

MURPHY PLANNING AND ZONING COMMISSION AGENDA  
REGULAR PLANNING AND ZONING COMMISSION MEETING  
AUGUST 22, 2016 AT 6:00 PM, CITY HALL, COUNCIL CHAMBERS  
206 NORTH MURPHY ROAD  
MURPHY, TEXAS 75094



NOTICE is hereby given of a meeting of the Planning and Zoning Commission of the City of Murphy, Collin County, State of Texas, to be held on August 22, 2016 at Murphy City Hall for the purpose of considering the following items. The Planning and Zoning Commission of the City of Murphy, Texas, reserves the right to meet in closed session on any of the items listed below should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

1. CALL TO ORDER

2. ROLL CALL & CERTIFICATION OF A QUORUM

3. PUBLIC COMMENTS

4. CONSENT AGENDA

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

- A. Approval of the Minutes from the July 25, 2016 work session.
- B. Approval of the Minutes from the July 25, 2016 regular meeting.

5. INDIVIDUAL CONSIDERATION

- A. Hold a public hearing and consider and/or act on the application of First Crescent Enterprises, LLC to request approval of a zoning change from Murphy Manors Planned Development to Oasis Springs Manors Planned Development. This item is removed from the agenda.
- B. 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.

6. DISCUSSION

- A. Resource Binder

7. ADJOURNMENT

I certify that this is a true and correct copy of the Murphy Planning and Zoning Commission Meeting Agenda and that this notice was posted on the designated bulletin board at Murphy City Hall, 206 North Murphy Road, Murphy, Texas 75094; a place convenient and readily accessible to the public at all times, and said notice was posted August 19, 2016 by 5:00 p.m. and will remain posted continuously for 72 hours prior to the scheduled meeting pursuant to Chapter 551 of the Texas Government Code.

*Bailey Ragsdale*  
Bailey Ragsdale  
Administrative Assistant

In compliance with the American with Disabilities Act, the City of Murphy will provide for reasonable accommodations for persons attending public meetings at City Hall. Requests for accommodations or interpretive services must be received at least 48 hours prior to the meeting. Please contact the City Secretary at (972) 468-4011 or [squinn@murphytx.org](mailto:squinn@murphytx.org).

Steve Levy  
Chairman

Camille Hooper  
Vice Chair

Lloyd Jones  
Secretary

Christine Johnson  
Commissioner

John Johnson  
Commissioner

Julie Kamm  
Commissioner

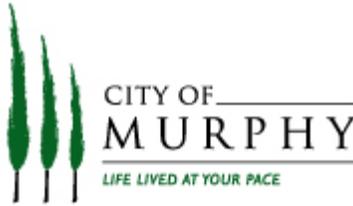
Greg Mersch  
Commissioner

Christopher George  
Alternate

James Holley  
Alternate

Kelly Carpenter AICP  
Interim Director of  
Economic and  
Community  
Development

Tina Stelnicki  
Community  
Development  
Coordinator



Murphy Planning and Zoning Commission Work Session Meeting Minutes  
206 North Murphy Road  
Murphy, Texas 75094  
July 25, 2016

**CALL TO ORDER**

Meeting was called to order at 6:04 p.m. by Vice Chair Levy

**ROLL CALL & CERTIFICATION OF A QUORUM**

Planning and Zoning Commissioners Present: Steve Levy, Camille Hooper, Christine Johnson, Lloyd Jones, Julie Kamm

Seating the Planning and Zoning alternates: Christopher George, James Holley

Planning and Zoning Commissioners Absent: John Johnson, Greg Mersch

City Staff Present: Bill Shipp, Kelly Carpenter, Tina Stelnicki

Tina Stelnicki certified a quorum.

**WORK SESSION**

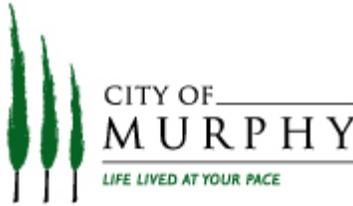
1. Hold a work session to discuss a general overview of planning and zoning

Steve Levy introduced Kelly Carpenter, Interim Community and Economic Development Director. Ms. Carpenter explained what the Code of Ordinance is, specifically referencing the sections on Planning and Development. Pointing out the purpose, responsibilities and general guidelines of the Planning and Zoning commission. Carpenter gave examples of what the commission is supposed to review in detail and specifics on what things to look for when reviewing plats, site plans, landscape plans and also explained they give their recommendation to Council for approval. The comprehensive plan was lightly touched on, regarding how often it should be done. The suggested time is 5 to 7 years.

Carpenter described the requirements and regulations according to the State and Home Rule Charter for the make-up of the Commission, and their powers as a commission. The importance of these positions were emphasized, and also the importance of knowing if you have a conflict of interest and how to address that. Joint meetings were touched on and explained they are rare but necessary at times.

The relationship between the Board of Adjustment and the Planning and Zoning Commission was explained and also the powers of the Board of Adjustments.

Work session was closed at 6:27 p.m.



Murphy Planning and Zoning Commission Regular Meeting Minutes  
206 North Murphy Road  
Murphy, Texas 75094  
July 25, 2016

#### CALL TO ORDER

Meeting called to order at 6:28pm

Roll call was completed at the start of the work session.

Vice Chair Levy officially seated the two Planning and Zoning alternates, Christopher George and James Holley at the beginning of the regular meeting.

#### ELECTION OF OFFICERS

Vice Chair Levy announced the following positions are up for election and asked the commissioners for any nominations for the following positions.

Secretary: Vice Chair Levy nominated Lloyd Jones for the position of secretary, Christine Johnson seconded. The motion passed unanimously.

Vice Chair: Lloyd Jones nominated Camille Hooper for the position of Vice Chair. Julie Kamm seconded. The motion passed unanimously.

Chairman: Christine Johnson nominated Steve Levy for the position of Chairman. Lloyd Jones seconded. The motion passed unanimously.

#### PUBLIC COMMENTS

Opened at 6:33 p.m.

Closed at 6:33:10 p.m.

#### CONSENT AGENDA

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

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

There was a request to indicate in the minutes which "Johnson" is making motions.

Lloyd Jones motioned to approve the minutes as presented. The motion passed unanimously.

#### INDIVIDUAL CONSIDERATION

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.

Stelnicki explained the applicant is requesting a fence variance. The current zoning allows for this type of fence at the height of 4'. Stelnicki confirmed currently we have received 4 letters regarding this request all in favor of approval.

Chairman Levy asked the applicant to speak to this item.

Charles Thorpe, the applicant explained they are requesting to install a fence for security and safety reasons as the property is very close to a busy intersection and by the 7-11 gas station. Thorpe expressed their proposed fence will be attractive to the city, complementing the nearby fences and the additional 8" will give them even more security and peace of mind.

There were questions from the commission regarding the materials the fence will be made of and the color it will be painted. Thorpe confirmed the fence will be metal and painted black or gray.

Chairman Levy opened up this item for public comments.

Jackie P resident, expressed her approval of this fence and is empathetic to their safety concerns as they too live close and have had some of the same concerns for their property.

Charlotte Thorpe, daughter of the applicant, expressed her wishes for this to be approved and commented about her parents being proactive for their safety and privacy is a good thing.

Teresa Jungerman resident, in favor – did not speak

Dale Bynum, resident in favor – did not speak

Melanie Bynum, in favor – did not speak

There was a question on if this effects the property adjacent that is currently zoned Neighborhood Services. It was confirmed it will not.

Lloyd Jones motioned to approve the request as presented. Camille Hooper seconded. The motion passed unanimously.

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 Abstract A0579, Henry Maxwell Survey Tract 75. This property is located at 210 E. FM 544.

This item was removed from this agenda.

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)

Tina Stelnicki explained the site plan, landscape plan, building elevations and construction plat have all been reviewed for approval of this item and it meets all the requirements as set by this Planned Development. The building will be a 10,000 square foot activity center with an indoor pool to be used as a swim school. The swim school use, within the Planned Development, was approved by this body last year.

Meyyappan Arunachalam owner of the Fort Montessori School and applicant for the proposed Fort Child Activity Center explained he is happy to answer any questions the commission may have.

The commission asked the applicant if the school will be open to the public or just attendees of the Fort School. Arunachalam confirmed it will be open to the public. Building elevations were discussed briefly, and it was explained it will be designed in a similar manner to the school's current elevations. There was discussion regarding the fence being wooden. It was requested to have a non-wooden fence, have stone columns on the corners and a fence made of some other material that is not wood. The requirements for this area for fencing and dumpster enclosures were discussed. Fencing was further discussed in regards to what the Fort School has for fencing and the possibility of continuing the black metal fence the school has.

Steve Homeyer the engineer on this project explained the reason for the wooden fence is to give privacy and security to the pool equipment. It was suggested to continue the metal fence with landscaping to provide that privacy to the equipment.

**PUBLIC COMMENT:**

Robert Mortenson resident, expressed concerns regarding the parking spaces being too small. He also requested for the informational books being made for the Planning and Zoning commission to be published online for the residents to view also. Carpenter explained as long as there are no copyright infringements that can be done.

Stelnicki read the list of changes requested by the commission as follows:

Move the gate from the north facing side to the west facing side.

Redesign the fence from being all wood, to ornamental iron with stone columns at north-east corner, south-west corner and at the two gate posts.

Add additional landscape screening along the Betsy lane fence.

Redesign the sidewalk as applicable to accommodate the gate. There was a clarification on what sidewalk was being discussed. The sidewalk which this is referring to is the sidewalk that begins at north-east corner of building and is currently shown north face of the fence around the equipment.

Christine Johnson motioned to approve this application with including the list that was read by Tina Stelnicki reflecting changes requested by the commission. Lloyd Jones seconded. The motion was passed unanimously.

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.

Tina Stelnicki explained the two story building is proposed to have professional medical type offices on the second floor. The first floor would consist of retail in nature uses. The current proposed uses are all within permitted uses. This property is in straight retail zoning, the plans have been reviewed and approved by the city staff.

There was a clarification regarding if the proposed building is abiding by the 100' buffer from residential property. It was confirmed the building is more than 100' from the wall of the City of Plano residential area.

Commission concerns included the height of the building and the west elevation. There is definition to the other elevations, such as different colors of brick, storefront, and curtain wall. Currently there is nothing on the West elevation to make that side not so monotonous. Thompson expressed he will look at options for the west side. A possible option would be adding stone to this side to add interest.

The dumpster enclosure was discussed specifically regarding the gate. Thompson confirmed there will be a metal gate on the dumpster enclosure.

Ambient lighting concerns were discussed with regards to the Plano residents to the south. Thompson confirmed there must be screening on the light poles which will be in place and will be similar to the lighting in other retail locations they have built, but are open to suggestions from the commission.

Access to the 2<sup>nd</sup> floor was discussed, and Thompson confirmed there will be elevator access in the interior of the building centrally located along with the bathrooms.

**PUBLIC COMMENT:**

Robert Mortenson resident, expressed his concerns regarding parking on this application as well. Also, had a comment regarding the windows on the west side.

There was an additional clarification regarding the small easement due to the drainage pipes. The applicant has been working with the owners to acquire approval. Stelnicki explained she will not schedule a pre-construction meeting until the easement letter is received by the city.

Stelnicki read the changes to the application from the commission as follows:

Improve the west elevation to not be as monotone with the addition of a same variegated material from the building on the west facing wall.

Gate on the dumpster enclosure.

Lloyd Jones motioned to approve the application for 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 with the changes given to the staff. Camille Hooper seconded. The motion passed unanimously.

ADJOURNMENT

Chairman Levy adjourned the meeting at 7:37pm.

APPROVED:

DATE:

\_\_\_\_\_

\_\_\_\_\_

Attest:

\_\_\_\_\_  
Secretary

**August 22, 2016**

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**Issue**

Hold a public hearing and consider and/or act on the application of First Crescent Enterprises, LLC to request approval of a zoning change from Murphy Manors Planned Development to Oasis Springs Manors Planned Development. This item is removed from the agenda.

**Staff Resource/Department**

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

**Summary**

The intent of this Planned Development District is to provide high quality neighborhood services development consistent with the Comprehensive Plan. The PD sets forth standards for mixed-use development not limited to the following:

- Restaurants;
- Retail shops and Boutiques;
- Medical Facilities; and
- Service Businesses

This Planned Development proposes to not affect any regulation found in the City of Murphy Code of Ordinances, Ordinance No. 15-09-1002, as amended, except as specifically provided herein. All regulations of the NS (Neighborhood Service) District set forth in Article 30.03, Division 13 of the City of Murphy Code of Ordinances are included by reference and shall apply, except as otherwise specified by this ordinance. Development shall be in general conformance with the approved concept plan set forth in Exhibit C; however, in the event of conflict between the concept plan and these conditions, the conditions shall prevail.

A public hearing notification for this zoning change request was published in the newspaper and notification was mailed to the property owners within the required 200 feet notification radius. To date (8/18/16) city staff has received two reply forms: one in objection and one in favor of the zoning change request.

**Staff Recommendation**

Staff recommends approval of the zoning change request from SF-20 to a Planned Development.

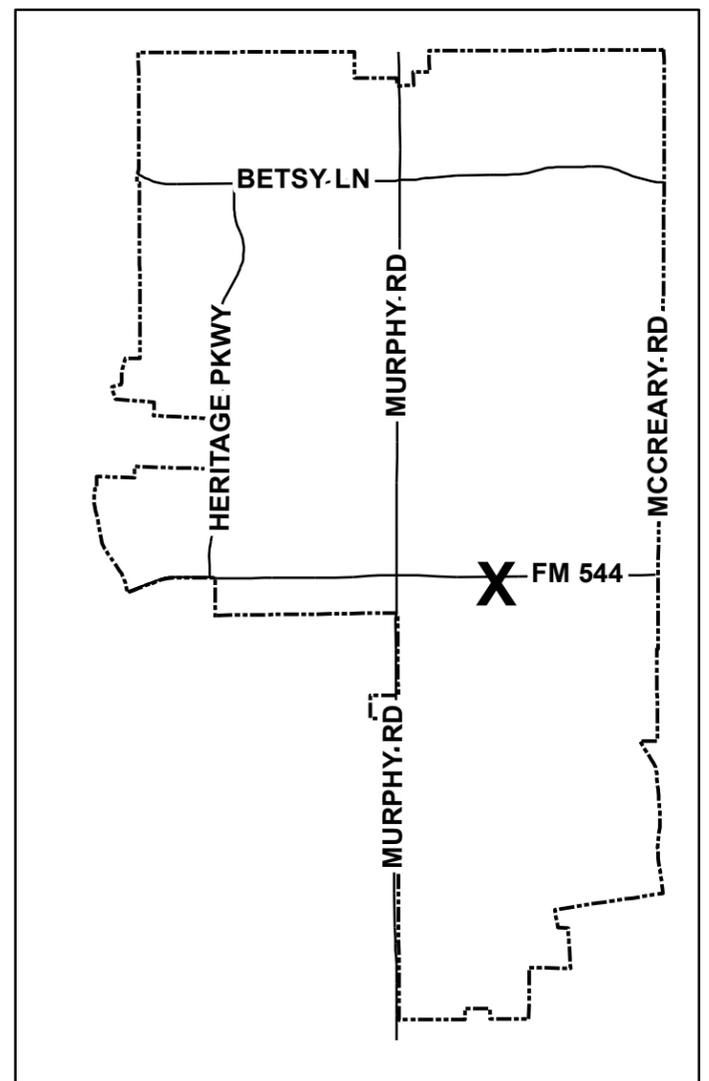
**Attachments**

- Property location map
- Planned Development
- City of Murphy Comprehensive Plan Future Land Use map
- Reply Forms

# 210 E FM 544 Property



- Murphy City Limits
- Parcel Boundaries



CITY OF  
**MURPHY**

LIFE LIVED AT YOUR PACE

Data Sources:  
Collin County Appraisal District  
Collin County 911 Addressing



0 250 500 Feet

## PLANNED DEVELOPMENT – VILLAGE AT TIMBERS, MURPHY, TX

### SEC FM 544 and Hawthorne Drive

#### PLANNED DEVELOPMENT CONDITIONS

- I. **Statement of Intent:** The intent of this Planned Development District is to provide high quality neighborhood services development that is consistent with the Comprehensive Plan and that is beneficial and complementary to the City of Murphy in terms of visual identity.
- II. **Statement of Purpose:** The purpose of this Planned Development District is to ensure that any development that occurs within the area designated by this Planned Development encourages a mixed-use result including, but not limited to the following:
- Restaurants;
  - Retail shops and boutiques;
  - Medical Facilities; and
  - Service Businesses
- III. **Statement of Effect:** This Planned Development shall not affect any regulation found in the City of Murphy Code of Ordinances, Ordinance No. 15-09-1002, as amended, except as specifically provided herein.
- IV. **General Regulations:** All regulations of the NS (Neighborhood Service) District set forth in Article 30.03, Division 13 of the City of Murphy Code of Ordinances are included by reference and shall apply, except as otherwise specified by this ordinance.
- V. **Development Plans:**
- A. Concept Plan: Development shall be in general conformance with the approved concept plan set forth in Exhibit A; however, in the event of conflict between the concept plan and these conditions, the conditions shall prevail.
- VI. **Specific Regulations:**
- A. Permitted Uses: The following uses shall be permitted:
1. Accessory Building/structure (nonresidential)
  2. Amusement Services (Indoor) (SUP)
  3. Amusement Services (Outdoor) (SUP)
  4. Antique Shop (household items only; no outside storage)
  5. Art Dealer/Gallery
  6. Artist Studio
  7. Automatic Teller Machine (ATM)
  8. Automobile Driving School (SUP)
  9. Auto Supply Store for new and rebuilt parts (SUP)
  10. Bakery (Retail)
  11. Barber/Beauty Shop (Nail Salon requires SUP)
  12. Barber/Beauty Shop College
  13. Bed and Breakfast Inn
  14. Bike Sales and/or Repair
  15. Book Store
  16. Cafeteria
  17. Car Wash (full-service, detail shop) (SUP)

18. Car Wash (self-service; automated) (SUP)
19. Child Care Center Business, Kindergarten (SUP)
20. Clinic (Medical)
21. Community Center (municipal)
22. Computer Sales
23. Confectionary Store (Retail)
24. Convenience Store without gas sales
25. Contractor's Temporary on-site construction office (with permit)
26. Credit Agency
27. Credit Union
28. Dance/drama/music schools
29. Dinner Theater (SUP)
30. Drapery Shop (SUP)
31. Emergency Care Clinic (SUP)
32. Financial Services (Advice/Invest)
33. Fire Station
34. Florist
35. Food or Grocery Store
36. Fraternal Organization (SUP)
37. Furniture Sales (Indoor) (SUP)
38. Garden Shop (inside only, no outside storage)
39. Golf Course (mini) (SUP)
40. Golf Course (private) (SUP)
41. Daycare Home (SUP)
42. Handicraft Shop
43. Hardware Store
44. Health Club (indoors only) (SUP)
45. Hospital (Acute/Chronic Care) (SUP)
46. Insurance Agency Offices
47. Kiosk (providing a service) (SUP)
48. Laundry/Dry Cleaning (Drop Off/Pickup Only)
49. Locksmith
50. Mailing Service (private)
51. Martial Arts School
52. Motion Picture Theater (Indoors) (SUP)
53. Museum (Indoors)
54. Needlework Shop
55. Nonprofit activities by Church
56. Nursing Home (SUP)
57. Offices (brokerage, health, medical, legal, professional services)
58. Offices (parole-probation) (SUP)
59. Park and/or Playground (Private) (SUP)
60. Pet Shop/Supplies
61. Pharmacy (SUP)
62. Philanthropic Organization (SUP)
63. Phone Exchange/Switching Station (SUP)
64. Photo Studio
65. Photocopying/Duplicating
66. Plant Nursery (retail sales/outdoor storage) (SUP)
67. Police Station
68. Quick Lube/oil change/minor inspections

69. Real Estate Office
70. Recycling Kiosk (SUP)
71. Restaurant
72. Restaurant (Drive-In) (SUP)
73. Retail Store
74. School, K through 12 (Private) (SUP)
75. Security Monitoring Company (no outside storage) (SUP)
76. Shoe Repair
77. Skating Rink, Indoor
78. Studio for radio or television (without tower)
79. Swimming Pool (Private/membership) (SUP)
80. Tailor Shop
81. Telemarketing Agency (SUP)
82. Travel Agency
83. Vacuum Cleaner Sales and Repair
84. Veterinarian (indoor kennels)
85. Video Rental/Sales

B. Area and Yard Regulations:

1. Setbacks From Property Lines:

a. Building Setbacks - No building of any kind and no part thereof shall be placed within the following setback lines:

- i. Minimum 40 feet from FM 544.
- ii. Minimum 50 feet from residentially zoned property.
- iii. Minimum 40 feet from west property line.

b. Building Height:

- i. From North Property Line - Building height will not exceed 30 feet in height and will allow for architectural and tenant branding elements.
- ii. From East Property Line – Building front height will not exceed 30 feet in height along the store fronts facing FM 544 and will allow for architectural and tenant branding elements. Building sides and rear walls will not exceed 25 feet in height.
- iii. From South Property Line - Building height will not exceed 30 feet in height along the store fronts facing FM 544 and will allow for architectural and tenant branding elements. Building sides and rear walls will not exceed 25 feet in height.
- iv. From West Property Line – Building front height will not exceed 30 feet in height and will allow for architectural and tenant branding elements. Building sides and rear walls will not exceed 25 feet in height.

c. Landscape Buffers:

- i. Minimum 25 feet landscaped buffer strip measured from back of curb to back of curb required along FM 544.
- ii. Minimum 20 feet landscaped buffer strip where adjacent to residentially zoned property along the east and south property line.

- iii. Minimum 20 feet landscaped buffer strip adjacent to the west property line.
    - iv. Landscaping within the landscaped buffer strip shall at a minimum comply with code. See Item VI. F. below.
  - 2. There is no maximum building size as long as fire standards and all other site requirements, such as parking and landscaping, for example, are met.
- C. Parking, Driveways & Sidewalks:
  - 1. Parking areas shall not be permitted within any landscape buffer strip. See Item VI. F. below.
  - 2. Fire lanes, driveways, loading areas and access easements shall be paved in accordance with the minimum design standards of the City of Murphy Code and Ordinances.
  - 3. The number of required parking spaces shall be dependent upon the use and shall meet the requirements of the City of Murphy Code of Ordinances. No required parking space may be occupied by signs, cart corrals, merchandise, or display items at any time.
  - 4. Sidewalks along FM 544 shall be a minimum of (8) eight feet in width.
- D. Loading and Unloading:
  - 1. Truck loading berths and apron space shall not be located on the street side of any building.
  - 2. Truck loading shall be screened by a combination of the building itself and landscaping. Truck loading will occur behind the buildings. Along the south property line, a landscaped buffer strip and a masonry screening wall are required by code and will be providing additional screening from adjacent residential zoning.
  - 3. Truck loading berths and apron space shall not be located within any required setback or landscape buffer strip.
- E. Minimum Exterior Construction Standards, Building Materials and Design: Exterior Construction and Design Requirements shall be architecturally compatible and comply with the following:
  - 1. All structures, including all building elevations, shall be constructed utilizing a unified design that is substantially consistent with or contains architectural design elements including but not limited to the following:
    - a. Canopies and awnings.
    - b. Outdoor patios.
    - c. Display windows/decorative windows. See Item VI. E.(3) below.
    - d. Architectural details (such as decorative tile, stone or brick work) integrated into the building facade.
    - f. Articulated cornice line or trim.
    - g. Accent materials (minimum 15% of exterior facade)
    - h. Other architectural features as approved with the City site plan review and

approval process.

2. At least two masonry materials shall be used in addition to glass on any single building. The following masonry and decorative materials shall be allowed:
  - a. Brick Material - Brick material used for masonry construction shall be hard fired (kiln fired) clay or slate material which meets the latest version of ASTM standard C216, Standard Specification for Facing Brick (Solid Masonry Unit Made of Clay or Shale), and shall be Severe Weather (SW) grade, and type FBA or FBS or better. Unfired or underfired clay, sand, or shale brick are not allowed. Brick veneer is acceptable with a minimum thickness of three inches.
  - b. Stone Material - Masonry construction using stone material may consist of granite, marble, limestone, slate, river rock, and other hard and durable naturally occurring all-weather stone. Cut stone and dimensioned stone techniques are acceptable. Synthetic stone is not acceptable. Stone veneer is acceptable with a minimum thickness of three and five-eighths inches.
  - c. Concrete panel construction - Concrete finish, precast panel, tilt wall, or cementitious composite reinforced panel construction shall be painted, fluted, or exposed aggregate. Smooth or untextured concrete finishes are not acceptable.
  - d. Concrete masonry units - Concrete masonry units used for masonry construction shall meet the latest version of the following applicable specifications; ASTM C90, Standard Specification for Hollow Load Bearing Concrete Masonry Units; ASTM C145, Standard Specification for Solid Load Bearing Masonry Units; ASTM C129, Standard Specification for Hollow and Solid Nonload Bearing Units. Concrete masonry units shall have an indented, hammered, split face finish or other similar architectural finish as approved by the city council. Lightweight concrete block or cinderblock construction is not acceptable as an exterior finish. Colored concrete masonry units are prohibited.
  - e. EIFS and Stucco Trim (limited to no more than 12% of total façade).
  - f. Awnings or overhangs constructed of decorative metal and fabric material.
3. Glass and metal standards - Glass and metal standards are as follows: Glass walls shall include glass curtain walls or glass block construction. "Glass curtain wall" shall be defined as an exterior wall which carries no structural loads, and which may consist of the combination of metal, glass, or other surfacing material supported in a metal framework.
4. Color schemes shall reflect the tone and quality consistent with the existing architectural character currently found in the City of Murphy. Accent colors may be used to identify architectural features or highlight details. The exterior color of all structures shall be muted, rustic earth tones. Bright colors and those classified as primary colors are expressly prohibited. When civil and architectural plans are submitted, building colors will be noted for city approval and will be presented to the City of Murphy Planning and Zoning and the City of Murphy City Council.
5. Stand fans, skylights, cooling towers, communication towers, satellite dishes, vents, and any other structures or equipment, whether located on the roof or elsewhere, shall be architecturally compatible with the surrounding developments or effectively

shielded from view from any public dedicated street by an architecturally effective method.

6. Each commercial building, complex of buildings, or separate commercial business enterprise shall have a trash bin on the premises adequate to handle the trash and waste items generated, manufactured, or acquired thereon by such commercial activities. The sorting, handling, moving, storing, removing and disposing of all waste materials must be housed or screened from view as prescribed in city ordinances.
7. 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.
8. Roof top equipment, piping, flashing, and other items on the roof shall be screened by a perimeter parapet wall so as not to be visible from roadways.
9. In all cases, mechanical equipment on roofs and outcroppings should be clad by a like building material or painted with a color scheme similar to the principal structure walls or roof.

F. Landscape Standards: Landscaping shall be compatible and comply with the standards set forth in the City of Murphy Code of Ordinances, except as provided below:

1. All landscaping shall use a unified design for the entire development. Landscaping shall be required on all developments within the Planned Development District and shall be complete prior to the issuance of any certificate of occupancy or final building inspection for the development. An automatic underground irrigation system shall be installed and maintained for all required landscaping and shall be in place and operable at time of planting.
2. A landscape buffer shall be provided 25 feet in depth adjacent to the right-of-way of FM 544 as measured from the back of curb of the public street to the back of curb of any site paving. No parking may be placed within any landscape buffer. Pedestrian easements may be located within a landscape buffer. The width of the sidewalk may be included in the calculation of the buffer depth for 25 foot buffers.
3. Parking Lots:
  - a. A minimum percentage of the parking area shall be landscaped according to the following requirements. Such landscaping shall be distributed within the parking area, occurring within medians, islands, or peninsulas. All such landscape areas shall be protected by concrete curbing or other acceptable devices which prohibit vehicular access to landscaped areas. Bumper overhang shall not be included as part of required landscaping.  
(4) feet by four (4) feet shall be provided surrounding each tree located in a surface parking area.
    - i. A total of five (5) percent of the interior of the entire parking lot regardless of location, shall be landscaped. One large tree or three (3) ornamental trees from the Plant List, shall be provided for each twelve (12) parking spaces, and planted within the five (5) percent area. Trees shall be distributed so that bays of parking spaces shall not exceed eighteen (18) spaces in length.

G. Screening. Screening shall comply with the standards set forth in the City of Murphy Code

of Ordinances. Screening abutting residentially zoned land will comply with City of Murphy Code of Ordinances for design and construction standards.

- H. Site Lighting. Lighting shall comply with the standards set forth in the Code of Ordinances, except as provided below.
1. Lighting should be provided for vehicular, pedestrian, signage, and architectural features.
  2. Site lighting fixtures used shall be uniform and a consistent design within the development. Lighting standards for illuminating these areas shall be no taller than 35 feet high. However, the height of all light standards shall be subject to review of the lighting plan during the Site Plan review.
  3. The pattern of light pooling from each fixture shall be carefully considered to provide smooth, even lighting of driveways and parking, while eliminating light intrusion into adjacent property outside of the planned development district and where abutting residentially zoned land. Parking areas shall have a minimum of 3-foot candles initial and a minimum average 2-foot candle on a maintained basis. Light sources shall be metal halide, mercury vapor or of similar color. Yellow/orange source lights are prohibited from use. Incandescent source lighting should be considered for pedestrian areas and near buildings. Lighting for areas directly abutting residential use shall not exceed 0.5 foot-candles.
  4. General illumination shall commence one half hour before sunset and last until the Building Site is closed for the evening.
- I. Signage and Graphics: Signage shall comply with the standards set forth in the City of Murphy Code of Ordinances, except as provided below:
1. General
    - a. Single Tenant Monument signs - One (1) monument sign shall be allowed on each lot where one tenant occupies the building and shall be limited to a maximum sign area of 50 square feet and a maximum structure area of 80 square feet. The site plan review and approval process will reflect the lot or lots that are allowed single tenant monument signs.
    - b. Multi-Tenant Monument signs - One (1) multi-tenant monument sign shall be allowed on each lot where more than one tenant occupies the building as shown on the site plan and shall be limited to a maximum sign area of 80 square feet and a maximum structure area of 120 square feet. The site plan review and approval process will reflect the lots that require multi-tenant monument signs.
  2. Single Tenant Monument Signs
    - a. Monument signs shall identify individual tenants or uses within a lot where the building contains one business occupant. Monument signs shall be a maximum of eight (8) feet tall.
    - b. All single tenant monument signs shall be double-sided, internally illuminated Plexiglas sign panels contained within a masonry structure. Single tenant monument signage may also be lit by ground mounted flood lighting or internal letter illumination either face lit or reverse channel lit. Light fixtures should be screened from view in front of the sign.
    - c. Monument signs shall be located at a setback distance of not less than eight (8) feet from the right-of-way line of FM 544 and incorporated within the landscaped

buffer strip.

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

3. Multi-Tenant Monument Signs

- a. Multi-tenant monument sign shall identify each tenant or uses within a lot where the building contains multiple business occupants. The multi-tenant monument sign shall be a maximum of eight (8) feet tall.
- b. All multi-tenant monument signs shall be double-sided, internally illuminated Plexiglas sign panels contained within a masonry structure. Multi-tenant monument signage may also be lit by ground mounted flood lighting or internal letter illumination either face lit or reverse channel lit. Light fixtures shall be screened from view in front of the sign.
- c. Monument signs shall be located at a setback distance of not less than eight (8) feet from the right-of-way line of any adjacent street and incorporated within the landscaped buffer strip.
- d. Construction of monument signs shall include a base of material compatible with the material used for buildings.

4. Temporary Marketing Signage

- a. Two (2) free-standing temporary marketing signs shall be permitted for the proposed development. These signs shall be for a term of six (6) months from the date of installation.
- b. The maximum signage area will be 64 square feet. The maximum height shall be 5 feet.
- c. All other temporary signage not specifically referred to in the Signage Criteria package or in this section shall comply with the City of Murphy standards.
- d. Temporary signs are not required to be constructed of the material used for buildings.

J. Open Space

1. The proposed development should make a positive impact to the City by providing defined public spaces and activity centers so that varied activities are encouraged within these areas. This can be accomplished through the incorporation of open spaces that become public amenities and that provide interest within the Lots at the pedestrian level.
2. Outdoor Seating. Any establishment serving food for consumption on- premises is encouraged to provide an outdoor seating area and shall be approved with the site plan. The outdoor seating area may be included as a portion of the 5% open space requirement as stated in (b.) below.
3. An additional 5% of open space is required in addition to the landscape, setback, and parking lot island requirements. The additional 5% may be located adjacent to the required setbacks or landscaping at the ROW and property lines or in front or in some cases to the side of the structure. The additional open space percentage may not include the building footprint or vehicular parking lot. This area and associated amenities shall be approved on the site plan. At least one of the following amenities shall be located within the additional 5% open space area and count towards the required percentage.

## **VII. Special Regulations:**

1. Utility/Power Lines: New utility distribution and service lines for individual business establishments, buildings, signs and for any other site development features shall be placed underground.
2. Pedestrian Streetscape: Pedestrian spaces throughout the Planned Development District shall be treated with amenities that are selected based upon their ability to unify the streetscape and shall be established on the overall concept plan for each Lot. These features shall include, but are not limited to, benches, trash receptacles, bicycle racks, lighting poles, etc.
3. Cross-Access Requirement: A joint access (i.e. – ingress, egress) easement shall be required to minimize the number of driveway openings along FM 544. The location(s) of access easement(s) shall be shown on the site plan and shall comply with the Texas Department of Transportation (TxDOT) Access Management Standards.
4. Building Placement/Orientation: Buildings shall be placed in a manner that is conducive to a pedestrian-oriented atmosphere, wherever possible. Any building within 200 feet of FM 544 shall either face such right-of-way or shall have a facade facing such right-of-way that is in keeping with the character of the building's main facade.
5. Traffic Impact Analysis: If requested by the City, a Traffic Impact Analysis report will be provided for the permit application to TXDOT for roadway improvements that impact FM 544.



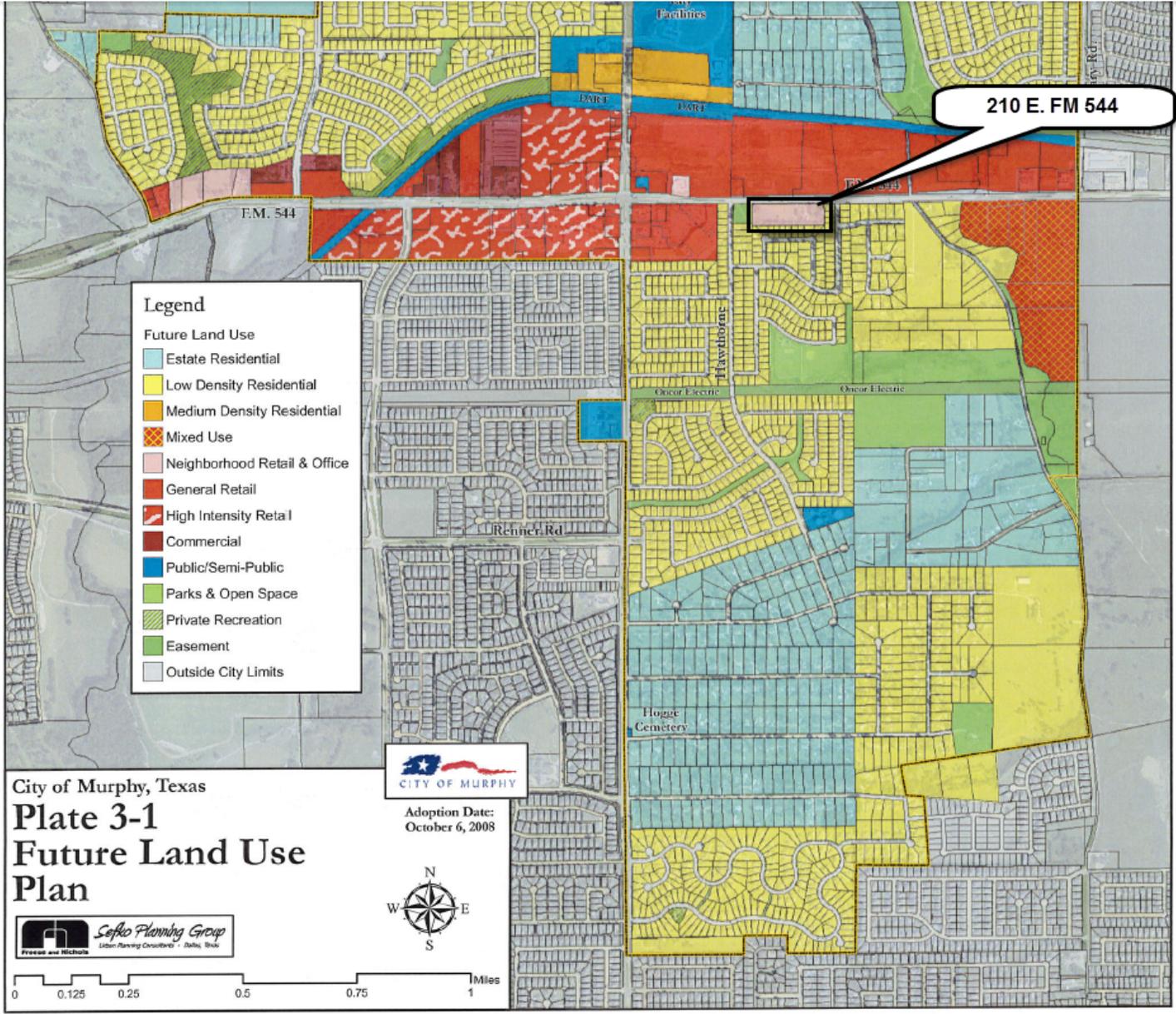
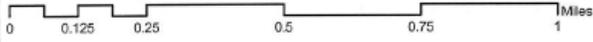
210 E. FM 544

- Legend**
- Future Land Use
- Estate Residential
  - Low Density Residential
  - Medium Density Residential
  - Mixed Use
  - Neighborhood Retail & Office
  - General Retail
  - High Intensity Retail
  - Commercial
  - Public/Semi-Public
  - Parks & Open Space
  - Private Recreation
  - Easement
  - Outside City Limits

City of Murphy, Texas  
**Plate 3-1**  
**Future Land Use**  
**Plan**



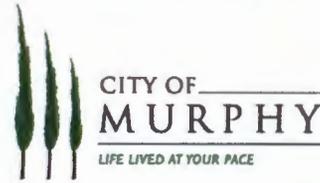
Adoption Date:  
October 6, 2008



Reply Form  
2016-010 – Zoning Change Request



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 Planned Development located on 4.6579 acres, having the legal description of Abstract A0579, Henry Maxwell Survey Tract 75. This property is located on East FM 544, just east of Hawthorne Drive.

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, 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.

*I am in favor of the proposed zoning change for the property described herein as it is what the 2008 Comprehensive plan for the City of Murphy envisioned as the best future use.*

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

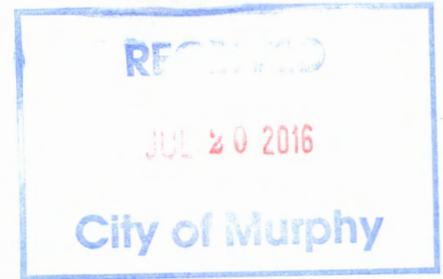
MARGARET SMITH  
Name (Please Print)

Margaret Smith  
Signature

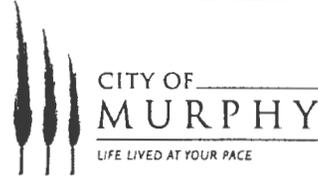
124 Timber Ridge Dr  
Address Murphy

7/16/16  
Date

Reply Form  
2016-010 – Zoning Change Request



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



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HOUSES ARE FINE  
THERE ARE ENOUGH FAST FOOD PLACES ALREADY

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

JERRY S. SALES  
Name (Please Print)

[Signature]  
Signature

331 LOCING OAK RD  
Address  
MURPHY, TX 75094

15 JUL 2016  
Date