

CITY OF PRINCETON

ORDINANCE NO. 2022-06-27-02

AN ORDINANCE OF THE CITY OF PRINCETON AMENDING THE COMPREHENSIVE ZONING ORDINANCE NUMBER 2016-01-25-01 OF THE CITY OF PRINCETON, FROM “M-1” LIGHT MANUFACTURING/INDUSTRIAL TO “PD 34” PLANNED DEVELOPMENT 34, 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 2.05 acres of land situated in the Hardin Wright Survey, Abstract No. 957, 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 “M-1” Light manufacturing/industrial to “PD 34” Planned Development 34, 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 June 21, 2022 and recommended approval of the zoning amendment from “M-1” Light manufacturing/industrial to “PD 34” Planned Development 34 on June 21, 2022 and

WHEREAS, the City Council held a public hearing, heard the case and recommended approval of the zoning amendment from “M-1” Light manufacturing/industrial to “PD 34” Planned Development 34 on June 27, 2022 and

WHEREAS, the property subject of Planned Development No. 34, shall be subject to specific 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 “M-1” Light manufacturing/industrial to “PD 34” Planned Development 34.


- Section 3.** That Planned Development No. 34 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 27 day of June, 2022.



Brianna Chacón, Mayor
City of Princeton, Texas

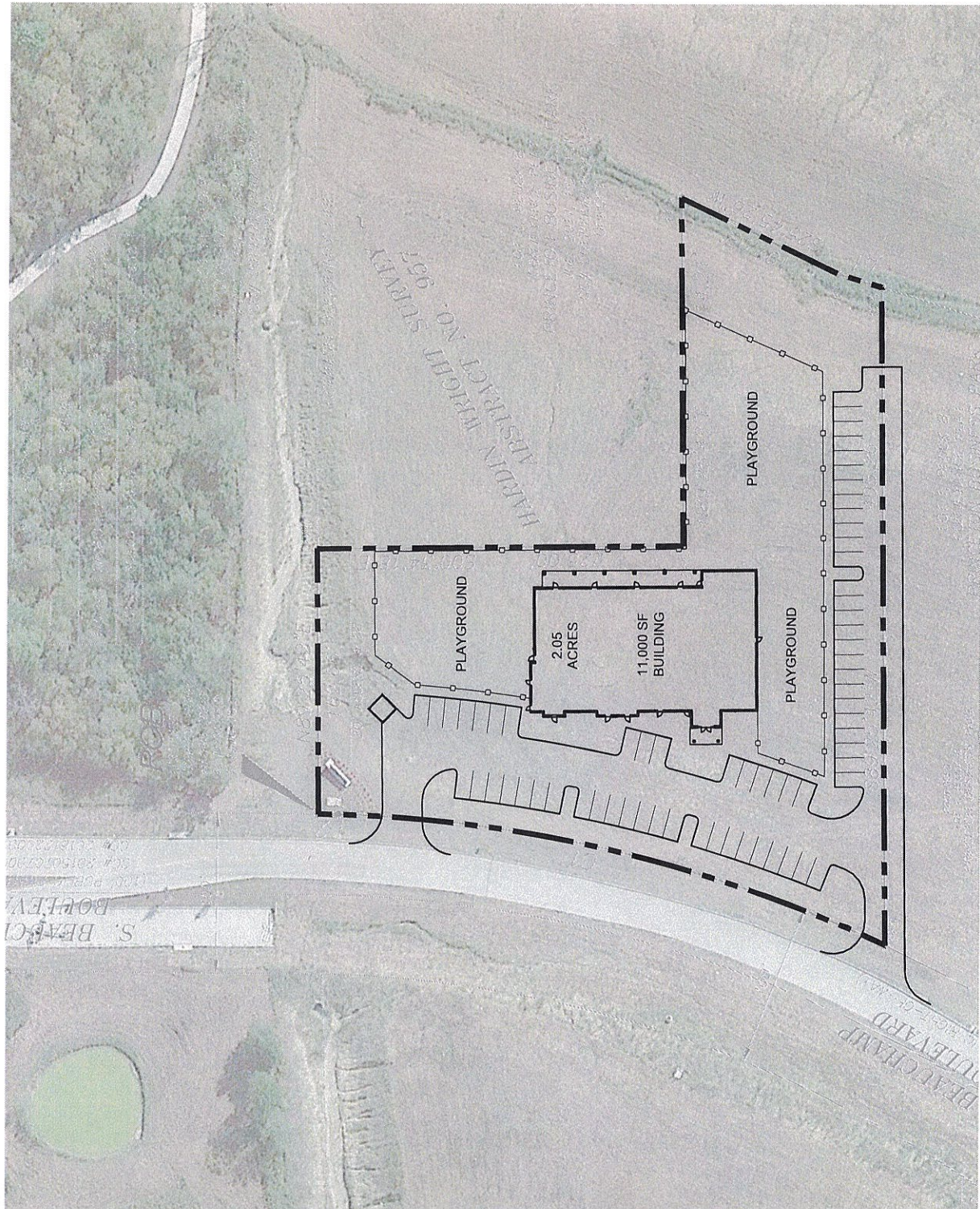
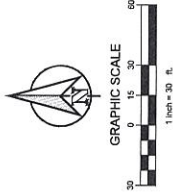
ATTEST:


Amber Anderson, City Secretary
City of Princeton, Texas



NO.	DATE	REVISION

DESIGNED	DATE	SHEET
CHECKED		
APPROVED		



PLOTTED BY: DEW DONOSKY
 PLOT DATE: 2/23/2022 6:39 AM
 LAST SAVER: 2/23/2022 6:10 AM
 LOCATION: Z:\PROJECTS\MARKETING\ASD CONCEPTS\CHILDRENS LIGHTHOUSE PRINCETON\CADD\BASE\XSTL.DWG

Being a 2.05 acre tract or parcel of land situated in the Hardin Wright Survey, Abstract Number 957 in the City of Princeton, Collin County, Texas and being a portion of Lot 1, Block B of Princeton Business Park an addition to the City of Princeton, recorded in Document Number 2017-737 of the Plat Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod found at the Southwest corner of said Lot 1 and at the intersection of the North right-of-way line of Corporate Drive a variable width right-of-way, recorded in Document Number 2017-737 and the East right-of-way line of Beauchamp Boulevard a 100' right-of-way, recorded in Document Number 2017-737;

THENCE with the West line of said Lot 1 and the common East right-of-way line of said Beauchamp Boulevard the following courses and distances:

North 37°19'00" East, a distance of 125.48 feet to a 5/8" iron rod found;

With a curve to the left having a radius of 850.50 feet, a delta angle of 12°02'00", a chord bearing and distance of North 31°19'01" East, 178.29 feet and an arc length of 178.62 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the POINT OF BEGINNING;

THENCE continuing with said the West line of said Lot 1 and the common East right-of-way line of said Beauchamp Boulevard the following courses and distances:

with a curve to the left having a radius of 850.50 feet, a delta angle of 23°31'37", a chord bearing and distance of North 13°32'12" East, 346.79 feet and an arc length of 349.24 to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set from which a capped 1/2" iron rod stamped "PERC ENGINEERING" found bears North 52°07'29" West, a distance of 0.58 feet;

North 00°24'07" East, a distance of 11.59 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the Northwest corner of said Lot 1 and the common Southwest corner of Lot 1X, block J of Brookside, Phase 1B an addition to the City of Princeton, recorded in Document Number 2019-668 of the Plat Records of Collin County, Texas from which a capped 5/8" iron rod stamped "KHA" found bears North 50°58'49" West, a distance of 0.41 feet;

THENCE North 89°25'39" East, with the North line of said Lot 1 and the common South line of said Lot 1X, a distance of 162.52 feet to a 5/8" iron rod found at the Northwest corner of Lot 2, Block B of said Princeton Business Park;

THENCE South 00°34'21" East, with the North line of said Lot 1 and the common West line of said Lot 2, a distance of 225.00 feet to a capped 5/8" iron rod stamped "R.P.L.S. 5686" found at the Southwest corner of said Lot 2;

THENCE North 89°25'39" East, with the North line of said Lot 1 and the common South line of said Lot 2, a distance of 214.20 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set from which a capped 5/8" iron rod stamped "R.P.L.S. 5686" found at the Southeast corner of said Lot 2 bears North 89°25'39" East, a distance of 385.63 feet;

THENCE over and across said Lot 1 the following courses and distances:

South 25°45'38" West, a distance of 107.10 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set ;

Planned Development #34

1. M-1 (Light manufacturing/industrial) district standards, except for the following:
 - a. Additionally permitted use: Licensed child care center



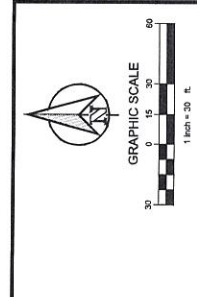
PRELIMINARY
 FOR REVIEW ONLY
 NOT TO BE USED FOR CONSTRUCTION
 CLAY MOORE ENGINEERING
 1700 W. UNIVERSITY BLVD., SUITE 100
 FORT WORTH, TX 76102
 TEL: 817.332.9477

**CHILDRENS LIGHT HOUSE
 PRINCETON, TX**

NO.	DATE	REVISION

EXHIBIT C
 PLAN

SP-1
 SHEET 07/2022



LEGEND

[Symbol]	STANDARD DUTY CONCRETE PAVEMENT
[Symbol]	HEAVY DUTY CONCRETE PAVEMENT
[Symbol]	BUMPSTER AREA CONCRETE PAVEMENT
[Symbol]	SIDWALK CONCRETE PAVEMENT
[Symbol]	PROPOSED CONCRETE CURBS AND GUTTER
[Symbol]	PARKING COUNT
[Symbol]	FULL-DEPTH SAWCUT
[Symbol]	PROPOSED FIRE LANE STRIPPING

ZONING DESCRIPTION:

COMMERCIAL

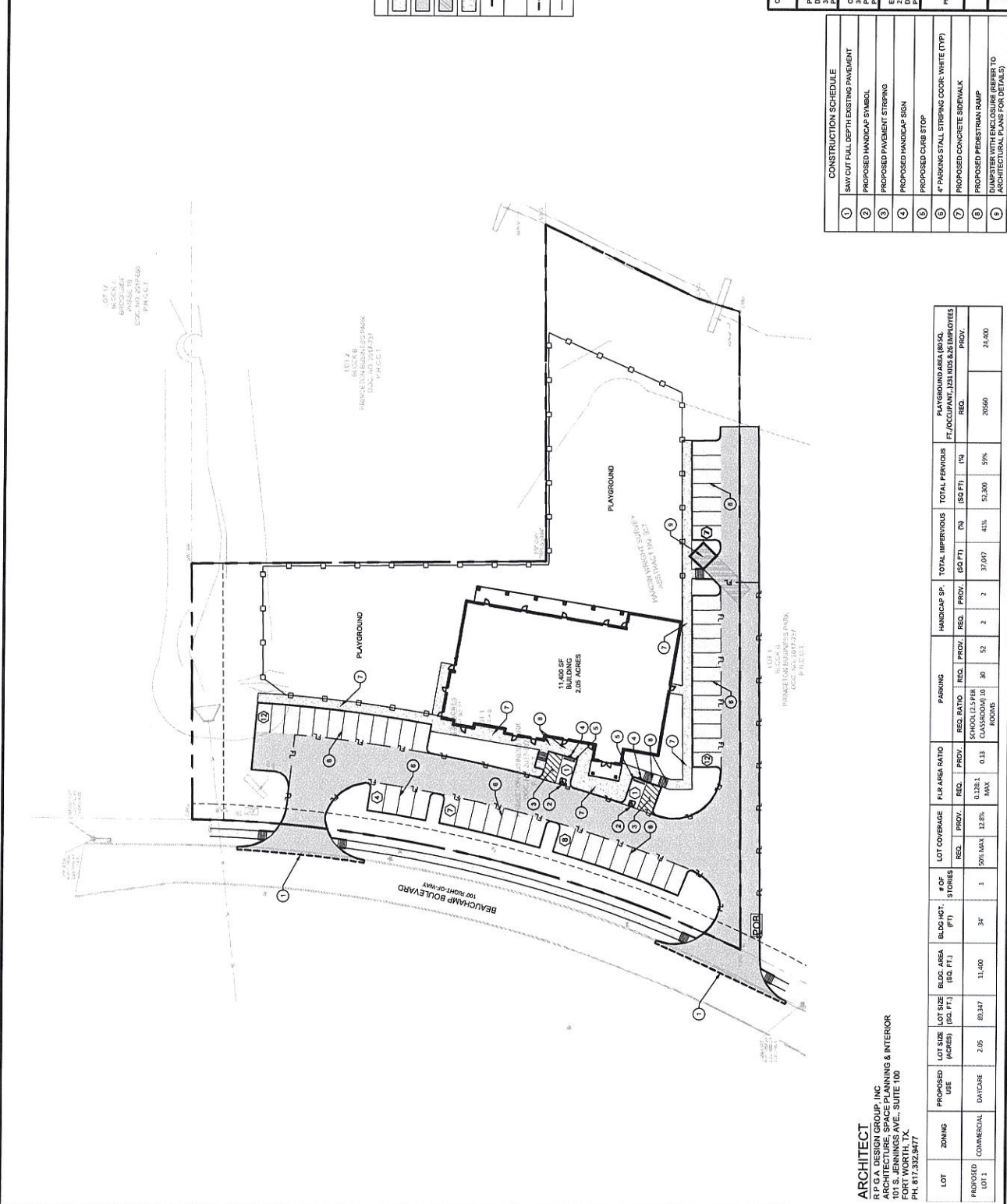
PRINCETON ECONOMIC DEVELOPMENT CORPORATION
 308 N. MAIN ST
 PRINCETON, TX 76767
 CONTACT NAME: TYLER BANKS

APPLICANT: CLAYMOORE ENGINEERING, INC.
 1700 W. UNIVERSITY BLVD., SUITE 100
 FORT WORTH, TX 76102
 CONTACT NAME: MATT MOORE

SUBJECT: EAGLE SURVEY, LLC
 2000 S. W. 10TH ST, SUITE #104
 DENVER, CO 80202
 CONTACT NAME: TYLER BANKS

CONSTRUCTION SCHEDULE

1	SAW CUT FULL DEPTH EXISTING PAVEMENT
2	4" PARKING STALL STRIPING COOR. WHITE (TYP)
3	PROPOSED HANDICAP SYMBOL
4	PROPOSED PAVEMENT STRIPING
5	PROPOSED HANDICAP SIGN
6	PROPOSED CURB STOP
7	4" PARKING STALL STRIPING COOR. WHITE (TYP)
8	PROPOSED CONCRETE SIDEWALK
9	PROPOSED PEDESTRIAN RAMP
10	DUMPSTER WITH ENCLOSURE (REFER TO ARCHITECTURAL PLANS FOR DETAILS)



LOT	PROPOSED USE	ZONING	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BLDG. AREA (SQ. FT.)	BLDG. HGT. (FT)	# OF STOREYS	LOT COVERAGE		F.L.R. AREA RATIO		PARKING		HANDICAP SP.		TOTAL IMPERVIOUS		TOTAL PERVIOUS		PLAYGROUND AREA (80 SQ. FT./OCCUPANT, 121 800 & 16 EMPLOYEES)	
								REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.
PROPOSED LOT 1	COMMERCIAL DAYCARE	COMMERCIAL	2.05	89,347	11,400	34'	1	50% MAX	32.8%	0.128:1	MAX	30	52	2	2	37,897	43%	52,300	58%	20,660	24,400

ARCHITECT
 R.P.G.A. DESIGN GROUP, INC.
 401 WEST WASHINGTON STREET, SUITE 100
 FORT WORTH, TX 76102
 PH: 817.332.9477

PLOTTED BY: SANTIAGO DURAN
DATE: 4/27/2022 8:52 AM
LOCATION: Z:\PROJECTS\MARKETING\ASD CONCEPTS\CHILDRENS LIGHTHOUSE PRINCETON\CAD\DWG\SP-1 SITE PLAN.DWG
LAST SAVED: 4/27/2022 9:56 PM