

ORDINANCE NUMBER 24-08-1365

AN ORDINANCE OF THE CITY OF MURPHY, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP, CHAPTER 30, OF THE CITY OF MURPHY CODE OF ORDINANCES, AS AMENDED, BY CHANGING THE ZONING CLASSIFICATION ON APPROXIMATELY 3.495 ACRES OF LAND LOCATED ON THE NORTHEAST CORNER OF NORTH MURPHY ROAD AND MCMILLEN DRIVE, IN THE CITY OF MURPHY, COLLIN COUNTY, TEXAS, FROM SINGLE FAMILY-20 (SF-20) RESIDENTIAL TO PLANNED DEVELOPMENT (PD) DISTRICT OVERLAY OF SINGLE FAMILY-20 (SF-20) RESIDENTIAL; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR AMENDMENTS, DEVELOPMENT CONDITIONS AND STANDARDS WITH APPLICABLE REGULATIONS, ZONING ORDINANCE AND ZONING MAP AMENDMENT; PROVIDING A CUMULATIVE/REPEALER CLAUSE AND A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE ESTABLISHING A FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000) FOR A VIOLATION OF THE ORDINANCE FOR EACH DAY A VIOLATION EXISTS OR CONTINUES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the landowners of approximately 3.495 acres of land located on the northeast corner of North Murphy Road and McMillen, in the City of Murphy, Collin County, Texas, have requested a change in the zoning for the property described in this ordinance from Single Family-20 (SF-20) Residential to Planned Development (PD) District overlay of Single Family-20 (SF-20) Residential with additional development standards consistent with the Comprehensive Plan; and

WHEREAS, the Planning and Zoning Commission (the "Commission"), in compliance with the laws of the State of Texas, gave 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, having reviewed the request for the change of zoning classification on an approximate 3.495 acre tract of land located on the northeast corner of North Murphy Road and McMillen, Murphy, Texas, as herein more particularly described and depicted in **Exhibit "A" (Legal Description and Property Depiction)** attached hereto and made part hereof for all purposes (the "Property"), the Commission determined that the change in zoning was compatible with surrounding uses and the City's Comprehensive Plan and recommended approval of the requested amendment to the City Council; and

WHEREAS, the City Council of the City of Murphy, in compliance with the laws of the State of Texas, having given the requisite notices by publication and otherwise, having held a public hearing on May 20, 2024 and afforded full and fair hearings to all property owners generally and to all persons interested in this regard, and having considered the recommendation of the Planning and Zoning Commission, has determined that the proposed amendment on the site having the legal description of 3.495 acres in Lot 1, Block D, Oasis Springs Manors and Tracts 6, 23, 26 and 27 in

Abstract 0588, C.A. McMillan Survey is based on legitimate policy goals, is best for the public safety and general health and welfare of the community, is appropriate, and is compatible with surrounding uses and the Comprehensive Plan of the City.

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. Amendments. That the Zoning Ordinance and Zoning Map of the City of Murphy, Texas, are hereby amended so as to change the zoning (designation) on the Property described herein from Single Family-20 (SF-20E) Residential to Planned Development (PD) District overlay of Single Family- 20 (SF-20) Residential with additional development standards for the Property, being an approximately 3.495 acre tract of land located on the northeast corner of North Murphy Road and McMillen in the City of Murphy, Collin County, Texas, and more particularly described and depicted in **Exhibit A (Legal Description and Property Depiction)**.

Section 3. Development Conditions and Standards. That the Development Conditions and Standards for the Planned Development District for the Property are listed below and incorporated herein, and the same are hereby approved by the City Council for the Property as required by the City of Murphy Code of Ordinances.

- a. The setback for the northern property line is 70'.

Section 4. Zoning Ordinance and Map Amended. 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 Property 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.

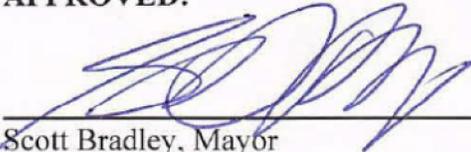
Section 7. Penalty Clause. Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction, in the municipal court of the City of Murphy, Texas, shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) 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 20th day of August 2024.

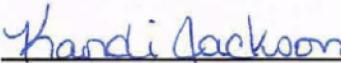


APPROVED:



Scott Bradley, Mayor
City of Murphy

ATTEST:



Kandi Jackson, City Secretary

APPROVED AS TO FORM:

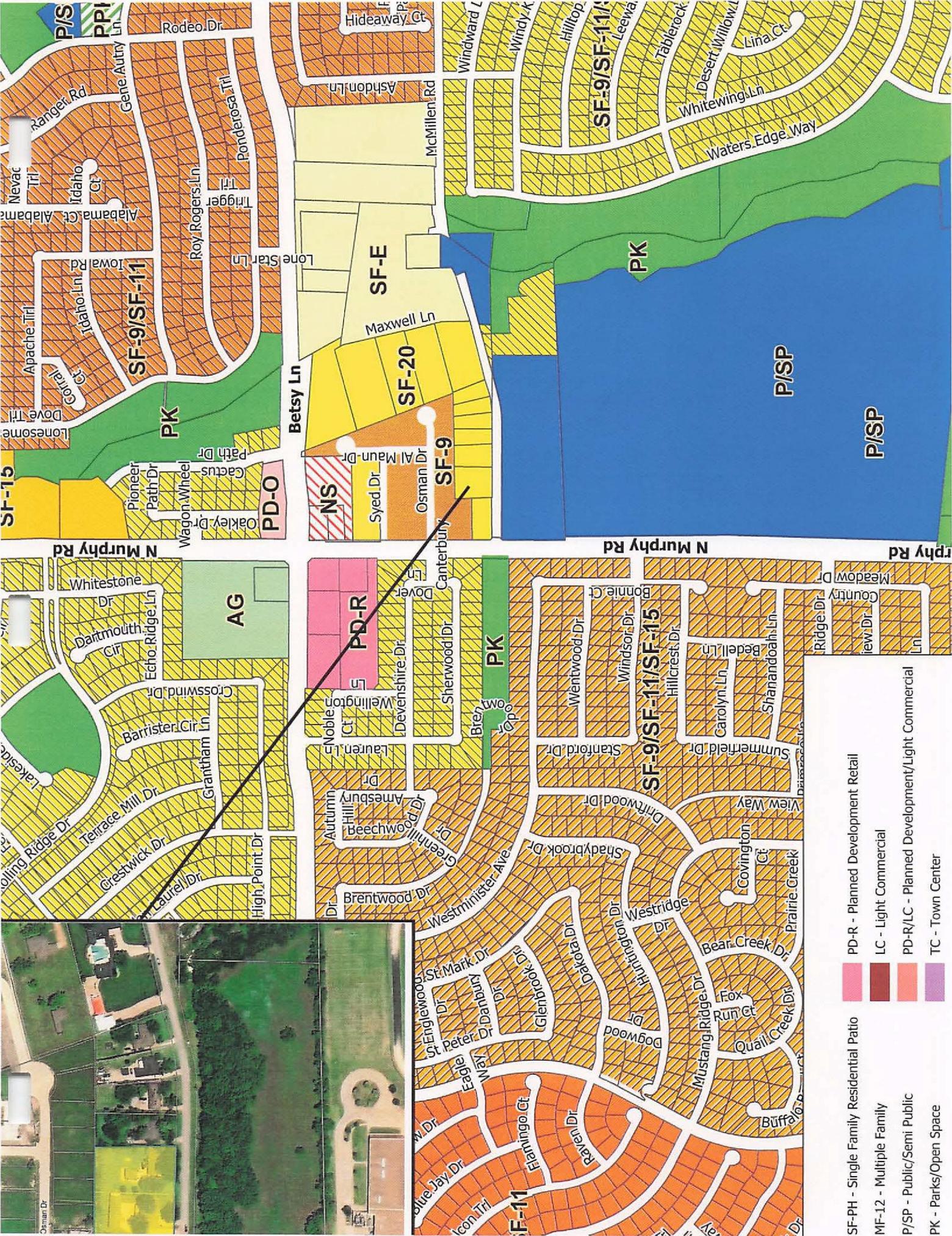


Susan B. Thomas, PhD, Asst. City Attorney

“EXHIBIT “A”
LEGAL DESCRIPTION AND PROPERTY DEPICTION

Lot 1, Block D, Oasis Springs Manors and Tracts 6, 23, 26 and 27 in Abstract 0588, C.A. McMillan Survey.

INSERT IMAGE SHOWING NEW SETBACK



- SF-PH - Single Family Residential Patio
- MF-12 - Multiple Family
- P/SP - Public/Semi Public
- PK - Parks/Open Space
- PD-R - Planned Development Retail
- LC - Light Commercial
- PD-R/LC - Planned Development/Light Commercial
- TC - Town Center

400 Chatham Place
 Suite 510
 Plaza, Boca Raton
 975-424-1555 (P)
 975-424-1555 (F)
 408-556-4322 (C)

fk + architect, llc

Original Date: 11/15/11
 Issue Log:
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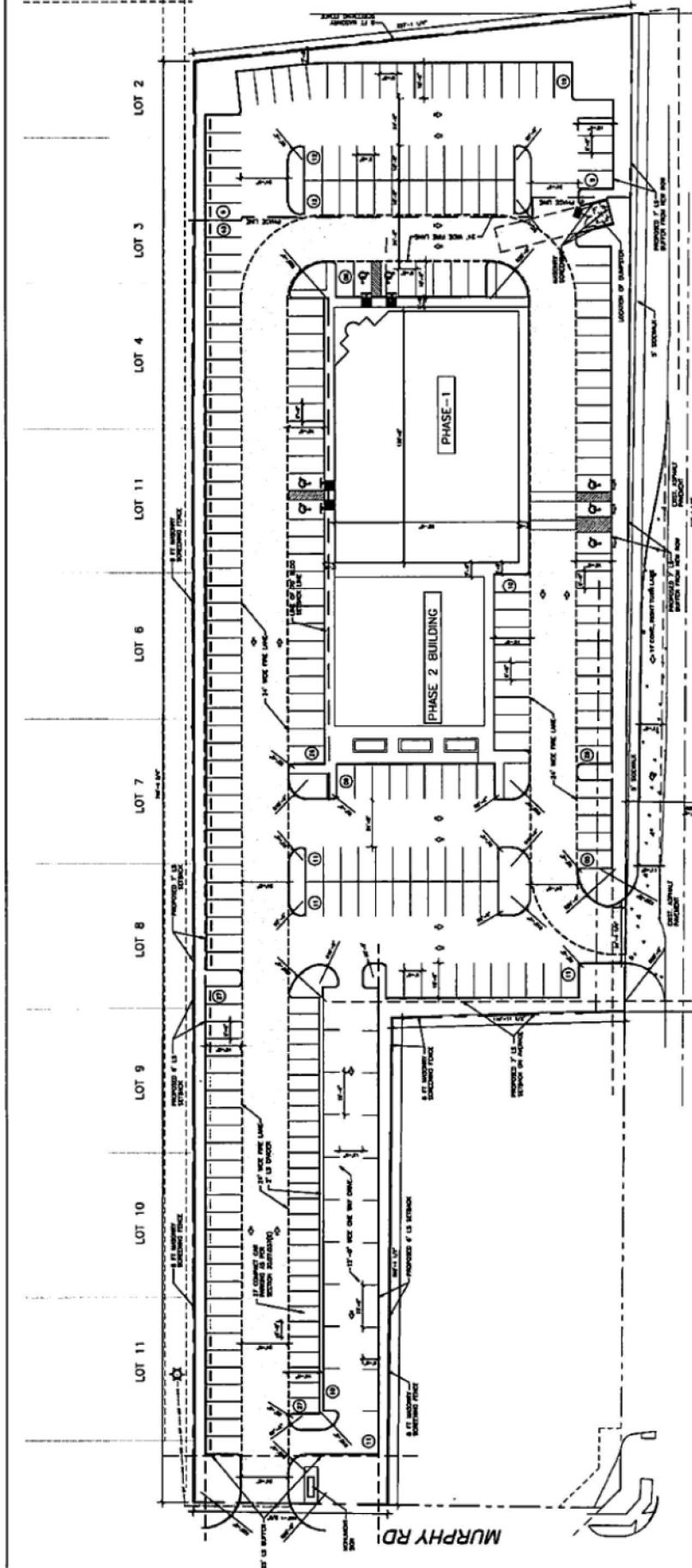
DATE: 11/15/11
 CHECKED: [Signature]
 DESIGNED: [Signature]

IAM MASUD
 SHELL AND INTERIOR FINISH-OUT
 AT 105 MCMILLEN DRIVE

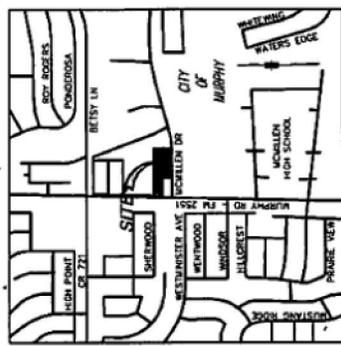


Sheet Number: **A100**
 Project Number: **23-003**

NOT FOR CONSTRUCTION



MCMILLEN ROAD
 (10' FIRE ESCAPE-1)



VICINITY MAP
 SCALE: 1/8\"/>

REVISION	DATE	DESCRIPTION
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