



PRINCETON
TEXAS

**NOTICE OF CITY OF PRINCETON
PLANNING AND ZONING COMMISSION REGULAR MEETING
AND AGENDA
August 17, 2020**

Meeting Time and Place

The Planning and Zoning Commission for The City of Princeton will meet in Regular Session on Monday, August 17, 2020 at 10:00 a.m. Teleconference at City Hall 123 W. Princeton Drive.

**Sherry Campbell, Place 1
Vice Chairperson**

Place 2, Vacant

**Robert Bellon Jr., Place 3
Commission Member**

**Larry Thompson, Place 4
Commission Member**

**Kyle Sutton, Place 5
Chairperson**

A. CALL TO ORDER (PLEASE TURN OFF ALL CELL PHONES)

B. PLEDGE OF ALLEGIANCE

C. COMMISSIONERS ROLE CALL

PRESENT

Sherry Campbell	_____
Robert Bellon	_____
Larry Thompson	_____
Kyle Sutton	_____

D. CITIZENS APPEARANCE

Citizens are allowed 3 minutes to speak. The Planning & Zoning Commission is unable to respond to or discuss any issues that are brought up during this section that are not on the agenda, other than to make statement of specific factual information in response to a citizen's inquiry or to recite existing policy in response to the inquiry.

E. CONSENT AGENDA

Consent Agenda: All consent agenda items listed are considered to be routine by the Planning and Zoning Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Commissioner so request, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

- 1) Possible approval of the Princeton Planning & Zoning Regular Meeting Minutes of July 20, 2020.

F. PUBLIC HEARING

- 1) **ZA20200915 – Zone Map Amendment – Discussion and possible action** and recommendation to the City Council regarding a request from IC-SB Princeton Land Partners, for zone map amendment approval of 13.82 acre tract of land situated in the John Snyder Survey, Abstract No. 865, City of Princeton, Collin County, Texas.

G. REGULAR AGENDA

- 1) **Discussion on Future Land Use Plan**

H. INFORMATION

- 1) Update on ongoing projects
- 2) Next Meeting: September 21, 2020 @ 10:00am
- 3) Consider a request for items to be placed on a future agenda and NOT for discussion of these requests at this time:

I. ADJOURNMENT

The Commission reserves the right to retire into executive session concerning any of the items listed on this agenda whenever it is considered necessary and legally justified under the Open Meeting Act

CERTIFICATE

I hereby certify the above Notice of Meeting was posted at the
Princeton CityHall August____, 2020 at_____.

Tabatha Monk, City Secretary

STATEMENT FOR ADA COMPLIANCE

The City of Princeton acknowledges its responsibility to comply with Americans with Disabilities Act of 1990. Thus, in order to assist individuals with disabilities who require special services (i.e., sign interpretation services, alternative audio/visual devices, and amanuenses) for participation in or access to the City of Princeton sponsored public programs, services and/or meetings, the City requests that individuals make requests for these services forty-eight (48) hours ahead of the scheduled program, service and/or meeting. To make arrangements, contact Tabatha Monk, City Secretary or other designated official at972-736-2416.

Minutes

The City of Princeton

Planning & Zoning Commission Regular Meeting

Of JULY 20, 2020

The Planning & Zoning Commission of the City of Princeton, Texas, met in regular session Monday, July 20, 2020, at 10:00 a.m. Teleconference at City Hall 123 W Princeton Drive.

The following P&Z Commissioners were present: Chairperson Sutton, Vice Chairperson Campbell, Commissioner Thompson, and Commissioner Bellon. The following Staff Members were present: Building Official Shawn Fort.

Chairperson **Sutton** led the audience in the Pledge of Allegiance.

Chairperson **Sutton** called roll: Vice Chairperson Campbell, Commissioner Thompson, Chairperson Sutton and Commissioner Bellon were present. Chairperson **Sutton stated that a quorum was present.**

Chairperson **Sutton** announced **CITIZENS APPEARANCE Item D: No one came forward to speak.**

Chairperson **Sutton** announced the **Consent Agenda Item E1:** Possible approval of the Princeton Planning & Zoning Regular Meeting Minutes of June 15, 2020. **Commissioner Bellon made a motion to approve the Planning & Zoning minutes of June 15, 2020 Regular Meeting and Commissioner Thompson seconded the motion. The motion carried unanimously.**

Chairperson **Sutton** announced the **Regular Agenda Item G1: PL20191254 – Extension of Preliminary Plat – Discussion and possible action** and recommendation to the City Council regarding a request from AJFUND, LLC for an extension of preliminary plat approval of 46.72 acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas. **Vice Chairperson Campbell made a motion to recommend approval, and Commissioner Bellon seconded the motion. The motion was carried unanimously.**

Chairperson **Sutton** announced the **Regular Agenda Item G2: FL20180297 – Final Plat – Discussion and possible action** and recommendation to the City Council regarding a request from LGI Homes- Texas, LLC for final plat approval of 88.208 acre tract of land situated in the John Snyder Survey, Abstract No. 865, City of Princeton, Collin County, Texas. **Chairperson Bellon made a motion to recommend approval, and Commissioner Thompson seconded the motion. The motion was carried unanimously.**

Chairperson **Sutton** announced the **Regular Agenda Item G3: FL20190039 – Final Plat – Discussion and possible action** and recommendation to the City Council regarding a request from SHM National, LLC for final plat approval of 1.1949 acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas. **Chairperson Thompson made a motion to recommend approval, and Commissioner Bellon seconded the motion. The motion was carried unanimously.**

Chairperson **Sutton** announced Information Item **H1: Update on ongoing projects- Shawn updated P&Z on the ongoing projects.**

Chairperson **Sutton** announced Information Item **H2: “Next Meeting: Monday, August 17, 2020 @ 10:00AM”.**

Chairperson **Sutton** announced **Information Item H3: Consider a request for items to be placed on a future agenda and NOT for discussion of these requests at this time:**

None

Vice Chairperson Campbell made a motion to adjourn the meeting. Commissioner Bellon seconded the motion. The motion carried unanimously.

Chairperson **Sutton** adjourned at 10:17a.m.

Kyle Sutton, Chairperson Date

ATTEST:

Shawn Fort, Chief Building Official Date



**City of Princeton
P&Z and City Council Staff
Report**

ZA202000915 – Zone Map Amendment – a 13.82 acre tract of land in the John Snyder, Abstract No. 865, City of Princeton, Collin County, Texas. IC-SB Princeton Land Partners– NexMetro Communities., - Representative

STAFF REPORT

I. SITE DATA

SITE DATA

**Existing Zoning: PD#13
Existing use: Agricultural
Lot Size: 13.82 Acres**

Direction	Zoning	Existing Land Use
North	PD#13	Single Family
East	PD#13	Single Family
South	PD#13	Commercial
West	C-2	Public School



REQUEST

Applicant requests Council approve request for Rezoning to allow the zone map amendment from PD#13 Planned Development 13 to PD#13A Amended Planned Development 13.

II. PROCESS

The process for a zoning amendment are as follows:

(b) *Zoning amendments process, public hearing and notice.*

(1) *Zoning district change (zoning map amendment).*

a. *One planning and zoning commission public hearing required.* Prior to making its report to the city council, the planning and zoning commission shall hold at least one public hearing on each application.

b. *Written notice of the planning and zoning commission public hearing.* Before the tenth calendar day before the hearing date before the planning and zoning commission, written notice of each public hearing before the planning and zoning commission on a proposed change in a zoning classification shall be sent to each owner, as indicated by the most recently approved municipal tax roll, of property within 200 feet of the property in which the change in classification is proposed. This notice is served by deposit in the United States Postal Service.

c. *Published notice of the city council public hearing.* Notice of city council public hearing shall be given by publication in the official newspaper of the city, stating the time and place of such public hearing, a minimum of 15 calendar days prior to the date of the public hearing.

(2) *Zoning text amendment.*

a. *Published notice prior to public hearing.* Notice of public hearings on proposed changes in the text of the zoning ordinance shall be accomplished by one publication not less than 15 calendar days prior to both the planning and zoning commission and city council meetings thereto in the official newspaper of the city.

b. *Exemption.* Changes in the ordinance text that do not change zoning district boundaries do not require written notification to individual property owners.

(c) *Failure to appear before the commission.* The planning and zoning commission may deny a zoning application if the applicant or representative fails to appear at one or more hearings before the planning and zoning commission.

(d) *Planning and zoning commission consideration and report.*

(1) *Planning and zoning commission vote.* The planning and zoning commission, after the public hearing is closed, may vote to approve, approve with amendments and conditions, table, or deny in whole or in part the application.

(2) *Planning and zoning commission table.* The planning and zoning commission may table for not more than 90 calendar days from the time it is posted on the agenda until it has had opportunity to consider other proposed changes which may have a direct bearing thereon.

(3) *Planning and zoning commission consideration.* In making their determination, the planning and zoning commission shall consider, among other things, the following factors:

a. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the city as a whole.

b. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area, and shall note the findings.

c. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the city, and any special circumstances that may make a substantial part of such vacant land unavailable for development.

d. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.

e. How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved, and whether such designation for other areas should be modified also.

f. The impact on the environment regarding the floodplain, riparian areas, topography, and vegetation.

g. Whether the request is consistent with the comprehensive plan and other master plans.

h. Any other factors which will substantially affect the health, safety, morals, or general welfare.

i. Findings of a traffic impact analysis (TIA), if required.

(4) *Planning and zoning commission justification for denial.* If the planning and zoning commission denies the zoning request, it may offer reasons to the applicant for the denial.

(e) *City council consideration.*

(1) *Proposal recommended for approval by the commission.*

a. Every proposal which is recommended favorable by the planning and zoning commission shall be automatically forwarded to the city council for setting and holding of public hearing thereon.

b. No change, however, shall become effective until after the adoption of an ordinance for same and its publication as required by law.

(2) *City council consideration and action.*

a. City council, after the public hearing is closed, may vote to approve, approve with amendments and conditions, table, or deny in whole or in part the application.

(3) *Three-fourths city council vote required for protested amendments.*

a. *Documented protest requirements.*

1. *Documented protest filing.* Protests against proposed amendments shall be filed at least seven calendar days before the date of the public hearings.

b. *Documented protest participant requirements.*

1. *Interior protester:* The owners, duly signed and acknowledged, of 20 percent or more of the lots or land area included within a proposed amendment boundary may participate in a documented protest for a specific case.

2. *Exterior protester:* The owners, duly signed and acknowledged, of 20 percent or more of the lots or land area within a 200-foot radius of the exterior boundary of the area included in a proposed amendment may participate in a documented protest for a specific case.

(4) *Documented protest effect.* If a documented protest against a proposed amendment, supplement, or change to a zoning regulation or boundary has been filed with the zoning administrator, then such amendments shall not become effective except by the affirmative vote of three-fourths, or four votes of all members of the city council.

(5) *Denial by city council.*

- a. The city council may deny any request with prejudice.
- b. If a request has been denied with prejudice, the same or similar request may not be resubmitted to the city for six months from the original date of denial.

(6) *Final approval and ordinance adoption.*

- a. Approval of any zoning change or amendment by the city council at the scheduled public hearing shall constitute instruction to city staff to prepare the appropriate ordinance for final formal passage at a subsequent time.
- b. If finally approved by the required number of votes, the ordinance shall be executed by the mayor.
- c. The ordinance shall become effective from and after its adoption and publication as required by law.

Commission Action

The Commission has the following options:

- 1. Recommend Approval to City Council ZA20200915
- 2. Recommend Denial the request of ZA20200915 with reasons stated in the motion.

Council Action

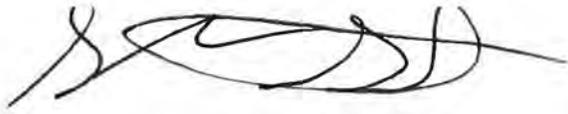
The Board has the following options:

- 1. Approval the request.
- 2. Deny the request.

III. REVIEW HISTORY			
Body:	Petition:	Action:	Date:
Planning & Zoning Commission	Zone amendment	Hearing Before the Commission	April 17, 2020
City Council	Zone amendment	Hearing Before the Council	April 24, 2020

IV. STAFF RECOMMENDATION

Approval of zone change to PD#13A the proposed change appears consistent with surrounding uses and the comprehensive plan.

A handwritten signature in black ink, appearing to read 'Shawn Fort', with a horizontal line extending to the right from the end of the signature.

Shawn Fort, Director of Development Services

CITY OF PRINCETON

ORDINANCE NO. 2020-08-24-01

AN ORDINANCE OF THE CITY OF PRINCETON AMENDING THE COMPREHENSIVE ZONING ORDINANCE NUMBER 2016-01-25-01 OF THE CITY OF PRINCETON, FROM “PD 13” PLANNED DEVELOPMENT 13 TO “PD 13A” AMENDED PLANNED DEVELOPMENT 13, ON A PORTION OF THE JOHN SNYDER SURVEY, ABSTRACT NO. 865 AND THE JOHN H. STANFORD SURVEY, ABSTRACT NO. 866; 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 297 acres of land situated in the John Snyder Survey, Abstract No. 865 and the John H. Stanford Survey, Abstract No. 866, 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 “PD 13” Planned Development 13 to “PD 13A” Amended Planned Development 13, 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 17, 2020 and recommended approval of the zoning amendment from “PD 13 Planned Development 13 to “PD 13A” Amended Planned Development 13 on August 17, 2020 and

WHEREAS, the City Council held a public hearing, heard the case and recommended approval of the zoning amendment from “PD 13 Planned Development 13 to “PD 13A” Amended Planned Development 13 on August 24, 2020 and

WHEREAS, the property subject of Planned Development No. 13, 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 “PD 13” Planned Development 13 “PD 13A” Amended Planned Development 13.

Section 3. That Amended Planned Development No. 13 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.

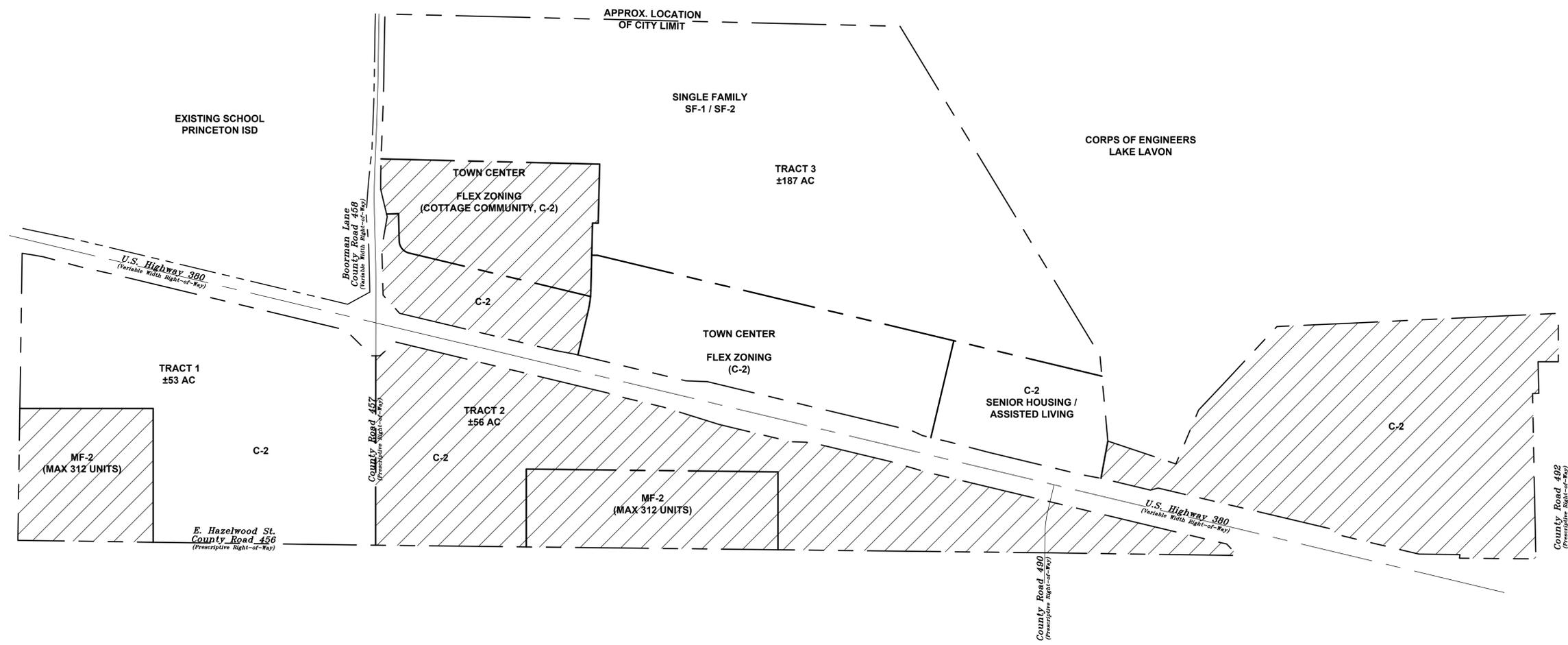
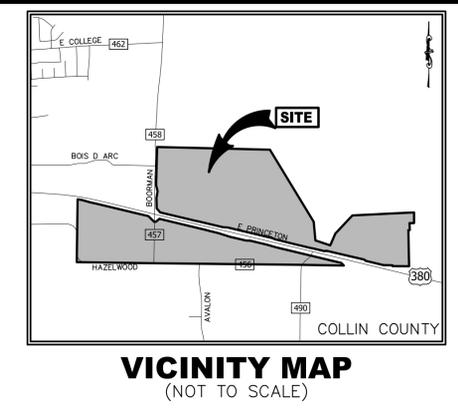
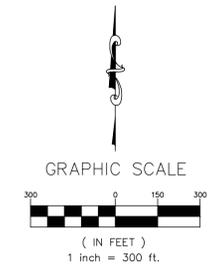
DULY PASSED AND APPROVED by the City Council of the City of Princeton, Texas, on this _____ day of _____, 2020.

John-Mark Caldwell, Mayor
City of Princeton, Texas

ATTEST:

Tabatha Monk, City Secretary
City of Princeton, Texas

"EXHIBIT A"



REV.	DATE	REMARKS	BY

LCE LINCOLN
CONSULTING & ENGINEERING
Wylie, Texas 75298
P.O. Box 1176
phone (214) 215-5066
Josh@LincolnCE.com

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
LINCOLN CONSULTING & ENGINEERING
Firm No. 7123
Engineer - JOSHUA A. LINCOLN, P.E.
P.E. No. - 114589 Date - 7/20/2020

PRINCETON CROSSROADS
U.S. HIGHWAY 380
& BOORMAN LANE
City of Princeton, Collin County, Texas

ZONING EXHIBIT

Scale:	1" = 300'
Designed by:	JAL
Drawn by:	JAL
Checked by:	JAL
Date:	July 20, 2020
Project No.	1015-001

EX-A

FILE: D:\000\015 - Lincoln Consulting & Engineering\Projects\1015-001 - Princeton-Avilla Towne Center\MapCAD\1015-001_Zoning Exhibit.dwg
USER: jps DATE/TIME: Jul 20, 2020 2:47 pm

"Exhibit B"

LEGAL DESCRIPTION

Being a tract or parcel of land situated in the John Snyder Survey, Abstract No. 865, City of Princeton, Collin County, Texas, being part of a called 187.102 acre tract of described in deed to IC-SB Princeton Land Partners, LP, recorded in Instrument No. 20160630000828500, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap found at the easterly southwest corner of said 187.102 acre tract, at the south end of a corner clip in the north right-of-way line of U.S. Highway 380 (variable width right-of-way) and the east right-of-way line of Boorman Lane (County Road 458, variable width right-of-way);

THENCE North 42 Degrees 20 Minutes 20 Seconds West, along said corner clip, a distance of 126.72 feet to a 1/2 inch iron rod with cap found at the north end of said corner clip;

THENCE North 01 Degrees 28 Minutes 28 Seconds West, along the east right-of-way line of said Boorman Lane, a distance of 243.40 feet to a 1/2 inch iron rod with cap found;

THENCE along the east right-of-way line of said Boorman Lane, the following courses and distances:

North 09 Degrees 48 Minutes 19 Seconds East, along the east right-of-way line of said Boorman Lane, a distance of 161.75 feet to a 1/2 inch iron rod with cap found;

North 13 Degrees 32 Minutes 38 Seconds West, along the east right-of-way line of said Boorman Lane, a distance of 14.05 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" set at the POINT OF BEGINNING;

North 13 Degrees 32 Minutes 38 Seconds West, along the east right-of-way line of said Boorman Lane, a distance of 129.41 feet to a 1/2 inch iron rod with cap found at the beginning of a non-tangent curve to the right;

In a northeasterly direction along said non-tangent curve to the right whose chord bears North 00 Degrees 39 Minutes 24 Seconds East, a distance of 157.30 feet, having a radius of 3995.00 feet, a central angle of 02 Degrees 15 Minutes 22 Seconds, and an arc length of 157.31 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" set at the southwest corner of a called 88.208 acre tract of land, described to LGI Homes-Texas by deed recorded in Instrument Number 20190122000067090, Official Public Records, Collin County, Texas;

THENCE South 88 Degrees 38 Minutes 23 Seconds East, departing the east right-of-way line of said Boorman Lane, along a south line of said LGI Homes-Texas tract, a distance of 1129.56 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" set;

THENCE along the west lines of said LGI Homes-Texas tract, the following courses and distances:

South 01 Degrees 21 Minutes 37 Seconds West, along a west line of said LGI Homes-Texas tract, a distance of 303.63 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" set;

North 88 Degrees 39 Minutes 10 Seconds West, a distance of 30.00 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" set;

South 01 Degrees 21 Minutes 37 Seconds West, a distance of 165.00 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" set;

South 88 Degrees 39 Minutes 10 Seconds East, a distance of 30.00 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" set at the northwest corner of a called 5.021 acre tract of land described to the City of Princeton, Texas by deed recorded in Instrument Number 20181001001218960, Official Public Records, Collin County, Texas;

THENCE South 13 Degrees 20 Minutes 09 Seconds East, along the west line of said 5.021 acre tract, a distance of 46.89 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" set at the northeast corner of a called 1.165 acre tract of land described to the City of Princeton, Texas by deed recorded in Instrument Number 20181001001218950, Official Public Records, Collin County, Texas;

THENCE along the north and west lines of said 1.165 acre tract, the following courses and distances:

North 88 Degrees 38 Minutes 23 Seconds West, a distance of 83.79 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" set;

South 16 Degrees 03 Minutes 23 Seconds West, a distance of 31.95 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" set;

South 01 Degrees 21 Minutes 37 Seconds West, a distance of 104.28 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" set at the beginning of a non-tangent curve to the right;

In a southwesterly direction along said non-tangent curve to the right whose chord bears South 02 Degrees 42 Minutes 02 Seconds West, a distance of 21.06 feet, having a radius of 450.00 feet, a central angle of 02 Degrees 40 Minutes 53 Seconds , and an arc length of 21.06 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" set;

THENCE North 76 Degrees 36 Minutes 40 Seconds West, departing the west lines of said 1.165 acre tract, a distance of 914.48 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" set at the beginning of a curve to the right;

THENCE in a northwesterly direction along said curve to the right whose chord bears North 39 Degrees 02 Minutes 34 Seconds West, a distance of 78.65 feet, having a radius of 64.50 feet, a central angle of 75 Degrees 07 Minutes 59 Seconds, and an arc length of 84.58 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" set at the end of said curve to the right;

THENCE North 01 Degrees 28 Minutes 28 Seconds West, a distance of 140.62 feet to a 5/8 inch iron rod with cap stamped "REALSEARCH" set;

THENCE South 88 Degrees 31 Minutes 32 Seconds West, a distance of 61.59 feet to the POINT OF BEGINNING and containing 602,004.09 square feet or 13.820 acres, more or less.

"Exhibit C"

Tract 3 – NEC Boorman and US 380 (187 Acres)

Use Regulations – Permitted uses for this tract shall be single family, C-2, and a Town Center Zoning category that shall allow for various uses such as **cottage community uses** per MF-2, and C-2 within that sub district except as outlined below. The single family portion of the tract shall be designed to SF-1 and SF-2 standards. There shall be a minimum of 25% of SF-1 lots within the single family section of the tract. The approximate boundaries of the anticipated uses are shown on the Zoning Exhibit A. Senior Housing/Assisted Living shall be an allowed use by right in Tract 3.

Area Regulations – All area regulations shall be per City of Princeton Zoning Ordinance except as outlined below. Single Family Housing shall be allowed a maximum of 400 Lots. Senior housing/assisted living shall be allowed a maximum of 250 units. The existing drainage way and ponds shall be counted towards any required open space / parks and shall be utilized in meeting the requirements for the various Tract 1, 2, and 3 developments.

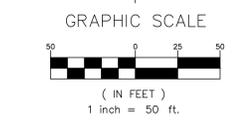
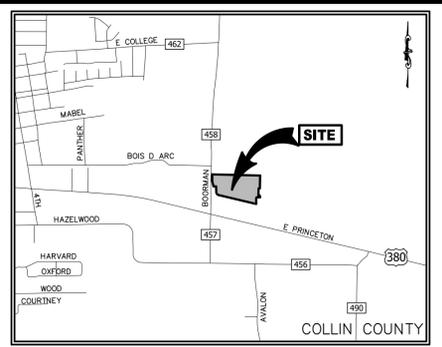
Development Standards – Per City of Princeton Zoning Ordinance except as outlined below.

The cottage community use shall follow the MF-2 district standards with the following exceptions:

- **Minimum 1 Bedroom unit size – 635 sf**
- **Refuse Facilities – Due to the reduced overall unit density of the cottage community use, refuse facilities will be a maximum of 400 feet from a dwelling unit.**
- **Fence and Screening:**
 - **In the event that cottage community district sides or backs upon a Single Family or Two Family District, a 6-foot solid masonry screening wall shall be installed adjacent to the property by the builder at the time of construction of any cottage community district. In the event a masonry screening wall is already installed adjacent to the property, the cottage community district can utilize the existing wall to meet the masonry screening requirement.**
 - **In the event that cottage community district sides or backs upon a Commercial District, a 6-foot solid masonry screening wall shall be installed adjacent to the property by the builder at the time of construction of any cottage community district.**
 - **In the event that cottage community district sides or backs upon a street/Right-of-Way or Open Space, a 6-foot ornamental metal fence shall be installed adjacent to the property by the builder at the time of construction of any cottage community district.**
 - **Cottage community Internal dwelling unit fences to be 6-foot standard wood fencing.**
 - **All fencing to be maintained throughout the existence of the cottage community development by the owner of the community.**

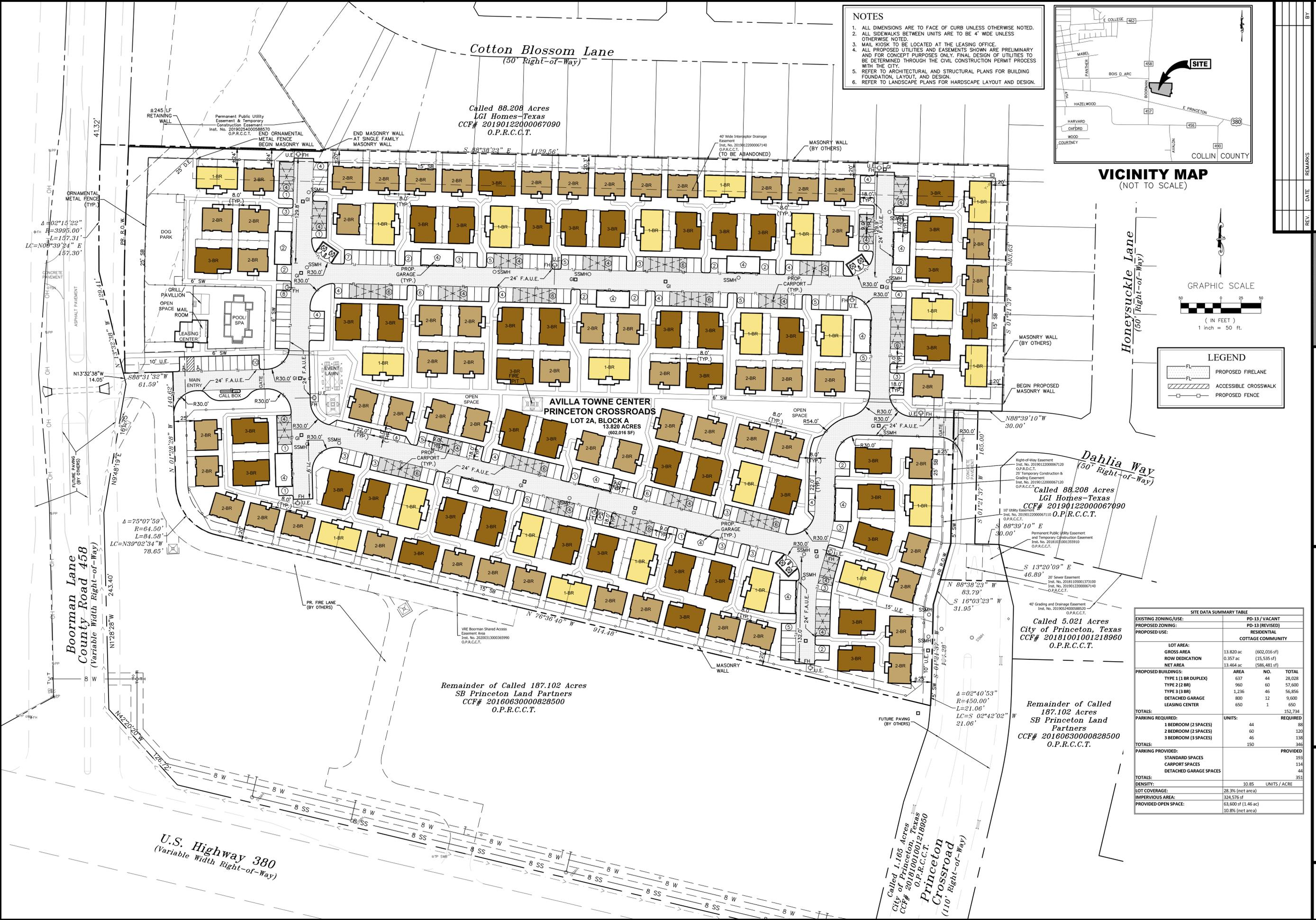
- Cottage community building separation minimum to be 8-feet (foundation to foundation). All resident units to be fire sprinkled per NFPA-13D requirements.
- Detached Garages and covered parking to be allowed per the “PD” Concept Site Plan.
- Cottage community to be 1 story max height residential buildings.
- Cottage community open space to be per “PD” Concept Site Plan.
- Cottage community shall comply with City parkland dedication requirements.
- Cottage community shall meet the minimum landscaping requirements of Chapter 37 of Municipal Code.
- Cottage community resident units shall have a minimum of 80% masonry on the exterior finishes of buildings. Masonry consists of brick, stone or stucco.
- Cottage community amenities to include:
 - Pool/Spa
 - Dog Park
 - Outdoor Grill & Pergola
 - Event Lawn
 - Fire Pit
 - Open Space

- NOTES**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. ALL SIDEWALKS BETWEEN UNITS ARE TO BE 4' WIDE UNLESS OTHERWISE NOTED.
 3. MAIL KIOSK TO BE LOCATED AT THE LEASING OFFICE.
 4. ALL PROPOSED UTILITIES AND EASEMENTS SHOWN ARE PRELIMINARY AND FOR CONCEPT PURPOSES ONLY. FINAL DESIGN OF UTILITIES TO BE DETERMINED THROUGH THE CIVIL CONSTRUCTION PERMIT PROCESS WITH THE CITY.
 5. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING FOUNDATION, LAYOUT, AND DESIGN.
 6. REFER TO LANDSCAPE PLANS FOR HARDSCAPE LAYOUT AND DESIGN.



LEGEND

- FL PROPOSED FIRELANE
- ACCESSIBLE CROSSWALK
- PROPOSED FENCE



Called 88.208 Acres
LGI Homes-Texas
CCF# 20190122000067090
O.P.R.C.C.T.

Called 5.021 Acres
City of Princeton, Texas
CCF# 20181001001218950
O.P.R.C.C.T.

Remainder of Called
187.102 Acres
SB Princeton Land
Partners
CCF# 20160630000828500
O.P.R.C.C.T.

Remainder of Called 187.102 Acres
SB Princeton Land Partners
CCF# 20160630000828500
O.P.R.C.C.T.

SITE DATA SUMMARY TABLE

EXISTING ZONING/USE:	PD-13 / VACANT
PROPOSED ZONING:	PD-13 (REVISED)
PROPOSED USE:	RESIDENTIAL COTTAGE COMMUNITY
LOT AREA:	13,820 ac (602,016 sf)
GROSS AREA:	0.357 ac (15,535 sf)
ROW DEDICATION:	13,464 ac (586,481 sf)
PROPOSED BUILDINGS:	
TYPE 1 (1 BR DUPLEX)	637 44 28,028
TYPE 2 (2 BR)	960 60 57,600
TYPE 3 (3 BR)	1,236 46 56,856
DETACHED GARAGE	800 12 9,600
LEASING CENTER	650 1 650
TOTALS:	152,734
PARKING REQUIRED:	
1 BEDROOM (2 SPACES)	44 88
2 BEDROOM (2 SPACES)	60 120
3 BEDROOM (3 SPACES)	46 138
TOTALS:	150 346
PARKING PROVIDED:	
STANDARD SPACES	193
CARPPOOL SPACES	114
DETACHED GARAGE SPACES	44
TOTALS:	351
DENSITY:	10.85 UNITS / ACRE
LOT COVERAGE:	28.3% (net area)
IMPERVIOUS AREA:	324,576 sf
PROVIDED OPEN SPACE:	63,600 sf (1.46 ac)
	10.8% (net area)

PRELIMINARY

FOR REVIEW ONLY

NOT FOR CONSTRUCTION

LINCOLN CONSULTING & ENGINEERING
Firm No. 7125
Engineer: JOSHUA A. LINCOLN, P.E.
P.E. No. 114389 Date: 7/20/2020

**AVILLA TOWNE CENTER
PRINCETON CROSSROADS
LOT 2, BLOCK A**

City of Princeton, Collin County, Texas

**"PD" CONCEPT
SITE PLAN**

Scale: 1" = 50'

Designed by: JAL
Drawn by: JAL
Checked by: JAL
Date: July 20, 2020
Project No. 1015-001

CP0.1

LCE LINCOLN CONSULTING & ENGINEERING
Wylie, Texas 75298
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phone (214) 215-5066
Josh@LincolnCE.com
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AVILLA TOWNE CENTER - City of Princeton, Texas - LC&E PROJECT NO. 1015-001

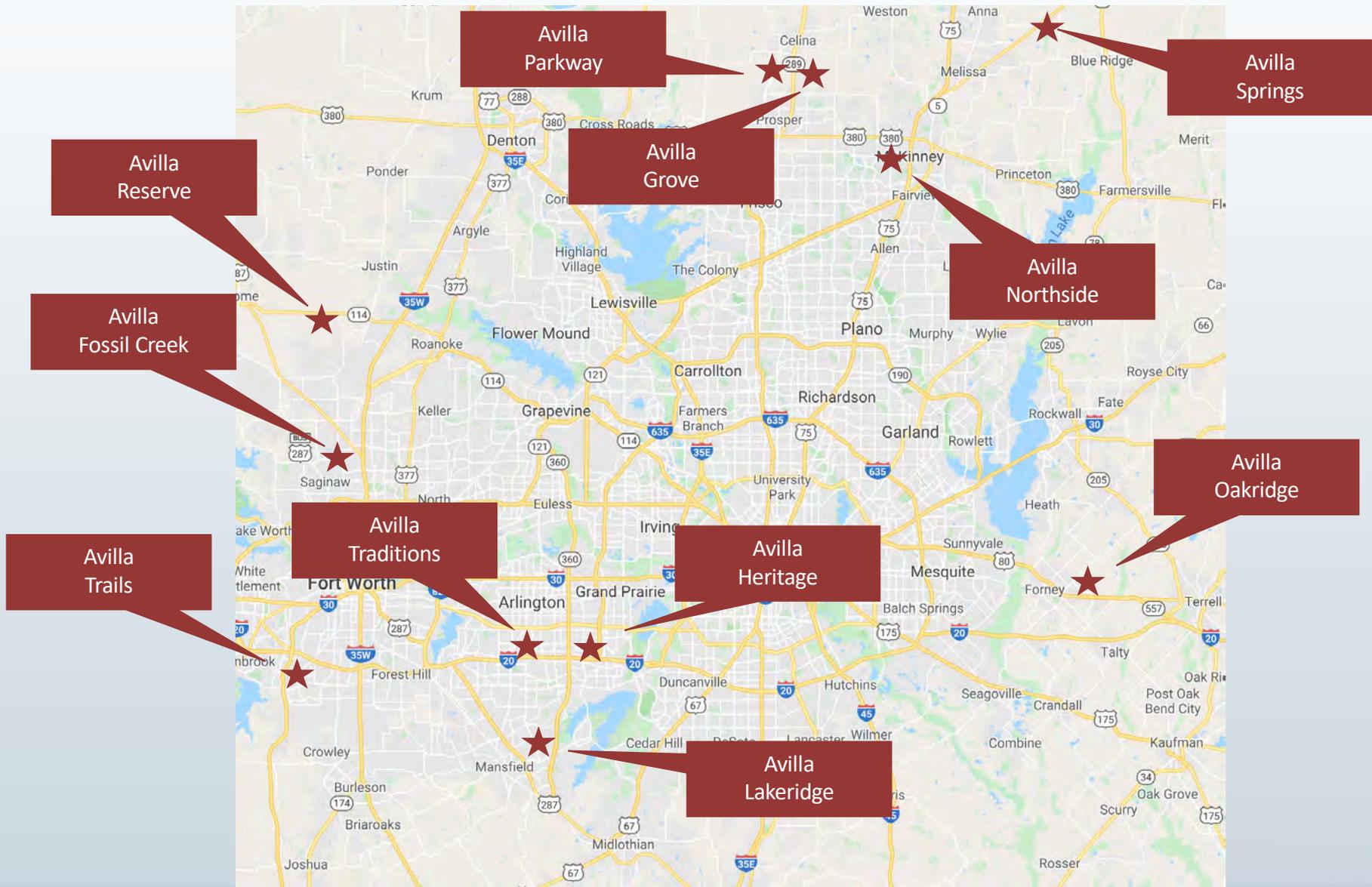
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USER: JAL DATE/TIME: Jul 20, 2020 5:50 pm

AVILLA TOWNE CENTER

A HOUSING OPTION FOR A NEW FUTURE

NEXmetro
Communities

NORTH TEXAS AVILLA PROPERTIES



AVILLA HOMES

“HYBRID” HOUSING OPTION

- Single Story Detached Cottage Style Homes
- **Lifestyle Choice** – Residents are individuals/families that could afford to live other places but instead **choose** the Avilla concept
- Maintenance Free Living
- Onsite Professional Management
- Single Family Living
- Private Backyards

OUR RESIDENT

- Single Professionals
- Two Income Couples with no children
- Empty Nester/Active Seniors
- Pet Owners
- 60% over 35 years old; of these 39% over 45 years old
- 63% previously lived in single-family home
- Average resident household income is \$75,000
- Under 15% of Avilla Residents have children under 18.
- Average Lease Term of 28 Months

AVILLA



1 Bedroom/1 Bath – 640 sf

Projected Rent per Month: \$1400

2 Bedroom/2 Bath – 960 sf

Projected Rent per Month: \$1775

3 Bedroom/2 Bath – 1,240 sf

Projected Rent per Month: \$1970





AVILLA TOWNE CENTER

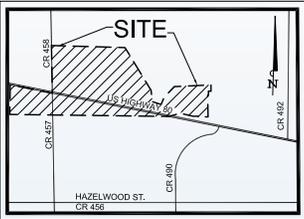
SITE INFORMATION

- Site Area: 13.82 AC
- Total 150 Homes
- Density: 10.85 Units/AC
- Zoning: PD Cottage Community Use
- 1BR: 44 (29%)
- 2BR: 60 (40%)
- 3BR: 46 (31%)
- Provided: 351 Spaces vs. Required: 346 Spaces
- Private Backyards
- Community Amenities: Pool & Spa; Event Lawn; Grill Pavilion; Fire Pit Sitting Area; Lawn Game Areas; Dog Park; Large Centralized Open Space

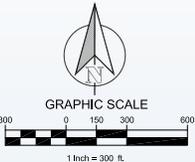


CURRENT PD ZONING EXHIBIT

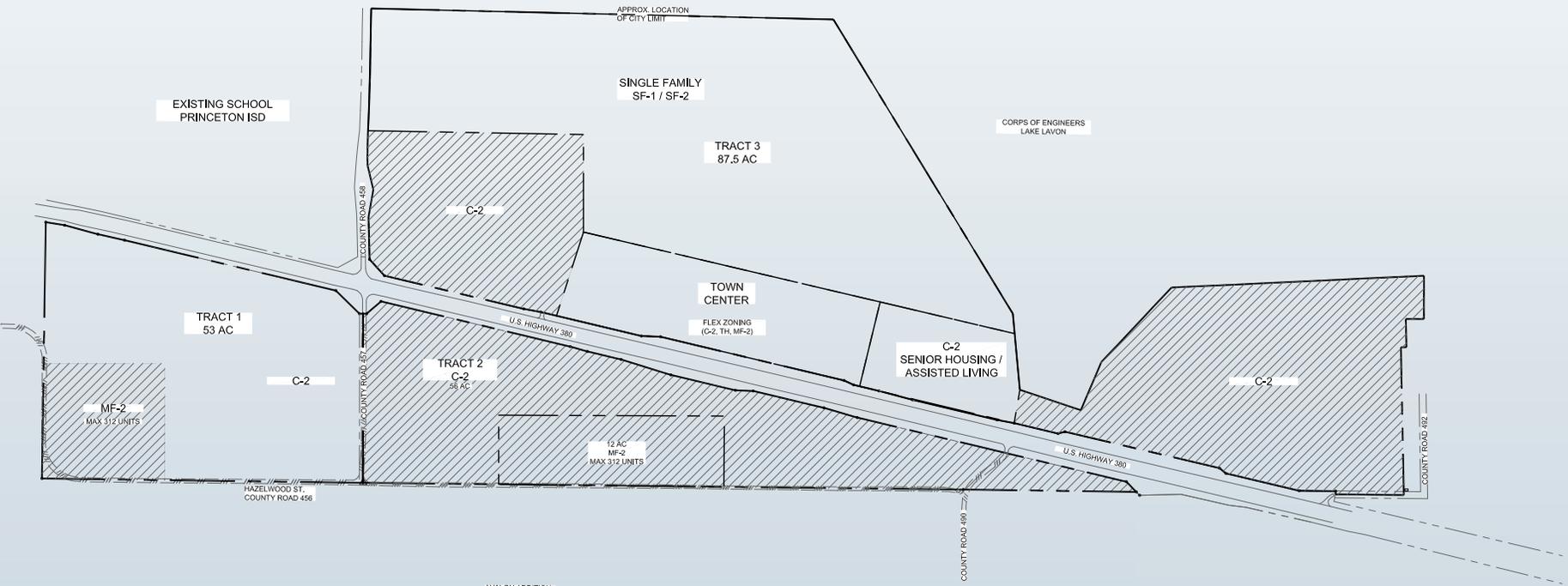
"EXHIBIT A"



VICINITY MAP
N.T.S.



PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS
Engineer: MATT MOORE
P.E. No. 95813, Date: 9/25/2017



JDI INVESTORS LP
DOC. NO. 2003-0228159

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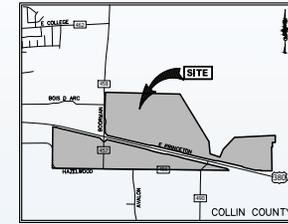
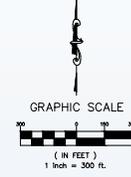
PRINCETON
 CROSSROADS
 U.S. 380 & BOORMAN LN
 PRINCETON, TEXAS

NO.	DATE	REVISION	BY

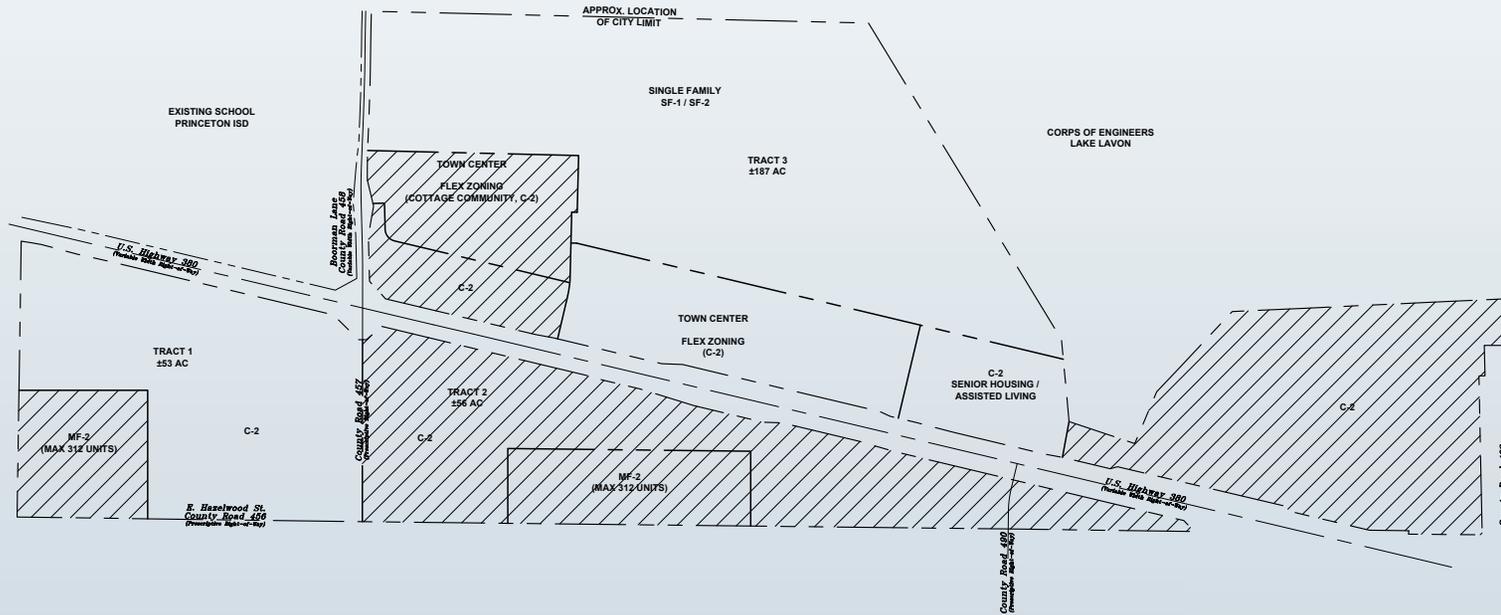
ZONING EXHIBIT

PROPOSED PD ZONING EXHIBIT

"EXHIBIT A"



VICINITY MAP
(NOT TO SCALE)



REV.	DATE	ISSUES	BY

LCE LINCOLN
CONSULTING ENGINEERS & ARCHITECTS
Wylie, Texas 75298
P.O. Box 14724-0966
Dallas, Texas 75246
John@lceinc.com

PRINCETON CROSSROADS
U.S. HIGHWAY 380
& BOORMAN LANE
City of Princeton, Collin County, Texas

ZONING EXHIBIT

Scale: 1" = 300'
Designed by: JAL
Drawn by: JAL
Checked by: JAL
Date: July 20, 2020
Project No.: 1015-001

AVALLA TOWNE CENTER - City of Princeton, Texas - LGAE PROJECT NO. 1015-001

Consulting & Engineering Project 1015-001 - Princeton Avall Town Center (1015-001) - LGAE - Zoning Exhibit
Map 1015-001-01.dwg
Map 1015-001-01.dwg

PRINCETON COMPREHENSIVE PLAN

VISION STATEMENT AND GUIDING PRINCIPLES

A. Land Use Strategy

- 1. Promote quality residential and nonresidential development that meets the needs of the growing community.*
- 2. Diversify the city's housing stock to provide people with options to live in Princeton at all stages of their lives.*

CITY & NEIGHBORHOOD BENEFITS

- Help meet the City's Comprehensive Plan land use goal "Diversify the city's housing stock to provide people with options to live in Princeton at all stages of life"
- Sustainable building materials utilized (Brick & Stone) to ensure long term durability and quality
- Minimum impact to the school district while still providing significant tax revenue to the City
- Avilla Towne Center brings necessary rooftops to Princeton in order to attract and support quality commercial development.

THANK YOU

Future Land Use Plan

