



**NOTICE OF CITY OF PRINCETON  
PLANNING AND ZONING COMMISSION REGULAR MEETING  
AND AGENDA  
May 17<sup>th</sup>, 2021**

**Meeting Time and Place**

The Planning and Zoning Commission for The City of Princeton will meet in Regular Session on Monday, May 17, 2021 at 6:00 PM at the Council Chamber in City Hall located at 123 W. Princeton Drive to discuss the following:

**Sherry Campbell, Place 1  
Vice Chairperson**

**Robert Bellon Jr., Place 2  
Commission Member**

**Chris Cooper, Place 3  
Commission Member**

**Marlo Obera, Place 4  
Commission Member**

**Kyle Sutton, Place 5  
Chairperson**

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

**B. PLEDGE OF ALLEGIANCE**

**C. COMMISSIONER ROLL CALL**

**PRESENT**

Sherry Campbell	_____
Robert Bellon	_____
Marlo Obera	_____
Kyle Sutton	_____
Chris Cooper	_____

#### **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 Special Meeting Minutes of April 19, 2021.

#### **F. PUBLIC HEARING**

- 1) **ZA20210890 – Planned Development – Discussion and possible** action and recommendation to the City Council Regarding a request from 380 Forest Grove Property, LP, for Planned Development approval of a 24.80 acre tract of land in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas.

#### **G. REGULAR AGENDA**

- 1) **None**

#### **H. INFORMATION**

- 1) Next Meeting: Monday June 21, 2021 @ 6:00PM
- 2) Consider a request for items to be placed on a future agenda and NOT for discussion of these requests at this time:
- 3) Update on ongoing projects

#### **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 City Hall**

**May\_\_\_\_, 2021 at\_\_\_\_\_AM.**

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**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 at 972-736-2416.**



**Minutes**  
**The City of Princeton**  
**Planning & Zoning Commission Regular Meeting**  
**Of April 19, 2021**

The Planning & Zoning Commission of the City of Princeton, Texas, met in regular session Monday, April 19, 2021 at 6:00pm. Teleconference at City Hall 123 W Princeton Drive.

The following P&Z Commissioners were present: Chairperson Sutton, Vice Chairperson Campbell, Commissioner Obera, Commissioner Bellon and Commissioner Cooper. 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 Obera, Commissioner Cooper, Commissioner Bellon and Chairperson Sutton were present. Chairperson **Sutton stated that a quorum was present.**

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

Chairperson **Sutton** announced the **Consent Agenda Item D1:** Possible approval of the Princeton Planning & Zoning Special Meeting Minutes of March 15, 2021. **Vice Chairperson Campbell made a motion to approve the Planning & Zoning minutes of March 15, 2021 Special Meeting and Commissioner Cooper seconded the motion. The motion carried unanimously.**

Chairperson **Sutton** announced the **Public Hearing Item E1:** **SUP20210673 – Specific Use Permit – Discussion and possible action** and recommendation to the City Council Regarding a request from VASP LLC, for Specific Use Permit approval of 791 E Princeton Drive, land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas. **Chairperson Sutton opened the Public Hearing at 6:07pm and Chairperson Sutton closed the Public Hearing 6:08pm. Vice Chairperson Campbell made a motion to recommend approval, and Commissioner Bellon second the motion. The motion was carried unanimously.**

Chairperson **Sutton** announced the **Regular Agenda Item F1:** **FP20191509 – Final Plat – Discussion and possible action** and recommendation to the City Council regarding a request from Lennar Homes of Texas Land and Construction, LTD. for final plat approval of a 18.62-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 Cooper seconded the motion. The motion was carried unanimously.**

Chairperson **Sutton** announced the **Regular Agenda Item F2: PL20210052 – Preliminary Plat – Discussion and possible action** and recommendation to the City Council regarding a request from Meritage Homes of Texas LLC for preliminary plat approval of a acre tract of land situated in the Rufus Sewall Survey, Abstract No. 873, City of Princeton, Collin County, Texas. **Commissioner Cooper made a motion to recommend approval, and Commissioner Bellon seconded the motion. The motion was carried unanimously.**

Chairperson **Sutton** announced the **Regular Agenda Item F3: PL & FL20190744 – Preliminary Plat – Final Plat- Discussion and possible action** and recommendation to the City Council regarding a request from Vinjay Holding LLC for preliminary plat and final plat approval of 2.947 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 Cooper seconded the motion. The motion was carried unanimously.**

Chairperson **Sutton** announced the **Regular Agenda Item F4: Discussion** regarding concept plan for developing near Tractor Supply. **Proposed development discussed and feedback was provided.**

Chairperson **Sutton** announced **Information Item G1:**

“Next Meeting: May 17, 2021” @ 6:00pm

Chairperson **Sutton** announced **Information Item G2:** Consider a request for items to be placed on a future agenda and NOT for discussion of these requests at this time:

Chairperson **Sutton** announced **Information Item G3:** Update on ongoing projects: **Shawn updated P&Z on the ongoing projects.**

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

Chairperson **Sutton** adjourned at 7:00pm

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Kyle Sutton, Chairperson      Date

ATTEST:

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Shawn Fort, Director of Development Services      Date







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

**ZA20210890 – Zone Map Amendment – a 24.80 acre tract of land in the David Cherry, Abstract No. 166, City of Princeton, Collin County, Texas. 380 Forest Grove Property, LP- Applicant– GDA Architects., - Representative**

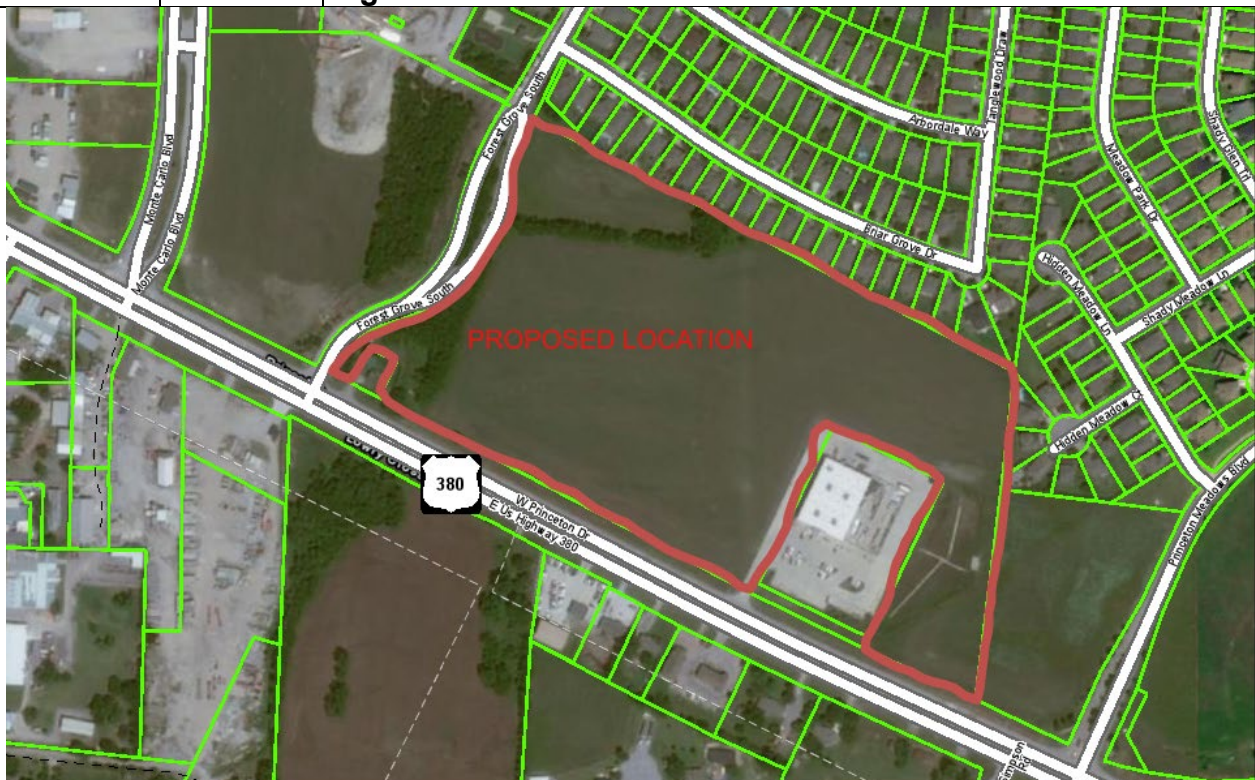
### STAFF REPORT

#### I. SITE DATA

##### SITE DATA

Existing Zoning: PD#26  
Existing use: Agricultural  
Lot Size: 24.80 Acres

Direction	Zoning	Existing Land Use
North	PD#6	Single Family
East	PD#19	Multifamily
South	N/A	Commercial
West	C-2	Agricultural



## **REQUEST**

Applicant requests Council approve request for Rezoning to allow the zone map amendment from C-1 Commercial to PD#23 Planned Development 23.

## **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 ZA20210890
2. Recommend Denial the request of ZA20210890 with reasons stated in the motion.

## **Council Action**

### **The Board has the following options:**

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

<b>III. REVIEW HISTORY</b>			
<b>Body:</b>	<b>Petition:</b>	<b>Action:</b>	<b>Date:</b>
Planning & Zoning Commission	Zone amendment	Hearing Before the Commission	May 17, 2021
City Council	Zone amendment	Hearing Before the Council	May 24, 2021

## **IV. STAFF RECOMMENDATION**

Approval of zone change to PD#23 the proposed change appears consistent with surrounding uses and the comprehensive plan.




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Shawn Fort, Director of Development Services





**ZONING  
APPLICATION**  
City of Princeton, Texas

Office Use Only:
Date Received: _____
ZC. #: _____

DATE OF PRE-APPLICATION CONFERENCE: REQUIRED

Name of Subdivision or Project: \_\_\_\_\_

**Application Type**

Application Fee\*

- |   |          |
|---|----------|
| <input checked="" type="checkbox"/> Initial Zoning (newly annexed or Agricultural property)                       | \$ _____ |
| <input type="checkbox"/> Rezoning (property currently zoned)  | \$ _____ |
| <input type="checkbox"/> Specific Use Permit (SUP) – see Zoning Ordinance for special requirements and procedures | \$325.00 |

Physical Location of Property: \_\_\_\_\_ NE Cof Princeton Drive and So th Forest Grove (Address TBD)  
*[Address and General Location -- approximate distance to nearest existing street corner]*

Brief Legal Description of Property (must also attach accurate metes and bounds description): Please see attached metes and bounds description. Property is located at NEC of Princeton Drive and South Forest Grove and adjacent to the Tractor Supply Store.  
*[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]*

Acreage: 24.80 Existing Zoning: AG Requested Zoning: PD  
*[Attach a detailed description of requested zoning & development standards, if a PD]*

OWNER'S NAME: 380 Forest Grove Property LP Phone Number: (972) 989-9701

Applicant/Contact Person: Scan Cham Title: Managing Member

Company Name: 380 Forest Grove Property LP

Street/Mailing Address: 6900 Alma Dr., Suite 180 City: Plano State: TX Zip: 75023

Phone: (972) 989-9701 Fax: ( ) Email Address: scham@21legacy.com

ENGINEER / REPRESENTATIVE'S NAME: GDA Architects

Contact Person: Ray Tse Title: Associate Principal

Company Name: GDA Architects

Street/Mailing Address: Victory Plaza West, 3090 Nowitzki Way, Suite 500 City: Dallas State: TX Zip: 75219

Phone: (214) 871-9078 Fax: ( ) Email Address: info@gda.net.com

**SUBMITTAL DEADLINE: 30 DAYS PRIOR TO P&Z PUBLIC HEARING DATE.** (All zoning applications must be advertised in the newspaper, and notices must be mailed to all property owners within 200 feet of the subject property. Please contact City staff in advance for submittal deadlines.)

**ALL APPLICATIONS MUST BE COMPLETE BEFORE THEY WILL BE SCHEDULED FOR P&Z AGENDA.** It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements (in the Zoning & Subdivision Ordinances, and any separate submittal policies, requirements and/or checklists that may be obtained from City staff), including the number of plans to be submitted, application fees, etc. Please contact City staff in advance for submittal requirements. Incomplete submittals will not be accepted.

**SUBMISSIONS.** Failure to submit all materials (including Conceptual Plan) to the City with this application will result in delays scheduling the agenda date. Submit One (1) 11X17, One (1) PDF File on CD to the Development Department by the Submittal deadline.

**NOTICE OF PUBLIC RECORDS.** The submission of plans/drawings with this application makes such items public record, and the applicant understands that these items may be viewed by the general public. Unless the applicant expressly states otherwise in writing, submission of this application (with associated plans/drawings) will be considered consent by the applicant that the general public may view and/or reproduce (i.e., copy) such documents.

\*Zoning/Rezoning Fee: \$325.00, plus \$15.00 per acre up to 250 acres and \$8.00 per acre over 250 acres

City of Princeton \* 123 W. Princeton Drive, Princeton, TX 75407

Office 972-736-6169 Fax 972-734-2548

development-info@princeton.tx.us

Name of Subdivision or Project: \_\_\_\_\_

Page 2 of 2

**\*\*READ BEFORE SIGNING BELOW:**

By signing this application, staff is granted access to your property to perform work related to your case.

I waive the statutory time limits in accordance  
With Section 212 of the Texas Local Government Code.

SIGNATURE: \_\_\_\_\_  
(Letter of authorization required if signature is other than property owner)

Print or Type Name: \_\_\_\_\_  
Known to me to be the person whose name is subscribed to the above and foregoing instrument, and  
Acknowledged to me that they executed the same for the purposes and consideration expressed and in the  
Capacity therein stated. Given under my hand and seal of office on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

[Notary seal]

SUBSCRIBED AND SWORN TO before me, this the \_\_\_\_\_ day of \_\_\_\_\_,

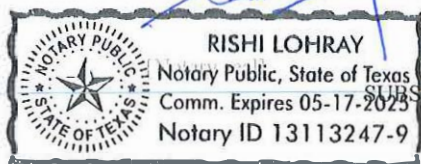
Notary Public in and for the State of Texas: \_\_\_\_\_

If there should be more than one property owner complete a separate sheet with the same wording as below. The City requires all Original Signatures. If applicant is other than the property owner a "Power of Attorney" with original, notarized signatures are required. (Notaries are available upon submittal)

STATE OF TEXAS ) (

COUNTY OF COLLIN ) (

BEFORE ME, a Notary Public, on this day personally appeared \_\_\_\_\_ the  
undersigned applicant, who, under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the  
owner, (proof attached) for the purposes of this application; that all information submitted herein is true and correct. I understand  
that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial."



\_\_\_\_\_

\*Owner / Agent (circle one)

SUBSCRIBED AND SWORN TO before me, this the 22<sup>nd</sup> day of APRIL 2021

Notary Public in and for the State of Texas: TEXAS

**Applicant**

Initial Below

**Submittal Check List**

**City Use**

Initial Below

	<b>Application:</b> Signed & Notarized Application with Original Signatures of all property owners and applicant	
	<b>Written Verification</b> such as: Notarized statement or "Power of Attorney" from real property owner authorizing an agent to act on his/her behalf.	
	<b>Proof of Ownership</b> (e.g. General warranty deed; Special warranty deed; Title police; or document approved by the City Planner)	
	<b>Required Exhibits</b>	
	<b>Metes and Bounds Description</b>	
	<b>Boundary/Property Survey</b>	
	<b>Address Labels for 200 ft. Property Adjacent Property Owners</b>	
	<b>Conceptual Plan</b>	
	<b>Folded</b> set of One (1) 11"X17", One (1) PDF File on CD	

City of Princeton \* 123 W. Princeton Drive, Princeton, TX 75407

Office 972-736-6169 Fax 972-734-2548

development-info@princetontx.us

**CITY OF PRINCETON**

**ORDINANCE NO. 2020-05-24-01**

**AN ORDINANCE OF THE CITY OF PRINCETON AMENDING THE COMPREHENSIVE ZONING ORDINANCE NUMBER 2016-01-25-01 OF THE CITY OF PRINCETON, FROM “C-1” COMMERCIAL TO “PD 23” PLANNED DEVELOPMENT 23, ON A PORTION OF THE DAVID CHERRY SURVEY, ABSTRACT NO. 166; 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 24.80 acres of land situated in the David Cherry Survey, Abstract No. 166, 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 “C-1” Commercial to “PD 23” Planned Development 23, 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 May 17, 2021 and recommended approval of the zoning amendment from “C-1” Commercial to “PD 23” Planned Development 23 on May 17, 2021 and

**WHEREAS,** the City Council held a public hearing, heard the case and recommended approval of the zoning amendment from “C-1” Commercial to “PD 23” Planned Development 23 on May 24, 2021 and

**WHEREAS,** the property subject of Planned Development No. 23, 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 “C-1” Commercial to “PD 23” Planned Development 23.



- Section 3.** That Planned Development No. 23 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 \_\_\_\_\_, 2021.

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Brianna Chacón, Mayor  
City of Princeton, Texas

ATTEST:

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Tabatha Monk, City Secretary  
City of Princeton, Texas



## **Exhibit “B”**

**BEING** a 27.90 acre tract of land situated in the David Cherry Survey, Abstract Number 166 in the City of Princeton, Collin County, Texas and being all of a tract of land called “FIRST TRACT” in deed to 380 Forest Grove Property, LP., recorded in Document Number 20160329000365840 of the Deed Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2” iron rod with cap stamped “EAGLE SURVEYING” set at the Northeast corner of said “FIRST TRACT” and the common Southeast corner of Forest Grove, Phase II, recorded in Volume P, Page 947 of the Plat Records of Collin County, Texas and in the West line of Princeton Meadows West, Phase I, recorded in Cabinet Q, Page 192 of the Plat Records of Collin County, Texas;

**THENCE** S 06°25'22" W with East line of said “FIRST TRACT” and the common West line of said Princeton Meadows West, Phase I, passing a 5/8” iron rod with cap stamped “PETITT” found at the Northwest corner of Lot 9, Block B of said Princeton Meadows West, Phase I at a distance of 1.49 feet, passing a 5/8” iron rod with cap stamped “PETITT” found at the Southwest corner of Lot 9, Block B of said Princeton Meadows West, Phase I at a distance of 134.54 feet, passing a 5/8” iron rod with cap stamped “PETITT” found at the Southwest corner of Lot 7, Block B of said Princeton Meadows West, Phase I and the common Northwest corner of a tract of land described in deed to Harper City View, LTD. And BBS Co. LTD., recorded in Document Number 2000-0052548 of the Deed Records of Collin County, Texas at a distance of 291.20 feet, and continuing a total distance of 825.05 feet to a 1/2” iron rod with cap stamped “EAGLE SURVEYING” set at the Southeast corner of said “FIRST TRACT” and the common Southwest corner of said Harper City View, LTD. And BBS Co. LTD. Tract and in the North line of a tract of land called “PART 2” described in deed to the State of Texas, recorded in Document Number 95-52662 of the Deed Records of Collin County, Texas, same being the North line of Right-of-Way (R.O.W.) line of U.S. Highway 380;

Thence with the South line of said “FIRST TRACT” and the common North line of said U.S. Highway 380 the following courses and distances;

N 66°32'26" W a distance of 335.73 feet to a 1/2” iron rod with cap stamped “EAGLE SURVEYING” set;

N 65°01'15" W a distance of 299.65 feet to a “X” cut set;

N 63°30'04" W a distance of 1045.27 feet to a 1/2” iron rod with cap stamped “EAGLE SURVEYING” set at the Southeast corner of a tract of land described in deed to the City of Princeton, recorded in Book 2129, Page 362 of the Deed Records of Collin County, Texas;

**THENCE** N 26°28'11" E leaving the North R.O.W. line of said U.S. Highway 380 with the East line of said City of Princeton tract, a distance of 101.59 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the Northeast corner of said City of Princeton tract;

**THENCE** N 63°28'34" W with the North line of said City of Princeton tract, a distance of 80.00 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the Northwest corner of said City of Princeton tract;

**THENCE** S 26°28'11" W with the West line of said City of Princeton tract, a distance of 101.63 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the Southwest corner of said City of Princeton tract and the South line of said "FIRST TRACT" and the common Northeast corner of a tract of land called "PART 1" described in deed to the State of Texas, recorded in Document Number 95-52662 of the Deed Records of Collin County, Texas, same being the North line of Right-of-Way (R.O.W.) line of U.S. Highway 380;

**THENCE** N 63°30'04" W with the South line of said "FIRST TRACT", and the common North R.O.W. line of said U.S. Highway 380, a distance of 49.36 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the Southwest corner of said "FIRST TRACT" and the common Southeast corner of a "ROW EASEMENT" described as "SECOND TRACT", in deed to 380 Forest Grove Property, LP., recorded in Document Number 20160329000365840 of the Deed Records of Collin County, Texas;

**THENCE** with the West line of said "FIRST TRACT" and the common East line of said "SECOND TRACT" the following courses and distances;

N 26°29'37" E, passing a 1/2" iron rod with cap stamped "TXDOT ROW" at a distance of 11.00 feet and continuing a total distance of 24.60 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set;

With a curve to the right having a radius of 210.00 feet, a delta angle of 47°16'12", a chord bearing of N 50°07'46" E, a chord length of 168.38 feet, and an arc length of 173.25 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set;

With a reverse curve to the left having a radius of 425.00 feet, a delta angle of 65°01'35", a chord bearing of N 41°15'07" E, a chord length of 456.87 feet, and an arc length of 482.34 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set;

With a reverse curve to the right having a radius of 700.00 feet, a delta angle of 15°00'44", a chord bearing of N 16°14'43" E, a chord length of 182.88 feet, and an arc length of 183.41 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the Northwest corner of said "FIRST TRACT" and the common Southwest corner of said Forest Grove, Phase II;

**THENCE** S 63°30'10" E with the North line of said "FIRST TRACT" and the common South line of said Forest Grove, Phase II, passing a 1/2" iron rod found at the Southeast corner of Lot 14, Block A of said Forest Grove, Phase II at a distance of 781.62 feet and passing a 1/2" iron rod found at the Southeast corner of Lot 21, Block A at a distance of 1196.76 feet and continuing a

total distance of 1374.94 feet to the point of beginning and containing 27.90 acres of land more or less.

**SAVE AND EXCEPT THE FOLLOWING DESCRIBED TRACT:**

**BEING** a 3.10 acre tract of land situated in the David Cherry Survey, Abstract Number 166 in the City of Princeton, Collin County, Texas and being all of a tract of land described in deed to Fall Manor Duplexes, LLC., and Hilltop Church, recorded in Document Number 20170323000370890 of the Deed Records of Collin County, Texas and being described by metes and follows:

**COMMENCING** at a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the Southeast corner of tract of land called "FIRST TRACT" in deed to 380 Forest Grove Property, LP., recorded in Document Number 20160329000365840 of the Deed Records of Collin County, Texas same being the common Southwest corner of a tract of land described in deed to Harper City View, LTD. and BBJS Co. LTD., recorded in Document Number 2000-0052548 of the Deed Records of Collin County, Texas and in the North line of a tract of land called "PART 2" described in deed to the State of Texas, recorded in Document Number 95-52662 of the Deed Records of Collin County, Texas, same being the North line of Right-of-Way (R.O.W.) line of U.S. Highway 380;

**THENCE** with the South line of said "FIRST TRACT" and the common North line of said U.S. Highway 380 the following courses and distances;

N 66°32'26" W a distance of 335.73 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set;

N 65°01'15" W a distance of 277.31 feet;

**THENCE** N 24°22'11" E over and across said "FIRST TRACT" a distance of 27.42 feet to an "X" cut found at the Southwest corner of Fall Manor Duplexes/ Hilltop Church tract and being the **POINT OF BEGINNING**;

**THENCE** N 24°22'11" E with the West line of said Fall Manor Duplexes/ Hilltop Church tract, a distance of 433.27 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" found at the Northwest corner of said Fall Manor Duplexes/ Hilltop Church tract;

**THENCE** S 65°37'49" E with the North line of said Fall Manor Duplexes/Hilltop Church tract, a distance of 310.83 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" found at the Northeast corner of said Fall Manor Duplexes/ Hilltop Church tract;

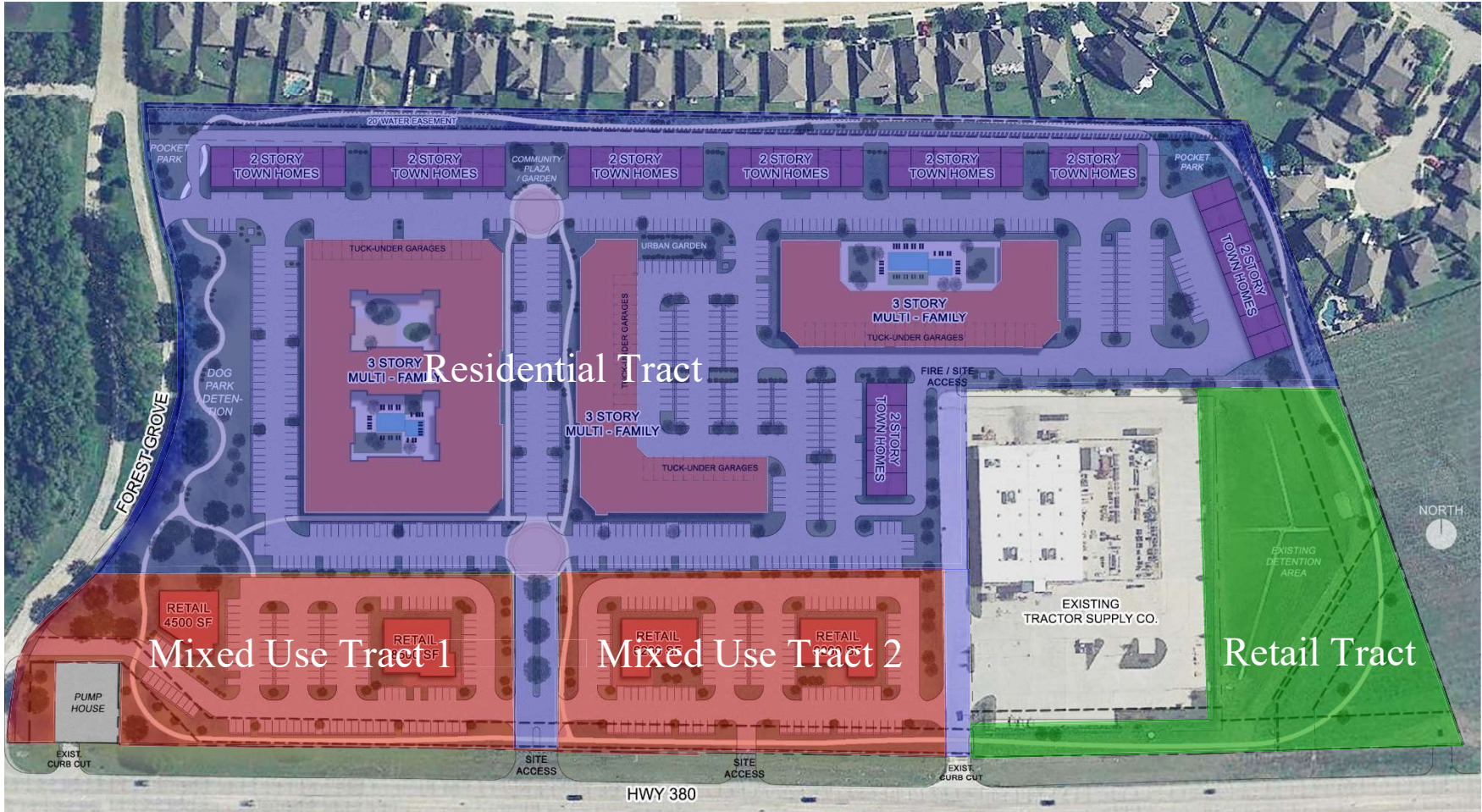
**THENCE** S 24°22'11" W with the East line of said Fall Manor Duplexes/Hilltop Church tract, a distance of 434.26 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the Southeast corner of said Fall Manor Duplexes/Hilltop Church tract;

**THENCE** with the South line of said Fall Manor Duplexes/Hilltop Church tract the following courses and distances;

N 66°48'56" W, a distance of 30.13 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set;

N 65°18'02" W, a distance of 280.71 feet to the **POINT OF BEGINNING** and containing 3.10 acres of land more or less.

Conceptual Plan  
Exhibit "C"





## Exhibit “C”

Use Regulations – Permitted uses within this PD shall be MF 2 – Multifamily Residential District – High Density (“MF-2 District”) and SF-TH – Townhome District (“SF-TH District”) within the “Residential Tract” as depicted on the “PD” Concept Plan, and C-1 – Commercial District (“C-1 District”) and C-2 – General Commercial District (“C-2 District”) within the “Mixed Use Tract 1”, “Mixed Use Tract 2”, and “Retail Tract” as depicted on the “PD” Concept Plan.

Area Regulations – All area regulations shall be per City of Princeton Zoning Ordinance except as outlined below. The Residential Tract shall be the only tract in which residential development is permissible. 50% of The “Existing Detention Area” located adjacent to the Existing Tractor Supply Co., as annotated on the Conceptual Plan, may be counted towards any required open space / parks and may be utilized in meeting the requirements for the Residential Tract if the area is improved and determined to be usable as specified in the City Parkland Dedication ordinance.

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

The Residential Tract shall be developed in accordance with MF-2 District standards with the following exceptions:

- Refuse Facilities – Owner shall utilize a professional trash collection and management service (i.e., Valet Trash) as an amenity and convenience to residents. Accordingly, the quantity, location, and size of Refuse Facilities shall be in accordance with an acceptable in house refuse management plan to be reviewed and approved by the City Manager or Authorized Representative. There shall be a compactor dedicated to the site that is contracted for disposal.
- Parking Regulations – The following number of spaces shall be provided per unit: one (1) parking space per Efficiency Unit, one and one-half (1.5) parking spaces per 1-Bedroom unit, two (2) parking spaces per 2-Bedroom Unit, and three (3) parking spaces per 3-Bedroom Unit. The requirement that off-street parking spaces designated for each apartment (multifamily) dwelling are to be located within 100 feet of the dwelling unit served by such spaces, as promulgated in Sec. 82-31 paragraph (k) item (2), shall not be applicable.
- Fences and Required Screen Walls shall comply with the applicable section of City ordinance.
- Masonry Requirements - all structures shall be constructed with a minimum of forty percent (40.0%) masonry coverage (excluding the total window area). Masonry may consist of brick, stone, or stucco.
- Height and Area Regulations
  - The maximum height shall be 45 feet (3 stories max), as measured from the adjacent grade, except that residential structures immediately adjacent to an area zoned for single-family dwellings or where single-family dwellings of one story in height exist shall be developed in accordance with the height regulations and setback requirements per the SF-TH District
  - Efficiency Units shall be all units that are between a minimum 525 SF and 695 SF
- Density – Density shall not exceed 26 units per gross acre
- Residential Tract open space to be per “PD” Conceptual Plan
- Residential Tract shall comply with City parkland dedication requirements
- Amenities – amenities shall include:
  - 2 Pool Courtyards
  - Two Additional Communal Areas such as an Urban Garden or Pocket Park
  - Dog Park



- Outdoor Grill & Pergola
- Resident Lounge
- Resident Business Center
- Fitness Center
- On Site Management Office

The Mixed Use Tract 1, Mixed Use Tract 2, and Retail Tract shall be developed in accordance with C-1 District standards or C-2 District standards with the following exception:

Height and Area Regulations – The minimum lot depth shall be 225' as measured from south property line of Mixed Use Tract 1, Mixed Use Tract 2, and Retail Tract.

There shall be no residential development permissible within the Mixed Use Tract 1, Mixed Use Tract 2, or Retail Tract.

# U.S. 380 & SOUTH FOREST GROVE

*A Catalyst Development on The Path to Progress*

## BLOCK 20

# An Introduction to the Proposed Development

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- Location Overview
- Conceptual Site Plan
- Precedent Imagery
- The Princeton Comprehensive Plan: Achievements



# Location Overview

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- Site Aerial

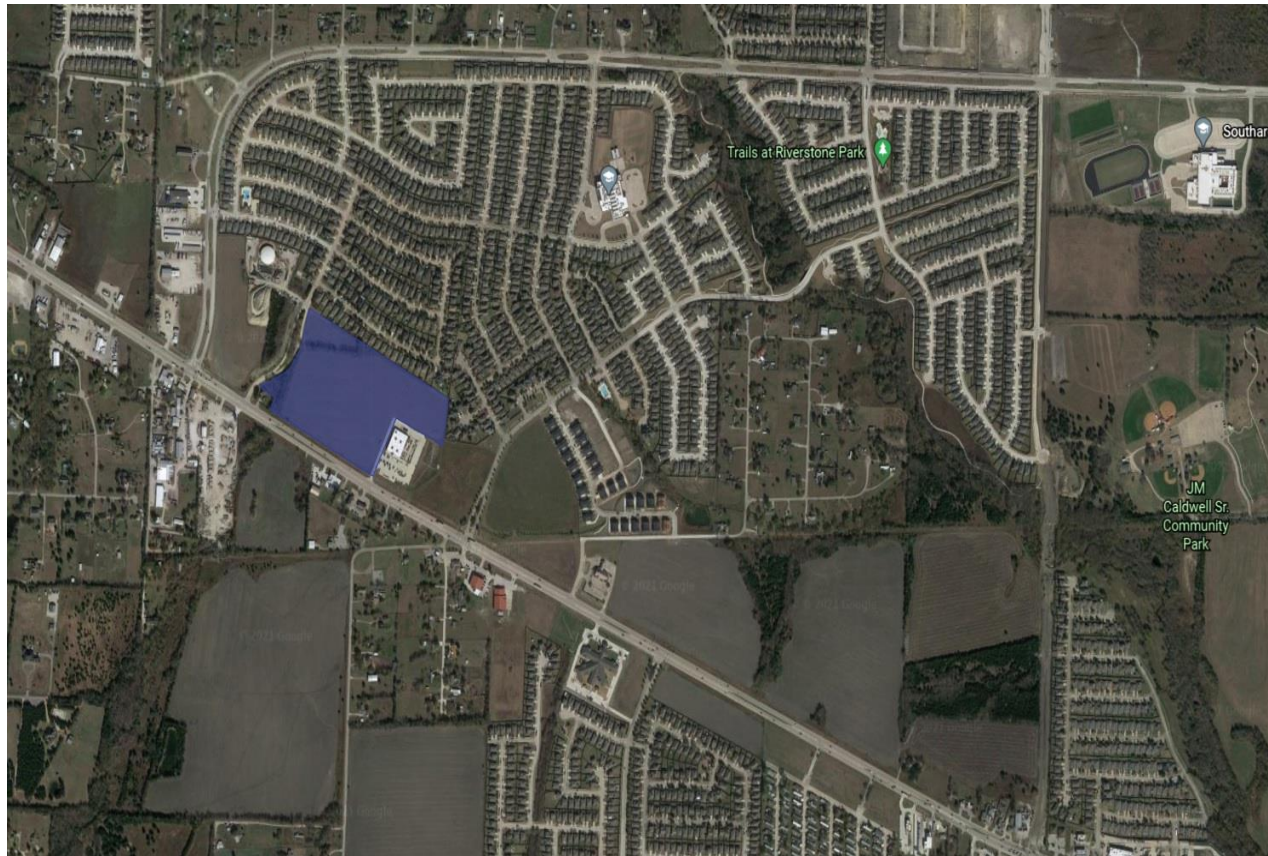


Figure 4.1: Current land uses in Princeton and its extra-territorial jurisdiction

# Location Overview

- Current Land Use Plan

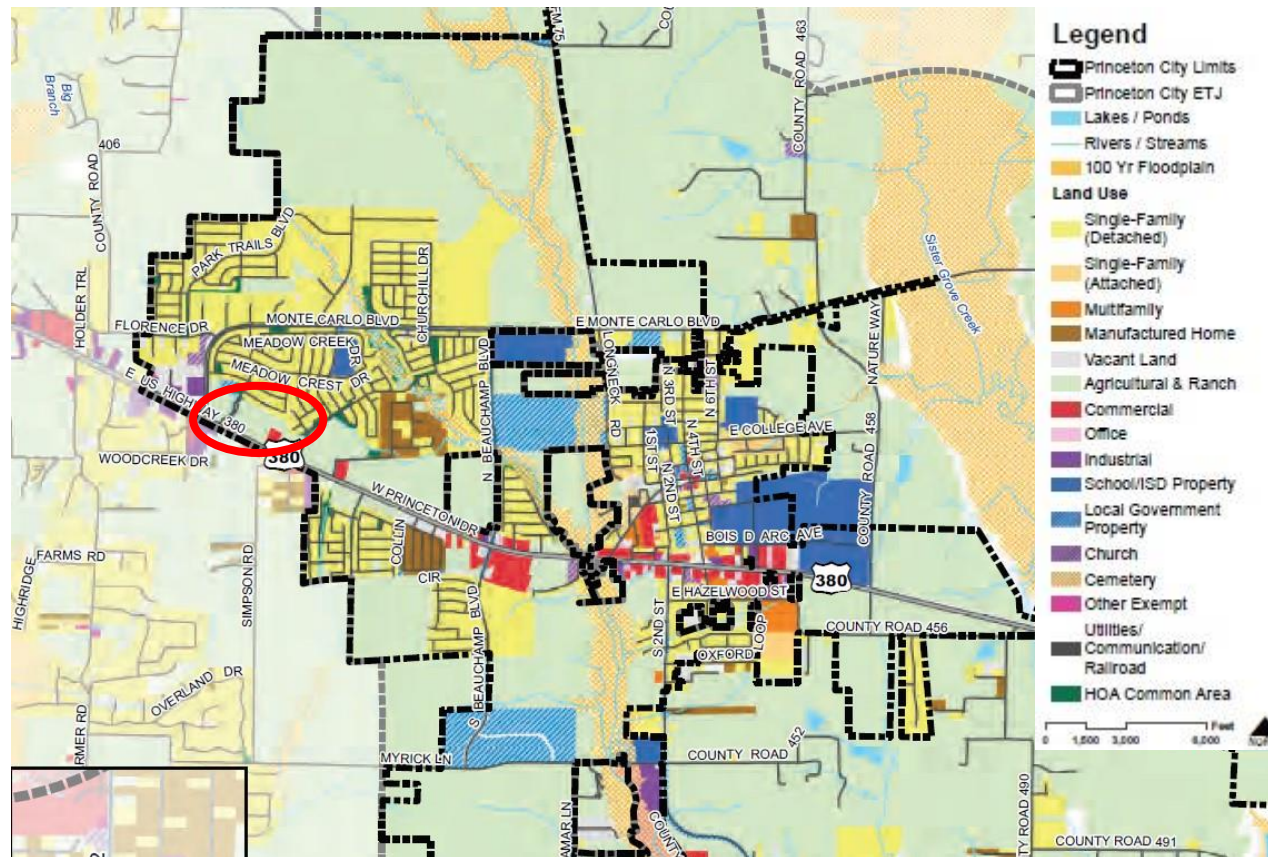


Figure 4.1: Current land uses in Princeton and its extra-territorial jurisdiction



# Location Overview

- Future Land Use Plan

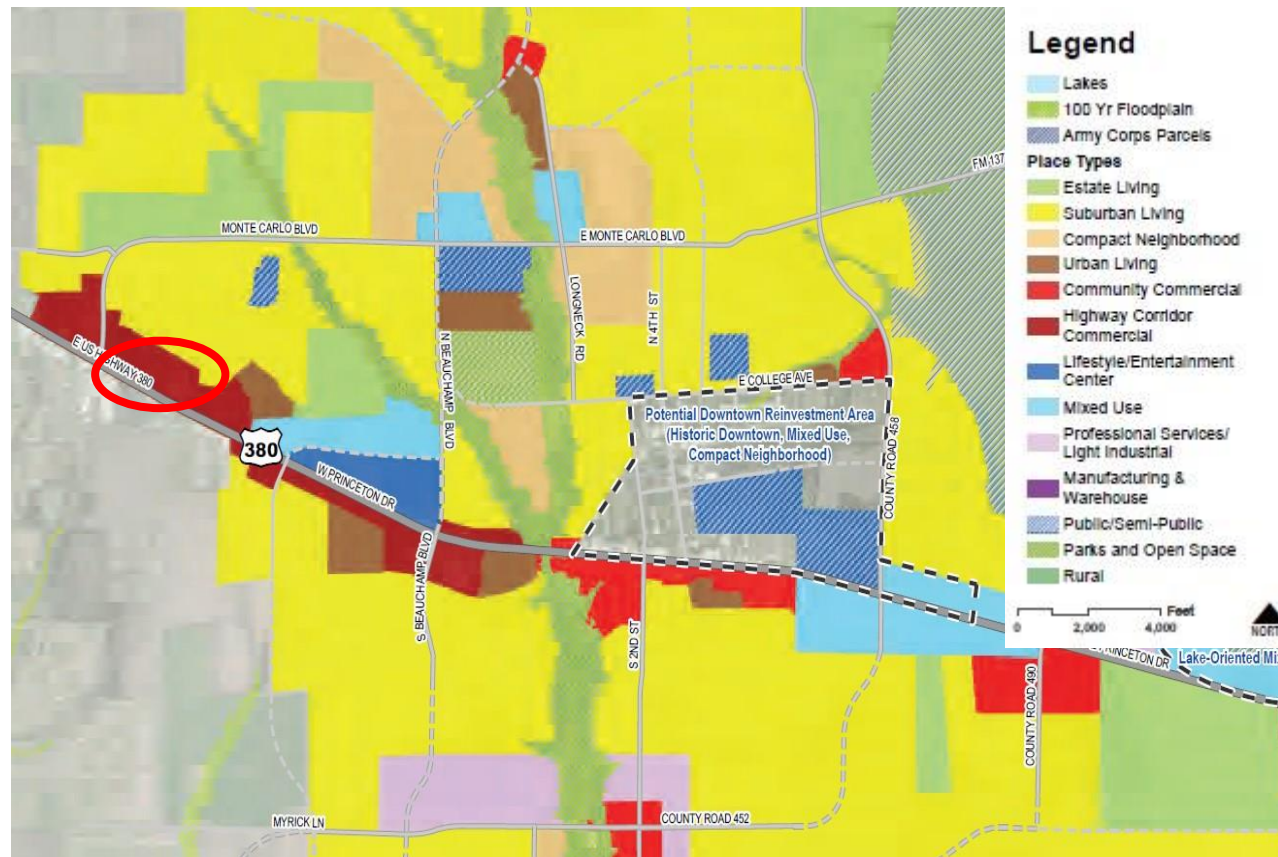
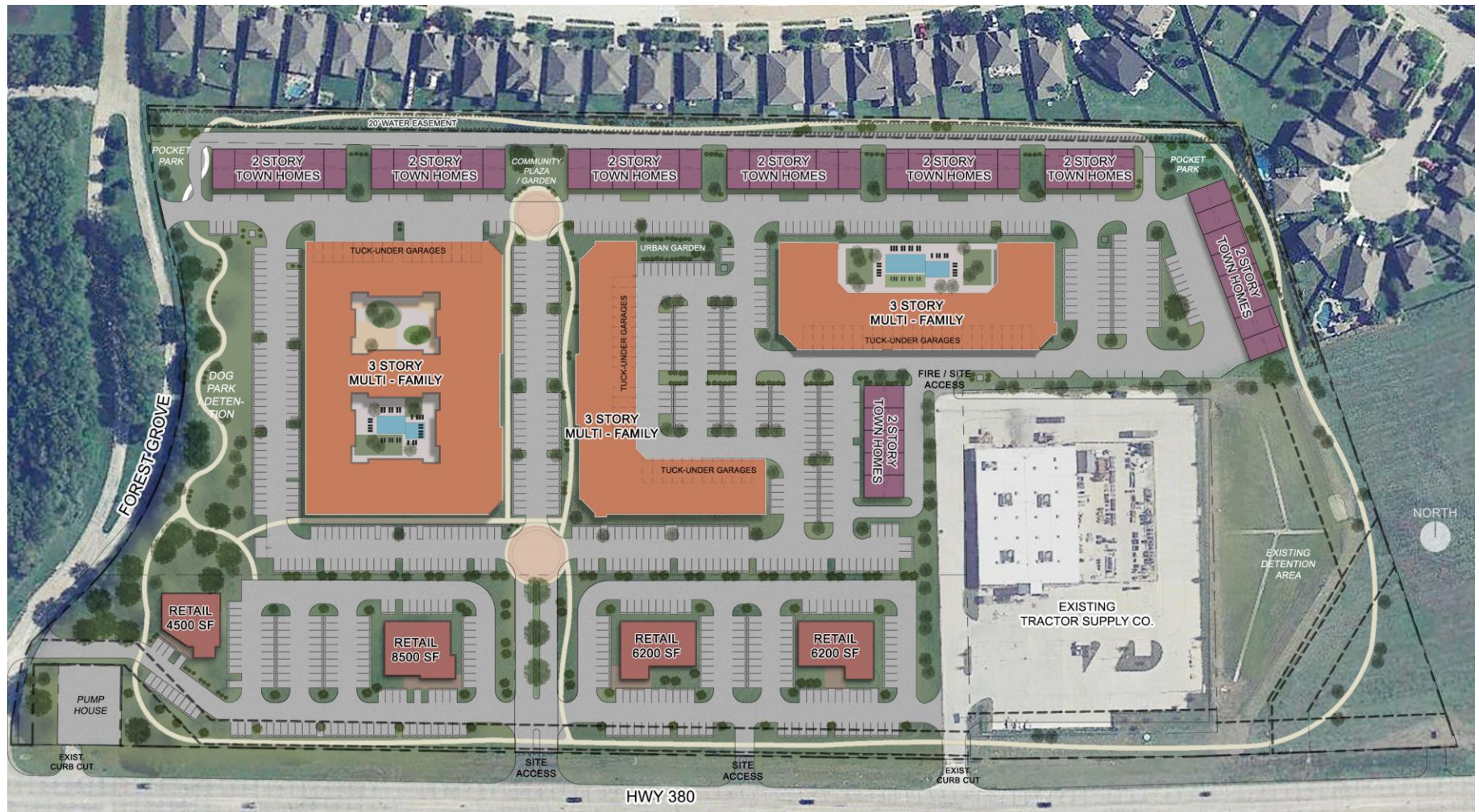


Figure 4.4: The Princeton 2050 Future Land Use Plan

# Conceptual Site Plan





# Precedent Imagery - Restaurant

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# Precedent Imagery - Restaurant

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# Precedent Imagery - Restaurant

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# Precedent Imagery - Restaurant

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# Precedent Imagery - Residential

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# Precedent Imagery - Residential

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# Precedent Imagery - Residential

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# Precedent Imagery - Residential

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# Precedent Imagery - Residential

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# Precedent Imagery – Open Space

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# Precedent Imagery – Open Space

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# The Princeton Comprehensive Plan: Achievements

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## Vision Statement

- ✓ In 2050, Princeton will be an attractive, inclusive, and vibrant community where one can live, work, play, and learn. With all the amenities of a modern city, Princeton will maintain the close-knit feel of a small town, rooted in its heritage, resiliency, natural assets, and local businesses. Thriving and connected, the diverse community of Princeton will enjoy a high quality of life while embracing its bright future.

# The Princeton Comprehensive Plan: Achievements

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## Land Use Strategy

- ✓ Promote quality residential and nonresidential development that meets the needs of the growing community.
- ✓ Diversify the city's housing stock to provide people with options to live in Princeton at all stages of their lives.
- ✓ Promote a high quality of life and a more livable City through proactive planning, development, and urban design practices.

# The Princeton Comprehensive Plan: Achievements

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## Economic/Fiscal Strategy

- ✓ Encourage more local choices for entertainment, dining, and public social spaces.
- ✓ Encourage non-residential development that diversifies the City's tax base by attracting new industry and professional services.
- ✓ Promote the city as a destination for office space, in addition to retail and industrial uses.
- ✓ Encourage the development of walkable, mixed-use areas that offer a mix of shopping, entertainment, and residential options.

# The Princeton Comprehensive Plan: Achievements

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## Economic Development Objectives

- ✓ **Diverse economic base.** Ensure financial stability by continuing to expand the city's non-residential tax base to mitigate against losses in any one industry and relieve the residential tax burden.
- ✓ **Balanced economic growth.** Support continued growth along the Princeton Drive corridor while continuing efforts to revitalize downtown and encourage other retail and activity centers.
- ✓ **Quality opportunities to live, work, and play within the City.** Transform from a bedroom community to full-service city with a variety of housing, employment, and recreation options.



THANK YOU