

ORDINANCE NO. 06-11-707

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MURPHY, COLLIN COUNTY, TEXAS, AMENDING ITS COMPREHENSIVE ZONING ORDINANCE AND MAP, ORDINANCE NO. 04-05-610 BY CHANGING THE ZONING CLASSIFICATION ON APPROXIMATELY 48.18 ACRES OUT OF THE JAMES MAXWELL SURVEY, ABSTRACT NO. 582 AND OUT OF THE GEORGE H. PEGUES SURVEY, ABSTRACT NO. 699, LOCATED IN THE CITY OF MURPHY, COLLIN COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR ALL PURPOSES; APPROVING PLANNED DEVELOPMENT STANDARDS HERETO AS EXHIBIT "B", FROM ITS PRESENT PLANNED DEVELOPMENT DISTRICT FOR RETAIL USES TO A PLANNED DEVELOPMENT DISTRICT FOR RETAIL USES WITH CONDITIONS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Murphy 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 a full and fair hearing to all property owners generally and to all persons interested, and the City Council of the City of Murphy is of the opinion and finds that said changes should be granted and that the Comprehensive Zoning Ordinance should be amended;

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

Section 1. That the Comprehensive Zoning Ordinance and Map of the City of Murphy, Texas, be, and the same are hereby, amended so as to grant a Planned Development District for Retail Uses for the property described as 48.18 acres, more or less, in the James Maxwell Survey, Abstract No. 582, and in the George H. Pegues Survey, Abstract No. 699, in the City of Murphy, Collin County, Texas, and more particularly described in Exhibit "A" attached hereto and made part hereof for all purposes.

Section 2. That the development standards for this Planned Development District are attached hereto as Exhibit "B", and the same are hereby approved for said Planned Development District

as required by Section 35.3, of the Comprehensive Zoning Ordinance of the City of Murphy, Texas.

Section 3. That Ordinance No. 04-05-610, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 4. 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 the Comprehensive Zoning Ordinance, Ordinance No. 04-05-610, and the remaining portions shall remain in full force and effect.

Section 5. 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.

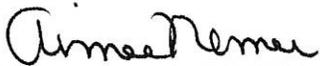
Section 6. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

PASSED, APPROVED AND ADOPTED this the 4th day of November 2006.



Bret M. Baldwin, Mayor
City of Murphy

ATTEST:



Aimee Nemer, City Secretary
City of Murphy



APPROVED TO FORM AND LEGALITY:

Robert Brown, City Attorney

EXHIBIT A

STATE OF TEXAS
COUNTY OF COLLIN

BEING all that tract of land in the City of Murphy, Collin County, Texas out of the James W. Maxwell Survey, A-582, and being all of that called 22.762 acres described in a deed to MSW Murphy Road, LLC, a Texas Limited Liability Company, recorded in Volume 4391, Page 3105 of the Deed Records of Collin County, Texas and being Lots 1, 2 and 44, Block A of the Murphy Town Center Addition, an Addition to the City of Murphy, Texas as recorded in Volume P, Page 44 of the Plat Records of Collin County, Texas and being all of that called 25.419 acres described in a deed to TYF Partnership, recorded in County Clerks Number 2000-0105494 of said Deed Records and being further described as follows

BEGINNING at a 1/2 inch steel rod found in the South R.O.W. line of Dallas Area Rapid Transit Authority R.O.W. as recorded in Volume 3424, Page 126 of said Deed Records, said point being the northeast corner of this tract and the northwest corner of the TYF Partnership Tract as recorded in County Clerk's. file # 2000-0105494 of said Deed Records;

THENCE North 01 degrees 47 minutes 20 seconds East (Bearing basis), 50.06 feet along the east line of said TYF tract, to a 1/2" steel rod set for corner in the south line of said Dallas Area Rapid Transit Authority right-of-way;

THENCE South 83 degrees 58 minutes 36 seconds East, 1275.41 feet along said south line to a 1/2" steel set for corner at the northwest corner of that called 13.8031 acre tract described in a deed to Chia Yu Chen as recorded in Volume 2777, Page 672 of said Deed Records;

THENCE South 00 degrees 50 minutes 24 seconds East, 817.20 feet along the east line of said 13.8031 acre tract to a 1/2" steel set for corner on the north line of FM 544, a variable width right-of-way;

THENCE North 89 degrees 44 minutes 58 seconds West, 534.15 feet along said north line, to a TxDOT aluminum disk found for corner;

THENCE North 89 degrees 42 minutes 57 seconds West, 623.01 feet continuing along said north line, to a TxDOT aluminum disk found for corner at the beginning of a non-tangent curve to the left;

THENCE northwesterly, 4.66 feet, along said curve to the left having a radius of 9488.99 feet and a central angle of 0 degrees 01 minutes 41 seconds (chord bears North 88 degrees 36 minutes 57 seconds West, 4.66 feet) to a 1/2 inch steel rod set in said north line and at the southeast corner of that certain tract described in a deed to the North Texas Municipal Water District, (NTMWD) recorded in Volume 617, Page 255 of said Deed Records;

THENCE North 00 degrees 20 minutes 17 seconds East, 200.03 feet along the east line of said NTMWD tract, to a 1/2" steel rod set at the northeast corner of said NTMWD tract;

THENCE North 89 degrees 44 minutes 46 seconds West, 142.98 feet, along the north line of said NTMWD tract

THENCE South 01 degrees 47 minutes 20 seconds West, 198.62 feet along the West line of said TYF tract to a 5/8 inch steel rod found for corner and being on the North R.O.W. line of F.M.

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Highway 544 (variable width R.O.W.), said corner also being the beginning of a non-tangent curve to the right;

THENCE Northwesterly, 443.54 feet along said curve to the right having a radius of 9,489.00 feet, and a central angle of 02 degrees 40 minutes 42 seconds, (chord bears North 87 degrees 28 minutes 16 seconds West, 443.54 feet) to a TxDOT aluminum cap found for corner;

THENCE South 03 degrees 52 minutes 40 seconds West, 1.56 feet, continuing along said north R.O.W. line, to a ½ inch steel rod set for corner;

THENCE North 86 degrees 09 minutes 43 seconds West, 34.46 feet continuing along said north R.O.W. line, to a ½ inch steel rod found for corner at the southwest corner of Lot 3, Block A of said Murphy Town Center Addition and the Bank of America tract as recorded in Volume 5462, Page 2608 of said Deed Records;

THENCE North 01 degrees 47 minutes 20 seconds East, 233.32 feet along the west line of said Lot 3, to a ½ inch steel rod found for corner;

THENCE North 88 degrees 12 minutes 40 seconds West, 204.67 feet along the north line of said Lot 3, to a ½ inch steel rod found for corner;

THENCE South 01 degrees 47 minutes 20 seconds West, 226.00 feet along the west line of said Lot 3, to an "X" cut set for corner on said north R.O.W. line;

THENCE North 86 degrees 09 minutes 43 seconds West, 197.74 feet along said North R.O.W. line to a ½ inch steel rod found for a corner, said corner also being the beginning of a tangent curve to the right;

THENCE Northwesterly, 64.57 feet along said curve to the right having a radius of 9,614.00 feet and a central angle of 00 degrees 23 minutes 05 seconds (chord bears North 88 degrees 15 minutes 24 seconds West, 64.57), continuing along said north R.O.W. line, to a 5/8 inch steel rod found for corner;

THENCE North 83 degrees 07 minutes 19 seconds West, 16.55 feet, continuing along said north R.O.W. line to a ½ inch steel rod found at the southeast corner of the GTE tract as recorded in Volume 1441, Page 866 of said Deed Records;

THENCE North 02 degrees 14 minutes 54 seconds East, 189.22 feet along the east line of said GTE Tract, to a 1 inch steel rod found for corner;

THENCE North 89 degrees 12 minutes 07 seconds West, 147.88 feet, along the north line of said GTE Tract, to a ½ inch steel rod found for corner;

THENCE South 02 degrees 14 minutes 54 seconds West, 129.75 feet, along a west line of said GTE Tract to a ½ inch steel rod found for corner;

THENCE South 89 degrees 12 minutes 07 seconds East, 128.00 feet along the south line of said GTE Tract, to a ½ inch steel rod found for corner;

THENCE South 02 degrees 14 minutes 54 seconds West, 57.33 feet along a west line of said GTE Tract, to a ½ inch steel rod found for corner on said north R.O.W. line;

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THENCE North 83 degrees 07 minutes 19 seconds West, 63.90 feet along said north R.O.W. line, to a ½ inch steel rod found for corner, said corner also being the beginning of a non-tangent curve to the right;

THENCE Northwesterly, 102.66 feet along said curve to the right having a radius of 9,624.00 feet and a central angle of 00 degrees 36 minutes 40 seconds (chord bears North 89 degrees 58 minutes 40 seconds West, 102.66 feet), continuing along said north R.O.W. line to a 1/2 inch steel rod found for corner;

THENCE North 44 degrees 30 minutes 05 seconds West, 28.16 feet to a ½ inch steel rod found for a corner, said corner also being the beginning of a non-tangent curve to the right and on the East R.O.W. line of Murphy Road (F.M. Highway 2551, a variable width R.O.W.);

THENCE Northeasterly, 235.97 feet along said curve to the right having a radius of 8315.00 feet and a central angle of 01 degrees 37 minutes 34 seconds (chord bears North 01 degrees 34 minutes 49 seconds East, 235.97 feet), along said east R.O.W. line to a ½ inch steel rod found at the southwest corner of the Ralph Dean Vail Tract as recorded in C.C. no. 92-0041249 of said Deed Records;

THENCE South 89 degrees 36 minutes 31 seconds East, 61.08 feet along the south line of said Vail Tract, to a 4 inch steel pipe found for corner;

THENCE North 02 degrees 24 minutes 40 seconds East, 157.42 feet along the east line of said Vail Tract to a 5/8 inch steel rod found for corner;

THENCE North 89 degrees 18 minutes 38 seconds West, 60.45 feet along the north line of said Vail Tract, to a ½ inch steel rod found for corner on said east R.O.W. line;

THENCE North 03 degrees 15 minutes 51 seconds East, 181.83 feet along said east R.O.W. line to a ½ inch steel rod found for corner;

THENCE North 02 degrees 30 minutes 13 seconds East, 157.23 feet continuing along said east R.O.W. line to a ½ inch steel rod found for corner;

THENCE South 84 degrees 58 minutes 05 seconds East, 57.13 feet to a ½ inch steel rod found for corner;

THENCE North 02 degrees 55 minutes 00 seconds East, 150.09 feet to a ½ inch steel rod found for corner;

THENCE North 84 degrees 00 minutes 00 seconds West, 58.94 feet to a ½ inch steel rod found for corner;

THENCE North 02 degrees 17 minutes 00 seconds East, 50.13 feet to a ½ inch steel rod set for corner;

THENCE South 84 degrees 00 minutes 00 seconds East, 1,160.59 feet along said South R.O.W. of the Dallas Area Rapid Transit Authority, to the POINT OF BEGINNING and containing 48.182 acres of land, more or less.

EXHIBIT B

ZONING FILE NO. 2006-08

NE Corner
FM 544 and FM 2551 (North Murphy Road)
PLANNED DEVELOPMENT CONDITIONS

- I. **Statement of Intent:** The intent of this Planned Development District is to provide high quality mixed-use, primarily retail, 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 encourage a mixed-use application including, but not limited to the following.
 - Family, sit-down restaurants;
 - Upscale retail shops and boutiques;
- III. **Statement of Effect:** This Planned Development shall not affect any regulation found in the Comprehensive Zoning Ordinance, Ordinance No. 04-05-610, as amended, except as specifically provided herein.
- IV. **General Regulations:** All regulations of the R (Retail) District set forth in Section 29 of the Comprehensive Zoning Ordinance 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 C; however, in the event of conflict between the concept plan and the conditions, the conditions shall prevail.
 - B. Landscape Plan: Development shall be in general conformance with the approved landscape plan set forth in Exhibit D; however, in the event of conflict between the landscape plan and the conditions, the conditions shall prevail.
 - C. Exterior Elevation Plan: Development shall be in general conformance with the approved exterior elevations as set forth in Exhibit E; however, in the event of conflict between the exterior elevations and the conditions, the conditions shall prevail.
 - D. Amenities Plan: Development shall be in general conformance with the approved amenities plan as set forth in Exhibit F; however, in the event of conflict between the amenities plan and the conditions, the conditions shall prevail.
 - E. Signage Plan: Development shall be in general conformance with the approved signage plan as set forth in Exhibit G; however, in the event of conflict between the signage plan and the conditions, the conditions shall prevail.
 - F. Concept Plan, Landscape Plan, Exterior Elevation Plan, Amenities Plan and Signage Plan approval shall be for a period of one year from the date of City Council action on the plan. If within that one-year period a site plan has been submitted for a portion of the development, then the Concept Plan shall be

deemed to have no expiration date. Site plans shall be valid for a period of one year from the date of City Council action on the plan.

- G. Site Plan – A Site Plan shall be submitted in accordance with the requirements set forth in Section 12 of the Comprehensive Zoning Ordinance. The Site Plan may be for all or any part of the land within the Planned Development District.

VI. Specific Regulations:

- A. Permitted Uses. The following uses shall be permitted.

1. Amusement Services (Indoor) (SUP)
2. Antique Shop (household items only)
3. Art Dealer/Gallery
4. Artist Studio
5. Automobile Driving School (SUP)
6. Bakery (Retail)
7. Bank or Credit Union (one only)
8. Barber/Beauty Shop
9. Barber/Beauty Shop College (SUP)
10. Bed and Breakfast Inn
11. Book Store
12. Cafeteria
13. Church/Place of Worship
14. Civic Club
15. Clinic (Medical)
16. Community Center (Municipal)
17. Computer Sales
18. Confectionary Store (Retail) (SUP)
19. Department Store
20. Dinner Theater
21. Electronics - Retail
22. Extended Stay Hotels/Motels
23. Financial Services (Advice/Invest)
24. Florist
25. Furniture Sales (Indoor)
26. Governmental Building (Municipal, State or Federal)
27. Hardware Store
28. Health Club (Indoors)
29. Hotel/Motel
30. Insurance Agency Offices
31. Laundry/Dry Cleaning (Drop Off/Pickup Only)
32. Library (Public)
33. Motion Picture Theater
34. Museum (Indoor)
35. Needlework Shop
36. Non-Profit Activities by Church
37. Offices (Brokerage Services)
38. Offices (Health Services)
39. Offices (Legal Services)

40. Offices (Medical Office)
41. Offices (Professional)
42. Park and/or Playground (Public)
43. Pet Shop/Supplies
44. Pharmacy (SUP)
45. Photo Studio
46. Photocopying/Duplicating
47. Public Garage/Parking Structure
48. Real Estate Offices
49. Restaurant
50. Retail Store
51. Savings and Loan (in-line only)
52. School, K through 12 (Public)
53. School, Vocational (SUP)
54. Shoe Repair
55. Skating Rink (Ice) (SUP)
56. Tailor Shop
57. Theater (Live Drama)
58. Travel Agency

B. Area and Yard Regulations:

1. Setbacks From Property Lines Adjacent To Streets:
 - a. No building of any kind and no part thereof shall be placed within the following setback lines:
 - i. Minimum 15 feet from FM 544 and FM 2551 (Murphy Road).
 - ii. Minimum 15 feet from right-of-way of all other public streets.
2. Setbacks From Property Lines Not Adjacent To Streets:
 - a. No building of any kind and no part thereof shall be placed within the following setback lines:
 - i. Minimum 15 feet from rear and side lines or 0 feet with landscaping.
 - ii. Minimum 100 feet abutting residential districts for single story buildings not exceeding 35 feet in height. All pad sites along FM 544 and North Murphy Road shall have a maximum height of 25 feet.
 - b. Maximum 50 feet along the Southern Pacific/DART right-of-way along the north property line.
3. There is no maximum building size as long as fire standards and other site requirements, such as parking and landscaping, etc. are met.

C. Parking, Driveways & Sidewalks:

1. Parking areas shall not be permitted within any landscape buffer strip.

2. Parking shall not be permitted in front of the building except that parking may be provided in front of the building at a ratio not greater than 15 percent. Retail uses are exempt from this requirement.
3. Fire lanes, driveway, loading areas and access easements shall be paved in accordance with the minimum design standards of the City of Murphy codes and ordinances.
4. The number of required parking spaces shall be dependent upon the use and shall meet the requirements of the City of Murphy Comprehensive Zoning Ordinance.
5. No required parking space may be occupied by signs, cart corrals, merchandise, or display items any time.
6. A special "signature" paving treatment shall be established as shown on the approved concept plan (Exhibit C). Appropriate locations for the special paving treatment shall include, but not limited to, all street intersections, pedestrian crosswalks and driveway openings.
7. Sidewalks along FM 544 and Murphy Road (FM 2551) shall be a minimum of 8 feet in width.

D. Loading and Unloading

1. Truck loading berths and apron space shall only be required for space that totals 100,000 square feet or more and shall not be located on the street side of any building. However, in those instances where 3 or more sides of the building face dedicated streets, the loading berth shall be screened from view.
2. 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 comply with the standards set forth in Section 42 of the Comprehensive Zoning Ordinance, except as provided below.

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.
 - d. Architectural details (such as decorative tile or brick work) integrated into the building façade.
 - e. Integrated planters or wing walls that incorporate landscape and/or sitting areas
 - f. Articulated cornice line.
 - g. Peaked roof form.

- h. Accent materials (minimum 15% of exterior facade)
 - i. Other architectural features as approved with the site plan.
 - 2. All exterior elevations shall use a unified design as shown on the approved Exterior Elevation Plan (Exhibit E). At least two masonry materials shall be used in addition to glass on any single building. The following masonry materials shall be allowed.
 - a. Brick
 - b. Cast Stone
 - c. Decorative concrete tilt wall
 - d. EIFS and Stucco (limited to no more than 12% total)
 - e. Spilt-face CMU
 - f. Stone
 - g. Wrought Iron (for decorative overhangs)
 - 3. Color schemes shall reflect a certain quality and expression consistent with the architectural character and design of the structure. Accent colors may be used to identify architectural features or highlight details. The use of primary or garish colors shall not be predominately used on the exterior facade of any structure.
 - 4. 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 or effectively shielded from view from any public or private dedicated street by an architecturally sound method.
 - 5. Each commercial building, complex of buildings, or separate commercial business enterprises 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.
 - 6. 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.
 - 7. 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.
 - 8. 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 comply with the standards set forth in Section 39 of the Comprehensive Zoning Ordinance, except as provided below.

1. All landscaping shall use a unified design as shown on the approved Landscape Plan (Exhibit D). 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 fifteen (15) feet in depth adjacent to the right-of-way of FM 544, fifteen (15) in depth adjacent to Murphy Road (FM 2551) and ten (10) feet in depth adjacent to all other roads (includes public streets and private access drives). 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.
 3. A landscape buffer shall be provided for an average of fifteen (15) feet in depth adjacent to the Southern Pacific/DART Railroad right-of-way.
 4. 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. A permeable area no less than four (4) feet by four (4) feet shall be provided surrounding each tree located in a surface parking area.
 1. 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 Section 41 of the Comprehensive Zoning Ordinance, except as provided below.
1. All screening at the rear of the property will be a live screen where required. Plant materials shall conform to the standards of the approved plant list in Section 50 and the current edition of the "American Standard for Nursery Stock" (as amended), published by the American Association of Nurserymen. Bald Cypress trees are excluded from the approved list. The existing railroad berm will also serve as a natural screen between the nonresidential and residential districts.
 2. All fences required for the North Texas Municipal Water District (NTMWD) pump station site will be of tubular steel with masonry columns at the corners to provide adequate visibility of the pump station building per United States Department of Homeland Security requirements.

3. All truck docks/loading areas for anchor stores with a footprint greater than 100,000 square feet shall be screened from view through the use of 12-foot all masonry walls (which are the same colors and materials as main building). All other screening of the rear of the site shall be living screens (eight foot height and at least 75 percent capacity within four years of planting unless such areas are screened from public views by a building).
 4. Outside seasonal displays shall be permitted within the Planned Development District. Outside storage shall not be permitted with the Planned Development District.
- H. Site Lighting. Lighting shall comply with the standards set forth in Section 45 of the Comprehensive Zoning Ordinance, except as provided below.
1. Lighting should be provided for vehicular, pedestrian, signage, architectural and site features.
 2. Site lighting fixtures used along entrance driveways and parking areas shall be uniform and a consistent design within the development. Lighting standards for illuminating these areas shall be no taller than 40 ft. 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. Parking areas shall have a minimum of 3-foot candles initial and a minimum average of 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.
 4. Pedestrian walkways, courts, gardens and entrance areas shall be illuminated to enhance the pedestrian qualities of the development. Low level fixtures should complement the architectural design and focus on quality landscape lighting that will enhance the development.
 5. General illumination shall commence one half hour before sunset and last until the Building Site is closed for the evening. Parking structures and pedestrian walkways shall be illuminated during all hours of darkness and when poor weather conditions warrant.
- I. Signage and Graphics: Signage shall comply with the standards set forth in Section 47 of the Comprehensive Zoning Ordinance, except as provided below.
1. General
 - a. All signage for the Planned Development District shall be allowed as shown on the approved Signage Plan (Exhibit G).

- b. Single Tenant Monument signs - One (1) monument sign shall be allowed on each pad site and shall be limited to a maximum sign area of 25 square feet and a maximum structure area of 80 square feet.
- c. Multi Tenant Monument signs - One (1) monument sign shall be allowed as shown on the approved Signage Plan (Exhibit G) and shall be limited to a maximum sign area of 94 square feet and a maximum structure area of 184 square feet.
- d. Pylon signs – Two (2) pylon signs shall be permitted as shown on the approved Signage Plan (Exhibit G). Each pylon sign shall be limited to a maximum sign area of 349 square feet and a maximum structure area of 595 square feet.

2. Single Tenant Monument Signs

- a. Monument signs shall identify individual tenants or uses within a pad site. Monument signs shall be a maximum of seven (7) 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 set back distance of not less than eight (8) feet from the right-of-way line of any adjacent street and incorporated within the landscaping area or buffer.
- d. Construction of monument signs shall include a base of material compatible with the material used for buildings.

3. Multi Tenant Monument Sign

- a. The multi tenant monument sign shall identify individual tenants or uses within the Planned Development District. The multi tenant monument sign shall be a maximum of ten (10) 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 should be screened from view in front of the sign.
- c. Monument signs shall be located at a set back distance of not less than eight (8) feet from the right-of-way line of any adjacent street and incorporated within the landscaping area or buffer.
- d. Construction of monument signs shall include a base of material compatible with the material used for buildings.

4. Pylon Signs

- a. Pylon signs shall be constructed at a height not to exceed twenty-five (35) feet.
- b. The base of a pylon sign shall be located at a set back distance of not less than eight (8) feet from the right-of-way line of any adjacent street and may be incorporated within the landscaping area or buffer.
- c. All pylon signs shall be double-sided, internally illuminated Plexiglas sign panels contained within a masonry structure. Pylon signs 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.
- d. Construction of pylon signs shall include a base of material compatible with the material used for buildings.

5. Anchor Signs

- a. Anchor signs will only be allowed for tenants with a total building footprint of 10,000 square feet or above.
- b. Anchor signs shall be internally illuminated aluminum channel letters with 1/8" Plexiglas front. The maximum letter height shall be 5'6".
- c. All anchor signs shall be illuminated until 10:00 pm regardless of store hours.
- d. Ancillary signs shall not exceed the size of the primary signs. The length of the sign shall not exceed 80% of the tenant width or the width of the architectural element.

6. Retail Signage

- a. Retail signage requirements will apply to tenants with a total building footprint of 9,999 square feet or less.
- b. Retail signs shall be individually backlit aluminum channel letters over 1/8" aluminum "outline" panel to be offset 2".
- c. Typefaces, logos, and colors are subject to the landlord's approval and subject to the City of Murphy requirements.
- d. The length of the retail sign shall not exceed 80% of the tenant width or the width of the architectural element.
- e. The letter height shall range between a minimum of 1' to a maximum of 2'-6".
- f. For corner tenants and freestanding buildings, secondary signage shall not exceed the size of the primary signage.

7. Temporary Marketing Signage

- a. Two (2) quality temporary marketing signs shall be permitted on the development on FM 2551 (Murphy Road) and on FM 544. These signs shall for a term of twelve (12) months from the date of installation.

- b. The maximum signage area will be 64 square feet. The maximum height shall be 8 feet. Signage shall be similar to detail shown within the Signage Criteria package.
- 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

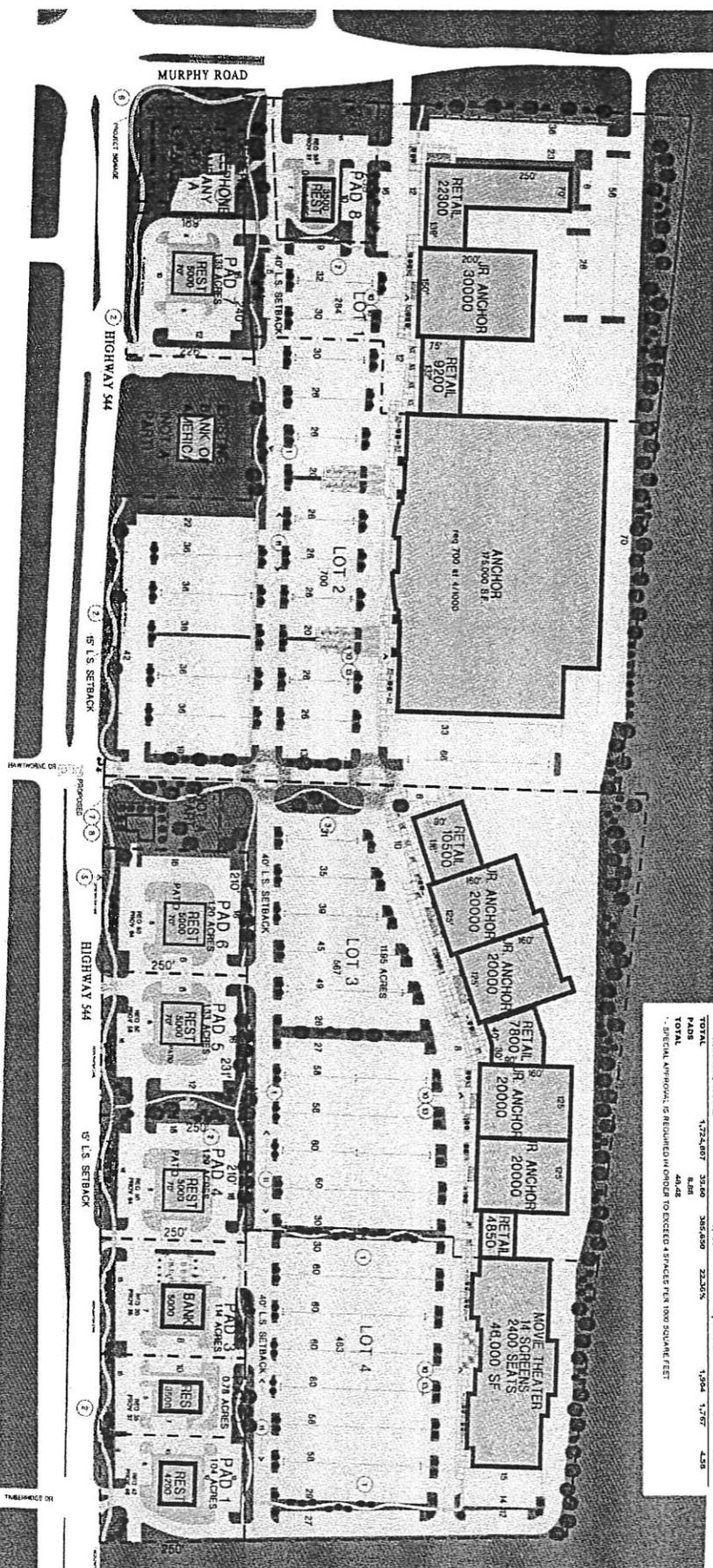
1. All open space amenities shall use a unified design as shown on the approved Amenities Plan (Exhibit F). Development within the Planned Development District should make a positive impact to the City by providing defined public spaces and activity centers so that varied activities are encouraged within these areas. This can be accomplished through the incorporation of open spaces that become public amenities and that provide interest within the Tract at the pedestrian level.
 - a. 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 7% open space requirement as stated in (b.) below.
 - b. 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. At least one of the following amenities shall be located within the additional 5% open space area and count towards the required percentage.
 1. Water feature, such as a fountain or detention pond with constant water level.
 2. Plaza or courtyard with art sculpture piece.
 3. Outdoor patio or gazebo with seating area.
 4. Other areas for pedestrian congregation, as may be approved on the site plan.
2. Outside seasonal displays shall be permitted within the Planned Development District. Outside storage shall not be permitted within the Planned Development District.

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 Tract. 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

and FM 2551 (Murphy Road). 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. Entry/Gateway Features: The intersection of FM 544 and FM 2551 (Murphy Road) is considered a gateway in the City of Murphy and should be an enhanced intersection with the use of landscaping and lighting and entrance monuments, including signage. Developments located within the Planned Development District shall incorporate entrance monuments and enhanced landscaping to provide an entry or gateway feature. These plans should be approved with the site plan for the development.
- E. 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 a public right-of-way shall either face such right-of-way or shall have a façade facing such right-of-way that is in keeping with the character of the building's main façade.



- SITE AMENITIES LEGEND**
- 1 - LANDSCAPED PEDESTRIAN WALKWAYS
 - 2 - LANDSCAPED URBAN PARKS AND SEASIDE PLAZAS
 - 3 - PARK FEATURE IN THE MOORE
 - 4 - HANDICAP PARKING 5'x10'x10'
 - 5 - PA 544 DECELERATION LANE
 - 6 - ENTRANCE WALKWAY SIGN AND LANDSCAPING
 - 7 - PLUMP STATION + VENTILATION BUILDING
 - 8 - BELOW GROUND UTILITIES INSTALLATION
 - 9 - LANDSCAPE SCREENS AT NEAR BOUNDARY
 - 10 - BRICK PAVEMENT, PAVEMENT MARKINGS, CANOPIES, ARTICULATION
 - 11 - A DRIVE DRIVE RUNNING EASTWEST THROUGH PROPERTY
 - 12 - EXISTING STRUTCHERS
 - 13 - EXISTING STRUTCHERS
 - 14 - EXISTING STRUTCHERS
 - 15 - EXISTING STRUTCHERS
 - 16 - EXISTING STRUTCHERS
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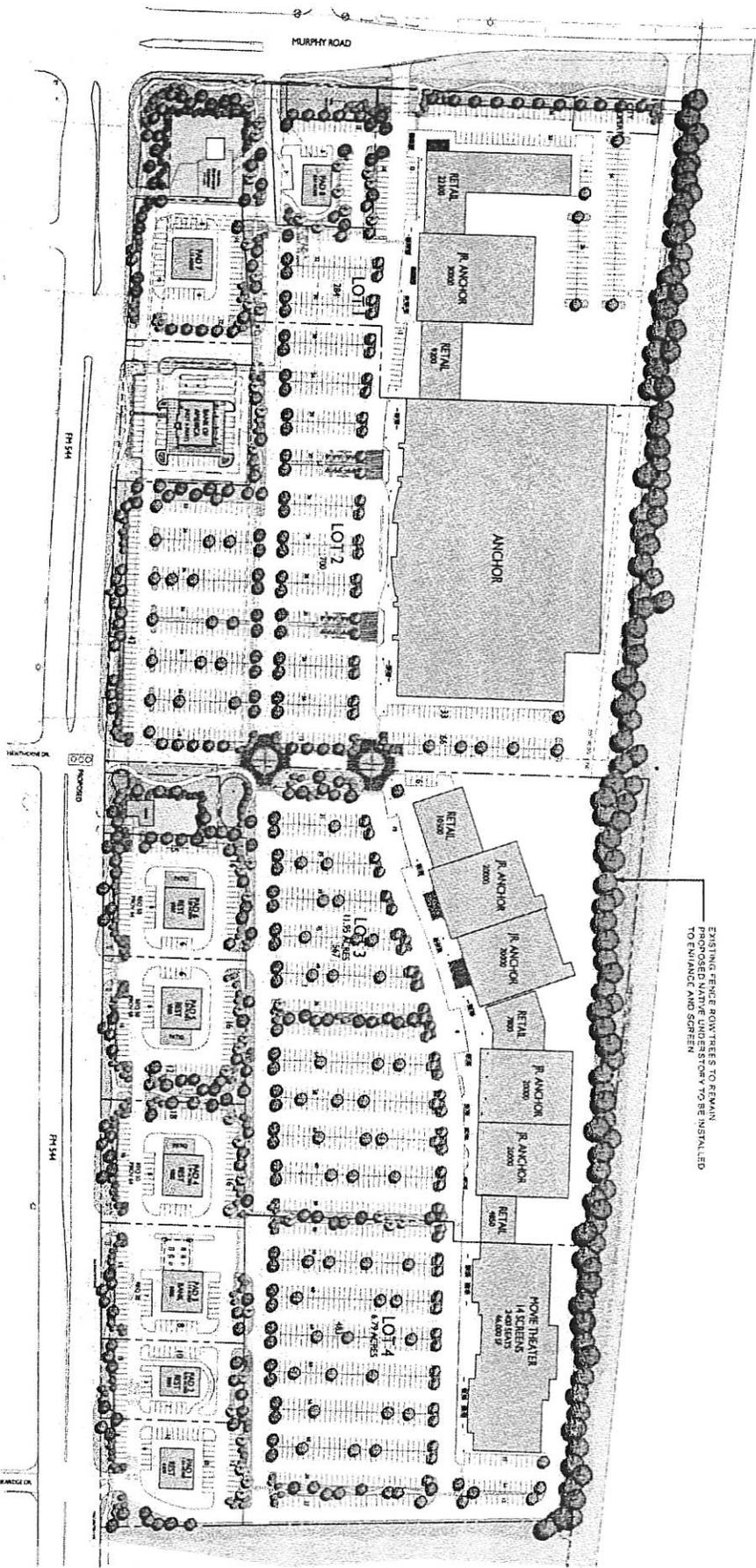
TABULATIONS

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LOT 3	31,000	0.72	1.6%	150	420	5.88			
LOT 4	31,000	0.72	1.6%	150	420	5.88			
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LOT 7	31,000	0.72	1.6%	150	420	5.88			
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LOT 99	31,000	0.72	1.6%	150	420	5.88			
LOT 100	31,000	0.72	1.6%	150	420	5.88			

O'BRIEN & ASSOCIATES, INC.
 ARCHITECTURE • INTERIORS • PLANNING

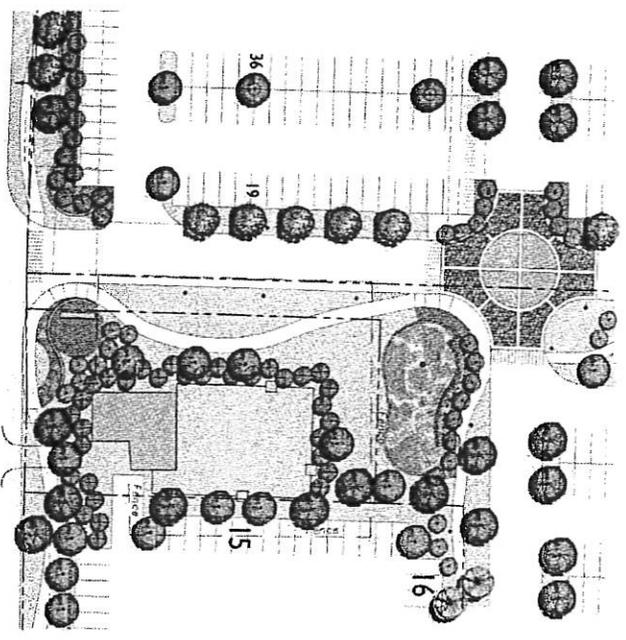
MURPHY MARKETPLACE
 MURPHY, TEXAS
LANGFORD

MASTER SITEPLAN
 SCALE: 1" = 60' • JOB: 20001 • ISSUE DATE: 06/20/08
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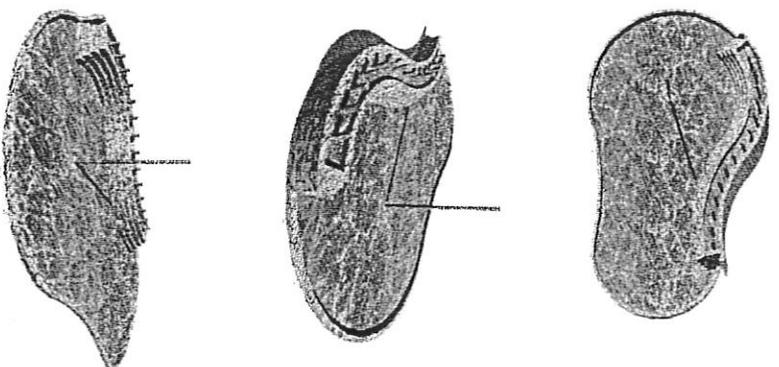
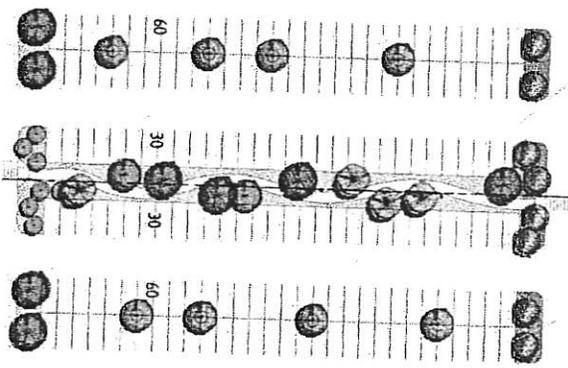
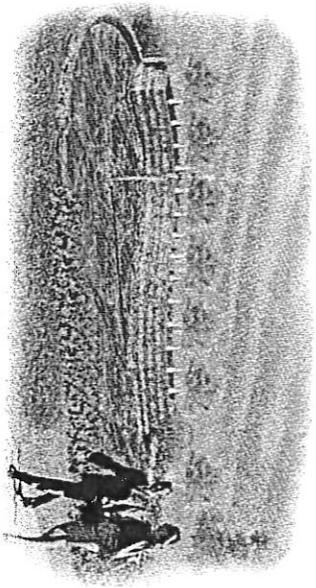


EXISTING FENCE ROW TREES TO REMAIN
PROPOSED NATIVE UNDERSTORY TO BE INSTALLED
TO ENHANCE AND SCREEN

- PLANT LEGEND**
- MULTI-SPECIES TREE
 - 100' OAK TREE
 - 60' OAK TREE
 - 30' OAK TREE
 - 15' OAK TREE
 - 8' OAK TREE
 - 4' OAK TREE
 - 2' OAK TREE
 - 1' OAK TREE
 - 0.5' OAK TREE
 - 0.25' OAK TREE
 - 0.125' OAK TREE
 - 0.0625' OAK TREE
 - 0.03125' OAK TREE
 - 0.015625' OAK TREE
 - 0.0078125' OAK TREE
 - 0.00390625' OAK TREE
 - 0.001953125' OAK TREE
 - 0.0009765625' OAK TREE
 - 0.00048828125' OAK TREE
 - 0.000244140625' OAK TREE
 - 0.0001220703125' OAK TREE
 - 0.00006103515625' OAK TREE
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- PLANT LEGEND**
- AUTOCHTHONOUS 4" dia.
 - LARIX 4" dia.
 - CHERRY PRUNELLA 4" dia.
 - BIRCH 4" dia.
 - ORNAMENTAL BURNING BUSH 4" dia.
 - ITALIAN CYPRESS 4" dia.
 - SPANISH HOLLY 4" dia.
 - CYPRESS 4" dia.
 - SALT PINE 4" dia.
 - MAHOGANY 4" dia.
 - SPANISH BAY 4" dia.
 - PLANTING NOTES
 - LARIX 4" dia.

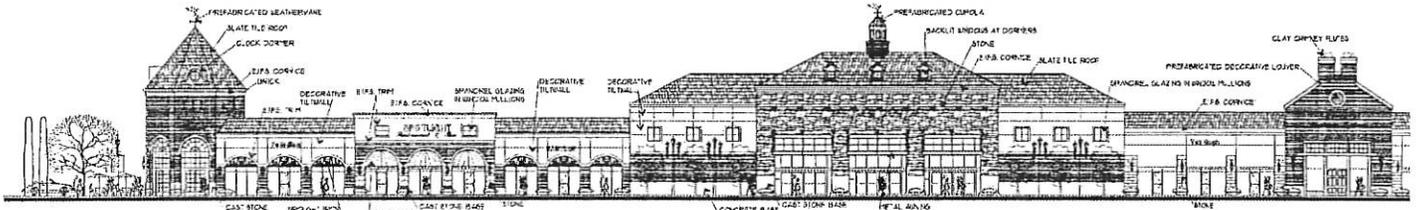


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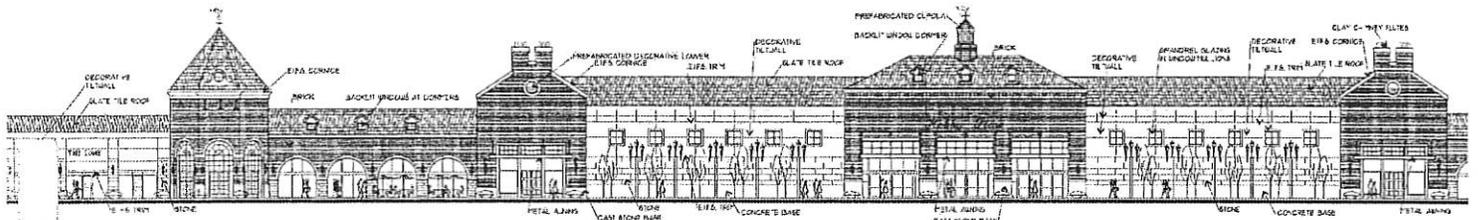
MURPHY MARKETPLACE
 MURPHY, TEXAS
LANGFORD

CLP-2
 SCALE: 1" = 30'
 APPROVED BY: JOHN, 26001 • ISSUE DATE: 08/20/06

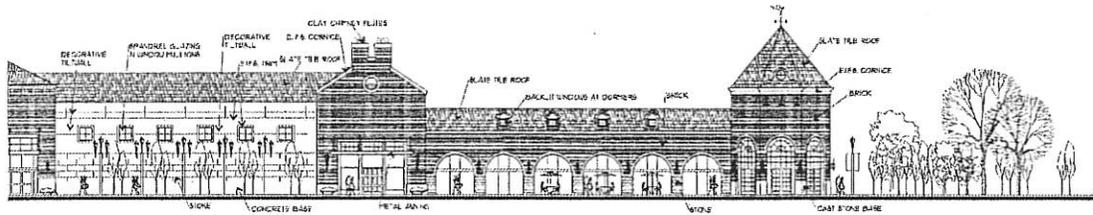
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SOUTH ELEVATION



SOUTH ELEVATION



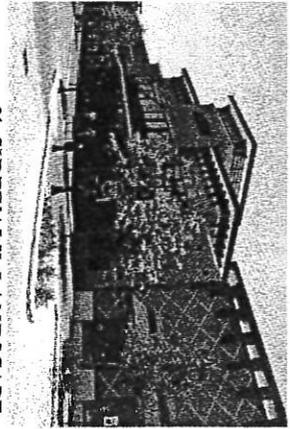
SOUTH ELEVATION

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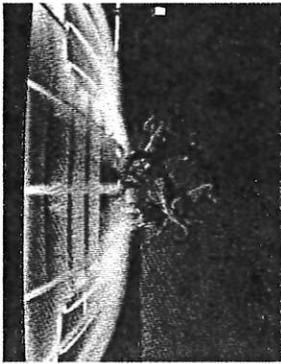
MURPHY MARKETPLACE
 MURPHY, TEXAS
 LANGFORD

ELEVATION

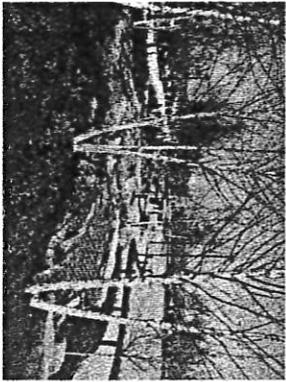
SCALE: NTS
 APPROVED BY: _____ JOB# 2001 • ISSUE DATE: 05/10/01
 DATE: _____



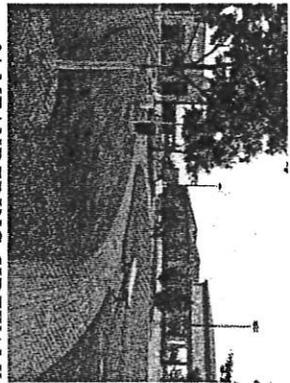
01 SIDEWALK LANDSCAPE



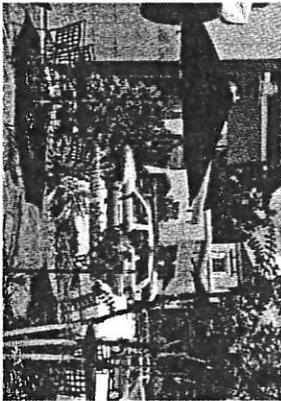
02 WATER FEATURE



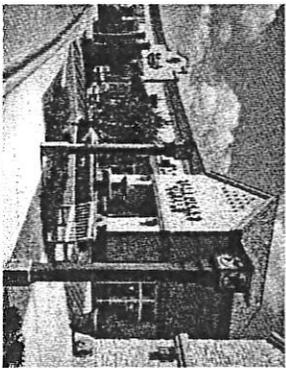
03 LANDSCAPE AREA



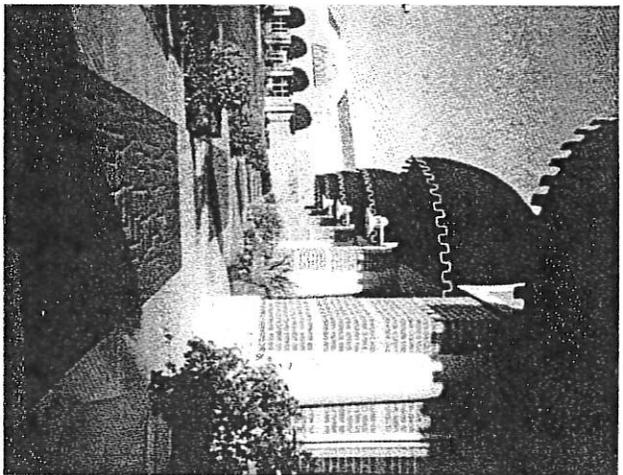
04 MEANDERING SIDEWALK



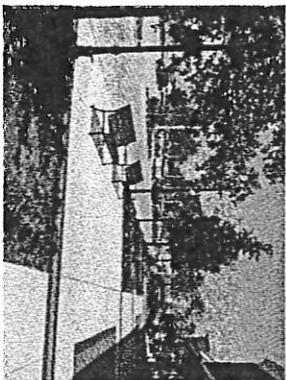
05 OUTDOOR DINING



06 DECORATIVE LIGHTING



07 SIDEWALK PAVERS



08 BENCHES

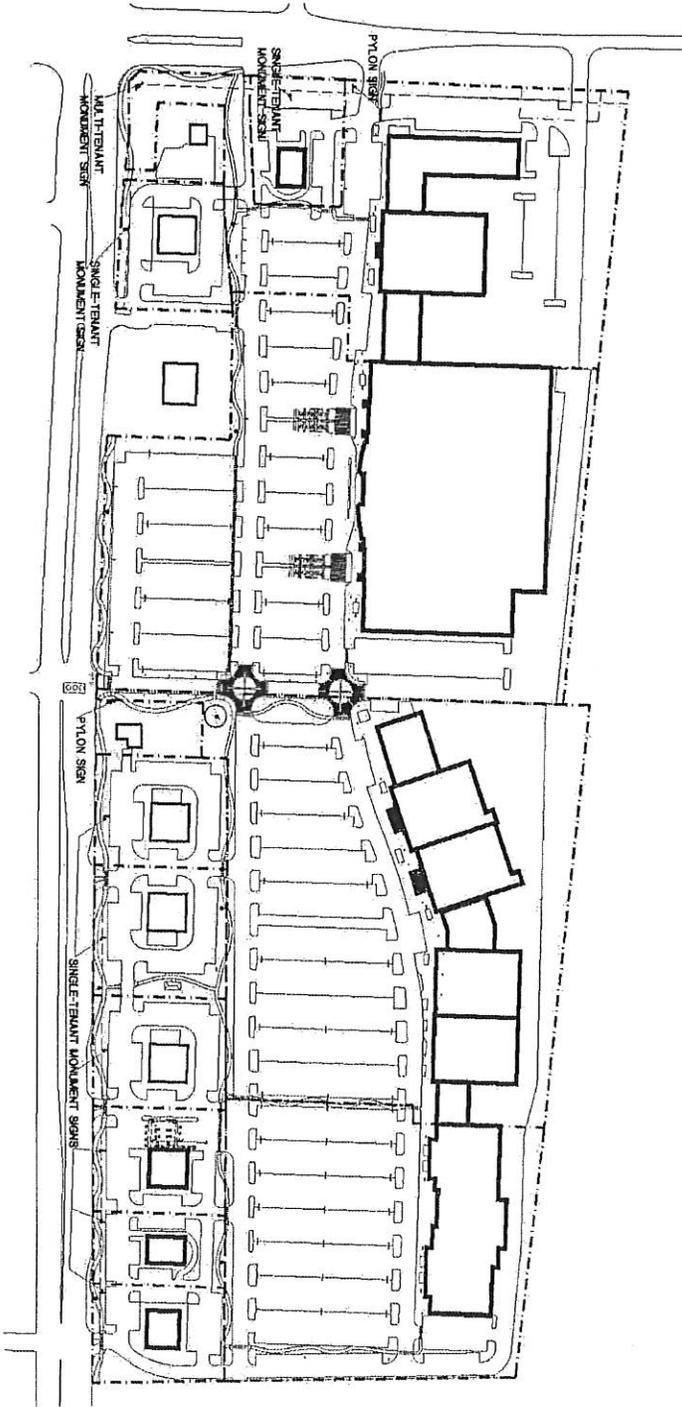
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 EXAMPLES OF SITE FEATURES THAT MAY BE
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MURPHY MARKETPLACE
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 NORTH



SIGNAGE KEYPLAN
SCALE: 1/8" = 1'-0" (AS SHOWN)
 DATE: 08/10/00
 DRAWN BY: J. B. [unreadable]
 CHECKED BY: [unreadable]
 APPROVED BY: [unreadable]