

CITY OF PRINCETON

ORDINANCE NO. 2022-08-22-02

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 36” PLANNED DEVELOPMENT 36, 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 132.448 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 “AG” Agricultural to “PD 36” Planned Development 36, 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 August 15, 2022 and recommended approval of the zoning amendment from “AG” Agricultural to “PD 36” Planned Development 36 on August 15, 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 36” Planned Development 36 on August 22, 2022 and

WHEREAS, the property subject of Planned Development No. 36, 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 “AG” Agricultural to “PD 36” Planned Development 36.

Section 3. That Planned Development No. 36 shall be subject to the 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.

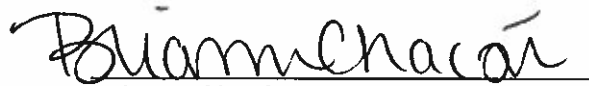
Section 4. That all ordinances of the City of Princeton in conflict with the provisions of this Ordinance be, and are the same hereby repealed, and all other provisions of the ordinances of the City of Princeton not in conflict with the provisions of this Ordinance shall remain in full force and effect.

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.

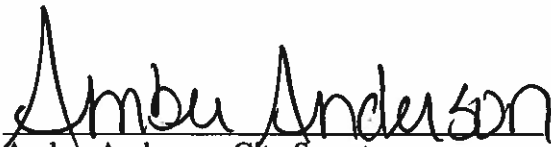
Section 7. This ordinance shall become effective from and after its adoption and publication as required by law.

DULY PASSED AND APPROVED by the City Council of the City of Princeton, Texas, on this 22 day of August, 2022.



Brianna Chacón, Mayor
City of Princeton, Texas

ATTEST:

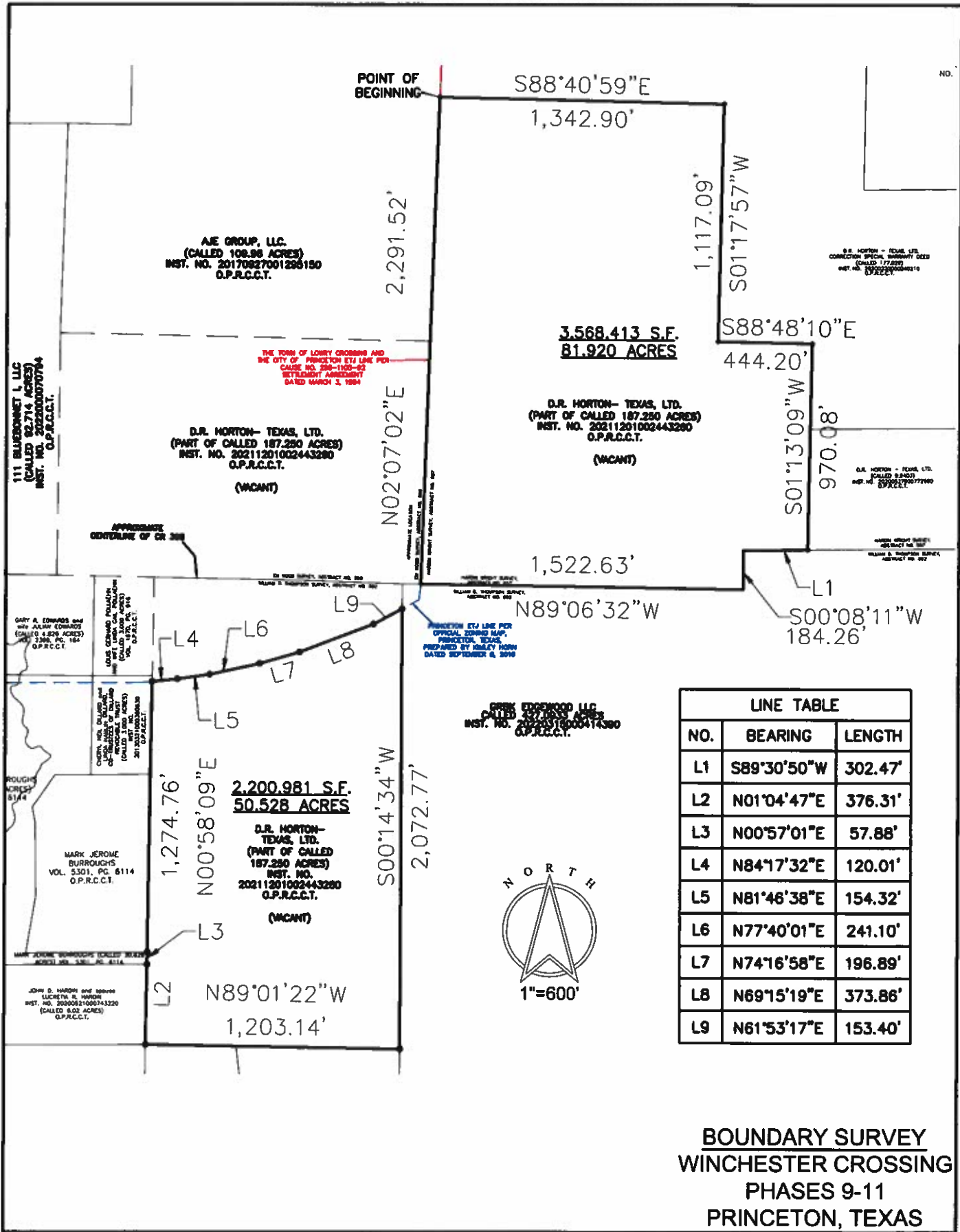


Amber Anderson, City Secretary
City of Princeton, Texas



EXHIBIT A

DEPICTION OF THE PROPERTY



| LINE TABLE | | |
|------------|-------------|---------|
| NO. | BEARING | LENGTH |
| L1 | S89°30'50"W | 302.47' |
| L2 | N01°04'47"E | 376.31' |
| L3 | N00°57'01"E | 57.88' |
| L4 | N84°17'32"E | 120.01' |
| L5 | N81°46'38"E | 154.32' |
| L6 | N77°40'01"E | 241.10' |
| L7 | N74°16'58"E | 196.89' |
| L8 | N69°15'19"E | 373.86' |
| L9 | N61°53'17"E | 153.40' |



**BOUNDARY SURVEY
WINCHESTER CROSSING
PHASES 9-11
PRINCETON, TEXAS**

**Metes and Bounds Description
(81.920 Acres and 50.528 Acres)**

**LEGAL DESCRIPTION
(81.920 ACRES)**

BEING a parcel of land located in Collin County, Texas, a part of the Hardin Wright Survey, Abstract Number 957, and being a part of that called 187.250 acre tract of land described in deed to D.R. Horton-Texas, LTD. as recorded in Instrument Number 20211201002443260, Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a point at the most northerly northwest corner of said 187.250 acre tract, said point being the most westerly southwest corner of that called 177.079 acre tract of land described in deed to D.R. Horton-Texas, Ltd. as recorded in Instrument Number 20200220000240210, Official Public Records of Collin County, Texas, said point also being in the east line of that called 109.96 acre tract of land described in deed to AJE Group, LLC as recorded in Instrument Number 20170927001295150, Official Public Records of Collin County, Texas;

THENCE along the common line of said 187.250 acre tract and said 177.079 acre tract as follows:

South 88 degrees 40 minutes 59 seconds East, 1,342.90 feet to a point for corner,
South 01 degrees 17 minutes 57 seconds West, 1,117.09 feet to a point for corner;
South 88 degrees 48 minutes 10 seconds East, 444.20 feet to a point for corner;
South 01 degrees 13 minutes 09 seconds West, 970.08 feet to a point for corner, said point being the most easterly southeast corner of said 187.250 acre tract, said point being the southwest corner of that called 9.9403 acre tract of land described in deed to D.R. Horton-Texas, Ltd. as recorded in Instrument Number 20200527000772980 Official Public Records of Collin County, Texas, said point also being in the approximate centerline of County Road 398;

THENCE along the south line of said 187.250 acre tract as follows:

South 89 degrees 30 minutes 50 seconds West, 302.47 feet to a point for corner;
South 00 degrees 08 minutes 11 seconds West, 184.26 feet to a point for corner;
North 89 degrees 06 minutes 32 seconds West, 1,522.63 feet to a point for corner;

THENCE North 02 degrees 07 minutes 02 seconds East, 2,291.52 feet to the POINT OF BEGINNING and containing 3,568,413square feet or 81.920 acres of land.

*This document was prepared under 22 TAC 663.23, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those

rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

LEGAL DESCRIPTION
(50.528 ACRES)

BEING a parcel of land located in Collin County, Texas, a part of the William D. Thompson Survey, Abstract Number 892, and being a part of that called 187.250 acre tract of land described in deed to D.R. Horton-Texas, LTD. as recorded in Instrument Number 20211201002443260, Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at the most southerly southeast corner of said 187.250 acre tract;

THENCE North 89 degrees 01 minutes 22 seconds West, 1,203.14 feet to point at the most southerly southwest corner of said 187.250 acre tract;

THENCE along the west line of said 187.250 acre tract as follows:

North 01 degrees 04 minutes 47 seconds East, 376.31 feet to a point for corner;
North 00 degrees 57 minutes 01 seconds East, 57.88 feet to a point for corner;
North 00 degrees 58 minutes 09 seconds East, 1,274.76 feet to a point for corner, said point being the south line of Princeton ETJ per Official Zoning Map, Princeton, Texas dated September 8, 2016;

THENCE along the south line of Princeton ETJ line as follows:

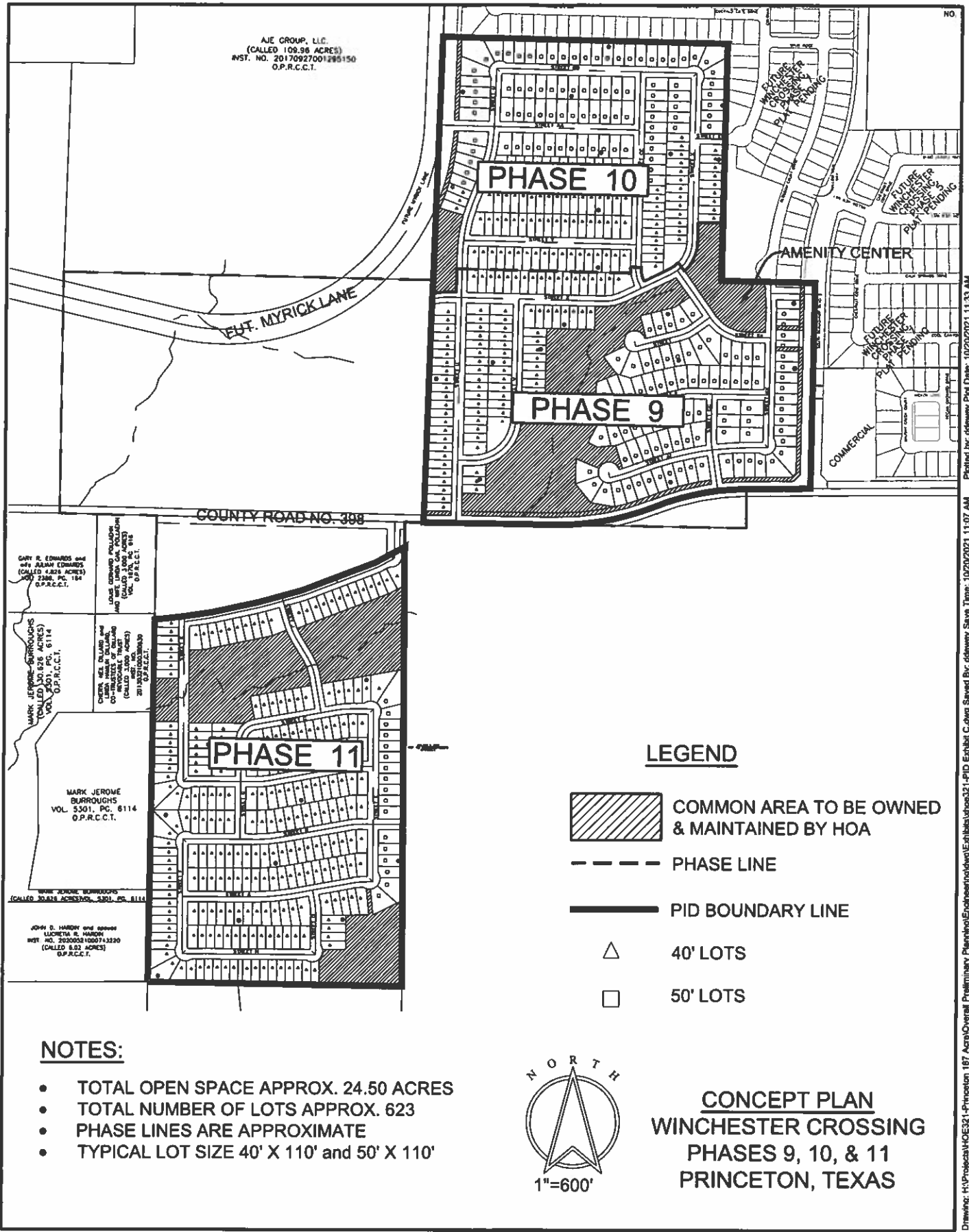
North 84 degrees 17 minutes 32 seconds East, 120.01 feet to a point for corner;
North 81 degrees 46 minutes 38 seconds East, 154.32 feet to a point for corner;
North 77 degrees 40 minutes 01 seconds East, 241.10 feet to a point for corner;
North 74 degrees 16 minutes 58 seconds East, 196.89 feet to a point for corner;
North 69 degrees 15 minutes 19 seconds East, 373.86 feet to a point for corner;
North 61 degrees 53 minutes 17 seconds East, 153.40 feet to a point for corner, said point being in the east line of said 187.250 acre tract;

THENCE South 00 degrees 14 minutes 34 seconds West, 2,072.77 feet along the east line of said 187.250 acre tract to the POINT OF BEGINNING and containing 2,200,981 square feet or 50.528 acres of land.

*This document was prepared under 22 TAC 663.23, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those

rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

EXHIBIT C
CONCEPT PLAN



A/E GROUP, L.L.C.
(CALLED 109.96 ACRES)
INST. NO. 20170927001295150
O.P.R.C.C.T.

GARY R. EDWARDS and
wife ALAN EDWARDS
(CALLED 4.826 ACRES)
VOL. 2386, P.C. 184
O.P.R.C.C.T.

LOUIS EDWARD FOLLON
AND WILLOUGHBY FOLLON
(CALLED 1.074 ACRES)
VOL. 1874, P.C. 188
O.P.R.C.C.T.

MARK JEROME BURROUGHS
(CALLED 10.628 ACRES)
VOL. 5114
O.P.R.C.C.T.






CHRYA, NEEL, DELANEY and
DAVID W. DELANEY
CONJUNCTIONAL TRUST
(CALLED 1.074 ACRES)
VOL. 2112, P.C. 212
O.P.R.C.C.T.

MARK JEROME
BURROUGHS
VOL. 5301, P.C. 6114
O.P.R.C.C.T.

MARK JEROME BURROUGHS
(CALLED 20.618 ACRES), 5301, P.C. 6114

JOSEPH D. HARDY and spouse
LUCRETIA R. HARDY
INST. NO. 20200291000743220
(CALLED 8.82 ACRES)
O.P.R.C.C.T.

LEGEND

-  COMMON AREA TO BE OWNED & MAINTAINED BY HOA
-  PHASE LINE
-  PID BOUNDARY LINE
-  40' LOTS
-  50' LOTS

NOTES:

- TOTAL OPEN SPACE APPROX. 24.50 ACRES
- TOTAL NUMBER OF LOTS APPROX. 623
- PHASE LINES ARE APPROXIMATE
- TYPICAL LOT SIZE 40' X 110' and 50' X 110'



CONCEPT PLAN
WINCHESTER CROSSING
PHASES 9, 10, & 11
PRINCETON, TEXAS

LOT STANDARDS

These Lot Standards are intended to provide for a medium to higher density single-family residential development within the Winchester Crossing PID 3 - Phases 9, 10 and 11. Except as otherwise provided herein, the rules, regulations, and standards applicable within the Single Family Residential District 2 (SF-2), as of the effective date of the Agreement, shall apply.

Reference Concept Plan Exhibit “C” for location of 50’ wide lots and 40’ wide lots

| | 50 Foot Wide Lots | 40 foot wide lots |
|---|-------------------|-------------------|
| Lot area (minimum) | 5,500 square feet | 4,000 square feet |
| Lot width (minimum) | 50 feet | 40 feet |
| Lot depth (minimum) | 110 feet | 110 feet |
| Dwelling size (minimum) ¹ | 1,450 square feet | 1,300 square feet |
| Lot coverage (maximum) | 60% | 60% |
| Building height (maximum) | 35 feet | 35 feet |
| Front yard setback (minimum) | 20 feet | 20 feet |
| Side yard setback, street side (minimum) ² | 15 feet | 15 feet |
| Side yard setback, interior (minimum) | 5 feet | 5 feet |
| Rear yard setback (minimum) ³ | 15 feet | 15 feet |

¹ Measured as air-conditioned square footage.

² 20 feet if garage faces a side street.

³ A one-story wing or extension may be built within 15 feet of the rear lot line.