



**NOTICE OF CITY OF PRINCETON
PLANNING AND ZONING COMMISSION SPECIAL MEETING
AND AGENDA
March 2, 2015**

Meeting Time and Place

The Planning and Zoning Commission for The City of Princeton will meet in Special Session on Monday, MARCH 2, 2015 at 6:30 PM at the Council Chamber in City Hall located at 123 W. Princeton Drive in Princeton to discuss the following:

**Joseph Cruz, Place 1
Commission Member**

**Noah Peters, Place 2
Commission Member**

**Carlos Cuellar, Place 3
Chairperson**

**Larry Thompson, Place 4
Commission Member**

**Nathan Council, Place 5
Commission Member**

-
- A. CALL TO ORDER (PLEASE TURN OFF ALL CELL PHONES)**
 - B. PLEDGE OF ALLEGIANCE**
 - C. COMMISSIONERS ROLL CALL**

PRESENT

Joseph Cruz	_____
Noah Peters	_____
Carlos Cuellar	_____
Larry Thompson	_____
Nathan Council	_____

D. ELECTION OF VICE CHAIRMAN

E. 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.

F. 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 January 20, 2015.

G. PUBLIC HEARING

ZA20150064 – Zoning Amendment (Planned Development) - Discussion and possible action and recommendation to the City Council regarding a request from Mitchell Vexler for zoning amendment of a 16.816 acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, from "C2" General Commercial District to Planned Development #12.

H. REGULAR AGENDA

- 1) Next Meeting: March 23, 2015
- 2) Consider a request for items to be placed on a future agenda and NOT for discussion of these requests at this time:

I. ADJOURNMENT

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

CERTIFICATE

I hereby certify the above Notice of Meeting was posted at the Princeton City Hall

February 27th, 2015 at 10:40 am


Amber Anderson, Planning Technician

STATEMENT FOR ADA COMPLIANCE

The City of Princeton acknowledges its responsibility to comply with Americans with Disabilities Act of 1990. Thus, in order to assist individuals with disabilities who require special services (i.e., sign interpretation services, alternative audio/visual devices, and amanuenses) for participation in or access to the City of Princeton sponsored public programs, services and/or meetings, the City requests that individuals make requests for these services forty-eight (48) hours ahead of the scheduled program, service and/or meeting. To make arrangements, contact Lesia Thornhill, City Secretary or other designated official at 972-736-2416.

Minutes

The City of Princeton

Planning and Zoning Commission Special Meeting of January 20, 2015.

The Planning and Zoning Commission of the City of Princeton, Texas, met in special session in the Council Chamber of City Hall on January 20, 2015 at 6:30 p.m.

The following P&Z Commissioners were present: Chairperson Carlos Cuellar, Commission Member Noah Peters and Commission Member Nathan Council. The following Staff Members were present: Building Official Shawn Fort, City Manager Derek Borg, Deputy City Secretary/PIO Tabatha Monk, Chief of Police James Waters.

Chairperson **Cuellar called the P&Z Meeting to order at 6:38 PM.**

Chairperson **Cuellar** then led the audience in the **Pledge of Allegiance.**

Chairperson **Cuellar** called roll, present were **Carlos Cuellar, Noah Peters and Nathan Council.**

Chairperson **Cuellar** then announced **Citizen Appearance.** None

Chairperson **Cuellar** then announced the 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 Commission Member so request, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda. Commission Member **Council made a motion to approve the Consent Agenda with one amendment to the minutes.** Commission Member **Peters seconded the motion.** The motion carried **unanimously.**

Chairperson **Cuellar** then announced there were no items under **Public Hearing.**

Chairperson **Cuellar** then announced the first item under the Regular Agenda:

Discussion regarding FP20141163-Final Plat Request-Discussion and possible action and recommendation of the City Council regarding a request received from D.R. Horton-Texas, Ltd., for approval of the Final Plat of Abbey Crossing at Forest Grove Phase 1A, A 6.324 acre tract of land located in the David Cherry Survey, Abstract NO. 166, City of Princeton, Collin County, Texas and being part of a tract of land described in deed to DR Horton-Texas, Ltd, according to deed recorded in document number 201-0207000120670. ". Member **Council made a motion to accept the Final plat and recommend approval to the City Council.** Chairperson **Peters seconded the motion.** The motion carried unanimously.

Chairperson **Cuellar** then announced the second item under the Regular Agenda: "Next Regular Meeting: February 17, 2015". No one opposed to this meeting date.

Chairperson **Cuellar** then announced the third item under the Regular Agenda:

Consider a request for items to be placed on a future agenda and NOT for discussion of these request at this time.

Chairperson **Cuellar** then called for adjournment.

Commission Member **Peters made a motion to adjourn.** Commission Member

Council Seconded the motion. The motion carried unanimously.

Chairperson **Cuellar** adjourned the meeting at 6:50 p.m.

Carlos Cuellar, Date
Chairperson

ATTEST:

Tabatha Monk, Date
Deputy City Secretary



CITY OF PRINCETON
 City Hall
 123 W. Princeton Dr.
 Princeton TX, 75407

PLANNING & ZONING COMMISSION MEETING
March 2, 2015, 6:30 p.m.
Public Hearing

ZA20150065 – Zoning Amendment (Planned Development) – A 16.816 acre tract of land situated in the Hardin Wright Survey, Abstract No. 957 – Mitch Vexler, Mockingbird Properties, Applicant

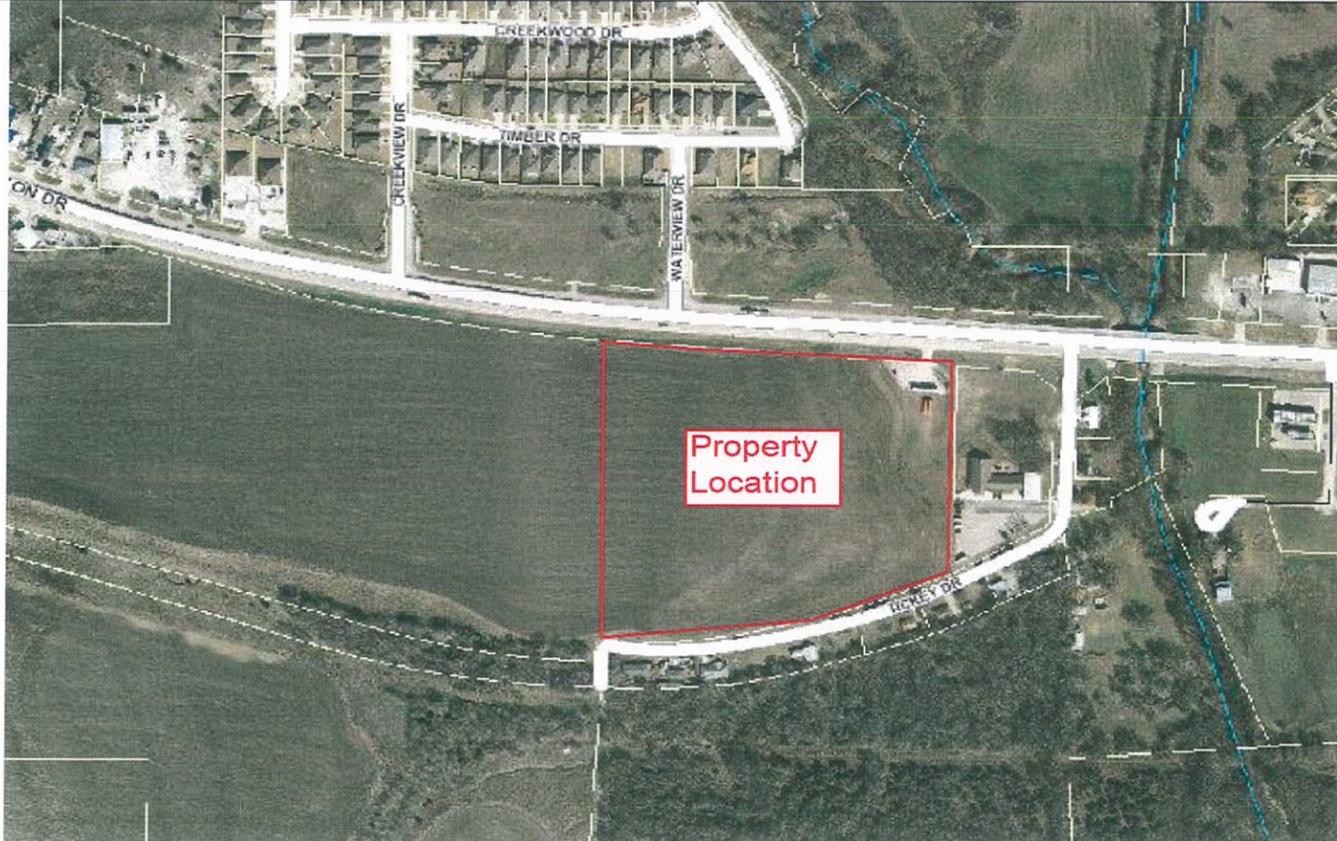
STAFF REPORT

I. SITE DATA

SITE DATA

Existing Zoning: C-2 General Commercial District
 Existing use: Vacant Land
 Lot Size: 16.816 acres

Direction	Zoning	Existing Land Use
North	C-1	Commercial District
East	SF-1	Single Family Residential District
South	SF-1	Single Family Residential District
West	C-2	General Commercial District



REQUEST

Applicant requests Commission approve request for a zoning amendment from "C2" General Commercial District to Planned Development #12 to allow for the construction of a 300 unit apartment facility.

II. PROCESS

The process for a zoning amendment are as follows:

36.3 Public Hearing and Notice

36.3.1 Upon filing of an application for an amendment to the zoning ordinance and map, the Planning and Zoning Commission and City Council shall hold a public hearing on said application.

36.3.2 Written notice of such hearings shall be sent to the owner of the property or his agent and to all owners of real property lying within two hundred (200) feet of the property on which the change in classification is proposed, such notice, mailed first-class return receipt requested, to be given not less than ten (10) days before the date of such hearing, to all owners who have rendered their said property for City taxes as the ownership appears on the last approved City tax roll. Such notice may be served by depositing the same, properly addressed and postage paid, in the City Post Office. Where property lying within two hundred (200) feet of the property proposed to be changed is located in territory which was annexed to the City after the final date for making the renditions which are included on the last approved City tax roll, notice to such owners shall be given by one publication in the official newspaper at least fifteen (15) days before the time of the hearing. Also, the City Secretary shall have the property, lot or tract posted with a sign at least eighteen (18) by twenty-four (24) inches in size which shall state "Zoning change Requested for information call City Hall" and the telephone number shall be listed. Failure of owners to receive notice of hearing shall in no way affect the validity of the action taken.

36.3.3 If, at the conclusion of the hearing, the Planning and Zoning Commission recommends amendment of this ordinance to the City Council, said recommendation shall be by resolution of the Planning and Zoning Commission carried by the affirmative votes of not less than a majority of its total membership present and voting. A copy of any recommended amendment shall be submitted to the City Council and shall be accompanied by a report of findings, summary of hearing and any other pertinent data.

36.3.4 If, after public hearing, the Planning and Zoning Commission recommends denial of an application, the applicant may appeal said determination the City Council by filing a written notice of appeal with the City Secretary within ten (10) days after the determination of the Planning and Zoning Commission.

36.3.5 The Planning and Zoning Commission may recommend denial of an application with or without prejudice against the applicant to refile the application. If the Commission recommends denial of the application and fails to clearly state the same is being denied with prejudice, then it shall be deemed that said application is being recommended for denial without prejudice against refiling. If it is later determined by the Commission that there has been a sufficient change in circumstances regarding the property or in the zoning application itself, it may waive the waiting period and grant a new hearing. Newly annexed land which has been given Agricultural zoning is exempt from the one (1) year waiting period.

36.4 Action of the Planning and Zoning Commission

36.4.1 If, at the conclusion of the hearing, the Planning and Zoning commission recommends amendment of this ordinance to the City Council, said recommendation shall be by resolution of the Planning and Zoning Commission carried by the affirmative votes of not less than a majority of its total membership present and voting. A copy of any recommended amendment shall be submitted to the City Council and shall be accompanied by a report of findings, summary of hearing and any other pertinent data.

36.4.2 If the Planning and Zoning Commission has recommended to the City Council that a proposed amendment be disapproved, the City Council may refuse to adopt the amendment by a simple majority vote of the City Council present and voting. However, in order to adopt the amendment which has been recommended for disapproval by the Planning and Zoning Commission, the amendment shall not become effective except by the favorable vote of three-fourths (3/4) of all members of the City Council of the City of Princeton present and voting.

36.4.3 When the Planning and Zoning Commission has recommended to the City Council that a proposed amendment be approved, the City Council may disapprove the petition or application for amendment by a simple majority vote of the City Council present and voting. In the event of a tie vote of the City Council-present and voting, the Mayor may cast the deciding vote.

36.4.4 In the case of a protest against an amendment to the ordinance signed by the owners of twenty percent (20%) or more either of the area of the lots or land immediately adjoining the area included in the proposed change and extending two hundred (200) feet from that area, such amendment shall not become effective except by the favorable vote of three-fourths (3/4) of all members of the City Council of the City of Princeton

Commission Action

The Commission has the following options:

1. Recommend Approval to City Council ZA20150065 with conditions
2. Recommend Denial the request of ZA20150065 with reasons stated in the motion.

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

1. Applicant shall obtain all necessary construction permits prior to any construction.
2. Applicant shall make no substantial changes in plans without City approval.

III. REVIEW HISTORY			
Body:	Petition:	Action:	Date:
Planning & Zoning Commission	Zoning Amendment (Planned Develeopment)	Hearing Before the Commission	March 2, 2015
City Council	Zoning Amendment (Planned Develeopment)	Hearing Before the Council	March 9, 2015

IV. STAFF RECOMMENDATION

Recommend approval of ZA20150065 to the City Council proposed development appears to be consistent with surrounding uses and applicable City Ordinances.



Shawn Fort, Chief Building Official



ZONING APPLICATION
City of Princeton, Texas

Office Use Only:
Date Received: <u>02/12/2015</u>
ZC #: <u>201500105</u>

4 DATE OF PRE-APPLICATION CONFERENCE (required): PER SHOWN

Name of Subdivision or Project: Princeton site PDL (Princeton Luxury Apts)

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

Physical Location of Property: ADJACENT TO WALNUT
[Address and General Location -- approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate metes and bounds description): SEE ATTACHED

± 14.7 - MF [Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Acres: 1.6 - 201 Existing Zoning: _____ Requested Zoning: PD TO INCLUDE MEAT RESTAURANT / RE
[Attach a detailed description of requested zoning & development standards, if a PD]

OWNER'S NAME: PRINCETON JT LTD Phone Number: _____
 Applicant/Contact Person: Mitchell Vexler Title: PRESIDENT
 Company Name: HODGES REALTY ADVISORS
 Street/Mailing Address: 1913 JUSTIN ROAD # 113 City: FLOWER MOUND State: TX Zip: 75028
 Phone: (____) _____ Fax: (____) _____ Email Address: _____

ENGINEER / REPRESENTATIVE'S NAME: MEMO ASSOCIATES
 Contact Person: RALPH MEMO Title: PRESIDENT
 Company Name: _____
 Street/Mailing Address: _____ City: _____ State: _____ Zip: _____
 Phone: (519) 270-8088 Fax: (____) _____ Email Address: RMEMO@MEMOASSOCIATES.COM
ext 323

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 Three (03) FOLDED Copies of Drawing(s) 24"x36" Prints [1"=100' scale] + one (1) 11X17, One (1) PDF File on CD to the Development Department by the Submittal deadline.

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

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

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

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

07/30/2014

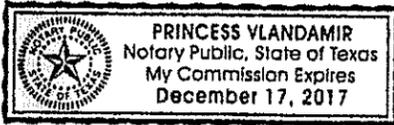
****READ BEFORE SIGNING BELOW:**

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

Print or Type Name: Stephen Woods
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 9 day of February 2015



SUBSCRIBED AND SWORN TO before me, this the 9 day of February 2015.
Notary Public in and for the State of Texas: _____

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

STATE OF TEXAS)
COUNTY OF COLLIN)

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

**Owner / Agent (circle one)

SUBSCRIBED AND SWORN TO before me, this the _____ 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 poltce; or document approved by the City Planner)	
	Required Exhibits	
	Metes and Bounds Description	
	Boundary/Property Survey	
	Address Labels for 200 ft. Property Adjacent Property Owners Conceptual Plan	
	Folded sets of drawings/plans Twenty (20) 24"X36" and One (1) 11"X17", One (1) PDF File on CD	

CITY OF PRINCETON

ORDINANCE NO. 2015-03-09

AN ORDINANCE OF THE CITY OF PRINCETON AMENDING THE COMPREHENSIVE ZONING ORDINANCE NUMBER 2009-06-09 OF THE CITY OF PRINCETON, FROM 'C2, COMMERCIAL 2 TO "PD 12" PLANNED DEVELOPMENT 12, 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 16.816 acre tract of land situated in Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas; and

WHEREAS, the tract of land subject of this zoning amendment from "C2" Commercial to "PD 12" Planned Development 12, 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 March 2, 2015 and recommended approval of the zoning amendment from "C2" Commercial to "PD 12" Planned Development 12 on March 9, 2015 and

WHEREAS, the City Council held a public hearing, heard the case and recommended approval of the zoning amendment from "C2" Commercial to "PD 12" Planned Development 12 and the Concept Plan on March 9, 2015 and

WHEREAS, the property subject of Planned Development No. 12, shall be subject to specific Development Regulations, attached hereto as Exhibit A; 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.

WHEREAS, the conceptual plan submitted as submitted in Exhibit C, includes sufficient information in order to fulfill the requirements of a conceptual plan and a development plan per Section 20, 4.3.1 (a), (b) & (c) of the 2009-06-09 Zoning Ordinance; and

WHEREAS, the City Council waives the requirement for a second public hearing.

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 2009-06-09 of the City of Princeton, 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 “C2” Commercial to “PD 12” Planned Development 12.

Section 3. That Planned Development No. 12 shall be subject to the Development Regulations attached hereto as Exhibit A 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. 2009-06-09 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 9th day of March, 2015.

Ken Bowers, Mayor
City of Princeton, Texas

ATTEST:

Lesia Thornhill, City Secretary
City of Princeton, Texas

EXHIBIT "A"

Mockingbird Building Group Inc.
Planned Development #12
Princeton Luxury Multifamily and Retail Complex

Planned Development Regulations
A 16.816 acre tract of land situated in the Hardin Wright Survey, Abstract 957
City of Princeton, Collin County, Texas

Article I. General Description and Definitions

This Planned development permits a maximum of 300 units within a multifamily complex of varying sizes and layouts and one or more retail establishments on this tract of land. The Multifamily portion of the development may incorporate a maintenance building and a main office building within the development. The development standards and definitions used herein are outlined in the text of the City of Princeton Zoning Ordinance #2009-06-09 as it exists or as amended, if not specifically addressed herein. In the event of a conflict between the City of Princeton Zoning Ordinance and this Planned Development Zoning Document, this Planned Development Document shall control. Mockingbird Building Group agrees to develop the property substantially in conformance with the Preliminary Plat. The City of Princeton recognizes the preliminary plat as a "Permit" as defined by Chapter 245, of the Texas Local Government Code, and the Preliminary Plat reflects the "Project" for the property. Mockingbird Building group agrees to comply with all the City of Princeton's ordinances in effect on March 9, 2015 as they exist or as amended upon the approval of this Planned Development.

Article II. Use and Regulations

Permitted uses shall be those of the Multi Family MF-2 Zoning District and the Commercial C-1 Zoning District identified in the City of Princeton Zoning Ordinance #2009-06-09, as it exists or as amended unless specifically addressed in this document.

Article III. Number of Attached Units

There shall be a maximum of 32 units attached in one structure within the multifamily development. The size of a unit shall be a minimum of 500 sf.

Article IV. Height Regulations

The maximum height of any structure shall not exceed 50 feet from the adjacent grade.

Article V. Area Regulations

The maximum lot coverage of buildings shall be no more than 50%. There shall be a minimum of 2 access points accessing fire lanes from Princeton Dr. (Hwy 380) for fire department access. There shall be a Knox Box placed securely at the Front Entry Gates.

Article VI. Parking and Garage Requirement

The parking ratio, including handicap and guest parking, for the multifamily complex shall be calculated at no less than a 1.65 spaces to 1 unit ratio. The Commercial site shall be calculated at no less than the required parking spaces outlined in the City of Princeton Zoning Ordinance 2009-06-09 as it exists or as amended. The number of commercial parking spaces may be calculated based on the individual uses and spaces within the establishment. Individual covered parking garages may be included in calculation of the total number of parking spaces required within the multifamily portion.

Article VII. Building Setback

All dwelling units within the multifamily development shall have a minimum of 10 foot setback from the foundation line. Covered garages built along property lines abutting commercial zones or city right of way shall have a minimum of 2' foot setback at the foundation line. No roof lines shall be constructed past the property line. Garages constructed along city right of way may be staggered to enhance the appearance from the street.

Article VIII. Refuse Disposal

The multifamily complex shall have sufficient refuse disposal capacity. An acceptable in-house refuse management plan with a compactor dedicated to the site that is contracted for disposal shall be allowed upon review and approval by the City Manager.

The commercial facility shall have at minimum one 6 yard dumpster placed within the site. All dumpsters shall be screened from view on 4 sides. Dumpster Access Doors shall be steel cross braced, painted, 16 Gage (minimum), aluminum or steel doors, on wheels or sliding with a lock.

Article IX. Screening Requirements

There shall be a minimum of a 6 foot wrought iron fencing separating the neighboring C-2 zones from the Multi Family development. There shall be a minimum of a 6 foot wrought iron fence with masonry pilasters separating the right of way along Princeton Dr. Garages separating the single family zone adjacent to Tickey Dr. shall have 100% masonry (masonry being brick and or stucco) along the Tickey Dr. The use of foam banding, stucco banding or stone for architectural relief is encouraged.

Article X. Masonry Requirements

All structures within the development shall have a minimum of 85% masonry excluding windows and openings. This requirement may be satisfied with Brick, Austin stone, Cement Stucco, Stone, or other masonry product approved prior to construction. Hardi-Plank is allowed on the balconies and breezeways and for exterior ceiling and fire rating treatment.

Article XI. Amenities

The complex shall incorporate the following amenities.

1. Pool and Outdoor Kitchen Grill area
2. BBQ area
3. Club House
4. Fitness Center
5. Business Center
6. On Site Management Office
7. Guest Kitchen, Game Room
8. Exercise Room
9. Puppy Park
10. Puppy Wash
11. Car wash
12. Court yards
13. Manned gates

Article XII. Landscape Requirements

The landscaping shall be in general conformity to the conceptual plan and follow the City of Princeton Landscaping Ordinance #2012-05-14 as it exists or as amended.

Article XIII. Signage

There may be a total of 1 pole sign within the Commercial development portion of the development and 1 monument sign meeting the city sign ordinance placed within the multifamily development. The Commercial Development may have signage on the face of the building subject to approval per City Ordinance. Additional signage (ie Property Name, Welcome, and Thank You) may be placed above the entry of the Club House and on the front of the Manned Gate. Additional directional signs, address signs, parking signs, may be placed within the development as needed following approval from the building official.

Article XIV. Lighting

Developer/Owner of the Commercial Pad, will ensure that the use of security and parking lot lighting on the Commercial Pad will not reflect into the adjoining residential units. High Impact LED lighting is allowed, provided that the appropriate top or bottom filters are used to direct the lighting down toward the property line.

Article XV. Fire Safety Requirements

The multifamily units shall be equipped with an automatic fire suppression system (NFPA13R), and alarm system designed and installed per the 2009 International Fire and Building code as they exist or as amended.

Article XVI. General Conformance

The Preliminary Plat will be required to be in general conformance with the approved conceptual plan, except for street and lot layout may be altered to accommodate unforeseen engineering issues. Such changes shall be as minor as the circumstances allow, and may be approved administratively without the resubmittal of the Conceptual Plan. The City Manager may approve minor changes to the plan provided it generally conforms to the originally approved conceptual plan. The Preliminary Plat shall be valid for a period of 36 months from the date of approval by the City Council. As construction phases are constructed, it shall extend the validity of the Preliminary Plat for an additional 24 months from the time the City accepts the phase. If construction does not commence within 36 months, the Preliminary Plat shall become invalid. The City Council may grant extensions for the validity of the Preliminary Plat upon request by the owner. All easements must be in place on the Final Plat prior to acceptance by the City Council.

Article XVII. Legal Description

See exhibit "B"

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 55.46 acre tract of land described in the deed to Princeton 55, Ltd, a Texas Limited Partnership, as recorded in Instrument No. 20070219000228440 & Instrument No. 20070219000228450, Official Public Records of Collin County, Texas, and a portion of a called 1.99725 acre tract of land described in the deed to E-Z Mart Stores, Inc. as recorded in Instrument No. 20100723000755790, said Official Public Records, and being more particularly described as follows:

COMMENCING at a ½-inch iron rod with a cap stamped "JE SMITH 3700" found at the eastern-most northeast corner of a called 1.99725 acre tract of land described in the deed to E-Z Mart Stores, Inc., as recorded in Instrument No. 20100723000755790, said Official Public Records of Collin County, Texas, and on the northerly line of said 55.46 acre tract, and on the southerly line of a called 5.88 acre tract of land described in the deed to State of Texas, as recorded in Volume 313, Page 200, Land Records of Collin County, Texas, and on the southerly right-of-way line of Princeton Drive (U.S. Highway 380, variable width right-of-way);

THENCE along the northerly line of said 55.46 acre tract and the southerly line of said 5.88 acre tract and the southerly right-of-way line of said Princeton Drive, the following six (6) courses:

1. South 73°49'09" East , a distance of 138.03 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" set for corner;
2. South 69°51'31" East, a distance of 101.80 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" set for corner;
3. South 77°14'44" East, a distance of 253.47 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" set for corner;
4. South 79°44'44" East, a distance of 253.47 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" set for corner;
5. South 82°14'46" East, a distance of 253.47 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" set for corner;
6. South 84°44'46" East, a distance of 69.71 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" set for the **POINT OF BEGINNING**;

THENCE continuing along the northerly line of said 55.46 acre tract and the southerly line of said 5.88 acre tract and the southerly right-of-way line of said Princeton Drive, the following two (2) courses:

1. South 84°44'46" East, a distance of 184.98 feet to a point for corner;
2. South 86°00'28" East, a distance of 701.89 feet to a 5/8-inch iron rod found for the northeast corner of said 55.46 acre tract, same being the northwest corner of a tract of land described in the deed to The North Texas district of the Assemblies of God, as

recorded in Instrument No. 20100503000436110, said Official Public Records of Collin County, Texas;

THENCE South 00°59'17" West, departing the southerly right-of-way line of said Princeton Drive, along the easterly line of said 55.46 acre tract and the westerly line of said The North Texas district of the Assemblies of God tract, a distance of 578.13 feet to an axle found for corner at the southeast corner of said 55.46 acre tract, and at the southwest corner of said The North Texas district of the Assemblies of God tract, and at the beginning of a non-tangent curve to the right having a central angle of 27°37'42", a radius of 1829.88 feet, a chord bearing and distance of South 77°02'35" West, 873.86 feet;

THENCE along the southerly line of said 55.46 acre tract, the following three (3) courses:

1. In a southwesterly direction, along the northerly right-of-way line of said Tickey Drive, and along said curve to the right, an arc distance of 882.38 feet to a 5/8-inch iron rod found for corner at the end of said curve;
2. South 00°51'26" West, along the west right-of-way line of said Tickey Drive, a distance of 50.00 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" set for corner on the southerly right-of-way line of said Tickey Drive, and on the northerly line of a called 216.976 acre tract of land described in the deed to Princeton 380 LTD, as recorded in Volume 5341, Page 3993, said Land Records of Collin County, Texas, and at the beginning of a non-tangent curve to the right having a central angle of 05°59'15", a radius of 1879.88 feet, a chord bearing and distance of North 86°10'18" West, 196.36 feet, and from which a ½" iron rod found for witness bears North 86°19'13" West, a distance of 3.46 feet;
3. In a northwesterly direction, along the northerly line of said 216.976 acre tract, and along said curve to the right, an arc distance of 196.45 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" set for corner at the end of said curve;

THENCE North 17°19'09" East, departing the southerly line of said 55.46 acre tract and crossing said 55.46 acre tract, a distance of 454.71 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" set for corner;

THENCE North 72°40'15" West, continuing across said 55.46 acre tract, a distance of 95.00 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" set for corner;

THENCE North 17°19'09" East, continuing across said 55.46 acre tract, a distance of 433.97 feet to the **POINT OF BEGINNING** and containing 16.816 acres (732,500 square feet) of land, more or less.

9 February 2015



Architectural Building

9 February 2015

David Cannon & Associates
 224 Center Street
 Princeton, NJ 08540
 Tel: 609.951.1111

**The Princeton
 Luxury Apartments**
 Princeton, NJ

PRELIMINARY
 CONCEPT
 CONSTRUCTION

1/11/15

Project No. 15-001

Client: Princeton University

Site: 1000 University Avenue, Princeton, NJ

Scale: 1/8" = 1'-0"

Author: David Cannon & Associates

Check: David Cannon & Associates

Project: The Princeton Luxury Apartments

Sheet: Concept Site Plan

Page 1 of 1

