

ORDINANCE NO. 08-11-771

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 1.984 ACRES OUT OF THE MARY SCOTT SURVEY, ABSTRACT NO. 859, 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 grant a Planned Development District for Office Uses for the property described as 1.984 acres, more or less, in the Mary Scott Survey, Abstract No. 859, 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 November 2008.



Bret M. Baldwin, Mayor
City of Murphy

ATTEST:


Aimee Nemer, City Secretary
City of Murphy

BEING a tract of land situated in the Mary Scott Survey, Abstract No. 859, in the City of Murphy, Collin County, Texas and being all of that tract of land described by deed to Andy Bugh, as recorded in Volume 5437, Page 1460, of the Deed Records of Collin County, Texas (D.R.C.C.T.), said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set (hereinafter referred to as 1/2" iron rod set) in the northerly monumented line of West F.M. 544, said corner being the southwest corner of a tract of land described by deed to Masoud E. Najari and Jacqueline T. Nguyen as recorded under Clerk's File No. 20061229001828230, D.R.C.C.T., and also being the southeast corner of said Bugh tract;

THENCE along said northwesterly monumented line of West F.M. 544, the following courses and distances:

North $87^{\circ}27'24''$ West, a distance of 171.82' to a 1/2" iron rod found for an angle point;

South $82^{\circ}05'47''$ West, a distance of 88.00' to a 1/2" iron rod with a yellow plastic cap stamped "RHODES" found for the southwesterly corner of said Bugh tract, same being the southeasterly corner, of the remainder, of a tract of land described by deed to Lloyd M. Nelson, as recorded in Volume 1105, Page 89, D.R.C.C.T.;

THENCE North $09^{\circ}40'43''$ East, along the westerly line of said Bugh tract, a distance of 397.50' to a 1/2" iron rod found for corner in the southerly line of Lot 10, Block K of a **WINDY HILLS FARMS PHASE I**, an addition to the City of Murphy, Collin County, Texas according to the plat thereof recorded in Cabinet I, Pages 2-3, of the Map Records of Collin County, Texas (M.R.C.C.T.);

THENCE South $89^{\circ}56'07''$ East (Basis of Bearings), a distance of 192.25' to a p.k. nail found for corner in the southerly line of Lot 12, Block K of a **REPLAT OF WINDY HILLS FARMS PHASE I**, an addition to the City of Murphy, Collin County, Texas according to the plat thereof recorded in Cabinet O, Pages 8-13, M.R.C.C.T. and also being the northwesterly corner of **OAKBROOK PARK DAY SCHOOL**, as recorded in Cabinet M, Page 409, M.R.C.C.T.;

THENCE South $00^{\circ}02'20''$ East, along the easterly line of said Bugh tract, a distance of 387.15' to the **PLACE OF BEGINNING** and containing 1.984 acres of land, more or less.

EXHIBIT B

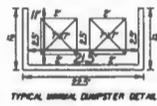
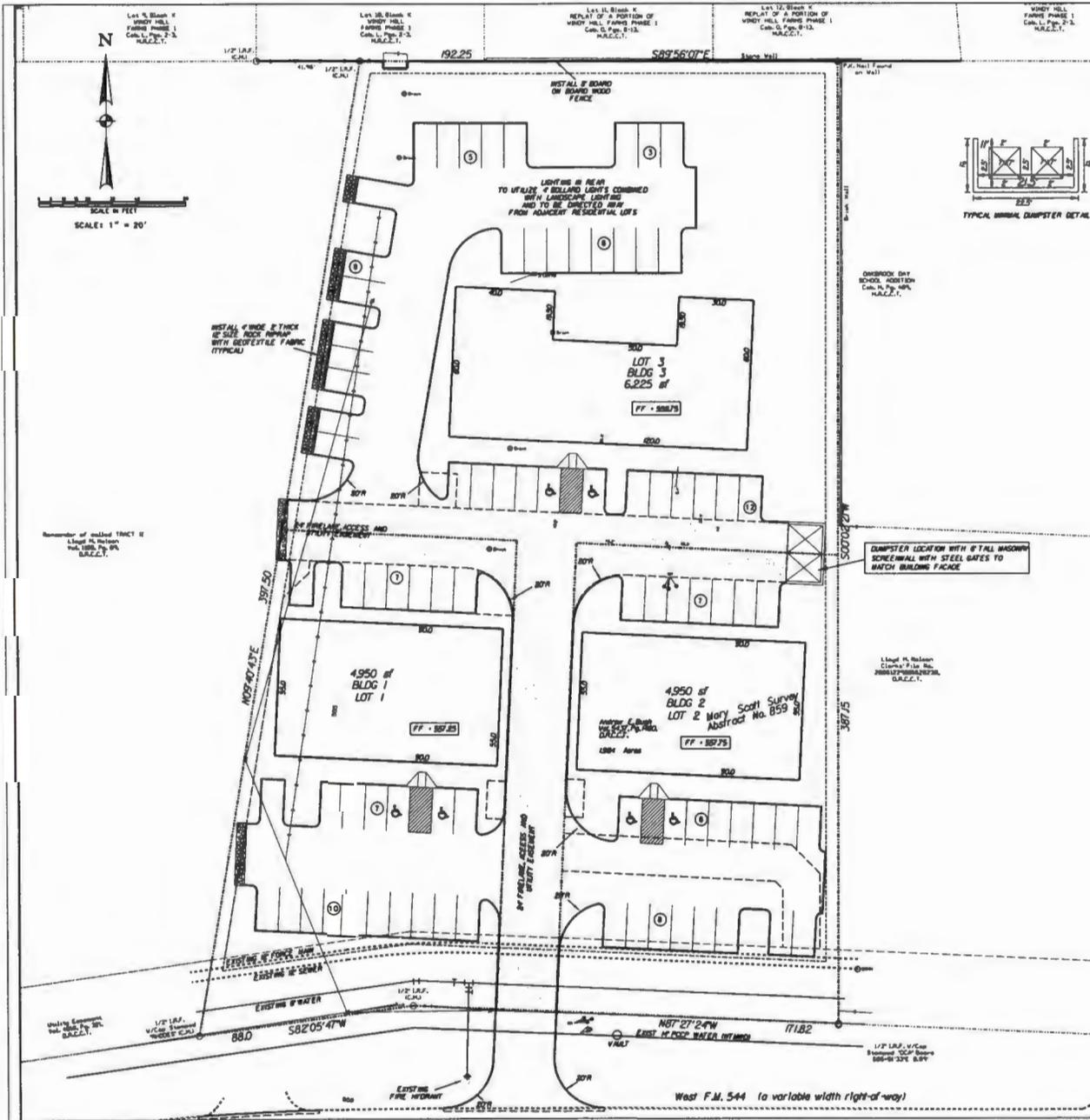
ZONING FILE NO. 2008-07

FM 544, west of Heritage Parkway

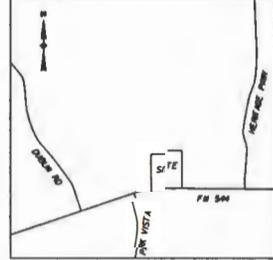
PLANNED DEVELOPMENT CONDITIONS

- 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) in effect on the effective date of this ordinance are included by reference, except as otherwise specified by this ordinance.
- IV. **Development Plans:**
 - A. **Site Plan:** Development shall be in general conformance with the approved site plan set forth in Exhibit C; however, in the event of conflict between the site 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. **Effect of Approval:** The approval of the submitted site plan, landscape plan and exterior elevations with this Planned Development District shall satisfy the site plan submittal requirement as stated in Article II, Division 7 of the Code of Ordinances.
- 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
 9. Retail Store (SUP)
 - B. **Area Regulations:** The minimum lot width required shall be 24 feet.

- C. Parking Regulations: Parking shall be at a ratio of one (1) parking space for every 200 square feet of gross floor area for all tenants (current and future).
- D. Height Regulations: The maximum height shall be one (1) story or twenty-five (25) feet.
- E. Screening: Screening between the north property line and the single family subdivision to the north shall be accomplished via the construction of an eight (8) foot high board-on-board fence at grade on Lot 10, Block K; Lot 11, Block K and Lot 12, Block K – Windy Hill Farms No. 1. No screening wall shall be required along the west property line.
- F. Lighting: No exterior lighting shall be allowed to be placed on the outside perimeter on office buildings facing adjacent residential properties to the north. No light standards shall be placed in parking areas adjacent to residentially zoned property that are higher than four (4) feet. All light standards shall have shielding to prevent light pollution.
- G. Dumpsters: Dumpsters shall be located as shown on the site plan.
- H. Roof Materials: The roof of the three buildings shall be composed of Spanish Tile.
- I. Rooftop Mechanical Equipment: Rooftop mechanical equipment shall not be permitted.
- J. Outside Storage: No outside/outdoor storage shall be permitted.



1. All Buildings over 6,000 SF shall be OCC. Fire sprinklers.
2. Fire areas shall be designed and constructed per city standards.
3. Handicapped parking areas shall be designed and provided per City standards and shall comply with requirements of the current adopted Building Code.
4. Four feet wide sidewalks shall be provided two and one half feet off of the property line in the proposed parking areas. Sidewalks shall be provided for a minimum of 5 feet from the center of the City sidewalk, shall be provided at intervals of 60 feet maximum.
5. Mechanical units, dumpsters, and high compressors shall be screened in accordance with the Zoning Ordinance.
6. All signage contingent upon approval by Building Inspection Department.
7. Approval of the site plan is not final until an engineering stamp is obtained.
8. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
9. Buildings located within 200 feet shall be constructed as provided in the Retail Corner Design Guidelines.
10. Outdoor lighting shall comply with Illumination standards within Section 21.05 of the Code of Ordinances.
11. Please contact the Building Inspection Department to determine the type of construction and minimum grade.
12. All electrical transmission, distribution and service lines shall be underground.
13. Users shall conform to operation, location and construction to the following performance standards in Section 21.05 of the Zoning Code: noise, dust, and particulate matter, odors, heat, fire or explosion hazard, motor, vibration and/or other performance standards.

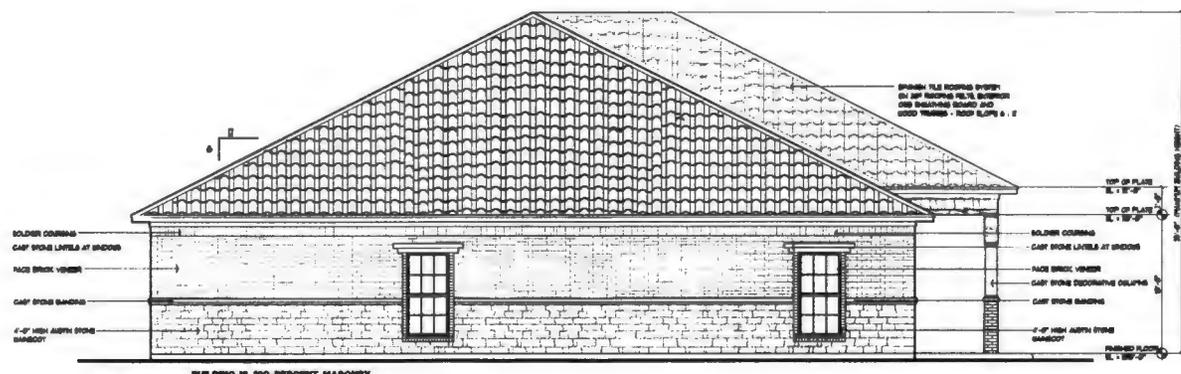


REVENUE, SITE, AREA	
EXISTING ZONING	SP-60
PROPOSED ZONING	MEDICAL OFFICE
LAND USE	MEDICAL OFFICE
LOT AREA	
LOT 1 - 0.455 AC	
LOT 2 - 0.455 AC	
LOT 3 - 0.455 AC	
BUILDING FOOTPRINT AREA	
BLDG 1 - 4,950 SF	
BLDG 2 - 4,950 SF	
BLDG 3 - 4,950 SF	
TOTAL BUILDING AREA	14,850 SF
BUILDING HEIGHT (STORES)	
BLDG 1 - 1 STORY - 8 FT MAX	
BLDG 2 - 1 STORY - 8 FT MAX	
BLDG 3 - 1 STORY - 8 FT MAX	
BUILDING HEIGHT (FEET)	BLDG 1-3 - 8 FT MAX
LOT COVERAGE (%)	85%
FLOOR AREA RATIO	85%
PARKING	
PARKING AUTO	1 SPACE / 800 SF
REQUIRED PARKING	88 SPACES
PROVIDED PARKING	88 SPACES
ACCESSIBLE PARKING REQUIRED	2 SPACES
ACCESSIBLE PARKING PROVIDED	2 SPACES
LANDSCAPING	
LANDSCAPING AREA PROVIDED	2,000 SF
SPREADING AREA	
ACTUAL SPREADING AREA	2,000 SF

VARIANCES REQUESTED
 1. REQUEST FOR ALL THREE LOTS TO BE PARKED AT 1 SPACE PER 800 SF FOR MEDICAL/REHABILITATION USE

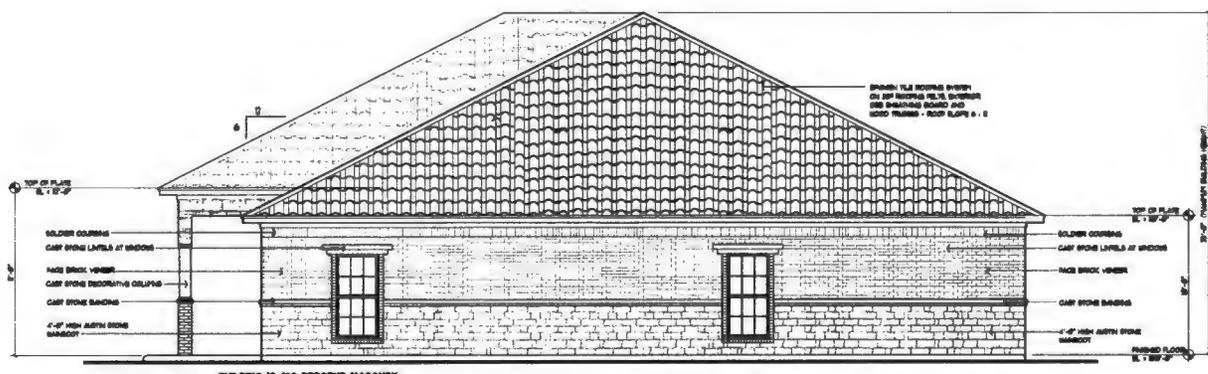
OWNER
 MURPHY MEDICAL CENTER - MS. DEEPA BHARGAVA
 2320 LAWYER ROAD SUITE 100
 PLANO, TEXAS 75074
 (972) 424-7700

SITE PLAN					
LOT 1 - MURPHY MEDICAL ADDITION					
MURPHY MEDICAL CENTER					
MURPHY, COLLIN COUNTY, TEXAS					
HELMBERGER ASSOCIATES, INC. CIVIL AND ENVIRONMENTAL ENGINEERS <small>1000 WEST WINDY HILL ROAD, SUITE 1000, PLANO, TEXAS 75075</small>					
OWNER	DESIGN	DATE	SCALE	NOTES	FILE NO.
MURPHY	CHB	AUGUST 2008	1"=30'	SPLN	0004
					C1



BUILDING IS 100 PERCENT MASONRY

2 WEST ELEVATION - BLDG. '1'
SCALE: 1/4" = 1'-0"



BUILDING IS 100 PERCENT MASONRY

1 EAST ELEVATION - BLDG. '1'
SCALE: 1/4" = 1'-0"

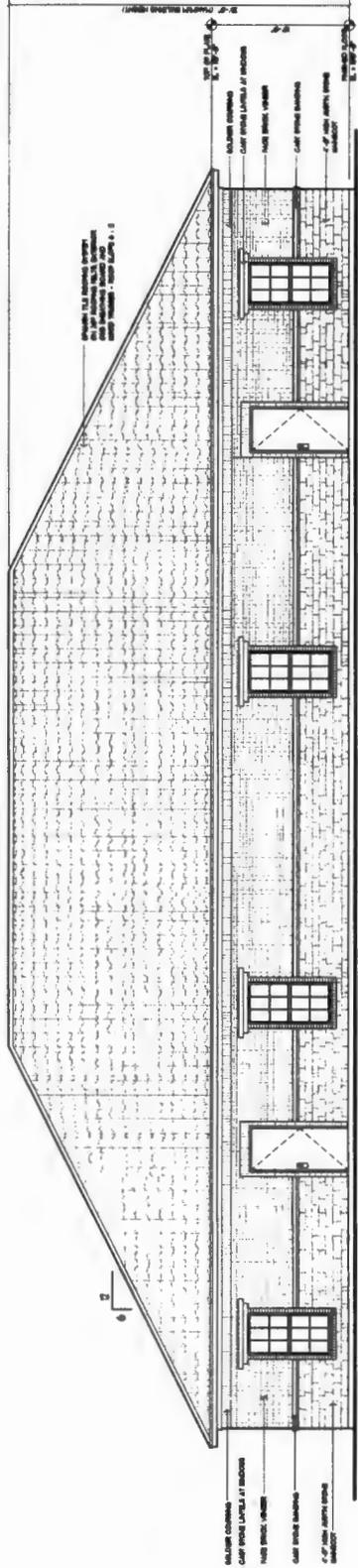
Patrick Ahearne, Architect
 401 West 24th Street, Austin, TX 78702 • 512 325-4222 • 512 325-4222

New Office Buildings for:
Murphy Medical Center
 Farm Market Road 544
 Murphy, Texas

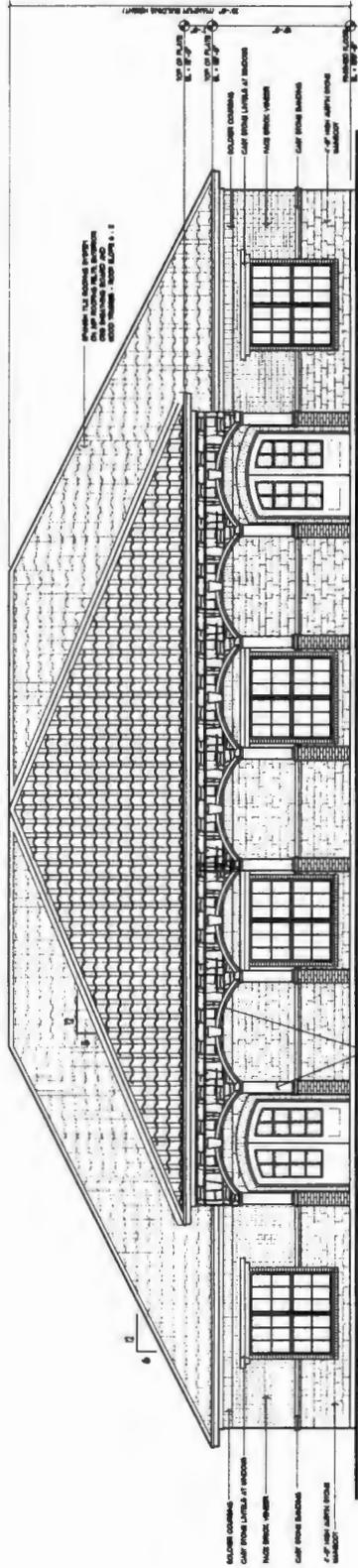


DATE: SEPTEMBER 2, 2004
JOB NO.: 03-053
DRAWN: PJA
CHECKED: PJA

REVISIONS:
A3.02



2 REAR INORTH ELEVATION - BLDG. 'Y'



1 FRONT ISOUTH ELEVATION - BLDG. 'Y'

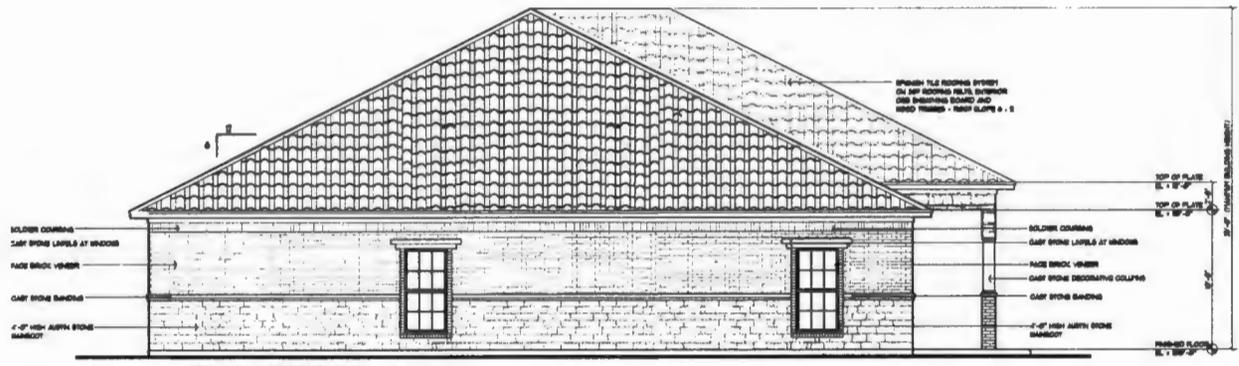
Patrick Ahearn, Architect
 401 West 10th Street, Suite 111, Dallas, TX 75201 • 972-382-0888 • 972-382-0889

New Office Buildings for
Murphy Medical Center
 Farm Market Road 544
 Murphy, Texas



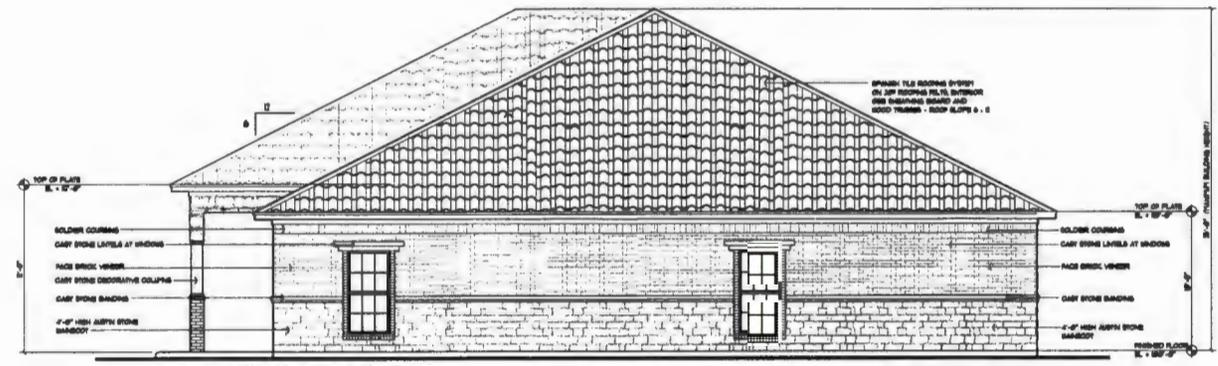
DATE: SEPTEMBER 1, 1978
 JOB NO. 12-242
 DRAWING NO. 101
 SHEET NO. A3.01

A3.01



BUILDING IS 100 PERCENT MASONRY

2 WEST ELEVATION - BLDG. '2'
SCALE: 1/4" = 1'-0" BY: J. B. SMITH



BUILDING IS 100 PERCENT MASONRY

1 EAST ELEVATION - BLDG. '2'
SCALE: 1/4" = 1'-0" BY: J. B. SMITH

Patrick Ahearne, Architect
401 West 5th Street, Dallas, TX 75202 • 972-652-0000 • 972-652-0004

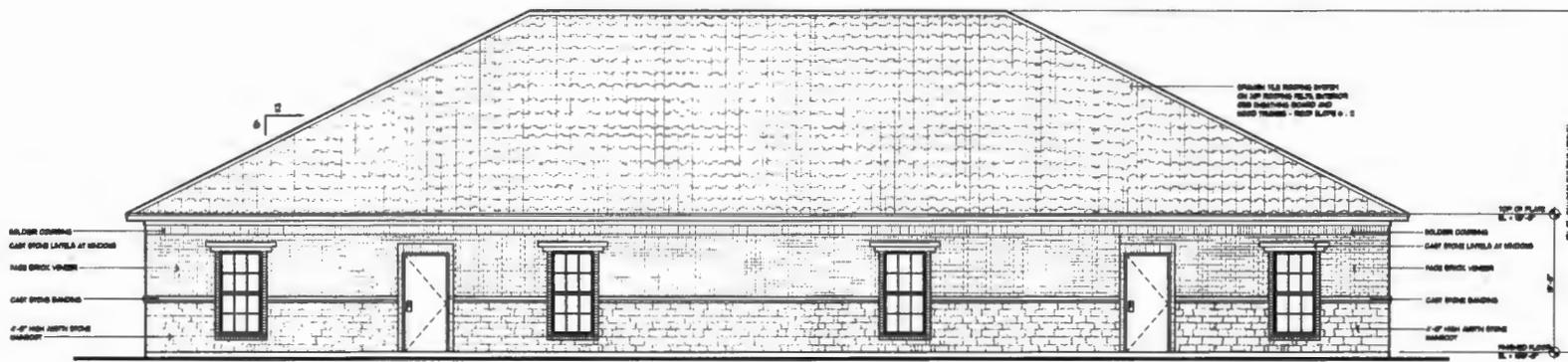
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 Farm Market Road 544
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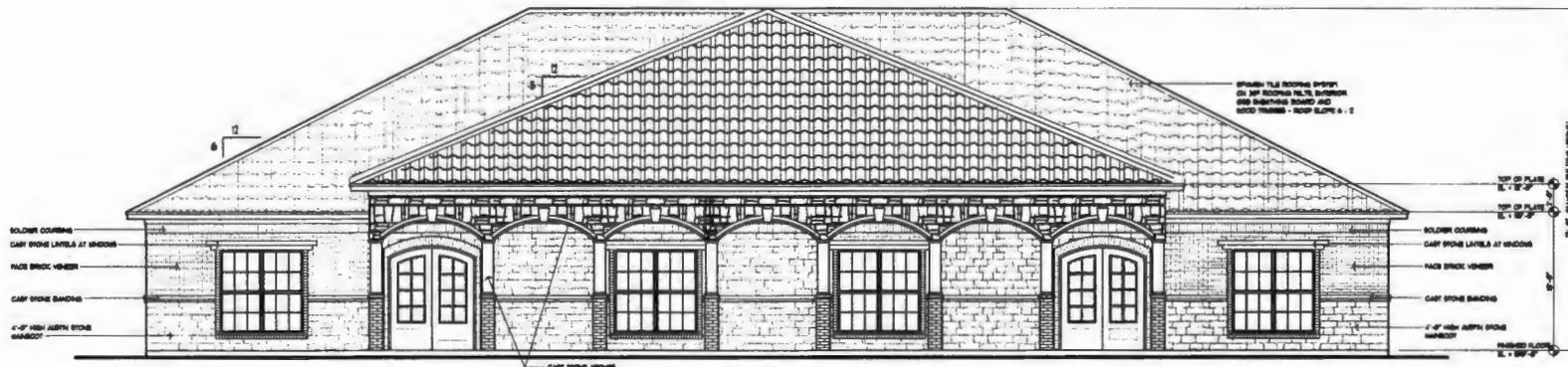
DATE: SEPTEMBER 1, 2004
 JOB NO: 04-043
 DRAWN: PMA
 CHECKED: PMA

REVISIONS:

A3.04



2 REAR NORTH ELEVATION - BLDG. '2'
SCALE: 1/4" = 1'-0"



1 FRONT SOUTH ELEVATION - BLDG. '2'
SCALE: 1/4" = 1'-0"

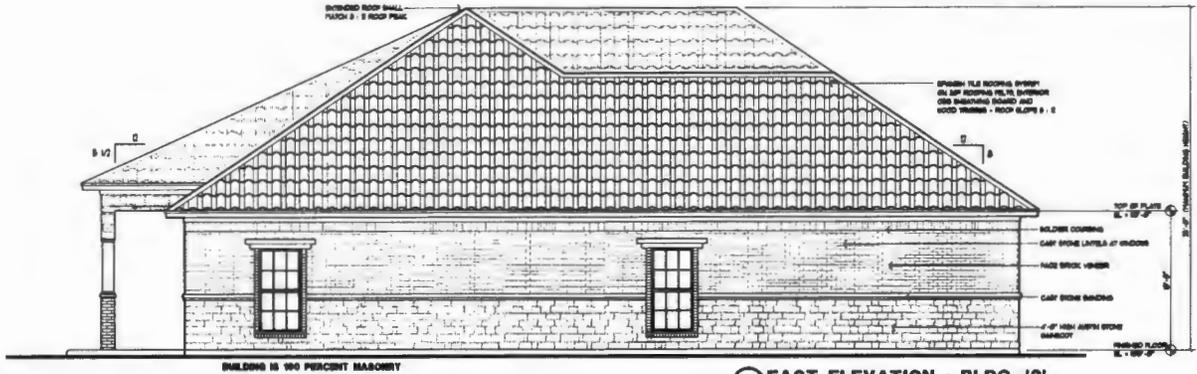
Patrick Ahearne, Architect
 401 West Elm Street, Austin, TX 78702 • (512) 452-0222 • (512) 452-0444

New Office Buildings for
Murphy Medical Center
 Farm Market Road 544
 Murphy, Texas



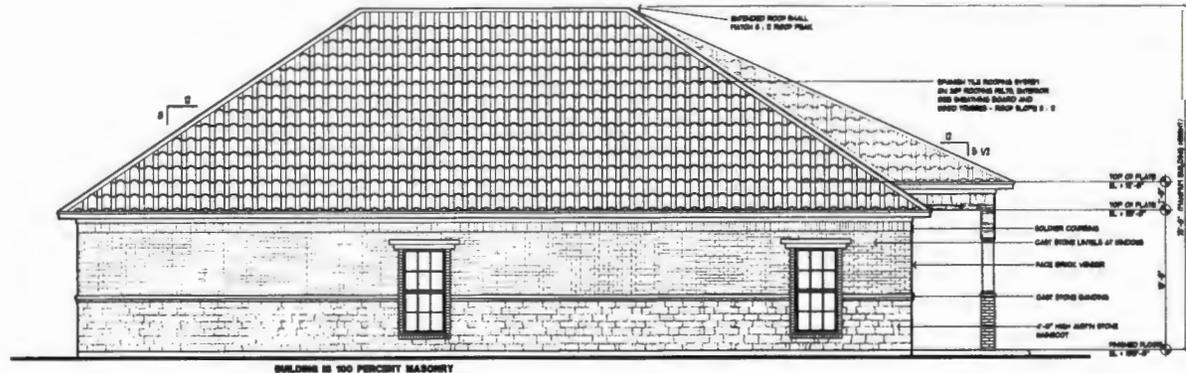
DATE: SEPTEMBER 1, 2004
JOB NO. 04-043
DESIGN: PJA
CHECKED: PJA

REVISIONS:
A3.03



BUILDING IS 100 PERCENT MASONRY

2 EAST ELEVATION - BLDG. '3'
 SCALE: 1/4" = 1'-0"
 SH-02.000



BUILDING IS 100 PERCENT MASONRY

1 WEST ELEVATION - BLDG. '3'
 SCALE: 1/4" = 1'-0"
 SH-02.000

Patrick Ahearne, Architect
 604 West 5th Street - Dallas, TX 75202 - (214) 520-0200 - (214) 520-0204

New Office Buildings for:
Murphy Medical Center
 Farm Market Road 544
 Murphy, Texas



DATE: SEPTEMBER 1, 2008	REVISIONS:
JOB NO. 08-003	
DRAWN: PMA	
CHECKED: PMA	

A3.06