

MURPHY PLANNING AND ZONING COMMISSION
SPECIAL PLANNING AND ZONING COMMISSION MEETING AGENDA
APRIL 11, 2016 AT 6:00 P.M.
CITY 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 April 11, 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

ROLL CALL & CERTIFICATION OF A QUORUM

INDIVIDUAL CONSIDERATION

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, February 22, 2016 P&Z and the March 28, 2016 P&Z meetings).

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 on April 8, 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.

Jon King
Chairman

Steve Levy
Vice-Chairman

Camille Hooper
Secretary

Don Reilly
Commissioner

Greg Mersch
Commissioner

Lloyd Jones
Commissioner

John Johnson
Commissioner

Julie Kamm
Alternate

Randal Newhouse
Alternate

Lee Elliott
Interim Director of
Economic and Community
Development

Lori C. Knight
Administrative Assistant

Planning and Zoning Commission
April 11, 2016

Item

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, February 22, 2016 P&Z and the March 28, 2016 P&Z meetings).*

Overview

The applicant submitted a revised concept plan, proposed grading elevations and architectural schematics for the purpose of building dental/medical offices.

Consideration

Per P&Z Commission direction, staff facilitated a meeting between Mr. Jain and Dr. Carbonell, (property owner bordering Mr. Jain's property to the east) Thursday, March 30, 2016. The following is what was agreed upon by the two parties:

1. No fire lane or access lane will be constructed between buildings on Lot 1 and Lot 2.
2. The proposed building on Lot 2 will be moved to the west so the distance between buildings on Lot 1 and Lot 2 has 45-50 feet of separation.
3. The proposed building on Lot 2 is to be moved to the north a distance of five feet minimum; this can be achieved either by reducing the square footage of the building or moving the location of the building.
4. Some parking from the west side of the building will be moved to the north side of the building.

Staff reached out to the Windy Hills Farms HOA for a representative to attend this meeting; unfortunately no reply was received.

Recommendation

Staff recommends approval.

Attachments

- Exhibit A – Property Location aerial
- Exhibit B - Proposed Concept Plan (4-7-16)
- Exhibit C – Current Concept Plan from PD for reference
- Exhibit D – Signed Agreement Letter from the two neighboring property owners

Exhibit A

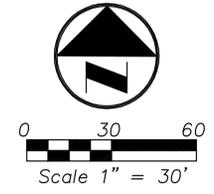
Property Location Aerial



Exhibit B

Proposed Concept Plan (April 7, 2016)

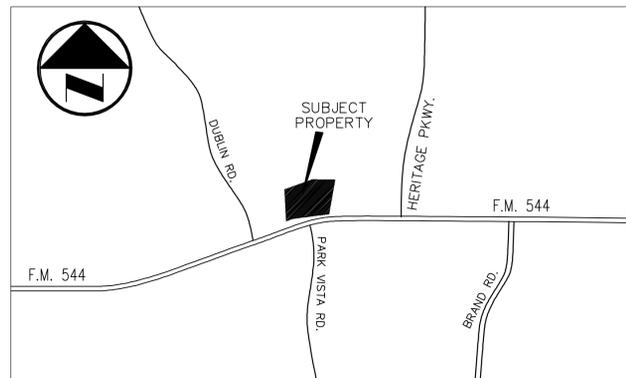
ANSAMIELSON 04/05/2016 - 4:17PM
 N:\0008645\00\DWG\CIVIL\0008645 CONCEPT PLAN.DWG
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WIND HILL FARMS #1
 (CAB. M. PG. 601)
 BLOCK F
 LOT 19R

NIKO JESSIE CARBONELL, LLC
 (CC # 20140529000534500)
 EAST PLANO ANIMAL HOSPITAL

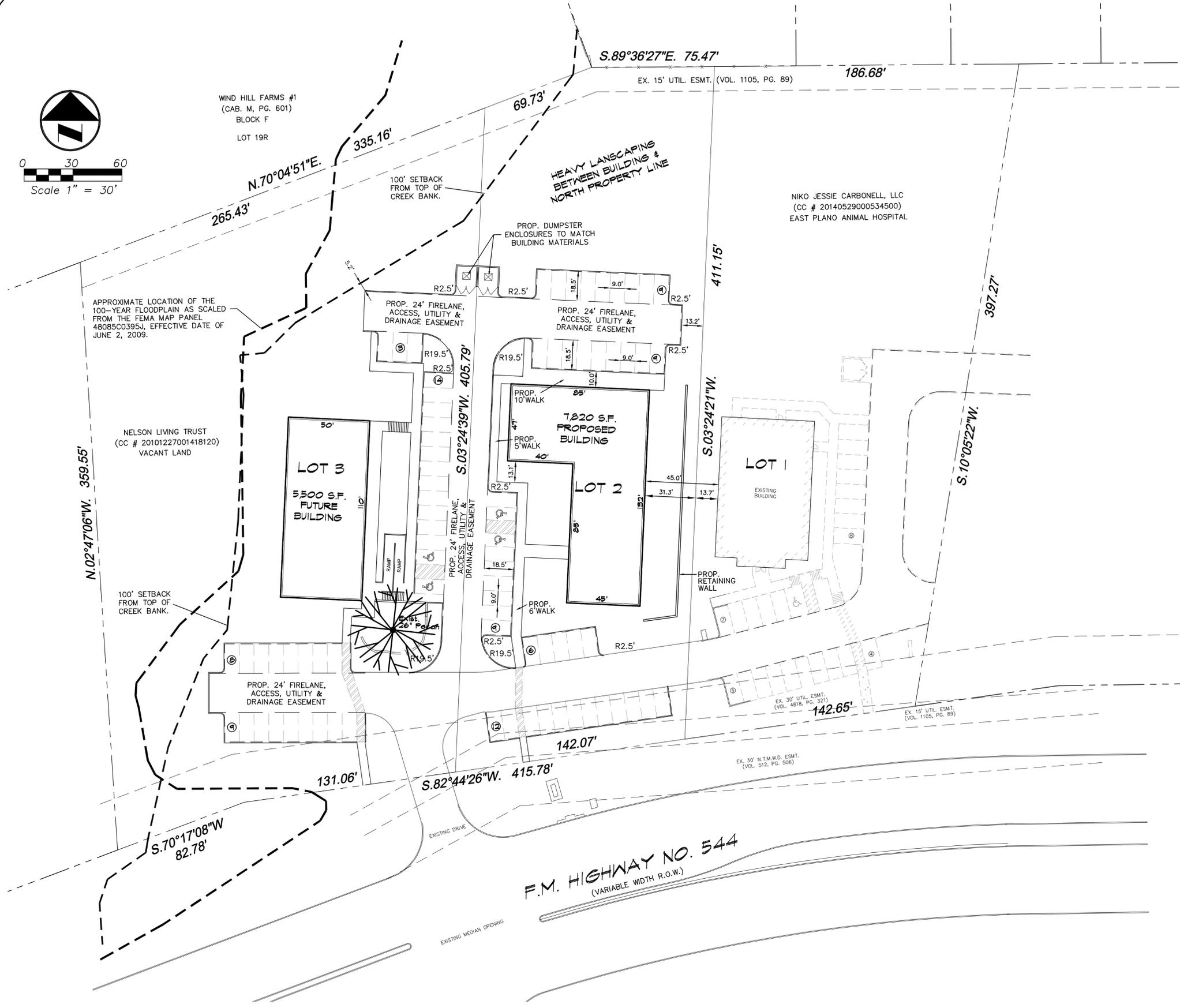
NELSON LIVING TRUST
 (CC # 20101227001418120)
 VACANT LAND



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.	5,500 S.F.
BUILDING HEIGHT:	28'-0" (1-STORY)	28'-0" (1-STORY)
LOT COVERAGE:	13.5%	7.9%
PROPOSED FAR:	0.13	0.08
PARKING REQUIRED:	40 SPACES	28 SPACES
GENERAL OFFICE:	0 SPACES	0 SPACES
MEDICAL OFFICE (1/200):	40 SPACES	28 SPACES
PARKING PROVIDED:	44 SPACES	34 SPACES
HANDICAP PARKING REQUIRED:	2 SPACES	2 SPACES
HANDICAP PARKING PROVIDED:	2 SPACES	2 SPACES



F.M. HIGHWAY NO. 544
 (VARIABLE WIDTH R.O.W.)

NO.	DATE	REVISION / DESCRIPTION
DESIGN	DRAWN	DATE
AWS	MJN	04-05-2016

DEVELOPER
 JAIN ESTATES, LLC
 1331 TWIN KNOLL DRIVE
 MURPHY, TEXAS 75094
 MR. PANKAJ JAIN
 (201) 970-6273 PHONE

PROJECT INFORMATION
 SMILES AT MURPHY OFFICE BUILDING
 A 1.3301 ACRE TRACT OF LAND IN
 THE MARY SCOTT SURVEY, A-859
 CITY OF MURPHY, TEXAS
 EXISTING ZONING: PD-14-04-975 (OFFICE)

THIS DOCUMENT IS RELEASED FOR THE PURPOSE
 OF INTERIM REVIEW UNDER THE AUTHORITY OF ARLYN W.
 SAMUELSON, P.E. 95871 ON 04-05-2016. IT IS
 NOT TO BE USED FOR CONSTRUCTION, BIDDING OR
 PERMIT PURPOSES.

PRELIMINARY
 FOR INTERIM REVIEW ONLY
 NOT TO BE USED FOR
 CONSTRUCTION OR
 BIDDING PURPOSES.
 Engineer: ARLYN W. SAMUELSON, P.E.
 P.E. No.: 95871
 Date: 04-05-2016

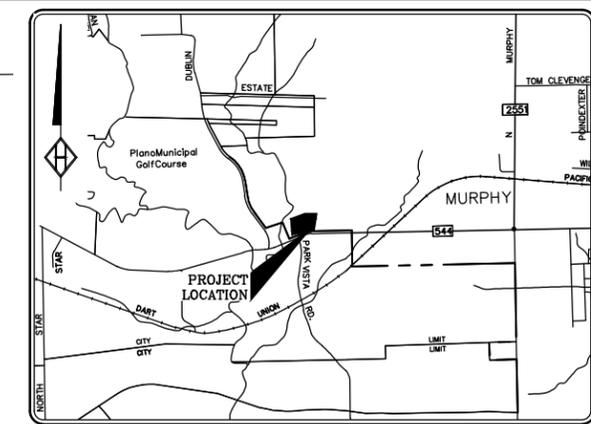
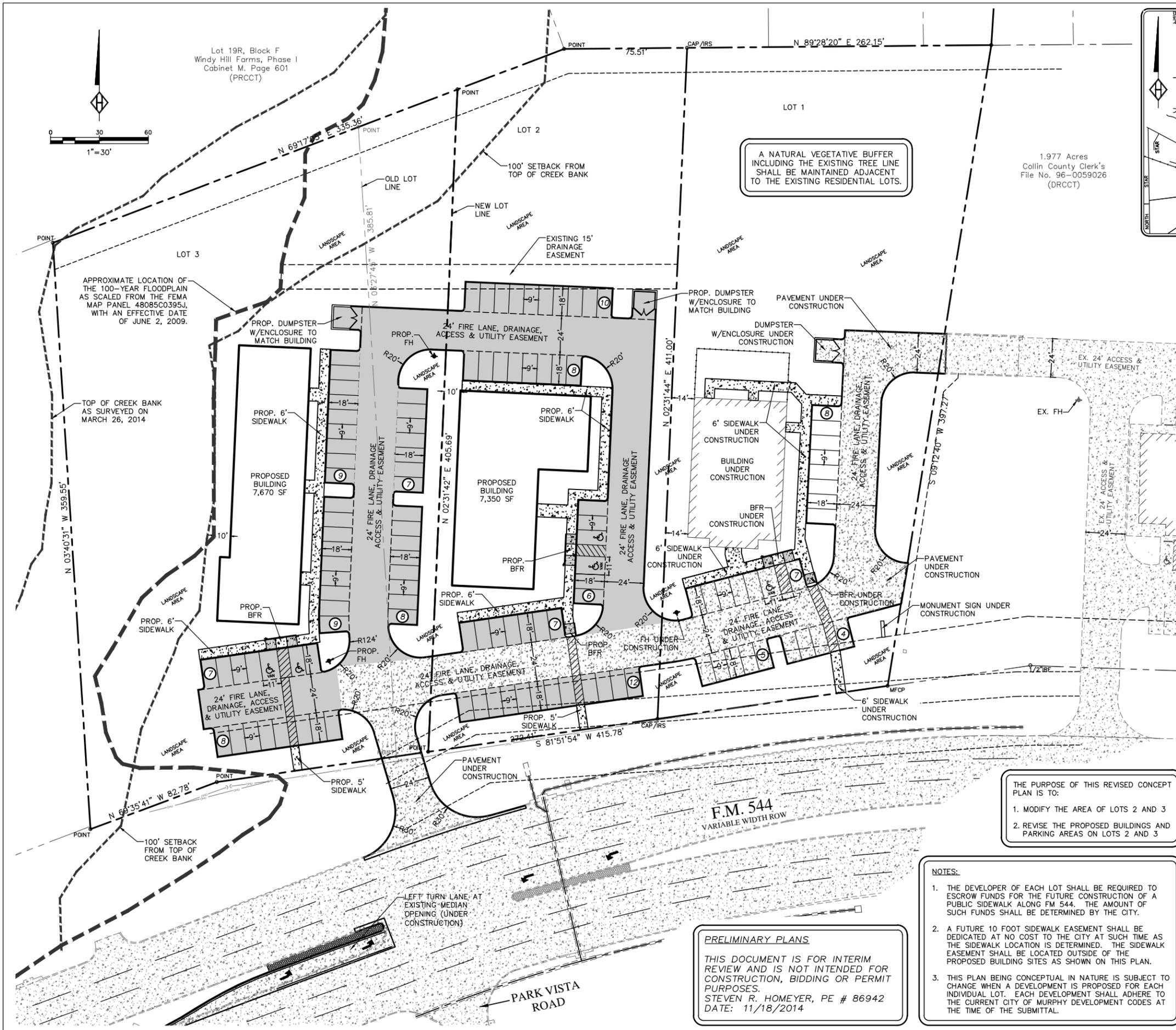
REVISED CONCEPT PLAN
 SMILES AT MURPHY OFFICE BUILDING
 LOTS 1, 2 & 3 BLOCK A
 NELSON ADDITION
 CITY OF MURPHY, TEXAS

SHEET
 NO.
 CP-1

SMILES AT MURPHY OFFICE BUILDING

Exhibit C

Current Concept Plan from PD for reference



LEGEND

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

SITE INFORMATION

LOT 1
BUILDING AREA = 5,016 S.F.
PARKING REQUIRED:
GENERAL OFFICE = 5,016 S.F.
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 = 7,350 S.F.
PARKING REQUIRED:
MEDICAL OFFICE = 5,550 S.F.
1 SPACE PER 150 S.F. = 37 SPACES
GENERAL OFFICE = 1,800 S.F.
1 SPACE PER 300 S.F. = 6 SPACES
PARKING REQUIRED: 43 SPACES
PARKING PROVIDED: 43 SPACES
HANDICAP PARKING REQUIRED: 2 SPACES
HANDICAP PARKING PROVIDED: 2 SPACES

LOT 3
PROPOSED BUILDING AREA = 7,670 S.F.
PARKING REQUIRED:
MEDICAL OFFICE = 3,835 S.F.
1 SPACE PER 150 S.F. = 26 SPACES
GENERAL OFFICE = 3,835 S.F.
1 SPACE PER 300 S.F. = 13 SPACES
PARKING REQUIRED: 39 SPACES
PARKING PROVIDED: 48 SPACES
HANDICAP PARKING REQUIRED: 2 SPACES
HANDICAP PARKING PROVIDED: 2 SPACES

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

HOMEYER
ENGINEERING, INC.
ENGINEERING REGISTRATION NO. F-8440
T.B.P.E. FIRM REGISTRATION NO. TEXAS # 75029
P.O. BOX 294527 • LEWISVILLE, TEXAS • 75029
972-906-9995 PHONE • 972-906-9987 FAX
WWW.HEI.US.COM



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

OVERALL
CONCEPT PLAN

DRAWN: SRH
DATE: 06/20/14
HEI #: 14-137 CP
SHEET NO:
C1

Exhibit D

Signed Agreement Letter from the two neighboring
Property Owners



March 30, 2015

In response to the meeting held today to discuss an amendment to Concept Plan PD district 09-02-785

The agreed upon changes between Dr. and Mrs. Carbonell and Mr. Jain include:

- On Lot 2:
 - No fire lane or access lane will be constructed between buildings on Lot 1 and Lot 2
 - Move the building to the west so the distance between buildings on Lot 1 and Lot 2 is 45 – 50 feet
 - Move the building to the north a distance of 5 feet minimum
 - Can be achieved either by reducing the square footage of the building or moving the location of the building
 - Move some parking from the west side of the building to the north side of the building

From the desk of
Lee Elliott
Interim
Director of Economic
And
Community Development

Dr. Carbonell

Mrs. Carbonell

Mr. Jain

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