

ORDINANCE NUMBER 20-08-1169

AN ORDINANCE OF THE CITY OF MURPHY, COLLIN COUNTY, TEXAS, AMENDING CHAPTER 30, ZONING OF THE CODE OF ORDINANCES OF THE CITY AND THE CITY'S ZONING MAP TO GRANT A SPECIFIC USE PERMIT FOR A RESTAURANT (WITH DRIVE-THROUGH/DRIVE-IN SERVICE) ON AN APPROXIMATE 1.040 ACRES OF PROPERTY ZONED PD (PLANNED DEVELOPMENT) DISTRICT NUMBER 12-10-923, LOCATED AT 102 NORTH MURPHY ROAD, HAVING THE LEGAL DESCRIPTION OF MURPHY MARKETPLACE – WEST ADDITION, BLOCK A, LOT 3, IN THE CITY OF MURPHY, COLLIN COUNTY, TEXAS; PROVIDING A CUMULATIVE/ REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS FOR EACH VIOLATION AND THAT A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED ON EACH DAY OF VIOLATION; PROVIDING A SAVINGS CLAUSE, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Planned Development District Number 12-10-923 (also “PD 12-10-923”) has listed as an authorized use a Restaurant or Cafeteria (with no drive-through/no drive-in service), however, PD 12-10-923 authorizes a Restaurant or Cafeteria (with drive through/drive-in service) upon approval of a Specific Use Permit; and

WHEREAS, the landowners of an approximate 1.04 acre tract of land located on the east side of N. Murphy Road, having the legal description of Murphy Marketplace – West Addition, Block A, Lot 3 in the City of Murphy, Collin County, Texas as more specifically described in **Exhibit “A”** hereto, (the “Parcel”), such Parcel being located within the boundaries and zoned as a part of PD 12-10-923, have requested a Specific Use Permit to allow a Restaurant (with drive through/drive-in service); and

WHEREAS, the approval of the requested SUP – Restaurant (with drive through/drive-in service); for the Parcel to allow a restaurant serving Asian inspired coffee and tea with a drive through within Planned Development (PD) district ordinance number 12-10-923 would amend the Comprehensive Zoning Ordinance and Map, Chapter 30 of the City of Murphy Code of Ordinances; and

WHEREAS, the Planning and Zoning Commission 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 full and fair hearings to all property owners generally and to all persons interested in this regard; and

WHEREAS, the City Council having considered the recommendation of the Planning and Zoning Commission for approval of the requested SUP for Restaurant (with drive through/drive-in service) and having considered public input, has determined that the approval of the SUP for the Parcel to allow a restaurant serving Asian inspired coffee and tea with drive-through is compatible with the approved uses within the PD and with surrounding the property, and the

governing body in the exercise of its legislative discretion has concluded that Chapter 30 Zoning of the City of Murphy Code of Ordinances and the Zoning Map of the City be amended as follows:

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

Section 1. Incorporation of Premises. 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. Specific Use Permit. That the Zoning Ordinance and Map of the City of Murphy, Texas, be, and the same are hereby amended so as to approve a Specific Use Permit for Restaurant or Cafeteria (with drive-through/drive-in service) as defined in the City's Zoning Ordinance, to allow for a restaurant with drive-through, and located only on that 1.04 acre portion of Planned Development (PD) district ordinance number 12-10-923 in the City of Murphy, Collin County, Texas, more particularly described in **Exhibit B (Site Plan)** attached hereto and incorporated herein by reference.

Section 3. Applicable Regulations. Development and use of the Parcel shall be in compliance with the City of Murphy Code of Ordinances, the conditions stated in the Development Conditions and Standards for Planned Development (PD) district ordinance number 12-10-923, except as same may be amended by approval of this ordinance and all such ordinances and conditions are incorporated herein by reference, and the Site Plan attached hereto is incorporated herein as **Exhibit B.**

Section 4. Zoning Ordinance and Map Amended. 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 Parcel 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.

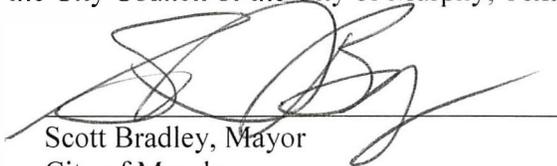
Section 6. Severability Clause. If any word, section, article, phrase, paragraph, sentence, clause or portion of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect for any reason, the validity of the remaining portions of this 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

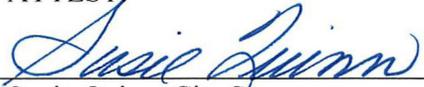
its passage and the publication of the caption, as the law and City Charter in such cases provide.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Murphy, Texas, on this 4th day of August, 2020.



Scott Bradley, Mayor
City of Murphy

ATTEST:



Susie Quinn, City Secretary



APPROVED AS TO FORM:



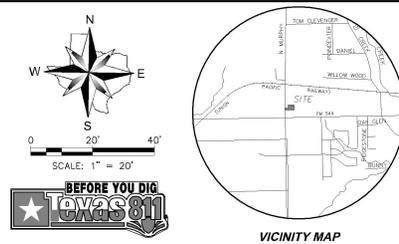
Wm. Andrew Messer, City Attorney

EXHIBIT “A”

Legal Description

Lot 3, Block A, Murphy Marketplace – West Addition, an addition to the City of Murphy recorded in Cabinet 2009, Slide 195, Map Records Collin County Texas, and under Clerk’s File No. 20090513010001240, Official Public Records, Collin County Texas.

EXHIBIT "B"



LEGEND

PP	Power Pole	IRF	Iron Rod Found
GW	Guy Wire	IRS	Iron Rod Set
MH	Manhole	CIRS	Iron Rod Set w/ cap "WAI"
WV	Water Valve	IRF	Iron Rod Found w/ cap
TP	Telephone Pedestal	XCS	"X" Cut in Concrete Set
WM	Water Meter	PKS	OK Nail Set
PH	Fire Hydrant	PKF	OK Nail Found
LP	Light Pole	SS	Sanitary Sewer
IV	Irrigation Valve	SIW	Storm Sewer
CO	Clean Out	TF	Transformer pad
AC	Air Conditioner	GM	Gas Meter
TV	TV Cable Box	GMK	Gas Marker
SB	Signal Box	TSN	Traffic Sign
SP	Signal Pole	UGS	Underground Cable Marker
SV	Sign	EB	Electric Box
CM	Control Monument	EM	Electric Meter

*****NOTICES TO CONTRACTOR*****

EXISTING UNDERGROUND/ABOVE PUBLIC, PRIVATE, AND FRANCHISE UTILITIES/FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON THE PLANS FOR THE BEST AVAILABLE INFORMATION AT THE TIME THE PLANS WERE PRODUCED. WINKELMANN & ASSOC., INC. SHALL NOT BE RESPONSIBLE FOR KNOWING THE EXACT LOCATION OF ALL FACILITIES OR DEPICTING EXACT LOCATIONS OF SAID FACILITIES ON THE PLANS BEYOND WHAT IS STATED ABOVE.

CONTRACTOR(S) SHALL CALL "811" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY EXCAVATION OR DEMOLITION ACTIVITIES UNTIL AFTER SAID FACILITIES HAVE BEEN MARKED AND/OR FLAGGED PER "811" OR THE FACILITY OWNERS.

CONTRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE WITHOUT FOLLOWING THE PROCEDURES ABOVE.

SITE DATA TABLE

LOT 3 BLOCK A	
EXISTING ZONING	PD-12-10-923
PROPOSED ZONING	PD-12-10-923
BUILDING AREA	8,637 SF
MAX REST. AREA	4,318 SF
REMAINING RETAIL AREA	4,319 SF
PARKING REQUIRED	18 SPACES
REQUIRED PARKING RATIO	
RETAIL	1/200
RESTAURANT	1/100
PARKING PROVIDED ONSITE	36 SPACES
PARKING PROVIDED OFFSITE	26 SPACES
LAND AREA	1.04 ACRES
HANDICAP REQUIRED	2 SPACES
HANDICAP PROVIDED	3 SPACES
COVERAGE	19.07%

* PARKING PROVIDED TOTAL INCLUDES HC PARKING

Winkelmann & Associates, Inc.

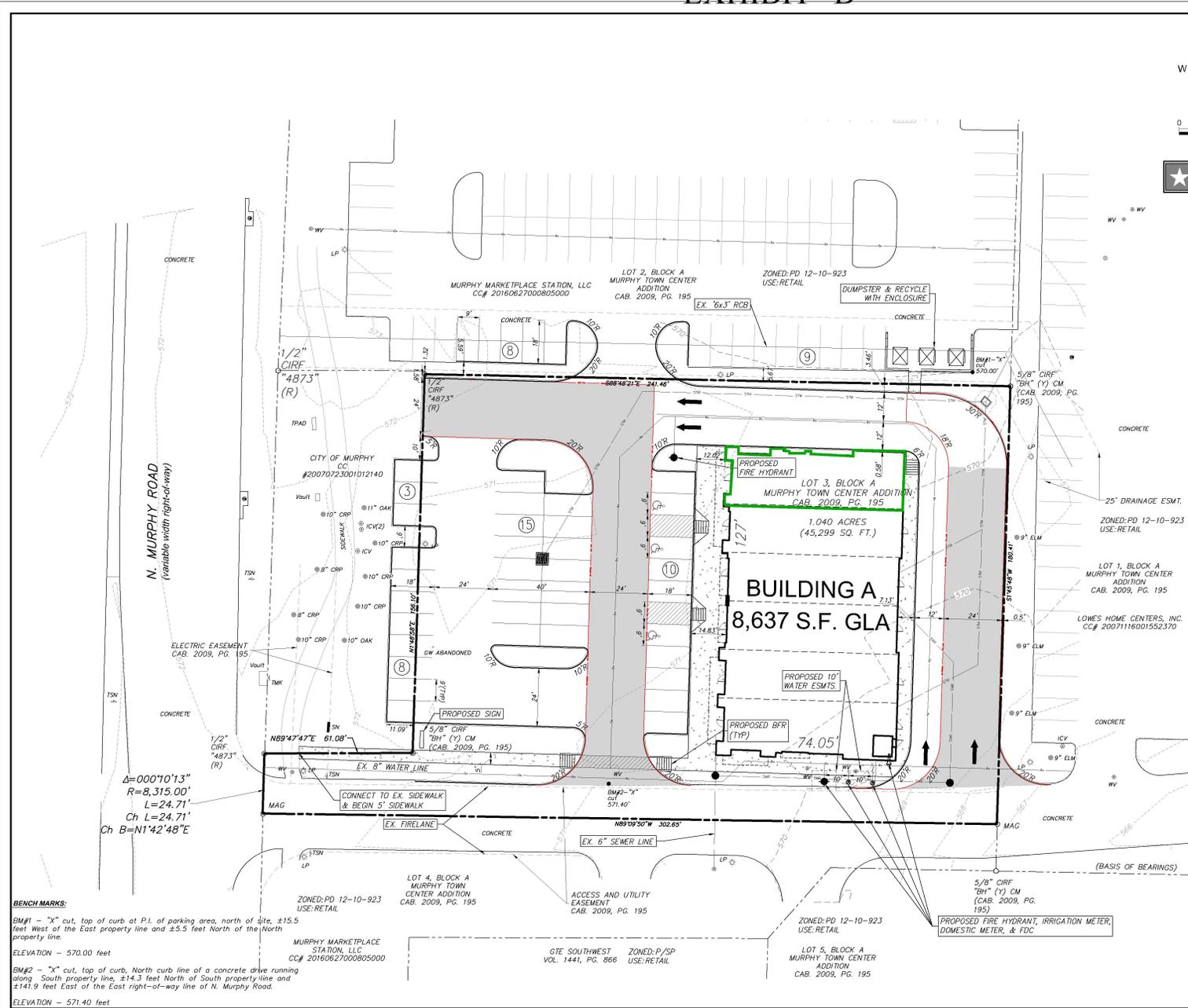
SITE PLAN
MURPHY MARKETPLACE
MURPHY, TX

06-07-2019

C-01.00

OWNER/DEVELOPER: PHILLIPS EDISON & COMPANY
222 S. MAIN STREET, SUITE 1730
SALT LAKE, UTAH 84101
(801) 869-1826

ENGINEER/SURVEYOR: WINKELMANN & ASSOCIATES
6750 HILLCREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75230
(972) 490-7090



BENCH MARKS:

BM#1 - "X" cut, top of curb at P.I. of parking area, north of site, ±15.5 feet West of the East property line and ±5.5 feet North of the North property line.
ELEVATION = 570.00 feet

BM#2 - "X" cut, top of curb, North curb line of a concrete drive running along South property line, ±14.3 feet North of South property line and ±141.9 feet East of the East right-of-way line of N. Murphy Road.
ELEVATION = 571.40 feet