

MURPHY CITY COUNCIL AGENDA
REGULAR CITY COUNCIL MEETING
NOVEMBER 17, 2015 AT 6:00 PM
206 NORTH MURPHY ROAD
MURPHY, TEXAS 75094



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

Susie Quinn
City Secretary

NOTICE is hereby given of a meeting of the City Council of the City of Murphy, Collin County, State of Texas, to be held on November 17, 2015 at Murphy City Hall for the purpose of considering the following items. The City Council of the City of Murphy, Texas, reserves 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.

1. CALL TO ORDER

2. INVOCATION & PLEDGE OF ALLEGIANCE

3. ROLL CALL & CERTIFICATION OF A QUORUM

4. PUBLIC COMMENTS

5. PRESENTATIONS

- A. Proclamation recognizing November as American Diabetes Month
- B. Presentation of financial report and investment report as of September 30, 2015.

6. CONSENT AGENDA

All consent agenda items are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember so requests, in which event the item will be removed from the Consent Agenda and voted on separately.

- A. Consider and/or act on the October 13, 2015 worksession minutes.
- B. Consider and/or act on the October 20, 2015 regular meeting minutes.
- C. Consider and/or act on the November 3, 2015 regular meeting minutes.
- D. Consider and/ or act on the application Stacy McVey, Double Eagle Properties, LLC requesting approval of a site plan, landscape plan and building elevations for a single story retail center on property zoned PD (Planned Development) District No. 09-12-823 on property located at the southwest corner of FM 544 and Brand Road.
- E. Consider and/or act on the 2016 City of Murphy Holiday schedule.

7. INDIVIDUAL CONSIDERATION

- A. Hold a public hearing and consider and/or act on the application of Homeyer Engineering, Inc. requesting an amendment to PD (Planned Development) District Ordinance No. 09-07-803 to amend the Permitted Uses to allow for a swim school on property located on Betsy Lane, west of Murphy Road; located directly east of the Fort Montessori School.
- B. Hold a public hearing and consider and/or act on the application of Dennis Lorch of Inwood Bancshares, Inc, requesting approval of a SUP (Specific Use Permit) to allow a drive-thru window for a Schlotzsky's restaurant on property zoned PD (Planned Development) District No. 09-12-823 on property located on the southeast corner of FM 544 and Brand Road; located directly west of Ishine Car Wash.
- C. Consider and/or act on the application of Dennis Lorch of Inwood Bancshares, Inc, requesting approval of a site plan, landscape plan, building elevations and construction plat for a Schlotzsky's and retail space on property zoned PD (Planned Development) District No. 09-12-823 on property located on the southeast corner of FM 544 and Brand Road; located directly west of Ishine Car Wash.
- D. Consider and/or act on Resolution No. 15-R-823 approving the ballot for the Board of Director positions for the Collin County Appraisal District.
- E. Discuss, consider and/or act with regard to appointments of a Community Improvement Projects Advisory Committee and a Charter Review Commission.
- F. Discuss, consider and/or act on the installation of a 90' communication tower at Murphy Police Department for the purpose of the Emergency Services Internet Protocol (IP) Network (ESInet) and Next Generation 9-1-1 (NG9-1-1) voice and data services.
- G. Discussion on possible amendments to the Tree Preservation Ordinance.
- H. Discussion on update of Community Survey and schedule worksession.

8. CITY MANAGER/STAFF REPORTS

- A. Timbers Nature Preserve
- B. Betsy Lane Road Widening Project
- C. South Maxwell Creek Parallel Trunk Sewer Line
- D. North Murphy Road

9. ADJOURNMENT

I certify that this is a true and correct copy of the Murphy City Council 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 on November 13, 2015 by 4:30 p.m. and will remain posted continuously for 72 hours prior to the scheduled meeting pursuant to Chapter 551 of the Texas Government Code.



Susie Quinn, TRMC
City Secretary

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.

Notice of Possible Quorum: There may be a quorum of the Animal Shelter Advisory Committee, the Board of Adjustment, the Building and Fire Code Appeals Board, the Ethics Review Commission, the Murphy Community Development Corporation, the Murphy Municipal Development District Board, the Park and Recreation Board and/or the Planning and Zoning Commission members who may be present at the meeting, but they will not deliberate on any city or board business.

Proclamation

City of Murphy, Texas

Proclamation Recognizing November as American Diabetes Month

WHEREAS, in the United States, nearly 30 million people – including 2,695,739 people in Texas – have diabetes, a serious disease with potentially life-threatening complications such as heart disease, stroke, blindness, kidney disease and amputation; and

WHEREAS, an additional 86 million people in the United States are at risk for developing type 2 diabetes; and

WHEREAS, recent estimates project that as many as one in three American adults will have diabetes by 2050 if current trends continue; and

WHEREAS, an increase in community awareness is necessary to put a stop to the diabetes epidemic;

NOW THEREFORE BE IT RESOLVED, that I, Eric Barna, Mayor of the City of Murphy, do hereby proclaim November 2015 to be American Diabetes Month[®] in Murphy, Texas. I encourage all Murphy citizens to recognize American Diabetes Month and be part of the American Diabetes Association's Stop Diabetes[®] movement to confront, fight and, most importantly, change the future of this deadly disease.

Eric Barna, Mayor
City of Murphy

CITY COUNCIL MINUTES
CITY COUNCIL WORK SESSION
OCTOBER 13, 2015 AT 6:00 P.M.

1. CALL TO ORDER

Mayor Pro Tem Scott Bradley called the meeting to order at 6:00 pm.

2. ROLL CALL & CERTIFICATION OF A QUORUM

Susie Quinn, City Secretary, certified a quorum with the following Councilmembers present:

Mayor Pro Tem Scott Bradley
Deputy Mayor Pro Tem Owais Siddiqui (arrived at 6:01 pm)
Councilmember Ben St. Clair
Councilmember Betty Nichols Spraggins
Councilmember Sarah Fincanon
Councilmember Rob Thomas

Absent:

Mayor Eric Barna

3. WORK SESSION

- A. Discussion regarding the City of Murphy Compensation Study for city employees conducted by CPS HR Consulting.

City Manager James Fisher explained the background of the study from CPS Consultant Services, and clarified that the meeting is meant to be a discussion between staff and council, and no action on this item is needed at this time. Council asked for a reminder on the history of increases for the previous few years. Fisher confirmed there was a 3% increase in 2007 and 2012. Last year everyone got an adjustment, it wasn't across the board. This budget there was 3% budgeted for increases. Fisher also confirmed the pay plan for police and fire was implemented in FY 2012. Council asked for clarification about the pay plan, Fire Chief Mark Lee gave a detailed account of the step program for the fire pay plan. There was discussion between council regarding aspects of the step plan. Council also discussed the prior year increases for all employees.

City Manager James Fisher explained the background of why we have conducted this study, and council raised concerns regarding the study. Fisher also explained the duties were compared for employees in other cities in regards to comparable pay. A representative from CPS Consultants explained to council the salary data was collected as their current actual salary. There was much discussion on the midpoint and range of all salaries with regard the employee's duties for which they are responsible. Council asked for the numbers for the minimum, middle point and maximum medians to get a clearer view as to what the true median is, not the maximum medium. There was discussion between council and CPS regarding comparisons between position descriptions for the cities involved in the study. Council asked for clarification regarding the step and grade system, CPS explained in detail how the steps and grades are organized. CPS also explained this data is supposed to be used to guide the City to come up with a strategy on how to implement the data.

City Manager James Fisher explained to council that he is requesting to add an additional 2% pay raise for all employees in addition to the 3% pay increase council already approved. He also explained the cities that were used for the data collection were used because they are the cities that we lose employees to for various reasons. Council discussed the cities used and the data in relation to them. They also discussed where they want Murphy to be in the market as far as pay goes and the plan in order to get there. City Manager Fisher explained his goal for the 5% total raise is to let our employees know we getting this issue addressed. There was discussion on council regarding where the funds would come from to address employee pay raises.

City Manager James Fisher said he will put this on the next agenda, and explained we cannot keep putting this off. The representative from CPS confirmed the information needed to continue this process and to provide additional data for the calculation for the median based on the minimum, and median based on the midpoint for the two salary points.

4. ADJOURNMENT

With no further business, the meeting was adjourned at 7:33 pm.

APPROVED BY:

ATTEST:

Scott Bradley, Mayor Pro Tem

Susie Quinn, City Secretary

CITY COUNCIL MINUTES
REGULAR CITY COUNCIL MEETING
OCTOBER 20, 2015 AT 6:00 P.M.

1. CALL TO ORDER

Mayor Barna called the meeting to order at 6:04 pm.

2. INVOCATION & PLEDGE OF ALLEGIANCE

Mayor Barna led the invocation and led the Pledge of Allegiance to the United States flag.

3. ROLL CALL & CERTIFICATION OF A QUORUM

Susie Quinn, City Secretary, certified a quorum with the following Councilmembers present:

Mayor Eric Barna
Mayor Pro Tem Scott Bradley
Councilmember Ben St. Clair
Councilmember Betty Nichols Spraggins
Councilmember Sarah Fincanon
Councilmember Rob Thomas

Absent: Deputy Mayor Pro Tem Owais Siddiqui

4. PUBLIC COMMENTS

Ray Shahan, resident, addressed the council regarding the PD 310590 ordinance, also the plating decision dates for the ranch subdivisions for the various phases. He gave a timeline history regarding the plat dates and the screening requirements from 2001 through 2003.

Barbra Harless, resident, wanted council to be aware of a petition being circulated in Skyline Acres and Travis Estates. They will be presenting the signatures to the Planning and Zoning board and at the town hall meeting.

Don Jackson, resident, spoke to council regarding the tickets that are being issued for passing cars (Agenda Item 6.D.) while they are parked in school zones. He showed council his diagram explaining the traffic issues with the Boggess Elementary school zone area. He is requesting council to look into this in greater detail and mentioned cell phone usage that is also happening in the school zone.

Martha Gallian, resident, explained there is a petition being circulated in the Timbers in regards to the South East study. Their request is for all the lots to be residential with no lots smaller than SF20. No commercial zoning in the area should be allowed. South Maxwell Creek should not be realigned.

Ryan Betz, property owner, addressed council regarding his ideas for the area he owns in the South East study. He would like property sizes of SF20 on the western exterior and coming east he proposed SF10 on other parts of the property to make an average lot size of SF15 . He intends to have a layout to present to Planning and Zoning to better explain his proposal. He also discussed the curve on Maxwell Creek Road and the use of a 6 foot brick wall as a barrier.

Daniel Lucas, resident, spoke to council regarding the closure of S. Maxwell Creek and options that have been requested. He also suggested putting a gate on Ridgeview for safety personnel. He also asked for consideration to not connect S. Maxwell Creek to McCreary Road, and requested a separate entrance for the potential commercial/retail on the Ganis property.

Keith Huyck, resident, is requesting clarification why the PD overlay is being pushed so strongly, why does the overlay not reflect the changes wanted by the citizens, as it shows Oak Glen punched through, S. Maxwell Creek shows being connected to McCreary Road. He expressed his wishes if someone wants to change the zoning there are channels for that, and to not change what currently stands now.

5. CONSENT AGENDA

- A. Consider and/or act upon the September 28, 2015 special meeting minutes.
- B. Consider and/or act upon the October 6, 2015 regular meeting minutes.
- C. Consider and/or act upon the application of Maxwell Creek Investment LTD requesting approval of a Final Plat for Maxwell Creek Pavilion located at 601 E FM 544.
- D. Consider and/or act upon Resolution Number 15-R-822 approving the 2015 tax roll with a total levy of \$10,157,921.67 as certified by Kenneth L. Maun, Tax Assessor Collector for Collin County.
- E. Consider and/or act upon an Alcohol Policy for the Murphy Community Center and Murphy Activity Center.

COUNCIL ACTION (5.A. through 5.D.):

APPROVED

Mayor Pro Tem Bradley moved to approve the Consent Agenda as presented for items 5.A. through 5.D. with item 5.E. postponed until a future meeting. Councilmember Thomas seconded the motion. For: Unanimous. The motion carried by a vote of 6 to 0. (Deputy Mayor Pro Tem Siddiqui was absent)

6. INDIVIDUAL CONSIDERATION

- A. Consider and/or act upon the request of Brent and Juliann Delozier for a waiver of the South Maxwell Creek Corridor temporary moratorium on an approximate six (6) acre tract of land located at AO579 Henry Maxwell Survey, Tract 73, 5.96 acres, Collin County, Murphy, TX for the construction of one (1) single-family structure and one (1) accessory barn.

Director of Economic & Community Development, Kristen Roberts gave a brief background of this item, explained the Delozier's request as being allowed by the wording in the moratorium. Clarification as to why the Deloziers have to go through the process of explaining why they should make a presentation to receive the waiver was given.

COUNCIL ACTION (6.A.):

APPROVED

Councilmember Fincanon moved to approve the request of Brent and Juliann Delozier for a waiver of the South Maxwell Creek Corridor temporary moratorium on an approximate six (6) acre tract of land located at AO579 Henry Maxwell Survey, Tract 73, 5.96 acres, Collin County, Murphy, TX for the construction of one (1) single-family structure and one (1) accessory barn. Councilmember Thomas seconded the motion. For: Unanimous. The motion carried by a vote of 6 to 0. (Deputy Mayor Pro Tem Siddiqui was absent)

- B. Consider and/or act upon the direction for the Craft Beer Event.

Director of Public Services, Bernie Parker gave a history of the negotiations and research for this project up to the current date. He gave an overview of the estimated costs for advertising, costs to the city, and sponsorship as it is currently recommended. He confirmed that we do have the ability to seek alternate sponsors to offset our costs. Brewvolution did not want to share his costs and profits on various items with city staff because he did not want to disclose that information to his competitors. He did confirm that much of the \$20,000 would go to advertising and the event website costs.

COUNCIL ACTION (6.B.):

APPROVED

Mayor Pro Tem Bradley moved to approve the agreement in place for sponsorship of the Spring Craft Beer Festival in 2016. Councilmember Thomas seconded the motion. For: Unanimous. The motion carried by a vote of 6 to 0. (Deputy Mayor Pro Tem Siddiqui was absent)

- C. Consider and/or act upon an interview panel regarding the consideration of candidates for service on the Animal Shelter Advisory Committee, Board of Adjustment, Building and Fire Code Appeals Board, Community Development Board, Ethics Review Commission, Murphy Municipal Development District Board, Park and Recreation Board, and Planning and Zoning Commission.

City Manager, James Fisher gave a description and background of this item, and let council know that Councilmember Siddiqui would like to continue to serve on the interview panel. Mayor Pro Tem Bradley volunteered to serve as well as Councilmember Spraggins. City Manager Fisher also discussed the Community Improvement Projects Advisory Committee was not on the list but can be interviewed during the process.

COUNCIL ACTION (6.C.):

APPROVED

Councilmember St. Clair moved appoint Mayor Pro Tem Bradley, Deputy Mayor Pro Tem Siddiqui and Councilmember Spraggins to serve as the interview panel for the selection of Board and Commission candidates. Councilmember Thomas seconded the motion. For: Unanimous. The motion carried by a vote of 6 to 0. (Deputy Mayor Pro Tem Siddiqui was absent)

- D. Consider and/or act upon amending or deleting Murphy Code of Ordinances, Chapter 20, Article 20.03 Traffic Rules, Section 20.03.47 Speed through school zones, subsection (f) passing another vehicle in school zone prohibited when school zone speed limit is in effect"

Police Chief Cotten, gave a detailed background and examples of the ordinance for the school zone passing. There was much discussion by council regarding several aspects of the dangerous situation that exists at the Boggess Elementary School zone. Mayor Barna requested Chief Cotten to bring back his best professional options for this ordinance. The question was asked if Plano ISD or the City is responsible for signage around the school. Other school zone traffic issues were also discussed.

COUNCIL ACTION (6.D.): No action was taken on this item.

NO ACTION

- E. Discussion on Texas Commission on Environmental Quality (TCEQ) notice of violation.

City Manager, James Fisher explained this was a clerical error and is being corrected. Council asked for clarification as to what happened and how the clerical error can be avoided in the future. Director of Public Services, Bernie Parker explained the steps that are being implemented to prevent this from happening in the future.

- F. Consider and/or act upon the City of Murphy Compensation Study for city employees conducted by CPS HR Consulting.

City Manager, James Fisher recapped the history of the data, and addressed the concerns from the data that was collected. Council discussed not having true comparison cities. They spoke about wanting to have Sachse as a comparison.

COUNCIL ACTION (6.F.): No action was taken on this item.

NO ACTION

- G. Consider and/or act upon an amendment to the FY 2016 Budget.

COUNCIL ACTION (6.G.): No action was taken on this item.

NO ACTION

7. CITY MANAGER/STAFF REPORTS

- A. Timbers Nature Preserve

City Manager, James Fisher explained they are working through the checklists.

- B. Betsy Lane Road Widening Project

This project is 70% complete.

- C. South Maxwell Creek Parallel Trunk Sewer Line

This project is 30% complete.

- D. North Murphy Road

City Manager, James Fisher explained they are working with TxDOT and Safe Routes to School to finish items, and are meeting with the effected HOA's on various issues. He also stated this is a State of Texas project and concerns should also be directed to the State.

E. Community Survey Update

Currently, the City of Murphy has received 636 responses.

F. Southeast Study

City Manager, James Fisher reminded everyone there will be a Town Hall Meeting to discuss this item further. There will be seats in the council chambers, and overflow will have the meeting broadcast in the community room.

G. Upcoming November 3, 2015 Election and Early Voting.

City Manager, James Fisher explained early voting is taking place across the street at 205 N Murphy Road, in the Murphy Community Center and will end at 7 pm on October 30, 2015.

H. Howl-O-Ween on October 24, 2015

This event may have to be cancelled due to predicted rainy weather. The decision will be soon to try to recoup rental fees for various items.

8. ADJOURNMENT

With no further business, the meeting was adjourned at 7:43 pm.

APPROVED BY:

Eric Barna, Mayor

ATTEST:

Susie Quinn, City Secretary

**CITY COUNCIL MINUTES
REGULAR CITY COUNCIL MEETING
& TOWN HALL MEETING
NOVEMBER 3, 2015 AT 6:00 P.M.**

1. CALL TO ORDER

Mayor Barna called the meeting to order at 6:01 pm.

2. INVOCATION & PLEDGE OF ALLEGIANCE

Councilmember Spraggins led the invocation and Mayor Barna led the Pledge of Allegiance to the United States flag.

3. ROLL CALL & CERTIFICATION OF A QUORUM

Susie Quinn, City Secretary, certified a quorum with the following Councilmembers present:

Mayor Eric Barna
Mayor Pro Tem Scott Bradley
Deputy Mayor Pro Tem Owais Siddiqui
Councilmember Ben St. Clair
Councilmember Betty Nichols Spraggins
Councilmember Sarah Fincanon
Councilmember Rob Thomas

4. PRESENTATIONS

- A. Proclamation recognizing Emma Ann Guillen for her donation of gift cards to the Murphy Police Officers.

RECESSED FOR THE TOWN HALL MEETING AT 6:09 P.M.

RECONVENED CITY COUNCIL MEETING AT 7:39P.M.

5. INDIVIDUAL CONSIDERATION

- A. Consider, discuss and/or act on an update to the Southeast Study Project.

Discussion regarding the useful information that was gathered in the Southeast Study Project was expressed by several Councilmembers. Some specific items discussed were not to connect S. Maxwell Creek to McCreary Road; leave the large parcel at the bottom of the study (Ganis property) to have its own entrance and exit from McCreary Road. Also mentioned was the usefulness of all the work and the magnitude of citizens' involvement with the process.

Mayor Pro Tem Bradley moved to suspend the Southeast Study Project. Councilmember Fincanon seconded the motion. After further discussion, the motion and second were withdrawn.

COUNCIL ACTION (5.A.):

APPROVED

Mayor Pro Tem Scott Bradley moved to terminate the Southeast Quadrant Study and utilize the information gathered to be used with the upcoming Comprehensive Plan. Councilmember Fincanon seconded the motion. For: Unanimous. The motion carried by a vote of 7 to 0.

- B. Consider, discuss and/or act on an update to the temporary development moratorium.

COUNCIL ACTION (5.B.):

APPROVED

Mayor Pro Tem Scott Bradley moved to approve Ordinance Number 15-11-1005 to lift the temporary moratorium and repeal Ordinance Number 15-07-995 and Ordinance Number 15-09-1003. Deputy Mayor Pro Tem Siddiqui seconded the motion. For: Unanimous. The motion carried by a vote of 7 to 0.

6. PUBLIC COMMENTS

Michael Jobe, resident, presented and read seven points from the petition that was circulated through Travis Estates & Skyline Acres, presented to the City Secretary with 194 signatures.

Diane Weyandt, resident, read five points of the petition that was circulated in the Timbers. She also submitted 413 signatures on the petition to the City Secretary. Diane requested the personal information be confidential, but it was confirmed by the City Attorney that a submitted petition is open record.

Maggie Whitt, resident, asked for the purpose of the planned development. She encouraged council to consider a plan that supports the best development for all. She read a listing of points that she expressed to the audience.

Martha Gallion, resident, is requesting retail not be allowed along FM 544, she suggested SF 20 lots from FM 544 throughout the South East Sector. She discussed the problem of light pollution during the night in her neighborhood from existing commercial retail development.

Keith Huyck, resident, wanted to bring to council's attention the traffic islands along the intersections and Murphy Road need more lighting and reflective safety measures. He feels there is not enough markings.

Ray Shahan, resident, spoke to council regarding North Hill (the highest area in Murphy); he is requesting for no more of Murphy's geography be removed.

Richie Earl, resident, spoke to council regarding the zoning of the area they live in, and asked council to allow them to continue to preserve the atmosphere of the area.

Kevin Elwood, resident, wanted council to look into notification for the comprehensive plan and wants to be included in the communication earlier and more frequently.

Scott Martin, resident, is requesting council to look more into guidance for the planning and zoning for Murphy and to work closely to support the input of the residents in the new plan.

David Angeles, resident, asked council to reconsider for future community surveys the sorting of the data and not to automatically remove people from the survey based on their employment, but to look to see if they are skewing the data.

Kris Mraz, resident, addressed council in regards to Kinney Park. He is recommending a low maintenance area for Kinney Park. Council clarified Kinney Park is owned by the city, but has never been dedicated as a park. Kris also recommended several signage options for traffic on N. Murphy Road at Ridgeview. He also questioned the future of Kinney Road.

Don Kiertscher, resident, explained to council he feels the whole Southeast Study is not over. He explained it is still an issue and people need to keep paying attention because this can all change with the Comprehensive Plan Update.

Ryan Betz, landowner, expressed his disappointment that this plan is on hold, and also explained there have been untrue things said regarding his property and the various presented plans for the property. He would like to have everyone keep an open mind about the comprehensive plan and make sure the space is used to the highest and best use, as he wishes to continue being a partner with the City of Murphy.

David Weyandt, resident, described his battles with development in Murphy regarding “big box stores” and other items being approved and built without the support of the residents. He is concerned that changes the citizens don’t want will get slipped in if they do not watch closely.

7. ADJOURNMENT

With no further business, the meeting was adjourned at 8:24 pm.

APPROVED BY:

ATTEST:

Eric Barna, Mayor

Susie Quinn, City Secretary

City Council
November 17, 2015

Issue

Consider and/ or act on the application Stacy McVey, Double Eagle Properties, LLC requesting approval of a site plan, landscape plan and building elevations for a single story retail center on property zoned PD (Planned Development) District No. 09-12-823 on property located at the southwest corner of FM 544 and Brand Road.

Summary

The applicant submitted a site plan, landscape plan and building elevations for approval that would allow for development of a single story multiple tenant retail center. The remaining retail space is being actively marketed.

Total square footage of the proposed building is approximately 11,000 square feet.

- The property is zoned PD 09-12-823.
- The proposed use is permitted in the Planned Development District

Considerations

Site Plan

The proposed site plan has been reviewed by staff and meets the requirements as set forth by the Planned Development District and the Code of Ordinances.

Building Elevations

The proposed building elevation and materials meet requirements as set forth by the Planned Development District.

Landscape Plan

The proposed landscape and materials used have met requirement standards including landscape setbacks as detailed within the Planned Development District.

Additional Considerations for Notation

Prior to any signage installation, the sign plans for the building and on the site will be submitted to Customer Service, go through standard staff review to ensure compliance with the Sign Ordinance and Planned Development District and will be permitted separately after staff approved.

Board Discussion/Consideration

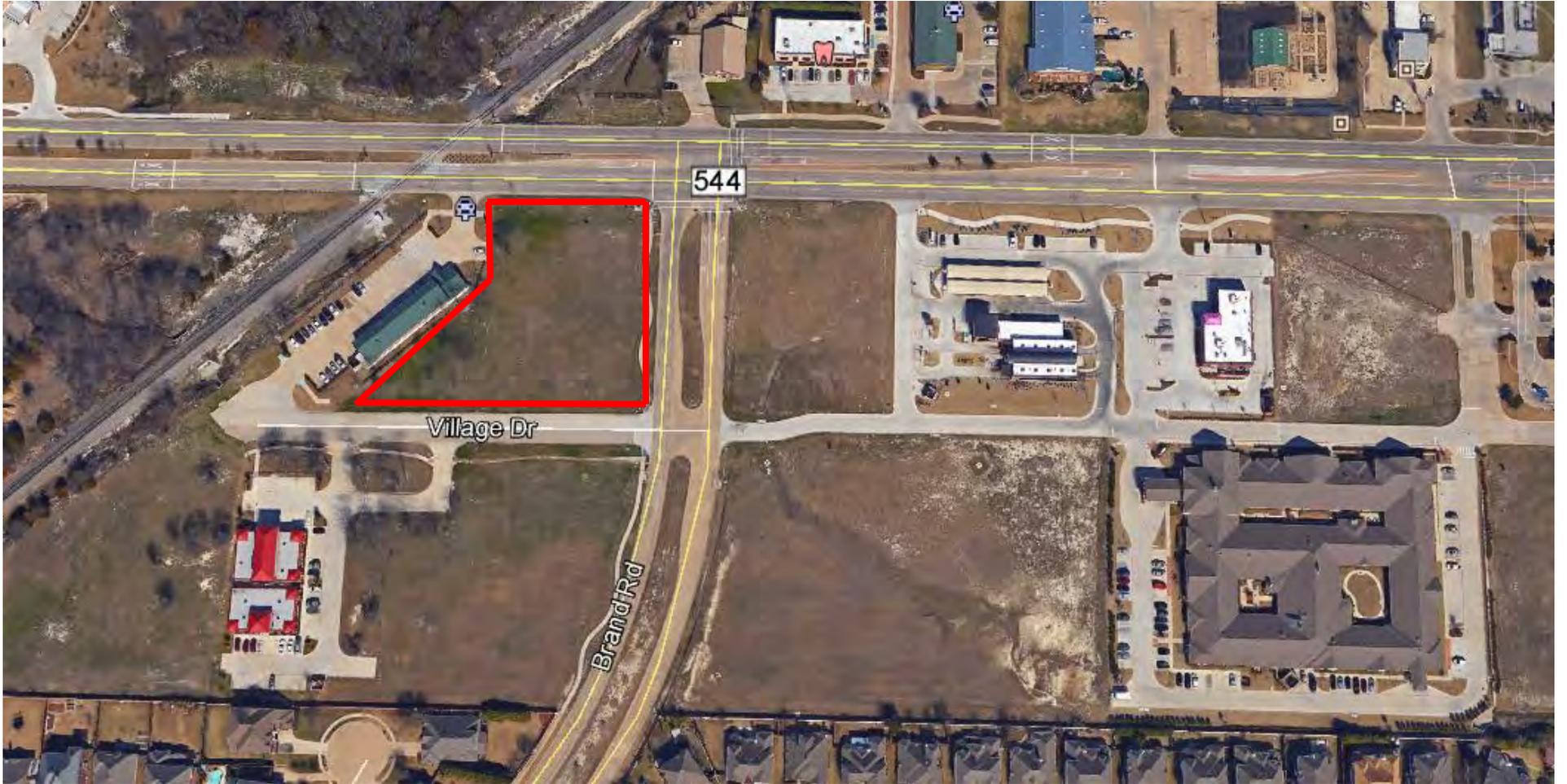
On October 26, 2015 the Planning & Zoning Commission approved this item unanimously, 5-0.

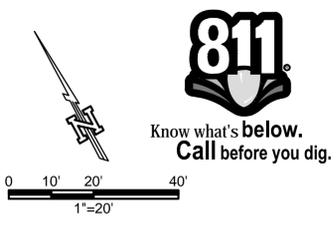
Staff Recommendation

Staff recommends approval of the site plan, landscape plan and building elevations as submitted.

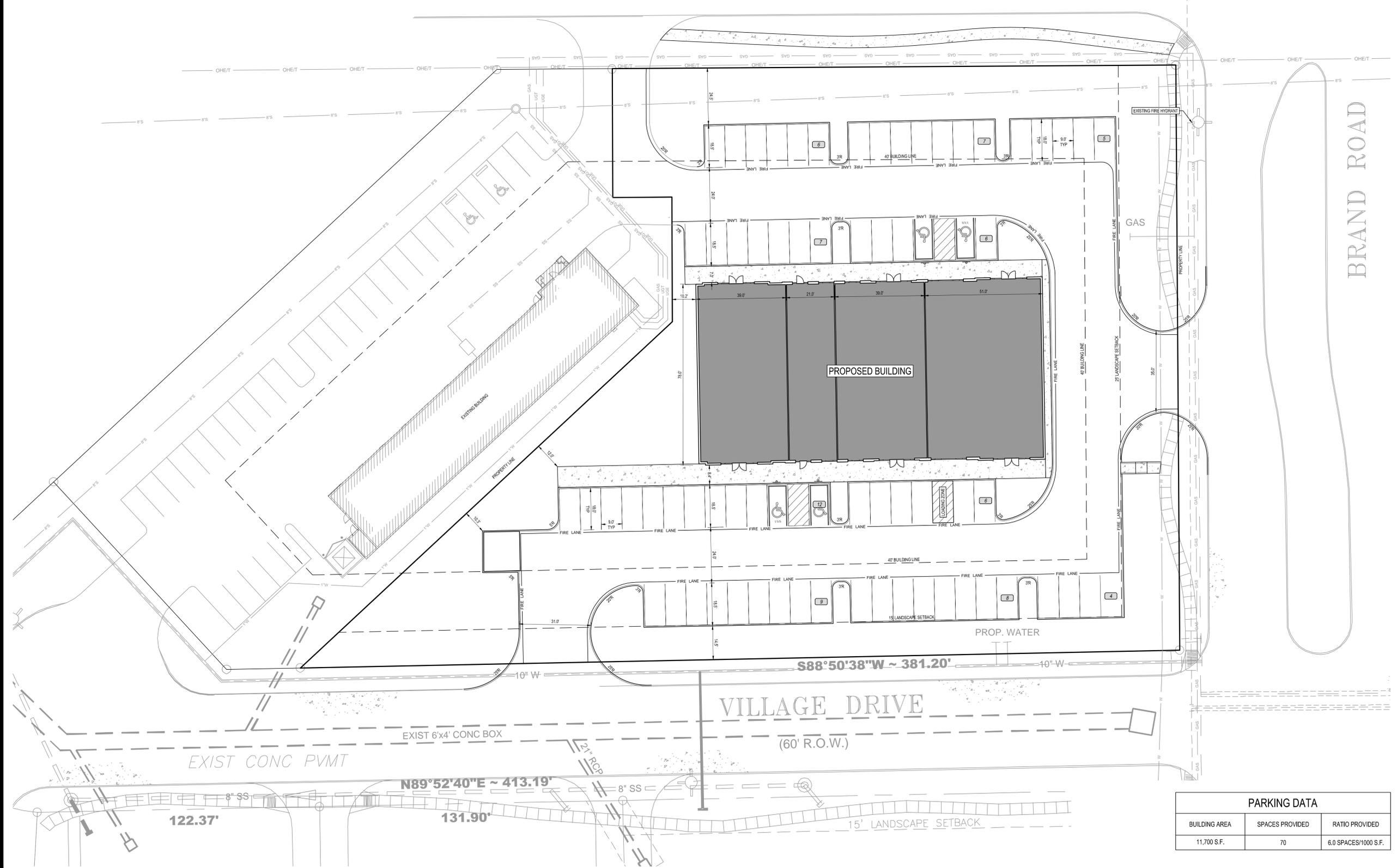
Attachments

Property location aerial
Site Plan
Building Elevations
Landscape Plan





WEST F. M. 544
(VARIABLE WIDTH R.O.W.)



COMMERCIAL DEVELOPMENT
WEST F.M. 544
MURPHY, TEXAS

SITE PLAN

CARNEY
ENGINEERING
COMPANY
4588 Hinton Dr.
Piano, Texas 75024
PH (469) 443-0861
FAX (469) 443-0863

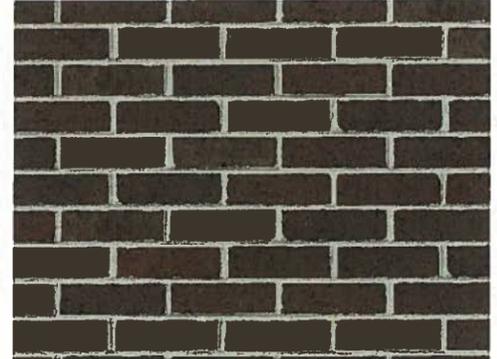
PARKING DATA		
BUILDING AREA	SPACES PROVIDED	RATIO PROVIDED
11,700 S.F.	70	6.0 SPACES/1000 S.F.

TBPE FIRM REGISTRATION NO. F-5033
DRAWN BY: TCP
CHECKED BY: JAH
START DATE: 7/13/15
SCALE: 1" = 20'
PROJECT NO.: 2068-077

SHEET
C1.0



Preliminary Perspective



Brick:
Acme Mocha Ironspot



Smooth Stone:
Coronado Limestone



Rough Stone:
Coronado Getty Stone

Copyright Greenlight Studio, LLC 2015
This representation was prepared under the
authorization of Texas registered architect Tyler
Adams, #21898 for preliminary review only.

GREENLIGHT

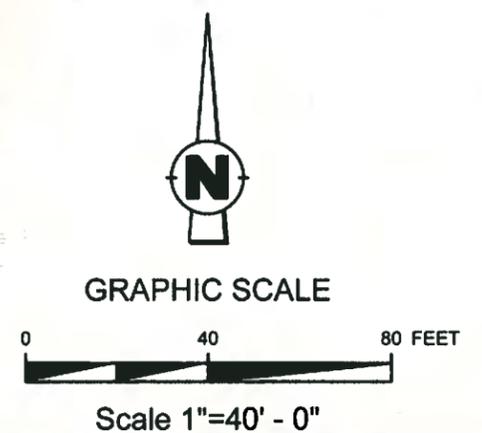
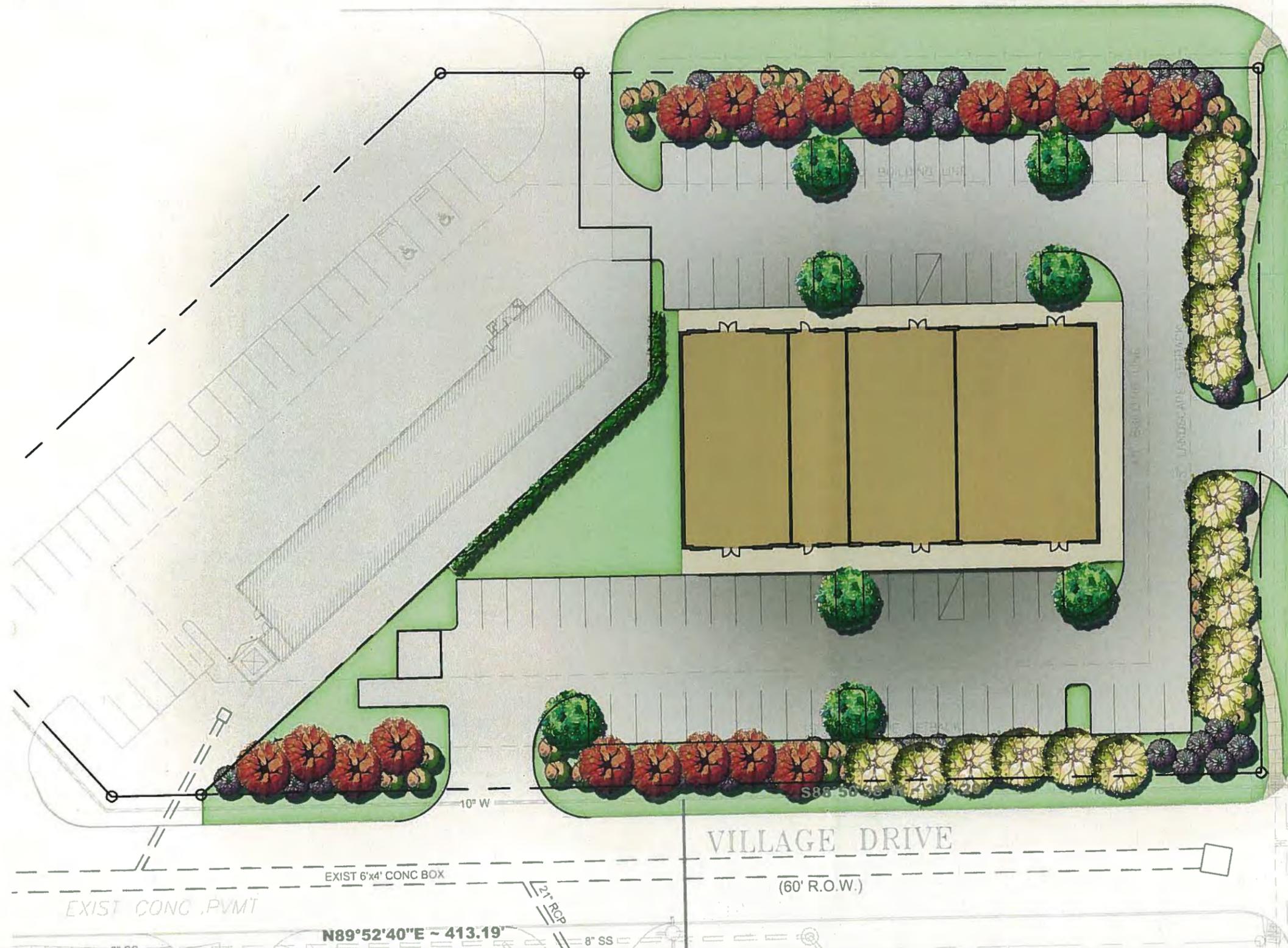
REAL ESTATE DEVELOPMENT, DESIGN AND ACQUISITION

544 and Brand Road | Murphy, Texas

August 12, 2015

Architect
Greenlight Studio, LLC
100 N. Cottonwood Drive
Suite 104
Richardson, Texas 75080
214.810.4535

WEST F. M. 544
(VARIABLE WIDTH R.O.W.)





MURPHY RETAIL DEVELOPMENT
FM 544 AND BRAND ROAD
MURPHY, TEXAS

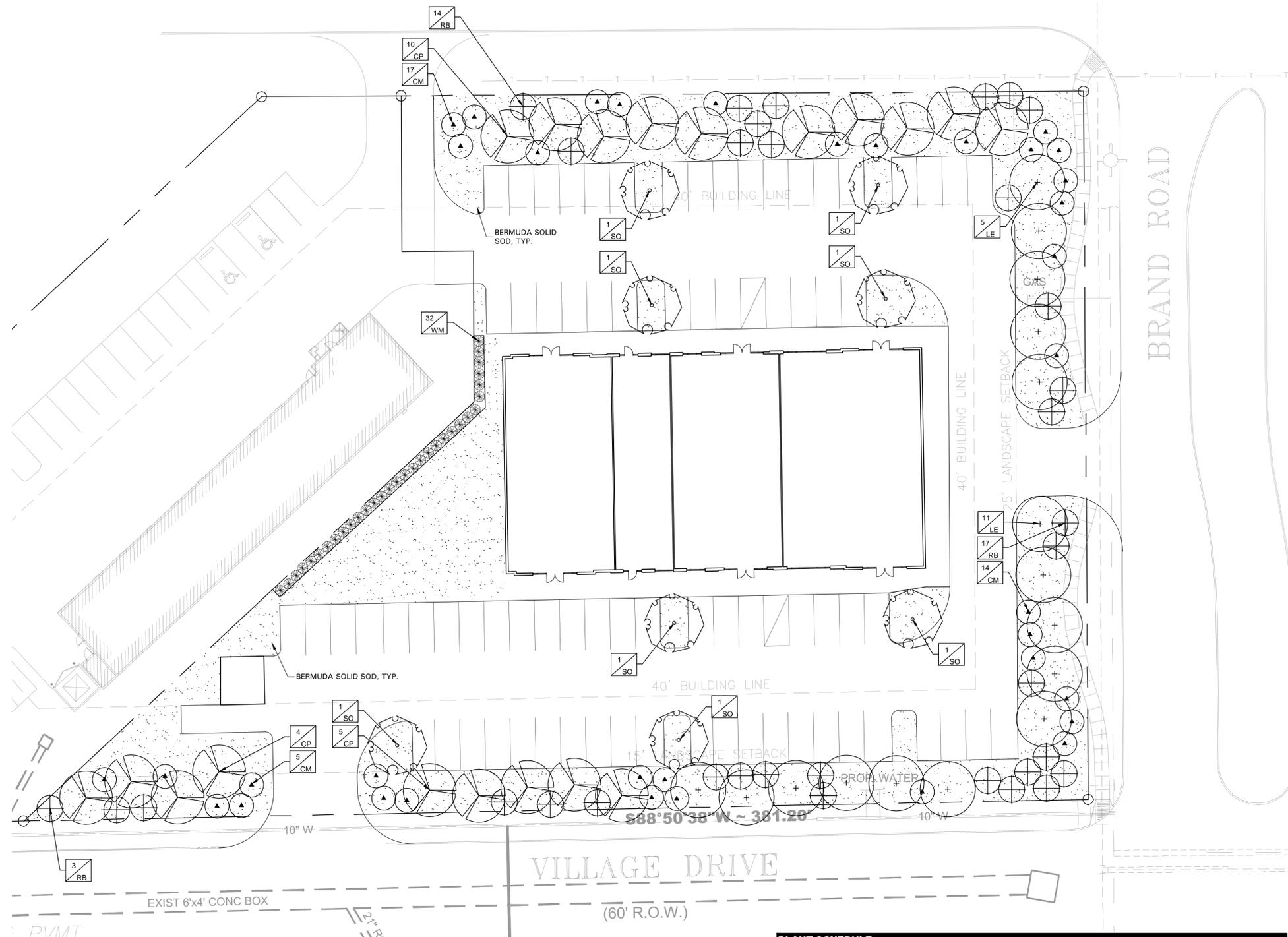
Project Number: 1575
PROGRESS SET - FOR REVIEW ONLY
ISSUED
9.16.15
These documents are NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION. They were prepared by, or under the supervision of, Amanda W. Richardson TX Registered Landscape Architect #2754

Drawn By: AWR
Checked By: AWR
Issue Date: 9.16.15
Revisions

Sheet Title:
LANDSCAPE PLAN

Sheet Number:
L1.01

WEST F. M. 544
(VARIABLE WIDTH R.O.W.)



GENERAL LAWN NOTES

EROSION CONTROL AND SOIL PREPARATION:
THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TOP SOIL AT THE CORRECT GRADES. CONTRACTOR TO FINE GRADE AREAS TO REACH FINAL CONTOURS AS SPECIFIED PER CIVIL PLANS. ALL CONTOURS SHOULD ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. WATER SHOULD NOT BE ABLE TO POOL IN ANY AREAS UNLESS SPECIFIED OTHERWISE. EROSION FABRIC SUCH AS JUTE MATTING OR OPEN WEAVE TO BE USED WHERE NECESSARY TO PREVENT SOIL EROSION.

ANY LOSS OF TOPSOIL OR GRASS DUE TO EROSION IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL IT IS 100% ESTABLISHED.

CONTRACTOR TO REMOVE ANY ROCKS 3/4" AND LARGER, STICKS AND DEBRIS PRIOR TO INSTALLATION OF TOPSOIL AND SOD.

FOUR (4") OF TOPSOIL SHALL BE APPLIED TO AREAS DISTURBED BY CONSTRUCTION RECEIVING SOD. IF TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL AS APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE.

TOPSOIL SHALL BE FRIABLE, NATURAL LOAM, FREE OF ROCKS, WEEDS, BRUSH, CLAY LUMPS, ROOTS, TWIGS, LITTER AND ENVIRONMENTAL CONTAMINANTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR SOD UNTIL ACCEPTANCE. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.

SOD SHALL BE STRONGLY ROOTED DROUGHT-RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED.

DO NOT INSTALL SOD IF IT IS DORMANT OR GROUND IS FROZEN. LAY SOD WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.

SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.

SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, SOD SHALL INCLUDE AN OVER-SEED OF ANNUAL RYE OR WINTER RYEGRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET FOR A GROWN-IN APPEARANCE. CONTRACTOR SHALL ENSURE CONFORMANCE TO §115.D OF TITLE 7, PART XXX, HORTICULTURE COMMISSION CHAPTER 1.

HYDROMULCH:

SCARIFY SURFACE TO A MINIMUM OF 2" DEPTH PRIOR TO THE IMPORT TOPSOIL APPLICATION. TOP SOIL SHALL BE PLACED 2" IN DEPTH IN ALL AREAS TO BE SEED. CONTRACTOR TO SUPPLY HIGH QUALITY IMPORTED TOPSOIL HIGH IN HUMUS AND ORGANIC CONTENT FROM A LOCAL SUPPLY. IMPORTED TOPSOIL SHALL BE REASONABLY FREE OF CLAY LUMPS, COARSE SANDS, STONES, ROOTS AND OTHER FOREIGN DEBRIS.

IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.

ALL SEED SHALL BE HIGH QUALITY, TREATED LAWN TYPE SEED AND IS FREE OF NOXIOUS GRASS SEEDS. THE SEED APPLICATION SHALL BE UNIFORMLY DISTRIBUTED ON THE AREAS INDICATED ON PLANS. HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF TWO POUNDS PER ONE THOUSAND SQUARE FEET.

IF INSTALLATION OCCURS BETWEEN OCTOBER 1ST AND APRIL 1ST, ALL HYDROMULCH AREAS SHALL BE OVER-SEED WITH ANNUAL RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR TO RE-HYDROMULCH WITH BERMUDA GRASS AT THE END OF THE ANNUAL RYE GROWING SEASON.

AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE TABULATIONS for Murphy, Texas MINIMUM SITE REQUIREMENTS

- At least 20% of the lot shall be pervious.
- A minimum 25' landscaped street buffer shall be provided adjacent to any right-of-way Type B or larger for the first 250' from the beginning of the street corner radius. Beyond the first 250', a 15' buffer is acceptable.
- A minimum 15' buffer shall be required along any street frontage for any development.
- Two large shade trees and 4 small ornamental trees shall be required for every 50 l.f. of street buffer frontage.

lot = 1.58 acres / 68,825 s.f.
Village Drive = 380 l.f.
Brand Road = 252 l.f.
West FM 544 = 244 l.f.

REQUIRED	PROVIDED
13,765 s.f. (20%)	22,526 s.f. (32.7%)
25' buffer / 15' buffer	25' buffer / 15' buffer
15 shade trees	15 trees, 3" cal.
30 ornamental trees	30 ornamental trees
10 shade trees	10 trees, 3" cal.
20 ornamental trees	20 ornamental trees
10 shade trees	10 trees, 3" cal.
20 ornamental trees	20 ornamental trees

PARKING LOTS

- A landscape area shall be provided with at least one shade tree within 60' of every parking space.
- 1 large tree, 5" cal. for every 10 parking spaces.

Parking Spaces = 75
REQUIRED PROVIDED
8 trees, 5" cal. 8 trees, 5" cal.

LANDSCAPE NOTES

REFERENCE SITEWORK AND SPECIFICATIONS FOR INFORMATION NEEDED FOR LANDSCAPE WORK.

CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING STRUCTURES. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN.

CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS.

A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.

LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.

ALL PLANTING AREAS SHALL BE GRADED SMOOTH TO ACHIEVE FINAL CONTOURS AS INDICATED ON PLAN WITH 3" OF TOPSOIL AND 3" OF COMPOST AND CONSISTENTLY BLENDED TO A DEPTH OF 3". ALL BEDS SHALL BE CROWNED TO ANTICIPATE SETTLEMENT AND ENSURE PROPER DRAINAGE.

PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. EDGING TO BE GREEN IN COLOR AND A MINIMUM OF 3/16" THICK. EDGING SHALL BE STAKED FROM THE INSIDE OF BED. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.

MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBS.

QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.

CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEEDED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.

TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.

4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER 4.1 OZ WOVEN WEED BARRIER FABRIC OR APPROVED EQUAL. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE WITH WEED BARRIER OR APPROVED EQUAL. MULCH SHALL BE SHREDDED BARK OR RUBBER LANDSCAPE MULCH. PINE STRAW MULCH IS PROHIBITED.

CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:
IN THE ABSENCE OF AN IRRIGATION SYSTEM OR AREAS BEYOND THE COVERAGE LIMITS OF A PERMANENT IRRIGATION SYSTEM, CONTRACTOR SHALL WATER SOD TEMPORARILY, BY ANY MEANS AVAILABLE, TO DEVELOP ADEQUATE GROWTH. TURF SHALL BE IN 100% ESTABLISHMENT AT THE TIME OF ACCEPTANCE.

ALL PLANTING BEDS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:
VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.

MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.

ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDEGE STEEL LANDSCAPE EDGING.

RIVER ROCK SHALL BE ARIZONA RIVER ROCK, 1 1/2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.

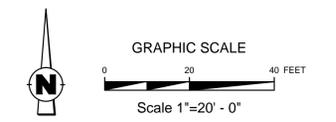
DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1 1/2" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.

BOULDERS SHALL BE ON AVERAGE 36" X 24" X 24" AND A MIN. OF 50 LBS. BOULDER TO BE SET IN GROUND ON A 1" SAND SETTING BED APPROXIMATELY 2" BELOW FINISH GRADE. BOULDER SHOULD HAVE A WEATHERED FINISH. EACH BOULDER HAS A NATURAL TOP AND BOTTOM. ENSURE THAT THE BOULDER IS POSITIONED CORRECTLY BEFORE INSTALLATION.

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
SHADE TREES					
19	CP	Fruitless Chinese Pistache - Mal	<i>Pistachia chinensis 'Keith Davey'</i>	3" cal.	12' ht., 4' spread
16	LE	'Bosque' Lacebark Elm	<i>Ulmus parvifolia 'UPMTF'</i>	3" cal.	12' ht., 4' spread
8	SO	Shumard Oak	<i>Quercus shumardii</i>	5" cal.	15' ht., 6' spread
ORNAMENTAL TREES					
36	CM	Crepe Myrtle 'Arapaho'	<i>Lagerstromia 'Arapaho'</i>	30 gal.	8' ht. 3' spread, matching
34	RB	Oklahoma Redbud	<i>Cercis reniformis 'Oklahoma'</i>	30 gal.	8' ht., 4' spread, 3 trunk min.
SHRUBS					
32	WM	Wax Myrtle	<i>Myrica pusilla</i>	7 gal.	full, 30" sprd, 40" o.c.
GROUND COVER/VINES/GRASS					
		Bermuda Solid Sod	<i>Cynodon dactylon</i>		

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.



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MURPHY RETAIL DEVELOPMENT
FM 544 AND BRAND ROAD
MURPHY, TEXAS

SECTION 32 9300 - LANDSCAPE
PART 1 - GENERAL

- 1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR.
 - A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING

- 1.2 REFERENCE DOCUMENTS
 - A. REFER TO LANDSCAPE PLANS, NOTES, AND DETAILS FOR ADDITIONAL REQUIREMENTS
- 1.3 SCOPE OF WORK / DESCRIPTION OF WORK

- A. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
- B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
- C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC) PRIOR TO THE START OF ANY WORK.
- D. FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY TO PROVIDE ALL WORK COMPLETE IN PLACE AS SHOWN AND SPECIFIED. WORK SHOULD INCLUDE:
 - E. PLANTING OF TREES, SHRUBS AND GRASSES

- A. SEEDING
- B. BED PREPARATION AND FERTILIZATION
- C. WATER AND MAINTENANCE UNTIL FINAL ACCEPTANCE
- D. WORK GUARANTEE

- 1.4 REFERENCES
 - A. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) Z60.1 - NURSERY STOCK
 - B. TEXAS STATE DEPARTMENT OF AGRICULTURE
 - C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS

- 1.5 SUBMITTALS
 - A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX, GRAVEL, AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNERS REPRESENTATIVE BEFORE USE.
 - B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA.
 - C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED. FOR ANY PLANT MATERIAL NOT AVAILABLE, SUBMIT REQUEST FOR SUBSTITUTION.

- 1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING
 - A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS. ALL AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK.
 - B. ALL PACKAGED MATERIALS SHALL BE SEALED IN CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. ALL MATERIALS SHALL BE PROTECTED FROM DETERIORATION IN TRANSIT AND WHILE STORED ON SITE.
 - C. DELIVER PLANT MATERIALS IMMEDIATELY PRIOR TO INSTALLATION. PLANT MATERIALS SHOULD BE INSTALLED ON THE SAME DAY AS DELIVERED. IF PLANTING CANNOT BE INSTALLED ON THE SAME DAY, PROVIDE ADDITIONAL PROTECTION TO MAINTAIN PLANTS IN A HEALTHY, VIGOROUS CONDITION.

- D. STORE PLANT MATERIALS IN SHADE, PROTECT FROM FREEZING AND DRYING.
- E. KEEP PLANT MATERIALS MOIST AND PROTECT FROM DAMAGE TO ROOT BALLS, TRUNKS AND BRANCHES.
- F. PROTECT ROOT BALLS BY HEELING WITH SANDWIT OR OTHER MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.
- G. NOTIFY OWNERS REPRESENTATIVE OF DELIVERY SCHEDULE 72 HOURS IN ADVANCE.
- H. FOR BALLED AND BURLAPPED PLANTS - DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE, AND FUTURE DEVELOPMENT.
- I. CONTAINER GROWN PLANTS - DELIVER PLANTS IN CONTAINER TO HOLD BALL SHAPE AND PROTECT ROOT MASS.
- J. STORAGE OF ALL MATERIALS AND EQUIPMENT WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. OWNER WILL NOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

- 1.7 SEQUENCING
 - A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOLID SOD.
 - B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS, THE TURF SHALL BE CHEMICALLY ERADICATED TO MINIMIZE RE-GROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER.

- 1.8 WARRANTIES PERIOD, PLANT GUARANTEE, REPLACEMENTS
 - A. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.
 - B. FURNISH WRITTEN WARRANTY THAT PLANT MATERIALS WILL BE IN A HEALTHY, VIGOROUS GROWING CONDITION FOR ONE YEAR (TWELVE MONTHS) AFTER FINAL ACCEPTANCE. DAMAGE DUE TO ACTS OF GOD, VANDALISM, OR NEGLIGENCE BY OWNER IS EXCLUDED.
 - C. REPLACE DEAD, UNHEALTHY, AND UNSIGHTLY PLANT MATERIAL WITHIN WARRANTY PERIOD UPON NOTIFICATION BY OWNER OR OWNERS REPRESENTATIVE. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED.

- 1.9 MAINTENANCE
 - A. MAINTAIN PLANT LIFE AND PLANTING BEDS IMMEDIATELY AFTER PLACEMENT AND FOR MINIMUM 90 DAYS AFTER FINAL ACCEPTANCE.
 - B. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOWED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER.
 - C. REPLACE DEAD OR DYING PLANTS WITH PLANTS OF SAME SIZE AND SPECIES AS SPECIFIED.
 - D. REMOVE TRASH, DEBRIS, AND LITTER. WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.
 - E. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.
 - F. COORDINATE WITH OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.
 - G. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
 - H. RESET SETTLED PLANTS

- J. REAPPLY MULCH TO BARE AND THIN AREAS.
- K. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
- L. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

- 2.10 QUALITY ASSURANCE
 - A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
 - B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN.
 - C. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. THE LANDSCAPE MATERIAL SPECIFIED IS NOT ONLY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.
 - D. OWNERS REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNERS REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SHE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

- 2.2 ACCESSORIES/MISCELLANEOUS MATERIALS
 - A. MULCH - DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED BY LIVING EARTH TECHNOLOGIES OR APPROVED SUBSTITUTE. MULCH SHOULD BE FREE OF STICKS, STONES, CLAY, GROWTH AND GERMINATION INHIBITING INGREDIENTS.
 - B. FERTILIZER - COMMERCIAL FERTILIZER CONTAINING 10-20-10 OR SIMILAR ANALYSIS.
 - C. SOIL PREPARATION - SHALL BE FERTILE, LOAMY SOIL. ORGANIC MATTER SHALL ENCOMPASS BETWEEN 3% AND 10% OF THE TOTAL DRY WEIGHT. SOIL SHALL BE FREE FROM SUBSOIL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, STONES LARGER THAN 1", NOXIOUS WEEDS, STICKS, BRUSH, LITTER AND OTHER SUBSTANCES. IT SHOULD BE SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. THE PH VALUE SHOULD BE BETWEEN 4 AND 7.

- 2.3 PLANT MATERIALS
 - A. ALL PLANTS SHALL BE CERTIFIED IN ACCORDANCE THE AMERICAN STANDARD FOR NURSERY STOCK.
 - B. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 - C. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.
 - D. WHERE PLANT MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.
 - E. PLANT SCHEDULE ON DRAWING IS FOR CONTRACTORS INFORMATION ONLY AND NO GUARANTEE IS EXPRESSED OR IMPLIED THAT QUANTITIES THEREIN ARE CORRECT. THE CONTRACTOR SHALL ENSURE THAT ALL PLANT MATERIALS SHOWN ON THE DRAWINGS ARE INCLUDED IN HIS OR HER BID.
 - F. SHALL BE FREE OF DISEASE, INSECT INFESTATION, DEFECTS INCLUDING WEAK OR BROKEN LIMBS, CROTCHES, AND DAMAGED TRUNKS, ROOTS OR LEAVES, SUN SCALD, FRESH BARK ABRASIONS, EXCESSIVE ABRASIONS, OBJECTIONABLE DISFIGUREMENT, INSECT EGGS AND LARVAE.
 - G. ALL PLANTS SHALL EXHIBIT NORMAL GROWTH HABITS, VIGOROUS, HEALTHY, FULL, WELL BRANCHED, WELL ROOTED, PROPORTIONATE AND SYMMETRICAL.
 - H. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
 - I. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE SHALL BE IMMEDIATELY REMOVED

- FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTORS OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNERS REPRESENTATIVE SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
- J. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
- K. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.
- L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, OR INSECT DAMAGE WILL BE REJECTED.
- M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
- N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
- O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- P. SOD - PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

- 2.4 APPROXIMATE PARTICLE DISTRIBUTION FOR TOPSOIL

CLAY	BETWEEN 15% AND 25%
SILT	BETWEEN 15% AND 25%
SAND	LESS THAN 50%
GRAVEL	LESS THAN 10%

- D. EXISTING TOPSOIL - MAY BE USED IF IT MEETS THE REQUIREMENTS FOR THE IMPORTED TOPSOIL OR IF APPROVED BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. TOPSOIL SHALL NOT BE STRIPPED, TRANSPORTED OR GRADED IF MOISTURE CONTENT EXCEEDS FIELD CAPACITY. TOPSOIL STOCKPILES SHALL BE PROTECTED FROM EROSION OR CONTAMINATION.
- E. ALL NEW TURF AREAS LOCATED ON THE FRONT, SIDES, REAR, AND INSIDE THE FIRE LANE SHALL BE SODDED AND SHALL BE AMENDED WITH QUALITY TOPSOIL AT A MINIMUM DEPTH OF FOUR INCHES.
- F. STEEL EDGING - SHALL BE 3/16" X 4" X 16' DARK GREEN LANDSCAPE EDGING.
- G. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE, REFER TO DETAILS.
- H. FILTER FABRIC - MIRAFI 1405 BY MIRAFI INC. OR APPROVED SUBSTITUTE.
- I. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.
- J. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX

- K. RIVER ROCK - LOCALLY AVAILABLE RIVER ROCK BETWEEN 2"-4" IN DIAMETER.
- L. PRE-EMERGENT HERBICIDES - ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURERS LABELED RATES.

PART 3 - EXECUTION

- 3.1 PREPARATION
 - A. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1" OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 - B. SOIL TESTING
 - C. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
 - D. CONTRACTOR SHALL ALSO SUBMIT THE PROJECTS PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - E. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 - F. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
 - G. IF WEEDS ARE GROWING IN PLANTING AREAS, APPLY HERBICIDE RECOMMENDED BY MANUFACTURER AND APPLIED BY AN APPROVED LICENSED APPLICATOR. ALLOW WEEDS TO DIE, AND THEN GRUB OUT ROOTS TO A MINIMUM OF 12 INCH DEPTH.
 - H. PREPARE NEW PLANTING BEDS BY TILLING EXISTING SOIL TO A DEPTH OF SIX INCHES PRIOR TO PLACING COMPOST AND FERTILIZER. ADD SIX INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX INCHES OF THE TOPSOIL.
 - I. POSITION TREES AND SHRUBS AS DESIGNED ON PLAN. OBTAIN OWNERS REPRESENTATIVES APPROVAL PRIOR TO PROCEEDING.
 - J. ALL PLANTING AREAS SHALL RECEIVE A MINIMUM OF 2 INCH LAYER OF MULCH (SETTLED THICKNESS).

- 3.2 EXCAVATING
 - A. EXCAVATE PITS FOR PLANTING. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT THE HANDLING OF THE ROOT BALL WITHOUT DAMAGE TO THE ROOTS. TREES SHALL BE PLANTED AT A DEPTH THAT WHEN SETTLED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE AS IT DID TO THE SOIL SURFACE IN ORIGINAL PLACE OF GROWTH.
 - B. TREE PITS PERCOLATION TEST: FILL PIT WITH WATER AND ALLOW TO STAND FOR 24 HOURS. IF PIT DOES NOT DRAIN, THE TREE NEEDS TO BE MOVED TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED.
 - C. SHRUB AND TREE PITS SHALL BE NO LESS THAN 24" WIDER THAN THE ROOT BALL AND 6" DEEPER THAN ITS VERTICAL DIMENSION. HOLES SHOULD BE ROUGH, NOT SMOOTH OR GLAZED.

- 3.3 PLANTING
 - A. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS
 - B. REMOVE CONTAINERS WITHOUT DAMAGE TO ROOTS
 - C. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING.
 - D. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT.
 - E. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT

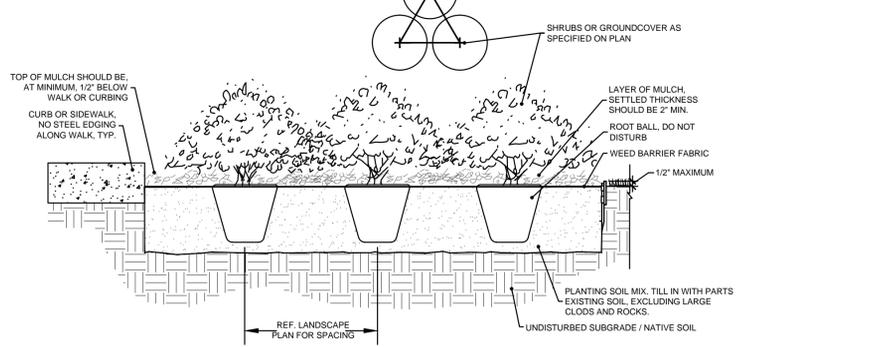
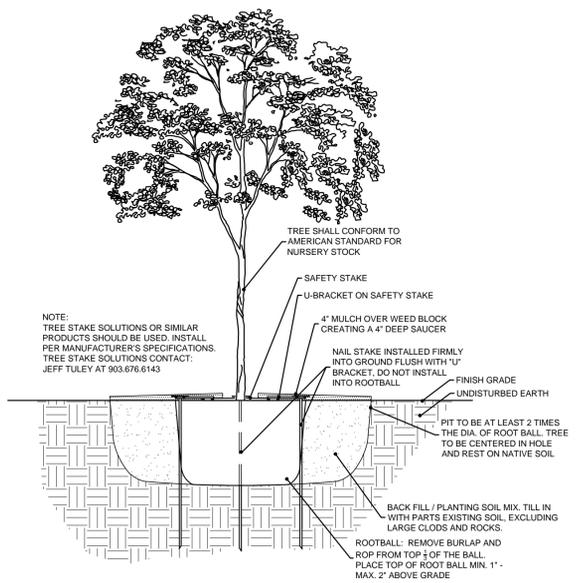
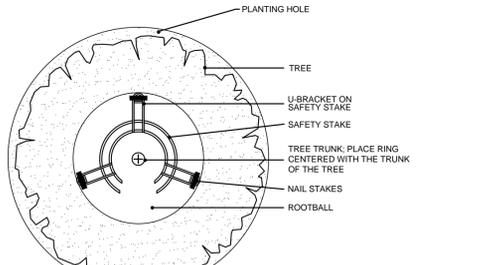
- PLANTS FOR BEST APPEARANCE.
- F. SET PLANTS WITH TOP OF ROOT BALLS FLUSH WITH ADJACENT GRADE AFTER COMPACTION. ADJUST PLANT HEIGHT IF SETTLEMENT OCCURS AFTER BACKFILLING.
- G. BACKFILL HOLES IMMEDIATELY AFTER PLANT IS PLACED USING BACKFILL MIX. BACKFILL TO ONE HALF DEPTH. FILL HOLE WITH WATER AND LIGHTLY TAMP SOIL TO REMOVE VOIDS AND AIR POCKETS.
- H. TRIM PLANTS TO REMOVE DEAD AND INJURED BRANCHES ONLY. BRACE PLANTS OVER 65 GALLONS IN SIZE.
- I. MULCH TO THE TOP OF THE ROOT BALL. DO NOT PLANT GRASS ALL THE WAY TO TRUNK OF THE TREE. MULCH WITH AT LEAST 2" OF SPECIFIED MULCH.
- J. DO NOT WRAP TREES.
- K. DO NOT OVER PRUNE.
- L. BLOCKS OF SOD SHOULD BE LAID JOINT TO JOINT AFTER FERTILIZING THE GROUND FIRST. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. THE JOINTS BETWEEN BLOCKS SHOULD BE FILLED WITH TOPSOIL AND THEN WATERED THOROUGHLY.

- 3.4 STEEL EDGING
 - A. STEEL EDGING SHALL BE INSTALLED AND ALIGNED AS INDICATED ON PLANS. OWNERS REPRESENTATIVE TO APPROVE THE STAKED OR PAINTED LOCATION OF STEEL EDGING PRIOR TO INSTALLATION.
 - B. ALL STEEL EDGING SHALL BE FREE OF BENDS OR KINKS.
 - C. TOP OF EDGING SHALL BE 1/2" MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE.
 - D. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE EDGING, NOT THE GRASS SIDE.
 - E. STEEL EDGING SHALL NOT BE INSTALLED ALONG SIDEWALKS OR CURBS.
 - F. EDGING SHOULD BE CUT AT A 45 DEGREE ANGLE WHERE IT MEETS SIDEWALKS OR CURBS.

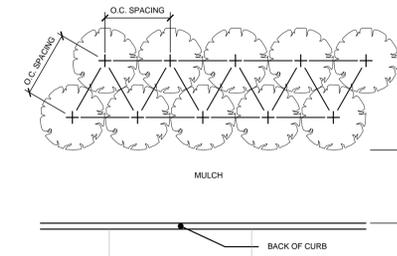
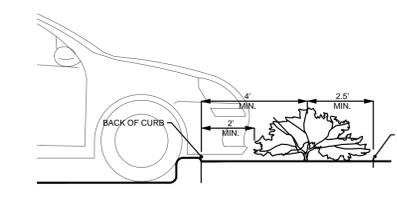
- 3.5 CLEANUP
 - A. REMOVE CONTAINERS, TRASH, RUBBISH AND EXCESS SOILS FROM SITE AS WORK PROGRESSES.
 - B. REPAIR RUTS, HOLES AND SCARES IN GROUND SURFACES.
 - C. PREMISES SHALL BE KEPT NEAT AT ALL TIMES AND ORGANIZED.
 - D. ALL PAVED AREAS SHOULD BE CLEANED AT THE END OF EACH WORK DAY.

- 3.6 ACCEPTANCE
 - A. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.
 - B. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
 - C. WHENEVER THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNERS SATISFACTION WITHIN 24 HOURS.
 - D. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

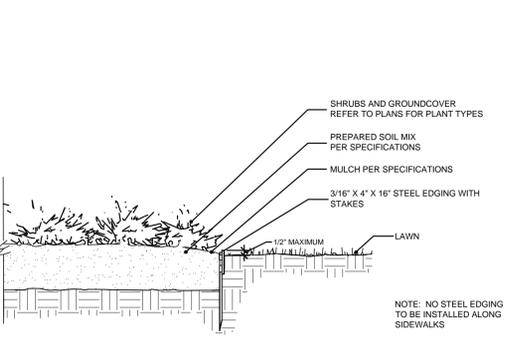
END OF SECTION



2 SHRUB PLANTING
N.T.S.



3 SHRUB SPACING AND PLANTING AT B.O.C.
N.T.S.



4 STEEL EDGING DETAIL
N.T.S.

1 TREE PLANTING
N.T.S.

Project Number: 1575

PROGRESS SET - FOR REVIEW ONLY
ISSUED
9.16.15

These documents are NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION. They were prepared by: Amanda W. Richardson TX Registered Landscape Architect #2754

Drawn By: AWR

Checked By: AWR

Issue Date: 9.16.15

Revisions

Sheet Title:
LANDSCAPE SPECS & DETAILS

Sheet Number:

L1.02

**City Council Meeting
November 17, 2015**

Issue

Consider and take appropriate action, if any, on the 2016 City of Murphy Holiday Schedule.

Staff Resource/Department

James Fisher, City Manager

Summary

The City of Murphy’s Employee Handbook, Section 4.03 General Policy – Holidays, requires the submission of the holiday schedule by November 1st for consideration of approval by the City Council.

2016 City of Murphy Holiday Schedule

January 1, 2016	New Year’s Day	Friday
January 18, 2016	MLK Day	Monday
March 25, 2016	Good Friday	Friday
May 30, 2016	Memorial Day	Monday
July 4, 2016	Independence Day	Monday
September 5, 2016	Labor Day	Monday
November 24, 2016	Thanksgiving	Thursday
November 25, 2016	Thanksgiving Holiday	Friday
December 23, 2016	Christmas Eve	Friday
December 26, 2016	Christmas	Monday

Action Requested

Approve the City of Murphy 2016 Holiday Schedule as presented.

City Council
November 17, 2015

Issue

Hold a public hearing and consider and/or act on the application of Homeyer Engineering, Inc. requesting an amendment to PD (Planned Development) District Ordinance No. 09-07-803 to amend the Permitted Uses to allow for a swim school on property located on Betsy Lane, west of Murphy Road; located directly east of the Fort Montessori School.

Background

- In 2006, the City Council adopted Ordinance No. 06-12-709, which amended the Permitted Uses in the Planned Development District for this site to include Automotive Gasoline or Motor Fuel Service Station.
- In 2008, the City Council adopted Ordinance No. 08-08-756 which amended the Permitted Uses for this site to include Mini-Warehouse/Self Storage.
- In 2009, the City Council adopted Ordinance No. 09-07-803 which amended the Permitted Uses for this site to include School, K through 12 (Private) (SUP).

Considerations

1. The applicant is requesting an amendment to the PD (Planned Development) District to allow, by right, Swim School use on the list of Permitted Uses.
2. Permitted Uses in this Planned Development District would be amended to include ***Swim School***:
 - a. Automotive Gasoline or Motor Fuel Service Station.
 - b. Bank
 - c. Offices (Health Services)
 - d. Offices (Legal Services)
 - e. Offices (Professional)
 - f. Real Estate Offices
 - g. School, K through 12 (Private) (SUP)
 - h. Swim School***
3. A public hearing notification for this proposed zoning change was published in the newspaper as well as notification mailed to the property owners included in the required 200 feet notification radius.

Board Discussion/Action

This item passed at the Planning & Zoning Commission item by a vote of 4-1 with Commission Johnson opposing.

Staff Recommendation

Staff recommends approval of the PD (Planned Development) District amendment that would allow for a Swim School use.

City Council
November 17, 2015

Attachments

Proposed Concept Plan

Location Map

Proposed amended Planned Development District Conditions

Reply form

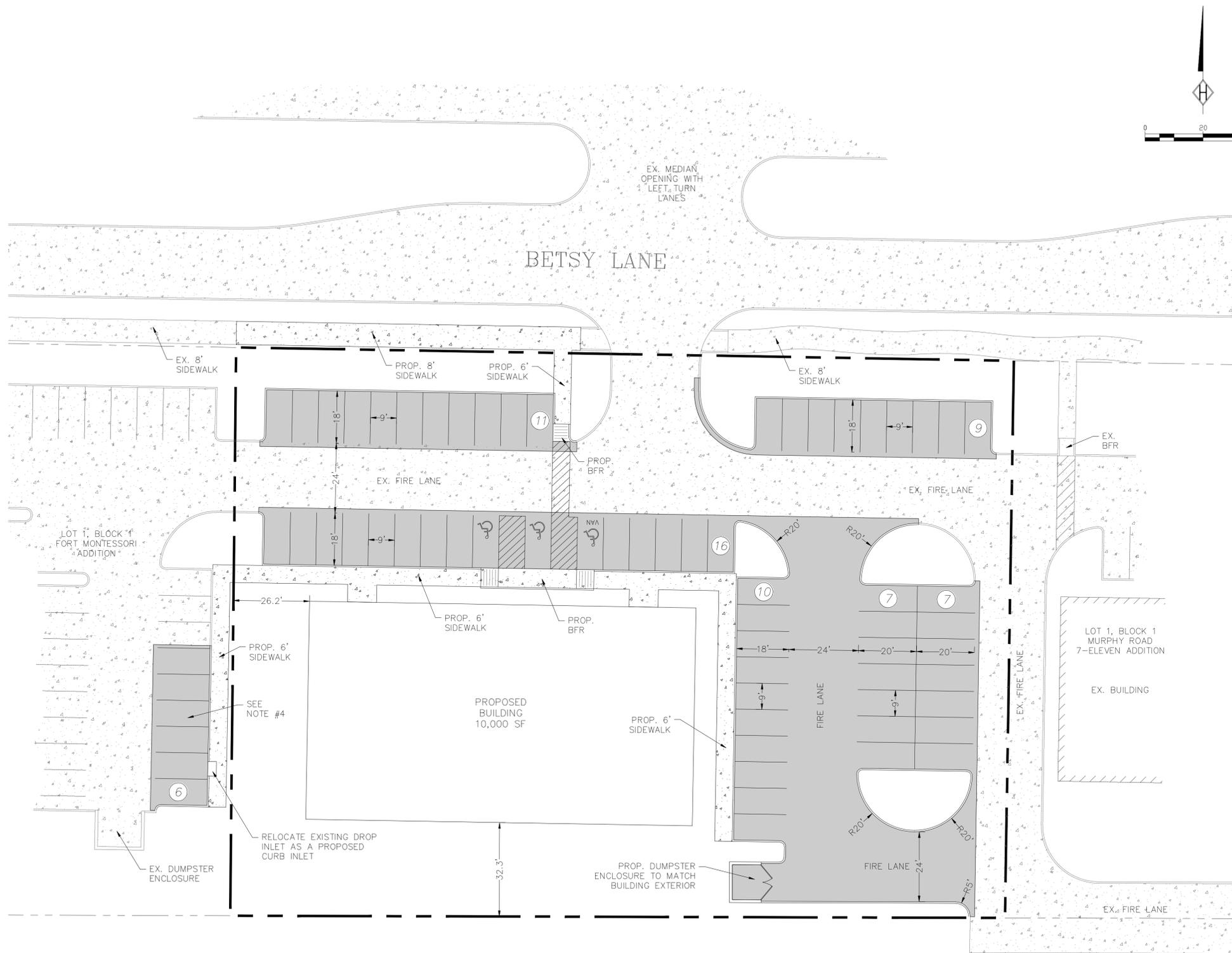
HOMEYER
ENGINEERING, INC.
 TBPE FIRM REGISTRATION NO. F-8440
 P.O. BOX 284527 • LEWISVILLE, TEXAS • 75029
 972-906-9985 PHONE • 972-906-9987 FAX
 WWW.HEI.US.COM



MURPHY SWIM SCHOOL
CITY OF MURPHY
COLLIN COUNTY, TEXAS

CONCEPT PLAN

DRAWN: SRH
DATE: 09/17/15
HEI #: 15-181
SHEET NO: C1



SITE INFORMATION

PROPOSED BUILDING: 10,000 SF
 PROPOSED OFFICE: 5,200 SF
 5,200 SF @ 1 SPACE/300 SF = 18 SPACES
 PROPOSED POOL: 2,400 SF
 2,400 SF @ 1 SPACE/100 SF = 24 SPACES
 PROPOSED MARTIAL ARTS/DANCE STUDIO: 2,400 SF
 2,400 SF @ 1 SPACE/100 SF = 24 SPACES
 PARKING REQUIRED: 66 SPACES
 PARKING PROVIDED ON-SITE: 60 SPACES
 PARKING PROVIDED OFF-SITE: 6 SPACES
 HANDICAP PARKING REQUIRED: 3 SPACES
 HANDICAP PARKING PROVIDED: 3 SPACES

NOTES:

1. THIS CONCEPT PLAN IS FOR CONCEPTUAL PLANNING ONLY AND SHALL NOT BE USED FOR BIDDING OR CONSTRUCTION.
2. THIS PROPERTY WILL REQUIRE CITY OF MURPHY APPROVAL PRIOR TO SITE DEVELOPMENT.
3. NO FIELD WORK WAS CONDUCTED FOR THE PREPARATION OF THIS LAYOUT. PUBLIC RECORDS WERE OBTAINED FROM VARIOUS PUBLIC SOURCES TO DETERMINE EXISTING CONDITIONS.
4. A SHARED PARKING AND CROSS ACCESS AGREEMENT WILL BE PROVIDED TO ALLOW THE SWM SCHOOL TO USE THE SIX (6) PROPOSED PARKING SPACES ON THE ADJACENT MONTESSORI SCHOOL PROPERTY.

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
 STEVEN R. HOMEYER, PE # 86942
 DATE: 10/19/2015

P:\cad_dwg\heli15-181_murphy_swm_school\concept_plan\sheet\15-181_concept_101025.dwg Sunday, October 18, 2015 2:16:57 PM



West Betsy Lane, west of North Murphy Road
Proposed amended PLANNED DEVELOPMENT CONDITIONS
only recommended change is highlighted

- I. **Statement of Purpose:** The purpose and intent of this Planned Development District is to permit the development of retail uses and to amend certain development conditions.
- II. **Statement of Effect:** This Planned Development shall not affect any regulation found in the City of Murphy Code of Ordinances, Ordinance No. 06-12-708, as amended, except as specifically provided herein.
- III. **General Regulations:** All regulations of the R (Retail) District set forth in Article III, Division 14 of the City of Murphy Code of Ordinances (Ordinance No. 06-12-708), as amended, are included by reference, except as otherwise specified by this ordinance.
- IV. **Specific Regulations:**
 - A. Permitted Uses: All uses of the R (Retail) District shall be permitted. In addition, the following uses shall be permitted.
 1. Automotive Gasoline or Motor Fuel Service Station.
 2. Bank
 3. Offices (Health Services)
 4. Offices (Legal Services)
 5. Offices (Professional)
 6. Real Estate Offices
 7. School, K through 12 (Private) (SUP)
 8. **Swim School**
 - B. Minimum Exterior Construction Standards, Building Materials and Design
 1. There shall be a compatible architectural framework in which individual building sites and/or tenant character may be expressed. All buildings shall be finished on all sides in a compatible architectural concept and shall not detract from adjacent property.
 2. Building materials shall be of permanent, lasting quality and shall be of masonry construction. Masonry construction shall be construed to mean that form of construction composed of brick or stone (or combination of these materials) laid up unit by unit and set in mortar, and shall exclude wall area devoted to doors and windows. As applicable to meeting the minimum requirements for the exterior construction of buildings within each zoning district, this term shall include the following materials:
 - a. Hard fired brick (kiln fired clay or slate material; severe weather grade; minimum thickness of three inches when applied as a veneer; shall not include unfired or underfired clay, sand or shale brick; may include concrete brick if it conforms to the same ASTM standards, and to the above stated additional standards, as hard fired clay brick).

- b. Stone (includes naturally occurring granite, marble, limestone, slate, river rock, and other similar hard and durable all-weather stone that is customarily used in exterior building construction; may also include cast- or manufactured-stone product, provided that such product yields a highly textured, stone-like appearance, its coloration is integral to the masonry material and shall not be painted on, and it is demonstrated to be highly durable and maintenance-free; natural or man-made stone shall have a minimum thickness of three and five-eighths inches when applied as a veneer).
3. 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. This shall not be intended to prevent or exclude a national or regional retailer from using their prototypes.
4. 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 public view.
5. 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. Minimum roof pitch of a gabled or otherwise pitched roof shall be at least 4:12, except for flat-roofed structures that shall have a highly articulated parapet that conceals the roof and any roof-mounted equipment.
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.
- E. Height Regulations: The maximum height shall be three (3) stories or forty-five feet (45') for the main building(s).
- F. Area Regulations
 1. The minimum lot/tract area shall be ten thousand (10,000) square feet, except fifteen thousand (15,000) square feet for any site fronting Murphy Road.
 2. The minimum front yard shall be forty (40) feet. All yards adjacent to a street shall be considered a front yard for setback purposes.
 3. The minimum side or rear yard adjacent to a residential zoning district shall be twenty (20) feet.
- G. Special Requirements: Driveways along Betsy Lane shall be located as shown on the "7-11" site plan and at the existing curb cuts on the property. One curb

cut on Murphy Road shall be allowed in addition to the one shown on the "7-11" site plan.

Reply Form

Planning & Zoning Commission
206 North Murphy Road
Murphy, Texas 75094



CITY OF _____
MURPHY
LIFE LIVED AT YOUR PACE

This letter is regarding the request for an amendment to PD (Planned Development) District No. 09-07-803 to amend the Permitted Uses to allow for a swim school on property located on Betsy lane, west of Murphy Road.

X I am **IN FAVOR** of the request to amend the Permitted Uses to PD (Planned Development) District No. 09-07-803 to allow for a swim school.

_____ I am **OPPOSED** to the request to amend the Permitted Uses to PD (Planned Development) District No. 09-07-803 to allow for a swim school.

This item will be heard at the Planning & Zoning Commission on **Monday, October 26, 2015 at 6:00 p.m.** and by City Council on **Tuesday, November 17, 2015 at 6:00 p.m.** at Murphy City Hall, in the City Council Chambers at 206 N. Murphy Road, Murphy, Texas. Please provide your written comments below regarding the requested change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

This would be one of many good uses for this pad site on Betsy Lane

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

DAVID HOWARD
Name (Please Print)
925 22ND ST. #100
Plano, TX 75074
Address

David Howard
Signature
10-20-15
Date

City Council
November 17, 2015

Issue

Hold a public hearing and consider and/or act on the application of Dennis Lorch of Inwood Bancshares, Inc, requesting approval of a SUP (Specific Use Permit) to allow a drive-thru window for a Schlotzsky's on property zoned PD (Planned Development) District No. 09-12-823 located on the southeast corner of FM 544 and Brand Road; located directly west of Ishine Car Wash.

Summary

The applicant is proposing to build a Schlotzsky's on the subject property. Schlotzsky's will be the anchor tenant on the east end of the building and the remaining retail spaces are being actively marketed. The property is currently zoned PD (Planned Development) District No. 09- 12-823 for Retail and Office Uses.

Considerations

1. The PD (Planned Development) District No. 09-12-823 allows for a Restaurant (Drive-in) by SUP (Specific Use Permit).
2. A public hearing notification for this proposed zoning change was published in the newspaper as well as notification being mailed to the property owners included in the required 200 feet notification radius. One response was received at the time of this packet.

Board Discussion/Consideration

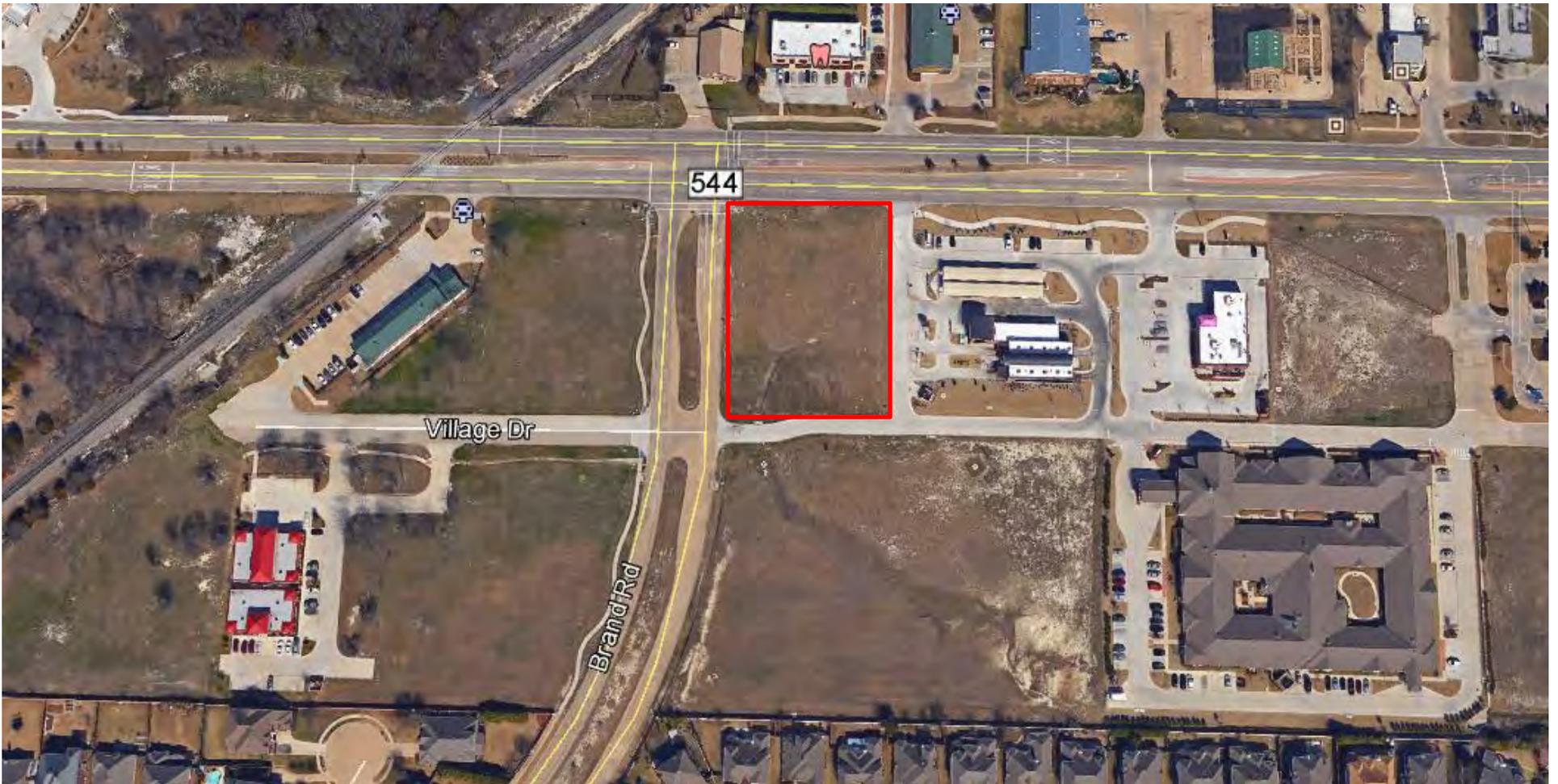
At the Planning & Zoning Commission meeting, after lengthy discussions on changes to the site layout to accommodate more parking, this item passed unanimously, 5-0.

Staff Recommendation

Staff recommends approval of a SUP (Specific Use Permit) to allow a drive-thru window for a Schlotzsky's on property zoned PD (Planned Development) District No. 09-12-823 on property located on the southeast corner of FM 544 and Brand Road.

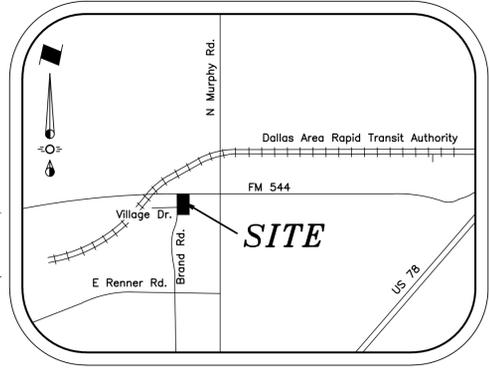
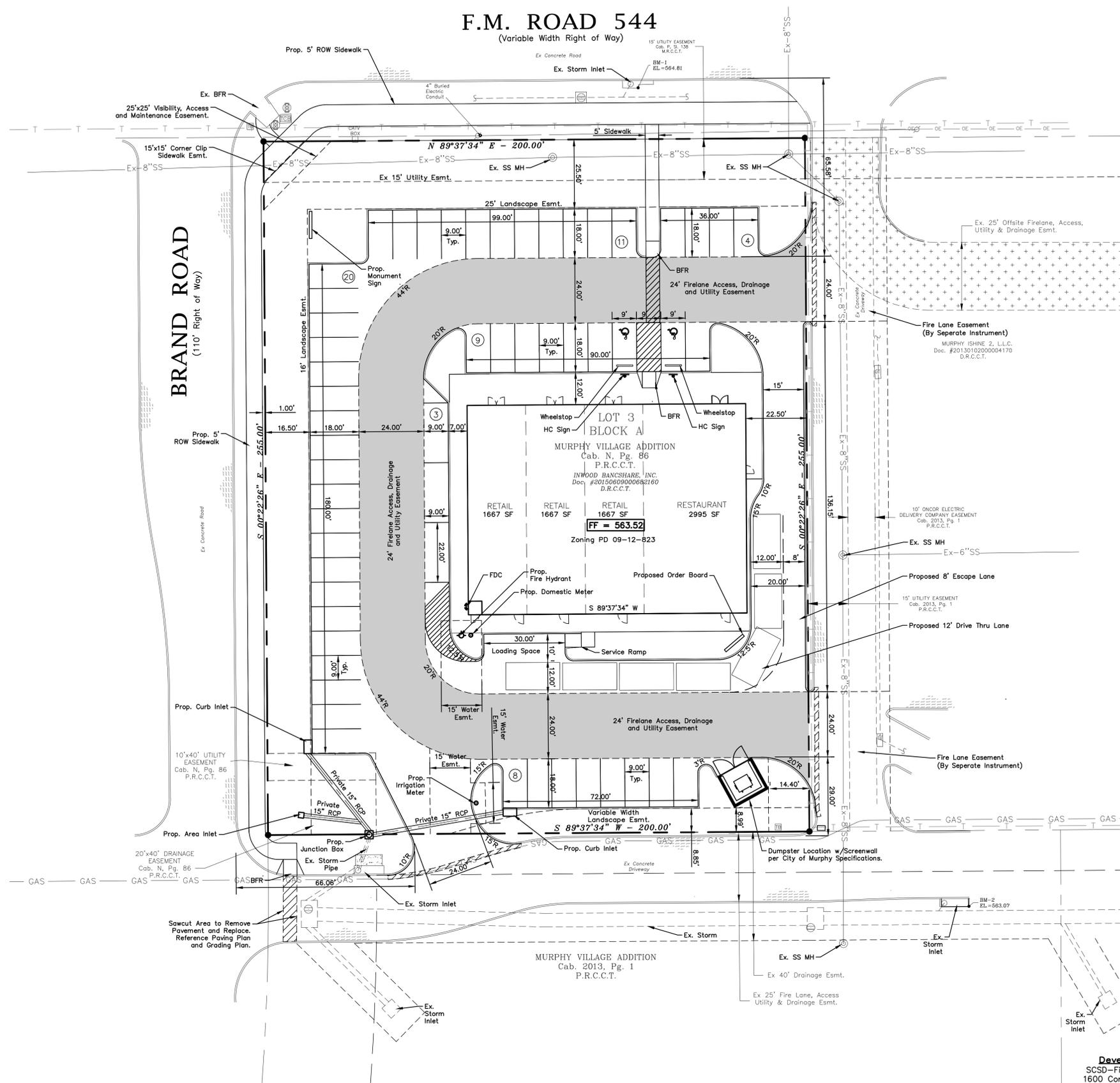
Attachments

Location Map
Proposed Site Plan *for SUP consideration only*
Reply form



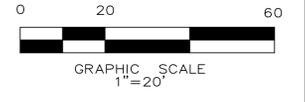
F.M. ROAD 544

(Variable Width Right of Way)



VICINITY MAP
NTS

- LEGEND**
- Firelane
 - Ex. Offsite Firelane
 - Ex. Concrete
 - Proposed Wheel Stop Typical
 - Existing Fire Hydrant
 - Proposed Fire Hydrant
 - Barrier Free Ramp
 - Handicap Parking Sign



BRAND ROAD
(110' Right of Way)

BENCHMARK:
BM-1 = "X" on southeast corner of concrete curb inlet towards the middle of inlet on the south side of F.M. Road 544. Elev. = 564.81
BM-2 = "X" on southeast corner of concrete curb inlet close to the southeast property corner. Elev. = 563.07

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

Issue Dates:	Revisions:	Date:
1 9-17-2015	1 SP, U, P	10-7-2015
2	2	
3	3	
4	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS
131 S. Tennessee St. McKinney, Texas 75069
972.562.4409 Texas P.E. Firm No. F-5935

Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1" = 20'

Developer
SCSD-Finnell, LTD
1600 Corporate Ct.
Suite 150
Irving, Texas 75038
Phone: (972) 241-2165
Contact: Cary Albert

Owner
Inwood Bancshares, Inc.
7621 Inwood Road
Dallas, TX 75209
Phone: (469) 742-0678
Fax: (469) 228-0551
Contact: Dennis Lorch

Architect:
Matt King Architect
1212 Cabernet Drive
Allen, TX 75002
Phone (469) 742-0678
Contact: Matt King

Engineer:
Cross Engineering Consultants, Inc.
131 S. Tennessee St.
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Jon David Cross, P.E.

SUP EXHIBIT	Sheet No.
ALBERT RETAIL - MURPHY MURPHY VILLAGE ADDITION	SUP
Albert Restaurant Group, LLC City of Murphy, Texas	Project No. 15085

ALBERT RETAIL - MURPHY

Reply Form

Planning & Zoning Commission
206 North Murphy Road
Murphy, Texas 75094



This letter is regarding the request for an approval of a SUP (Specific Use Permit) to allow a drive-thru window for a Schlotzsky's restaurant on property zoned PD (Planned Development) District No. 09-12-823 on property located on FM 544 between Brand Road and Murphy Road.

I am **IN FAVOR** of the request of a SUP (Specific Use Permit) to allow for a drive-thru window for a Schlotzsky's restaurant on property zoned PD (Planned Development) District No. 09-12-823.

I am **OPPOSED** to the request of a SUP (Specific Use Permit) to allow for a drive-thru window for a Schlotzsky's restaurant on property zoned PD (Planned Development) District No. 09-12-823.

This item will be heard at the Planning & Zoning Commission on **Monday, October 26, 2015 at 6:00 p.m.** and by City Council on **Tuesday, November 17, 2015 at 6:00 p.m.** at Murphy City Hall, in the City Council Chambers at 206 N. Murphy Road, Murphy, Texas. Please provide your written comments below regarding the requested change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

2001 Court McDermott JV
William Craven
Name (Please Print)

[Signature]
Signature

3838 Oak Lawn #146
Allen TX 75219
Address

10/20/15
Date

City Council
November 17, 2015

Issue

Consider and/or act on the application of Dennis Lorch of Inwood Bancshares, Inc, requesting approval of a site plan, landscape plan, building elevations and construction plat for a Schlotzsky's and retail space on property zoned PD (Planned Development) District No. 09-12- 823 on property located on the southeast corner of FM 544 and Brand Road, located directly west of Ishine Car Wash.

Summary

The applicant submitted a site plan, building elevation plans, landscape plans and construction plat for approval that would allow for development of a Schlotzsky's and retail space.

- Total square footage of the proposed building is approximately 8,000 square feet
 - o 2,925 square foot proposed for restaurant
 - o 5,000 square feet proposed for retail
- The property is zoned PD 09-12-823.

Considerations

Site Plan

The proposed site plan was discussed at length with the Planning & Zoning Commission at their October 26, 2015 meeting, as the applicant was requesting a variance of seven parking spaces less than required.

The Commission requested the site plan be amended to show the following adjustments to allow for more parking:

- Reducing the landscape buffer on the west side of the site from 25' to 16', along Brand Road.
- Eliminate the island in the parking lot on the west side.
- Narrow the parking island on the south side.

These site changes accommodated the required number of parking spaces.

Building Elevations

The proposed building elevation and materials meet requirements as set forth by the Planned Development District.

Landscape Plan

The proposed landscape and materials used have met requirement standards including landscape setbacks as detailed within the Planned Development District, keeping in mind this includes the reduction in landscape buffer along Brand Road as approved by the Planning & Zoning Commission.

Construction Plat

The construction plat meets requirements pending the completion of comments currently being addressed by the applicant specific to the engineering documents (see notations below) and is also reflective of the changes to the site as approved by the Planning & Zoning Commission.

Additional Considerations for Notation

Prior to any signage installation, the sign plans for the building and on the site will be submitted to Customer Service, go through standard staff review to ensure compliance with the Sign Ordinance and will be permitted separately after staff approved.

City Council
November 17, 2015

Engineering comments are being addressed specific to the Engineering Plans for this development and will be completed prior to construction plans submittal.

Prior to building permit issuance, a finalized cross access easement agreement must be on file following attorney approval.

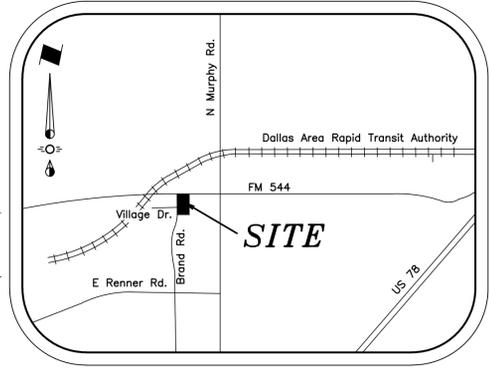
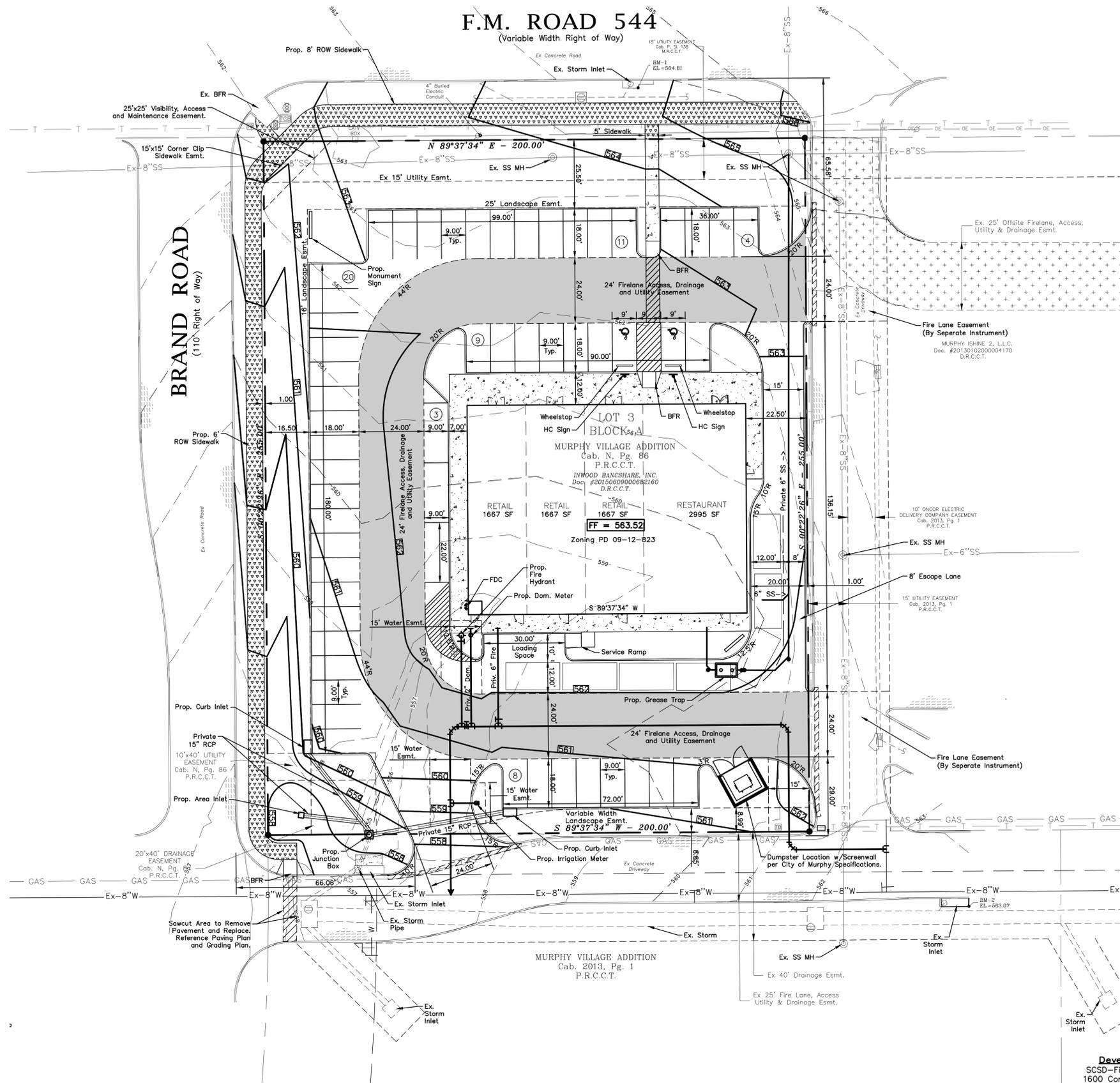
Staff Recommendation

Staff recommends approval of the site plan, landscape plan, building elevations, and construction plat as submitted with the considerations as noted in this agenda item.

Attachments

Property location aerial
Site Plan
Building Elevations
Landscape Plan
Construction Plat
Example of newly developed Schlotzsky's in McKinney





VICINITY MAP
NTS



LEGEND

- Firelane
- Proposed Sidewalk (Private)
- Proposed Sidewalk (Public ROW)
- Ex. Offsite Firelane
- Ex. Concrete
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Barrier Free Ramp
- Handicap Parking Sign

GENERAL NOTES

1. All materials and construction shall be in accordance with the City of Murphy, Texas Standard Paving Specifications.
2. Existing utilities are shown schematically and are for the contractor's guidance only. The location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies, and, where possible, measurements taken in the field. The contractor must call the appropriate utility company at least 72 hours prior to any excavation to request exact field location of utilities.
3. The contractor shall be responsible for protecting all existing improvements in the construction of this project. The contractor is responsible for repairs of damage to any existing improvements during construction. Repairs shall be equal to or better than condition prior to construction.
4. All onsite paving dimensions are to the FACE of curb, where applicable, unless noted otherwise.
5. All curb radii are 3' unless noted otherwise.
6. All parking spaces are 9' x 18', unless noted otherwise.

SYNOPSIS

Zoning	PD 09-12-823
Proposed Use	Retail, Restaurant
Lot Area	1.171 AC. (51,008 s.f.)
Building Rest.	2,925 sf
Building Retail	5,000 sf 7,925 sf
Floor Area Ratio:	0.15:1
Lot Coverage	15.5%
Building Height	Max. 35'
Parking Required :	Restaurant (2925/100) = 30 Spaces Retail (5000/200) = 25 Spaces
Parking Provided :	55 Spaces
HC Parking Required	1 Spaces
HC Parking Provided	2 Spaces
Legal Description	Lot 3, Block A Murphy Village Addition

Developer
SCSD-Finnell, LTD
1600 Corporate Ct.
Suite 150
Irving, Texas 75038
Phone: (972) 241-2165
Contact: Cary Albert

Owner
Inwood Bancshares, Inc.
7621 Inwood Road
Dallas, TX 75209
Phone: (469) 742-0678
Fax: (469) 228-0551
Contact: Dennis Lorch

Architect:
Matt King Architect
1212 Cabernet Drive
Allen, TX 75002
Phone (469) 742-0678
Contact: Matt King

Engineer:
Cross Engineering Consultants, Inc.
131 S. Tennessee St.
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Jon David Cross, P.E.

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

BENCHMARK:
BM-1 = "X" on southeast corner of concrete curb inlet towards the middle of inlet on the south side of F.M. Road 544.
Elev. = 564.81
BM-2 = "X" on southeast corner of concrete curb inlet close to the southeast property corner.
Elev. = 563.07

Issue Dates:	Revisions:	Date:
1 9-17-2015	1 SP, U, P	10-7-2015
2	2	
3	3	
4	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS
131 S. Tennessee St.
972.562.4409
McKinney, Texas 75069
Texas P.E. Firm No. F-5935

Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1" = 20'

SITE PLAN
ALBERT RETAIL - MURPHY
MURPHY VILLAGE ADDITION
Albert Restaurant Group, LLC
City of Murphy, Texas

Sheet No.
SP
Project No.
15085

ALBERT RETAIL - MURPHY



Architecture • Design • Planning

Matthew King
Architect

Phone: 469-742-0678
matking@mkingarchitect.com

©Matthew King Architect

PRELIMINARY NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION. FOR INTERIM REVIEW ONLY. MATTHEW P. KING ARCHITECT TX REGISTRATION NO. 17957

September 17, 2015



01 NORTH EXTERIOR ELEVATION
1/4" = 1'-0"



02 EAST EXTERIOR ELEVATION
1/4" = 1'-0"

Owner:

SCSD-Finnell, LTD

309 Highland Court
Double Oak, Tx 75077

Project:

Multi Tenant Building
Hwy 544 & Brand Rd
Suites 100-110-120-130
Murphy, Texas 75094

Scale: as noted

Issue For:

Exterior Submittal: 9-17-15

A2
Exterior Elev's
Sheet Number



Architecture • Design • Planning

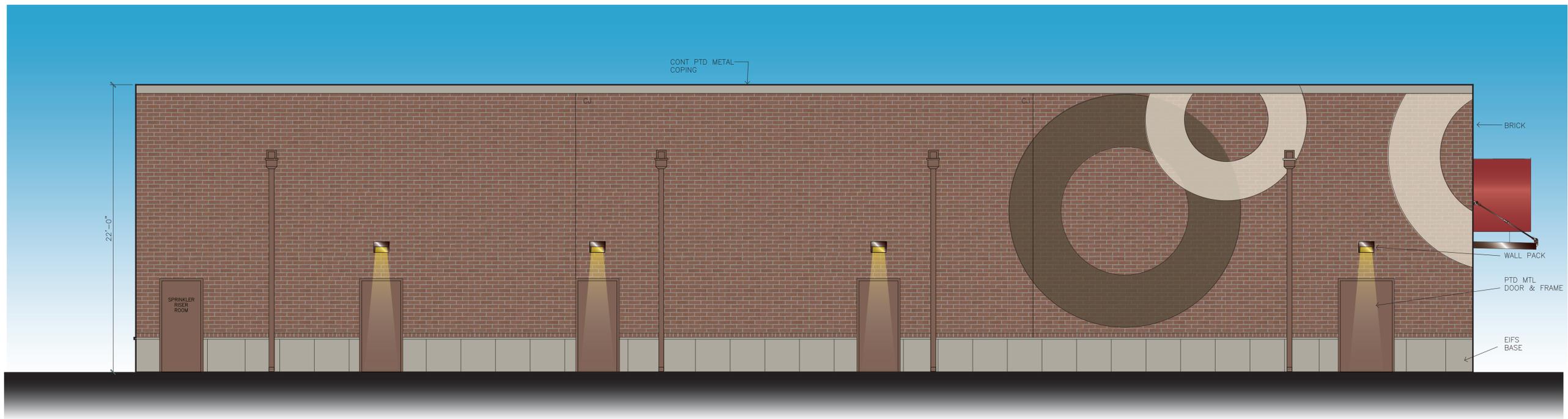
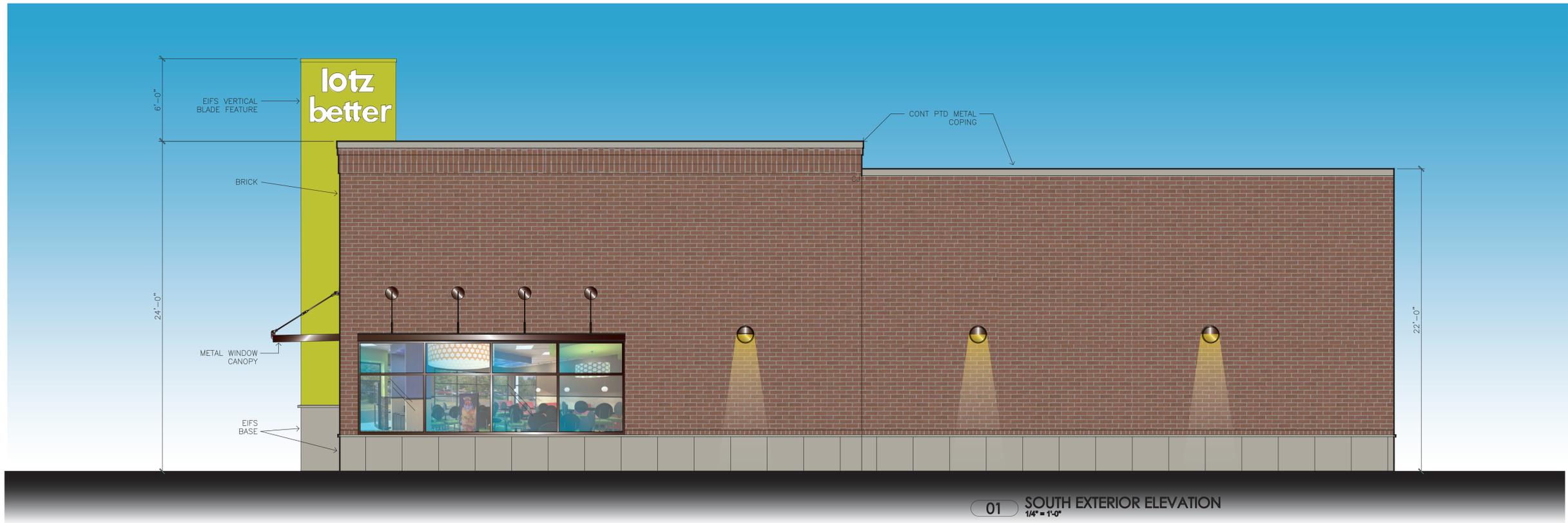
Matthew King
Architect

Phone: 469-742-0678
matking@mkingarchitect.com

©Matthew King Architect

PRELIMINARY NOT
FOR REGULATORY APPROVAL,
PERMITTING OR CONSTRUCTION.
FOR INTERIM REVIEW ONLY.
MATTHEW P. KING
ARCHITECT
TX REGISTRATION
NO. 17957

September 17, 2015



Owner:

SCSD-Finnell, LTD

309 Highland Court
Double Oak, Tx 75077

Project:

Multi Tenant Building
Hwy 544 & Brand Rd
Suites 100-110-120-130
Murphy, Texas 75094

Scale: as noted

Issue For:

Exterior Submittal: 9-17-15

A2.1
Exterior Elev's

Sheet Number



WILLIAMS DESIGN GROUP
LAND PLANNING, LANDSCAPE ARCHITECTURE
101 W. 48th Street, Suite 1000
Dallas, Texas 75248
P: (469) 498-8441 E: info@williamsdesigngroup.com



PROJECT TITLE:
**ALBERT RETAIL - MURPHY
MURPHY, TEXAS**

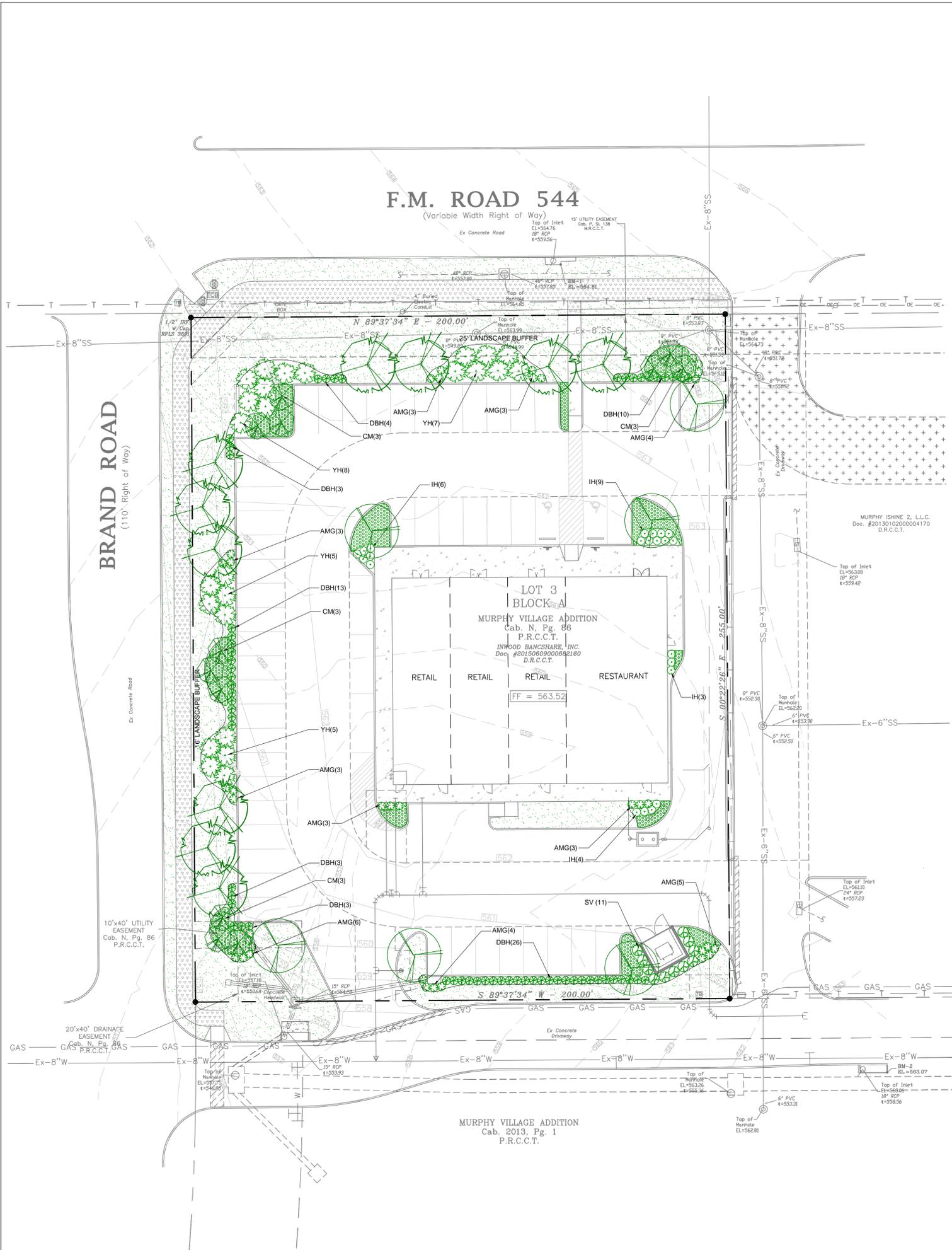
REVISION DESCRIPTION
Per Site Plan Revisions

REV. DATE
10-29-2015

DATE:
9-10-2015

LANDSCAPE PLAN

SHEET NO:
L1.01



LANDSCAPE REQUIREMENT CALCULATIONS

Required Percentage of Total Site Landscaping	Min. 20%
Site Area	51,000 s.f.
Proposed Landscape Area	14,477 s.f.
Percentage of Site to be in Living Landscape	28.38%

Street Frontage Trees (FM 544)	
Length of Street Frontage	200'
# of Large Trees Required	4
# of Om. Trees Required	16
# of Large Trees Provided	4
# of Om. Trees Provided	16

Street Frontage Trees (Brand Road)	
Length of Street Frontage	255'
# of Large Trees Required	6
# of Om. Trees Required	20
# of Large Trees Provided	6
# of Om. Trees Provided	20

Number of Site Parking Spaces	48
Parking Lot Landscaped Area Required = 55 x 32 s.f.	1,760 s.f.
Parking Lot Landscaped Area Provided	2,034 s.f.

PROPOSED TREES				
Symbol	Key	Name	Size	Spacing
	LE	Elm, Bosque Lacebark <i>Ulmus parvifolia</i>	3" Cal.	As Scaled
	SRO	Oak, Shumard Red <i>Quercus shumardii</i>	3" Cal.	As Scaled
	CM	Crape Myrtle, Arapaho <i>Lagerstroemia indica 'Arapaho'</i>	1 1/2" Cal.	As Scaled
	YH	Holly, Yaupon <i>Ilex vomitoria</i>	1 1/2" Cal.	As Scaled

PROPOSED PLANTS				
Symbol	Key	Name	Size	Spacing
	IH	Indian Hawthorn, Georgia Petite <i>Rhodaphysalis x debacourii</i>	3 Gal./ 2' Ht.	36"
	DBH	Holly, Dwarf Burford <i>Ilex cornuta 'Dwarf Burfordii'</i>	3 Gal./ 2' Ht.	36"
	SV	Viburnum, Sweet <i>Viburnum Ordoratisissium</i>	5 Gal./ 4' Ht.	48"
	AMG	Grass, Adagio Maiden <i>Miscanthus sinensis 'Adagio'</i>	3 Gal.	36"

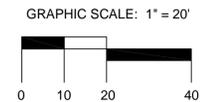
- Crushed Granite or River Rock
- Common Bermuda Solid Sod or Hydrosprigs -13,560 s.f. +/-

Irrigation Affidavit
All landscaped areas shown on plan shall be irrigated by an automatic underground with rain and freeze sensors and evapotranspiration (ET) weather based controller and said irrigation system shall be designed by a qualified professional and installed by a licensed irrigator.

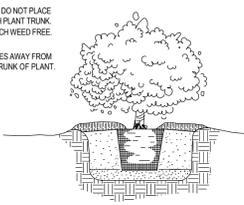
Maintenance Notes
The owner, tenant and/or their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not be limited to, mowing, edging, pruning, fertilizing, watering, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds, and other such material or plants not a part of the landscaping. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant materials which die shall be replaced with plant material of similar variety and size, within 90 days. Trees with a trunk diameter in excess of six inches measured four feet above the ground may be replaced with ones of similar variety having a trunk diameter of no less than three inches measured four feet above the ground on a caliper-inch for caliper-inch basis (e.g., for a six-inch tree, two three-inch replacement trees shall be required). A time extension may be granted by the city manager or his designee, if substantial evidence is presented to indicate abnormal circumstances beyond the control of the owner or his agent.

It shall be the duty of any person or persons owning or occupying real property bordering on any street to prune trees next to the street in such manner that they will not obstruct or shade the streetlights, obstruct the passage of pedestrians on sidewalks, obstruct vision of traffic signs, or obstruct the view from any street or alley intersection (see visibility requirements in division 5 of this article). The minimum clearance of any portion of a tree overhanging public street right-of-way shall be 14 feet, and overhanging a public sidewalk shall be eight feet.

Failure to maintain any landscape area in compliance with this section is considered a violation of this division and may be subject to penalties.

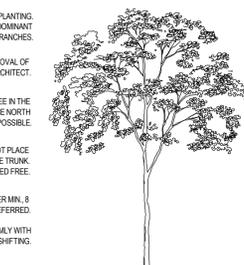


- REMOVE ALL TAGS, TWINE OR OTHER NON-BIODEGRADABLE MATERIALS ATTACHED TO THE PLANT OR ROOT MASS.
- PRUNE PLANT TO REMOVE DEAD OR BROKEN BRANCHES.
- 4 INCH DEPTH OF MULCH. DO NOT PLACE MULCH IN CONTACT WITH PLANT TRUNK. MAINTAIN THE MULCH WEED FREE.
- MULCH SHALL BE KEPT MIN. 2 INCHES AWAY FROM TRUNK OF PLANT.



SHRUB PLANTING DETAIL
NOT TO SCALE

- DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES.
- STAKE TREE ONLY AT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
- 4 INCH DEPTH OF MULCH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. MAINTAIN THE MULCH WEED FREE.
- MULCH RING TO BE 6 INCH DIAMETER MIN. 8 INCH DIAMETER PREFERRED.
- TAMP SOIL AROUND ROOT BALL FIRMLY WITH FOOT PRESSURE TO PREVENT SHIFTING.



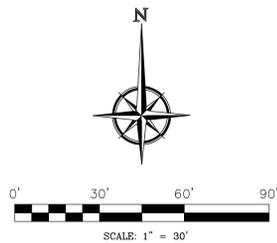
TREE PLANTING DETAIL
NOT TO SCALE

- PLANT PIT TO BE AT LEAST 2X WIDER THAN ROOT BALL. SCARIFY AND ANGLE SIDES OF THE HOLE.
- REMOVE CONTAINER FROM ROOT MASS. LOOSEN ROOTS FROM POTBOUND PLANTS BY SCORING OR PULLING.
- DAMPEN SOIL PRIOR TO PLANTING.
- BACKFILL HOLE WITH THOROUGH MIXTURE OF 1 PT. SAND, 1 PT. ORGANIC HUMUS, 1 PT. NATIVE TOPSOIL.
- AMENDMENTS SHALL BE ADDED TO SOIL BASED ON RESULTS OF SOIL TESTS.
- PLACE BOTTOM OF ROOT BALL ON ON TAMPED SOIL THAT HAS BEEN SET WITH WATER.
- PLANT SOIL LEVEL SHALL BE 1" HIGHER THAN SURROUNDING GRADE.
- TAMP SOIL AROUND ROOT BALL LIGHTLY WITH FOOT OR HAND PRESSURE TO PREVENT SHIFTING.
- PROVIDE DRAINAGE IN PLANTING PIT AS DEEMED NECESSARY BY A SOIL PERCOLATION TEST.

- TREE PIT TO BE 3X WIDER THAN ROOT BALL. SCARIFY AND ANGLE SIDES OF THE HOLE.
- SET TOP OF ROOT BALL 1 INCH ABOVE FINISH GRADE.
- PLACE BOTTOM OF ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.
- REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL.
- BACKFILL HOLE WITH EXISTING SOIL.
- AMENDMENTS SHALL BE ADDED TO SOIL BASED ON RESULTS OF SOIL TESTS.
- THE TOP OF ROOT BALL SHALL NOT BE COVERED WITH SOIL.
- PROVIDE DRAINAGE IN PLANTING PIT AS DEEMED NECESSARY BY A SOIL PERCOLATION TEST.

- Notes**
- No changes shall be made to the plans, including plant material type and location without prior approval from Landscape Architect or Owner.
 - All plant material shall be guaranteed for a period of 1 year from date of installation completion. Wording to this effect shall be include in Contractor's proposal.
 - The Contractor shall notify the Landscape Architect in writing of discrepancies between the plans and actual site conditions prior to commencing work. Failure to do so shall be interpreted as the Contractor accepting such conditions and responsible at no additional cost to Owner, for any future adjustments that need to be made.
 - All work shall be in accordance to plans. Any defective work shall be corrected at no additional cost.
 - The quality of the plant material is subject to the approval of the Landscape Architect and may be rejected before or after installation. All plant material must meet all American Standard for Nursery Stock Standards (ANSNS).
 - Minor field adjustments may be made to the location of plant materials by the Landscape Architect and shall be made by the Contractor at no additional cost.
 - All areas to be sodded shall first be tilled to a uniform depth of 4 inches in two, crossing directions. After the initial tilling operation, incorporate 1,500 pounds per acre of 10-20-10 fertilizer or as specified by a soil test. Apply amendments as specified by a soil test.
 - Sod strips shall be pulled tightly together in a neat orderly manner. Do not overlap sod strips and do not use any strips that exhibit weak or thin soil.
 - Installed sod that turns yellow shall be given 7 days to recover before it will be rejected. Replace rejected sod by completely and uniformly cutting out area to make the repair.
 - After installation, the sod shall be rolled in two directions with a roller not weighing less than 100 lbs. per square foot.
 - Amendments shall be added to each planting pit and bed area.
 - All burlap material on balled and burlapped plants shall be the type that decomposes within two years. Synthetic or plastic type wrappings are not allowed.
 - After setting balled and burlapped plants, remove the top 1/3 of the burlap and completely remove all binder twine. No burlap shall show above the surface.
 - All planting areas shall be graded smooth, without the presence of low spots, depressions or irregular humps. Areas around planting beds shall be constructed to re-direct drainage around and away from planting areas. All planting areas shall be constructed and graded to ensure positive drainage away from structures.
 - Cedar mulch shall be applied within 24 hours of planting of new plant material. Mulch shall be spread evenly to a settled depth of 4" around all trees and shrubs to the limits of the planting beds as shown on plans.
 - All plantings shall be "watered in" by flooding the backfield hole within the same working day upon which they were planted. All plants shall be adjusted as necessary to ensure correct depth of planting, vertical alignment and/or to compensate for settling. Soil shall be firmed around around each plant as final adjustments are made.





GENERAL NOTES

- The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.
- Reference Bearing: The bearings shown hereon are referenced to N 00°22'26" W along the East Right-of-way of Brand Road and the West line of the Subject Tract according to the plat thereof recorded in Cabinet N, Page 66, Plat Records, Collin County, Texas.
- Benchmark BM-1="X" on southeast corner of concrete curb inlet towards the middle of inlet on the south side of F.M. Road 544. Elev. = 564.81
- NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.
- Field data for this project was originally collected on 08-19-2015.
- No structures of any type shall be placed within the 5' Firelane Easement.

Fire Lanes

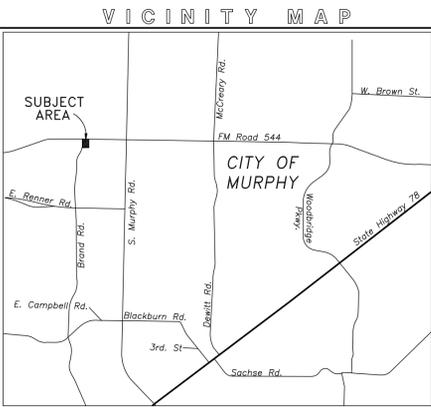
That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface in accordance with the City of Murphy's paving standards for fire lanes, and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking or Standing." The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

Access Easements

The undersigned does covenant and agree that the access easement may be utilized by any person or the general public vehicular and pedestrian use and access, and for fire department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Murphy, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0415J (effective date June 2, 2009) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such review indicates Subject Tract lies within "FLOOD ZONE X" (a non-shaded area) and this area is designated as outside the 0.2% Annual Chance of Flood.



LEGEND

- ⊗ WATER VALVE
- ⊙ STORM SEWER MANHOLE
- ⊕ SANITARY SEWER MANHOLE
- ⊖ POWER POLE
- ⊞ TELEPHONE BOX
- ⊟ TRAFFIC SIGNAL LIGHT
- ⊠ TRAFFIC CONTROL BOX

CMP = CORRUGATED METAL PIPE
 IRS = IRON ROD SET WITH CAP
 STAMPED "RPLS 4701"
 IPF = IRON PIPE FOUND
 IRF = IRON ROD FOUND
 CM = CONTROLLING MONUMENT

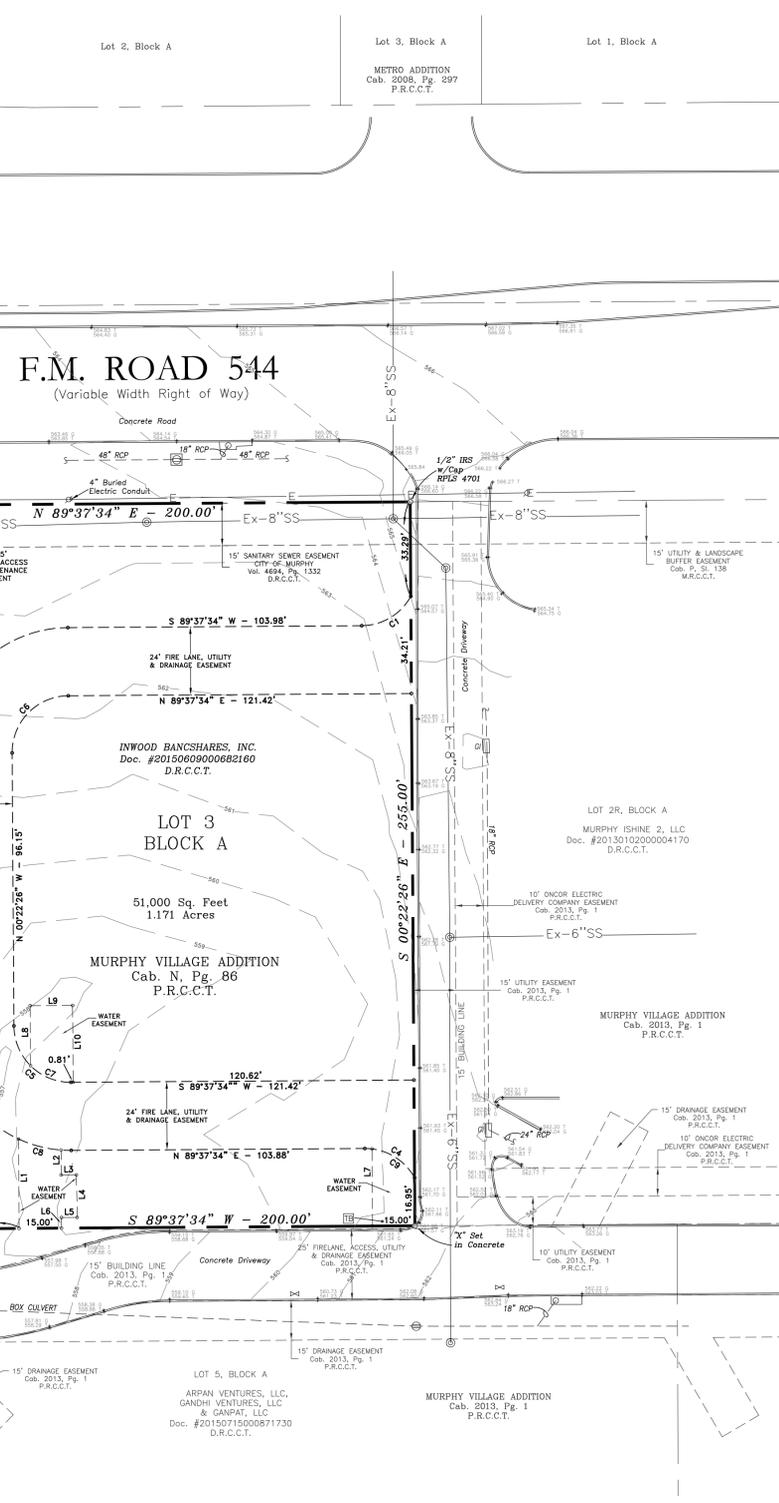
--- BOUNDARY LINE
 - - - ADJOINER BOUNDARY LINE
 --- SANITARY SEWER LINE (Various Sizes)
 --- STORM SEWER LINE (Various Sizes)

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°22'26" W	31.49'
L2	S 00°22'26" E	8.76'
L3	N 89°37'34" E	5.38'
L4	S 01°06'53" E	15.00'
L5	S 89°50'41" W	5.58'
L6	S 00°22'26" W	27.19'
L7	S 00°22'26" E	27.19'
L8	N 00°22'26" W	21.15'
L9	N 89°37'34" E	15.00'
L10	S 00°22'26" E	27.04'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	60°42'18"	20.00'	21.19'	S 59°16'25" W	20.21'
C2	90°00'00"	44.00'	69.12'	S 44°33'54" W	62.23'
C3	90°00'00"	44.00'	69.12'	S 45°22'26" E	62.23'
C4	61°18'13"	20.00'	21.40'	S 59°43'19" E	20.39'
C5	90°00'00"	20.00'	31.42'	N 45°22'26" W	28.28'
C6	90°00'00"	20.00'	31.42'	N 44°33'54" E	28.28'
C7	45°12'34"	20.00'	15.78'	N 67°46'09" W	15.37'
C8	20°19'54"	44.00'	15.60'	S 75°23'01" E	15.52'
C9	53°59'50"	20.00'	18.85'	S 56°04'08" E	18.19'



STATE OF TEXAS)
 COUNTY OF COLLIN)

WHEREAS, INWOOD BANCSHARE, INC. is the owner of that certain tract of land situated in the City of Murphy, in the J. Maxwell Survey, Abstract No. 580 of Collin County, Texas and being all of Lot 3, Block A of MURPHY VILLAGE ADDITION, an addition to the City of Murphy, according to the plat thereof, recorded in Cabinet N, Page 66, Plat Records, Collin County, Texas (P.R.C.C.T.) and as described in a deed to Inwood Bancshare, Inc., recorded in Document No. 20150609000682160, Deed Records, Collin County, Texas, (D.R.C.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod, topped with a plastic cap, stamped "RPLS 3691", found at the intersection of the east right-of-way line of Brand Road (110' wide R.O.W.) and the south right-of-way line of F.M. Highway 544 (variable width R.O.W.) for the northwest corner of said Lot 3, Block A;

THENCE: North 89 deg. 37 min. 34 sec. East, along the common line of said Lot 3, Block A and F.M. Highway 544, a distance of 200.00 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the northeast corner of said Lot 3, Block A and same being the northwest corner of Lot 2R, Block A of Murphy Village Addition, an addition to the City of Murphy, according to the Replat thereof, recorded in Cabinet 2013, Page 1, P.R.C.C.T.;

THENCE: South 00 deg. 22 min. 26 sec. East, departing from said F.M. Highway 544, along the common line of said Lots 3 and 2R, Block A, a distance of 255.00 feet to a "X" set in concrete for the southeast corner of said Lot 3, Block A and same being the southwest corner of said Lot 2R, Block A and said point also being on the north line of Lot 5, Block A of the above described Murphy Village Addition recorded in Cabinet 13, Page 1, P.R.C.C.T.;

THENCE: South 89 deg. 37 min. 34 sec. West, along the common line of said Lots 3 and 5, Block A, a distance of 200.00 feet to the northeast corner of said Lot 3, Block A and same being the northwest corner of said Lot 5, Block A and same being on the east right-of-way line of the above mentioned Brand Road;

THENCE: North 00 deg. 22 min. 26 sec. West, along the common line of said Lot 3, Block A and Brand Road, a distance of 255.00 feet to the point of beginning and containing 51,000 square feet or 1.171 acres.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That _____ acting herein by and through his (its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as MURPHY LANDING ADDITION, an addition to the City of Murphy, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Murphy. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Murphy's use thereof. The City of Murphy and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Murphy and public utility entities shall at all times have the full right of ingress and egress to or from the irrelative easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Murphy, Texas.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 2015.

Authorized Signature of Owner _____

Printed Name & Title _____

STATE OF TEXAS)
 COUNTY OF COLLIN)

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____ Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2015.

Notary Public in and for State of Texas _____

My Commission Expires On: _____

SURVEYOR'S CERTIFICATE

That I, Lawrence H. Ringley, do hereby certify that I have prepared this plat and the field notes shown hereon from an on ground survey of that land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of Denton, Texas.

DATED this _____ day of _____, 2015.

Lawrence H. Ringley
 State of Texas, No. 4701

STATE OF TEXAS)
 COUNTY OF COLLIN)

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Lawrence Ringley, Registered Professional Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2015.

Notary Public in and for State of Texas _____

My Commission Expires On: _____

Approved for preparation of final plat following construction of all public improvements (or appropriate sureties thereof) necessary for the subdivision shown on this plat

RECOMMENDED BY: _____ Planning and Zoning Commission
 City of Murphy, Texas

Signature of Chairperson _____ Date of Recommendation _____

APPROVED BY: _____ City Council
 City of Murphy, Texas

Signature of Mayor _____ Date Approval _____

ATTEST: _____

City Secretary _____ Date _____

CONSTRUCTION PLAT

LOT 3, BLOCK A
MURPHY VILLAGE ADDITION
 Called 1.171 Acres
 situated in the
J. Maxwell Survey, Abstract No. 580
 City of Murphy
 Collin County, Texas

PROPERTY ADDRESS

An address for the Subject Tract is currently un-assigned by the City of Murphy, Texas.

RINGLEY & ASSOCIATES, INC.
 SURVEYING • MAPPING • PLANNING
 Texas Firm Registration No. 10061300
 701 S. Tennessee - McKinney, Texas 75069
 (972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Stubb	09/17/15	1"=30'	15087	11-17-15 Agenda Packet, Page 42 of 63	1 of 1



**City Council Meeting
November 17, 2015**

Issue

Consider and take appropriate action, if any, on a Resolution approving the ballot for the Board of Director positions for the Collin County Appraisal District.

Staff Resource/Department

James Fisher, City Manager

Summary

The State Property Tax Code requires action on this matter be taken by Resolution. The City of Murphy has 25 votes to cast for the listed candidates on the ballot. The City may cast all of its 25 votes for one candidate or spread them among the 6 candidates,

Attachments

Resolution 15-R-823

Letter from Collin Central Appraisal District

RESOLUTION NO. 15-R-823

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MURPHY, COLLIN COUNTY, TEXAS CASTING THE ALLOCATED TWENTY-FIVE VOTES FOR A CANDIDATE(S) TO SERVE ON THE COLLIN COUNTY CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS FOR A TWO YEAR TERM BEGINNING JANUARY 1, 2016.

WHEREAS, the City of Murphy being located within Collin County, Texas; and

WHEREAS, the City of Murphy elected to utilize the services of Collin County Central Appraisal District; and

WHEREAS, the City of Murphy would like to cast its allocated twenty-five (25) votes for a candidate or candidates listed on the official ballot.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MURPHY, THAT THE CITY CASTS ITS TWENTY-FIVE VOTES FOR THE FOLLOWING QUALIFIED CANDIDATE(S) AS FOLLOWS:

Section 1. Candidate(s):

Earnest Burke – Plano, TX	_____	Votes
Ronald Carlisle – Frisco, TX	_____	Votes
Wayne Mayo – Richardson, TX	_____	Votes
Michael A. Pirek – Plano, TX	_____	Votes
John Politz – Farmersville, TX	_____	Votes
Gary Rodenbaugh – Allen, TX	_____	Votes

DULY RESOLVED by the City Council of the City of Murphy on this 17th day of November, 2015.

Eric Barna, Mayor
City of Murphy

ATTEST:

Susie Quinn, City Secretary
City of Murphy



Collin Central Appraisal District

October 29, 2015

RECEIVED

NOV 3 2015

City Manager's Office

James Fisher, City Manager
City of Murphy
206 N. Murphy
Murphy, TX 75094

RE: Board of Directors election, two-year term, beginning January 1, 2016

Dear Mr. Fisher:

Enclosed you will find the ballot listing the nominees for the Board of Director positions for the Collin Central Appraisal District. The candidates are listed alphabetically by their last name.

Each voting unit must vote in an open meeting, report its vote by written resolution, and submit the resolution to the chief appraiser before December 15, 2015. Each unit may cast all its votes for one candidate or distribute the votes among any number of the candidates listed. Since there is no provision for write-in candidates, the chief appraiser may not count votes for someone not listed on the official ballot.

Sincerely,

A handwritten signature in black ink that reads "Bo Daffin".

Bo Daffin
Chief Appraiser

Enclosure



Collin Central Appraisal District

OFFICIAL BALLOT

ISSUED TO: **City of Murphy**

NUMBER OF VOTES: **25**

FOR: **BOARD OF DIRECTORS, COLLIN CENTRAL APPRAISAL DISTRICT, TWO-YEAR TERM
BEGINNING JANUARY 1, 2016.**

EARNEST BURKE _____ VOTES

RONALD CARLISLE _____ VOTES

WAYNE MAYO _____ VOTES

MICHAEL A. PIREK _____ VOTES

JOHN POLITZ _____ VOTES

GARY RODENBAUGH _____ VOTES

October 29, 2015

Bo Daffin
Bo Daffin, Chief Appraiser

Section 6.03 (g) of the State Property Tax Code requires the above action be taken by resolution, therefore, please attach a copy of the resolution to this ballot and return to the chief appraiser, at 250 Eldorado Pkwy., McKinney, Texas 75069, before December 15, 2015.

2016 - 2017
CENTRAL APPRAISAL DISTRICT
BOARD OF DIRECTOR'S NOMINATIONS

EARNEST BURKE	Nominated by Plano ISD. Resides in Plano, TX.
RONALD CARLISLE	Is a current board member and has served since 1/1994. Nominated by Frisco ISD. Resides in Frisco, TX.
WAYNE MAYO	Is a current board member and has served since 1/1998. Nominated by the City of Richardson, and the City of McKinney. Resides in Richardson, TX.
MICHAEL A. PIREK	Is a current board member and has served since 1/2014. Nominated by the City of Plano. Resides in Plano, TX.
JOHN POLITZ	Nominated by the City of Farmersville. Resides in Farmersville, TX.
GARY RODENBAUGH	Is a current board member and has served since 1/2001. Nominated by the City of Allen, and Allen ISD. Resides in Allen, TX.

**City Council Meeting
November 17, 2015**

Issue

Discuss, consider and/or act with regard to appointments of a Community Improvement Projects Advisory Committee and a Charter Review Commission.

Staff Resource/Department

James Fisher, City Manager
Susie Quinn, City Secretary

Summary

The Community Improvement Projects Advisory Committee is appointed by Council to review and make recommendations to Council regarding issues that may require a Bond Election. The Committee in the past has had seven members and has been called by different names.

The Charter Review Commission consists of 11 members and is to be appointed at least once every six years (last Commission appointed was October 5th and October 19th in 2009). The term of office for a Charter Commission shall not be for more than six months. All of this is stated in Section 11.07 of the City of Murphy City Charter, last updated in November, 2010 by the voters.

Action Requested

City Council considers appointing a Committee of three City Council members to interview candidates for the 2015 – 2016 Boards and Commission appointments.

City Council Meeting November 17, 2015

Issue

Discuss, consider and/or act on the installation of a 90' communication tower at Murphy Police Department for the purpose of the Emergency Services Internet Protocol (IP) Network (ESInet) and Next Generation 9-1-1 (NG9-1-1) voice and data services.

Staff Resource/Department

James Fisher, City Manager
Wendle Medford, Manager of Information Technology

Summary

The North Central Texas Council of Governments (NCTCOG) is implementing an alternate backhaul communications system to support mission-critical communications within NCTCOG's jurisdiction. The proposed communications system shall work seamlessly with the existing Multiprotocol Label Switching (MPLS) network to deliver Next Generation 9-1-1 (NG9-1-1) voice and data to the 43 public safety answering points (PSAPs) in the region, along with two consolidated data centers. This delivery network is collectively referred to as the Emergency Services Internet Protocol (IP) Network (ESInet).

The goal of this project is to implement recommendations identified in a recent communications assessment. The project includes several key components which includes the following: microwave towers, SD-WAN system, and PSAP component grades. The construction of the microwave network that will provide an alternate network connection point for the 43 PSAPs in the region. Included in the microwave portion of the project will be the design and construction of towers throughout the region.

Once completed, there will be 4 large rings, all interconnected to the adjacent rings at multiple points providing for a meshed design that will allow for maximum resiliency and reduce potential for network outages while simultaneously providing increased bandwidth for additional services.

Background/History

NCTCOG currently has an MPLS network for 43 different PSAP's. The pressure point in the network is if the MPLS services (T1 from provider) were severed for any reason, an agency would lose 911 dispatch calls from their respective location. This would cause all 911 calls for that particular entity, (if the MPLS service failed) to be rerouted to the agency's nearest PSAP neighbor. NCTCOG saw this and wanted to provide better service. They decided to invest in a microwave network that would add redundancy and capacity to their existing network.

Microwave systems need height to be able to perform point to point communications. Therefore different entities were contacted during the design phase to see the possibility of allowing a tower to be constructed for NCTCOG purposes on the new microwave network.

Murphy PD was one of the PSAPs that needed additional height for the connection on the microwave ring. Murphy PD will be connected to Rockwall Sheriff's Office and Allen Police Department (Or EST). The tallest height required is 85' at Murphy PD. Therefore, a 90' tower was proposed to be placed near the Sally Port at the Police Station. This tower will also have an additional 150% of tower loading for installation of communication equipment by City of Murphy in the future. That is 150% additional tower loading after NCTCOG equipment has been installed.

Financial Considerations

NCTCOG will be funding this tower and the microwave network, as well as the maintenance for the tower and the microwave network. This will be at no cost to City of Murphy.

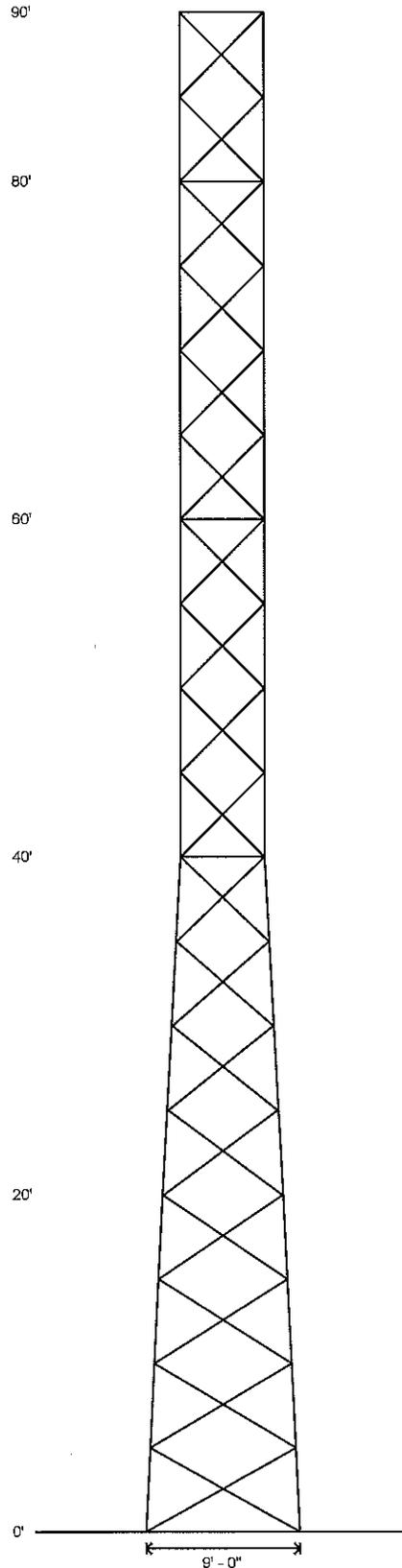
Action Requested

Motion to authorize JTS Communications, Inc. and NCTCOG to proceed with the installation of a 90' communication tower at Murphy PD for the ESInet project as well as other future telecommunications initiatives.

Attachments

Preliminary Tower Specifications
Proposed Site Photo (Sally Port)

SIZES ARE PRELIMINARY AND MAY CHANGE UPON FINAL DESIGN										
Legs	3.500 OD X .216	2.875 OD X .203	2.375 OD X .154							
Diagonals				L 2 X 2 X 1/8						
Horizontals									A	NONE
Brace Bolts									A	NONE
Top Face Width	7'			(1) 5/8"						
Panel Count/Height					18 @ 5'					
Section Weight	1058	1005	865	721	408					



Designed Appurtenance Loading

Elev	Description	Tx-Line
90	(2) Leg Dish Mount	
90	(2) 6' Solid Dishes w/ Radome	(2) LMR-400

Base Reactions

Total Foundation		Individual Footing	
Shear (kips)	9.14	Shear (kips)	5.61
Axial (kips)	20.73	Compression (kips)	68
Moment (ft-kips)	521	Uplift (kips)	61
Torsion (ft-kips)	3.26		

Material List

Display	Value
A	L 2 X 2 X 1/8

Notes

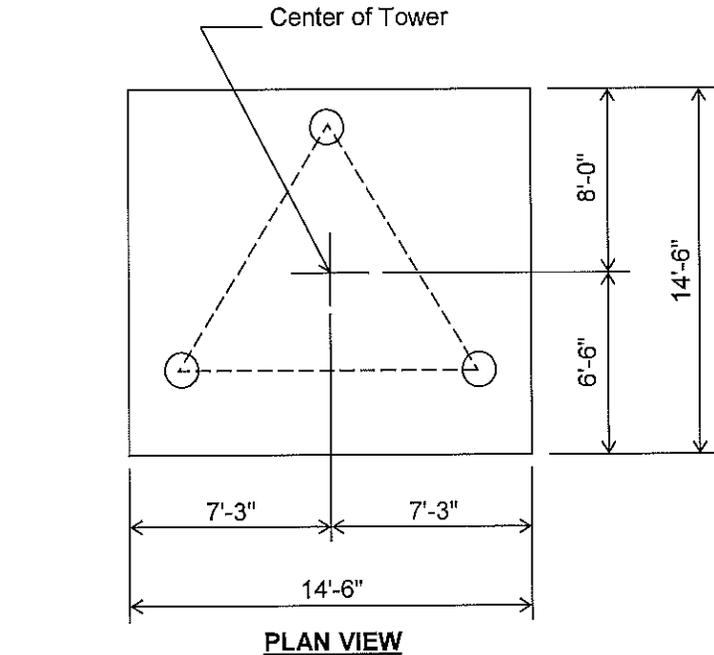
- 1) All legs are 50 ksi.
- 2) All braces are 36 ksi.
- 3) All brace bolts are A325-X.
- 4) The tower model is S3TL Series HD1.
- 5) Transmission lines are to be attached to standard 6 hole waveguide ladders.
- 6) Azimuths are relative (not based on true north).
- 7) Foundation loads shown are maximums.
- 8) (4) 1" dia. F1554 grade 105 anchor bolts per leg. Minimum 35.5" embedment from top of concrete to top of nut.
- 9) All unequal angles are oriented with the short leg vertical.
- 10) Weights shown are estimates. Final weights may vary.
- 11) This tower was designed for a basic wind speed of 90 mph with 0" of radial ice, and 30 mph with 3/4" of radial ice, in accordance with ANSI/TIA-222-G, Structure Class III, Exposure Category C, Topographic Category 1.
- 12) The foundation loads shown are factored loads.
- 13) This structure has been designed with a 50% increase in antenna and line loading.

	Sabre Communications Corporation 7101 Southbridge Drive P.O. Box 658 Sioux City, IA 51102-0658 Phone: (712) 266-6690 Fax: (712) 278-0814	Quote: 16-1434-JAC Customer: JTS INC Site Name: Murphy PD, TX Description: 90' S3TL Date: 11/9/2015 By: KJL
	Information contained herein is the sole property of Sabre Communications Corporation, constitutes a trade secret as defined by Iowa Code Ch. 550 and shall not be reproduced, copied or used in whole or part for any purpose whatsoever without the prior written consent of Sabre Communications Corporation.	11-17-15 Agenda Packet - Page 52 of 63 Page: 1

Customer: JTS INC
Site: Murphy PD, TX

90 ft. Model S3TL Series HD1 Self Supporting Tower At
90 mph Wind with no ice and 30 mph Wind with 0.75 in. Ice per ANSI/TIA-222-G.

PRELIMINARY -NOT FOR CONSTRUCTION-



Notes:

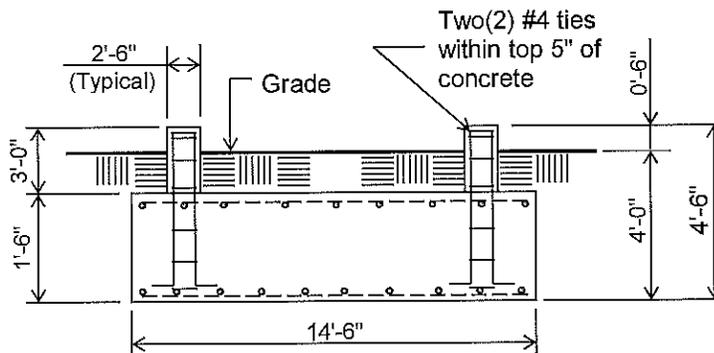
1). Concrete shall have a minimum 28-day compressive strength of 4500 PSI, in accordance with ACI 318-05.

2). Rebar to conform to ASTM specification A615 Grade 60.

3). All rebar to have a minimum of 3" concrete cover.

4). All exposed concrete corners to be chamfered 3/4".

5). The foundation design is based on presumptive clay soil as defined in ANSI/TIA-222-G-2005. It is recommended that a soil analysis of the site be performed to verify the soil parameters used in the design.



6). The foundation is based on the following factored loads:

- Factored download (kips) = 4.84
- Factored overturn (kip-ft) = 520.61
- Factored shear (kips) = 9.14

(13.32 Cu. Yds.)
(1 REQD.; NOT TO SCALE)

CAUTION: Center of tower is not in center of slab.

Rebar Schedule per Mat and per Pier	
Pier	(10) #6 vertical rebar w/ hooks at bottom w/ #4 Rebar ties, two (2) within top 5" of pier then 12" C/C
Mat	(14) #6 horizontal rebar evenly spaced each way top and bottom. (56 total)

8). 2.5 ft of soil cover is required over the entire area of the foundation slab.

**City Council Meeting
November 17, 2015**

Issue

Discussion on possible amendments to the Tree Preservation Ordinance.

Staff/Resource Department

Kristen Roberts – Director of Community and Economic Development

Background

On May 18, 2009, City Council adopted ordinance revising existing development standards that were previously located in the Comprehensive Zoning Ordinance and creating a new chapter (Chapter 28) in the Code of Ordinances.

Within those changes, the current Tree Preservation Ordinance was included.

Considerations

- A. In the current Tree Preservation Ordinance (attached) some details include but are not limited to:
 - 1. Protected trees are defined including species and caliper inches.
 - 2. Details for removal of trees
 - a. Exceptions
 - b. Tree credits
- B. While the ordinance offers a procedure for variance requests, it does not offer any mechanisms to handle developments that cannot accommodate the replacement trees required per the ordinance.
- C. Staff recommends identifying possible options for Council consideration including, but not limited to:
 - 1. Payment to a dedicated fund in lieu of replacement if site cannot accommodate replacement.
 - 2. Transfer of certain caliber inch trees from development site to a city owned property in lieu of replacement if site cannot accommodate replacement.
 - 3. New tree planting at city owned property sites to be determined in lieu of replacement if site cannot accommodate replacement.
- D. Please note, these are merely initial thoughts as staff would research area cities and bring forward a recommendation.

Staff Recommendation

Discuss and receive City Council direction.

Attachments

Current Tree Preservation Ordinance

CHAPTER 26 DEVELOPMENT STANDARDS

ARTICLE 26.08 TREE PRESERVATION

ARTICLE 26.08 TREE PRESERVATION

Sec. 26.08.001 Requirements

- (a) Applicability. This section applies to all new residential and nonresidential development within the city.
- (b) Preservation of existing landscape. The existing natural landscape character, especially native oaks, elms and pecan trees, shall be preserved to the maximum extent reasonable and feasible. For example, within areas containing a mature stand of trees, developers and builders shall use best efforts to preserve such mature trees. Indiscriminate clearing or stripping of natural vegetation on a property or lot/tract is prohibited. Any part of a site not used for buildings, parking, driveways, walkways, utilities and approved storage areas shall be retained in a natural state, or reclaimed to its natural state, to the greatest extent feasible, or attractively landscaped in a manner that adds aesthetic value to the development and to the community as a whole. Underbrush/undergrowth is allowed to be removed with written approval from the city planner or parks superintendent.
- (c) Protected and specimen trees. The removal of any tree with a caliper of three inches or larger, except that of a bois d'arc or hackberry species, or of any specimen tree ten inches or larger, must be specifically requested by the applicant and approved in writing by the city planner and parks superintendent prior to any action being taken to remove the tree or to damage or disturb the tree in any way. Caliper inches for a single-stem tree shall be the diameter of the trunk measured 6 inches above the ground for a tree having a diameter up to and including eight inches, and measured at four and one-half feet above ground for a tree having a diameter of more than eight inches. Caliper inches for a multi-stem tree shall be the diameter of the trunk measured at the narrowest point below branching when branching occurs higher than 12 inches above the ground. When branching occurs at or lower than 12 inches above the ground, caliper means the diameter of the largest stem plus the average diameter of the remaining stems, measured at four and one-half feet above the ground. Removal of such trees without this approval is expressly prohibited. Prior to the removal of any protected or specimen tree, the property owner must first submit a letter to the city manager, or his designee, that describes in detail which tree will be removed, how the removal will be performed (and machinery and equipment needed), and the date and time whereupon the anticipated removal will occur. The letter must also include a notarized statement by the owner that the tree to be removed is either not a protected or specimen tree, as defined herein, or that its removal will be in complete conformance with the provisions of this section. Said letter must be submitted at least one week in advance of the removal operation, and written city approval must be obtained prior to commencing the removal operation.
- (d) Preservation and protection of existing trees. All existing trees which are to be preserved shall be provided with undisturbed, permeable surface area under and extending outward to the existing dripline of the tree. All protected trees within or next to an excavation site or to a construction site for any building, structure or paving work shall be clearly marked and guarded with a good substantial fence, frame or box not less than four feet high and surrounding the entire protected zone of the tree. The barriers shall be approved by the city planner and parks superintendent, and shall be in place before any site clearance or other site-disturbing activity commences. Any barrier with lesser dimensions than those specified above shall be subject to approval by the city planner and parks superintendent. All building material, dirt, excavation or fill materials, chemicals, construction vehicles or equipment, debris, and other materials shall be kept outside the barrier. Barriers shall remain in place until the final building and landscape site inspections are satisfactory completed and the certificate of occupancy has been issued for the premises.
- (e) Permit requirement for excavation, trenching, paving, etc. No person shall excavate any ditches, tunnels or trenches, or place any paving or construction material, or drive any type of machine within the

protective zone, or within the dripline, of any protected tree without first obtaining a written permit from the city planner and parks superintendent.

(f) Damage prohibited. Unless specifically authorized by the city planner and parks superintendent, no person shall intentionally damage, cut, carve, transplant or remove any protected tree; attach any rope, wire, nails, advertising posters or any other contrivance to any protected tree; allow any gaseous, liquid or solid substance which is harmful to such plants to come in contact with any protected tree or with any of the area within its dripline; or set fire or permit any fire to burn when such fire or the heat thereof will injure any portion of any protected tree.

(g) Removal of existing trees. The removal of an existing tree from a development site must be in accordance with this article and all other applicable ordinances of the city.

(h) Exceptions.

(1) Dangerous conditions. If the owner determines that an emergency situation exists that requires the immediate removal of a tree to protect the safety of persons or property, then the owner may remove the tree only to the extent necessary to eliminate the dangerous situation without a tree removal permit. However, the owner must immediately apply for a tree removal permit.

(2) Utility companies. Utility companies franchised by the city in easements or rights-of-way accepted by the city or otherwise authorized to provide utility service may remove protected trees that endanger public safety and welfare by interfering with utility service. Any trimming and/or removal of protected tree by a utility company requires written approval by the city planner and parks superintendent.

(3) City property. City property shall not be subject to this section. City property, including rights-of-way, streets, and easements for public purpose, parks, and any other property under the jurisdiction of the city, shall be regulated by the requirements of this code.

(4) Single-family residential property. Developed property which is zoned in a single-family residential classification and where an existing residence is located shall not be subject to this section.

(i) Tree credits.

(1) Negative tree credits. For every protected tree removed, including fence row trees, the owner shall receive negative tree credits or shall be required to plant replacement trees as follows:

(A) Trees six to ten caliper inches, two negative credits for each caliper inch.

(B) Trees 10.1 to 15 caliper inches, four negative credits for each caliper inch.

(C) Trees 15.1 to 24 caliper inches, six negative credits for each caliper inch.

(D) Trees 24.1 caliper inches or larger, eight negative credits for each caliper inch.

(2) Replacement trees. Replacement trees shall be not less than three caliper inches. All replacement trees shall conform to the standards of the approved plant list for the city and the current edition of the "American Standard for Nursery Stock" (as amended), published by the American Association of Nurserymen. This requirement shall be in addition to the requirements of this article.

(2006 Code, sec. 28-181; Ordinance 09-05-797, sec. 2 (art. VII, sec. 1), adopted 5/18/09; Ordinance adopting 2015 Code)

ARTICLE 26.08 TREE PRESERVATION

Sec. 26.08.002 Approved plant list

“Recommended Landscape Plant Materials for North Central Texas” by the Collin County Extension Agent’s office in Collin County, lists approved plants for this jurisdiction. (2006 Code, sec. 28-182; Ordinance 09-05-797, sec. 2 (art. VII, sec. 2), adopted 5/18/09)

ARTICLE 26.08 TREE PRESERVATION

Sec. 26.08.003 Variance procedure

(a) The planning and zoning commission shall hold a public hearing on any request for a variation or exception to the standards provided by this article. The planning and zoning commission may not recommend a variation or exception unless the planning and zoning commission determines that the variation or exception will not substantially alter the intent of the standards established by this article.

(b) All recommendations of the planning and zoning commission under this article shall be forwarded to the city council. When the planning and zoning commission denies a request for a variation or exception to the standards set forth in this article, a hearing before the city council shall be set only if a written appeal is filed by the applicant with the city manager or his/her designee within 15 days of the date of the denial.

(2006 Code, sec. 28-183; Ordinance 09-05-797, sec. 2 (art. VII, sec. 3), adopted 5/18/09)

**City Council Meeting
November 17, 2015**

Issue

Discussion on update of Community Survey and schedule worksession.

Background

The City of Murphy contracted with Decision Analyst to conduct a community survey. The initial objective was to have 600 complete surveys. Response rate was much better than anticipated and at the time we closed the survey, 765 survey responses had been received.

Data collection period started on September 24, 2015 and was halted on October 23, 2015.

Consideration

- Staff has received the final draft report
- We will be forwarding the information for City Council review

Action Requested

Staff recommends scheduling a work session to review the extensive report details.

Due to technical errors pages 59 through 63 are blank and have been deleted.