

CITY OF PRINCETON

ORDINANCE NO. 2022-10-24-05

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 38” PLANNED DEVELOPMENT 38, ON A PORTION OF THE RUFUS SEWELL SURVEY, ABSTRACT NO. 873 AND THE CART T. CLIFT SURVEY, ABSTRACT NO. 162; 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 104.613 acres of land situated in the Rufus Sewell Survey, Abstract No. 162, and the Carter T. Clift 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 38” Planned Development 38, 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 October 17, 2022 and recommended approval of the zoning amendment from “AG” Agricultural to “PD 38” Planned Development 38 on October 17, 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 38” Planned Development 38 on October 24, 2022 and

WHEREAS, the property subject of Planned Development No. 38, 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 38” Planned Development 38.


- Section 3.** That Planned Development No. 38 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 24th day of October, 2022.



Brianna Chacón, Mayor
City of Princeton, Texas

ATTEST:

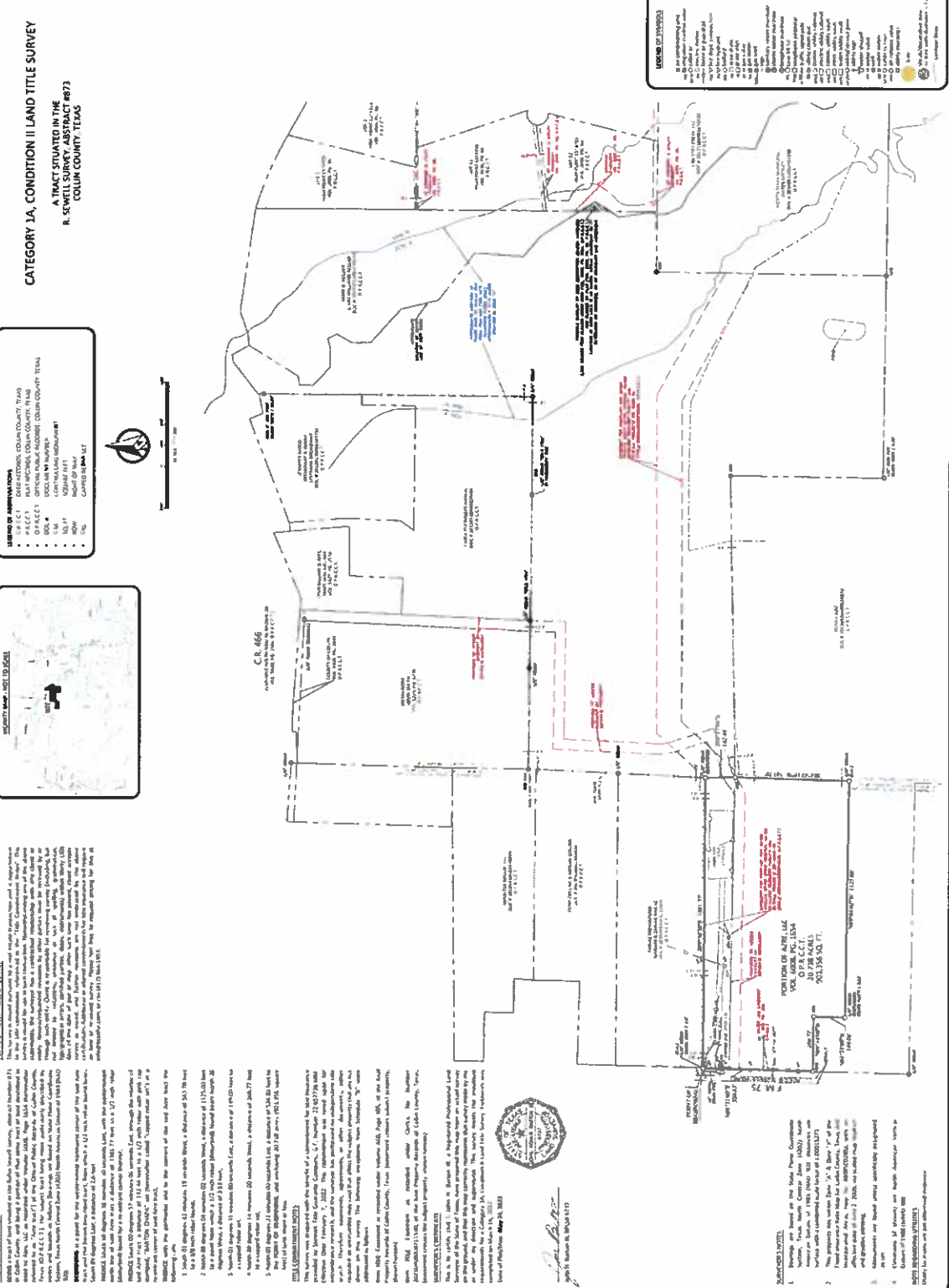

Amber Anderson, City Secretary
City of Princeton, Texas





PRINCETON 105 ACRES
COLLIN COUNTY, TEXAS

VO1
 CATEGORY 1A, CONDITION II
 LAND TITLE SURVEY



LISTING OF APPROPRIATIONS

- EASEMENT FOR UTILITY PURPOSES
- EASEMENT FOR ACCESS
- EASEMENT FOR DRILLING
- EASEMENT FOR STORAGE
- EASEMENT FOR CONCRETE
- EASEMENT FOR PAVING
- EASEMENT FOR FENCE
- EASEMENT FOR SIGN
- EASEMENT FOR LIGHT
- EASEMENT FOR SOUND
- EASEMENT FOR VIBRATION
- EASEMENT FOR EMISSIONS
- EASEMENT FOR INTERFERENCE

FORM OF ACCEPTANCE OF INTEREST

I, the undersigned, do hereby accept the interest in the above-described property as shown on the attached survey map, and I agree to be bound by the terms and conditions of the survey map and the plat thereon.

PROCESSED DESCRIPTION

The survey was conducted in accordance with the rules and regulations of the State of Texas, and the surveyors have found that the boundaries and areas shown on the attached survey map are correct and conform to the requirements of the law.

TAX MAP INFORMATION

This survey has been recorded in the public records of Collin County, Texas, and the surveyors have been duly licensed and qualified to conduct such surveys.

MAPPING NOTES

The surveyors have used the best available information and have exercised due care and skill in the performance of their duties. The surveyors are not responsible for any errors or omissions in the survey map or the plat thereon.

NOTICE OF INTEREST

This survey map and the plat thereon are available for public review and comment at the office of the Surveyors, located at 1015 W. Gardner St., Suite 100, Fort Worth, Texas 76102. The survey map and the plat thereon will be on file for a period of thirty (30) days from the date of this notice.

Description of Tract A

BEING a tract of land situated in the Rufus Sewell Survey, abstract Number 873 in Collin County, and being a portion of that same tract of land described in deed to Azre, LLC as recorded under Volume 6008, Page 1654 (hereinafter referred to as "Azre tract") of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING at a point for the westernmost northwest corner of the said Azre tract and the herein described tract, from which a ½ inch rebar found bears South 89 degrees East, a distance of 2.6 feet;

THENCE South 89 degrees 36 minutes 30 seconds East, with the westernmost north line of said Azre tract a distance of 1381.77 feet to a ½ inch rebar (disturbed) found for a re-entrant corner thereof;

THENCE South 00 degrees 57 minutes 06 seconds East, through the interior of said Azre tract, a distance of 142.44 feet to a ½ inch rebar with pink cap stamped, "BARTON CHAPA" set (hereinafter called "capped rebar set") at a re-entrant corner of said Azre tract;

THENCE with the perimeter and to the corners of the said Azre tract the following calls:

1. South 01 degrees 43 minutes 19 seconds West, a distance of 543.78 feet to a 3/8 inch rebar found;
2. North 89 degrees 04 minutes 02 seconds West, a distance of 1125.00 feet to a point from which a ½ inch rebar (disturbed) found bears North 26 degrees West, a distance of 3.63 feet;
3. North 01 degrees 31 minutes 00 seconds East, a distance of 149.00 feet to a capped rebar set;
4. North 89 degrees 14 minutes 00 seconds West, a distance of 260.77 feet to a capped rebar set;
5. North 01 degrees 31 minutes 00 seconds East, a distance of 524.83 feet to the **POINT OF BEGINNING**, and enclosing 20.738 acres (903,356 square feet) of land, more or less.

Description of Tract B

BEING a tract of land situated in the Carter T. Clift Survey, abstract Number 162 in Collin County, and being a portion of that same tract of land described in deed to Azre, LLC as recorded under Volume 6008, Page 1654 (hereinafter referred to as "Azre tract") of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING at a ½ inch rebar found for the westernmost re-entrant corner of the said Azre tract, same being the westernmost corner of the herein described tract;

THENCE with the perimeter and to the corners of the said Azre tract the following calls:

1. North 02 degrees 45 minutes 38 seconds East, a distance of 415.47 feet to a ½ inch rebar found;
2. North 02 degrees 36 minutes 44 seconds East, a distance of 428.20 feet to a 60D Nail in a Bois d'arc Post;
3. South 89 degrees 16 minutes 17 seconds East, a distance of 479.62 feet to a ½ inch rebar found;
4. South 89 degrees 03 minutes 04 seconds East, a distance of 225.22 feet to a ½ inch rebar with cap stamped "RPLS 1764" found;
5. South 89 degrees 30 minutes 37 seconds East, passing at a distance of 599.44' a ½ inch rebar with cap stamped "RPLS 1764" found in a hackberry tree, continuing for a total distance of 675.15 feet to a ½ inch rebar with pink cap stamped "BARTON CHAPA" set (hereinafter referred to as "capped rebar set")
6. South 89 degrees 48 minutes 46 seconds East, a distance of 389.58 feet to a ¾ inch rebar found;
7. North 00 degrees 34 minutes 53 seconds East, a distance of 1311.19 feet to a point within a creek known as "Stiff Creek" from which a Bois D' Arc Post bears South 00 degrees West a distance of 28.07 feet;

THENCE with the center line of said creek the following calls:

1. North 51 degrees 56 minutes 25 seconds East, a distance of 192.30 feet;
2. North 83 degrees 16 minutes 35 seconds East, a distance of 34.65 feet;
3. South 28 degrees 20 minutes 01 seconds East, a distance of 91.99 feet;
4. South 32 degrees 06 minutes 36 seconds West, a distance of 273.12 feet;
5. South 79 degrees 50 minutes 02 seconds West, a distance of 44.32 feet;
6. South 00 degrees 57 minutes 34 seconds West, a distance of 65.12 feet;
7. South 46 degrees 47 minutes 40 seconds East, a distance of 117.32 feet;
8. South 88 degrees 41 minutes 35 seconds East, a distance of 88.93 feet;
9. North 75 degrees 48 minutes 00 seconds East, a distance of 50.49 feet;
10. South 25 degrees 36 minutes 25 seconds East, a distance of 47.44 feet;
11. South 29 degrees 22 minutes 18 seconds West, a distance of 83.59 feet;
12. South 00 degrees 38 minutes 49 seconds East, a distance 89.27 feet;

13. South 47 degrees 48 minutes 35 seconds East, a distance of 215.34 feet;
14. South 13 degrees 25 minutes 41 seconds East, a distance of 181.55 feet;
15. South 51 degrees 43 minutes 18 seconds East, a distance of 285.71;
16. South 04 degrees 08 minutes 58 seconds West, a distance of 232.59 feet;
17. South 49 degrees 54 minutes 17 seconds East, a distance of 125.38 feet;
18. South 32 degrees 26 minutes 24 seconds East, a distance of 309.01 feet;
19. South 33 degrees 20 minutes 40 seconds West, a distance of 133.90 feet;
20. South 08 degrees 52 minutes 02 seconds East, a distance of 151.18 feet;
21. South 16 degrees 07 minutes 11 seconds West, a distance of 31.95 feet to a point in the center of said creek, same being the northeast corner of a tract of land described in deed to North Texas Municipal Water District, as recorded under Document Number 20180514000584350 (hereinafter referred to as "Texas Water tract"), (O.P.R.C.C.T.);

THENCE with the perimeter and to the corners of the Azre tract the following calls

1. North 89 degrees 14 minutes 00 seconds West, a distance of 274.82 feet to capped rebar set;
2. South 00 degrees 46 minutes 00 seconds West, a distance of 1098.25 feet to a capped rebar set;
3. North 89 degrees 14 minutes 00 minutes West, a distance of 961.72 feet to a point from which a ½ inch iron pipe found bears South 02 degrees East, a distance of 5.33 feet;
4. North 00 degrees 46 minutes 00 seconds East, a distance of 728.00 feet to a capped rebar set;
5. South 89 degrees 01 minutes 02 seconds West, a distance of 1433.89 feet to a capped rebar set;

THENCE North 00 degrees 57 minutes 06 seconds West, through the interior of said Azre tract, a distance of 142.44 feet to the **POINT OF BEGINNING**, and enclosing 83.875 acres (3,653,603 square feet) of land, more or less.

Development Standards

1. The Property shall be developed in accordance with this **Exhibit E** . If there is a conflict between the City of Princeton Zoning Ordinance and/or the Concept Plan and the provisions of this **Exhibit E** , the provisions of this **Exhibit E** shall control. If there is a conflict between the Concept Plan and the City of Princeton Zoning Ordinance, the Concept Plan shall control.

2. Terms that are not defined in these Development Standards shall have the meanings ascribed to such terms in the City of Princeton Zoning Ordinance.

3. The Property is divided into two tracts, Tract A and Tract B

4. **Tract A – Cottage Home Tract.**
 - a. **Density.** The maximum number of dwelling units permitted on Tract A is 205 dwelling units.
 - b. **Design Criteria.**
 - i. **General.** Except as otherwise provided herein, Tract A shall be developed under the standards applicable within the MF-2 district of the City of Princeton Zoning Ordinance as of the Effective Date.

District Regulation	Standard	
Minimum lot area	2 acres	
Minimum lot width	N/A	
Minimum lot depth	N/A	
Minimum unit size	1-bedroom 2-bedroom 3-bedroom	650 s.f. 800 s.f. 950 s.f.
Maximum lot coverage	50%	
Maximum height	35 feet (2 stories max) ²	
Minimum front yard setback	25 feet from public streets	
Minimum side yard setback, street side	15 feet from public streets	
Minimum side yard setback, interior	20 feet	
Minimum rear yard setback	20 feet	
Minimum parking requirements	One space for efficiencies, two spaces for one- and two-bedroom units, plus one additional space for each additional bedroom. Required parking	

² Section 82-19(d)(1) of the City of Princeton Zoning Ordinance does not apply.

	may not be provided within the required front yard.
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ii. **Additional Provisions.**

1. Setbacks are measured from the overall boundaries of the single lot or tract. Setbacks are required adjacent to public streets, but are not required adjacent to private streets within the development.
2. The off-street parking spaces designated for each dwelling unit shall be located within 150 feet of the dwelling unit served by such spaces.

c. **Architectural and Building Materials Standards.**

- i. All dwelling units shall have at least eighty percent (80%) of the total exterior walls above grade level, excluding doors, windows, balconies patios and porches, constructed of brick, stone, stucco, concrete, or concrete block.
- ii. At least four architectural design features are required on facades facing public streets, parking areas, or common areas. Acceptable architectural design features may include, but are not limited to:
 1. Articulation of building façade;
 2. Extensions to the building through covered porches, bay or box windows, or other similar features projecting out from the façade.
 3. A horizontal change in building materials between stories of a building.
 4. Variation in building materials between vertical intervals.
 5. Variations in window placement.
 6. Architectural features such as shutters, awnings, balconies, verandas, railings, dormers, chimneys, decorative moldings or ornamental details (each architectural feature may count as one of the required four design features).
 7. Patio.
 8. Porch.
 9. Stoops.
 10. Varied roof height in building.
 11. Other similar design features, approved by the City of Princeton City Manager or his/her designee.
- iii. Architectural detailing, horizontal off-sets, or other features shall be provided on all sides of the building to avoid blank walls and large, monolithic masses. This requirement shall not apply to accessory buildings.

d. **Open Space/Amenities**

- i. In lieu of the requirements of Section 82-29(f) of the City of Princeton Zoning Ordinance, Tract A shall provide the usable open space requirements set forth herein.

- ii. "Usable open space" means an open area which is designed and intended to be used for outdoor living and/or recreation. An area of common usable open space shall have no dimension of less than ten feet and may include landscaping, walks, water features and decorative objects. The maximum slope does not apply. Usable open space shall not include rooftops, accessory buildings, parking areas, driveways, turn-around areas, or right-of-way or easement for streets or alleys. Any portion of the Property encumbered by a North Texas Municipal Water District easement may be included towards the minimum usable open space.
- iii. Tract A shall include a minimum of three and a half (3.5) acres of usable open space in the areas generally depicted as open space on **Attachment 1**. The required open space shall include:
 - 1. A clubhouse (including fitness center) with connected outdoor area that shall include the following at a minimum: (i) a pool (minimum 2,200 square feet water surface area); and (ii) a cabana, outdoor kitchen, fire pit, BBQ area, or shade structure; and
 - 2. At least three of the following amenities:
 - a. Playground or play area (minimum of 2 elements);
 - b. Jogging, walking (e.g., sidewalk or other walkway) or biking path;
 - c. An athletic court (e.g., tennis, basketball, volleyball, etc.);
 - d. Pavilion;
 - e. Dog park;
 - f. Splash pad;
 - g. Gaming court area (e.g., bocce ball, horseshoes, cornhole, shuffleboard, etc.);
 - h. An athletic field (soccer, football, etc.);
 - i. Picnic area (minimum 5 tables or seating areas); and/or
 - j. Fire pit.
- iv. In addition to the portion of the Property encumbered by a North Texas Municipal Water District easement (100 percent of which may count toward the minimum required usable open space without any additional approvals required), up to 50 percent of all drainage easements and/or detention areas may be included and count toward minimum required open space if the space is considered to be usable as determined by the City Parkland Dedication ordinance.

5. **Tract B – Single-Family Tract.**

- a. **Density.** The maximum number of dwelling units permitted on Tract B is 315 dwelling units. A maximum of 115 of the 315 dwelling units may be developed as Type B Lots (defined below). A minimum of 200 of the 315 dwelling units shall be developed as Type A Lots (defined below).
- b. **Lot Types.** Tract B shall be developed in accordance with the following Lot Types:

Type A Lots: Minimum 5,000 Square Foot Lots; SF Detached Front Entry Lots

Type B Lots: Minimum 4,000 Square Foot Lots; SF Detached Front Entry Lots

c. Lot Design Criteria

i. Type A Lots.

1. General. Except as otherwise provided herein, Type A Lots shall be developed under the standards applicable within the SF-2 district of the City of Princeton Zoning Ordinance as of the Effective Date and may be front entry product.

2. Building Regulations.

- Minimum Lot Area: 5,000 square feet
- Minimum Lot Width: 50 feet
- Minimum Lot Depth: 100 feet
- Front Yard Setback: 20 feet
- Garage Setback: 20 feet
- Side Yard Setback: 5 feet; 15-foot side yard when adjacent to a street.
- Rear Year Setback: 15 feet
- Maximum Lot Coverage: 55% not including driveway and additional flat work
- Minimum Dwelling Size: 1,800 SF Conditioned Space

ii. Type B Lots.

1. General. Except as otherwise provided herein, Type B Lots shall be developed under the standards applicable within the SF-Z zoning district of the City of Princeton Zoning Ordinance as of the Effective Date and may be front entry lot product.

2. Building Regulations.

- Minimum Lot Area: 4,000 square feet
- Minimum Lot Width: 40 feet
- Minimum Lot Depth: 100 feet
- Front Yard Setback: 20 feet
- Garage Setback: 20 feet
- Side Yard Setback: 5 feet; 15-foot side yard when adjacent to a street.
- Rear Year Setback: 15 feet
- Maximum Lot Coverage: 55% not including driveway and additional flat work
- Minimum Dwelling Size: 1,400 SF Conditioned Space

TABLE 5.1: TRACT B RESIDENTIAL USES

	LOT TYPE A (SINGLE-FAMILY (SF-2) - MODIFIED 50' LOT)	LOT TYPE B (SINGLE-FAMILY (SF-Z) - MODIFIED 40' LOT)
Minimum Lot Area	5,000 SF	4,000 SF
Minimum Lot Width	50'	40'
Minimum Lot Depth	100'	90'
Minimum Front Yard Setback	20'	20'
Minimum Garage Setback	20'	20'
Minimum Side Yard Setback	5'	5'
Minimum Side Yard Setback Adjacent to Street	15'	15'
Minimum Rear Yard Setback	15'	15'
Minimum Dwelling Size	1,800 SF Conditioned Space	1,400 SF Conditioned Space
Maximum Height	35'	35'
Minimum Roof Pitch	6:12	6:12
Maximum Density per Acre	4-6 per Gross Acre	4-6 per Gross Acre
Maximum Lot Coverage	55%, not including driveway and additional flat work	55%, not including driveway and additional flat work
Minimum Parking Requirements	2 Enclosed Garage Spaces per Unit	2 Enclosed Garage Spaces per Unit

iii. Additional Provisions.

1. Side lot lines shall be permitted to be non-radial to the street right-of-way.
2. The minimum lot width for single family lots for irregular lots along elbows and cul-de-sacs shall have the minimum lot width per lot size designation at the front build line as measured along the arc of the build line parallel to the right-of-way.
3. The minimum front yard setback for single family lots shall be permitted to be reduced by a maximum of 5 feet to allow covered front porches, living area, and J-swing garages to encroach into the front yard setback. Front entry garages shall not be permitted to encroach the front yard setback.

d. Streets, Alleys, and Driveways

- i. Alleys are not required.

e. Architectural and Building Materials Standards

- i. All dwelling units shall have at least eighty percent (80%) of the total exterior walls above grade level, excluding doors, windows, balconies patios and porches, constructed of brick, stone, stucco, concrete, or concrete block.
- ii. At least four architectural design features are required on facades facing public streets, parking areas, or common areas. Acceptable architectural design features may include, but are not limited to:
 - 1. Articulation of building façade;
 - 2. Extensions to the building through covered porches, bay or box windows, or other similar features projecting out from the façade.
 - 3. A horizontal change in building materials between stories of a building.
 - 4. Variation in building materials between vertical intervals.
 - 5. Variations in window placement.
 - 6. Architectural features such as shutters, awnings/canopies³, balconies, verandas, railings, dormers, chimneys, decorative moldings or ornamental details (each architectural feature may count as one of the required four design features).
 - 7. Archways in conjunction with doorways or windows.
 - 8. Patio.
 - 9. Porch.
 - 10. Stoops.
 - 11. Varied roof height in building.
 - 12. Other similar design features, approved by the City of Princeton City Manager or his/her designee.
- iii. Architectural detailing, horizontal off-sets, or other features shall be provided on all sides of the building to avoid blank walls and large, monolithic masses. This requirement shall not apply to accessory buildings.
- iv. Residential repetition of elevation and floor plan. Unless otherwise approved by the zoning administrator, the following residential design standards shall be followed:
 - 1. A minimum of seven platted residential lots must be skipped on the same side and four lots must be skipped on the opposite side of a street before rebuilding the same single family residential unit with an identical (or nearly identical) street elevation design. Identical or nearly identical street elevation design means little or no variation in the articulation of the facade, height or width of facade, placement of the primary

³ The use of decorative awnings/canopies is permitted, provided all awnings or canopies are designed to be compatible with the structure on which they are located.

entrances, porches, number and placement of windows, and other major architectural feature.

2. The identical (or nearly identical) floor plan shall not be repeated on neighboring, side by side lots or directly across the street.
- v. Archways. Archways may be used in conjunction with doorways or windows and shall have an architectural style consistent with the basic design of the structure on which they are located.
- vi. Windows. Windows shall be consistent with the design and construction of the building. Total window area shall meet the current International Energy Conservation Code requirements.
- vii. 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.
- viii. Exterior lighting. Exterior lighting fixtures shall be of a design complementary to the building illumination and shall be compatible with surrounding development.
- ix. Utility equipment and gutters. Utility equipment and gutters shall be constructed of quality materials and consistent with the design and color of the primary structure. Utility equipment (e.g., rooftop air conditioning units, meters, etc.) shall be screened from public view and utility access will be underground (e.g., telephone, electric cables).

f. Fence Requirement

- i. Each lot shall construct a minimum six-foot fence of approved material within the required side and back yard, measured at the adjacent grade. No fence shall be constructed within the required front yard or beyond the front building line, unless approved elsewhere in the City of Princeton Zoning Ordinance. Fences shall follow the city's fence ordinance as is exists or is subsequently amended, and shall be constructed with steel posts.

g. Landscaping for Tract B

- i. Grass. The required front, side and rear yards shall be sodded, plugged, sprigged hydro-mulched or seeded, except that solid sod shall be used in swales, or when necessary to prevent erosion. Grass areas shall be established with complete

coverage within a six-month period from time of plantings, and shall be re-established, if necessary, to ensure grass coverage of all areas.

- ii. Irrigation. An automatic underground irrigation, sprinkler or other water system outfitted with a rain and freeze detector shall be provided for the required front and side yards.
- iii. Front Yard Landscaping. Minimum landscaping along the front building line shall include ground covering, shrubs, and perennial plantings that shall be approved at time of final plat submissions.
- iv. Tree planting. The following tree planting requirements shall be satisfied prior to the issuance of a certificate of occupancy for all residential lots:
 1. A minimum of two trees, with a minimum caliper width of two inches and at least eight feet in height, shall be provided on each residential lot. At least one tree shall be located in the required front yard.
 2. Trees utilized to satisfy this requirement must be selected from the tree pallet located in the city's landscaping ordinance, as it may be amended.

h. Open Space/Amenities

- i. Open spaces shall be internal to the Property and may include without limitation neighborhood pocket parks, passive recreational uses, and landscape buffers.
- ii. "Usable open space" means an open area which is designed and intended to be used for outdoor living and/or recreation. An area of common usable open space shall have no dimension of less than ten feet and may include landscaping, walks, water features and decorative objects. The maximum slope does not apply. Usable open space shall not include rooftops, accessory buildings, parking areas, driveways, turn-around areas, or right-of-way or easement for streets or alleys. The approximately 6.25 acre portion of the Property encumbered by a North Texas Municipal Water District easement may be included towards the minimum usable open space.
- iii. Tract B shall include a minimum of eight and a half (8.5) acres of usable open space in the areas generally depicted as open space on **Attachment 2**. The required open space shall include:
 1. A clubhouse (including fitness center) with connected outdoor area that shall include the following at a minimum: (i) a pool (minimum 2,200 square feet water surface area; an example of a pool amenity is included with **Attachment 2**); (ii) splash pad; and (iii) a cabana, outdoor kitchen, fire pit, BBQ area, or shade structure; and
 2. At least three of the following amenities:
 - a. Playground (minimum of 2 elements; an example of a playground amenity is included with **Attachment 2**);
 - b. Open lawn area/event lawn/flex space (minimum 1 pet waste station);
 - c. Jogging, walking (e.g., sidewalk or other walkway) or biking path;

- d. An athletic court (e.g., tennis, basketball, volleyball, etc.);
 - e. Pavilion;
 - f. Dog park;
 - g. Gaming court area (e.g., bocce ball, horseshoes, cornhole, shuffleboard, etc.);
 - h. An athletic field (soccer, football, etc.); and/or
 - i. Picnic area (minimum 5 tables or seating areas).
- iv. In addition to the portion of the Property encumbered by a North Texas Municipal Water District easement (100 percent of which may count toward the minimum required usable open space without any additional approvals required), up to 50 percent of all drainage easements and/or detention areas may be included and count toward minimum required usable open space if the space is considered to be usable as determined by the City Parkland Dedication ordinance.
 - v. All open spaces on Tract B shall be owned and maintained by the property owner or a Homeowners Association (HOA).
6. **Landscape and Streetscape Requirements for Tract A and Tract B.**
- a. Where proposed trails are adjacent to proposed roadways, the trail shall serve as the required sidewalk.
 - b. City landscaping requirements as specified in Chapter 37 of the City of Princeton Code of Ordinances in effect on the Effective Date shall apply and, except as otherwise provided herein, shall be the exclusive landscaping requirements for development on the Property.
7. **Entry Feature.**
- a. An entry feature shall be provided at the entrance to Tract A and/or Tract B. An example of an entryway feature is included with **Attachment 3** hereto.
8. **Development Amendments and Administrative Provisions.**
- a. The subject property shall generally conform to the layout as depicted in the Concept Plan, as may be amended pursuant to Section 3.2(a) of the Agreement. As set forth in Section 3.2(a) of the Agreement, the Concept Plan may be amended in accordance with such provisions without requiring City approval.
 - b. Minor amendments or variations to the Concept Plan, as well as **Attachment 1, Attachment 2 and Attachment 3** hereto shall be processed and approved by the Planning Director and shall not require approval by the Planning and Zoning Commission or the City Council.