

MURPHY PLANNING AND ZONING COMMISSION AGENDA
REGULAR PLANNING AND ZONING COMMISSION MEETING
JULY 25, 2016 AT 6:30 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 July 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

ROLL CALL & CERTIFICATION OF A QUORUM

ELECTION OF OFFICERS

Steve Levy
Vice Chair

PUBLIC COMMENTS

Camille Hooper
Secretary

CONSENT AGENDA

Christine 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.

John Johnson
Commissioner

A. Approval of the Minutes from the June 27, 2016 regular meeting.

INDIVIDUAL CONSIDERATION

Lloyd Jones
Commissioner

1. Hold a public hearing and consider and/or act on the application of Thorpe Family Trust - Charles R. Thorpe, Trustee to request approval of a Variance Request for a Fence Height amendment. Located on 1.9567 acres, having the legal description of Abstract A0588, C A McMillan Tract 17.

Julie Kamm
Commissioner

2. Hold a public hearing and consider and/or act on the application of StreetLevel Investments to request approval of a zoning change from SF-20 (Single Family Residential-20) to a Planned Development located on 4.6579 acres, having the legal description of **REMOVED** Abstract A0579, Henry Maxwell Survey Tract 75. This property is located at 210 E. FM 544.

Greg Mersch
Commissioner

3. Consider and/or act on the application of property owner and applicant, Meyyappan Arunachalam, requesting approval of a site plan, landscape plan, building elevations and construction plat for Fort Child Activity Center (a 10,000 square foot building) on property located on Betsy Lane, west of Murphy Road; located directly east of the Fort Montessori School. Property is zoned PD (Planned Development)

Christopher George
Alternate

4. Consider and/or act on the application of property owner and applicant, Three Murphy Retail, requesting approval of a site plan, landscape plan, building elevations and construction plat for Murphy Village Phase 3 on property zoned Retail located adjacent to W. FM544 to build a 36,855 square foot building to be leased to multi-use tenants.

James Holley
Alternate

ADJOURNMENT

Kelly Carpenter
Interim Director of
Economic and
Community
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 July 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.

Bailey Ragsdale
Bailey Ragsdale
Administrative Assistant

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.



Murphy Planning and Zoning Commission Regular Meeting Minutes
206 North Murphy Road
Murphy, Texas 75094
June 27, 2016

CALL TO ORDER

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

ROLL CALL & CERTIFICATION OF A QUORUM

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

Alternates Present: Christopher George, James Holley

Commissioners Absent: None

City Staff Present: Tina Stelnicki, Acting Director of Economic and Community Development
Bailey Ragsdale, Administrative Assistant

Tina Stelnicki certified a quorum.

PUBLIC COMMENTS

No public comments

CONSENT AGENDA

A. Approval of the Minutes from May 23, 2016 regular meeting.

COMMISSION ACTION

Commissioner Johnson made a motion to approve the minutes. Commissioner Mersch seconded the motion.
Motion passed 7-0.

INDIVIDUAL CONSIDERATION

1. Hold a work session to discuss the planning process and planning packets.

Discussion points for the commission include:

- What do you like about the current planning process?
Comments from the commission included, keeping the meetings to once per month. The comprehensive plan was also discussed, regarding if special meetings will be needed. Councilmember Don Reilly was in attendance of the meeting and explained on the behalf of council, with all the staff changes the comprehensive plan is on hold until the City Manager, Director of Economic and Community Development, and Fire Chief are in place. Also discussed was the need for getting more information to the public and a better understanding of what exactly the Planning and Zoning Commission does, potentially connecting through the email database we have.

The Murphy Monitor and the Murphy Messenger were discussed at length for the possibility of publishing notices in both newspapers to reach more citizens. Stelnicki confirmed notices are posted in the Monitor and also sent to the Messenger; however it is at the discretion of the Messenger to publish notices. The Murphy Monitor is the newspaper of record for publishing legal notices for the City of Murphy.

Public Comment: Bob Mortonson, resident, suggested publishing the notices in both Murphy newspapers and find ways to make it easier for residents to get information from the website on planning or development.

There was conversation from the commission on ways to enhance the website to get more information on the Planning and Zoning page. Mortonson also asked for clarification on the application process, the packet the developer provides the city staff and the packet the commission receives and also posted on the website.

- What would you like to see change about the planning process?
Delivery vs email of meeting packets to Commissioners was discussed especially when there are large plans such as 24x36 plans. It was requested for full size plans and large packets to be delivered to each commissioner, small packets can still be emailed.
- What are your thoughts on the current packet content as it relates to the information provided that is relevant to decision making?
More detail is requested for the packet itself especially regarding staff's recommendation on an item and also how that decision was made. It was requested when the new City Manager is hired, schedule the Planning and Zoning Commission to have a work session to discuss some of these items. There was much discussion regarding ways for the commission to receive more detail on agenda items. It was suggested to have work sessions prior to the beginning of meetings or as needed to allow time for staff to give more background and detail on items such as what the applicant is proposing, what is allowed in the PD, and other things that have been discussed between city staff and the applicant. It was decided to discuss this further and consult with the city attorney on the laws/rules for these types of work sessions.
- What are your thoughts about the presentation of information in the planning meeting?
The commission agreed this was covered in the previous question. There was also a clarification regarding the time limit for public comments and the applicant discussion/presentation.
- Are you interested in establishing regular work sessions?
The commission has the desire to have work sessions but to consult with legal first. It also was discussed for "hot button issues/developments" having work sessions or give ample time for them to be discussed in detail.

Stelnicki clarified a few items that were discussed, especially with regards to availability of information on the city website that provides detailed checklists, information about the development process; including applications. Additionally, Stelnicki provided information pertaining to Development Review Committee (DRC) meetings that aids the developer with projects and provides staff input and advice pertaining to those projects.

Jennifer Berthiaume, resident/ councilmember brought it to the attention of the commission one area for discussion, as discussed by council, is possibly increasing the notification radius for public notices to something greater than the current 200 foot buffer.

ADJOURNMENT

With no other business before the Commission, Vice Chairman Steven Levy adjourned the meeting at 6:52 P.M.

APPROVED:

Steven Levy, Vice Chairman

Attest: Camille Hooper, Secretary

Issue

Hold a public hearing and consider and/or act on the application of Thorpe Family Trust - Charles R. Thorpe, Trustee to request approval of a Variance Request for a Fence Height, located on 1.9567 acres, having the legal description of Abstract A0588, C A McMillan Tract 17.

Staff Resource/Department

Kelly Carpenter, Interim Director of Economic and Community Development
Tina Stelnicki, Community Development Coordinator

Summary

The applicant's residence is 1.9567 acres located at 920 N. Murphy Road.

The applicant is requesting a variance in fence height.

Allowed front fence maximum height is 4 feet. Applicant is requesting a variance to install a metal open fence at the height of 4 feet 8 inches.

By ordinance (Sec. 26.03.003, item J) fences in residential areas:

Fences in front yard. No fence shall be built within the required front yard, as defined in the zoning ordinance, except for lots that have an area of one and one-half acres or greater. Front yard fencing shall be limited to four feet in height and shall not be of solid construction, providing that at least 50 percent of the fence be open.

Applicant has provided numerous reasons for their request. See attached letter.

A public hearing notification for this variance request was published in the newspaper as well as notification mailed to the property owners included in the required 200 feet notification radius. To date (5:00pm, 7/21/16) city staff has received four replies, all in favor of the approval of this item.

Staff Recommendation

A recommendation will be made pursuant to the applicant's presentation at the Planning and Zoning Commission meeting.

Attachments

Applicant Summary Letter
Reply Communications (emails, letters)
Fence Drawing
Property Photos
Area Map

Sec. 26.03.004 Variance procedure

(a) The **planning** and zoning **commission** shall hold a public hearing on any request for a variation or exception to the standards provided by this article. The **planning** and zoning **commission** may not recommend a variation or exception unless the **planning** and

zoning **commission** determines that the variation or exception will not substantially alter the intent of the standards established by this article.

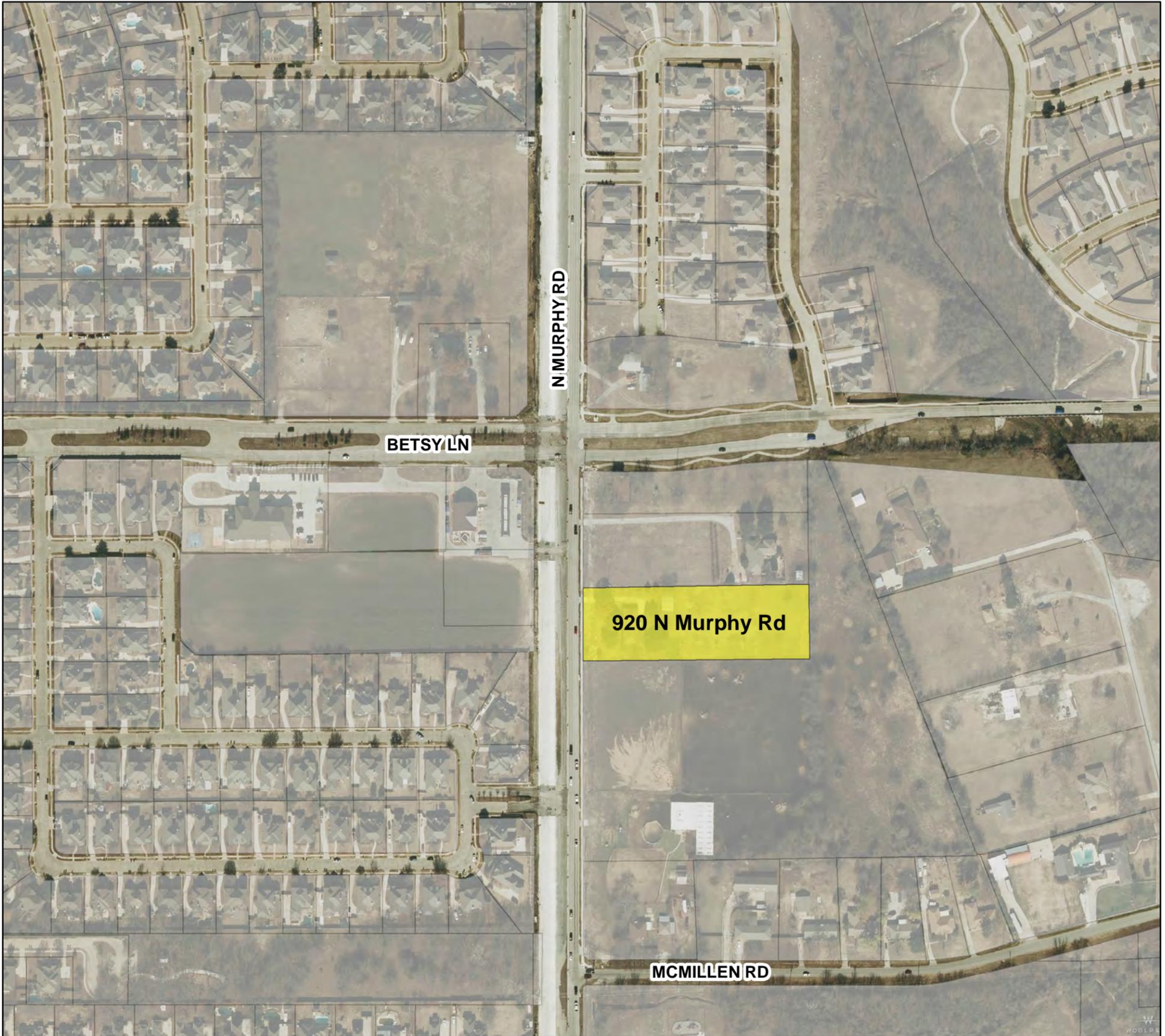
Sec. 26.02.034 Variances and appeals; authority of **planning and zoning commission**

- (a) Recommendation of variances. The **planning and zoning commission** may, for a particular site, recommend variances **and** exceptions with respect to the provisions of this article.
- (b) Approval of **variance** request; hearing by city council. When the **commission** is ready to act upon the **variance** or exception request, it may recommend approval of the request as it was submitted by the applicant, approval of the request subject to certain conditions or denial of the request. If the **commission**'s recommendation is to approve the request, either as submitted or with additional conditions, then the request will be automatically forwarded to the city council for a second public hearing thereon.
- (c) Denial of **variance** request. When the **planning and zoning commission** denies a request for a variation or exception to the **standards** set forth in this article, a hearing before the city council shall be set only if a written appeal is filed by the applicant with the city manager or his/her designee within 15 days of the date of the denial.
- (g) Considerations in granting **variance**. The **planning** and zoning **commission**, in considering an application for a **variance**, shall consider to what extent, if any, the site for which the applicant seeks a **variance** differs from adjoining sites, the extent that the hardship or inequity claimed by the applicant is self-created or based upon financial need of the applicant, and the adverse effects that the granting of a **variance** may or would create. (g) Considerations in granting **variance**. The **planning** and zoning **commission**, in considering an application for a **variance**, shall consider to what extent, if any, the site for which the applicant seeks a **variance** differs from adjoining sites, the extent that the hardship or inequity claimed by the applicant is self-created or based upon financial need of the applicant, and the adverse effects that the granting of a **variance** may or would create.

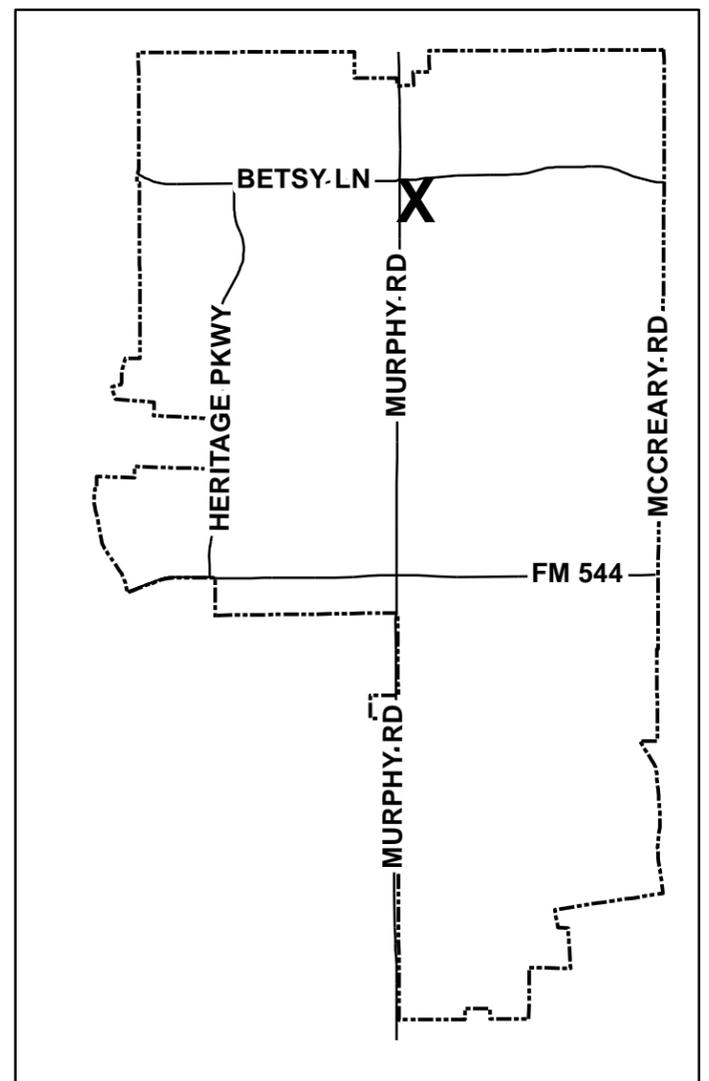


7/13/2016 9:00:36 AM

920 N Murphy Rd Property



- Murphy City Limits
- Parcel Boundaries



0 250 500 Feet



Data Sources:
Collin County Appraisal District
Collin County 911 Addressing

Reasons for Requesting a Variance to maximum Front Yard Fence Height

- 1.** To provide better security: 1) while working out in the yard; 2) while wife is at home while husband is out on business; and 3) while both homeowners are out on business or vacation.
- 2.** Murphy Road is now a much heavier traveled 6 lane road.
- 3.** The new sidewalk along Murphy Road has increased the amount of foot and bicycle traffic in front of the house.
- 4.** The 7-11 store across the street brings many strangers to our area.
- 5.** We want to prevent uninvited strangers from driving or walking in and knocking on our doors. Numerous strangers have come to our front and back doors unannounced for various reasons: Selling something; looking for owner of horses next door; looking for another address or person; campaigning for public office; wanting to buy our property; wanting some of our peaches or pears; etc.
- 6.** The acreage on the south side of our property has been approved for a housing development; with possible future construction activity.
- 7.** The lot on our north side is in the process of being re-zoned for Neighbor-Hood Services; leading to future possible construction activity and future customers coming to the area.
- 8.** The crime reports have indicated an increase in crimes as Murphy grows in population.
- 9.** There is an abandoned house on the second lot north of us. In the past several years the absentee landlord has allowed persons of questionable character to live there. As a result there have been 12 police involvements at this house from 2007 thru 2013 (See attached police reports). Even though the house has been vacant for the past 3 years, it is presently being repaired for possible future occupancy.
- 10.** The standard requiring a maximum fence height of 4 feet seems to be a somewhat arbitrary and limiting number. The iron fences along Betsy Lane are all 5 1/2 feet tall. Also, the brick and stone walls lining Betsy lane and Murphy Road are all over 5 feet in height. By comparison, a 4 foot fence would look out of place. In view of all these facts, we believe that our request for an additional 8 inches of height to be very reasonable.

HOUSE

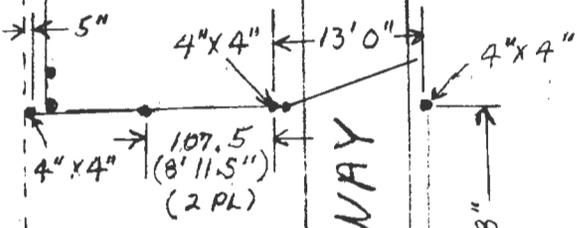
920 N. MURPHY RD
(1.9567 ACRES)

92'

DRIVEWAY

SIDEWALK

N. MURPHY RD



134' 2"

4x4"
(~3"
HIGHER)

6'
2"x2" POSTS
(14 PL)

134"
(11' 2")
(11 PL)

PROPERTY LINE

2'

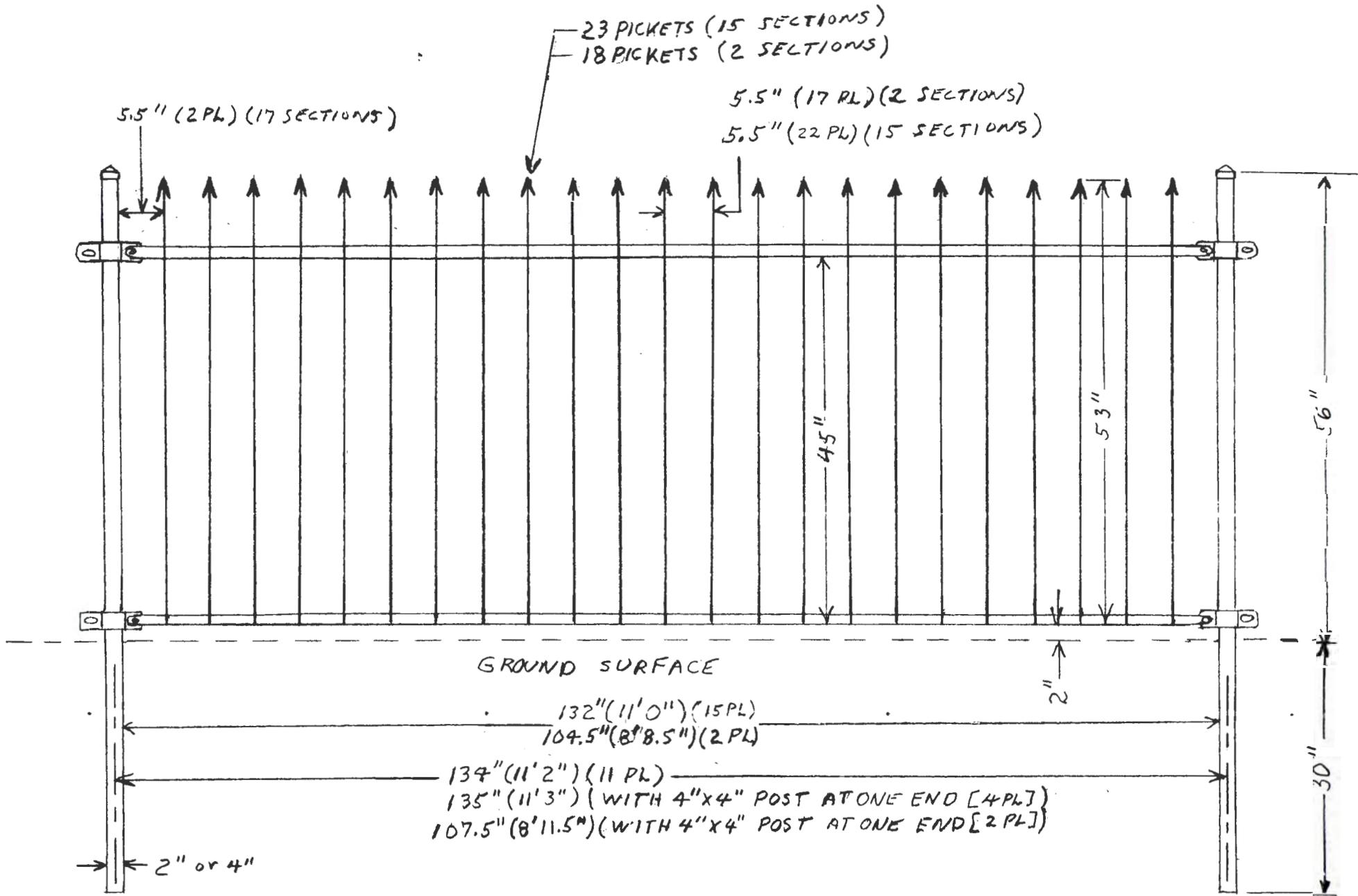
4x4"

5"

(← N)

~5'

135"
(11' 3")
(4 PL)



From: [Charlotte Thorpe](#)
To: [Tina Stelnicki](#)
Subject: Comments Regarding Thorpe Family Trust Charles R. Thorpe trustee
Date: Wednesday, July 20, 2016 1:36:30 PM

Ms. Stelnicki,

Please convey my comments below to the Community Development Department.

Thank you for receiving comments in advance of the community hearing on Monday, July 25. I am writing to you on behalf of my parents, Charles and Jeanne Thorpe, represented under the name "Thorpe Family Trust Charles R. Thorpe trustee," and their request for a height variance for their fence.

I respectfully ask that you allow my parents to install the fence as they request at 4' 8" to help provide security and privacy for themselves and their property. With increased traffic, absentee landowners on either side of my parents' property, and the potential for additional development I believe they are making a wise choice to take responsibility for their safety.

Yours sincerely,
Charlotte Thorpe
4300 Horizon N. Pkwy. #1433
Dallas, TX 75287

From: [Teresa Jungerman](#)
To: [Tina Stelnicki](#)
Subject: Statement for Fence Variance issue- 920 N. Murphy Rd.
Date: Wednesday, July 20, 2016 8:09:13 PM

To whom it may concern,

I would like to write to you on behalf of my parents' request for a slightly higher fence for their front yard. Having knowledge of the types of incidents that have happened in the past and recently, I believe it is more than warranted.

It would grant them more peace and security and would not cause any problems for anyone else, as there are higher walls and fences around the vicinity in plain view.

- They have been broken into twice in the distance past.
- Once an item was stolen from the front yard.
- Suspected drug users have come to the door late at night, confusing my parents' home for the one on the corner (red Spanish house) which was their destination at the time.
- Strangers have walked across their property to go look at the horses next door.
- A man drove into their back yard more than once and was snooping around their car. The Police had to be called to confront him.
- More recently they have had to endure several instances of unwanted and annoying strangers coming to their door repeatedly for various reasons.

These are just a few examples of the things that a significant fence might have deterred.

As I am sure you are aware, the world is becoming increasingly dangerous by the day; and given the increase in traffic and people around this area and these afore mentioned incidents, I ask that you approve my parents request for an 8 inch variance for the fence height.

Thank you,

Teresa Jungerman

3400 McMillen Rd.

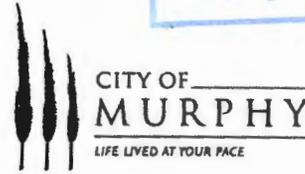
Wylie, TX 75098

RECEIVED

JUL 19 2016

City of Murphy

Reply Form
2016-009 – Variance Request



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

This letter is regarding a request for comments on the application of 2016-009 Thorpe Family Trust - Charles R. Thorpe, Trustee to request approval of a Variance Request for a Fence Height amendment. Located on 1.9567 acres, having the legal description of Abstract A0588, C A McMillan Tract 17.

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

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

This item will be heard at the **Planning & Zoning Commission on Monday, July 25, 2016 at 6:00 p.m.** and by **City Council on Tuesday, August 16, 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.

Mrs. Thorpe is concerned about her security.

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

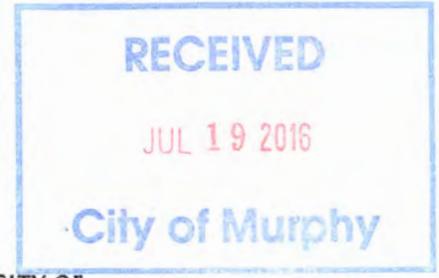
Dale Bynum
Name (Please Print)

Dale Bynum
Signature

117 McMillen, Murphy
Address

7-20-16
Date

Reply Form
2016-009 – Variance Request



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



This letter is regarding a request for comments on the application of 2016-009 Thorpe Family Trust - Charles R. Thorpe, Trustee to request approval of a Variance Request for a Fence Height amendment. Located on 1.9567 acres, having the legal description of Abstract A0588, C A McMillan Tract 17.

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

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

This item will be heard at the **Planning & Zoning Commission on Monday, July 25, 2016 at 6:00 p.m. and by City Council on Tuesday, August 16, 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.

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

Melanie Bynum
Name (Please Print)

Melanie Bynum
Signature

117 McMillan Dr, Murphy
Address

7-19-16
Date

Issue

Hold a public hearing and consider and/or act on the application of StreetLevel Investments to request approval of a zoning change from SF-20 (Single Family Residential-20) to a Planned Development located on 4.6579 acres, having the legal description of Abstract A0579, Henry Maxwell Survey Tract 75.

Staff Resource/Department

Kelly Carpenter, Interim Director of Economic and Community Development
Tina Stelnicki, Community Development Coordinator

Summary

This item is being removed from the agenda.

This item will be considered on August 22, 2016 due to further review and actions required related to the Planned Development district.

Issue

Consider and/or act on the application of property owner and applicant, Sri Muralidharan Holdings, LLC; Meyyappan Arunachalam, requesting approval of a site plan, landscape plan, building elevations and construction plat for Fort Child Activity Center (a 10,000 square foot building) on property located on Betsy Lane, west of Murphy Road; located directly east of the Fort Montessori School. Property is zoned PD (Planned Development)

Staff Resource/Department

Kelly Carpenter, Interim Director of Economic and Community Development
Tina Stelnicki, Community Development Coordinator

Summary

The applicant submitted a site plan, building elevation plans, landscape plans and construction plat for approval that would allow for development of a single story building. The project will develop a 10,000 square foot activity center building with an indoor swimming pool.

The property is zoned PD (Planned Development).

Current proposed swim school is a permitted use within the PD.

Considerations

Site Plan

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

Building Elevations

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

Landscape Plan

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

Construction Plat

The construction plat has been reviewed by staff and meets the requirements as set forth by the Planned Development District and the Code of Ordinances

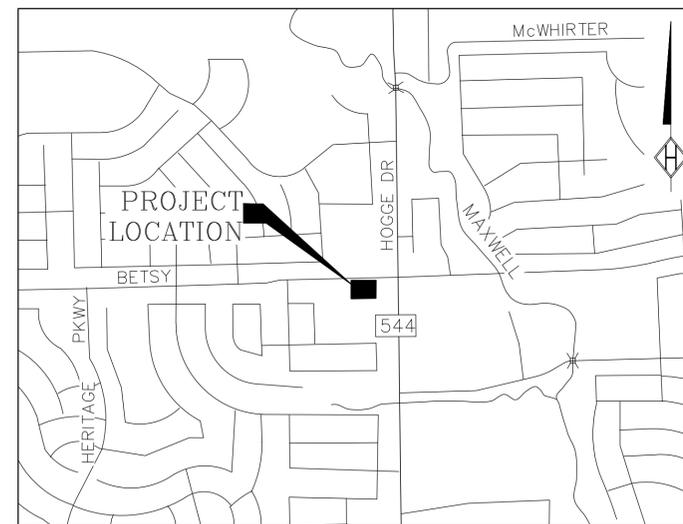
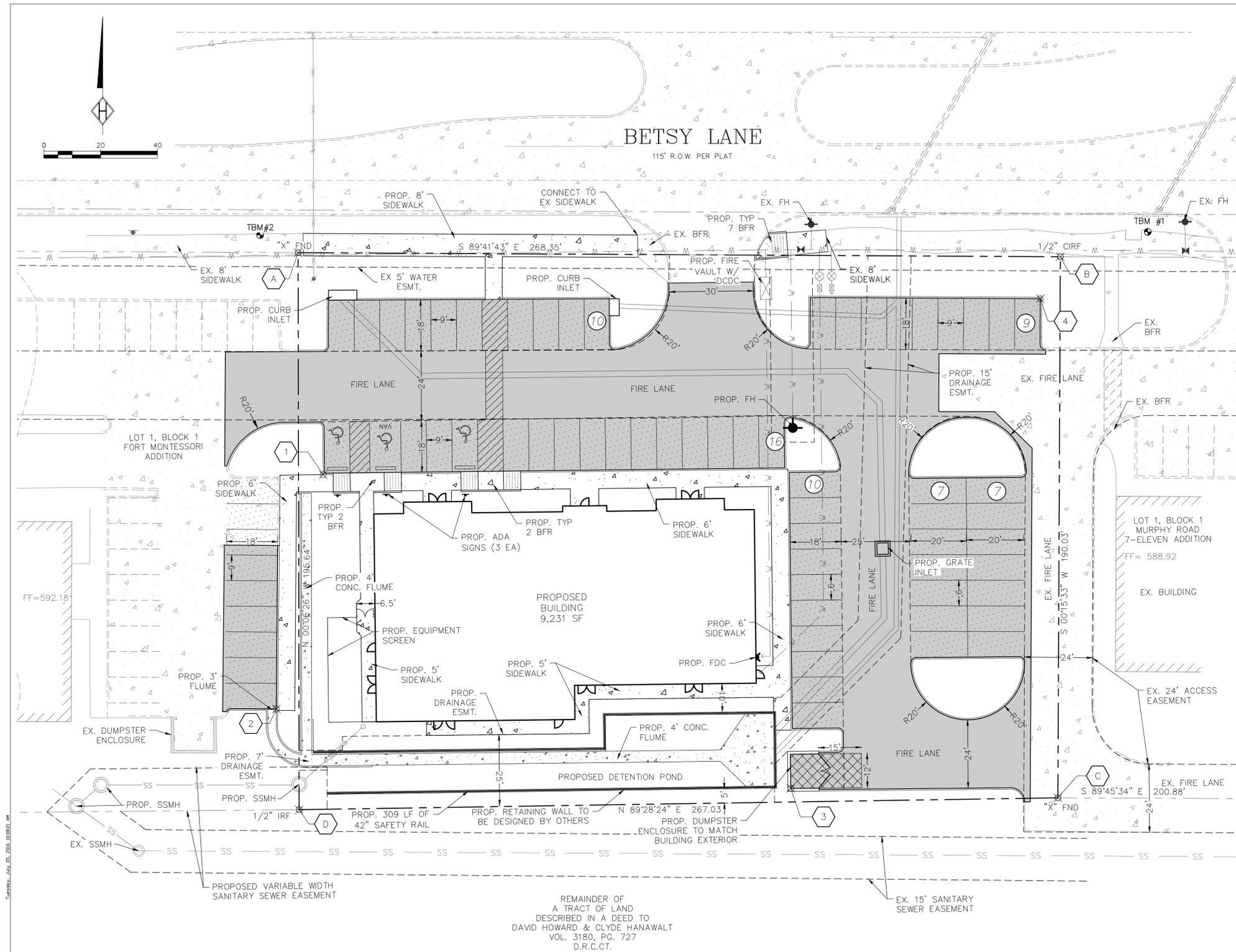
Staff Recommendation

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

Attachments

Site plan
Building Elevations
Landscape Plan
Construction Plat
Planned Development District code
Area Map





VICINITY MAP
SCALE: 1"=1000'

PAVEMENT LEGEND

- DRIVE APPROACH AND DUMPSTER PAVEMENT**
PROPOSED 8" 4,000 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W.
- HEAVY DUTY PAVEMENT**
PROPOSED 7" 3,600 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W.
- LIGHT DUTY PAVEMENT**
PROPOSED 5" 3,600 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W.
- SIDEWALK PAVEMENT**
PROPOSED 4" 3,600 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W.

PAVEMENT NOTES:

- ALL PAVEMENT SUBGRADE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 6" AND COMPACTED TO A MINIMUM 95% STANDARD PROCTOR DENSITY AT OR ABOVE OPTIMUM MOISTURE.
- THE CONTRACTOR SHALL DOWEL & EPOXY #4 X 24" SMOOTH BARS @ 24" CENTERS ALONG ALL PROPOSED TO EXISTING CONCRETE EDGES W/ 3/4" EXPANSION JOINT & SELF LEVELING JOINT SEALING COMPOUND.
- THE CONTRACTOR SHALL PROVIDE A 1/2" EXPANSION JOINT W/ SELF LEVELING JOINT SEALING COMPOUND BETWEEN THE PROPOSED CONCRETE PAVEMENT AND THE PROPOSED BUILDING.

DESIGN POINTS

PT	NORTHING	EASTING	PT	NORTHING	EASTING
A	7064129.3060	2546465.7692	1	7064051.3348	2546474.5919
B	7064127.8790	2546734.1130	2	7063969.0384	2546458.1165
C	7064113.1521	2546727.0567	3	7063941.1540	2546639.2123
D	7063937.8480	2546733.2530	4	7063933.6670	2546466.1340

SITE INFORMATION

PROPOSED BUILDING AREA = 9,231 S.F.

PARKING REQUIRED:

1 SPACE PER 200 S.F. = 47 SPACES

PARKING REQUIRED: 47 SPACES

PARKING PROVIDED: 59 SPACES

HANDICAP PARKING REQUIRED: 3 SPACES

HANDICAP PARKING PROVIDED: 3 SPACES

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

STEVEN R. HOMEYER, PE # 86942
DATE: 07/05/2016

HOMEYER ENGINEERING, INC.

ENGINEERING REGISTRATION NO. F-84440
T.B.P.E. FIRM REGISTRATION NO. F-84440
P.O. BOX 294527 • LEWISVILLE, TEXAS • 75029
972-906-9985 PHONE • 972-906-9987 FAX
WWW.HEI.US.COM

FORT CHILD ACTIVITY CENTER
FORT CHILD ACTIVITY CENTER ADDITION
LOT 1, BLOCK A
1.18 ACRES
CITY OF MURPHY
COLLIN COUNTY, TEXAS

SITE PLAN

DRAWN: ASW
DATE: 03/07/2016
HEI #: 15-181
SHEET NO:
C2

T:\2016\15-181_Murphy_Activity_Center_Addition\15-181_Site_Plan.dwg
 03/07/2016 10:00:00 AM
 STEVEN R. HOMEYER, PE # 86942

MATERIAL COVERAGE CHART FRONT OF BUILDING		
MATERIAL	SQ. FT.	PERCENTAGE
BRICK VENEER	641	59%
WOOD	38	4%
STONE VENEER	401	37%
TOTAL AREA	1080	100%

COLOR/MATERIAL VARIATION FRONT OF BUILDING		
1. BRICK B-1		
2. STONE S-1		
3. STAINED CEDAR FACIA		
4. WINDOW GLASS		

- PREFINISHED GUTTER
- TRANSFER SPOUT TO LOWER ROOF
- SIGN BY OTHERS
- 30 YEAR PROFILE COMPOSITION SHINGLE ROOFING
- PAINTED CEMENT BD FACIA
- PREFINISHED GUTTERS AND DOWNSPOUTS
- INSULATED WINDOW IN VINYL FRAMES
- BRICK VENEER
- STONE VENEER



01 North (Front) Elevation

3/16"=1'-0" 0 1 2 3 4 5 10 20

MATERIAL COVERAGE CHART WEST SIDE OF BUILDING		
MATERIAL	SQ. FT.	PERCENTAGE
BRICK VENEER	589	82%
WOOD	0	0%
STONE VENEER	126	18%
TOTAL AREA	715	100%

COLOR/MATERIAL VARIATION SIDE OF BUILDING		
1. BRICK B-1		
2. STONE S-1		
3. STAINED CEDAR FACIA		
4. WINDOW GLASS		

- ELEV. = 21'-8 3/4" A.F.F. TOP OF ROOFING

- GENERAL NOTES:
- THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL OF THE BUILDING INSPECTION DEPARTMENT. ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW.
 - WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
 - ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE BUILDING INSPECTION DEPARTMENT. ROOF ACCESS SHALL BE PROVIDED INTERNALLY UNLESS OTHERWISE PERMITTED BY THE BUILDING OFFICIAL.

FORT CHILD SWIM
W. BETSY LANE
MURPHY, TX 75094
972 468 8138
CONTACT: MEYYPAN ARUNACHALAM

ARCHITECT:
PLACESMADE ARCHITECTURE
2840 KELLER SPRINGS, SUITE 503
CARROLLTON, TX 75006
972 248 7660
CONTACT: PHILLIP MORSE

CIVIL ENGINEER:
HOMEYER ENGINEERING
PO BOX 294527
LEWISVILLE, TX 75029
972 906 9985
CONTACT: STEVE HOMEYER, P.E.

MATERIALS LIST	
B-1 BRICK VENEER	BORAL BRICK CO. "BANDERA" BRICK
W-1 WOOD	STAINED CEDAR FACIA
S-1 STONE VENEER	NATURE STONE VENEER "WHITE ROUGHBACK" WITH BUFF MORTAR
R-1 ROOFING SHINGLES	COMPOSITION ROOFING TO MATCH FORT CHILD MONTESSORI

MATERIAL COVERAGE CHART EAST SIDE OF BUILDING		
MATERIAL	SQ. FT.	PERCENTAGE
BRICK VENEER	626	72%
WOOD	0	0%
STONE VENEER	249	28%
TOTAL AREA	875	100%

COLOR/MATERIAL VARIATION SIDE OF BUILDING		
1. BRICK B-1		
2. STONE S-1		
3. STAINED CEDAR FACIA		
4. WINDOW GLASS		

- ELEV. = 27'-6 3/4" A.F.F. TOP OF ROOFING



02 West Elevation

3/16"=1'-0" 0 1 2 3 4 5 10 20

MATERIAL COVERAGE CHART SOUTH SIDE OF BUILDING		
MATERIAL	SQ. FT.	PERCENTAGE
BRICK VENEER	976	79%
WOOD	0	0%
STONE VENEER	265	21%
TOTAL AREA	1241	100%

COLOR/MATERIAL VARIATION SIDE OF BUILDING		
1. BRICK B-1		
2. STONE S-1		
3. STAINED CEDAR FACIA		
4. WINDOW GLASS		

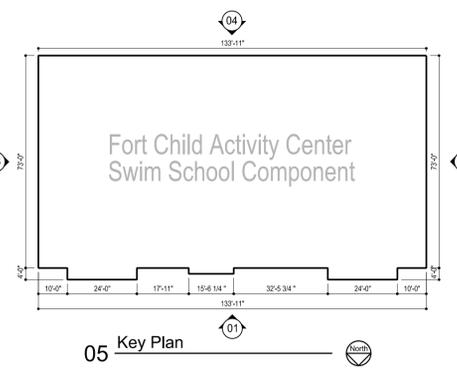
- ELEV. = 27'-6 3/4" A.F.F. TOP OF ROOFING



04 South Elevation

3/16"=1'-0" 0 1 2 3 4 5 10 20

- ELEV. = 12'-1" A.F.F. PLATE HEIGHT
- ELEV. = 11'-2 1/4" A.F.F. BOTTOM OF FACIA



05 Key Plan

Phillip Morse, Architect
PlacesMade architecture
2840 Keller Springs Road
Suite 503
Carrollton, Texas 75006
214-868-7074
www.placesmadeareal.com

If the adjacent seal block does not contain the architect's seal, signature, and date; then this document is incomplete and may not be used for regulatory approval, permit, or construction.

PlacesMade architecture
Phillip Morse, TX Reg No. 17037
The Texas Board of Architectural Examiners has jurisdiction over complaints regarding the professional practices of persons registered as Architects in TX. PO Box 12337 Austin, TX 78711-2337. Ph. 512-305-9000. www.tbaa.org

TRI-STAR
CONSTRUCTION, INC.
GENERAL CONTRACTORS
3601 Yucca Drive Building #2
Flower Mound, Texas 75028
972.221.5588
www.tristarcorp.org

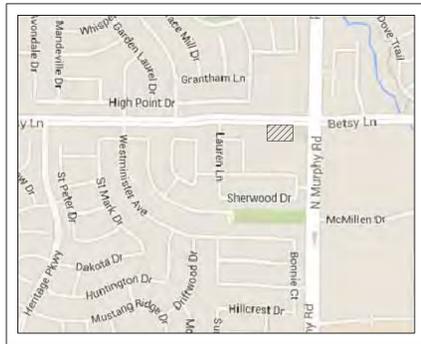
Fort Child Activity Center
Swim School Component
Murphy, TX 75094

Project No.	16004
Date	March 2016
Revisions	
No.	Date
1	Facade Review 04-04-16
2	Facade Review 06-08-16

scale verification
1" = 1'

Sheet
A2.1C
Color Elevations

VICINITY MAP
NOT TO SCALE



GENERAL PLAT NOTES

- All interior property corners are marked with a 1/2" iron rod with a green cap stamped "Eagle Surveying" unless otherwise noted.
- This property is located in "Non-shaded Zone X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 and is located in Community Number 480137 as shown on Map Number 480085C0415J. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- The purpose of this plat is to create a single lot of record from an unplatted tract of land.
- The subject property is zoned "PD-R" per the City of Murphy online zoning map.
- The bearings shown on this survey were derived from Western Data Systems RTK Network and are referenced to the Texas Coordinate System of 1983, North Central Zone (4202) and are based on the American Datum of 1983, 2011 Adjustment.

OWNERS CERTIFICATION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, Fort Child Activity Center, is the Owner of a tract of land situated in the Isaac Herring Survey, Abstract Number 403 I the City of Murphy, Collin County, Texas and being a part of a tract of land described in a deed to Hanawalt Living Trust as recorded in Document Number 2008-1256490f of the Official Public Records, Collin County, Texas; the subject tract being more particularly described as follows:

BEGINNING at a "X" cut found for the Northeast corner of Lot 1, Block 1 Fort Montessori Addition, an addition to the City of Murphy, Collin County, Texas as recorded in County Clerks File Number 2010-145 of the Map Records, Collin County, Texas, and being in the South Right of Way of Betsy Lane;

Thence South 89 degrees 41 minutes 43 seconds East with the South line of said Betsy Lane and the North line of said Hanawalt Living Trust tract a distance of 268.35 feet to a capped iron rod stamped "4813" found for the Northwest corner of Lot 1, Block 1 Murphy Road 7-Eleven Addition, an addition to the City of Murphy, Collin County, Texas as recorded in County Clerks File Number 2007-545 of the Map Records, Collin County, Texas;

Thence South 00 degrees 15 minutes 33 seconds West with the West line thereof a distance of 190.03 feet to a "X" cut found for the Southwest corner of said Murphy Road 7-Eleven Addition;

Thence South 89 degrees 06 minutes 12 seconds West a distance of 267.15 feet to a capped iron rod stamped "ROOME" found for the Southeast corner of said Fort Montessori Addition;

Thence North 00 degrees 06 minutes 26 seconds West with the East line thereof a distance of 195.64 feet to the POINT OF BEGINNING and enclosing 1.185 acres of land more or less.

OWNERS DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Fort Child Activity Center, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as Fort Child Activity Center 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: _____

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: _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS:

That I, Ernest Woorster, 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.

Ernest Woorster
R.P.L.S. # 6509

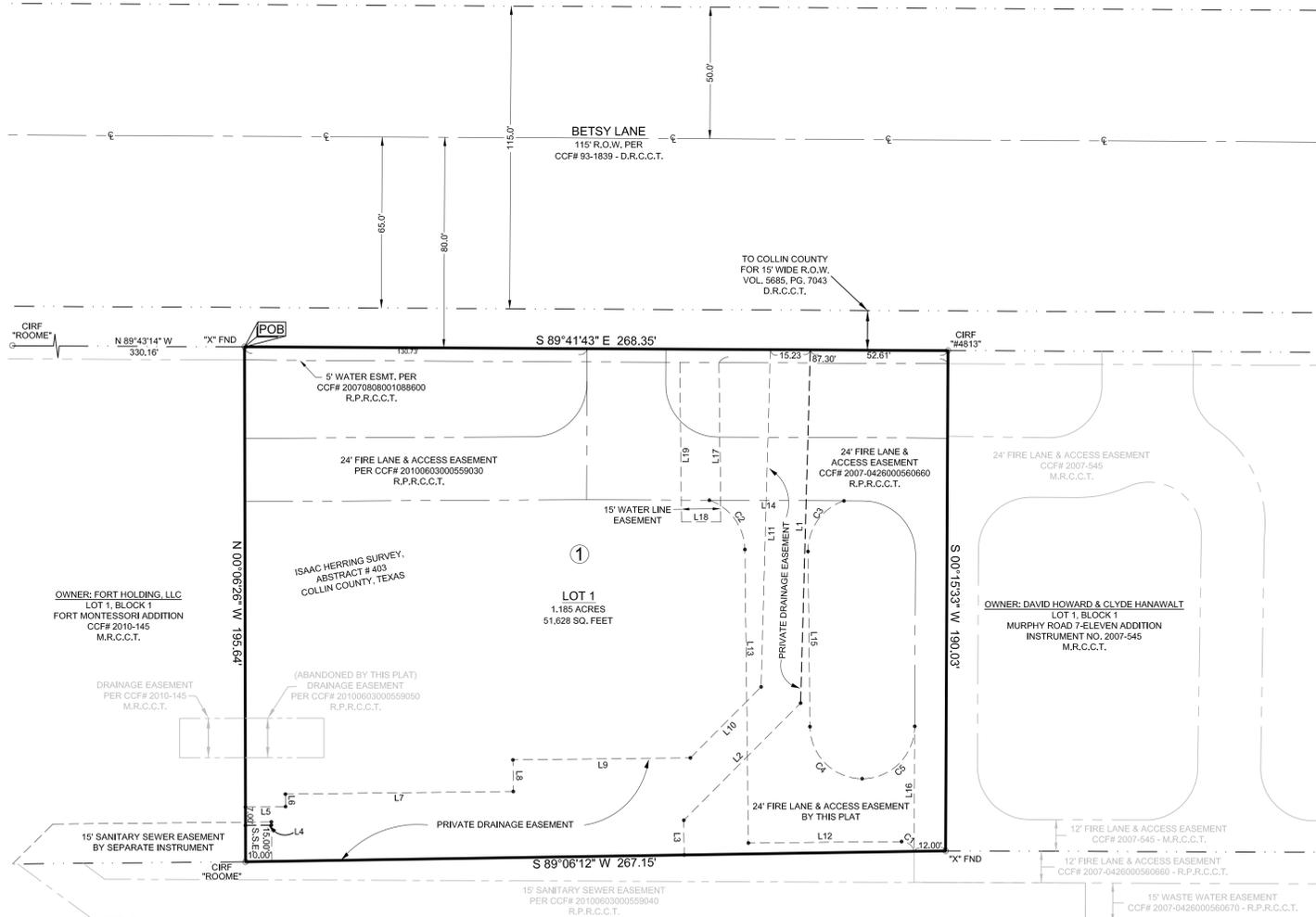
STATE OF TEXAS
COUNTY OF DENTON

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

Given under my hand and seal of office, this _____ day of _____, 2016.

Notary Public in and for the State of Texas

My commission expires on _____



A TRACT OF LAND DESCRIBED
IN A DEED TO DON WALK
CCF# 20150120000063300
R.P.R.D.C.T.

LINE	BEARING	DISTANCE
L1	S 01°34'29" W	134.23'
L2	S 45°02'37" W	62.98'
L3	S 00°39'42" E	13.19'
L4	S 89°20'33" W	9.89'
L5	N 89°20'33" E	15.32'
L6	N 00°39'42" W	4.75'
L7	N 89°20'36" E	86.95'
L8	N 00°39'27" W	12.00'
L9	N 89°20'33" E	67.72'
L10	N 45°02'37" E	38.15'
L11	N 01°34'29" E	128.15'
L12	S 89°27'38" W	58.46'
L13	N 00°40'48" W	111.51'
L14	S 89°44'57" E	51.35'
L15	S 00°38'37" E	66.57'
L16	S 00°15'33" W	47.49'
L17	S 00°39'42" E	60.57'
L18	N 90°00'00" W	15.00'
L19	N 00°39'42" W	60.68'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	4.81'	6.57'	N 52°10'16" W	6.07'	78°13'04"
C2	20.00'	24.63'	N 35°57'35" W	23.10'	70°33'35"
C3	20.00'	25.27'	S 35°32'56" W	23.62'	72°23'06"
C4	20.00'	31.10'	S 45°11'32" E	28.06'	89°05'49"
C5	20.00'	31.42'	N 45°15'33" E	28.28'	90°00'00"

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 _____

APPROVED BY: City Council
City of Murphy, Texas

Signature of Mayor _____ Date _____

ATTEST:

City Secretary _____ Date _____

LEGEND

- ① = BLOCK
- IRF = IRON ROD FOUND
- POB = POINT OF BEGINNING
- CIRF = CAPPED IRON ROD FOUND
- CIRS = CAPPED IRON ROD SET

- B.L. = BUILDING LINE
- R.O.W. = RIGHT OF WAY
- S.S.E. = SANITARY SEWER EASEMENT
- D.E. = DRAINAGE EASEMENT
- ε— = CENTERLINE OF ROAD

SURVEYOR

EAGLE SURVEYING, LLC
210 SOUTH ELM STREET
SUITE: 104
DENTON, TX 76201
940.222.3009
www.eaglesurveying.com

ENGINEER

HOMAYER ENGINEERING
P.O. BOX 294527
LEWISVILLE, TX 75029
972.906.9985

OWNER

FORT CHILD ACTIVITY CENTER
ARUN MEYVAPPAN
186 BETSY LANE
MURPHY, TEXAS 75094
972.468.8138

JOB #: 16-59 CP

DATE: 7/12/2016

DRAWN BY: JDC



EAGLE SURVEYING, LLC
210 SOUTH ELM STREET
SUITE: 104
DENTON, TX 76201
940.222.3009
TX FIRM # 10194177

CONSTRUCTION PLAT
FORT CHILD ACTIVITY
CENTER ADDITION
LOT 1, BLOCK 1

CONSTRUCTION PLAT OF LOTS 1, BLOCK 1,
FORT CHILD ACTIVITY CENTER ADDITION,
BEING 1.185 ACRES OF LAND LOCATED IN THE
ISAAC HERRING SURVEY, ABSTRACT NO. 403,
AN ADDITION IN THE CITY OF MURPHY,
COLLIN COUNTY, TEXAS

West Betsy Lane, west of North Murphy Road
Amended PLANNED DEVELOPMENT CONDITIONS

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

3. Color schemes shall reflect a certain quality and expression consistent with the architectural character and design of the structure. Accent colors may be used to identify architectural features or highlight details. The use of primary or garish colors shall not be predominately used on the exterior facade of any structure. This shall not be intended to prevent or exclude a national or regional retailer from using their prototypes.
 4. Each commercial building, complex of buildings, or separate commercial business enterprises shall have a trash bin on the premises adequate to handle the trash and waste items generated, manufactured, or acquired thereon by such commercial activities. The sorting, handling, moving, storing, removing and disposing of all waste materials must be housed or screened from public view.
 5. Building roofs shall be so designed and constructed to prevent water ponding and to shed water in a reasonable amount of time. Built-up roofs and roof-top items which include equipment, piping, flashing, and other items shall be maintained for continuity of the roof appearance. Minimum roof pitch of a gabled or otherwise pitched roof shall be at least 4:12, except for flat-roofed structures that shall have a highly articulated parapet that conceals the roof and any roof-mounted equipment.
 6. In all cases, mechanical equipment on roofs and outcroppings should be clad by a like building material or painted with a color scheme similar to the principal structure walls or roof.
- E. Height Regulations: The maximum height shall be three (3) stories or forty-five feet (45') for the main building(s).
- F. Area Regulations
1. The minimum lot/tract area shall be ten thousand (10,000) square feet, except fifteen thousand (15,000) square feet for any site fronting Murphy Road.
 2. The minimum front yard shall be forty (40) feet. All yards adjacent to a street shall be considered a front yard for setback purposes.
 3. The minimum side or rear yard adjacent to a residential zoning district shall be twenty (20) feet.
- G. Special Requirements: Driveways along Betsy Lane shall be located as shown on the "7-11" site plan and at the existing curb cuts on the property. One curb cut on Murphy Road shall be allowed in addition to the one shown on the "7-11" site plan.

Issue

Consider and/or act on the application of property owner and applicant, Three Murphy Retail, requesting approval of a site plan, landscape plan, building elevations and construction plat for Murphy Village Phase 3 on property zoned Retail located adjacent to W. FM544 to build a 36,855 square foot building to be leased to multi-use tenants.

Staff Resource/Department

Kelly Carpenter, Interim Director of Economic and Community Development
Tina Stelnicki, Community Development Coordinator

Summary

The applicant submitted a site plan, building elevation plans, landscape plans and construction plat for approval that would allow for development of a two story mixed tenant building. Applicant plans for the building include professional offices on the second floor with restaurant and retail tenants on the first floor. Total square footage of the proposed building is approximately nearly 37,000 square feet. Uses currently proposed by the developer are allowed this zoning type. Approved office use types include: medical office, brokerage services, and insurance agency offices. There are a variety of other Retail uses allowed.

Considerations

Site Plan

The proposed site plan has been reviewed by staff and meets the requirements as set forth by the Retail zoning district.

Building Elevations

The proposed building elevation and materials meet requirements as set forth by the Retail zoning district including:

- Height regulations (City Ordinance: Sec. 30.03.403)

Maximum height regulations in the Retail district shall be as follows:

Three stories or 45 feet for the main building, except maximum height shall be 25 feet for any portion of a building that is located within 100 feet of a residential zoning district.

Landscape Plan

The proposed landscape and materials used meet requirement standards including landscape setbacks as detailed within the Retail district.

Construction Plat

The construction plat meets requirements pending the completion of comments currently being addressed by the applicant. The applicant is required to gain approval from property owner to the east specific to easement access approval due to grading proposed on the property related to connection of the two drainage systems. Easement approval will be required to be secured prior to Pre-Construction meeting being scheduled.

Additional Considerations for Notation

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

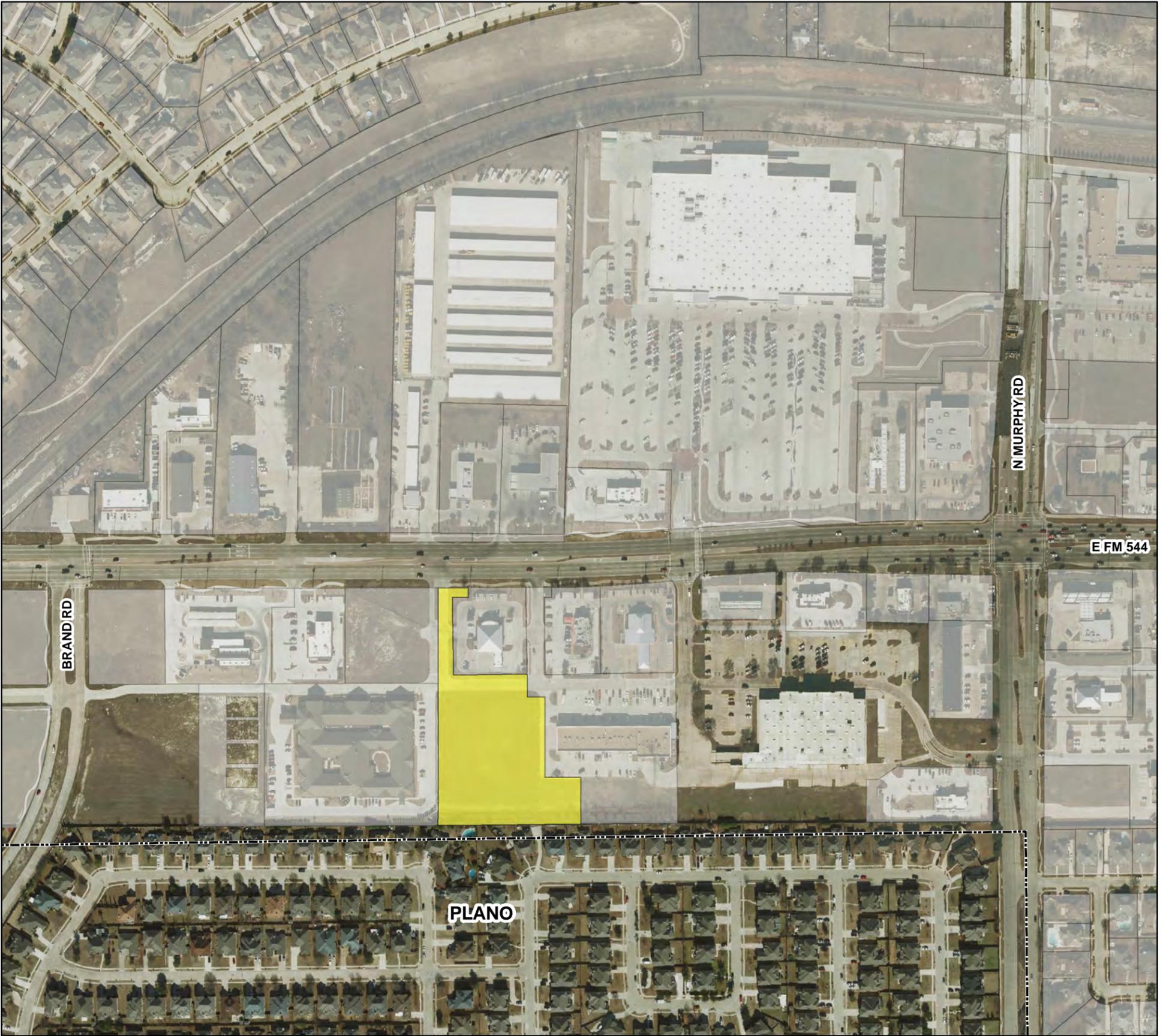
Staff Recommendation

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

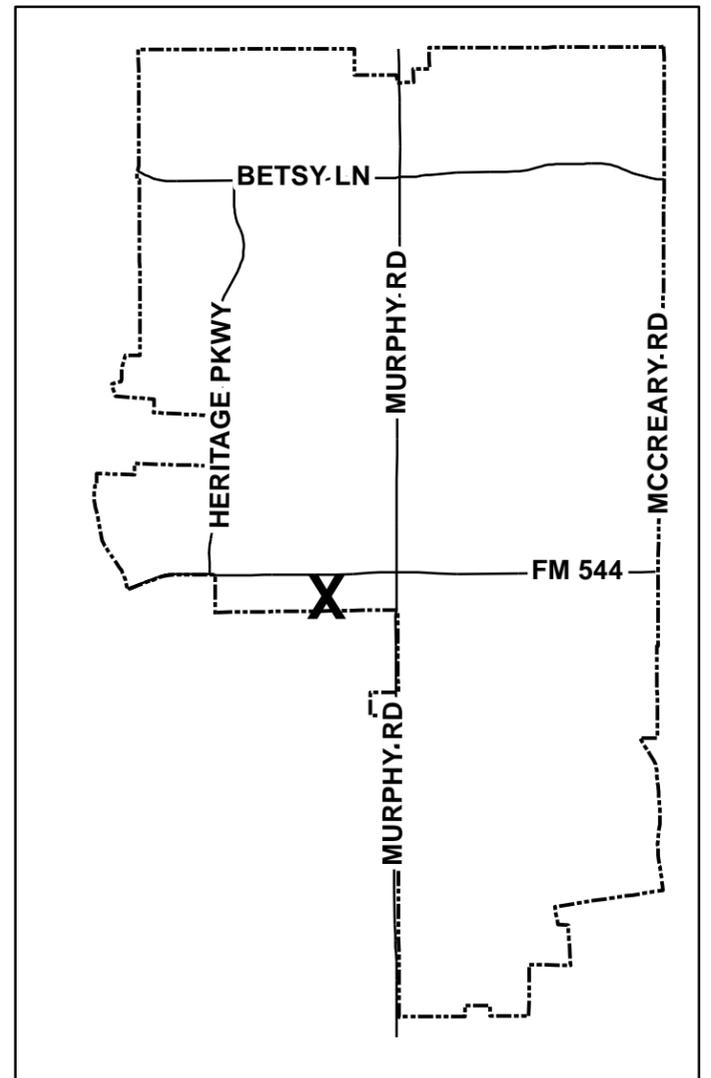
Attachments

Site plan
Building Elevations
Landscape Plan
Construction Plat
Area Map

W FM 544 Property



- Murphy City Limits
- Parcel Boundaries



0 250 500 Feet



Data Sources:
Collin County Appraisal District
Collin County 911 Addressing

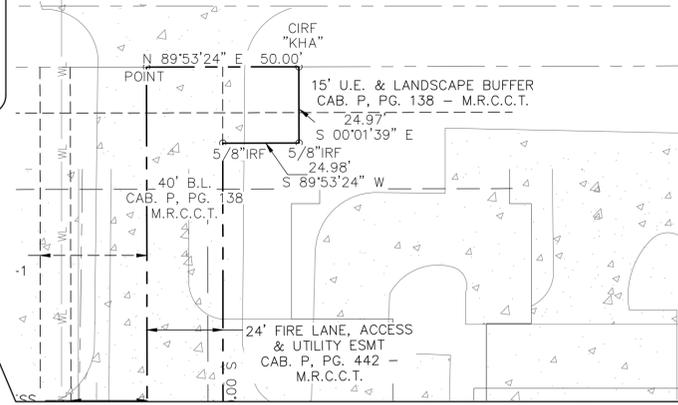
ITE TRIP GENERATION RATES

PROPOSED LAND USE	ITE CODE	QUANTITY	UNIT OF MEASURE	WEEKDAY	AM			PM		
					TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT
RETAIL SHOPPING CENTER	820	36.855	KSF	T=42.94(X)	T=1.00(X)	61%	39%	T=3.73(X)	49%	51%
				1,583	37	23	14	137	67	70

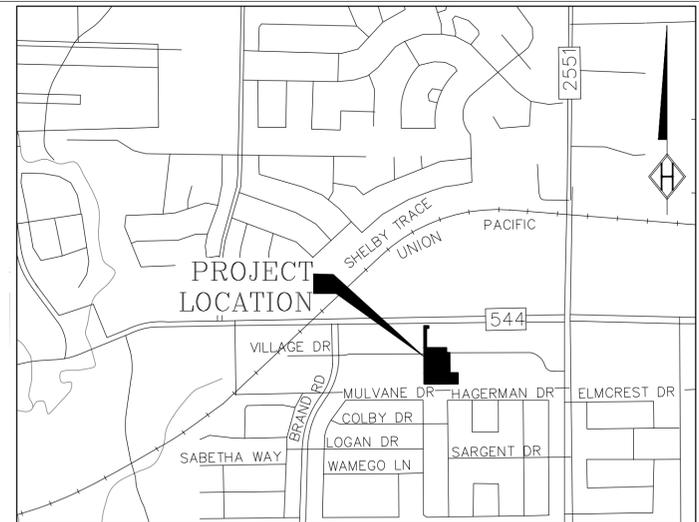
SOURCE: 8th EDITION, I.T.E. TRIP GENERATION MANUAL

FM HIGHWAY 544

VARIABLE WIDTH R.O.W.



MATCH LINE A-A



VICINITY MAP

SCALE: 1"=1000'

NOTE:
SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS

SITE INFORMATION

- PROPOSED BUILDING AREA = 32,411 S.F.
- GROUND FLOOR (19,156 S.F.)
- RESTAURANT 10,000 S.F.
1 SPACE PER 100 S.F. = 100 SPACES
- OFFICE 1,181 S.F.
1 SPACE PER 300 S.F. = 4 SPACES
- RESTAURANT 7,975 S.F.
1 SPACE PER 200 S.F. = 40 SPACES
- SECOND FLOOR (13,255 S.F.)
- OFFICE 13,255 S.F.
1 SPACE PER 300 S.F. = 45 SPACES
- PARKING REQUIRED: 189 SPACES
- PARKING PROVIDED: 224 SPACES
- HANDICAP PARKING REQUIRED: 6 SPACES
- HANDICAP PARKING PROVIDED: 6 SPACES

PAVEMENT LEGEND

- DRIVE APPROACH AND DUMPSTER PAVEMENT**
PROPOSED 8" 4,000 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W.
- HEAVY DUTY PAVEMENT**
PROPOSED 7" 3,600 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W.
- LIGHT DUTY PAVEMENT**
PROPOSED 5" 3,600 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W.
- SIDEWALK PAVEMENT**
PROPOSED 4" 3,600 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W.

PAVEMENT NOTES:

- ALL PAVEMENT SUBGRADE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 6" AND COMPACTED TO A MINIMUM 95% STANDARD PROCTOR DENSITY AT OR ABOVE OPTIMUM MOISTURE.
- THE CONTRACTOR SHALL DOWEL & EPOXY #4 X 24" SMOOTH BARS @ 24" CENTERS ALONG ALL PROPOSED TO EXISTING CONCRETE EDGES W/ 3/4" EXPANSION JOINT & SELF LEVELING JOINT SEALING COMPOUND.
- THE CONTRACTOR SHALL PROVIDE A 1/2" EXPANSION JOINT W/ SELF LEVELING JOINT SEALING COMPOUND BETWEEN THE PROPOSED CONCRETE PAVEMENT AND THE PROPOSED BUILDING.

DESIGN POINTS

PT	NORTHING	EASTING	PT	NORTHING	EASTING
A	7055791.0700	2545409.5496	1	7055657.4581	2545421.1528
B	7055738.3750	2545629.8530	2	7055736.1566	2545651.6290
C	7055399.1353	2545756.4290	3	7055459.6952	2545634.1023
D	7055397.7097	2545385.4063	4	7055412.5995	2545404.5003

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
STEVEN R. HOMEYER, PE # 86942
DATE: 07/19/2016

MURPHY VILLAGE PHASE 3
MURPHY VILLAGE ADDITION
LOT 4, BLOCK D
2.883 ACRES
CITY OF MURPHY
COLLIN COUNTY, TEXAS

SITE PLAN

DRAWN: JDH
DATE: 05/25/2016
HEI #: 16-130

SHEET NO:
C2

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





FINISH SCHEDULE	
MARK	DESCRIPTION
BR1	BRICK VENEER - REDDISH/BROWN
BR2	BRICK VENEER - GRAY
ST1	STONE VENEER - TAN
	STOREFRONT - CLEAR

REFER TO COVER SHEET FOR SPECIFICATIONS

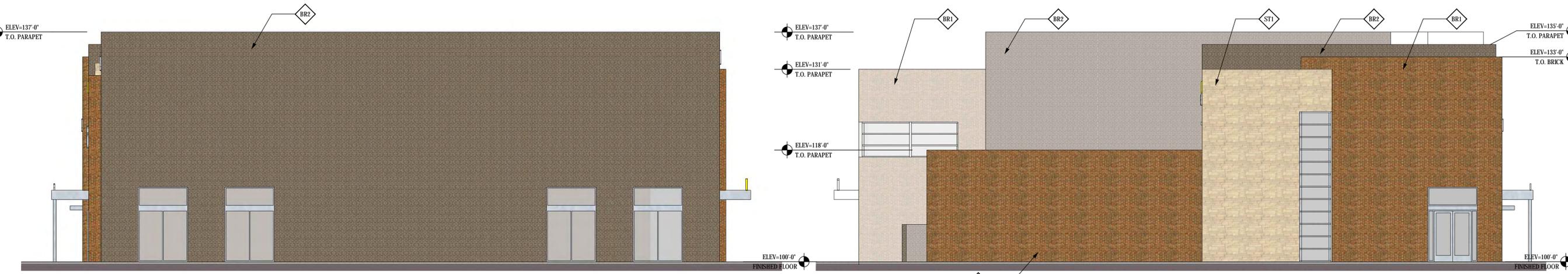
STONE	1,852 S.F.	25 %
BRICK	3,457 S.F.	44 %
GLASS SYSTEM	2,432 S.F.	30 %
MTL CANOPY	145 S.F.	01 %
TOTAL AREA	7,885 S.F.	100.0 %

01 NORTH ELEVATION
SCALE: 1/8"=1'-0"



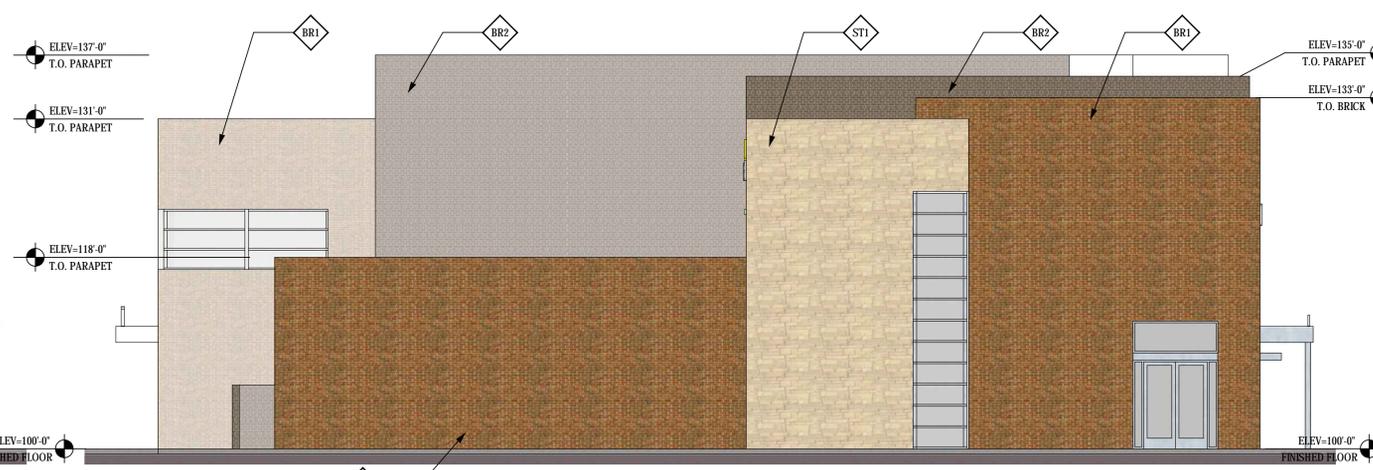
STONE	1,407 S.F.	18 %
BRICK	4,899 S.F.	62 %
GLASS SYSTEM	1,447 S.F.	19 %
MTL CANOPY	68 S.F.	01 %
TOTAL AREA	7,821 S.F.	100.0 %

02 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



STONE	0 S.F.	00 %
BRICK	3,378 S.F.	90 %
GLASS SYSTEM	384 S.F.	10 %
MTL CANOPY	0 S.F.	00 %
TOTAL AREA	3,762 S.F.	100.0 %

04 WEST ELEVATION
SCALE: 1/8"=1'-0"



STONE	559 S.F.	15 %
BRICK	2,996 S.F.	78 %
GLASS SYSTEM	274 S.F.	07 %
MTL CANOPY	5 S.F.	01 %
TOTAL AREA	3,834 S.F.	100.0 %

03 EAST ELEVATION
SCALE: 1/8"=1'-0"

NCA Partners
ARCHITECTURE

5646 MILTON ST.
SUITE 610
DALLAS, TX 75206
214.361.9901
214.361.9906 FAX
ncapartners.com

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MURPHY RETAIL FM 544
LOT 4 BLOCK D MURPHY VILLAGE ADDITION
MURPHY, TX

DATE	DESCRIPTION
05-17-2016	FACADE SUBMITTAL

PRELIMINARY
THIS DOCUMENT SHALL NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION. RELEASED UNDER THE AUTHORITY OF NICHOLAS K. CADE, TRAE LICENSE #9301

NCA JOB #: 14085

MATERIAL CALCULATIONS

A301

VICINITY MAP
NOT TO SCALE



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	44.00	48.35	S 31°30'08" E	45.96	62°57'52"
C2	44.00	48.64	S 59°31'59" W	44.49	60°43'44"
C3	44.00	68.11	N 45°06'11" W	62.22	89°59'56"
C4	20.00	20.93	N 29°52'43" E	19.99	59°57'56"
C5	20.00	20.93	N 29°52'43" E	19.99	59°57'56"
C6	20.00	31.30	N 44°56'20" W	28.20	89°40'23"
C7	20.00	31.41	S 44°54'08" W	28.28	89°59'27"
C8	20.00	31.42	S 45°03'43" E	28.29	90°01'42"
C9	19.98	31.90	N 44°12'40" E	28.62	91°28'52"
C10	20.02	31.45	S 45°02'13" E	28.32	89°59'51"
C11	20.00	31.42	S 44°53'47" W	28.28	89°00'09"
C12	20.00	31.42	N 45°06'11" W	28.28	89°59'56"
C13	20.00	31.42	N 44°53'49" E	28.28	90°00'04"

GENERAL PLAT NOTES

- All interior property corners are marked with a 1/2" iron rod with a green cap stamped "Eagle Surveying" unless otherwise noted.
- This property is located in "Non-shaded Zone X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 and is located in Community Number 480137 as shown on Map Number 480085C0415J. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- The purpose of this replat is to abandon and dedicate easements.
- The subject property is zoned "R - RETAIL" per the City of Murphy online zoning map.
- The bearings shown on this survey were derived from Western Data Systems RTK Network and are referenced to the Texas Coordinate System of 1983, North Central Zone (4202) and are based on the American Datum of 1983, 2011 Adjustment.
- 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.
- All utilities are to be underground i.e. electrical, phone, cable, etc.

CITY APPROVAL OF REPLAT

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

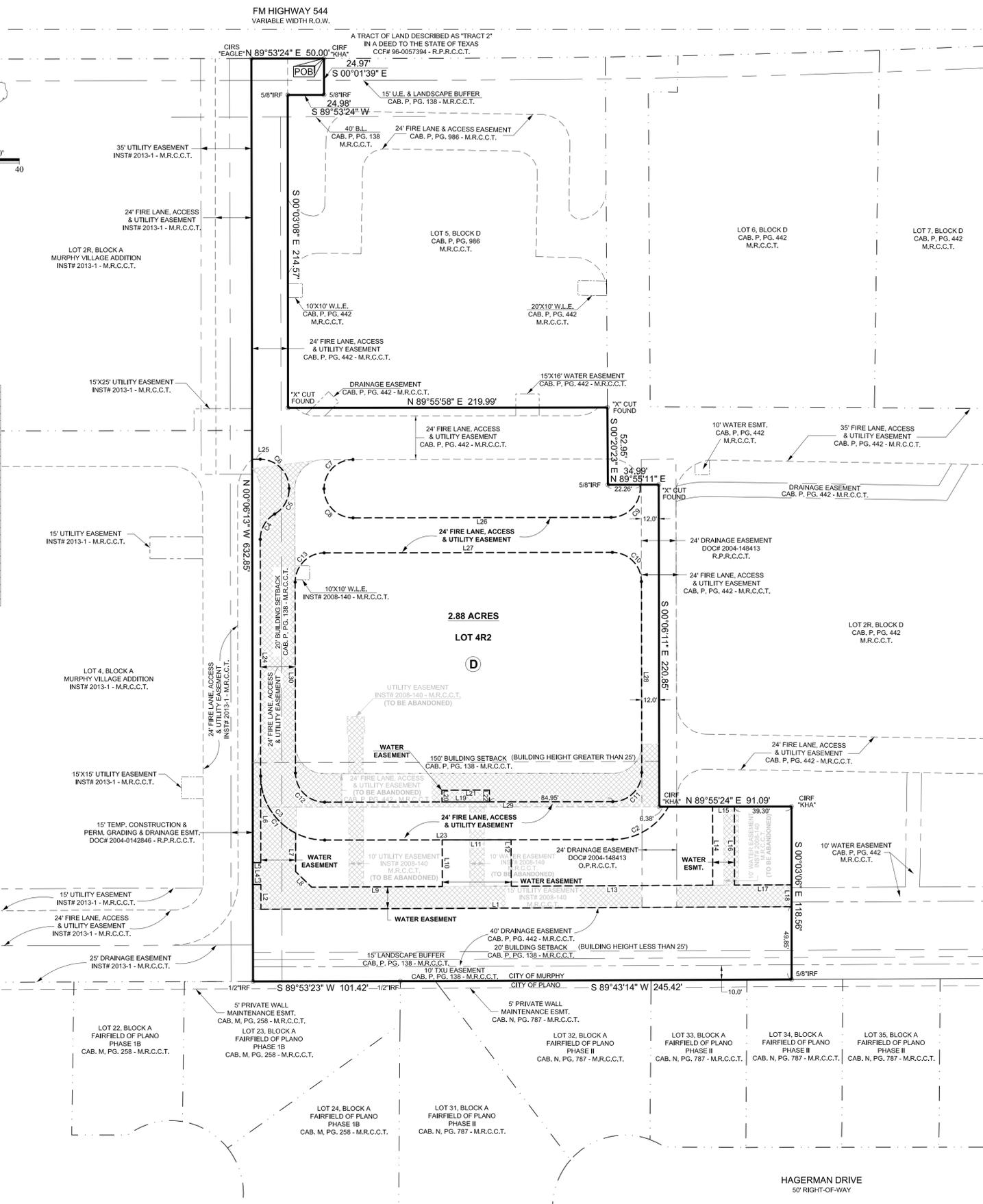
Signature of Chairperson _____ Date _____

APPROVED BY: City Council
City of Murphy, Texas

Signature of Mayor _____ Date _____

ATTEST:

City Secretary _____ Date _____



LEGEND

- ① = BLOCK
- IRF = IRON ROD FOUND
- POB = POINT OF BEGINNING
- CIRF = CAPPED IRON ROD FOUND
- CIRS = CAPPED IRON ROD SET
- B.L. = BUILDING LINE
- R.O.W. = RIGHT OF WAY
- U.E. = UTILITY EASEMENT
- [Hatched Box] = EASEMENT TO BE ABANDONED

SURVEYOR

EAGLE SURVEYING, LLC
210 SOUTH ELM STREET
SUITE: 104
DENTON, TX 76201
940.222.3009

ENGINEER

HOMeyer ENGINEERING
P.O. BOX 294527
LEWISVILLE, TX 75029
972.906.9985

OWNER

STONEWOOD INVESTMENTS, INC.
RANDY THOMPSON
4120 W. SPRING CREEK PKWY.
SUITE: B-200
PLANO, TEXAS 75024
972.758.9800

JOB #: 16-213 RP

DATE: 7/18/2016
DRAWN BY: JDC



EAGLE SURVEYING, LLC
210 SOUTH ELM STREET
SUITE: 104
DENTON, TX 76201
940.222.3009
TX FIRM # 10194177

BEING 2.88 ACRES OF LAND SITUATED IN THE JAMES MAXWELL SURVEY, ABSTRACT NO. 580, AND BEING A REPLAT OF LOT 4R, BLOCK D OF THE MURPHY VILLAGE ADDITION AN ADDITION TO THE CITY OF MURPHY, TEXAS, AS RECORDED IN DOCUMENT NO. 2008-140 MAP RECORDS OF COLLIN COUNTY, TEXAS

OWNERS CERTIFICATION

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, STONEWOOD INVESTMENTS, INC., is the sole owner of a tract of land situated in the James Maxwell Survey, Abstract Number 580, in the City of Murphy, Collin County, Texas, being all of Lot 4R, Block D, of Murphy Village Addition, an addition to the City of Murphy, Collin County, Texas, according to the Plat thereof recorded in Document Number 2008-140, Map Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a capped iron rod found stamped "KHA" in the southerly line of a called 1.3422 acre tract of land described as "Tract 2" in a deed to The State of Texas for Farm to Market Highway 544 as recorded in County Clerk's File No. 96-0057394, Real Property Records of Collin County, Texas, and being the Northwest corner of Lot 5, Block D of Murphy Village Addition as recorded in Cabinet P, Page 986, Map Records of Collin County, Texas, same being the Northeast corner of aforementioned Lot 4R, Block D;

Thence leaving the southerly line of Farm to Market Highway 544 with the common line of said Lots 4R & 5, Block D, the following courses and distances to wit:
South 00°01'39" East for a distance of 24.97 feet to a 5/8" iron rod found for corner;
South 89°53'24" West for a distance of 24.98 feet to a 5/8" iron rod found for corner;
South 00°03'08" East for a distance of 214.57 feet to an "X" cut found in concrete for corner;
North 89°55'58" East for a distance of 219.99 feet to an "X" cut found in concrete for corner in the westerly boundary line of Lot 2R, Block D of Murphy Village Addition, Block D, Lots 2R, 4R, 5, and 6, for the easterly common corner of Lots 4R and 5, Block D;

Thence with the common line of Lots 2R and 4R, Block D, the following courses and distances to wit:
South 00°20'23" East for a distance of 52.95 feet a 5/8" iron rod found for corner;
North 89°55'11" East for a distance of 34.99 feet to an "X" cut found in concrete for corner;
South 00°06'11" East for a distance of 220.85 feet to a capped iron rod stamped "KHA" found for corner;
North 89°55'24" East for a distance of 91.09 feet to a capped iron rod stamped "KHA" found for corner;
South 00°03'08" East for a distance of 118.56 feet to a 5/8" iron rod found in the northerly line of Fairfield of Plano, Phase 2, an addition to the City of Plano, Collin County, Texas, according to the plat thereof recorded in Cabinet N, Page 787, Map Records of Collin County, Texas, for the most southerly common corner of Lots 2R and 4R, Block D;

Thence South 89°43'14" West with the common line of said Lot 4R, Block D and Fairfield of Plano, Phase 2, for a distance of 245.42 feet to a 1/2" iron rod found in the Northeast corner of Lot 23, Block A of Fairfield of Plano, Phase 1B, an addition to the City of Plano, Collin County, Texas, according to the plat thereof recorded in Cabinet M, Page 258, Map Records of Collin County, Texas;

Thence South 89°53'23" West with the common line of said Lot 4R and said Lot 23 for a distance of 101.42 feet to a 1/2" iron rod found for the Southeast corner of Lot 4, Block A of Murphy Village Addition, an addition to the City of Murphy as recorded in Instrument Number 2013-1, Map Records of Collin County, Texas;

Thence North 00°06'13" West with the common line of Lot 4R and Lot 2R of said addition for a distance of 632.85 feet to a capped iron rod stamped "Eagle Surveying" for the Northeast corner of said Lot 2R and lies in the southern boundary line of aforementioned "Tract 2", same being the Northwest corner of said Lot 4R;

Thence North 89°53'24" East with the common line of said "Tract 2" and of said Lot 4R for a distance of 50.00 feet to the POINT OF BEGINNING and there terminating, enclosing 2.88 acres of land, more or less.

OWNERS DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That StoneWood Investments, Inc., acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as **Murphy Village Addition, Block D, Lot 4R2**, 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.

That the undersigned does hereby covenant and agree that 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 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.

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 and from 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.

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.

Owner: **Stonewood Investments, Inc.**

By: _____
Randy Thompson

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 **Randy Thompson**, 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: _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS:

That I, Ernest Woorster, 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.

Ernest Woorster R.P.L.S. # 6509 _____ Date _____

STATE OF TEXAS
COUNTY OF DENTON

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **Ernest Woorster**, Registered Public Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2016.

Notary Public in and for the State of Texas

My commission expires on _____

**CONSTRUCTION PLAT
OF THE
MURPHY VILLAGE ADDITION
BLOCK D, LOT 4R2**

