Units Per Acre (Maximum)	16 Units Per Acre (Maximum)
Unit Size (Minimum)	Efficiency – 550 Square Feet	Efficiency – 550 Square Feet
	One Bedroom – 650 Square Feet	One Bedroom – 650 Square Feet
	Two Bedroom – 800 Square Feet	Two Bedroom – 800 Square Feet
	Three Bedroom – 900 Square Feet	Three Bedroom – 900 Square Feet

\* Denotes Change In Site Regulations.

## Architect Standards

Apartment buildings shall be a maximum of 3 stories with a 4:12 roof pitch. Roofing may be asphalt shingles or standing seam metal. Roof design shall include gabled ends and dormers. Accent feature roofs, porch covers, and canopies may be reduced pitch as appropriate to the design. Maximum height to Ridge of Roof is 42' above ground level finished floor.

Exterior elevations will be comprised of minimum 80% masonry (exclusive of windows, doors, and other fenestrations) with the remainder being accent material as permitted by building codes. Masonry shall be minimum 60% Primary Masonry of Brick or Stone and allow for a maximum 40% Secondary Masonry of Stucco, Ceramic Tile, or Thin Stone.

## Site Design Requirements

### Landscape

All Landscape requirements shall comply with City of Princeton Landscape Ordinance and Zoning Ordinance as applicable to chapter 37. An evergreen landscape screen shall be required along the northern property line.

### Parking

Parking requirements shall comply with City of Princeton Zoning Ordinance Section 82-31

- 1 Space per 300 SF Office
- 2 Spaces per 1 Bedroom Units
- 2 Spaces per 2 Bedroom Units
- Plus One Space per Each Additional Bedroom

### Fence and Screening

All Fence and Screening requirements shall comply with City of Princeton Fence Ordinance and Zoning Ordinance Section 82-6(g)

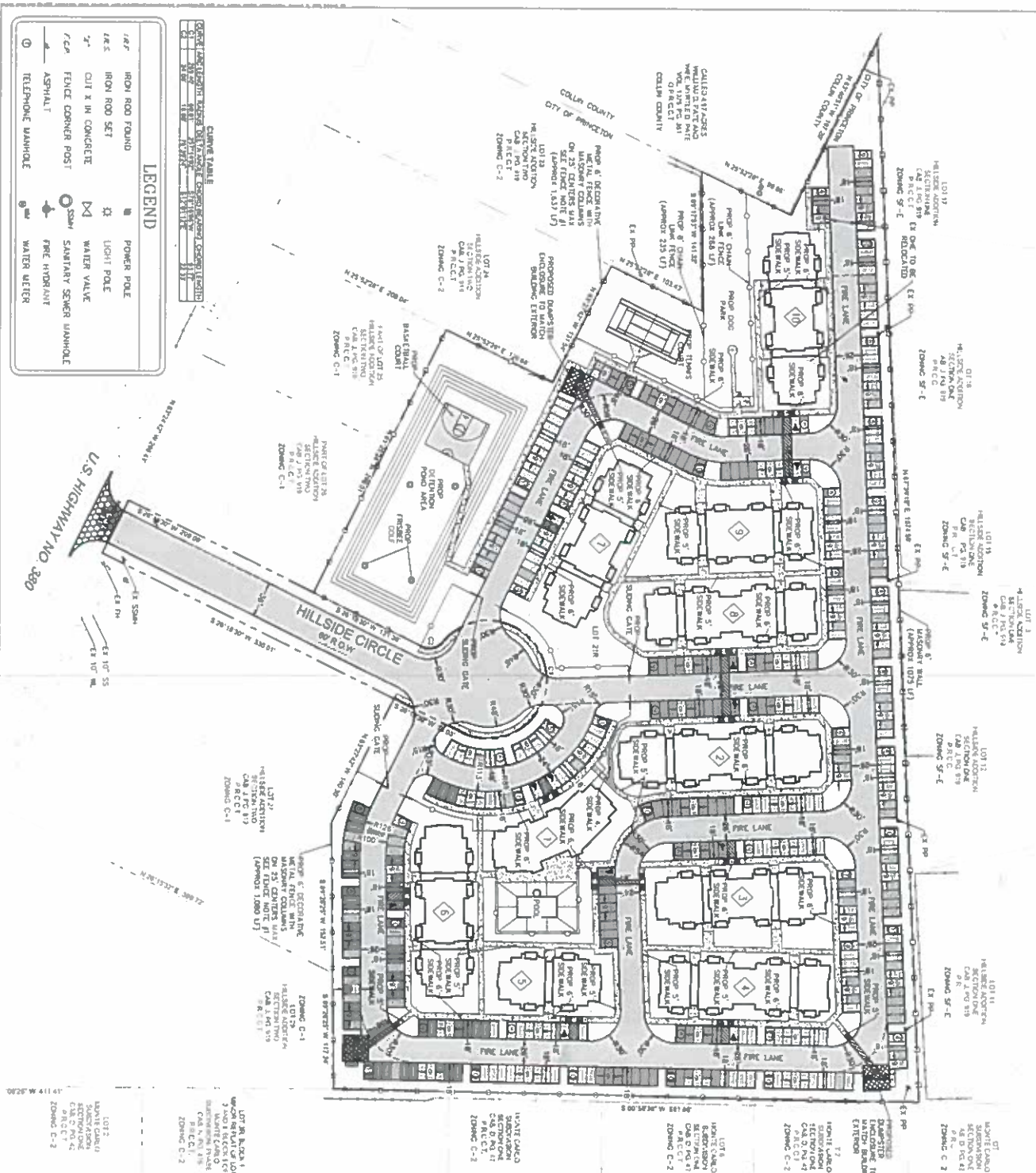
In the event that Multiple Family district sides or backs upon a Single-Family, Two-Family, or Townhome district, a solid masonry screening wall of not less than eight feet in height shall be installed by the builder at the time of construction of any multifamily complex, along the property line on any perimeter not abutting a public street or right-of-way.

This fence shall be maintained throughout the existence of the multifamily complex by the owner of the complex.

### Signs

All Sign requirements shall comply with City of Princeton Sign Ordinance





**LEGEND**

- POWER POLE
- LIGHT POLE
- WATER VALVE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER METER
- TELEPHONE MANHOLE

**CONCRETE TABLE**

CONCRETE	1:1	1:2	1:3	1:4	1:5	1:6	1:7	1:8	1:9	1:10	1:11	1:12	1:13	1:14	1:15	1:16	1:17	1:18	1:19	1:20	1:21	1:22	1:23	1:24	1:25	1:26	1:27	1:28	1:29	1:30	1:31	1:32	1:33	1:34	1:35	1:36	1:37	1:38	1:39	1:40	1:41	1:42	1:43	1:44	1:45	1:46	1:47	1:48	1:49	1:50	1:51	1:52	1:53	1:54	1:55	1:56	1:57	1:58	1:59	1:60	1:61	1:62	1:63	1:64	1:65	1:66	1:67	1:68	1:69	1:70	1:71	1:72	1:73	1:74	1:75	1:76	1:77	1:78	1:79	1:80	1:81	1:82	1:83	1:84	1:85	1:86	1:87	1:88	1:89	1:90	1:91	1:92	1:93	1:94	1:95	1:96	1:97	1:98	1:99	1:100
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**REMARKS**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PRINCETOWN ZONING ORDINANCES.

2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF PRINCETOWN.

3. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

4. THE DEVELOPER SHALL MAINTAIN ALL UTILITIES AND RECORDS.

5. THE DEVELOPER SHALL MAINTAIN ALL RECORDS FOR A PERIOD OF 10 YEARS.

6. THE DEVELOPER SHALL MAINTAIN ALL RECORDS FOR A PERIOD OF 10 YEARS.

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9. THE DEVELOPER SHALL MAINTAIN ALL RECORDS FOR A PERIOD OF 10 YEARS.

10. THE DEVELOPER SHALL MAINTAIN ALL RECORDS FOR A PERIOD OF 10 YEARS.

**BUILDING TABLE**

BUILDING	1-BEDROOM	2-BEDROOMS
1	0	44
2	0	24
3	12	12
4	12	12
5	0	0
6	12	12
7	12	12
8	12	12
9	24	0
10	12	12
11	12	12
12	12	12
13	12	12
14	12	12
15	12	12
16	12	12
17	12	12
TOTAL	96	168

**SITE INFORMATION**

LOT 218: 44,520 SF (1022 AC)  
 EXISTING ZONING: WF-1 BULKY PARKY RESIDENTIAL-MEDIAL DENSITY  
 PROPOSED APARTMENT BUILDINGS: 3-STORY  
 PROPOSED PARKING DECK: 2-STORY  
 PERMITS AREA: 153,700 SF (3.50 AC)  
 OTHER PERMITS AREA: 1,815 SF (0.04 AC)  
 PARKING REQUIRED:  
 96 - 1 BEDROOM UNIT @ 2 SPACES / UNIT = 192 SPACES  
 168 - 2 BEDROOM UNIT @ 2 SPACES / UNIT = 336 SPACES  
 1,815 SF OFFICE @ 1 SPACE / 300 SF = 6 SPACES  
 1,815 SF OFFICE @ 1 SPACE / 300 SF = 6 SPACES  
 TOTAL PARKING PROVIDED: 413 SPACES  
 TOTAL PARKING REQUIRED: 413 SPACES  
 HANDICAP PARKING PROVIDED: 8 SPACES  
 HANDICAP PARKING REQUIRED: 12 SPACES

**EXHIBIT C**

**REMARKS**

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