



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

NOTICE is hereby given of a meeting of the Planning and Zoning Commission of the City of Murphy, Collin County, State of Texas, to be held on April 25, 2016 at Murphy City Hall for the purpose of considering the following items. The Planning and Zoning Commission of the City of Murphy, Texas, reserves the right to meet in closed session on any of the items listed below should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

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 March 28, 2016 regular meeting and the April 11, 2016 Special meeting.

Greg Mersch  
Commissioner

INDIVIDUAL CONSIDERATION

Don Reilly  
Commissioner

1. Hold a public hearing and consider and/or act on the application of Domain Horizons LTD requesting approval of a SUP (Specific Use Permit) to have 'used merchandise/furniture store' as an allowed use on property zoned Retail located on the northwest corner of McCreary Road and west FM. 544.
2. Hold a public hearing and consider and/or act on the application of Pete Ganis requesting approval of a zoning change from SF-20 (Single Family Residential-20) to a Mixed Use Development (single family lots and retail areas providing neighborhood services) with a concept plan for approximately 52.329 acres on property located in the Henry Maxwell Survey, Abstract no. 579 and the Daniel Herring Survey, Abstract No. 402.

Julie Kamm  
Alternate

ADJOURNMENT

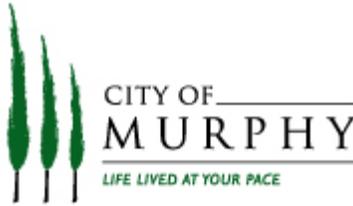
Lee Elliott  
Interim Director of  
Community and Economic  
Development

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 April 22, 2016 by 5:00 p.m. and will remain posted continuously for 72 hours prior to the scheduled meeting pursuant to Chapter 551 of the Texas Government Code.

\_\_\_\_\_  
Tina Stelnicki  
Community Development Coordinator

Tina Stelnicki  
Community Development  
Coordinator

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](mailto:squinn@murphytx.org).



Murphy Planning and Zoning Commission Regular Meeting Minutes  
206 North Murphy Road  
Murphy, Texas 75094  
March 28, 2016

**CALL TO ORDER**

Vice Chair Levy called the meeting to order at 6:00 p.m.

**ROLL CALL & CERTIFICATION OF A QUORUM**

Commissioners Present: Steve Levy, Camille Hooper, Don Reilly, Lloyd Jones, Greg Mersch, John Johnson, Julie Kamm

Commissioners Absent: Jon King

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

Lori C. Knight certified a quorum. *Camille Hooper arrived at 6:02*

**PUBLIC COMMENTS**

*No public comments*

**CONSENT AGENDA**

A. Approval of the Minutes from February 22, 2016 regular meeting.

**COMMISSION ACTION**

Commissioner Reilly made a motion to approve the minutes. Commissioner Jones seconded the motion. **Motion passed 7-0.**

**INDIVIDUAL CONSIDERATION**

1. Consider and/or act on the application of Wal-Mart Real Estate Business Trust requesting approval of a site plan, landscape plan, building elevations and construction plat for Wal-Mart Addition Lots 3 & 4, Block A for two single story retail centers on property zoned PD (Planned Development) District No. 12-02-905 located on the eastern outparcel of Wal-Mart on N. Murphy Road.

**Staff Discussion**

Lee Elliott stated that the applicant was requesting approval of a site plan, landscape plan, building elevations and a construction plat for the out parcel of Wal-Mart. Mr. Elliott stated that the proposed uses are allowed within the Planned Development. Staff did state that the client was not going to do a monument sign but rather signage was planned related to the individual businesses. Staff was recommending approval.

### **COMMISSION ACTION**

Commissioner Reilly made a motion to approve the site plan, landscape plan, building elevations and construction plat for Wal-Mart Addition Lots 3 & 4, Block A for two single story retail centers. Secretary Hooper seconded the motion. **Motion passed 7-0**

2. Consider and/or act on the application of Anshu Jain requesting to amend the Concept Plan for approximately 6.43 acres of property zoned PD (Planned Development) District No. 09-02-785, as amended by Ordinance No. 14-04-975, located on FM 544 approximately 800' west of Heritage Parkway for Lots 2-3, Block A, Nelson Addition. *(Continued from the January 25, 2016 P&Z meeting).*

### **Staff Discussion**

Lee Elliott stated that this was the fourth time that this application had been presented before the Commission. In following the direction of the City Council and the Planning and Zoning Commission, the applicant has met with staff numerous times and met with the neighboring residents. The concept plan that was proposed at the February 22, 2016 P&Z meeting is the one that is being presented.

There was discussion with the Commission in regards to the timeline of the current concept plan, topography, building size for Lot 3 and flow of traffic.

### **Pankaj Jain-Applicant, 1331 Twin Knoll Drive**

Mr. Jain stated that he had met with the neighbors and walked the site with them hoping to address their concerns. Mr. Jain stated that he met with Fire Chief Mark Lee to discuss any safety concerns between the two buildings; there were none.

At last month's P&Z meeting, it was suggested that the applicant meet with the owners of the vet clinic to discuss their concerns. Mr. Jain stated that such a meeting never took place because he did not feel safe to do so.

### **PUBLIC COMMENTS:**

1. Diane Tingle – Oppose
2. Vicky Johnson – Oppose
3. Hector Carbonell – Oppose
4. Dana Johnson - Oppose
5. Jessica Carbonell – Oppose
6. Brandon Tan – Oppose
7. Niko Carbonell – Oppose
8. Linda Wee – Oppose
9. Nichole Price – Oppose
10. David Bottlinger – Oppose
11. Dennis Richmond – Oppose
12. Arlen Samuelson – For
13. Tammy Maxey – Oppose
14. Bob Mortenson - Neutral

Secretary Hooper suggested that staff facilitate a meeting between the applicant and the owners of the vet clinic.

**COMMISSION ACTION**

No action was taken. Vice Chair Levy asked staff and legal counsel to facilitate a meeting between the applicant, Anshu Jain, the owner of the vet clinic, Dr. Hector Carbonell, a representative from the residents along with staff, legal counsel and a representative from the P&Z Commission. The Commission also requested building elevations for the proposed concept plan, topographical survey and copies of the current concept plan and the proposed concept plan in full scale.

A special meeting of the P&Z Commission will take place on April 11, 2016 for consideration of this item.

**ADJOURNMENT**

With no other business before the Commission, Vice Chair Levy adjourned the meeting at 7:58 p.m.

**APPROVED:**

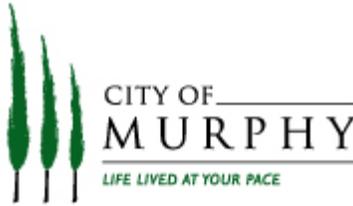
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Steve Levy, Vice Chair

Attest:

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Secretary



Murphy Planning and Zoning Commission Special Meeting Minutes  
206 North Murphy Road  
Murphy, Texas 75094  
April 11, 2016

**CALL TO ORDER**

Secretary Hooper called the meeting to order at 6:08 p.m.

**ROLL CALL & CERTIFICATION OF A QUORUM**

Commissioners Present: Camille Hooper, Lloyd Jones, Greg Mersch, John Johnson, Julie Kamm

Commissioners Absent: Jon King, Steve Levy and Don Reilly

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

Lori C. Knight certified a quorum.

**PUBLIC COMMENTS**

*No public comments*

**INDIVIDUAL CONSIDERATION**

1. Consider and/or act on the application of Anshu Jain requesting to amend the Concept Plan for approximately 6.43 acres of property zoned PD (Planned Development) District No. 09-02-785, as amended by Ordinance No. 14-04-975, located on FM 544 approximately 800' west of Heritage Parkway for Lots 2-3, Block A, Nelson Addition. *(Continued from the January 25, 2016, February 22, 2016 and the March 28, 2016 P&Z meetings).*

**Staff Discussion**

Lee Elliott, Interim Director, stated the applicant had submitted a revised concept plan, proposed grading elevations and architectural drawings. Mr. Elliott stated that per Planning and Zoning Commission direction, staff had been asked to facilitate a meeting between Mr. Jain and Dr. Carbonell along with a P&Z Commissioner and a representative from the neighboring subdivision, Windy Hills Farms. The meeting took place on Thursday, March 30, 2016. An email had been sent to the HOA of Windy Hills Farm informing them of the meeting. Mr. Elliott stated that no response was received from the HOA.

The items that were discussed and agreed upon in the meeting are:

1. No fire lanes or access lanes will be constructed between buildings Lot 1 and Lot 2.
2. The proposed building on Lot 2 will be moved to the west so that the distance of separation from Lot 1 is between 45-50 feet.
3. The proposed building on Lot 2 is to be moved to the north a distance of 5 feet minimum.
4. Some parking from the west side of the building will be moved to the north side of the building.

Mr. Elliott stated that staff was recommending approval of the revised changes.

Pankaj Jain-Applicant, 1331 Twin Knoll Drive

Mr. Jain went over the changes that Mr. Elliott had addressed and stated that the requested grading plans had been submitted.

There was no Public Hearing however the Commission still allowed some comments from the neighboring residents. The residents stated that they had not heard from the HOA regarding the proposed meeting and were disappointed that they had not been involved in the discussion.

**COMMISSION ACTION**

Commissioner Mersch made a motion to approve the amended 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. Commissioner Jones seconded the motion. **Motion passed 3-1 with Commissioner Johnson opposing.**

**ADJOURNMENT**

With no other business before the Commission, Secretary Hooper adjourned the meeting at 6:59 p.m.

**APPROVED:**

\_\_\_\_\_  
Camille Hooper, Secretary

Attest:

\_\_\_\_\_  
Secretary

**Issue**

Hold a public hearing and consider and/or act on the application of Domain Horizons LTD requesting approval of a SUP (Specific Use Permit) to have 'used merchandise/furniture store' as an allowed use on property zoned Retail located on the northwest corner of McCreary Road and west FM. 544.

**Background**

The applicant is requesting a SUP to have 'used merchandise/furniture store' as an allowed use per City of Murphy Code of Ordinances, Use Regulations, Section 30.06.002. The current zoning for this property is Retail. The applicant is proposing to construct an approximately 15,000 sq. ft. retail store and valet donation center on 2.864 acres of undeveloped land. There will be no furniture or large, major appliances sold at this location.

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. The Homeowners Association for the North Maxwell Creek neighborhood was also notified.

**Attachments**

Exhibit A – Proposed Concept Plan

Exhibit B – Reply Forms/Emails

# Exhibit

# A



**Exhibit**

**B**

**From:** [Vivian Dang](#)  
**To:** [Lori C. Knight](#)  
**Subject:** Fwd: City of Murphy - Special Use Permit  
**Date:** Monday, April 18, 2016 5:03:19 PM

---

Hello,

I strongly oppose the proposal for SUP for Goodwill. Murphy city is a beautiful city and we fell in love with Maxwell Creek the first time we visited about 2 years ago. Please keep it beautiful for us and for the Murphy residents.

Thank you

Vivian Dang  
502 Hilltop Drive  
Murphy, Tx

Sent from my T-Mobile 4G LTE Device

----- Original message -----

**From:** Susan Garrison <[sgarrison@lonestarmangement.com](mailto:sgarrison@lonestarmangement.com)>  
**Date:** 04/18/2016 11:24 AM (GMT-06:00)  
**To:** [dangvivian@yahoo.com](mailto:dangvivian@yahoo.com)  
**Cc:**  
**Subject:** City of Murphy - Special Use Permit

Email not displaying correctly? [View it](#) in your browser

Good Morning Maxwell Creek North Residents,

I have been asked to send this out by the City of Murphy in order to make sure the Community was informed. Please see below.

Thank you,  
Susan Garrison  
Sr. Community Manager

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**From:** [John and Sharon Pendola](#)  
**To:** [Lori C. Knight](#)  
**Subject:** proposed use permit  
**Date:** Monday, April 18, 2016 3:24:39 PM

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Thank you for the information on the proposed use permit to allow a Goodwill store to be opened near the nw corner of fm544 and McCreary rd. As a home owner in the Maxwell creek subdivision I am concerned about this use for the property. I think this type of store would not draw customers from this area and would not benefit the surrounding stores. This type of use would not encourage the opening of new retail establishments that would compliment those already doing business in the area. I also wonder if placing this type of store next to the railroad would draw more transients to the area. My concerns are about safety and continued retail growth for the city of Murphy. Thank You John and Sharon Pendola  
606 waters edge way Murphy Tx

**From:** [Lonnie & Michelle](#)  
**To:** [Lori C. Knight](#)  
**Subject:** Goodwill SUP  
**Date:** Tuesday, April 19, 2016 12:56:42 PM

---

Hello,

I would like to express my opposition to a Goodwill store over by FM 544 and McCreary.

The City of Murphy's Vision statement is:

Murphy values being a safe, vibrant, family-oriented,  
*distinctive*  
City that fosters a strong sense of community

I am quite sure *distinctive* did not include a four story storage unit facility or a Goodwill store - and your community is telling you **we don't want this**.

This store does not fit into the type of city past leaders envisioned back when Albertsons was the only retail here.

Murphy has precious little property left. Can we please not make exceptions for businesses that are not going to enhance citizens, our families or our quality of life? Please continue to make Murphy the exceptional community it can be.

Thank you,  
Michelle and Lonnie Long

**From:** [Lee Elliott](#)  
**To:** "Ming"  
**Cc:** [Lori C. Knight](#)  
**Subject:** RE: Upcoming Public Hearings - Community Development  
**Date:** Friday, April 15, 2016 8:54:33 AM

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Good morning,

I hope all is well. Thanks you very much for your comments. We will provide them to the planning commission.

Regards,

Lee Elliott  
Interim Community and Economic Development Director  
City of Murphy

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**From:** Ming  
**Sent:** Friday, April 15, 2016 6:24 AM  
**To:** Lee Elliott  
**Subject:** Upcoming Public Hearings - Community Development

Good Day Mr. Elliott,

**Regarding ZF 2016-004 Special Use Permit for "Used Merchandise"/ furniture:**

We strongly oppose the *Special Use Permit for Used Merchandise Sales*. I would like to see our staff challenge themselves, and develop this land for mixed use. Please change the zoning to mixed use. I doubt any Murphy residents will purchase used merchandise, most of us would put it by the curb for trash pickup. This concept is a bad idea. It's worse than Self Storage Warehouse. We will make our best effort to attend the meeting and protest just like we did for Self-Storage.

**ZF 2016-003 PD with Concept Plan Zoning change to Mixed Use:**

We strongly support this concept. It will provide Murphy residents a place to possibly dine, shop, or live. We are desperately missing mixed use advantages. I would encourage staff to follow the design that so many other towns are utilizing for mixed use.

Thank you.

Ming

**From:** [Tina Stelnicki](#)  
**To:** [Lori C. Knight](#)  
**Cc:** [Lee Elliott](#)  
**Subject:** FW: Concept Plan for the City of Murphy Special Use Permit  
**Date:** Monday, April 18, 2016 3:17:40 PM

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Please see below for a comment to be included for the April 25<sup>th</sup> P&Z Commission.



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

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

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**From:** Susie Quinn  
**Sent:** Monday, April 18, 2016 12:42 PM  
**To:** 'Scott Puccinelli'; Sarah Fincanon; Owais Siddiqui  
**Cc:** 'sgarrison@lonestarmanagement.com'; Lee Elliott; Tina Stelnicki  
**Subject:** RE: Concept Plan for the City of Murphy Special Use Permit

Dear Mr. Puccinelli,

I am presuming that you would like for your thoughts to be sent to all of Council, so I have forwarded your email to Mayor Pro Tem Owais Siddiqui and to Councilmember Sarah Fincanon, her email address is listed incorrectly below but the Mayor Pro Tem was not listed at all. Their email addresses are as follows:

[osiddiqui@murphytx.org](mailto:osiddiqui@murphytx.org) and [sfincanon@murphytx.org](mailto:sfincanon@murphytx.org). The entire City Council can be reached as a

group if you use the following link: <http://www.murphytx.org/577/Contact-Council>

By way of copy your email was sent to Lee Elliot, Interim Director of Community and Economic Development, your comments will also be shared with the Planning and Zoning Commission. P&Z will have this item on their agenda on April 25, 2016.

Sincerely,

*Susie Quinn, TRMC, CMC*

City Secretary



## City of Murphy

LIFE LIVED AT YOUR PACE™

[squinn@murphytx.org](mailto:squinn@murphytx.org)

972-468-4011 Phone

972-468-4012 Fax

206 N. Murphy Road

Murphy, TX 75094

**From:** Scott Puccinelli [ ]

**Sent:** Monday, April 18, 2016 12:21 PM

**To:** Susan Garrison; Eric Barna; Ben St. Clair; Scott Bradley; [sincanon@murphytx.org](mailto:sincanon@murphytx.org); Robert Thomas; Susie Quinn; Betty Spraggins

**Cc:** Jennifer Berthiaume

**Subject:** Re: Concept Plan for the City of Murphy Special Use Permit

To all involved,

This is unreal... this is just as bad, if not worse than the storage unit.

Goodwill = Extremely low income!!!

Why is this even on the table as an option??? This will lower property values and put residents in danger!

What is going on???

On Mon, Apr 18, 2016 at 11:56 AM, Susan Garrison <[sgarrison@lonestarmanagement.com](mailto:sgarrison@lonestarmanagement.com)> wrote:

Email not displaying correctly? [View it](#) in your browser



To see the Concept Plan for the City of Murphy Special Use Permit, please go to [www.maxwellcreekhoa.org](http://www.maxwellcreekhoa.org) website and look under "News".

To unsubscribe please click [here](#)

Susan Garrison  
2500 Legacy Dry, Suite 235, Frisco, TX, 75034

--  
Thank You,  
Scott Puccinelli

**From:** [Lee Elliott](#)  
**To:** [Lori C. Knight](#); [Tina Stelnicki](#)  
**Subject:** FW: Domain Horizons Application  
**Date:** Monday, April 18, 2016 5:22:16 PM

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**From:** Sue Diamond [  
**Sent:** Monday, April 18, 2016 11:45 AM  
**To:** Lee Elliott  
**Subject:** Re: Domain Horizons Application

Mr. Elliott,

Inasmuch as I would like the City to preserve the dwindling amount of green space we have left, I also must be realistic and accept that the City is interested in providing tax revenue. Unfortunately, in the six short years we have been in Murphy, we have seen the "small town country feel" all but evaporate through the over-saturation of donut shops, nail salons, eating establishments (fast-food and otherwise) and medical facilities ranging from hospitals to multiple doc-in-the-boxes. I voiced objection to the recently proposed storage units, and I must put this proposal for a used merchandise/furniture store in the same category. I consider Murphy to be comprised of residents that would not be the typical clientele to support this type of business. We moved from South Garland after building a home in the area that was considered "the crown jewel of Garland" in the Eastern Hills Country Club area. We left after 32 years due to the decline of the business community which reduced a once beautiful, thriving environment to corners filled with empty, delapidated, neglected buildings and pawn shops and Pay-Day Loans. Please don't let Murphy go down that path. Please don't lower the standard of the type of commerce we want to attract.

Thank you for your consideration and the opportunity to state my objection to this proposal.

Sue Diamond  
Maxwell Creek Resident

On Apr 15, 2016, at 10:01 AM, Lee Elliott <[LElliott@murphytx.org](mailto:LElliott@murphytx.org)> wrote:

Ms. Diamond,

I hope your day is going well. Your comments can be addressed to me, preferably via e-mail. I will forward your comments, along with the others, to the planning commission for their consideration of the application.

Regards,

Lee Elliott  
Interim Community and Economic Development Director  
City of Murphy

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

From: Sue Diamond  
Sent: Friday, April 15, 2016 8:51 AM  
To: Lee Elliott  
Subject: Domain Horizons Application

Can you please tell me where and to whom I should express my opposition to the subject application?

Thank you.

Sue Diamond  
532 Chalk Hill  
Maxwell Creek

Sent from my iPad

**From:** [Baade, Lynn](#)  
**To:** [Lori C. Knight](#)  
**Subject:** Proposed Goodwill Store  
**Date:** Monday, April 18, 2016 1:06:35 PM

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I am writing regarding the request for a specific use permit for a Goodwill store at McCreary and 544. I've seen the Goodwill stores in Garland and Plano and they are not maintained well at all. Items for donation are left outside at all times of the day and night. These items pile up, are windblown, and rained on. If it must be a donation sight, then an individually owned resale shop would be better.

Last month, it was storage buildings and now a Goodwill store! Please find a use for this land that adds value and beauty to our city, or leave it vacant.

I do not live in McCreary Estates, but do live in Murphy.

Thank you,  
Lynn Baade

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Reply Form

Planning & Zoning Commission/City Council  
206 North Murphy Road  
Murphy, Texas 75094



This letter is regarding a request on the application of Domain Horizons LTD requesting approval of a SUP (Specific Use Permit) to have 'used merchandise' as an allowed use on property zoned Retail located on the northwest corner of McCreary Road and West FM 544.

I am IN FAVOR of the request for a SUP.

I am OPPOSED to the request for a SUP.

This item will be heard at the Planning & Zoning Commission on Monday, April 25, 2016 at 6:00 p.m. and by City Council on Tuesday, May 17, 2016 at 6:00 p.m. at Murphy City Hall, in the City Council Chambers at 206 N. Murphy Road, Murphy, Texas. Please provide your written comments below regarding the requested change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

I Am totally opposed to this Request.  
This request has absolutely no benefit to me and  
or my family. The City of Murphy has no  
regards to how something like this would  
impact residents. This is only being done for  
money. Put this in your neighborhood if you  
like it so much - not mine. Can't wait to  
vote you out of office

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

Carolyn E Patrick  
Name (Please Print)

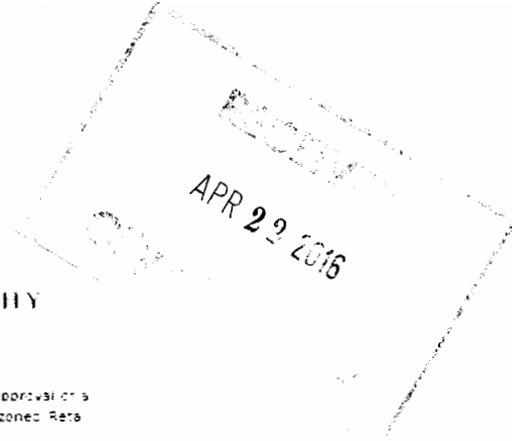
[Signature]  
Signature

925 Moeningside Trl  
Address Murphy TX 75094

4-19-16  
Date

Reply Form

Planning & Zoning Commission/City Council  
206 North Murphy Road  
Murphy, Texas 75094



This letter is regarding a request on the application of Domain Horizons LTD requesting approval of a DUP (Specific Use Permit) to have used merchandise as an allowed use on property zoned Retail located on the northwest corner of McCreary Road and West FM 544.

I am IN FAVOR of the request for a DUP.

I am OPPOSED to the request for a DUP.

This item will be heard at the Planning & Zoning Commission on Monday, April 25, 2016 at 6:00 p.m. and by City Council on Tuesday, May 17, 2016 at 6:00 a.m. at Murphy City Hall, in the City Council Chambers at 206 N. Murphy Road, Murphy, Texas. Please provide your written comments below regarding the requested change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

A Maxwell Store is NOT in the best interest of Murphy on Maxwell Creek North.

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

Timothy S. Gaffney  
Name (Please Print):  
913 Morrisville Trl  
Address:  
Murphy, TX  
75094

Timothy S. Gaffney  
Signature  
4/18/16  
Date

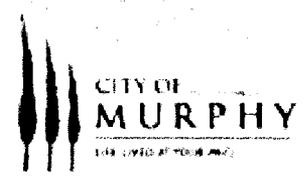
To unsubscribe please click

Susan Garrison  
2500 Legacy Dr, Suite 235, Frisco, TX. 75034

APR 22 2016

### Reply Form

Planning & Zoning Commission/City Council  
206 North Murphy Road  
Murphy, Texas 75094



This letter is regarding a request on the application of Domain Horizons LTD requesting approval of a SUP (Specific Use Permit) to have 'used merchandise' as an allowed use on property zoned Retail located on the northwest corner of McCreary Road and West FM 544.

I am **IN FAVOR** of the request for a SUP.

I am **OPPOSED** to the request for a SUP.

This item will be heard at the **Planning & Zoning Commission on Monday, April 25, 2016 at 6:00 p.m.** and by **City Council on Tuesday, May 17, 2016 at 6:00 p.m.** at Murphy City Hall, in the City Council Chambers at 206 N. Murphy Road, Murphy, Texas. Please provide your written comments below regarding the requested change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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

Jerry Reymann [Signature]  
Name (Please Print) Signature  
208 Whitewing Lane 4-19-16  
Address Date

Reply Form

APR 23 2016

Planning & Zoning Commission/City Council  
206 North Murphy Road  
Murphy, Texas 75094



This letter is regarding a request on the application of Domain Horizons LTD requesting approval of a SUP (Specific Use Permit) to have 'used merchandise' as an allowed use on property zoned Retail located on the northwest corner of McCreary Road and West FM 544.

           I am **IN FAVOR** of the request for a SUP.

I am **OPPOSED** to the request for a SUP.

This item will be heard at the **Planning & Zoning Commission on Monday, April 25, 2016 at 6:00 p.m.** and by **City Council on Tuesday, May 17, 2016 at 6:00 p.m.** at Murphy City Hall, in the City Council Chambers at 206 N. Murphy Road, Murphy, Texas. Please provide your written comments below regarding the requested change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

I don't feel that a Good Will would add to the city's appeal or add benefit to our community. I have always felt that Murphy is a step above cities like Wylie & Garland. Murphy is not a poor community, although MoMs love great deals, I do not feel this type of store will draw Murphy residents as customers.

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

Kelly Reymann  
Name (Please Print)

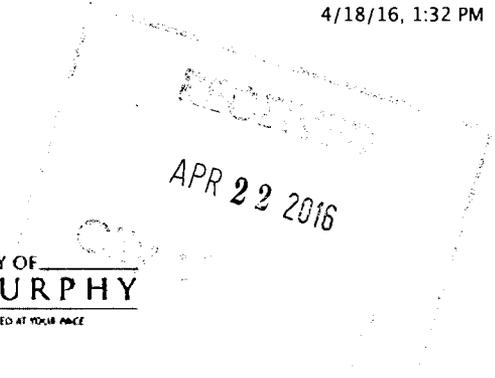
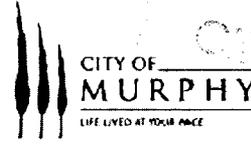
[Signature]  
Signature

208 Whitewing Lane  
Address

4/19/16  
Date

Reply Form

Planning & Zoning Commission/City Council  
206 North Murphy Road  
Murphy, Texas 75094



This letter is regarding a request on the application of Domain Horizons LTD requesting approval of a SUP (Specific Use Permit) to have 'used merchandise' as an allowed use on property zoned Retail located on the northwest corner of McCreary Road and West FM 544.

I am **IN FAVOR** of the request for a SUP.

I am **OPPOSED** to the request for a SUP.

Highly Opposed!

This item will be heard at the Planning & Zoning Commission on Monday, April 25, 2016 at 6:00 p.m. and by City Council on Tuesday, May 17, 2016 at 6:00 p.m. at Murphy City Hall, in the City Council Chambers at 206 N. Murphy Road, Murphy, Texas. Please provide your written comments below regarding the requested change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

KAREN NEWMAN  
Name (Please Print)

[Handwritten Signature]  
Signature

502 Creekside Dr.  
Address

4/18/2016  
Date

To unsubscribe please click [here](#)

Susan Garrison  
2500 Legacy Dr, Suite 235, Frisco, TX, 75034

Reply Form

Planning & Zoning Commission/City Council  
206 North Murphy Road  
Murphy, Texas 75094



APR 23 2016

This letter is regarding a request on the application of Domain Horizons LTD requesting approval of a SUP (Specific Use Permit) to have 'used merchandise' as an allowed use on property zoned Retail located on the northwest corner of McCreary Road and West FM 544.

I am IN FAVOR of the request for a SUP.

I am OPPOSED to the request for a SUP.

This item will be heard at the Planning & Zoning Commission on Monday, April 25, 2016 at 6:00 p.m. and by City Council on Tuesday, May 17, 2016 at 6:00 p.m. at Murphy City Hall, in the City Council Chambers at 206 N. Murphy Road, Murphy, Texas. Please provide your written comments below regarding the requested change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

A LA MADELEINE OR A  
TRADER JOE WOULD BE  
MORE UPSCALE FOR OUR  
COMMUNITY. DON'T CONTINUE  
TO MAKE OUR CITY "TRASHY."

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

PAT TALLMAN  
Name (Please Print)  
724 TWIN VALLEY  
Address

[Signature]  
Signature  
4-18-16  
Date

**From:** [jim morris](#)  
**To:** [Lori C. Knight](#)  
**Subject:** Reply Form, SUP permit request  
**Date:** Tuesday, April 19, 2016 1:34:05 PM

---

Lori,

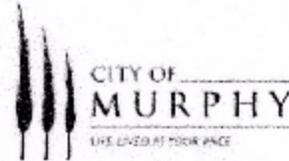
Please see attached my reply form for the proposed SUP for the Goodwill store which they are proposing to build next to my neighborhood.

I would be grateful if you could respond to let me know if I have sent this letter to the right place.

thank you  
James Morris  
627 Aspen Ct

Reply Form

Planning & Zoning Commission/City Council  
206 North Murphy Road  
Murphy, Texas 75094



This letter is regarding a request on the application of Domain Horizons LTD requesting approval of a SUP (Specific Use Permit) to have 'used merchandise' as an allowed use on property zoned Retail located on the northwest corner of McCreary Road and West FM 544.

           I am **IN FAVOR** of the request for a SUP.

  X   I am **OPPOSED** to the request for a SUP.

This item will be heard at the Planning & Zoning Commission on Monday, April 25, 2016 at 6:00 p.m. and by City Council on Tuesday, May 17, 2016 at 6:00 p.m. at Murphy City Hall, in the City Council Chambers at 206 N. Murphy Road, Murphy, Texas. Please provide your written comments below regarding the requested change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

          A Goodwill store would be extremely detrimental to the  
          property values in Maxwell Creek.

          This facility has no place within a few feet of a children's  
          park and swimming pool.

          Please vote NO and tell this developer to stop trying  
          to ruin our neighborhood.

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

          James Morris  
Name (Please Print)

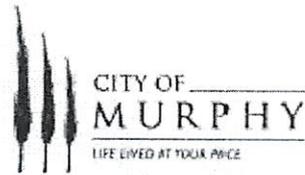
          *James Morris*  
Signature

          627 Aspen Ct, Murphy  
Address

          4/19/2016  
Date

### Reply Form

Planning & Zoning Commission/City Council  
206 North Murphy Road  
Murphy, Texas 75094



This letter is regarding a request on the application of Domain Horizons LTD requesting approval of a SUP (Specific Use Permit) to have 'used merchandise' as an allowed use on property zoned Retail located on the northwest corner of McCreary Road and West FM 544.

\_\_\_\_\_ I am **IN FAVOR** of the request for a SUP.

X  I am **OPPOSED** to the request for a SUP.

This item will be heard at the Planning & Zoning Commission on Monday, April 25, 2016 at 6:00 p.m. and by City Council on Tuesday, May 17, 2016 at 6:00 p.m. at Murphy City Hall, in the City Council Chambers at 206 N. Murphy Road, Murphy, Texas. Please provide your written comments below regarding the requested change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

I AM OPPOSED TO THE SUP FOR A GOODWILL STORE IN MURPHY DUE TO THE FOLLOWING REASONS: (1) WE DON'T NEED IT; (2) WE DON'T NEED TO USE OUR LIMITED RETAIL SPACE FOR A "USED MERCHANDISE" STORE; (3) WE DON'T NEED THE KIND OF CUSTOMERS A "USED MERCHANDISE" STORE WOULD ATTRACT.

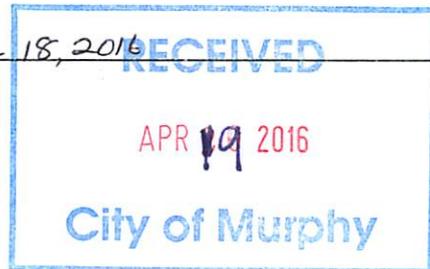
By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

John C. Ownby  
Name (Please Print)

*John C Ownby*  
Signature

708 MORNINGSIDE TRAIL, MURPHY, TX 75094  
Address

APRIL 18, 2016  
Date



Reply Form

Planning & Zoning Commission/City Council  
206 North Murphy Road  
Murphy, Texas 75094



This letter is regarding a request on the application of Domain Horizons LTD requesting approval of a SUP (Specific Use Permit) to have 'used merchandise' as an allowed use on property zoned Retail located on the northwest corner of McCreary Road and West FM 544.

I am IN FAVOR of the request for a SUP.

I am OPPOSED to the request for a SUP.

This item will be heard at the Planning & Zoning Commission on Monday, April 25, 2016 at

City of Murphy - Special Use Permit

Page 3 of 3

6:00 p.m. and by City Council on Tuesday, May 17, 2016 at 6:00 p.m. at Murphy City Hall, in the City Council Chambers at 206 N. Murphy Road, Murphy, Texas. Please provide your written comments below regarding the requested change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

zone property for mixed use  
Residential, Retail, Restaurant  
Commercial office  
Not used merchandise.  
Thank You

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

L IRVINE  
Name (Please Print)

L Irvine  
Signature

345 CAVE RIVER DR.  
Address

4/18/16  
Date

To unsubscribe please click [here](#)

Susan Garrison  
2500 Legacy Dr, Suite 235, Frisco, TX, 75034



4/20/16 2:30p  
Ⓟ

### Reply Form

Planning & Zoning Commission/City Council  
206 North Murphy Road  
Murphy, Texas 75094



This letter is regarding a request on the application of Domain Horizons LTD requesting approval of a SUP (Specific Use Permit) to have 'used merchandise' as an allowed use on property zoned Retail located on the northwest corner of McCreary Road and West FM 544.

\_\_\_\_\_ I am IN FAVOR of the request for a SUP.

I am OPPOSED to the request for a SUP.

This item will be heard at the Planning & Zoning Commission on Monday, April 25, 2016 at 6:00 p.m. and by City Council on Tuesday, May 17, 2016 at 6:00 p.m. at Murphy City Hall, in the City Council Chambers at 206 N. Murphy Road, Murphy, Texas. Please provide your written comments below regarding the requested change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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

Mary Nell Doyle  
Name (Please Print)

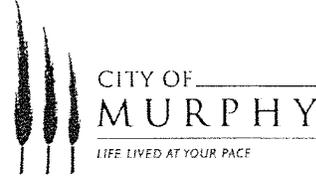
M. N. Doyle  
Signature

517 Wildwood, Murphy, TX  
Address  
75094

4-19-16  
Date

Reply Form

Planning & Zoning Commission/City Council  
206 North Murphy Road  
Murphy, Texas 75094



This letter is regarding a request on the application of Domain Horizons LTD requesting approval of a SUP (Specific Use Permit) to have 'used merchandise' as an allowed use on property zoned Retail located on the northwest corner of McCreary Road and West FM 544.

I am **IN FAVOR** of the request for a SUP.

I am **OPPOSED** to the request for a SUP.

This item will be heard at the **Planning & Zoning Commission on Monday, April 25, 2016 at 6:00 p.m.** and by **City Council on Tuesday, May 17, 2016 at 6:00 p.m.** at Murphy City Hall, in the City Council Chambers at 206 N. Murphy Road, Murphy, Texas. Please provide your written comments below regarding the requested change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

*We are in favor of the proposed zoning change. In all the years we have owned this property, this is by far the most credible and successful operator that has ever approached us with interest. This would be a huge win for the city, and a great source of revenue for years and years to come.*

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

*Michael A. Block*

Name (Please Print)

Signature

*14901 Quorum Dr Ste 500 Dallas*

Address

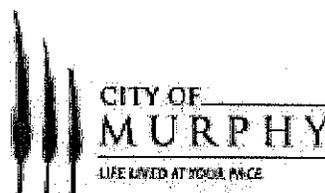
*75254*

*4/15/2016*

Date

# Reply Form

Planning & Zoning Commission/City Council  
206 North Murphy Road  
Murphy, Texas 75094



This letter is regarding a request on the application of Domain Horizons LTD requesting approval of a SUP (Specific Use Permit) to have 'used merchandise' as an allowed use on property zoned Retail located on the northwest corner of McCreary Road and West FM 544.

       I am IN FAVOR of the request for a SUP.

  X   I am OPPOSED to the request for a SUP.

This item will be heard at the Planning & Zoning Commission on Monday, April 25, 2016 at 6:00 p.m. and by City Council on Tuesday, May 17, 2016 at 6:00 p.m. at Murphy City Hall, in the City Council Chambers at 206 N. Murphy Road, Murphy, Texas. Please provide your written comments below regarding the requested change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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

BRIAN DOYLE  
Name (Please Print)

Brian Doyle  
Signature

517 WILDWOOD DR  
Address

4.19.16  
Date

To City of Murpy

Planning & Zoning Commission

City Council

206 N Murphy Road

Murphy, TX 75094

This letter is regarding a request on the application of Domain Horizons LTD requesting approval of a SUP (Special Use Permit) to have "used merchandise" as an allowed use on property zoned Retail located on the northwest corner of McCreary Road and West FM 544.

XXX I am OPPOSED to the request for a SUP

I am opposed to this request to this developers request for the following reasons:

1. McCreary Road cannot handle the additional traffic safely trying to enter McCreary northbound from the proposed access point on McCreary.
2. Fire Safety, this lot is congested, has Fire Department concurred with
3. The use is not a permitted use.

I would like to suggest that the city department of Economic and Community Development as well as MCDC and MDD engage with this developer to identify a viable use of this property that brings value to the community as well as a return for the developer.

Thank you

By signing this letter, I declare I am the owner of the property located below.



Kevin M McGillis

913 Hunters Glen

Murphy, TX 75094

**From:** [Ghebray Laura](#)  
**To:** [Lori C. Knight](#)  
**Date:** Monday, April 18, 2016 6:01:26 PM

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To whomever this concerns,

I oppose greatly the Goodwill building on that piece of land. It will drive property values down. Goodwill stores are for the most part built in low income areas. There is no need for this business when we have Target, Ross, TJ Maxx, etc. It's an eye sore of a building and and it will attract rats, and people who in this area are not in need of used clothing. People can donate their belongings as well to churches and other boutiques who exchange or take clothes for money. That land should be either be left to preserve since it s right beside a nature walk trail or have high end boutiques, but not for Goodwill.

-Smile like you've never cried, fight like you've never lost, love like you've never been hurt and live like there's no tomorrow.-

Reply Form

Planning & Zoning Commission/City Council  
206 North Murphy Road  
Murphy, Texas 75054



This letter is regarding a request on the application of Domain Horizons LTD requesting approval of a SUP (Specific Use Permit) to have "used merchandise" as an allowed use on property zoned Retail located on the northwest corner of McCreary Road and West FM 544

I am IN FAVOR of the request for a SUP.

I am OPPOSED to the request for a SUP.

This item will be heard at the Planning & Zoning Commission on Monday, April 25, 2016 at 6:00 p.m. and by City Council on Tuesday, May 17, 2016 at 6:00 p.m. at Murphy City Hall, in the City Council Chambers at 206 N. Murphy Road, Murphy, Texas. Please provide your written comments below regarding the requested change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

\_\_\_\_\_

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\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

Mary Velasquez  
Name (Please Print)  
245 Crepe Myrtle Ln  
Address  
Murphy, TX  
75094

[Signature]  
Signature  
4-18-16  
Date

To unsubscribe please click [here](#)

Susan Garrison  
2500 Legacy Dr, Suite 235, Frisco, TX, 75034

Reply Form

Planning & Zoning Commission/City Council  
206 North Murphy Road  
Murphy, Texas 75094



This letter is regarding a request on the application of Domain Horizons LTD requesting approval of a SUP (Specific Use Permit) to have 'used merchandise' as an allowed use on property zoned Retail located on the northwest corner of McCreary Road and West FM 544.

\_\_\_\_\_ I am IN FAVOR of the request for a SUP.

X I am OPPOSED to the request for a SUP.

This item will be heard at the Planning & Zoning Commission on Monday, April 25, 2016 at 6:00 p.m. and by City Council on Tuesday, May 17, 2016 at 6:00 p.m. at Murphy City Hall, in the City Council Chambers at 206 N. Murphy Road, Murphy, Texas. Please provide your written comments below regarding the requested change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

*Personal feeling that this type of commercial facility would drive down the values of Maxwell Creek real estate.*

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

Matt Griggs

Name (Please Print)

*[Handwritten Signature]*

Signature

506 Royal Oak Dr, Murphy TX  
75094

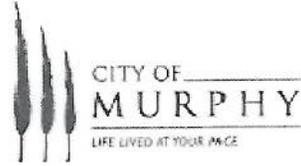
Address

4.19.16

Date

Reply Form

Planning & Zoning Commission/City Council  
206 North Murphy Road  
Murphy, Texas 75094



This letter is regarding a request on the application of Domain Horizons LTD requesting approval of a SUP (Specific Use Permit) to have 'used merchandise' as an allowed use on property zoned Retail located on the northwest corner of McCreary Road and West FM 544.

I am IN FAVOR of the request for a SUP.

I am OPPOSED to the request for a SUP.

This item will be heard at the Planning & Zoning Commission on Monday, April 25, 2016 at 6:00 p.m. and by City Council on Tuesday, May 17, 2016 at 6:00 p.m. at Murphy City Hall, in the City Council Chambers at 206 N. Murphy Road, Murphy, Texas. Please provide your written comments below regarding the requested change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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

Rachel Roberts  
Name (Please Print)

Rachel Roberts  
Signature

141 Fall wheat DR  
Address

4/10/14  
Date

APR 22 2016  
CITY OF MURPHY

**Reply Form**

Planning & Zoning Commission/City Council  
206 North Murphy Road  
Murphy, Texas 75094



This letter is regarding a request on the application of Domain Horizons LTD requesting approval of a SUP (Specific Use Permit) to have 'used merchandise' as an allowed use on property zoned Retail located on the northwest corner of McCreary Road and West FM 544

I am **IN FAVOR** of the request for a SUP

I am **OPPOSED** to the request for a SUP

This item will be heard at the **Planning & Zoning Commission on Monday, April 25, 2016 at 6:00 p.m.** and by **City Council on Tuesday, May 17, 2016 at 6:00 p.m.** at Murphy City Hall, in the City Council Chambers at 206 N. Murphy Road, Murphy, Texas. Please provide your written comments below regarding the requested change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

*The intersection and area near this location does not handle the traffic very well now. It gets backed up and becomes dangerous during the morning and afternoon rush times. I am familiar with the additional traffic Goodwill types drop-offs and stores have and with current traffic patterns, this would not be in the best interest of our community.*

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

CHERYL MORTON  
Name (Please Print)

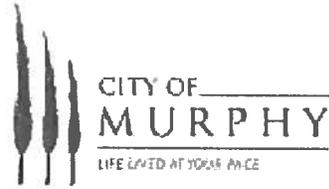
Cheryl Morton  
Signature

494 Hilltop Dr.  
Address

4/19/2016  
Date

Reply Form

Planning & Zoning Commission/City Council  
206 North Murphy Road  
Murphy, Texas 75094



This letter is regarding a request on the application of Domain Horizons LTD requesting approval of a SUP (Specific Use Permit) to have 'used merchandise' as an allowed use on property zoned Retail located on the northwest corner of McCreary Road and West FM 544.

\_\_\_\_\_ I am IN FAVOR of the request for a SUP.

I am OPPOSED to the request for a SUP.

This item will be heard at the Planning & Zoning Commission on Monday, April 25, 2016 at 6:00 p.m. and by City Council on Tuesday, May 17, 2016 at 6:00 p.m. at Murphy City Hall, in the City Council Chambers at 206 N. Murphy Road, Murphy, Texas. Please provide your written comments below regarding the requested change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

TRAFFIC IS ALREADY CONGESTED.  
THIS WOULD INCREASE AND MAKE IT MORE  
DIFFICULT TO GET AROUND. HOW WILL THIS  
GENERATE TAX REVENUE FOR THE CITY.

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

SCOTT A HOLDEN

Name (Please Print)

131 CREEKSIDE DR

Address

Signature

4/15/16

Date

Reply Form

Planning & Zoning Commission/City Council  
206 North Murphy Road  
Murphy, Texas 75094



This letter is regarding a request on the application of Domain Horizons LTD requesting approval of a SUP (Specific Use Permit) to have 'used merchandise' as an allowed use on property zoned Retail located on the northwest corner of McCreary Road and West FM 544.

\_\_\_\_\_ I am IN FAVOR of the request for a SUP.



I am OPPOSED to the request for a SUP.

This item will be heard at the Planning & Zoning Commission on Monday, April 25, 2016 at 6:00 p.m. and by City Council on Tuesday, May 17, 2016 at 6:00 p.m. at Murphy City Hall, in the City Council Chambers at 206 N. Murphy Road, Murphy, Texas. Please provide your written comments below regarding the requested change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

I oppose the use of this land for a Goodwill store. The history of Goodwill stores shows them not kept up and attract clutter. This space should be used for a truck yard type of space for adults and children to hang out and enjoy food and drinks while playing outdoor games.

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

Starla Burt  
Name (Please Print)

  
Signature

614 Candlewood Trail, Maxwell Creek  
Address

April 18, 2016  
Date

**Issue**

Hold a public hearing and consider and/or act on the application of Pete Ganis requesting approval of a zoning change from SF-20 (Single Family Residential-20) to a Mixed Use Development (single family lots and retail areas providing neighborhood services) with a concept plan for approximately 52.329 acres on property located in the Henry Maxwell Survey, Abstract no. 579 and the Daniel Herring Survey, Abstract No. 402.

**Background**

The proposed planned development includes residential zoning of SF15, SF11, SF9 each using the development standards as prescribed by the City of Murphy current code of ordinances; additionally, the PD calls for Patio Homes with modified development standards rather than the City of Murphy current code of ordinances.

Retail is part of the PD, confined to along McCreary Road. The retail area uses are confined to Office Uses, Personal & Business Service Uses, Retail Uses, Institutional/Government Uses and Health Club (indoors only).

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.

**Attachments**

- Exhibit A – Proposed Planned Development document
- Exhibit B – Letter from the City of Sachse
- Exhibit C – Reply Forms/Emails

# Exhibit

# A

Planned Development  
and Concept Plan  
McCreary Farms

**Exhibit "B"**  
**Planned Development Requirements**  
**McCreary Farm**  
**Murphy, Texas**

**1.0 PLANNED DEVELOPMENT DISTRICT- MIXED USE**

1.01 General Description: This Planned Development District (PD) is intended to accommodate a mixed residential and retail uses. Development standards for this district are outlined within this text.

1.02 Statement of Purpose: The purpose of this PD is to establish a Concept Plan and specific conditions for the development of the property known as Travis Farms. The intent of this PD is to achieve a quality residential community and retail services.

1.03 Statement of Effect: This PD shall not affect any regulation found in the City of Murphy Comprehensive Zoning Ordinance, as amended, except as otherwise specified herein.

1.04 Development Plans: Development shall be in accord with the concept plan and exhibits as attached. However, in the event of conflict between the concept plan and the written conditions, the written conditions shall control. The concept plan shall also serve as the land use plan.

1.05 Development Regulations:

**A. Residential Uses**

- a. SF-15
  - i. Requirements shall be in accordance with current City of Murphy Zoning Ordinance Division 5: SF-15, Single Family Residential -15 District.
- b. SF-11
  - i. Requirements shall be in accordance with current City of Murphy Zoning Ordinance Division 6: SF-11, Single Family Residential -11 District.
- c. SF-9
  - i. Requirements shall be in accordance with current City of Murphy Zoning Ordinance Division 7: SF-9, Single Family Residential -9 District.
- d. SF-PH
  - i. Requirements shall be in accordance with current City of Murphy Zoning Ordinance Division 8: SF-PH, Single-Family Residential-Patio Home District (Zero-Lot/Tract-Line Homes) except as modified below
    - 1. Minimum Lot Size 5,000 square feet with an average of 6,000 square feet
    - 2. Minimum lot depth 110 feet
    - 3. Minimum front yard 15 feet. Front porch may encroach to within 10-feet of the front property line
    - 4. Minimum side yard 5 feet (interior)
    - 5. Minimum side yard 10 feet (adjacent to street)
    - 6. Minimum rear yard 10 feet

7. Maximum lot coverage 75%
8. Minimum masonry requirement 80% (Brick, Stone, Cultured Stone, 3-Part Stucco)
9. Garage Orientation: Front Facing or J-Swing
10. Minimum Roof Pitch: 8:12 (4:12 on porch)
11. Minimum driveway distance 20 feet (from property line)

## **B. Retail Uses**

Requirements shall be in accordance with current City of Murphy Zoning Ordinance Division 14: R, Retail District except limited to the uses stated in Article 30.06 Use Regulations; Appendix A-3 Use Regulations sections as follows:

- a. Office Uses
- b. Personal & Business Service Uses
- c. Retail Uses
- d. Institutional/Government Uses
- e. Health Club (indoors only) – Permitted use

## **2.0 PLANNED DEVELOPMENT, GENERAL CONDITIONS:**

2.01 Procedure to be followed throughout the development of the Planned Development District:

- A. Zoning Exhibit:** A zoning plan is hereby attached and made part of the approval for this Planned Development District. This plan, indicated as Exhibit "C" sets forth: (1) the overall property boundary description; and (2) the designation of the Planned Development District, which corresponds to this Exhibit "B".
- B. Conceptual Plan:** A conceptual plan is hereby attached made part of the approval for this Planned Development District. This plan indicated as Exhibit "C" is drawn to scale and illustrates: (1) land use; (2) proposed street layouts; (3) general layout of the development; and (4) other features which geographically explains the standards and conditions set forth in this Exhibit "B" and the proposed development.

2.02 Development Schedule: This ordinance, at time of City Council approval, shall be accompanied by a development schedule, indicating the approximate time in which construction is to begin and the approximate time frame of completion. The development schedule, if approved by the Murphy City Council, shall be generally adhered to by the owner, developer and/or their successors in interest; unless amended by approval of the Murphy City Council.

2.03 Landscaped Open Space: Open space shall be provided as indicated on the concept plan and maintained by the McCreary Farm Homeowner's Association.

2.04 Fences:

- A. Unless otherwise approved in writing by the ACC, all wood fencing shall: (i) be constructed with galvanized steel posts; (ii) have a height that shall not exceed eight (8) feet; (iii) be constructed with spruce slats which are at a minimum 1/2" thick and measure between three and one-half (3½) inches and eight (8) inches wide which are installed vertically only; (iv) be constructed with an even flat top; and (v) be pre-stained using only a cedar colored finish stain on all surfaces which are visible from the ground level of the Lot, any adjoining Lot, or any street.
- B. All fencing must be behind the front yard building set back line.
- C. All fences require permits from the City of Murphy.

**3.0 Homeowner' Association:** A Homeowners Association duly incorporated in the State of Texas shall be incorporated and each lot/homeowner shall be a mandatory member. This association shall be established so as to ensure the proper maintenance of all common areas, either public or private, as desired, to be maintained by the association. The bylaws of this association shall establish a system of payment of dues, a system of enforcement of its rules and regulations; a clear and distinct definition of the responsibility of each member, and such other provisions as are reasonably deemed appropriate to secure a sound and stable association. The Bylaws shall be submitted to the Director of Planning for review and approval prior to construction.

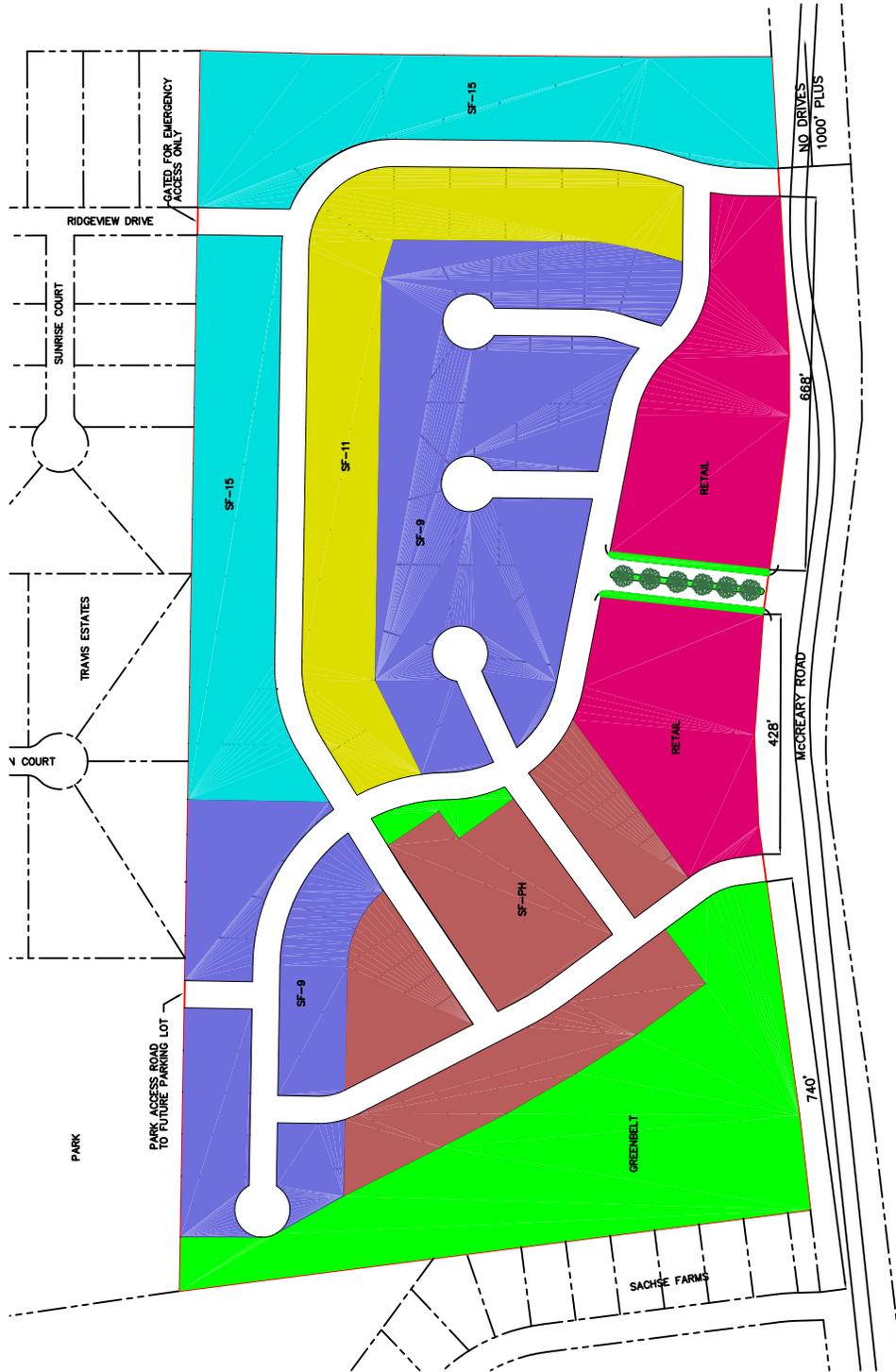
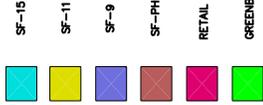
Exhibit C

Zoning Exhibit  
and  
Conceptual Plan

NORTH



LEGEND



CONCEPT PLAN  
**MCCREARY FARM**  
 117 RESIDENTIAL LOTS  
 6.0 ACRES RETAIL AREA

BING 52.3 ACRES OF LAND LOCATED IN THE  
 HENRY MAXWELL SURVEY, ABSTRACT NO. 579 &  
 DANIEL HERRING SURVEY, ABSTRACT NO. 402  
 CITY OF MURPHY, COLLIN COUNTY, TEXAS

**OWNER**  
 PETE GANIS  
 600 RIDGEVIEW DRIVE  
 MURPHY, TEXAS  
 (972) 894-4000  
 75094

**ENGINEER**  
 BENTLEY ENGINEERING, INC.  
 1855 EMERALD BAY DRIVE  
 ROCKWALL, TEXAS  
 (214) 957-1408  
 75087

MARCH 2016

**Exhibit**

**B**



## Office of the City Manager

To: Chief Mark Lee, Interim City Manager  
City of Murphy, Texas  
206 N. Murphy Road  
Murphy, Texas 75094

From: Gina Nash, City Manager  
City of Sachse, Texas

Date: March 15, 2016

**Re: Proposed Development at 600 Ridgeview Drive**

Chief Lee,

We have reviewed the development concept that is being proposed on the property located on the west side of McCreary Road, just north of the Sachse Farms residential neighborhood in the City of Sachse, Texas. It is our understanding the proposed development of the property will increase the density from one single-family home to potentially 115 single-family homes and two commercial tracts.

Depending upon the end user of the commercial tracts, the traffic impact resulting from the proposed development could produce in excess of 1,200 additional vehicles per day on McCreary Road. Based upon our traffic count data from 2011 (7,026 vehicles/day) and visual observations, we estimate the current traffic volume to be approximately 8,000 vehicles per day on McCreary Road. We plan to complete a traffic study of the road at the north edge of the Sachse City Limit to obtain accurate current data.

As you are aware, the City of Sachse has a Capital Improvement Project (R-12-04c) for the future widening of McCreary Road in Sachse (known as Maxwell Creek Road in the City of Sachse). This project is not currently funded for construction.

Collin County has agreed to fund \$588,000.00 toward the design and construction of the unbuilt two lanes of the road. In addition, the City has funded preliminary work in 2015 for land surveying and sanitary sewer studies relative to the future road widening. The widening of McCreary/Maxwell Creek Road is not the highest priority capital roadway project for the City of Sachse. Due to the upcoming widening of Sachse Road and other capital roadway projects, we do not have an anticipated date of when funds for construction will become available.

Based upon our understanding of the development timeline for the referenced development in Murphy, and the fact that there are not any identified City funds for the construction of the remaining two lanes, Sachse staff has concerns regarding the traffic impacts of the proposed development on existing two-lane McCreary/Maxwell Creek Road that is shared by Murphy, Sachse, and Wylie.

The future widening of McCreary/Maxwell Creek Road will require additional public-right-of-way in the City of Murphy. Based on our preliminary survey data, only ~125 linear feet of the unbuilt lanes are located within the City Limits of the City of Sachse.

As City staff, we would like to partner with the City of Murphy staff, City of Wylie staff, as well as Collin County, to determine a path toward completing the widening of a road that we all share.

Please let me know if you need additional information. If you have any questions, please contact me at (469) 429-4770.

Sincerely,



Gina Nash  
City Manager

CC: Greg Peters, Director of Public Works & Engineering – City of Sachse  
Dusty McAfee, Director of Community Development – City of Sachse

# Exhibit C

**From:** [Lee Elliott](#)  
**To:** "Ming"  
**Cc:** [Lori C. Knight](#)  
**Subject:** RE: Upcoming Public Hearings - Community Development  
**Date:** Friday, April 15, 2016 8:54:33 AM

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Good morning,

I hope all is well. Thanks you very much for your comments. We will provide them to the planning commission.

Regards,

Lee Elliott  
Interim Community and Economic Development Director  
City of Murphy

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**From:** Ming  
**Sent:** Friday, April 15, 2016 6:24 AM  
**To:** Lee Elliott  
**Subject:** Upcoming Public Hearings - Community Development

Good Day Mr. Elliott,

**Regarding ZF 2016-004 Special Use Permit for "Used Merchandise"/ furniture:**

We strongly oppose the *Special Use Permit for Used Merchandise Sales*. I would like to see our staff challenge themselves, and develop this land for mixed use. Please change the zoning to mixed use. I doubt any Murphy residents will purchase used merchandise, most of us would put it by the curb for trash pickup. This concept is a bad idea. It's worse than Self Storage Warehouse. We will make our best effort to attend the meeting and protest just like we did for Self-Storage.

**ZF 2016-003 PD with Concept Plan Zoning change to Mixed Use:**

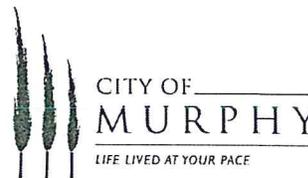
We strongly support this concept. It will provide Murphy residents a place to possibly dine, shop, or live. We are desperately missing mixed use advantages. I would encourage staff to follow the design that so many other towns are utilizing for mixed use.

Thank you.

Ming

## Reply Form

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



This letter is regarding a request for approval of a zoning change from SF-20 (Single Family Residential-20) to a Mixed Use Development: Single family lots and retail areas providing neighborhood services with a concept plan for approximately 52.329 acres on property located in the Henry Maxwell Survey, Abstract No. 579, and the Daniel Herring Survey, Abstract No. 402.

I am **IN FAVOR** of the request for approval of a zoning change.

I am **OPPOSED** to the request for approval of a zoning change.

This item will be heard at the **Planning & Zoning Commission on Monday, April 25, 2016 at 6:00 p.m.** at Murphy City Hall, in the City Council Chambers at 206 N. Murphy Road, Murphy, Texas. Please provide your written comments below regarding the requested change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

As the owners of the land adjacent to this property (north 5.9 acre tract), we plan to build a home and barn and raise horses. We want to keep the lots as large as possible on the 52 acres (minimum SF-20; we would even like to see larger lots to mirror the other homes on S. Maxwell Creek). We also request the ditch + tree line that

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

Julianne Delozier and  
Name (Please Print) Brent Delozier

Julianne Delozier +  
Signature [Handwritten Signature]

1210 Terrace Mill Dr.

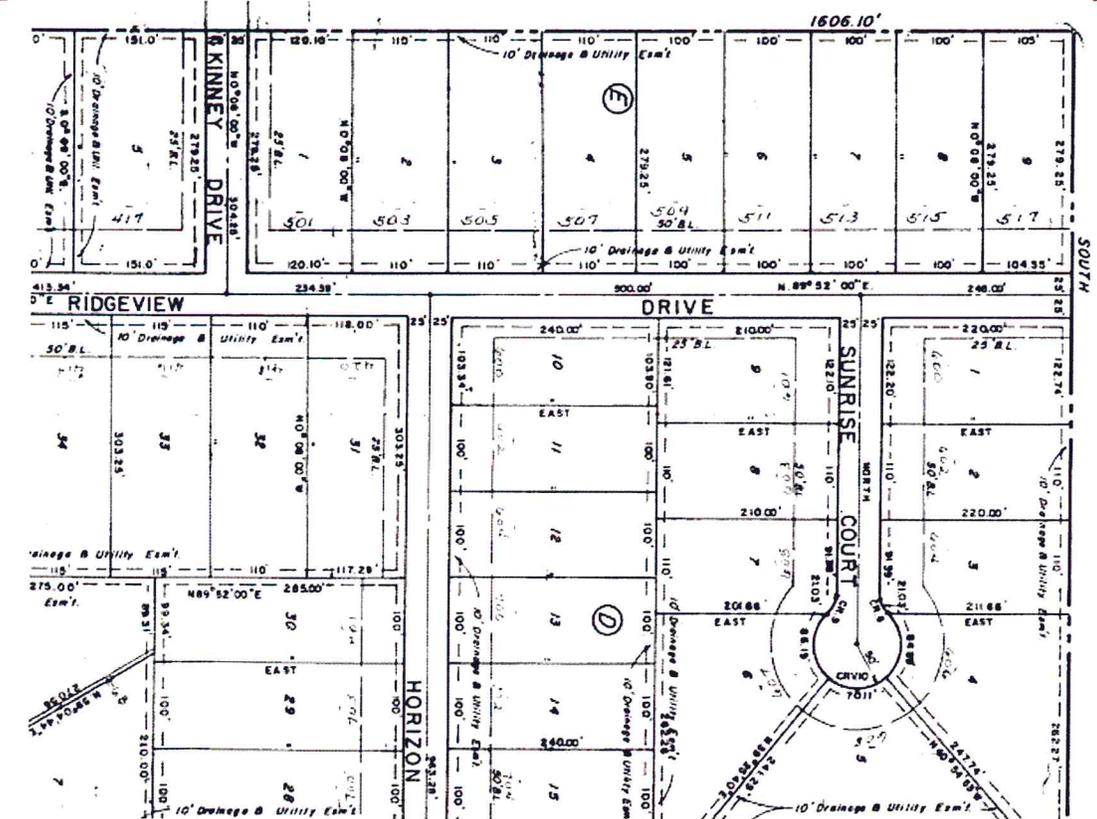
4.21.16  
Date

Address  
(+ we own the 5.9 acres that borders the ganis property to the north)

currently divides our properties  
stay in tact as a natural buffer.  
we also feel its necessary to  
have an 8 ft masonry wall  
built down the property line  
as an additional buffer.

Attached is a copy of the plat  
map for Travis Estates - ideally  
the lots next to us would be  
the same size.

We would like the lots that back up to our property match the specifications in these SF-20 lots in Travis Estates on Ridgeview Drive



**Reply Form**

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



CITY OF  
**MURPHY**  
LIFE LIVED AT YOUR PACE

APR 22 2016

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Helen Shankel  
Name (Please Print)

Helen Shankel  
Signature

\_\_\_\_\_  
Address

4-19-2016  
Date

Reply Form

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



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I AM EXTREMELY OPPOSED TO THE ZONING CHANGE.  
I HAVE ATTACHED FURTHER COMMENTS TO THIS FORM ON  
A SEPERATE SHEET.

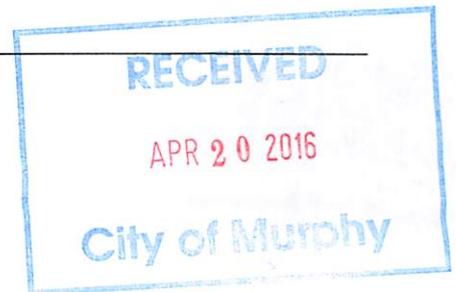
By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Peter J. McGillewie  
Name (Please Print)

[Signature]  
Signature

7811 Keith Lane  
Address  
Sachse

4-16-16  
Date



page 1 of 2

Peter McGillewie  
7811 Keith Lane  
Sachse TX 75048

04/16/2016

RE: opposition to ZF 2016-003 PD with Concept Plan

As a new resident to Keith Lane who paid a premium for his land in consideration of the view afforded by the open space it borders I am personally opposed to the request for approval. My opposition is also rooted in a desire to maintain property values that will decline considering the proximity of Mixed Use Development bordering my property. In addition, the impact on wild life that habitats the area and whose space is declining at an alarming rate needs to be given special consideration,

At the surface this zoning change, as proposed, appears to be Spot-zoning where commercial property will encroach on our residential neighborhood.

Adherence to the current Zoning is needed to protect the health, safety, and welfare of the public. Please do not ignore history and the known adverse impact over building and excessive population will have on health, safety, and welfare of the public and wildlife.

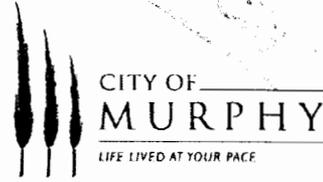
Although my comments are brief I am hyper focused to ensure this see that this zoning will not be approved and will engage with impacted residents to reach out the Murphy TX city council and Sachse TX city council in opposition.



4/16/16

Reply Form

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



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*Needs to stay single family residential!*

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

Robin Wagstaff  
Name (Please Print)

[Signature]  
Signature

7812 Keith Ln Sachse, TX  
Address

4-14-16  
Date

April 19 2016

To: Planning and Zoning Commission/Community Development dept., City of Murphy TX

From: Alvin & Manuela La Grenade; Murphy resident at 513 Ridgeview Dr.

Ref: Proposed zoning change of the 52.329 acre property, located in the Henry Maxwell Survey, Abstract # 579 and the Daniel Herring Survey Abstract # 402

Dear Sir or Madam.

As a 13+ year resident and property owner of the City of Murphy, we are respectfully requesting that the aforementioned property remains as an SF-20 for all future development and that, the proposed mixed use development single family lots and retail areas be denied.

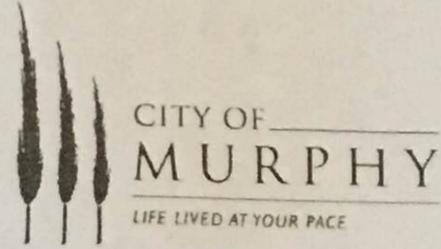
"Keep Murphy Beautiful" please!

  
Alvin D La Grenade

  
Manuela La Grenade

Reply Form

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



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Peter J. McGillewie  
Name (Please Print)

Signature

7811 Keith Lane  
Address  
Sachse

4-16-16  
Date

Peter McGillewie  
7811 Keith Lane  
Sachse TX 75048

04/16/2016

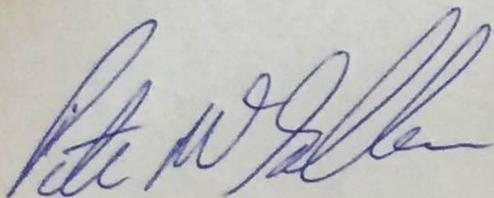
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4/16/16