

ORDINANCE NUMBER 17-06-1047

AN ORDINANCE OF THE CITY OF MURPHY, COLLIN COUNTY, TEXAS, AMENDING ORDINANCE NO. 05-07-663 PLANNED DEVELOPMENT (PD) DISTRICT ORDINANCE AND AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP, CHAPTER 30, OF THE CITY OF MURPHY CODE OF ORDINANCES, AS AMENDED, BY ADOPTING A CONCEPT PLAN ON AN APPROXIMATELY 1.64 ACRES TRACT OF LAND LOCATED ON THE WEST SIDE OF NORTH MURPHY ROAD, HAVING THE LEGAL DESCRIPTION OF ABS A0699 GEORGE H PEGUES SURVEY, TRACT 31 IN THE CITY OF MURPHY, COLLIN COUNTY, TEXAS; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING AMENDMENTS; PROVIDING A CUMULATIVE REPEALER CLAUSE, A SEVERABILITY CLAUSE, AND PROVIDING A PENALTY CLAUSE ESTABLISHING A FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000) FOR A VIOLATION OF THE ORDINANCE FOR EACH DAY A VIOLATION EXISTS OR CONTINUES; PROVIDING A SAVINGS CLAUSE, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the landowners of approximately 1.64 acres of land located on the west side of North Murphy Road, north of FM 544, having the legal description of ABS A0699 George H. Pegues Survey, Tract 31 in the City of Murphy, Collin County, Texas, (the "Property") previously received approval for zoning of the Property in accordance with Ordinance No. 05-07-663 establishing the zoning of the Property as Town Center with a Planned Development (PD) District overlay and amending the Comprehensive Zoning Ordinance and map, Chapter 30 of the City of Murphy Code of Ordinances accordingly; and

WHEREAS, the landowners seek to amend Ordinance No. 05-07-663 by adding a Concept Plan within the Planned Development (PD) District for the entire site prior to the filing of a site plan for individual tracts within the Property; and

WHEREAS, the Planning and Zoning Commission of the City of Murphy (the "Commission"), in compliance with the laws of the State of Texas, gave the requisite notices by publication and otherwise, and held due public hearing affording full and fair hearings to all property owners generally and to all persons interested in regard to the proposed amendment to add a Concept Plan; and

WHEREAS, having reviewed the request, the Commission has determined that the Concept Plan should be approved and that the proposed amendment to Ordinance No. 05-07-663 is compatible with surrounding uses and the City's Comprehensive Plan and recommended approval of this Ordinance amending Planned Development (PD) District Ordinance No. 05-07-663 to the City Council; and

WHEREAS, the City Council of the City of Murphy, in compliance with the laws of the State of Texas, having given the requisite notices by publication and otherwise, having held public hearings and afforded full and fair hearings to all property owners generally and to all persons interested in this regard, and having considered the recommendation of the Planning and Zoning Commission, has determined that the proposed amendment to add the Concept Plan to the Planned

Development (PD) District created by Ordinance No. 05-07-663 is appropriate and is compatible with surrounding uses and the Comprehensive Plan of the City;

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 Ordinance No. 05-07-663 amending the Comprehensive Zoning Ordinance and Map of the City of Murphy, Texas, be, and the same is hereby further amended by adopting the Concept Plan for Planned Development (PD) district ordinance number 05-07-663, being located approximately at 141 North Murphy Road in the City of Murphy, Collin County, Texas, and more particularly described in **Exhibit A (Legal Description)**, attached hereto and incorporated herein.

Section 3. That the Concept Plan for this planned development district is attached hereto and incorporated herein as **Exhibit B (Concept Plan)** as required by the City of Murphy, Texas, Code of Ordinances.

Section 4. 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.

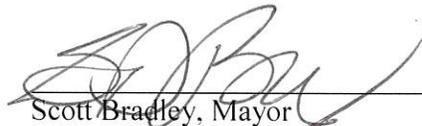
Section 5. Cumulative Repealer Clause. This ordinance shall be cumulative of all provisions of state or federal law and all ordinances of the City of Murphy, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such other ordinances, in which event the conflicting provisions of such ordinances are hereby repealed to the extent of such conflict.

Section 6. 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 30 of the City of Murphy Code of Ordinances, and the remaining portions shall remain in full force and effect.

Section 7. 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.

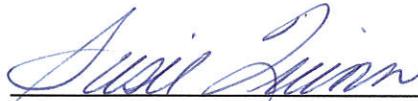
Section 8. Effective Date. This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and City Charter in such cases provide.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Murphy, Texas, on this 20th day of June 2017.



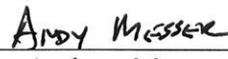
Scott Bradley, Mayor
City of Murphy

ATTEST:



Susie Quinn, City Secretary

APPROVED AS TO FORM:



Wm. Andrew Messer, City Attorney



EXHIBIT "A"
METES & BOUNDS DESCRIPTION

All that certain lot, tract or parcel of land lying and being situated in Collin County, Texas and being in the George H. Pegues Survey, Abstract No. 699, and being a part of a 3.118 acre tract of land sold and conveyed by deed dated July 30, 1943 from O. F. Giles and wife, to Henry Jones and recorded in Volume 140, Page 448 of the Deed Records of Collin County, Texas, said tract conveyed to W. O. Daniels, Jr., by deed recorded in Volume 373, Page 547 of the Deed Records of Collin County, Texas, and being more particularly described as follows:

COMMENCING at the intersection of the West right-of-way line of F.M. Road No. 2551 and the centerline of the St. L & S.W. Railroad right-of-way; then North 03 deg. 20 min. West 233.50 feet to the Place of Beginning; THENCE North 88 deg. 30 min. West with fence line, 304.97 feet to fence post for corner; THENCE North 03 deg. 34 min. East with the East line of old Gin Company Lot, 231.90 feet to fence post for corner set at the Southwest corner of a 0.835 acre tract conveyed from said Daniel tract; THENCE South 89 deg. 39 min. East with fence line and parallel to the North line of said Daniel tract and the South line of Old Murphy School District School lot, 304.30 feet to iron stake located for corner in the West R.O.W. of F.M. Road No. 2551, being the Southeast corner of said 0.835 acre tract; THENCE South 03 deg. 21 min. West with the West R.O.W. of said F.M. Road No. 2551, 238 feet to the Place of Beginning and containing 1.64 acres of land.

1139 REC 819

This Deed is executed and delivered subject to the following:

- (a) Easement granted by Homer L. Adams and wife, Marie, to Texas Power & Light Co., dated July 21, 1939, recorded in Volume 324, Page 38 of the Deed Records of Collin County, Texas;
- (b) Easement 10 feet by 440 feet, granted by W. O. Daniel, Jr. and wife, Flora Daniel, to Murphy Water Supply Corporation, dated November 21, 1960, recorded in Volume 575, Page 370, Deed Records of Collin County, Texas.

EXHIBIT "B"
CONCEPT PLAN

KEY NOTES

Concept Plan Narrative
 The Full Spectrum site is a 1.64 acre lot within a 12.35 acre Planned Development (PD) District at the NW quadrant of the intersection of N. Murphy Road and the DART railroad track.

Drainage & Detention: The 12.35 acre PD has a drainage divide that basically splits the 12.35 acre PD into an eastern drainage area and western drainage area. The eastern half of the PD drains to the east-southeast toward N. Murphy Road. The western half of the PD drains to the west-southwest.

The NE quadrant of the 12.35 acre PD has been developed as the Murphy Community Center building and the smaller Murphy Activity Center building. Drainage from these facilities drains into TxDOT's storm drain system through flumes and existing inlets.

The SE quadrant of the 12.35 acre PD includes the 1.64 acre Full Spectrum site, the 0.55 acre tract south of the Full Spectrum site, and about half of the 2.26 acre tract to the west of the Full Spectrum site.

The Full Spectrum site is 1.64 acres and receives off-site drainage from approximately 0.59 acres to the west of the Full Spectrum lot. The detention pond has been sized to accommodate the drainage from the 1.64 acre developed Full Spectrum site and adequately convey off-site storm water run-off (that naturally drains onto and across the site) from area OS1. A Proposed 10' Drainage Easement has been shown along the west property line to accommodate the drainage from the adjacent 0.59 acres to the west.

Future detention ponds have been shown on the Concept Plan in the SE corner and SW corner of the 12.35 acre PD to address the remaining drainage not passing through the Full Spectrum site.

The detention pond in the SE corner of the 12.35 acre PD will detain drainage from the property south of the Full Spectrum site and east of the drainage divide.

The detention pond in the SW corner of the 12.35 acre PD will detain drainage from the west side of the drainage divide.

Water Service: An 8" water main (within a 10' easement) was added along the north property line to accommodate a 2nd FH near the NW corner of the building. The 8" line was extended to the west property line so future development to the west can connect to the 8" water line.

Water service for the property to the west can be served by connecting an 8" water main to the existing 16" water main running east-west along the north property line of the Murphy Community Center. The proposed 8" water line would run south from the 16"x8" Tee, then turn east and tie into the existing 12" water main along Murphy Road, south of the Full Spectrum project.

Sewer Service: Proposed sewer service can be provided by constructing an 8" sanitary sewer main through the property to the west. The upper end of the SS main would begin near the NW corner of the "property to the west" and run north-south toward the SW corner of the "property to the west", then turn east and connect to the existing 12" sanitary sewer main along Murphy Road, south of the Full Spectrum project.

Proposed SSMHs with flow line elevations have been included on the Concept Plan. Based on the existing contours, the sanitary sewer lines will have sufficient cover for gravity flow.

Access To Remaining Tracts
 Excluding the two north-south drive lanes on the west side of the building, the remaining drive lanes through the Full Spectrum development have been labeled as "Proposed 24' Mutual Access Easements". This will provide access to any future development to the west and south of the Full Spectrum development. Four (4) cross-access points are shown on the Concept Plan, two to the south, one to the west and one to the Murphy Activity Center to the north.

LEGEND

- EXIST. MAJOR CONTOUR — 580
- EXIST. MINOR CONTOUR — 579
- EXIST. DRAINAGE FLOW —
- A = DRAINAGE AREA
- B = BASIN AREA
- C = "C" NUMBER

NO.	REVISION	DESCRIPTION	DATE

CONSULTANT: _____ SEAL: _____

THIS DRAWING IS NOT BE USED FOR CONSTRUCTION OR DEMOLITION PURPOSES. IT IS FOR PRELIMINARY DESIGN AND REVIEW PURPOSES ONLY.

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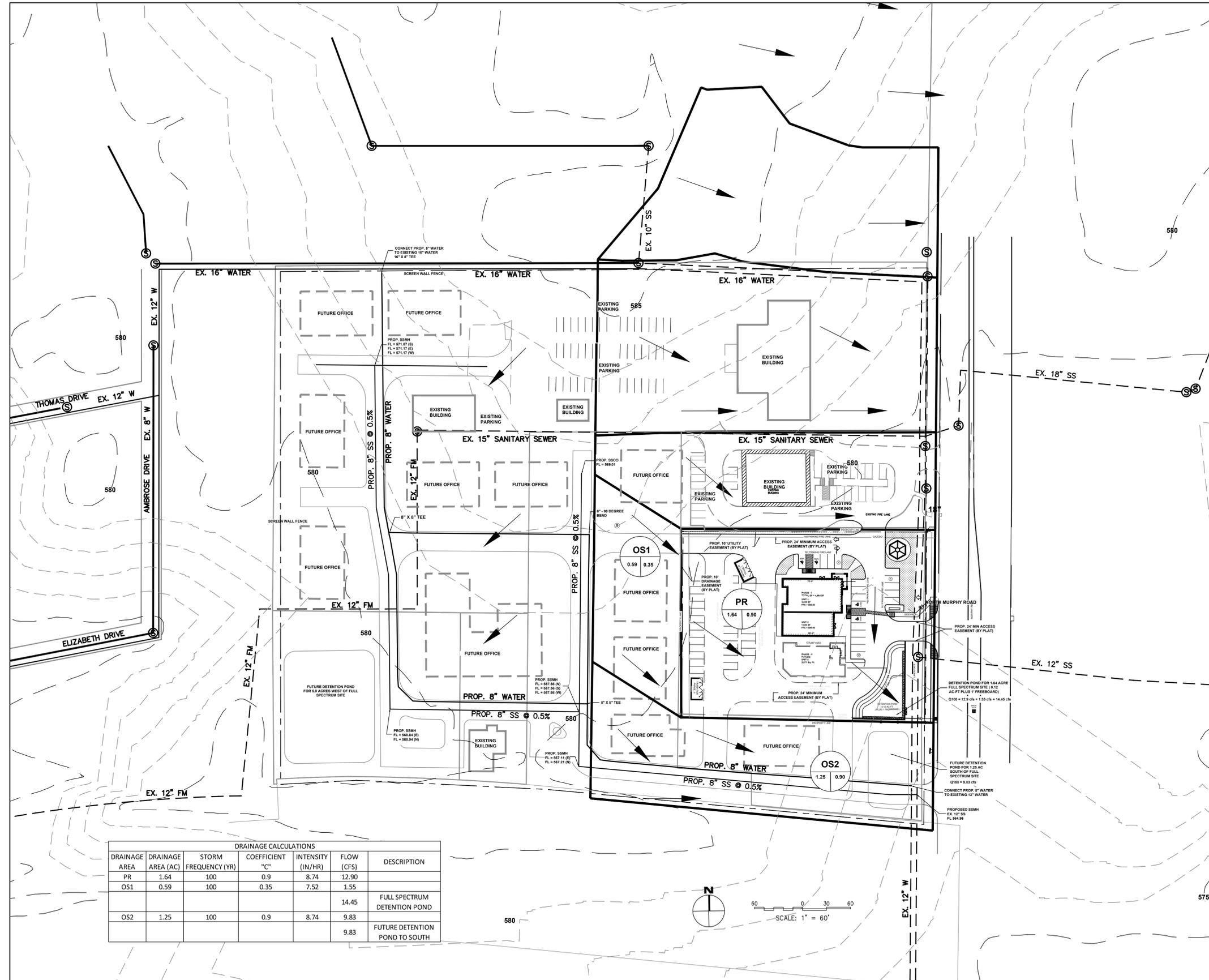
KJE
 ENVIRONMENTAL & CIVIL ENGINEERING

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 Cross Roads, Texas 76227
 Phone (940) 387-0805
 Fax (940) 387-0830
 (TBPE # F-12214)

CONCEPT PLAN

FULL SPECTRUM MURPHY, TEXAS

DATE:	5/15/17	SHEET:	01
DRAWN BY:	BE		
CHECKED BY:	CB		
SCALE:	AS NOTED		



DRAINAGE CALCULATIONS						
DRAINAGE AREA	DRAINAGE AREA (AC)	STORM FREQUENCY (YR)	COEFFICIENT "C"	INTENSITY (IN/HR)	FLOW (CFS)	DESCRIPTION
PR	1.64	100	0.9	8.74	12.90	
OS1	0.59	100	0.35	7.52	1.55	
					14.45	FULL SPECTRUM DETENTION POND
OS2	1.25	100	0.9	8.74	9.83	
					9.83	FUTURE DETENTION POND TO SOUTH

FILE: S:\Current Clients\Full Spectrum - Murphy Road\CAD\BEN DESIGN 3--9-17\XREF\Full Spectrum- CONCEPT PLAN 5--12-17.dwg
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