PRINCETON
TEXAS

NOTICE OF CITY OF PRINCETON
PLANNING AND ZONING COMMISSION REGULAR MEETING
AND AGENDA
June 21, 2021

Meeting Time and Place

The Planning and Zoning Commission for The City of Princeton will meet in Regular Session on Monday, June 21, 2021 at 6:00pm at City Hall 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

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

B. PLEDGE OF ALLEGIANCE

C. COMMISSIONERS ROLL CALL

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

C. 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.

D. 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 May 17, 2021.

E. PUBLIC HEARING

1) **SUP20211026 – Specific Use Permit – Discussion and possible action** and recommendation to the City Council Regarding a request from Oncor, for Specific Use Permit approval of 4.009-acre tract, land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.
2) **ZA20210120 – Zoning Map Amendment - Discussion and possible action** and recommendation to City Council regarding a request from M/I Homes of DFW, LLC for a zone map amendment from AG to PD-23 Planned Development 23 for property being a 52.467-acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

F. REGULAR AGENDA

1) **FP20200759 – Final Plat – Discussion and possible action** and recommendation to the City Council regarding a request from D R Horton – Texas LTD. for final plat approval of a 28.544-acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

2) **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 13.015 acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

3) **PL20211321 – Preliminary Plat – Discussion and possible** action and recommendation to the City Council regarding a request from Peoples Bank for preliminary plat approval of proposed Lot 3, Block "B" Princeton Crossroads Subdivision located in the John Snyder Survey, Abstract No. 865, Princeton, Texas.

G. INFORMATION

1) Next Meeting: July 19, 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 June _____,

2021 at_____.

_____
Tabatha Monk, City Secretary

STATEMENT FOR ADA COMPLIANCE

The City of Princeton acknowledges its responsibility 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 May 17, 2021

The Planning & Zoning Commission of the City of Princeton, Texas, met in regular session Monday, May 17, 2021 at 6:00pm at the Council Chamber in City Hall 123 W Princeton Drive.

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

Vice Chairperson **Campbell** led the audience in the Pledge of Allegiance.

Vice Chairperson **Campbell** called roll: Vice Chairperson Campbell, Commissioner Obera, Commissioner Cooper, Commissioner Bellon were present. Vice Chairperson **Campbell stated that a quorum was present.**

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

Vice Chairperson **Campbell** announced the **Consent Agenda Item E1**: Possible approval of the Princeton Planning & Zoning Special Meeting Minutes of April 19, 2021. **Commissioner Bellon made a motion to approve the Planning & Zoning minutes of April 19, 2021 Special Meeting and Commissioner Cooper seconded the motion. The motion carried unanimously.**

Vice Chairperson **Campbell** announced the **Public Hearing Item F1:) 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**. Vice Chairperson Campbell opened the Public Hearing at 6:20pm and Vice Chairperson Campbell closed the Public Hearing 6:56pm. The public hearing reopened at 7:23pm and closed at 7:37pm. Multiple speakers came forward to voice their concerns/opinions on the project. Commissioner Obera made a motion for denial, and Vice Chairperson Campbell second the motion, Commissioner Cooper opposed. They made a motion to deny.**

Vice Chairperson **Campbell** announced **Information Item G1: 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

Commissioner Bellon made a motion to adjourn the meeting.
Commissioner Obera seconded the motion. The motion carried unanimously.

Vice Chairperson **Campbell** adjourned at 7:37pm

_____

Sherry Campbell, Vice Chairperson Date

ATTEST:

_____

Shawn Fort, Director of Development Services Date

City of Princeton
P&Z and City Council Staff Report

SUP20211026 – Specific Use Permit – A 4.009 acre tract of land in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas, Oncor - Applicant, - Kimley-Horn, Engineer/Representative
STAFF REPORT

I. SITE DATA

SITE DATA
Existing Zoning: PD16A – Planned Development
Existing use: Vacant
Lot Size: 4.009 Acre

Direction	Zoning	Existing Land Use
North	AG	Agricultural
East	N/A	Agricultural
South	N/A	Agricultural
West	AG	Agricultural

REQUEST

Applicant requests Commission approve request for a special use permit to allow for the construction and operation of an electrical substation per the City zoning ordinance the proposed uses requires and Specific Use Permit.

II. PROCESS

The process for granting approval of a special use permit are as follows:

- As permitted under the provisions of the City of Princeton Ordinances, a property owner may petition the City for a Specific Use of Property, as authorized by the zoning district in which the property is located. Such petition shall be considered by the Planning and Zoning Commission. After proper notice and a public hearing, the Planning and Zoning Commission shall make a recommendation to the City Council regarding any application for a Specific Use Permit. The Planning and Zoning Commission may require information, operating data, and expert evaluation concerning the location and function and characteristics of any building or use proposed.

- After proper notice and a public hearing, the City Council may grant a permit for a Specific Use of Property as authorized by the zoning district in which the property is situated. The City Council may require information, operating data, and expert evaluation concerning the location and function and characteristics of any building or use proposed.

- In recommending that a Specific Use Permit for the premises under consideration be granted, the Planning and Zoning Commission shall determine that such use or uses are harmonious and adaptable to building structures and uses of adjacent property and other property in the vicinity of the premises under consideration, and shall make recommendations as to requirements for the paving of streets, alleys and sidewalks, means of access to public streets, provisions for drainage, adequate off-street parking, protective screening and open space, heights of structures, and compatibility of buildings.

- The City Council shall authorize issuance of a Specific Use Permit only after determining that the proposed use or uses are harmonious and adaptable to building structures and uses of adjacent property and other property in the vicinity of the premises under consideration.

- The City Council shall authorize issuance of a Specific Use Permit only after determining that adequate provisions have been made for the paving of streets, alleys, and sidewalks, means of access to public streets, provisions for drainage, adequate off-street parking, protective screening and open space, heights of structures, and compatibility of buildings.

- No Specific Use Permit shall be granted unless the applicant, owner, and grantee of the Specific Use Permit shall be willing to accept and agree to be bound by and comply with the written requirements of the permit, as attached to the site plan drawing (or drawings) and approved by the City Council. No

public hearing is necessary for site plan approval.

- Whenever regulations or restrictions imposed by this ordinance are either more or less restrictive than regulations imposed by any governmental authority through legislation, rule, or regulation, the regulations, rules or restriction which are more restrictive or impose higher standards or requirements shall govern. Regardless of any other provision of this ordinance, no land shall be used and no structure erected or maintained in violation of any State or Federal pollution control or environmental protection law or regulation.

- When the City Council authorizes granting of the Specific Use Permit, the Zoning Map shall be amended according to its legend to indicate that the affected area has conditional and limited uses.

Commission Action

The Commission has the following options:

1. Recommend Approval to City Council SUP20211026 with conditions

2. Require modifications to SUP20211026 and have it returned for Commission review at the next meeting.

3. Deny the request of SUP20211026 with reasons stated in the motion.

If the Commission approves this application, staff recommends that the following conditions of approval be imposed:

1. The Specific Use Permit shall be specific to the owner/applicant under the name of Oncor, and may not be transferred to another person, entity or location without the approval of the City Council of the City of Princeton, Texas.

2. Applicant shall obtain all necessary construction permits prior to any construction.

3. Applicant must apply for certificate of occupancy and have the facility inspected by the Fire Marshal & Building Official prior to occupancy.

4. Applicant shall make no substantial changes in plans without City approval.

5. The proposed use shall comply with all applicable federal, state and local statutes, ordinances, rules and regulations, including yet not limited to business licensing regulations, waste disposal, and hazardous waste disposal and shall not create a public nuisance.

6. Applicant shall complete and obtain all inspections, permits and licenses required by the City.

7. Any violations of the terms and conditions of the SUP shall render the same null and void without necessity of further hearing.

III. REVIEW HISTORY			
Body:	**Petition:**	**Action:**	**Date:**
Planning & Zoning Commission	Special Use Permit	Hearing Before the Commission	June 21, 2021
City Council	Special Use Permit	Hearing Before the Council	June 28, 2021

IV. STAFF RECOMMENDATION

Approval of SUP20211026 proposed use appears to be consistent with surrounding uses and comprehensive plan.

_____

Shawn Fort, Director of Development Services

PRINCETON
TEXAS

SPECIFIC USE PERMIT APPLICATION

Office Use Only:

Date Received: _____

ZC. #: _____

Planning & Zoning Date _____

City Council Date _____

DATE OF PRE-APPLICATION CONFERENCE (required): REQUIRED

Name of Project: Oncor Ivy League Electrical Substation

Type of Use: Electrical Substation

Application Type

✓ Specific Use Permit

Application Fee*

$ 325.00

Physical Location of Property: Southeast corner of FM 982 & CR 452

[Address and General Location -- approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate metes and bounds description): 4.009 total acres of H. Wright Survey, Abst 957

[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Acreage: 4.009

OWNER'S NAME: South Loop Center, LLC (3.082 ac) & Bob Tesch Investments, LLC (0.927 ac) Number: 469-795-6615

Applicant/Contact Person: Robert E. Tesch Title: Manager

Company Name: Tesch Development & Management, LLC

Street/Mailing Address: 6950 TPC Drive, Suite 110 City: McKinney State: TX Zip: 75070

Phone: (469) 795-6615 Fax: (___) _____ Email Address: bob@teschassociates.com

DETAILED TYPE OF SPECIFIC USE PERMIT REQUESTED:

SUP requsted for Oncor electrical substation use within the PD#16

****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: Robert E. Tesch

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 4 day of May 2021

Rhonda Cabral
My Commission Expires
02/23/2025
ID No 126814483

[Notary seal]

SUBSCRIBED AND SWORN TO before me, this the 4 day of May, 2021

Notary Public in and for the State of Texas: Rhonda Cabral

****READ BEFORE SIGNING BELOW:**

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)*

[Notary seal]

SUBSCRIBED AND SWORN TO before me, this the _____ day of _____, _____.

Notary Public in and for the State of Texas: _____

Applicant Initial Below	Submittal Check List	City Use Initial Below
✓	**Application**: Signed & Notarized Application with Original Signatures of all property owners and applicant	
✓	**Written Verification** such as: Notarized statement or "Power of Attorney" from real property owner authorizing an agent to act on his/her behalf.	
✓	**Proof of Ownership** (e.g. General warranty deed; Special warranty deed; Title policy; or document approved by the City Planner)	
✓	**Required Exhibits**	
✓	**Legal Description**	
✓	**Boundary/Property Survey**	
✓	**Address Labels for 200 ft. Property Adjacent Property Owners Conceptual Plan**	

ORDINANCE NO. 2021-06-28-01

AN ORDINANCE OF THE CITY OF PRINCETON, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF PRINCETON BY APPROVING A SPECIFIC USE PERMIT FOR CERTAIN PROPERTY A 4.009 ACRE TRACT OF LAND IN THE HARDIN WRIGHT SURVEY, ABSTRACT NO. 957, CITY OF PRINCETON, COLLIN COUNTY, TEXAS; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owner of the property described in Exhibit A attached hereto has requested a Specific Use Permit for said property; and

WHEREAS, the Planning and Zoning Commission of the City of Princeton and the City Council of the City of Princeton have given the requisite notices by publication and otherwise and have held the public hearings as required by law on June 21, 2021 and June 28, 2021, respectively and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof, the City Council of the City of Princeton has concluded that the Zoning Ordinance of the City of Princeton should be amended as follows:

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PRINCETON, TEXAS:

Section 1. The Comprehensive Zoning Ordinance of the City of Princeton, Texas, is amended by granting a Specific Use Permit for an Electrical Substation on the tract described in Exhibit A, attached hereto and made an integral part of this ordinance, with the following conditions:

a. The Specific Use Permit shall be specific to the owner/applicant under the name of Oncor, and may not be transferred to another person, entity or location without the approval of the City Council of the City of Princeton, Texas.

b. Applicant shall obtain all necessary construction permits prior to any construction.

c. Applicant must apply for certificate of occupancy and have the facility inspected by the Fire Marshal & Building Official prior to occupancy.

d. Applicant shall make no substantial changes in plans without City approval.

e. The proposed use shall comply with all applicable federal, state and local statutes, ordinances, rules and regulations, including yet not limited to business licensing regulations, waste disposal, and hazardous waste disposal and shall not create a public nuisance.

g. Applicant shall complete and obtain all inspections, permits and licenses required by the City.

h. Any violations of the terms and conditions of the SUP shall render the same null and void without necessity of further hearing.

Section 2. All ordinances of the City of Princeton in conflict with the provisions of this ordinance are repealed to the extent of that conflict.

Section 3. This Ordinance shall take effect immediately from and after its passage by the City Council and approval by the Mayor as provided by law.

PASSED by the City Council of the City of Princeton, Texas, this 28th day of June, 2021.

APPROVED:

_____
Brianna Chacón, Mayor

ATTESTED:

_____
Tabatha Monk, City Secretary

11694 Bob Tesch Investements FN

EXHIBIT A
FIELD NOTES
BOB TESCH INVESTMENTS
0.927 ACRE TRACT

Being all of that certain lot, tract, or parcel of land being located in the H. WRIGHT SURVEY, ABSTACT 957, Collin County, Texas, being a portion of that certain 6.754 acre, Tract 1, conveyed to Bob Tesch Investments, LLC by deed recorded as Clerk's File No. 20200929001673840, Real Property Records, Collin County, Texas (R.P.R.,C.Co.,Tx.), and being more particularly described, by metes and bounds, as follows:

BEGINNING at a 1/2 inch iron pin found with plastic cap stamped "Pape Dawson" (N 7,110,332.89 E 2,581,753.79) being located in the West line of that certain 50.357 acre, Tract 1, conveyed to Varma Penmatsa and spouse, Sireesha Penmatsa by deed recorded in Clerk's No. 20150604000663620, O.P.R,,C.Co.,Tx., same being the common Northeast corner of said 6.754 acres, and Southeast corner of that certain 14.22 acre tract conveyed to South Loop Center, LLC by deed recorded as Clerk's File No. 20200114000058810, R.P.R.,C.Co.,Tx.;

THENCE with the West line of said 50.357 acres, South 00 degrees 55 minutes 48 seconds West a distance of 124.37 feet to a 1/2 inch iron pin found with plastic cap stamped "Pape Dawson";

THENCE departing the West line of said 50.357 acres, North 89 degrees 00 minutes 51 seconds West a distance of 325.00 feet to a 5/8 inch iron pin set;

THENCE North 00 degrees 55 minutes 48 seconds East a distance of 124.05 feet to a 5/8 inch iron pin set in the South line of said 14.22 acre tract, bearing South 89 degrees 04 minutes 12 seconds East a distance of 485.15 feet from a 1/2 inch iron pin found with plastic cap stamped "Pape Dawson" at the interior angle point in the South line of said 14.22 acres;

THENCE with the South line of said 14.22 acres, South 89 degrees 04 minutes 12 seconds East a distance of 325.00 feet to the point of BEGINNING, containing 0.927 of an acre of land.

(See attached "EXHIBIT B")

PRELIMINARY

11694 South Loop Center, LLC FN

EXHIBIT A
FIELD NOTES
SOUTH LOOP CENTER, LLC
3.082 ACRE TRACT

Being all of that certain lot, tract, or parcel of land being located in the H. WRIGHT SURVEY, ABSTACT 957, Collin County, Texas, being a portion of that certain 14.22 acre tract conveyed to South Loop Center, LLC by deed recorded as Clerk's File No. 20200114000058810, Real Property Records, Collin County, Texas (R.P.R.,C.Co.,Tx.), and being more particularly described, by metes and bounds, as follows:

BEGINNING at a point (N 7,110,332.89 E 2,581,753.79) being located in the West line of that certain 50.357 acre, Tract 1, conveyed to Varma Penmatsa and spouse, Sireesha Penmatsa by deed recorded in Clerk's File No. 20150604000663620, R.P.R,,C.Co.,Tx., same being the common Southeast corner of said 14.22 acre tract, and Northeast corner of that certain 6.754 acre, Tract 1, conveyed to Bob Tesch Investments, LLC by deed recorded as Clerk's File No. 20200929001673840, R.P.R., C.Co.,Tx.;

THENCE with the South line of said 14.22 acres, North 89 degrees 04 minutes 12 seconds West a distance of 325.00 feet to a 5/8 inch iron pin set, bearing South 89 degrees 04 minutes 12 seconds East a distance of 485.15 feet from a 1/2 inch iron pin found with plastic cap stamped "Pape Dawson" at the interior angle point in the South line of said 14.22 acres;

THENCE departing the South line of said 14.22 acres, North 00 degrees 55 minutes 48 seconds East a distance of 280.95 feet to a 5/8 inch iron pin set;

THENCE South 89 degrees 04 minutes 12 seconds East a distance of 175.00 feet to a 5/8 inch iron pin set;

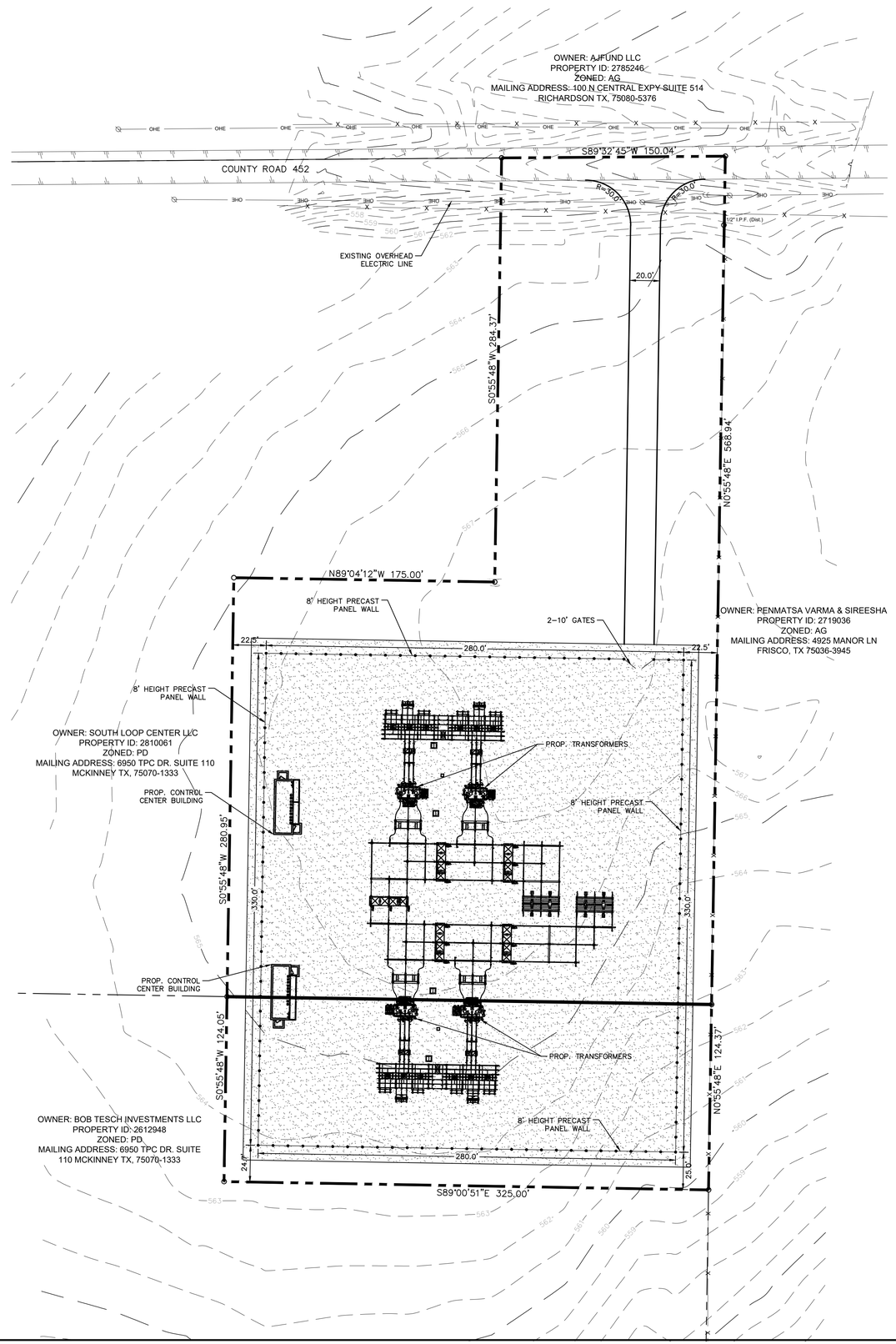
THENCE North 00 degrees 55 minutes 48 seconds East a distance of 284.37 feet to a pk nail set in asphalt within County Road 452, and in the North line of said 14.22 acres;

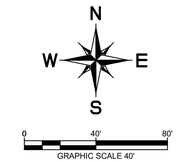
THENCE within said County Road 452, and the North line of said 14.22 acres, North 89 degrees 32 minutes 45 seconds East a distance of 150.04 feet to a 1/2 inch iron pin found for the common Northeast corner of said 14.22 acres, and Northwest corner of said 50.357 acres;

THENCE with the West line of said 50.357 acres, South 00 degrees 55 minutes 48 seconds West a distance of 568.94 feet to the point of BEGINNING, containing 3.082 acres of land.

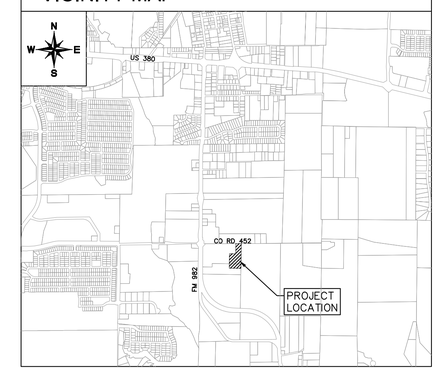
(See attached "EXHIBIT B")

PRELIMINARY





VICINITY MAP



LEGEND

PROPERTY LINE

ADJACENT PROPERTY LINE

CONCEPTUAL SITE PLAN
FOR
ONCOR IVY LEAGUE SUBSTATION

COUNTY ROAD 452
PRINCETON, TX 75407
BEING 4.01 ACRES
OUT OF
THE H. WRIGHT SURVEY, ABSTRACT NO. 957.
IN THE
CITY OF PRINCETON, COLLIN COUNTY, TEXAS

OWNER
Tesch Development & Management, LLC
6950 TPC Drive, Suite 110
McKinney, TX 75070
Tel: (469) 795-6615
Contact: Robert E. Tesch

DEVELOPER:
Oncor
115 West 7th Street, Suite 505,
Fort Worth, TX 76102
Tel: (817) 215-6061
Contact: Jill L. Alvarez, P.E.

ENGINEER/SURVEYOR:
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: Rob Myers, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
RJM	RJM	TLF	AS SHOWN	5/10/2021	064424913

PLOTTED BY: CARRINGTON, PRESTON 5/10/2021 3:47 PM
DWG NAME: K:\FRI_CIVIL\FRISCO\SINGLE FAMILY PURSUITS_2021\202102R - ONCOR IVY LEAGUE - PRINCETON\CAD\PLANSHEETS\C-1_CONCEPTUAL SITE PLAN.DWG [24 x 36]
LAST SAVED: 5/10/2021 3:45 PM
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

City of Princeton
P&Z and City Council Staff Report

ZA20210120 – Zone Map Amendment – a 52.467 acre tract of land in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas. M/I Homes of DFW, LLC- Applicant– LJA Engineering., - Representative

STAFF REPORT

I. SITE DATA

SITE DATA
Existing Zoning: AG
Existing use: Agricultural
Lot Size: 52.467 Acres

Direction	Zoning	Existing Land Use
North	SF-1	Public Park
East	SF-1	Single Family Residential
South	C-2	Commercial
West	PD#7	Planned Development #7

REQUEST
Applicant requests Council approve request for Rezoning to allow the zone map amendment from AG Agricultural 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 ZA20210120

2. Recommend Denial the request of ZA202100120 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	June 21, 2021
City Council	Zone amendment	Hearing Before the Council	June 28, 2021

IV. STAFF RECOMMENDATION

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

_____

Shawn Fort, Director of Development Services

PRINCETON
TEXAS

ZONING APPLICATION
City of Princeton, Texas

Office Use Only:
Date Received:
ZC. #:

DATE OF PRE-APPLICATION CONFERENCE: 4/2/2020 REQUIRED

Name of Subdivision or Project: Forest Park

Application Type

	Application Fee*
☑ Initial Zoning (newly annexed or Agricultural property)	$ 1,113
☐ Rezoning (property currently zoned)	$
☐ Specific Use Permit (SUP) – see Zoning Ordinance for special requirements and procedures	$325.00

Physical Location of Property: 650' East of Prairie Creek Drive on West College Street
[Address and General Location -- approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate metes and bounds description): Hardin Wright Survey, Abstract No. 957 and 52.467 Acres out of the Edward Wuermser and Wife, Elizabeth Ann Wuermser Tract
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Acreage: 52.467 **Existing Zoning:** N/A **Requested Zoning:** Planned Development
[Attach a detailed description of requested zoning & development standards, if a PD]

OWNER'S NAME: M/I Homes of DFW, LLC Phone Number: 214.514.3389
Applicant/Contact Person: Kevin Dym Title: Vice President, Land
Company Name: M/I Homes of DFW, LLC
Street/Mailing Address: 121 Bypass, Ste A-210 City: State: Zip:
Phone: (214) 514-3389 Fax: ( ) Email Address: KDym@MIHomes.com

ENGINEER / REPRESENTATIVE'S NAME:
Contact Person: Lauren Gilstrap Title:
Company Name:
Street/Mailing Address: City: State: Zip:
Phone: ( ) 288-1935 Fax: ( ) Email Address: lgilstrap@lja.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**

Name of Subdivision or Project: Forest Park

****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: Kevin Dym, Vice President, Land

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 10th day of May 20 21

MARTHA ROSEMARY COOK
Notary Public, State of Texas
Comm. Expires 03-15-2024
Notary ID 128922166

SUBSCRIBED AND SWORN TO before me, this the 10th day of May, 2021

Notary Public in and for the State of Texas: Martha Rosemary Cook

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 _____ day of _____, _____.

Notary Public in and for the State of Texas: _____

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

CITY OF PRINCETON

ORDINANCE NO. 2021-06-28-02

AN ORDINANCE OF THE CITY OF PRINCETON AMENDING THE COMPREHENSIVE ZONING ORDINANCE NUMBER 2016-01-25-01 OF THE CITY OF PRINCETON, FROM "AG" AGRICULTURAL TO "PD 23" PLANNED DEVELOPMENT 23, ON A PORTION OF THE HARDIN WRIGHT SURVEY, ABSTRACT NO. 957; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owner of the property generally described as 52.467 acres of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas, as reflected on the map shown in Exhibit A; and

WHEREAS, the tract of land subject of this zoning amendment from "AG" Agricultural to "PD 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 June 21, 2021 and recommended approval of the zoning amendment from "AG" Agricultural to "PD 23" Planned Development 23 on June 28, 2021 and

WHEREAS, the City Council held a public hearing, heard the case and recommended approval of the zoning amendment from "AG" Agricultural to "PD 23" Planned Development 23 on June 28, 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 "AG" Agricultural 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.

_____
Brianna Chacón, Mayor
City of Princeton, Texas

ATTEST:

_____
Tabatha Monk, City Secretary
City of Princeton, Texas

DATASOURCE:

PARCELS - COLLIN COUNTY APPRAISAL DISTRICT

AERIAL PHOTOGRAPH DATE: NEARMAP 2021

THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES.

LJA ENGINEERING
6060 North Central Expressway
Suite 440
Dallas, Texas 75206
Phone 469.621.0710
TBPE F-1386
LJA.com

Ownership Exhibit

May 2021

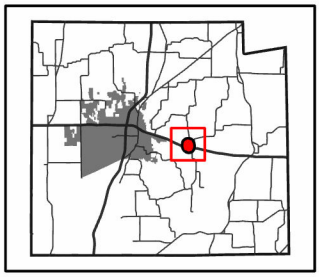
Collin County
City of Princeton ETJ
Princeton ISD

Legend

SUBJECT PROPERTY
200 FEET
PARCELS

Folder: S:\NTX-LAND\MASTER\GIS\Discovery\Packages\CC07\

Collin County



0 250 500
Feet

N

Exhibit "B"
LEGAL DESCRIPTION
52.467 ACRES

BEING A 52.467 ACRE TRACT OF LAND SITUATED IN THE HARDIN WRIGHT SURVEY, ABSTRACT NO. 957, CITY OF PRINCETON, COLLIN COUNTY, TEXAS, AND BEING ALL OF A CALLED 53.003 ACRE TRACT OF LAND CONVEYED TO EDWARD WUERMSER AND WIFE, ELIZABETH ANN WUERMSER, AS RECORDED IN VOLUME 1018, PAGE 609, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 52.467 ACRE TRACT, BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM COLLIN CORS ARP (PID-DF8982) AND DENTON CORS ARP (PID-DF8986), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID WUERMSER TRACT AND THE NORTHEAST CORNER OF A CALLED 14.319 ACRE TRACT OF LAND CONVEYED TO YUHUA QIU AND SPOUSE, FANGLIN WEI, AS RECORDED IN COUNTY CLERK'S FILE NO. 20150911001157520, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID POINT BEING ON THE APPARANT PRESCRIPTIVE SOUTH RIGHT-OF-WAY LINE OF WEST COLLEGE STREET;

THENCE, NORTH 87 DEGREES 31 MINUTES 43 SECONDS EAST, ALONG THE NORTH LINE OF SAID WUERMSER TRACT AND SAID APPARANT PRESCRIPTIVE SOUTH RIGHT-OF-WAY LINE OF WEST COLLEGE STREET, A DISTANCE OF 912.33 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID WUERMSER TRACT AND THE NORTHWEST CORNER OF A CALLED 10.986 ACRE TRACT OF LAND CONVEYED TO IMAD SAAD AND MOHAMMAD RABAH, AS RECORDED IN COUNTY CLERK'S FILE NO. 20161007001360760, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID POINT BEING IN THE APPROXIMATE CENTER OF A CREEK;

THENCE, ALONG THE EAST LINE OF SAID WUERMSER TRACT, THE WEST LINE OF SAID 10.986 ACRE TRACT AND SAID CREEK, THE FOLLOWING COURSES AND DISTANCES:

> SOUTH 01 DEGREES 46 MINUTES 22 SECONDS WEST, A DISTANCE OF 384.13 FEET TO A POINT FOR CORNER;
>
> SOUTH 16 DEGREES 56 MINUTES 43 SECONDS EAST, A DISTANCE OF 499.81 FEET TO A POINT FOR CORNER;
>
> SOUTH 27 DEGREES 50 MINUTES 23 SECONDS EAST, A DISTANCE OF 50.72 FEET TO A POINT FOR CORNER;
>
> SOUTH 01 DEGREES 46 MINUTES 02 SECONDS EAST, ALONG THE WEST LINE OF KINGSBRIDGE ADDITION, AN ADDITION TO THE CITY OF

PRINCETON, AS RECORDED IN COUNTY CLERK'S FILE NO. 20191119010005000, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, A DISTANCE OF 218.03 FEET TO A POINT FOR CORNER;

THENCE, CONTINUING ALONG SAID EAST LINE OF WUERMSER TRACT, SAID WEST LINE OF KINGSBRIDGE ADDITION AND SAID CREEK, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 05 DEGREES 31 MINUTES 39 SECONDS EAST, A DISTANCE OF 105.35 FEET TO A POINT FOR CORNER;

SOUTH 02 DEGREES 19 MINUTES 54 SECONDS WEST, A DISTANCE OF 136.12 FEET TO A POINT FOR CORNER;

SOUTH 11 DEGREES 53 MINUTES 27 SECONDS WEST, ALONG THE WEST LINE OF A CALLED 11.664 ACRE TRACT OF LAND CONVEYED AS “TRACT III” TO BOBBY THOMPSON, AS RECORDED IN COUNTY CLERK'S FILE NO. 20130501000591200, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, A DISTANCE OF 97.16 FEET TO A POINT FOR CORNER;

THENCE, CONTINUING ALONG SAID EAST LINE OF WUERMSER TRACT, SAID WEST LINE OF 11.664 ACRE TRACT AND SAID CREEK, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 18 DEGREES 34 MINUTES 05 SECONDS WEST, A DISTANCE OF 213.70 FEET TO A POINT FOR CORNER;

SOUTH 16 DEGREES 19 MINUTES 18 SECONDS EAST, A DISTANCE OF 174.79 FEET TO A POINT FOR CORNER;

SOUTH 03 DEGREES 04 MINUTES 02 SECONDS WEST, A DISTANCE OF 215.03 FEET TO A POINT FOR CORNER;

SOUTH 03 DEGREES 40 MINUTES 26 SECONDS WEST, A DISTANCE OF 392.86 FEET TO A POINT FOR CORNER;

SOUTH 00 DEGREES 03 MINUTES 59 SECONDS WEST, A DISTANCE OF 68.09 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID WUERMSER TRACT AND THE SOUTHWEST CORNER OF SAID 11.664 ACRE TRACT, SAID POINT BEING ON THE NORTH LINE OF A CALLED 1.15 ACRE TRACT OF LAND CONVEYED TO THE STATE OF TEXAS, AS RECORDED IN VOLUME 313, PAGE 182, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A TxDOT MONUMENT FOUND FOR THE NORTHEAST CORNER OF SAID STATE OF TEXAS TRACT BEARS SOUTH 89 DEGREES 10 MINUTES 58 SECONDS EAST, A DISTANCE OF 68.40 FEET;

THENCE, NORTH 89 DEGREES 10 MINUTES 58 SECONDS WEST, ALONG THE SOUTH LINE OF SAID WUERMSER TRACT AND THE NORTH LINE OF SAID STATE

OF TEXAS TRACT, A DISTANCE OF 201.71 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID STATE OF TEXAS TRACT, SAID POINT BEING ON THE EAST LINE OF LOT 3, BLOCK 1 OF WENDY'S ADDITION, AN ADDITION TO THE CITY OF PRINCETON, AS RECORDED IN COUNTY CLERK'S FILE NO. 20200102010000030, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 03 DEGREES 02 MINUTES 43 SECONDS EAST, CONTINUING ALONG SAID SOUTH LINE OF WUERMSER TRACT AND SAID EAST LINE OF LOT 2, BLOCK 1, A DISTANCE OF 9.30 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 3, BLOCK 1, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID WENDY'S ADDITION;

THENCE, NORTH 89 DEGREES 46 MINUTES 44 SECONDS WEST, CONTINUING ALONG SAID SOUTH LINE OF WUERMSER TRACT AND THE NORTH LINE OF SAID LOT 3, BLOCK 1, A DISTANCE OF 253.72 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID WUERMSER TRACT, SAID POINT BEING IN THE APPROXIMATE CENTER OF A CREEK;

THENCE, ALONG THE WEST LINE OF SAID WUERMSER TRACT, THE EAST LINE OF SAID LOT 3, BLOCK 1 AND SAID CREEK, THE FOLLOWING COURSES AND DISTANCES:

> NORTH 00 DEGREES 44 MINUTES 10 SECONDS WEST, A DISTANCE OF 59.17 FEET TO A POINT FOR CORNER;
>
> NORTH 50 DEGREES 37 MINUTES 11 SECONDS WEST, A DISTANCE OF 162.34 FEET TO A POINT FOR A NORTHEAST CORNER OF SAID LOT 3, BLOCK 1 AND THE SOUTHEAST CORNER OF CREEKVIEW ADDITION, AN ADDITION TO THE CITY OF PRINCETON, AS RECORDED IN COUNTY CLERK'S FILE NO. 20050809001085030, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, CONTINUING ALONG SAID WEST LINE OF WUERMSER TRACT, THE EAST LINE OF SAID CREEKVIEW ADDITION AND SAID CREEK, THE FOLLOWING COURSES AND DISTANCES:

> NORTH 33 DEGREES 41 MINUTES 55 SECONDS WEST, A DISTANCE OF 110.13 FEET TO A POINT FOR CORNER;
>
> NORTH 07 DEGREES 01 MINUTES 44 SECONDS EAST, A DISTANCE OF 91.47 FEET TO A POINT FOR CORNER;
>
> NORTH 40 DEGREES 03 MINUTES 44 SECONDS WEST, A DISTANCE OF 138.53 FEET TO A POINT FOR CORNER;
>
> SOUTH 35 DEGREES 05 MINUTES 11 SECONDS WEST, A DISTANCE OF 88.20 FEET TO A POINT FOR CORNER;

NORTH 80 DEGREES 04 MINUTES 33 SECONDS WEST, A DISTANCE OF 26.20 FEET TO A POINT FOR CORNER;

NORTH 36 DEGREES 31 MINUTES 40 SECONDS WEST, A DISTANCE OF 176.62 FEET TO A POINT FOR CORNER;

NORTH 07 DEGREES 26 MINUTES 50 SECONDS EAST, A DISTANCE OF 98.19 FEET TO A POINT FOR CORNER;

NORTH 52 DEGREES 40 MINUTES 30 SECONDS EAST, A DISTANCE OF 56.72 FEET TO A POINT FOR CORNER;

NORTH 16 DEGREES 13 MINUTES 55 SECONDS EAST, A DISTANCE OF 23.75 FEET TO A POINT FOR CORNER;

NORTH 26 DEGREES 30 MINUTES 11 SECONDS WEST, A DISTANCE OF 130.85 FEET TO A POINT FOR CORNER;

SOUTH 78 DEGREES 47 MINUTES 49 SECONDS WEST, A DISTANCE OF 129.75 FEET TO A POINT FOR CORNER;

NORTH 00 DEGREES 38 MINUTES 43 SECONDS EAST, ALONG THE EAST LINE OF AFORESAID 14.319 ACRE TRACT AND GENERALLY ALONG AN EXISTING FENCE, A DISTANCE OF 1091.92 FEET TO A POINT FOR CORNER;

THENCE, NORTH 00 DEGREES 35 MINUTES 58 SECONDS EAST, CONTINUING ALONG SAID WEST LINE OF WUERMSER TRACT AND SAID EAST LINE OF 14.319 ACRE TRACTAND GENERALLY ALONG AN EXISTING FENCE, A DISTANCE OF 590.33 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 52.467 ACRES, OR 2,285,453 SQUARE FEET OF LAND.

EXHIBIT "C"
Forest Park Development Regulations

General Purpose and description: The purpose of the planned development district is to encourage construction of single-family homes of medium density to provide greater diversity of housing opportunities in the community. This district is intended to allow a maximum density of nine units per acre.

General Dimension Requirements:

Minimum Lot Area: 4,500 Square Feet
Minimum Lot Width: 40 Feet (measured at the front building line)
Minimum Lot Depth: 90 Feet
Minimum Building Size: 1,200 Square Feet of Air Conditioned Space
Maximum Building Height: 35 Feet
Minimum Front Yard Setback: 20 Feet, the minimum front yard setback requirements can be reduced by a maximum of five feet to allow for the encroachment of covered front porches, living area, and J-swing garages. Front entry garages shall not be permitted to encroach into the front setback.
Minimum Rear Yard Setback: 10 Feet
Minimum Side Yard Setback: 5 Feet for interior lots, 15' when adjacent to any street.
Maximum Lot Coverage: 60%, excluding driveways, sidewalks, or any uncovered concrete flatwork.
House Placement on Lot: Homes may be "center-loaded", meaning the Minimum Side Yard Setback shall apply to both sides of each lot.

Architectural Requirements:

Masonry requirements: All structures shall be constructed with a minimum of 80 percent masonry coverage (excluding the total window area), except as noted in this subsection. All permanent structures shall be compatible in architectural style, including the use of brick, stone, stucco, textured tilt wall construction, or other textured masonry surface. The remaining 20 percent of exterior finishing materials shall complement the building design and masonry materials used. Masonry shall not be required above a roof line, or on architectural elements surrounded by roof shingles on all sides; such areas also shall not be considered in the masonry coverage calculation. Any deviation of less than the 80 percent masonry coverage shall require approval of a variance from the zoning board of adjustment, only after finding that the spirit of this chapter is not compromised.

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. The minimum roof pitch on all major roof lines shall be 6:12. Porches, patios, and secondary architectural elements shall have a minimum roof pitch of 4:12.

Residential repetition of elevation and floor plan: 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 entrances, porches, number and placement of windows, and other major architectural feature. The identical (or nearly identical) floor plan shall not be repeated on neighboring, side by side lots or directly across the street.

Windows: Windows shall be consistent with the design and construction of the building.

Landscaping & Fencing:

Fencing: Each lot within a residential planned development shall construct a minimum six-foot (and up to eight foot) wood fence with metal posts within the required side and rear yard, measured at the adjacent grade. Black painted metal (aka wrought iron) fencing is also permissible on rear and side yards, and lots backing to the masonry screen wall may use the masonry wall as the rear yard fence provided such wall is placed on the lot line. No fence (other than ornamental landscape related fencing not to exceed 24" in height) shall be constructed within the required front yard or beyond the front building line.

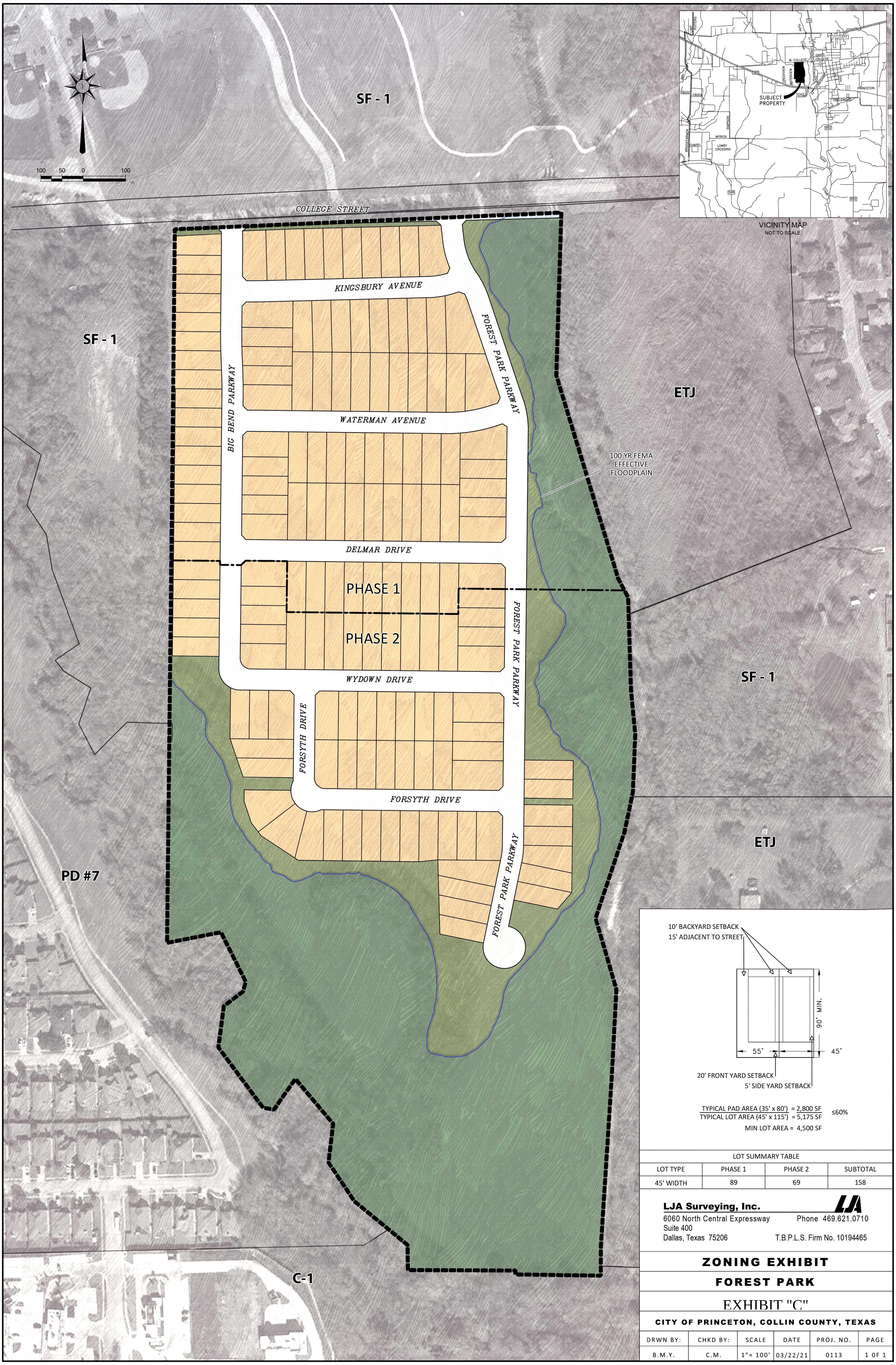
Grass: Prior to issuing a certificate of occupancy, the front, side and rear yards shall be sodded, , except that solid sod shall be used in swales, or when necessary to prevent erosion. Grass areas shall be established with complete coverage within a six-month period from time of plantings, and shall be re-established, if necessary, to ensure grass coverage of all areas.

Landscaping: Prior to issuance a certificate of occupancy, the installation of minimum landscaping along the front building line including ground covering, shrubs, perennial plantings that shall include six 3-gallon shrubs, two 7-gallon shrubs, and a flower bed with a minimum two flats of seasonal flowers shall be completed.

Tree Planting: Minimum of one tree, with a minimum caliper width of two inches, shall be provided on each single-family lot prior to the issuance of a certificate of occupancy. At least one tree shall be located in the front yard.

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.

S:\NTX-LAND\0113\300 SUPPORT\335 Planning\1_Concept\20210402 Concept F\CAD\0113LA01TPM.dwg 4/20/2021



TYPICAL PAD AREA (35' x 80') = 2,800 SF
TYPICAL LOT AREA (45' x 115') = 5,175 SF ≤60%
MIN LOT AREA = 4,500 SF

LOT SUMMARY TABLE

LOT TYPE	PHASE 1	PHASE 2	SUBTOTAL
45' WIDTH	89	69	158

LJA Surveying, Inc.
6060 North Central Expressway
Suite 400
Dallas, Texas 75206
Phone 469.621.0710
T.B.P.L.S. Firm No. 10194465

ZONING EXHIBIT

FOREST PARK

EXHIBIT "C"

CITY OF PRINCETON, COLLIN COUNTY, TEXAS

DRWN BY:	CHKD BY:	SCALE	DATE	PROJ. NO.	PAGE
B.M.Y.	C.M.	1"= 100'	03/22/21	0113	1 OF 1

City of Princeton
P&Z and City Council Staff Report

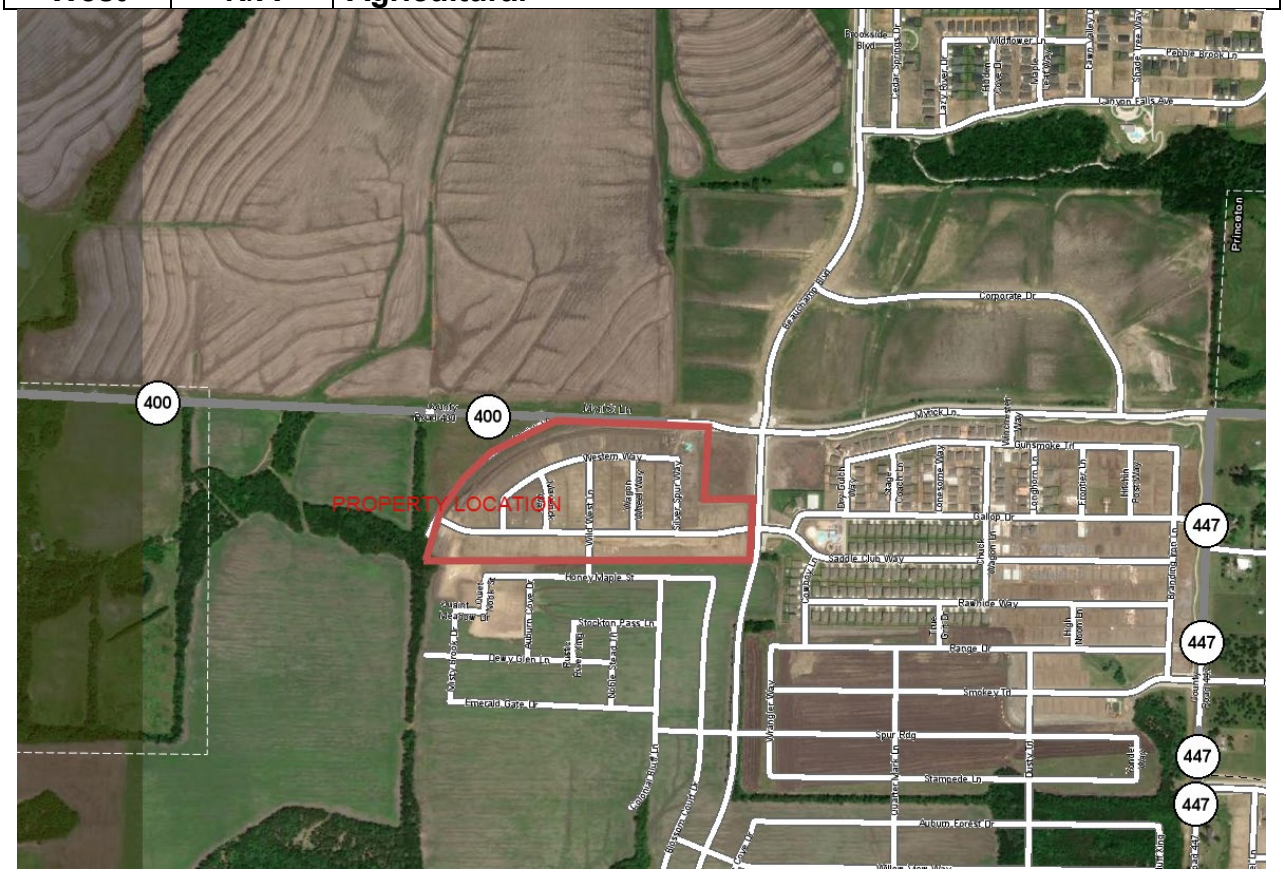
FP20200759 – Final Plat Request – (Winchester Crossing Phase 4) being a 28.544 acre tract of land in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas., – D.R. Horton - Texas, LTD, – Applicant, JBI Partners, Inc.,- Engineer.

STAFF REPORT

I. <u>SITE DATA</u>

SITE DATA
Existing Zoning: PD#11
Existing use: Single Family
Lot Size: 28.544 Acres

Direction	Zoning	Existing Land Use
North	M-1	Manufacturing/Industrial
East	PD#11	Single Family
South	PD#11	Single Family
West	N/A	Agricultural



REQUEST

Applicant requests Commission recommend approval of Final Plat submittal to the City Council request is for subdivision of 115 residential lots & 4 open space lots.

II. PROCESS

(b) Standards for approval. No final plat shall be approved by the director, the commission or the council unless the following standards have been met:

(1) The plat substantially conforms to the preliminary plat.

(2) Required public improvements have been constructed and accepted or a development agreement has been accepted by the city council providing for the subsequent completion of improvements.

(3) The plat conforms to applicable zoning and other regulations.

(4) Provision has been made for adequate public facilities under the terms of this chapter.

(5) The plat meets all other requirements of this chapter.

The commission shall recommend, and the city council shall approve a plat if:

(1) It conforms to the general plan of the city and its current and future streets, alleys, parks, playgrounds, and public utility facilities;

(2) It conforms to the general plan for the extension of the city and its roads, streets, and public highways within the city and its ETJ, taking into account access to and extension of sewer and water mains and the instrumentalities of public utilities;

(3) A bond required under V.T.C.A., Local Government Code § 212.0106, as amended, if applicable, is filed with the city; and

(4) It conforms to these regulations.

(c) Approval procedure. After administrative review of the final plat, and a determination made that all technical requirements of these regulations are satisfied, the director shall file the final plat, and place the final plat for consideration and action on the agenda of a public meeting of the commission. Minor plats may be approved by the director or referred to the commission in accordance with section 35-4(b). In the event of disapproval, reasons for disapproval shall be stated. Major plats can only be approved by the city council, after review by the director and consideration and action (or inaction) by the commission. One copy of the final subdivision plat shall be returned to the applicant with the date of approval or disapproval noted on the final plat, and, if the final plat is disapproved, the reasons for disapproval accompanying the final plat.

The final plat shall be approved if it satisfies the requisites set forth in subsection (b) above.

The Commission has the following options:

1. Recommend Approval to City Council of Final Plat FP20200759

2. Recommend Denial to City Council of Final Plat FP20200759

III. REVIEW HISTORY			
Body:	**Petition:**	**Action:**	**Date:**
Planning & Zoning Commission	Final Plat	meeting before the Commission	June 21, 2021
City Council	Final Plat	Meeting before the city council	June 28, 2021

IV. STAFF RECOMMENDATION

Recommend approval of Final Plat FP20200759 the proposed subdivision has been reviewed by City Staff & City Engineers and the proposal is in general conformance with applicable City Ordinances.

_____

Shawn Fort, Director of Development Services

DEVELOPMENT APPLICATION

City of Princeton, Texas

PRINCETON
TEXAS

Office Use Only:

Date Received: _____

ZC. #: _____

DATE OF PRE-APPLICATION CONFERENCE (required): REQUIRED

Name of Subdivision or Project:

Application Type	**Application Fee***		**Application Fee***
____ Land Study/Site Plan	$_____	____ Preliminary Plat (*Complete Checklist*)	$_ _
____ Subdivision Const. Plan Review	$_____	_x_ Final Plat (*Complete Checklist*)	$_$1,038.60_
____Amended/Minor Plat	$_____	____Replat	$_____

TOTAL FEE SUBMITTED **$1,038.60**

Physical Location of Property: South West of S. Beauchamp Blvd. and Myrick Ln. Intersection
[Address and General Location -- approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate metes and bounds description): COLLIN CAD PROPERTY ID: 2814872 & PART OF PROPERTY ID: 2802847
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Acreage: 28.544 **Existing Zoning:** PD 11 **Requested Zoning:** PD 11
[Attach a detailed description of requested zoning & development standards, if a PD]

OWNER'S NAME: DR HORTON - TEXAS LTD Phone Number: _____
Applicant/Contact Person: DAVID L. BOOTH Title: VICE PRESIDENT
Company Name: DR HORTON - TEXAS LTD
Street/Mailing Address: 4306 MILLER ROAD City: ROWLETT State: TX Zip: 75088
Phone: (214) 607 - 4244 Fax: (___) _____ Email Address: DBOOTH@DRHORTON.COM

ENGINEER / REPRESENTATIVE'S NAME: JBI PARTNERS, INC.
Contact Person: LEE RADLEY, PE Title: PROJECT MANAGER
Company Name: JBI PARTNERS, INC
Street/Mailing Address: 2121 MIDWAY RD STE 300 City: CARROLLTON State: TX Zip: 75006
Phone: (214) 460 - 3729 Fax: (___) _____ Email Address: LRADLEY@JBIPARTNERS.COM

ALL APPLICATIONS MUST BE COMPLETE AND REVIEWED BY THE DEVELOPMENT REVIEW COMMITTEE (DRC) 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. Submit **One (1) FOLDED** Copies of Plans and Surveys 24"x36" Prints *[1"=100' scale]* + **One** (1) 11X17**, One** (1) PDF File on CD to the Development Department with the submittal.

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.

****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: David L Booth

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 20 day of May 2021

KAREN WILLIAMS
Notary ID #125155758
My Commission Expires
February 7, 2025

SUBSCRIBED AND SWORN TO before me, this the 20 day of May, 2021.

Notary Public in and for the State of Texas: Karen Williams

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."

_____

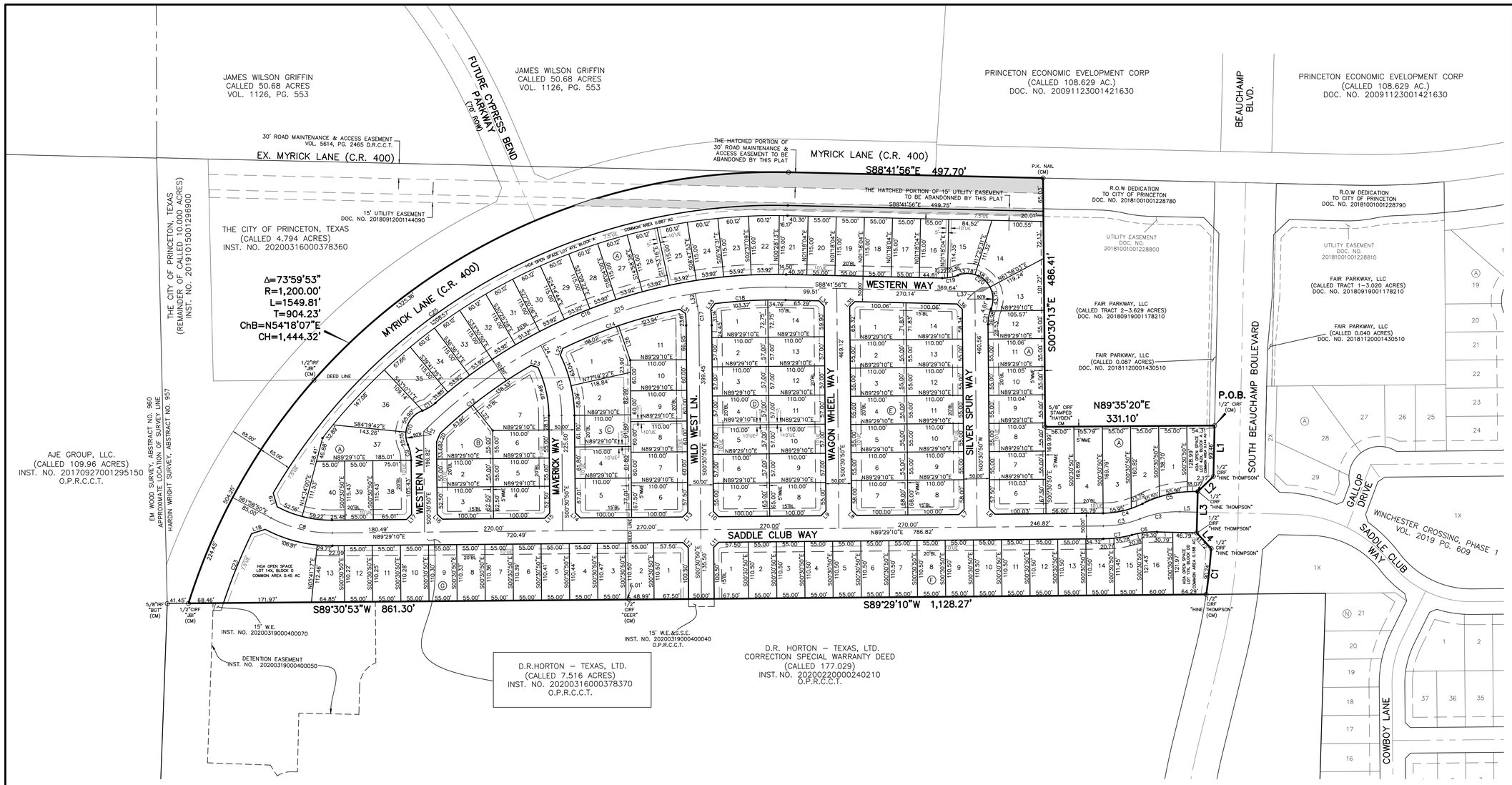
**Owner / Agent *(circle one)*

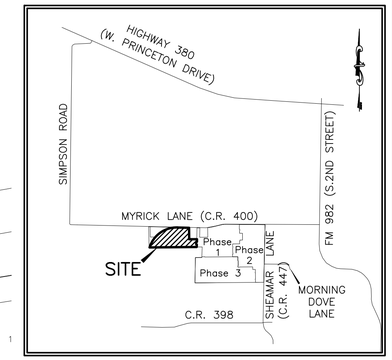
[Notary seal]

SUBSCRIBED AND SWORN TO before me, this the _____ day of _____, _____.

Notary Public in and for the State of Texas: _____

Applicant Initial Below	Submittal Check List	City Use Initial Below
	Application: Signed & Notarized Application with Original Signatures of all property owners and applicant	
NA	**Written Verification** such as: Notarized statement or "Power of Attorney" from real property owner authorizing an agent to act on his/her behalf.	
	Proof of Ownership (e.g. General warranty deed; Special warranty deed; Title police; or document approved by the City Planner)	
	Required Exhibits - As-Builts	
	Metes and Bounds Description	
	Boundary/Property Survey - PLAT BOUNDARY	
	Folded sets of drawings/plans ~~One (1)~~ 3 24"X36" and One (1) 11"X17", One (1) PDF File on CD	





LOCATION MAP
(N.T.S.)

GRAPHIC SCALE 1"=100'
100 0 100 200

LEGEND

IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
POB	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
WME	WALL MAINTENANCE EASEMENT
BL	BUILDING LINE
HOA	HOMEOWNERS ASSOCIATION
	STREET NAME CHANGE

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S01°17'48"W	99.46'	L20	N22°51'24"E	18.36'
L2	S45°57'21"W	42.68'	L21	S67°31'01"E	16.30'
L3	S01°27'43"W	80.64'	L22	N38°24'38"W	63.27'
L4	S42°45'17"E	41.72'	L23	N73°11'14"W	13.75'
L5	S88°41'56"E	33.99'	L24	N27°57'23"W	25.05'
L6	S45°30'50"E	14.14'	L25	N18°29'59"E	14.05'
L7	S44°29'18"W	14.14'	L26	N18°43'38"W	71.23'
L8	N45°30'50"W	14.14'	L31	N54°22'30"W	13.75'
L9	S44°29'10"W	14.14'	L32	N09°08'27"W	25.04'
L10	S45°30'50"E	14.14'	L33	S37°18'45"W	14.05'
L11	S44°29'10"W	14.14'	L34	S44°36'23"E	14.36'
L12	N45°30'50"W	14.14'	L35	N45°23'37"E	13.92'
L13	N44°29'10"E	14.14'	L36	S44°36'23"E	14.36'
L14	S45°30'50"E	14.14'	L37	N45°23'37"E	20.89'
L15	N44°29'10"E	14.14'			
L16	N45°30'50"W	14.14'			
L17	N44°29'10"E	14.14'			
L18	N72°08'35"E	27.85'			
L19	N16°05'50"W	27.84'			

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	90.24'	004°29'46"	1150.00'	45.15'	S06°11'07"W	90.22'
C2	79.74'	022°50'39"	200.00'	40.41'	S79°52'44"W	79.21'
C3	73.41'	021°01'45"	200.00'	37.12'	N78°58'17"E	72.99'
C4	79.70'	026°05'35"	175.00'	40.55'	N76°26'22"E	79.01'
C5	109.60'	027°54'30"	225.00'	55.91'	S77°20'49"W	108.52'
C6	49.47'	016°11'54"	175.00'	24.90'	S83°12'07"W	49.31'
C7	56.48'	014°22'59"	225.00'	28.39'	N82°17'40"E	56.33'
C8	124.50'	028°32'01"	250.00'	63.57'	S76°14'50"E	123.22'
C9	31.59'	022°37'35"	80.00'	16.00'	N11°49'38"W	31.39'
C10	81.05'	092°52'37"	50.00'	52.58'	S23°17'54"W	72.46'
C11	29.68'	021°15'16"	80.00'	15.01'	N59°06'34"E	29.51'
C12	222.24'	013°24'13"	950.00'	111.63'	S53°13'50"W	221.73'
C13	119.74'	027°26'33"	250.00'	61.04'	N14°14'07"W	118.60'
C14	241.97'	014°35'36"	950.00'	121.64'	S71°27'05"W	241.31'

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C15	782.93'	046°00'32"	975.00'	413.95'	S68°17'48"W	762.07'
C16	747.33'	042°49'07"	1000.00'	392.08'	S69°53'30"W	730.06'
C17	37.64'	008°37'37"	250.00'	18.86'	N04°49'39"W	37.61'
C18	138.13'	008°19'51"	950.00'	69.19'	S87°08'08"W	138.01'
C19	31.58'	022°37'12"	80.00'	16.00'	N79°59'28"E	31.38'
C20	116.44'	133°25'29"	50.00'	116.17'	N44°36'23"W	91.85'
C21	31.58'	022°37'12"	80.00'	16.00'	S10°47'46"W	31.38'
C23	146.37'	007°23'20"	1135.00'	73.29'	S22°03'12"W	146.27'
C25	1208.57'	061°00'35"	1135.00'	668.70'	S60°47'46"W	1152.28'

NOTES:

1. "NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS."

2. EXCEPT AS SHOWN ON THIS FINAL PLAT, ACCORDING TO COMMUNITY PANEL NO. 48085C0295 J, DATED JUNE 2, 2009 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP ALL OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN).

3. HOA OPEN SPACE LOTS 41X & 42X, BLOCK A; LOT 17X, BLOCK F AND LOT 14X, BLOCK G ARE DEDICATED FOR SCREENING, LANDSCAPING AND DRAINAGE EASEMENTS ONLY AND SHALL BE OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. FENCING ALONG OPEN SPACE – NON RESIDENTIAL LOTS SHALL COMPLY WITH PD-11 ZONING REQUIREMENTS.

4. DEVELOPMENT STANDARDS OF THIS PLAT SHALL COMPLY WITH ZONING ORDINANCE PD-11.

5. SIDEWALKS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE THOROUGHFARE PLAN AND SUBDIVISION ORDINANCE.

6. ALL CORNERS NOT LABELED ARE ONE-HALF INCH IRON ROD SET WITH A YELLOW CAP STAMPED "JBI" UNLESS NOTED OTHER WISE.

FINAL PLAT

WINCHESTER CROSSING, PHASE 4

BLOCK A, LOTS 1–40 & 41X–42X;
BLOCK B, LOTS 1–7; BLOCK C, LOTS 1–11;
BLOCK D, LOTS 1–14; BLOCK E, LOTS 1–14;
BLOCK F, LOTS 1–16 & 17X; BLOCK G, LOTS 1–13 & 14X

28.544 ACRES OUT OF THE
HARDIN WRIGHT SURVEY, ABSTRACT NO. 957

CITY OF PRINCETON
COLLIN COUNTY, TEXAS

LOTS DEVELOPED PER PD-11 STANDARDS

D.R. HORTON–TEXAS, LTD. — OWNER/DEVELOPER
4306 Miller Road, Suite A
Rowlett, Texas 75088
Contact: David L. Booth
(214) 607-4244

JBI PARTNERS, INC. — SURVEYOR/ENGINEER
2121 Midway Road, Suite 300
Carrollton, Texas 75006
Contact: Lee Radley, P.E.
(972)248-7676
TBPE No. F-438 TBPLS No. 10076000

115 RESIDENTIAL LOTS
4 HOA OPEN SPACE LOTS

March 5, 2021

Drawing: H:\Projects\HOE289-Princeton Junction\dwg\survey\xHOE289-pt(PH4).dwg Saved By: dbell Save Time: 3/5/2021 2:34 PM
Plotted by: dbell Plot Date: 3/5/2021 3:34 PM

OWNER'S CERTFIFICATE

STATE OF TEXAS §

COLLIN COUNTY §

WHEREAS, D.R. HORTON – TEXAS, LTD. is the owner of a parcel of land located in the City of Princeton, Collin County Texas, a part of the Hardin Wright Survey, Abstract Number 957, and being a part of that called 178.954 acre tract of land described in deed to D.R. HORTON – TEXAS, LTD. as recorded in Document Number 20170530000689080, Official Public Records of Collin County, Texas, and also being all of that called 7.516 acre tract of land described in deed to D.R. HORTON – TEXAS, LTD. as recorded in Document Number 20200316000378370, Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a one–half inch iron rod with yellow cap stamped "JBI" found at the southeast corner of that called 0.087 acre tract of land described in deed to Fair Parkway, L.P. as recorded in Document Number 20181120001430510, Official Public Records of Collin County, Texas;, said point also being in the west line of Beauchamp Boulevard (a variable width right–of–way) dedicated by Winchester Crossing, Phase 1, an addition to the City of Princeton, as recorded in Volume 2019, Page 609, Official Public Records of Collin County, Texas;

THENCE along the west line of said Beauchamp Boulevard as follows:
South 01 degrees 17 minutes 48 seconds West, 99.46 feet a one–half inch iron rod with blue cap stamped "HINE THOMPSON" found for corner;
South 45 degrees 57 minutes 21 seconds West, 42.68 feet to a one–half inch iron rod with blue cap stamped "HINE THOMPSON" found for corner;
South 01 degrees 27 minutes 43 seconds West, 80.64 feet to a one–half inch iron rod with blue cap stamped "HINE THOMPSON" found for corner;
South 42 degrees 45 minutes 17 seconds East, 41.72 feet to a one–half inch iron rod with blue cap stamped "HINE THOMPSON" set for corner;
Southwesterly, 90.24 feet along a curve to the right having a central angle of 04 degrees 29 minutes 46 seconds, a radius of 1,150.00 feet, a tangent of 45.15 feet, whose chord bears South 06 degrees 11 minutes 07 seconds West, 90.22 feet to a one–half inch iron rod with blue cap stamped "HINE THOMPSON" found for corner in the north line of that called 177.029 acre tract of land described in deed to D.R. HORTON – Texas, LTD. as recorded in Document Number 20191018001313040, Official Public Records of Collin County, Texas;

THENCE along the north line of said 177.029 acre tract as follows:
South 89 degrees 29 minutes 10 seconds West, 1,128.27 feet to a one–half inch iron rod with cap stamped "GEER" found at the southeast corner of said 7.516 acre tract;
South 89 degrees 30 minutes 53 seconds West, 861.30 feet to a one–half inch iron rod with yellow cap stamped "JBI" found at the southwest corner of said 7.516 acre tract, from which said one–half inch iron rod with cap bears South 89 degrees 30 minutes 53 seconds West, 41.45 feet to a five–eighths inch iron rod with cap stamped "BGT" found at the northwest corner of said 177.029 acre tract;

THENCE Northeasterly, at 504.25 feet passing a one–half inch iron rod with yellow cap stamped "JBI" found at the northwest corner of said 7.516 acre tract, said point being the southeast corner of that called 4.794 acre tract of land described in deed to the City of Princeton as recorded in Document Number 20200316000378360, Official Public Records of Collin County, Texas, in all a total distance of 1,549.81 feet along a curve to the right having a central angle of 73 degrees 59 minutes 53 seconds, having a radius of 1,200.00 feet, a tangent of 904.23 feet, and whose chord bears North 54 degrees 18 minutes 07 seconds East, 1,444.32 feet to a one–half inch iron rod with yellow cap stamped "JBI" set at the north east corner of said 4.794 acre tract, said point being in the north line of said 178.954 acre tract and the approximate centerline of County Road 400;

THENCE South 88 degrees 41 minutes 56 seconds East, 497.70 feet along the north line of said 178.954 acre tract and the approximate centerline of County Road 400 to a "PK" Nail found for corner;

THENCE South 00 degrees 30 minutes 13 seconds East, 486.41 feet to a five–eighths inch iron rod with cap stamped "HAYDEN" found at the southwest corner of Tract 2– called 3.629 acres as described in deed to Fair Parkway, LLC as recorded in Document Number 20180919001178210, Official Public Records of Collin County, Texas;

THENCE North 89 degrees 35 minutes 20 seconds East, 331.10 feet to the POINT OF BEGINNING and containing 1,243,395 square feet or 28.544 acres of land.

BASIS OF BEARING: The basis of bearing is based on the coordinate system (north central zone 4202 state plane coordinates, nad83), distances shown hereon are grid distance values.

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

That D.R. HORTON – TEXAS, LTD., acting herein by and through its duly–authorized officers, does hereby adopt this plat designating the herein above described property as **WINCHESTER CROSSING, PHASE 4**, an addition to the City of Princeton, Collin County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances, except as shown herein. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Princeton's use thereof. The City of Princeton and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements and the City of Princeton or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

D.R. HORTON – TEXAS, LTD., does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above–described streets, alleys, easements and rights unto the public, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Princeton.

WITNESS MY HAND THIS _____ DAY OF _____, 2021.

_____
David L. Booth,
an Authorized Agent for D.R. Horton – Texas, Ltd.

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared David L. Booth, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated..

Given under my hand and seal of office, this _____ day of _____, 2021.

_____
Notary Signature

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Mark W. Harp, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Princeton, Collin County, Texas.

Dated this _____ day of _____, 2021.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

_____
Mark W. Harp, R.P.L.S. No. 6425

STATE OF TEXAS §
REGISTERED
MARK W. HARP
6425
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Mark W. Harp, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2021.

_____
Notary Public, State of Texas

NOTARY PUBLIC STATE OF TEXAS
ROSA M. GARCIA
Notary ID 124892205
Expires April 13, 2024

CERTIFICATE OF COMPLETION

"ACCEPTED"

_____
MAYOR, DATE
CITY OF PRINCETON, TEXAS

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF PRINCETON, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF **WINCHESTER CROSSING, PHASE 4** SUBDIVISION OR ADDITION TO THE CITY OF PRINCETON WAS SUBMITTED TO THE CITY COUNCIL ON THE _____ DAY OF _____, 2019, AND THE COUNCIL, BY FORMAL ACTION, THEN AND THERE ACCEPTED THE DEDICATION OF STREETS, ALLEYS, PARKS, EASEMENTS, PUBLIC PLACED, AND WATER AND SEWER LINES AS SHOWN AND SET FORTH IN AND UPON SAID PLAT AND SAID COUNCIL FURTHER AUTHORIZED THE MAYOR TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS NAME AS HEREINABOVE SUBSCRIBED.

WITNESS MY HAND THIS _____ DAY OF _____, A.D., 2021.

_____
CITY SECRETARY DATE
CITY OF PRINCETON, TEXAS

"RECOMMENDED FOR APPROVAL"

_____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE
CITY OF PRINCETON, TEXAS

"APPROVED"

_____
MAYOR, DATE
CITY OF PRINCETON, TEXAS

FINAL PLAT

WINCHESTER CROSSING, PHASE 4

BLOCK A, LOTS 1–40 & 41X–42X;
BLOCK B, LOTS 1–7; BLOCK C, LOTS 1–11;
BLOCK D, LOTS 1–14; BLOCK E, LOTS 1–14;
BLOCK F, LOTS 1–16 & 17X; BLOCK G, LOTS 1–13 & 14X

28.544 ACRES OUT OF THE
HARDIN WRIGHT SURVEY, ABSTRACT NO. 957

CITY OF PRINCETON
COLLIN COUNTY, TEXAS

LOTS DEVELOPED PER PD–11 STANDARDS

D.R. HORTON–TEXAS, LTD. **OWNER/DEVELOPER**
4306 Miller Road, Suite A (214) 607–4244
Rowlett, Texas 75088
Contact: David L. Booth

JBI PARTNERS, INC. **SURVEYOR/ENGINEER**
2121 Midway Road, Suite 300 (972)248–7676
Carrollton, Texas 75006
Contact: Lee Radley, P.E.
TBPE No. F–438 TBPLS No. 10076000

115 RESIDENTIAL LOTS
4 HOA OPEN SPACE LOTS March 5, 2021 SHEET 2 of 2

Drawing: H:\Projects\HOE289–Princeton Junction\dwg\survey\HOE289–pt(PH4).dwg Saved By: dbell Save Time: 3/5/2021 2:34 PM
Plotted by: dbell Plot Date: 3/5/2021 3:34 PM

City of Princeton
P&Z and City Council Staff Report

FP20191509 – Final Plat Request – (Arcadia Farms Phase 7) being a 13.015 acre tract of land in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas., – Lennar Homes of Texas Land and Construction, LTD, – Applicant, Kimley-Horn & Associates.,- Engineer.

STAFF REPORT

I. <u>SITE DATA</u>

SITE DATA
Existing Zoning: **PD#3**
Existing use: **Single Family**
Lot Size: **13.015 Acres**

Direction	Zoning	Existing Land Use
North	PD#3	Single Family
East	PD#3	Single Family
South	PD#3	Single Family
West	PD#3	Single Family

REQUEST

Applicant requests Commission recommend approval of Final Plat submittal to the City Council request is for subdivision of 72 residential lots & 1 open space lots.

II. PROCESS

(b) Standards for approval. No final plat shall be approved by the director, the commission or the council unless the following standards have been met:

(1) The plat substantially conforms to the preliminary plat.

(2) Required public improvements have been constructed and accepted or a development agreement has been accepted by the city council providing for the subsequent completion of improvements.

(3) The plat conforms to applicable zoning and other regulations.

(4) Provision has been made for adequate public facilities under the terms of this chapter.

(5) The plat meets all other requirements of this chapter.

The commission shall recommend, and the city council shall approve a plat if:

(1) It conforms to the general plan of the city and its current and future streets, alleys, parks, playgrounds, and public utility facilities;

(2) It conforms to the general plan for the extension of the city and its roads, streets, and public highways within the city and its ETJ, taking into account access to and extension of sewer and water mains and the instrumentalities of public utilities;

(3) A bond required under V.T.C.A., Local Government Code § 212.0106, as amended, if applicable, is filed with the city; and

(4) It conforms to these regulations.

(c) Approval procedure. After administrative review of the final plat, and a determination made that all technical requirements of these regulations are satisfied, the director shall file the final plat, and place the final plat for consideration and action on the agenda of a public meeting of the commission. Minor plats may be approved by the director or referred to the commission in accordance with section 35-4(b). In the event of disapproval, reasons for disapproval shall be stated. Major plats can only be approved by the city council, after review by the director and consideration and action (or inaction) by the commission. One copy of the final subdivision plat shall be returned to the applicant with the date of approval or disapproval noted on the final plat, and, if the final plat is disapproved, the reasons for disapproval accompanying the final plat.
The final plat shall be approved if it satisfies the requisites set forth in subsection (b) above.

The Commission has the following options:

1. Recommend Approval to City Council of Final Plat FP20191509

2. Recommend Denial to City Council of Final Plat FP20191509

III. REVIEW HISTORY			
Body:	**Petition:**	**Action:**	**Date:**
Planning & Zoning Commission	Final Plat	meeting before the Commission	June 21, 2021
City Council	Final Plat	Meeting before the city council	June 28 ,2021

IV. STAFF RECOMMENDATION

Recommend approval of Final Plat FP20191509 the proposed subdivision has been reviewed by City Staff & City Engineers and the proposal is in general conformance with applicable City Ordinances.

_____

Shawn Fort, Director of Development Services

PRINCETON
TEXAS

DEVELOPMENT APPLICATION
City of Princeton, Texas

Office Use Only

Date Received: _____

ZC. #: _____

DATE OF PRE-APPLICATION CONFERENCE (required): REQUIRED

Name of Subdivision or Project: Arcadia Farms, Phase 7

20191509

Application Type	Application Fee*		Application Fee*
____ Land Study/Site Plan	$_____	____ Preliminary Plat (*Complete Checklist*)	$_____
____ Subdivision Const. Plan Review	$_____	X Final Plat (*Complete Checklist*)	$ 650.38
____ Amended/Minor Plat	$_____	____ Replat	$_____

TOTAL FEE SUBMITTED $_____

Physical Location of Property: Approximately 3,000' south of the intersection of US 380 & Cypress Bend Parkway
[Address and General Location -- approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate metes and bounds description): A tract of land situated in the Hardir Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas and being a portion of a called 102.429- acre tract
[Survey/Abstract No. and Tracts, or platted Subdivision Name with Lots/Block]

Acreage: 13.015 **Existing Zoning:** PD-3 **Requested Zoning:** N/A
[Attach a detailed description of requested zoning & development standards, if a PD]

OWNER'S NAME: Lennar Homes of Texas Land and Construction, Ltd. Phone Number: 214-577-1056
Applicant/Contact Person: Elizabeth Bentley Title: Entitlements Manager
Company Name: Lennar Homes of Texas
Street/Mailing Address: 1707 N. Market Place Blvd., Suite 100 City: Irving State: TX Zip: 75063
Phone: (214) 577-1056 Fax: (___) _____ Email Address: Elizabeth.Bentley@Lennar.com

ENGINEER / REPRESENTATIVE'S NAME: Kimley-Horn and Associates, Inc.
Contact Person: Jeremy Pitts Title: _____
Company Name: Kimley-Horn and Associates, Inc.
Street/Mailing Address: 13455 Noel Rd, Two Galleria Office Tower, Suite 700 City: Dallas State: TX Zip: 75240
Phone: (972) 776-1768 Fax: (___) _____ Email Address: Jeremy.Pitts@kimley-horn.com

ALL APPLICATIONS MUST BE COMPLETE AND REVIEWED BY THE DEVELOPMENT REVIEW COMMITTEE (DRC) 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. Submit **One (1) FOLDED** Copies of Plans and Surveys 24"x36" Prints *[1"=100' scale]* + **One** (1) 11X17, **One** (1) PDF File on CD to the Development Department with the submittal.

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.

****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: Jennifer Eller

(Letter of authorization required if signature is other than property owner)

Print or Type Name: Jennifer Eller

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 23rd day of April 2021

LAURA LYNN SALGADO
Notary ID #125169119
My Commission Expires
January 18, 2025

SUBSCRIBED AND SWORN TO before me, this the 23rd day of April, 21.

Notary Public in and for the State of Texas: [signature]

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)*

[Notary seal]

SUBSCRIBED AND SWORN TO before me, this the _____ day of _____, _____.

Notary Public in and for the State of Texas: _____

Applicant Initial Below	Submittal Check List	City Use Initial Below
	Application: Signed & Notarized Application with Original Signatures of all property owners and applicant	
	Written Verification such as: Notarized statement or "Power of Attorney" from real property owner authorizing an agent to act on his/her behalf.	
	Proof of Ownership (e.g. General warranty deed; Special warranty deed; Title police; or document approved by the City Planner)	
	Required Exhibits	
	Metes and Bounds Description	
	Boundary/Property Survey	
	Folded sets of drawings/plans One (1) 24"X36" and One (1) 11"X17", One (1) PDF File on CD	

NOTES:

1. According to Map No. 48085C0295 J, dated February 3, 2020, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, no floodplain exists on this tract.
2. All corners set are monumented with a 5/8 inch iron rod with plastic cap stamped "KHA", unless otherwise noted.
3. All bearings shown are based on grid north of the Texas Coordinate System, NAD83, North Central Zone 4202. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999851477. Vertical Datum NAVD 88.
4. Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law and is subject to fines and withholding of utilities and building permits.
5. All Open Spaces and Drainage Easements to be maintained by the HOA.

LEGEND

P.O.B.	POINT OF BEGINNING	IRSC	5/8" IRON ROD W/ "KHA" CAP SET
P.O.C.	POINT OF COMMENCING	IRFC	IRON ROD WITH CAP FOUND
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS	L.R.C.C.T.	LAND RECORDS OF COLLIN COUNTY, TEXAS
M.R.C.C.T.	MAP RECORDS OF COLLIN COUNTY, TEXAS	U.E.	UTILITY EASEMENT
		W.M.E.	WALL MAINTENANCE EASEMENT

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE

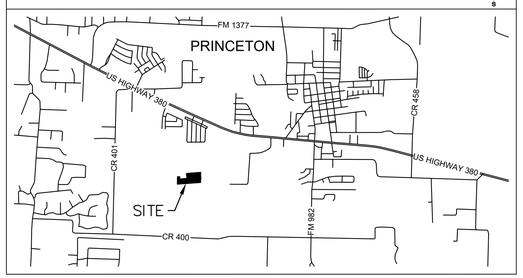
LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N51°02'16"E	27.87'	L10	N85°45'22"E	10.73'
L2	S38°10'45"E	14.16'	L11	S48°37'08"E	13.99'
L3	N85°45'51"E	13.08'	L12	S42°00'22"W	14.14'
L4	N04°14'38"W	50.00'	L13	S87°00'22"W	8.79'
L5	S85°45'22"W	11.10'	L14	S02°59'38"E	50.00'
L6	N47°42'41"W	13.76'	L15	S46°29'58"E	13.29'
L7	S42°09'09"W	14.48'	L16	N49°14'38"W	14.14'
L8	S85°45'22"W	12.36'	L17	S40°45'22"W	14.14'
L9	S04°14'38"E	50.00'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	3°26'46"	1165.00'	70.07'	S02°58'05"W	70.06'
C2	4°26'11"	1325.00'	102.60'	S04°18'07"W	102.57'
C3	1°17'54"	292.01'	6.62'	N00°33'21"E	6.62'
C4	0°50'19"	1300.00'	19.03'	S01°39'52"W	19.03'
C5	5°29'20"	500.00'	47.90'	S01°29'58"E	47.88'
C6	1°15'00"	1000.00'	21.82'	S86°22'52"W	21.82'
C7	115°50'31"	50.02'	101.13'	N62°10'45"W	84.77'

NORTH

GRAPHIC SCALE IN FEET
50 0 25 50 100
1" = 50' @ 24X36

VICINITY MAP



FINAL PLAT
ARCADIA FARMS PHASE 7

72 RESIDENTIAL LOTS
1 OPEN SPACE LOTS

BEING
13.015 ACRES

OUT OF THE
HARDIN WRIGHT SURVEY,
ABSTRACT NO. 957
CITY OF PRINCETON
COLLIN COUNTY, TEXAS
FEBRUARY 2021

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
1X-HOA	0.892	38,863
BLOCK I LOT 31	0.132	5,750
BLOCK I LOT 32	0.132	5,750
BLOCK I LOT 33	0.134	5,832
BLOCK I LOT 34	0.132	5,750
BLOCK I LOT 35	0.132	5,750
BLOCK I LOT 36	0.132	5,750
BLOCK I LOT 37	0.132	5,750
BLOCK I LOT 38	0.132	5,750
BLOCK I LOT 39	0.132	5,750

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK I LOT 40	0.157	6,850
BLOCK S LOT 7	0.169	7,370
BLOCK S LOT 8	0.133	5,775
BLOCK S LOT 9	0.133	5,775
BLOCK S LOT 10	0.133	5,775
BLOCK S LOT 11	0.133	5,775
BLOCK S LOT 12	0.133	5,775
BLOCK S LOT 13	0.133	5,775
BLOCK S LOT 14	0.133	5,775
BLOCK S LOT 15	0.133	5,775

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK S LOT 16	0.133	5,775
BLOCK S LOT 17	0.133	5,775
BLOCK S LOT 18	0.133	5,775
BLOCK S LOT 19	0.133	5,775
BLOCK S LOT 20	0.172	7,480
BLOCK U LOT 1	0.152	6,634
BLOCK U LOT 2	0.135	5,886
BLOCK U LOT 3	0.135	5,886
BLOCK U LOT 4	0.135	5,886
BLOCK U LOT 5	0.135	5,886

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK U LOT 6	0.135	5,886
BLOCK U LOT 7	0.135	5,886
BLOCK U LOT 8	0.135	5,886
BLOCK U LOT 9	0.135	5,886
BLOCK U LOT 10	0.135	5,886
BLOCK U LOT 11	0.135	5,886
BLOCK U LOT 12	0.135	5,886
BLOCK U LOT 13	0.135	5,886
BLOCK U LOT 14	0.135	5,886
BLOCK U LOT 21	0.159	6,927

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK U LOT 22	0.129	5,610
BLOCK U LOT 23	0.129	5,610
BLOCK U LOT 24	0.129	5,610
BLOCK U LOT 25	0.129	5,610
BLOCK U LOT 26	0.129	5,610
BLOCK U LOT 27	0.129	5,610
BLOCK U LOT 28	0.129	5,610
BLOCK U LOT 29	0.129	5,610
BLOCK U LOT 30	0.129	5,610
BLOCK U LOT 31	0.129	5,610

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK U LOT 32	0.129	5,610
BLOCK U LOT 33	0.129	5,610
BLOCK U LOT 34	0.129	5,610
BLOCK U LOT 35	0.129	5,610
BLOCK U LOT 36	0.129	5,610
BLOCK U LOT 37	0.129	5,610
BLOCK U LOT 38	0.129	5,610
BLOCK U LOT 39	0.130	5,645
BLOCK U LOT 40	0.130	5,663
BLOCK U LOT 41	0.168	7,314

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK W LOT 1	0.157	6,850
BLOCK W LOT 2	0.132	5,750
BLOCK W LOT 3	0.132	5,750
BLOCK W LOT 4	0.132	5,750
BLOCK W LOT 5	0.132	5,750
BLOCK W LOT 6	0.132	5,750
BLOCK W LOT 7	0.132	5,750
BLOCK W LOT 8	0.132	5,750
BLOCK W LOT 9	0.132	5,750
BLOCK W LOT 10	0.131	5,720

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK W LOT 11	0.130	5,675
BLOCK W LOT 12	0.133	5,807
BLOCK W LOT 13	0.159	6,935

SURVEYOR/ENGINEER
Kimley»Horn
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	CDS	KHA	FEB. 2021	063451807	1 OF 2

OWNER:
Lennar Homes of Texas Land and Construction, Ltd.
1707 Market Place Boulevard, Suite 100
Irving, Texas 75063
Ph: (469) 587-5300
Contact: Justin Christ

APPLICANT:
Kimley-Horn and Associates, Inc.
13455 Noel Road, Suite 700
Two Galleria Office Tower
Dallas, TX 75251
Ph: (972) 776-1764
Contact: Jeremy Pitts
Email: jeremy.pitts@kimley-horn.com

DWG NAME: K:\FRI_SURVEY\063451801-PRINCETON CROSSING\DIV\063451800 ARCADIA FARMS PH 7 FP (V18).DWG PLOTTED BY GOMEZ, DANIEL 3/4/2021 9:45 AM LAST SAVED 3/4/2021 9:39 AM

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

CITY OF PRINCETON §

WHEREAS LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., is the owner of the following described tract of land:

BEING a tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas, and being a portion of a called 102.429 acre tract of land conveyed to Lennar Homes of Texas Land and Construction, Ltd., as evidenced in a Special Warranty Deed recorded in Instrument No. 20190107000020490, of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMINCING at a 1-inch iron pipe found for the southwest corner of said 102.429 acre tract, same being the southeast corner of a called Tract 1 (298.35 acres) conveyed to TYF Partnership, Ltd., as evidenced in a Special Warranty Deed recorded in Volume 4653, Page 2630 of said Land Records, same also being on the northerly line of a called 100 acre tract of land conveyed to Lucile Myrtle Griffin as evidenced in a deed recorded in Volume 278, Page 9 of said Land Records;

THENCE North 85°45'22" East, along the southerly line of said 102.429 acre tract and the northerly line of said 100 acre tract, a distance of 55.25 feet to the **POINT OF BEGINNING**;

THENCE departing the southerly line of said 102.429 acre tract and the northerly line of said 100 acre tract, the following courses:

North 01°14'42" East, a distance of 327.93 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the right having a central angle of 3°26'46", a radius of 1165.00 feet, a chord bearing and distance of North 2°58'05" East, 70.06 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 70.07 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 51°02'16" East, a distance of 27.87 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 83°05'42" East, a distance of 93.69 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 38°10'45" East, a distance of 14.16 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 4°26'11", a radius of 1325.00 feet, a chord bearing and distance of South 4°18'07" West, 102.57 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 102.60 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 87°54'58" East, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 85°45'22" East, a distance of 338.90 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 04°14'38" West, a distance of 110.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 85°45'51" East, a distance of 13.08 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 04°14'38" West, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 85°45'22" West, a distance of 11.10 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 47°42'41" West, a distance of 13.76 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 1°17'54", a radius of 292.01 feet, a chord bearing and distance of North 0°33'21" East, 6.62 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 6.62 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 01°12'18" East, a distance of 93.85 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 85°45'22" East, a distance of 745.51 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°12'25" East, a distance of 20.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 3°05'13", a radius of 1823.00 feet, a chord bearing and distance of South 0°14'59" West, 98.21 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 98.22 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 42°09'09" West, a distance of 14.48 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 85°45'22" West, a distance of 12.36 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 04°14'38" East, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 85°45'22" East, a distance of 10.73 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 48°37'08" East, a distance of 13.99 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 02°59'38" East, a distance of 203.06 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 42°00'22" West, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 87°00'22" West, a distance of 8.79 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 02°59'38" East, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 02°59'38" East, a distance of 115.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner on the southerly line of said 102.429 acre tract, same also being on the northerly line of a tract of a called 90.74 acre tract of land conveyed to Lucile M. Griffin as evidenced in a deed recorded in Volume 282, Page 481 of the Land Records of Collin County, Texas;

THENCE South 87°00'22" West, along the southerly line of said 102.429 acre tract and the northerly line of said 90.74 acre tract a distance of 117.29 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner from which a 1/2" iron rod with plastic cap stamped "DAA" bears South 09°10' East, a distance of 0.43 feet;

THENCE South 85°45'22" West, continuing along the southerly line of said 102.429 acre tract, the northerly line of said 90.74 acre tract and the northerly line of said 100 acre tract, a distance of 1149.30 feet to the **POINT OF BEGINNING** and containing 13.015 acres (566,924 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That **LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.,** does hereby adopt this plat designating the hereinbefore described property as **ARCADIA FARMS PHASE 7,** an Addition to the City of Princeton, Collin County, Texas, and do hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Princeton, Texas.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership

BY: U. S. Home Corporation,
a Delaware corporation,
its General Partner

BY:

_____
Signature

_____
Name and Title

STATE OF _____ §
§
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared _____ of Lennar Texas Holding Company, a Texas corporation, General Partner of Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this the _____ day of _____, 20_____.

NOTICE

Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law and is subject to fines and withholding of utilities and building permits.

"Recommended for Approval"

_____ Date: _____
Chairman, Planning & Zoning Commission
City of Princeton, Texas

"Approved"

_____ Date: _____
Mayor, City of Princeton, Texas

CERTIFICATE OF COMPLETION

"Accepted"

_____ Date: _____
Mayor, City of Princeton, Texas

The undersigned, the City Secretary of the City of Princeton, Texas, hereby certifies that the foregoing final plat of the Arcadia Farms Phase 7 to the City of Princeton was submitted to the City Council on the _____ day of _____ 20 _____,
and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this _____ day of _____,
A.D. 20_____

_____
City Secretary
City of Princeton, Texas

FINAL PLAT
ARCADIA FARMS PHASE 7

72 RESIDENTIAL LOTS
1 OPEN SPACE LOTS

BEING
13.015 ACRES

OUT OF THE
HARDIN WRIGHT SURVEY,
ABSTRACT NO. 957
CITY OF PRINCETON
COLLIN COUNTY, TEXAS
FEBRUARY 2021

SURVEYOR'S CERTIFICATE

I, Michael B. Marx, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my supervision.

_____ _____
Signature Date

Michael B. Marx
Registered Professional Land Surveyor #5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
(972) 335-3580

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Michael B. Marx, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20_____.

_____
Notary Public in and for the State of Texas

SURVEYOR /ENGINEER
Kimley»Horn
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDS	KHA	FEB. 2021	063451801	2 OF 2

OWNER:
Lennar Homes of Texas Land and Construction, Ltd.
1707 Market Place Boulevard, Suite 100
Irving, Texas 75063
Ph: (469) 587-5300
Contact: Justin Christ

APPLICANT:
Kimley-Horn and Associates, Inc.
13455 Noel Road, Suite 700
Two Galleria Office Tower
Dallas, TX 75251
Ph: (972) 776-1764
Contact: Jeremy Pitts
Email: jeremy.pitts@kimley-horn.com

DWG NAME: K:\FRI_SURVEY\063451801-PRINCETON CROSSING\DWG\063451800 ARCADIA FARMS PH 7 FP (V18).DWG PLOTTED BY GOMEZ, DANIEL 3/4/2021 9:45 AM LAST SAVED 3/4/2021 9:39 AM

City of Princeton
P&Z and City Council Staff Report

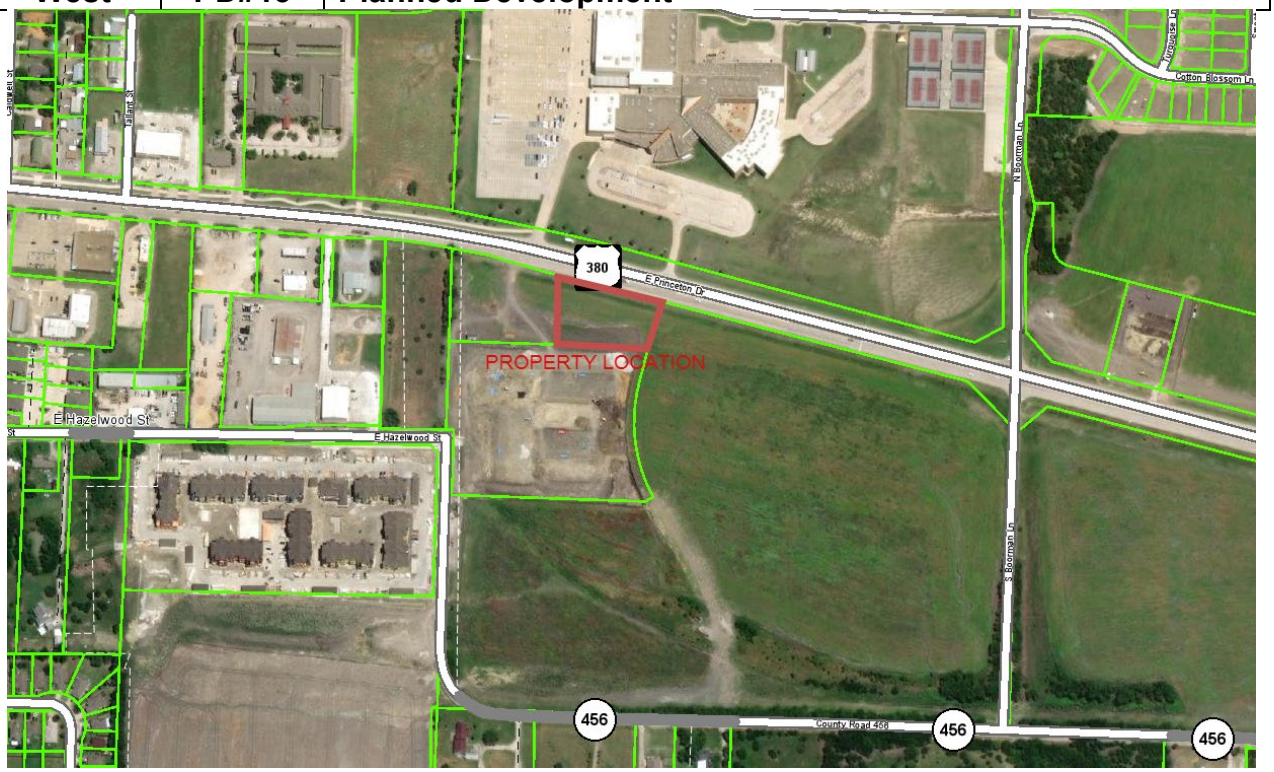
PL20211321 – Preliminary Plat – a 3.078 acre tract of land, Proposed Lot 3, Block B, Princeton Crossroads, City of Princeton, Collin County, Texas. Peoples Bank, Applicant – Hickman Consulting Engineers, - Representative

STAFF REPORT

I. SITE DATA

SITE DATA
Existing Zoning: PD#13
Existing use: Vacant
Lot Size: 3.078 Acres

Direction	Zoning	Existing Land Use
North	C-2	Commercial
East	PD#13	Planned Development
South	PD#13	Multifamily
West	PD#13	Planned Development



REQUEST

Applicant requests Commission and Council approve the preliminary plat request to allow for the construction of a new commercial bank building.

II. PROCESS

- *Approval procedure.* After administrative review of the preliminary plat and a determination that all prerequisites to filing have been satisfied, the director shall place the preliminary plat for consideration and action on the agenda of a public meeting by the commission. Minor plats may be approved by the director or referred to the commission in accordance with subsection 35-4(b). Major plats can only be approved by the city council, after review by the director and consideration and action by the commission. In the event of disapproval, reasons for disapproval shall be stated.

  The approval of the preliminary plat by the city council shall be effective for a period of 180 days after the approval date, unless reviewed by the commission and city council in the light of new or significant information, which would necessitate the revision of the preliminary plat, such revision being subject to the same procedures as the original preliminary plat.

  If a final plat for the subdivision, or a portion thereof, has not been submitted, or if a change in requirements has not occurred which would affect the preliminary plat, at the end of the 180 days after approval by the city council, the preliminary plat shall be null and void, with no further action by city staff, the commission, or city council, unless the subdivider has, in writing, requested and received an extension of time recommended by the commission and approved by the city council.

The Commission has the following options:

1. Recommend Approval to City Council of Preliminary Plat PL20211321

2. Recommend Denial to City Council of Preliminary Plat PL20211321

III. REVIEW HISTORY			
Body:	**Petition:**	**Action:**	**Date:**
Planning & Zoning Commission	Preliminary Plat	meeting before the Commission	June 21, 2021
City Council	Preliminary Plat	Meeting before the city council	June 28, 2021

IV. STAFF RECOMMENDATION

Recommend Approval of Preliminary Plat 20211231 The proposed subdivision has been reviewed by City Staff & City Engineers and the proposal is in general conformance with applicable City Ordinances and the Comprehensive Plan.

_____

Shawn Fort, Director of Development Services

June 14, 2021

Mr. Shawn Fort, CFM
Director of Development Services
City of Princeton
123 W. Princeton Drive
Princeton, TX 75407

RE: Review of the Second Submittal of the Preliminary Plat for Peoples Bank
KHA No. 064551309

Dear Shawn:

We have completed our review of the second submittal of the Preliminary Plat for the above referenced project.

The Preliminary Plat was received via email for review on June 14, 2021.

Please see the initial submittal review letter for the project findings.

Our initial submittal review comments have been addressed and we recommend approval as submitted.

A detailed review of the water, wastewater and drainage facilities shown will be completed at time of construction drawing submittal. This review only covers those items listed in Section 35-17 – Preliminary Plat Requirements.

I am available to discuss our findings and this review if deemed necessary.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Joseph E. Helmberger, P.E.

PRINCETON
TEXAS

DEVELOPMENT APPLICATION
City of Princeton, Texas

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

DATE OF PRE-APPLICATION CONFERENCE (required): REQUIRED

Name of Subdivision or Project:

Application Type	Application Fee*		Application Fee*
☐ Land Study/Site Plan	$_____	☑ Preliminary Plat (*Complete Checklist*)	$ 248.00
☐ Subdivision Const. Plan Review	$_____	☐ Final Plat (*Complete Checklist*)	$_____
☐ Amended/Minor Plat	$_____	☐ Replat	$_____
☐ Development Plat	$_____		

TOTAL FEE SUBMITTED $ 248.00

Physical Location of Property: SWC US Highway 380, Princeton, TX 75407 Tract 61
[Address and General Location -- approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate metes and bounds description): Lot 3 Block B Princeton Crossroads Addition
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Acreage: 3.078 **Existing Zoning:** PD-13 **Requested Zoning:** PD-13
[Attach a detailed description of requested zoning & development standards, if a PD]

OWNER'S NAME: Peoples Bank Phone Number: 806 776 2005
Applicant/Contact Person: William Booe Title: COO
Company Name: Peoples Bank
Street/Mailing Address: 5820 82nd Street City: Lubbock State: TX Zip: 79424
Phone: (806) 794-0044 Fax: (___) 806-794-9262 Email Address: wbooe@peoplesbanktexas.com

ENGINEER / REPRESENTATIVE'S NAME: Hickman Consulting Engineers
Contact Person: Falguni Patel Title: Project Manager
Company Name: Hickman Consulting Engineers
Street/Mailing Address: 3094 Co Rd 1024 City: Farmersville State: TX Zip: 75442
Phone: (972) 784-2499 Fax: (___) _____ Email Address: falgunip@gmail.com

ALL APPLICATIONS MUST BE COMPLETE AND REVIEWED BY THE DEVELOPMENT REVIEW COMMITTEE (DRC) 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. Submit **One (1) FOLDED** Copies of Plans and Surveys 24"x36" Prints *[1"=100' scale]* + **One** (1) 11X17, **One** (1) PDF File on CD to the Development Department with the submittal.

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.

****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: William Booe
(Letter of authorization required if signature is other than property owner)

Print or Type Name: William Booe
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 14th day of June 2021

TERESA G. AGUILAR
Notary Public, State of Texas
Notary ID# 129630540
My Commission Expires 12-10-2022

SUBSCRIBED AND SWORN TO before me, this the 14th day of June, 2021.

Notary Public in and for the State of Texas: Teresa G. Aguilar

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)*

[Notary seal]

SUBSCRIBED AND SWORN TO before me, this the _____ day of _____, _____.

Notary Public in and for the State of Texas: _____

Applicant Initial Below	Submittal Check List	City Use Initial Below
	Application: Signed & Notarized Application with Original Signatures of all property owners and applicant	
	Written Verification such as: Notarized statement or "Power of Attorney" from real property owner authorizing an agent to act on his/her behalf.	
	Proof of Ownership (e.g. General warranty deed; Special warranty deed; Title police; or document approved by the City Planner)	
	Required Exhibits	
	Metes and Bounds Description	
	Boundary/Property Survey	
	Folded sets of drawings/plans One (1) 24"X36" and One (1) 11"X17", One (1) PDF File on CD	

PRELIMINARY PLAT
FOR

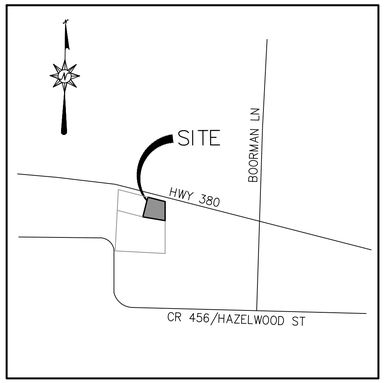
PEOPLES BANK
LOT 3 ; BLOCK B
PRINCETON CROSSROADS

IN
PRINCETON, TEXAS

FOR

PEOPLES BANK
5020 82 ND
LUBBOCK, TEXAS 79424
(806) 794-0044

MAY 2020



VICINITY MAP

PLAN SUBMITTALS		
No	DATE	COMMENTS
1	05-25-21	CITY OF PRINCETON - 1st SUBMITTAL
2	06-11-21	CITY OF PRINCETON - 2nd SUBMITTAL

SHEET INDEX	
SHT #	SHEET TITLE
1	COVER SHEET
-	PRELIMINARY PLAT - BY OTHERS
-	PRELIMINARY PLAT - BY OTHERS
2	PRELIMINARY SITE PLAN
3	PRELIMINARY PRE-DEV DRAINAGE PLAN
4	PRELIMINARY POST-DEV DRAINAGE PLAN
5	PRELIMINARY UTILITY PLAN
6	PRELIMINARY AERIAL TREE PLAN

This document is released for the purpose of
REVIEW
under the authority of Mark H. Hickman, P.E. 78409 on
06-11-21

HCE Hickman Consulting Engineers
1705 W. Northwest Highway, Suite 175
Grapevine, Texas 76051
Ph (469)283-2625
Engineers Planners

COVER SHEET
PEOPLES BANK
HWY 380 & COLE ST
PRINCETON, TEXAS
PEOPLES BANK
5020 82ND
LUBBOCK, TX 79424
(806) 794-0044

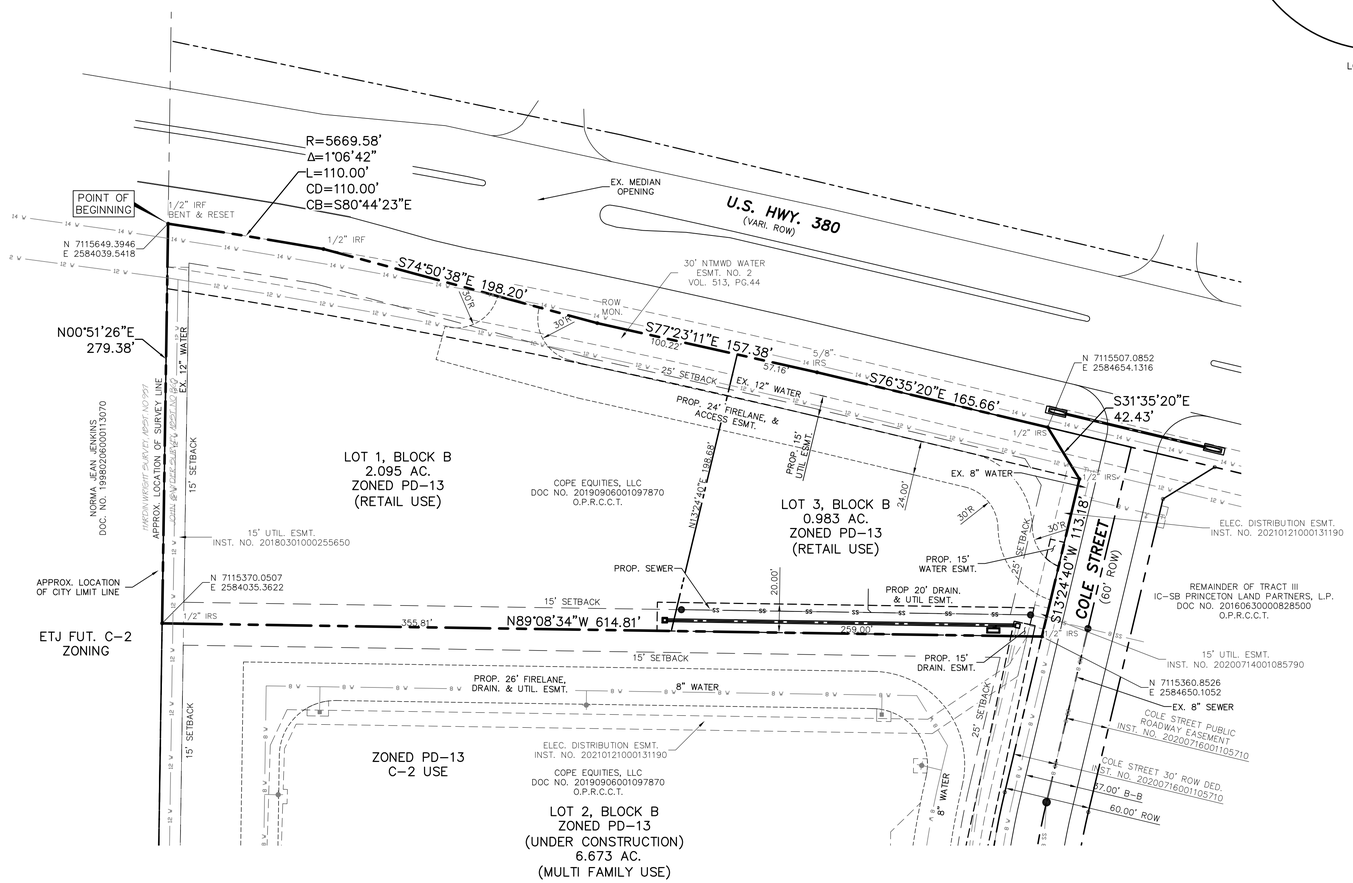
SCALE: N/A
DATE: MAY2021
DRAWN BY: FP
CHK'D BY: MHH
JOB NO: 2101-419
FILE: 366-PEOPLES BANK-PE
DATE: SUBMITTAL: 06/11/21(2)

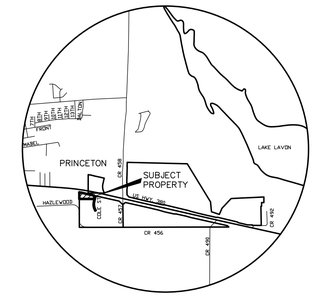
Hickman Consulting Engineers
STATE OF TEXAS
MARK H. HICKMAN
78409
REGISTERED PROFESSIONAL ENGINEER
F-324

REVISION	DESCRIPTION	DATE	BY

SHEET
1

NOTES:
1. NO 100 YEAR FLOODPLAIN EXISTS ON THIS SITE.
2. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
3. REFER TO THE APPROVED 21.980 ACRE PRELIMINARY PLAT OF PRINCETON CROSSROADS DATED NOVEMBER 12, 2019.
4. ALL LOTS MEET THE MINIMUM REQUIREMENTS OF PD–13.
5. ALL SCREENING WILL BE PER CITY ORDINANCES DURING FINAL PLANNING.
5. A FEE WILL BE PAID FOR IN LIEU OF PARKLAND DEDICATION.





LOCATION MAP

No.	DATE	REVISION	APPROV.

JCA
JOHN COWAN & ASSOCIATES, INC.
10147 CR 135 FLINT, TEXAS 75762 PH: (903) 581–2238
WWW.TXSURVEYS.COM
FIRM REGISTRATION CERTIFICATION NO. 10025500

Middleton & Assoc, LLC
CONSULTING CIVIL ENGINEERS, LAND PLANNERS
TBPE #F–10900
2785 ROCKBROOK DRIVE, SUITE 105
LEWISVILLE, TEXAS 75067 (972) 393–9800
© Copyright 2021

PRINCETON CROSSROADS
LOT 1, BLOCK B
CITY OF PRINCETON, TEXAS

PRELIMINARY PLAT
PRINCETON CROSSROADS
LOT 1 & LOT 3, BLOCK B
JOHN SNYDER SURVEY, ABST. NO 865
3.078 ACRES
CITY OF PRINCETON, COLLIN COUNTY, TEXAS

0' 25' 50' 100'
Scale 1"=50'

OWNER
COPE EQUITIES LLC
900 W. BETHANY DR., SUITE 230
ALLEN, TEXAS 75013
MR. DANIEL RUGG
214–620–8022

Date: 5–25–21
Dwg Scale: Hor. 1"=50'
Vert.
Dwg File: 0093002PPT.DWG
Project No. 0093002

1
1

STATE OF TEXAS
COUNTY OF COLLIN

All that certain lot, tract, or parcel of land, being part of the John Snyder Survey, Abstract No. 865, Collin County, Texas, and a part of that certain tract described in a deed to Cope Equities, LLC, recorded in Document No. 20190906001097870 of the Official Public Records of Collin County, Texas (OPRCCT) and being more completely described as follows, to–wit:

BEGINNING at a ½" iron rod (found bent and re–set) for the Northwest corner of the Cope Equities, LLC tract, the Northeast corner of the Norman Jean Jenkins tract described in Document No. 19980206000113070 (OPRCCT), in the South right of way of U. S. Highway 380, in a curve to the right;

THENCE southeasterly with the South right of way of U. S. Highway No. 380, the North line of Cope Equities, LLC tract and said curve to the right, having a radius of 5669.58 feet, a chord of S 80° 44' 23" E – 110.00 feet, a distance of 110.00 feet to a ½" iron rod (found) for corner;

THENCE continuing with the South right of way of U. S. Highway No. 380, the North line of the Cope Equities, LLC tract as follows:
S 74° 50' 38" E a distance of 198.20 feet to a ½" iron rod (set) for corner;
S 77° 23' 11" E a distance of 157.38 feet to a ½" iron rod (set) for corner;
and S 76° 35' 20 E a distance of 165.66 feet to a ½" iron rod (set) for corner;

THENCE with the west right of way of Cole Street, a 30 foot right of way dedication described in Document No. 20200716001105710 (OPRCCT) as follows:

S 31° 35' 20" E a distance of 42.43 feet to a ½" iron rod (set) for corner;
S 13° 24' 40" W a distance of 113.18 feet to a ½" iron rod (set) for corner;

THENCE N 89° 08' 34" W a distance of 614.81 feet to a ½" iron rod (set) for corner;

THENCE N 00° 51' 26" E with the East line of the Norman Jean Jenkins tract, the West line of the Cope Equities, LLC tract, a distance of 279.38 feet to the place of beginning, containing 3.078 acres or 134,097 square feet of land more or less.

Bearings oriented to the east line of deed from IC–SB Princeton Land Partners, LP to Cope Equities, LLC, recorded in Document No. 20190906001097870 (OPRCCT);

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, COPE EQUITIES, LLC acting herein by and through its duly authorized officers, do hereby adopt this plat designated herein as PRINCETON CROSSROADS, LOT 1 & LOT 3, BLOCK B, an addition to the City of Princeton, Collin County, Texas.

The easements shown hereon are hereby reserved for the purposes as indicated. All streets, alleys, rights–of–way, are hereby dedicated in fee simple to the City of Princeton for municipal purposes. The utility and fire lane easements (streets, alleys, and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same.

All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance of efficiency of its respective system on the utility easements and all public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of construction, reconstructing, inspecting, patroling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Princeton.

_____
COPE EQUITIES, LLC

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2021.

_____
Notary Public in and for the State of Texas

My Commission Expires:

_____

STATE OF TEXAS
COUNTY OF _____

I, Phillip W. Cornett, Registered Professional Land Surveyor No. 5515 in the State of Texas, hereby, certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

_____
Phillip W. Cornett
Registered Professional Land Surveyor No. 5515

STATE OF TEXAS
REGISTERED
PHILIP W. CORNETT
5515
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2021.

_____
Notary Public in and for the State of Texas

My Commission Expires:

_____

NOT APPROVED

_____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

RECOMMENDED FOR APPROVAL

_____
CHAIRMAN, PLANNING & ZONING

APPROVED FOR PREPARATION OF FINAL PLAT DATE

_____
MAYOR, CITY OF PRINCETON, TEXAS DATE

OWNER
COPE EQUITIES LLC
900 W. BETHANY DR., SUITE 230
ALLEN, TEXAS 75013
MR. DANIEL RUGG
214–620–8022

No.	DATE	REVISION	APPROV.

JCA
JOHN COWAN & ASSOCIATES, INC.
10147 CR 135 FLINT, TEXAS 75762 PH: (903) 581–2238
WWW.TXSURVEYS.COM
FIRM REGISTRATION CERTIFICATION NO. 10025500

Middleton & Assoc, LLC
CONSULTING CIVIL ENGINEERS, LAND PLANNERS
TBPE #F–10900
2785 ROCKBROOK DRIVE, SUITE 105
LEWISVILLE, TEXAS 75067 (972) 393–9800
© Copyright 2021

PRINCETON CROSSROADS
LOT 1 & LOT 3, BLOCK B
CITY OF PRINCETON, TEXAS

PRELIMINARY PLAT
PRINCETON CROSSROADS
LOT 1 & LOT 3, BLOCK B
JOHN SNYDER SURVEY, ABST. NO 865
3.078 ACRES
CITY OF PRINCETON,
COLLIN COUNTY, TEXAS

Date: 5–25–21
Dwg Scale: Hor. 1"=50'
Vert.
Dwg File: 0093002PPT.DWG
Project No. 0093002

2
2

30 0 30 60

Scale 1" = 30'

BEFORE YOU DIG CALL:
1-800-245-4545

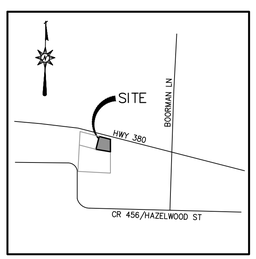
TEXAS ONE CALL SYSTEM

NOTE:
CONTRACTOR TO VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION/EXCAVATION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES EXISTING UTILITIES SHOWN ON THESE PLANS ARE BASED ON COMBINATION OF FIELD SURVEY & CITY RECORD DRAWINGS

NOTES:

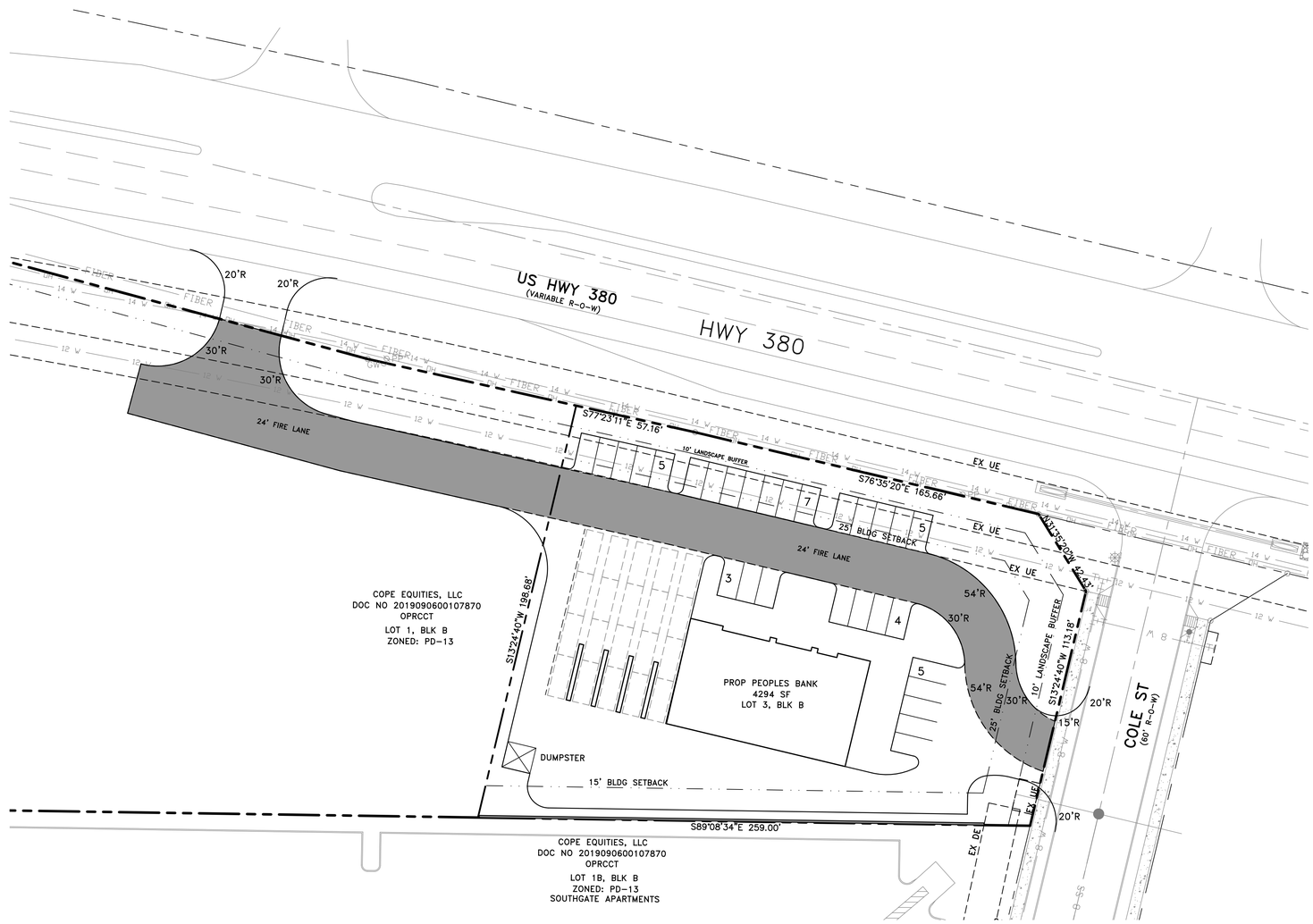
1 BOUDARY/TOPO SURVEY PROVIDED BY:
MDDLETON & ASSOC, LLC
2785 ROCKBROOK DR, BUITE 105
LEWISBILLE, TX 75067
972-393-9800

FLOOD NOTE:
NO FLOODPLAIN EXISTS ON THIS SITE.



VICINITY MAP

LEGEND	
WE	WATER EASEMENT
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT



This document is released for the purpose of
REVIEW
under the authority of Mark H. Hickman, P.E. 78409 on
06-11-21

Hickman Consulting Engineers
1705 W. Northwest Highway, Suite 175
Grapevine, Texas 76051
Ph (469)283-2625
Engineers Planners

PRELIMINARY SITE PLAN
PEOPLES BANK
HWY 380 & COLE ST
PRINCETON, TEXAS

PEOPLES BANK
5020 82ND
LUBBOCK, TX 79424
(806) 794-0044

SCALE: 1"=30'
DATE: MAY2021
DRAWN BY: FP
CHK'D BY: MHH
JOB NO: 2101-419
FILE: 386-PEOPLES BANK-PE
DATE: SUBMITTAL: 06/11/21(2)

Hickman Consulting Engineers
STATE OF TEXAS
MARK H. HICKMAN
78409
REGISTERED PROFESSIONAL ENGINEER
F-324

REVISION	DESCRIPTION	DATE	BY

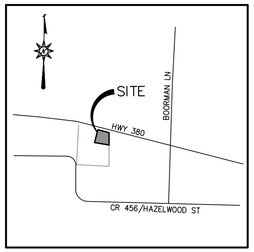
SHEET
2

20 0 20 40

Scale 1" = 20'

BEFORE YOU DIG CALL:
1-800-245-4545

TEXAS ONE CALL SYSTEM



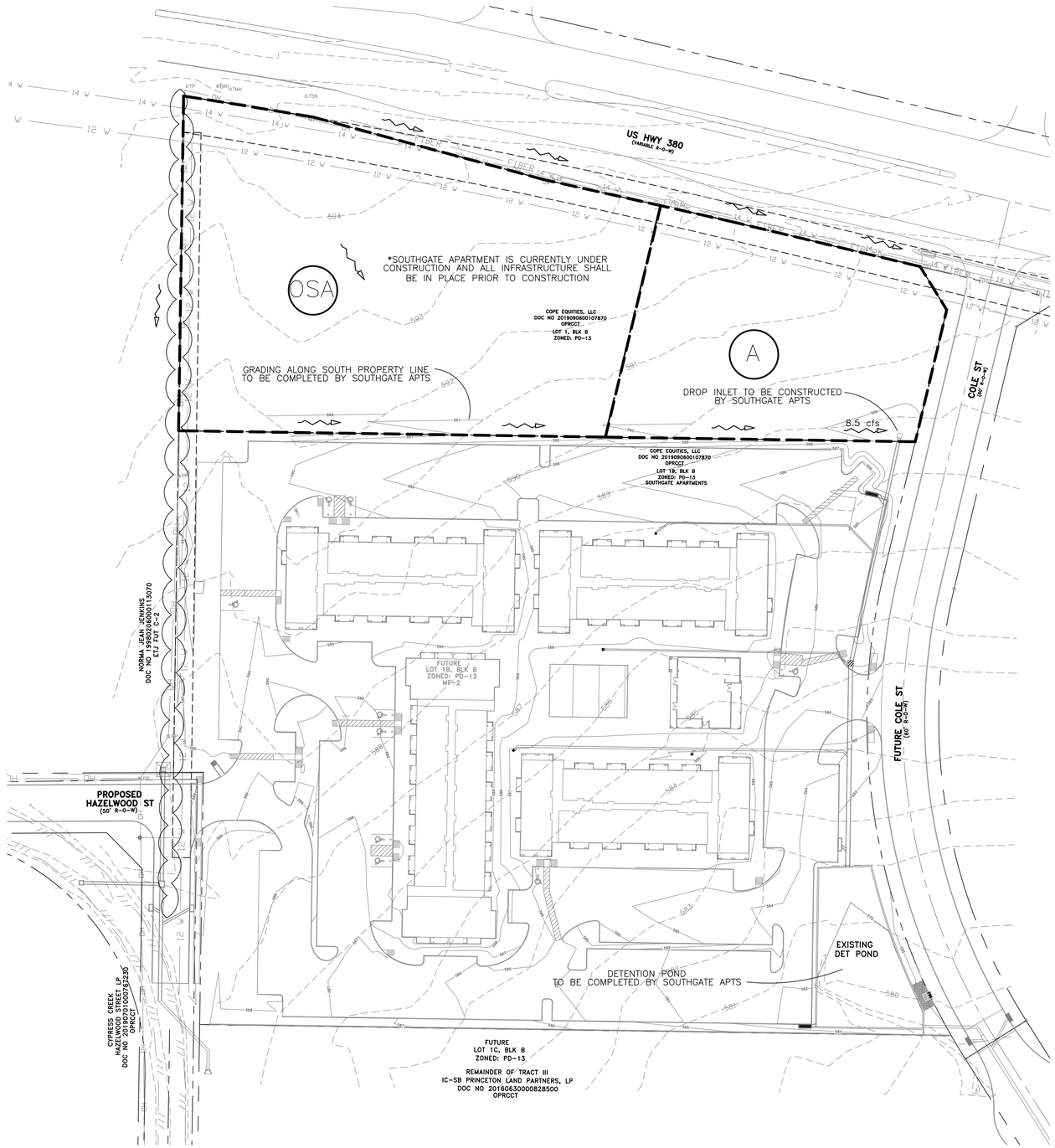
VICINITY MAP

NOTES:

1 BOUDARY/TOPO SURVEY PROVIDED BY:
MIDDLETON & ASSOC, LLC
2785 ROCKBROOK DR, BUITE 105
LEWISBILLE, TX 75067
972-393-9800

FLOOD NOTE:
NO FLOODPLAIN EXISTS ON THIS SITE.

NOTE:
CONTRACTOR TO VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION/EXCAVATION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES EXISTING UTILITIES SHOWN ON THESE PLANS ARE BASED ON COMBINATION OF FIELD SURVEY & CITY RECORD DRAWINGS



DRAINAGE AREA CHART – PRE DEV						
AREA	C runoff coefficient	A acres	I_{100} rainfall intensity	Q_{100} cfs	T_c min	REMARKS
OSA	0.40	2.10	6.90	5.80	20	TO DETENTION POND ON LOT 1B, BLK B; SOUTHGATE APTS
A	0.40	0.98	6.90	2.70	20	TO DETENTION POND ON LOT 1B, BLK B; SOUTHGATE APTS

This document is released for the purpose of
REVIEW
under the authority of Mark H. Hickman, P.E. 78409 on
06-11-21

HCE
Hickman Consulting Engineers
1705 W. Northwest Highway, Suite 175
Grapevine, Texas 76051
Ph (469)283-2625
Engineers Planners

PRELIMINARY PRE-DEV DRAINAGE AREA MAP

PEOPLES BANK
HWY 380 & COLE ST
PRINCETON, TEXAS

PEOPLES BANK
5020 82ND
LUBBOCK, TX 79424
(806) 794-0044

SCALE: 1"=50'
DATE: MAY2021
DRAWN BY: FP
CHK'D BY: MHH
JOB NO: 2101-419
FILE: 366-PEOPLES BANK-PE
DATE SUBMITTAL: 06/11/21(2)

Hickman Consulting Engineers
STATE OF TEXAS
MARK H. HICKMAN
78409
REGISTERED PROFESSIONAL ENGINEER
F-324

REVISION	DESCRIPTION	DATE	BY

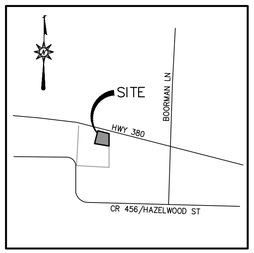
SHEET
3

20 0 20 40

Scale 1" = 20'

BEFORE YOU DIG CALL:
1-800-245-4545

TEXAS ONE CALL SYSTEM



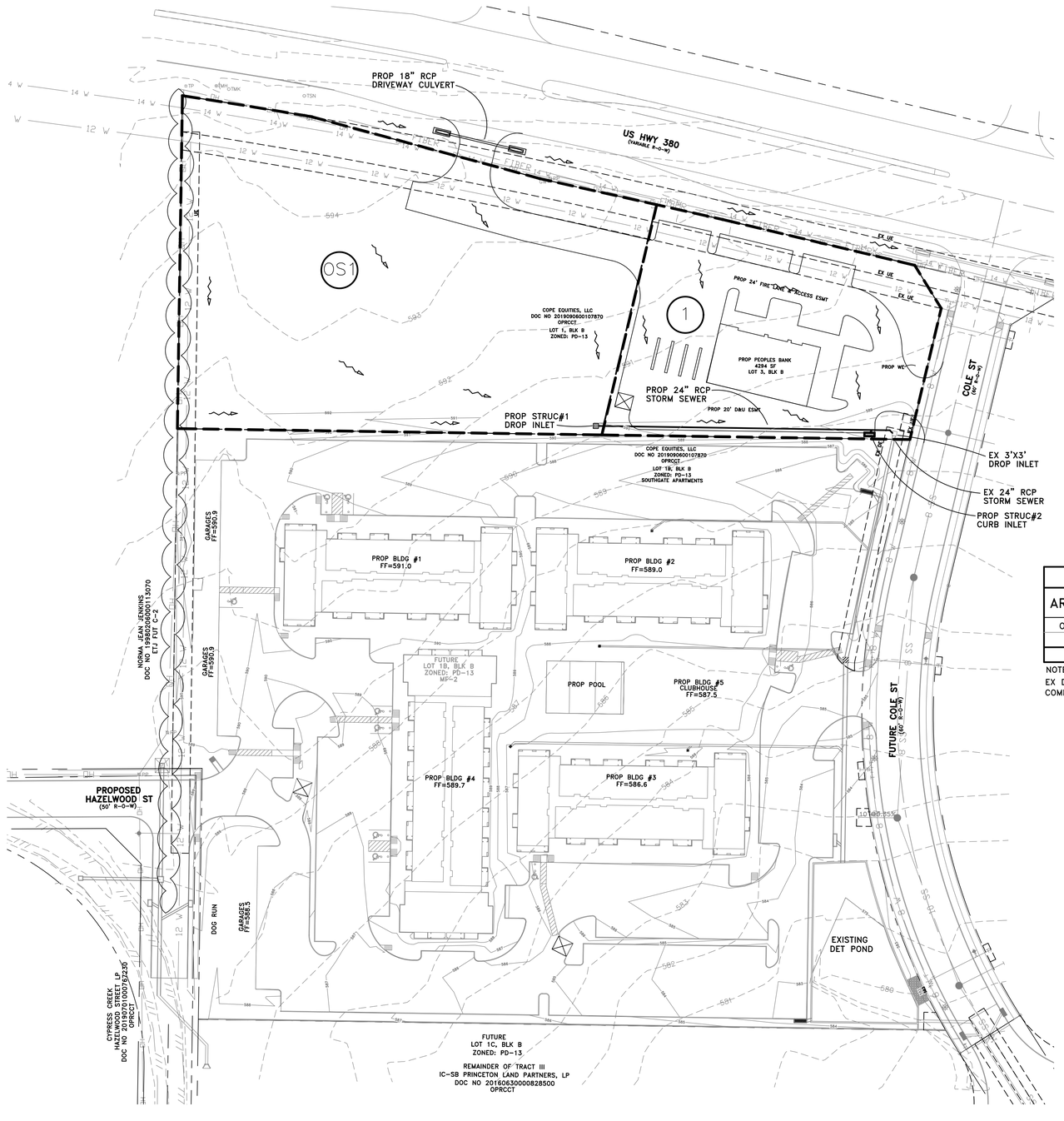
VICINITY MAP

NOTES:

1 BOUDARY/TOPO SURVEY PROVIDED BY:
MIDDLETON & ASSOC, LLC
2785 ROCKBROOK DR, BUITE 105
LEWISBILLE, TX 75067
972-393-9800

FLOOD NOTE:
NO FLOODPLAIN EXISTS ON THIS SITE.

NOTE:
CONTRACTOR TO VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION/EXCAVATION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES EXISTING UTILITIES SHOWN ON THESE PLANS ARE BASED ON COMBINATION OF FIELD SURVEY & CITY RECORD DRAWINGS



DRAINAGE AREA CHART – POST DEV							
AREA	C runoff coefficient	A acres	I_{100} rainfall intensity	Q_{100} cfs	T_c min	REMARKS	OUTFALL
OS1	0.90	2.10	9.20	17.39	10	TO STRUCTURE #1	TO EX DET POND
1	0.90	0.98	9.20	8.11	10	TO STRUCTURE #2	TO EX DET POND

NOTE:
EX DETENTION POND IN LOT 1B, BLK B (SOUTHGATE APTS) IS DESIGNED TO INCLUDE FULLY DEVELOPED COMMERCIAL LOT 1A; BLK B

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REVIEW
under the authority of Mark H. Hickman, P.E. 78409 on
06-11-21

HCE
Hickman Consulting Engineers
1705 W. Northwest Highway, Suite 175
Grapevine, Texas 76051
Ph (469)283-2625
Engineers Planners

PRELIMINARY POST-DEV DRAINAGE AREA MAP
PEOPLES BANK
HWY 380 & COLE ST
PRINCETON, TEXAS
PEOPLES BANK
5020 82ND
LUBBOCK, TX 79424
(806) 794-0044

SCALE: 1"=50'
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Scale 1" = 20'

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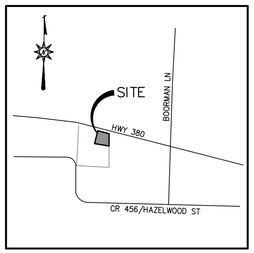
TEXAS ONE CALL SYSTEM



VICINITY MAP

NOTES:

1 BOUDARY/TOPO SURVEY PROVIDED BY:
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LEWISBILLE, TX 75067
972-393-9800

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LEGEND

WE	WATER EASEMENT
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
●	4' DIA SAN SEWER MH PER CITY STD
FH	FIRE HYD PER CITY STD
■	WATER METER

US HWY 380
(VARIABLE R-O-W)

EX UE

PROPOSED FIRE HYDRANT

FH

PROP 24' FIRE LANE & ACCESS ESMT

COPE EQUITIES, LLC
DOC NO 2019090600107870
OPRCCT
LOT 1, BLK B
ZONED: PD-13

PROPOSED DOMESTIC & IRRIGATION METERS

EXIST FIRE HYDRANT

PROP PEOPLES BANK
4294 SF
LOT 3, BLK B

PROP WE

COLE ST
(60' R-O-W)

PROPOSED 8" SANITARY SEWER

PROPOSED 4" SAN SWR SVC

PROP 20' D&U ESMT

7.5' 7.5'

EX UE

EX DE

FDC

COPE EQUITIES, LLC
DOC NO 2019090600107870
OPRCCT
LOT 1B, BLK B
ZONED: PD-13
SOUTHGATE APARTMENTS

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Grapevine, Texas 76051
Ph (469)283-2625
Engineers Planners

PRELIMINARY UTILITY PLAN
PEOPLES BANK
HWY 380 & COLE ST
PRINCETON, TEXAS

PEOPLES BANK
5020 82ND
LUBBOCK, TX 79424
(806) 794-0044

SCALE: 1"=20'
DATE: MAY2021
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JOB NO: 2101-419
FILE: 366-PEOPLES BANK-PE
DATE SUBMITTAL: 06/11/21(2)

Hickman Consulting Engineers
STATE OF TEXAS
MARK H. HICKMAN
78409
REGISTERED PROFESSIONAL ENGINEER
F-324

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20 0 20 40

Scale 1" = 20'

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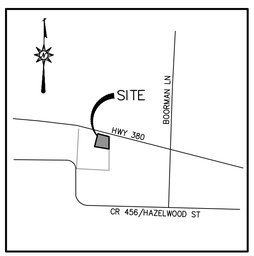
TEXAS ONE CALL SYSTEM



VICINITY MAP

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972-393-9800

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1705 W. Northwest Highway, Suite 175
Grapevine, Texas 76051
Ph (469)283-2625
Engineers Planners

PRELIMINARY AERIAL TREE PLAN

PEOPLES BANK
HWY 380 & COLE ST
PRINCETON, TEXAS

PEOPLES BANK
5020 82ND
LUBBOCK, TX 79424
(806) 794-0044

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