

**ORDINANCE NO. 09-09-814**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MURPHY, COLLIN COUNTY, TEXAS, AMENDING ITS COMPREHENSIVE ZONING ORDINANCE AND MAP, CHAPTER 86 OF THE CITY OF MURPHY CODE OF ORDINANCES BY CHANGING THE ZONING CLASSIFICATION ON APPROXIMATELY 1.51 ACRES OUT OF THE C.A. MCMILLAN SURVEY, ABSTRACT NO. 588, 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, FROM SF-20 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO PD (PLANNED DEVELOPMENT) DISTRICT FOR OFFICE USES WITH CONDITIONS HERETO DESCRIBED AS EXHIBIT "B"; PROVIDING A SEVERABILITY CLAUSE, PROVIDING A PENALTY CLAUSE, AND PROVIDING 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 change the zoning classification from SF-20 (Single Family Residential) District to PD (Planned Development) District for Office Uses with conditions for the property described as 1.51 acres, more or less, in the C.A. McMillan Survey, Abstract No. 588, 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 86-603, of the City of Murphy, Texas Code of Ordinances.

**Section 3.** That Chapter 86 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.

**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, Chapter 86 of the City of Murphy Code of Ordinances, 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 21st day of September 2009.

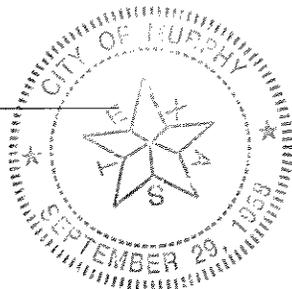


\_\_\_\_\_  
Bret M. Baldwin, Mayor  
City of Murphy

ATTEST:



\_\_\_\_\_  
Aimee Nemer, City Secretary  
City of Murphy



## EXHIBIT A

### LEGAL DESCRIPTION

BEING all that tract of land in the City of Murphy, Collin County, Texas, being a part of the C. A. McMILLAN SURVEY, ABSTRACT No. 588, and being a part of that 2.335 acre tract of land conveyed to Maurice L. Williams as recorded in Volume 5947, Page 4823, Collin County Deed Records, and being further described as follows:

BEGINNING at the northwest corner of Betsy Lane Extension, a 0.848 acre tract of land as recorded in Document No. 20070302000287530, Collin County Deed Records, said point being the intersection of the north line of East Betsy Lane (a variable width right-of-way) and the east line of North Murphy Road (a variable width right-of-way);

THENCE North 01 degrees 41 minutes 19 seconds East, 128.94 feet along the east line of North Murphy Road to a point for corner;

Thence North 81 degrees 32 minutes 30 seconds West, 92.02 feet to a point in the south line of The Ranch, Phase III, and addition to the City of Murphy as recorded in Cabinet N, Page 761, Collin County Plat Records;

THENCE along the south line of said The Ranch, Phase III as follows:

North 88 degrees 07 minutes 14 seconds East, 105.12 feet to a point for corner;

South 84 degrees 26 minutes 30 seconds East, 287.13 feet to a point for corner;

THENCE South 07 degrees 22 minutes 05 seconds East, 116.10 feet to the northeast corner of said 0.848 acre Betsy Lane Extension, said point being in the north line of East Betsy Lane;

THENCE along the north line of East Betsy Lane as follows:

North 89 degrees 27 minutes 57 seconds West, 8.77 feet to a point for corner;

Southwesterly, 191.83 feet along a curve to the left which has a central angle of 06 degrees 31 minutes 22 seconds, a radius of 1685.00 feet, a tangent of 96.02 feet, and whose chord bears South 87 degrees 16 minutes 22 seconds West, 191.73 feet to a point for corner;

Southwesterly, 59.77 feet along a curve to the right which has a central angle of 02 degrees 21 minutes 14 seconds, a radius of 1455.00 feet, a tangent of 29.89 feet, and whose chord bears South 85 degrees 11 minutes 17 seconds West, 59.77 feet to a point for corner;

North 85 degrees 46 minutes 05 seconds West, 95.90 feet to a point for corner;

Northwesterly, 43.59 feet along a curve to the right which has a central angle of 01 degrees 43 minutes 42 seconds, a radius of 1445.00 feet, a tangent of 21.80 feet, and whose chord bears North 89 degrees 00 minutes 05 seconds West, 43.59 feet to a point for corner;

North 88 degrees 08 minutes 14 seconds West, 101.55 feet to the POINT OF BEGINNING and containing 67,859 square feet or 1.558 acres of land.

## EXHIBIT B

ZONING FILE NO. 2009-07

Northeast Corner  
North Murphy Road (FM 2551) and East Betsy Lane

### PLANNED DEVELOPMENT CONDITIONS

- I. **Statement of Purpose:** The purpose and intent of this Planned Development District is to permit the development of medical and office uses.
- II. **Statement of Effect:** This Planned Development shall not affect any regulation found in the City of Murphy Code of Ordinances, Ordinance No. 06-12-708, as amended, except as specifically provided herein.
- III. **General Regulations:** All regulations of the O (Office) District set forth in Article III, Division 12 of the City of Murphy Code of Ordinances (Ordinance No. 06-12-708), as amended, and are included by reference, except as otherwise specified by this ordinance.
- IV. **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 site plan and the conditions, the conditions shall prevail.
  - B. Site Plan: A site plan shall be submitted in accordance with the requirements set forth in Article II, Division 5 of the City of Murphy Code of Ordinances. The site plan may be for all or any part of the land within the Planned Development District.
- V. **Specific Regulations:**
  - A. Permitted Uses: Only the following uses shall be permitted.
    1. Credit Agency
    2. Insurance Agency Offices
    3. Offices (Brokerage Services)
    4. Offices (Health Services)
    5. Offices (Legal Services)
    6. Offices (Medical Office)
    7. Offices (Professional)
    8. Real Estate Offices
  - B. Area Regulations: The maximum area of all buildings shall be 9,000 square feet.
  - C. Rear Yard Setback: The rear yard setback shall be 20 feet.
  - D. Parking Regulations: Parking shall be at a ratio of one (1) parking space for every 300 square feet of gross floor area for all tenants (current and future) or a maximum of 30 parking spaces.
  - E. Height Regulations: The maximum height shall be one (1) story or twenty-five (25) feet.

## EXHIBIT B

- F. Screening: Screening between the north property line and the single family subdivision to the north shall be accomplished via a six (6) foot high masonry screening wall. Materials for the screening wall shall match the main building(s). The screening wall shall not contain panels.
- G. Architecture: The architecture and façade of any building(s) shall be residential in nature.
- H. Rooftop Mechanical Equipment: Rooftop mechanical equipment shall not be permitted.
- I. Outside Storage: No outside/outdoor storage shall be permitted.
- J. Landscape Buffer: The landscape buffer along Betsy Lane shall be 15 feet in width.
- K. Signage: One (1) monument sign shall be allowed along Betsy Lane with a maximum area of fifty (50) square feet and a maximum height of seven (7) feet. Materials for the monument sign shall match the main building(s).
- L. Left Turn Bay: A left turn bay shall be permitted on eastbound Betsy Lane approximately equidistant from North Murphy Road and Cactus Path Drive.
- M. Fire Lane: The site plan shall contain an approved turn-around if any designated fire lane exceeds 150 feet in length.



# Location Map - Zoning File 2009-07

