

ORDINANCE NO. 10-05-841

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 AMENDING AN EXISTING PLANNED DEVELOPMENT DISTRICT FOR RETAIL USES ON A 24.032 ACRE TRACT OF LAND SITUATED IN 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"; 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 amend a Planned Development District for Retail Uses for the property described as a 24.032 acre tract of land situated 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 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.

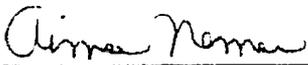
Section 5. Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction, in the municipal court of the City of Murphy, Texas, shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense, and each and every day any such violation shall continue shall be deemed to constitute a separate offense.

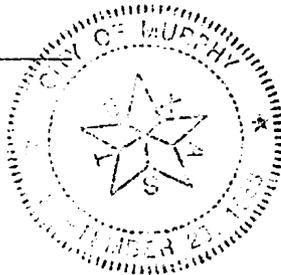
Section 6. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

PASSED, APPROVED AND ADOPTED this the 17th day of May 2010.


Bret M. Baldwin, Mayor
City of Murphy

ATTEST:


Aimee Nemer, City Secretary
City of Murphy



FIELD NOTE DESCRIPTION

STATE OF TEXAS §
 COUNTY OF COLLIN §

BEING all that certain tract of land situated in the GEORGE H. PEGUES SURVEY, ABSTRACT No. 699, in the City of Murphy, Collin County, Texas, and being all those tracts of land described in deed to Murphy Plaza LLC as recorded in County Clerk's Instrument Nos. 20070423000540150, 20070423000540160, 20070423000540170, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner on the Northerly right-of-way line of Farm to Market Road 544 (FM 544), a variable width right-of-way, said point being the Southeast corner of Lot 3, Block A, Rio Dinero/FM 544 Addition, an addition to the City of Murphy, Collin County, Texas, according to the Plat thereof recorded in Cabinet M, Page 381, Real Property Records, Collin County, Texas;

THENCE North 00 deg 18 min 55 sec West, departing said Northerly right-of-way line of FM 544, along the West line of said Lot 3, a distance of 1075.35 feet to a point for corner on the Southerly right-of-way line of Dallas Area Rapid Transit (DART), a variable width right-of-way, as recorded in Volume 3423, Page 126, Deed Records, Collin County, Texas, said point also being the Northeast corner of Lot 1R, Block A, Rio Dinero/FM 544 Addition, an addition to the City of Murphy, Collin County, Texas, according to the Plat thereof recorded in Cabinet O, Page 92, Real Property Records, Collin County, Texas, said point also being the beginning of a non-tangent curve to the right having a radius of 1835.00 feet, a central angle of 10 deg 26 min 43 sec, a chord bearing of North 80 deg 02 min 57 sec East, and a chord length of 334.06 feet;

THENCE along said Southerly of DART right-of-way and said non-tangent curve, an arc distance of 334.53 feet to a point for corner;

THENCE South 04 deg 23 min 37 sec East, continuing along said Southerly line of DART right-of-way, a distance of 50.00 feet to a point for corner, said point being the beginning of a non-tangent curve to the right having a radius of 1785.00 feet, a central angle of 08 deg 07 min 42 sec, a chord bearing of North 89 deg 41 min 12 sec East, and a chord length of 253.02 feet;

THENCE continuing along said Southerly line of DART right-of-way and said non-tangent curve, an arc distance of 253.23 feet to a point for corner;

THENCE South 86 deg 27 min 14 sec East, continuing along said Southerly line of DART right-of-way, a distance of 428.93 feet to a point for corner;

THENCE South 86 deg 27 min 14 sec East, continuing along said Southerly line of DART right-of-way, a distance of 125.96 feet to a point for corner, said point being the intersection of said Southerly line of DART right-of-way with the Westerly right-of-way line of Murphy Road (F.M. 2251), a variable width right-of-way;

Winkelmann & Associates, Inc.	
<small>CONSULTING CIVIL ENGINEERS • SURVEYORS</small>	
<small>8720 HALCREST PLAZA DRIVE, SUITE 333 GALLATIN, TEXAS 75220 Texas Engineers Registration No. 89 Expires 05/31/2010 Texas Surveyors No. 1DC365-00 Expires 12/31/2009 COPYRIGHT © 2009, Winkelmann & Associates, Inc.</small>	<small>(972) 410-7226 (972) 410-7225 FAX</small>
Scale : N/A	Date : 12.11.2009
Dwg. File : 42805exh-1.dwg	
Project No. : 42805	

GEORGE H. PEGUES SURVEY,
 ABSTRACT No. 699
 CITY OF MURPHY
 COLLIN COUNTY, TEXAS

EXHIBIT ~ PARCEL A
 24.032 ACRES
 (1,046,845 SQ. FT.)

SHEET
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 OF
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THENCE in a Southerly direction, along said Westerly line of Murphy Road, the following courses and distances:

South 03 deg 44 min 48 sec East, a distance of 170.73 feet to a point for corner;
South 00 deg 37 min 39 sec East, a distance of 83.61 feet to a point for corner;
South 01 deg 53 min 27 sec West, a distance of 101.13 feet to a point for corner;
South 01 deg 17 min 34 sec West, a distance of 196.50 feet to a point for corner, said point being the Northeast corner of Lot 2, Block A, Walgreens—F.M. 544 Addition, an addition to the City of Murphy, Collin County, Texas, according to the Plat thereof recorded in Cabinet M, Page 172, Real Property Records, Collin County, Texas;

THENCE South 88 deg 05 min 25 sec West, along the North line of said Lot 2, a distance of 152.42 feet to a point for corner;

THENCE South 00 deg 41 min 05 sec East, a distance of 60.81 feet to a point for corner;

THENCE South 88 deg 54 min 16 sec West, a distance of 221.68 feet to a point for corner, said point being the Northwest corner of Lot 1R, Block A, Walgreens—F.M. 544 Addition, an addition to the City of Murphy, Collin County, Texas, according to the Plat thereof recorded in Cabinet N, Page 872, Real Property Records, Collin County, Texas;

THENCE South 01 deg 03 min 44 sec East, along the Easterly line of said Lot 1R, a distance of 370.00 feet to a point for corner on said Northerly right-of-way line of FM 544, said point being the Southwest corner of said Lot 1R;

THENCE South 85 deg 51 min 03 sec West, along said Northerly right-of-way line of FM 544, a distance of 356.64 feet to a point for corner, said point being the beginning of a curve to the left having a radius of 9614.00 feet, a central angle of 00 deg 06 min 08 sec, a chord bearing of South 85 deg 47 min 59 sec West, and a chord length of 17.15 feet;

THENCE continuing along said Northerly right-of-way line of FM 544 and said curve to the left, an arc distance of 17.15 feet to a point for corner, said point being the beginning of a curve to the right having a radius of 9489.00 feet, a central angle of 00 deg 16 min 01 sec, a chord bearing of South 85 deg 52 min 56 sec West, and a chord length of 44.21 feet;

THENCE continuing along said Northerly right-of-way line of FM 544 and said curve to the right, an arc distance of 44.21 feet to a point for corner, said point being the beginning of a curve to the right having a radius of 8591.75 feet, a central angle of 02 deg 22 min 31 sec, a chord bearing of South 85 deg 24 min 40 sec West, and a chord length of 356.16 feet;

THENCE continuing along said Northerly right-of-way line of FM 544 and said curve the right, an arc distance of 356.18 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 24.032 acres or 1,046,845 square feet of land.

 Winkelmann & Associates, Inc.	
CONSULTING CIVIL ENGINEERS - SURVEYORS	
8750 ILLEHEIM PLAZA DRIVE, SUITE 325 (214) 490-7050 DALLAS, TEXAS 75243 (214) 490-7051 FAX	
Texas Engineers Registration No. 89 Expired 05/31/2010	
Texas Surveyors No. 100658-00 Expires 12/31/2009 COPYRIGHT © 2009 Winkelmann & Associates, Inc.	
Scale : N/A	Date : 12.11.2009
Dwg. File : 42805exh-1.dwg	
Project No. : 42805	

GEORGE H. PEGUES SURVEY,
ABSTRACT No. 699
CITY OF MURPHY
COLLIN COUNTY, TEXAS

EXHIBIT ~ PARCEL A
24.032 ACRES
(1,046,845 SQ. FT.)

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OF
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DALLAS AREA RAPID TRANSIT (DART)

VOLUME 3424, PAGE 126
(VARIABLE WIDTH RIGHT-OF-WAY)



LOT 1R, BLOCK A
RIO DINERO/FM 544
ADDITION
CABINET O, PAGE 92

LOT 3, BLOCK A
RIO DINERO/FM 544
ADDITION
CABINET M, PAGE 381

LINE	BEARING	LENGTH
L1	S04°23'37"E	50.00'
L2	S86°27'14"E	125.95'
L3	S03°44'48"E	170.73'
L4	S00°37'39"E	83.61'
L5	S01°53'27"W	101.13'
L6	S01°17'34"W	196.50'
L7	S88°05'25"W	152.42'
L8	S00°41'05"E	60.81'
L9	S88°54'16"W	221.68'
L10	S01°05'44"E	370.00'

MURPHY PLAZA LLC
CC#20070423000540170

PARCEL A
1,046,845 SQ. FT.
24.032 ACRES

LOT 1R, BLOCK A
WALGREENS-FM 544
ADDITION
CABINET N, PAGE 872

LOT 2, BLOCK A
WALGREENS-FM 544
ADDITION
CABINET M, PAGE 172

POINT OF
BEGINNING

N00°18'55"W 1075.35'

C5

C3C4

S85°51'03"W
356.64'

F.M. 544
(VARIABLE WIDTH RIGHT-OF-WAY)

S86°27'14"E
428.93'

L2

MURPHY ROAD (F.M. 2251)
(VARIABLE WIDTH RIGHT-OF-WAY)

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BRNG	CH LENGTH
C1	1835.00'	334.53'	10°26'43"	N86°02'57"E	334.06'
C2	1785.00'	253.23'	8°07'42"	N89°41'12"E	253.02'
C3	9489.00'	44.21'	0°16'01"	S85°52'56"W	44.21'
C4	9614.00'	17.15'	0°06'08"	S85°47'59"W	17.15'
C5	8591.75'	356.18'	2°22'31"	S85°24'40"W	356.16'



CONSULTING CIVIL ENGINEERS & SURVEYORS
1010 WINDSTAR MILLS DRIVE, SUITE 212
DALLAS, TEXAS 75243 (972) 466-9999
FAX (972) 466-9998
OFFICE: 1100 WEST 11TH STREET, SUITE 200
DALLAS, TEXAS 75208 (214) 466-9999
FAX (214) 466-9998
Date: 12.11.09
Scale: 1" = 60'
Dwg. File: 42805exh-1.dwg
Project No.: 42805

GEORGE H. PEGUES SURVEY,
ABSTRACT NO. 699
CITY OF MURPHY
COLLIN COUNTY, TEXAS

EXHIBIT ~ PARCEL A
24.032 ACRES
(1,046,845 SQ. FT.)

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OF
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EXHIBIT B

ZONING FILE NO. 2010-01

Northwest Corner
FM 544 and North Murphy Road (FM 2551)

PLANNED DEVELOPMENT CONDITIONS

- I. **Statement of Intent:** The intent of this Planned Development District is to provide high quality retail development that is generally consistent with the Comprehensive Plan.
- 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 the following uses.
 - Larger anchor uses
 - Grocery Store
 - Family, sit-down restaurants
 - Upscale retail shops
 - Individual pad site uses
- 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. Signage Plan: Development shall be in general conformance with the approved signage plan as set forth in Exhibit E; however, in the event of conflict between the signage plan and the conditions, the conditions shall prevail.
 - E. Concept Plan, Landscape 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. However, if no site plan has been submitted for at least of portion of the development, then the Concept Plan shall be valid for a period of one

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year from the date of adopting ordinance. Site plans shall be valid for a period of one year from the date of City Council action on the plan.

- F. Site Plan: Before development can begin, a site plan shall be submitted in accordance with the requirements set forth in Chapter 86, Article II, Division 7 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.

VI. Specific Regulations:

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

1. Amusement Services (Indoors) (SUP)
2. Antique Shop
3. Art Dealer/Gallery
4. Artist Studio
5. Automotive Driving School (SUP)
6. Bakery (Retail)
7. Bank or Credit Union (one free standing only) (SUP)
8. Barber/Beauty Shop
9. Barber/Beauty Shop College (SUP)
10. Book Store
11. Cafeteria
12. Church/Place of Worship
13. Civic Club
14. Clinic (Medical)
15. Computer Sales
16. Confectionery Store (Retail)
17. Department Store
18. Dinner Theatre (SUP Only)
19. Electronics (Retail)
20. Financial Services (Advice/Invest)
21. Florist
22. Food or Grocery Store (SUP)
23. Furniture Sales (Indoor) (SUP)
24. Governmental Building (Municipal, State or Federal)
25. Hardware Store
26. Health Club (Indoors) (SUP Only)
27. Home Improvement Center (SUP)
28. Insurance Agency Offices
29. Laundry/Dry Cleaning (Drop Off/Pick Up Only)
30. Library (Public)
31. Motion Picture Theatre
32. Museum (Indoors Only)
33. Non-Profit Activities By Church
34. Offices (Brokerage Services)
35. Offices (Health Services)
36. Offices (Legal Services)
37. Offices (Medical Office)
38. Offices (Professional)
39. Pet Shop/Supplies
40. Pharmacy (SUP Only)

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41. Photo Studio
42. Photocopying /Duplicating
43. Real Estate Offices
44. Restaurant
45. Restaurant (Drive-In/Drive Thru) (SUP)
46. Retail Store
47. School, (K-12) (Public)
48. School, Vocational
49. Skating Rink (Ice)
50. Tailor Shop
51. Theatre (Live Drama)
52. Travel Agency

B. Area Regulations:

1. Minimum Size of Lot/Tract: There shall be no minimum lot/tract area required.
2. Minimum Lot/Tract Width: Minimum frontage requirements for lots adjacent to either FM 544 or North Murphy Road (FM 2551) shall be as follows:
 - a. The minimum lot width for Lot 1 shall be 100 feet.
 - b. The minimum lot width for Lot 2 shall be 55 feet.
 - c. All other lots shall have a minimum lot width of 90 feet
3. Minimum Lot/Tract Depth: There shall be no minimum lot/tract depth required.
4. Pad Sites: The maximum number of pad sites allowed along FM 544 shall be three (3). The maximum number of pad sites allowed along North Murphy Road (FM 2551) shall be three (3).

C. Parking, Driveways and Sidewalks:

1. Parking areas shall not be permitted within any landscape buffer strip.
2. 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.
3. 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.
4. No required parking space may be occupied by signs, merchandise, or display items at any time except by specific 30 day permit.
5. 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 street intersections, pedestrian crosswalks and driveway openings.
6. Sidewalks along FM 544 and Murphy Road (FM 2551) shall be 8 feet in width.

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- D. Loading and Unloading
1. Truck loading berths and apron space shall only be required for space that totals 30,000 square feet or more and shall not be located on the street side of any building.
 2. Truck loading berths shall not be located within any required setback or landscape buffer strip.
- D. Minimum Exterior Construction Standards, Building Materials and Design. Exterior Construction and Design Requirements shall comply with the standards set forth in Chapter 28, Code of Ordinances, except as provided below.
1. All structures, including all building elevations, shall be constructed utilizing a unified design that is substantially consistent with the approved Exterior Elevation Plan.
 2. All exterior elevations shall utilize a unified design. 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. Scored & Textured concrete tilt wall
 - d. EIFS and Stucco (limited to no more than 12% total)
 - e. Integral-color split-face CMU – per elevation
 - f. Stone/simulated stone – per elevation
 3. The use of primary or garish colors shall not be predominately used on the exterior façade of any structure. Corporate identities shall be allowed with owner review and approval.
 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 immediately adjacent public dedicated street by an architecturally sound method.
 5. 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.
 6. In all cases, mechanical equipment on roofs and outcroppings shall be clad by a like building material or painted with a color scheme similar to the principal structure walls or roof.
- E. Landscape Standards. Landscaping shall comply with the standards set forth in Chapter 28, Code of Ordinances, except as provided below.
1. Landscaping shall generally be as shown on the approved Landscape Plan (Exhibit D). Landscaping shall be required on all

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developments within the Planned Development District and shall be complete prior to the issuance of any certificate of occupancy for the specific 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 a minimum of 20 feet in depth, with an average depth of 25 feet adjacent to the right-of-way of FM 544 and a minimum 25 feet in depth adjacent to Murphy Road (FM 2551). No parking may be placed within any landscape buffer. Pedestrian easements and sidewalks may be located within a landscape buffer.
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 six (6) feet by six (6) 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 twenty (20) spaces in length.
 2. An additional 7% open space shall be provided. This 7% will be for the entire development and not necessarily on a lot by lot basis. The 7% area will consist of two or more of the following amenities:
 - a. Pedestrian walkways
 - b. Benches
 - c. Gazebo
 - d. Constant level pool
 - e. Landscape material
 - f. Hardscape
 - g. Pedestrian lighting

G. Screening. Screening shall comply with the standards set forth in Chapter 28, Code of Ordinances, except as provided below.

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1. All screening at the rear (north) 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.
2. All truck docks/loading areas for anchor stores shall be screened from view through the use of 12-foot high masonry walls (which are the same colors and materials as main building). All truck docks/loading areas for pad sites shall be screened from view through the use of 12-foot high masonry walls (which are the same colors and materials as the main building) and shall have living screens (eight foot height and at least 75 percent density within three years of planting).
3. Outside seasonal displays shall be permitted within the Planned Development District. Outside storage shall not be permitted within the Planned Development District.

H. Site Lighting: Lighting shall comply with the standards set forth in Chapter 28, Code of Ordinances, except as provided below.

1. 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 30 ft. high. However, the height of all light standards shall be subject to review of the lighting plan during the Site Plan review.

I. Signage and Graphics. Signage will comply with the standards set forth in Chapter 28, Code of Ordinances, 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 E).
 - 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 40 square feet and a maximum structure area of 80 square feet.
 - c. Shopping center signs-Two (2) shopping center signs shall be permitted as shown on the approved Signage Plan (Exhibit E). Each shopping center sign shall be limited to a maximum sign area of 300 square feet and a maximum structure area of 500 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

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by ground mounted flood lighting or internal letter illumination either face lit or reverse channel lit.

- 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 maybe incorporated within the landscaping area or buffer.
- d. Construction of monument signs shall include a base of material similar to the material used for buildings.

3. Shopping Center Signs

- a. Shopping center signs shall be constructed at a height not to exceed thirty-five (35) feet.
- b. The base of the shopping center 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 shopping center 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.
- d. Construction of shopping center signs shall include a base of material similar to the material used for buildings.

4. Temporary Marketing Signage

- A. One (1) quality temporary marketing sign 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.
- C. All other temporary signage 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. 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

EXHIBIT B

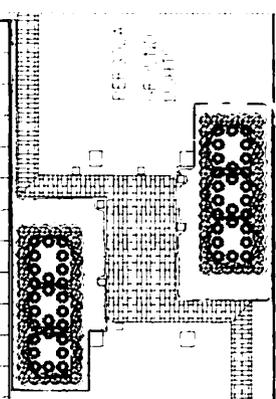
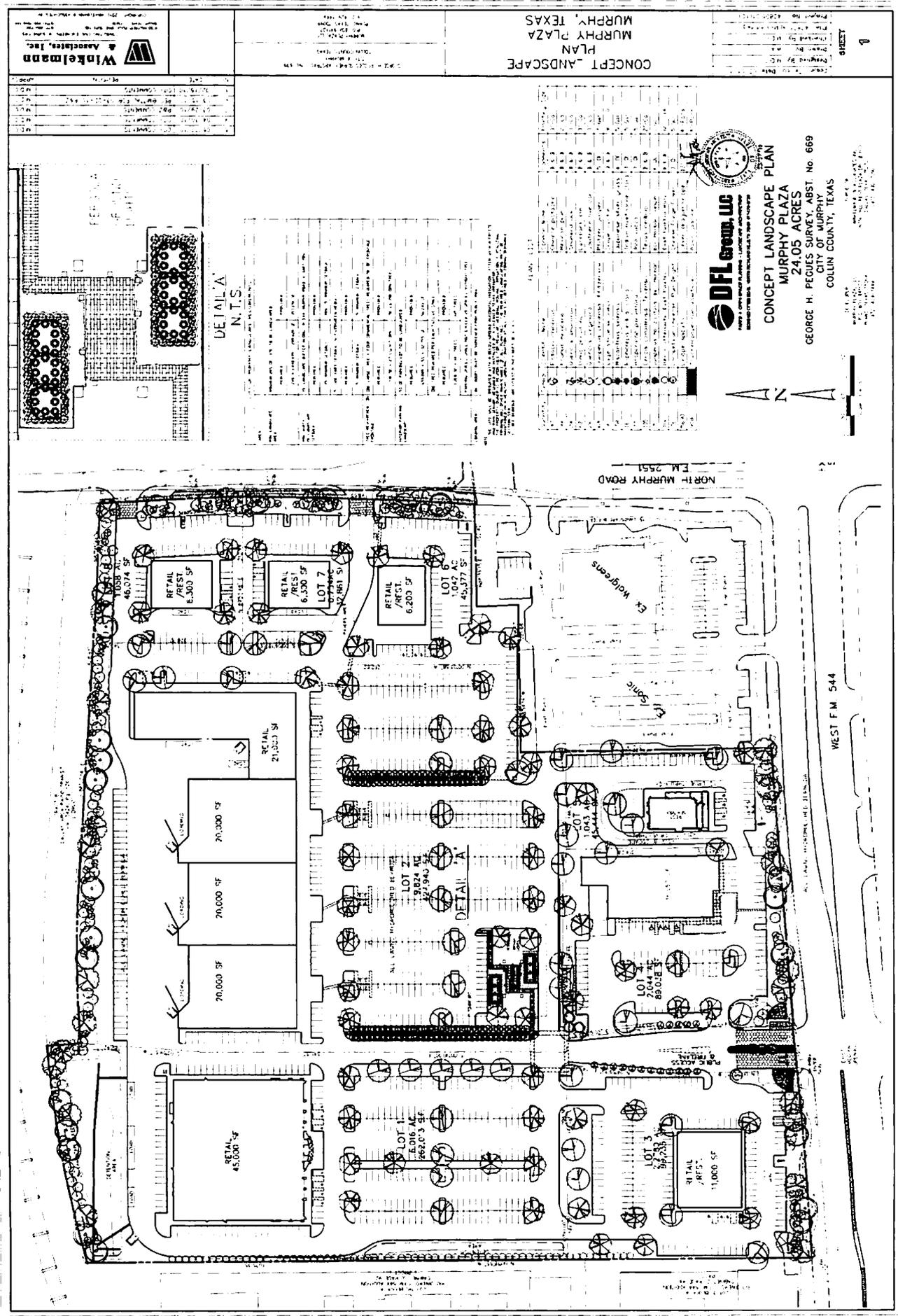
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seating area and shall be approved with the site plan. The outdoor seating area may be included as a portion of the 7% open space requirement as stated in (b.) below.

- b. An additional 7% of open space is required in addition to the landscape, setback, and parking lot island requirements. The additional 7% 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 with the Planned Development District.

VII. Special Regulations:

- A. Right Turn Deceleration Lanes: A right turn deceleration lane shall be required for the median divided driveway on FM 544 at the time construction begins on any pad site along FM 544. A right turn deceleration lane shall be required for the south driveway on FM 2551 (North Murphy Road) at the time construction begins on any pad site along FM 2551 (North Murphy Road).
- B. 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.
- C. Cross-Access Requirement: A joint access (i.e.-ingress, egress) easement shall be provided 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.



DETAIL A
N.T.S.

NO.	DESCRIPTION	QUANTITY	UNIT
1	1" CALIBER BIRCH	10	EA
2	2" CALIBER BIRCH	10	EA
3	3" CALIBER BIRCH	10	EA
4	4" CALIBER BIRCH	10	EA
5	5" CALIBER BIRCH	10	EA
6	6" CALIBER BIRCH	10	EA
7	7" CALIBER BIRCH	10	EA
8	8" CALIBER BIRCH	10	EA
9	9" CALIBER BIRCH	10	EA
10	10" CALIBER BIRCH	10	EA
11	12" CALIBER BIRCH	10	EA
12	14" CALIBER BIRCH	10	EA
13	16" CALIBER BIRCH	10	EA
14	18" CALIBER BIRCH	10	EA
15	20" CALIBER BIRCH	10	EA
16	24" CALIBER BIRCH	10	EA
17	30" CALIBER BIRCH	10	EA
18	36" CALIBER BIRCH	10	EA
19	42" CALIBER BIRCH	10	EA
20	48" CALIBER BIRCH	10	EA
21	54" CALIBER BIRCH	10	EA
22	60" CALIBER BIRCH	10	EA
23	66" CALIBER BIRCH	10	EA
24	72" CALIBER BIRCH	10	EA
25	78" CALIBER BIRCH	10	EA
26	84" CALIBER BIRCH	10	EA
27	90" CALIBER BIRCH	10	EA
28	96" CALIBER BIRCH	10	EA
29	102" CALIBER BIRCH	10	EA
30	108" CALIBER BIRCH	10	EA
31	114" CALIBER BIRCH	10	EA
32	120" CALIBER BIRCH	10	EA
33	126" CALIBER BIRCH	10	EA
34	132" CALIBER BIRCH	10	EA
35	138" CALIBER BIRCH	10	EA
36	144" CALIBER BIRCH	10	EA
37	150" CALIBER BIRCH	10	EA
38	156" CALIBER BIRCH	10	EA
39	162" CALIBER BIRCH	10	EA
40	168" CALIBER BIRCH	10	EA
41	174" CALIBER BIRCH	10	EA
42	180" CALIBER BIRCH	10	EA
43	186" CALIBER BIRCH	10	EA
44	192" CALIBER BIRCH	10	EA
45	198" CALIBER BIRCH	10	EA
46	204" CALIBER BIRCH	10	EA
47	210" CALIBER BIRCH	10	EA
48	216" CALIBER BIRCH	10	EA
49	222" CALIBER BIRCH	10	EA
50	228" CALIBER BIRCH	10	EA
51	234" CALIBER BIRCH	10	EA
52	240" CALIBER BIRCH	10	EA
53	246" CALIBER BIRCH	10	EA
54	252" CALIBER BIRCH	10	EA
55	258" CALIBER BIRCH	10	EA
56	264" CALIBER BIRCH	10	EA
57	270" CALIBER BIRCH	10	EA
58	276" CALIBER BIRCH	10	EA
59	282" CALIBER BIRCH	10	EA
60	288" CALIBER BIRCH	10	EA
61	294" CALIBER BIRCH	10	EA
62	300" CALIBER BIRCH	10	EA
63	306" CALIBER BIRCH	10	EA
64	312" CALIBER BIRCH	10	EA
65	318" CALIBER BIRCH	10	EA
66	324" CALIBER BIRCH	10	EA
67	330" CALIBER BIRCH	10	EA
68	336" CALIBER BIRCH	10	EA
69	342" CALIBER BIRCH	10	EA
70	348" CALIBER BIRCH	10	EA
71	354" CALIBER BIRCH	10	EA
72	360" CALIBER BIRCH	10	EA
73	366" CALIBER BIRCH	10	EA
74	372" CALIBER BIRCH	10	EA
75	378" CALIBER BIRCH	10	EA
76	384" CALIBER BIRCH	10	EA
77	390" CALIBER BIRCH	10	EA
78	396" CALIBER BIRCH	10	EA
79	402" CALIBER BIRCH	10	EA
80	408" CALIBER BIRCH	10	EA
81	414" CALIBER BIRCH	10	EA
82	420" CALIBER BIRCH	10	EA
83	426" CALIBER BIRCH	10	EA
84	432" CALIBER BIRCH	10	EA
85	438" CALIBER BIRCH	10	EA
86	444" CALIBER BIRCH	10	EA
87	450" CALIBER BIRCH	10	EA
88	456" CALIBER BIRCH	10	EA
89	462" CALIBER BIRCH	10	EA
90	468" CALIBER BIRCH	10	EA
91	474" CALIBER BIRCH	10	EA
92	480" CALIBER BIRCH	10	EA
93	486" CALIBER BIRCH	10	EA
94	492" CALIBER BIRCH	10	EA
95	498" CALIBER BIRCH	10	EA
96	504" CALIBER BIRCH	10	EA
97	510" CALIBER BIRCH	10	EA
98	516" CALIBER BIRCH	10	EA
99	522" CALIBER BIRCH	10	EA
100	528" CALIBER BIRCH	10	EA
101	534" CALIBER BIRCH	10	EA
102	540" CALIBER BIRCH	10	EA
103	546" CALIBER BIRCH	10	EA
104	552" CALIBER BIRCH	10	EA
105	558" CALIBER BIRCH	10	EA
106	564" CALIBER BIRCH	10	EA
107	570" CALIBER BIRCH	10	EA
108	576" CALIBER BIRCH	10	EA
109	582" CALIBER BIRCH	10	EA
110	588" CALIBER BIRCH	10	EA
111	594" CALIBER BIRCH	10	EA
112	600" CALIBER BIRCH	10	EA
113	606" CALIBER BIRCH	10	EA
114	612" CALIBER BIRCH	10	EA
115	618" CALIBER BIRCH	10	EA
116	624" CALIBER BIRCH	10	EA
117	630" CALIBER BIRCH	10	EA
118	636" CALIBER BIRCH	10	EA
119	642" CALIBER BIRCH	10	EA
120	648" CALIBER BIRCH	10	EA
121	654" CALIBER BIRCH	10	EA
122	660" CALIBER BIRCH	10	EA
123	666" CALIBER BIRCH	10	EA
124	672" CALIBER BIRCH	10	EA
125	678" CALIBER BIRCH	10	EA
126	684" CALIBER BIRCH	10	EA
127	690" CALIBER BIRCH	10	EA
128	696" CALIBER BIRCH	10	EA
129	702" CALIBER BIRCH	10	EA
130	708" CALIBER BIRCH	10	EA
131	714" CALIBER BIRCH	10	EA
132	720" CALIBER BIRCH	10	EA
133	726" CALIBER BIRCH	10	EA
134	732" CALIBER BIRCH	10	EA
135	738" CALIBER BIRCH	10	EA
136	744" CALIBER BIRCH	10	EA
137	750" CALIBER BIRCH	10	EA
138	756" CALIBER BIRCH	10	EA
139	762" CALIBER BIRCH	10	EA
140	768" CALIBER BIRCH	10	EA
141	774" CALIBER BIRCH	10	EA
142	780" CALIBER BIRCH	10	EA
143	786" CALIBER BIRCH	10	EA
144	792" CALIBER BIRCH	10	EA
145	798" CALIBER BIRCH	10	EA
146	804" CALIBER BIRCH	10	EA
147	810" CALIBER BIRCH	10	EA
148	816" CALIBER BIRCH	10	EA
149	822" CALIBER BIRCH	10	EA
150	828" CALIBER BIRCH	10	EA
151	834" CALIBER BIRCH	10	EA
152	840" CALIBER BIRCH	10	EA
153	846" CALIBER BIRCH	10	EA
154	852" CALIBER BIRCH	10	EA
155	858" CALIBER BIRCH	10	EA
156	864" CALIBER BIRCH	10	EA
157	870" CALIBER BIRCH	10	EA
158	876" CALIBER BIRCH	10	EA
159	882" CALIBER BIRCH	10	EA
160	888" CALIBER BIRCH	10	EA
161	894" CALIBER BIRCH	10	EA
162	900" CALIBER BIRCH	10	EA
163	906" CALIBER BIRCH	10	EA
164	912" CALIBER BIRCH	10	EA
165	918" CALIBER BIRCH	10	EA
166	924" CALIBER BIRCH	10	EA
167	930" CALIBER BIRCH	10	EA
168	936" CALIBER BIRCH	10	EA
169	942" CALIBER BIRCH	10	EA
170	948" CALIBER BIRCH	10	EA
171	954" CALIBER BIRCH	10	EA
172	960" CALIBER BIRCH	10	EA
173	966" CALIBER BIRCH	10	EA
174	972" CALIBER BIRCH	10	EA
175	978" CALIBER BIRCH	10	EA
176	984" CALIBER BIRCH	10	EA
177	990" CALIBER BIRCH	10	EA
178	996" CALIBER BIRCH	10	EA
179	1002" CALIBER BIRCH	10	EA
180	1008" CALIBER BIRCH	10	EA
181	1014" CALIBER BIRCH	10	EA
182	1020" CALIBER BIRCH	10	EA
183	1026" CALIBER BIRCH	10	EA
184	1032" CALIBER BIRCH	10	EA
185	1038" CALIBER BIRCH	10	EA
186	1044" CALIBER BIRCH	10	EA
187	1050" CALIBER BIRCH	10	EA
188	1056" CALIBER BIRCH	10	EA
189	1062" CALIBER BIRCH	10	EA
190	1068" CALIBER BIRCH	10	EA
191	1074" CALIBER BIRCH	10	EA
192	1080" CALIBER BIRCH	10	EA
193	1086" CALIBER BIRCH	10	EA
194	1092" CALIBER BIRCH	10	EA
195	1098" CALIBER BIRCH	10	EA
196	1104" CALIBER BIRCH	10	EA
197	1110" CALIBER BIRCH	10	EA
198	1116" CALIBER BIRCH	10	EA
199	1122" CALIBER BIRCH	10	EA
200	1128" CALIBER BIRCH	10	EA
201	1134" CALIBER BIRCH	10	EA
202	1140" CALIBER BIRCH	10	EA
203	1146" CALIBER BIRCH	10	EA
204	1152" CALIBER BIRCH	10	EA
205	1158" CALIBER BIRCH	10	EA
206	1164" CALIBER BIRCH	10	EA
207	1170" CALIBER BIRCH	10	EA
208	1176" CALIBER BIRCH	10	EA
209	1182" CALIBER BIRCH	10	EA
210	1188" CALIBER BIRCH	10	EA
211	1194" CALIBER BIRCH	10	EA
212	1200" CALIBER BIRCH	10	EA
213	1206" CALIBER BIRCH	10	EA
214	1212" CALIBER BIRCH	10	EA
215	1218" CALIBER BIRCH	10	EA
216	1224" CALIBER BIRCH	10	EA
217	1230" CALIBER BIRCH	10	EA
218	1236" CALIBER BIRCH	10	EA
219	1242" CALIBER BIRCH	10	EA
220	1248" CALIBER BIRCH	10	EA
221	1254" CALIBER BIRCH	10	EA
222	1260" CALIBER BIRCH	10	EA
223	1266" CALIBER BIRCH	10	EA
224	1272" CALIBER BIRCH	10	EA
225	1278" CALIBER BIRCH	10	EA
226	1284" CALIBER BIRCH	10	EA
227	1290" CALIBER BIRCH	10	EA
228	1296" CALIBER BIRCH	10	EA
229	1302" CALIBER BIRCH	10	EA
230	1308" CALIBER BIRCH	10	EA
231	1314" CALIBER BIRCH	10	EA
232	1320" CALIBER BIRCH	10	EA
233	1326" CALIBER BIRCH	10	EA
234	1332" CALIBER BIRCH	10	EA
235	1338" CALIBER BIRCH	10	EA
236	1344" CALIBER BIRCH	10	EA
237	1350" CALIBER BIRCH	10	EA
238	1356" CALIBER BIRCH	10	EA
239	1362" CALIBER BIRCH	10	EA
240	1368" CALIBER BIRCH	10	EA
241	1374" CALIBER BIRCH	10	EA
242	1380" CALIBER BIRCH	10	EA
243	1386" CALIBER BIRCH	10	EA
244	1392" CALIBER BIRCH	10	EA
245	1398" CALIBER BIRCH	10	EA
246	1404" CALIBER BIRCH	10	EA
247	1410" CALIBER BIRCH	10	EA
248	1416" CALIBER BIRCH	10	EA
249	1422" CALIBER BIRCH	10	EA
250	1428" CALIBER BIRCH	10	EA
251	1434" CALIBER BIRCH	10	EA
252	1440" CALIBER BIRCH	10	EA
253	1446" CALIBER BIRCH	10	EA
254	1452" CALIBER BIRCH	10	EA
255			

