

CITY OF PRINCETON

ORDINANCE NO. 2022-07-25-05

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 35” PLANNED DEVELOPMENT 35, ON A PORTION OF THE RUFUS SEWER SURVEY, ABSTRACT NO. 873; 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 28.451 acres of land situated in the Rufus Sewer Survey, Abstract No. 873, 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 “AG” Agricultural to “PD 35” Planned Development 35, 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 July 18, 2022 and recommended approval of the zoning amendment from “AG” Agricultural to “PD 35” Planned Development 35 on July 18, 2022 and

WHEREAS, the City Council held a public hearing, heard the case and recommended approval of the zoning amendment from “AG” Agricultural to “PD 35” Planned Development 35 on July 25, 2022 and

WHEREAS, the property subject of Planned Development No. 35, 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 “AG” Agricultural to “PD 35” Planned Development 35.

- Section 3.** That Planned Development No. 35 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all ordinances of the City of Princeton in conflict with the provisions of this Ordinance be, and are the same hereby repealed, and all other provisions of the ordinances of the City of Princeton not in conflict with the provisions of this Ordinance shall remain in full force and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 25 day of July, 2022.



ATTEST:

Amber Anderson
Amber Anderson, City Secretary
City of Princeton, Texas

Brianna Chacón
Brianna Chacón, Mayor
City of Princeton, Texas

METES & BOUNDS DESCRIPTION

BEING situated in the Rufus Sewell Survey, Abstract No. 873, Collin County, Texas, and being part of a called 47.32 acre tract of land described in a deed to the Harold L. Clem and Mary L. Clem Living Trust, of record under County Clerk's File No. 99-0064223, Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a fence corner post found for corner at the northeast corner of said 47.32 acre tract common to an inner 'ell' corner of a called 157.054 acre tract of land described in a deed to Aziz Family Trust, Owais Aziz and Ziyad Aziz, Trustees, of record under County Clerk's File No. 20110520000524010, Deed Records of Collin County, Texas;

THENCE South 01°34'54" West along a common line of said 47.32 acre tract and said 157.054 acre tract, a distance of 532.31 feet to a 5/8" iron rod set for corner at an angle point;

THENCE South 01°25'25" West continuing along a common line of said 47.32 acre tract and said 157.054 acre tract, a distance of 34.26 feet to a 5/8" iron rod set for corner;

THENCE South 90°00'00" West, a distance of 482.75 feet to a 5/8" iron rod set for corner;

THENCE South 14°53'06" West, a distance of 359.59 feet to a fence corner post found for corner;

THENCE South 00°42'48" West, a distance of 606.74 feet to a 5/8" iron rod set for corner near the center of County Road No. 831, said point being in the south line of said 47.32 acre tract;

THENCE South 90°00'00" West along the south line of said 47.32 acre tract, a distance of 489.26 feet to a 5/8" iron rod set for corner in the northwest right-of-way line of F.M. No. 75 (a variable width right-of-way at this point);

THENCE along the northeasterly right-of-way line of said F.M. No. 75 as follows:

North 38°32'00" West, a distance of 28.32 feet to a 5/8" iron rod set for corner;

North 64°17'00" West, a distance of 54.00 feet to a 5/8" iron rod set for corner;

North 38°32'00" West, a distance of 93.10 feet to a 5/8" iron rod set for corner in the east right-of-way line of said F.M. No. 75 (a 90' right-of-way at this point) at the beginning of a curve to the right having a radius of 910.00 feet, a central angle of 40 19'45", and a chord which bears North 18°21'52" West, a distance of 627.38 feet;

THENCE in a northwesterly direction along the curving right-of-way line of said F.M. No. 75, an arc distance of 640.53 feet to a 5/8" iron rod found for corner at the end of said curve;

THENCE North 01°48'00" East along the east right-of-way line of said F.M. No. 75, a distance of 385.74 feet to a 5/8" iron rod set for corner;

THENCE South 88°44'05" East, a distance of 346.73 feet to a fence corner post found for corner;

THENCE South 84°45'03" East along an existing barbed wire fence, a distance of 272.27 feet to a fence corner post found for corner;

THENCE North 08°19'52" East, a distance of 473.66 feet to a 5/8" iron rod set for corner in the north line of said 47.32 acre tract;

THENCE South 88°47'53" East along the north line of said 47.32 acre tract, a distance of 711.07 feet to the PLACE OF BEGINNING and containing 1,239,310 square feet or 28.451 acres of land.

PRINCETON LUXURY VILLAS - DEVELOPMENT STANDARDS

1. **Purpose.** The purpose of this Planned Development is to develop and construct a proposed subdivision for single family residences.
2. **Base Zoning District.** The Property shall be used and developed in accordance with the Single Family Residential District - 2 ("SF-2") of the Zoning Ordinance, except as listed below:

Minimum Lot Width: 50.00 feet for non cul-de-sac lots
30.00 feet for cul-de-sac lots (measured at the row line)

Minimum side yard setback, interior: 5 feet

3. **Site Plan.** The Property shall be developed and used substantially in accordance with this Site Plan and hereby approved.
4. **Wall Maintenance Easement (W.M.E.):** A five (5) foot maintenance easement is required for masonry screening wall along CR 831 and FM 75.
5. **A Homeowners Association shall be formed to maintain the masonry screening wall, open space lots and amenities, and common landscape areas.**
6. **The lot dimensions may vary from this site plan as long as no other variances are required.**
7. **A masonry screening wall (minimum 6 feet in height) shall be constructed along the entire frontage on F.M No. 75 and C.R No. 831. The masonry screening wall shall have 2'x2' brick columns with a 3'x3' stone column every fifth column. The masonry screening wall will be within a 5 foot wall maintenance easement to the HOA.**
8. **Subdivision entry signage panels will be provided at entrance onto F.M. No. 75. These signage panels on both sides will be at a 45 degree angle to the street right-of-ways with landscaping in front of both panels. The entry panels at the intersection of C.R. No. 831 will be at a 45 degree angle (no signage) with 3'x3' stone columns on each end and landscaping in front of both panels.**
9. **Open Space Lot 13X, Block C will preserve the existing pond. There will be a Clubhouse with a minimum area of 1,200 sq. ft. All Open Space Lots will have trees installed to create a park-like setting.**

