

MURPHY CITY COUNCIL AGENDA
REGULAR CITY COUNCIL MEETING
OCTOBER 4, 2016 AT 6:00 PM
206 NORTH MURPHY ROAD
MURPHY, TEXAS 75094



Eric Barna
Mayor

Scott Bradley
Mayor Pro Tem

Owais Siddiqui
Deputy Mayor Pro Tem

Jennifer Berthiaume
Councilmember

Betty Spraggins
Councilmember

Sarah Fincanon
Councilmember

Don Reilly
Councilmember

Mike Castro
City Manager

Susie Quinn
City Secretary

NOTICE is hereby given of a meeting of the City Council of the City of Murphy, Collin County, State of Texas, to be held on October 4, 2016 at Murphy City Hall for the purpose of considering the following items. The City Council 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. INVOCATION & PLEDGE OF ALLEGIANCE

3. ROLL CALL & CERTIFICATION OF A QUORUM

4. PRESENTATIONS/RECOGNITIONS

- A. Proclamation for Fire Prevention Week. *Interim Fire Chief Ed Henderson*
- B. Proclamation for National Night Out. *Police Chief Arthur Cotten*
- C. Presentation from First Southwest regarding Preliminary Bond Election Information. *Jason Hughes, Managing Director, First Southwest*

5. PUBLIC COMMENTS

6. CONSENT AGENDA

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

- A. Consider and/or act to approve the September 20, 2016 Regular Council meeting minutes. *Susie Quinn, City Secretary*
- B. Consider and/or act upon the 2017 City of Murphy Holiday Schedule. *Mike Castro, City Manager*

7. INDIVIDUAL CONSIDERATION

- A. Consider and/ or act on the application of Pogue Engineering, a division of Westwood, requesting approval of a site plan, landscape plan, building elevations and construction plat for Smiles at Murphy on property located on West FM 544, just west of Heritage Parkway to build a 7,820 square foot building for medical offices uses. *Kelly Carpenter, Interim Community and Development Director*

- B. Hold a public hearing and consider and/or act on the application by Syed Hussain, President of First Crescent Enterprises, LLC, for owner Lisa Roberts, for a rezoning from Single Family 20 (SF-20) to Single Family 9 (SF-9) with a Planned Development (PD), which is the next item on the agenda. *Kelly Carpenter, Interim Community and Development Director*
- C. Hold a public hearing and consider and/or act on the application by Syed Hussain, President of First Crescent Enterprises, LLC, for owner Lisa Roberts, to request approval of Ordinance Number 16-09-1023 for a zoning change from SF9 to a Planned Development located on 10.351 acres, having the legal description of Murphy Manors (CMR), Lot 2. *Kelly Carpenter, Interim Community and Development Director*
- D. Consider and/or act upon the December 2016 City Council meeting. *Susie Quinn, City Secretary*
- E. Consider and/or act upon filling a vacancy on the Ethics Review Commission. *Susie Quinn, City Secretary*
- F. Consider and/or act upon an interview panel regarding the consideration of candidates for service on the Animal Shelter Advisory Committee, Board of Adjustment, Building and Fire Code Appeals Board, Community Development Board, Ethics Review Commission, Murphy Municipal Development District Board, Park and Recreation Board, Planning and Zoning Commission. *Susie Quinn, City Secretary*
- G. Discussion regarding the timeline for the Capital Projects Advisory Committee. *Mike Castro, City Manager*
- H. Consideration and/or act on a request for funding from the Municipal Development District for drainage and parking improvements at Murphy Village 3. This item may be discussed in executive session before action is taken. *Kelly Carpenter Interim Community and Economic Development Director*

8. CITY MANAGER/STAFF REPORTS

- A. Radio Systems
- B. Sidewalk Rehabilitation Program
- C. South Maxwell Creek Sewer Line
- D. North Murphy Road
- E. Betsy Lane
- F. Safe Routes to School
- G. Regulatory Updates
 - Texas Commission on Environmental Quality (TCEQ)
 - Sanitary Sewer Overflow (SSO)
 - Copper & Lead Monitoring

H. Upcoming events

- Fall Community Clean & Green Cleanup – October 8, 2016 from 9 am until Noon
- Fire – Open House – October 15, 2016 from 10 am until 2 pm
- Fall Drug Take Back – October 22, 2016 from 10 am until 2 pm
- Arbor Day – November 5, 2016 from 9 am until 11 am
- Christmas in the Park – December 1, 2016 5 pm until 8pm.

9. EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Subchapter D, the City Council will now recess into Executive Session (closed meeting) to discuss the following:

- A. §551.087 Deliberation regarding economic development negotiations: (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the government body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

10. RECONVENE INTO REGULAR SESSION

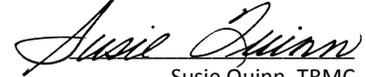
The City Council will reconvene into Regular Session, pursuant to the provisions of Chapter 551, Subchapter D, Texas Government Code, to take any action necessary regarding:

- A. §551.087 Deliberation regarding economic development negotiations: (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the government body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

- B. Take Action on any Executive Session Items.

11. ADJOURNMENT

I certify that this is a true and correct copy of the Murphy City Council Meeting Agenda and that this notice was posted on the designated bulletin board at Murphy City Hall, 206 North Murphy Road, Murphy, Texas 75094; a place convenient and readily accessible to the public at all times, and said notice was posted on September 30, 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.


Susie Quinn, TRMC
City Secretary

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.

Notice of Possible Quorum: There may be a quorum of the Animal Shelter Advisory Committee, the Board of Adjustment, the Building and Fire Code Appeals Board, the Ethics Review Commission, the Murphy Community Development Corporation, the Murphy Municipal Development District Board, the Park and Recreation Board and/or the Planning and Zoning Commission members who may be present at the meeting, but they will not deliberate on any city or board business.

Proclamation

City of Murphy, Texas

*Fire Prevention Week
October 9th through October 15th, 2016*

WHEREAS, the city of Murphy, Texas is committed to ensuring the safety and security of all those living in and visiting Murphy, Texas; and

WHEREAS, fire is a serious public safety concern both locally and nationally, and homes are where people are at greatest risk from fire; and

WHEREAS, U.S. fire departments responded to 369,500 home fires in 2014, according to the National Fire Protection Association (NFPA); and

WHEREAS, U.S. home fires resulted in 2,745 civilian deaths in 2014, representing the majority (84 percent) of all U.S. fire deaths;

WHEREAS, Murphy's first responders are dedicated to reducing the occurrence of home fires and home fire injuries through prevention and protection education; and

WHEREAS, Murphy's residents are responsive to public education measures and are able to take personal steps to increase their safety from fire, especially in their homes; and

WHEREAS, the 2016 Fire Prevention Week theme, "**Don't Wait – Check the Date! Replace Smoke Alarms Every 10 Years**" effectively serves to educate the public about the vital importance of replacing the smoke alarms in their homes at least every ten years, and to determine the age of their smoke alarms by checking the date of manufacture on the back of the alarms.

NOW THEREFORE I, Eric Barna, Mayor of the City of Murphy, Texas, do hereby proclaim October 9-15, 2016, as Fire Prevention Week throughout the City of Murphy, Texas. I urge all the citizens of Murphy, Texas to find out how old the smoke alarms in their homes are, to replace them if they're more than 10 years old, and to participate in the public safety activities and efforts of Murphy fire and emergency services during Fire Prevention Week 2016.



*Eric Barna, Mayor
City of Murphy*

Proclamation

City of Murphy, Texas

“National Night Out 2016”

WHEREAS, the National Association of Town Watch (NATW) is sponsoring a unique, nationwide crime, drug and violence prevention program on October 4, 2016 entitled “National Night Out”; and

WHEREAS, the “33rd Annual National Night Out” provides a unique opportunity for the City of Murphy to join forces with thousands of other communities across the country in promoting cooperative, police-community crime prevention efforts; and

WHEREAS, the City Council plays a vital role in assisting the City of Murphy Police Department through joint crime, drug and violence prevention efforts in the City of Murphy and is supporting “National Night Out 2016” locally; and

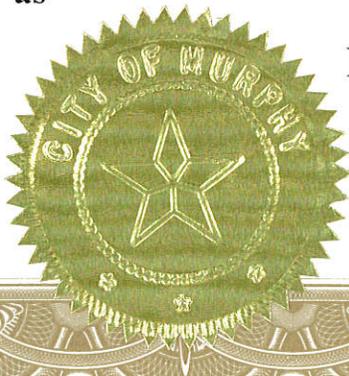
WHEREAS, it is essential that all citizens of the City of Murphy be aware of the importance of crime prevention programs and impact that their participation can have on reducing crime, drugs and violence in the City of Murphy; and

WHEREAS, police-community partnerships, neighborhood safety, awareness and cooperation are important themes of the “National Night Out” program.

NOW THEREFORE, I, Eric Barna, Mayor of the City of Murphy, and on behalf of the City Council, do hereby call upon all citizens of the City of Murphy to join the City of Murphy Police Department, the National Association of Town Watch in supporting “33rd Annual National Night Out” on October 4, 2016.

FURTHER, LET IT BE RESOLVED THAT, WE, THE CITY OF MURPHY CITY COUNCIL do hereby proclaim Tuesday, October 4, 2016 as

NATIONAL NIGHT OUT



Eric Barna, Mayor
City of Murphy

CITY COUNCIL MINUTES
REGULAR CITY COUNCIL MEETING
SEPTEMBER 20, 2016 AT 6:00 PM

1. CALL TO ORDER

Mayor Barna called the meeting to order at 6:00 pm.

2. INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Barna gave the invocation and led the Pledge of Allegiance.

3. ROLL CALL & CERTIFICATION OF A QUORUM

City Secretary, Susie Quinn, certified a quorum with the following Councilmembers present:

Mayor Eric Barna
Mayor Pro Tem Scott Bradley
Deputy Mayor Pro Tem Owais Siddiqui
Councilmember Jennifer Berthiaume
Councilmember Betty Nichols Spraggins
Councilmember Sarah Fincanon
Councilmember Don Reilly

4. PRESENTATIONS

A. Presentation of Keep Murphy Beautiful and Keep Texas Beautiful award acknowledgements.

Candy McQuiston introduced Suzanne Kho, Executive Director with Keep Texas Beautiful Organization who recognized three (3) community members for winning awards at the state's 2016 Keep Texas Beautiful Youth and Educator Recognition Program.

Ruthe Jackson Youth Leadership Awards:

- Second Place Youth Individual – Middle School Category award recipient was Isabella Haen for her involvement in the Soles4Souls Organization collecting one thousand and two (1,002) pairs of shoes to be distributed to those in need. Isabella Haen thanked Mayor Barna, Mayor Pro Tem Bradley, Mrs. Quinn, and Mrs. McQuiston for all of their help.
- First Place Youth Individual – Female Scouts Category award recipient was Ashley Rodda for her design and implementing the Blue Jeans Go Green Program that repurposes worn denim fabric as insulation for homes in economically disadvantage neighborhoods. In addition, Ashley also received a one hundred dollar (\$100.00) check. Ashley thanked the Murphy community, Progressive Waste, City Council and city staff for their support.

Sadie Ray Graff Educator and Educational Institution Awards:

- First Place in the Educator – Middle School Category award recipient was Tina Pilgrim in her sponsorship of the Murphy Middle School Environmental Club. In addition, Tina received a one hundred dollar (\$100.00) check. Joining Tina in her acceptance of the award was Murphy Middle School Principal Matthew Conrad. Tina thanked everyone for their support, and she especially thanked her kids.

Government Awards recognizes outstanding contributions to the Texas environment made by government departments.

- The City of Murphy and Keep Murphy Beautiful received First Place for a City with a population under 40,000. Murphy received the honor for collecting more than ninety-two thousand (92,000) pounds of trash and recyclables at two (2) major cleanup events in 2015.

2016 Governor's Community Achievement Award:

- Murphy received Second Place Category 5 population 15,001-25,000 Landscape Award \$180,000

Additionally, the City of Murphy was awarded the following awards:

- Keep Murphy Beautiful was recognized as a Gold Star affiliate of Keep Texas Beautiful
- Keep Murphy Beautiful was recognized by STAR, State of Texas Alliance for Recycling for First Place for the City's Community Clean and Green event.
- Elizabeth Combs Keller with Progressive Waste Solutions presented to the City and Staff an award for recycling. Since 2013, the City of Murphy has recycled five (5) million pounds of recycling materials.

Candy McQuiston shared with Council upcoming events, the annual Fall Community Clean and Green Cleanup event on October 8, 2016 and annual art decorating contest for the Progressive Waste Solutions Recycle Truck.

B. Presentation of financial report and investment report as of August 31, 2016.

Interim Finance Director Steven Ventura explained why the financial report for August ended with a loss. The City pays debt payments twice a year and August is the second month in which the debt payment was paid. The interest rate remained the same at 0.36% for August. The General Fund/MDD/CDC Sales tax collected through September, 11% increased from 2015 to 2016 versus 2014 to 2015. In the Revenues through August, sales tax number projections were short of the revenue \$1.8m budget even with the audit adjustment being included. Permits & licenses increased due to the Murphy Meadows Addition, twenty-one (21) single family permits were issued for the month. In the General Fund Expenditures listing, the Facilities department is over budget due to contractor payments for repairing city facilities roofs. The Utility Fund Water Revenue's current demand with North Texas Municipal Water District is 1,384,660 gallons, this year the City exceeded the cap and new annual demand will be 1,404,775 gallons at 108.90% of budget. The Utility Fund Expenditures indicates Wastewater Collection expense was at 102.06% of the budgeted funds.

5. PUBLIC COMMENTS

Keith Huyck, resident addressed Council that due to the South Maxwell Sewer Trunk Project near his home that the drainage ditch in front of his home and/or pipes under the driveway are collecting silt, sediment and are half full of mud. He requested the matter be addressed because prior to all of the construction, he did not have these issues with the pipes under the driveway filling with mud. Staff was asked to look into the matter.

6. CONSENT AGENDA

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

- A. Consider and/or act to approve the September 6, 2016 Regular Council meeting minutes. *Susie Quinn, City Secretary*

- B. Consider and/or act to approve the September 13, 2016 Special Council meeting minutes. *Susie Quinn, City Secretary*

COUNCIL ACTION (6.A. through 6.B.):

APPROVED

Mayor Pro Tem Bradley moved to approve the consent agenda items 6.A. through 6.B. as presented. Deputy Mayor Pro Tem Siddiqui seconded the motion. For: Unanimous. The motion carried by a vote of 7-0.

Items 6.C. and 6.D. were pulled for individual consideration

- C. Consider and/or act to approve Resolution Number 16-R-841 to renew the Ambulance Billing Service Agreement between Emergicon, LLC, and the City of Murphy. *Ed Henderson, Interim Fire Chief*

Interim Chief Ed Henderson addressed Council that the current billing agreement has been in place for five (5) years and it will expire on September 30, 2016. This new billing agreement is scheduled to go into effect October 1, 2016. Council inquired as to the increase from five percent (5%) to six percent (6%).

President and CEO of Emergicon Christopher Turner explained to Council that clients seeking a renewal on the contract, Emergicon will no longer maintain the five (5%) contracts as they are marginal contracts. Over the last three (3) years, Emergicon has made adjustments in contracts with all of their clients when renewing.

Emergicon will present at the regular City Council meeting on October 18, 2016 a performance analysis report and trend year-over-year analysis. Emergicon will review the section in the contract which states: “Emergicon reserves the right to add simple interest at an annual rate of **18%, compounded daily**, on all where Emergicon has not received payment within thirty (30) days of the date of its invoice.”

COUNCIL ACTION (6.C.):

APPROVED

Mayor Pro Tem Bradley moved to approve a thirty (30) day extension to the Emergicon Contract. Councilmember Reilly seconded the motion. For: Unanimous. The motion carried by a vote of 7-0.

- D. Consider and/or act to approve Resolution Number 16-R-842 authorizing the City Manager to execute the renewals of the Clinical Affiliation Agreement, Emergency Medical Advisory Services Agreement, and Business Associate Agreement between the City of Murphy, Texas on behalf of Murphy Fire Department and Columbia Medical Center of Plano Subsidiary, L.P., d/b/a Medical Center of Plano. *Ed Henderson, Interim Fire Chief*

Interim Fire Chief Ed Henderson addressed Council that this renewal allows for the continuation of a clinical learning experience through the application of knowledge and skills in actual patient-centered situations in a health care hospital. It also provides Clinical Affiliation Services under the terms and conditions of the Agreement; through the utilization of an assigned Medical Director and other hospital staff personnel. This Agreement ensures that all participants will perform their duties and services in accordance with all relevant local, state and federal laws, and will comply with the standards and guidelines of all applicable accrediting bodies and bylaws, rules and regulations of the Hospital, and any rules and regulations of the Murphy Fire Department. The new Clinical Affiliation Agreements will serve the fire department for the next three (3) years with consideration given for three (3) additional years. The term of the new Agreement is October 1, 2016 to September 30, 2019.

COUNCIL ACTION (6.D.):

APPROVED

Mayor Pro Tem Bradley moved to approve Resolution Number 16-R-842 authorizing the City Manager to execute the renewals of the Clinical Affiliation Agreement, Emergency Medical Advisory Services Agreement, and Business Associate Agreement between the City of Murphy, Texas on behalf of Murphy Fire Department and Columbia Medical Center of Plano Subsidiary, L.P., d/b/a Medical Center of Plano. Councilmember Berthiaume seconded the motion. For: Unanimous. The motion carried by a vote of 7-0.

7. INDIVIDUAL CONSIDERATION

- A. Consider and/or act upon approval of Ordinance Number 16-09-1019 adopting the fiscal year 2016-2017 budget and appropriating funds to a sinking fund to pay interest and principal on the City's indebtedness, and appropriating funds to support the City of Murphy, Murphy Municipal Development District and Murphy Community Development Corporation for the fiscal year beginning on October 1, 2016 and ending on September 30, 2017.

City Manager Mike Castro addressed Council stating that the budget had been presented at previous meetings and that this budget will raise more revenue from property taxes than last year's budget by an amount of \$593,517, which is a 5.8% increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$131,968. Two public hearings were held on September 6th and September 13th.

COUNCIL ACTION (7.A.):

APPROVED

Mayor Pro Tem Bradley moved to approve Ordinance Number 16-09-1019 adopting the fiscal year 2016-2017 budget and appropriating funds to a sinking fund to pay interest and principal on the City's indebtedness, and appropriating funds to support the City of Murphy, Murphy

Municipal Development District and Murphy Community Development Corporation for the fiscal year beginning on October 1, 2016 and ending on September 30, 2017. Deputy Mayor Pro Tem Siddiqui seconded the motion. For: Unanimous. The motion carried by a vote of 7-0.

- B. Consider and/or act upon ratifying the property tax revenue increase reflected in the 2016-2017 fiscal year budget.

City Manager Mike Castro addressed Council that this budget will raise more total property taxes than last year's budget by \$593,517 or 5.8%, and of that amount \$131,968 is tax revenue to be raised from new property added to the roll this year.

COUNCIL ACTION (7.B.):

APPROVED

Mayor Pro Tem Bradley moved to approve ratifying the property tax revenue increase reflected in the 2016-2017 fiscal year budget. Deputy Mayor Pro Tem Siddiqui seconded the motion. For: Unanimous. The motion carried by a vote of 7-0.

- C. Consider and/or act upon approval of Ordinance Number 16-09-1020 levying ad valorem taxes for use and support of the municipal government of the City of Murphy for the fiscal year beginning October 1, 2016 and ending September 30, 2017.

City Manager Mike Castro addressed Council that property taxes fund the debt service obligations of the City and accounts for a large portion of the general fund revenue.

COUNCIL ACTION (7.C.):

APPROVED

Mayor Pro Tem Bradley moved to approve that the property tax rate be increased by the adoption of a tax rate of \$0.510000, which is effectively a 3.59 percent increase in the tax rate. Approve Ordinance Number 16-09-1020 fixing and levying municipal ad valorem taxes for the fiscal year beginning October 1, 2016 and ending on September 30, 2017, and for each fiscal year thereafter until otherwise provided. Deputy Mayor Pro Tem Siddiqui seconded the motion. For: Unanimous. The motion carried by a vote of 7-0.

- D. Reconvene a public hearing and consider and/or act on the application of StreetLevel Investments to request approval of Ordinance Number 16-09-1021 for 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. Reconvene a public hearing and consider and/or act on the application of StreetLevel Investments to request approval of Ordinance Number 16-09-1021 for 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.

Mayor Barna reconvened the Public Hearing:

Interim Director of Economic and Community Development Kelly Carpenter addressed Council on the two major issues: permitted uses in the Planned Development and height of the wall adjacent to the residential area to the south.

PUBLIC COMMENTS

Richy Earle, resident – In Favor

Don Kiertscher, resident – In Favor

Margaret and Jim Smith, residents presented to Council an overview on the steps taken to date on the request for a zoning change from SF-20 (single family residential-20) to a planned development for the property. Margaret and Jim Smith are in favor of the zoning change for the property that would bring a positive impact for the city and their livelihood.

Jana Bean, applicant with StreetLevel Investments introduced Jonathan Crawford with Edge Realty, the broker on Margaret and Jim Smith's property.

PUBLIC HEARING CLOSED at 7:01 pm

The Planned Development changes which were reached by agreement changed from 85 permitted uses to the 46 items listed as follows as permitted uses on the property in discussion:

1. Accessory Building/structure (nonresidential) (e.g. Gazebo)
2. Art Dealer/Gallery
3. Artist Studio
4. Auto Supply Store for new and rebuilt parts (SUP)
5. Bakery (Retail)
6. Barber/Beauty Shop (Nail Salon/Spa requires SUP)
7. Bed and Breakfast Inn
8. Bike Sales and/or Repair
9. Book Store
10. Child Care Center Business, Kindergarten (SUP)
11. Computer Sales
12. Confectionary Store (Retail)
13. Convenience Store without gas sales (SUP)
14. Credit Union
15. Dance/drama/music schools
16. Dinner Theater (SUP)
17. Drapery Shop (SUP)
18. Financial Services (Advice/Invest)
19. Florist
20. Boutique Food or Grocery Store, approximately 5000 square feet in size
21. Furniture Sales (Indoor) (SUP)
22. Garden Shop (inside only, no outside storage)
23. Golf Course (mini) (SUP)
24. Handicraft Shop
25. Hardware Store
26. Health Club (indoors only) (SUP)
27. Insurance Agency Offices
28. Laundry/Dry Cleaning (Drop Off/Pickup Only)

29. Locksmith
30. Mailing Service (private)
31. Martial Arts School
32. Museum (Indoors)
33. Needlework Shop
34. Offices (brokerage, health, medical, legal, professional services)
35. Pet Shop/Supplies
36. Pharmacy (SUP), including compounding pharmacy
37. Philanthropic Organization (SUP)
38. Photo Studio
39. Photocopying/Duplicating
40. Real Estate Office
41. Restaurant
42. Restaurant (Drive-thru) (SUP)
43. Retail Store
44. Shoe Repair
45. Tailor Shop
46. Travel Agency

The height of the wall and landscaping were discussed as well as sidewalks around the property and adjacent areas near the property. Drainage ditches were also discussed.

COUNCIL ACTION (7.D.):

APPROVED

Mayor Pro Tem Bradley moved to approve the application of StreetLevel Investments to request approval of Ordinance Number 16-09-1021 as adjusted during the meeting for 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. Councilmember Fincanon seconded the motion. For: Unanimous. The motion carried by a vote of 7-0.

- E. Consider and/or act upon the approval of Ordinance Number 16-09-1022 amending Appendix A, Fee Schedule.

Interim Finance Director Steven Ventura addressed Council that annually, staff reviews the Fee Schedule to ensure fees are lawful, in line with revenue and expense projections, and comparable to those of surrounding cities. Discussion among Staff and Council regarding various schedule fee changes to the following sections of Appendix A, Sec. A1.001 – city payment charges, changing from a flat rate to a percentage rate; Sec. A3.001 – parks and recreation usage fees; Sec. A5.004 – food, food establishments, and food vendor permit and inspection fees; and Sec. A6.001 – emergency medical services.

COUNCIL ACTION (7.E.):

APPROVED

Mayor Pro Tem Bradley moved to approve Ordinance Number 16-09-1022 amending Appendix A, Fee Schedule with the following change to Sec. A1.001 for online and telephone credit card payment for municipal court and building permits at 3.5%. Deputy Mayor Pro Tem Siddiqui seconded the motion. For: Unanimous. The motion carried by a vote of 7-0.

- F. Consider and/or act to approve Resolution Number 16-R-843 adopting the Collin County Hazard Mitigation Action Plan.

Interim Fire Chief Ed Henderson addressed Council that the original multi-jurisdictional Hazard Mitigation Action Plan (HMAP) for Collin County was adopted in 2011 and six jurisdictions were involved in the development of that plan (Collin County, City of Allen, City of Frisco, City of Lavon, City of Lucas and the City of Wylie). Updating of the HMAP started in 2014 with the addition of 14 jurisdictions, including the City of Murphy. The City of Murphy assembled a planning team to participate in the updating of the 2011 HMAP and the team consisted of the Mayor, Fire Chief, Fire Marshal, Assistant Fire Chief, Community ISD Board Member and NT Municipal Water District Board Member. Within the updated plan each jurisdiction is represented by an apex that serves to address their specific areas of vulnerability (Dam/Levee Failure, Drought, Earthquake, Expansive Soils, Extreme Heat, Flooding, Hail, High Winds, Lightning, Tornado, Wild Fire, Winter Storms, etc.). The Collin County HMAP has been given a preliminary approval by FEMA but now they are requesting a resolution signed by the Mayor before issuing their final approval of the plan.

COUNCIL ACTION (7.F.):

APPROVED

Mayor Pro Tem Bradley moved to approve Resolution Number 16-R-843 adopting the Collin County Hazard Mitigation Action Plan. Councilmember Berthiaume seconded the motion. For: Unanimous. The motion carried by a vote of 7-0.

- G. Consideration and/or act on a request for funding from the Municipal Development District for drainage and parking improvements at Murphy Village. This item may be discussed in executive session before action is taken.

COUNCIL ACTION (7.G.):

FAILED

Mayor Pro Tem Bradley moved to approve a request for funding from the Municipal Development District for drainage and parking improvements at Murphy Village. Councilmember Spraggins seconded the motion. For: Mayor Barna, Mayor Pro Tem Bradley, and Councilmember Spraggins. Against: Deputy Mayor Pro Tem Siddiqui, Councilmember Berthiaume, Councilmember Fincanon, and Councilmember Reilly. The motion failed by a vote of 3-4.

8. CITY MANAGER / STAFF REPORTS

- A. Radio Systems – Recording system installation is in progress. Dispatch room is in the construction stage and moving forward.
- B. Food Truck Court – final cleanup was completed with final walk thru on Friday, 9/23. It is now ready for Maize Days.
- C. Sidewalk Rehabilitation Program – Timbers and Glen Ridge subdivisions have been completed and the project is moving on to The Aviary subdivision.

- D. South Maxwell Creek Sewer Line – Contractor cleaning up including Betz property and have hydro mulched. Contractor currently working at the south end of the project.
- E. North Murphy Road – TxDOT agreed to repair the damages incurred for one of the homeowners association along North Murphy Road. A signage plan will be submitted by the City to TxDOT for their approval to review signage along North Murphy Road. Three (3) of the four (4) subdivisions have accepted their reimbursement checks, Daniels Crossing is the only remaining subdivision. Rolling Ridge street light which is out at the entrance was discussed.
- F. Betsy Lane – Fencing is complete for Ms. Bailey and Thomas & Susan Sauter’s property. Access easement through Ms. Bailey’s property that the city utilizes has been cleaned up. Betsy Lane project signs will be removed. No trespassing signs will be installed once received by the City.
- G. Safe Routes to School – Push button heights have been adjusted. Curb and repairs will be completed as a sidewalk repair program. Working with the engineer on how best to complete the caps part of the project.

9. EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Subchapter D, the City Council recessed into Executive Session (closed meeting) at 8:33 pm to discuss the following:

- A. §551.087 Deliberation regarding economic development negotiations: (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the government body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

10. RECONVENE INTO REGULAR SESSION

The City Council reconvened into Regular Session at 9:13 pm, pursuant to the provisions of Chapter 551, Subchapter D, Texas Government Code, to take any action necessary regarding:

- A. §551.087 Deliberation regarding economic development negotiations: (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the government body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).
- B. Take Action on any Executive Session Items.

See Item 7. G.

11. ADJOURNMENT

With no further business, the Council meeting adjourned at 9:15 pm.

APPROVED BY:

Eric Barna, Mayor

ATTEST:

Susie Quinn, City Secretary

City Council Meeting**October 4, 2016**

Issue

Consider and take appropriate action, if any, on the 2017 City of Murphy Holiday Schedule.

Staff Resource/Department

Mike Castro, City Manager

Summary

The City of Murphy's Employee Handbook (Section 4.03 – Holidays), requires the submission of the holiday schedule by November 1 of each calendar year for consideration of approval by the City Council.

2017 City of Murphy Holiday Schedule

January 2, 2017	New Year's Day	Monday
January 16, 2017	MLK Day	Monday
April 14, 2017	Good Friday	Friday
May 29, 2017	Memorial Day	Monday
July 4, 2017	Independence Day	Tuesday
September 4, 2017	Labor Day	Monday
November 23, 2017	Thanksgiving	Thursday
November 24, 2017	Thanksgiving Holiday	Friday
December 22, 2017	Christmas Eve	Friday
December 25, 2017	Christmas	Monday

Action Requested

Approve the City of Murphy 2017 Holiday Schedule as presented.

City Council
October 4, 2016

Issue

Consider and/ or act on the application of Pogue Engineering, a division of Westwood, requesting approval of a site plan, landscape plan, building elevations and construction plat for Smiles at Murphy on property located on West FM 544, just west of Heritage Parkway to build a 7,820 square foot building for medical offices uses.

Staff Resource/Department

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

Summary

This is a request for approval of a site plan, landscape plan, building elevations and construction plat for Smiles at Murphy on property located on West FM 544, just west of Heritage Parkway to build a 7,820 square foot building for medical offices uses. The property is located within PD-08-11-771 (Planned Development). The medical office use is an approved use within this Planned Development.

Site Plan

The proposed site plan has been reviewed by staff and meets the requirements as set forth by the Planned Development guidelines.

Building Elevations

The proposed building elevation and materials meet requirements as set forth by the Planned Development guidelines, including: Height regulation is one story or 25 feet. "The definition of a story does not include parapets, gables and other normal roof structures" pursuant to Section 30.01.006 Definitions of the City of Murphy Code of Ordinances. This building will be 27 feet in height including parapets. This is in compliance with the height regulations for the Planned Development district.

Landscape Plan

The proposed landscape and materials used meet requirement standards as set forth by the Planned Development guidelines.

Construction Plat

The construction plat meets requirements as set forth by the Planned Development guidelines. 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.

This item was approved unanimously by the Planning and Zoning Commission at the September 26, 2016 meeting.

Action Requested

Approve the construction plat, site plan, landscape plan and building elevations.

Attachments

- 1) Property Location Aerial
- 2) Site Plan
- 3) Color Landscape Plan
- 4) Detailed Landscape Planting Plan
- 5) Building Elevations
- 6) Construction Plat
- 7) Planned Development

Agenda Item 7.A.



East Plano Murphy
Pet Hospital

East Plano Murphy
Animal Hospital

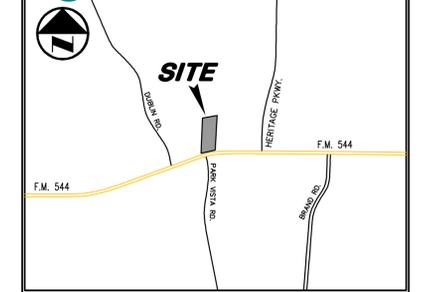
Gar Co (Tair Enterprises)

W Farm to Market Rd 544

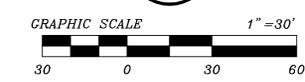


Attachment 2 - Site Plan

Agenda Item 7.A

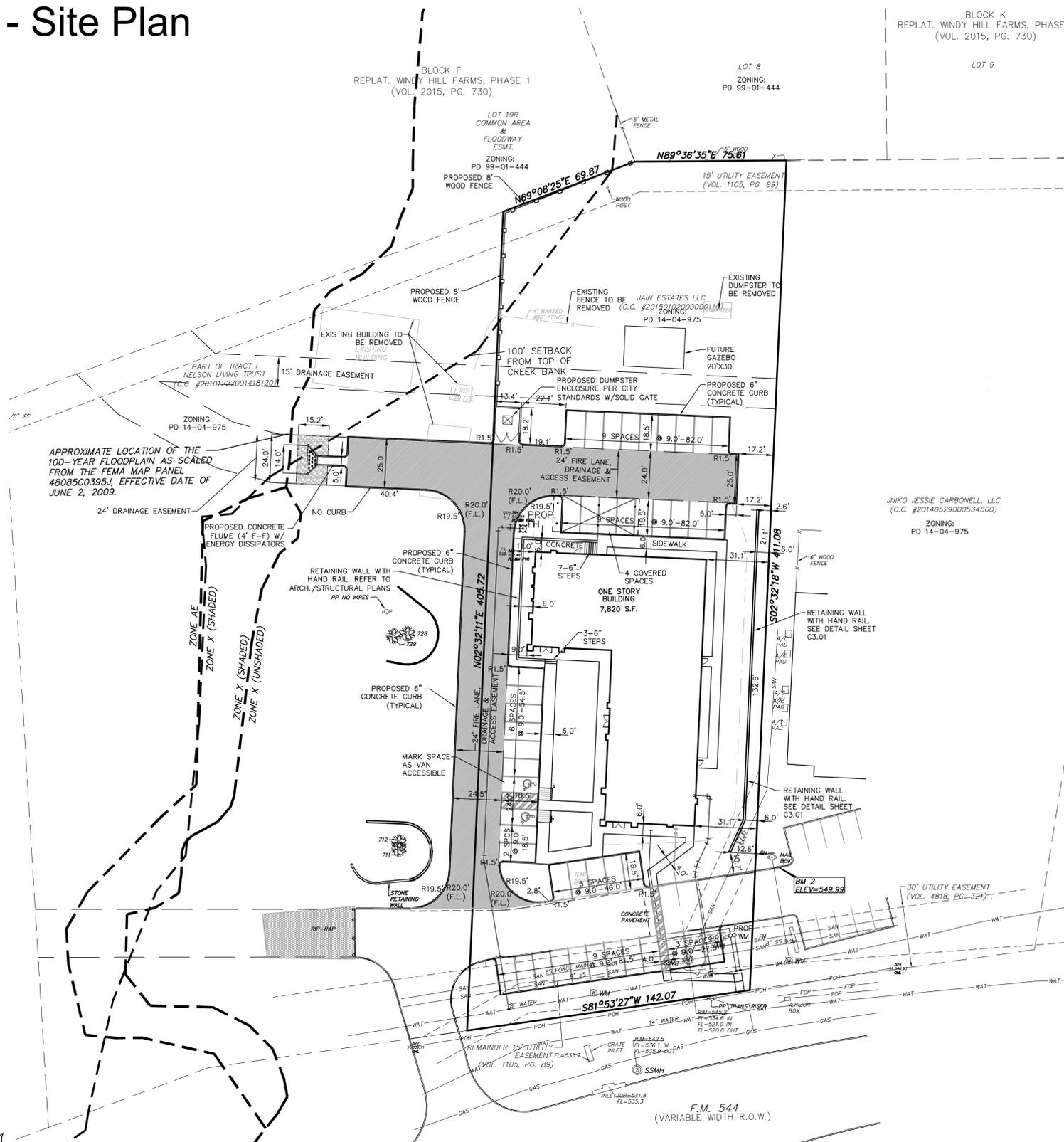


VICINITY MAP
NOT TO SCALE



LEGEND

- B. BOLLARD
- EM. ELECTRIC METER
- PP. POWER POLE
- LS. LIGHT STANDARD
- WM. WATER METER
- WV. WATER VALVE
- ICV. IRRIGATION CONTROL VALVE
- FH. FIRE HYDRANT
- FDC. FIRE DEPARTMENT CONNECTION
- CO. CLEAN OUT
- MH. MANHOLE
- GM. GAS METER
- TSC. TRAFFIC SIGNAL CONTROL
- TSP. TRAFFIC SIGNAL POLE
- SIG. TRAFFIC SIGN
- TELE. TELEPHONE BOX
- TV. TV BOX
- FP. FLAG POLE
- L.A. LANDSCAPE AREA
- PROPERTY LINE
- O.H. O.H. POWER LINES
- U/G TELE. U/G TELEPHONE LINES
- WATER. U/G WATER LINE
- GAS. U/G GAS LINE
- FENCE
- (C.M.) CONTROLLING MONUMENT
- SIR 5/8-INCH IRON ROD WITH "FOGUE ENG & DEV" CAP SET
- FIRE LANE



SITE DATA SUMMARY	
ITEM	LOT 2
ZONING:	PD-14-04-975 (Office)
PROPOSED USE:	MEDICAL OFFICE
TOTAL LOT AREA:	1.33 AC.
TOTAL BUILDING AREA:	7,820 S.F.
BUILDING HEIGHT:	27'-0" (1-STORY)
LOT COVERAGE:	13.5%
PROPOSED FAR:	0.13
PARKING REQUIRED:	40 SPACES
GENERAL OFFICE	0 SPACES
MEDICAL OFFICE (1/200)	40 SPACES
PARKING PROVIDED:	45 SPACES
HANDICAP PARKING REQUIRED:	2 SPACES
HANDICAP PARKING PROVIDED:	2 SPACES

NOTE:
ALL DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB, UNLESS OTHERWISE NOTED.

CAUTION!!! BEFORE YOU DIG...
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG.
NATIONAL 811 DIGGING NUMBER
TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-344-8377
TEXAS ONE CALL SYSTEMS 1-800-245-4545
LONE STAR NOTIFICATION CENTER 1-800-669-8344 EXT. 5
NTMWD CONTACT LINE LOCATES 972-442-5405
(IT IS THE CONTRACTOR'S RESPONSIBILITY FOR VERIFYING LOCATION & ELEVATION OF ALL EXISTING UTILITIES).
NOTE: IF UTILITY RELOCATIONS ARE SCHEDULED, IN-PROGRESS OR COMPLETE, CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTOR & PROJECT MANAGER IMMEDIATELY IF FRANCHISE UTILITIES ARE FOUND TO BE IN CONFLICT WITH PROPOSED CONSTRUCTION.

BENCH MARK LIST:
BENCHMARK #1
TEXAS EXCAVATION SAFETY SYSTEM (TESS) POINT NO. 219 FOUND LOCATED IN THE CITY OF PLANO GPS POINT NO. 219 FOUND LOCATED IN THE CENTERLINE MEDIAN OF 14TH STREET 305± SOUTHWEST OF DUBLIN ROAD ELEVATION = 529.49
BENCHMARK #2
SQUARE CUT SET ON TOP OF CURB OF NORTH SIDE OF DRIVEWAY 60± NORTH OF SOUTHEAST CORNER OF THE SITE. ELEVATION = 549.99

FRANCHISE UTILITY NOTES:
1. ONCOR ELECTRIC - (903) 868-8242 - MR. MARK BAILEY
2. ATMOS ENERGY (GAS) - (214) 733-5122 - MR. DAVID COKER
3. TIME WARNER CABLE - (972) 742-5892
4. AT&T TELEPHONE - (972) 569-4760 - MR. KEITH HELM

NOTE:
OFF-SITE PAVING, GRADING, DRAINAGE, AND EROSION CONTROL IMPROVEMENTS TO BE APPROVED BY ADJACENT PROPERTY OWNER VIA A LETTER OF PERMISSION.

ADA ROUTE
NOTE:
MAXIMUM SLOPE FOR ALL ADA PATHS 5% MAX. GROSS FALL IS 2% FOR THE FIRST FIVE FOOT FROM THE DOOR A 2% SLOPE (MAX.) MUST BE MAINTAINED

NO.	DATE	REVISION / DESCRIPTION
DESIGN	DRAWN	DATE
AWS	MJN	08-29-2016

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

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF ARLYN W. SAMUELSON, P.E. 95871 ON 08-29-2016. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

PRELIMINARY FOR INTERIM REVIEW ONLY NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.
Engineer: ARLYN W. SAMUELSON, P.E.
P.E. No.: 95871
Date: 08-29-2016

POGUE
ENGINEERING & DEVELOPMENT COMPANY, INC.
a division of **Westwood**
1512 BRAY CENTRAL DRIVE
SUITE 100
MCKINNEY, TEXAS 75069
TX BOARD PROF. ENGINEERS, CERT. #11756; TX BOARD PROF. LAND SURVEYING, CERT. 1007430
(214) 437-4640 PHONE
(888) 937-5150 TOLL FREE
WWW.WESTWOODPS.COM

SITE PLAN
SMILES AT MURPHY OFFICE BUILDING
A 1.3301 ACRE TRACT IN
MARY SCOTT SURVEY, A-859
CITY OF MURPHY, TEXAS

SHEET NO.
C1.01

ANSAMUELSON 08/29/2016 - 10:53AM
N:\0008645\00\DWG\01\000864501.DWG
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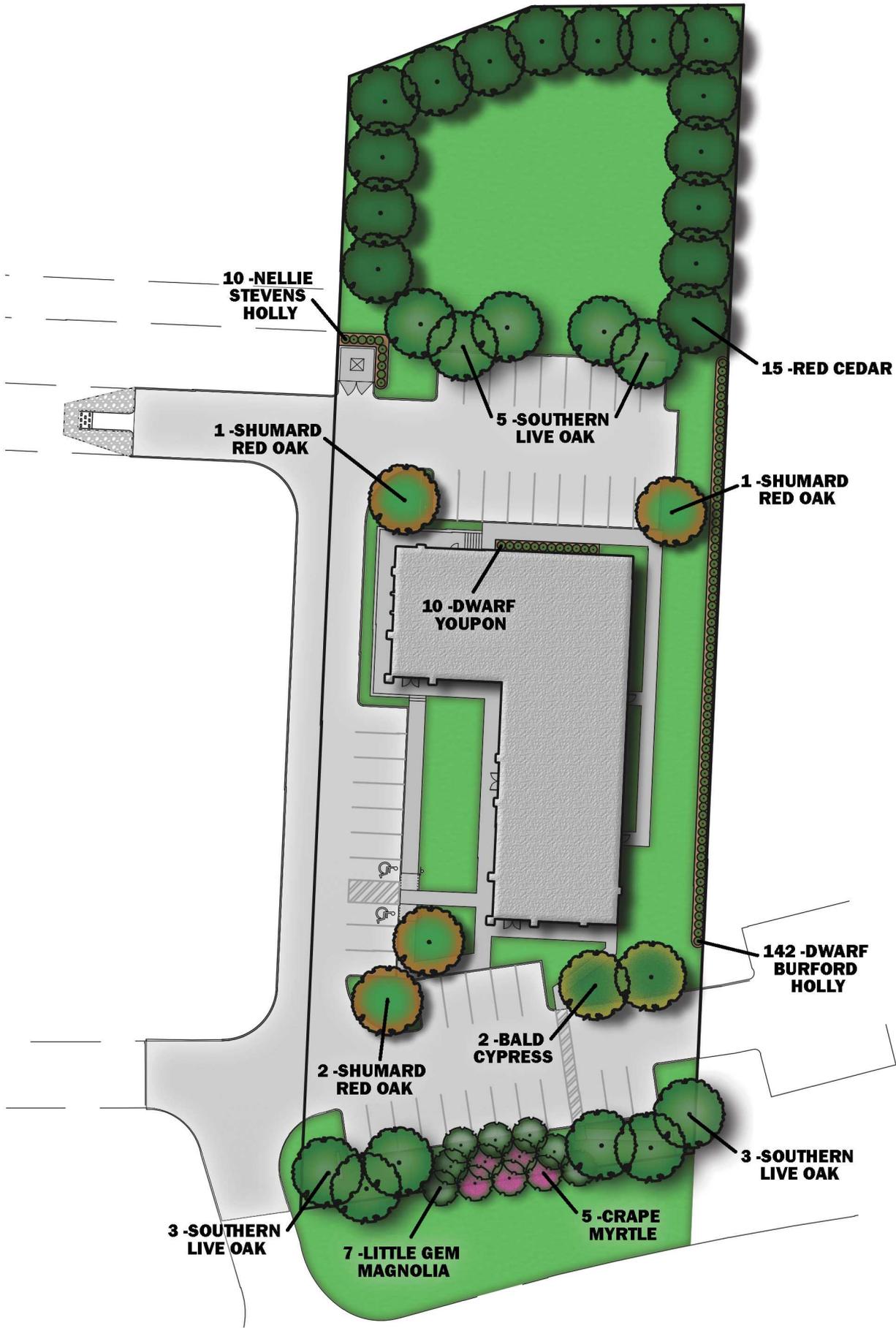
SMILES AT MURPHY OFFICE BUILDING

SMILES AT MURPHY LANDSCAPING

Attachment 3 Color Landscape Plan

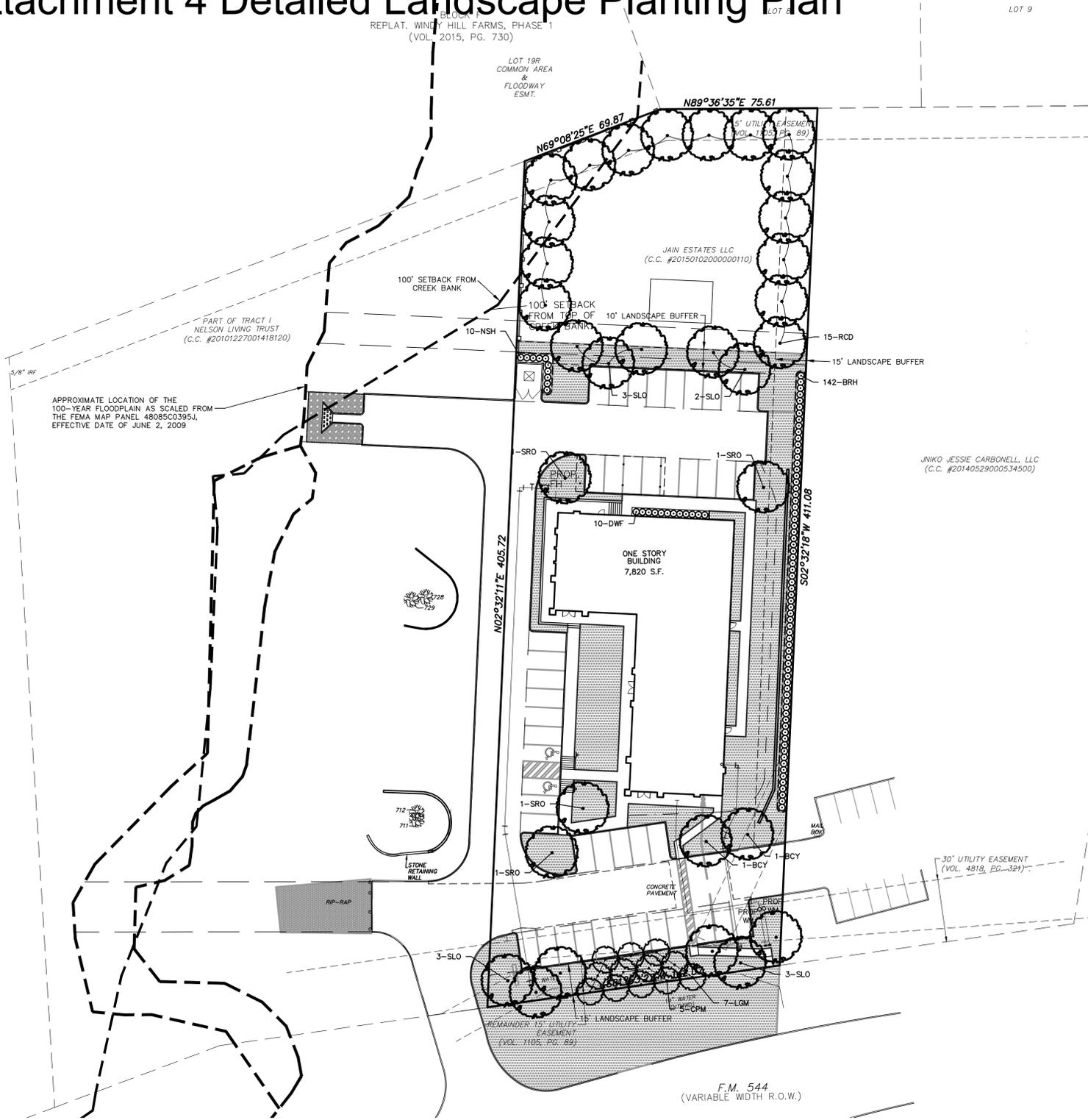
MURPHY, TX

Agenda Item 7.A.

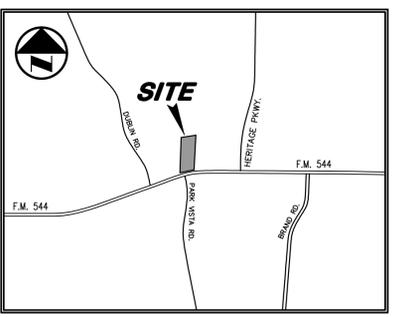


Attachment 4 Detailed Landscape Planting Plan

SMILES AT MURPHY OFFICE BUILDING

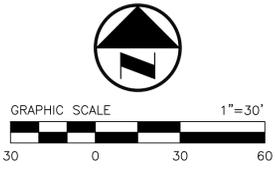


LANDSCAPE MAINTENANCE NOTE
 THE PROPERTY OWNER, TENANT OR AGENT, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING IN A HEALTHY, NEAT, ORDERLY AND LIVE-GROWING CONDITION AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, IRRIGATION, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIALS NOT A PART OF THE LANDSCAPING. PLANT MATERIALS THAT DIE SHALL BE REPLACED WITH PLANT MATERIALS OF SIMILAR VARIETY AND SIZE.



LEGEND

BL	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FD	FIRE DEPARTMENT CONNECTION
CO	CLEAN OUT
MH	MANHOLE
GM	GAS METER
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
SIG	TRAFFIC SIGN
TELE	TELEPHONE BOX
TV	TV BOX
FP	FLAG POLE
L.A.	LANDSCAPE AREA
---	PROPERTY LINE
OHL	O.H. POWER LINES
U/G TELE	U/G TELEPHONE LINES
WATER	U/G WATER LINE
GAS	U/G GAS LINE
-x-x-	FENCE
(C.M.)	CONTROLLING MONUMENT
SIR	5/8-INCH IRON ROD WITH 'ROQUE ENG & DEV' CAP SET



GENERAL LANDSCAPE NOTES

- Provide sod outside of property line out to the curb line to blend into existing sod, especially along south ROW and north of the 10' landscape buffer
- Provide and install full irrigation system sized to provide appropriate watering schedule per planting needs

Plant Schedule

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE/ROOT	SPACING O.C.	NOTES
TREES - CANOPY 46					
SLO	11	SOUTHERN LIVE OAK / QUERCUS VIRGINIANA	5" CAL./B&B	AS SHOWN	7' HT. MIN.
SRO	4	SHUMARD RED OAK / QUERCUS SHUMARDI	5" CAL./B&B	AS SHOWN	7' HT. MIN.
BCY	2	BALD CYPRESS / TAXODIUM DISTICHUM VAR. DISTICHUM	5" CAL./B&B	AS SHOWN	7' HT. MIN.
RCD	15	RED CEDAR / JUNIPERUS VIRGINIANA	5" CAL./B&B	AS SHOWN	
TREES - ORNAMENTAL 12					
CPM	5	CRAPE MYRTLE / LAGERSTROEMIA INDICA	1.5" CAL./B&B	AS SHOWN	
LGM	7	LITTLE GEM MAGNOLIA / MAGNOLIA GRANDIFLORA 'LITTLE GEM'	1.5" CAL./B&B	AS SHOWN	
SHRUBS 162					
BRH	142	DWARF BURFORD HOLLY / ILEX CORNUTA 'BURFORDII NANA'	4' HT. / 5 GAL	AS SHOWN	
DWF	10	DWARF YOUNG / ILEX VOMITORIA NANA	4' HT. / 5 GAL	AS SHOWN	
NSH	10	NELLIE STEVENS HOLLY / ILEX X. 'NELLIE STEVENS'	4' HT. / 5 GAL	AS SHOWN	

NOTE: TOTAL TREES REQUIRED = 29 TOTAL SHRUBS REQUIRED = 152
 TOTAL TREES PROVIDED = 44 TOTAL SHRUBS PROVIDED = 164

QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

CITY OF MURPHY GENERAL LANDSCAPE NOTES

- All nonpaved surfaces shall be completely covered with living plant material. Landscaping materials such as wood chips and gravel may be used under trees, shrubs and other plants, but shall not comprise a significant portion of the total pervious surface area.
- Plant materials shall conform to the standards of the approved plant list for the city (see section 26.08.002 for the approved plant list referenced in that section) and the current edition of the 'American Standard for Nursery Stock' (as amended), published by the American Association of Nurserymen. Grass seed, sod and other material shall be clean and reasonably free of weeds and noxious pests and insects.
- Trees shall have an average crown spread of greater than 15 feet at maturity. Trees having a lesser average mature crown of 15 feet may be substituted by grouping the same so as to create the equivalent of 15 feet of crown spread. Large trees shall be a minimum of three inches in caliper (measured four feet above the ground) and seven feet in height at time of planting. Small ornamental trees shall be a minimum of one and one-half inches in caliper and five feet in height at time of planting. All new trees shall be provided with a permeable surface under the drip line a minimum of five feet by five feet diameter.
- Shrubs not of a dwarf variety shall be a minimum of two feet in height when measured immediately after planting. Hedges, where installed for screening purposes, shall be planted and maintained so as to form a continuous 75 percent visual screen which will be at least six feet high within three years after time of planting, except for parking lot/trac/headlight screens, which shall form a continuous, solid visual screen three feet high within two years after planting.
- Grass areas shall be sodded, plugged, sprigged, hydro-mulched and/or seeded, except that solid sod shall be used in swales, earthen berms or other areas subject to erosion.
- All landscaped areas shall be equipped with an automatic underground irrigation system with freeze and moisture sensors to prevent watering at inappropriate times. Landscaped areas having less than ten square feet in area may be irrigated by some other inconspicuous method. The landscaping shall be required to be maintained in a healthy, living and growing condition, and any irrigation devices shall not be visible from public streets or walkways.

SUMMARY CHART - INTERIOR PARKING LOT LANDSCAPING

# OF PROVIDED PARKING SPACES	45
# OF REQUIRED INTERNAL TREES (1 PER 10 PARKING SPACES)	5
# OF TOTAL PROVIDED INTERNAL TREES	6

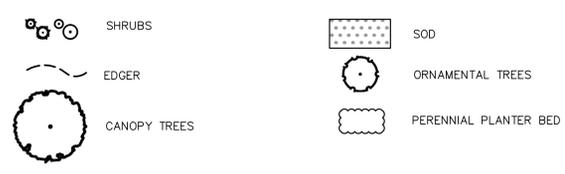
SUMMARY CHART - TOTAL LANDSCAPED AREA

TOTAL LOT AREA	57939 SF
REQUIRED % OF LOT LANDSCAPED	20%
REQUIRED LANDSCAPED AREA	11588 SF
PROVIDED LANDSCAPED AREA	13329 SF
PROVIDED % OF LOT LANDSCAPED	23%
MAX SOD AREA TO BE REPLACED BETWEEN PROJECT BOUNDARY AND SOUTH CURB = 5463 SF	

SUMMARY CHART - LANDSCAPE BUFFER

LOCATION	REQ/PROV	WIDTH	SHADE TREES	ORNAMENTAL TREES	SHRUBS
EAST	REQUIRED	15 FEET	N/A	N/A	142 SHRUBS
EAST	PROVIDED	15 FEET	N/A	N/A	142 SHRUBS
SOUTH	REQUIRED	15 FEET	6 TREES	12 TREES	N/A
SOUTH	PROVIDED	15 FEET	6 TREES	12 TREES	N/A
NORTH	REQUIRED	10 FEET	5 TREES	N/A	N/A
NORTH	PROVIDED	10 FEET	5 TREES	N/A	N/A

Plant Legend



CAUTION!!! BEFORE YOU DIG...
 UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG.
 NATIONAL 811 DIGGING NUMBER
 TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-344-8377
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 LONE STAR NOTIFICATION CENTER 1-800-669-8344 EXT. 5
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 SQUARE CUT SET ON TOP OF CURB OF NORTH SIDE OF DRIVEWAY 60'± NORTH OF SOUTHEAST CORNER OF THE SITE. ELEVATION = 549.99

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 3. TIME WARNER CABLE - (972) 742-5892
 4. AT&T TELEPHONE - (972) 569-4760 - MR. KEITH HELM

NO.	DATE	REVISION / DESCRIPTION	W NUMBER
DESIGN	DRAWN	DATE	W NUMBER
PDS/TCC	TCC	09-21-2016	R0008657.00

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

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF INTERIM REVIEW ON 09-19-16. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PRELIMINARY FOR INTERIM REVIEW ONLY NOT TO BE USED FOR:
 CONSTRUCTION OR BIDDING PURPOSES.
 PLAN PREPARED BY:
 COLE CAPPEL
 WESTWOOD PS
 2740 N. DALLAS PARKWAY #280
 PLANO TX 75093

PPOGUE
 ENGINEERING & DEVELOPMENT COMPANY, INC.
 a division of **Westwood**
 1512 BRAY CENTRAL DRIVE SUITE 100 MCKINNEY, TEXAS 75069 TX BOARD PROF. ENGINEERS, CERT. #11756; TX BOARD PROF. LAND SURVEYING, CERT. 1007430
 (214) 437-4640 PHONE (888) 937-9150 TOLL FREE WWW.WESTWOODPS.COM

LANDSCAPE PLAN
 SMILES AT MURPHY OFFICE BUILDING
 A 1.3301 ACRE TRACT IN MARY SCOTT SURVEY, A-859
 CITY OF MURPHY, TEXAS

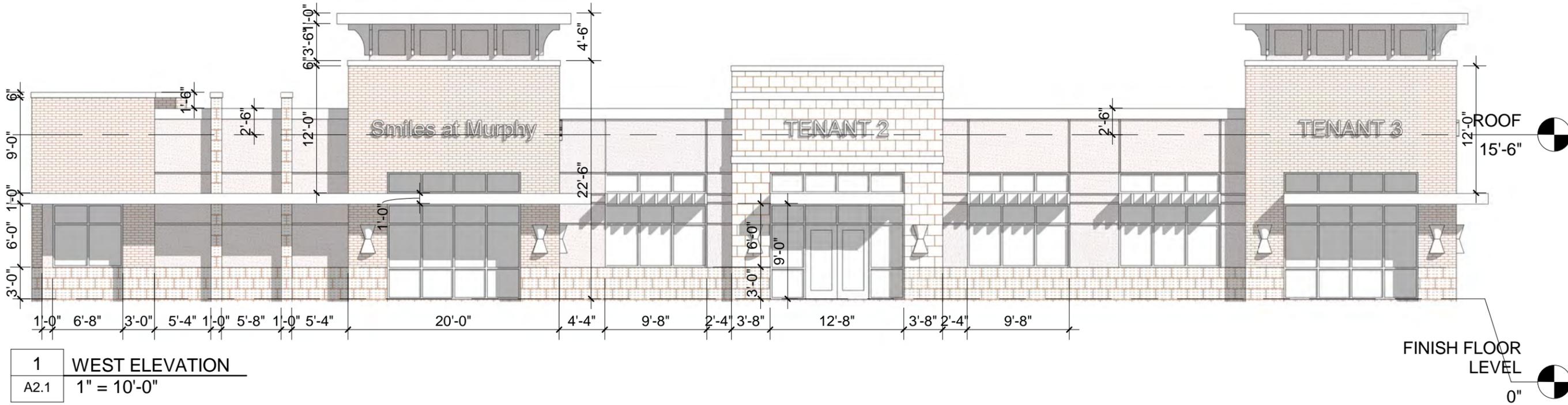
SHEET NO.
 L1.02

ANSWERGELSON 08/17/2016 - 10:45PM
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Attachment 5 - Building Elevations

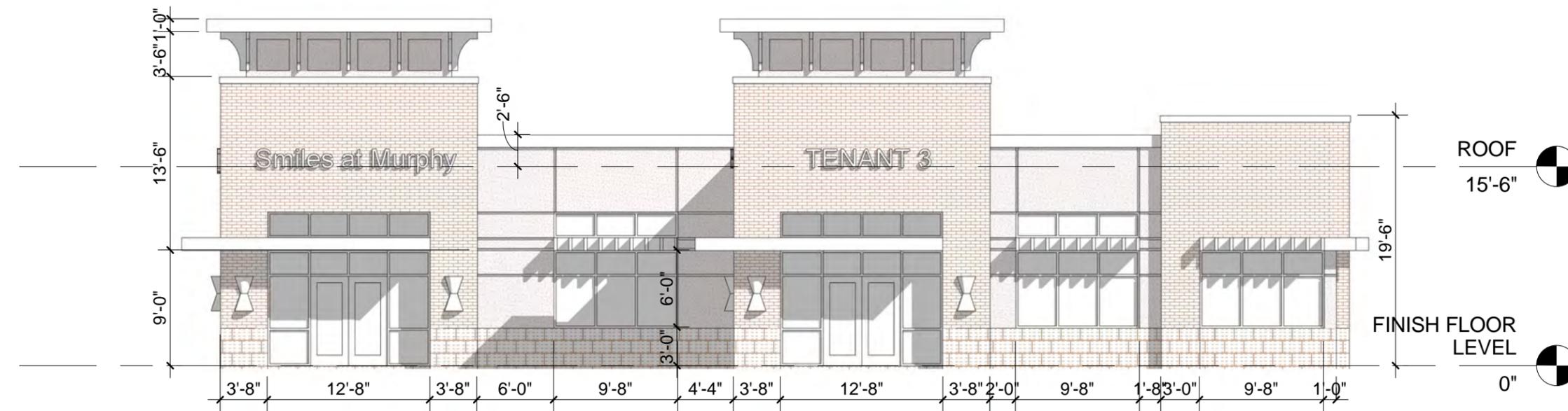


A. L. Post, Inc.
11301 Decimal Drive
Louisville, KY 40299
tel. 502.266.5060



1	WEST ELEVATION
A2.1	1" = 10'-0"

Date: 07-08-2016
Drawn by: **A.S.**
Checked by: **L.P.**



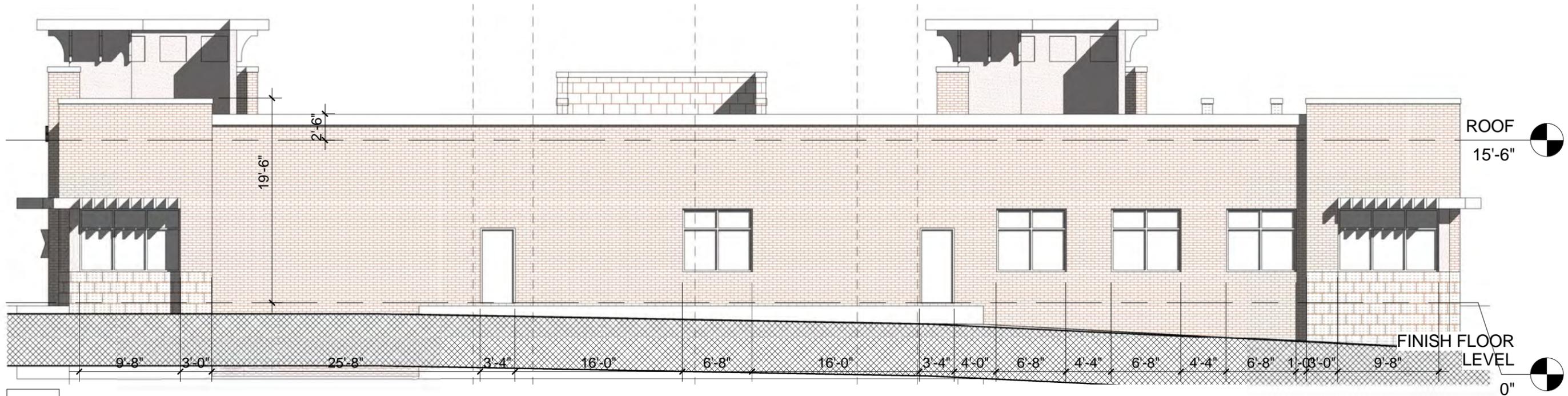
2	SOUTH ELEVATION
A2.1	1" = 10'-0"

Smiles at Murphy
MURPHY, TX

A2.1

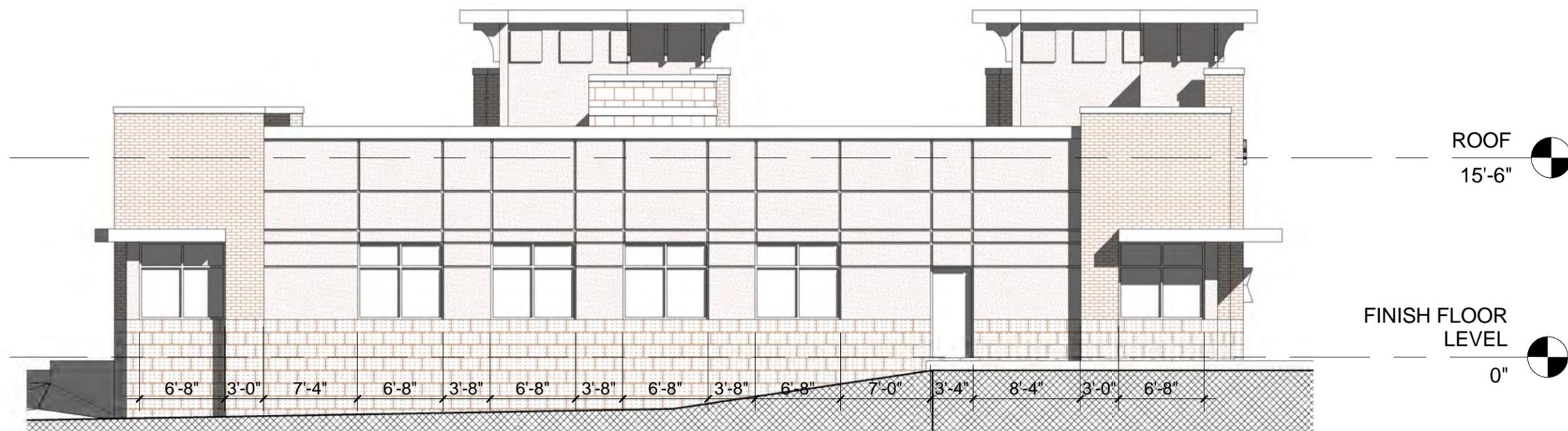


A. L. Post, Inc.
 11301 Decimal Drive
 Louisville, KY 40299
 tel. 502.266.5060



3 EAST ELEVATION
 A2.2 1" = 10'-0"

Date: 07-08-2016
 Drawn by: **A.S.**
 Checked by: **L.P.**



4 NORTH ELEVATION
 A2.2 1" = 10'-0"

Smiles at Murphy
 MURPHY, TX

A2.2

Attachment 5 - Building Elevations



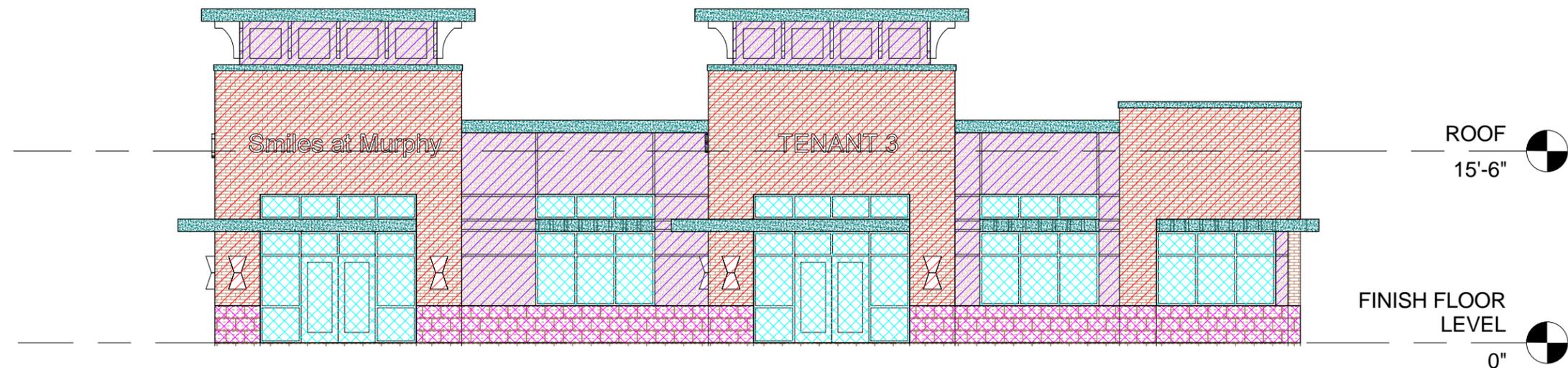
A. L. Post, Inc.
 11301 Decimal Drive
 Louisville, KY 40299
 tel. 502.266.5060

FINSHES		
BRICK	644 SF	22.47%
STONE	318 SF	11.10%
STONE SMOOTH	256 SF	8.93%
STUCCO	699 SF	24.39%
CONCRETE	259 SF	9.04%
GLASS	690 SF	24.08%
TOTAL	2866 SF	



1 WEST ELEVATION
 A2.3 3/32" = 1'-0"

FINSHES		
BRICK	678 SF	34.95%
STONE	188 SF	9.69%
STUCCO	407 SF	20.98%
CONCRETE	176 SF	9.07%
GLASS	491 SF	25.31%
TOTAL	1940 SF	



2 SOUTH ELEVATION
 A2.3 3/32" = 1'-0"

Date: 07-08-2016
 Drawn by: **A.S.**
 Checked by: **L.P.**

Smiles at Murphy
 MURPHY, TX

A2.3

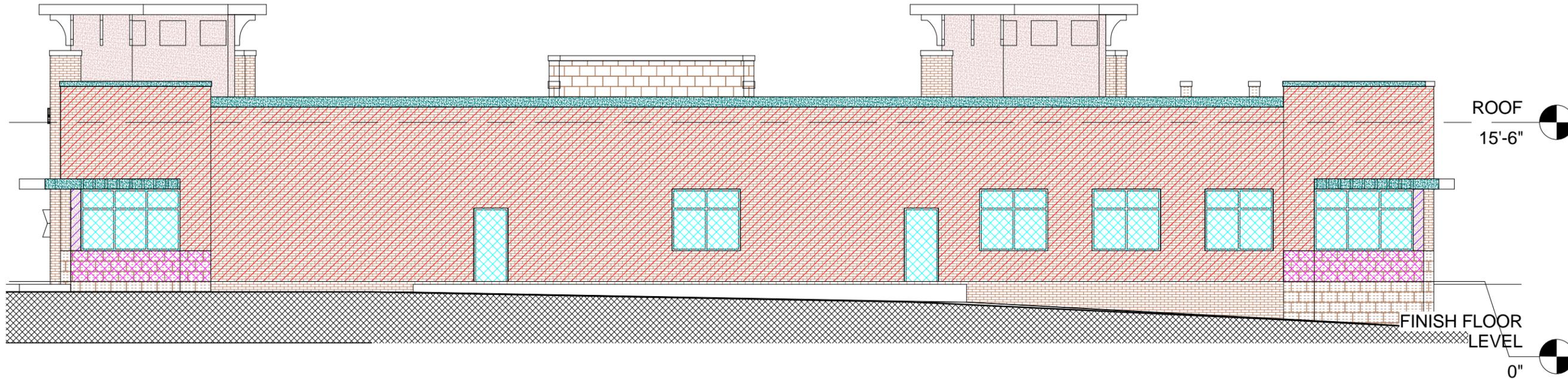
Attachment 5 - Building Elevations

Agenda Item 7.A.

FINISHES		
BRICK	877 SF	76.93%
STONE	82 SF	3.36%
STUCCO	12 SF	0.49%
CONCRETE	145 SF	5.94%
GLASS	324 SF	13.28%
TOTAL	2440 SF	

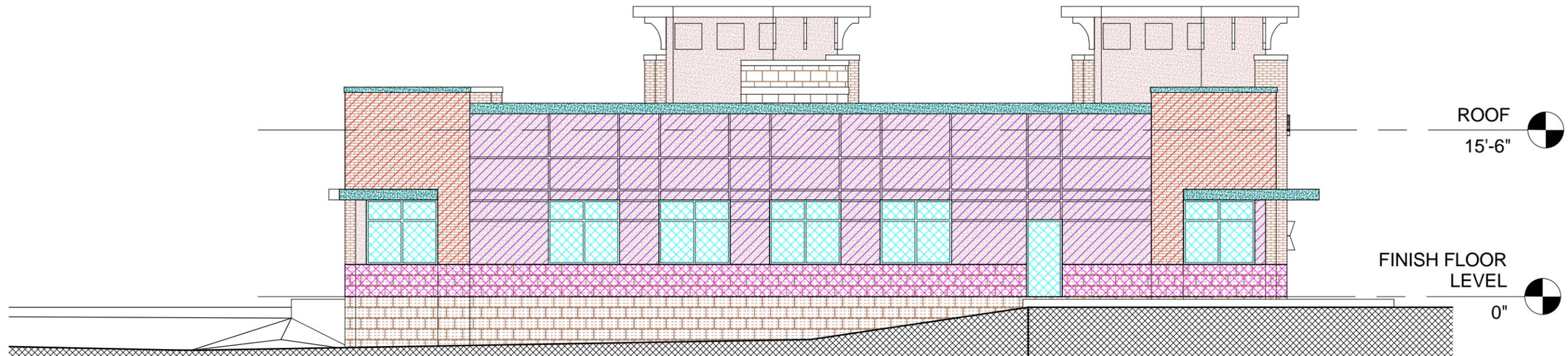


A. L. Post, Inc.
 11301 Decimal Drive
 Louisville, KY 40299
 tel. 502.266.5060



3 EAST ELEVATION
 A2.4 3/32" = 1'-0"

FINISHES		
BRICK	252 SF	15.85%
STONE	254 SF	15.97%
STUCCO	723 SF	45.47%
CONCRETE	97 SF	6.10%
GLASS	264 SF	16.60%
TOTAL	1590 SF	



4 NORTH ELEVATION
 A2.4 3/32" = 1'-0"

Date: 07-08-2016
 Drawn by: **A.S.**
 Checked by: **L.P.**

Smiles at Murphy

MURPHY, TX

A2.4



A. L. Post, Inc.
 11301 Decimal Drive
 Louisville, KY 40299
 tel. 502.266.5060



1	WEST ELEVATION
C1.5	1" = 10'-0"



2	SOUTH ELEVATION
C1.5	1" = 10'-0"

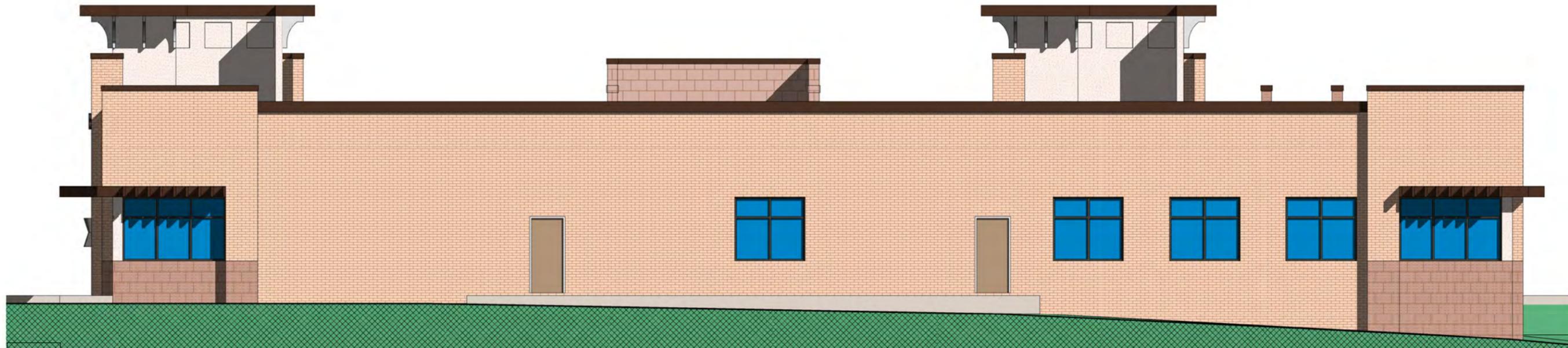
Date: 07-08-2016
 Drawn by: **A.S.**
 Checked by: **L.P.**

Smiles at Murphy
 MURPHY, TX

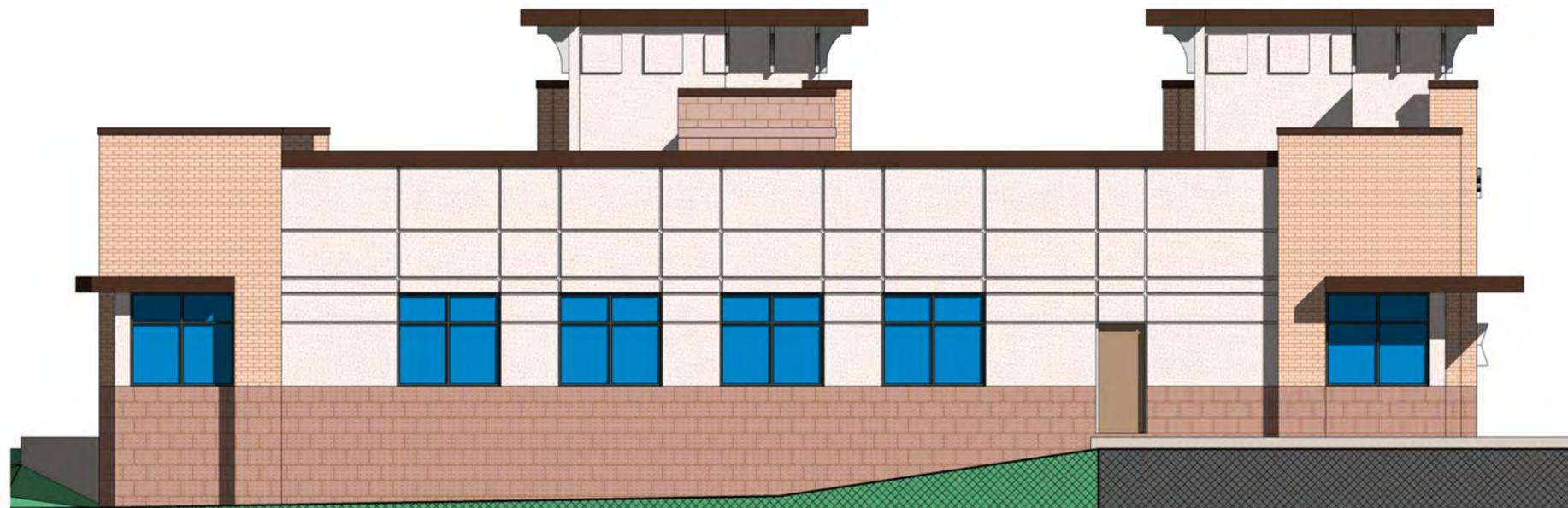
C1.5



A. L. Post, Inc.
 11301 Decimal Drive
 Louisville, KY 40299
 tel. 502.266.5060



3	EAST ELEVATION
C1.6	1" = 10'-0"



4	NORTH ELEVATION
C1.6	1" = 10'-0"

Date:	07-08-2016
Drawn by:	A.S.
Checked by:	L.P.

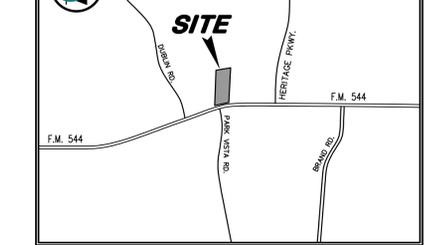
Smiles at Murphy

MURPHY, TX

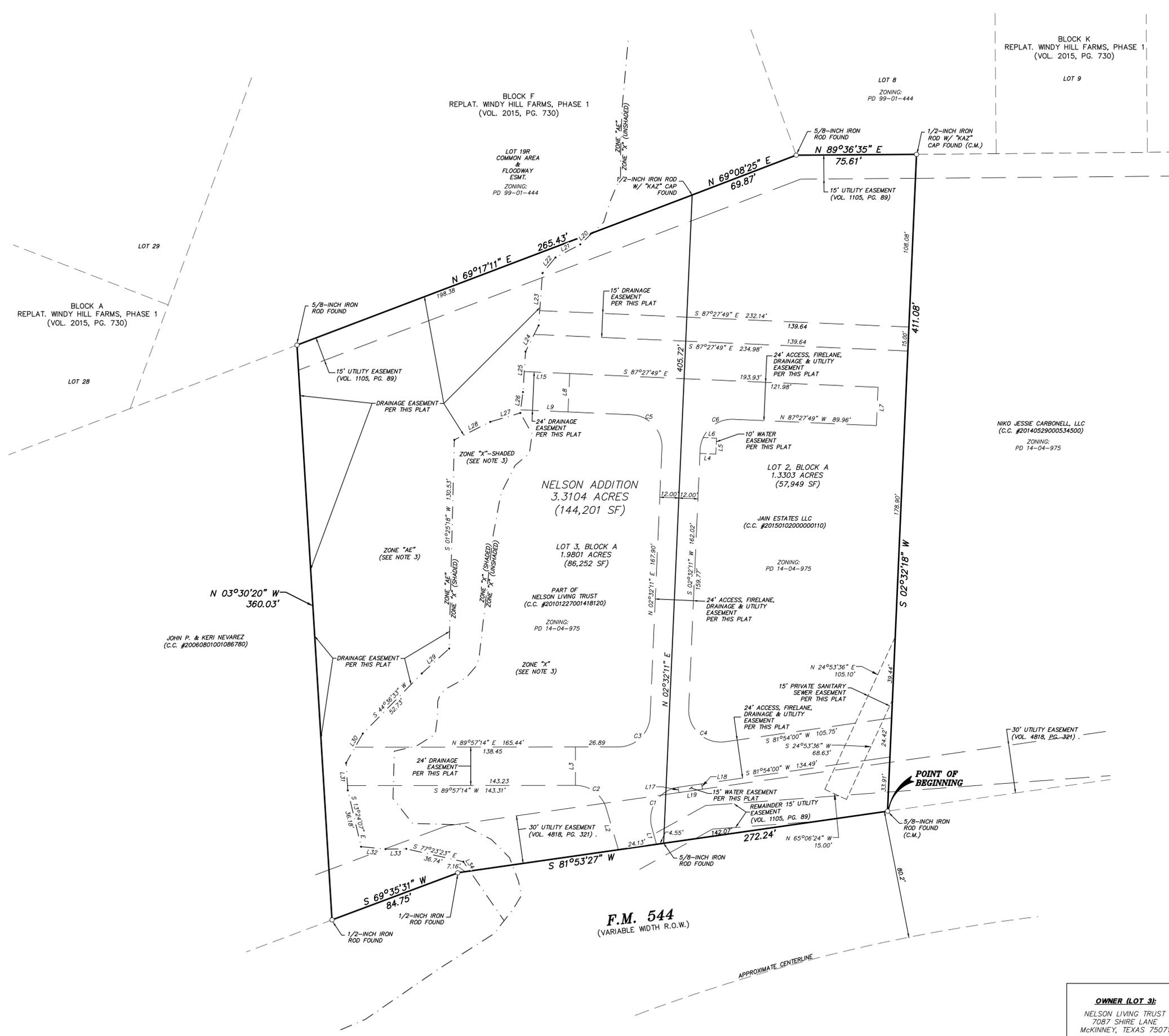
C1.6

Attachment 6 - Construction Plat

Agenda Item 7.A.



VICINITY MAP
NOT TO SCALE



LINE #	DIRECTION	LENGTH
L1	N 15°43'31" W	10.80'
L2	N 16°32'19" W	27.01'
L3	N 00°02'46" W	24.00'
L4	N 87°27'49" W	10.00'
L5	S 02°32'11" W	10.00'
L6	N 87°27'49" W	8.44'
L7	S 02°32'11" W	24.00'
L8	N 02°32'11" E	24.00'
L9	S 87°27'49" E	29.72'
L15	S 87°27'49" E	28.55'
L17	S 09°30'53" E	3.35'
L18	S 09°30'53" E	3.35'
L19	N 81°53'27" E	15.00'
L20	S 46°37'46" W	10.47'
L21	N 62°17'50" E	17.56'
L22	N 39°47'36" E	12.76'
L23	N 04°16'42" E	32.79'
L24	N 26°39'57" E	18.28'
L25	N 03°39'13" E	25.38'
L26	N 07°13'27" E	13.18'

LINE #	DIRECTION	LENGTH
L27	S 73°38'52" W	19.73'
L28	S 63°27'07" W	25.20'
L29	S 47°50'12" W	23.17'
L30	S 29°45'04" W	21.19'
L31	S 03°29'31" E	17.21'
L32	S 84°31'36" E	15.37'
L33	N 89°31'33" E	13.04'
L34	S 34°43'09" E	7.07'

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	97°37'31"	20.00'	34.08'	22.86'	S 33°05'15" W	30.10'
C2	73°30'27"	20.00'	25.66'	14.94'	N 53°17'33" W	23.94'
C3	87°11'32"	20.00'	30.44'	19.04'	N 46°07'57" E	27.58'
C4	100°38'10"	20.00'	35.13'	24.11'	S 47°46'55" E	30.78'
C5	90°00'00"	20.00'	31.42'	20.00'	N 42°27'49" W	28.28'
C6	90°00'00"	20.00'	31.42'	20.00'	S 47°32'11" W	28.28'

NOTES:

- Bearing system for this survey is based on grid North State Plane Coordinates of the Texas Coordinate System NAD83 (CORS96) Texas North Central Zone (4202), NAVD88.
- 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.
- The subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas Community Panel Number 48085C0395J, Dated: June 2, 2009. All of the subject property is indicated to be in Zone "X" and Zone "AE" on said map. Relevant zones are defined on said map as follows:

- Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
- Zone "X" (shaded) - Other Flood Areas: Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- Zone "AE" - Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% Annual Chance Flood: Base Flood Elevations determined.

This flood statement regarding flooding does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

- (C.M.) - Controlling Monument.

CONSTRUCTION PLAT
NELSON ADDITION
LOT 2 & 3, BLOCK A
AN ADDITION TO THE CITY OF MURPHY, TEXAS
AND BEING OUT OF THE
M. SCOTT SURVEY, ABSTRACT No. 859
COLLIN COUNTY, TEXAS
SHEET 1 OF 2

OWNER (LOT 3):
NELSON LIVING TRUST
7087 SHIRE LANE
MCKINNEY, TEXAS 75071

OWNER (LOT 2):
JAIN ESTATES, LLC
1331 Twin Knoll Drive
Murphy, Texas 75094
(201) 970-6273

PPOGUE
ENGINEERING & DEVELOPMENT COMPANY, INC.
a division of **Westwood**

PREPARED 05-04-2016
SURVEYED 04-20-2016
SCALE: 1" = 30'
W NUMBER R0008645.00
DRAWN BY: RLG
CHECKED BY: AWS

ANSAHL/BSJ/SV 08/27/2016 11:46AM
 TO WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING 2016. ALL RIGHTS RESERVED. THE ENGINEERING DESIGN, DETAIL AND ENGINEERING DRAWINGS FOR THIS PROJECT AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING. NO REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING.

Attachment 6 - Construction Plat

Agenda Item 7.A.

STATE OF TEXAS ~

COUNTY OF COLLIN ~

WHEREAS, Jain Estates LLC and Nelson Living Trust are the owners of a 3.3104 acre tract of land situated in the M. Scott Survey, Abstract No. 859, Collin County, Texas; said tract being all of that certain tract of land described in Warranty Deed to Jain Estates LLC recorded in County Clerk's File No. 20150102000000110 of the Deed Records of Collin County, Texas and part of that certain tract of land described in Warranty Deed to Nelson Living Trust recorded in County Clerk's File No. 20101227001418120 of the said Deed Records; said 3.3104 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod found in the northerly right-of-way line of F. M. 544 (a variable width right-of-way); said point being the southeast corner of said Jain Estates tract and the southwest corner of that certain tract of land described in Warranty Deed with Vendor's Lien to Niko Jessie Carbonell, LLC recorded in County Clerk's File No. 20140529000534500 of the said Deed Records;

THENCE, along the said northerly line of F.M. 544, the following two (2) calls:

South 81 degrees, 53 minutes, 27 seconds West, at a distance of 142.07 feet passing a 5/8-inch iron rod found at the southwest corner of said Jain Estates tract, continuing in all a total distance of 272.24 feet to a 1/2-inch iron rod found at an angle point;

South 69 degrees, 35 minutes, 31 seconds West, a distance of 84.75 feet to a 1/2-inch iron rod found for corner in the east line of that certain tract of land described in Quitclaim Deed to John Paul and Keri Nevarez recorded in County Clerk's File No. 20060801001086780 of the said Deed Records;

THENCE, North 03 degrees, 30 minutes, 20 seconds West, departing the said northerly line of F.M. 544, a distance of 360.03 feet to a 5/8-inch iron rod found for corner in the southeasterly line of Lot 19R, Block F, Replat, Windy Hill Farms, Phase 1, an addition to the City of Murphy, Texas according to the plat recorded in Volume 2015, Page 730 of the Plat Records of Collin County, Texas;

THENCE, North 69 degrees, 17 minutes, 11 seconds East, along the said southeasterly line of Lot 19R, Block F, a distance of 265.43 feet to a 1/2-inch iron rod with "KAZ" cap found at an angle point; said point also being the northwest corner of said Jain Estates tract;

THENCE, North 69 degrees, 08 minutes, 25 seconds East, continuing along the said southeasterly line of Lot 19R, Block F and along the northwest line of said Jain Estates tract, a distance of 69.87 feet to a 5/8-inch iron rod found for corner; said point also being the southeast corner of said Lot 19R, Block F and the southwest corner of Lot 8, Block K of said Replat, Windy Hill Farms, Phase 1;

THENCE, North 89 degrees, 36 minutes, 35 seconds East, along the north line of said Jain Estates tract and the south line of said Lot 8, Block K, a distance of 75.61 feet to a 1/2-inch iron rod with "KAZ" cap found for corner; said point also being the northeast of said Jain Estates tract and the northwest corner of said Niko Jessie Carbonell tract;

THENCE, South 02 degrees, 32 minutes, 18 seconds West, departing the said north line of Jain Estates tract and said south line of Lot 8, Block F and along the common line between said Jain Estates tract and said Niko Jessie Carbonell tract, a distance of 411.08 feet to the POINT OF BEGINNING;

CONTAINING, 144,201 square feet or 3.3104 acres of land, more or less.
SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Roman L. Groysman, 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.

PRELIMINARY

RELEASED 08/29/16 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Roman L. Groysman,
Registered Professional Land Surveyor
No. 5864



STATE OF TEXAS ~

COUNTY OF COLLIN ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Roman L. Groysman, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at Collin County, Texas, this _____ day of _____, 2016.

Notary Public in and for the State of Texas.

STATE OF TEXAS ~

COUNTY OF COLLIN ~

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Jain Estates LLC, and Nelson Living Trust acting herein by and through their duly authorized officer(s), does hereby adopt this plat designating the herein above described property as JAIN ADDITION, BLOCK A, LOT 1, 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 Jain Estates LLC, and Nelson Living Trust 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 he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking or Standing." The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use. That Jain Estates LLC, does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for fire department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Murphy, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises

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: _____

BY: _____

Printed name and title

Printed name and title

STATE OF TEXAS

COUNTY OF _____

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

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

Notary Public in and for the State of Texas

My commission expires on:

STATE OF TEXAS

COUNTY OF _____

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

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

Notary Public in and for the State of Texas

My commission expires on:

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

Signature of Chairperson Date of Recommendation

APPROVED BY: City Council
City of Murphy, Texas

Signature of Mayor Date of Approval

ATTEST: City Secretary Date

CONSTRUCTION PLAT
NELSON ADDITION
LOT S 2 & 3, BLOCK A
AN ADDITION TO THE CITY OF MURPHY, TEXAS
AND BEING OUT OF THE
M. SCOTT SURVEY, ABSTRACT No. 859
COLLIN COUNTY, TEXAS
SHEET 2 OF 2

OWNER (LOT 3): NELSON LIVING TRUST 1331 TWIN KNOLL DRIVE MCKINNEY, TEXAS 75071	OWNER (LOT 2): JAIN ESTATES, LLC 1331 TWIN KNOLL DRIVE MURPHY, TEXAS 75094 (201) 970-6273	PPGUE ENGINEERING & DEVELOPMENT COMPANY, INC. a division of Westwood 1512 BRAY CENTRAL DRIVE SUITE 100 MCKINNEY, TEXAS 75069 TX BOARD PROF. ENGINEERS, CERT. #11756; TX BOARD PROF. LAND SURVEYING, CERT. 1007430 (214) 437-4640 PHONE (888) 937-5150 TOLL FREE WWW.WESTWOODPS.COM	PREPARED 05-04-2016 SURVEYED 04-20-2016 SCALE: 1" = 30' W NUMBER R0008645.00 DRAWN BY: RLG CHECKED BY: AWS
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ANSWER/REVISION 08/29/2016 11:47AM
TO WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING 2016. ALL RIGHTS RESERVED. THE ENGINEERING DESIGN, DETAIL AND ENGINEERING DRAWINGS FOR THIS PROJECT AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING. NO REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING.

ORDINANCE 09-02-785

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MURPHY, COLLIN COUNTY, TEXAS, AMENDING ITS COMPREHENSIVE ZONING ORDINANCE AND MAP, CHAPTER 86 OF THE CITY OF MURPHY CODE OF ORDINANCES BY CHANGING THE ZONING CLASSIFICATION ON APPROXIMATELY 6.43 ACRES OUT OF THE MARY SCOTT SURVEY, ABSTRACT NO. 859, LOCATED IN THE CITY OF MURPHY, COLLIN COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR ALL PURPOSES, FROM SF-20 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO PD (PLANNED DEVELOPMENT) DISTRICT FOR OFFICE USES WITH CONDITIONS HERETO DESCRIBED AS EXHIBIT "B"; PROVIDING A SEVERABILITY CLAUSE, PROVIDING A PENALTY CLAUSE, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Murphy and the City Council of the City of Murphy, in compliance with the laws of the State of Texas, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested, and the City Council of the City of Murphy is of the opinion and finds that said changes should be granted and that the Comprehensive Zoning Ordinance should be amended;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MURPHY, TEXAS, AS FOLLOWS:

Section 1. That the Comprehensive Zoning Ordinance and Map of the City of Murphy, Texas, be, and the same are hereby, amended so as to grant a Planned Development District for Office Uses for the property described as 6.43 acres, more or less, in the Mary Scott Survey, Abstract No. 859, in the City of Murphy, Collin County, Texas, and more particularly described in Exhibit "A" attached hereto and made part hereof for all purposes.

Section 2. That the development standards for this Planned Development District are attached hereto as Exhibit "B", and the same are hereby approved for said Planned Development District as required by Section 86-603, of the City of Murphy, Texas Code of Ordinances.

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

Section 4. If any word, section, article, phrase, paragraph, sentence, clause or portion of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect, for any reason, the validity of the remaining portions of the Comprehensive Zoning Ordinance, Chapter 86 of the City of Murphy Code of Ordinances, and the remaining portions shall remain in full force and effect.

Section 5. Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction, in the municipal court of the City of Murphy, Texas, shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense, and each and every day any such violation shall continue shall be deemed to constitute a separate offense.

Section 6. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

PASSED, APPROVED AND ADOPTED this the 16th day of February 2009.



Bret M. Baldwin, Mayor
City of Murphy

ATTEST:



Aimee Nemer, City Secretary
City of Murphy

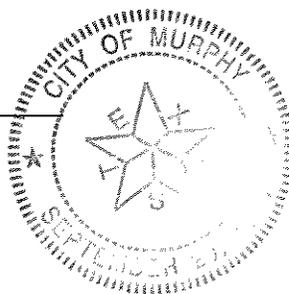


EXHIBIT A

Legal Description

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

EXHIBIT B**ZONING FILE NO. 2009-02****FM 544****Between Dublin Road and Heritage Parkway****PLANNED DEVELOPMENT CONDITIONS**

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

EXHIBIT B

Planned Development Conditions
Zoning File 2009-02
Page 2

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

ORDINANCE NO. 14-04-975

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

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

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

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

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

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

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

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

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

Section 4. **Severability Clause.**

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

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

Section 5. Cumulative/Repealer Clause.

This ordinance shall be cumulative of all provisions of State or Federal law and other ordinances of the City of Murphy, Texas, whether codified or uncodified, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed to the extent of such conflict.

Section 6. Penalty Clause.

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

Section 7. Savings Clause.

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

Section 8. Effective Date.

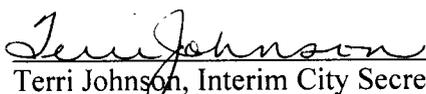
This ordinance shall become effective immediately upon its passage and publication as required by law.

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



Eric Barna, Mayor
City of Murphy

ATTEST:


Terri Johnson, Interim City Secretary
City of Murphy

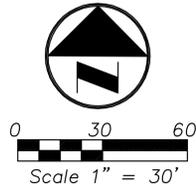
APPROVED AS TO FORM:

Wm. Andrew Messer, City Attorney



Attachment 7 - Planned Development

Agenda Item 7.A.



WIND HILL FARMS #1
(CAB. M. PG. 601)
BLOCK F
LOT 19R

S.89°36'27"E. 75.47'

EX. 15' UTIL. ESMT. (VOL. 1105, PG. 89)

186.68'

265.43'

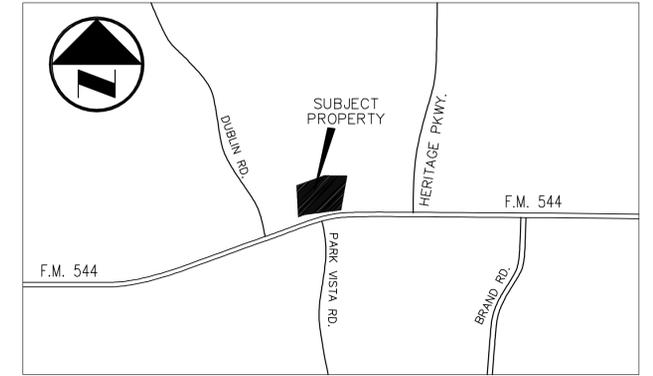
N.70°04'51"E.

335.16'

100' SETBACK FROM TOP OF CREEK BANK.

HEAVY LANDSCAPING BETWEEN BUILDING & NORTH PROPERTY LINE

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



VICINITY MAP
(NTS)

SITE DATA SUMMARY		
ITEM	LOT 2	LOT 3
ZONING:	PD-14-04-975 (Office)	PD-14-04-975 (Office)
PROPOSED USE:	MEDICAL OFFICE	MEDICAL OFFICE
TOTAL LOT AREA:	1.33 AC.	1.60 AC.
TOTAL BUILDING AREA:	7,820 S.F.	5,500 S.F.
BUILDING HEIGHT:	28'-0" (1-STORY)	28'-0" (1-STORY)
LOT COVERAGE:	13.5%	7.9%
PROPOSED FAR:	0.13	0.08
PARKING REQUIRED:	40 SPACES	28 SPACES
GENERAL OFFICE:	0 SPACES	0 SPACES
MEDICAL OFFICE (1/200):	40 SPACES	28 SPACES
PARKING PROVIDED:	44 SPACES	34 SPACES
HANDICAP PARKING REQUIRED:	2 SPACES	2 SPACES
HANDICAP PARKING PROVIDED:	2 SPACES	2 SPACES

APPROXIMATE LOCATION OF THE 100-YEAR FLOODPLAIN AS SCALED FROM THE FEMA MAP PANEL 48085C0395J, EFFECTIVE DATE OF JUNE 2, 2009.

NELSON LIVING TRUST
(CC # 20101227001418120)
VACANT LAND

LOT 3
5500 S.F.
FUTURE BUILDING

7,820 S.F.
PROPOSED BUILDING

LOT 2

LOT 1
EXISTING BUILDING

N.02°47'06"W. 359.55'

100' SETBACK FROM TOP OF CREEK BANK.

PROP. 24' FIRELANE, ACCESS, UTILITY & DRAINAGE EASEMENT

S.82°44'26"W. 415.78'

S.70°17'08"W. 82.78'

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

ANSAMIELSON 04/05/2016 - 4:17PM
N:\0008645\00\DWG\CIVIL\0008645 CONCEPT PLAN.DWG
© WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING 2016. ALL RIGHTS RESERVED. THE ENGINEERING DESIGN, DETAIL AND ENGINEERING DRAWINGS FOR THIS PROJECT AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING. NO REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PERMITTED WITHOUT WRITING BY WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING.

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

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

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

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

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

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

SHEET NO.
CP-1

SMILES AT MURPHY OFFICE BUILDING

**City Council Meeting
October 4, 2016**

Issue

Hold a public hearing and consider and/or act on the application by Syed Hussain, President of First Crescent Enterprises, LLC, for owner Lisa Roberts, for a rezoning from Single Family 20 (SF-20) to Single Family 9 (SF-9) with a Planned Development (PD), which is the next item on the agenda.

Staff Resource/Department

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

Summary

The intent of this rezoning is to develop 24 to 33 lots in sizes ranging from 8,401 square feet to over 12,524 square feet with an average lot size of 9,249 square feet. The surrounding uses include the following:

- North – residential (SF-20)
- South – residential (SF-20)
- East – residential (SF-20)
- West – Murphy Road (State Highway 2551)

The current Comprehensive Plan Future Land Use Map designates this property as a Neighborhood Services land use.

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 five reply forms: two in objection and three in favor of the zoning change request were received in reference to this application.

This item is directly related to the following item (7C), which requests approval of a zoning change from SF-9 to Planned Development, Item 7C cannot be approved if this item is not approved.

This item was approved by a vote of 4 (in favor) to 3 (in opposition) at the September 26, 2016 Planning and Zoning meeting.

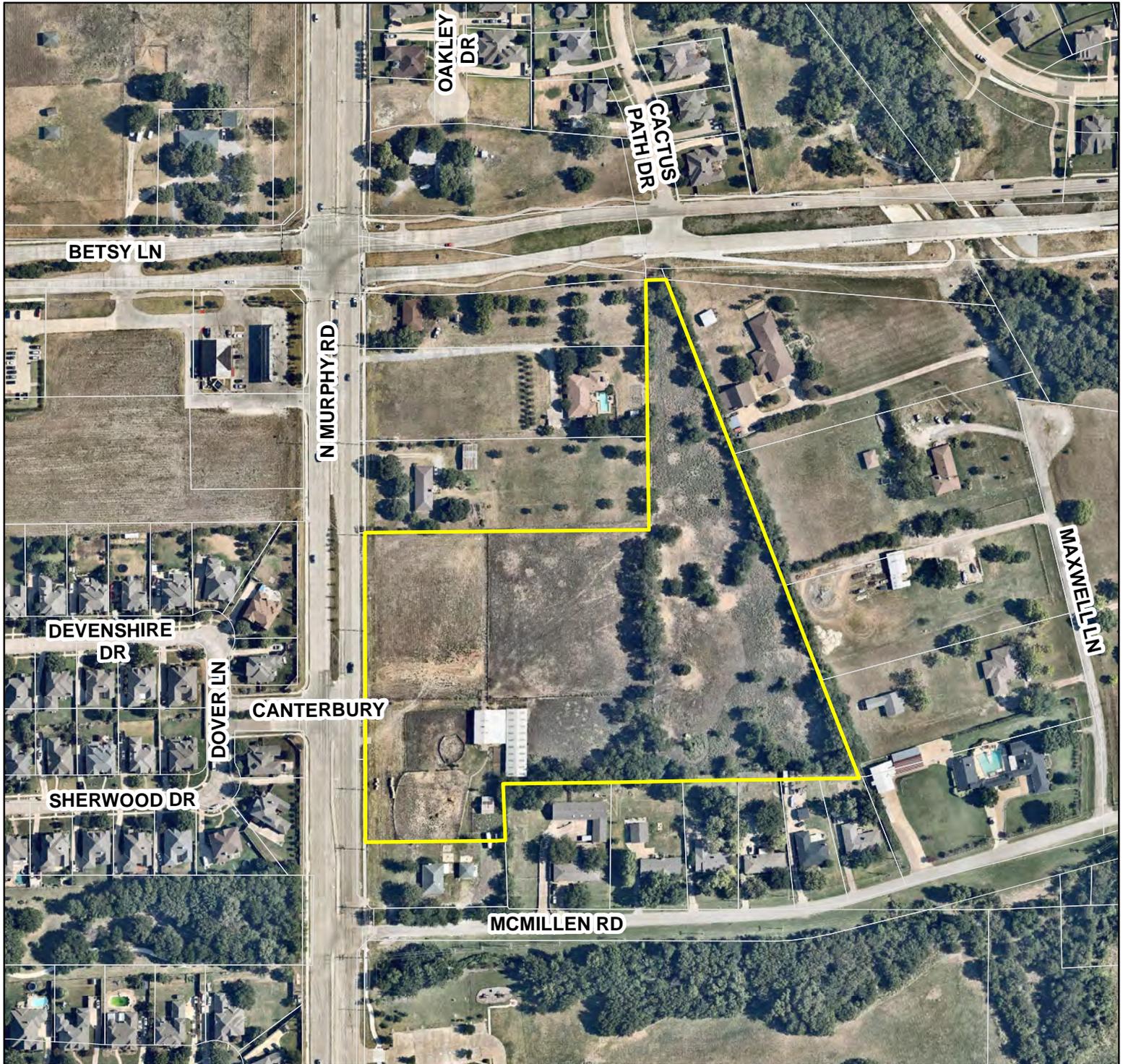
Staff Recommendation

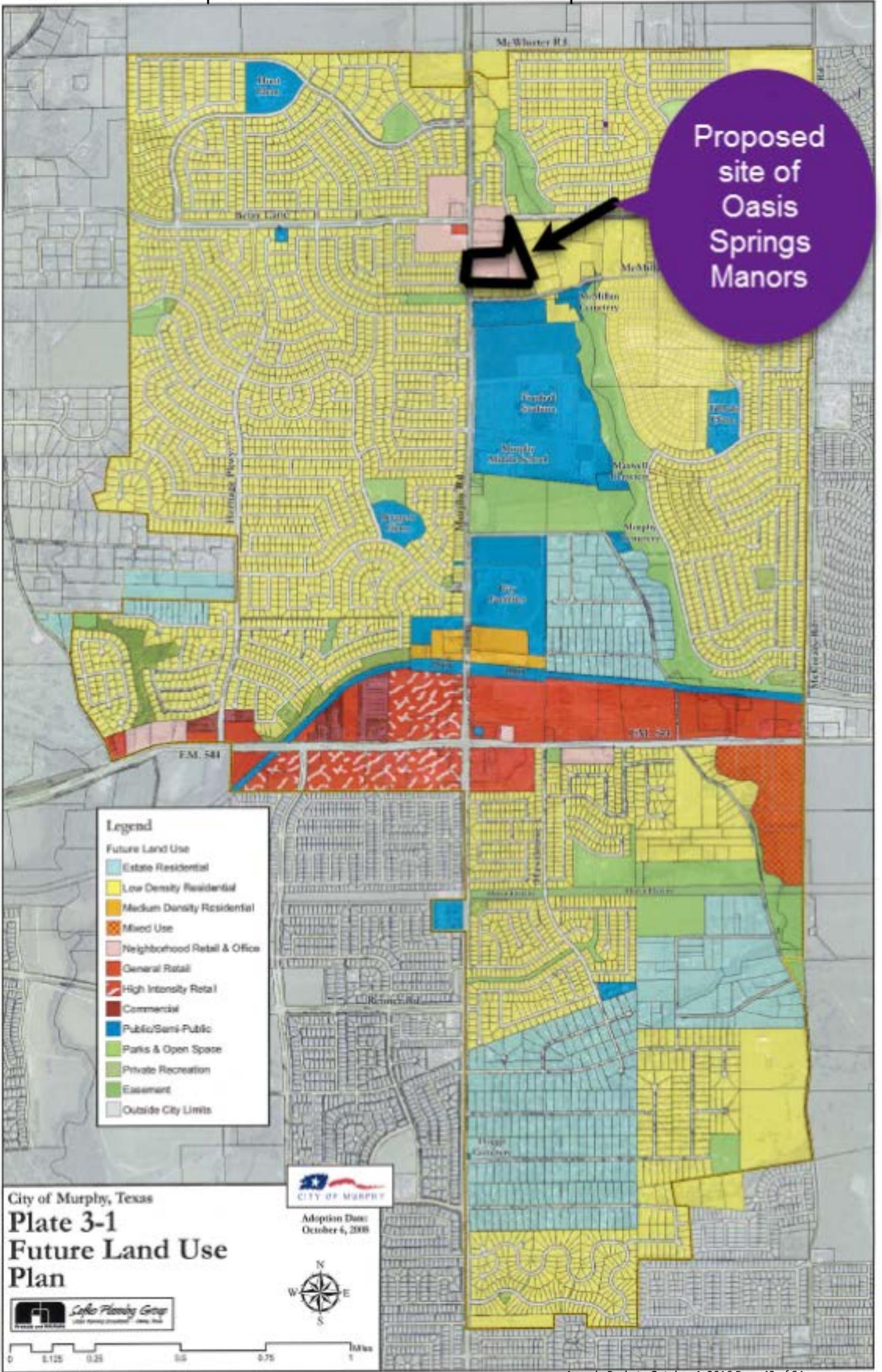
Staff recommends the rezoning from SF-20 to SF9 with a PD

Attachments

- 1) Aerial Photo of Proposed Project Site
- 2) Comprehensive Plan Future Land Use Map
- 3) Reply Forms

Southeast Corner of Betsy Lane and N Murphy Road Property





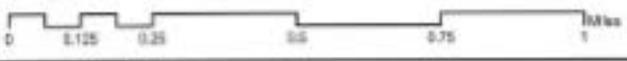
Proposed site of Oasis Springs Manors

- 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

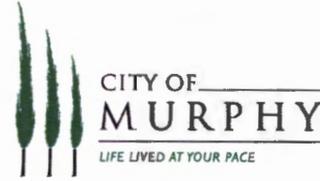


Adoption Date:
October 4, 2008



**Reply Form
2016-011 – Zoning Change (1 of 2)**

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



This letter is regarding the request of First Crescent Enterprises LLC, for approval of a zoning change from SF-20 (Single Family Residential-20) to SF-9 (Single Family Residential-9) located on 10.351 acres, having the legal description of Murphy Manors (CMR), Lot 2. This property is located north of McMillen at N Murphy Road.

X 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, September 26, 2016 at 6:00 p.m.** and by **City Council on Tuesday, October 4, 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.

Darwin W. Easley
Name (Please Print)

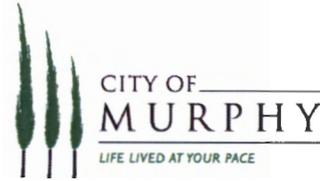
Darwin W. Easley
Signature

17 Maxwell Ln., Murphy Tx
Address

9-19-2016
Date

Reply Form 2016-011 – Zoning Change (1 of 2)

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



This letter is regarding the request of First Crescent Enterprises LLC, for approval of a zoning change from SF-20 (Single Family Residential-20) to SF-9 (Single Family Residential-9) located on 10.351 acres, having the legal description of Murphy Manors (CMR), Lot 2. This property is located north of McMillen at N Murphy Road.

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, September 26, 2016 at 6:00 p.m.** and by **City Council on Tuesday, October 4, 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.

(see attached sheet)

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

Charles Thorpe
Name (Please Print)

CHARLES THORPE
Signature

920 N. MURPHY RD
Address

09/22/2016
Date

Requests Regarding the Oasis Springs Manors Development

Charles Thorpe @ 920 N Murphy Rd

1. For the proposed HOA maintained fence boarding the south and east sides of the property at 920 N Murphy Rd we would prefer that the fence be no higher than the 6 feet minimum (the developer has informally told me this would be acceptable). The lower height will be less offensive and less expensive to build; in addition to being more stable in terms of leaning caused by wet ground and/or wind. We assume that this fence will require the removing of several trees growing on the east side of our property line.

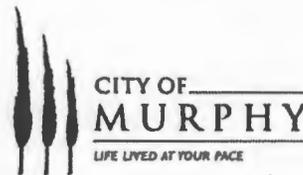
2. Experience shows that wood fences weather and become unsightly after a few years. In order to slow down this process, we request that the bottom of the wood be kept 3 inches above the ground. This will allow weed eating maintenance to be performed without scaring the wood; and will allow the bottom of the fence to dry faster after a rain. In order to insure that the fence maintains this 3 inch clearance, we request that the metal supporting posts be buried in concrete fill to a minimum depth of 30 inches. We request that these specifications be included in the ordinance.

3. In addition, the concept plan indicates a landscaping area between the fence and the road way. How wide is this landscaping area? We feel that careful consideration and thought should be given to what types of plants will be used in this area. We suggest using smaller plants that will not grow up and scrap the wood on the fence, or at least use plants that can be easily trimmed to prevent them from scraping or stressing the wood on the fence. Adding this recommendation to the ordinance should help the fence to last longer.

4. The paragraph (2.06) dealing with fences seems to leave some unanswered questions. Most of the paragraphs seem to deal primarily with fences on the lots where houses are built; but then ends with a requirement that a masonry column be installed in the fence line every 200 ft. Since some of the lots back up to existing properties that already have fences (especially in block C), is the developer going to negotiate with the existing property owners to allow all existing fences to be placed with one common wood fence, so that the masonry columns can be appropriately installed by the developer? Will each property owner be required to pay for his portion of the fence, or will he only be required to maintain it? Regardless of the answer to these questions, we strongly request that the recommendations made in paragraphs 1. thru 3. above be incorporated into ordinance paragraph 2.06 for all the fencing bordering the 920 N Murphy property, and suggest it also be applied to all peripheral wooden fencing.

**Reply Form
2016-011 – Zoning Change (1 of 2)**

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



This letter is regarding the request of First Crescent Enterprises LLC, for approval of a zoning change from SF-20 (Single Family Residential-20) to SF-9 (Single Family Residential-9) located on 10.351 acres, having the legal description of Murphy Manors (CMR), Lot 2. This property is located north of McMillen at N Murphy Road.

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, September 26, 2016 at 6:00 p.m.** and by **City Council on Tuesday, October 4, 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.

Due to the smaller lot sizes and more homes backing our property, we would like to see a stone or brick wall, or at very least an 8 ft board on board fence, between new development and older homes built in the '70's.

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

Jon & Lisa Hutchinson
Name (Please Print)

Signature

109/105 McMillen
Address

9/26/16
Date

**Reply Form
2016-011 – Zoning Change (1 of 2)**

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



This letter is regarding the request of First Crescent Enterprises LLC, for approval of a zoning change from SF-20 (Single Family Residential-20) to SF-9 (Single Family Residential-9) located on 10.351 acres, having the legal description of Murphy Manors (CMR), Lot 2. This property is located north of McMillen at N Murphy Road.

 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, September 26, 2016 at 6:00 p.m.** and by **City Council on Tuesday, October 4, 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.

 Jacqueline Permenter
Name (Please Print)

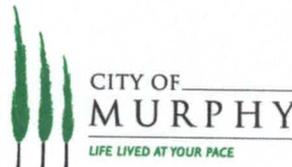
 Jacqueline Permenter
Signature

 1070 N. Murphy Rd.
Address

 9-22-16
Date

**Reply Form
2016-011 – Zoning Change (1 of 2)**

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



This letter is regarding the request of First Crescent Enterprises LLC, for approval of a zoning change from SF-20 (Single Family Residential-20) to SF-9 (Single Family Residential-9) located on 10.351 acres, having the legal description of Murphy Manors (CMR), Lot 2. This property is located north of McMillen at N Murphy Road.

_____ 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, September 26, 2016 at 6:00 p.m.** and by **City Council on Tuesday, October 4, 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.

Opposed due to the 15' drain easement, that will cause our property and several others to flood - drainage needs to be re-engineered.

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

Dennis Courns
Name (Please Print)

[Signature]
Signature

19 Maxwell Lane
Address

9-20-16
Date

City Council
October 4, 2016

Issue

Hold a public hearing and consider and/or act on the application by Syed Hussain, President of First Crescent Enterprises, LLC, for owner Lisa Roberts, to request approval of Ordinance Number 16-09-1023 for a zoning change from SF9 to a Planned Development located on 10.351 acres, having the legal description of Murphy Manors (CMR), Lot 2.

Staff Resource/Department

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

Summary

This property is located north of McMillen at N Murphy Road. The intent of this rezoning is to develop 24 to 33 lots in sizes ranging from 8,401 square feet to over 12,524 square feet with an average lot size of 9,249 square feet. The surrounding uses include the following:

- North – residential (SF-20)
- South – residential (SF-20)
- East – residential (SF-20)
- West – Murphy Road (State Highway 2551)

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 four reply forms: four in objection and four in favor of the zoning change request were received in reference to this application.

This item is directly related to Item 7B. This item cannot be approved if Item 7B was not approved that requested zoning change from SF-20 (Single Family – 20) to SF-9 (Single Family 9).

The current Comprehensive Plan Future Land Use Map designates this property as a Neighborhood Services land use. A residential PD for Murphy Manors on this property was approved by council in 2014.

This item was approved by a vote of 4 (in favor) to 3 (in opposition) at the September 26, 2016 Planning and Zoning meeting.

Staff Recommendation

Staff recommends approval of this Planned Development.

Attachments

- 1) Ordinance 16-09-1023 with Exhibits A, B, and C
- 2) Aerial Photo of Proposed Project Site
- 3) Concept Plan
- 4) Comprehensive Plan Future Land Use Map
- 5) Reply Forms

ORDINANCE NO. 16-10-1023

AN ORDINANCE OF THE CITY OF MURPHY, COLLIN COUNTY, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP, CHAPTER 30 OF THE CITY OF MURPHY CODE OF ORDINANCES, AS AMENDED, BY CHANGING THE ZONING CLASSIFICATION ON APPROXIMATELY 10 ACRES OF LAND LOCATED AT 900 NORTH MURPHY ROAD, MURPHY MANORS ADDITION, LOT 2 IN THE CITY OF MURPHY, COLLIN COUNTY, TEXAS, FROM SINGLE FAMILY RESIDENTIAL-20 (SF-20) TO PLANNED DEVELOPMENT DISTRICT FOR SINGLE FAMILY RESIDENTIAL-9 (SF-9) USES WITH A MINIMUM LOT SIZE OF 8400 SQUARE FEET FOR SINGLE RESIDENTIAL LOT AND MINIMUM LOT SIZE OF 16800 SQUARE FEET FOR TWO RESIDENTIAL LOTS COMBINED INTO A SINGLE RESIDENTIAL LOT AND ADDITIONAL DEVELOPMENT STANDARDS; PROVIDING A CUMULATIVE/ REPEALER CLAUSE, A SEVERABILITY CLAUSE, A PENALTY CLAUSE, A SAVINGS CLAUSE, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the landowners of approximately 10 acres of land located at 900 North Murphy Road, Murphy Manors Addition Lot 2 in the City of Murphy, Collin County, Texas, have requested a change in the zoning for the property described in this ordinance from Single Family Residential-20 (SF-20) to PD (Planned Development) District for Single Family Residential-9 (SF-9) uses with a minimum lot size of 8400 square feet for single residential lot and minimum lot size of 16800 square feet for two residential lots combined into a single residential lot and additional development standards consistent with the Comprehensive Plan; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Murphy, in compliance with the laws of the State of Texas, have given the requisite notices by publication and otherwise, and have held due hearings and afforded full and fair hearings to all property owners generally and to all persons interested in this regard; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Murphy, in considering the application for a change in zoning of the property to a planned development district, have determined that the proposed use and development is consistent and compatible with the goals and objectives of the City of Murphy and is in the best interest of the health, safety, morals and general welfare of the City of Murphy, and, accordingly, the City Council of the City of Murphy is of the opinion and finds that said zoning change is in the public interest and should be granted and that the Comprehensive Zoning Ordinance should be amended accordingly as set forth herein.

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

Section 1. That all of the above recitals are found to be true and correct and are incorporated into the body of this ordinance as if fully set forth herein.

Section 2. That the Comprehensive Zoning Ordinance and Map of the City of Murphy, Texas, be, and the same are hereby amended so as to change the zoning (designation) from Single Family Residential- 20 (SF-20) to PD (Planned Development) District for Single Family Residential-9 (SF-9) uses with a minimum lot size of 8400 square feet for single residential lot and minimum lot size of 16800 square feet for two residential lots combined into a single residential lot and additional development standards for the property, being an approximately 10.359 acre tract of land located at 900

N. Murphy Road, Murphy Manors Addition, Lot 2 in the City of Murphy, Collin County, Texas, and more particularly described in **Exhibit A**, attached hereto and incorporated herein by reference.

Section 3. That the Development Conditions and Standards for this planned development district are attached hereto as **Exhibit B** and incorporated herein by reference, and the same are hereby approved by the City Council for said planned development district as required by Section 30.04.033, of the City of Murphy, Texas, Code of Ordinances.

Section 4. That the concept plan for this planned development district is attached hereto as **Exhibit C**, and the same are hereby incorporated herein by reference and approved for said planned development district as required by Section 30.04.034, of the City of Murphy, Texas, Code of Ordinances.

Section 5. That Chapter 30 of the City of Murphy Code of Ordinances, as amended, shall be and remain in full force and effect save and except as amended by this ordinance, and that said property shall in all other respects be subject to all applicable regulations of the City of Murphy.

Section 6. Cumulative/Repealer Clause. This ordinance shall be cumulative of all provisions of state or federal law and all ordinances of the City of Murphy, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such other ordinances, in which event the conflicting provisions of such ordinances are hereby repealed to the extent of such conflict.

Section 7. Severability Clause. If any word, section, article, phrase, paragraph, sentence, clause or portion of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect for any reason, the validity of the remaining portions of this ordinance or the Comprehensive Zoning Ordinance, Chapter 30 of the City of Murphy Code of Ordinances, and the remaining portions shall remain in full force and effect.

Section 8. Penalty Clause. Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction, in the municipal court of the City of Murphy, Texas, shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense, and each and every day any such violation shall continue shall be deemed to constitute a separate offense.

Section 9. Effective Date. This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and City Charter in such cases provide.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Murphy, Texas, on this 4th day of October, 2016.

Eric Barna, Mayor
City of Murphy

ATTEST:

Susie Quinn, City Secretary

APPROVED AS TO FORM:

Wm. Andrew Messer, City Attorney

EXHIBIT B
Planned Development Requirements
OASIS SPRINGS MANORS

1.1 PLANNED DEVELOPMENT DISTRICT-SINGLE FAMILY RESIDENTIAL

1.2 General Description: This Planned Development District (PD) is intended to accommodate a low density single family residential use. Development standards for this district are outlined within this text.

1.3 Statement of Purpose: The purpose of this PD is to establish a concept plan and specific conditions for the development of the properties known as Oasis Springs Manors. The intent of this PD is to achieve a quality residential community while providing a variety of lot sizes, dwelling unit sizes and additional open space amenities.

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

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

1.6 Development Regulations:

A. Minimum Standards for Lot Size:

1. The approximate square footage of each lot as shown below and on the attached concept plan:

Block A:

- a. Lot 1 = ~10,896 Square Feet
- b. Lot 2 = ~9,992 Square Feet
- c. Lot 3 = ~9,039 Square Feet
- d. Lot 4 = ~12,231 Square Feet
- e. Lot 5 = ~10,956 Square Feet
- f. Lot 6 = ~9,552 Square Feet
- g. Lot 7 = ~9,580 Square Feet
- h. Lot 8 = ~12,524 Square Feet

Block B:

- a. Lot 1 = ~8,419 Square Feet
- b. Lot 2 = ~8,466 Square Feet
- c. Lot 3 = ~8,447 Square Feet
- d. Lot 4 = ~8,400 Square Feet

- e. Lot 5 = ~8,401 Square Feet
- f. Lot 6 = ~8,401 Square Feet
- g. Lot 7 = ~8,496 Square Feet
- h. Lot 8 = ~8,421 Square Feet
- i. Lot 9 = ~8,413 Square Feet
- j. Lot 10 = ~8,401 Square Feet
- k. Lot 11 = ~8,404 Square Feet
- l. Lot 12 = ~8,435 Square Feet
- m. Lot 13 = ~8,468 Square Feet
- n. Lot 14 = ~8,504 Square Feet

Block C:

- a. Lot 1 = ~11,169 Square Feet
- b. Lot 2 = ~9,253 Square Feet
- c. Lot 3 = ~9,227 Square Feet
- d. Lots 4 through 8 = ~9,132 Square Feet
- e. Lot 9 = ~9,071 Square Feet
- f. Lots 10 through 11 = ~9,000 Square Feet

Lot A and Highlighted Lots of Block “C”: The Lot “A” of approximately 26,000 SQFT as shown in the concept plan shall remain Zoned as SF-20 for the uses permitted in the section 30.03.091, in articles 30.05 and 30.06 of the Murphy Code of Ordinance, and shall not be a part of the planned development of the Oasis Springs Manors plat.

- a. Lots 10, and 11 of Block “C” may be combined with Lot “A” into a single re-platted lot of approximately 44,000 SQFT as shown in the concept plan marked by highlighted grid.
- b. The combined lots 10 and 11 of Block “C” and Lot “A” may be re-platted for the purpose of SF-20 authorized uses as specified above and shall not be a part of the planned development of the Oasis Springs Manors plat.

2. Lot Width: The minimum width of any lot, shall be seventy (70) feet as measured at the front building line.
3. Lot Depth: The minimum depth of any lot, except lots 1 and 2 of Block “C” and lot 7 of Block “A” shall be One Hundred Twenty (120) feet. The one side of these lots 1 and 2 of Block “C shall be one hundred sixteen (116) feet and one side of lot 7 of Block “A” shall be one hundred fifteen (115) feet.
4. Front Yard Setback: The minimum setback shall be Twenty (20) feet.
5. Side Yard Setback: The minimum setback shall be Six (6) feet.
6. Rear Yard Setback: The minimum setback shall be Twenty (20) feet.

7. Maximum residential building height shall be 2½ stories with a height not to exceed 35 ft.
8. Lot coverage shall be not more than 40 percent.
9. The main structure of any house must be within a building area between 20 feet from the front property line and no deeper than 100 feet from the front property line.

B. Dwelling Area:

1. Single Lot: The minimum area of a residential dwelling constructed on a single lot for all lots shown on the Concept Plan shall be 2,500 square feet, exclusive of eaves, porches, garages, patios and breezeways.
2. Combined Lot:
 - a. Minimum Dwelling Area: The minimum area of a residential dwelling constructed on a combined lot (for example lots 1 and 2 of Block “B”) as shown on the Concept Plan shall be 3,500 square feet, exclusive of eaves, porches, garages and breezeways.
 - b. Definition of Combined Lot: No more than two (2) residential lots (excluding Lot A and Highlighted lots of Block “C” criteria specified above) as shown on the Concept Plan may be allowed to be combined into a single lot (“Combined Lot”), and only adjacent lots which both face the same street may be combined. Lots facing different streets may not be combined. By way of example only, Lots 1 and 8 of Block “B” may not be a Combined Lot, and Lots 1 and 2 of Block “B” may be a Combined Lot.

A maximum of fourteen (14) lots may be combined into seven (7) Combined Lots.

The following are the only allowed combination of lots, or Combined Lots:

- 1) Block A: Lots 1 and 2, Lots 2 and 3, Lots 4 and 5, Lots 5 and 6, Lots 6 and 7
- 2) Block B: Lots 1 and 2, Lots 2 and 3, Lots 3 and 4, Lots 4 and 5, Lots 5 and 6, Lots 6 and 7, Lots 8 and 9, Lots 9 and 10, Lots 10 and 11, Lots 11 and 12, Lots 12 and 13, Lots 13 and 14
- 3) Block C: Lots 1 and 2, Lots 2 and 3, Lots 3 and 4, Lots 4 and 5, Lots 5 and 6, Lots 6 and 7, Lots 7 and 8, Lots 8 and 9, Lots 9 and 10, Lots 10 and 11

Lot coverage for Combined Lot shall be not more than 40 percent.

The minimum lot size for the Combined Lot shall be 16800 Square Feet.

For homes exceeding 5,000 square feet in area (excluding eaves, porches, garages, patios & breezeways), a minimum of three (3) enclosed parking spaces must be provided.

Approval of Combined Lot shall be from Developer/Architectural Control Committee with final re-plat approval from the City.

C. Exterior Construction Standards: City of Murphy standards for SF-9 residential zoning except below.

1. Chimney & Exterior Walls: Wooden framing (siding) on exterior wall is prohibited. Fireplace chimneys shall be of either 100% masonry construction or stucco cladding material. Hardy board or other similar material shall not be allowed.
2. Stucco as exterior cladding material: Up to fifteen (15) homes may use stucco as an exterior cladding material for up to 100% of total exterior. The remaining homes may use a combination of up to 50% stucco and the remaining exterior portion shall be of standard masonry construction (brick, native stone, cast stone and masonry material that complies with City's Code of Ordinances.). EIFS is not allowed.
3. Roofing Material: Up to 100% of the residential dwellings may use tile roof as roof material. Roof materials shall be limited to tile or asphalt shingles or any good quality material that complies with City's Code of Ordinances.

D. Landscape Requirements:

1. Minimum Tree Requirements: Two, five (5) inch caliper trees spaced a minimum of thirty (30) feet apart, located in the front yard at least ten feet behind each lot property line. The species of the trees shall be Red Oak, Live Oak or Cedar Elm.
2. City of Murphy minimum landscape requirements, as amended shall apply to all lots. In addition all shrub beds shall install a dual system sprinkler system with both drip and spray connections. All lots shall have fully functional sprinkler systems that will accommodate any landscaping installed by the builder prior to the completion of construction of a residence on the lot. All sprinkler systems shall have freeze and rain sensors that shut the system off in such events.
3. The required trees and landscaping shall be installed prior to the issuance of a final inspection for the premises, and shall be maintained in a living and growing condition by the owner of the property. Any plant material that dies shall be replaced within 6 months unless a written extension is granted by the City of Murphy.

2.1 PLANNED DEVELOPMENT, GENERAL CONDITIONS:

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

A. Zoning Exhibit: A zoning plan is hereby attached and made part of the approval for this Planned Development District. This plan, indicated as **Exhibit C** sets forth: (1) the overall property boundary description; and (2) the designation of the Planned Development District, which corresponds to this **Exhibit B**.

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

2.3 Landscaped Open Space: Open space shall be provided as indicated on the concept plan and maintained by the Oasis Springs Manors Homeowner's Association ("HOA").

2.4 Screening: An Eight foot masonry wall shall be constructed adjacent to Murphy Road in an HOA lot area along the north-south lot lines of Lots 1 and 8 of Block B. The common area west of the screening wall along the Murphy Road will be a landscape area as shown in the concept plan.

2.5 Garages Access: All garage door exterior façade finishes shall be constructed of treated wood product. Garages shall be swing entry garages, except for front entry garages subject to the following conditions:

A. For front facing garages, garage doors shall be set back a minimum of twenty (20) feet from the front façade of the home.

B. No more than three (3) garage spaces shall face the front property line.

2.6 Sidewalks: Sidewalks along Murphy Road shall conform to the Parks Master Plan or as approved by City Council.

2.7 Fences:

A. Fences may be constructed of wood, masonry, decorative metal (e.g., Wrought Iron or Aluminum) and other good quality materials that complies with City's Code of Ordinances are allowed.

B. All fencing must be behind the front yard building set back line.

C. No fence shall be lesser than six foot (6") and greater than eight foot (8') in height.

D. Gates designed for vehicular access shall be set back from the property line a minimum of Thirty (30) feet except for the gates covering the front/swing entry garages which shall match the front facade of the dwelling.

E. All fences require permits from the City of Murphy.

F. Fences around swimming pools shall be in conformance with this Subsection and the City of Murphy Code of Ordinances.

G. Any fencing that borders an existing property not included in the Oasis Springs Manors neighborhood must be cedar wood butt joint or board on board design with metal posts. The height shall be a minimum of 6 feet and maximum of 8 feet. Further, each property owner shall at all times maintain such fencing so that all sections are kept within $\frac{3}{4}$ " of vertical as shown on a four foot level. The fence stain shall be Manufacturer Ready Seal, color Pecan. No poles or hardware on the fence shall face existing adjacent property located outside of Oasis Springs Manors or roadway. A masonry column shall be installed in the fence line at a distance of every 200 feet.

3.1 Neighborhood Amenities:

3.2 A Monument Sign shall be erected in the area known as Block X Lot 2 on the concept plan (**Exhibit C**). The sign shall be constructed out of masonry with a cast stone signage stating "Oasis Springs Manors".

3.3 An arbor constructed of wood shall be located on Block Y Lot 1 on the concept plan (**Exhibit C**). The arbor shall have a solid rock floor walkways leading to the area that the arbor is located.

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

EXHIBIT C (CONCEPT PLAN / ZONING EXHIBIT)

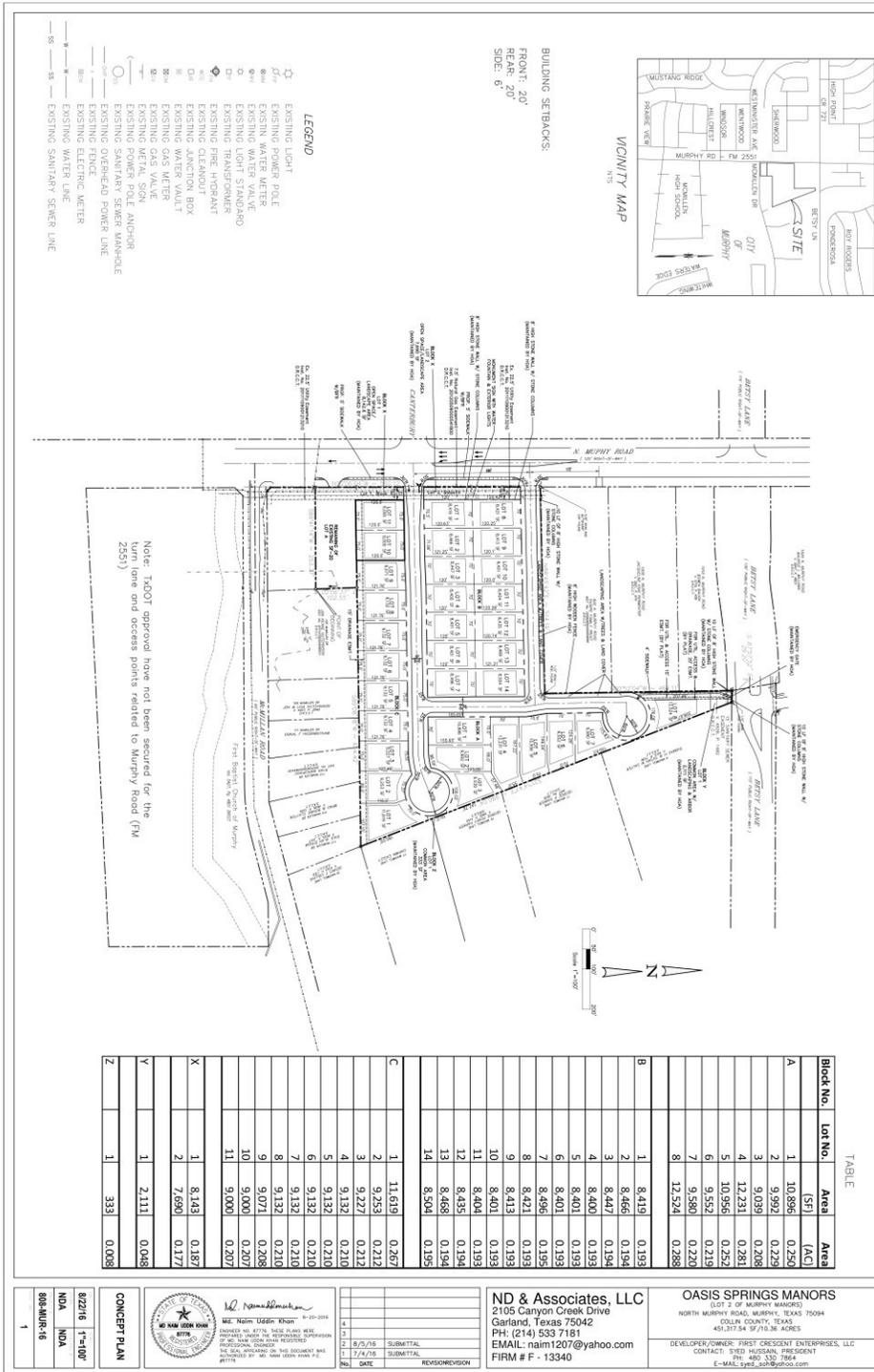
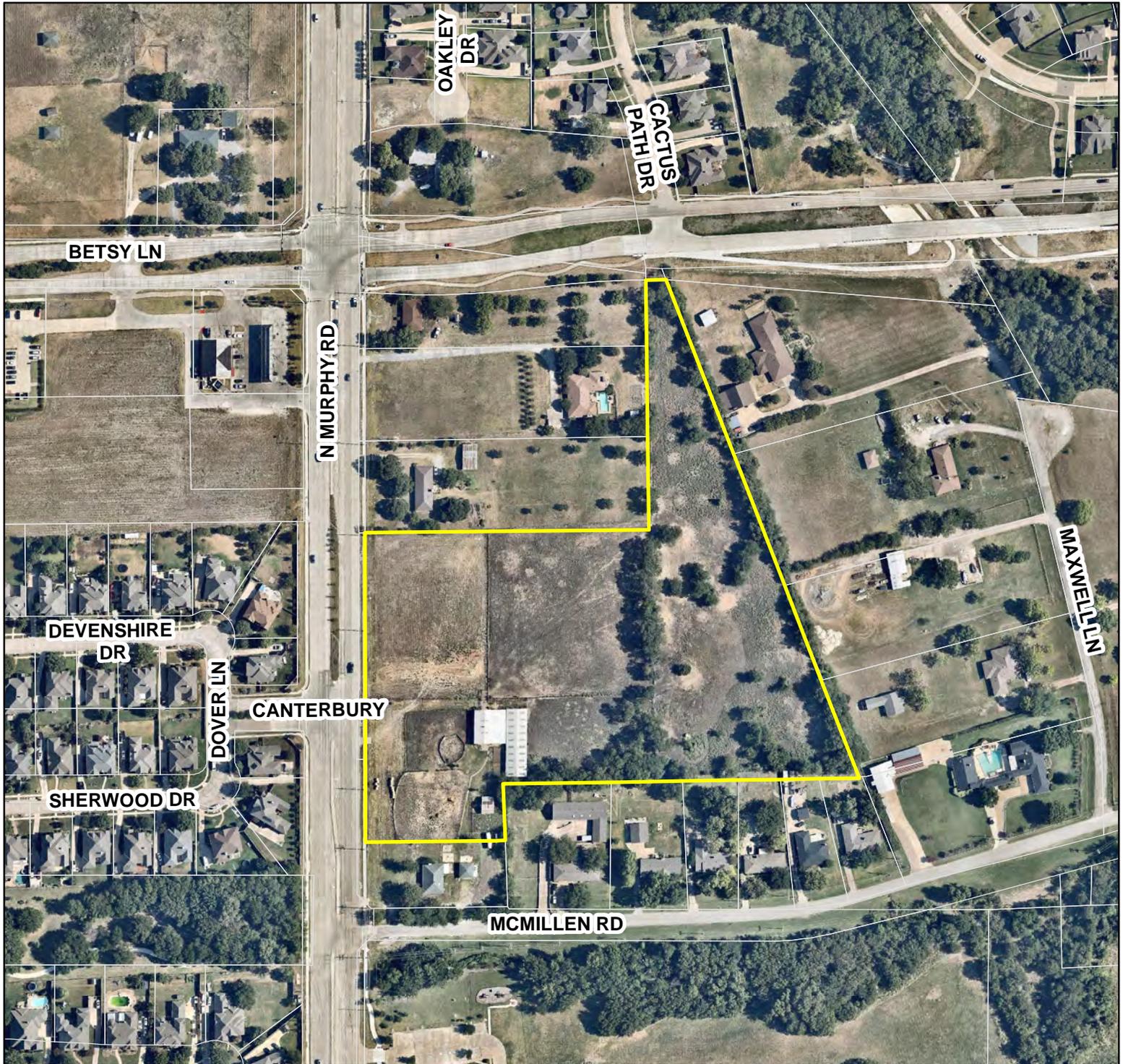
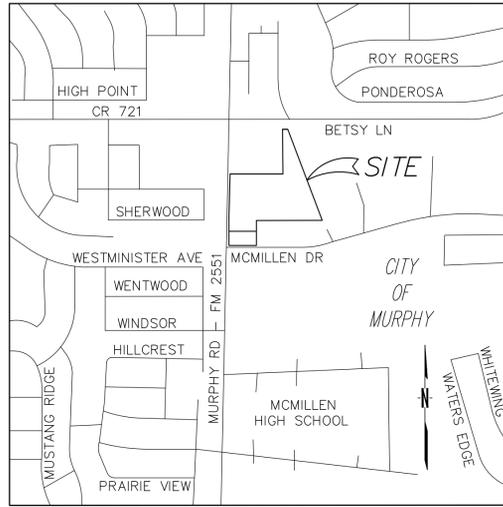


EXHIBIT C

Southeast Corner of Betsy Lane and N Murphy Road Property





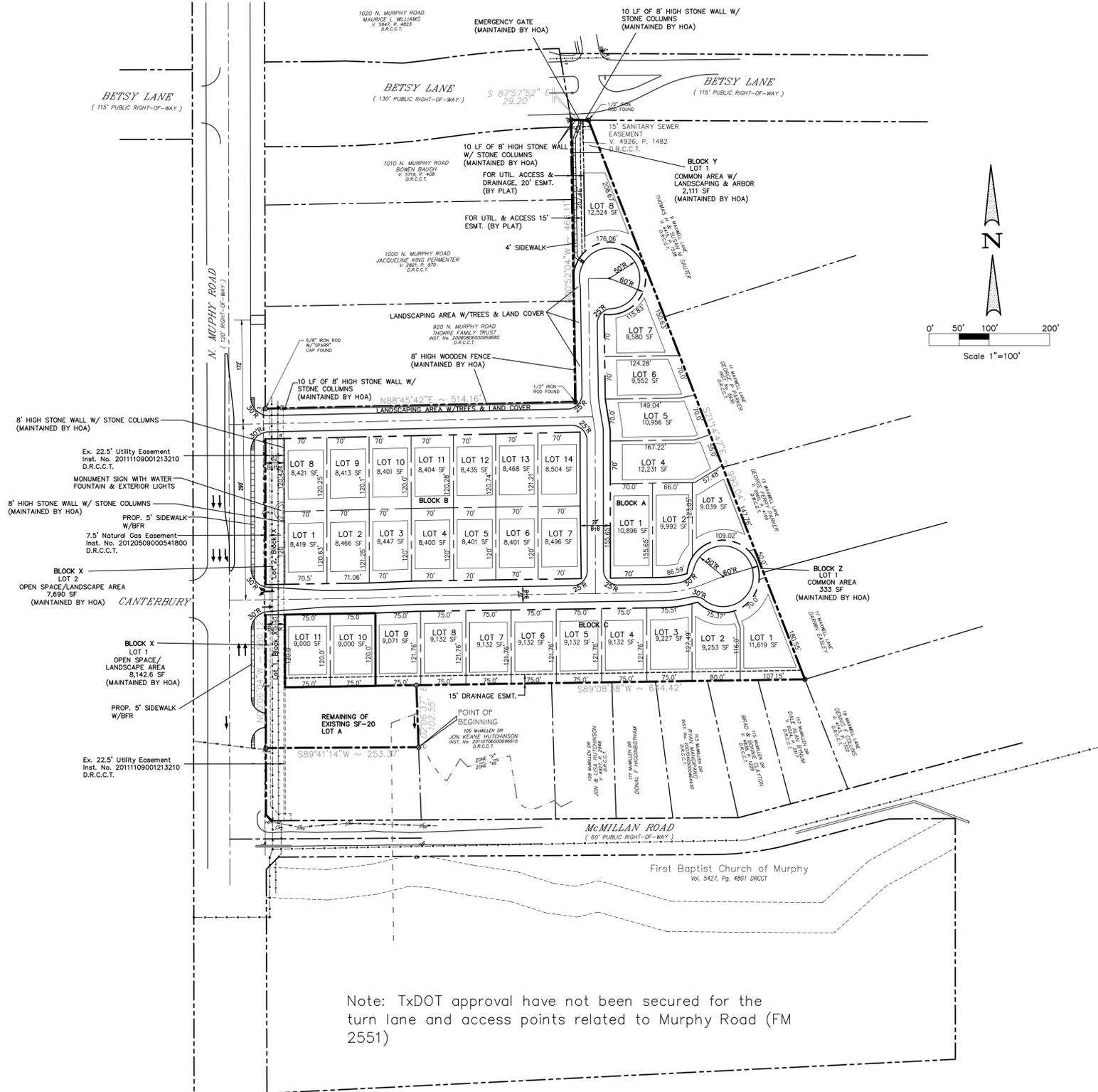
VICINITY MAP
NTS

BUILDING SETBACKS:

FRONT: 20'
REAR: 20'
SIDE: 6'

LEGEND

- EXISTING LIGHT
- EXISTING POWER POLE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING LIGHT STANDARD
- EXISTING TRANSFORMER
- EXISTING FIRE HYDRANT
- EXISTING CLEANOUT
- EXISTING JUNCTION BOX
- EXISTING WATER VAULT
- EXISTING GAS METER
- EXISTING GAS VALVE
- EXISTING METAL SIGN
- EXISTING POWER POLE ANCHOR
- EXISTING SANITARY SEWER MANHOLE
- EXISTING OVERHEAD POWER LINE
- EXISTING FENCE
- EXISTING ELECTRIC METER
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE



Note: TxDOT approval have not been secured for the turn lane and access points related to Murphy Road (FM 2551)

TABLE

Block No.	Lot No.	Area (SF)	Area (AC)
A	1	10,896	0.250
	2	9,992	0.229
	3	9,039	0.208
	4	12,231	0.281
	5	10,956	0.252
	6	9,552	0.219
	7	9,580	0.220
	8	12,524	0.288
B	1	8,419	0.193
	2	8,466	0.194
	3	8,447	0.194
	4	8,400	0.193
	5	8,401	0.193
	6	8,401	0.193
	7	8,496	0.195
	8	8,421	0.193
	9	8,413	0.193
	10	8,401	0.193
	11	8,404	0.193
	12	8,435	0.194
	13	8,468	0.194
	14	8,504	0.195
C	1	11,619	0.267
	2	9,253	0.212
	3	9,227	0.212
	4	9,132	0.210
	5	9,132	0.210
	6	9,132	0.210
	7	9,132	0.210
	8	9,132	0.210
	9	9,071	0.208
	10	9,000	0.207
	11	9,000	0.207
X	1	8,143	0.187
	2	7,690	0.177
Y	1	2,111	0.048
Z	1	333	0.008

OASIS SPRINGS MANORS
(LOT 2 OF MURPHY MANORS)
NORTH MURPHY ROAD, MURPHY, TEXAS 75094
COLLIN COUNTY, TEXAS
451,317.54 SF / 10.36 ACRES
DEVELOPER/OWNER: FIRST CRESCENT ENTERPRISES, LLC
CONTACT: SYED HUSSAIN, PRESIDENT
PH: 480 330 7864
E-MAIL: syed_soh@yahoo.com

ND & Associates, LLC
2105 Canyon Creek Drive
Garland, Texas 75042
PH: (214) 533 7181
EMAIL: naim1207@yahoo.com
FIRM # F - 13340

No.	DATE	REVISION/REVISION
4		
3	8/5/16	SUBMITTAL
1	7/4/16	SUBMITTAL

Md. Naim Uddin Khan 8-20-2016
Md. Naim Uddin Khan
REGISTERED PROFESSIONAL ENGINEER
PREPARED UNDER THE RESPONSIBLE SUPERVISION
OF MD. NAIM UDDIN KHAN REGISTERED
PROFESSIONAL ENGINEER
THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY MD. NAIM UDDIN KHAN P.E.
#6776

CONCEPT PLAN

DATE: 8/22/16	SCALE: 1"=100'
DRAWN: NDA	CHECKED BY: NDA
PROJECT # 808-MUR-16	
SHEET NO: 1	

Reply Form
2016-011 – Zoning Change (2 of 2)

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



This letter is regarding a request from First Crescent Enterprises LLC, for approval of a zoning change from SF9 to a Planned Development located on 10.351 acres, having the legal description of Murphy Manors (CMR), Lot 2. This property is located north of McMillen at N Murphy Road.

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, September 26, 2016 at 6:00 p.m. and by City Council on Tuesday, October 4, 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.

FBC Murphy is opposed to the zoning change pending our review of the proposed PD and specifically the drainage plan for the Oasis Springs Manor. We request time to speak at the P&Z meeting Oct September 26.

First Baptist Church Murphy.

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

John Nohrenberg
Name (Please Print)

John Nohrenberg
Signature

800 N. Murphy Rd.
Address *Murphy, TX 75094*

09/20/16
Date

From: [Mary Pat Elledge](#)
To: [Kelly Carpenter](#); [Tina Stelnicki](#)
Subject: Support for the "Oasis Springs" Manors housing addition
Date: Wednesday, September 21, 2016 4:29:25 PM

Hi Kelly and Tina, I wanted to write a note to you to say that I have been consulting with Syed Hossain on his Luxury Home development, "Oasis Springs" Manors. I believe he is very serious to make this project a great addition to the Murphy community, and I wanted you to know that I support his efforts to move forward on bringing his development to fruition. As you know, he will be presenting his concept to the Planning and Zoning Commission this coming Monday and I hope that other residents of Murphy agree that his proposal has been given a lot of thought, time, and research, and that he is well prepared to present his concept with the hope of approval. Thank you, Mary Pat

Mary Pat Elledge, Realtor

214-923-3114

Keller Williams Realty

Practicing the Golden Rule

www.marypat-homes.com

Note: Tx. law requires all real estate licensees to give the following info about brokerage services: Texas Law requires all license holders to provide the Information and [Link to Information About Brokerage Services](#) to all prospective clients

Mary Pat Elledge, ABR, GRI, ALHS, SFR, TRLP, IRES

Accredited Buyer Specialist

Graduate Realtor Institute

Accredited Luxury Home Specialist

ShortSale Foreclosure Resource

Texas Realtor Leadership Program

International Real Estate Specialist

"Emails sent or received do not create a binding contract until and unless a written contract is signed by the parties."

<http://www.savvycard.com/marypat/marypat-1savvy>

From: Syed Naqvi [<mailto:rehannaqvi@yahoo.com>]
Sent: Sunday, September 25, 2016 11:03 PM
To: Kelly Carpenter <KCarpenter@murphytx.org>; Tina Stelnicki <tstelnicki@murphytx.org>
Subject: In support of Oasis Springs Manors

Hello Murphy City Staff,

I was delighted to know that there will be a luxury residential neighborhood by the name of Oasis Springs Manors coming to city of Murphy. I strongly believe that bringing this neighborhood in the city of Murphy will not only add value but will also bring more tax money to the city.

Currently, I live very close to this location but I plan to build a house in this community whenever it is ready. Needless to say, I am in favor of this neighborhood.

Please kindly consider approving this community.

Thanks and kind regards,

Rehan Naqvi
972-345-2062

**Reply Form
2016-011 – Zoning Change (2 of 2)**

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



This letter is regarding a request from First Crescent Enterprises LLC, for approval of a zoning change from SF9 to a Planned Development located on 10.351 acres, having the legal description of Murphy Manors (CMR), Lot 2. This property is located north of McMillen at N Murphy Road.

_____ 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, September 26, 2016 at 6:00 p.m.** and by **City Council on Tuesday, October 4, 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.

(see attached sheet)

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

CHARLES THORPE
Name (Please Print)

Charles Thorpe
Signature

920 N. MURPHY RD
Address

09/22/2016
Date

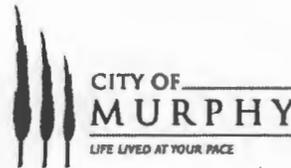
Requests Regarding the Oasis Springs Manors Development

Charles Thorpe @ 920 N Murphy Rd

1. For the proposed HOA maintained fence bordering the south and east sides of the property at 920 N Murphy Rd we would prefer that the fence be no higher than the 6 feet minimum (the developer has informally told me this would be acceptable). The lower height will be less offensive and less expensive to build; in addition to being more stable in terms of leaning caused by wet ground and/or wind. We assume that this fence will require the removing of several trees growing on the east side of our property line.
2. Experience shows that wood fences weather and become unsightly after a few years. In order to slow down this process, we request that the bottom of the wood be kept 3 inches above the ground. This will allow weed eating maintenance to be performed without scaring the wood; and will allow the bottom of the fence to dry faster after a rain. In order to insure that the fence maintains this 3 inch clearance, we request that the metal supporting posts be buried in concrete fill to a minimum depth of 30 inches. We request that these specifications be included in the ordinance.
3. In addition, the concept plan indicates a landscaping area between the fence and the road way. How wide is this landscaping area? We feel that careful consideration and thought should be given to what types of plants will be used in this area. We suggest using smaller plants that will not grow up and scrap the wood on the fence, or at least use plants that can be easily trimmed to prevent them from scraping or stressing the wood on the fence. Adding this recommendation to the ordinance should help the fence to last longer.
4. The paragraph (2.06) dealing with fences seems to leave some unanswered questions. Most of the paragraphs seem to deal primarily with fences on the lots where houses are built; but then ends with a requirement that a masonry column be installed in the fence line every 200 ft. Since some of the lots back up to existing properties that already have fences (especially in block C), is the developer going to negotiate with the existing property owners to allow all existing fences to be placed with one common wood fence, so that the masonry columns can be appropriately installed by the developer? Will each property owner be required to pay for his portion of the fence, or will he only be required to maintain it? Regardless of the answer to these questions, we strongly request that the recommendations made in paragraphs 1. thru 3. above be incorporated into ordinance paragraph 2.06 for all the fencing bordering the 920 N Murphy property, and suggest it also be applied to all peripheral wooden fencing.

Reply Form
2016-011 - Zoning Change (2 of 2)

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



This letter is regarding a request from First Crescent Enterprises LLC, for approval of a zoning change from SF9 to a Planned Development located on 10.351 acres, having the legal description of Murphy Manors (CMR), Lot 2. This property is located north of McMillen at N Murphy Road.

 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, September 26, 2016 at 6:00 p.m. and by City Council on Tuesday, October 4, at 6:00 p.m. at Murphy City Hall, in the City Council Chambers at 206 N. Murphy Road, Murphy, Texas. Please provide your written comments below regarding the requested change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

We are unclear of the need for more Planned Development in Murphy, especially one that would be sandwiched between residential homes. If passed, we would like to see it heavily restricted and a 50 ft landscaped area between Development and the residential homes, along with a stone or brick wall separating the Development from homes.

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

Jon & Lisa Hutchinson

Name (Please Print)

[Handwritten Signature]

Signature

109/105 McMillen

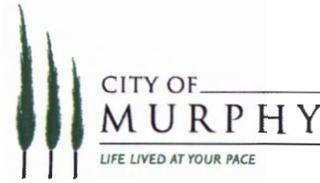
Address

9/26/16

Date

Reply Form 2016-011 – Zoning Change (2 of 2)

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



This letter is regarding a request from First Crescent Enterprises LLC, for approval of a zoning change from SF9 to a Planned Development located on 10.351 acres, having the legal description of Murphy Manors (CMR), Lot 2. This property is located north of McMillen at N Murphy Road.

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, September 26, 2016 at 6:00 p.m.** and by **City Council on Tuesday, October 4, 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.

Jacqueline Permenter
Name (Please Print)

Jacqueline Permenter
Signature

10700 N. Murphy Rd.
Address

9-22-16
Date

Reply Form
2016-011 – Zoning Change (2 of 2)

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



This letter is regarding a request from First Crescent Enterprises LLC, for approval of a zoning change from SF9 to a Planned Development located on 10.351 acres, having the legal description of Murphy Manors (CMR), Lot 2. This property is located north of McMillen at N Murphy Road.

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, September 26, 2016 at 6:00 p.m.** and by **City Council on Tuesday, October 4, 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.

- opposed due to the 15' drain easement, that will cause our property and several others to flood
- drainage needs to be re-engineered

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

Dennis Collins
Name (Please Print)

[Signature]
Signature

19 Maxwell Lane
Address

9-20-16
Date

From: [Lisa Roberts](#)
To: [Kelly Carpenter](#); [Tina Stelnicki](#)
Subject: In favor of zoning change for Oasis Springs Manors
Date: Thursday, September 22, 2016 8:09:39 AM

City staff , P&Z commissioners and City Council members:

My Name is: Lisa Roberts
Address: 900 N Murphy Rd.
Murphy, TX 75094

I have been informed of the public hearing on September 26th and the City Council meeting in October.

<!--[if !supportLineBreakNewLine]-->
<!--[endif]-->

I strongly support this zoning change and I believe that allowing Oasis Springs Manors to have an opportunity to have large luxury homes with specific details like stucco, wooden garages, no siding or hardy board material, the option to combine two residential lots into a single lot for larger homes, tile roofing, etc. is a good thing for our neighborhood and for the City of Murphy. It will increase property values of the surrounding neighborhood and increase tax revenue for the city of Murphy.

The residential sub-divisions near this property such as Rolling Ridge, Aviary, Stratford Crossing, Daniel Crossing, Maxwell Creek and others were either SF-E or SF-20 before the City took the positive action to convert these properties into residential neighborhoods with a base zoning of SF-9 and SF-11. I'm in favor of the City making the same zoning concessions for Oasis Springs Manors and approve the requested zoning change as it is presented for this approximately 10.5 acres land.

Best Regards,

Lisa Roberts

**City Council Meeting
October 4, 2016**

Issue

Consider and/or act upon the December 2016 City Council meeting schedule.

Staff Resource/Department

Susie Quinn, City Secretary

Summary

The City Council is currently scheduled to meet on December 6th and December 20th for 2016. This item is to confirm the Council's wishes for meeting in December.

Background/History

In 2015, Council only met on December 1st which was the first regularly scheduled meeting and did not meet on December 15th for the second regularly scheduled meeting.

In 2014, a suggestion was made for the City Council to meet only once in December and the Tuesday in between the regular meeting dates (December 9th) was proposed. Council met twice, December 2, 2014 and December 9, 2014.

If the City Council would like to consider that option, then the December meeting date would be December 13th. It is important to know when the City Council will be meeting in December, as possible public hearings for Planning and Zoning matters and for City Council may be occurring.

In 2013, Council met on December 10, 2013 and December 16, 2013.

In 2012, Council met on December 11, 2012.

In 2011, Council met on December 6, 2011.

The City Charter, Section 3.09, requires the City Council to meet at least once a month.

Action Requested

Consider approving specific December date(s) for the regular monthly meeting(s) to be held for City Council.

City Council Meeting
October 4, 2016

Issue

Consider and/or act upon filling a vacancy on the Ethics Review Commission.

Staff Resource/Department

Susie Quinn, City Secretary

Background/History

Barbara Harless resigned from the Ethics Commission in order to comply with Ordinance Number 14-10-989, Section 2, (4)(B) which does not allow an appointed board member to serve on any additional Boards and/or Commissions. She had been assigned as a member of the City Charter Review Commission. Council has not named a replacement. The work of the Charter Review Commission is complete, the Commission is now retired until a new one can be named either in 2 years following the election or at the end of 6 years which is specified in the City Charter. Mrs. Harless is interested in serving on the Ethics Commission.

Pursuant to City Charter, Article VIII, Section 8.01 Authority, Composition and Procedures:

(1) The City Council shall create, establish or appoint, as may be required by the laws of the State of Texas or this Charter, or deemed desirable by the City Council, such boards, commissions and committees as it deems necessary to carry out the functions and obligations of the City. The City Council shall, by ordinance or resolution, prescribe the purpose, composition, function, duties, accountability and tenure of each board, commission and committee where such are not prescribed by law or this Charter.

(2) Individuals who are qualified voters in the City may be appointed by the City Council to serve on one (1) or more boards, commissions or committees. Such appointees shall serve at the pleasure of the City Council and may be removed at the discretion of the City Council, except for the members of the Board of Adjustment, who may be removed only for cause. Except as otherwise provided in this Charter, members of any such board, commission or committee shall serve without compensation, but may be reimbursed for actual expenses as approved by the City Council.

(3) All boards, commissions or committees of the City shall, at the discretion of the City Council, keep and maintain minutes of any proceedings held.

(4) No officer or employee of the City nor any person who holds a compensated appointive position with the City shall be a member of any board, commission or committee created or established by state law or this Charter other than in an advisory and/or ex officio capacity except as allowed by state law.

(5) Any member of a board, commission or committee who is absent from three (3) consecutive regular meetings, or twenty-five percent (25%) of regularly scheduled meetings during the twelve (12)-month period immediately preceding and including the absence in question, without explanation acceptable to a majority of the other members, shall be deemed to have forfeited his or her position on the board, commission or committee.

Action Requested

Appoint someone to fill the current vacancy on Ethics Review Commission.

**City Council Meeting
October 4, 2016**

Issue

Consider and/or act upon an interview panel regarding the consideration of candidates for service on the Animal Shelter Advisory Committee, Board of Adjustment, Building and Fire Code Appeals Board, Community Development Board, Ethics Review Commission, Murphy Municipal Development District Board, Park and Recreation Board, Planning and Zoning Commission.

Staff Resource/Department

Susie Quinn, City Secretary

Summary

The City's various Boards and Commissions have several members whose terms are expiring December 31, 2016. The City Council traditionally begins advertising for these service opportunities in October and interviews candidates in November. The City Council appoints three members to serve as an interview panel and report its recommendations back to the City Council in November or December for consideration of appointment.

Action Requested

City Council consider appointing a Committee of three City Council members to interview candidates for the 2016 – 2017 Boards and Commission appointments.

Attachments

- 1) Board and Commission Information
- 2) Board and Commission Current Roster

City of Murphy Boards and Commissions

October 2016

Charter Provision: **Section 8.01(2)** Individuals who are qualified voters in the City may be appointed by the City Council to serve on one (1) or more boards, commissions or committees.

Board	Animal Shelter Advisory Committee
Established	Established by Ordinance No. 09-02-786 on February 16, 2009 – Codified as Sections 4.02.001 to 4.02.002
Duties/Description	The Animal Shelter Advisory Committee shall discuss ideas that will help ensure that the animal shelter is in compliance with the state department of health rules pertaining to animal shelters and make recommendations, for the betterment of the community, concerning operations, policies, procedures, new programs, and the improvement of existing programs.
Composition/Terms	<p>The Animal Shelter Advisory Committee is a six person committee composed of one licensed veterinarian, one municipal official, one person whose duties include the daily operation of the animal shelter and is employed by the City as an Animal Control Officer, one representative from an animal welfare organization, and two resident citizens of Murphy.</p> <p>Committee members shall be appointed for two-year staggered terms. The City Council shall fill any and all vacancies on the committee excluding the Animal Control Officer. The City Council shall also appoint a chairperson for a one year term.</p>
Meeting Schedule	The Animal Shelter Advisory Committee shall meet at a minimum of three times per year as needed at Murphy City Hall. The committee held three meetings in the previous 12 months.
Available Seats	Three seats, Term: January 1, 2017 - December 31, 2018
Contact	Kim Parker, T: 972-468-4235, E: kparker@murphytx.org
Board	Board of Adjustment
Established	Established by City Charter, Article IX, Section 9.05 – Codified as Sections 30.02.111 to 30.02.120
Duties/Description	The Board of Adjustment meets to consider applications for variances to zoning ordinance regulations, and makes decisions on appeals, special exceptions and requests for variances that are in the best interest of the general public.
Composition/Terms	The Board of Adjustment shall consist of seven regular members that are qualified City voters appointed to staggered two-year terms. Up to four additional alternate members may be appointed by City Council to serve in the absence of one or more of the regular board members. Six members constitute a quorum. No member shall serve on the board of adjustments for more than three completed consecutive terms, exclusive of any unexpired term to which the member may have been appointed to fill due to a vacancy on the board.
Meeting Schedule	The Board of Adjustment shall meet as needed at Murphy City Hall. Generally this board requires little time commitment. The last meeting to consider a variance was held in 2012.
Available Seats	Five seats; Three regular, two alternates Term: January 1, 2017 – December 31, 2018
Contact	Kelly Carpenter, T: 972-468-4006, F: 972-468-4094, E: kcarpenter@murphytx.org

Board	Building and Fire Code Appeal Board
Established	Established by Ordinance No. 06-05-690 on May 1, 2006 – Codified as Sections 24.02.001 to 24.02.013
Duties/Description	The Building and Fire Code Appeal Board hears appeals of orders, decisions or determinations made by the Building Official or Fire Official relative to the application and interpretation of various building and fire codes.
Composition/Terms	The Building and Fire Code Appeal Board shall consist of five members appointed by the City Council to staggered two-year terms. It is recommended that the Board consist of individuals from the following professions/disciplines and all members shall be qualified City voters: 1) Registered design professional with architectural experience or a builder or superintendent of building construction; 2) registered design professional with structural engineering experience or a builder or superintendent of building construction; 3) registered design professional with mechanical and plumbing engineering experience or a mechanical/plumbing contractor; 4) registered design professional with electrical engineering experience or an electrical contractor; and 5) registered design professional with fire protection engineering experience or a fire protection contractor or state Fire Commission certified fire personnel.
Meeting Schedule	The Building and Fire Code Appeal Board meets as needed at Murphy City Hall. The last board meeting was held in 2010.
Available Seats	Two seats; Two regular Term: January 1, 2017 – December 31, 2018
Contact	Ed Henderson, T: 972-468-4303, E: ehenderson@murphytx.org Perry Elliott, T: 972-468-4312, E: pelliott@murphytx.org
Board	Ethics Review Commission
Established	Established by Ordinance No. 10-11-863 on November 15, 2010 – Codified as Sections 2.06.013 to 2.06.018
Duties/Description	The Ethics Review Commission seeks to uphold and enforce high ethical standards. The Commission serves as an advisory board to City Council, making appropriate recommendations concerning standard operating procedures and guidelines as described in the Code of Ethics (Ord. No. 10-11-863) involving City Officials and City Employees.
Composition/Terms	The Ethics Review Commission is to be composed of five members, each serving a two year term and appointed by the City Council. Commissioners must be qualified voters who are residents of the City. All member terms shall be two years.
Meeting Schedule	The Ethics Review Commission shall meet a minimum of once a year as needed. The date of the annual meeting shall be in February as set by the Commission at Murphy City Hall. One meeting has been held in the previous 12 months.
Available Seats	Two seats; Term: January 1, 2017 – December 31, 2018
Contact	Andy Messer, City Attorney
Board	Murphy Community Development Corporation
Established	Established by a Special Election held on May 3, 2003 – Codified as Section 18.04.002
Duties/Description	The Murphy Community Development Corporation makes recommendations and approves the allocation of funding for specific types of projects that promote community enhancements such as parks, related open space improvements, and community development that benefit and enhance the City.
Composition/Terms	The Murphy Community Development Corporation shall consist of seven residents of Collin County appointed by the City Council for a staggered two-year term. At least three members must not be employees, officers or members of the governing body of the City.
Meeting Schedule	The Murphy Community Development Corporation meets, as needed, on the 3 rd Monday of the month. Four meetings have been held in the previous 12 months.
Available Seats	Three Seats; Term: January 1, 2017 – December 31, 2018
Contact	Kelly Carpenter, T: 972-468-4006, F: 972-468-4094, E: kcarpenter@murphytx.org

Board	Murphy Municipal Development District Corporation
Established	Established by a Special Election held November 8, 2011 – Codified as Section 18.04.001
Duties/Description	This board has a wide area of jurisdiction, including Economic Development, Community and Development, Planning and Zoning and other related departments. The Municipal Development District acts as a separate political entity that reports to the City Council. It is through the Board's discretion that projects are planned and funded using a portion of the City's sales tax. This Board established a budget every year that must be approved by City council.
Composition/Terms	This board shall consist of five residents of the City or the City's extraterritorial jurisdiction (ETJ) appointed by the City Council for two-year staggered terms with no term limits.
Meeting Schedule	This board meets as needed in the City Council Chambers, Murphy City Hall. Six meetings have been held in the previous 12 months.
Available Seats	Three Seats; Term: January 1, 2017 – December 31, 2018
Contact	Mike Castro, T: 972-468-4007, F: 972-468-4008, E: mcastro@murphytx.org
Board	Parks and Recreation Board
Established	Established by Ordinance No. 07-12-744 on December 17, 2007 – Codified as Sections 2.02.031 to 2.02.035
Duties/Description	The Parks and Recreation Board shall act in an advisory capacity to City staff and City Council in all matters pertaining to parks and recreation services of the City. The members shall acquaint themselves, study, and review the parks and recreation services of the City. They shall advise the staff and City Council from time to time as to the present and future maintenance, operation, planning, acquisition, development, and use of policies for City park and recreation services.
Composition/Terms	The Parks and Recreation Board shall consist of seven qualified City voters appointed by the City Council for a staggered two-year term. Three members of the board to be selected on even-numbered years and four members of the board to be selected on odd-numbered years
Meeting Schedule	The Parks and Recreation Board shall meet on the second Monday of each month at 6:30 p.m. at Murphy City Hall. Nine meetings have been held in the previous 12 months.
Available Seats	Three Seats; Term: January 1, 2017 – December 31, 2018
Contact	Kim McCranie, T: 972-468-4024, F: 972-468-4134, E: kmccranie@murphytx.org
Board	Planning and Zoning Commission
Established	Established by City Charter, Article IX, Section 9.01 – Codified as Sections 30.02.071 to 30.02.078
Duties/Description	The Planning and Zoning Commission shall act as an advisory board to the City Council, making recommendations pertaining to planning and zoning as well as the Comprehensive Plan. The Commission is responsible for reviewing plats, site plans, landscape plans, and zoning requests and to make recommendations to City Council for their final approval.
Composition/Terms	The Planning and Zoning Commission shall consist of seven qualified City voters (must be resident and taxpayer) appointed by the City Council for a staggered two-year term.
Meeting Schedule	The Planning and Zoning Commission shall meet the fourth Monday of each month at 6:00 p.m. at Murphy City Hall. Twelve meetings have been held in the previous 12 months.
Available Seats	Four seats; Three regular and one alternate seat Term: January 1, 2017 – December 31, 2018
Contact	Kelly Carpenter, T: 972-468-4006, F: 972-468-4094, E: kcarpenter@murphytx.org

2017 Boards & Commissions**Effective the date appointed to begin serving at the first meeting in 2017****ANIMAL SHELTER ADVISORY COMMITTEE****Kim Parker, Staff Liaison 972/468-4235 kparker@murphytx.org (meets minimum of 3x per year)**

	ANIMAL SHELTER ADVISORY COMMITTEE - BOARD MEMBER NAME	CURRENT TERM
1	Buddy Russell	2015-2016
2	Lorraine Chalkley	2015-2016
3	Lyle B. Doyle	2016-2017
4	Maggie Whitt	2016-2017
5	Tammy Drake, ACO	
Staff Liaison	Kim Parker (City Official)	2015-2016

BOARD OF ADJUSTMENT**Kelly Carpenter, Interim, Staff Liaison 972/468-4006 kcarpenter@murphytx.org (meets as needed)**

	BOARD OF ADJUSTMENT - BOARD MEMBER NAME	CURRENT TERM
1	Scott Holden	2015-2016
2	Beverly S. Gaither	2016-2017
3	Laura Deel	2015-2016
4	Sharon D. Kindall	2016-2017
5	Kevin McGillis	2016-2017
6	Taylor Packwood	2015-2016
7	Mahendra Parikh	2016-2017
8	Kenneth Tatsch, Alternate	2016-2017
9	Vacant as of 7-22-16	2015-2016
10	Karan Chetal, Alternate	2015-2016
11	Dr. Rajan Subra, Alternate	2016-2017
Staff Liaison	Kelly Carpenter, Interim	

BUILDING AND FIRE CODE APPEALS BOARD**Ed Henderson, Staff Liaison 972/468-4303 ehenderson@murphytx.org (meets as needed)**

	BUILDING AND FIRE CODE APPEALS BOARD - BOARD MEMBER NAME	CURRENT TERM
1	Christine Johnson	2016-2017
2	Donald Decker	2015-2016
3	Chris Martin	2015-2016
4	Greg Mersch	2016-2017
5	Laurel Clement	2016-2017
Staff Liaison	Ed Henderson, Interim Fire Chief	

ETHICS REVIEW COMMISSION		
Andy Messer, City Attorney, Staff Liaison, 972-424-7200 (meets as needed)		
	ETHICS REVIEW COMMISSION - BOARD MEMBER NAME	CURRENT TERM
1	Barbara Harless - Resigned in June, 2016	2016-2017
2	Andrew Chase	2015-2016
3	Jennifer Davis	2016-2017
4	Thomas McDade	2015-2016
5	Lindy Martin	2016-2017
Staff Liaison	Andy Messer	

4B MURPHY COMMUNITY DEVELOPMENT CORPORATION		
Kelly Carpenter, Staff Liaison 972/468-4006 kcarpenter@murphytx.org (meets 3rd Monday)		
	MURPHY COMMUNITY DEVELOPMENT CORPORATION - BOARD MEMBER NAME	CURRENT TERM
1	Shawn Balusek	2015-2016
2	Laurel Clement	2015-2016
3	Amanda Turner	2016-2017
4	Lequita Davenport	2016-2017
5	Sri Alapati	2016-2017
6	Chi Egwuekwe	2015-2016
7	Karan Chetal	2016-2017
Staff Liaison	Kelly Carpenter, Interim	

MURPHY MUNICIPAL DEVELOPMENT DISTRICT BOARD		
Mike Castro, City Manager 972/468-4007 mcastro@murphytx.org (meets 1st Monday)		
	MURPHY MUNICIPAL DEVELOPMENT DISTRICT BOARD - BOARD MEMBER NAME	CURRENT TERM
1	John Daugherty	2015-2016
2	Jamie Nicholson	2015-2016
3	Alex Acuña	2014-2015
4	Alain Dermakar	2015-2016
5	Michael Loftus	2016-2017
Staff Liaison	Mike Castro, City Manager	

PARK & RECREATION BOARD (Tree Preservation Board)		
Matt Foster, Staff Liaison 972/468-4068 mfoster@murphytx.org (meets 2nd Monday)		
	PARK & RECREATION BOARD - BOARD MEMBER NAME	CURRENT TERM
1	Katie Westhara	2016-2017
2	Kenneth Oltmann	2016-2017
3	Amy Lawrence	2016-2017
4	Kelly Abdellatif	2015-2016
5	Stephen Janiga	2016-2017
6	Matt Harrison	2015-2016
7	Robbie Hazelbaker	2015-2016
Staff Liaison	Kim McCranie	

PLANNING & ZONING COMMISSION		
Kelly Carpenter, Staff Liaison 972/468-4006 kcarpenter@murphytx.org		(meets 4th Monday)
	PLANNING & ZONING COMMISSION - BOARD MEMBER NAME	CURRENT TERM
1	Steve Levy	2016-2017
2	Christine Johnson	2015-2016
3	Camille Hooper	2016-2017
4	John Johnson	2016-2017
5	Lloyd Jones	2015-2016
6	Greg Mersch	2015-2016
7	Julie Kamm	2016-2017
Alt	James Holley	2016-2017
Alt	Chris George	2015-2016
Staff Liaison	Kelly Carpenter, Interim	

City Council Meeting
October 4, 2016

Issue

Consider and / or Act Upon Approval of A Timeline for the Capital Projects Advisory Committee.

Staff Resource/Department

Mike Castro, City Manager

Summary

At the Sep 12, 2016 called City Council meeting, Council requested that staff provide a schedule of events leading to the contemplated November 2017 Bond Election. Subsequently, key staff and the City Engineer have met to discuss a proposed timeline.

Background/History

City council has expressed a desire to conduct a Bond Election in November, 2017. Previously, council suggested a May 2017 Bond Election. After some discussion, it was determined that postponing the election until November would be in the best interests of the city. Given the number of key vacancies within the city, it was felt that conducting the election in November would place staff in a better position to provide meaningful input. Accordingly, Council directed staff to develop a timeline for a November 2017 election.

The attached timeline contemplates appointment of the Capital Projects Advisory Committee at the second meeting in November (Nov 15). The appointment of CPAC committee members would run concurrent with the city's regular / ordinary committee appointment process.

The first committee meeting would be December 8th. Two orientation sessions would be conducted prior to the Holidays. After the Holidays, committee meetings would begin on January 5, 2017. During the period January 19 through May 4, the committee would meet twice monthly to receive detailed presentations from staff and affiliated consultants (city engineer, etc.). Preliminary recommendations from the committee to council would occur at the June 21 City Council meeting. A joint meeting with city council is scheduled for June 21.

Final ballot language must be provided to the City Secretary no later than August 15, 2017 to meet State of Texas election requirements.

Board Discussion/Action

Motion to approve the timeline for the Capital Projects Advisory Committee as presented (amended).

Attachments

- 1) Proposed Timeline for City of Murphy Capital Projects Advisory Committee.

City of Murphy
Capital Projects Advisory Committee

Proposed Timeline

Nov 2, 3, 4, 7, 8	Committee Candidate Interviews
Nov 15	Committee Appointments
Dec 8	1 st Committee Meeting / Orientation
Dec 10	Tour of City Facilities / project Sites
Jan 5	Committee Survey
Jan 19 – May 4	Committee Meetings / Presentations *
Mar 21	50 % Progress Update from Committee Chair
May 4	Committee Meets with Financial Advisor
May 19	Committee Prioritization Session
Jun 21	Joint Meeting with City Council
Jul 18	Council approves Ballot Contents
Aug 15	Final Ballot Language to City Secretary
Aug 15	Community Outreach Begins
Nov 7	Election Day

* During this period, committee meetings would be twice a month.

**City Council Meeting
October 4, 2016**

Issue

Consideration and/or act on a request for funding from the Municipal Development District for drainage and parking improvements at Murphy Village 3. This item may be discussed in executive session before action is taken.

Staff Resource/Department

Kelly Carpenter AICP, Interim Director of Economic and Community Development

Summary

The Murphy Municipal Development District (MDD) board approved this request for improvements at Murphy Village 3 on August 8, 2016.

This item did not receive any action at the September 6, 2016 City Council meeting. This item failed at the September 20, 2016 Council meeting with a 3 to 4 vote.

Financial Consideration

This funding will be fulfilled through the MDD budget.

Staff Recommendation

Staff recommends approval of this item due to the positive financial impact.