

ORDINANCE NUMBER 21-09-1228

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 3.799 ACRES OF LAND LOCATED ON THE SOUTH SIDE OF FM 544, EAST OF HERITAGE PARKWAY, IN THE CITY OF MURPHY, COLLIN COUNTY, TEXAS, FROM PLANNED DEVELOPMENT (PD) DISTRICT OVERLAY OF RETAIL (PD-09-12-823) TO PLANNED DEVELOPMENT (PD) DISTRICT OVERLAY OF RETAIL, OFFICE AND RESIDENTIAL AND PROVIDING DEVELOPMENT STANDARDS; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING AMENDMENTS, DEVELOPMENT CONDITIONS AND STANDARDS, AND A CONCEPT PLAN; PROVIDING FOR 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; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the landowner of approximately 3.799 acres of land located on the south side of FM 544, east of Heritage Parkway, in the City of Murphy, Collin County, Texas, has requested a change in the zoning for the property described in this ordinance from Planned Development (PD) District overlay of Retail (PD 09-12-823) to Planned Development (PD) District overlay of mixed use with Retail, Office and Multi-Family 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 3.799-acre tract of land located on the south side of FM 544, east of Heritage Parkway, Murphy, Texas (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 public hearings 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 to change the zoning on the Property

to Planned Development District (PD) District Overlay of Mixed Use is appropriate and is compatible with surrounding uses and the Comprehensive Plan of the City, and the governing body in the exercise of its 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. 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 Planned Development (PD) District overlay of Retail (PD 09-12-823) to Planned Development (PD) District overlay of Retail, Office and Multi-Family Residential with additional development standards for the Property, being an approximately 3.799 acre tract of land located on the south side of FM 544, east of Heritage Parkway, in the City of Murphy, Collin County, Texas, and more particularly described in **Exhibit A** (Legal Description), attached hereto and incorporated herein (the “Property”).

Section 3. Development Conditions and Standards. That the Development Conditions and Standards for the Planned Development District for the Property are attached hereto as **Exhibit B** (Planned Development Conditions) 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.

Section 4. Concept Plan. That the concept plan for the Planned Development District for the Property is attached hereto as **Exhibit C** (Concept Plan) and sets forth the Planned Development Conditions and Standards for the Property in accordance with the City of Murphy Code of Ordinances.

Section 5. 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 6. 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 7. 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 8. 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 9. 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 21st day of September 2021.




Scott Bradley, Mayor
City of Murphy

ATTEST:


Susie Quinn, City Secretary

APPROVED AS TO FORM:


for Wm. Andrew Messer, City Attorney

**“EXHIBIT “A”
LEGAL DESCRIPTION**

WHEREAS MCBIRNEY 544 JOINT VENTURE is the owner of a 3.799-acre tract of land situated in the J. Maxwell Survey, Abstract No. 580, City of Murphy, Collin County, Texas, said the tract being more particularly described by metes and bounds as follows:

BEGINNING at ½” Iron Rod Found at the Southwest corner of the intersection between FM 544 (Variable width R.O.W) and Dallas Area Rapid Transit Property (DART Railroad), recorded in VOL. 3424, PG. 126, a deed record in Collin County, Texas), said the point also locating on the South R.O.W line of FM-544 (Variable width R.O.W)

THENCE S47°12’41” W for a distance of 620.80 feet to ½” Iron Rod Set for a corner, said the corner is also being the beginning of the curve;

THENCE Along the curve to the right with a Delta of 2°14’30”, a Radius of 5,679.97 feet. Chord distance of 222.22 feet, Course bearing of S48°19’54” W and a curve length of 222.23 feet to ½” Iron Rod set for a corner;

THENCE N02°02’38” E for a distance of 545.84 feet to ½” Iron Rod Set for a corner, said the corner also being located on the South right of way line of FM 544 (a Variable Width R.O.W);

THENCE N87°43’20” E along the South R.O.W line of FM 544 for a distance of 602.59 feet to **POINT OF BEGINNING** and containing 165,500.40 S.F. or 3.799 Acres tract of land more or less.

EXHIBIT B
Murphy Gateway

PLANNED DEVELOPMENT CONDITIONS

- I. Statement of Intent:** The intent of this Planned Development District (PD) is to provide high quality retail, mixed use development that is consistent with the Comprehensive Plan and that is beneficial and complementary to the City of Murphy in terms of visual identity.
- 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 encourages an application including, but not limited to the following.
- Restaurants;
 - Retail shops and offices; and
 - High-quality multi-family units on the upper floors.
- III. Statement of Effect:** This Planned Development shall not affect any regulation found in the Murphy Code of Ordinances, Ordinance No. 15-09-1002, as amended, except as specifically provided herein.
- IV. General Regulations:** All regulations of the Retail (R) District set forth in Article 30.03, Division 14 of the Murphy Code of Ordinances are included as 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 written conditions shall prevail.
- B. Conceptual Exterior Elevation Plan: Development shall be in general conformance with the approved conceptual exterior elevations as set forth in Exhibit D; however, in the event of conflict between the exterior elevations and the conditions, the conditions shall prevail.
- C. Site Plan: A Site Plan shall be submitted in accordance with the requirements set forth in the Murphy Code of Ordinances. The Site Plan may be for all or a part of the land within the Planned Development District. Until the site is subdivided by plat, Lot One (1) shall constitute the area east of the creek (Eden Branch), Lot Two (2) shall constitute the area west of the creek.
- VI. Specific Regulations:**
- A. Permitted Uses. Only the following uses shall be permitted:
1. Amusement Services (Indoor) (SUP)
 2. Antique Shop (household items only)
 3. Art Dealer/Gallery
 4. Artist Studio
 5. Bakery (Retail)
 6. Bank/Credit Union (SUP)
 7. Barber/Beauty Shop
 8. Barber/Beauty Shop College (SUP)
 9. Book Store

EXHIBIT B

10. Child Care Center, Kindergarten or Pre-School
11. Clinic (Medical)
12. Confectionary Store (Retail)
13. Dance/Drama/Music School
14. Department Store
15. Dinner Theater
16. Electronics - Retail
17. Financial Services (Advice/Invest)
18. Florist
19. Furniture Sales (Indoor)
20. Grocery Store (SUP)
21. Hardware Store
22. Health Club (SUP)
23. Full Service Hotel/Motel (SUP)
24. Limited Service Hotel/Motel (SUP)
25. Laundry/Dry Cleaning (Drop Off/Pickup Only)
26. Motion Picture Theater
27. Multi-family Loft Apartments (Lot 1 Only) (see Sec. VII, Special Regulations)
28. Nail Salon (SUP)
29. Offices (as allowed in Office zoning districts) (Lot 2 Only)
30. Park and/or Playground (Public)
31. Pet Shop/Supplies
32. Pharmacy (SUP)
33. Photo Studio
34. Restaurant
35. Restaurant (Drive-In) (SUP)
36. Retail Store
37. Shoe Repair
38. Tailor Shop

B. Area and Yard Regulations:

1. Building Setbacks – No building of any kind and no part thereof shall be placed within the following setback lines:
 - a. Minimum 40 feet from FM 544.
 - b. Minimum 10 feet from all other boundary lines. (20 feet if the building is more than one story.)
 - c. Minimum 5 feet for covered parking structures.
2. There is no maximum building size as long as fire standards and all other site requirements, such as parking and landscaping, are met.

C. Parking and Driveways:

1. Parking areas shall not be permitted within any landscape buffer strip.
2. The number of required parking spaces shall be dependent upon the use and shall meet the requirements of the Murphy Code of Ordinances.
3. No required parking space may be occupied by signs, cart corrals, merchandise, or display items at any time.
4. A special “signature” paving treatment shall be established for each Tract and shown on the overall site plan required for each Tract. Appropriate locations for the special paving treatment shall include, but not limited to, all street

EXHIBIT B

intersections, pedestrian crosswalks and driveway openings.

5. Sidewalks along FM 544 shall be a minimum of eight (8) feet in width.

D. Loading and Unloading

1. Truck loading berths and apron space shall not be located on the street side of any building. However, in those instances where three or more sides of the building face dedicated streets, the loading berth shall be screened from view.
2. Truck loading berths and apron space shall not be located within any required setback or landscape buffer strip.

E. Building Height, Minimum Exterior Construction Standards, Building Materials and Design – Exterior Construction and Design Requirements shall comply with the standards set forth in Article 26.06 of the Murphy Code of Ordinances, except as provided below.

1. Building Height:
 - a. Lot 1: 3 floors, a total height of 48 feet.
 - b. Lot 2: 1 floor, a total height of 35 feet.
2. All structures, including all building elevations shall be constructed utilizing a unified design that is substantially consistent with surrounding commercial buildings, and shall contain architectural design elements including but not limited to the following:
 - a. Canopies and awnings.
 - b. Outdoor patios.
 - c. Display windows/decorative windows.
 - d. Architectural details (such as decorative tile or unique brick work/patterns) integrated into the building façade.
 - e. Articulated cornice line.
 - f. Accent materials (minimum 15% of exterior facade)
 - g. Other architectural features as approved with the site plan.
 - h. Design standards found in section Sec. 26.06.002 of the Murphy Code of Ordinances.
3. A minimum of 80% of total exterior walls shall be of masonry construction, limited to brick, stone material or split-face concrete masonry units.
 - a. At least two masonry materials shall be used in addition to glass on any single building.
 - b. EIFS and Stucco Trim are limited to no more than 15% of total façade.
4. The building colors shall be primary rustic earth tones. Accent colors may be used to identify architectural features or highlight details. The use of primary or garish colors (such as purples, pinks, etc.) shall be used sparingly.
5. Each commercial building, complex of buildings, or separate commercial business enterprises 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. Building roofs shall be so designed and constructed to prevent water ponding and to shed water in a reasonable amount of time. Built-up roofs and roof-top items

EXHIBIT B

which include equipment, piping, flashing, and other items shall be maintained for continuity of the roof appearance.

7. In all cases, mechanical equipment on roofs and outcroppings should be clad by a like building material or painted with a color scheme similar to the principal structure walls or roof.
- F. Landscape Standards. Landscaping shall comply with the standards set forth in Article 26.07 of the Murphy Code of Ordinances, except as provided below.
1. All landscaping shall use a unified design for the entire Tract. Landscaping shall be required on all developments within the Planned Development District and shall be complete prior to the issuance of any Certificate of Occupancy or final building inspection for the 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 twenty (20) feet in depth adjacent to the right-of-way of FM 544. No parking may be placed within any landscape buffer. Pedestrian easements may be located within a landscape buffer and the width of the sidewalk may be included in the calculation of the buffer depth. Landscape buffers along property lines not adjacent to a roadway shall be five (5) feet.
 3. A landscape plan shall be attached to this Planned Development as Exhibit E and shall control the general landscape layout, as well as preservation of green space around the creek.
- G. Screening. Screening shall comply with the standards set forth in Section 26 of the Murphy Code of Ordinances, except as provided below.
1. All truck docks/loading areas shall be screened from view through the use of 12-foot all masonry walls (which are the same colors and materials as main building) and/or evergreen living screens (eight-foot height and at least 75 percent capacity within four years of planting unless such areas are screened from public views by a building).
- H. Site Lighting. Lighting shall comply with the standards set forth in Section 26 of the Murphy Code of Ordinances, except as provided below.
1. Lighting should be provided for vehicular, pedestrian, signage, architectural and site features.
 2. 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 25 ft. high.
 3. The pattern of light pooling from each fixture shall be carefully considered to provide smooth, even lighting of driveways and parking, while eliminating light intrusion into adjacent property outside of the Planned Development District. Parking areas shall have a minimum of 3-foot candles initial and a minimum average of 2-foot candle on a maintained basis. Light sources shall be metal halide, mercury vapor or of similar color. Yellow/orange source lights are prohibited from use. Incandescent source lighting should be considered for pedestrian areas and near buildings.
 4. Pedestrian walkways, courts, gardens and entrance areas shall be illuminated to enhance the pedestrian qualities of the development. Low level fixtures should complement the architectural design and focus on quality landscape lighting that will enhance the development.
- I. Signage and Graphics: Signage shall comply with the standards set forth in Section 26 of

EXHIBIT B

the Murphy Code of Ordinances, except as provided below.

1. General

- a. Pylon signs are prohibited.
- b. If a building within the development is multi-story, all signage for commercial or retail uses on the site shall be placed below the floor level of the second story. The only signage permitted above the first level is a branding name for the overall development, to be no larger than 60 square feet.
- c. One attached tenant sign shall be permitted per tenant space.

2. Monument Signs

- a. Monument signs – One (1) multi-tenant sign shall be permitted for each lot within the Planned Development, or two total. Each shall be limited to a maximum sign area of 65 square feet, and structure area totaling 100 square feet. Maximum height shall be ten (10) feet.
- b. Monument signs shall identify individual tenants or uses within each respective lot only.
- c. Monument signs shall be illuminated by means of either ground mounted flood lighting or internal letter illumination either face lit, or reverse channel lit. Light fixtures should be screened from view in front of the sign.
- d. Monument signs shall be located at a setback distance of not less than ten (10) feet from the curb edge of any adjacent street and, may be incorporated within the landscaping area or buffer.
- e. Construction of monument signs shall include a base of material compatible with the material used for the buildings.

J. Open Space

1. The development 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 provide interest within the Tract at the pedestrian level. Any establishment serving food for consumption on-premises is encouraged to provide an outdoor seating area and shall be approved with the site plan.
2. Outside storage and display shall not be permitted with the Planned Development District.

VII. **Special Regulations:**

- A. Utility/Power Lines: New utility service lines for individual business establishments, buildings, signs and for any other site development features shall be placed underground.
- B. Pedestrian Streetscape: Pedestrian spaces throughout the Planned Development District shall be treated with amenities that are selected based upon their ability to unify the streetscape and shall be established on the overall site plan for each Tract. These features shall include, but are not limited to, benches, trash receptacles, bicycle racks, lighting poles, etc.
- C. Building Placement/ Orientation: This area of FM 544 is considered a gateway to the City of Murphy and should be an enhanced visual site. Buildings shall be placed in a manner that is conducive to a pedestrian-oriented atmosphere, wherever possible. The façade shall be in keeping with the character of surrounding multi-story or commercial buildings.

EXHIBIT B

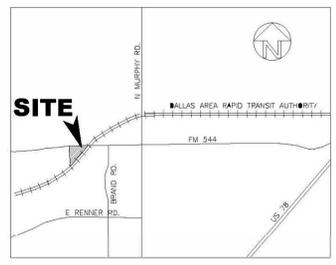
- D. Deceleration Lane: A deceleration lane along eastbound FM 544 shall be constructed for Lot One (1) if required by a Traffic Impact Analysis (TIA) and TxDOT.
- E. Multi-family Standards: Due to the mixed-use nature of this site, Article 26.11 Multifamily Development Standards shall not control this site. Any variations to the following standards shall require a variance with a public notice. The purpose of providing for multi-family is to encourage a mixed-use development on the site. Multi-family uses shall only be a secondary use in addition to Retail uses. Multi-family living areas shall only be on an upper floor(s) of a development and shall not be permitted to exist on a first floor alongside or in place of retail. Specific development standards shall include the following:
- The maximum number of units shall be 38.
 - No more than 60% of the units shall be one bedroom.
 - Minimum floor area for any unit shall be 650 square feet.
 - Refuse shall be collected within the building via a central chute.
 - A pool, clubhouse, or playground area shall not be required for the development; however, open space along the creek shall be deemed a recreational open space for residents of the development.
 - There shall be a number of covered parking spaces equal the number of units in the building. These covered spaces shall all be located within the southern portion of the development, as shown on the Concept Plan. The covered parking structures shall be of a design compatible with the primary structure on the site.
 - Open storage of boats and recreational vehicles shall not be permitted on the site.

Exhibit D – Conceptual Elevation Plan

Exhibit E – Conceptual Landscape Plan

Exhibit B

Exhibit D - Elevation Plan



LOCATION MAP
NTS



Building Front Elevation
Scale: As Noted

BUILDING SCHEDULE:

FLOOR	USEAGE	GROSS AREA
FLOOR - 1	RETAIL	20,000 SF
FLOOR - 2	LIVING	20,000 SF
FLOOR - 3	LIVING	20,000 SF

APARTMENTS	1 BR.	2 BR.	3 BR.	TOTAL
FLOOR - 2	10	7	2	19
FLOOR - 3	10	7	2	19

UNIT	AVG. AREA
1 BR. - SF	650 SF
2 BR. - SF	980 SF
3 BR. - SF	1200 SF



Building Side Elevation
Scale: As Noted

ARCHITECT

REVISION		
NO.	DATE	BY

REMARK:
REVISION CLOUD MAY NOT
APPEAR ON ALL DRAWING SHEETS.

THE PROJECT
OF
MURPHY
GATEWAY

OWNER / DEVELOPER
MURPHY INVESTMENT
GROUP, LLC
24 HORSESHOE BEND
RICHARDSON,
TEXAS 75081
ATTN:
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(972) 242-2651
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ANNS@PSAENG.COM
T.P.L.S.FIRM #100433

BUILDING ELEVATIONS
FOR
LOT 1, BLOCK C
MURPHY GATEWAY
CITY OF MURPHY, COLLIN COUNTY, TEXAS

SCALE: AS SHOWN
DESIGNED: PSS
DRAWN: MP
CHECKED: PSS

PROJECT NO: 22113.MGP

DATE: 05-15-2021

SHEET: A.2.0

Exhibit B

Exhibit D - Elevation Plan



ARCHITECT

REVISION

NO.	DATE	BY

REMARK:
REVISION CLOUD MAY NOT
APPEAR ON ALL DRAWING SHEETS.

THE PROJECT
OF
MURPHY
GATEWAY

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T.S. FIRM #100433

PRELIMINARY RENDERING

FOR
LOT 1, BLOCK C
MURPHY GATEWAY
CITY OF MURPHY, COLLIN COUNTY, TEXAS

SCALE: AS SHOWN

DESIGNED: PSS

DRAWN: MP

CHECKED: PSS

PROJECT NO: 22113.MGP

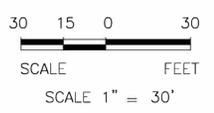
DATE: 05-15-2021

SHEET: A.3.0

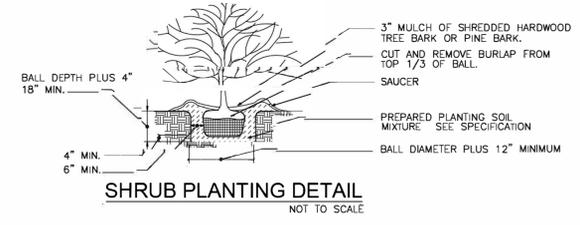
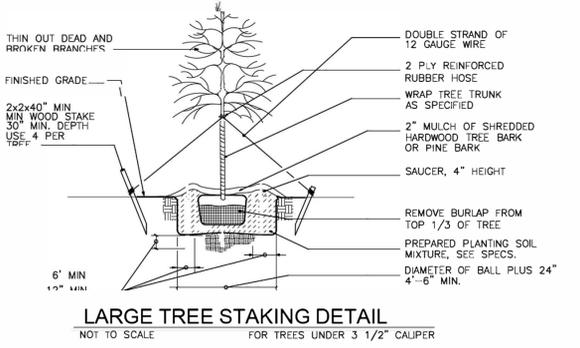
Exhibit B FM. 544

Exhibit E - Landscape Plan (VARIABLE WIDTH R.O.W)

SITE PLAN



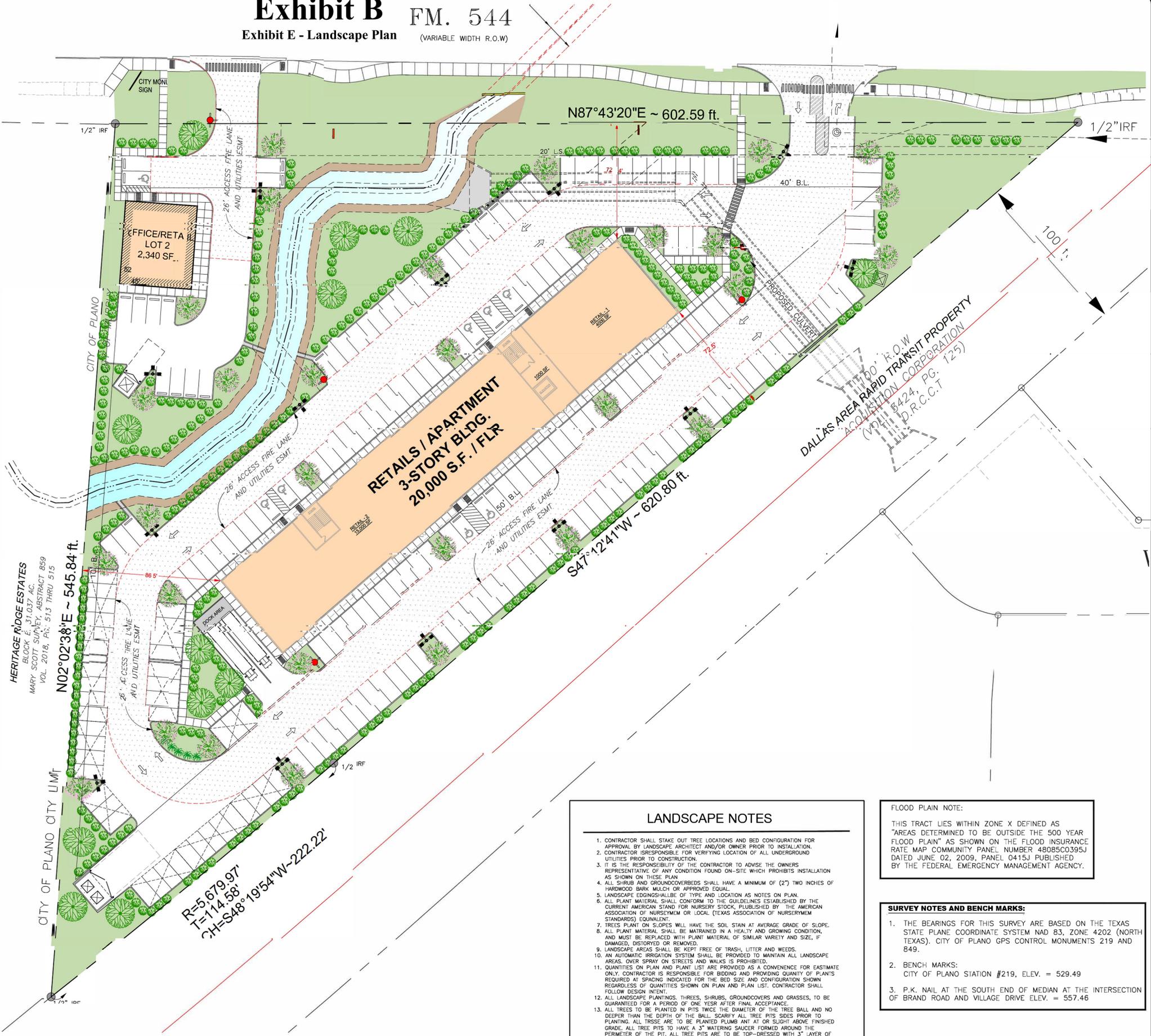
- LEGENDS:**
- LIVE OAK TREE, 3" CAL. (SHADE)
 - CREPE MYRTLE 'WATERMELON RED', 15G. (ORNAMENTAL)
 - NANDINA SIENNA SUNRISE, 3G.
 - MEXICAN FEATHER GRASS, 3G.
 - BERMUDA GRASS



LANDSCAPE DETAILS

PLANT LIST

COMMON NAME	BOTANICAL NAME	QUANT.	SIZE
CATHEDRAL LIVE OAK	QUERCUS VIRGINIANA 'CATHEDRAL'	12	3" CAL.
RED CREPE MYRTLE	LAGERSTROEMIA INDICA 'WATERMELON RED'	31	15 GAL.
NANDINA SIENNA SUNRISE	MANDINA DOMESTICA 'SIENNA SUNRISE'	285	3 GAL.
MEXICAN FEATHER GRASS	MASSILLA TENUSSIMA	4	3 GAL.
BERMUDA GRASS SOD	CYNODON DACTYLON	40,875 S.F.	



- LANDSCAPE NOTES**
- CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATION FOR APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNER PRIOR TO INSTALLATION.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNERS REPRESENTATIVE OF ANY CONDITION FOUND ON-SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLAN.
 - ALL SHRUB AND GROUNDCOVERS SHALL HAVE A MINIMUM OF (2") TWO INCHES OF HARDWOOD BARK MULCH OR APPROVED EQUAL.
 - LANDSCAPE EDGING SHALL BE OF TYPE AND LOCATION AS NOTES ON PLAN.
 - ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEMEN OR LOCAL (TEXAS ASSOCIATION OF NURSEMEN STANDARDS) EQUIVALENT.
 - TREES PLANT ON SLOPES WILL HAVE THE SOIL STAIN AT AVERAGE GRADE OF SLOPE.
 - ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE, IF DAMAGED, DISTORTED OR REMOVED.
 - LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS.
 - AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
 - QUANTITIES ON PLAN AND PLANT LIST ARE PROVIDED AS A CONVENIENCE FOR ESTIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR BIDDING AND PROVIDING QUANTITY OF PLANTS REQUIRED AT SPACING INDICATED FOR THE BED SIZE AND CONFIGURATION SHOWN REGARDLESS OF QUANTITIES SHOWN ON PLAN AND PLANT LIST. CONTRACTOR SHALL FOLLOW DESIGN INTENT.
 - ALL LANDSCAPE PLANTINGS, TREES, SHRUBS, GROUNDCOVERS AND GRASSES, TO BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE.
 - ALL TREES TO BE PLANTED IN PITS TWICE THE DIAMETER OF THE TREE BALL AND NO DEEPER THAN THE DEPTH OF THE BALL. SOAKY ALL TREE PITS SIDES PRIOR TO PLANTING. ALL TRSSE ARE TO BE PLANTED PLUMB ANT AT OR SLIGHT ABOVE FINISHED GRADE. ALL TREE PITS TO HAVE A 3" WATERING SAUCER FORMED AROUND THE PERIMETER OF THE PIT. ALL TREE PITS ARE TO BE TOP-DRESSED WITH 3" LAYER OF SHREDDED HARDWOOD MULCH, OR APPROVED EQUAL. STAKE AND OR GUY TREES AS DIRECTED BY THE LANDSCAPE ARCHITECT.
 - ROTOTILL THE EXISTING SOIL OF ALL PLANTING BEDS TO A MINIMUM DEPTH OF 6". ADD A 3" LAYER OF PREMIUM COMPOST AS SUPPLIED BY LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL, AND TILL INTO THE TOP 3" OF EXISTING SOIL. INSTALL ALL SHRUBS 1" AS PER MANUFACTURER'S RECOMMENDED RATE OF APPLICATION. TOP DRESS WITH A 2" LAYER OF SHREDDED HARDWOOD BARK MULCH, OR APPROVED EQUAL.
 - NO PLANT MATERIAL SHALL BE INSTALLED UNTIL THE IRRIGATION SYSTEM HAS BEEN INSTALLED AND IS OPERATING WITH 100% COVERAGE OF PROPOSED LANDSCAPE AREA.
 - ALL PROPOSED SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT OF REFUSE AND/OR REJECT LANDSCAPE MATERIAL ON SITE.

- FLOOD PLAIN NOTE:**
- THIS TRACT LIES WITHIN ZONE X DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAN" AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48085C0395J DATED JUNE 02, 2009, PANEL 0415J PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- SURVEY NOTES AND BENCH MARKS:**
- THE BEARINGS FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NAD 83, ZONE 4202 (NORTH TEXAS). CITY OF PLANO GPS CONTROL MONUMENTS 219 AND 849.
 - BENCH MARKS:
CITY OF PLANO STATION #219, ELEV. = 529.49
 - P.K. NAIL AT THE SOUTH END OF MEDIAN AT THE INTERSECTION OF BRAND ROAD AND VILLAGE DRIVE ELEV. = 557.46

NOTE:
ALL RIGHT OF WAY TO BE SODDED



REVISION

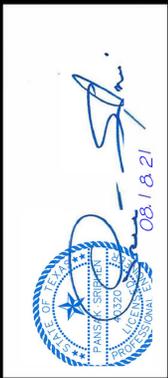
NO.	DATE	BY

REMARK: REVISION CLOUD MAY NOT APPEAR ON ALL DRAWING SHEETS

LANDSCAPE PLAN

FOR
TRACK 35, J MAXWELL SURVEY, Abst. 580
MURPHY GATEWAY

OWNER/
MURPHY INVESTMENTS
824 HORSBROOK BEND
RICHARDSON, TX 75081



ASA ENGINEERING
17819 AVENUE ROAD, SUITE 215
DALLAS, TEXAS 75252
(972) TX 48-9851 FAX (972) 48-9881
T.B.L.P.E. REGISTRATION # F-008974

ENGINEER OF RECORD

SCALE: AS SHOWN

DESIGNED: PSS

DRAWN: MP

CHECKED: PSS

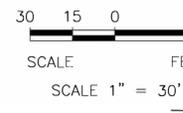
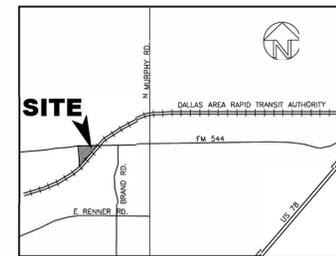
PROJECT NO. 22113.MGP

DATE: 08/18/2021

SHEET: C-5.0

Exhibit C

SITE PLAN



LOT INFORMATION BLOCK C SITE DATA SUMMARY TABLE	
ZONING	PD (PLANNED DEVELOPMENT DISTRICT)
LOT 1	
PROPOSED USE	RETAIL / APARTMENT (ONLY)
AREA	137,331 SF. OR 3.15 AC.
LAND IN FLOOD PLAIN	5,455 SF. OR 0.13 AC.
RETAIL / APARTMENT	20,000 SF. / FLOOR
NET USABLE AREA	20,000 SF. / FLOOR
HEIGHT OF BUILDING	3 - STORY
PARKING SPACE REQUIRED	11200 RETAIL, 1BED/1.5 SP, 2 BED/2SP, 3 B/2.5
RETAIL PARKING RATIO	167 SP
HANDICAP REQUIRED	6 SP
PARKING SPACE PROVIDED	200 SP
STANDARD PARKING SPACES PROD.	193 SP
HANDICAP PARKING SPACES	7 SP
LOT COVERAGE	14.56%
LANDSCAPE REQ.	15%
LANDSCAPE PROV.	22.80%
LOT 2	
PROPOSED USE	RETAIL
AREA	28,137 SF. OR 0.65 AC.
LAND IN FLOOD PLAIN	5,056 SF. OR 0.12 AC.
RETAIL	2,340 SF.
NET USABLE AREA	2,340 SF.
HEIGHT OF BUILDING	1 - STORY
PARKING SPACE REQUIRED	(1:200) RETAIL
RETAIL PARKING RATIO (1:200)	12 SP
HANDICAP REQUIRED	1 SP
PARKING SPACE PROVIDED	12 SP
STANDARD PARKING SPACES PROD.	11 SP
HANDICAP PARKING SPACES	1 SP
LOT COVERAGE	8.32%
LANDSCAPE REQ.	15%
LANDSCAPE PROV.	33.92%

GENERAL NOTES:

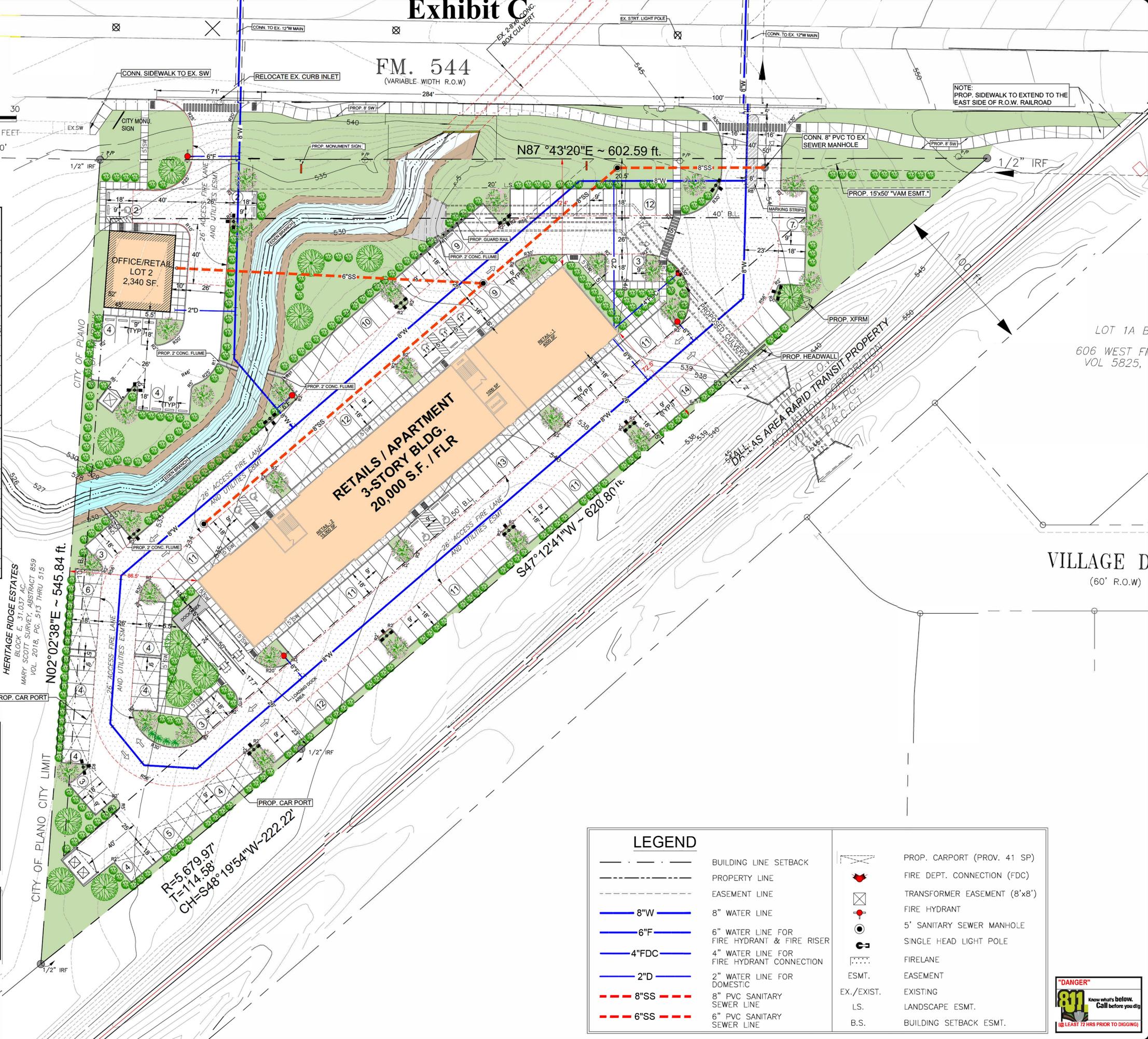
- ALL WORK MUST CONFORM TO CITY OF MURPHY AND NCTCOG STANDARDS.
- ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF MURPHY.
- SEE PLAN FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
- SEE STANDARD DETAIL SHEETS FOR PRIVATE DETAILS. ALL PRIVATE DETAILS ARE SUPERSEDED BY STANDARD CITY DETAILS.
- ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE CITY CONSTRUCTION STANDARDS (IF AVAILABLE) AND GOVERNED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 3RD EDITION AND TCEQ STANDARDS AND DETAILS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL UTILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

FLOODPLAIN NOTE:

THIS TRACT LIES WITHIN ZONE X DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN" AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48085C0415J DATED JUNE 02, 2009, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SURVEY NOTES:

BENCH MARKS: (CITY OF MURPHY)
RAILROAD SPIKE SET IN A POWER POLE AT THE NORTHWEST CORNER OF WEST FM544 AND DUBLIN ROAD ELEV. = 528.08



LEGEND

	BUILDING LINE SETBACK		PROP. CARPORT (PROV. 41 SP)
	PROPERTY LINE		FIRE DEPT. CONNECTION (FDC)
	EASEMENT LINE		TRANSFORMER EASEMENT (8'x8')
	FIRELANE		5' SANITARY SEWER MANHOLE
	EASEMENT		SINGLE HEAD LIGHT POLE
	EXISTING		FIRELANE
	LANDSCAPE ESMT.		EASEMENT
	BUILDING SETBACK ESMT.		EXISTING

REVISION

NO.	DATE	BY

REMARK: REVISION CLOUD MAY NOT APPEAR ON ALL DRAWING SHEETS.

SITE PLAN LAYOUT

FOR
TRACK 35, J MAXWELL SURVEY, Abst. 580
MURPHY GATEWAY

OWNER/

MURPHY INVESTMENTS
824 HORSESHOE BEND
RICHARDSON, TX 75081

ENGINEERING

17819 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75252
972) 248-9651 FAX (972) 248-9881
TX 08P-E REGISTRATION # F-008974

08/18/2021

SCALE: AS SHOWN

DESIGNED: PSS

DRAWN: MP

CHECKED: PSS

PROJECT NO. 22113.MGP

DATE: 08/18/2021

SHEET: **C-1.0**

