MURPHY PLANNING AND ZONING COMMISSION AGENDA
REGULAR PLANNING AND ZONING COMMISSION MEETING
JANUARY 25, 2016 AT 6:00 PM, CITY HALL, COUNCIL CHAMBERS
206 NORTH MURPHY ROAD
MURPHY, TEXAS 75094

NOTICE is hereby given of a meeting of the Planning and Zoning Commission of the City of Murphy, Collin County, State of Texas, to be held on January 25, 2016 at Murphy City Hall for the purpose of considering the following items. The Planning and Zoning Commission 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.

CITY OF MURPHY
LIFE LIVED AT YOUR PACE

Jon King
Commissioner

Steve Levy
Commissioner

Camille Hooper
Commissioner

John Johnson
Commissioner

Lloyd Jones
Commissioner

Greg Mersch
Commissioner

Don Reilly
Commissioner

Randal Newhouse
Alternate

Julie Kamm
Alternate

Kristen Roberts
Director of Community Development

Lori Knight
Administrative Assistant

CALL TO ORDER

SEAT ALTERNATES AS NEEDED / INTRODUCTION OF NEW MEMBERS

ROLL CALL & CERTIFICATION OF A QUORUM

ELECTION OF OFFICERS (CHAIRMAN, VICE-CHAIRMAN, SECRETARY)

PUBLIC COMMENTS

CONSENT AGENDA

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

A. Approval of the Minutes from the December 28, 2015 regular meeting.

INDIVIDUAL CONSIDERATION

1. Hold a public hearing and consider and/or act on the application of LCD Capital Investments, LLC, to re-plat Lot 4, Block B – Murphy Village Addition (The Learning Experience). This property is located at 151 Brand Road at the SWC of Village Drive and Brand Road.

2. Hold a public hearing and consider and/or act on the application of Clark Knippers / PBK Murphy Propco LLC, to re-plat Lot 1R, Block 1 – McCraw Corner (PDQ). This property is located 104 E. FM 544 at the southeast corner of FM 544 and South Murphy Road.

3. Hold a public hearing and consider and/or act on the application of Wal-Mart Real Estate Business Trust requesting to amend PD (Planned Development) District No. 12-02-905 to allow for a Professional Service (specifically spa services) as a permitted use on property located on the eastern outparcel of Walmart on N. Murphy Road.

4. Hold a public hearing and consider and/or act on the application of Murphy Equity Management Ltd., requesting to amend PD (Planned Development) District No. 12-06-916 Concept Plan and to permit a self-storage facility as a permitted use on property located at the northwest quadrant of FM 544 and McCreary Road.

5. Discuss the application of Anshu Jain requesting to amend the Concept Plan for approximately 6.43 acres of property zoned PD (Planned Development) District No. 09-02-785, as amended by Ordinance No. 14-04-975, located on FM 544 approximately 800' west of Heritage Parkway for Lots 2-3, Block A, Nelson Addition. **This item was remanded back to Planning & Zoning Commission at the January 19, 2016 City Council meeting.**

6. Discuss the application of Ryan Betz of 4B & W Land, LLC., Ronald and Patricia Williford and Kevin McAllister requesting a change in zoning from SF-20 (Single Family 20 Residential) to Retail on approximately 5.56 acres of property located southeast of FM 544 and Maxwell Creek Road. **This item was remanded back to Planning & Zoning Commission at the January 19, 2016 City Council meeting.**

7. Discuss 2016 Comprehensive Plan Update project.

ADJOURNMENT

I certify that this is a true and correct copy of the Murphy Planning and Zoning Commission 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 January 22, 2016 by 5:00 p.m. and will remain posted continuously for 72 hours prior to the scheduled meeting pursuant to Chapter 551 of the Texas Government Code.

_____
Lori Knight
Administrative Assistant

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.

Murphy Planning and Zoning Commission Regular Meeting Minutes
206 North Murphy Road
Murphy, Texas 75094
December 28, 2015

CALL TO ORDER

Chair King called the meeting to order at 6:04 p.m.

ROLL CALL & CERTIFICATION OF A QUORUM

Commissioners Present: Jon King, Steve Levy, Camille Hooper, Lloyd Jones, Don Reilly and Greg Mersch

Commissioners Absent: John Johnson

City Staff Present: Kristen Roberts, Director of Community & Economic Development
Lori C. Knight, Administrative Assistant
Mack Reinwald, Assistant City Attorney

Lori C. Knight certified a quorum. Camille Hooper arrived at 6:32 p.m.

PUBLIC COMMENTS

INDIVIDUAL CONSIDERATION

1. Consider and/or act on the minutes from the November 23, 2015 Planning & Zoning Commission meeting.

COMMISSION ACTION
Vice Chair Levy made a motion to approve the November 23, 2015 Planning & Zoning Commission meeting minutes. Commissioner Jones seconded the motion. Motion passed 5-0.

2. Hold a public hearing and consider and/or act on the application of Anshu Jain requesting to amend the Concept Plan for approximately 6.43 acres of property zoned PD (Planned Development) District No. 09-02-785, as amended by Ordinance No. 14-04-975, located on FM 544 approximately 800' west of Heritage Parkway for Lots 2-3, Block A, Nelson Addition.

Staff Discussion
Kristen Roberts stated that the applicant was requesting an amendment to the concept plan that was approved in November 2014. No changes to the Planned Development District, including setbacks or permitted uses, were being requested. Ms. Roberts stated that there were a variety of reasons for the amendment as noted in the agenda item.

PUBLIC HEARING OPENED AT 6:12 PM

Diane Tingle, 124 Collin Court, Murphy
Mrs. Tingle stated that she was speaking on behalf of several of her neighbors who were out of town for the holidays who were against this item. She stated that this would decrease the values of their property and that the neighbors wanted to be able to look at the mature trees.

PUBLIC HEARING CLOSED AT 6:14 PM

COMMISSION DISCUSSION
The Commission discussed the proposed concept plan and asked the applicant for the reasons of the requested change.

Roland Foerster, Civil Project Engineer
Mr. Foerster stated that the differential grade from the east and west side, when the current plan was approved and analyzed, it appeared it was a bit more difficult to make the elevation changes compatible from one side to the other. They tried to avoid a drop from one side to the other. Mr. Foerster believes this is a better plan than what had been previously been presented. Also, on the previous plan, they realized it would have knocked out the pecan tree.

Vice Chair Levy stated that he would like to see more of a buffer zone that was committed to the residents back in 2013.

Pankaj Jain, property owner
Pankaj Jain stated that the amount of frontage that they were working with before would not have worked with their concept plan. They would have had to cut down the pecan trees and other trees and take out some of the road. Mr. Jain spoke with his engineers regarding how best to use the space.

There was continued discussion between the Commission and the property owner regarding the elevation, sidewalks, buffers and retaining walls.

Commissioner Hooper arrives at 6:32 p.m.

COMMISSION ACTION
Vice Chair Levy made a motion to deny the applicant's request to amend the Concept Plan for Lots 2-3, Block A, Nelson Addition. Commissioner Reilly seconded the motion for denial. **Motion to deny passed 6-0.**

3. Hold a public hearing and consider and/or act on the application of Ryan Betz of 4B & W Land, LLC., Ronald and Patricia Williford and Kevin McAllister requesting a change in zoning from SF-20 (Single Family 20 Residential) to Retail on approximately 5.56 acres of property located southeast of FM 544 and Maxwell Creek Road.

Staff Discussion
Kristen Roberts stated that the three applicants of the properties are requesting a straight zoning change from SF-20 to Retail. The buffers and layout have not been addressed. At this time it is a straight zoning request.

Commissioner Reilly asked what all the Retail uses were if the zoning change was approved. Ms. Roberts explained that there was a long list of uses by right.

Ryan Betz, Applicant, 5707 Willow, Dallas

Ryan Betz stated that the request was a straight zoning request. Mr. Betz stated that he had been in talks with the other applicants, Ronald and Patricia Williford and Kevin McAllister, about how they could better use the property since the Southeast Study had been released. Retail was chosen because of the similar commercial properties across the street. Traffic was taken into consideration and Mr. Betz believed that the impact would be minimal since there is already retail across the street.

The Commission discussed the property boundary lines and possibly developing a Planned Development District instead of going straight Retail.

PUBLIC HEARING OPENED AT 6:58 PM

1. Dennis Koleber - Opposed, would like the property to remain SF-20
2. Ray Weydant – Opposed, too much traffic already and the difficulty of getting into their neighborhood.
3. Kiros Gabriel - Opposed
4. Kevin McAllister – In Favor
5. Pat Williford – In Favor
6. Martha Gallion – Opposed, wants to keep the area zoned SF-20
7. Warren Gallion – Opposed, tired of addressing these zoning changes in his neighborhood
8. David Cole – Opposed, no more retail
9. Jennifer Berthiaume – Opposed, would like to see a better use of the property
10. Michael Goggins – Opposed, does not want to see retail in his backyard

PUBLIC HEARING CLOSED AT 7:19 PM

Commission Discussion

Vice Chair Levy stated that an amicable medium needs to be reached with Mr. Betz and his neighbors regarding the future use of his property.

Ryan Betz stated that he would be willing to go through the Retail permitted uses and strike uses that would be a cause of undo consternation for neighbors or draft up a Planned Development and make sure certain uses were not allowed.

Commissioner Reilly asked for legal clarification regarding if this zoning change request was denied, is there a restriction on when Mr. Betz could come before the Commission again.

Mack Reinwald, Assistant City Attorney

Mr. Reinwald stated that the applicants did have a right to appeal or not to City Council. Mr. Reinwald also clarified for the Commission that if the applicants came before the Commission with a PD eliminating certain uses, that would not be the same request as this one therefore he would not have

to wait the allotted time to come again before the Commission. However, if the applicants came back with a PD, a conceptual plan would have to be included.

Ryan Betz stated that one of the reasons they did not want to do a PD is because he did not know how the property would look like in the future. Mr. Betz did not want to have empty buildings sitting on the property and the level of the specificity of a concept plan nor how the flood plain would work. However, Mr. Betz did state he was willing to work with staff and going through the code book to strike out permitted uses.

COMMISSION ACTION

Vice Chair Levy made a motion to deny the request for a zoning change from SF-20 to Retail on approximately 5.56 acres of property located southeast of FM 544 and Maxwell Creek Road. Commissioner Reilly seconded the motion. **Motion to deny the zoning request passed 6-0.**

STAFF UPDATES

Next meeting will be held on January 25, 2016.

ADJOURNMENT

With no other business before the Commission, Chair King adjourned the meeting at 7:50 p.m.

APPROVED:

_____

Jon King, Chairman

Attest:

_____

Secretary

Issue

Hold a public hearing and consider and/or act on the application of LCD Capital Investments, LLC, to re-plat Lot 4, Block B – Murphy Village Addition (The Learning Experience). This property is located at 151 Brand Road at the SWC of Village Drive and Brand Road.

Considerations

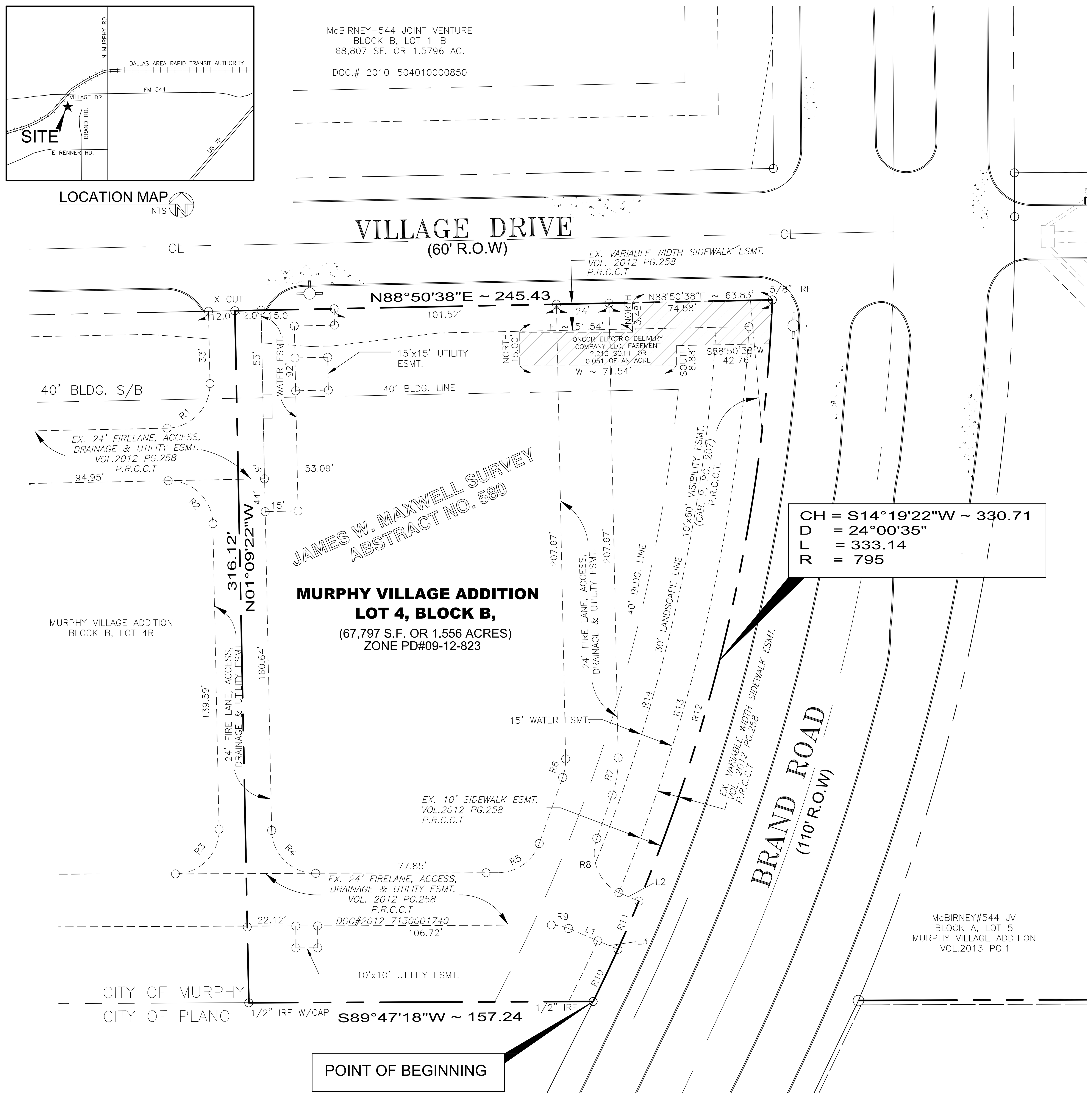
1. The re-plat for Lot 4 – Block B – Murphy Village Addition is a re-plat of a final plat.
    a. This re-plat creates The Learning Experience property as a standalone platted property with one owner.
2. A re-plat shall meet the same submittal and approval requirements as a final plat.
    a. All public improvements have been completed.
    b. The Learning Experience recently received their Certificate of Occupancy.
3. Following Planning & Zoning and City Council approval, the re-plat shall be filed at the county by the property owner in the same manner as a final plat.

Staff Recommendation

Staff recommends approving the re-plat as presented.

Attachments

Re-plat



PROPERTY OWNERS CERTIFICATION

McBirney-544 Joint Venture does own this property as described in Collin CountyClerk file number 2003-0207485 except the portion owned by SujanI Reality, LLC,described in Collin County County Clerk number 2010-0165040

LEGEND

IRS. = IRON ROD SET
IRF. = IRON ROD FOUND
M.R.C.C.T = MAP RECORD OF COLLIN COUNTY, TEXAS
P.R.C.C.T = PLAT RECORD OF COLLIN COUNTY, TEXAS
ESMT. = EASEMENT

CURVE TABLE

CURVE	DELTA	RADIUS	T	L	CH	CHD
R1	90°00'02"	20.00	20.00	31.42	N43°50'37"E	28.28
R2	90°00'00"	20.00	20.00	31.42	N46°09'22"W	28.84
R3	90°00'00"	20.00	20.41	31.78	N44°18'58"E	28.52
R4	89°03'20"	20.00	19.67	31.01	S45°41'02"E	28.05
R5	70°18'02"	20.00	14.08	24.54	N54°38'17"E	23.03
R6	20°38'38"	24.00	4.37	8.65	N09°09'57"E	8.60
R7	20°38'38"	48.00	8.74	17.30	S09°09'57"W	17.20
R8	66°47'55"	20.00	13.19	23.32	S13°54'42"E	20.02
R9	23°06'20"	20.00	4.09	8.07	N78°39'32"W	8.01
R10	1°54'06"	795.00	13.20	26.39	N25°22'40"E	26.39
R11	1°43'48"	795.00	12.00	24.00	N23°33'43"E	24.00
R12	20°22'42"	795.00	142.89	282.76	N12°30'28"E	281.27
R13	19°27'10"	785.00	134.56	266.52	S12°57'60"W	265.24
R14	19°21'48"	770.00	137.36	260.22	N13°00'27"E	259.00

LINE TABLE

LINE	LENGTH	BEARING
L1	14.44	N67°06'22"W
L2	10.00	S67°06'22"E
L3	10.00	N67°06'22"W

PREPARED BY:

PSA ENGINEERING
17819 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75252
PHONE: (972) 248-9651
TX T.B.P.E. REGISTRATION # F-006974
T.B.P.L.S. FIRM REGISTERATION # 100433

Y:\2014\21418.MVB\SURVEY\CONSTRUCTION PLAT (Original) 15-12-02.dwg

STATE OF TEXAS,

COUNTY OF COLLIN,

METES & BOUND DESCRIPTION

WHEREAS LCD CAPITAL INVESTMENT, LLC is the owners of 1.556 acres tract of land situated in the J. Maxwell Survey, Abstract No. 580, City of Murphy, Collin County, Texas, said the tract being Lot 4 Block B, MURPHY VILLAGE ADDITION recorded in VOL. 2012 PG. 258 Plat Recorded in Collin County, Texas and being more particularly decried by mete and bounds as follows;

BEGINNING at ½" Iron Rod Found at the Southeast corner of MURPHY VILLAGE ADDITION as described in document number 2003-0207485 of a Map, recorded at Collin County, Texas. Said the point also being on the west Right of Way line of Brand Road (110 ft ROW);

THENCE S89°47'18"W for a distance of 157.24 feet to ½" Iron Rod Set for a corner;

THENCE N01°09'22"W for a distance of 316.12 feet to "X" Cut for a corner, said a corner also being on the South Right of Way line of Village Drive (60 feet Right of Way);

THENCE N88°50'38"E along the South Right of Way of Village Drive for a distance of 245.43 feet to 5/8" Iron Rod Found for a corner, said a corner also being the Southwest corner of the intersection between Brand Road and Village Drive, said a point also being on a curve tangent;

THENCE along the curve to the right with a Chord Baring of S14°19'22"W and a Chord distance of 330.71 feet with a delta of 24°00'35", a curve radius of 795 feet and a curve length of 333.14 feet to **POINT OF BEGINNING** and containing 67,797 S.F. or 1.556 Acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ______________ acting herein by and through their duly authorized officers, does hereby adopt this plat designating the herein above described property as Lot 5 Block B of MURPHY VILLAGE Addition, an addition to the City of Murphy, Texas, and does her eby dedicate, in a 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 their respective 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 _________________,

By: ______________________

STATE OF TEXAS,

COUNTY OF COLLIN,

Before me, the undersigned authority, 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 upon my hand and seal of office, this ______day of _________________,

Notary Public in and for the State of Texas

My Commission Expire on

NOTES:

1.Basis of Bearings; Bearing are expressed as grid bearing (Texas Coordinate System of 1983, Zone 4202, NAD 83 Datum), as determined by GPS observations, resulting in a bearing of N 88°50'38"E, for the south right of way of Village Drive.

2. According to F.E.M.A flood insurance rate map, community panel no.48085C0415 J dated June 2,2009, this property does not appear to lie within a 100-year flood plain.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Pansak Sribhen, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Murphy.

Pansak Sribhen
Registered Professional Land Surveyor No. 3576

STATE OF TEXAS

COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Pansak Sribhen, Registered Public Land 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 upon my hand and seal of office, this ______day of ___________________,

Notary Public in and for the State of Texas

My Commission Expire on

Language Note:

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 for ingress and egress to other real property, and for the purpose of 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 tines of the City of Murphy, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

FINAL PLAT
Approved by the City of Murphy for filing at the office of the County Clerk of Collin County, Texas

RECOMMENDED BY: Planing and Zoning Commision, City of Murphy, Texas

Signature of Chairperson — Date of recommendation

APPROVED BY: City Council, City of Murphy, Texas

Signature of Mayor — Date of Approval

ATTEST:

City Secretary — Date

OWNER:

LCD CAPITAL INVESTMENT, LLC
3930 GALLERIA OAKS DRIVE
TEXARKANA, TX 75503

November 30, 2015

VOL. , PAGE.

REPLAT

FOR

LOT 4, BLOCK B, MURPHY VILLAGE ADDITION
THE LEARNING EXPERIENCE

A SUBDIVISION OF 2.475 ACRES
AN ADDITION TO THE CITY OF MURPHY, TEXAS
AS RECORDED IN VOL. 2012 PAGE 258
OF THE PLAT RECORDS IN COLLIN COUNTY, TEXAS
SITUATED IN THE
JAMES MAXWELL SURVEY, ABSTRACT NO. 580

SHEET 1 OF 1

Issue

Hold a public hearing and consider and/or act on the application of Clark Knippers / PBK Murphy Propco LLC, to re-plat Lot 1R, Block 1 – McCraw Corner (PDQ). This property is located 104 E. FM 544 at the southeast corner of FM 544 and South Murphy Road.

Considerations

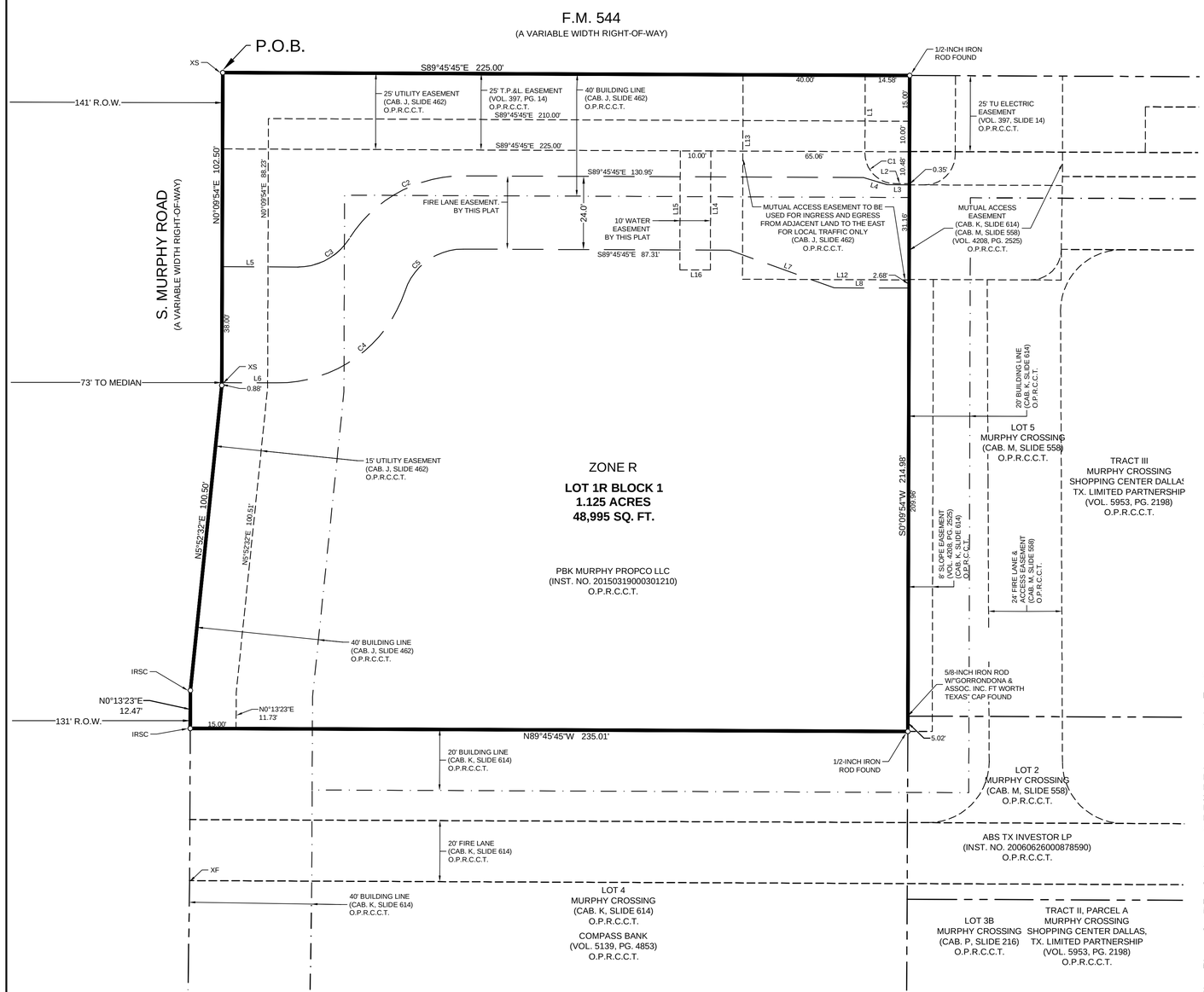
1. The re-plat for Lot 1R – Block 1 – McCraw Corner is a re-plat of a final plat.
    a. This re-plat creates the PDQ restaurant property as a standalone platted property with one owner.
2. A re-plat shall meet the same submittal and approval requirements as a final plat.
    a. All public improvements have been completed.
    b. PDQ received their Certificate of Occupancy.
3. Following Planning & Zoning and City Council approval, the re-plat shall be filed at the county by the property owner in the same manner as a final plat.

Staff Recommendation

Staff recommends approving the re-plat as presented.

Attachments

Re-plat



DESCRIPTION OF PROPERTY SURVEYED

BEING a tract of land situated in the Henry Maxwell Survey, Abstract No. 579, City of Murphy, Collin County, Texas; and being all of Lot 1, Block 1, McCraw Corner, an addition to the City of Murphy according to the plat recorded in Cabinet J, Slide 462 of the Map Records of Collin County, Texas; and being all of that tract of land described in Special Warranty Deed with Vendor's Lien to PBK Murphy Propco LLC recorded in Instrument No. 20150319000301210 of the Official Public Records of Collin County, Texas; and being more particularly described as follows:

BEGINNING at an "X" cut in concrete set at the intersection of the south right-of-way line of F.M. 544 (a variable width right-of-way) and the east right-of-way line of Murphy Road (a variable width right-of-way);

THENCE with said south right-of-way line of F.M. 544, South 89°45'45" East, a distance of 225.00 feet to a 1/2-inch iron rod found at the northwest corner of Lot 5, Murphy Crossing, an addition to the City of Murphy according to the plat recorded in Cabinet M, Slide 558 of said Map Records;

THENCE departing said south right-of-way line of F.M. 544 and with the west line of said Lot 5, South 0°09'54" West, passing at a distance of 209.96 feet a 5/8-inch iron rod with "Gorrondona & Assoc. Inc. Ft Worth Texas" cap found at the southwest corner of said Lot 5 and the westernmost northwest corner of Lot 2 of said Murphy Crossing addition recorded in Cabinet M, Slide 558, continuing with a west line of said Lot 2, in all a total distance of 214.98 feet to a 1/2-inch iron rod found at the northeast corner of Lot 4, Murphy Crossing, an addition to the City of Murphy according to the plat recorded in Cabinet K, Slide 614 of said Map Records;

THENCE departing said west line of Lot 2 and with the north line of said Lot 4, North 89°45'45" West, a distance of 235.01 feet to a 5/8-inch iron rod with "KHA" cap set in said east right-of-way line of Murphy Road, for the northwest corner of said Lot 4;

THENCE with said east right-of-way line of Murphy Road, the following courses and distances:

North 0°13'23" East, a distance of 12.47 feet to a 5/8-inch iron rod with "KHA" cap set for corner;
North 5°52'32" East, a distance of 100.50 feet to an "X" cut in concrete set for corner;
North 0°09'54" East, a distance of 102.50 feet to the **POINT OF BEGINNING** and containing 1.125 acres or 48,995 square feet of land.

The bearings for this survey are based on a bearing of South 89°45'45" East for the south right-of-way line of F.M. 544 according to the plat of McCraw Corner an addition to the City of Murphy, recorded in Cabinet J, Slide 462 of the Official Public Records of Collin County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **PBK MURPHY PROPCO LLC**, acting herein by and through his(its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as **MACRAW CORNER, LOT 1R, BLOCK 1** an addition to the City of Murphy, Texas, and does hereby dedicate, in fee simple, to the public use City of Murphy, Texas Subdivision Ordinance #02-09-549 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 their respective 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.

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.

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.

BY: PBK Murphy Propco LLC
_____
_____
Printed Name and Title

STATE OF TEXAS

COUNTY OF COLLIN

Before me, the undersigned authority, 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 _____ County, State of Texas

_____
My Commission Expires On:

_____
Printed Name:

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

That I, J. Andy Dobbs, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Murphy.

J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
Ph. 972-770-1300
andy.dobbs@kimley-horn.com

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

STATE OF TEXAS

COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared J. Andy Dobbs, 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 _____ County, State of Texas

_____
My Commission Expires On:

_____
Printed Name:

Approved by the City of Murphy for filing at the office of the County Clerk of Collin County, Texas.

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 of Approval

ATTEST:
_____ _____
City Secretary Date

OWNER:
PBK Murphy Propco LLC
8235 Douglas Ave., Suite 945
Dallas, TX5225
214-561-6505
Contact : Clark Knippers

ENGINEER:
Kimley-Horn and Associates, Inc.
12750 Merit Drive, Ste. 1000
Dallas Texas 75251
972-770-1300
Contact :Sarah Scott, PE

LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°09'54"W	25.50'
L2	S89°50'06"E	4.58'
L3	S89°30'24"E	7.26'
L4	S73°03'17"E	8.16'
L5	S89°45'45"E	24.64'
L6	S89°45'45"E	18.06'
L7	S70°06'52"E	36.33'
L8	S89°50'06"E	24.55'
L12	S89°45'45"E	54.58'
L13	S00°09'54"W	67.00'
L14	N00°14'15"E	39.02'
L15	S00°14'15"W	39.02'
L16	S89°45'45"E	10.00'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	10.00'	15.71'	S44°50'06"E	14.14'
C2	58°01'44"	44.00'	44.56'	N61°13'23"E	42.68'
C3	58°01'44"	20.00'	20.26'	N61°13'23"E	19.40'
C4	71°53'46"	44.00'	55.21'	N54°17'22"E	51.66'
C5	71°53'46"	20.00'	25.10'	N54°17'22"E	23.48'

LEGEND:

P.O.B. = POINT OF BEGINNING
IRF = IRON ROD FOUND
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
XS = "X" CUT SET
XF = "X" CUT FOUND
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORD COLLIN COUNTY TEXAS

NORTH

GRAPHIC SCALE IN FEET
20 0 10 20 40
1" = 20' @ 24X36

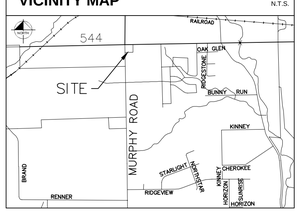
NOTE:

1. 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.

2. All corners are 5/8" iron rod with "KHA" cap set unless otherwise noted.

3. According to Map No. 48085C0415J, Community Panel No. 480137 0145 J, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

VICINITY MAP
N.T.S.



REPLAT
McCRAW CORNER
LOT 1R, BLOCK 1
BEING A REPLAT OF
McCRAW CORNER
BEING 1.125 ACRES OUT OF THE
HENRY MAXWELL SURVEY,ABSTRACT NO. 579
CITY OF MURPHY, COLLIN COUNTY, TEXAS

Kimley»Horn
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 20'	DWP	JAD	NOV. 2015	069311501	1 OF 1

DWG NAME: K:\DAL_SURVEY\069311501 PDQ MURPHY\DWG\069311501 PDQ MURPHY_FINAL PLAT.DWG PLOTTED BY DOBBS, ANDY 12/12/2015 1:46 PM LAST SAVED 11/18/2015 3:26 PM

Issue

Hold a public hearing and consider and/or act on the application of Wal-Mart Real Estate Business Trust requesting to amend PD (Planned Development) District No. 12-02-905 to allow for a Professional Service (specifically spa services) as a permitted use on property located on the eastern outparcel of Walmart on N. Murphy Road.

Site Background

On February 7, 2012, the City Council approved the Planned Development (PD) District No. 12-02-905 for this property.

Considerations

1. The applicant is requesting an amendment to the PD (Planned Development) District to allow for a Professional Service (specifically spa services) as a Permitted Use.
    a. The applicant has a potential user (Hand & Stone, Massage and Facial Spa – www.handandstone.com) and is requesting Professional Service as an allowed use.
        i. This not a nail salon.

2. 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. At the time of packet preparation, no responses had been received.

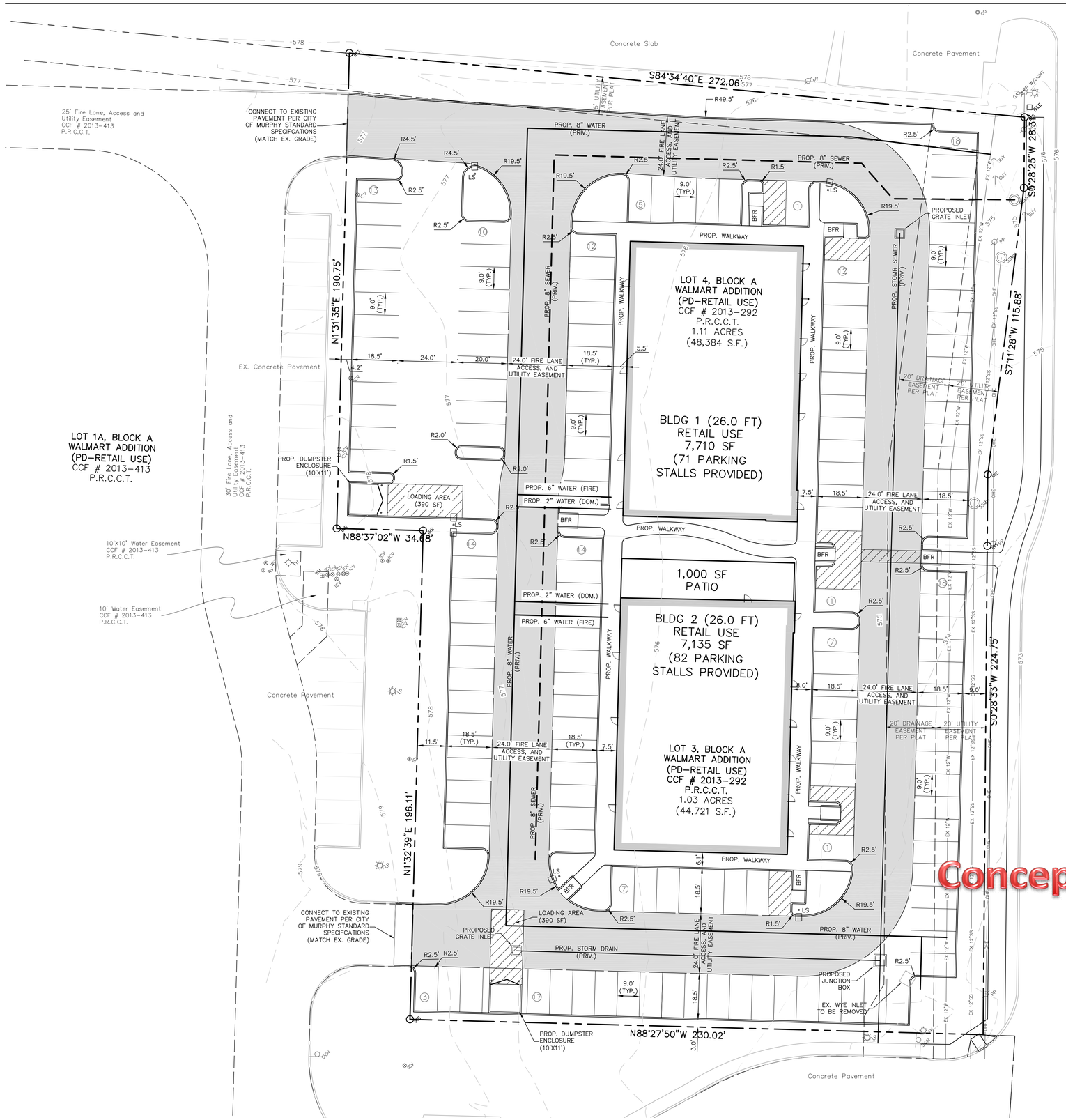
Staff Recommendation

Staff recommends approval to amend PD (Planned Development) District No. 12-02-905 to allow for a Professional Service (specifically spa services) as a permitted use on property located on the eastern outparcel of Walmart on N. Murphy Road.

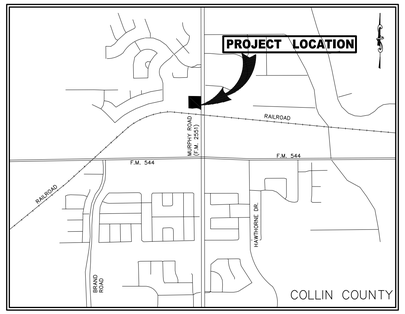
Staff also recommends the approval be noted specifically as a use for the company Hand & Stone.

Attachments

Conceptual Plan for reference only
Location Aerial
PD (Planned Development) District No. 12-02-905



Conceptual Plan for reference only



VICINITY MAP
(NOT TO SCALE)

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

LEGEND

- PROPOSED FIRELANE
- ACCESSIBLE CROSSWALK
- PROPOSED FENCE
- PROPOSED LIGHT STANDARD

NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. REFER TO SHEET C0.1 FOR GENERAL NOTES AND LEGEND.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING, DUMPSTER ENCLOSURE AND DETACHED GARAGE FOUNDATION LAYOUT AND DESIGN.
4. REFER TO LANDSCAPE PLANS FOR FENCE AND HARDSCAPE LAYOUT AND DESIGN.

SITE PLAN
LOTS 3 AND 4, BLOCK A – 2.14 ACRES
OF
WALMART ADDITION
OUT OF G. PIGUES, ABSTRACT NO. 699
CITY OF MURPHY, COLLIN COUNTY, TEXAS
DECEMBER 07, 2015

OWNER
WAL-MART REAL ESTATE BUSINESS TRUST
MAILSTOP # 0555, PO BOX 8050
BENTONVILLE, AR 72712-8055

ENGINEER
HPCivil Engineering, LLC
5339 ALPHA ROAD
SUITE 300
DALLAS, TEXAS 75240
PHONE: 972.701.9636
DYLAN T. BLACKSHEAR, PE
FIRM # F-12600

SURVEYOR
REALSEARCH OF TEXAS, LLC
P.O. BOX 1006
GOBLEY, TEXAS 76044
PHONE: 817.937.2655
JEREMY L. SEAL, RPLS
FIRM # 10158200

Engineer of Record:	DTB
Drawn by:	XX
Date Plotted:	12/8/2015
Issue for Pricing / Bidding:	-
Issue for Permit Application:	-
Issue for Construction:	-

REVISIONS:

#	DATE	COMMENTS

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LOTS 3 AND 4, BLOCK A WALMART ADDITION
CITY OF MURPHY, COLLIN COUNTY, TEXAS

PRELIMINARY
[NOT FOR CONSTRUCTION]

THIS DRAWING IS RELEASED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

THESE PLANS WERE PREPARED UNDER THE DIRECT SUPERVISION OF DYLAN T. BLACKSHEAR, P.E., TEXAS REG. #117571
DATE:

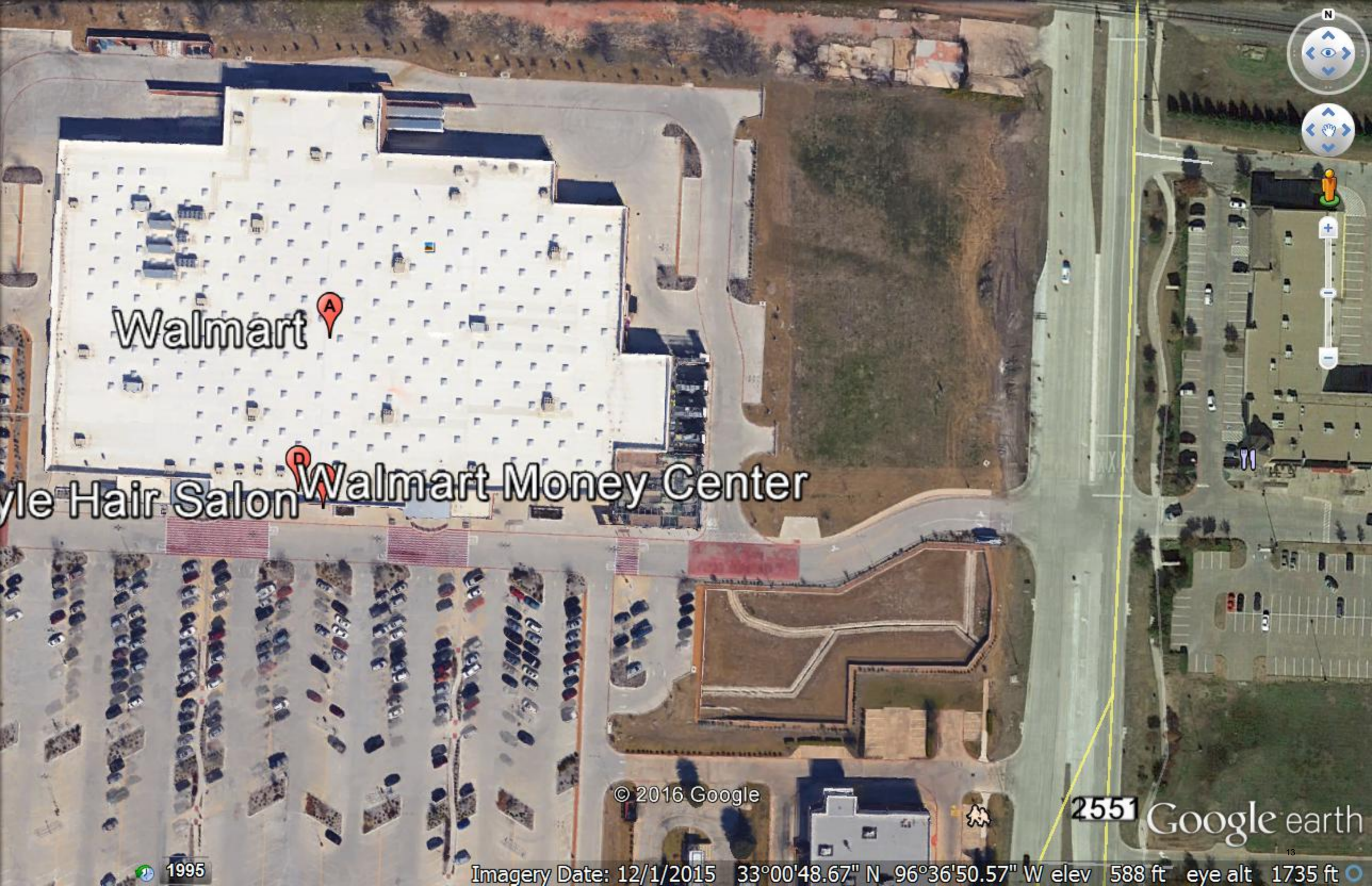
HPcivil engineering, LLC.
5339 ALPHA ROAD, SUITE 300 DALLAS, TEXAS 75240
972.701.9636 • 972.701.9639 FAX
TX REGISTERED ENGINEERING FIRM F-12600
www.hpcivileng.com

SHEET DESCRIPTION:
PLANNING SITE PLAN

SHEET NO.
C1.0

HPCE #15-001

FILE: X:\Projects\2015\15-505 TX-Murphy-FM544 & Murphy Rd\AutoCAD\Working Drawings\15505-CX-X-SITE.dwg
USER: rlehr@ldar DATE/TIME: Dec 08, 2015 - 10:04am


Walmart
A
yle Hair Salon
Walmart Money Center
© 2016 Google
2551
Google earth
1995
Imagery Date: 12/1/2015 33°00'48.67" N 96°36'50.57" W elev 588 ft eye alt 1735 ft

ORDINANCE NO. 12-02-905

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MURPHY, COLLIN COUNTY, TEXAS, AMENDING ITS COMPREHENSIVE ZONING ORDINANCE AND MAP, CHAPTER 86 OF THE CITY OF MURPHY CODE OF ORDINANCES BY AMENDING AN EXISTING PLANNED DEVELOPMENT DISTRICT FOR RETAIL USES ON AN APPROXIMATELY 24.09 ACRE TRACT OF LAND SITUTATED IN THE GEORGE H. PEGUES SURVEY, ABSTRACT NO 699, LOCATED IN THE CITY OF MURPHY, COLLIN COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR ALL PURPOSES, APPROVING PLANNED DEVELOPMENT STANDARDS ATTACHED HERETO AS EXHIBIT "B", APPROVING A CONCEPT PLAN ATTACHED HERETO AS EXHIBIT "C", APPROVING A LANDSCAPE PLAN ATTACHED HERETO AS EXHIBIT "D", AND APPROVING A SIGNAGE PLAN ATTACHED HERETO AS EXHIBIT "E"; PROVIDING A SEVERABILITY CLAUSE, A CUMULATIVE/ REPEALER CLAUSE, A PENALTY CLAUSE, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Ordinance No. 00-10-504, adopted on October 16, 2000, changed the zoning for the property described in this ordinance from LC/R (Light Commercial/Retail) District to TC (Town Center) District; and

WHEREAS, Ordinance No. 05-07-664, adopted on July 25, 2005, changed the zoning for the property described in this ordinance from TC (Town Center) District to PD (Planned Development) District for Retail Uses; and

WHEREAS, Ordinance No. 10-05-841, adopted on May 17, 2010, amended the PD (Planned Development) District for Retail Uses for the property described in this ordinance by revising the concept plan and certain development conditions; and

WHEREAS, Ordinance No. 11-05-881, adopted on May 24, 2011, amended the PD (Planned Development) District for Retail Uses for the property described in this ordinance by revising the concept plan and certain development conditions; and

WHEREAS, this ordinance shall amend the PD (Planned Development) Distict for

Retail Uses for the property described hereinbelow by revising the concept plan and certain development conditions as set forth hereinbelow and this ordinance shall thereby amend, repeal and supercede the foregoing ordinances to the extent of such amendments in this ordinance; and

WHEREAS, the Planning and Zoning Commission of the City of Murphy and the City Council of the City of Murphy, in compliance with the laws of the State of Texas, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested, and the City Council of the City of Murphy is of the opinion and finds that said changes should be granted and that the Comprehensive Zoning Ordinance should be amended;

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

Section 1. That all the above premises are found to be true and correct and are incorporated into the body of this ordinance as if fully set forth herein.

Section 2. That the Comprehensive Zoning Ordinance and Map of the City of Murphy, Texas, be, and the same are hereby, amended so as to amend a Planned Development District for Retail Uses for the property described as an approximately 24.09 acre tract of land situated in the George H. Pegues Survey, Abstract No. 699, in the City of Murphy, Collin County, Texas, and more particularly described in Exhibit "A" attached hereto and made part hereof for all purposes.

Section 3. That the development standards for this Planned Development District are attached hereto as Exhibit "B", and the same are hereby approved for said Planned Development District as required by Section 86-603, of the City of Murphy, Texas, Code of Ordinances.

Section 4. That the Concept Plan, Landscape Plan, and Signage Plan for this Planned Development District are attached hereto as Exhibits "C", "D", and "E" and the same are hereby

approved for said Planned Development District as required by Section 86-604, of the City of Murphy, Texas, Code of Ordinances.

Section 5. That Chapter 86 of the City of Murphy Code of Ordinances, as amended, shall be and remain in full force and effect save and except as amended by this ordinance.

Section 6. That this ordinance shall amend the Planned Development Distict for Retail Uses for the property described herein by revising the concept plan and certain development conditions as set forth herein and this ordinance shall amend, repeal and supercede all prior amendments to the Planned Development District for Retail Uses for the property described herein to the extent of the amendments in this ordinance.

Section 7. Severability Clause. If any word, section, article, phrase, paragraph, sentence, clause or portion of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect for any reason, the validity of the remaining portions of this ordinance or the Comprehensive Zoning Ordinance, Chapter 86 of the City of Murphy Code of Ordinances, and the remaining portions shall remain in full force and effect.

Section 8. Cumulative/Repealer Clause. This ordinance shall be cumulative of all provisions of State or Federal law and other ordinances of the City of Murphy, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such other ordinances, in which event the conflicting provisions of such ordinances are hereby repealed to the extent of such conflict.

Section 9. Penalty Clause. Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction, in the municipal court of the City of Murphy, Texas, shall he punished by a fine not to exceed the

sum of two thousand dollars ($2,000.00) for each offense, and each and every day any such violation shall continue shall be deemed to constitute a separate offense.

Section 10. Effective Date. This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and City Charter in such cases provide.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Murphy, Texas, on this 7th day of February, 2012.

Bret M. Baldwin, Mayor
City of Murphy

ATTEST:

Aimee Nemer, City Secretary
City of Murphy

APPROVED AS TO FORM:

Wm. Andrew Messer, City Attorney
City of Murphy

Exhibit A

Legal Description

LEGAL DESCRIPTION

BEING a tract of land situated in the George Pegues Survey, Abstract No. 699, City of Murphy, Collin County, Texas and being all of a tract of land described in General Warranty Deed to Murphy Plaza, LLC, recorded in Instrument No. 20070423000540150, Official Public Records of Collin County, Texas and all of a tract of land described in General Warranty Deed to Murphy Plaza, LLC, recorded in Instrument No. 20070423000540160, Official Public Records of Collin County, Texas and all of a tract of land described in General Warranty Deed to Murphy Plaza, LLC, recorded in Instrument No. 20070423000540170, Official Public Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a nail found in the north right-of-way line of F.M. 544 (a variable width right-of-way); said point being the southeast corner of Lot 3, Block A, Rio Dinero/FM 544 Addition, an addition to the City of Murphy, Texas according to the plat recorded in Cabinet O, Page 49, Map Records of Collin County, Texas;

THENCE departing said north right-of-way line and with the east line of said Lot 3, North 02° 12' 34" East, at a distance of 335.69 feet, passing a 1/2" iron rod with "J.D.J.R." cap found at the northeast corner of said Lot 3 and being the southeast corner of Lot 1R, Block A, Rio Dinero/FM 544 Addition, an addition to the City of Murphy, Texas according to the plat recorded in Cabinet O, Page 92, Map Records of Collin County, Texas, continuing, with the east line of said Lot 1R, in all a total distance of 1075.71 feet to a 1/2" iron rod with "ROOME" cap found for corner in the south line of a tract of land described in Deed to Dallas Area Rapid Transit Acquisition Corporation recorded in Volume 3424, Page 126, Land Records of Collin County, Texas; said point being the beginning of a non-tangent curve to the right having a central angle of 10° 26' 44", a radius of 1835.00 feet, a chord bearing and distance of North 82° 34' 25" East, 334.07 feet;

THENCE with the south line of said Dallas Area Rapid Transit Acquisition Corporation tract, the following courses and distances:

> In an easterly direction, with said curve to the right, an arc distance of 334.54 feet to a 1" iron rod found at the end of said curve;
> South 01° 52' 08" East, a distance of 50.00 feet to a "X" cut in concrete set for corner at the beginning of a non-tangent curve to the right having a central angle of 08° 07' 42", a radius of 1785.00 feet, a chord bearing and distance of South 87° 47' 19" East, 253.02 feet;
> In an easterly direction, with said curve to the right, an arc distance of 253.23 feet to a 1/2" iron rod found at the end of said curve;
> South 83° 55' 45" East, a distance of 557.20 feet to a 5/8" iron rod with "KHA" cap set for corner in the west right-of-way line of Murphy Road (F.M. 2251, a variable width right-of-way); said point being the northwest corner of a tract of land described in a deed to the State of Texas recorded in Volume 653, Page 612, Land Records of Collin County, Texas;

THENCE departing said south line and with said west right-of-way line, the following courses and distances:

> South 01° 08' 57" West, a distance of 353.61 feet to a "X" cut in concrete found for corner;

South 04° 18' 57" West, a distance of 197.74 feet to a "X" cut in concrete found for corner;

THENCE with an offset in said west right-of-way line, North 89° 24' 14" West, at a distance of 2.82 feet, passing a 1/2" iron rod with "N.D.M." cap found at the northeast corner of Lot 2, Block A, Walgreens-F.M. 544 Addition, an addition to the City of Murphy, Texas according to the plat recorded in Cabinet M, Page. 172, Map Records of Collin County, Texas, continuing, departing said west right-of-way line and with the north line of said Lot 2, in all a total distance of 152.76 feet to a 5/8" iron rod with "KHA" cap set for corner; said point being the northernmost northwest corner of said Lot 2;

THENCE with the west line of said Lot 2, South 01° 52' 09" West, a distance of 60.79 feet to a 1/2" iron rod with "N.D.M." cap found for corner; said point being an interior corner of said Lot 2;

THENCE with a north line of said Lot 2, North 88° 35' 23" West, at a distance of 68.34 feet, passing a 1/2" iron rod found at the westernmost northwest corner of said Lot 2 and the northeast corner of Lot 1R, Block A, Walgreens-F.M. 544 Addition, an addition to the City of Murphy, Texas according to the plat recorded in Cabinet N, Page 872, Map Records of Collin County, Texas, continuing with the north line of said Lot 1R, Block A, in all a total distance of 221.70 feet to a 5/8" iron rod with "KHA" cap set for corner at the northwest corner of said Lot 1R; from said point, a 1/2" iron rod found bears South 35°20' East, a distance of 0.8 feet;

THENCE with the west line of said Lot 1R, South 01° 24' 37" West, at a distance of 370.00 feet, passing a 1/2" iron rod with "N.D.M." cap found, continuing in all a total distance of 373.27 feet to a 5/8" iron rod with "KHA" cap set for corner in the said north right-of-way line of F.M. 544; said point being the northeast corner of a tract of land described in Deed to the State of Texas recorded in Clerk's File No. 92-0048067, Land Records of Collin County, Texas and the northwest corner of a tract of land described in Deed to the State of Texas recorded in Clerk's File No. 92-0037385, Land Records of Collin County, Texas;

THENCE with said north right-of-way line, the following courses and distances:

South 87° 21' 30" West, a distance of 357.06 feet to a 5/8" iron rod with "KHA" cap set for corner at the beginning of a non-tangent curve to the left having a central angle of 00° 06' 16", a radius of 9414.00 feet, a chord bearing and distance of South 86° 39' 41" West, 17.15 feet;
In a southwesterly direction, with said curve to the left, an arc distance of 17.15 feet to a 5/8" iron rod with "KHA" cap set at the beginning of a non-tangent curve to the right having a central angle of 00° 16' 04", a radius of 9489.00 feet, a chord bearing and distance of South 86° 44' 35" West, 44.36 feet;
In a southwesterly direction, with said curve to the right, an arc distance of 44.36 feet to a 5/8" iron rod with "KHA" cap set at the end of said curve in the east line of a tract of land described in Deed to the State of Texas recorded in Clerk's File No. 95-0067686, Land Records of Collin County, Texas; said point being the northwest corner of said State of Texas tract recorded in Clerk's File No. 92-0048067;
North 01° 26' 09" East, a distance of 10.21 feet to a 5/8" iron rod with "KHA" cap set for corner at the beginning of a non-tangent curve to the right having a central angle of 02° 22' 30", a radius of 8591.75 feet, a chord bearing and distance of South 88° 03' 19" West, 356.13 feet; said point being the northeast corner of said State of Texas tract recorded in Clerk's File No. 95-0067686, Land Records of Collin County, Texas; from

said point a 1/2" iron rod found bears North 14° 32' West, a distance of 1.1 feet and a 1/2" iron rod found bears South 01°51' East, a distance of 0.6 feet;
In a Southerly direction with said curve to the right, an arc distance of 356.16 feet to the **POINT OF BEGINNING** and containing 24.094 acres or 1,049,554 square feet of land.

The bearings system for this survey is based on a bearing of North 02° 12' 34" East, according to General Warranty Deed to Murphy Plaza, LLC, recorded in Instrument No. 20070423000540170, Official Public Records of Collin County, Texas.

Exhibit B

Development Conditions

ZONING FILE NO. 2011-02

Northwest Quadrant
FM 544 and North Murphy Road (FM 2551)

PLANNED DEVELOPMENT CONDITIONS

I. **Statement of Intent**: The intent of this Planned Development District is to provide high quality retail development that is generally consistent with the Comprehensive Plan.

II. **Statement of Purpose**: The purpose of this Planned Development District is to ensure that any development that occurs within the area designated by this Planned Development encourage the following uses.

- Larger anchor uses
- Grocery Store
- Family, sit-down restaurants
- Upscale retail shops
- Individual pad site uses

III. **Statement of Effect:** This Planned Development shall not affect any regulation found in the Comprehensive Zoning Ordinance, Ordinance No. 04-05-610, as amended, except as specifically provided herein.

IV. **General Regulations:** All regulations of the R (Retail) District set forth in Section 29 of the Comprehensive Zoning Ordinance are included by reference and shall apply except as otherwise specified by this ordinance.

V. **Development Plans:**

A. Concept Plan: Development shall be in general conformance with the approved concept plan set forth in Exhibit C; however, in the event of conflict between the concept plan and the conditions, the conditions shall prevail.

B. Landscape Plan: Development shall be in general conformance with the approved landscape plan set forth in Exhibit D; however, in the event of conflict between the landscape plan and the conditions, the conditions shall prevail.

C. Signage Plan: Development on Lot 1 shall be in general conformance with the approved signage plan as set forth in Exhibit E; however, in the event of conflict between the signage plan and the conditions, the conditions shall prevail.

D. Concept Plan, Landscape Plan, and Signage Plan approval shall be for a period of one year from the date of City Council action on the plan. If within that one-year period a site plan has been submitted for a portion of the development, then the Concept Plan shall be deemed to have no expiration date. However, if no site

plan has been submitted for at least of portion of the development, then the Concept Plan shall be valid for a period of one year from the date of adopting ordinance. Site plans shall be valid for a period of one year from the date of City Council action on the plan.

E. Site Plan: Before development can begin, a site plan shall be submitted in accordance with the requirements set forth in Chapter 86, Article II, Division 7 of the City of Murphy Code of Ordinances. The site plan may be for all or any part of the land within the Planned Development District.

VI. Specific Regulations:

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

1. Amusement Services (Indoors) (SUP)
2. Antique Shop
3. Art Dealer/Gallery
4. Artist Studio
5. Automotive Driving School (SUP)
6. Bakery (Retail)
7. Bank or Credit Union (one free standing only) (SUP)
8. Barber/Beauty Shop
9. Barber/Beauty Shop College (SUP)
10. Book Store
11. Cafeteria
12. Church/Place of Worship
13. Civic Club
14. Clinic (Medical)
15. Computer Sales
16. Confectionery Store (Retail)
17. Department Store
18. Dinner Theatre (SUP Only)
19. Electronics (Retail)
20. Financial Services (Advice/Invest)
21. Florist
22. Food or Grocery Store (SUP)
23. Furniture Sales (Indoor)
24. Governmental Building (Municipal, State or Federal)
25. Hardware Store
26. Health Club (Indoors)) (SUP Only)
27. Home Improvement Center (SUP)
28. Insurance Agency Offices
29. Laundry/Dry Cleaning (Drop Off/Pick Up Only)
30. Library (Public)

EXHIBIT B

31. Motion Picture Theatre
32. Museum (Indoors Only)
33. Non-Profit Activities By Church
34. Offices (Brokerage Services)
35. Offices (Health Services)
36. Offices (Legal Services)
37. Offices (Medical Office)
38. Offices (Professional)
39. Pet Shop/Supplies
40. Pharmacy (SUP)
41. Photo Studio
42. Photocopying /Duplicating
43. Real Estate Offices
44. Restaurant
45. Restaurant (Drive-In/Drive Thru) (~~SUP~~ Lot 4 only, see Exhibit C)
46. Retail Store
47. School, (K-12) (Public)
48. School, Vocational
49. Skating Rink (Ice)
50. Tailor Shop
51. Theatre (Live Drama)
52. Travel Agency

The following uses shall be permitted as part of a Retail Store exceeding 100,000 square feet (along with other uses customarily included in such large scale Retail Stores):

1. Alcoholic Beverage Retail Sales (subject to the requirements of Chapter 10 of the City of Murphy, Texas Code of Ordinances)
2. Automatic Teller Machines (ATMs)
3 Bank or Credit Union
4 Bike Sales and/or Repair
5. Food or Grocery Sales
~~4.~~6. Garden Shop
~~5.~~7 Handicraft Shop
~~6.~~8 Lawnmower Sales and/or Repair
~~7.~~9 Needlework Shop
~~8.~~10 Plant Nursery (Retail Sales/Outdoor Storage)
~~9.~~11 Video Rental/Sales
~~10.~~12 Temporary Outdoor Retail Sales/Commercial Promotion

B. Area Regulations:

1. Minimum Size of Lot/Tract: There shall be no minimum lot/tract areas required.
   Minimum Lot/Tract Width: 170 feet.
2. Minimum Lot/Tract Depth: There shall be no minimum lot/tract depth required.

3. Pad Sites: The maximum number of pad sites allowed along FM 544 shall be ~~two (2)~~ one (1). The maximum number of pad sites allowed along North Murphy Road (FM 2551) shall be ~~three (3)~~ two (2).

C. Parking, Driveways and Sidewalks:

1. Parking areas shall not be permitted within any landscape buffer strip.

2. Fire lanes, driveway, loading areas and access easements shall be paved in accordance with the minimum design standards of the City of Murphy codes and ordinances.

3. The number of required parking spaces for a Retail Store with a floor area greater than 100,000 square feet located on Lot 1 shall be as shown on Exhibit C. The number of required parking spaces for all other uses and lots shall be dependent upon the use and shall meet the requirements of the City of Murphy Comprehensive Zoning Ordinance.

4. No required parking space may be occupied by signs, merchandise, or display items at any time except by specific 30 day permit.

5. A special "signature" paving treatment shall be established as shown on the approved concept plan (Exhibit C). Appropriate locations for the special paving treatment shall include street intersections, pedestrian crosswalks and driveway openings.

6. Sidewalks along FM 544 and Murphy Road (FM 2551) shall be 8 feet in width.

7. Parking spaces for Lot 1 Block A shall be no less than 800 spaces, to allow additional ingress/egress on the pedestrian walkways.

D. Loading and Unloading

1. Truck loading berths and apron space shall only be required for space that totals 30,000 square feet or more and shall not be located on the street side of any building.

2. Truck loading berths shall not be located within any required setback or landscape buffer strip.

E. Minimum Exterior Construction Standards, Building Materials and Design. Exterior Construction and Design Requirements shall comply with the standards set forth in Chapter 28, Code of Ordinances, except as provided below.

EXHIBIT B

1. All structures, including all building elevations, shall be constructed utilizing a unified design that is substantially consistent with the approved Exterior Elevation Plan.

2. All exterior elevations shall utilize a unified design. The following masonry materials shall be allowed:

   a. Brick
   b. Cast Stone
   c. Scored & Textured concrete tilt wall
   d. EIFS and Stucco (limited to no more than 12% total)
   e. Integral-color split-face CMU
   f. Stone/simulated stone

3. The use of primary or garish colors shall not be predominately used on the exterior façade of any structure. Corporate identities shall be allowed with owner review and approval.

4. Stand fans, skylights, cooling towers, communication towers, satellite dishes, vents, and any other structures or equipment, whether located on the roof or elsewhere, shall be architecturally compatible or effectively shielded from view from any immediately adjacent public dedicated street by an architecturally sound method.

5. Each commercial building, complex of buildings or separate commercial business enterprise shall have a trash bin on the premises adequate to handle the trash and waste items generated, manufactured, or acquired thereon by such commercial activities. The sorting, handling, moving, storing, removing and disposing of all waste materials must be housed or screened from view.

6. In all cases, mechanical equipment on roofs and outcroppings shall be clad by a like building material or painted with a color scheme similar to the principal structure walls or roof.

7. The maximum height of buildings on the project is 40 feet.

8. Stone must be incorporated at a minimum of 15% in the exterior elevation on the front and both sides (east and west) of the proposed store. Also, stone shall incorporate the base of the proposed Lot 1 monument sign.

F. Landscape Standards. Landscaping shall comply with the standards set forth in Chapter 28, Code of Ordinances, except as provided below.

EXHIBIT B

1. Landscaping shall generally be as shown on the approved Landscape Plan (Exhibit D). Landscaping shall be required on all developments within the Planned Development District and shall be complete prior to the issuance of any certificate of occupancy for the specific development. An automatic underground irrigation system shall be installed and maintained for all required landscaping and shall be in place and operable at time of planting.

2. A landscape buffer shall be provided a minimum of 20 feet in depth, with an average depth of 25 feet adjacent to the right-of-way of FM 544 and a minimum 25 feet in depth adjacent to Murphy Road (FM 2551). No parking may be placed within any landscape buffer. Pedestrian easements and sidewalks may be located within a landscape buffer.

3. A landscape buffer shall be provided for an average of fifteen (15) feet in depth adjacent to the Southern Pacific /DART Railroad right-of-way.

4. Parking Lots
   a. A minimum percentage of the parking area shall be landscaped according to the following requirements. Such landscaping shall be distributed within the parking area, occurring within medians, islands, or peninsulas. All such landscape areas shall be protected by concrete curbing or other acceptable devices which prohibit vehicular access to landscaped areas. Bumper overhang shall not be included as part of required landscaping. A permeable area no less than six (6) feet by six (6) feet shall be provided surrounding each tree located in a surface parking area.

      1. A total of five (5) percent of the interior of the entire parking lot regardless of location, shall be landscaped. One large tree or three (3) ornamental trees from the Plant List, shall be provided for each twelve (12) parking spaces, and planted within the five (5) percent area. Trees shall be distributed so that bays of parking spaces shall not exceed twenty (20) spaces in length.

      2. An additional 7% open space shall be provided. This 7% will be for the entire development and not necessarily on a lot by lot basis. The 7% area will consist of two or more of the following amenities:

         a. Pedestrian walkways
         b. Benches
         c. Gazebo

d. Constant level pool
e. Landscape material
f. Hardscape
g. Pedestrian lighting

~~5. More trees in the landscape area by Sonic and in the landscape area behind Lots 2, 3, and 4 of Block A.~~

3. Enhanced tree density shall be provided in landscape areas at the rear lot line of Lots 2, 3, and 4 of Block A and adjacent to the side lot line of Lot 1R, Block A Walgreens - FM 544 Addition as shown on Exhibit D.

~~6. No Bermuda grass under trees, use mulch and/or groundcover.~~

4. Areas beneath trees shall be mulched or planted with groundcovers other than Bermuda grass.

~~7. Detention pond shall have easy maintainable grass.~~

5 Low maintenance grasses shall be used for the detention pond.

G. Screening. Screening shall comply with the standards set forth in Chapter 28, Code of Ordinances, except as provided below.

1. All screening at the rear (north) of the property will be a live screen where required. Plant materials shall conform to the standards of the approved plant list in Section 50 and the current edition of the "American Standard for Nursery Stock" (as amended), published by the American Association of Nurserymen.

2. All truck docks/loading areas for anchor stores shall be screened from view through the use of 8 foot high masonry walls (which are the same colors and materials as main building). All truck docks/loading areas for pad sites shall be screened from view through the use of 8 foot high masonry walls (which are the same colors and materials as the main building) and shall have living screens (eight foot height and at least 75 percent density within three years of planting.

3. Outside seasonal displays shall be permitted within the Planned Development District. Outside storage shall not be permitted with the Planned Development District.

4. The back northeast corner of Lot 1, Block A shall be screened with evergreen type trees, preferably live oaks and magnolias, ~~and additional number of trees~~ as shown on Exhibit D.

5. The stacking racks at the rear of the Garden Center shall be screened with black ornamental fence.

H. Site Lighting: Lighting shall comply with the standards set forth in Chapter 28, Code of Ordinances, except as provided below.

EXHIBIT B

1. Site lighting fixtures used along entrance driveways and parking areas shall be uniform and a consistent design within the development. Lighting standards for illuminating these areas shall be no taller than 30 ft. high. However, the height of all light standards shall be subject to review of the lighting plan during the Site Plan review.

I. Signage and Graphics. Signage will comply with the standards set forth in Chapter 28, Code of Ordinances, except as provided below.

1. General

   a. Monument signs ~~All signage~~ for Lot 1 ~~the Planned Development District~~ shall be allowed as shown on the approved Signage Plan (Exhibit E).
   b. Single Tenant Monument Signs-One (1) monument sign shall be allowed on each pad site and shall be limited to a maximum sign area of 40 square feet and a maximum structure area of 80 square feet.
   ~~c. Shopping center signs-Two (2) shopping center signs shall be permitted as shown on the approved Signage Plan (Exhibit E). Each shopping center sign shall be limited to a maximum sign area of 300 square feet and a maximum structure area of 500 square feet.~~

2. Single Tenant Monument Signs

   a. Monument signs shall identify individual tenants or uses within a pad site. Monument signs shall be a maximum of seven (7) feet tall.
   b. All single tenant monument signs shall be double-sided, internally illuminated Plexiglas sign panels contained within a masonry structure. Single tenant monument signage may also be lit by ground mounted flood lighting or internal letter illumination either face lit or reverse channel lit.
   c. Monument signs shall be located at a set back distance of not less than eight (8) feet from the right-of-way line of any adjacent street and maybe incorporated within the landscaping area or buffer.
   d. Construction of monument signs shall include a base of material similar to the material used for buildings.

3. ~~Shopping Center Signs~~

   ~~a. Shopping center signs shall be constructed at a height not to exceed thirty-five (35) feet.~~
   ~~b. The base of the shopping center sign shall be located at a set back~~

~~distance of not less than eight (8) feet from the right-of-way line of any adjacent street and may be incorporated within the landscaping area or buffer.~~

~~c. All shopping center signs shall be double-sided, internally illuminated Plexiglas sign panels contained within a masonry structure. Pylon signs may also be lit by ground mounted flood lighting or internal letter illumination either face lit or reverse channel lit.~~

~~d. Construction of shopping center signs shall include a base of material similar to the material used for buildings.~~

4~~,~~ Temporary Marketing Signage

a. One (1) quality temporary marketing sign shall be permitted on the development on FM 2551 (Murphy Road) and on FM 544. These signs shall for a term of twelve (12) months from the date of installation.

b. The maximum signage area will be 64 square feet. The maximum height shall be 8 feet.

c. All other temporary signage specifically referred to in the Signage Criteria package or in this section shall comply with the City of Murphy standards.

d. Temporary signs are not required to be constructed of the material used for buildings.

J. <u>Open Space</u>

1. All open space amenities shall use a unified design as shown on the approved Amenities Plan. Development with the Planned Development District should make a positive impact to the City by providing defined public spaces and activity centers so that varied activities are encouraged within these areas. This can be accomplished through the incorporation of open spaces that become public amenities and that provide interest within the Tract at the pedestrian level.

a. Outdoor Seating. Any establishment serving food for consumption on-premises is encouraged to provide an outdoor seating area and shall be approved with the site plan. The outdoor seating area may be included as a portion of the 7% open space requirement as stated in (b.) below.

b. An additional 7% of open space is required in addition to the landscape, setback, and parking lot island requirements. The additional 7% may be located adjacent to the required setbacks or landscaping at the ROW and property lines or in front or in some cases to the side of the structure. The additional open space percentage may not include the building footprint or vehicular

parking lot. This area and associated amenities shall be approved on the site plan. At least one of the following amenities shall be located within the additional 5% open space area and count towards the required percentage.

1. Water feature, such as a fountain or detention pond with constant water level.
2. Plaza or courtyard with art sculpture piece.
3. Outdoor patio or gazebo with seating area.
4. Other areas for pedestrian congregation, as may be approved on the site plan.

2. Outside seasonal displays shall be permitted within the Planned Development District. Outside storage shall not be permitted with the Planned Development District.

VII. Special Regulations:

A. Right Turn Deceleration Lanes: A right turn deceleration lane shall be required for the median divided driveway on FM 544 at the time construction begins on any pad site along FM 544. A right turn deceleration lane shall be required for the south driveway on FM 2551 (North Murphy Road) at the time construction begins on any pad site along FM 2551 (North Murphy Road).

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

C. Cross-Access Requirement: A joint access (i.e.-ingress, egress) easement shall be provided to minimize the number of driveway openings along FM 544 and FM 2551 (Murphy Road). The location(s) of access easement(s) shall be shown on the site plan and shall comply with the Texas Department of Transportation (TxDOT) Access Management Standards.

D. ~~The divided median in the entrance off FM 544 is eliminated.~~ The Lot 1, Block A ingress/egress at FM 544 shall be as shown on Exhibit C.

E. Stained concrete shall be used for pedestian entrances and walks that intersect driveways and roads.

Exhibit C

Concept Plan

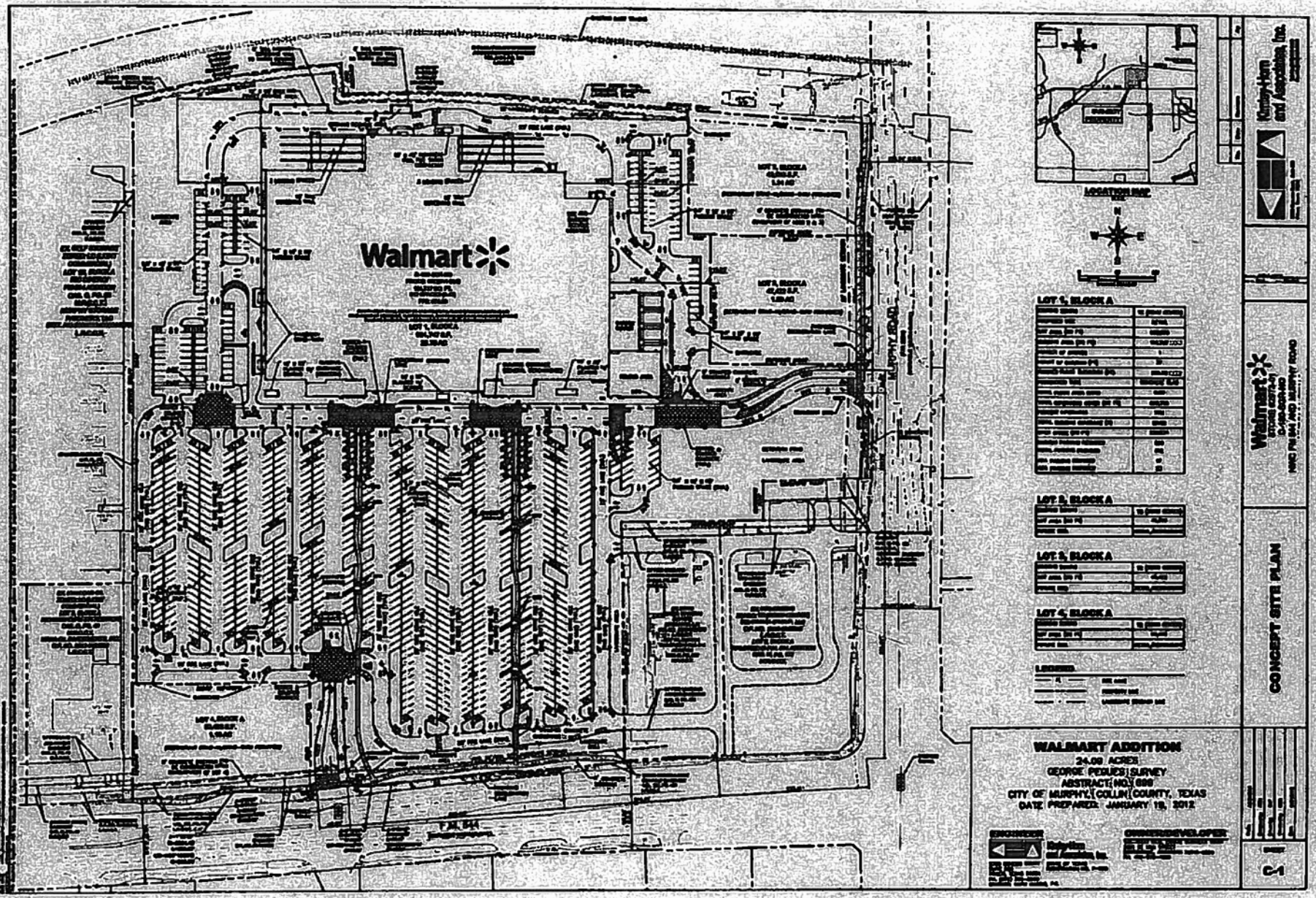
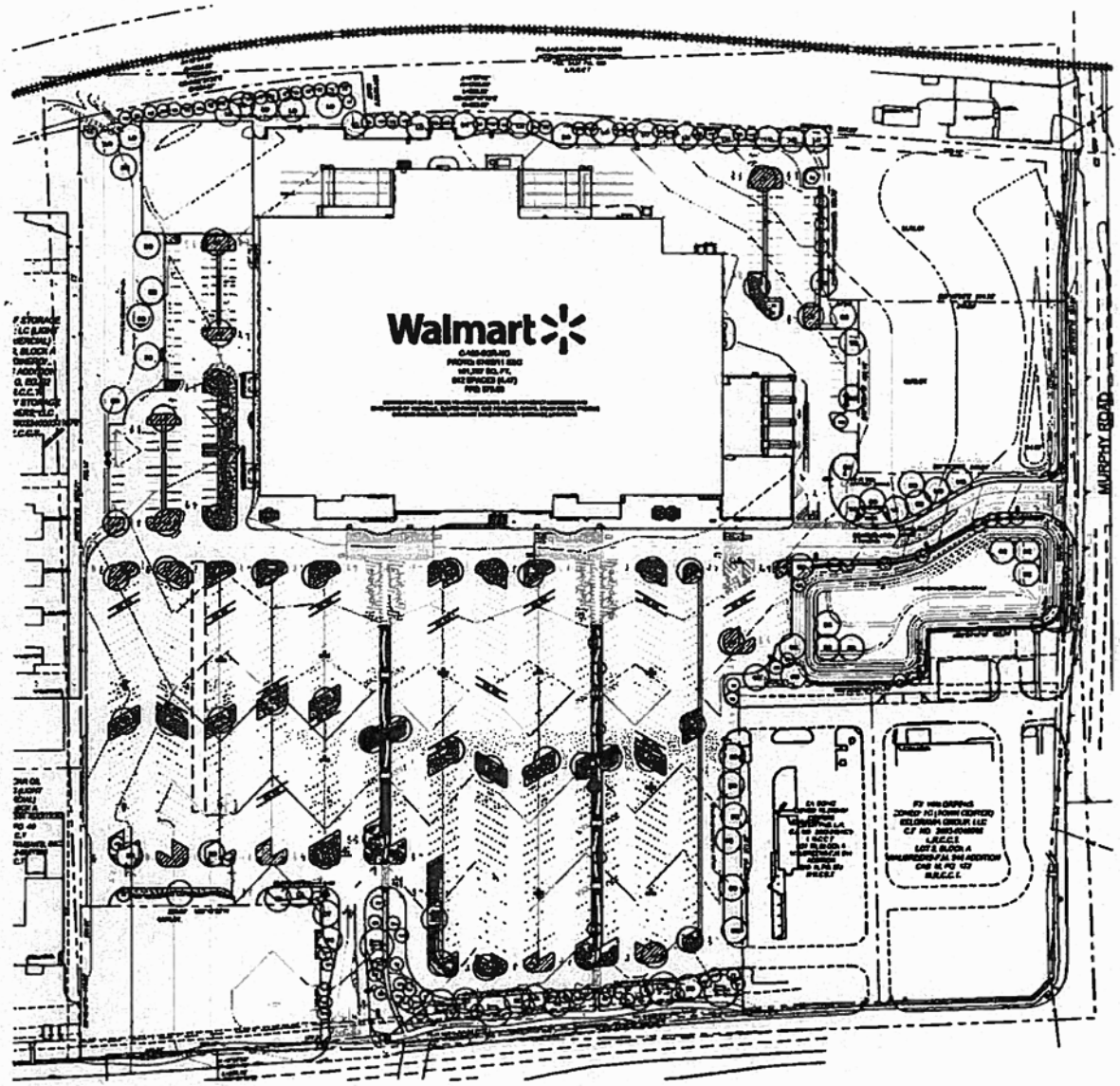

Walmart
LOCATION MAP
LOT 1, BLOCK A
LOT 2, BLOCK A
LOT 3, BLOCK A
LOT 4, BLOCK A
LEGEND
WALMART ADDITION
24.00 ACRES
GEORGE PEDUCE SURVEY
ABSTRACT NO. 699
CITY OF MURPHY, COLLIN COUNTY, TEXAS
DATE PREPARED: JANUARY 19, 2012
ENGINEER
OWNER/DEVELOPER
Walmart
CONCEPT SITE PLAN
C-1

Exhibit D

Landscape Plan



integration studio

John P. Murphy, ASLA

TREE LEGEND

SHRUB LEGEND

FEATURES LEGEND

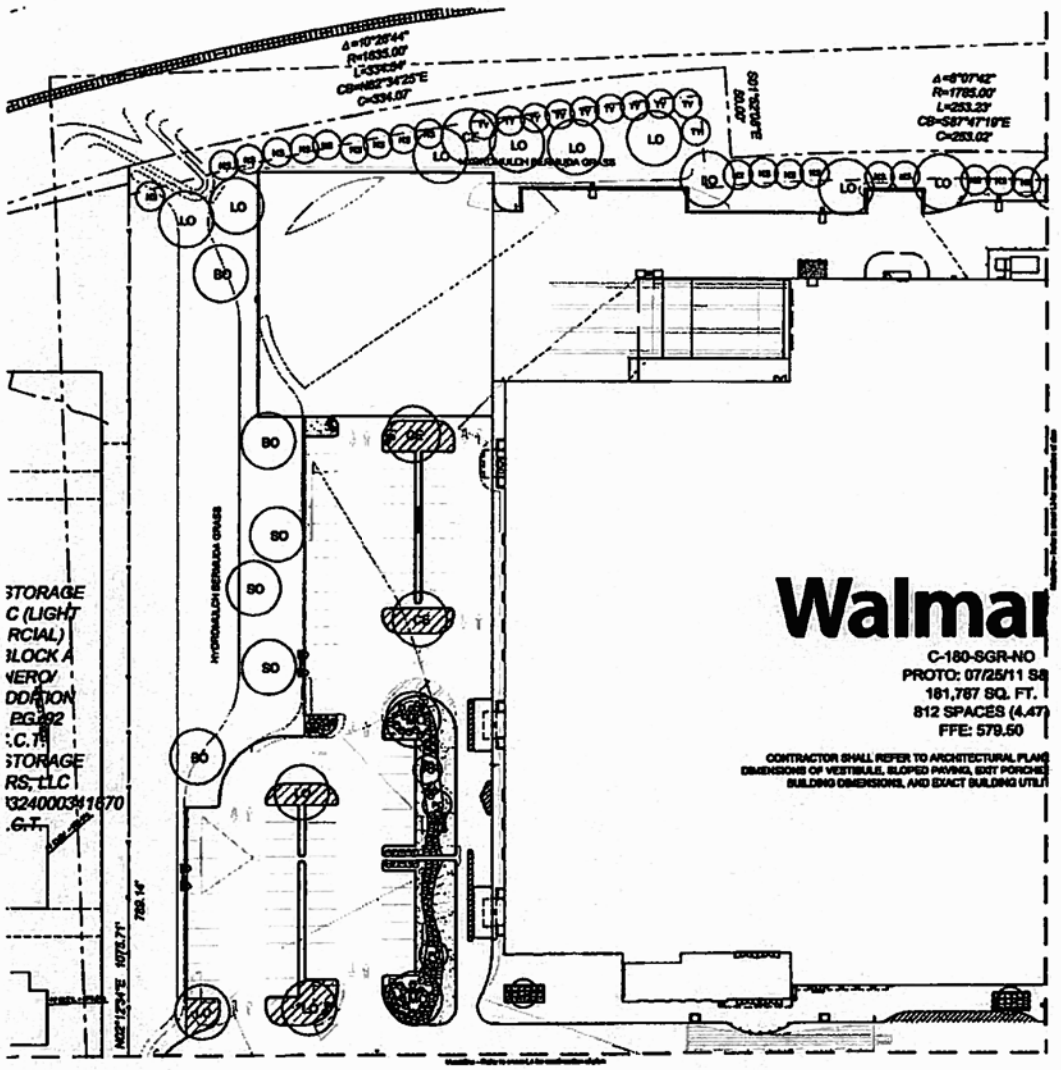
LANDSCAPE NOTES

Kimley-Horn and Associates, Inc.

Walmart
STORE #2973-01
C-180-SGR-NO
NWC FM 544 AND MURPHY ROAD
MURPHY, TEXAS

OVERALL LANDSCAPE PLAN

SHEET
L-1



TREE LEGEND

SHRUB LEGEND

LANDSCAPE NOTES

FEATURES LEGEND

N
W E
S

KEY MAP

Integration studio

John F. Murphy, ASLA

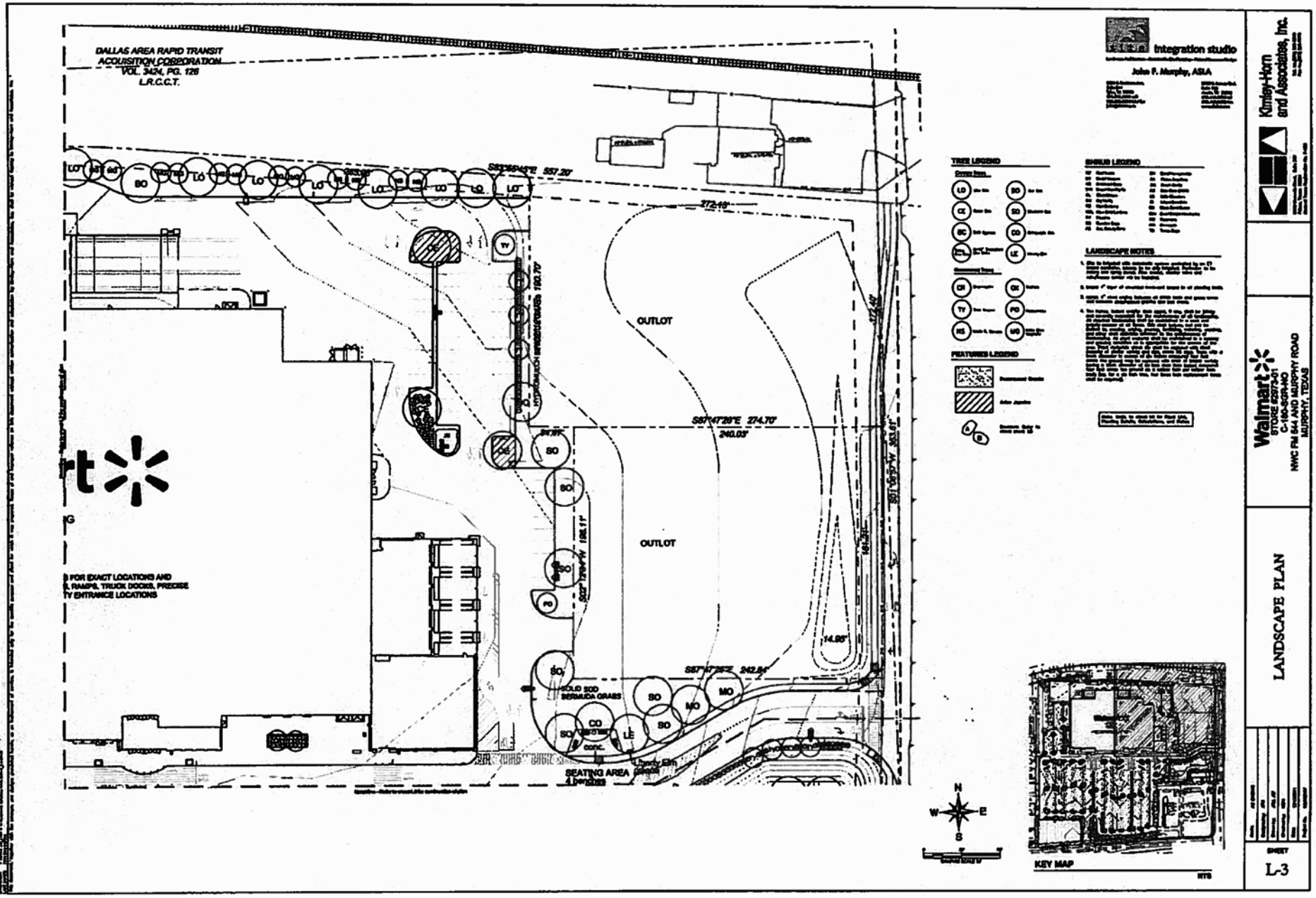
Kimley-Horn and Associates, Inc.

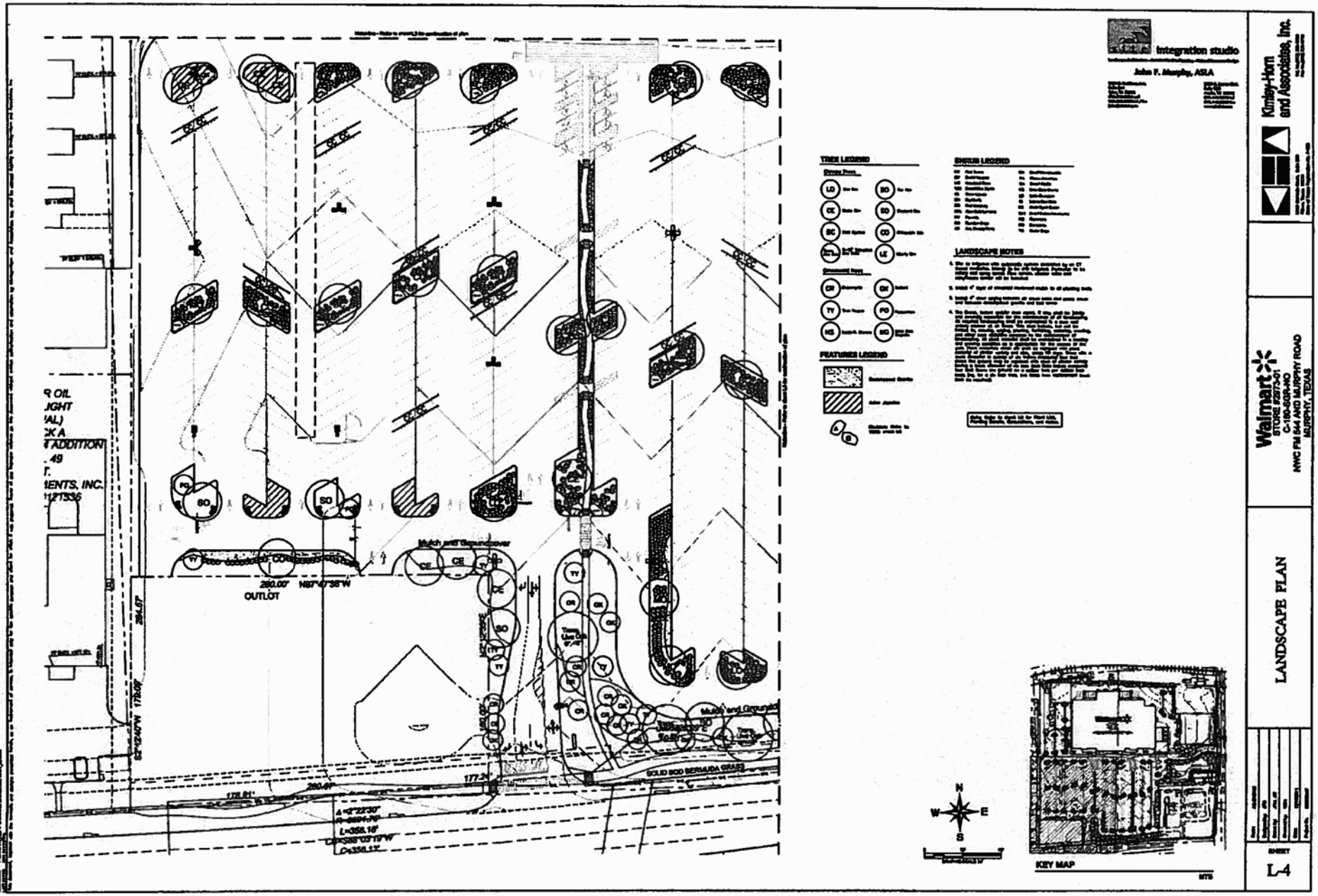
Walmart
STORE #0977-01
C-180-SGR-NO
NWC FM 544 AND MURPHY ROAD
MURPHY, TEXAS

LANDSCAPE PLAN

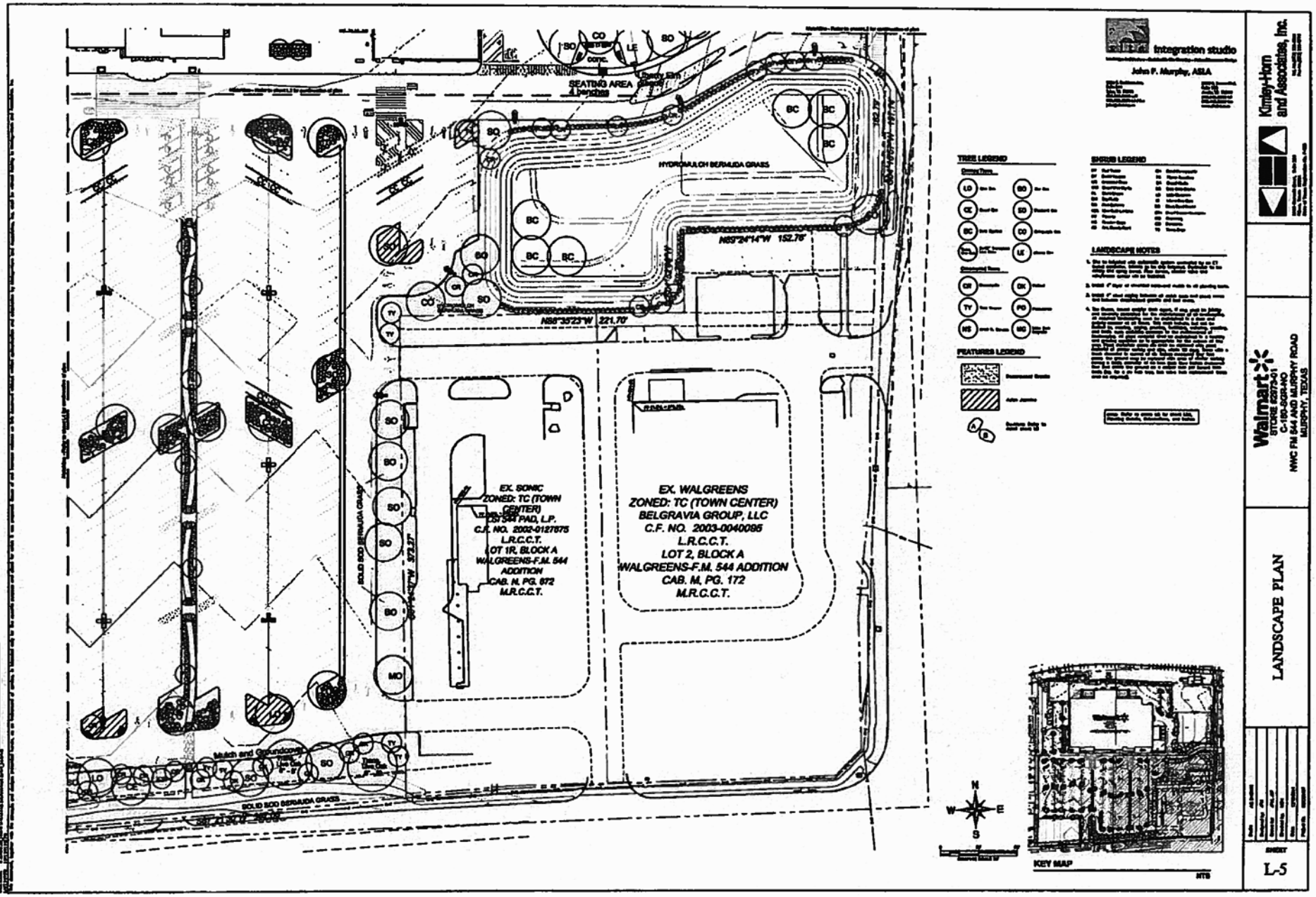
SHEET
L-2

37


DALLAS AREA RAPID TRANSIT
ACQUISITION CORPORATION
VOL. 3424, PG. 126
L.R.C.C.T.
OUTLOT
OUTLOT
SEATING AREA
4 benches
SOLID SOD
BERMUDA GRASS
S87°47'26"E 274.70'
240.03'
272.40'
14.95'
TREE LEGEND
SHRUB LEGEND
FEATURES LEGEND
LANDSCAPE NOTES
KEY MAP
Integration studio
John F. Murphy, ASLA
Kimley-Horn and Associates, Inc.
Walmart
STORE #2973-01
C-180-SGR-NO
NWC FM 544 AND MURPHY ROAD
MURPHY, TEXAS
LANDSCAPE PLAN
SHEET
L-3



Integration studio
John F. Murphy, ASLA
Kimley-Horn and Associates, Inc.
Walmart
STORE #2973-01
C-180-SGR-NO
NWC FM 544 AND MURPHY ROAD
MURPHY, TEXAS
LANDSCAPE PLAN
SHEET
L-4
TREE LEGEND
SHRUB LEGEND
LANDSCAPE NOTES
FEATURES LEGEND
Mulch and Groundcover
OUTLOT
SOLID SOD BERMUDA GRASS
KEY MAP
N
S
E
W



SEATING AREA
4 benches
HYDROMULCH BERMUDA GRASS
N89°24'14"W 152.76'
N88°35'23"W 221.70'
EX. SONIC
ZONED: TC (TOWN CENTER)
CSI 544 PAD, L.P.
C.F. NO. 2002-0127675
L.R.C.C.T.
LOT 1R, BLOCK A
WALGREENS-F.M. 544 ADDITION
CAB. N, PG. 872
M.R.C.C.T.
EX. WALGREENS
ZONED: TC (TOWN CENTER)
BELGRAVIA GROUP, LLC
C.F. NO. 2003-0040095
L.R.C.C.T.
LOT 2, BLOCK A
WALGREENS-F.M. 544 ADDITION
CAB. M, PG. 172
M.R.C.C.T.
SOLID SOD BERMUDA GRASS
Mulch and Groundcover
TREE LEGEND
SHRUB LEGEND
LANDSCAPE NOTES
FEATURES LEGEND
KEY MAP
NTS
Integration studio
John F. Murphy, ASLA
Kimley-Horn and Associates, Inc.
Walmart
STORE #2973-01
C-180-SGR-NO
NWC FM 544 AND MURPHY ROAD
MURPHY, TEXAS
LANDSCAPE PLAN
SHEET
L-5

PLANT LIST

CANOPY TREES			
CC	Chinquapin Oak	Quercus muehlenbergii	4" cal. 100 gal. 12' ht. 6' spread
CE	Bald Cypress	Taxodium distichum	3.5" cal. 45 gal. 10' ht. 5' spread
CS	Shumard Oak	Quercus shumardii	4" cal. 100 gal. 14' ht. 6' spread
CV	Cedar Elm	Ulmus crassifolia	3.25" cal. 65 gal. 12' ht. 6' spread
CU	Chinese Elm	Ulmus parvifolia	4" cal. 200 12' ht. 6' spread
LO	Live Oak	Quercus virginiana	3.5" cal. 65 gal. 12' ht. 6' spread
LS	Transplanted Live Oak	Quercus virginiana	6" + 6" cal.
ORNAMENTAL TREES			
TV	Texas Persimmon	Diospyros texana	25 gal. 6' ht. multi-trunk form
LI	Little Gem Magnolia	Magnolia grandiflora 'Little Gem'	25 gal. 7' ht. 2' spread
CF	Crape Myrtle	Lagerstroemia indica	25 gal. 6' ht. 3 stems 3 1/2" cal. min.
RE	Redbud	Cercis canadensis 'Texensis'	25 gal. 6' ht. multi-trunk 3 1/2" cal. min.
PO	Possumhaw	Ilex decidua	25 gal. 6' ht. 1 1/2" cal.
AS	Anacua A. Texana Holly	Ilex Vomitoria A. Stokesii	25 gal. 6' ht. 1 1/2" cal.
SHRUBS & ORNAMENTAL GRASSES			
DT	Dwarf Yaupon	Ilex vomitoria 'Nana'	5 gal. 24" ht.
DA	Dwarf Abelia	Abelia x grandiflora 'Dr. Sumner'	5 gal. 24" ht.
BS	Red Barberry	Berberis thunbergii	5 gal. 24" ht.
DB	Dwarfed Bottle	Ilex 'Nana-Bottle'	5 gal. 24" ht.
SB	Sotol Blue Sotol	Dasylirion wheeleri	5 gal. 24" ht.
SG	Silver Grass	Miscanthus sinensis	1 gal. 24" ht.
DY	Dwarf Yucca	Yucca filamentosa 'Golden Sword'	5 gal. 24" ht.
MT	Mexican Feather Grass	Nassella tenuissima	1 gal. 18" ht.
DM	Dwarf Mex Hollly	Ilex cornuta	5 gal. 24" ht.
BG	Blue Grass Grass	Bouteloua lindheimeri	5 gal. 18" ht.
PA	Pink Muhly	Muhlenbergia capillaris	5 gal. 24" ht.
PG	Pampas	Cortaderia selloana	1 gal. 24" ht.
SH	Sky Holly	Ilex cornuta 'Gulftide'	5 gal. 24" ht.
IL	Blue Indigo	Indigofera gerardiana	5 gal. 24" ht.
DS	Dwarfing	Nandina domestica	5 gal. 24" ht.
PW	Red Yucca	Hesperaloe parviflora	5 gal. 24" ht.
AY	Ave. Bunny Bush	Dodonaea viscosa	5 gal. 24" ht.
BL	Blue Gold Leucophyll	Leucophyllum frutescens	5 gal. 24" ht.
CF	Chief Mangrove	Leucophyllum langmaniae	1 gal. 24" ht.
DS	Dwarf Indian Hawthorne 'Snowtide'	Rhaphiolepis indica	5 gal. 24" ht.
A	Inland Sea Oats	Chasmanthium latifolium	1 gal. 24" ht.
DI	Dwarf Yaupon	Ilex vomitoria 'Daily Bowl'	1 gal. 18" ht.
RS	Rosetta Sage	Perovskia atriplicifolia	5 gal. 24" ht.
TS	Texas Sage	Leucophyllum frutescens 'Compacta'	5 gal. 24" ht.

City of Murphy, Texas
LANDSCAPE CALCULATIONS

Total Lot Area 903,075 SF

	REQUIRED	PROVIDED
20% Required Landscape Area	180,615 SF	208,537 SF (23.0%)

Parking Lot Area 379,825 SF

	REQUIRED	PROVIDED
5% Required Landscape Area	18,994 SF	38,225 SF (10%)
Additional Open Space based on lot minus building	75	22.2%

STREET BUFFERS	REQUIRED	PROVIDED
FM 544	20 ft. Required	25 ft. Avg.
Murphy Road	20 ft. Required	25 ft. Avg.

STREET TREES
1 Large tree per 30 ft.
3 Ornamental tree per 30 ft.

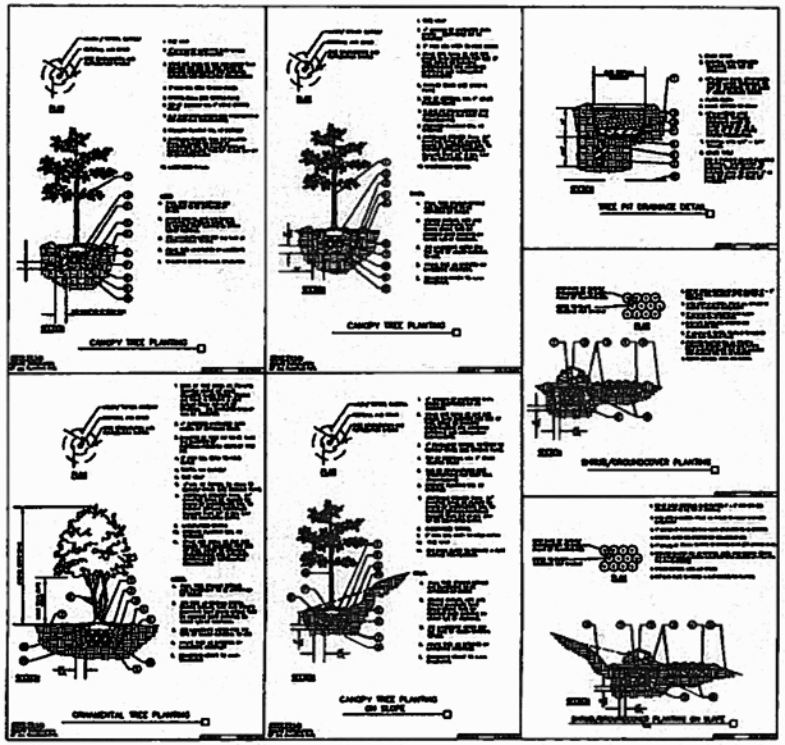
		REQUIRED	PROVIDED
FM 544	497 LF	16 large 30 cm.	11 large 40 cm.
Murphy Road	121 LF	3 large 10 cm.	3 large 13 cm.

LANDSCAPE MATERIAL	REQUIRED
	Large trees 3" cal. min. 7 ft. ht.
	Orn. trees 1 1/2" cal. 6 ft ht. min.

LANDSCAPE NOTES:

1. ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL. SEE GRADE SPECIFICATION
2. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE
3. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST
4. ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD AND MEET ALL REQUIREMENTS SPECIFIED.
5. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
6. ALL TREES MUST BE PLANTED OR STAKED AS SHOWN IN THE DETAILS.
7. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND DUCTS, AND DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD (2) TO REPAIR ANY AND ALL DAMAGE TO BUILDINGS, STRUCTURES, SITE APPURTENANCES, ETC. THAT MAY BE THE RESULT OF THE CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR SEQUENCE SCHEDULE AND PROTECTION BETWEEN SEQUENCE AND PLANTING FOR SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING ENDURING BUT NOT LIMITED TO: WATERING, SPRAYING, PRUNING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE PERIOD OF TIME SHOWN IN THE SPEC SPEC.
12. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED PRIOR TO SUBSTANTIAL COMPLETION SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
13. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD DEFINED IN THE BIDDING SPEC. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON
14. AFTER BIDDING BUT AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION
15. STANDARDS SET FORTH IN AMERICAN STANDARD FOR NURSERY STOCK REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
16. SHRUBS SHOWN ON THE PLANS AND DETAILS, PLANTING SIZE ARE TO BE COMPLETELY COVERED WITH A MATURED FOLIAGE FROM A LOCAL SOURCE INTERCEPTED IN A SUSTAINABLE MANNER TO A MINIMUM DEPTH OF THREE INCHES.
17. REFER TO WALMART SPECIFICATIONS FOR INFORMATION NEEDED FOR IMPLEMENTATION OF PLANTING PLANS.
18. WEED MAT IS REQUIRED IN ALL LANDSCAPED PLANTER AS SPECIFIED.
19. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
20. THIS PLAN IS TO BE IMPLEMENTED CONCURRENTLY WITH SWPPP PLAN AS NEEDED TO MINIMIZE THE EFFECTIVENESS OF THE SWPP PLAN FOR THIS SITE.
21. THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.
22. THIS PLAN DOES NOT PROVIDE AND TEMPORARY STABILIZATION REQUIRED AS PART OF SWPPP PLAN.

1 ISLAND BOULDER DETAIL



Integration studio
John F. Murphy, ASLA

Kimley-Horn and Associates, Inc.

Walmart
STORE 5297-01
C-180-609-HO
NWC FM 544 AND MURPHY ROAD
MURPHY, TEXAS

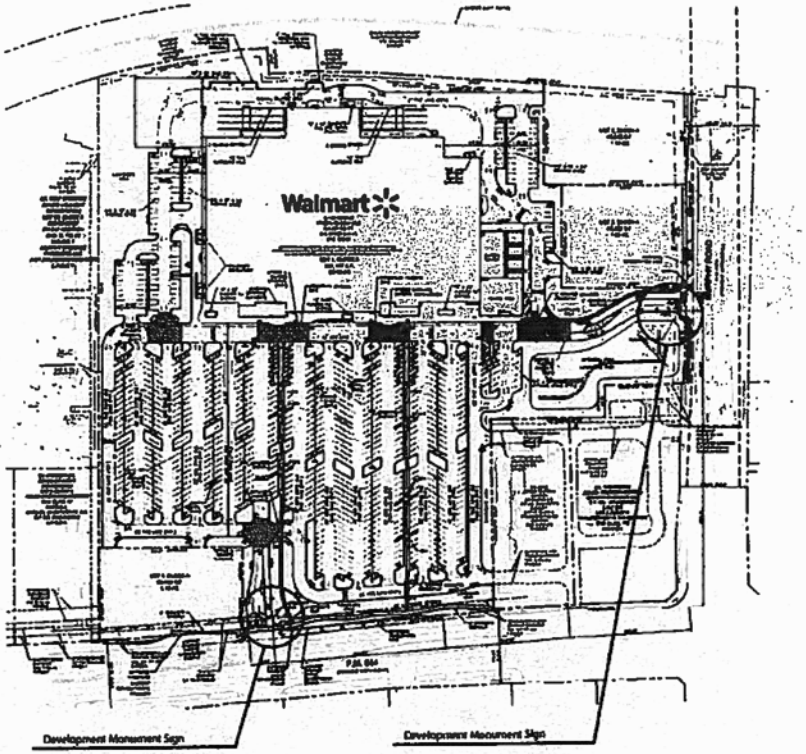
LANDSCAPE DETAILS

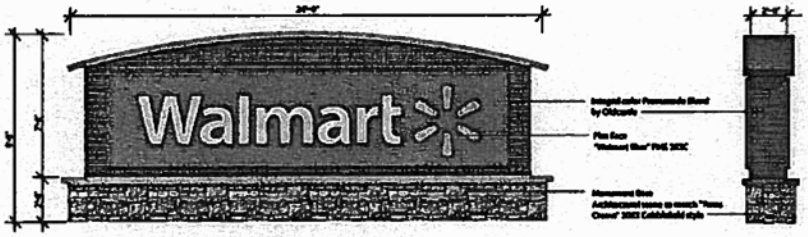
SHEET
L-6

Exhibit E

Signage Plan (Lot 1)

Sign	Qty.	Type	Color	Height	Illumination	Area (S.F.)	Total S.F.
Walmart	2	Identity	White/Yellow	4'-9"	Internal	95	190
						Total Site Signage	190.00





Monument Sign Front Elevation

Side Elevation

Walmart

Scott&Goble Architects, P.C.	Daryl L. Bray #17200 NOTE: Not for regulatory approval, permitting or construction.	December 15, 2011	Murphy, Texas - Store #2973 - New Store	Site Signage Calculations	

DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast, font style, construction variations or proof for building codes or inspections, material availability or final design detailing.
PRELIMINARY - NOT FOR CONSTRUCTION

Issue

Hold a public hearing and consider and/or act on the application of Murphy Equity Management Ltd., requesting to amend PD (Planned Development) District No. 12-06-916 Concept Plan and to permit a self-storage facility as a permitted use on property located at the northwest quadrant of FM 544 and McCreary Road.

Planned Development District Background

On December 7, 2009 the City Council adopted Ordinance No. 09-12-825, which changed the zoning on the subject property from R (Retail) District to PD (Planned Development) District for Retail and Office Uses with conditions.

On January 4, 2011 at the request of the applicant, the City Council adopted Ordinance No. 11-01-871, which amended the Concept Plan and the Planned Development District to allow an auto supply store for new and rebuilt parts by SUP only and allows more than one (1) pad site adjacent to FM 544.

In June 2012, at the request of a prospective user, the City Council adopted Ordinance No. 12-06-916, which amended the Planned Development District to allow Veterinary Use (by SUP).

Considerations

1. The applicant is requesting an amendment to the PD (Planned Development) District VI. Specific Regulations, A. Permitted Uses to allow, by right, Mini-warehouse/ self-storage.

2. In addition, they are requesting an amendment to the Concept Plan to show one user on the remainder of the property located behind the two existing buildings and south of the railroad tracks. The Concept Plan is recommended as a guide for future and unknown development for the site.

3. Any proposed development would be required as such to submit full site plan and construction plat details for review and consideration; however, must be in line with the Concept Plan for this property.

    a. The base zoning for this overall Planned Development District is R – Retail. The proposed building is shown at a height of 45’ which is allowed in Sec. 30.03.403.

4. 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. At the time of packet preparation, no responses had been received.

Staff Recommendation

The proposed facility is situated behind two existing buildings and directly adjacent to active railroad tracks. The City currently, within its approximately five square miles, has three storage facilities (one has been open since approximately 2001, another storage facility receiving their building permit in January 2016, and another that is allowed by right at Murphy Road and Betsy Lane).

Attachments

Proposed Concept Plan amendment
Proposed Concept Plan overlay on Current Concept Plan
Location aerial
Current PD Ordinance No. 12-06-916

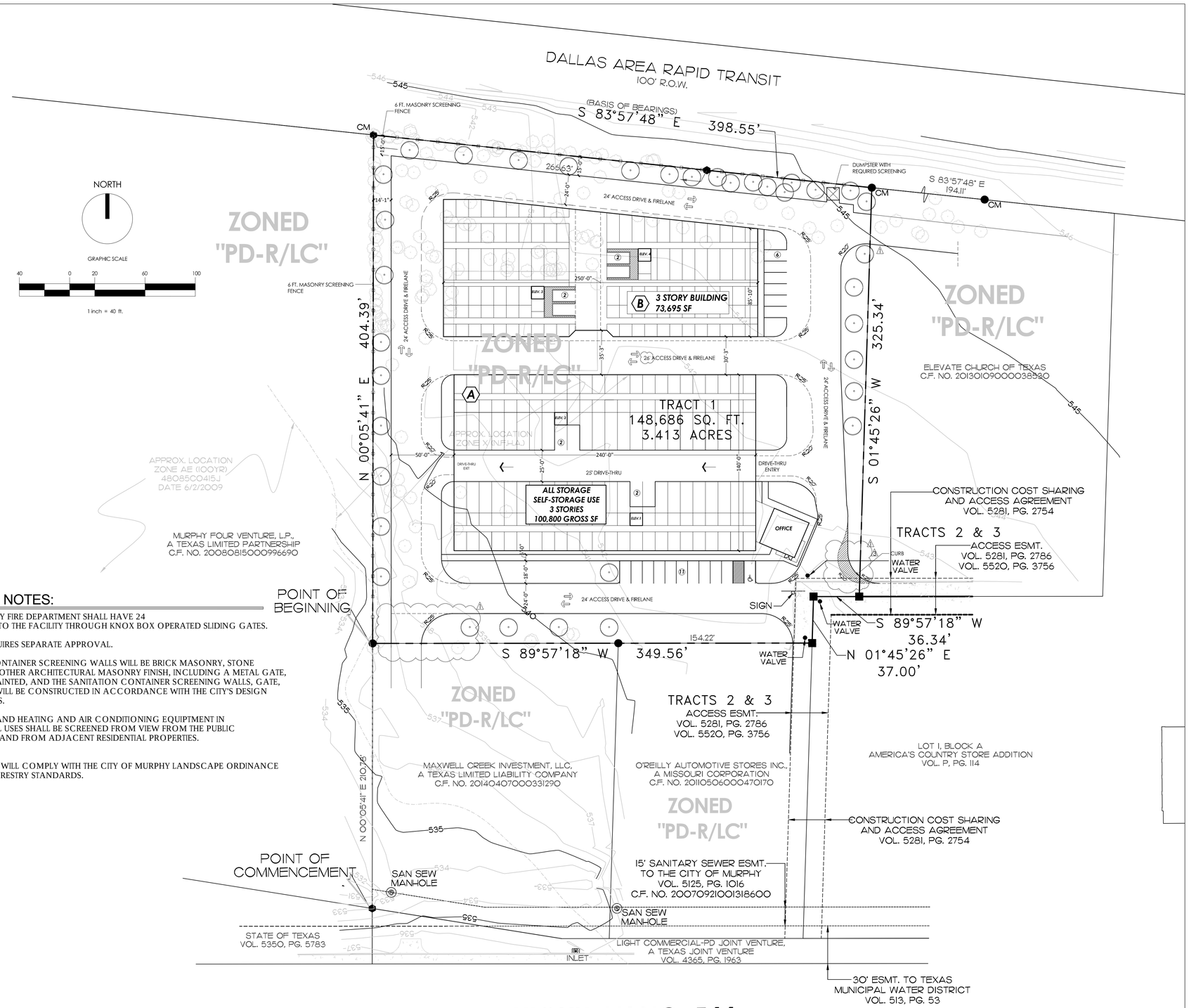
ALL STORAGE

FM 544 @ McCREARY

MINI-WAREHOUSE SF TABLE		
MINI-STORAGE USE	SF	BLDG. HEIGHT
OFFICE	1,192 SF	
BUILDING A	100,800 SF	45 FT
BUILDING B	73,695 SF	45 FT
BUILDING C	0 SF	0 FT
TOTAL:	175,687 GROSS SF	

SITE SUMMARY TABLE	
EXISTING ZONING:	"PD-R/LC" (OFFICE)
PROPOSED USE:	MINI-WAREHOUSE
LOT AREA:	148,686 SF / 3.413 ACRES
MINI-WAREHOUSE USE	174,495 SF
MINI-WAREHOUSE OFFICE	1,192 SF
TOTAL SQUARE FOOTAGE:	175,687 SF
LOT COVERAGE:	59,357 SF - 40%
IMPERVIOUS COVER:	-%
FAR:	1.18:1

SITE PARKING TABLE	
STORAGE REQUIRED SPACES	4
STORAGE PROVIDED	25 SPACES
ACCESSIBLE SPACES REQUIRED:	1 SPACE
ACCISIBLE SPACES PROVIDED:	1 SPACE



GENERAL NOTES:

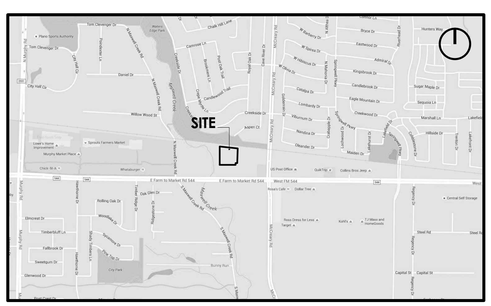
CITY OF MURPHY FIRE DEPARTMENT SHALL HAVE 24 HOUR ACCESS TO THE FACILITY THROUGH KNOX BOX OPERATED SLIDING GATES.

SIGNAGE: REQUIRES SEPARATE APPROVAL.

SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.

MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NO-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.

LANDSCAPE:
ALL PLANTINGS WILL COMPLY WITH THE CITY OF MURPHY LANDSCAPE ORDINANCE AND URBAN FORESTRY STANDARDS.



VICINITY MAP NTS

F.M. HIGHWAY NO. 544

120' R.O.W.

PD CONCEPT PLAN

Reliable Commercial Construction, Inc.
1903 N. Peyco Drive
Arlington, Texas 76001
T | 817.467.0779 F | 817.467-9148
cos@reliablepoving.com

GC RELIABLE COMMERCIAL CONSTRUCTION, INC. HOW MAY WE SERVE YOU?

Revisions:

Number		Date
1	City Comments	1-5-16
2	City Comments	1-14-16
3	City Comments	1-19-16

REAL ESTATE/AGENT:
Quine and Associates, Inc.
301 S. Sherman St. Ste 100
Richardson, TX 75081
Office:(972)669-8440
Fax:(972)671-4227

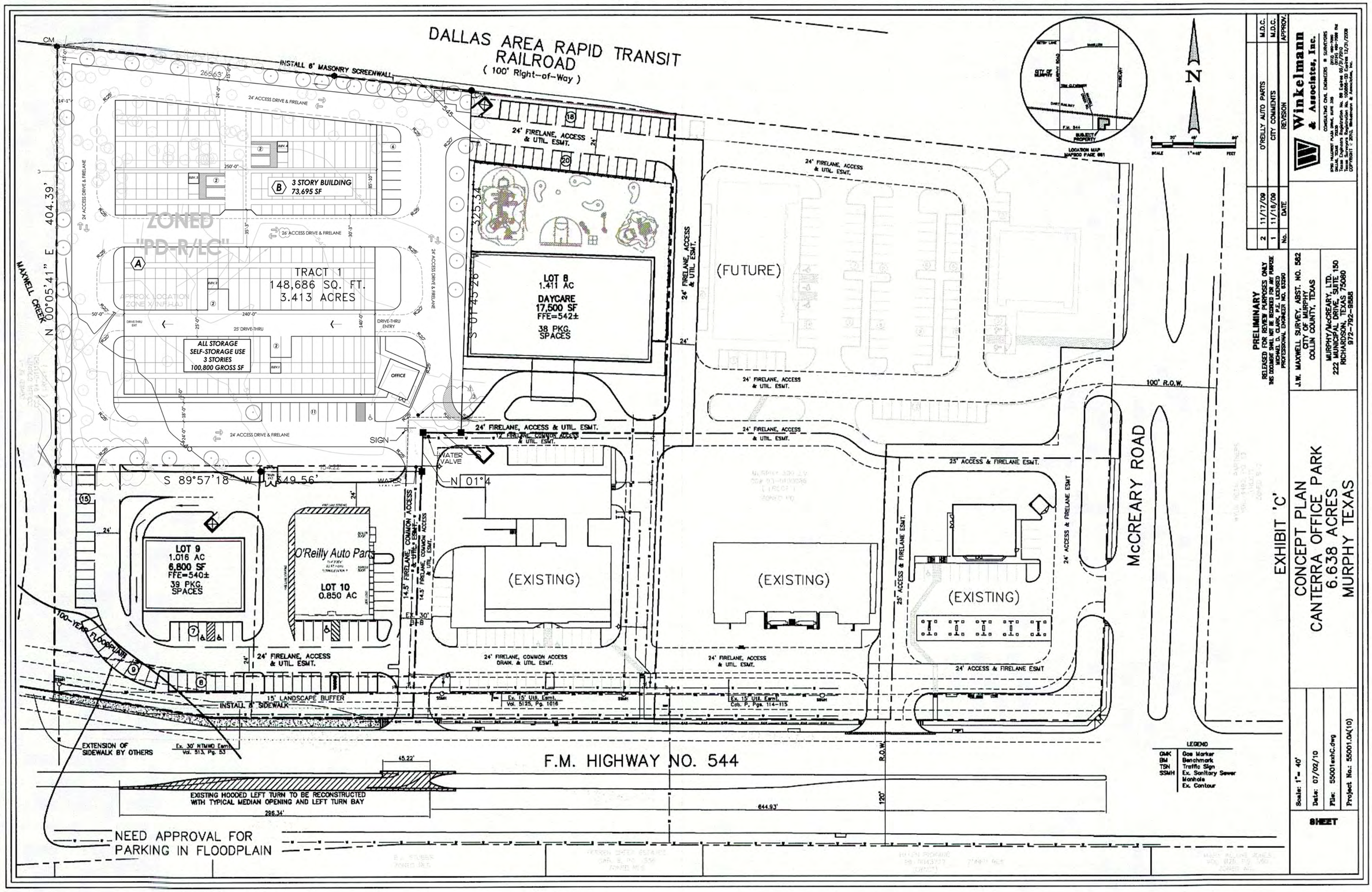
PROJECT:
ALL STORAGE FACILITY
MURPHY, TX
FM 544 WEST OF MCCREARY, MURPHY, TX

FILE NUMBER:	ASMURPHY
DATE:	12/07/15
DRAWN BY:	RCC

Sheet Title: CONCEPT SITE PLAN

SP1.0

- FOR ILLUSTRATIVE PURPOSES ONLY-
NOT TO SCALE



- FOR ILLUSTRATIVE PURPOSES ONLY-

© 2016 Google
544
1995
Imagery Date: 12/1/2015 33°0

Current PD Ordinance

ORDINANCE NO. 12-06-916

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MURPHY, COLLIN COUNTY, TEXAS, AMENDING ITS COMPREHENSIVE ZONING ORDINANCE AND MAP, CHAPTER 86 OF THE CITY OF MURPHY CODE OF ORDINANCES BY AMENDING AN EXISTING PLANNED DEVELOPMENT DISTRICT FOR RETAIL USES ON APPROXIMATELY 6.635 ACRES OUT OF THE JAMES MAXWELL SURVEY, ABSTRACT NO. 582, LOCATED IN THE CITY OF MURPHY, COLLIN COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR ALL PURPOSES, APPROVING PLANNED DEVELOPMENT STANDARDS HERETO AS EXHIBIT "B"; PROVIDING A SEVERABILITY CLAUSE, PROVIDING A PENALTY CLAUSE, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Murphy and the City Council of the City of Murphy, in compliance with the laws of the State of Texas, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested, and the City Council of the City of Murphy is of the opinion and finds that said changes should be granted and that the Comprehensive Zoning Ordinance should be amended;

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

Section 1. That the Comprehensive Zoning Ordinance and Map of the City of Murphy, Texas, be, and the same are hereby, amended so as to amend a (Planned Development) District for Retail and Office Uses with conditions for the property described as 6.635 acres, more or less, in the James Maxwell Survey, Abstract No. 582, in the City of Murphy, Collin County, Texas, and more particularly described in Exhibit "A" attached hereto and made part hereof for all purposes.

Section 2. That the development standards for this Planned Development District are attached hereto as Exhibit "B", and the same are hereby approved for said Planned Development District as required by Section 86-603, of the City of Murphy, Texas Code of Ordinances.

Section 3. That Chapter 86 of the City of Murphy Code of Ordinances, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 4. If any word, section, article, phrase, paragraph, sentence, clause or portion of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect, for any reason, the validity of the remaining portions of the Comprehensive Zoning Ordinance, Chapter 86 of the City of Murphy Code of Ordinances, and the remaining portions shall remain in full force and effect.

Section 5. Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction, in the municipal court of the City of Murphy, Texas, shall be punished by a fine not to exceed the sum of two thousand dollars ($2,000.00) for each offense, and each and every day any such violation shall continue shall be deemed to constitute a separate offense.

Section 6. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

PASSED, APPROVED AND ADOPTED this the 19th day of June 2012.

Bret M. Baldwin, Mayor
City of Murphy

ATTEST:

Aimee Nemer, City Secretary
City of Murphy

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, Murphy/McCreary, Ltd. is the owner of a tract of land situated in the James Maxwell Survey, Abstract No. 582 and being a portion of that tract of land described in a deed to Murphy/McCreary, Ltd. as recorded in County Cerks Doc. No. 20080826001032940 of the Deed Records of Collin County, Texas (DRCCT).

BEGINNING at an X–Cut found in the northerly right–of–way line of FM 544, said point also being the most southwesterly corner of Block A, Lot 1 of America's Country Store Addition, an addition to the City of Murphy as recorded in Cabinet F, Page 114.

THENCE along the northerly right–of–way line of said FM 544 as follows:

North 89 deg 35 min 26 sec West a distance of 192.64 feet to a point for corner from which a Brass Monument bears North 85 deg 03 min 55 sec East a distance of 2.55 feet;

North 80 deg 30 min 07 sec West a distance of 151.77 feet to a point for corner from which a 1/2 inch iron rod found bears South 45 deg 20 min 34 sec East a distance of 3.67 feet, said point being the most southwesterly corner of a tract of land described in a deed to Murphy Four Venture L.P. as recorded in County Clerks Doc. No. 20080815000996690 (DRCCT);

THENCE departing the northerly right–of–way line of said FM 544 along the easterly line of said Murphy Four Venture L.P. tract North 00 deg 32 min 51 sec East a distance of 615.15 feet to a 1/2 inch iron rod with a red plastic cap stamped "W.A.I." set for the most northwesterly corner of said Murphy Four Venture L.P. tract tract, said iron rod also being in the southerly right–of–way line of the Dart Area Rapid Transit (a 100' right–of–way);

THENCE along the southerly right–of–way line of the Dart Area Rapid Transit South 83 deg 30 min 03 sec East a distance of 592.67 feet to a 1/2 inch iron rod found for corner, said point being the most northwesterly corner of Lot 2A of the One–Plus–One Addition, an addition to the City of Murphy as recorded in Cabinet P, Page 113;

THENCE departing the southerly right–of–way line of the Dart Area Rapid Transit and along the westerly line of said Lot 2A South 02 deg 12 min 36 sec West a distance of 304.53 feet to an X–Cut Set for corner, said point being the most southwesterly corner of said Lot 2A, and the most northeasterly corner of said America's Country Store Addition;

THENCE departing the westerly line of said Lot 2A and along the northerly and westerly lines of said America's Country Store Addition as follows:

North 89 deg 35 min 26 sec West a distance of 230.18 feet to an X–Cut Found for corner;

South 02 deg 12 min 42 sec West a distance of 272.00 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 6.635 Acres of 289,021 Square Feet of land, more or less.

Bearings cited herein are based on an on the ground survey performed in the field using GPS measurements.

EXHIBIT B

ZONING FILE NO. ~~2010-10~~2012-03

FM 544, west of McCreary Road

PLANNED DEVELOPMENT CONDITIONS

I. **Statement of Intent:** The intent of this Planned Development District is to provide high quality retail and office development that is consistent with the Comprehensive Plan and that is beneficial and complementary to the City of Murphy in terms of visual identity.

II. **Statement of Purpose:** The purpose of this Planned Development District is to ensure that any development that occurs within the area designated by this Planned Development encourage a mixed-use application including, but not limited to the following.

- Restaurants;
- Offices;
- Medical Facilities;
- Service Businesses

III. **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.

IV. **General Regulations:** All regulations of the R (Retail) District set forth in Chapter 86, Article III, Division 14 of the Code of Ordinances are included by reference and shall apply, except as otherwise specified by this ordinance.

V. **Development Plans:**

A. Concept Plan: Development shall be in general conformance with the approved concept plan set forth in Exhibit C; however, in the event of conflict between the concept plan and the conditions, the conditions shall prevail.

B. Conceptual Landscape Plan: Development shall be in general conformance with the approved conceptual landscape plan set forth in Exhibit D1 and D2; however, in the event of conflict between the landscape plan and the conditions, the conditions shall prevail.

C. Conceptual Exterior Elevation Plan: Development shall be in general conformance with the approved conceptual exterior elevations as set forth in Exhibit E; however, in the event of conflict between the exterior elevations and the conditions, the conditions shall prevail.

D. Conceptual Signage Plan: Development shall be in general conformance with the approved conceptual signage plan set forth in Exhibit F; however, in the event of

conflict between the signage plan and the conditions, the conditions shall prevail.

E. Concept Plan, Conceptual Landscape Plan, Conceptual Exterior Elevation Plan, and Conceptual Signage Plan approval shall be for a period of one (1) year from the date of City Council action on the plan. If within that one-year period a site plan has been submitted for a portion of the development, then the Concept Plan shall be deemed to have no expiration date. Site plans shall be valid for a period of one year from the date of City Council action on the plan.

F. Site Plan: Before development can begin, a site plan shall be submitted in accordance with the requirements set forth in Chapter 86, Article II, Division 7 of the City of Murphy Code of Ordinances. The site plan may be for all or any part of the land within the Planned Development District.

VI. Specific Regulations:

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

1. Antique Shop (household items; no outside storage) (SUP)
2. Art Dealer/Gallery
3. Artist Studio
4. Automobile Driving School (including Defensive Driving) (SUP)
5. Auto Supply Store for New and Rebuilt Parts (SUP)
6. Bakery (Retail)
7. Bank (SUP)
8. Barber/Beauty Shop (non-college)
9. Barber/Beauty Shop College (SUP)
10. Book Store
11. Building Material Sales
12. Cafeteria
13. Child Day Care (Business)
14. Church/Place of Worship
15. Clinic (Medical)
16. Computer Sales
17. Confectionary Store (Retail)
18. Credit Unions (SUP)
19. Department Store
20. Dinner Theater
21. Emergency Care Clinic
22. Financial Services (Advice/Invest)
23. Florist
24. Full Service Car Wash (Detail Shop) (SUP)
25. Furniture Sales (Indoor)

EXHIBIT B

26. Hardware Store
27. Health Club (Physical Fitness) ; Indoors Only; Less than 10,000 square feet)
28. Health Club (Physical Fitness; Indoors Only) (SUP)
29. Hospital (Acute Care/Chronic Care)
30. Insurance Agency Offices
31. Landscape Nursery (SUP)
32. Laundry/Dry Cleaning (Drop Off/Pickup)
33. Major Appliance Sales (Indoor)
34. Motion Picture Studio, Commercial Film
35. Offices (Brokerage Services)
36. Offices (Health Services)
37. Offices (Legal Services)
38. Offices (Medical Office)
39. Offices (Professional)
40. Pet Shop/Supplies
41. Pharmacy (SUP)
42. Philanthropic Organization (SUP)
43. Photo Studio
44. Photocopying/Duplicating
45. Quick Lube/Oil Change/Minor Inspection
46. Restaurant
47. Restaurant (Drive-In) (SUP)
48. Retail Store (Misc.)
49. Security Monitoring Company (No Outside Storage)
50. School, K through 12 (Public)
51. Studio for Radio or Television (without tower)
52. Tailor Shop
53. Theater (Non Motion Picture; Live Drama)
54. Travel Agency
55. Video Rental/Sales
56. Veterinary (SUP)

B. Area Regulations:

1. Minimum Size of Lot/Tract: There shall be no minimum lot/tract area required.

2. Minimum Lot/Tract Width: There shall be no minimum lot/tract width except for lots fronting FM 544, which shall be 120 feet.

3. Minimum Lot/Tract Depth: There shall be no minimum lot/tract depth required.

EXHIBIT B

4. Lot Frontage: Only two (2) lots within the boundaries of this Planned Development District shall have frontage on FM 544.

C. Parking, Driveways & Sidewalks:

1. Parking areas shall not be permitted within any landscape buffer strip.
2. Fire lanes, driveway, loading areas and access easements shall be paved in accordance with the minimum design standards of the City of Murphy codes and ordinances.
3. The number of required parking spaces shall be dependent upon the use and shall meet the requirements of the City of Murphy Code of Ordinances. No required parking space may be occupied by signs, cart corrals, merchandise, or display items at any time.
4. Sidewalks along FM 544 shall be a minimum of 8 feet in width.

D. Loading and Unloading

1. Truck loading berths and apron space shall not be located on the street side of any building, however, and exceptions can be addressed during site plan approval. In those instances where 3 or more sides of the building face dedicated streets, the loading berth shall be screened from view.
2. Truck loading berths and apron space shall not be located within any required setback or landscape buffer strip.

E. Minimum Exterior Construction Standards, Building Materials and Design – Exterior Construction and Design Requirements shall comply with Chapter 28 of the Code of Ordinances and shall be architecturally compatible and comply with the following.

1. All structures, including all building elevations, shall be constructed utilizing a unified design that is substantially consistent with or contains architectural design elements including but not limited to the following.
    a. Canopies and awnings.
    b. Outdoor patios.
    c. Display windows/decorative windows.
    d. Architectural details (such as decorative tile or brick work) integrated into the building façade.
    e. Integrated planters or wing walls that incorporate landscape and/or sitting areas

EXHIBIT B

f. Articulated cornice line.

g. Peaked roof form.

h. Accent materials (minimum 15% of exterior facade)

i. Other architectural features as approved with the site plan.

2. At least two masonry materials shall be used in addition to glass on any single building. The following masonry materials shall be allowed.

   a. Brick

   b. Cast Stone

   c. Decorative concrete tilt wall

   d. EIFS and Stucco (limited to no more than 12% total)

   e. Stone

   f. Wrought Iron (for decorative overhangs)

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.

4. Stand fans, skylights, cooling towers, communication towers, satellite dishes, vents, and any other structures or equipment, whether located on the roof or elsewhere, shall be architecturally compatible or effectively shielded from view from any public or private dedicated street by an architecturally sound method.

5. Each commercial building, complex of buildings, or separate commercial business enterprises shall have a trash bin on the premises adequate to handle the trash and waste items generated, manufactured, or acquired thereon by such commercial activities. The sorting, handling, moving, storing, removing and disposing of all waste materials must be housed or screened from view.

6. Building roofs shall be so designed and constructed to prevent water ponding and to shed water in a reasonable amount of time. Built-up roofs and roof-top items which include equipment, piping, flashing, and other items shall be maintained for continuity of the roof appearance.

7. Roof top equipment, piping, flashing, and other items on the roof shall be screened by a perimeter parapet wall so as not to be visible from roadways.

EXHIBIT B

8. In all cases, mechanical equipment on roofs and outcroppings should be clad by a like building material or painted with a color scheme similar to the principal structure walls or roof.

F. Landscape Standards. Landscaping shall comply with Chapter 28 of the Code of Ordinances and except as provided below.

1. All landscaping shall use a unified design for the entire Tract. Landscaping shall be required on all developments within the Planned Development District and shall be complete prior to the issuance of any certificate of occupancy or final building inspection for the development. An automatic underground irrigation system shall be installed and maintained for all required landscaping and shall be in place and operable at time of planting.

2. A landscape buffer shall be provided 15 feet in depth adjacent to the right-of-way of FM 544. No parking may be placed within any landscape buffer. Pedestrian easements may be located within a landscape buffer. The width of the sidewalk may be included in the calculation of the buffer depth.

3. A landscape buffer shall be provided for an average of 5 feet in depth adjacent to the KCS/DART Railroad right-of-way.

4. Parking Lots:

   a. A minimum percentage of the parking area shall be landscaped according to the following requirements. Such landscaping shall be distributed within the parking area, occurring within medians, islands, or peninsulas. All such landscape areas shall be protected by concrete curbing or other acceptable devices which prohibit vehicular access to landscaped areas. Bumper overhang shall not be included as part of required landscaping. A permeable area no less than four (4) feet by four (4) feet shall be provided surrounding each tree located in a surface parking area.

      1. A total of five (5) percent of the interior of the entire parking lot regardless of location, shall be landscaped. One large tree or three (3) ornamental trees from the Plant List, shall be provided for each twelve (12) parking spaces, and planted within the five (5) percent area. Trees shall be distributed so that bays of parking spaces shall not exceed eighteen (18) spaces in length.

5. Existing trees on site shall be able to be removed without mitigation if located with a building area footprint or fire lane or required parking space.

EXHIBIT B

G. Screening. Screening shall comply with the standards set forth in Chapter 28 in the Code of Ordinances.

H. Site Lighting. Lighting shall comply with the standards set forth in Chapter 28 in the Code of Ordinances, except as provided below.

I. Signage and Graphics: Signage shall comply with the standards set forth in Exhibit F and Chapter 28 in the Code of Ordinances, except as provided below.

1. General

Monument signs – Two (2) monument signs shall be allowed along the frontage of FM 544 and shall be limited to a maximum sign area of 100 square feet and a maximum structure area of 150 square feet.

2. Single Tenant Monument Signs

a. Monument signs shall identify individual tenants or uses within a pad site. Monument signs shall be a maximum of ten (10) feet tall.

b. All monument signs shall be double-sided, internally illuminated Plexiglas sign panels contained within a masonry structure. Monument signage may also be lit by ground mounted flood lighting or internal letter illumination either face lit or reverse channel lit. Light fixtures should be screened from view in front of the sign.

c. Monument signs shall be located at a setback distance of not less than eight (8) feet from the right-of-way line of any adjacent street and incorporated within the landscaping area or buffer.

d. Construction of monument signs shall include a base of material compatible with the material used for buildings.

3. Attached Signage: Attached signage shall comply with Chapter 28 of the Code of Ordinances.

4. Temporary Marketing Signage

a. Four (4) quality temporary marketing signs shall be permitted for the proposed development. These signs shall for a term of twelve (12) months from the date of installation.

b. The maximum signage area will be 96 square feet. The maximum height shall be 8 feet.

c. All other temporary signage not specifically referred to in the Signage Criteria package or in this section shall comply with the City of Murphy standards.

EXHIBIT B

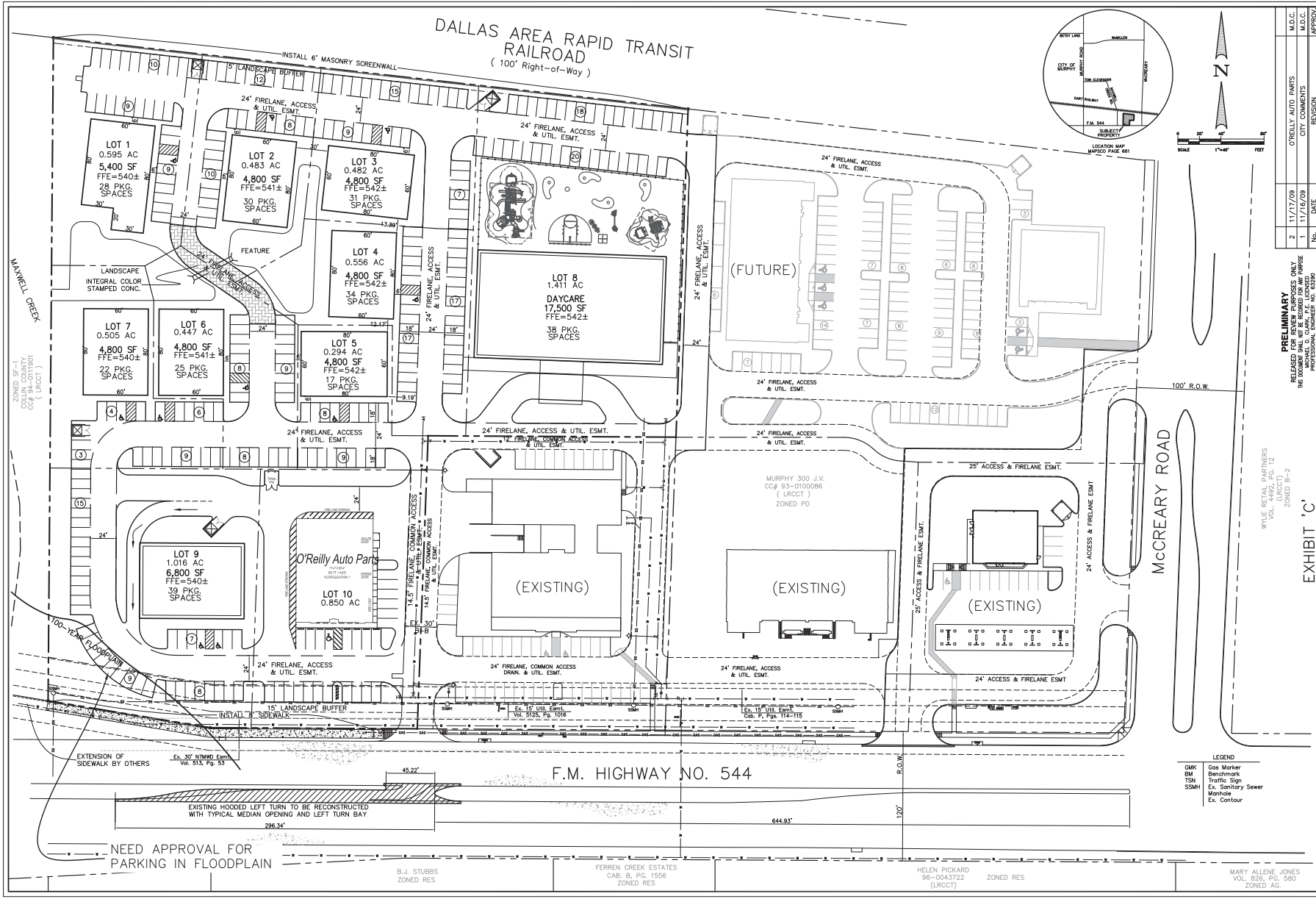
d. Temporary signs are not required to be constructed of the material used for buildings.

EXHIBIT B

VII. Special Regulations:

1. Utility/Power Lines: New utility distribution and service lines for individual business establishments, buildings, signs and for any other site development features shall be placed underground.
2. Cross-Access Requirement: A joint access (i.e. – ingress, egress) easement shall be required to minimize the number of driveway openings along FM 544. The location(s) of access easement(s) shall be shown on the site plan and shall comply with the Texas Department of Transportation (TxDOT) Access Management Standards.

EXHIBIT B



PRELIMINARY
RELEASED FOR REVIEW PURPOSES ONLY
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSE
MICHAEL D. CLARK, P.E. LICENSED
PROFESSIONAL ENGINEER NO. 63390

No.	DATE	REVISION	APPROV.
2	11/17/09	O'REILLY AUTO PARTS	M.D.C.
1	11/16/09	CITY COMMENTS	M.D.C.

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
17375 ALLIED PLACE, SUITE 100
DALLAS, TEXAS 75252
PHONE: (972) 380-7000 FAX (972) 380-7099
Texas Surveyors Registration No. 100885-00 Expires 12/31/2009
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J.W. MAXWELL SURVEY, ABST. NO. 582
CITY OF MURPHY
COLLIN COUNTY, TEXAS

MURPHY/McCREARY, LTD.
222 MUNICIPAL DRIVE, SUITE 150
RICHARDSON, TEXAS 75080
972-792-3888

EXHIBIT 'C'

CONCEPT PLAN
CANTERRA OFFICE PARK
6.638 ACRES
MURPHY TEXAS

Scale: 1"= 40'
Date: 07/02/10
File: 55001exhC.dwg
Project No.: 55001.0A(10)

SHEET

Issue

Discuss the application of Anshu Jain requesting to amend the Concept Plan for approximately 6.43 acres of property zoned PD (Planned Development) District No. 09-02-785, as amended by Ordinance No. 14-04-975, located on FM 544 approximately 800' west of Heritage Parkway for Lots 2-3, Block A, Nelson Addition. **This item was remanded back to Planning & Zoning Commission at the January 19, 2016 City Council meeting.**

Planned Development District and Concept Plan Background

- The Planned Development (PD) District Ordinance No. 09-02-785 was City of Murphy initiated and approved for this property by City Council on February 16, 2009.
- The initial Concept Plan and edits to the PD Ordinance for the property were approved in April 2014.
- On November 24, 2014 the Concept Plan for this property was revised to accommodate future development. No changes to the Planned Development District were made or requested.
- In order to accommodate future development of the same user, the applicant is requesting an additional amendment to the Concept Plan.
- Any proposed development would be required as such to submit full site plan and construction plat details for review and consideration; however, must be in line with the Concept Plan for this property.
- No changes to the Planned Development District, including building setbacks or permitted uses, are being requested.

Site Summary following November 24, 2014 approval of Concept Plan revision

Prior to the completion of the development to the east (veterinary clinic), Lot 2 was sold with the buyers intent to build dental/medical offices and relocate their existing business, Smiles at Murphy, to this site.

The topography of the site in discussion changed substantially during development of the building to the east (veterinary clinic) which prompted a site review and reengineering of the proposed layout of Lot 2.

The proposed Concept Plan amendment

The proposed Concept Plan intends to better facilitate a 24-foot elevation differential in the terrain from the eastern lot line of Lot 2, to the western line of Lot 3.

Additionally, the owners are working to preserve a row of nearly 30 mature trees including two very large pecan trees. They are also proposing the overall building square footage of Lot 2 reduce by approximately 1,100 square feet than the existing Concept Plan.

Planning & Zoning Commission (12/28/15) and City Council (1/19/2016) Action

- On December 28, 2015, the Planning & Zoning Commission denied the application of Anshu Jain requesting to amend the Concept Plan for this site.
    - The applicant appealed this decision, as allowed by Code, to the City Council for their consideration.
- On January 5, 2016, City Council continued the public hearing on this item to January 19, 2016 City Council meeting.
- On January 19, 2016, the City Council remanded the item back to Planning & Zoning Commission and requested that staff and the applicant work towards revisions for consideration by Planning & Zoning Commission and subsequently City Council for final consideration.
    - City Council offered the following guidance for applicant and staff consideration during review and revisions:
        - Consider location of building relative to building to the east
        - Work to reduce proposed additional concrete shown to the north
        - Consider altering building layout
        - Understanding that trees may be removed as it is part of development

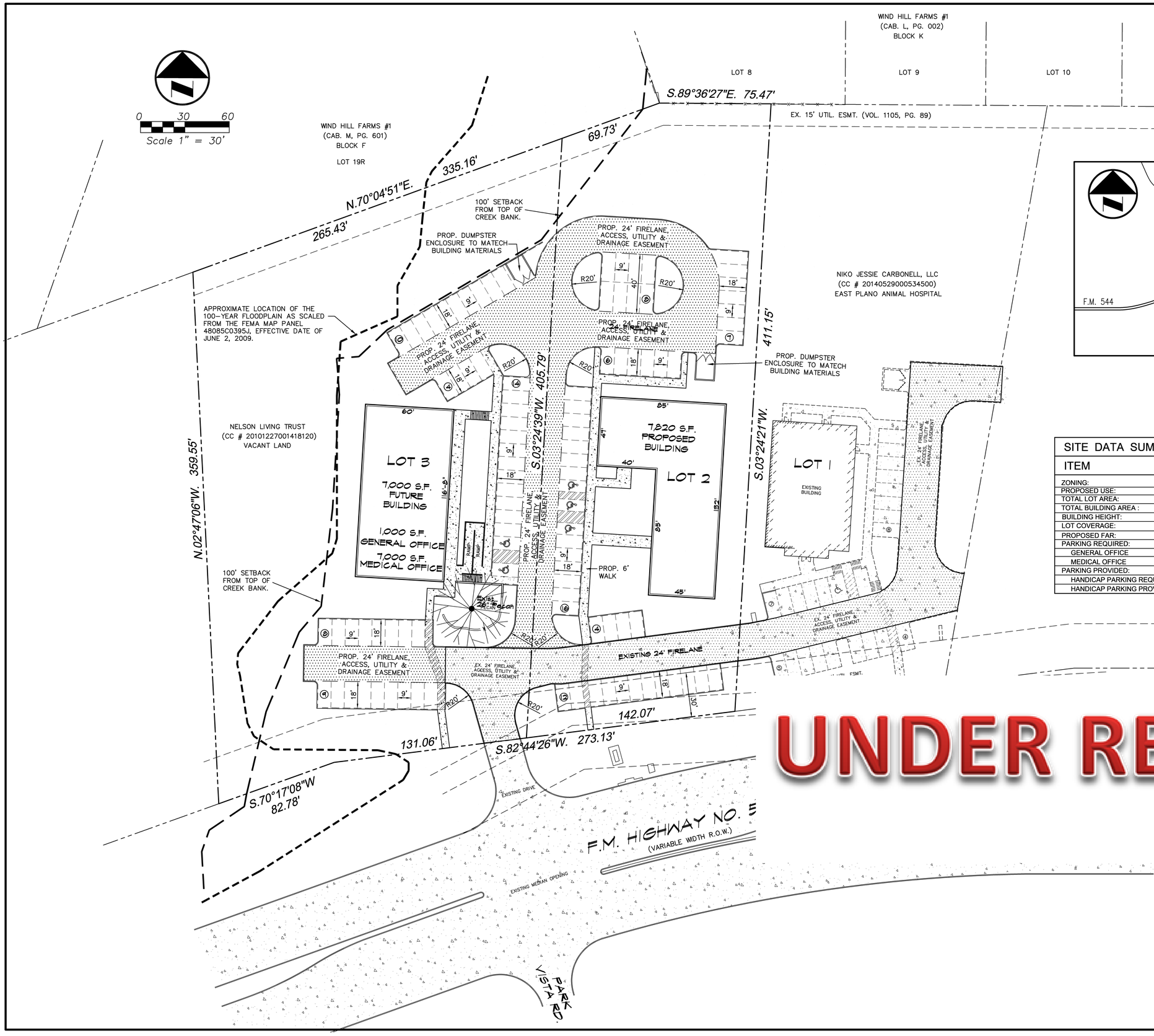
Next Steps and Staff Recommendation to Planning & Zoning Commission

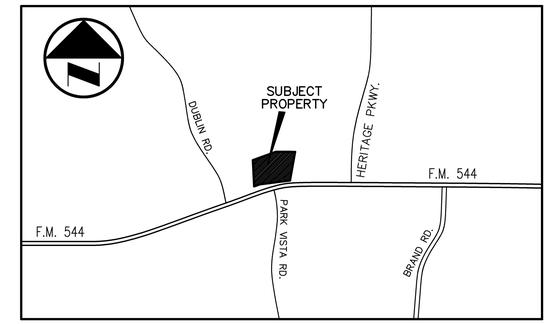
Staff and the applicants have been discussing various revision options to the proposed Concept Plan and intend to bring a revised Concept Plan to the February 22, 2016 Planning & Zoning Commission Meeting for consideration.

Staff Request to Commission: In addition to the items above offered by City Council, what specific things, if any additional, does Planning & Zoning want to make sure is considered during the review and revision of the proposed Concept Plan?

Attachments

Proposed Concept Plan - **Under Review**





VICINITY MAP
(NTS)

SITE DATA SUMMARY		
ITEM	LOT 2	LOT 3
ZONING:	PD- 14-04-975 (Office)	PD- 14-04-975 (Office)
PROPOSED USE:	MEDICAL OFFICE	MEDICAL OFFICE
TOTAL LOT AREA:	1.33 AC.	1.60 AC.
TOTAL BUILDING AREA :	7,820 S.F.	7,000 S.F.
BUILDING HEIGHT:	28'-0" (1-STORY)	28'-0" (1-STORY)
LOT COVERAGE:	13.5%	10.0%
PROPOSED FAR:	0.13	0.10
PARKING REQUIRED:	53 SPACES	44 SPACES
GENERAL OFFICE	0 SPACES	4 SPACES
MEDICAL OFFICE	53 SPACES	40 SPACES
PARKING PROVIDED:	53 SPACES	45 SPACES
HANDICAP PARKING REQUIRED:	3 SPACES	2 SPACES
HANDICAP PARKING PROVIDED:	3 SPACES	2 SPACES

UNDER REVIEW

SMILES at MURPHY OFFICE BUILDING

ENGINEER:
ROLAND FOERSTER
CIVIL ENGINEER
5110 C.R. 424
ANNA, TEXAS 75409
(214) 544-8888
email: rfce@flash.net
Firm No. F-506

A ZONING DOCUMENT FOR PLANNING REVIEW

NOT INTENDED FOR CONSTRUCTION PURPOSES

Revisions:

REVISED CONCEPT PLAN

LOTS 2 & 3 BLOCK A
NELSON ADDITION

SMILES at MURPHY OFFICE BUILDING

CITY OF MURPHY, COLLIN COUNTY, TEXAS

Date:	Scale:	Sheet:
November, 2015	1" = 30'	CP-1

PROJ. #6259

C:\Jobs\6259\CP-1 Concept Plan.dwg Mon Nov 09 11:59:28 2015

Issue

Discuss the application of Ryan Betz of 4B & W Land, LLC., Ronald and Patricia Williford and Kevin McAllister requesting a change in zoning from SF-20 (Single Family 20 Residential) to Retail on approximately 5.56 acres of property located southeast of FM 544 and Maxwell Creek Road. **This item was remanded back to Planning & Zoning Commission at the January 19, 2016 City Council meeting.**

Summary

The properties (3 applicants) are located with FM 544 to the north, and neighbor SF-20 to the west and south with the recently approved Planned Development District to the north east. These properties, in addition to the southeast sector of Murphy, were recently studied and conceptually designed by Freese & Nichols. Retail Uses along FM 544 were discussed. No action was taken by City Council on that study.

Since that time, three property owners have come together to apply for rezoning consideration.

Planning & Zoning Commission (12/28/15) and City Council (1/19/2016) Action

- On December 28, 2015, the Planning & Zoning Commission denied the application of Ryan Betz of 4B & W Land, LLC., Ronald and Patricia Williford and Kevin McAllister requesting a change in zoning from SF-20 (Single Family 20 Residential) to Retail.
- On January 5, 2016, City Council postponed the public hearing on this item to January 19, 2016 City Council meeting since no appeal had been received from the applicant by that time.
- An appeal was received by the applicants prior to the deadline (it is included in this agenda item).
- On January 19, 2016, the City Council remanded the item back to Planning & Zoning Commission and requested that staff and the applicant work to develop a strong Planned Development District for consideration by Planning & Zoning Commission and subsequently City Council for final consideration.
    - City Council offered the following guidance for applicant and staff consideration during development of a Planned Development District:
        - The Planned Development District should specify types of Retail business uses
        - It should include dense buffering between the proposed Retail uses and the residential property to the south (identified on boundary map as #44) as well as dense buffering between the residential lot to the west (identified on boundary map as #6)
            - Ex: See Retail District requirements, Division 14. R, Retail District, Sec. 30.03.404 Area Regulations
        - Expand the Planned Development District area to include the remainder of the Betz property and show as SF-20
        - Include options for Oak Glen Drive (ex: cul de sac, connect to South Maxwell Creek, fire access gate, etc.…)

Next Steps and Staff Recommendation to Planning & Zoning Commission

The applicants have proposed a tentative schedule to work on the development of a Planned Development District for these properties. Council requested this item come back to Planning & Zoning and City Council in June for review and consideration.

Staff Request to Commission: In addition to the items above offered by City Council, what specific things, if any additional, does Planning & Zoning want to make sure is considered during the review and revision of the proposed Concept Plan?

Attachments

Applicant's Appeal Letter
Notification boundary map identify the three properties

Applicants' Appeal Letter

4B&W Land, LLC
5707 Willow Lane
Dallas, Texas 75230

Ron and Patricia Williford
104 S. Maxwell Creek
Murphy, TX 75094

Kevin McAllister
108 S. Maxwell Creek
Murphy, TX 75094

January 7, 2016

RECEIVED
JAN 7 2016
City Manager's Office
4:18pm

VIA EMAIL jfisher@murphytx.org and HAND DELIVERY

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

RE: Appeal to City Council of the P&Z Denial for a zoning change on approximately 5.56 +/- acres of land located at SE and SW corner of Maxwell Creek Road and FM 544, Murphy, Texas owned by 4B&W Land, LLC, Ron and Patricia Williford, and Kevin McAllister from SF-20 to R

Dear Mr. Fisher:

Pursuant to your email from yesterday afternoon describing four options for the pending zoning application, please let this letter serve as the owners request to pursue Option 3 as detailed here:

> **Option 3 –** Appeal to the City Council with the consideration in that appeal that they refer the item back to Planning & Zoning (as allowed per Code) to allow the applicant an opportunity to work with staff on the development of a Planned Development district for the properties. (Ryan I believe a couple Planning and Zoning Commissioners stated their preference was a PD application).

(Applicants' Appeal Letter continued on next page)

Applicants' Appeal Letter (continued)

We feel that this Option 3 is the best course of action for the following reasons:

1. Provide more clarity that the zoning request covers only a small portion of the 4B&W property, with the balance of the 4B&W Land, LLC property remaining SF-20.
2. Limit the uses on the Property from the broader uses currently allowed in R zoned areas, and maintain the requirement for uses that need an SUP under the R zoning category, will still require an SUP in the PD zoning.
3. Illustrate on a concept plan the proposed location and design (height, materials, and colors) of the proposed buildings, screening walls, sidewalks, road and driveway locations, and special handling along the banks of Maxwell Creek and the Timbers neighborhood.

In order to review the ordinances closely, prepare the needed exhibits, review and modify the PD document, meet with neighboring property owners to attempt to gain support and incorporate their ideas where possible, I propose the following schedule:

January	Applicants meet with neighbors during the week of January 11th Draft PD and prepare concept plan during the week of January 18th Applicants meet with the city at the January 27th DRC meeting
February	Modify PD and prepare concept plan during the weeks of February 1-8th Applicants meet with neighbors during the week of February 15th Applicants meet with the city at the February 24th DRC meeting
March	Modify PD and concept plan as needed based on the DRC comments Make formal application for zoning change to PD
April	Attend P&Z meeting April 24th to present concept plan and PD
May	Incorporate changes and comments to the concept plan and PD based on the April P&Z meeting Attend P&Z meeting May 23rd to present revised concept plan and PD for approval
June	**Present PD and Concept Plan to Council for approval June 7th**

(Applicants' Appeal Letter continued on next page)

<u>Applicants' Appeal Letter (continued)</u>

I understand that this schedule is speculative, but it should be achievable with the time and attention we are willing to commit to seeing it through. We look forward to continuing to work with our neighbors and the city to come up with a workable solution for the future use of this property.

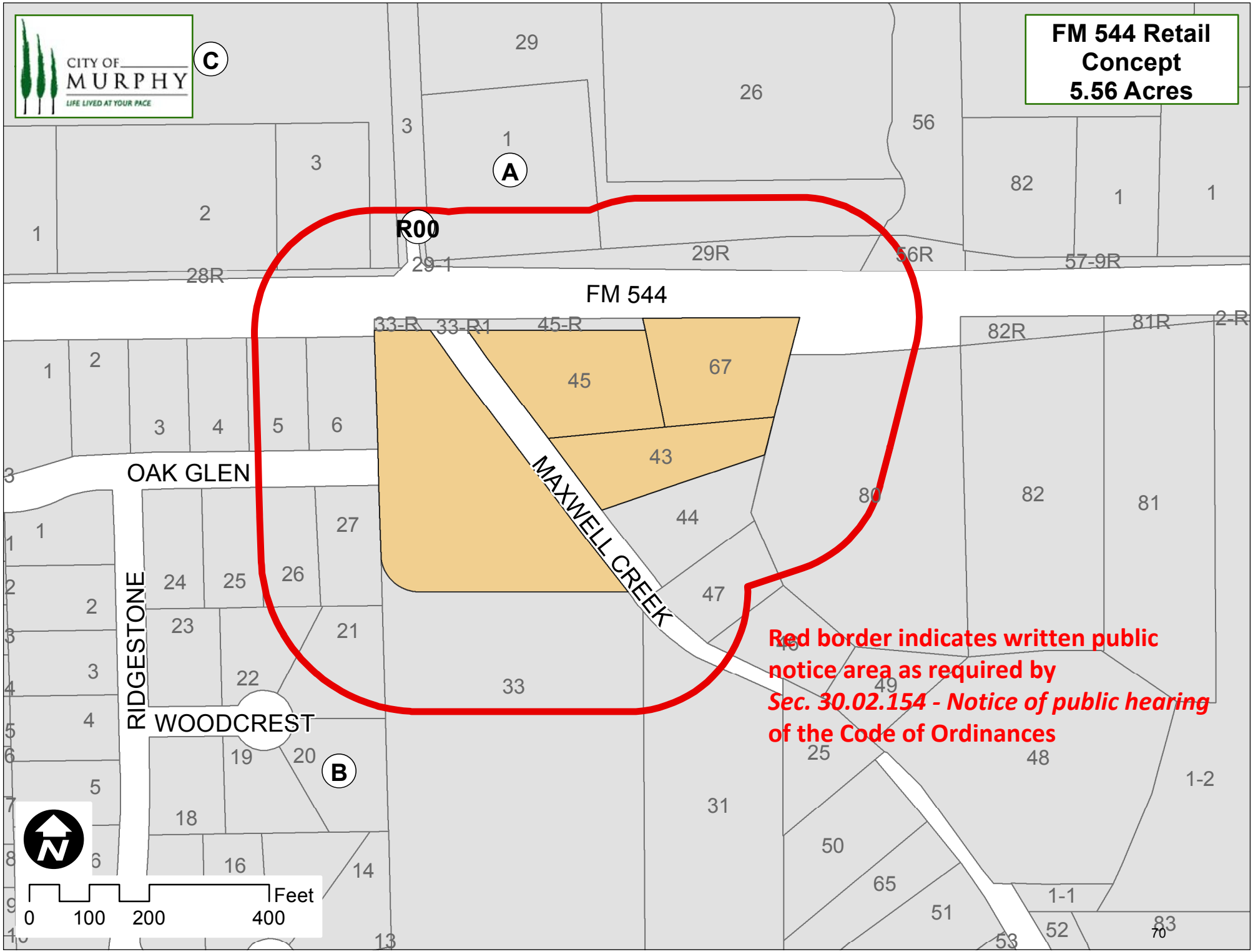
Sincerely,

Ryan Betz
Manager,
4B&W Land, LLC

Ron Williford

Pat Williford

Kevin McAllister


CITY OF MURPHY
LIFE LIVED AT YOUR PACE
FM 544 Retail Concept
5.56 Acres
FM 544
OAK GLEN
RIDGESTONE
WOODCREST
MAXWELL CREEK
A
B
C
R00
Red border indicates written public notice area as required by
Sec. 30.02.154 - Notice of public hearing
of the Code of Ordinances
Feet
0
100
200
400

Issue
Discuss 2016 Comprehensive Plan Update project.

Background/History
During the March 2015 City Council Strategic Planning Session, Council directed Staff to bring an action item forward for consideration to authorize staff to begin the process of hiring a firm/organization to update the City of Murphy Comprehensive Plan.

On April 7, 2015, the City Council authorized staff to begin the process of hiring a firm/organization and conducting the Comprehensive Plan update. An interview panel made up of City staff and the city's third party engineer interviewed two firms of interest for the Comprehensive Plan Update project.

On July 7, 2015, the City Council authorized the City Manager to enter into a contract with Freese & Nichols for the Comprehensive Plan Update project.

Considerations
As noted in the attached draft overview:

- Generally speaking, it is recommended that cities update their comprehensive plans every 5 years and perform a more extensive re-write every 10 years, depending on their issues and growth conditions. City of Murphy's Comprehensive Plan was approved in 2008.

- Comprehensive plan updates are generally guided by an advisory committee. These committees can take a variety of forms and involve a variety of different people.

- Due to the minor nature of this update, it is recommended that the Planning & Zoning commission serve as the advisory committee. It is anticipated that four working sessions with the Planning & Zoning Commission will be needed to complete the update.

- Working sessions may occur during a regularly scheduled Planning & Zoning Commission meeting or may be held at a separate time.

Action Requested
Discuss proposed schedule/plan

Attachment
DRAFT Murphy Comprehensive Plan Update project schedule overview

Murphy Comprehensive Plan Update—Tentative Approach

Murphy's 2008 Comprehensive Plan has served the City well. Generally speaking, it is recommended that cities update their comprehensive plans every 5 years and perform a more extensive re-write every 10 years, depending on their issues and growth conditions.

Murphy is relatively built-out and only a few areas of potential transition remain. For this reason, only a minor update of the comprehensive plan is proposed at this time. The following are the chapters from the 2008 comprehensive plan and a brief synopsis of how each will be updated in this process:

- **Snapshot**: Updating demographics and population statistics and replacing community survey information with the data from the recently completed survey.

- **Visioning**: Use community survey information and input from the city-wide public input meeting to update the Plan's goals and objectives.

- **Future Land Use**: Update the Plan, where needed, and identify land use strategies for vacant or underutilized areas that may experience development or redevelopment pressures.

- **Thoroughfare Plan**: Provide goals and objectives for improving traffic flow through the community. No significant update to the City's framework is expected.

- **Economic Development**: Update with applicable strategies, incentives and targets.

- **Community Facilities**: Update facility numbers based on existing and projected populations. Murphy is near build-out meaning no significant changes are anticipated within this section.

- **Parks & Recreation**: Many of the parks objectives have been accomplished and therefore this section will update information with current park and recreation needs.

- **Implementation**: Provide an updated list of action items based upon the revised goals and objectives.

An important component of comprehensive plan updates is public input. The community survey will serve as a significant source of input. In addition to use of the community survey, it is recommended that there be **one city-wide public meeting** to receive input. In particular, neighborhood associations should be involved and encouraged to participate.

Comprehensive plan updates are generally guided by an advisory committee. These committees can take a variety of forms and involve a variety of different people. Due to the minor nature of this update, it is recommended that the Planning & Zoning commission serve as the advisory committee. It is anticipated that **four working sessions with the Planning & Zoning Commission** will be needed to complete the update.

The following is the proposed agenda for each of those four Planning & Zoning Commission working sessions taking place on a monthly basis:

- **Session 1**: Presentation of demographic changes and review of input and key themes from the community survey. Review existing goals and objectives to identify which have been accomplished, which should be removed and which should be kept.

- **Session 2:** Review feedback from the public input meeting and provide feedback on updated goals and objectives. Provide feedback on Draft Future Land Use Plan and whether or not any changes are needed to the Thoroughfare Plan.

- **Session 3:** Review feedback provided by Murphy EDC on how to update the Economic Development section of the comprehensive plan. Discuss existing facilities to determine if any changes or additions are needed at this time, based on citizen feedback and input from City Staff. Provide guidance for Parks & Recreation update based upon input received from the Parks Board review of the existing chapter.

- **Session 4:** Provide input on implementation priorities and on the updated draft of the comprehensive plan. The Planning & Zoning Commission will then recommend the updated plan for adoption by City Council.

It is anticipated that this will be a five month process with a Planning & Zoning Commission session occurring once per month and the final month being reserved for the adoption process. Working sessions may occur during a regularly scheduled Planning & Zoning Commission meeting or may be held at a separate time. If held during a regularly scheduled meeting, it is highly recommended that a portion of that meeting be devoted to a working session to better facilitate the exchange of ideas and to have a more productive conversation.