

ORDINANCE NUMBER 16-09-1021

AN ORDINANCE OF THE CITY OF MURPHY, COLLIN COUNTY, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP, CHAPTER 30, OF THE CITY OF MURPHY CODE OF ORDINANCES, AS AMENDED, BY CHANGING THE ZONING CLASSIFICATION ON APPROXIMATELY 4.696 ACRES OF LAND LOCATED AT 210 EAST FM 544 IN THE CITY OF MURPHY, COLLIN COUNTY, TEXAS, FROM SINGLE FAMILY RESIDENTIAL-20 (SF-20) TO PLANNED DEVELOPMENT DISTRICT FOR NEIGHBORHOOD SERVICE USES WITH ADDITIONAL DEVELOPMENT STANDARDS; PROVIDING A CUMULATIVE/ REPEALER CLAUSE, A SEVERABILITY CLAUSE, A PENALTY CLAUSE, A SAVINGS CLAUSE, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the landowners of approximately 4.696 acres of land located at 210 East FM 544 in the City of Murphy, Collin County, Texas, have requested a change in the zoning for the property described in this ordinance from Single Family Residential-20 (SF-20) to PD (Planned Development) District for Neighborhood Services with additional development standards consistent with the Comprehensive Plan; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Murphy, in compliance with the laws of the State of Texas, have given the requisite notices by publication and otherwise, and have held due hearings and afforded full and fair hearings to all property owners generally and to all persons interested in this regard; and

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

Section 1. That all of the above recitals are found to be true and correct and are incorporated into the body of this ordinance as if fully set forth herein.

Section 2. That the Zoning Ordinance and Map of the City of Murphy, Texas, be, and the same are hereby amended so as to change the zoning (designation) from Single Family Residential-20 (SF-20) to PD (Planned Development) District for Neighborhood Services and additional development standards for the property, being an approximately 4.6469 acre tract of land located at 210 East FM544 in the City of Murphy, Collin County, Texas, and more particularly described in **Exhibit A (Legal Description)**, attached hereto and incorporated herein by reference.

Section 3. That the Development Conditions and Standards for this planned development district are attached hereto as **Exhibit B** and incorporated herein by reference, and the same are hereby approved by the City Council for said planned development district as required by the City of Murphy, Texas, Code of Ordinances.

Section 4. That the concept plan for this planned development district is attached hereto as Exhibit AC(Concept Plan) within the planned development Development Conditions and Standards as required by the City of Murphy, Texas, Code of Ordinances.

Section 5. That Chapter 30 of the City of Murphy Code of Ordinances, as amended, shall be and remain in full force and effect save and except as amended by this ordinance, and that said property shall in all other respects be subject to all applicable regulations of the City of Murphy.

Section 6. Cumulative/Repealer Clause. This ordinance shall be cumulative of all provisions of state or federal law and all ordinances of the City of Murphy, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such other ordinances, in which event the conflicting provisions of such ordinances are hereby repealed to the extent of such conflict.

Section 7. Severability Clause. If any word, section, article, phrase, paragraph, sentence, clause or portion of this ordinance 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 portions of this ordinance or the Comprehensive Zoning Ordinance, ~~Chapter 86~~ of the City of Murphy Code of Ordinances, and the remaining portions shall remain in full force and effect. Chapter 30

Section 8. Penalty Clause. Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction, in the municipal court of the City of Murphy, Texas, shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense, and each and every day any such violation shall continue shall be deemed to constitute a separate offense.

Section 9. Effective Date. This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and City Charter in such cases provide.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Murphy, Texas, on this 20th day of September 2016.



Eric Barna, Mayor
City of Murphy

ATTEST:



Susie Quinn, City Secretary

APPROVED AS TO FORM:



Wm. Andrew Messer, City Attorney



Legal Description
EXHIBIT A

PROPERTY DESCRIPTION

STATE OF TEXAS §
COUNTY OF COLLIN §

BEING a 4.696 acre (204,555 sq. ft.) tract of land situated in the HENRY MAXWELL SURVEY, ABSTRACT NO. 579, in the City of Murphy, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for the Northwest corner of Lot 1, Block C, The Timbers No. 1, an addition to the City of Murphy, Collin County, Texas, according to the Plat thereof recorded in Cabinet C, Page 653, Official Public Records, Collin County, Texas, on the South right-of-way of F. M. (Farm to Market) Road 544, a variable width right-of-way, said point being the Southeast corner of a tract of land described in deed to the State of Texas as recorded in Volume 4371, Page 2229, Official Public Records, Collin County, Texas;

THENCE South 00 deg 40 min 29 sec East, departing the South right-of-way of said F. M. Road 544, along the West line of Block C of said The Timbers No. 1, a distance of 246.85 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner on the West line of Lot 4, Block C, of said The Timbers No. 1, said point being the Northeast corner of Lot 22, Block C, of The Timbers No. 3, an addition to the City of Murphy, Collin County, Texas, according to the Plat thereof recorded in Cabinet C, Page 654, Official Public Records, Collin County, Texas;

THENCE North 89 deg 30 min 36 sec West, along the North line of said Block C (Cabinet C, Page 654), a distance of 600.06 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for the Northwest corner of Lot 28, Block C, of said The Timbers No. 3 and the Northeast corner of Lot 29, Block C, of The Timbers No. 4, an addition to the City of Murphy, Collin County, Texas, according to the Plat thereof recorded in Cabinet H, Page 75, Official Public Records, Collin County, Texas;

THENCE North 89 deg 14 min 10 sec West, along the North line of said Block C (Cabinet H, Page 75), a distance of 255.60 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner on the East line of Block A, of The Timbers No. 4-A, an addition to the City of Murphy, Collin County, Texas, according to the Plat thereof recorded in Cabinet I, Page 539, Official Public Records, Collin County, Texas, said point being the Northwest corner of Lot 30, Block C, of said The Timbers No. 4;

THENCE North 00 deg 26 min 57 sec West, along the East line of said Block A, a distance of 231.52 feet to a point for corner on the South right-of-way of said F. M. Road 544 from which a 1/2-inch iron rod with a plastic cap stamped "ROOME" found for corner bears

LEGAL DESCRIPTION
EXHIBIT A
(cont'd)

South 78 deg 41 min 08 sec East, 0.95 feet, said point being the Southwest corner of said State of Texas tract;

THENCE North 89 deg 37 min 26 sec East, along the South right-of-way of said F. M. Road 544 and the South line of said State of Texas tract, a distance of 541.60 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

THENCE North 89 deg 24 min 33 sec East, continuing along the South right-of-way of said F. M. Road 544 and the South line of said State of Texas tract, a distance of 312.95 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 204,555 square feet or 4.696 acres of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 18th day of March, 2016, utilizing a G.P.S. measurement (WGS 84) along the Easterly line of Block C, of The Timbers No. 1, recorded in Cabinet C, Page 653, Official Public Records, Collin County, Texas.

EXHIBIT B

PLANNED DEVELOPMENT – VILLAGE AT TIMBERS, MURPHY, TX SEC FM 544 and Hawthorne Drive

PLANNED DEVELOPMENT CONDITIONS

- I. **Statement of Intent:** The intent of this Planned Development District is to provide high quality neighborhood services development that is consistent with the Comprehensive Plan and that is beneficial and complementary to the City of Murphy in terms of visual identity.
- II. **Statement of Purpose:** The purpose of this Planned Development District is to ensure that any development that occurs within the area designated by this Planned Development encourages a mixed-use result including, but not limited to the following:
 - Restaurants;
 - Retail shops and boutiques;
 - Medical Facilities; and
 - Service Businesses
- III. **Statement of Effect:** This Planned Development shall not affect any regulation found in the City of Murphy Code of Ordinances, Ordinance No. 15-09-1002, as amended, except as specifically provided herein.
- IV. **General Regulations:** All regulations of the NS (Neighborhood Service) District set forth in Article 30.03, Division 13 of the City of Murphy Code of Ordinances are included by reference and shall apply, except as otherwise specified by this ordinance.
- V. **Development Plans:**
 - A. **Concept Plan:** Development shall be in general conformance with the approved concept plan set forth in Exhibit A; however, in the event of conflict between the concept plan and these conditions, the conditions shall prevail.
- VI. **Specific Regulations:**
 - A. **Permitted Uses:** The following uses shall be permitted:
 1. Accessory Building/structure (nonresidential) (e.g. Gazebo)
 2. Art Dealer/Gallery
 3. Artist Studio
 4. Auto Supply Store for new and rebuilt parts (SUP)
 5. Bakery (Retail)
 6. Barber/Beauty Shop (Nail Salon/Spa requires SUP)
 7. Bed and Breakfast Inn
 8. Bike Sales and/or Repair
 9. Book Store
 10. Child Care Center Business, Kindergarten (SUP)
 11. Computer Sales
 12. Confectionary Store (Retail)
 13. Convenience Store without gas sales (SUP)
 14. Credit Union
 15. Dance/drama/music schools
 16. Dinner Theater (SUP)
 17. Drapery Shop (SUP)
 18. Financial Services (Advice/Invest)
 19. Florist
 20. Boutique Food or Grocery Store, approximately 5000 square feet in size

21. Furniture Sales (Indoor) (SUP)
22. Garden Shop (inside only, no outside storage)
23. Golf Course (mini) (SUP)
24. Handicraft Shop
25. Hardware Store
26. Health Club (indoors only) (SUP)
27. Insurance Agency Offices
28. Laundry/Dry Cleaning (Drop Off/Pickup Only)
29. Locksmith
30. Mailing Service (private)
31. Martial Arts School
32. Museum (Indoors)
33. Needlework Shop
34. Offices (brokerage, health, medical, legal, professional services)
35. Pet Shop/Supplies
36. Pharmacy (SUP), including compounding pharmacy
37. Philanthropic Organization (SUP)
38. Photo Studio
39. Photocopying/Duplicating
40. Real Estate Office
41. Restaurant
42. Restaurant (Drive-thru) (SUP)
43. Retail Store
44. Shoe Repair
45. Tailor Shop
46. Travel Agency

B. Area and Yard Regulations:

1. Setbacks From Property Lines:
 - a. Building Setbacks - No building of any kind and no part thereof shall be placed within the following setback lines:
 - Minimum 40 feet from FM 544.
 - Minimum 50 feet from residentially zoned property.
 - Minimum 40 feet from west property line.
 - b. Building Height:
 - From North Property Line - Building height will not exceed 30 feet in height and will allow for architectural and tenant branding elements.
 - From East Property Line – Building front height will not exceed 30 feet in height along the store fronts facing FM 544 and will allow for architectural and tenant branding elements. Building sides and rear walls will not exceed 25 feet in height.
 - From South Property Line - Building height will not exceed 30 feet in height along the store fronts facing FM 544 and will allow for architectural and tenant branding elements. Building sides and rear walls will not exceed 25 feet in height.
 - From West Property Line – Building front height will not exceed 30 feet in height and will allow for architectural and tenant branding elements. Building sides and rear walls will not exceed 25 feet in height.

c. Landscape Buffers:

- Minimum 25 feet landscaped buffer strip measured from back of curb to back of curb required along FM 544.
 - ii. Minimum 20 feet landscaped buffer strip where adjacent to residentially zoned property along the east and south property line.
 - iii. Minimum 20 feet landscaped buffer strip adjacent to the west property line.
 - iv. Landscaping within the landscaped buffer strip shall at a minimum comply with code. See Item VI. F. below.
2. There is no maximum building size as long as fire standards and all other site requirements, such as parking and landscaping, for example, are met.

C. **Parking, Driveways & Sidewalks:**

1. Parking areas shall not be permitted within any landscape buffer strip. See Item VI.F. below.
2. Fire lanes, driveways, loading areas and access easements shall be paved in accordance with the minimum design standards of the City of Murphy Code and Ordinances.
3. The number of required parking spaces shall be dependent upon the use and shall meet the requirements of the City of Murphy Code of Ordinances. No required parking space may be occupied by signs, cart corrals, merchandise, or display items at any time.
4. Sidewalks along FM 544 shall be a minimum of (8) eight feet in width.

D. **Loading and Unloading:**

1. Truck loading berths and apron space shall not be located on the street side of any building.
2. Truck loading shall be screened by a combination of the building itself and landscaping. Truck loading will occur behind the buildings. Along the south property line, a landscaped buffer strip and a masonry screening wall are required by code and will be providing additional screening from adjacent residential zoning.
3. Truck loading berths and apron space shall not be located within any required setback or landscape buffer strip.

E. **Minimum Exterior Construction Standards, Building Materials and Design:**

Exterior Construction and Design Requirements shall be architecturally compatible and comply with the following:

1. All structures, including all building elevations, shall be constructed utilizing a unified design that is substantially consistent with or contains architectural design elements including but not limited to the following:
 - a. Canopies and awnings.
 - b. Outdoor patios.
 - c. Display windows/decorative windows. See Item VI. E. (3) below.
 - d. Architectural details (such as decorative tile, stone or brick work) integrated into the building facade.

- e. Articulate cornice line or trim.
 - f. Accent materials (minimum 15% of exterior facade)
 - g. Other architectural features as approved with the City site plan review and approval process.
2. At least two masonry materials shall be used in addition to glass on any single building. The following masonry and decorative materials shall be allowed:
- a. Brick Material - Brick material used for masonry construction shall be hard fired (kiln fired) clay or slate material which meets the latest version of ASTM standard C216, Standard Specification for Facing Brick (Solid Masonry Unit Made of Clay or Shale), and shall be Severe Weather (SW) grade, and type FBA or FBS or better. Unfired or underfired clay, sand, or shale brick are not allowed. Brick veneer is acceptable with a minimum thickness of three inches.
 - b. Stone Material - Masonry construction using stone material may consist of granite, marble, limestone, slate, river rock, and other hard and durable naturally occurring all-weather stone. Cut stone and dimensioned stone techniques are acceptable. Synthetic stone is not acceptable. Stone veneer is acceptable with a minimum thickness of three and five-eighths inches.
 - c. Concrete panel construction - Concrete finish, precast panel, tilt wall, or cementitious composite reinforced panel construction shall be painted, fluted, or exposed aggregate. Smooth or untextured concrete finishes are not acceptable.
 - d. Concrete masonry units - Concrete masonry units used for masonry construction shall meet the latest version of the following applicable specifications; ASTM C90, Standard Specification for Hollow Load Bearing Concrete Masonry Units; ASTM C145, Standard Specification for Solid Load Bearing Masonry Units; ASTM C129, Standard Specification for Hollow and Solid Nonload Bearing Units. Concrete masonry units shall have an indented, hammered, split face finish or other similar architectural finish as approved by the city council. Lightweight concrete block or cinderblock construction is not acceptable as an exterior finish. Colored concrete masonry units are prohibited.
 - e. EIFS and Stucco Trim (limited to no more than 12% of total façade).
 - f. Awnings or overhangs constructed of decorative metal and fabric material.
3. Glass and metal standards - Glass and metal standards are as follows: Glass walls shall include glass curtain walls or glass block construction. "Glass curtain wall" shall be defined as an exterior wall which carries no structural loads, and which may consist of the combination of metal, glass, or other surfacing material supported in a metal framework.
4. Color schemes shall reflect the tone and quality consistent with the existing architectural character currently found in the City of Murphy. Accent colors may be used to identify architectural features or highlight details. The exterior color of all structures shall be muted, rustic earth tones. Bright colors and those classified as primary colors are expressly prohibited. When civil and architectural plans are submitted, building colors will be noted for city approval and will be presented to the City of Murphy Planning and Zoning and the City of Murphy City Council.

5. Stand fans, skylights, cooling towers, communication towers, satellite dishes, vents, and any other structures or equipment, whether located on the roof or elsewhere, shall be architecturally compatible with the surrounding developments or effectively shielded from view from any public dedicated street by an architecturally effective method.
6. Each commercial building, complex of buildings, or separate commercial business enterprise shall have a trash bin on the premises adequate to handle the trash and waste items generated, manufactured, or acquired thereon by such commercial activities. The sorting, handling, moving, storing, removing and disposing of all waste materials must be housed or screened from view as prescribed in city ordinances.
7. Building roofs shall be so designed and constructed to prevent water ponding and to shed water in a reasonable amount of time. Built-up roofs and roof-top items which include equipment, piping, flashing, and other items shall be maintained for continuity of the roof appearance.
8. Roof top equipment, piping, flashing, and other items on the roof shall be screened by a perimeter parapet wall so as not to be visible from roadways.
9. In all cases, mechanical equipment on roofs and outcroppings should be clad by a like building material or painted with a color scheme similar to the principal structure walls or roof.

F. Landscape Standards:

Landscaping shall be compatible and comply with the standards set forth in the City of Murphy Code of Ordinances, except as provided below:

1. All landscaping shall use a unified design for the entire development. Landscaping shall be required on all developments within the Planned Development District and shall be complete prior to the issuance of any certificate of occupancy or final building inspection for the development. An automatic underground irrigation system shall be installed and maintained for all required landscaping and shall be in place and operable at time of planting.
2. A landscape buffer shall be provided 25 feet in depth adjacent to the right-of-way of FM 544 as measured from the back of curb of the public street to the back of curb of any site paving. No parking may be placed within any landscape buffer. Pedestrian easements may be located within a landscape buffer. The width of the sidewalk may be included in the calculation of the buffer depth for 25 foot buffers.
3. Parking Lots:
 - a. A minimum percentage of the parking area shall be landscaped according to the following requirements. Such landscaping shall be distributed within the parking area, occurring within medians, islands, or peninsulas. All such landscape areas shall be protected by concrete curbing or other acceptable devices which prohibit vehicular access to landscaped areas. Bumper overhang shall not be included as part of required landscaping.
 - i. Four (4) feet by four (4) feet shall be provided surrounding each tree located in a surface parking area.
 - ii. A total of five (5) percent of the interior of the entire parking lot regardless of location, shall be landscaped. One large tree or three (3) ornamental trees from the Plant List, shall be provided for each twelve (12) parking

spaces, and planted within the five (5) percent area. Trees shall be distributed so that bays of parking spaces shall not exceed eighteen (18) spaces in length.

G. Screening:

Screening shall comply with the standards set forth in the City of Murphy Code of Ordinances. Screening abutting residentially zoned land will comply with City of Murphy Code of Ordinances for design and construction standards.

1. Developer shall construct an eight (8) foot masonry wall along the South side of the property (adjacent to the single family residential.) Landscaping, for sound buffering purposes, will be planted along the wall.

H. Site Lighting:

Lighting shall comply with the standards set forth in the Code of Ordinances, except as provided below.

1. Lighting should be provided for vehicular, pedestrian, signage, and architectural features.
2. Site lighting fixtures used shall be uniform and a consistent design within the development. Lighting standards for illuminating these areas shall be no taller than 35 feet high. However, the height of all light standards shall be subject to review of the lighting plan during the Site Plan review.
3. The pattern of light pooling from each fixture shall be carefully considered to provide smooth, even lighting of driveways and parking, while eliminating light intrusion into adjacent property outside of the planned development district and where abutting residentially zoned land. Parking areas shall have a minimum of 3-foot candles initial and a minimum average 2-foot candle on a maintained basis. Light sources shall be metal halide, mercury vapor or of similar color. Yellow/orange source lights are prohibited from use. Incandescent source lighting should be considered for pedestrian areas and near buildings. Lighting for areas directly abutting residential use shall not exceed 0.5 foot-candles.
4. General illumination shall commence one half hour before sunset and last until the Building Site is closed for the evening.

I. Signage and Graphics:

Signage shall comply with the standards set forth in the City of Murphy Code of Ordinances, except as provided below:

1. General

- a. Single Tenant Monument signs - One (1) monument sign shall be allowed on each lot where one tenant occupies the building and shall be limited to a maximum sign area of 50 square feet and a maximum structure area of 80 square feet. The site plan review and approval process will reflect the lot or lots that are allowed single tenant monument signs.
- b. Multi-Tenant Monument signs - One (1) multi-tenant monument sign shall be allowed on each lot where more than one tenant occupies the building as shown on the site plan and shall be limited to a maximum sign area of 80 square feet and a maximum structure area of 120 square feet. The site plan review and approval process will reflect the lots that require multi-tenant monument signs.

2. Single Tenant Monument Signs

- a. Monument signs shall identify individual tenants or uses within a lot where the building contains one business occupant. Monument signs shall be a maximum of eight (8) feet tall.
- b. All single tenant monument signs shall be double-sided, internally illuminated Plexiglas sign panels contained within a masonry structure. Single tenant monument signage may also be lit by ground mounted flood lighting or internal letter illumination either face lit or reverse channel lit. Light fixtures should be screened from view in front of the sign.
- c. Monument signs shall be located at a setback distance of not less than eight (8) feet from the right-of-way line of FM 544 and incorporated within the landscaped buffer strip.
- d. Construction of monument signs shall include a base of material compatible with the material used for buildings.

3. Multi-Tenant Monument Signs

- a. Multi-tenant monument sign shall identify each tenant or uses within a lot where the building contains multiple business occupants. The multi-tenant monument sign shall be a maximum of eight (8) feet tall.
- b. All multi-tenant monument signs shall be double-sided, internally illuminated Plexiglas sign panels contained within a masonry structure. Multi-tenant monument signage may also be lit by ground mounted flood lighting or internal letter illumination either face lit or reverse channel lit. Light fixtures shall be screened from view in front of the sign.
- c. Monument signs shall be located at a setback distance of not less than eight (8) feet from the right-of-way line of any adjacent street and incorporated within the landscaped buffer strip.
- d. Construction of monument signs shall include a base of material compatible with the material used for buildings.

4. Temporary Marketing Signage

- a. Two (2) free-standing temporary marketing signs shall be permitted for the proposed development. These signs shall be for a term of six (6) months from the date of installation.
- b. The maximum signage area will be 64 square feet. The maximum height shall be 5 feet.
- c. All other temporary signage not specifically referred to in the Signage Criteria package or in this section shall comply with the City of Murphy standards.
- d. Temporary signs are not required to be constructed of the material used for buildings.

J. Open Space:

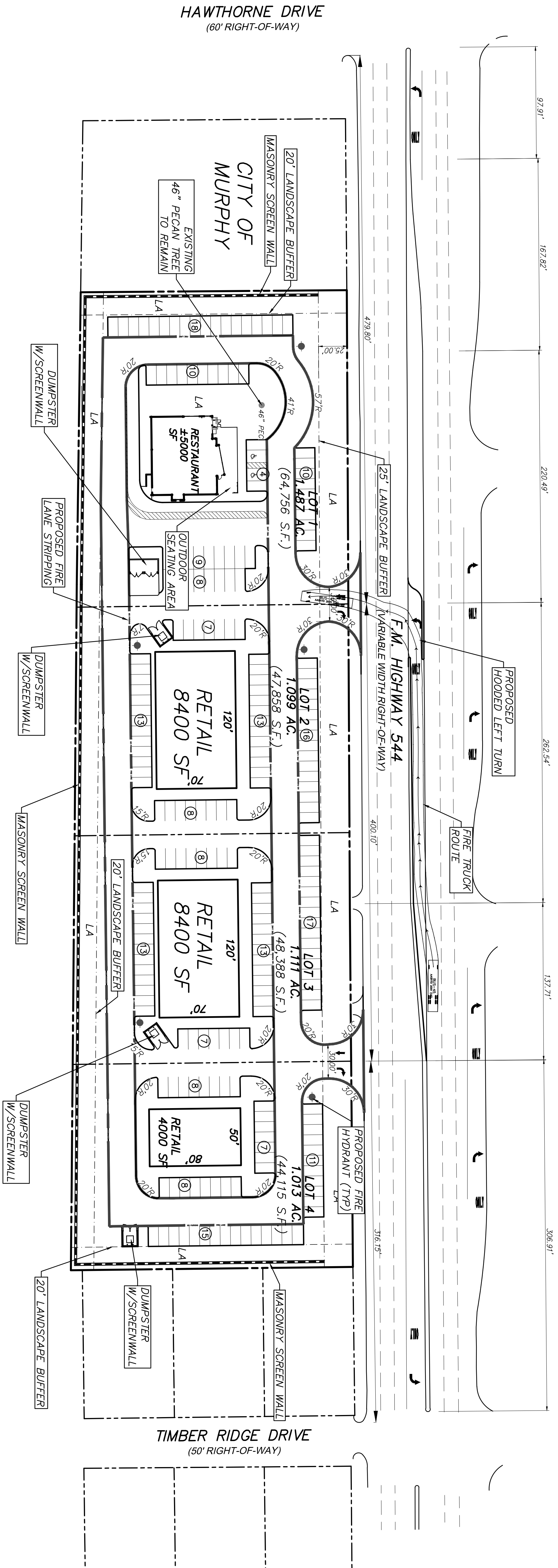
- 1. The proposed development should make a positive impact to the City by providing defined public spaces and activity centers so that varied activities are encouraged

within these areas. This can be accomplished through the incorporation of open spaces that become public amenities and that provide interest within the Lots at the pedestrian level.

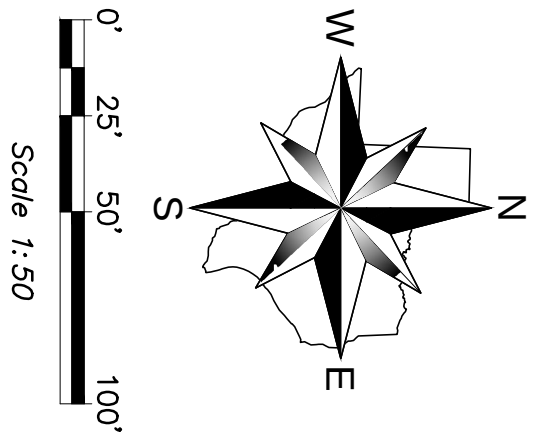
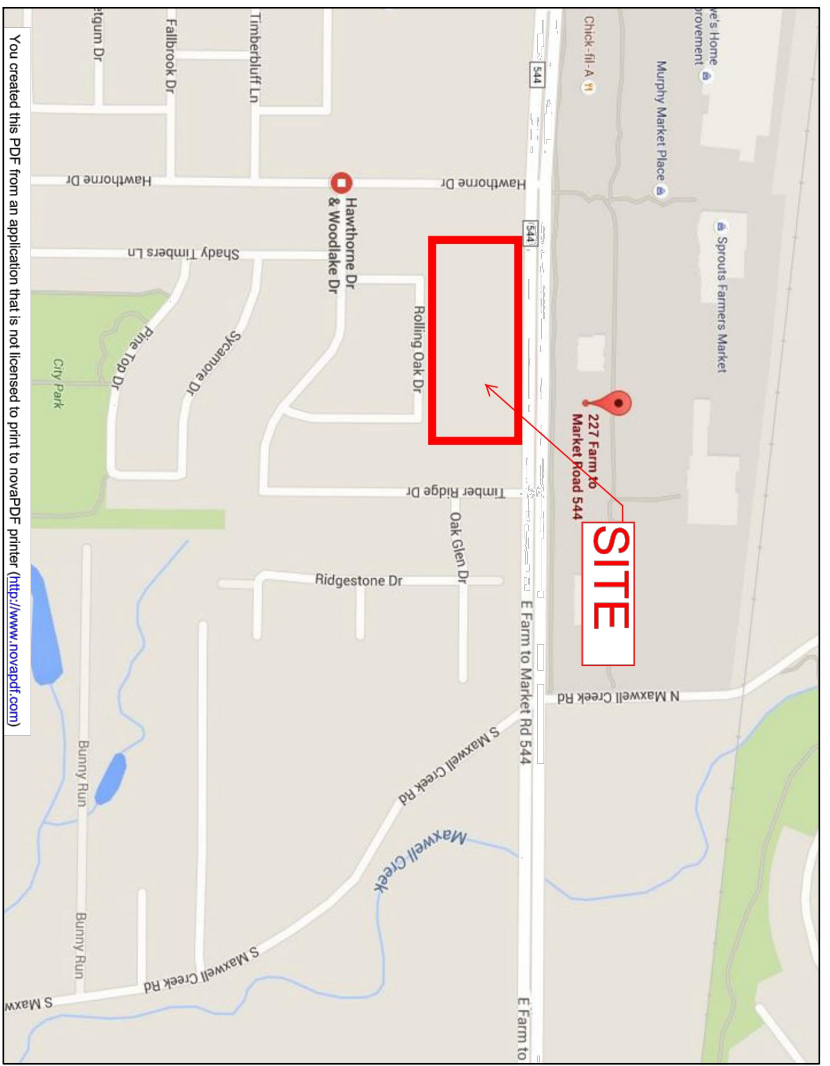
2. **Outdoor Seating:** Any establishment serving food for consumption on- premises is encouraged to provide an outdoor seating area and shall be approved with the site plan. The outdoor seating area may be included as a portion of the 5% open space requirement.
3. An additional 5% of open space is required in addition to the landscape, setback, and parking lot island requirements. The additional 5% may be located adjacent to the required setbacks or landscaping at the ROW and property lines or in front or in some cases to the side of the structure. The additional open space percentage may not include the building footprint or vehicular parking lot. This area and associated amenities shall be approved on the site plan. Public benches along walkways and sidewalks will be incorporated to meet this requirement.

VII. Special Regulations:

- A. **Utility/Power Lines:** New utility distribution and service lines for individual business establishments, buildings, signs and for any other site development features shall be placed underground.
- B. **Pedestrian Streetscape:** Pedestrian spaces throughout the Planned Development District shall be treated with amenities that are selected based upon their ability to unify the streetscape and shall be established on the overall concept plan for each Lot. These features shall include, but are not limited to, benches, trash receptacles, bicycle racks, lighting poles, etc.
- C. **Cross-Access Requirement:** A joint access (i.e. - ingress, egress) easement shall be required to minimize the number of driveway openings along FM 544. The location(s) of access easement(s) shall be shown on the site plan and shall comply with the Texas Department of Transportation (TxDOT) Access Management Standards.
- D. **Building Placement/Orientation:** Buildings shall be placed in a manner that is conducive to a pedestrian-oriented atmosphere, wherever possible. Any building within 200 feet of FM 544 shall either face such right-of-way or shall have a facade facing such right-of-way that is in keeping with the character of the building's main facade.
- E. **Traffic Impact Analysis:** If requested by the City, a Traffic Impact Analysis report will be provided for the permit application to TxDOT for roadway improvements that impact FM 544.
- F. **Sidewalks:** The developer shall construct a sidewalk from the project property line on the west side of the property, along FM544, to the corner of FM544 and Hawthorne as well as on the east side of Hawthorne. The sidewalk constructed on the east side of Hawthorne will run from FM544 and adjoin existing sidewalk at 112 Hawthorne.



NOTE: TXDOT IMPROVEMENTS
HAVE NOT BEEN APPROVED AT
THIS TIME (AUGUST 2016)



SITE DATA TABLE				
	LOT 1	LOT 2	LOT 3	LOT 4
BUILDING TYPE	RESTAURANT	RETAIL	RETAIL	RETAIL
LOT SIZE (ACRES)	1.487	1.099	1.111	1.013
BUILDING SIZE (SQ. FT.)	5,000	8400	8,400	4000
PARKING RATIO (1 SPACE PER X SQ. FT.)	100	200	200	200
REQUIRED PARKING	50	42	42	20
PROVIDED PARKING	59	44	45	49

CITY PROJECT #2016-010

CONCEPT PLAN

THE VILLAGE AT TIMBERS
MURPHY, TEXAS

EXHIBIT
C



Winkelmann
& Associates, Inc.

CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 325 (972) 490-7090
DALLAS, TEXAS 75230 (972) 490-7099 FAX
Texas Engineers Registration No. 89
Texas Surveyors Registration No. 100866-00
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3.	08-11-16		City PD Comments		WRW
2.	08-02-16		City PD Comments		WRW
1.	06-24-16		City Comments		WRW
No.	DATE		REVISION		APPROV.