



MURPHY PLANNING AND ZONING COMMISSION AGENDA
REGULAR PLANNING AND ZONING COMMISSION MEETING
FEBRUARY 22, 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 February 22, 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.

CALL TO ORDER

SEAT ALTERNATES AS NEEDED

Jon King
Chairman

ROLL CALL & CERTIFICATION OF A QUORUM

Steve Levy
Vice Chair

PUBLIC COMMENTS

Camille Hooper
Secretary

CONSENT AGENDA

John Johnson
Commissioner

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.

Lloyd Jones
Commissioner

A. Approval of the Minutes from the January 25, 2016 regular meeting.

Greg Mersch
Commissioner

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

Don Reilly
Commissioner

Randal Newhouse
Alternate

INDIVIDUAL CONSIDERATION

Julie Kamm
Alternate

1. Consider and/or act on 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. *(Continued from the January 25, 2016 P&Z meeting).*

Kristen Roberts
Director of Community
Development

2. Continue 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. *(Continued from the January 25, 2016 P&Z meeting).*

Lori C. Knight
Administrative Assistant

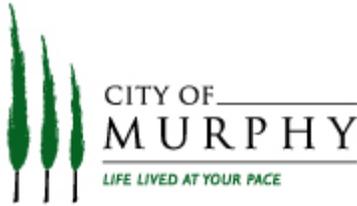
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ADJOURNMENT

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 February 19, 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 C. 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
January 25, 2016

CALL TO ORDER

Commissioner King called the meeting to order at 6:01 p.m.

ROLL CALL & CERTIFICATION OF A QUORUM

Commissioners Present: Jon King, Camille Hooper, John Johnson, Don Reilly, Lloyd Jones, Greg Mersch, Alternate Julie Kamm

Commissioners Absent: Steve Levy

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

Lori C. Knight certified a quorum. Alternate Julie Kamm was seated after taking her oath.

ELECTION OF OFFICERS

Chairman: Camille Hooper nominated Jon King to serve as Chairman. With no other nominations, a vote was taken and passed 7-0.

Vice Chairman: Don Reilly nominated Steve Levy to serve as Vice Chairman. With no other nominations, a vote was taken and passed 7-0.

Secretary: Lloyd Jones nominated Camille Hooper to serve as Secretary. With no other nominations, a vote was taken and passed 7-0.

PUBLIC COMMENTS

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

COMMISSION ACTION

Commissioner Jones made a motion to approve the minutes from December 28, 2015. Secretary Hooper seconded the motion. **Motion passed 7-0.**

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 the SWC of Village Drive and Brand Road.

Staff Discussion

Kristen Roberts stated that this re-plat for Lot 4 was a re-plat of a final plat. All public improvements are complete and The Learning Experience has received their Certificate of Occupancy.

PUBLIC HEARING OPENED AT 6:07 P.M.

PUBLIC HEARING CLOSED AT 6:07 P.M.

COMMISSION ACTION

Secretary Hooper made a motion to approve the re-plat for Lot 4, Block B, Murphy Village Addition. Commissioner Jones seconded the motion. **Motion passed 7-0.**

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.

Staff Discussion

Kristen Roberts stated that this was a re-plat of a final plat. All public improvements are complete and PDQ has received their Certificate of Occupancy.

PUBLIC HEARING OPENED AT 6:09 P.M.

PUBLIC HEARING CLOSED AT 6:09 P.M.

Commission Action

Commissioner Jones made a motion to approve the re-plat for Lot 1R, Block 1 – McCraw Corner. Secretary Hooper seconded the motion. **Motion passed 7-0.**

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.

Staff Discussion

Kristen Roberts stated that the applicant was requesting an amendment to the PD (Planned Development) District to allow for a Professional Service specifically spa services. The applicant has a potential user (Hand & Stone, Massage and Facial Spa) and this user is not a nail salon.

The Commission discussed with the applicant the services that their potential user would offer and emphasized that additional nail salons were not needed.

Mitch Trout, Retail Connection

Mr. Trout stated that their client, Hand & Stone, Massage and Facial Spa, is an upscale facility. The client is specialized only in those services and that no nails salon services would be allowed at the facility.

PUBLIC HEARING OPENED AT 6:32 P.M.

PUBLIC HEARING CLOSED AT 6:32 P.M.

Commission Action

Commissioner Mersch made a motion to approve the request to amend PD (Planned Development) District No. 12-02-905 to allow for a Professional Service primarily limited to massages and facials excluding nails as a permitted use on property located on the eastern outparcel of Walmart on N. Murphy Road. Secretary Hooper seconded the motion. **Motion passed 7-0.**

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.

Staff Discussion

Kristen Roberts stated that the applicant is requesting an amendment to the Planned Development District to allow, by right, mini-warehouse/self-storage. In addition, Ms. Roberts stated that the applicant is requesting an amendment to the Concept Plan to show one user on the remainder of the property.

Bill Dahlstrom, 2323 Ross Ave.

Bill Dahlstrom stated that applicant, All Storage, is a high quality storage facility with a quality design, materials and colors and it is climate controlled. Mr. Dahlstrom stated that there are several layers of buffering around the perimeter of the property. There is no exterior access to the facility, it's all interior access.

PUBLIC HEARING OPENED AT 6:46 P.M.

PUBLIC HEARING CLOSED AT 6:46 P.M.

Commissioner Reilly would like the applicant to reach out to the residents to the north of the site. Mr. Dahlstrom stated that their applicant would be willing to defer until the next P&Z meeting to be able to reach out to the neighbors.

COMMISSION ACTION

Chairman King reopened the public hearing to allow the applicant time to visit with the residents to the north of the site. No action was taken on this item.

PUBLIC HEARING REOPENED AT 6:50 P.M.

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.**

Staff Discussion

Kristen Roberts stated that on December 28, 2015, the Commission denied this item. The applicant appealed the decision to the City Council. On January 19, 2016, City Council remanded the item back to Planning and Zoning and requested that staff and the applicant work towards revisions and City Council offered guidance. Ms. Roberts stated that staff and the applicants have been discussing various revision options to the proposed Concept Plan.

Commissioner Reilly stated that he would like to see the applicant get as close as to the existing concept plan and reduce the concrete. Applicant intends to bring revised concept plan to the February 22, 2016 Planning and Zoning Commission meeting for consideration.

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.**

Staff Discussion

Kristen Roberts stated that on December 28, 2015, the Commission denied this item. An appeal was received by the applicants prior to the deadline. On January 19, 2016, the City Council remanded this item back to the Planning and Zoning Commission and requested that staff and the applicant work to develop a strong Planned Development District for consideration. Ms. Roberts stated that the applicants have proposed a tentative schedule to work on the development of a Planned Development District for these properties. The applicants will strive to submit a draft for the April Planning and Zoning Commission Meeting.

7. Discuss 2016 Comprehensive Plan Update project.

Staff Discussion

Kristen Roberts stated that it is recommended that cities update their comprehensive plans every 5 years. City of Murphy's Comprehensive Plan was approved in 2008. Ms. Roberts stated that it is recommended that the Planning and Zoning Commission serve as the advisory committee. Ms. Roberts anticipates that approximately four working sessions will be needed to complete the update with other Boards having input as well.

The Commission agreed to extend the upcoming monthly meetings in order to work on the Comprehensive Plan.

STAFF UPDATES

- All P&Z meetings will be live streamed.
- February 6, 2016 training for all Board and Commissions.
- Next meeting is February 22, 2015.

ADJOURNMENT

With no other business before the Commission, Chair King adjourned the meeting at 7:33 P.M.

APPROVED:

Jon King, Chairman

Attest:

Secretary

Planning and Zoning Commission Meeting
February 22, 2016

Issue

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

Summary

On October 26, 2015, Planning & Zoning Commission approved the site plan, landscape plan and building elevations for this project. On November 17, 2015, the City Council approved the site plan, landscape plan and building elevations for this project.

This proposed construction plat would allow for the development of single story retail center on the site.

Considerations

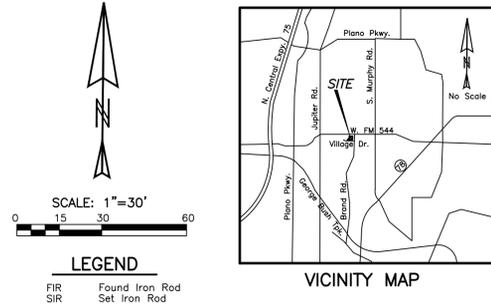
Construction Plat requirements have been met.

Staff Recommendation

Staff recommends approval of the construction plat as submitted.

Attachments

Construction Plat



STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, McBirney-544 Joint Venture are the Owners of a tract of land situated in the James Maxwell Survey, Abstract No. 580 being all of Lot 1-B, Block B of Lots 1-A & 1-B, Block B of Murphy Village Addition, an addition to the City of Murphy, Collin County, Texas, according to the map thereof recorded in Volume 2010, Page 126, Map Records of Collin County, Texas, said tract conveyed to McBirney-544 Joint Venture by deed recorded in Volume 2644, Page 123, Deed Records of Collin County, Texas, and being more particularly described as follows:
BEGINNING at a found "x" cut on concrete pavement for a corner at the intersection of the south line of Farm Market 544 (a 70 foot right of way) with the west line of Brand Road (a 110 foot right of way), said point being the northeast corner of said Lot 1-B;

THENCE, S 00°39'36" W, with the west line of Brand Road, a distance of 252.32 feet to a set 5/8 inch iron rod with a cap for a corner at the intersection of the west line of Brand Road with the north line of Village Drive (a 60 foot right of way), said point being the southeast corner of said Lot 1-B;

THENCE, S 89°52'40" W, with the north line of Village Drive, a distance of 381.15 feet to a found 1/2 inch iron rod with a cap for a corner, said point being the common south corner of said Lot 1-B and Lot 1-A, Block B of the said Murphy Village Addition;

THENCE, the following courses and distances with the common line of said Lot 1-A and Lot 1-B:

N 48°14'43" E, departing the north line of Village Drive, a distance of 219.81 feet to a found 1/2 inch iron rod with a cap for a corner;

N 00°39'36" E, a distance of 53.76 feet to a found "x" cut on concrete pavement for a corner;

N 89°20'24" W, a distance of 25.49 feet to a found "x" cut on concrete pavement for a corner;

N 00°39'36" E, a distance of 55.50 feet to a found "x" cut on concrete pavement for a corner in the south line of Farm marker Road 544, said point being the common north corner of said Lot 1-A and Lot 1-B;

THENCE, S 89°20'24" E, with the south line of Farm Market Road 544, a distance of 244.32 feet to the Point of Beginning and Containing 68,807 square feet or a 1.580 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That McBirney-544 Joint Venture, acting herein by and through its duly authorized officer(s), does hereby adopt this plat designating the herein above described property as Lot 1-B, Block B of Lots 1-A & 1-B, Block B of Murphy Village Addition, an addition to the City of Murphy, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Murphy. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Murphy's use thereof. The City of Murphy and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Murphy and public utility entities shall at all times have the full right of ingress and egress to or from 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 _____, 2016.

BY: McBirney-544 Joint Venture

(Printed name and title)

STATE OF TEXAS
COUNTY OF _____

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 _____, 2016.

Notary Public in and for the State of Texas
My commission expires on: _____

VISIBILITY EASEMENTS:

The area or areas shown on the plat as "VAM" (Visibility, Access and Maintenance) Easement(s) are hereby given and granted to the City, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM Easement. The City shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the City exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The City may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over or across the VAM Easement. The City shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic-control devices or signs on the VAM Easement and to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

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 times of the City of Murphy, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

KNOW ALL MEN BY THESE PRESENTS:

That I, L. Lynn Kadleck, 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.

DATED this the _____ day of _____, 2013.

FOR REVIEW – NOT FOR RECORDING

L. LYNN KADLECK
Registered Professional
Land Surveyor No. 3952

STATE OF TEXAS }
COUNTY OF COLLIN }

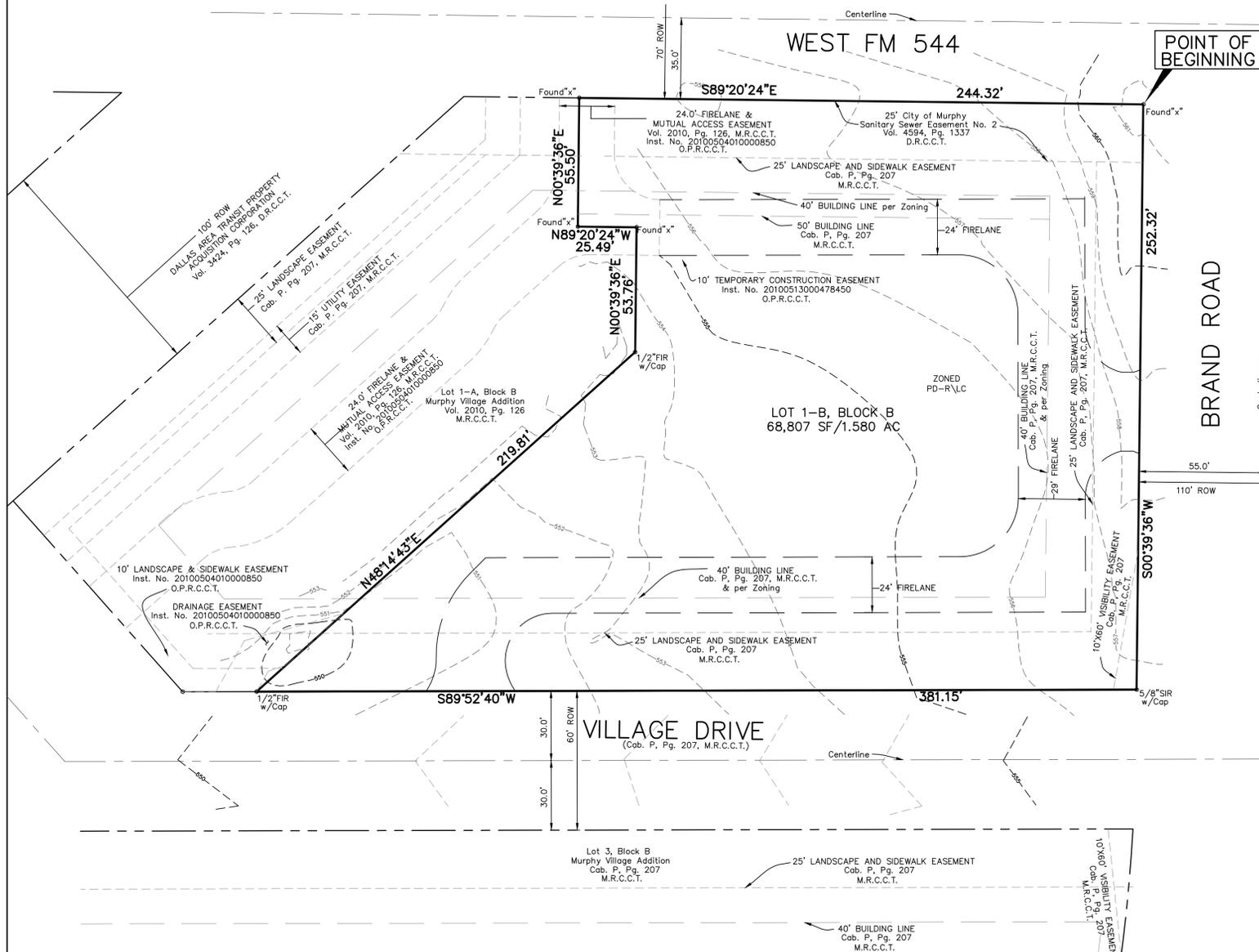
BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared L. Lynn Kadleck, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2013.

Notary Public, State of Texas
My commission expires on: _____

CONSTRUCTION PLAT
MURPHY VILLAGE ADDITION
LOT 1-B, BLOCK B of
LOT 1-A & 1-B, BLOCK B, MURPHY VILLAGE ADDITION
1.580 ACRES TRACT
BEING A REPLAT OF
LOT 1-B, BLOCK B of
LOT 1-A & 1-B, BLOCK B, MURPHY VILLAGE ADDITION
AN ADDITION TO THE CITY OF MURPHY, TEXAS
AS RECORDED IN VOLUME 210, PAGE 126, M.R.C.C.T.
JAMES MAXWELL SURVEY, ABSTRACT NO. 580
MURPHY, COLLIN COUNTY, TEXAS

PREPARED JANUARY 4, 2016 BY
KADLECK & ASSOCIATES
ENGINEERING PLANNING SURVEYING
2000 N. CENTRAL EXPY. SUITE 113
(972) 881-0771 PLANO, TX 75074
TBPE Reg. No. F-6460/TBPLS Reg. No. 100555-00



- NOTICE:**
- 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) The bearing basis for this survey is a bearing of S 89°20'24" E for the south line of Farm Market Road 544 as indicated on the map of Lots 1-A & 1-B, Block B of Murphy Village Addition, an addition to the City of Murphy, Collin County, Texas, recorded in Volume 2010, Page 126, Map Records of Collin County, Texas.
 - 3) The subject property lies in Zone X (areas determined to be outside the 500 year flood plain) according to the F.E.M.A. Flood Insurance Rate Map Panel No. 48085C0415J dated June 2, 2009.

CITY APPROVAL OF CONSTRUCTION PLAT

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

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

Signature of Chairperson _____ Date of Recommendation _____

APPROVED BY: City Council
City of Murphy, Texas

Signature of Mayor _____ Date of Approval _____

ATTEST: _____

City Secretary _____ Date _____

Issue

Consider and/or act on 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.

(Continued from the January 25, 2016 P&Z meeting).

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 and revised in November 2014.
- 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.

Planning & Zoning Commission (12/28/15), (1/25/2016) 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.
 - o 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.
 - o 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
 - o Planning & Zoning Commissioner Reilly stated that he would like to see the applicant get as close as to the existing concept plan as possible and reduce the concrete as shown.

Planning and Zoning Commission
February 22, 2016

Considerations

Following Planning & Zoning Commission and City Council direction:

- The applicant met with City staff and discussed options for amending the proposed Concept Plan.
- Since that meeting, staff has approved the proposed Concept Plan which includes the following changes:
 - o The 'turnaround' at the north end of the property was reduced by 63 feet by showing a hammerhead turn to accommodate public safety.
 - The north and south road between Lot 1 and Lot 2 as shown on the current concept plan is not required following the changes as shown to the proposed concept plan.
 - o The building on Lot 3 was reduced 1500 square feet.
 - The property owner is in agreement of this change.
 - o Heavy landscaping will be included north of the building on Lot 2.

Notes:

While the public hearing has closed for this item, the Commission Chair may welcome public comments if he chooses.

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.

Recommendation

Approve the Concept Plan as submitted

Attachments

Exhibit A - Location aerial

Exhibit B - Proposed Concept Plan

Exhibit C - Proposed Concept Plan versus Current Concept Plan

Exhibit D - Planned Development Ordinance 09-02-785 with Ordinance 14-04-975

Exhibit E - Memo from Fire Department approving Concept Plan as presented

Exhibit A

Property Location aerial



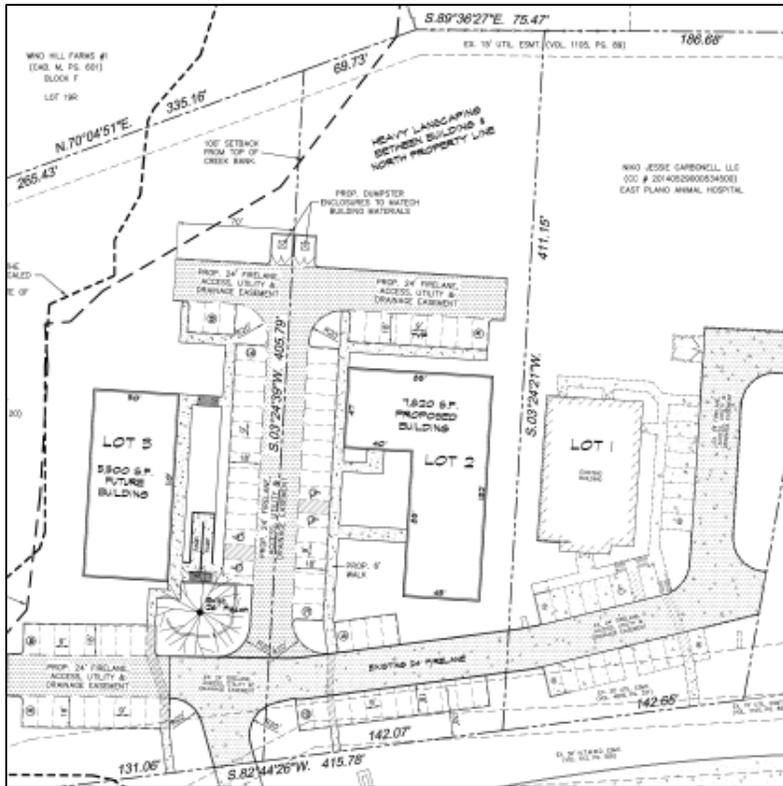
Exhibit B

Proposed amended Concept Plan

Exhibit C

Proposed Concept Plan
vs. Current Concept Plan
for reference

PROPOSED CONCEPT PLAN



CURRENT CONCEPT PLAN

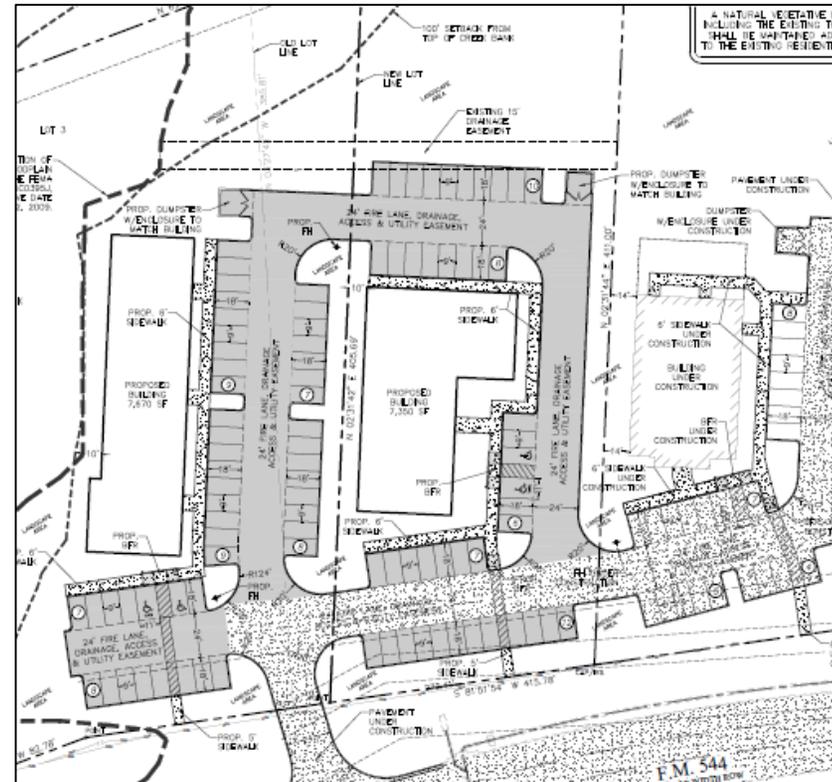


Exhibit D

Planned Development

District Ordinance No.

09-02-785 as amended by

Ordinance No. 14-04-975

ORDINANCE 09-02-785

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 CHANGING THE ZONING CLASSIFICATION ON APPROXIMATELY 6.43 ACRES OUT OF THE MARY SCOTT SURVEY, ABSTRACT NO. 859, 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, FROM SF-20 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO PD (PLANNED DEVELOPMENT) DISTRICT FOR OFFICE USES WITH CONDITIONS HERETO DESCRIBED 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 grant a Planned Development District for Office Uses for the property described as 6.43 acres, more or less, in the Mary Scott Survey, Abstract No. 859, 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 16th day of February 2009.



Bret M. Baldwin, Mayor
City of Murphy

ATTEST:



Aimee Nemer, City Secretary
City of Murphy

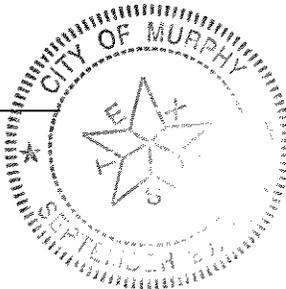


EXHIBIT A

Legal Description

Being a acre tract of land situated in the Mary Scott Survey, Abstract No. 859, City of Murphy, Collin County, Texas and containing 6.43 acres of land.

EXHIBIT B

ZONING FILE NO. 2009-02

FM 544

Between Dublin Road and Heritage Parkway

PLANNED DEVELOPMENT CONDITIONS

- I. **Statement of Purpose:** The purpose and intent of this Planned Development District is to permit the development of medical and office uses.
- II. **Statement of Effect:** This Planned Development shall not affect any regulation found in the City of Murphy Code of Ordinances, Ordinance No. 06-12-708, as amended, except as specifically provided herein.
- III. **General Regulations:** All regulations of the O (Office) District set forth in Article III, Division 12 of the City of Murphy Code of Ordinances (Ordinance No. 06-12-708), as amended, are included by reference, except as otherwise specified by this ordinance.
- IV. **Development Plans:**
 - A. A Concept Plan shall be approved as outlined in Article II, Division 5 of the Code of Ordinances prior to the acceptance of a site plan for any part or all of this Planned Development District. The concept plan shall include proposed landscape areas and proposed building elevations and design elements. Approval of the Concept Plan shall be based on general conformance with the approved Planned Development District conditions and regulations set forth in this ordinance. Approval of a Concept Plan through the zoning public hearing process (as outlined in Article II, Division 5) is required. In addition, the Concept Plan shall have the following elements.
 - Traffic circulation;
 - Cross access;
 - Driveway location;
 - Conceptual design elevations;
 - Development construction schedule;
 - Elements used to buffer nonresidential and residential development;
 - Pedestrian circulation;
 - Landscape buffer areas;
 - Building orientation.
 - B. Concept Plan approval shall be for a period of one year from the date of City Council action on the plan. If within that one-year period a site plan has been submitted for a portion of the development, then the Concept Plan shall be deemed to have no expiration date. Site plans shall be valid for a period of six (6) months from the date of City Council action on the plan.
- V. **Specific Regulations:**
 - A. Permitted Uses: Only the following uses shall be permitted.
 1. Credit Agency
 2. Insurance Agency Offices
 3. Offices (Brokerage Services)

4. Offices (Health Services)
 5. Offices (Legal Services)
 6. Offices (Medical Office)
 7. Offices (Professional)
 8. Real Estate Offices
- B. Height Regulations: The maximum height shall be one (1) story or twenty-five (25) feet.
- C. Tree Preservation/Mitigation: All existing trees on the subject property shall comply with Section 86-740 of the Code of Ordinances. In addition, a tree preservation/mitigation plan shall be required to be submitted at the time of application. For any tree removed between 15.1 caliper inches and 24 caliper inches, a negative credit of (-6) shall be applied. For any tree removed larger than 24 caliper inches, a negative credit of (-8) shall be applied.
- D. Landscaping: All landscaping shall comply with Section 86-736 of the Code of Ordinances. In addition, a landscape plan shall be required to be submitted at the time of application.
- E. Screening: Screening between the north property line and the single family subdivision to the north shall be accomplished via the construction of an eight (8) foot high board-on-board fence at grade. This fence shall be required behind 120 Collin Court; 121 Sarah Drive; 628 John Close Drive and 632 John Close Drive.
- F. Exterior Building Materials: All exterior building materials shall comply with Section 86-802(3) of the Code of Ordinances. In addition, building elevations (indicating percentage of material per elevation) shall be required to be submitted at the time of application. A minimum of two masonry materials shall be required.
- G. Lighting: No exterior lighting shall be allowed to be placed on the outside perimeter on office buildings facing adjacent residential properties to the north. No light standards shall be placed in parking areas adjacent to residentially zoned property that are higher than four (4) feet. All light standards shall have shielding to prevent light pollution.
- H. Rooftop Mechanical Equipment: Rooftop mechanical equipment shall not be permitted.
- I. Outside Storage: No outside/outdoor storage shall be permitted.

ORDINANCE NO. 14-04-975

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MURPHY, TEXAS, AMENDING ORDINANCE NO. 09-02-785 TO ADD VETERINARY CLINIC (NO OUTSIDE KENNELS) AS A PERMITTED USE, TO REMOVE A REQUIREMENT FOR WOOD SCREENING FENCE ON THE NORTH PROPERTY LINE, TO ALLOW A WOOD FENCE BEHIND A VETERINARY CLINIC AND TO ADD A BUILDING SETBACK REQUIREMENT; PROVIDING FOR SAVINGS, SEVERABILITY, CUMULATIVE EFFECT, PENALTY AND AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MURPHY, TEXAS, THAT:

Section 1. That Section V(A) "Permitted Uses" contained in Exhibit B to Ordinance No. 09-02-785 shall be and is hereby amended to read in its entirety as follows:

A. **Permitted Uses:** Only the following uses shall be permitted:

1. Credit Agency
2. Insurance Agency Offices
3. Offices (Brokerage Services)
4. Offices (Health Services)
5. Offices (Legal Services)
6. Offices (Medical Services)
7. Offices (Professional)
8. Real Estate Offices
9. Veterinary Clinic (no outside kennels)

Section 2. That Section V (E) "Screening" contained in Exhibit B to Ordinance No. 09-02-785 shall be and is hereby amended to read in its entirety as follows:

E. **Screening.** A wood screening fence shall be permitted at the rear of a veterinary clinic use.

Section 3. That Section V "Specific Regulations" contained in Exhibit B to Ordinance No. 09-02-785 shall be and is hereby amended to add Subsection H "Building Setback" which shall read in its entirety as follows:

H. **Building Setback.** The minimum building setback from the top of the creek bank shall be 100 feet.

Section 4. **Severability Clause.**

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect

any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation of this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 5. 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, whether codified or uncodified, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed to the extent of such conflict.

Section 6. Penalty Clause.

Any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to a fine in any sum not to exceed five hundred dollars (\$500.00) and each day of violation shall be deemed a separate offense.

Section 7. Savings Clause.

Ordinance No. 09-02-785 shall remain in full force and effect save and except as amended by this ordinance.

Section 8. Effective Date.

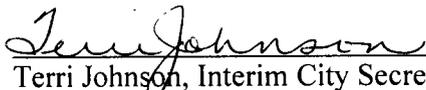
This ordinance shall become effective immediately upon its passage and publication as required by law.

DULY PASSED, APPROVED AND ADOPTED by the City Council of the City of Murphy, Texas, on this the 22nd day of April, 2014.



Eric Barna, Mayor
City of Murphy

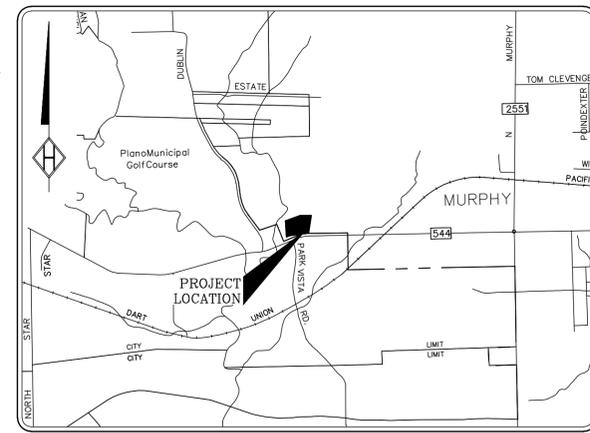
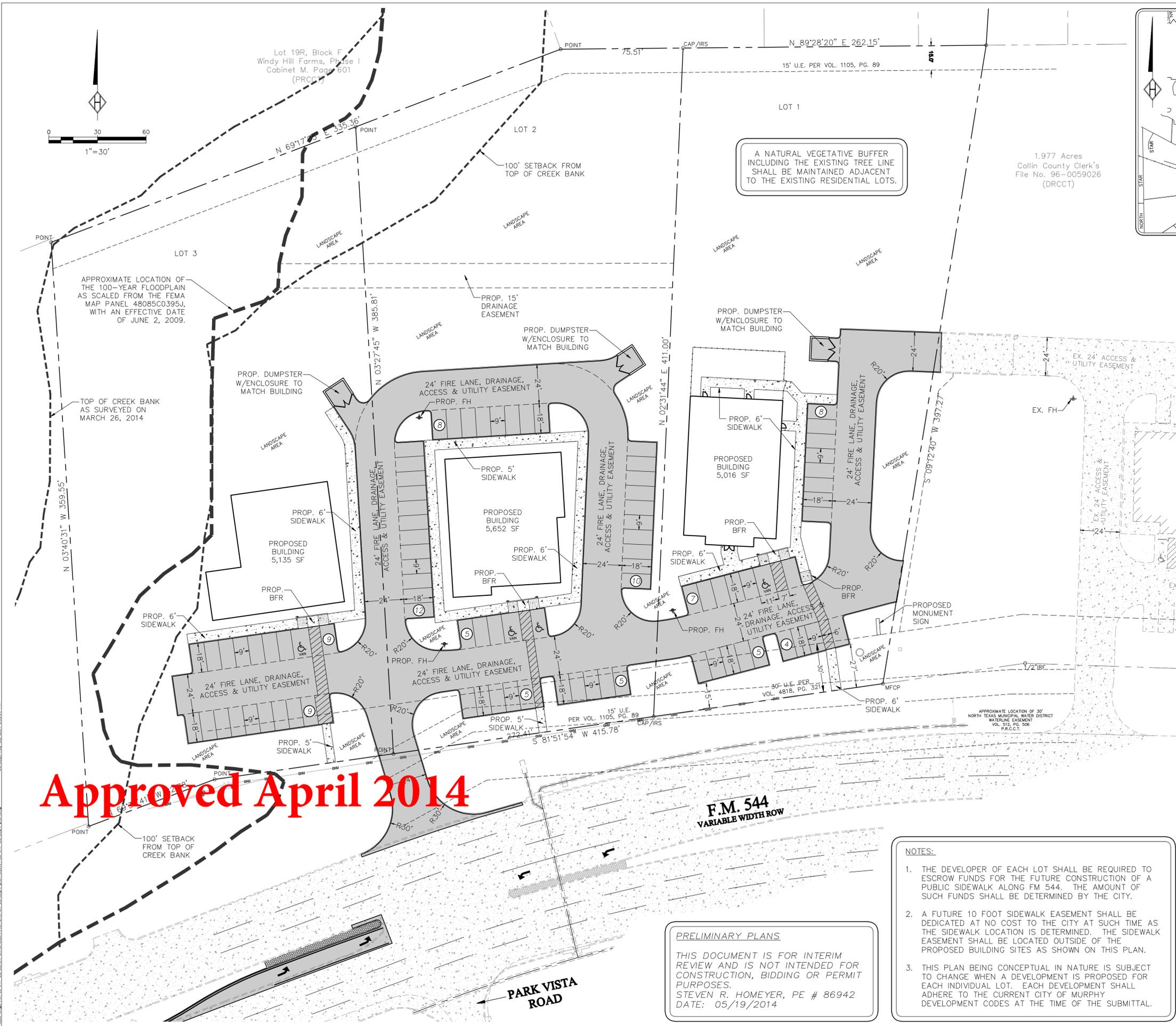
ATTEST:


Terri Johnson, Interim City Secretary
City of Murphy

APPROVED AS TO FORM:

Wm. Andrew Messer, City Attorney





Vicinity Map 1"=2000'

LEGEND

I.R.F.	IRON ROD FOUND
I.R.S.	IRON ROD SET
"x"	CUT X IN CONCRETE
F.C.P.	FENCE CORNER POST
///	ASPHALT
⊙	TELEPHONE MANHOLE
⊗	POWER POLE
⊙	LIGHT POLE
⊗	WATER VALVE
⊙SSMH	SANITARY SEWER MANHOLE
⊙	FIRE HYDRANT
⊗WM	WATER METER

SITE INFORMATION

LOT 1
PROPOSED BUILDING AREA = 5,016 S.F.
PARKING REQUIRED: MEDICAL OFFICE
1 SPACE PER 300 S.F. = 17 SPACES
PARKING PROVIDED: 24 SPACES
HANDICAP PARKING REQUIRED: 1 SPACE
HANDICAP PARKING PROVIDED: 1 SPACE
LOT 2
PROPOSED BUILDING AREA = 5,652 S.F.
PARKING REQUIRED: MEDICAL OFFICE
1 SPACE PER 300 S.F. = 19 SPACES
PARKING PROVIDED: 45 SPACES
HANDICAP PARKING REQUIRED: 2 SPACES
HANDICAP PARKING PROVIDED: 2 SPACES
LOT 3
PROPOSED BUILDING AREA = 5,135 S.F.
PARKING REQUIRED: MEDICAL OFFICE
1 SPACE PER 300 S.F. = 18 SPACES
PARKING PROVIDED: 18 SPACES
HANDICAP PARKING REQUIRED: 1 SPACE
HANDICAP PARKING PROVIDED: 1 SPACE

- NOTES:**
1. THE DEVELOPER OF EACH LOT SHALL BE REQUIRED TO ESCROW FUNDS FOR THE FUTURE CONSTRUCTION OF A PUBLIC SIDEWALK ALONG FM 544. THE AMOUNT OF SUCH FUNDS SHALL BE DETERMINED BY THE CITY.
 2. A FUTURE 10 FOOT SIDEWALK EASEMENT SHALL BE DEDICATED AT NO COST TO THE CITY AT SUCH TIME AS THE SIDEWALK LOCATION IS DETERMINED. THE SIDEWALK EASEMENT SHALL BE LOCATED OUTSIDE OF THE PROPOSED BUILDING SITES AS SHOWN ON THIS PLAN.
 3. THIS PLAN BEING CONCEPTUAL IN NATURE IS SUBJECT TO CHANGE WHEN A DEVELOPMENT IS PROPOSED FOR EACH INDIVIDUAL LOT. EACH DEVELOPMENT SHALL ADHERE TO THE CURRENT CITY OF MURPHY DEVELOPMENT CODES AT THE TIME OF THE SUBMITTAL.

PRELIMINARY PLANS
 THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
 STEVEN R. HOMEYER, PE # 86942
 DATE: 05/19/2014

Approved April 2014

HOMEYER ENGINEERING, INC.
 T.B.P.E. FIRM REGISTRATION NO. F-8440
 P.O. BOX 294527 • LEWISVILLE, TEXAS • 75029
 972-906-9985 • PHONE • 972-906-9987 FAX
 WWW.HEI.US.GOV



**LOTS 1 - 3, BLOCK A
 NELSON ADDITION
 M. SCOTT SURVEY, ABSTRACT 859
 CITY OF MURPHY
 COLLIN COUNTY, TEXAS**

**OVERALL
 CONCEPT PLAN**

**DRAWN: SRH
 DATE: 06/20/13
 HEI #: 13-147 CP**

**SHEET NO:
 C1**

**LOTS 1 - 3, BLOCK A
 NELSON ADDITION
 M. SCOTT SURVEY, ABSTRACT 859
 CITY OF MURPHY
 COLLIN COUNTY, TEXAS**

Exhibit E

Memo re: Concept Plan review,
Fire Department



From the desk of
Perry Elliott
Fire Marshal

pelliott@murphytx.org
972-468-4300 Office

206 North Murphy Road
Murphy, TX 75094
www.murphytx.org

206 North Murphy Road
Murphy, TX 75094
www.murphytx.org

Plan Review Comments
Concept Plan – 1st Revision
Fire

TO: KRISTEN ROBERTS, DIRECTOR OF ECONOMIC & COMMUNITY DEVELOPMENT
FROM: PERRY ELLIOTT, FIRE MARSHAL
SUBJECT: SMILES AT MURPHY
DATE: JANUARY 13, 2016
CC: MARK LEE, FIRE CHIEF

Unless otherwise noted or required, all 2006 International Fire Code requirements, amendments, current city ordinances, and applicable NFPA standards must be met as they apply to this project. The following comments are not intended to be all-inclusive and are based solely on the information provided for this review. The comments are as follows:

- The previously provided fire lane ‘turnaround’ has been modified to an alternative 120 foot ‘hammerhead’ style turnaround and is acceptable as submitted for public safety purposes.

While every effort has been made to make a complete and comprehensive review of the submitted plans and documents, any omission, changes and/or deletions in this plan review does not relieve the owners, contractors, architects, engineers or other individuals involved in this project from their responsibility to fully comply with the applicable codes, regulations and ordinances .

Issue

Continue 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.

(Continued from the January 25, 2016 P&Z meeting).

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.

Commission discussion at January 25, 2016 meeting

The Commission requested the applicant speak to the residents in the neighborhood to the north of the proposed site. The applicant presented the concept at a Maxwell Creek North HOA Board of Directors meeting on February 3, 2016. The HOA Manager, Susan Garrison, circulated the email among the HOA. It is attached with this item.

Staff Recommendation

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

If the Commission were to vote favorably on this permitted use allowance, staff recommends the use be noted as Mini-warehouse/ self-storage (**storage use only**).

Attachments

- Exhibit A - Proposed Concept Plan amendment
- Exhibit B - Proposed Concept Plan overlay on Current Concept Plan
- Exhibit C - Location aerial
- Exhibit D - Current PD Ordinance No. 12-06-916
- Exhibit E - Maxwell Creek North HOA email and presentation
- Exhibit F - Reply Forms/Emails

Exhibit A

Proposed Concept Plan

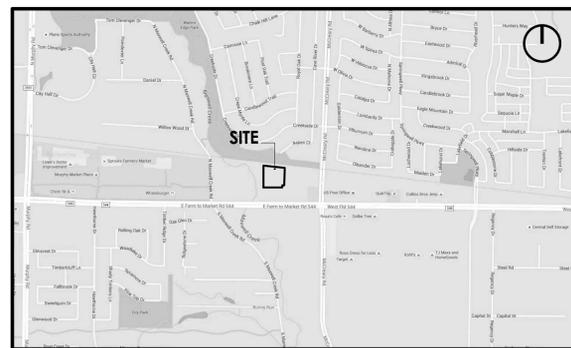
ALL STORAGE

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	

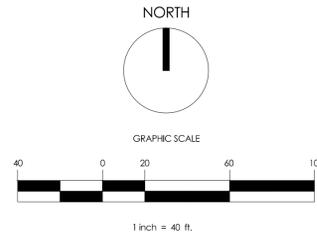
SITE SUMMARY TABLE	
EXISTING ZONING:	"PD-R/LC" (OFFICE)
PROPOSED USE:	MINI-WAREHOUSE
LOT AREA:	148,686 SF / 3.413 ACRES
MINI-WAREHOUSE USE	174,495 SF
MINI-WAREHOUSE OFFICE	1,192 SF
TOTAL SQUARE FOOTAGE:	175,687 SF
LOT COVERAGE:	59,357 SF - 40%
IMPERVIOUS COVER:	-%
FAR:	1.18:1

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



VICINITY MAP

NTS



ZONED "PD-R/LC"

APPROX. LOCATION ZONE AE (000YR) 4808500415J DATE 6/2/2009

MURPHY FOUR VENTURE, L.P., A TEXAS LIMITED PARTNERSHIP C.F. NO. 20080815000996690

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.

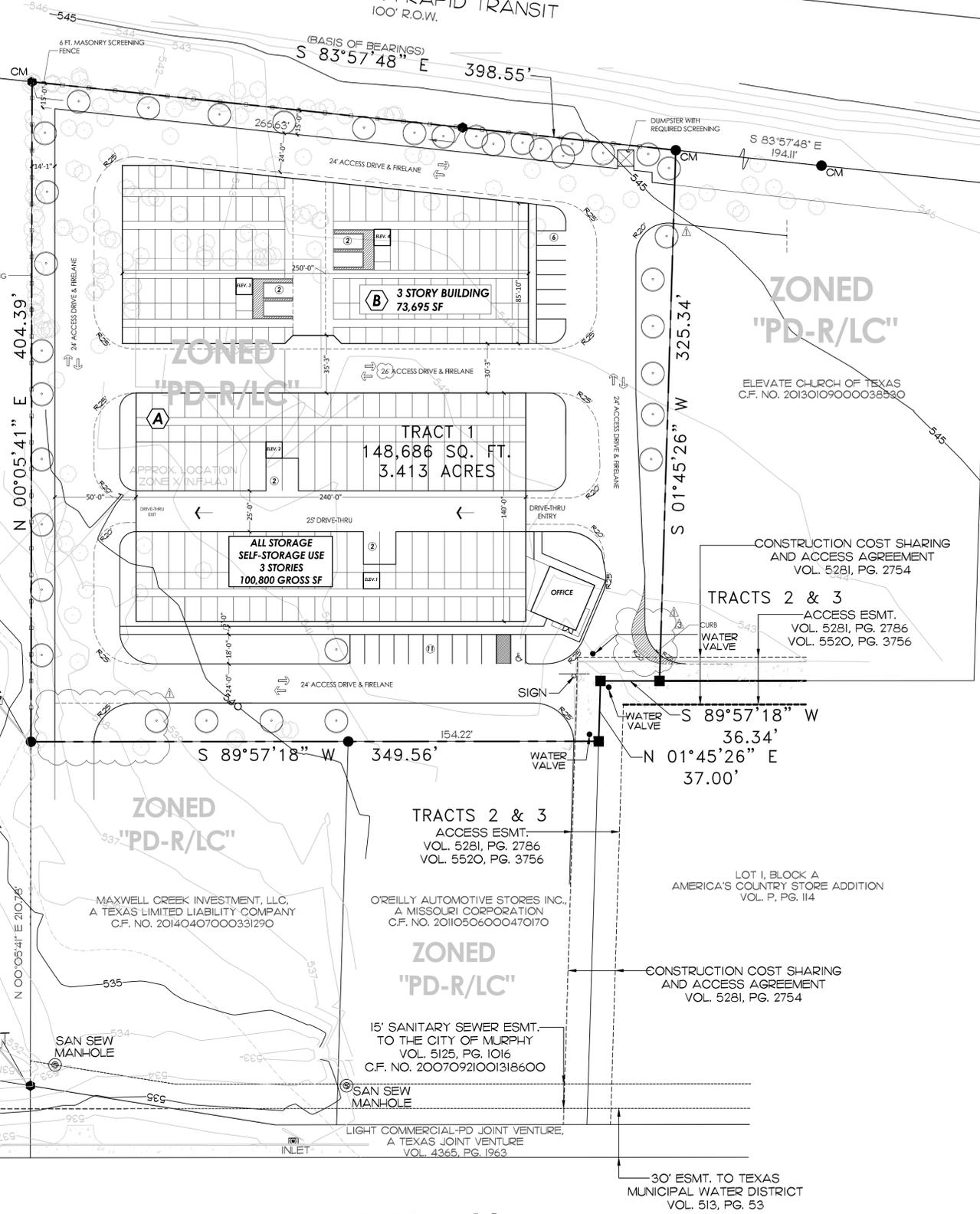
MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NO-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.

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

POINT OF BEGINNING

POINT OF COMMENCEMENT

STATE OF TEXAS VOL. 5350, PG. 5783



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
cod@reliablecorp.com

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

ALL STORAGE FACILITY
MURPHY, TX
FM 544 WEST OF McCREARY, MURPHY, TX

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

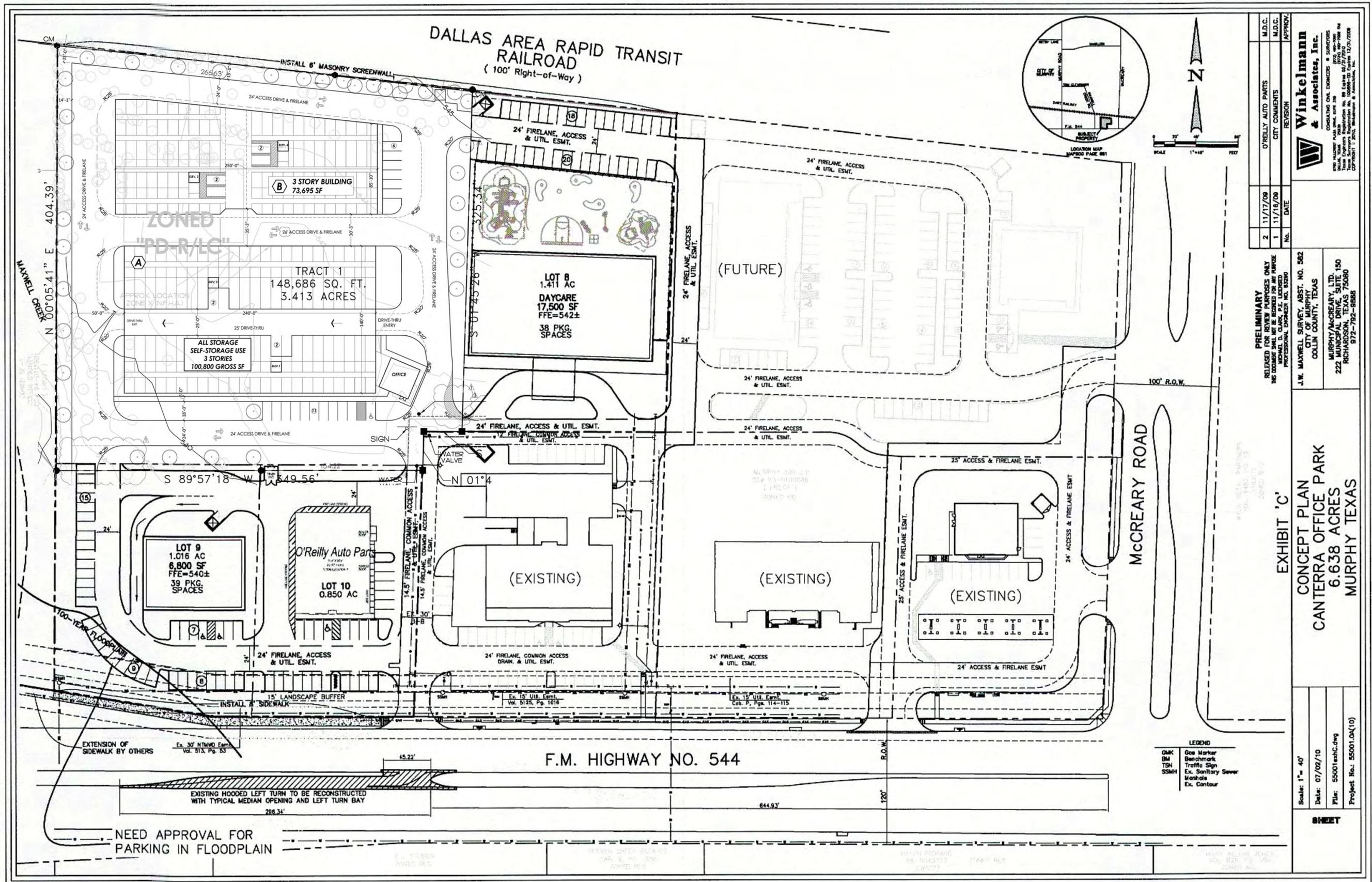
Sheet Title:
CONCEPT SITE PLAN

SP1.0

Exhibit B

Proposed Concept Plan overlay on
current Concept Plan

**- FOR ILLUSTRATIVE PURPOSES ONLY -
NOT TO SCALE**



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

PRELIMINARY
FOR REVIEW PURPOSES ONLY
NO GUARANTEE CAN BE GIVEN FOR ANY PURPOSE
MICHAEL D. CLARK, P.E., LICENSED
PROFESSIONAL ENGINEER NO. 63390

J.W. MAXWELL SURVEY, ASST. NO. 582
COLLIN COUNTY, TEXAS
MURPHY/MCCREARY, LTD.
222 MUNICIPAL DRIVE, SUITE 150
RICHARDSON, TEXAS 75080
872-792-8888

EXHIBIT 'C'
CONCEPT PLAN
CANTERRA OFFICE PARK
6.638 ACRES
MURPHY TEXAS

Scale: 1" = 40'
Date: 07/02/10
File: 550001enhC.dwg
Project No.: 550001.04(10)

SHEET

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
2222 W. WOODWAY, SUITE 200
DALLAS, TEXAS 75224
Phone: 972-987-7888
Fax: 972-987-7889
E-mail: info@winkelmann.com
www.winkelmann.com
Professional Engineer License No. 12707/2008
Professional Surveyor License No. 12707/2008

LEGEND
OAK One Marker
BM Benchmark
TSN Traffic Sign
SSMH Ex. Sanitary Sewer
MH Monhole
Ex. Contour

LEGEND
OAK One Marker
BM Benchmark
TSN Traffic Sign
SSMH Ex. Sanitary Sewer
MH Monhole
Ex. Contour

LEGEND
OAK One Marker
BM Benchmark
TSN Traffic Sign
SSMH Ex. Sanitary Sewer
MH Monhole
Ex. Contour

- FOR ILLUSTRATIVE PURPOSES ONLY -

Exhibit C

Location Aerial



© 2016 Google



1995

544

Imagery Date: 12/1/2015 33°0

Exhibit D

Current PD Ordinance No.
12-06-916

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.

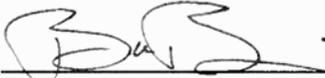
Section 3. That Chapter 86 of the City of Murphy Code of Ordinances, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

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 Clerks 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, 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

- 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.

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.

- 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.

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

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 E

Maxwell Creek North HOA
email and presentation

From: Maxwell Creek <property_manager@maxwellcreekhoa.org>

Date: February 8, 2016 at 11:53:51 AM CST

To: dreillyjr@aol.com

Subject: Maxwell Creek P&Z Announcement

Reply-To: property_manager@maxwellcreekhoa.org

Maxwell Creek North Residents,

At the Planning and Zoning Commission (P&Z) on Monday, January 25, 2016, a developer requested a change to the zoning for the property between the KCS/DART railroad tracks and the existing O'Reilly Auto Parts store and the new strip center located on FM 544. The current zoning on the property is a Planned Development District (PDD) under a Retail (R) use. The PDD sets exceptions to the basic zoning on the property. In this instance, the developer is requesting that the Permitted Uses (PU) in the PDD be amended to include "self-storage" facilities. Attached is a copy of the PU under the existing PDD. The notation "(SUP)" following a PU indicates that the referenced PU is permitted upon the issuance of a Special Use Permit by the city council, after consideration by the P&Z.

The developer requesting the change intends to build a large, climate controlled, interior corridor, self-storage facility just south of the railroad tracks. The developer is proposing a three story building (45 feet in height), which is allowable under the current PDD. The only issue before P&Z, and ultimately the city council, is the addition of "self-storage" as a PU.

At Monday's meeting P&Z was concerned that the developer had not discussed his plans with anyone who lives in Maxwell Creek. The law requires that anyone within 200 feet must be given specific notice, however, because of the size of the railroad right-of-way and the park on the north side of the tracks, no one in Maxwell Creek was within 200 feet. The proposed change was published in the newspaper of record for the City of Murphy, which is the Murphy Monitor but there was a concern that not everyone sees the Monitor.

The developer recognized the concerns of P&Z and offered to meet with the concerned residents of Maxwell Creek to discuss his plans and the residents' concerns. **In response to the developer's offer, Jon King, the chairman of P&Z, continued the public hearing to the next P&Z meeting, which is Monday, February 22, 2016.** I would expect you to hear from the developer by next week. I will get the contact information from Kristen Roberts, the Director of Community Development, in case you do not hear anything by next week so we can contact him.

If anyone is interested in viewing last Monday's hearing on the issue it can be viewed on the city's website at www.murphytx.org. If you click on the "Watch Meetings" icon in the lower right corner of the website it will take you to the page to view the video. You can click on play next to the Planning & Zoning Commission meeting on January 25, 2016 and it will begin playing the meeting. If you then click on Item 7D it will take you to this item. If you view it you can see the building that this developer is planning to build.

The Developer is Coy Quine of Quine & Associates. If you have any further questions you are welcome to contact him at 972-669-8440 or by email at cquine@quine.com.

[Documents from Coy Quine of Quine and Associations](#)
[All Storage Permitted Uses](#)

Sincerely,
Susan Garrison,
Sr. Community Manager

From: Maxwell Creek <property_manager@maxwellcreekhoa.org>

Date: February 8, 2016 at 11:53:51 AM CST

To: dreillyjr@aol.com

Subject: Maxwell Creek P&Z Announcement

Reply-To: property_manager@maxwellcreekhoa.org

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[Documents from Coy Quine of Quine and Associations](#)
[All Storage Permitted Uses](#)

Sincerely,
Susan Garrison,
Sr. Community Manager

Reliable Commercial Construction, Inc.
 1903 N. Payco Drive
 Arlington, Texas 76010
 T 1.817.467.0779 F 1.817.467.9148
 ccommercial@reliable.com



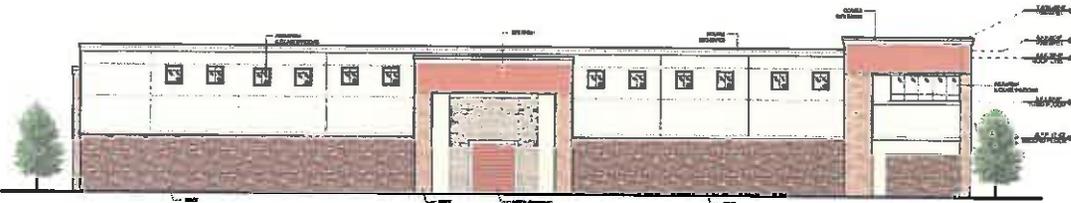
Project: _____ Date: _____
 City/County: _____

PRELIMINARY
 FOR REVIEW ONLY
 - NOT FOR CONSTRUCTION -
 NOV. 3, 2015

ALL STORAGE FACILITY
 MURPHY, TX
 PH 244 WEST OF HICKORY, MURPHY, TX

REVISION: _____
 DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 PROJECT: _____
 SHEET: _____

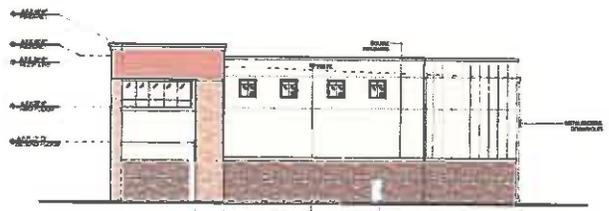
CONCEPT ELEVATIONS
 A2.1



01 | BLDG. B SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



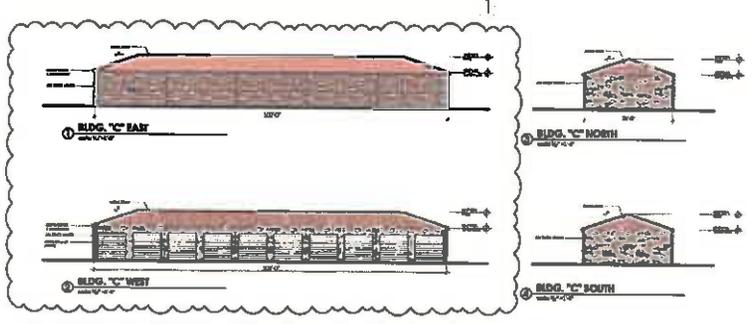
02 | BLDG. B WEST ELEVATION
 SCALE: 1/4" = 1'-0"



03 | BLDG. B EAST ELEVATION
 SCALE: 1/4" = 1'-0"



04 | BLDG. B NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



CONCEPTUAL ELEVATION

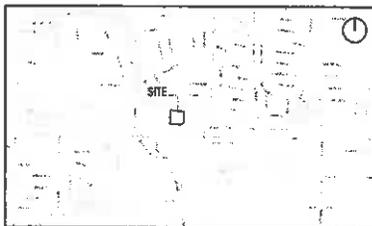
ALL STORAGE

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	73,839 SF	
BUILDING C	2,500 SF	
TOTAL:		178,331 GROSS SF

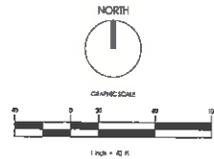
SITE SUMMARY TABLE	
EXISTING ZONING:	"PD-R/LC" (OFFICE)
PROPOSED USE:	MINI-WAREHOUSE
LOT AREA:	148,686 SF / 3.413 ACRES
MINI-WAREHOUSE USE:	177,139 SF
MINI-WAREHOUSE OFFICE:	1,192 SF
TOTAL SQUARE FOOTAGE:	178,331 SF
LOT COVERAGE:	55,047 SF - 37%
IMPERVIOUS COVER:	~6
FAR:	1.2:1

SITE PARKING TABLE	
STORAGE REQUIRED SPACES	4
STORAGE PROVIDED	26 SPACES
ACCESSIBLE SPACES REQUIRED:	1 SPACE
ACCESSIBLE SPACES PROVIDED:	1 SPACE



VICINITY MAP

NTS



GENERAL NOTES:

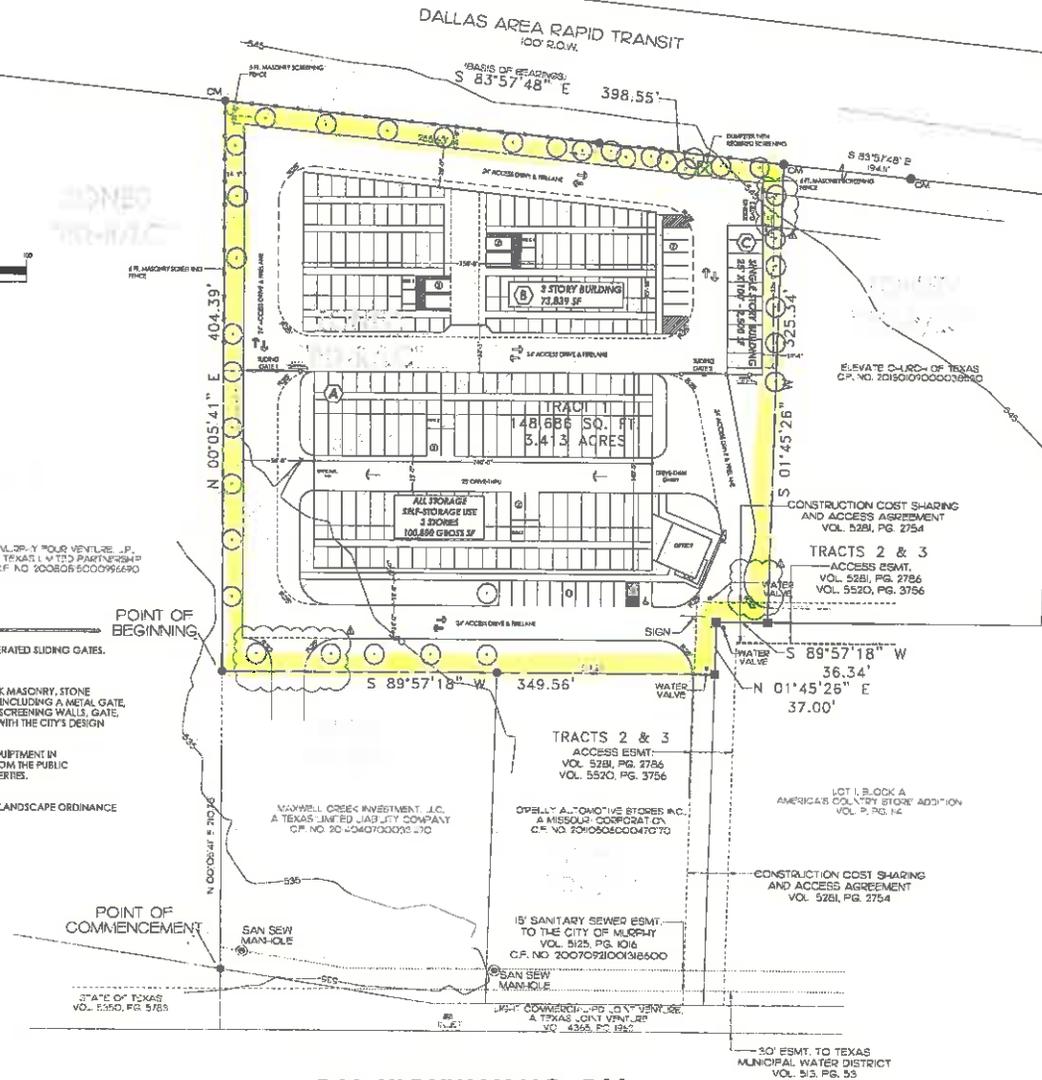
CITY OF MURPHY FIRE DEPARTMENT SHALL HAVE 24 HOUR ACCESS TO THE FACILITY THROUGH KNOX BOX OPERATED SLIDING GATES.

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 USER 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.



F.M. HIGHWAY NO. 544

120' R.O.W.

PD CONCEPT PLAN

Reliable Commercial Construction, Inc.
19201 Frenco Drive
Arlington, Texas 76021
Tel: 817.457.0779 Fax: 817.457.9148
rc@reliablecommercial.com

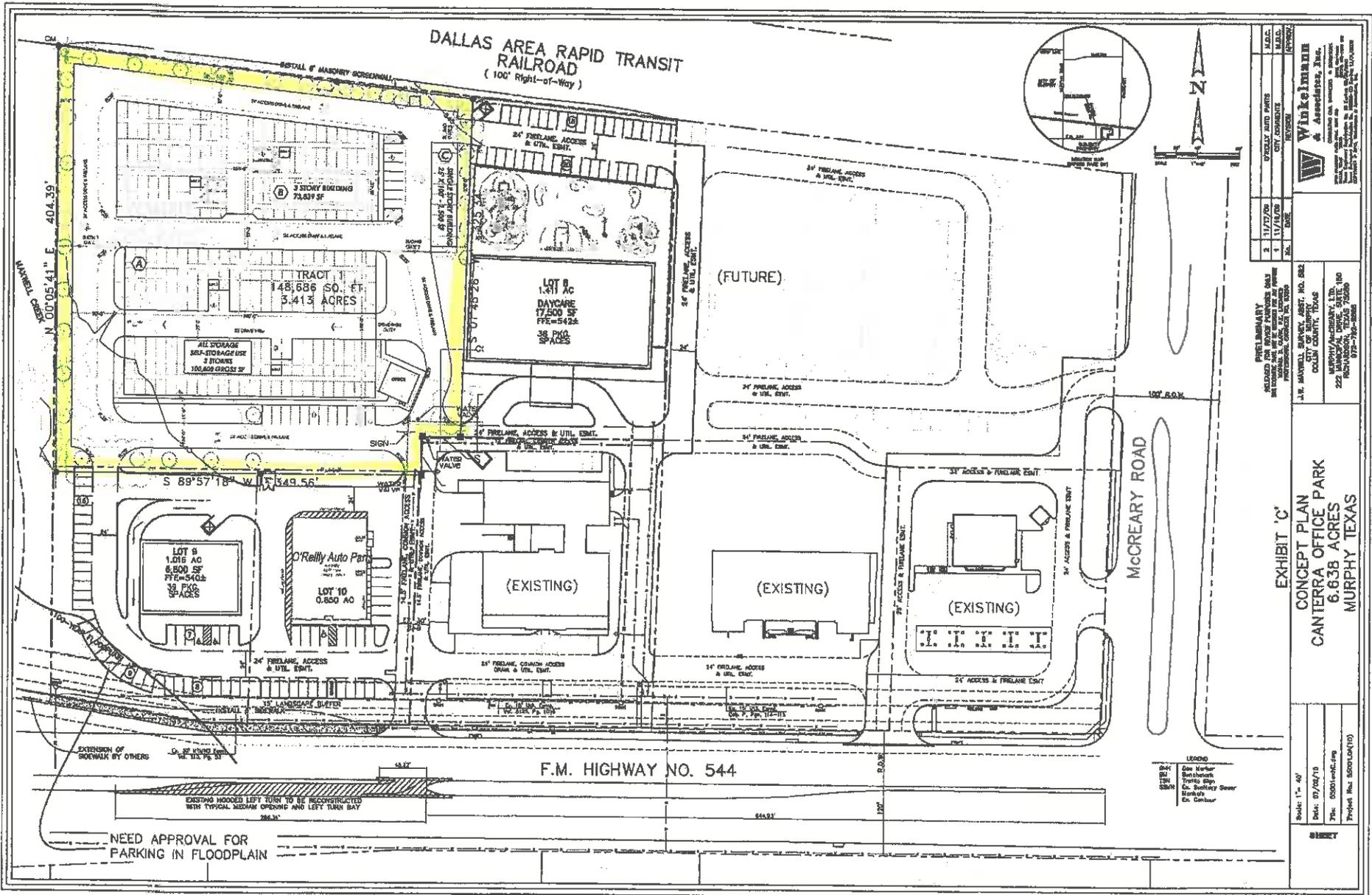
RELIABLE COMMERCIAL CONSTRUCTION, INC.
19201 Frenco Drive
Arlington, Texas 76021
Tel: 817.457.0779 Fax: 817.457.9148

Quine and Associates, Inc.
301 S. Shuman St., Ste. 101
Richardson, TX 75081
Office: 972.660-8440
Fax: 972.671-8227

ALL STORAGE FACILITY
MURPHY, TX
FM 544 WEST OF McCREARY, MURPHY, TX

DATE: 11/13/19
SCALE: 1" = 40' X
DRAWN BY: [Name]
CHECKED BY: [Name]
PROJECT: ALL STORAGE
CONCEPT SITE PLAN
SP1.0

**- FOR ILLUSTRATIVE PURPOSES ONLY -
NOT TO SCALE**



**- FOR ILLUSTRATIVE PURPOSES ONLY -
NOT TO SCALE**



Sign in

ASPEN CT.

VIEW # 1

178.50'
FEET TO TRAIN TRACKS

Maxwell Creek

Maxwell Creek

Maxwell Creek

ZONED

ZONED

Enclave Church

Family Aide Park

Marco Pizza

Meanline distance
Total distance: 178.50 ft (54.41 m)



Aspen Ct
Murphy, Texas
Speed View - May 2013



NORTH LINE OF SIGHT LOOKING SOUTH



Google



Google Earth - May 2013 - © 2013 Google - Terms - Privacy - Report a problem

Exhibit F

Reply Forms / Emails

Kristen Roberts

From: clark_mccall@yahoo.com
Sent: Thursday, February 18, 2016 6:11 PM
To: Kristen Roberts
Cc: James Fisher
Subject: Re: Self Storage Warehouse on McCreary

I will not be able to attend but please share my comments with the MCC. Thx

On Feb 16, 2016, at 2:19 PM, Kristen Roberts <kroberts@murphytx.org> wrote:

Thank you for your message.

A copy of your email below will be included in the Planning & Zoning Commission packet which will be posted this coming Friday. I also encourage you to come speak in person at the public hearing on this item. Monday, February 22, 6:00pm, City Hall.

Or feel free to come speak in person at the City Council public hearing on this item on March 1, 6:00pm, City Hall.

Have a wonderful day,
Kristen

<image001.jpg>

Kristen M. Roberts, Director of Community and Economic Development

(972) 468-4006: direct

kroberts@murphytx.org

206 N Murphy Rd

Murphy, TX 75094

murphytx.org

The information contained in this email is considered **CONFIDENTIAL** according to the Texas Government Code, Sec. 552.131. EXCEPTION: ECONOMIC DEVELOPMENT INFORMATION. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copy, distribution or the taking of any action in reliance on the contents of this information is strictly prohibited. If you have received this transmission in error, please immediately notify us by telephone to arrange for the return of the document.

From: clark mccall [mailto:clark_mccall@yahoo.com]
Sent: Tuesday, February 16, 2016 12:19 PM
To: Kristen Roberts
Subject: Self Storage Warehouse on McCreary

We strongly oppose another Self Storage Warehouse that you are considering on McCreary. Recently, you approved a storage warehouse for Betsey, there is another that is an eyesore on FM544, and, we have another on McCreary in Wyle. Now you

are considering another directly across the street from where another one stands.

It is very hard to contain myself without insulting every one of you from the City Manager and lazy staff, City Council, P&Z, and, our useless Mayor.

Do the storage warehouses generate that much revenue that we need 4 in such a small radius? I seriously doubt it folks!

Economic development is typically measured in terms of jobs created, income, sales tax revenue generated, environmental improvements, infrastructure improvements or businesses that provide us property tax relief while offering taxpayers a better quality of life.

What we are witnessing in Murphy is nothing more than a fast food boom that few of us ever utilize. Our family has no desire to visit any fast food places. In fact, we rarely spend a dime in Murphy because nothing appeals to us here. We go to dinner in surrounding cities and we even shop elsewhere. The traffic is horrendous and the parking lots are so poorly designed, I avoid Murphy like the plague.

What we have witnessed in Murphy leadership is a go-along-to-get-along mentality. It takes a great deal of fortitude to swim against that tide, to ask tough questions and demand answers, to stand up when everyone else is sitting down.

I don't expect any change by submitting my opposition to another self-storage warehouse.

You are not trusted by citizens, you do not have engaged citizens, and you do not understand citizen's needs and interests for the town. The survey you conducted was a complete farce.

We hope to move out of Murphy very soon.

Good luck with your 4th warehouse!

Clark Family
Maxwell Creek

Kristen Roberts

From: Kristen Roberts
Sent: Monday, February 08, 2016 2:38 PM
To: 'rachel.rodgers@bankofamerica.com'
Cc: Lori C. Knight; Tina Stelnicki
Subject: RE: Zoning Change

Rachel,

Thank you for your message.

You are correct, the property behind O'Reilly Auto and the strip center and south of the railroad is being considered for a self-storage facility as an allowed use.

They brought their request forward to Planning & Zoning (P&Z) Commission in January. P&Z Commission requested the applicant reach out to the neighborhood directly north, I believe this is your neighborhood.

I understand that the applicant met with some residents at a scheduled HOA meeting last week. Additionally, I understand the HOA board member was going to email details of the item to those on their neighborhood distribution list.

The item is scheduled for February 22 Planning & Zoning Commission at 6pm. It is a public hearing item. I would encourage you to attend if you wish to speak on this item. Both staff and the applicant go over the details and the public hearing will continue. Following the Commission consideration, based on the outcome, it then goes to City Council on March 1 and is also a public hearing with an opportunity to speak.

Please let me know if I can offer any other details. You may reach out to Susan Garrison as she is the HOA contact name I was forwarded that would be sending the information out.

Thank you again for your email,
Kristen



Kristen M. Roberts, Director of Community and Economic Development

(972) 468-4006: direct

kroberts@murphytx.org

206 N Murphy Rd

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From: Rodgers, Rachel L [<mailto:rachel.rodgers@bankofamerica.com>]
Sent: Monday, February 08, 2016 12:39 PM
To: Lori C. Knight
Cc: QA Email Monitoring Plano
Subject: Zoning Change

Hello Lori-

I am hoping you can direct this email to the right party or provide me some additional information. I recently read in the Murphy Messenger about a proposed zoning change for the area behind OReillys Auto Store to amend to include self storage. Given I live in the neighborhood behind this, Maxwell Creek, I feel this would have negative impacts for our neighborhood and surrounding neighborhoods as well. There are several concerns, the lighting, traffic and overall appearance. Is the vote only open to City Council or is there a way I can vote against this proposed change or at least have my concerns passed along?

Thank you for your time in this matter.



Rachel Roberts
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Ms. Kristen,

I as a resident of Maxwell Creek sub division, Murphy strongly oppose the building of "All Storage Facility" by the rail tracks. We have several storages around us already and they do not benefit a common Murphy resident (in my opinion). They look ugly and are eye sores. We need more retail businesses in Murphy to keep Murphy's upscale feel alive. I hope you and other P&Z members would consider my request. Thank you.

Regards,

Muhammad Uzair, P.E.

Cell: 214-417-5460