

ORDINANCE NO. 07-10-734

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MURPHY, COLLIN COUNTY, TEXAS, AMENDING ITS COMPREHENSIVE ZONING ORDINANCE AND MAP, ORDINANCE NO. 04-05-610 BY CHANGING THE ZONING CLASSIFICATION ON APPROXIMATELY 14.223 ACRES OUT OF THE JAMES MAXWELL SURVEY, ABSTRACT NO. 582, 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, APPROVING PLANNED DEVELOPMENT STANDARDS HERETO AS EXHIBIT "B"; FROM ITS PRESENT PLANNED DEVELOPMENT DISTRICT FOR RETAIL USES TO A PLANNED DEVELOPMENT DISTRICT FOR RETAIL USES WITH CONDITIONS; PROVIDING A SEVERABILITY CLAUSE, PROVIDING A PENALTY CLAUSE, AND PROVIDING AN EFFECTIVE DATE.

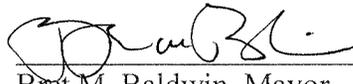
WHEREAS, the Planning and Zoning Commission of the City of Murphy and the City Council of the City of Murphy, in compliance with the laws of the State of Texas, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property 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 Retail Uses for the property described as 14.223 acres, more or less, in the James Maxwell Survey, Abstract No. 582, 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.

PASSED, APPROVED AND ADOPTED this the 1ST day of October 2007.

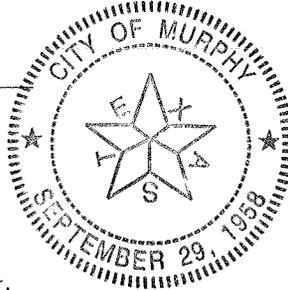


Bret M. Baldwin, Mayor
City of Murphy

ATTEST:



Aimee Nemer, City Secretary
City of Murphy



APPROVED TO FORM AND LEGALITY:

Robert Brown, City Attorney

EXHIBIT A

BEING all that tract of land in the City of Murphy, Collin County, Texas out of the James W. Maxwell Survey, A-582, and being all of that remainder of that called 14.223 acres described in a deed to Chi A. Yu Chen, recorded in volume 2777, Page 672 of the Deed Records of Collin County, Texas and being further described as follows:

BEGINNING at a 1/2 inch steel rod set in the north line of FM 544, a variable width right-of-way, same being the southwest corner of said Chen tract and the southeast corner of the Allen & Loucks Venture, L.P. Tract as recorded in County Clerk's file# 2006-0523000700550 of said Deed Records;

THENCE North 00 degrees 50 minutes 24 seconds West along the common line between said Chen tract and said Allen & Loucks tract, 817.20 feet to a 1/2" steel rod set for corner at the northwest corner of said Chen tract and on the South R.O.W. line of Dallas Area Rapid Transit Authority R.O.W. as recorded in Volume 3424, Page 126 of said Deed Records;

THENCE South 84 degrees 00 minutes 42 seconds East, along said south R.O.W. line, 777.67 feet to a 1/2" steel rod set at the northeast corner of said Chen tract and at the northwest corner of the Sang Duk Park tract as recorded in Volume 4195, Page 1933 of said Deed Records;

THENCE South 01 degrees 40 minutes 21 seconds East, along the common line between said Chen tract and said Park tract, 666.06 feet to a 5/8" steel rod with TxDOT aluminum cap found on said north line of FM 544;

THENCE North 89 degrees 58 minutes 57 seconds West, 36.77 feet along said north line to a TxDOT aluminum disk found for corner;

THENCE South 02 degrees 20 minutes 38 seconds East, 60.05 feet continuing along said north line to a TxDOT aluminum disk found for corner;

THENCE South 43 degrees 50 minutes 12 seconds West, 13.86 feet continuing along said north line to a TxDOT aluminum disk found for corner;

THENCE North 89 degrees 58 minutes 57 seconds West, 138.35 feet continuing along said north line to a TxDOT aluminum disk found for corner;

THENCE South 89 degrees 58 minutes 29 seconds West, 598.62 feet along said north line to the POINT OF BEGINNING and containing 13.795 acres of land, more or less.

0.99 Acre Tract (Health Club)

BEING a tract of land located in the City of Murphy, Collin County, Texas out of the James W. Maxwell Survey, A-582, and being part of that certain called 14.223 acres described in a deed to Chi A. Yu Chen, recorded in Volume 2777, Page 672 of the Deed Records of Collin County, Texas and being further described as follows:

BEGINNING at a 5/8" steel rod set at the northwest corner of said Chen tract, said point also being the northeast corner of a called 5.809 acre tract to Allen & Loucks Venture, L.P., as described in a deed recorded under County Clerks Files number 20060523000700550 of the deed records of Collin County, Texas;

EXHIBIT A

EXHIBIT A

THENCE South 84°00'42" East, 155.67 feet along the north line of said Chen tract and the south line of Dallas Area Rapid Transit Authority Right-Of-Way (100' R.O.W.) as recorded in Volume 3424, Page 126 of the deed records of Collin County Texas, to a 5/8" steel rod set for corner;

THENCE South 01°47'20" West, 285.17 feet, to a 5/8" steel rod set for corner;

THENCE North 88°12'41" West, 141.63 feet a 5/8" steel rod set for corner in the west line of said Chen tract;

THENCE North 00°50'24" West, 296.88 feet to **Point of Beginning** and **Containing 0.99** acres of land more or less.

EXHIBIT B

ZONING FILE NO. 2007-05

**Northwest Corner
FM 544 at North Maxwell Creek Road
PLANNED DEVELOPMENT CONDITIONS**

- I. **Statement of Intent:** The intent of this Planned Development District is to provide high quality mixed-use, primarily retail, 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 encourage a mixed-use application including, but not limited to the following.
 - Restaurants;
 - Upscale retail shops and boutiques;
- III. **Statement of Effect:** This Planned Development shall not affect any regulation found in the Comprehensive Zoning Ordinance, Ordinance No. 04-05-610, as amended, except as specifically provided herein.
- IV. **General Regulations:** The following regulations of the Comprehensive Zoning Ordinance shall be included by reference and shall apply for each of the specified areas of the concept plan listed below, except as otherwise specified by this ordinance.
 - A. Section 27 – Office (O)
 - B. Section 29 – Retail (R)
- V. **Development Plans:**
 - A. Concept Plan: Development shall be in general conformance with the approved concept plan set forth in Exhibit D; however, in the event of conflict between the concept 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 E; 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 Planned Development Ordinance No. 06-11-707; however, in the event of conflict between the exterior elevations and the conditions, the conditions shall prevail.
 - D. Signage Plan: Development shall be in general conformance with the approved signage plan as set forth in Exhibit G and as shown on the Exterior Elevation Plan Exhibit F; however, in the event of conflict between the signage plan and the conditions, the conditions shall prevail.
 - E. Maxwell Creek Road Exhibit: Maxwell Creek Road shall be upgraded in general conformance with the exhibit as set forth in Exhibit H and in accordance with the City of Murphy construction requirements. However, in the event of conflict

between the exhibits, the conditions, and/or the generally accepted construction standards, the standards and conditions (in this order) shall prevail.

- F. Concept Plan, Landscape Plan, Exterior Elevation Plan, Amenities Plan and Signage Plan approval shall be for a period of one year from the date of City Council action on the plan. If within that one-year period a site plan has been submitted for a portion of the development, then the Concept Plan shall be deemed to have no expiration date. Site plans shall be valid for a period of one year from the date of City Council action on the plan.
- G. Site Plan – A Site Plan shall be submitted in accordance with the requirements set forth in Section 12 of the Comprehensive Zoning Ordinance. The Site Plan may be for all or any part of the land within the Planned Development District.

VI. Specific Regulations (except for Townhouse area):

A. Permitted Uses. The following uses shall be permitted.

1. Amusement Services (Indoor)
2. Antique Shop (household items only)
3. Art Dealer/Gallery
4. Artist Studio
5. Automobile Driving School (SUP)
6. Bakery (Retail)
7. Bank/Credit Union (limited to one)
8. Barber/Beauty Shop
9. Barber/Beauty Shop College (SUP)
10. Bed and Breakfast Inn
11. Book Store
12. Cafeteria
13. Church/Place of Worship
14. Civic Club
15. Clinic (Medical)
16. Community Center (Municipal)
17. Computer Sales
18. Confectionary Store (Retail)
19. Department Store
20. Dinner Theater
21. Electronics - Retail
22. Extended Stay Hotels/Motels
23. Financial Services (Advice/Invest)
24. Florist
25. Furniture Sales (Indoor)
26. Governmental Building (Municipal, State or Federal)
27. Hardware Store
28. Health Club (Indoors) (Only for the area specified in Exhibit A as a continuation of the adjacent Murphy Marketplace development)
29. Hotel/Motel
30. Insurance Agency Offices
31. Laundry/Dry Cleaning (Drop Off/Pickup Only)

32. Library (Public)
33. Motion Picture Theater
34. Museum (Indoor)
35. Needlework Shop
36. Non-Profit Activities by Church
37. Offices (as allowed in Office zoning districts)
38. Park and/or Playground (Public)
39. Pet Shop/Supplies
40. Pharmacy (SUP)
41. Photo Studio
42. Photocopying/Duplicating
43. Public Garage/Parking Structure
44. Real Estate Offices
45. Restaurant
46. Retail Store
47. Savings and Loan (in-line only)
48. School, K through 12 (Public)
49. School, Vocational (SUP)
50. Shoe Repair
51. Skating Rink (Ice) (SUP)
52. Tailor Shop
53. Theater (Live Drama)
54. Travel Agency

B. Area and Yard Regulations:

1. Setbacks From Property Lines Adjacent To Streets:
 - a. Building Setbacks - No building of any kind and no part thereof shall be placed within the following setback lines:
 - i. Minimum 50 feet from FM 544.
 - ii. Minimum 50 feet from North Maxwell Creek Road right-of-way.
 - b. Landscape Setbacks
 - i. Minimum 15 feet from FM 544.
 - ii. Minimum 15 feet from Maxwell Creek Road right-of-way.
2. Setbacks From Property Lines Not Adjacent To Streets:
 - a. Building Setbacks – No building of any kind and no part thereof shall be placed within the following setback lines:
 - i. Minimum 15 feet from rear and side lines of the overall 13.8-acre tract or 0 feet with landscaping, except where buildings on adjacent lots abut each other. In the case of abutting buildings, the building setback shall be 0 feet.

ii. Minimum 50 feet abutting residential districts for single story buildings not exceeding an average of 35 feet in height. However, any proposed theaters shall have an average maximum height of 45 feet. All pad sites along FM 544 shall have a maximum average height of 25 feet.

iii. Maximum 50 feet along the DART right-of-way along the north side of the property.

3. There is no maximum building size as long as fire standards and other site requirements, such as parking and landscaping, etc. are met.

C. Parking, Driveways & Sidewalks:

1. Parking areas shall not be permitted within any landscape buffer strip.
2. Parking shall not be permitted in front of the building except that parking may be provided in front of the building at a ratio not greater than 15 percent. Retail and restaurant uses are exempt from this requirement.
3. Fire lanes, driveway, loading areas and access easements shall be paved in accordance with the minimum design standards of the City of Murphy codes and ordinances.
4. The number of required parking spaces shall be dependent upon the use and shall meet the requirements of the City of Murphy Comprehensive Zoning Ordinance. All pads (in-line or stand-alone with a footprint larger than 19,000 square feet shall be considered commercial in zoning and provide parking at a rate of 1 space for every 250 square feet. All pads smaller than 19,000 square feet shall be considered retail or restaurant and shall park according to the Comprehensive Zoning Ordinance. Parking for any proposed theater shall be provided at a ratio of 1 space for every 5 seats.
5. No required parking space may be occupied by signs, cart corrals, merchandise, or display items at any time.
6. Sidewalks along FM 544 and North Maxwell Creek Road shall be a minimum of 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, and exceptions can be addressed during site plan approval. In those instances where 3 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. Minimum Exterior Construction Standards, Building Materials and Design – Exterior Construction and Design Requirements shall be architecturally compatible with the approved elevation plans for Murphy Marketplace as stated in Planned Development District No. 06-11-707, except as provided below.

1. Color schemes shall reflect a certain quality and expression consistent with the architectural character and design of the structure. Accent colors may be used to identify architectural features or highlight details. The use of primary or garish colors shall not be predominately used on the exterior facade of any structure.
 2. Stand fans, skylights, cooling towers, communication towers, satellite dishes, vents, and any other structures or equipment, whether located on the roof or elsewhere, shall be architecturally compatible or effectively shielded from view from any public or private dedicated street by an architecturally sound method.
 3. 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.
 4. 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 which include equipment, piping, flashing, and other items shall be maintained for continuity of the roof appearance.
 5. Roof top equipment, piping, flashing, and other items on the roof shall be screened by a perimeter parapet wall so as not to be visible from roadways.
 6. 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 Section 39 of the Comprehensive Zoning Ordinance, 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 fifteen (15) feet in depth adjacent to the right-of-way of FM 544, fifteen (15) in depth adjacent to North Maxwell Creek Road and ten (10) feet in depth adjacent to all other roads (includes public streets and private access drives) as measured from the back of curb of the public or private street to the back of curb of any site paving. No parking may be placed within any landscape buffer. Pedestrian easements may be located within a landscape buffer. The width of the sidewalk may be included in the calculation of the buffer depth for fifteen (15) foot buffers, but may not be included in the calculation of the buffer depth for ten (10) foot buffers.

EXHIBIT B

3. A landscape buffer shall be provided for an average of fifteen (15) feet in depth adjacent to the Southern Pacific/DART Railroad right-of-way.
 4. Parking Lots:
 - a. A minimum percentage of the parking area shall be landscaped according to the following requirements. Such landscaping shall be distributed within the parking area, occurring within medians, islands, or peninsulas. All such landscape areas shall be protected by concrete curbing or other acceptable devices which prohibit vehicular access to landscaped areas. Bumper overhang shall not be included as part of required landscaping. A permeable area no less than four (4) feet by four (4) feet shall be provided surrounding each tree located in a surface parking area.
 1. A total of five (5) percent of the interior of the entire parking lot regardless of location, shall be landscaped. One large tree or three (3) ornamental trees from the Plant List, shall be provided for each twelve (12) parking spaces, and planted within the five (5) percent area. Trees shall be distributed so that bays of parking spaces shall not exceed eighteen (18) spaces in length.
- G. Screening. Screening shall comply with the standards set forth in Section 41 of the Comprehensive Zoning Ordinance, except as provided below.
1. All screening at the rear of the property will be a live screen where required. Plant materials shall conform to the standards of the approved plant list in Section 50 and the current edition of the "American Standard for Nursery Stock" (as amended), published by the American Association of Nurserymen. Bald Cypress trees are excluded from the approved list. The existing railroad berm will also serve as a natural screen between the nonresidential and residential districts.
 2. All truck docks/loading areas for anchor stores with a footprint greater than 100,000 square feet shall be screened from view through the use of 12-foot all masonry walls (which are the same colors and materials as main building). All other screening of the rear of the site shall be 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).
 3. Outside seasonal displays shall be permitted with the Planned Development District.
- H. Site Lighting. Lighting shall comply with the standards set forth in Section 45 of the Comprehensive Zoning Ordinance, 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 40 feet high.

However, the height of all light standards shall be subject to review of the lighting plan during the Site Plan review.

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.
 5. General illumination shall commence one half hour before sunset and last until the Building Site is closed for the evening. Parking structures and pedestrian walkways shall be illuminated during all hours of darkness and when poor weather conditions warrant.
- I. Signage and Graphics: On-site signage will be in accordance with the Signage Criteria package (latest revision prior to the date of this Ordinance) provided and included as an exhibit to these standards. Signage shall comply with the standards set forth in Section 47 of the Comprehensive Zoning Ordinance, except as provided below or within the Signage Criteria package.
1. General
 - a. Monument signs - One (1) monument sign shall be allowed on each lot and shall be limited to a maximum area of 50 square feet.
 2. Anchor Signs
 - a. Anchor signs will only be allowed for tenants with a total building footprint of 10,000 square feet or above.
 - b. Anchor signs shall be internally illuminated aluminum channel letters with 1/8" Plexiglass front. The maximum letter height shall be 5'6".
 - c. All anchor signs shall be illuminated until 10:00 pm regardless of store hours.
 - d. Ancillary signs shall not exceed the size of the primary signs. The length of the sign shall not exceed 80% of the tenant width or the width of the architectural element.
 3. Retail Signage
 - a. Retail signage requirements will apply to tenants with a total building footprint of 9,999 square feet or less.
 - b. Retail signs shall be individually backlit aluminum channel letters over 1/8" aluminum "outline" panel to be offset 2".

- c. Typefaces, logos, and colors are subject to the landlord's approval and subject to the City of Murphy requirements.
- d. The length of the retail sign shall not exceed 80% of the tenant width or the width of the architectural element.
- e. The letter height shall range between a minimum of 1' to a maximum of 2'-6".
- f. For corner tenants and freestanding buildings, secondary signage shall not exceed the size of the primary signage.

4. Monument Signs

- a. Multi-tenant monument signs shall identify multiple tenants or uses within a given area. Single-tenant monument signs shall identify a single tenant and one shall be allowed on each lot. Locations of the monuments signs are as shown within the Signage Criteria package.
- b. Multi-tenant monument signs shall be a maximum of 10 feet tall. Single-tenant monument signs shall be a maximum of 7 feet tall.
- c. All monument signs shall be double-sided, internally illuminated Plexiglas sign panels contained within a masonry structure. Monument signage may also be lit by 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 set back distance of not less than eight (8) feet from the right-of-way line of any adjacent street and incorporated within the landscaping area or buffer.
- e. Multi-tenant monument signs: The maximum structure area for the multi-tenant monument sign shall be 184 square feet. The maximum signage area will be 94 square feet. Signage shall be similar to detail shown within the Signage Criteria package.
- f. Single-tenant monument signs: The maximum structure area for the single-tenant monument sign shall be 80 square feet. The maximum signage area will be 25 square feet. Signage shall be similar to detail shown within the Signage Criteria package.
- g. Construction of monument signs shall include a base of material compatible with the material used for buildings.

5. Temporary Marketing Signage

- a. One (1) quality temporary marketing signs shall be permitted on the development on FM 544. These signs shall be allowed for a term of twelve (12) months from the date of installation. Temporary marketing signs may be permitted for a longer period of time upon approval by the City.
- b. The maximum signage area will be 64 square feet. The maximum height shall be 8 feet. Signage shall be similar to detail shown within the Signage Criteria package.

- c. All other temporary signage not specifically referred to in the Signage Criteria package or in this section shall comply with the City of Murphy standards.
- d. Construction of temporary signs are not required to be constructed of the material used for buildings.

J. Open Space

- 1. Development within the 13.8 acre tract 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 become public amenities and that provide interest within the Tract at the pedestrian level.
- 2. Outdoor Seating. Any establishment serving food for consumption on-premises is encouraged to provide an outdoor seating area and shall be approved with the site plan. The outdoor seating area may be included as a portion of the 5% open space requirement as stated in (b.) below.
- 3. An additional 5% of open space is required in addition to the landscape, setback, and parking lot island requirements. The additional 5% may be located adjacent to the required setbacks or landscaping at the ROW and property lines or in front or in some cases to the side of the structure. The additional open space percentage may not include the building footprint or vehicular parking lot. This area and associated amenities shall be approved on the site plan. At least one of the following amenities shall be located within the additional 5% open space area and count towards the required percentage.
 - a. Water feature, such as a fountain or detention pond with constant water level.
 - b. Plaza or courtyard with art sculpture piece.
 - c. Outdoor patio or gazebo with seating area.
 - d. Other areas for pedestrian congregation, as may be approved on the site plan.
- 4. Outside seasonal displays shall be permitted with the Planned Development District.

VII. **Special Regulations:**

Maxwell Creek Road: As a part of this development, the existing asphalt Maxwell Creek Road shall be upgraded to a concrete curb and gutter street. Public right-of-way with a width of 60 feet shall be dedicated by plat and centered on the existing roadbed in according to the City of Murphy Thoroughfare Plan. As shown in Exhibit H, Maxwell Creek Road will be widened to a three-lane undivided roadway with the middle lane serving as a turn lane. The proposed roadway will then taper from three lanes to two lanes prior to the existing railroad tracks along the north side of the site. The developer is only responsible for half of the

roadway construction costs; however, it is understood that the cost of the eastern half of the roadway would overburden the property east of Maxwell Creek Road. Therefore, roadway construction costs will be shared between the developer of the site and the City of Murphy as detailed/negotiated under separate cover.

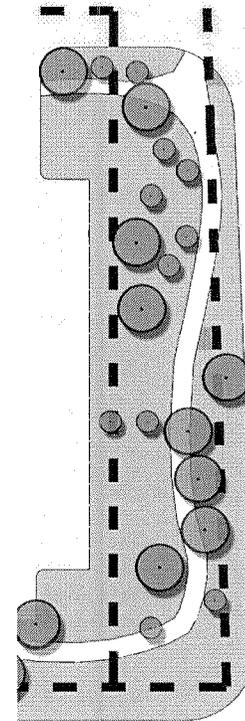
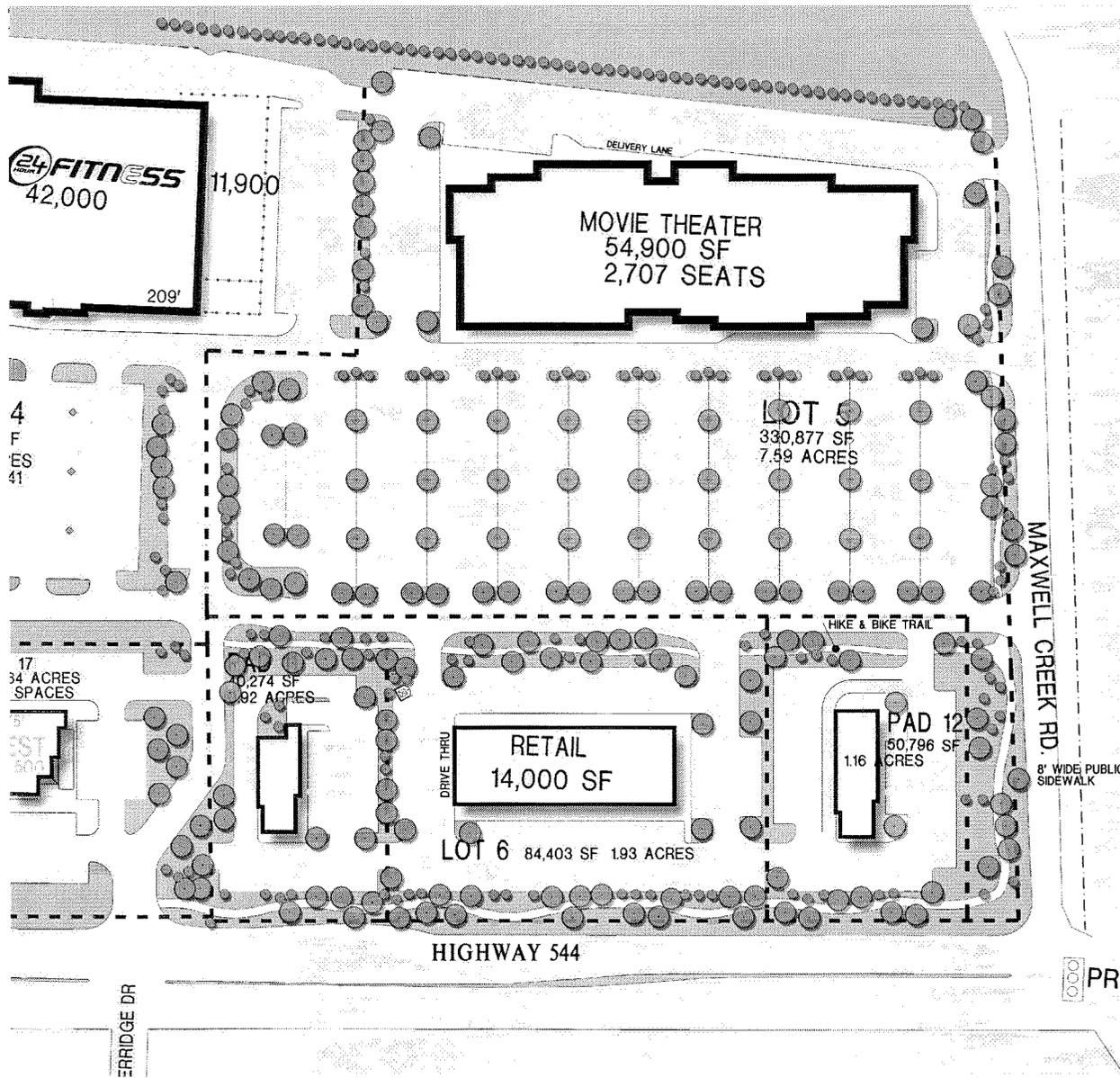
Traffic Impact Analysis Recommendations: As recommended by the TIA dated September 2007, the following traffic control measures shall be instituted: a traffic signal shall be installed at FM 544 and North Maxwell Creek Road, a shared thru and right turn lane and dedicated left turn lane southbound on Maxwell Creek Road at FM 544 and dedicated left and right turn lanes for the driveways leading to Maxwell Creek Road from the subject property shall be installed.

Utility/Power Lines: New utility distribution and service lines for individual business establishments, buildings, signs and for any other site development features shall be placed underground.

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 concept plan for each Tract. These features shall include, but are not limited to, benches, trash receptacles, bicycle racks, lighting poles, etc.

Cross-Access Requirement: A joint access (i.e. – ingress, egress) easement shall be required to minimize the number of driveway openings along FM 544. The location(s) of access easement(s) shall be shown on the site plan and shall comply with the Texas Department of Transportation (TxDOT) Access Management Standards.

Building Placement/Orientation: Buildings shall be placed in a manner that is conducive to a pedestrian-oriented atmosphere, wherever possible. Any building within 200 feet of FM 544 shall either face such right-of-way or shall have a façade facing such right-of-way that is in keeping with the character of the building's main façade.



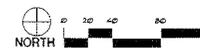
ENLARGED PARK

PROPOSED



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 ARCHITECTURE • INTERIORS • PLANNING
 5310 HARVEST HILL ROAD • SUITE 105 • DALLAS, TEXAS 75230 • (972) 768-1010 • FAX (972) 768-4028
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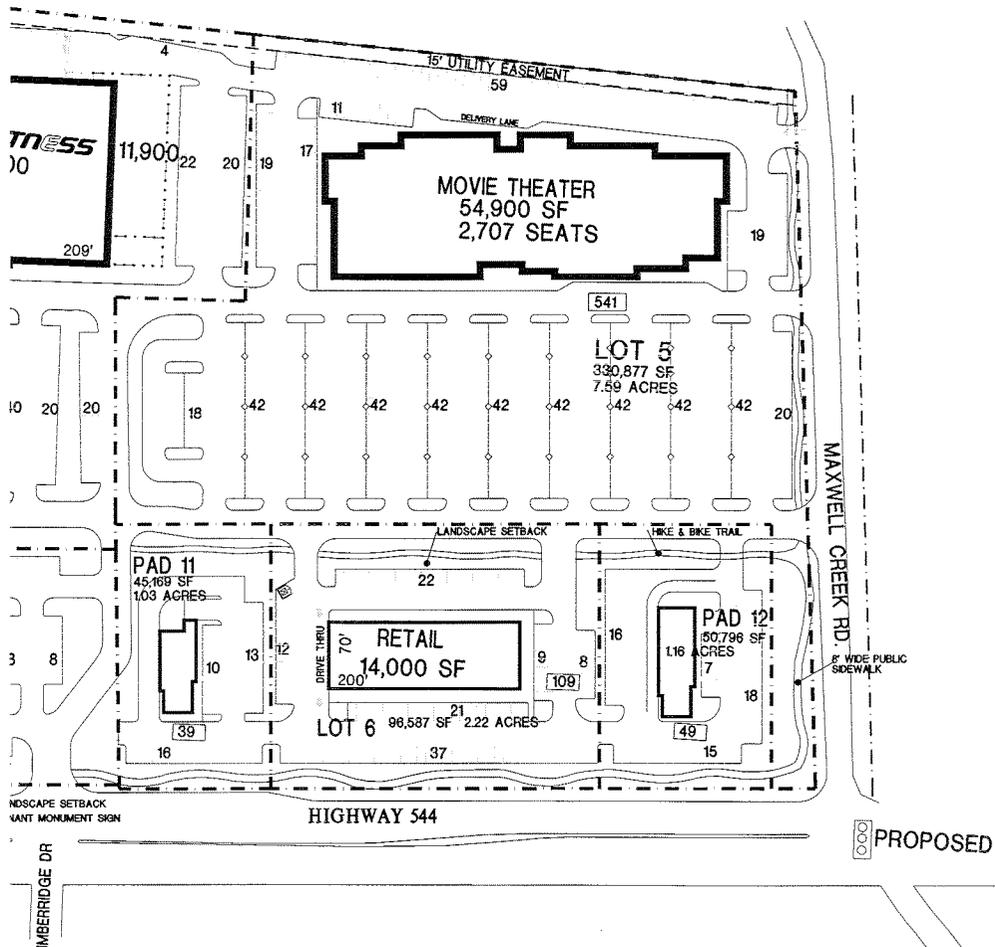
THE CROSSING AT MURPHY MARKETPLACE
 MURPHY, TEXAS
 A JOINT DEVELOPMENT BY:
LANGFORD & CHAMPION PARTNERS



SP-048

SCALE: 1" = 40' • JOB# 27036 • ISSUE DATE: 09/17/07
 APPROVED BY: _____ DATE: _____

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THE CROSSING AT MURPHY MARKETPLACE
MURPHY, TEXAS

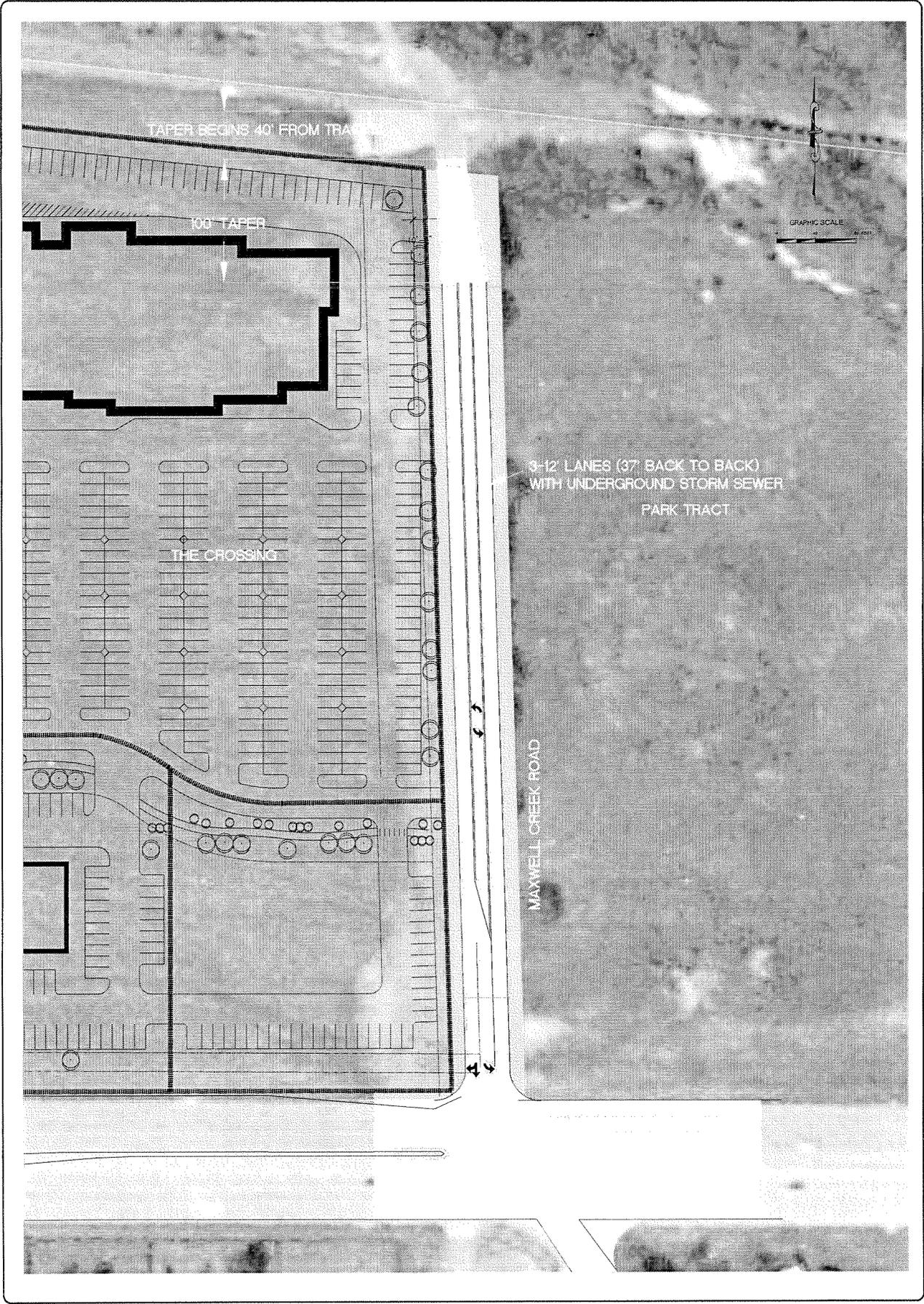
A JOINT DEVELOPMENT BY:
LANGFORD & CHAMPION PARTNERS



SCALE: 1" = 60' ■ JOB#: 27035 ■ ISSUE DATE: 09/17/07
APPROVED BY: _____ DATE: _____

SP-048

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PROJECT NO.	C.R.B.
PROJECT TEAM	C.R.B.
DRAWN BY	
CHECKED BY	
DATE	2/20/16
SHEET NO.	

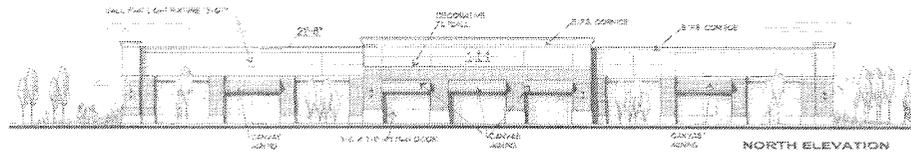
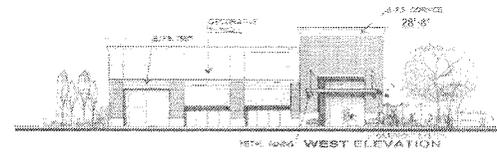
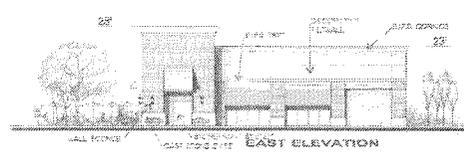
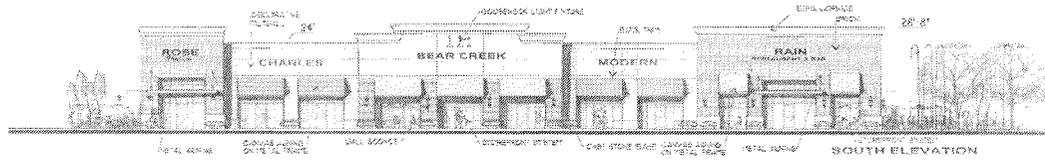
MAXWELL CREEK ROAD
 EXHIBIT



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REVISIONS	DATE	BY



RETAIL BUILDING



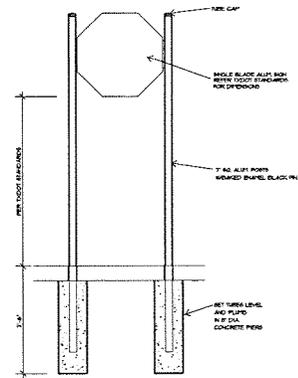
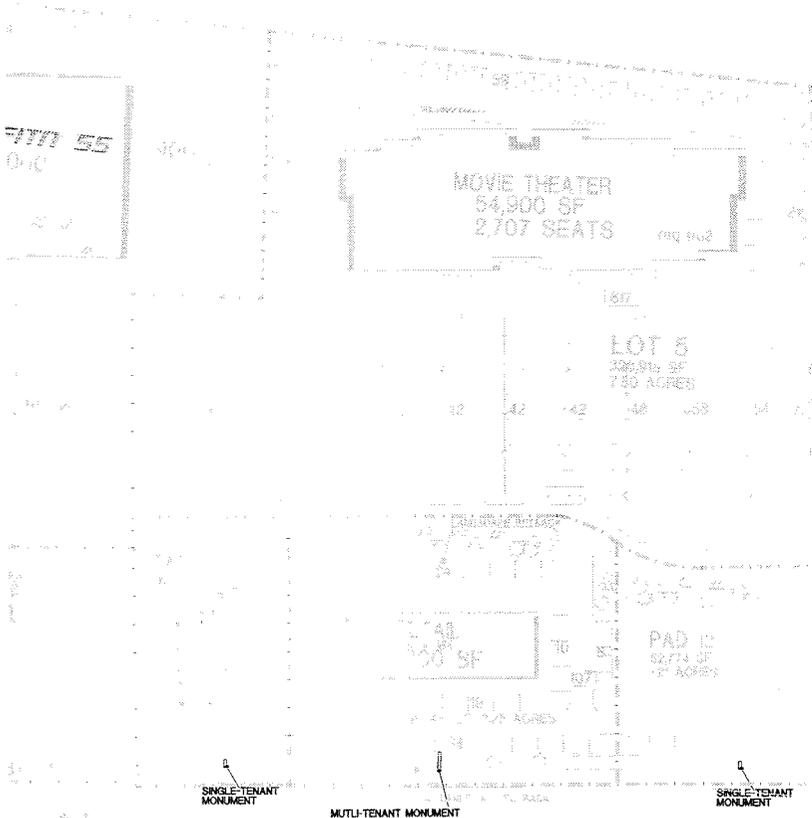
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 www.oba-arch.com

THE CROSSING AT MURPHY MARKETPLACE
 MURPHY, TEXAS
 A JOINT DEVELOPMENT BY:
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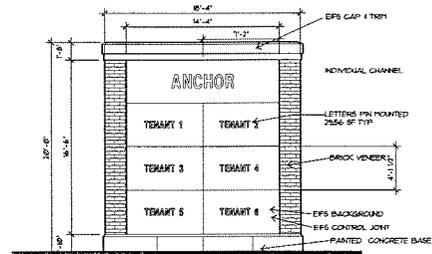
EL-06

SCALE: 1/4" = 1'-0" • JOB#: 270356 • ISSUE DATE: 08/04/07
 APPROVED BY: _____ DATE: _____

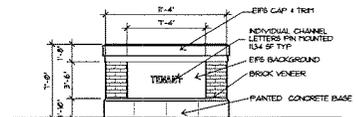
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01 STOP SIGN DETAIL
 SCALE: NOT TO SCALE
 MURPHY MARKETPLACE
 03/01/07



DOUBLE-SIDED SIGN
MULTI-TENANT
MONUMENT SIGN ELEV.
 NTS
 183.33 TOTAL SF
 93.17 SIGNAGE SF



DOUBLE-SIDED SIGN
SINGLE-TENANT
MONUMENT SIGN ELEV.
 NTS
 79.33 TOTAL SQ. FT.
 25.67 SIGNAGE SQ. FT.

SIGNAGE EXHIBIT



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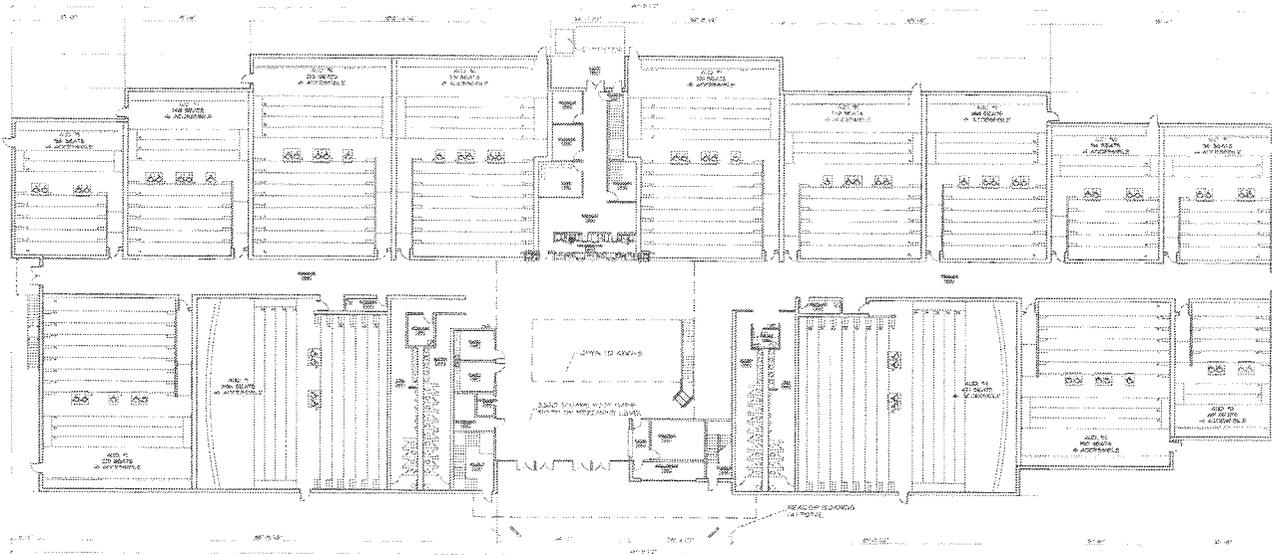
THE CROSSING AT MURPHY MARKETPLACE
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SCALE: 1" = 60' ■ JOB#: 27035 ■ ISSUE DATE: 07/16/07
 APPROVED BY: _____ DATE: _____

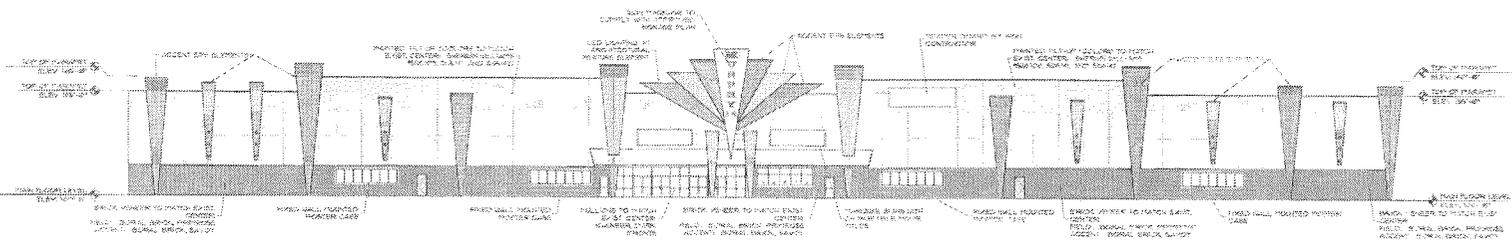
SP-046

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PROPOSED 14 SCREEN THEATER
 33,461 SQ. FT.
 1,134 SEATS

PROPOSED FLOOR PLAN



PROPOSED FRONT ELEVATION

RYAN DOUGHER ARCHITECTS, INC.
 1977 Street View, Suite 200
 Orange Hills, NC 28127
 Phone: 704-300-3339 Fax: 704-300-3339

MURPHY 14 SCREEN
 MOVIE THEATER
 MURPHY, TEXAS

PROJECT NO. 77002
 SHEET NO. **A1**

DATE: 11/15/01
 DRAWN BY: JAC