

ORDINANCE NUMBER 20-10-1177

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 PHARMACY ON AN APPROXIMATE 2.55 ACRES OF PROPERTY ZONED PD (PLANNED DEVELOPMENT) DISTRICT NUMBER 17-05-1040, LOCATED AT 222 EAST FARM TO MARKET ROAD 544, HAVING THE LEGAL DESCRIPTION OF TIMBER RIDGE CENTER, 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 17-05-1040 (also "PD 17-05-1040") has listed Pharmacy as an authorized use upon approval of a Specific Use Permit; and

WHEREAS, the landowners of an approximate 2.55 acre tract of land located on the south side of E. F.M. 544, having the legal description of Timber Ridge Center, 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 17-05-1040, have requested a Specific Use Permit to allow a Pharmacy; and

WHEREAS, the approval of the requested SUP – Pharmacy; for the Parcel to allow a pharmacy within Planned Development (PD) district ordinance number 17-05-1040 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 Pharmacy and having considered public input, has determined that the approval of the SUP for the Parcel to allow a pharmacy is compatible with the approved uses within the PD and those 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 a Pharmacy as defined in the City's Zoning Ordinance, to allow for a pharmacy located on that 2.55 acre portion of Planned Development (PD) district ordinance number 17-05-1040 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 17-05-1040, 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.

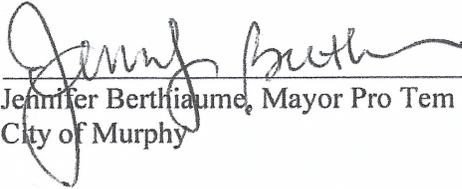
Section 5. Cumulative/Repealer Clause. This ordinance shall be cumulative of all provisions of state or federal law and all ordinances of the City of Murphy, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such other ordinances, in which event the conflicting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

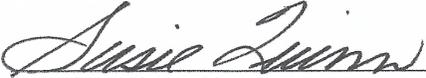
Section 8. Effective Date. This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and City Charter in such cases provide.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Murphy, Texas,
on this 6th day of October, 2020.



Jennifer Berthiaume, Mayor Pro Tem
City of Murphy

ATTEST:



Susie Quinn, City Secretary

APPROVED AS TO FORM:



for Wm. Andrew Messer, City Attorney



EXHIBIT “A”

Legal Description

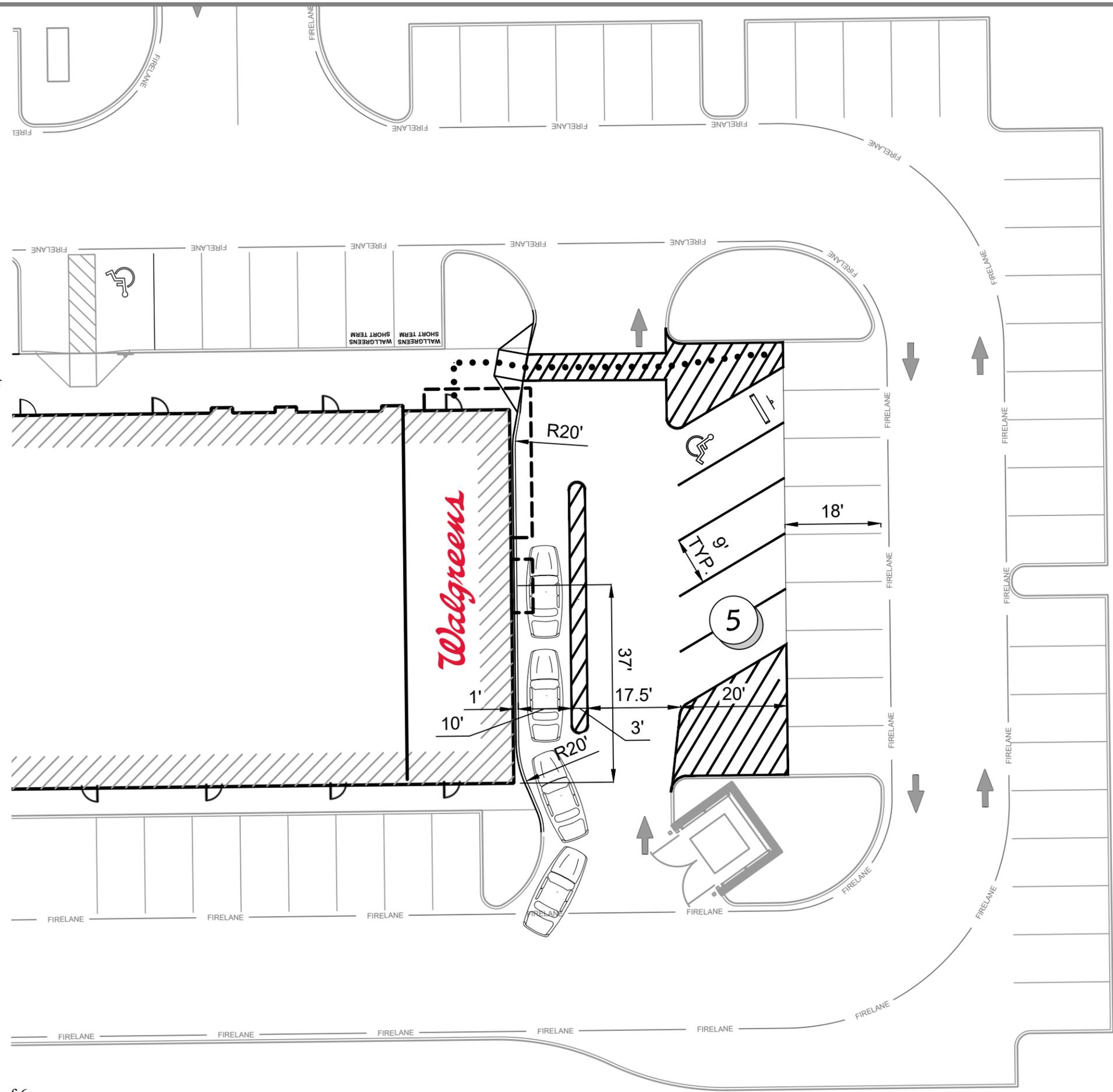
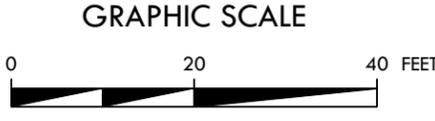
Timber Ridge Center, Blk A, Lot 3, an addition to the City of Murphy recorded under Clerk’s File No. 20190501000480580, Official Public Records, Collin County Texas.

EXHIBIT “B”

Site Plan

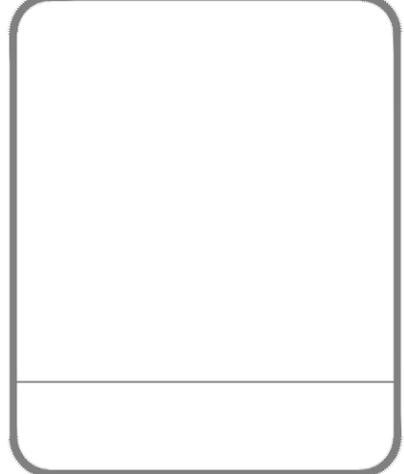
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FILENAME: \\S:\SITES\PLAN\079 FULL PATH: I:\Projects\2016\2016.079 Timber Ridge Center - Murphy, TX\Drawings\03-Production\11.4.2016\Drawings\03-Production\C4.0 SITE PLAN



8951 Cypress Waters Blvd, Ste 150 ■ Dallas, Texas 75019 ■ (817) 328-5200
This drawing was prepared by Adams Consulting Engineers, Inc. (Adams) as an instrument of service, and shall remain the property of Adams. The information hereon shall be used only by the client to whom the services are rendered and only for the purpose of constructing or installing the work as shown at the designated location and site. Any other use, including (without limitation) any reproduction or alteration, is strictly prohibited, and the user shall hold harmless and indemnify Adams from all liabilities which may arise from such unauthorized use.

**PROPOSED WALGREENS
AT TIMBER RIDGE**



PROJECT MGR.	TAW
PROJECT TECH.	SAW
CHECKED BY	
JOB NO.	2016.079
SHEET NO.	