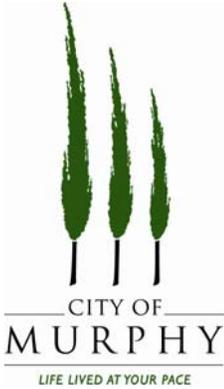


**AGENDA - JOINT MEETING
MURPHY PLANNING AND ZONING COMMISSION AND
MURPHY CITY COUNCIL
SEPTEMBER 28, 2015 AT 6:00 PM, CITY HALL
206 NORTH MURPHY ROAD
MURPHY, TEXAS 75094**



NOTICE is hereby given of a joint meeting of the Planning and Zoning Commission and the City Council of the City of Murphy, Collin County, State of Texas, to be held on September 28, 2015 at Murphy City Hall for the purpose of considering the following items. The Planning and Zoning Commission and the City Council of the City of Murphy, Texas, reserve the right to meet in closed session on any of the items listed below should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

CALL TO ORDER

**ROLL CALL & CERTIFICATION OF A QUORUM
PLANNING & ZONING COMMISSION and CITY COUNCIL**

SEAT PLANNING & ZONING COMMISSION ALTERNATES AS NEEDED

INDIVIDUAL CONSIDERATION

1. Hold a public hearing and consider and/or act on the adoption of an extension to the temporary moratorium on property development within a defined geographic boundary in the southeastern portion of the City.
2. Discuss Southeast Study draft concept plan and initial draft planned development district conditions.

**ADJOURNMENT
PLANNING & ZONING COMMISSION and CITY COUNCIL**

I certify that this is a true and correct copy of the Murphy Planning and Zoning Commission and City Council Joint Meeting Agenda and that this notice was posted on the designated bulletin board at Murphy City Hall, 206 North Murphy Road, Murphy, Texas 75094; a place convenient and readily accessible to the public at all times, and said notice was posted September 25, 2015 by 5:00 p.m. and will remain posted continuously for 72 hours prior to the scheduled meeting pursuant to Chapter 551 of the Texas Government Code.

Kristen Roberts
Director of Community Development

In compliance with the American with Disabilities Act, the City of Murphy will provide for reasonable accommodations for persons attending public meetings at City Hall. Requests for accommodations or interpretive services must be received at least 48 hours prior to the meeting. Please contact the City Secretary at (972) 468-4011 or squinn@murphytx.org.

- City Council
Eric Barna
Mayor
- Scott Bradley
Mayor Pro Tem
- Owais Siddiqui
Deputy Mayor Pro Tem
- Ben St. Clair
Councilmember
- Betty Spraggins
Councilmember
- Sarah Fincanon
Councilmember
- Rob Thomas
Councilmember
- James Fisher
City Manager

- Planning & Zoning
- Jon King
Chair
- Steve Levy
Vice Chair
- Camille Hooper
Secretary
- John Johnson
Commissioner
- Lloyd Jones
Commissioner
- Greg Mersch
Commissioner
- Don Reilly
Commissioner
- Mahendra Parikh
Alternate

Kristen Roberts
Director of Community
Development

Issue

Hold a public hearing and consider and/or act on the adoption of an extension to the temporary moratorium on property development within a defined geographic boundary in the southeastern portion of the City.

Summary

On July 6, 2015, the City Council enacted Ordinance 15-07-995 approving and adopting a 90-day temporary moratorium on property development within a defined geographic boundary in the southeastern portion of the City.

The area in which the temporary moratorium is enacted is bounded on the north by FM 544, on the east by McCreary Road, on the south by the City boundary east of Travis Farm Park and the Southern boundary of Travis Farm Park, and on the west by eastern boundary of Travis Estates, then the northern boundary of Travis Estates to the eastern boundary of 639 Kinney Drive, then the eastern boundary of 639 Kinney Drive, then the southern boundary of 605 Kinney Drive, then the eastern boundary of Skyline Acres #4, then the eastern boundary of Timbers #6-2, then directly north across Oncor property to the eastern boundary of Timbers #104, then the eastern boundary of Timbers #104, then the southern boundary of Timbers #2, then the eastern boundary of Timbers #2.

The City is currently studying the land uses, public facilities, flooding, connectivity, and development of the area near south Maxwell Creek and drafting regulations for review by the Planning and Zoning Commission and City Council. The existing regulations are inadequate to prevent new development from being detrimental to the health, safety, and welfare of the City's residents. The City hired Freese and Nichols to study and draft regulations that protect the character of the area and allow for compatible growth while strengthening the connection between the City's ordinances and the goals and needs of the citizens. While the moratorium has been in place, public input has been received at stakeholder meetings, Planning and Zoning Commission meetings, and City Council Meetings. A concept brief has been drafted and is receiving public input as well as City Council review. City Council and will be presented with regulations for approval within 60 days.

An extension of the temporary moratorium allows the City to address compelling land use and environmental compatibility concerns associated with development activities occurring in and around the south Maxwell Creek area. It is anticipated that regulations and ordinances will be finalized and adopted by the end of November 2015.

Considerations

It is recommended that the City Council approve an extension to the current temporary moratorium which will allow City Council, Planning & Zoning Commission and the residents more time to review the concept/site plan and planned development district conditions and receive feedback prior to the final input in early October.

Attachments

Ordinance and Map of defined geographic boundaries of South Maxwell Creek Corridor temporary moratorium area.

AN ORDINANCE EXTENDING A MORATORIUM ON ACCEPTANCE, AUTHORIZATION, AND APPROVALS NECESSARY FOR THE SUBDIVISION, SITE PLANNING, DEVELOPMENT, OR CONSTRUCTION ON PROPERTY WITHIN A DEFINED GEOGRAPHIC BOUNDARY; PROVIDING FINDINGS OF FACT; PROVIDING FOR A TERMINATION DATE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Murphy, Texas, finds that it is in the best interest of the City of Murphy (“City”) and its citizens to extend a moratorium in order to temporarily suspend the acceptance, authorization, and approvals necessary for the subdivision, site planning, development, zoning, or construction on real property in the area near the South Maxwell Creek Corridor, bounded on the north by FM 544, on the east by McCreary Road, on the south by the City boundary east of Travis Farm Park and the Southern boundary of Travis Farm Park, and on the west by eastern boundary of Travis Estates, then the northern boundary of Travis Estates to the eastern boundary of 639 Kinney Drive, then the eastern boundary of 639 Kinney Drive, then the southern boundary of 605 Kinney Drive, then the eastern boundary of Skyline Acres #4, then the eastern boundary of Timbers #6-2, then directly north across Oncor property to the eastern boundary of Timbers #104, then the eastern boundary of Timbers #104, then the southern boundary of Timbers #2, then the eastern boundary of Timbers #2, as further depicted in Exhibit “A” attached hereto and incorporated herein for all purposes (the “South Maxwell Creek Zone”); and

WHEREAS, the City Council enacted Ordinance No. 15-07-995 on July 6, 2015 approving and adopting a 90-day temporary moratorium on property development within the South Maxwell Creek Zone in order to study and consider regulations on development within the South Maxwell Creek Zone; and

WHEREAS, the City has started the process of studying the land use and development in and around the South Maxwell Creek Zone; and

WHEREAS, the City has hosted several public forums and received significant public input on the regulation of development in the South Maxwell Creek Zone; and

WHEREAS, the City has hired consultants and other professionals, including planners, engineers, and attorneys to study and draft regulations to address the development of the South Maxwell Creek Zone in order to preserve the community lifestyle in the South Maxwell Creek Zone while also allowing for compatible land uses, enabling free enterprise, and protecting private property rights; and

WHEREAS, the City started the process of developing and adopting ordinances that will implement the objectives of the Comprehensive Plan and regulate development and land use within the South Maxwell Creek Zone; and

WHEREAS, the study and update of City’s development ordinances and procedures is needed in order to clarify and improve planning policies within the South Maxwell Creek Zone, strengthen the connection between the City’s ordinances and the goals and needs of the citizens, and to protect the health, safety, environment, quality of life, and general welfare; and

WHEREAS, an extension of the temporary moratorium is needed to address significant and compelling public input on the land use and environmental compatibility concerns associated with development activities occurring in and around the South Maxwell Creek Zone, including residences, retail, commercial, recreational, and other uses; and

WHEREAS, the application of the City's existing ordinances and regulations is inadequate to prevent new development from being detrimental to the public health, safety, or welfare of the residents of the South Maxwell Creek Zone; and

WHEREAS, the City Council seeks a better understanding of the effects of development within the South Maxwell Creek Zone and needs a reasonable additional amount of time to study land use management, water management, and planning methods for the purpose of devising a responsible land use plan for the South Maxwell Creek Zone; and

WHEREAS, in order for the City to have adequate and reasonable time to review, evaluate, and revise the City's development ordinances pertinent to the South Maxwell Creek Zone, and to consider the impact of the ordinances upon future growth, public health and safety, development, and natural environment, the City wishes to implement an extension of the moratorium period of 90 days, during which no application for subdivision plats, zoning changes, site planning, development or construction on real property in the South Maxwell Creek Zone will be accepted; and

WHEREAS, the purposes of the extension of the temporary moratorium include preserving the *status quo* during the planning process, eliminating incentives for inadequate applications, facilitating consistent planning, avoiding exploitation of any delays inherent in the legislative process, and preventing applications from undermining the effectiveness of the revised ordinances by applying for permits and/or approvals in order to avoid the application of new, possibly more restrictive, development ordinances; and

WHEREAS, the City desires to implement this temporary moratorium for a stated and fixed time period; and

WHEREAS, the City Council plans to gather and disseminate vital information to the public relating to land use and development in the South Maxwell Creek Zone; and

WHEREAS, the City has a draft concept plan for development regulations and anticipates providing a final draft concept plan and draft planned development ordinance to the Planning and Zoning Commission in October 2015 and have public hearings on proposed regulations by City Council in November 2015; and

WHEREAS, all notices and hearings have been published and held in accordance with applicable statutes, laws, and regulations; and

WHEREAS, the City Council finds that an extension of the temporary moratorium is necessary and prudent in order to protect the status quo in the South Maxwell Creek Zone so that the City Council may adopt the appropriate administrative and regulatory rules and procedures to regulate development in the South Maxwell Creek Zone; and

WHEREAS, it is advisable to extend the moratorium an additional 90 days to allow the City Council time to gather input from property owners, stake holders, and other interested citizens and to evaluate and adopt regulations before the temporary moratorium expires;

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

Section 1. The recitations contained in the preamble to this ordinance are found to be true and correct legislative and factual findings of the City Council, and are hereby approved and incorporated into the body of this ordinance as if copied in their entirety.

Section 2. The expiration of the temporary moratorium on acceptance of applications for subdivision plats, site development plans, zoning amendments, and development and construction permits for properties within the South Maxwell Creek Zone, an area designated on the map attached as Exhibit

“A”, which is included in this ordinance for all purposes, enacted pursuant to Ordinance No. 15-07-995 on July 6, 2015, is hereby extended until (a) January 5, 2015, or (b) termination of this ordinance by the City Council, whichever is sooner.

Section 3. All provisions of Ordinance No. 15-07-995, with the exception of the expiration date extended by Section 2 of this Ordinance, shall remain in full force and effect.

Section 4. In the case of any conflict between the other provisions of this ordinance and any existing ordinance of the City, the provisions of this ordinance control and all ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this ordinance are hereby repealed to the extent of such conflict.

Section 5. This ordinance and every provision thereof shall be considered severable, and the invalidity of any section, clause, or provision or part or portion of any section, clause or provision shall not affect the validity of any other portion of this ordinance.

Section 6. This ordinance shall take effect upon adoption.

PASSED, APPROVED AND ADOPTED this the _____ day of September, 2015.

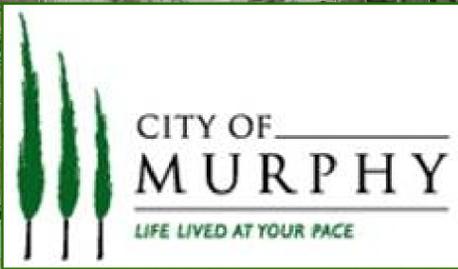
Eric Barna, Mayor

ATTEST:

Susie Quinn, City Secretary

EXHIBIT A

Map depicting area of South Maxwell Creek Zone



KCS RR

FM 544

Murphy Rd

McCreary Rd

S Maxwell Creek Rd

Kinney Dr

Hawthorne

Ridgeview Dr

Skyline Dr



Issue

Discuss Southeast Study draft concept plan and initial draft planned development district conditions.

Project Update and details

After detailed review and discussions of the Southeast Study schedule and progress and based on the feedback we have received, staff and the consultants put together a **DRAFT** Concept plan with **DRAFT** Planned Development District conditions.

Overall Project Considerations

- This project is not 'just' a plan but rather the creation of a high level strategy and adding the implementation mechanism of a Planned Development (PD) District for the subject area.
- This PD is zoning. New development within the area would need to conform to the regulations of the PD.
- There is no impact on a home/landowner within the plan area today.
 - o They would be allowed to stay and their property can continue operating as it does today.
 - o If a significant expansion or renovation to the property is requested, or if the property should be demolished, the property would be required to conform to the PD standards and vision.

DRAFT Planned Development District Conditions

The consultants and staff began work on the Planned Development District conditions and have included an initial draft for review.

- **Staff would like to reiterate that the Planned Development District conditions included are draft in nature and are intended to be the starting point for discussions.**
- Some of the zoning districts included currently exists and some of the zoning districts were created new specific to this Planned Development.

Council / Planning & Zoning Commission Action

Discuss draft Planned Development District conditions and draft vision and concept plans and offer feedback to staff and consultants on any edits.

Allow for public input.

Discuss updated project schedule and next steps.

Attachments

Initial DRAFT Planned Development District conditions
including Draft Vision and Concept Plans

Copies of public input received via email prior to 9/28/15 Joint Meeting

Draft Planned Development (PD) for Southeastern Area

1) PD PURPOSE STATEMENT:

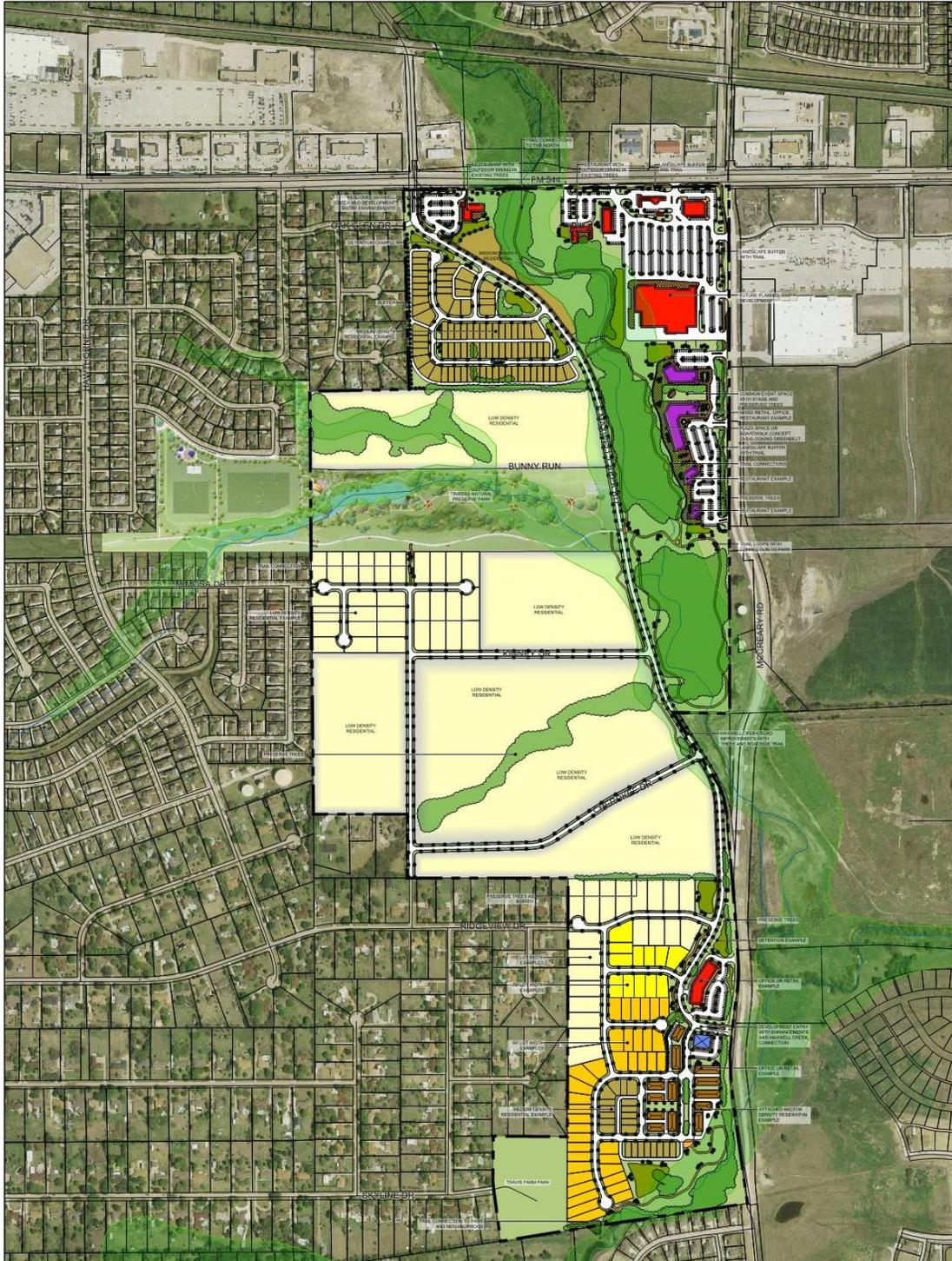
This Planned Development (PD) is intended to provide a guide for the potential growth and development of the last remaining rural area within Murphy. The purpose of this PD is to ensure that there is a plan in place in the event that development pressures facilitate redevelopment within the area. This PD is designed to provide land use guidelines that increase the City's tax base, encourage appropriate and organized development, ensure quality architectural design, protect Maxwell Creek, provide outdoor recreational opportunities, enhance quality of life and create a sense of place. The PD's design optimizes development potential while respecting the existing characteristics. Potential uses within this PD include retail, restaurant, single-family, patio homes, townhomes and parks.

2) PD CONCEPTUAL IMAGES:

Insert perspective renderings to be prepared at conclusion of project.

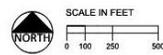
3) Vision Plan

The Vision Plan reflected below is intended to serve as a guide for the growth and development of the area. Its sole purpose is to show the orientation and integration of the various land use concepts.



FREESSE NICHOLS
 Presented by
 Freese and Nichols, Inc.
 4555 International Plaza Suite 200
 Fort Worth, Texas 76109
 (817) 735-7300
 www.freese.com

VISION PLAN
 MURPHY, TEXAS



ALL PLAN DATA WAS DERIVED FROM GIS DATA. THE PLAN SHOULD BE CONSIDERED PRELIMINARY AND IN NEED OF VERIFICATION. THIS PLAN IS CONCEPTUAL IN NATURE AND IS INTENDED FOR PLANNING PURPOSES ONLY. THIS PLAN IS NOT INTENDED FOR CONSTRUCTION PURPOSES.

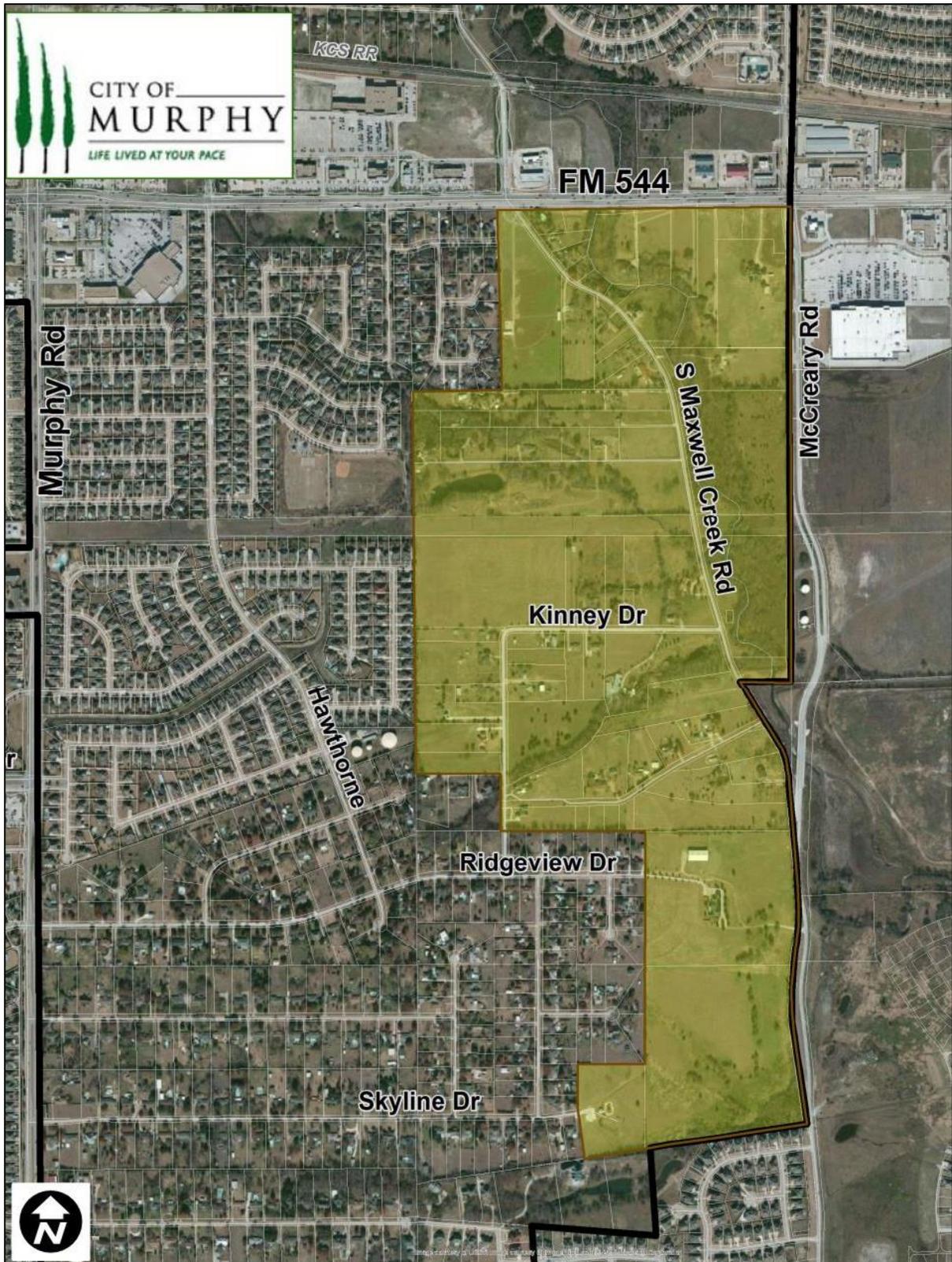
4) Concept Plan

The Concept Plan reflected below is based upon the Vision Plan above and intended to guide the application of the various development regulations contained within this Planned Development.



DRAFT for 9-28-2015

- 5) LEGAL DESCRIPTION:
The boundaries are depicted in the area map below.



6) BASE ZONING STANDARDS:

- A. For areas designated as “Retail” on the Concept Plan, base development regulations from Zoning Ordinance Sec. 86-491 through Sec. 86-495 (R) shall apply except as otherwise stated herein.
- B. For areas designated as “Walkable Retail” on the Concept Plan, base regulations from Zoning Ordinance Sec. 86-511 (TC) shall apply except as otherwise stated herein.
- C. For areas designated as “Townhome” on the Concept Plan, base development regulations from Zoning Ordinance Sec. 86-391 through Sec 86-395 (SFA) shall apply except as otherwise stated herein.
- D. For areas designated as “Medium Density” on the Concept Plan, base development regulations from Zoning Ordinance Sec. 86-371 through Sec. 86-375 (SF-PH) shall apply except as otherwise stated herein.
- E. For areas designated as “Single Family” on the Concept Plan, base development regulations from Zoning Ordinance Sec. 86-331 through Sec 86-335 (SF-11) shall apply except as otherwise stated herein.
- F. For areas designated as “Low Density” on the Concept Plan, base development regulations from Zoning Ordinance Sec. 86-291 through Sec. 86-295 (SF-20) shall apply except as otherwise stated herein.

7) PERMITTED USES:

- A. For areas designated as “Retail” on the Concept Plan
 - i. All uses shall be allowed per the “R” Non-Residential Zoning District in Zoning Ordinance Section 86-662 Use Charts.
- B. For areas designated as “Walkable Retail” on the Concept Plan
 - ii. All uses should be allowed per the “TC” Non-Residential Zoning District in Zoning Ordinance Sec. 86-662 Use Charts.
- C. For areas designated as “Townhome” on the Concept Plan
 - iii. All uses shall be allowed per the “SF-TH” Single-Family Residential Zoning District in Zoning Ordinance Section 86-662 Use Charts.
- D. For areas designated as “Medium Density” on the Concept Plan
 - iv. All uses shall be allowed per the “SF-PH” Single-Family Residential Zoning District in Zoning Ordinance Section 86-662 Use Charts.
- E. For areas designated as “Single Family” on the Concept plan
 - v. All uses shall be allowed per the “SF-11” Single-Family Residential Zoning District in Zoning Ordinance Section 86-662 Use Charts.
- F. For areas designated as “Low Density” on the Concept Plan
 - vi. All uses shall be allowed per the “SF-20” – Single-Family Residential Zoning District in Zoning Ordinance Section 86-662 Use Charts.

8) LOT, AREA, AND HEIGHT REGULATIONS:

Lot, Area and Height Regulations						
Regulations	Land Use Designation on the Concept Plan					
	Retail	Walkable Retail	Townhome	Medium Density	Single Family	Low Density
Minimum Lot Area (Square Feet)	10,000	8,000	6,000	5,000	11,000	20,000
Minimum Lot Width	120	120	40	50	90	115
Minimum Lot Depth	100	100	100	100	120	130
Maximum Lot Coverage (Includes All Buildings)	40%	40%	50%	50%	35%	35%
Minimum Living Area (Square Feet)	-	-	1,400	1,800	2,200	2,400
Front Yard Setback	40	40	15	25	25	40
Rear Yard Setback						
Minimum	20	None	15	20	20	25
Minimum If Abuts SF Residential	100	100	25	25	N/A	N/A
Side Yard Setback						
Minimum	20	20	*	**	15	11
Minimum If Abuts SF Residential	100	100	25	25	N/A	N/A
Maximum Height	45'	45'	35'	35'	35'	35'
Maximum Density	N/A	N/A	8 DUA	6 DUA	4DUA	2 DUA
Minimum Residential Garage Size	N/A	N/A	2	2	2	2
Minimum Additional Parking On-Site for Single-Family Only	N/A	N/A	2	2	2	2
Minimum Driveway Width	N/A	N/A	24'	24'	24'	24'
Shared Parking Allowed	Yes	Yes	No	No	No	No

9) DEVELOPMENT STANDARDS:

- A. For areas designated as “Retail” on the Concept Plan, the following additional development regulations shall apply in addition to base zoning requirements as specified in Section 6 of this Planned Development:
 - i. A 20’ trail easement should be dedicated in accordance with the Vision Plan, when applicable.
 - ii. A trail easement and connection between the south and north sides of FM 544 should be provided.

- B. For areas designated as “Walkable Retail” on the Concept Plan, the following additional development regulations shall apply in addition to base zoning requirements as specified in Section 6 of this Planned Development:
 - i. Maxwell Creek should be preserved in its natural state
 - ii. Areas of public open space, event space or plazas should be provided.
 - iii. Building orientation should provide dining and patio opportunities on the Maxwell Creek side of buildings.
 - iv. A 20’ public trail easement should be dedicated in accordance with the Vision Plan

- C. For areas designated as “Medium Density” on the Concept Plan, the following additional development regulations shall apply in addition to base zoning requirements as specified in Section 6 of this Planned Development:
 - i. A minimum 6’ masonry wall should be constructed along Maxwell Creek Road.
 - ii. A 25’ landscaped setback should be placed between Maxwell Creek Road and the 6’ masonry wall.
 - iii. The rear yard and side yard setback should be increased to 25’ when Medium Density abuts existing SF-20 neighborhoods and Low Density areas depicted in the Concept Plan.
 - iv. The average lot size should be increased to 6,500 square feet to encourage a diverse range of lot sizes.

- D. For areas designated as “Single Family” on the Concept Plan, the following additional development regulations shall apply in addition to base zoning requirements as specified in Section 6 of this Planned Development:
 - i. A natural buffer between Single Family and Low Density areas should be preserved and enhanced, as depicted on the Vision Plan.
 - ii. Rear yard setbacks should be increased to 25’ on the northern boundary between Single Family and Low Density uses, as depicted on the Vision Plan and Concept Plan.
 - iii. Average lot size should be increased to 13,000 square feet to promote a diverse range of lot sizes and single-family housing.
 - iv. A trail connection should be provided between Travis Farm Park and the Townhome District, as depicted on the Vision Plan.

- E. For areas designated as “Low Density” on the Concept Plan, the following additional development regulations shall apply in addition to base zoning requirements as specified in Section 6 of this Planned Development:
 - i. Preservation of natural features including creeks and tree stands as depicted on the Vision Plan
 - ii. Provision of Trail connections and easements along South Maxwell Creek Drive and to the Timbers Natural Preserve Park, as depicted on the Vision Plan.

10) SCREENING:

- A. For areas designated as “Retail” on the Concept Plan
 - i. All screening standards should comply with the “R, Retail District” regulations of Zoning Ordinance Sec. 86-495 (d).

- B. For areas designated as “Walkable Retail” on the Concept Plan
 - i. All screening standards should comply with the “TC, Town Center District” regulations of Zoning Ordinance Sec. 86-511.

11) LANDSCAPING:

- A. For areas designated as “Retail” on the Concept Plan
 - i. All landscaping standards should comply with the “R, Retail District” regulations of Zoning Ordinance Sec. 86-495(c).

- B. For areas designated as “Walkable Retail” on the Concept Plan
 - i. All landscaping standards should comply with the “TC, Town Center District” regulations of Zoning Ordinance Sec. 86-511.

From: [Monica Lukas](#)
To: [Kristen Roberts](#)
Subject: Southeast study
Date: Saturday, September 12, 2015 11:52:46 AM

Good afternoon Kristin,

My name is Monica Lukas and we are about to be moving into our home on 529 south maxwell creek. Our home is located on the corner of maxwell creek and private road Cherokee.

After reviewing the latest concept, we are pleased to see large lot zoning near our existing neighborhood. I do have a couple questions for you to help me understand the plan before the upcoming meeting.

It appears Cherokee is opened to through traffic on the plan, is this the case? This is a private road currently. Also, is there a way to make an access to the south end commercial space directly from mcCreary instead of creating a shortcut for all the Wylie and Sachse residents straight in front of our home? If there needs to be a north and south connection, is it possible to direct maxwell creek south first around the development and then curve north? I feel this will be more difficult for people to use maxwell creek as a short cut to avoid the 544 intersection.

Thank you for taking the time to answer these concerns we are having.

Thank you
Monica Lukas
214-336-9832
monicka13@yahoo.com

I would be more than happy to meet you or anyone that is interested at the property and show you around our area for a clearer understanding. Please let me know if you are interested.

Sent from my iPhone

From: [Carol Huyck](#)
To: [Kristen Roberts](#)
Subject: Consolidated Concept Plan for Southeast Project
Date: Friday, September 11, 2015 9:50:37 PM

We definitely do **NOT** need Senior Housing as there is a Planned Senior Housing Development going in behind Target. Also if you open Maxwell Creek Rd up it will be a throughway for those trying to go from Sachse to 544. Obviously they did not listen to what the residents want. The thought of losing what I love about where I live could be taken from me because we have those who put **MONEY and PROFIT** above anything else. GOD only made so much land and once it is destroyed by developers it is gone for good.

Is being an extension of Plano all that Murphy wants or do we want to maintain the way it is, different with its' own uniqueness.

Thank you,
Carol Huyck
127 S. Maxwell Creek Rd

PROPERTY OWNERS: BRENT & JULIANN DELOZIER



From: [DeLozier, Juliann](#)
To: [Kristen Roberts](#)
Subject: RE: Southeast Study Update - Murphy
Date: Friday, September 11, 2015 2:26:45 PM
Attachments: [DeLozier request 9 10 15.pptx](#)

Hi Kristen,

I talked to Cody Tuesday and explained to him that while we asked the Council to consider lumping us in with the Ganis property south of us, our plans have changed and we will most likely stay and build. We feel it's our only option. We have not been able to locate a piece of land that can accommodate our horses and keep our kids in their current schools. While PISD does offer transfers, it's not a guarantee the request would be granted and we're not willing to take that risk.

After looking at the current concept we received yesterday, we have a few requests/concerns we'd like to address. I've attached a picture to show some of the things we are asking for...

- 1) If we stay and build, we'd like to ask for the Council to consider the following:
 - Keeping as much of our 6 acre tract in one piece as possible. The eastern border of the land is really the only place we have trees, so keeping that would be ideal as it would provide our horses with shade. Also, with a 1 large animal per acre rule, we need to keep as much of our acreage as we can for our horses. So if Maxwell Creek is going to punch through, we'd like to see it not start a westward direction until you get south of our property.
 - Our 6 acre tract is actually two separate tracts of land. The previous owner used to have access to both tracts (one off of Cherokee, the other off of Maxwell Creek). We'd like to have an entrance to our property off of Maxwell Creek in case we ever sell the bottom piece, or in case we have to build for an elderly parent, etc. When the street is improved/widened, can we discuss options for that?
 - Keeping the tree line as a buffer between our property and Ganis' property is a MUST. A setback from the property line would also be desired and also the possibility of a masonry wall along the setback.
 - We are encouraged by the consultant's low density suggestion on our property line as we would definitely prefer homes on large lots next to us, versus high density or commercial.
 - We would prefer NOT to see this moratorium extended past 10/5. In fact, if it is extended, we are considering submitting an exemption to see if we can start building.
 - We need to make sure the city is still ok with us building a house and a barn on our land.

Now, if a developer shows up with truckloads full of money and we can find another piece of land, we'd still like the option to sell our land to a developer for residential or commercial use. I feel like that option would still be in place, but would like to confirm with the city.

Let me know if you'd like to discuss, or if I need to email the Mayor and Council members.

Should I plan to speak at the next council meeting? Or if I send this to them in writing will that suffice?

And I called Cody before your email yesterday, so I will stop contacting him directly per your request.

Juliann

From: Kristen Roberts [<mailto:kroberts@murphytx.org>]

Sent: Thursday, September 10, 2015 3:24 PM

To: Kristen Roberts

Subject: Southeast Study Update - Murphy

Importance: High

Good afternoon all,

Please find project update details and meeting dates below for the Southeast Study project.

- On the city's website you can find:
 - o All past agendas and packets from meetings on this project
 - o Video streams of all public meetings on this project
 - o Website page dedicated to this project and updated as new information is available.
<http://www.murphytx.org/597/Southeast-Study>
- To ensure this project and input remains transparent and coordinated, please do not contact the consultants directly with input/concerns/comments. It is requested you please submit your comments, in writing to Kristen Roberts, kroberts@murphytx.org. Those comments will then be forwarded to the consultant for consideration.
- Based on feedback received from residents, City Council and Planning & Zoning after review of draft Concept Plans A, B and C, a *Consolidated Concept Plan* was drafted and is attached. This will be discussed at the **September 15, 2015, 6:00pm** City Council meeting and the City Council agenda packet will be posted no later than tomorrow at 5pm for your review.
- City Council and Planning & Zoning Commission are holding a joint meeting on **September 28, 2015, 6:00pm**.
 - o The meeting will be in the City Council Chambers and will be video streamed, you can locate the link on the City's home page, www.murphytx.org.
 - o The purpose of the meeting is to:
 - Consider extending the moratorium until November 30th
 - to review pre final draft Concept Plan and Planned Development District
 - Receive comments from the public on this project
- An updated project schedule is being drafted and will be sent out when complete

- On **October 5, City Council** will receive a staff/consultant update at the scheduled City Council meeting
 - o This will be the input deadline as the final version of the district for P&Z and Council consideration will be drafted

Thank you for your continued involvement.



Kristen M. Roberts, Director of Community and Economic Development

(972) 468-4006: direct

kroberts@murphytx.org

206 N Murphy Rd

Murphy, TX 75094

murphytx.org

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From: Wufoo [<mailto:no-reply@wufoo.com>]

Sent: Tuesday, September 15, 2015 4:27 PM

To: Ben St. Clair; Betty Spraggins; Eric Barna; James Fisher; Owais Siddiqui; Robert Thomas; Sarah Fincanon; Scott Bradley; Susie Quinn; Andy Messer

Subject: Engage Council [#35]

Name Mark & Barbara Harless

Email bpharless@verizon.net

Comments or Questions

Mayor and Council members,

Regarding the Southeast Study, I have concerns with increased traffic flow in Travis Estates, particularly with future cut through traffic wishing to avoiding the FM 544/Murphy Road intersection.

Ridgeview Drive:

- 1.) Restrict and preserve the current traffic flow to those residents living in Travis Estates and Skyline Acres, by implementing vehicle barriers to cut through traffic (those wishing to avoid the FM 544 and Murphy Rd. intersection).
- 2.) Do not allow an eastern extension of Ridgeview Drive, nor vehicle access to Ridgeview Drive from properties east of 517 Ridgeview Drive, with exception ONLY to a single family home at 600 Ridgeview Drive.
- 3.) Create a vehicle barrier on Kinney Drive, north of Ridgeview Drive, along the perimeter of Travis Estates and Peacock Landing Estates and/or Erickstad's Farm, to prevent cut through traffic in Skyline Acres and Travis Estates (vehicles wishing to access S. Maxwell Creek Rd. to avoid FM 544/Murphy Rd.)

Any and all road improvements to S. Maxwell Creek Road will encourage and invite cut through traffic into Travis Estates and Skyline Acres as I myself use Kinney Dr. and S. Maxwell Creek when traveling to Wylie and parts of Parker. I will be happy to take other routes in order to prevent increased traffic into our small neighborhood.

I do not wish to impose my restrictions on what property owners do with their property but I request that the integrity and safety of the current homes in Travis Estates and Skyline Acres be preserved. It is a

known fact that with increased vehicle traffic comes increased vandalism, not to mention increased risks to pedestrian and cyclist safety. As a homeowner in Travis Estates for 34 years, I have been fortunate to enjoy much of the country life style that was once here in 1981; that being a small development surrounded by corn fields. Rearing our children was easy and we have maintained a strong small community of families without unnecessary property restrictions imposed by the likes of Home Owner Associations.

The City, in adopting certain city ordinances, has ignored our unique community that has no sidewalks, and Travis Estates without curb and gutters. We have sustained this neglect and we ask that the City please keep our unique neighborhood just that: unique. We didn't purchase our home with the view that we would one day make a profit on it. We purchased our home to raise our family and be part of our community.

Please continue to preserve the safety and quiet atmosphere that has existed in Travis Estates and Skyline Acres for over 41 years.

Respectfully,

Mark and Barbara Harless

709 Summer Place

Murphy, TX 75094

From: [Kristen Roberts](#)
To: ["Jeff Hudgins"](#)
Cc: [Tina Stelnicki](#)
Subject: RE: Southeast Study Update - Murphy
Date: Friday, September 11, 2015 9:57:51 AM

Thank you for your email.

1. Can you tell me what the squiggly lines represent along the tree preserve on the creek between Kinney and Cherokee? They represent the desire to preserve the trees and natural area. Depicting them in the concept plan itself highlights their value and in turn helps with preservation efforts. Regardless of whether development stays as is or redevelops in the future, that natural area should be protected.

2. What is meant by the dotted line "Buffer". A buffer is denoted as a transition between two areas. In this case, it is preferred to be a natural buffer of trees, shrubs and vegetation. A buffer will preserve very low density areas to the north from more active areas to the south. There is a line of trees that may also serve as a natural buffer.

Hope this helps.



Kristen M. Roberts, Director of Community and Economic Development

(972) 468-4006: direct

kroberts@murphytx.org

206 N Murphy Rd

Murphy, TX 75094

murphytx.org

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From: Jeff Hudgins [mailto:jakhudgins@gmail.com]
Sent: Thursday, September 10, 2015 3:48 PM
To: Kristen Roberts

Subject: Re: Southeast Study Update - Murphy

Kristen

Thanks for the information. I have 2 questions and 1 comment:

1. Can you tell me what the squiggly lines represent along the tree preserve on the creek between Kinney and Cherokee?
2. What is meant by the dotted line "Buffer"

Comment: We are not in favor of connecting Cherokee to Kinney which is currently a private road and we actually own property on both sides of the road. (514,518,522,526,533 Cherokee)

Thanks

On Thu, Sep 10, 2015 at 3:24 PM, Kristen Roberts <kroberts@murphytx.org> wrote:
Good afternoon all,
Please find project update details and meeting dates below for the Southeast Study project.

- On the city's website you can find:
 - o All past agendas and packets from meetings on this project
 - o Video streams of all public meetings on this project
 - o Website page dedicated to this project and updated as new information is available. <http://www.murphytx.org/597/Southeast-Study>

- To ensure this project and input remains transparent and coordinated, please do not contact the consultants directly with input/concerns/comments. It is requested you please submit your comments, in writing to Kristen Roberts, kroberts@murphytx.org. Those comments will then be forwarded to the consultant for consideration.

- Based on feedback received from residents, City Council and Planning & Zoning after review of draft Concept Plans A, B and C, a *Consolidated Concept Plan* was drafted and is attached. This will be discussed at the **September 15, 2015, 6:00pm** City Council meeting and the City Council agenda packet will be posted no later than tomorrow at 5pm for your review.

- City Council and Planning & Zoning Commission are holding a joint meeting on **September 28, 2015, 6:00pm**.
 - o The meeting will be in the City Council Chambers and will be video streamed, you can locate the link on the City's home page, www.murphytx.org.

- The purpose of the meeting is to:
 - Consider extending the moratorium until November 30th
 - to review pre final draft Concept Plan and Planned Development District
 - Receive comments from the public on this project

- An updated project schedule is being drafted and will be sent out when complete

- On **October 5, City Council** will receive a staff/consultant update at the scheduled City Council meeting
 - This will be the input deadline as the final version of the district for P&Z and Council consideration will be drafted

Thank you for your continued involvement.



Kristen M. Roberts, Director of Community and Economic Development

(972) 468-4006: direct

kroberts@murphytx.org

206 N Murphy Rd

Murphy, TX 75094

murphytx.org

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--

Thanks
Jeff H

From: [Susie Quinn](#)
To: [Kristen Roberts](#)
Subject: FW: Engage Council [#34]
Date: Monday, September 14, 2015 10:52:04 AM

From: Wufoo [mailto:no-reply@wufoo.com]
Sent: Monday, September 14, 2015 10:16 AM
To: Ben St. Clair; Betty Spraggins; Eric Barna; James Fisher; Owais Siddiqui; Robert Thomas; Sarah Fincanon; Scott Bradley; Susie Quinn; Andy Messer
Subject: Engage Council [#34]

Name	Larry Hoffman
Email	hoffman.larry@verizon.net

Comments or Questions
September 15, 2015

Murphy City Council Members, City Manager, Police and Fire Chiefs;

I am 'In Favor' of the planned development zoning changes reflected in the Freese and Nichols Consolidated Concept Plan Draft dated 9/10/2015 (page 170 of 1035 pages, in the meeting Agenda Packet), for consideration, discussion and or action in the City Council Meeting scheduled for September 15, 2015, as Individual Consideration Item 7E(F?), the Southeast Study Project Update.

Request for consideration to be included that the temporary dead end of Oak Glen Dr to the east be connected to South Maxwell Creek Rd for public access and use of the neighborhood residents to the new traffic light on FM544 via stop sign for protected turn and shortest route access to the FM544 thoroughfare as part of the adjacent proposed commercial development as shown if approved. There are 60 residences in the neighborhood that could benefit from this connection versus driving ½ mile or so through the neighborhood to the next available similar intersection at Hawthorne Dr and FM544. From my residence on Oak Glen Dr I pass 60 some residences in going to this closest intersection, whom I am sure that if polled would prefer an alternate route be made available for our residential neighborhood homes access and egress. For 'pass through' and 'alternate route' traffic from commuters around the traffic lights through Murphy the residents along Tim ber Ridge Dr and Woodlake Dr already park vehicles that would normally be in their driveways or garages on the street for makeshift 'traffic calming'; the residents on Oak Glen Dr could do the same if they are similarly concerned.

Regarding children in the neighborhood being able to 'roam free' which has come up as an issue to this public access to South Maxwell Creek Rd via Oak Glen Dr finalized connection – streets are not playgrounds (or parks, which the city has spent a lot of money and time developing in all of the neighborhoods) and the idea of children not old enough to self-supervise being out and about the neighborhood is naive, irresponsible and dangerous to say the least. All of the homes in the neighborhood have large backyards, and front also, which will always be the best places for children to play at home under supervision.

Some of the residents who are asking for many considerations, concessions and limitations with

respect to the proposed developments adjacent to or nearby their properties have the rear of their properties on and facing FM544. In ten years or so they have done little or nothing to improve the visual impact of their fencing to the community or commuters who pass them daily on FM544, let alone nominally comply with the city zoning ordinance requirement of 'finished side out', and or some kind of finish to make them more attractive – their public facing fences are literally 'eye sores'.

The most valuable properties a city and community have are those adjacent to the main thoroughfares through them. That being said, and considering the age of the houses originally developed on them (pushing 35 years old and in some cases rapidly approaching 'end of useful life'), recommend that the residences that face Oak Glen Dr between South Maxwell Creek Rd and Timber Ridge Dr and back on FM544 would be well suited to eventual re-zoning and designation for similar commercial development, in the best interests of the city and our community.

I prefer to be compassionate and caring of my neighbors, but we all also need to be realistic and considerate of progress and change respective to those around us, in the best interests of the majority of the community and city we reside in, and with regard to the future not the past.

I appreciate you letting me express my inputs and giving them due consideration in review; thank you.

Sincerely,

Larry Hoffman

411 Oak Glen Drive, Murphy, TX 75094 – 14 years in residence at this address

7E

Southeast Study-City Council Mtg. 09/15/15:

NOTES:

First, one question, for anyone who can answer--the looped add on to tie South Maxwell Creek to McCreary, where is this located? Or whose land is this impacting directly?

-
- 1. Mayor Barna, City Council members, staff, and the reps. from Frieze and Nichols, thank you for the time to listen to everyone's additional comments.**

I offer kudos to all involved for coming up with a merged version, of the former 3 concepts that would not work, now you seem to have a 85-90% workable rough draft, accomplished in a relatively short time. At least, I feel, for the most part, you did listen for the most part to the landowners that own all of the area in question for this PD overlay, I fell this version has more of the landowners' input, and will have more acceptance by the owners impacted, especially those most heavily impacted.

- 2. I am, and I don't think I am the only one from the impact area, that is still in favor of extending the building moratorium, to hammer out an overlay that is 100% workable, 100% accepted by everyone. I will assume any building/planning/platting situations that came up in the interim, could be handled on a case by case. This extension would give the time needed to get it right before adoption, than to try for amendments or corrections after the fact. In my industry, as in most, including City Planning, planning and prep work is 90% of the project, the actual execution is 10% of the whole.**

- 3. I am in favor of the current rendering where it shows the City owner 14 acres on the north leg of Kinney Dr. being rolled to a low density residential area. As we are somewhere in the 90th percentile of build-out in Murphy, while it is nice to have lots of parks and sports fields, it is your, and your successors' obligation, to keep an eye to additional income generation for the City, one of those being property tax, which would be created by new homes. This is especially important, as we have lost multiple opportunities along our main business corridor to do "municipal double dipping"--property tax and sales tax generated by the same piece of property, so there is some make-up work to be done here--I am guessing the City's budget**

year to year will not shrink, so having additional homes here helps that goal--it could even be a feature neighborhood against the new park, with higher end homes, if the right developer was engaged, especially with Toyota, Fed Ex, State Farm, etc. bringing 1,000's of families to the area over the next few years.

Now the downsides to this merged version, as I see them:

- 4. Frieze and Nichols is indicating a trail along the west leg of Kinney Drive to Ridgeview--which is cool, people, kids, bikes, dogwalkers all pretty much utilize it that way now. And the network of trails within Murphy, and tied to our neighboring cities is a plus, but before you can even consider this possibility, the City will have to do something about the volume and particularly, the speed of vehicles using this route as a cut through. This is a huge safety issue, and has been since the Maxwell Creek light came online, increasing traffic thru our neighborhood a 100-fold, and will only get worse with traffic for the new park area, and if some of your drawn plans are implemented.**

Back in 2014, before Chief Cox left Murphy, money was spent on a traffic study, confirming the neighborhoods' complaints as to volume and speed. An officer was assigned at the time to oversee correcting this, and there was no follow-thru. Seems like time to dust off that study, get the citizens their moneys-worth, and start implementing a correction to the problem, that way, by the time any of this plan comes to fruition, the problem is already solved.

- 5. The bigger issue is the continuing thought, and overlay drawn, showing a connector "tailpiece" if you will, to tie South Maxwell to McCreary. The way this is drawn, it will be a wreck magnet--in the short term, injuring people, damaging property, making extra work for our police department, in the long term, messing with our zipcode generated insurance rates, and ultimately requiring expenditure of more money to rework a bad, and unsafe design.**

This was the ONE over riding request by all of your citizens of this area, DO NOT CONNECT Maxwell Creek to McCreary--and this is the one item that has been included still, intentionally, or not, by Frieze and Nichols, that through shortsightedness, favoritism, whatever, could be the dealbreaker for support of your PD overlay.

- 6. It is an oxymoron to want a nature-preserved, walkable, village-green**

type area of retail shops and restaurants, connected to the various trails and Timbers Park project, which is a great idea by the way, then pair it with a traffic flow like this proposal. You currently have a light control at 544 and Maxwell Creek, that while good in theory to move traffic safely out of the Murphy Marketplace to the left (east), in reality sort of works, and mostly just succeeded in the fore-mentioned raising of cut-through traffic in your Study area, by vehicles trying to avoid the back-ups at 544 and Murphy Rd.

There is, between the Maxwell light (whether you move it or not, per the drawn concept), and the 544/McCreary light control, adequate signaling and traffic flow control to move all traffic in and out of this area, without getting crazy on adding connectors, etc. that are not needed in the core of this study zone, especially while you try to create a walkable village atmosphere.

Where the concept shows medium density/office at the southern end of your overlay concept, I would think you could feed all traffic, whether residential, or commercial, out via a well-planned and placed controlled intersection to McCreary, either with a light, or four-way sign controlled, at the very southern end of this development, much like the four way stop control on McCreary y the Sachse fire substation.

It would easily be handled as developers submit their plat plans for either housing developments, or office space development as the area goes forward, rather than go forward now, with a plan that WON'T work, that NO ONE who is a landowner wants, (with one possible exception). That way, everyone in the area has been heard, and the City of Murphy gets a well-thought out planned overlay that will work, and improve the City we all call home.

From: [William and Tina Overbeck](#)
To: [Kristen Roberts](#)
Cc: [Tina Stelnicki](#)
Subject: RE: Southeast Study
Date: Sunday, September 13, 2015 2:02:52 PM

Ms. Roberts,

Below is the email I just sent to all city council members. Although as stated below, I believe this proposal is an improvement over previous ones, the danger of fundamentally changing the character of our part of the city remains and as of yet, there is not enough detail to determine if the city truly understands that concern and is appropriately addressing it.

Bill Overbeck

Sent to Council:

Friday, my wife and I received the “consolidated concept” for the Southeast section of Murphy. This concept is certainly an improvement over Concepts A, B and C presented to you on September 1st. Nonetheless, we have some recommendations. But first, the positives and the concerns about the new concept:

A. Positives:

1. Commercial, retail, and restaurants are limited to the areas on McCreary and FM544
2. Areas not on McCreary or FM 544 or immediately adjacent to them are now designated as “low density residential.”
3. A street not designed for through traffic (Ridgeview Dr) is no longer directly connected to South Maxwell Creek and/or McCreary
4. An area has been designated for “senior housing, medium density.”

B. Concerns:

1. Medium density housing that is not designated solely for seniors.
2. The exact zoning for “low density housing” is yet to be defined.
3. South Maxwell Creek connects to McCreary.
4. Increase in overall traffic

C. Recommendations

1. A bond issue (if necessary) to enable the city to purchase additional land in the Southeast section for city parks. It appears there are some areas immediately north and south of the Timber Nature Preserve Park that would be an ideal addition to the park (could include some soccer/football fields for the kids). Some expansion of Travis Farm Park also merits consideration. Please keep in mind that once all the vacant land in the Southeast section is developed, the city will never get another shot at that acreage.
2. Zoning all areas designated as “low density housing” so that all lots are required to be ½ acre in size or above because:

a. Such a zoning ensures an area that is consistent with the zoning of Travis Estates as well as the houses/lots that currently exist on South Maxwell Creek, Cherokee Dr, Kinney Dr., and Bunny Run. Such zoning is also consistent with the wishes expressed by most stakeholders.

b. Larger lots will reduce the number of houses built and thus traffic.

c. Larger lots should be popular because such lots are increasingly hard to find this close to “civilization.”

3. Increasing the area zoned for “senior housing, medium density.” This type of housing will be increasingly needed and would be a very good addition to a relatively affluent city like Murphy.

4. Speed humps and/or numerous stop signs to reduce speed and make it much less attractive to through traffic if South Maxwell Creek and McCreary have to be connected. Same thing should be considered for Kinney, Cherokee if it links up with Kinney, and the portion of Ridgeview west of Kinney. The residents in Travis Estates, where no sidewalks exist, should not have to concern themselves anymore than they already do about getting hit while walking in the subdivision.

5. If ½ acre lots and larger are deemed not feasible for the entire area (and we can’t imagine why that would be the case), smaller SFR lots should be severely limited in area and only be allowed in areas immediately adjacent to houses that are already on such lots (e.g. land adjacent to the Timbers if not zoned for ½ acre lots or larger should be zoned the same as the Timbers). No area should be zoned to have smaller lots than those in the Timbers.

We think the central issue to keep in mind is simply: the greater the number of houses constructed, the greater the volume of traffic, and the greater the danger to pedestrians in an area without sidewalks. Furthermore, the more development that occurs, the greater the change in character of our part of the city, which most stakeholders do not want.

We would appreciate your consideration of the above concerns and recommendations.

-----Original Message-----

From: Kristen Roberts [<mailto:kroberts@murphytx.org>]

Sent: Sunday, August 30, 2015 11:13 AM

To: William and Tina Overbeck <dustindustin1@msn.com>

Cc: Tina Stelnicki <tstelnicki@murphytx.org>

Subject: Re: Southeast Study

Thank you for your email. I will forward it to the consultants for their consideration as well. If you are available, I would recommend you come to the Council meeting on Tuesday at 6pm, this item is on the agenda for presentation and discussion as well.

The packet for that meeting is posted online also.

Thank you again, Kristen

Kristen

Kristen Roberts

On Aug 29, 2015, at 3:38 PM, William and Tina Overbeck
<dustindustin1@msn.com<<mailto:dustindustin1@msn.com>>> wrote:

Ms. Roberts and Ms. Stelnicki:

We just had the chance to watch the video of the stakeholder's meeting a couple of weeks ago and have some comments.

First, in general, we believe that the areas immediately on FM 544 and McCreary Rd are appropriately zoned commercial (retail, entertainment/eating, light industry) as long as there is an appropriate distance between that zoning area and any single family housing areas adjoining it. Second, in general, we believe the remaining land should be used for city parks, nature preserves and/or SFR.

As far as parks and/or nature preserves, we believe some of the land on the west side of South Maxwell Creek and some on the east side of that road would be a good addition to the park area and running trail that is in the process of being completed on South Maxwell Creek. We would be willing to vote for a bond issue so the city could purchase the property for that purpose (including property on which a SFR currently exists if the owner is interested in selling). As far as SFR zoning, any areas zoned for SFR should be appropriately zoned. For instance, we live on Ridgeview Dr, which has 1 acre and $\frac{3}{4}$ acre lots. The other streets in our subdivision, which include all the streets between Ridgeview Dr and Moonlight, have similarly sized lots. Any new area zoned for SFR adjoining our subdivision should be zoned in a similar fashion. The same thought process should be applied to any new SFR zoning of areas adjoining other subdivisions in the area under study. Those are the things we are "for."

What we are against is:

- Taking dead-end streets in our subdivision (like Ridgeview Dr) and extending them or attaching them to other roads. Any SFR or parks built east or north of our subdivision should be accessed from South Maxwell Creek Road.
- Any multiple family housing (apartments, duplexes, condos, etc.).

Very truly yours,

William and Tina Overbeck
507 Ridgeview Dr

From: Tina Stelnicki [<mailto:tstelnicki@murphytx.org>]
Sent: Tuesday, August 18, 2015 10:51 AM
To: 'dustindustin1@msn.com<<mailto:dustindustin1@msn.com>>'
<dustindustin1@msn.com<<mailto:dustindustin1@msn.com>>>
Cc: Kristen Roberts <kroberts@murphytx.org<<mailto:kroberts@murphytx.org>>>
Subject: Southeast Study

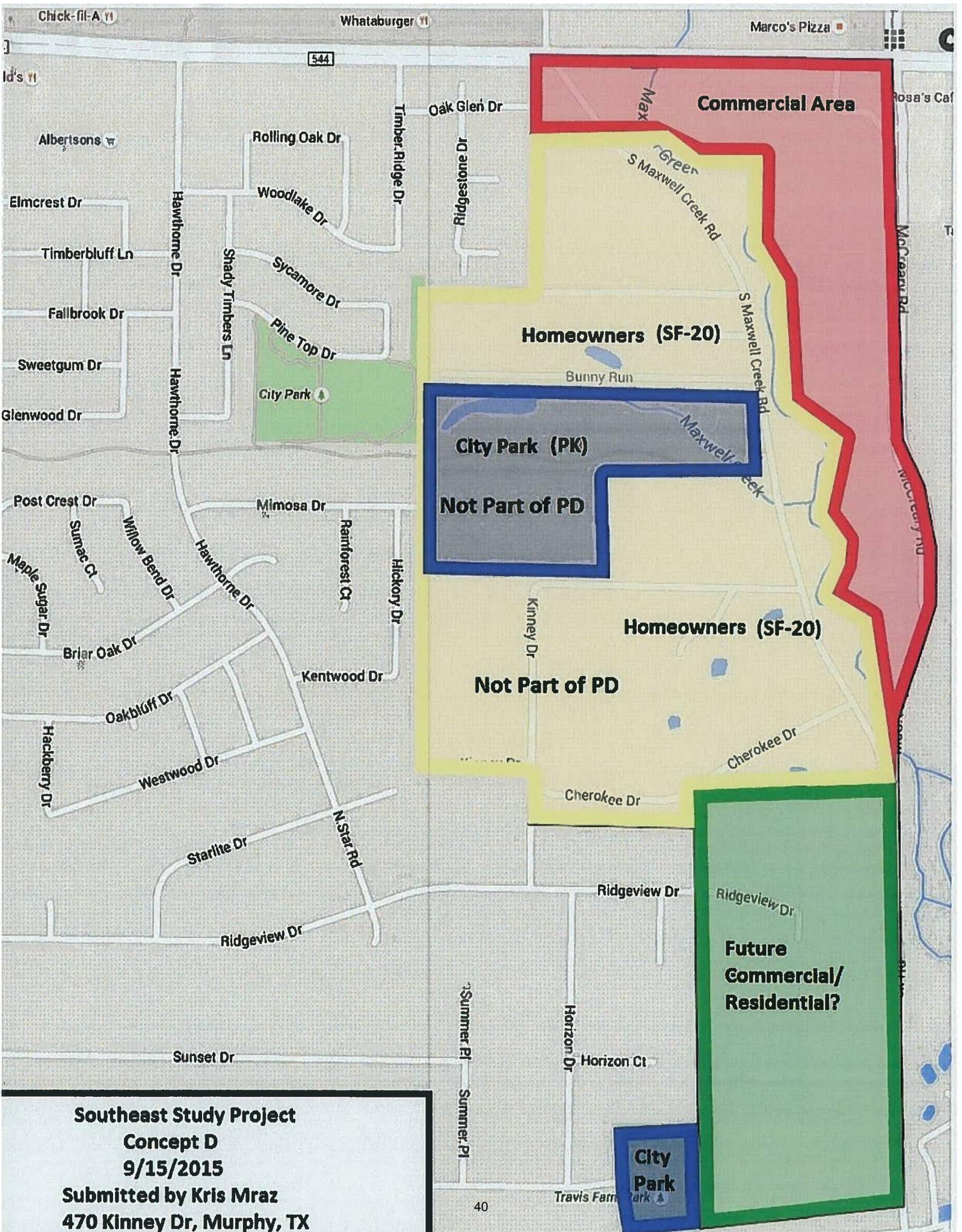
Thank you Mr. Overbeck for your call.

Below is my contact information and I have copied Kristen Roberts as well, so that you will have her information, too.

<image001.jpg>
Tina Stelnicki, IOM
City of Murphy
Murphy Economic Development
Community Development Coordinator
P:972-468-4118
Mobile: 214-498-6875
F:972-468-4418
206 North Murphy Road
Murphy, TX 75094
www.murphytx.org<<http://www.murphytx.org/>>

“ Celebrate what you've accomplished, but raise the bar a little higher each time you succeed.”
Mia Hamm (1972-)
American soccer player

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**Southeast Study Project
 Concept D
 9/15/2015
 Submitted by Kris Mraz
 470 Kinney Dr, Murphy, TX**

Murphy City Council meeting, 9/15/2015

Southeast Study Project, Comments

1. Top 10 Issues

The stakeholders have provided the council with our Top 10 issues as compiled by Freese and Nichols. Can council please provide the stakeholders with their Top 10 issues? (Connecting Maxwell Creek to McCreary is one.)

2. Why the Rush?

I and others have asked this multiple times but the answer has always been "we can extend the moratorium, if we need to".

An updated City of Murphy Comprehensive Plan is to be available soon. Should we not wait for that plan to be finalized before making any decisions on the Southeast area so that any changes will be consistent with the new plan?

3. Kinney Park

One of the stakeholder's issues was to keep the 16 acre city property on Kinney Drive as a park. But the Consolidated Concept shows it as residential. It is currently zoned PK (Park/Open Spaces).

The 2008 Murphy Comprehensive Plan (most recent) and the 2008 Park, Recreation and Open Space Master Plan (most recent) identify the property as "Kinney Park".

Recently, the city took action to correct/update the zoning of various properties in the city that were being used for purposes inconsistent with their zoning. During those proceedings it was reconfirmed by P&Z and the City Council to keep Kinney Park zoned PK. (Some on the council had wanted to change it to P/SP, Public/Semi-Public, as I recall. It has never been used as P/SP.)

Note: 93% of respondents in the 2008 Comprehensive Plan survey said that parks and open spaces were important or very important to them. 93%!

If the Consolidated Concept plan is approved it will give tacit approval of changing the zoning of Kinney Park from PK to SF without going through a formal zoning change request. The city could sell the land to a developer the next day with homes going in, contrary to the wishes of the citizens.

I recommend that Kinney Park be removed from consideration in the Consolidated Concept plan.

4. Maxwell Creek Rd Connection to McCreary

One of the stakeholder's issues was to NOT connect S. Maxwell Creek Rd to McCreary.

The Consolidated Concept presented here shows that connection.

I agree with a speaker at the last City Council meeting who said that that connection would dramatically INCREASE traffic on S. Maxwell Creek Rd.

Said traffic would be coming East on 544 and from Murphy Market Place wanting to go South on McCreary. It becomes a shortcut. And what's the point of a shortcut if you don't go fast?

I recommend to rework the Consolidated Concept to remove the connection from S. Maxwell Creek to McCreary.

5. Concept D

With the above comments in mind here is my concept.

Includes those properties East of Maxwell Creek and along 544 that have potential commercial opportunities (red).

Includes the 50 acre parcel to the South with residential/commercial opportunities (green).

Does NOT include the homeowner properties and parks to the West of Maxwell Creek (yellow). (Let's face it. A developer is NOT going to come in with a wheelbarrow of money to buy out all these homeowners. These people who have lived here 20-30 years just want to be left alone.)

See attached Concept D illustration.
Submitted for your consideration by

Kris Mraz
470 Kinney Dr
Murphy, TX

From: Stephanie Pennington <sjp1109@msn.com>

Date: September 18, 2015 at 2:17:46 PM CDT

To: "ebarna@murphytx.org" <ebarna@murphytx.org>, "sbradley@murphytx.org" <sbradley@murphytx.org>, "rthomas@murphytx.org" <rthomas@murphytx.org>, "bspraggins@murphytx.org" <bspraggins@murphytx.org>, "sfincanon@murphytx.org" <sfincanon@murphytx.org>, "osiddiqui@murphytx.org" <osiddiqui@murphytx.org>, "bstclair@murphytx.org" <bstclair@murphytx.org>

Cc: Jodie Pennington <jsp1109@msn.com>, "kroberts@murphytx.org" <kroberts@murphytx.org>

Subject: Southeast Study Project

I wanted to thank you all for your willingness to listen to the residents affected by the southeast study project. I know change is inevitable and to a point I am at peace with it however, I found the latest draft plan submitted for your review last Tuesday quite insulting. I am referring specifically to the properties across the street from my house which indicated medium density residential and senior housing. As you are aware we, along with the residents in the Timbers, to keep that property from being developed into anything other than low density residential. The last request presented by Mr. Betz was withdrawn at the last minute as he realized the Council was most certainly going to deny him **again**. That plan was for senior housing multi-family and higher density residential. Can anyone help me understand how that exact type of development was indicated on the most recent plan? I'm quite certain the consultants didn't come up with that without direction. Is City staff behind this? It is quite insulting as we have fought so hard to maintain the look and feel of our neighborhood. Mr. Betz purchased the property after having a few requests denied. He knew the zoning of the property and should not have purchased it if he did not plan to build what is allowed by zoning. It seems as if City staff is more concerned with satisfying developers than its residents!

I am not familiar with many of you on Council, but it is apparent to me that Mayor Barna, Mayor Pro Tem Bradley, Deputy Mayor Pro Tem Siddiqui are listening to the residents. I'm not saying the others are not, but these three have made it apparent we are being heard. I do not envy you as this plan moves forward, but I do hope that you all will continue to listen to those that live in the area as we are the most to be affected by any change. Please keep the entire area west of the creek as low-density residential! Thank you for your time.

Regards,
Stephanie Pennington
120 S Maxwell Creek Rd