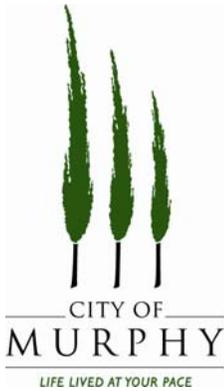


MURPHY PLANNING AND ZONING COMMISSION AGENDA
REGULAR PLANNING AND ZONING COMMISSION MEETING
NOVEMBER 26, 2012 AT 6:00 PM
CITY COUNCIL CHAMBERS, 206 NORTH MURPHY ROAD
MURPHY, TEXAS 75094



NOTICE is hereby given of a meeting of the Planning and Zoning Commission of the City of Murphy, Collin County, State of Texas, to be held on November 26, 2012 at Murphy City Hall for the purpose of considering the following items. The Planning and Zoning Commission of the City of Murphy, Texas, reserves the right to meet in closed session on any of the items listed below should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

CALL TO ORDER

ROLL CALL & CERTIFICATION OF A QUORUM

John McKay
Chairman

PUBLIC COMMENTS

Steve Levy
Vice-Chairman

CONSENT AGENDA

Jon King
Secretary

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

Ty Holcomb
Commissioner

A. Approval of the Minutes from the regular meeting of October 29, 2012.

Jane Jan
Commissioner

INDIVIDUAL CONSIDERATION

Camille Hooper
Commissioner

1. Hold a public hearing and consider and/or act on the proposed amendments to the Comprehensive Zoning Ordinance text.
2. Hold a public hearing and consider and/or act on the proposed clarifications to the Zoning Map, as shown on the proposed Zoning Map #2 for adoption. Specifically:
 - 1) Amending the Zoning Map legend/labels as outlined within this item.
 - 2) Amending various Planned Development ordinance numbers so that these are accurately shown on the Zoning Map.
 - 3) Amending the colors on the Zoning Map to clarify current zoning in various areas of the City.
3. Hold a Public Hearing and consider and/or act on the zoning category change of **415 Oriole Drive, Hunt Elementary**, from Single-Family Residential Planned Development SF-9/SF-11/SF-20 to Public/Semi-Public (P/SP).
4. Hold a Public Hearing and consider and/or act on the zoning category change of **621 Waters Edge Way, Tibbals Elementary** – from Single-Family Planned Development SF-9/SF-11/SF-20 to Public/Semi-Public (P/SP).

John Johnson
Commissioner

Vacant
Alternate

Vacant
Alternate

Kristen Roberts
Director of Economic
and Community
Development

MURPHY PLANNING AND ZONING COMMISSION AGENDA
REGULAR PLANNING AND ZONING COMMISSION MEETING
NOVEMBER 26, 2012 AT 6:00 PM
CITY COUNCIL CHAMBERS, 206 NORTH MURPHY ROAD
MURPHY, TEXAS 75094

5. Hold a Public Hearing and consider and/or act on the zoning category change of the **1302 Rodeo Drive properties** to include: a) **North Hill Park** from Single-Family Residential Planned Development SF-9/SF-11 to Parks/Open Space (PK); b) **Murphy City Water Tower** from Single-Family Residential Planned Development SF-9/SF-11 to Public/Semi-Public (P/SP); and c) **North Hill Amenity Center and pool** from Single-Family Residential Planned Development SF-9/SF-11 to Private Recreation (PPK).
6. Hold a Public Hearing and consider and/or act on the zoning category change of **121 Heritage Parkway (Oakbrook School)** from Public/Semi Public (P/SP) to Neighborhood Service (NS).
7. Hold a Public Hearing and consider and/or act on the zoning category change of **725 FM 544** from Single Family Residential 15 (SF-15) to Public/Semi Public (P/SP).
8. Hold a Public Hearing and consider and/or act on the zoning category change of City of Murphy public maintenance yard along the railroad south of municipal complex and adjacent to Murphy Road (**Murphy Municipal Center (CMR), BLK A, Lot 3, 3.982 Acres**) from Town Center (TC) to Public/Semi Public (P/SP).
9. Hold a Public Hearing and consider and/or act on the zoning category change of **Kinney Drive, ABS A0579 Henry Maxwell Survey, Tract 24, 16.249 acres** from Parks/Open Space (PK) to Public/Semi Public (P/SP).
10. Hold a Public Hearing and consider and/or act on the zoning category change of **Murphy Central Park properties** to include: a) **Murphy Central Park** from Public/Semi Public (P/SP) to Parks/Open Space (PK); b) **Murphy Central Park** from Single-Family Residential 15 (SF-15) to Parks/Open Space (PK); and c) **Murphy Central Park** from Single-Family Estate (SF-E) to Parks/Open Space (PK).
11. Hold a Public Hearing and consider and/or act on the zoning category change of a) **Murphy Community Center, 205 N. Murphy Road** from Town Center (TC) to Parks/Open Space (PK); b) **Murphy Activity Center, 201 N. Murphy Road** from Town Center (TC) to Parks/Open Space (PK).
12. Hold a Public Hearing and consider and/or act on the zoning category change of **Timbers Nature Preserve Park, 324 Pine Top Drive** from Single Family Residential - 20 (SF-20) to Parks/Open Space (PK).

MURPHY PLANNING AND ZONING COMMISSION AGENDA
REGULAR PLANNING AND ZONING COMMISSION MEETING
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MURPHY, TEXAS 75094

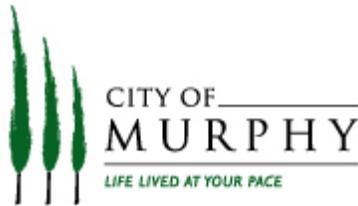
13. Hold a Public Hearing and consider and/or act on the zoning category change of **Willow Wood Ranch Estates #1, Lot 1 and 2** from Single Family Estate (SF-E) to Public/Semi Public (P/SP).
14. Hold a Public Hearing and consider and/or act on the zoning category change of **A0582 JAS W Maxwell Survey, Tracts 43 and 60** from Single Family Estate (SF-E) to Parks/Open Space (PK) and **ABS A0588 C A McMillan Survey, Tract 57** from Private Recreation (PPK) to Parks/Open Space (PK).
15. Hold a Public Hearing and consider and/or act on the zoning category change of the following properties from Office (O) to Single-Family Residential-9 (SF-9):
**1) 213 N. Murphy Road; 2) 215 N. Murphy Road; 3) 217 N. Murphy Road;
4) 223 N. Murphy Road; 5) 225 N. Murphy Road; 6) 227 N. Murphy Road;
7) 231 N. Murphy Road; 8) 233 N. Murphy Road; 9) 235 N. Murphy Road;
10) 237 N. Murphy Road; 11) 239 N. Murphy Road; 12) 241 N. Murphy Road;
13) 243 N. Murphy Road; and 14) 501 N. Murphy Road.**
16. Hold a public hearing and consider and/or act on the adoption of the Official City of Murphy Zoning Map 2012, as shown as proposed official Zoning Map #3.

ADJOURNMENT

I certify that this is a true and correct copy of the Murphy Planning and Zoning Commission Meeting Agenda and that this notice was posted on the designated bulletin board at Murphy City Hall, 206 North Murphy Road, Murphy, Texas 75094; a place convenient and readily accessible to the public at all times, and said notice was posted on November 21, 2012 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.

Kristen Roberts
Director of Community and Economic Development

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 anemer@murphytx.org.



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

October 29, 2012

CALL TO ORDER

Vice Chairman Levy called the meeting to order at 6:06 p.m.

ROLL CALL & CERTIFICATION OF A QUORUM

Commissioners Present: Steve Levy, Jon King, Camille Hooper and John Johnson

Commissioners Absent: John McKay, Jane Jan and Ty Holcomb

City Staff Present: Kristen Roberts, Director of Economic and Community Dev.
Lori C. Knight, Administrative Assistant

Lori C. Knight certified a quorum with all Commissioners present except John McKay, Jane Jan and Ty Holcomb.

PUBLIC COMMENTS

There were no public comments received.

CONSENT AGENDA

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

A. Approval of the Minutes from the regular meeting of September 24, 2012.

Commission Action

Secretary King made a motion to approve the Minutes from the regular meeting of September 24, 2012. Commissioner Hooper seconded the motion. Motion passed unanimously.

INDIVIDUAL CONSIDERATION

1. Consider and/or act on the application of **Forestar (USA) Real Estate Group, Inc.** requesting approval of a construction plat for Maxwell Creek North Phase 11A and located generally southwest of the intersection of McMillen and McCreary.

Staff Comments

Kristen Roberts stated that the proposed Construction Plat would allow for the development of an additional phase of the subdivision. Ms. Roberts stated that staff had reviewed the plat and all requirements had been met. Staff recommended approval of the construction plat as submitted.

Commission Action

Commissioner King made a motion to approve the construction plat for Maxwell Creek North Phase 11A on property zoned PD District No. 00-06-486 and No. 00-06-487 for Single Family Uses. Commission Hooper seconded the motion. Motion passes unanimously.

2. Consider and/or act on the application of **Forestar (USA) Real Estate Group, Inc.** requesting approval of a construction plat for Maxwell Creek North Phase 11B and located generally southwest of the intersection of McMillen and McCreary

Staff Comments

Kristen Roberts stated that the proposed Construction Plat would allow for the development of an additional phase of the subdivision. Ms. Roberts stated that City staff had reviewed the Construction Plat and that it had met all requirements. Staff recommended approval of proposed Plat.

Commission Action

Commissioner King moved to approve the Construction Plat for Maxwell Creek North Phase 11B on property zoned PD District No. 00-06-486 and No. 00-06-487 for Single Family Uses. Commission Hooper seconded the motion. Motion passed unanimously.

AGENDA REQUESTS/STAFF UPDATES

Kristen Roberts reminded the Commission about Board renewals and that if they wanted to submit an application, the deadline would be Friday, November 2, 2012. She also urged the Commission to RSVP the Boards and Commissions, Volunteer Appreciation Dinner as soon as possible.

ADJOURNMENT

With no other business before the Commission, Vice Chairman Levy adjourned the meeting at 6:14 P.M.

APPROVED:

Steve Levy, Vice Chairman

Attest:

Secretary

Issue

Hold a public hearing and consider and/or act on the proposed amendments to the Comprehensive Zoning Ordinance text.

Background

City staff realized in the Spring of 2012 that there was a question as to the zoning of a particular parcel of land within the City. As research was conducted to answer this question, it was determined that there were inconsistencies between the text within the Zoning Ordinance and the labels on the Zoning Map.

Staff hired an urban planning consultant, Sims Planning (Heather Sims), to further research and address these inconsistencies. Upon review of the Zoning Ordinance adopted in 2004, the previously adopted Zoning Ordinance, and the Zoning Map, it was determined that there were three specific zoning districts that should be amended into the 2004 Zoning Ordinance text. These are the Public/Semi-Public (P/SP) District, the Parks/Open Space (PK) District, and the Private Recreation (PPK) District.

The addition of these districts will allow the Zoning Map to have increased consistency with the Zoning Ordinance text.

Considerations

1. The proposed zoning districts are as follows:

P/SP – Public/Semi-Public

The P/SP, Public/Semi-Public, district is intended to provide for a range of public and institutional development, including public agency buildings, shops, yards, or facilities, hospitals, educational facilities, cultural and institutional facilities, and other similar and supporting uses. This district also applies to City, State, and federal lands. All development is subject to development review in accordance with the City's applications and procedures.

PK – Parks/Open Space

The PK, Parks/Open Space, district is intended to identify existing publicly owned and operated parks, recreation areas, playgrounds, playfields or stadiums, swimming pools and open spaces that are available for use by the general public without membership or affiliation. Such lands include undeveloped open space, drainage ways, and utility easements. All development is subject to development review in accordance with the City's applications and procedures.

PPK – Private Recreation

The PPK, Private Recreation, district is intended to identify existing private recreation facilities (such as golf courses), parks, or playgrounds which are not owned by a public agency such as the City or School District, and which are operated for the exclusive use of private residents or neighborhood groups and their guests and not for use by the

general public. All development is subject to development review in accordance with the City's applications and procedures.

2. A public hearing notification for this proposed zoning change was published in the newspaper.

The proposed addition of these zoning districts into the Zoning Ordinance text does not result in the rezoning of any property. The addition will, however, aid in the clarification of zoning districts on the Zoning Map (both current #1 Map, and proposed #2 and #3 maps to be discussed in following agenda items).

Staff Recommendation

Staff has reviewed these proposed districts and recommends that they be amended into the Zoning Ordinance text.

Issue

Hold a public hearing and consider and/or act on the proposed clarifications to the Zoning Map, as shown on the proposed official Zoning Map #2 (“Zoning Map #2”) for adoption. Specifically:

- 1) Amending the Zoning Map legend/labels as outlined within this item.
- 2) Amending various Planned Development ordinance numbers so that these are accurately shown on the Zoning Map.
- 3) Amending the colors on the Zoning Map to clarify current zoning in various areas of the City.

Background

City staff realized in the Spring of 2012 that there was a question as to the zoning of a particular parcel of land within the City. As research was conducted to answer this question, it was determined that there were inconsistencies between the text within the Zoning Ordinance and the labels on the Zoning Map. Staff hired an urban planning consultant, Sims Planning (Heather Sims), to further research and addresses these inconsistencies.

Issues and Considerations:

Each issue has been detailed below (#1, 2, and 3) and considerations of these issues are identified as well.

Issue #1:

Upon review of the Zoning Ordinance adopted in 2004 and the Zoning Map, it was determined that the zoning districts shown on the Zoning Map were a combination of 1) districts that were in place prior to the adoption of the 2004 Zoning Ordinance, and 2) districts from the 2004 Zoning Ordinance.

Several zoning district areas (on Zoning Map #1) are not referred to correctly or are not found in the current Zoning Ordinance text. These are outlined below, with the first list (to the left) reflecting how districts are now related to the Zoning Map legend, and the second list (to the right) reflecting how those districts should be shown to properly correlate with current Zoning Ordinance text. The clarified legend, detailed below, is shown on Zoning Map #2:

Zoning Districts as designated on Map #1/Legend

Re-Designated Zoning Districts on Map #2/Legend

| | |
|---|---|
| AG – Agriculture/Open Space | AG – Agricultural/Open Space |
| ETJ | ETJ |
| ER – Estate Residential (ED) | SF-E – Single-Family Estate |
| LC – Light Commercial | {No Change} |
| LR – Low Density Residential (SF-1) | SF-20 - Single-Family Residential-20 |
| MR – Medium Density Residential (SF-2) | SF-9/SF-11/SF-15 or SF-15 |
| NS – Neighborhood Service (Light Retail) | NS – Neighborhood Service |
| O – Office | {No Change} |
| P/SP – Public/Semi-Public | .In Legend/No District in Text |
| PD-R/LC – Planned Development-Retail/Light Commercial | .Adding PD #'s |
| PD-Retail | Pd-R Planned Development Retail / Adding PD #'s |
| PDR – Planned Density Residential | .SF-Res. By type |
| PK – Parks/Open Space | .In Legend/No District in Text |
| PPK – Private Recreation | .In Legend/No District in Text |
| R-Retail | {No Change} |

R/LC-Retail/Light Commercial-----Retail
 SF-1 – Single-Family Residential (1)-----SF-20 - Single-Family Residential-20
 SF-1 – Single-Family Residential (1)-----SF-15 - Single-Family Residential-15
 SF-PH-Single-Family Residential Patio Home-----{No Change}
 TC – Town Center-----{No Change}
 PD-TC-----Planned Development Town Center
 Not on Legend-----Business Park
 Not on Legend-----SF-9/SF-11
 Not on Legend-----SF-9
 Not on Legend-----SF-9/SF-11/SF-20
 Not on Legend-----SF-9/SF-11/SF-15
 Not on Legend-----MH-Manufactured Housing (PD Only)
 Not on Legend-----PD-O-Planned Development Office
 Not on Legend-----MF-12-Multiple Family
 Not on Legend-----SF-11- Single Family Residential-11
 Not on Legend-----PD-R – Planned Development Retail
 Outside City Limits in 2003-----Recently Annexed Areas

Consideration re: Issue #1:

The proposed clarification of the zoning districts on the proposed Zoning Map #2 does not change current zoning of any property within the City. This clarification is simply the application of the City's 2004 Zoning Ordinance text onto the proposed Zoning Map #2.

Issue #2:

Upon review of the Zoning Ordinance adopted in 2004 and the Zoning Map, it was determined that the numbers shown in relation to various Planned Developments throughout the City were a) incorrect, and b) not shown with any boundary specificity.

The correlation between the PD numbering shown on the current Zoning Map and the correct numbering is as follows:

| Neighborhoods With PD Ordinances | | |
|--------------------------------------|--------------------------------------|-------------------------------------|
| Name | Number on Zoning Maps | |
| | Current (Map #1) | Correct (Map #2) |
| Maxwell Creek North | 48_7 | 00-06-486 00-06-487 04-10-623 |
| Moonlight Estates | 48_8 | 00-08-488 |
| The Ranch & The Gables at North Hill | 53_1 | 03-10-590 |
| Rolling Ridge Estates | 40_15_99 | 04-01-599 04-09-622 |
| The Timbers | 45_1 35_6 35_5 37_0 14_2 | 86-05-245 94-06-365 |
| Windy Hill Farms | 31_2 | 99-01-444 |

| Stratford Crossing | 50_1 | 279 |
|--|-----------------------|------------------------|
| Murphy Farms | 45_2 | 99-03-452 |
| The Aviary | 99_74_58 | 99-07-458 |
| Non-Residential Areas With PD Ordinances | | |
| Name | Number on Zoning Maps | |
| | Current (Map #1) | Correct (Map #2) |
| Brand Road PD | 51_4 | 00-12-514 03-09-585 |
| Plano ISD Site | 52_1 | 01-06-521 |
| Town Center District | 50_6 | 05-07-663 |
| 7-Eleven (Murphy Road) | 27_9 | 06-12-709 |
| Murphy Medical Addition | 24_5 | 08-11-771 |
| Murphy Marketplace Zoning | 50_5 | 12-10-923 |
| Fort Montessori School | 27_9 | 09-07-803 |
| Williams Property | 27_9 | 09-09-814 |
| Murphy Village | 51_4 | 09-12-823 |
| Canterra Office Park | 44_3 | 09-12-825 |
| McCreary Marketplace | 44_3 | 12-06-915 |
| | | |

The clarification of these correct Planned Development Ordinance numbers on the Zoning Map will allow the Zoning Map to have increased consistency with adopted Planned Development ordinances. The clarified numbers are shown on Zoning Map #2.

Consideration re: Issue #2

The editing of the Planned Development numbers on the proposed Zoning Map #2 does not alter the respective Planned Development ordinances in any way. It is a clarification of the correct numbering onto the proposed Zoning #2 Map, so that this Zoning Map #2 is a correct depiction of the Planned Development numbers. With this correction, both City staff and the public will be able to immediately recognize what the correct PD number is for a particular property, and the related PD ordinance will then be able to be quickly and efficiently found.

Issue #3:

Upon review of the Zoning Ordinance adopted in 2004 and the Zoning Map, it was determined that there are several areas where the zoning on a property has been changed by the City, but this zoning change is not reflected on the map.

These areas are as follows:

- 1) Murphy Marketplace, PD 12-10-923 – Shown as TC on Zoning Map #1
Should be PD-TC, as shown on Zoning Map #2
- 2) Canterra Office Park, PD 09-12-825 – Shown as PD-R/LC on Zoning Map #1
Boundaries are clarified, as shown on Zoning Map #2
Remaining area to the east is zoned Retail

3) McCreary Marketplace, PD 12-06-915 – Shown as LR (Low Density Residential - SF-1) on Zoning Map #1

Should be PD-R, as shown on Zoning Map #2

4) Murphy Medical Addition, PD 08-11-771 – Shown as MR (Medium Density Residential – SF-2) on Zoning Map #1

Should be PD-O, as shown on Zoning Map #2

5) Williams Property, PD 09-09-814 – Shown as LR (Low Density Residential - SF-1) on Zoning Map #1

Should be PD-O, as shown on Zoning Map #2

Consideration re: Issue #3

The proposed clarification of rezoned properties is a visual translation onto the proposed Zoning Map #2 of City zoning actions that have been taken in the past. The current Zoning Map needs to be clarified with the update of these zoning actions so that the City’s Zoning Map is up-to-date and accurately reflects current zoning. The proposed clarification of rezoned properties does not alter the respective zoning of any of these properties in any way.

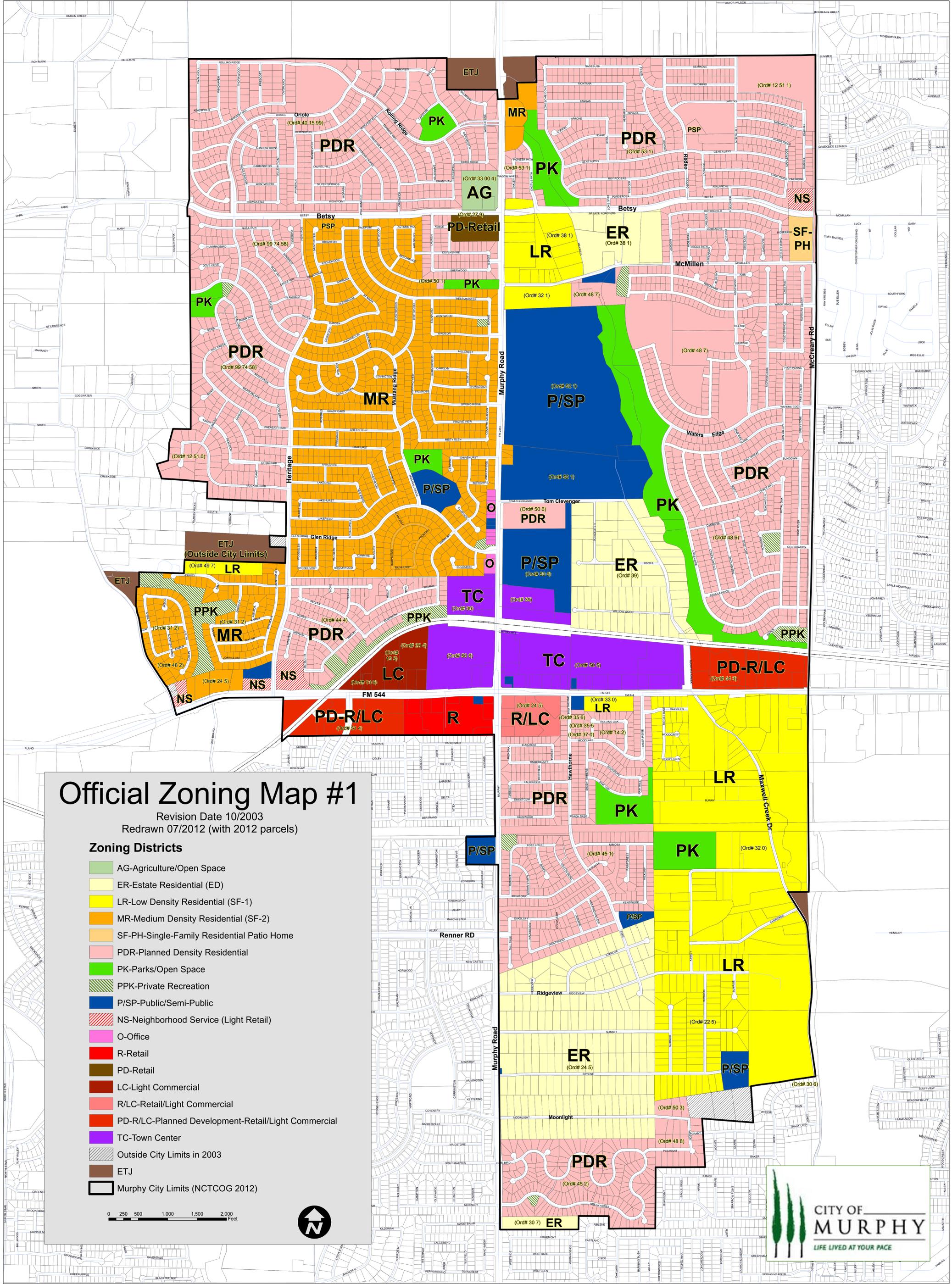
Staff Recommendation

Staff recommends adoption of Zoning Map #2 in order to clarify and address issues discussed as part of this agenda item (map legend/labels, accurate Planned Development Ordinance numbers).

Attachments

Zoning Map #1 (*Current Map for reference*)

Zoning Map #2 (Proposed for adoption)



Official Zoning Map #1

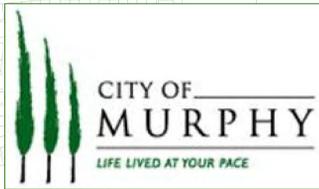
Revision Date 10/2003
Redrawn 07/2012 (with 2012 parcels)

Zoning Districts

- AG-Agriculture/Open Space
- ER-Estate Residential (ED)
- LR-Low Density Residential (SF-1)
- MR-Medium Density Residential (SF-2)
- SF-PH-Single-Family Residential Patio Home
- PDR-Planned Density Residential
- PK-Parks/Open Space
- PPK-Private Recreation
- P/SP-Public/Semi-Public
- NS-Neighborhood Service (Light Retail)
- O-Office
- R-Retail
- PD-Retail
- LC-Light Commercial
- R/LC-Retail/Light Commercial
- PD-R/LC-Planned Development-Retail/Light Commercial
- TC-Town Center
- Outside City Limits in 2003
- ETJ
- Murphy City Limits (NCTCOG 2012)

0 250 500 1,000 1,500 2,000 Feet





Official Zoning Map #2

Date November 2012

Legend

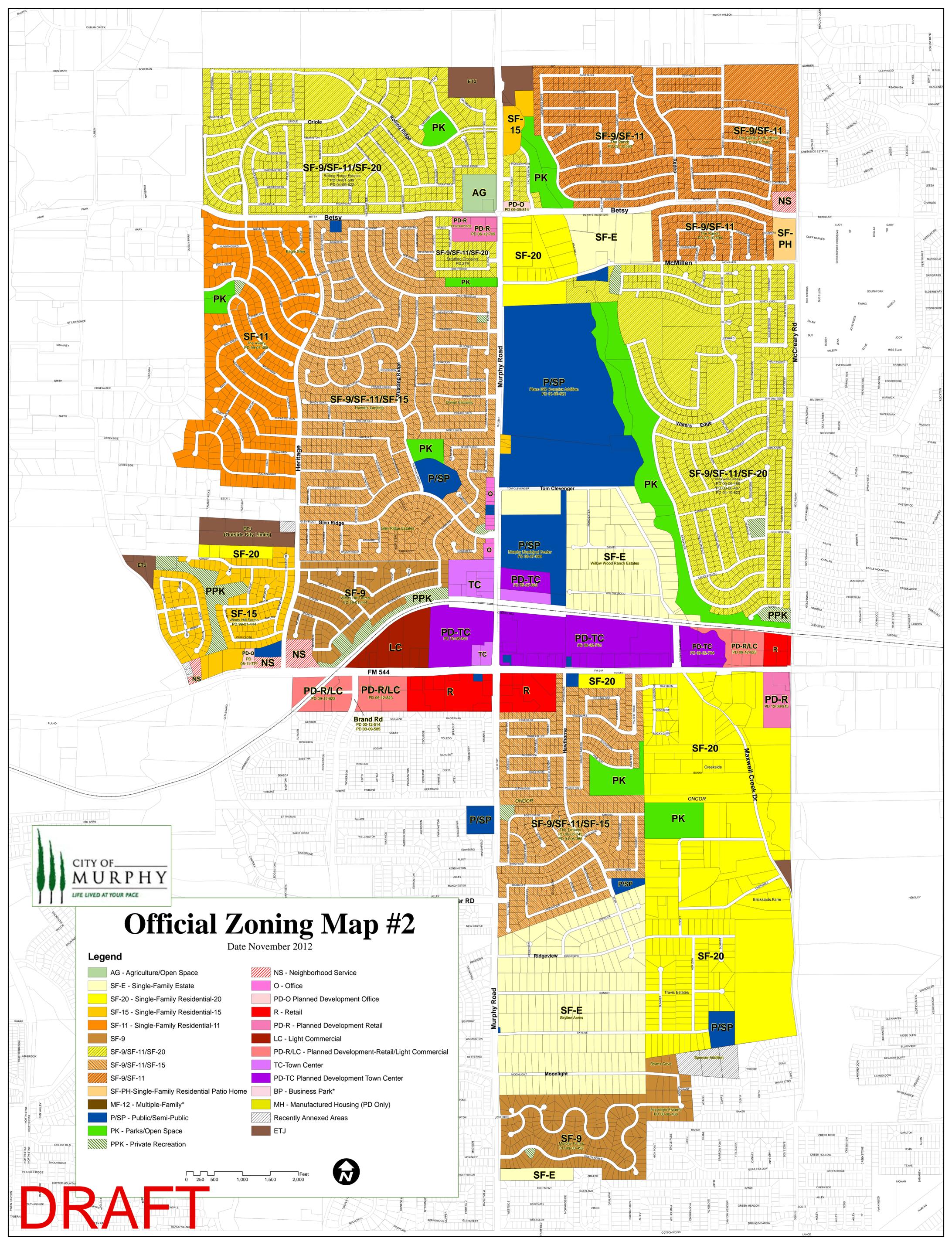
- | | |
|--|---|
| AG - Agriculture/Open Space | NS - Neighborhood Service |
| SF-E - Single-Family Estate | O - Office |
| SF-20 - Single-Family Residential-20 | PD-O Planned Development Office |
| SF-15 - Single-Family Residential-15 | R - Retail |
| SF-11 - Single-Family Residential-11 | PD-R - Planned Development Retail |
| SF-9 | LC - Light Commercial |
| SF-9/SF-11/SF-20 | PD-R/LC - Planned Development-Retail/Light Commercial |
| SF-9/SF-11/SF-15 | TC - Town Center |
| SF-9/SF-11 | PD-TC Planned Development Town Center |
| SF-PH - Single-Family Residential Patio Home | BP - Business Park* |
| MF-12 - Multiple-Family* | MH - Manufactured Housing (PD Only) |
| P/SP - Public/Semi-Public | Recently Annexed Areas |
| PK - Parks/Open Space | ETJ |
| PPK - Private Recreation | |

0 250 500 1,000 1,500 2,000

Feet



DRAFT



Issue

Hold a Public Hearing and consider and/or act on the zoning category change of **415 Oriole Drive, Hunt Elementary**, from Single-Family Residential Planned Development SF-9/SF-11/SF-20 to Public/Semi-Public (P/SP).

Background

In the process of reviewing and updating the City of Murphy's Official Zoning Map, it was determined that several areas of the City which are depicted on the zoning map do not reflect the existing development of the property. As part of the Zoning Map Project, which has been undertaken to address inconsistencies on the City's Official Zoning Map, it was determined that the best course of action was to ensure that the amended Official Zoning Map be updated to reflect as accurately as possible the current developed conditions.

All such changes do not alter the rights of the respective property owners; such changes further clarify the actual development that has occurred within the City since the current Official Zoning Map was last updated.

Official Zoning Map #2 (Date November 2012) submitted to the P&Z Commission in Agenda Item No. 2 shows the City's current zoning for the above-referenced property. Official Zoning Map #2 does not reflect any change in zoning on any property in the City.

Official Zoning Map #3, to be considered in Agenda Item No. 16, relates to **all** of the properties that are proposed for a zoning category change.

Considerations

1. The zoning category for this property is currently Single-Family Residential Planned Development SF-9/SF-11/SF-20.
2. If approved, the zoning category for this property will be changed to Public/Semi-Public (P/SP).
3. This zoning category conforms to the property's use as an existing *public school*.
4. A public hearing notification for this proposed zoning change was published in the newspaper and mailed to the property owners included in the required 200 feet notification radius.

5. The following maps show the location for the zoning category change for 415 Oriole Drive, Hunt Elementary – from Single-Family Residential Planned Development SF-9/SF-11/SF-20 to Public/Semi-Public (P/SP).



Kristen Roberts, Director of Economic and Community Development
Submitted By

Issue

Hold a Public Hearing and consider and/or act on the zoning category change of **621 Waters Edge Way, Tibbals Elementary** – from Single-Family Planned Development SF-9/SF-11/SF-20 to Public/Semi-Public (P/SP).

Background

In the process of reviewing and updating the City of Murphy's Official Zoning Map, it was determined that several areas of the City which are depicted on the zoning map do not reflect the existing development of the property. As part of the Zoning Map Project, which has been undertaken to address inconsistencies on the City's Official Zoning Map, it was determined that the best course of action was to ensure that the amended Official Zoning Map be updated to reflect as accurately as possible the current developed conditions.

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Considerations

1. The zoning category for this property is currently Single-Family Residential Planned Development SF-9/SF-11/SF-20.
2. If approved, the zoning category for this property will be changed to Public/Semi-Public (P/SP).
3. This zoning category conforms to the property's use as an existing *public school*.
4. A public hearing notification for this proposed zoning change was published in the newspaper and mailed to the property owners included in the required 200 feet notification radius.

5. The following maps show the location for the zoning category change for 621 Waters Edge Way, Tibbals Elementary – from Single-Family Planned Development SF-9/SF-11/SF-20 to Public/Semi-Public (P/SP)



Kristen Roberts, Director of Economic and Community Development
Submitted By

Issue

Hold a Public Hearing and consider and/or act on the zoning category change of the **1302 Rodeo Drive properties** to include: a) **North Hill Park** from Single-Family Residential Planned Development SF-9/SF-11 to Parks/Open Space (PK); b) **Murphy City Water Tower** from Single-Family Residential Planned Development SF-9/SF-11 to Public/Semi-Public (P/SP); and c) **North Hill Amenity Center and pool** from Single-Family Residential Planned Development SF-9/SF-11 to Private Recreation (PPK).

Background

In the process of reviewing and updating the City of Murphy's Official Zoning Map, it was determined that several areas of the City which are depicted on the zoning map do not reflect the existing development of the property. As part of the Zoning Map Project, which has been undertaken to address inconsistencies on the City's Official Zoning Map, it was determined that the best course of action was to ensure that the amended Official Zoning Map be updated to reflect as accurately as possible the current developed conditions.

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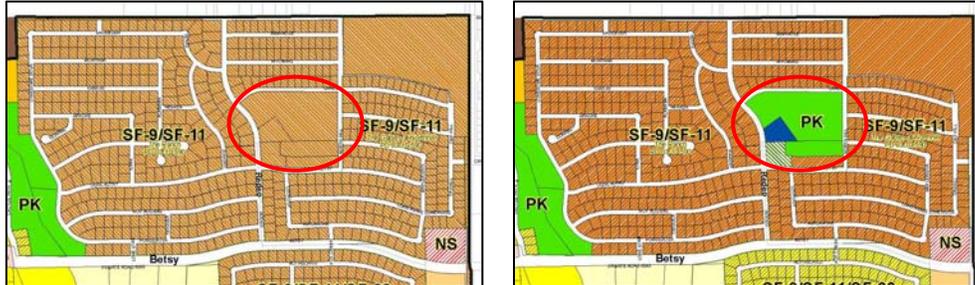
Official Zoning Map #2 (Date November 2012) submitted to the P&Z Commission in Agenda Item No. 2 shows the City's current zoning for the above-referenced property. Official Zoning Map #2 does not reflect any change in zoning on any property in the City.

Official Zoning Map #3, to be considered in Agenda Item No. 16, relates to **all** of the properties that are proposed for a zoning category change.

Considerations

1. The current zoning categories for these properties are:
 - a. North Hill Park: Single-Family Residential Planned Development SF-9/SF-11
 - b. Murphy City Water Tower: Single-Family Residential Planned Development SF-9/SF-11
 - c. North Hill Amenity Center and pool: Single-Family Residential Planned Development SF-9/SF-11
2. After approval of this zoning category change, the property will be Public/Semi-Public (P/SP).
 - a. North Hill Park: Parks/Open Space (PK)
 - b. Murphy City Water Tower: Public/Semi Public (P/SP)
 - c. North Hill Amenity Center and pool: Private Recreation (PPK)

- Public hearing notifications for these proposed zoning changes were published in the newspaper and mailed to the property owners included in the required 200 feet notification radius.
- The following maps show the location for zoning category change for 1302 Rodeo Drive, **North Hill Park** – from Single-Family Residential Planned Development SF-9/SF-11 to Parks/Open Space (PK)



- The following maps show the location for zoning category change for 1302 Rodeo Drive **City Water Tower** – from Single-Family Residential Planned Development SF-9/SF-11 to Public/Semi-Public (P/SP)



- The following map show the location for zoning category change for 1302 Rodeo Drive, **North Hill Amenity Center and Pool** – from Single-Family Residential Planned Development SF-9/SF-11 to Private Recreation (PPK)



Kristen Roberts, Director of Economic and Community Development
Submitted By

Issue

Hold a Public Hearing and consider and/or act on the zoning category change of **121 Heritage Parkway (Oakbrook School)** from Public/Semi Public (P/SP) to Neighborhood Service (NS).

Background

In the process of reviewing and updating the City of Murphy's Official Zoning Map, it was determined that several areas of the City which are depicted on the zoning map do not reflect the existing development of the property. As part of the Zoning Map Project, which has been undertaken to address inconsistencies on the City's Official Zoning Map, it was determined that the best course of action was to ensure that the amended Official Zoning Map be updated to reflect as accurately as possible the current developed conditions.

All such changes do not alter the rights of the respective property owners; such changes further clarify the actual development that has occurred within the City since the current Official Zoning Map was last updated.

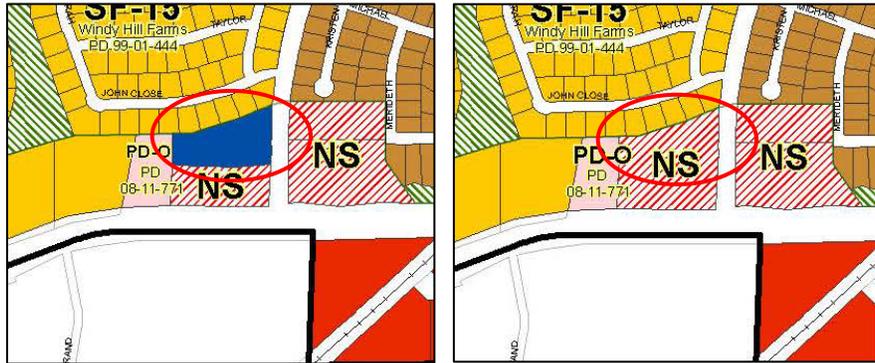
Official Zoning Map #2 (Date November 2012) submitted to the P&Z Commission in Agenda Item No. 2 shows the City's current zoning for the above-referenced property. Official Zoning Map #2 does not reflect any change in zoning on any property in the City.

Official Zoning Map #3, to be considered in Agenda Item No. 16, relates to **all** of the properties that are proposed for a zoning category change.

Considerations

1. The zoning category for this property is currently Public/Semi Public (P/SP).
2. If approved, the zoning category for this property will be changed Neighborhood Service (NS).
3. This zoning category conforms to the property's use as an existing *child day care (business)*.
4. A public hearing notification for this proposed zoning change was published in the newspaper and mailed to the property owners included in the required 200 feet notification radius.

5. The following maps show the location for the zoning category change for Oakbrook School (121 Heritage Parkway) - from Public/Semi-Public (P/SP) to Neighborhood Services (NS).



Kristen Roberts, Director of Economic and Community Development
Submitted By

Issue

Hold a Public Hearing and consider and/or act on the zoning category change of **725 FM 544** from Single Family Residential 15 (SF-15) to Public/Semi Public (P/SP).

Background

In the process of reviewing and updating the City of Murphy's Official Zoning Map, it was determined that several areas of the City which are depicted on the zoning map do not reflect the existing development of the property. As part of the Zoning Map Project, which has been undertaken to address inconsistencies on the City's Official Zoning Map, it was determined that the best course of action was to ensure that the amended Official Zoning Map be updated to reflect as accurately as possible the current developed conditions.

All such changes do not alter the rights of the respective property owners; such changes further clarify the actual development that has occurred within the City since the current Official Zoning Map was last updated.

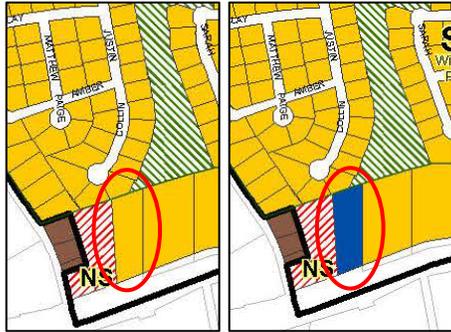
Official Zoning Map #2 (Date November 2012) submitted to the P&Z Commission in Agenda Item No. 2 shows the City's current zoning for the above-referenced property. Official Zoning Map #2 does not reflect any change in zoning on any property in the City.

Official Zoning Map #3, to be considered in Agenda Item No. 16, relates to **all** of the properties that are proposed for a zoning category change.

Considerations

1. The zoning category for this property is currently Single Family Residential 15 (SF-15).
2. If approved, the zoning category for this property will be changed to Public/Semi Public (P/SP).
3. This zoning category conforms to the property's use as an existing *City of Murphy lift station*.
4. A public hearing notification for this proposed zoning change was published in the newspaper and mailed to the property owners included in the required 200 feet notification radius.

5. The following maps show the location for the zoning category change for 725 FM 544 – from Single-Family Residential 15 (SF-15) to Public/Semi-Public (P/SP)



Kristen Roberts, Director of Economic and Community Development
Submitted By

Issue

Hold a Public Hearing and consider and/or act on the zoning category change of City of Murphy public maintenance yard along the railroad south of municipal complex and adjacent to Murphy Road (**Murphy Municipal Center (CMR), BLK A, Lot 3, 3.982 Acres**) from Town Center (TC) to Public/Semi Public (P/SP).

Background

In the process of reviewing and updating the City of Murphy's Official Zoning Map, it was determined that several areas of the City which are depicted on the zoning map do not reflect the existing development of the property. As part of the Zoning Map Project, which has been undertaken to address inconsistencies on the City's Official Zoning Map, it was determined that the best course of action was to ensure that the amended Official Zoning Map be updated to reflect as accurately as possible the current developed conditions.

All such changes do not alter the rights of the respective property owners; such changes further clarify the actual development that has occurred within the City since the current Official Zoning Map was last updated.

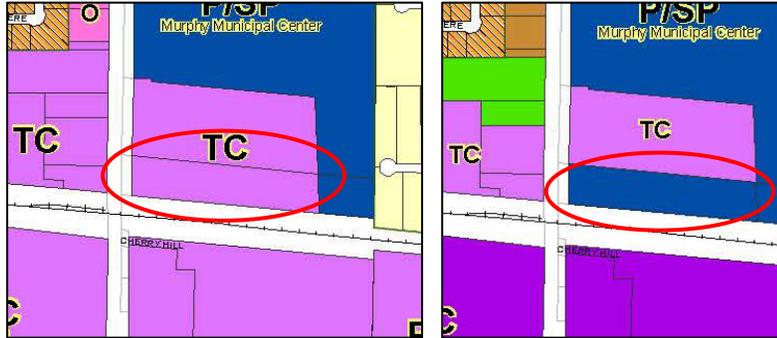
Official Zoning Map #2 (Date November 2012) submitted to the P&Z Commission in Agenda Item No. 2 shows the City's current zoning for the above-referenced property. Official Zoning Map #2 does not reflect any change in zoning on any property in the City.

Official Zoning Map #3, to be considered in Agenda Item No. 16, relates to **all** of the properties that are proposed for a zoning category change.

Considerations

1. The zoning category for this property is currently Town Center (TC).
2. If approved, the zoning category for this property will be changed to Public/Semi Public (P/SP).
3. This zoning category conforms to the property's use as an existing *City of Murphy public maintenance yard*.
4. A public hearing notification for this proposed zoning change was published in the newspaper and mailed to the property owners included in the required 200 feet notification radius.

5. The following maps show the location for the zoning category change for City of Murphy Public maintenance yard along the railroad south of municipal complex and adjacent to Murphy Road –from Town Center to Public/Semi-Public (P/SP).



Kristen Roberts, Director of Economic and Community Development

Submitted By

Issue

Hold a Public Hearing and consider and/or act on the zoning category change of **Kinney Drive, ABS A0579 Henry Maxwell Survey, Tract 24, 16.249 acres** from Parks/Open Space (PK) to Public/Semi Public (P/SP).

Background

In the process of reviewing and updating the City of Murphy's Official Zoning Map, it was determined that several areas of the City which are depicted on the zoning map do not reflect the existing development of the property. As part of the Zoning Map Project, which has been undertaken to address inconsistencies on the City's Official Zoning Map, it was determined that the best course of action was to ensure that the amended Official Zoning Map be updated to reflect as accurately as possible the current developed conditions.

All such changes do not alter the rights of the respective property owners; such changes further clarify the actual development that has occurred within the City since the current Official Zoning Map was last updated.

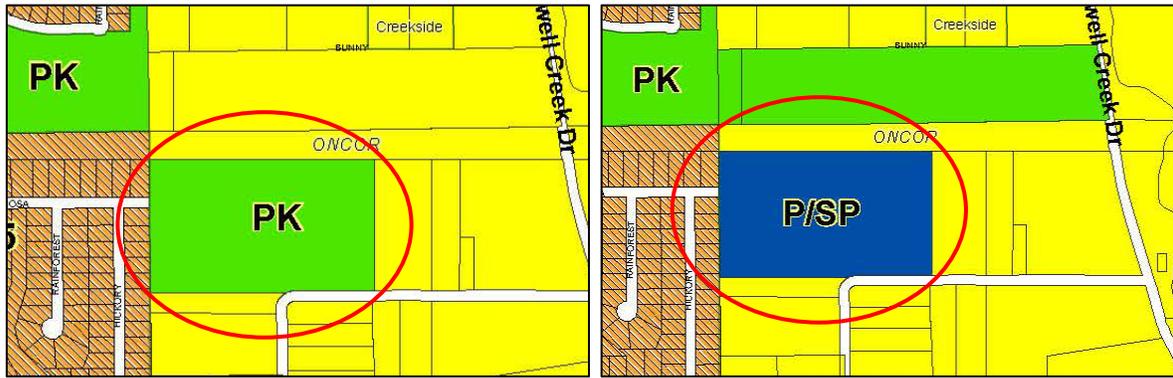
Official Zoning Map #2 (Date November 2012) submitted to the P&Z Commission in Agenda Item No. 2 shows the City's current zoning for the above-referenced property. Official Zoning Map #2 does not reflect any change in zoning on any property in the City.

Official Zoning Map #3, to be considered in Agenda Item No. 16, relates to **all** of the properties that are proposed for a zoning category change.

Considerations

1. The zoning category for this property is currently Parks/Open Space (PK).
2. If approved, the zoning category for this property will be changed to Public/Semi-Public (P/SP).
3. This zoning category conforms to the property's use as an existing *city owned property*.
4. A public hearing notification for this proposed zoning change was published in the newspaper and mailed to the property owners included in the required 200 feet notification radius.

5. The following maps show the location for the zoning category change for Kinney Drive property, from Parks/Open Space (PK) to Public/Semi Public (P/SP).



Kristen Roberts, Director of Economic and Community Development
Submitted By

Issue

Hold a Public Hearing and consider and/or act on the zoning category change of **Murphy Central Park properties** to include: a) **Murphy Central Park** from Public/Semi Public (P/SP) to Parks/Open Space (PK); b) **Murphy Central Park** from Single-Family Residential 15 (SF-15) to Parks/Open Space (PK); and c) **Murphy Central Park** from Single-Family Estate (SF-E) to Parks/Open Space (PK).

Background

In the process of reviewing and updating the City of Murphy's Official Zoning Map, it was determined that several areas of the City which are depicted on the zoning map do not reflect the existing development of the property. As part of the Zoning Map Project, which has been undertaken to address inconsistencies on the City's Official Zoning Map, it was determined that the best course of action was to ensure that the amended Official Zoning Map be updated to reflect as accurately as possible the current developed conditions.

All such changes do not alter the rights of the respective property owners; such changes further clarify the actual development that has occurred within the City since the current Official Zoning Map was last updated.

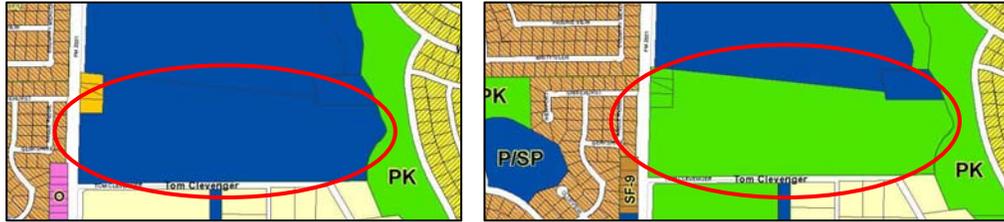
Official Zoning Map #2 (Date November 2012) submitted to the P&Z Commission in Agenda Item No. 2 shows the City's current zoning for the above-referenced property. Official Zoning Map #2 does not reflect any change in zoning on any property in the City.

Official Zoning Map #3, to be considered in Agenda Item No. 16, relates to **all** of the properties that are proposed for a zoning category change.

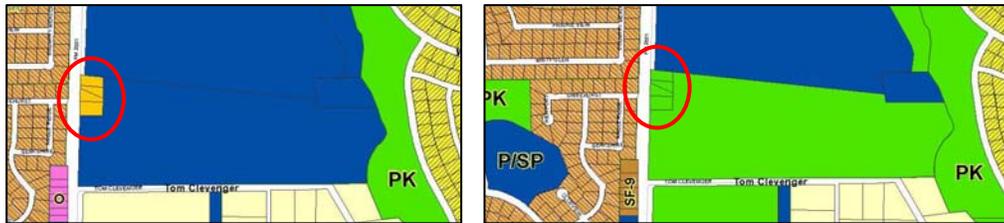
Considerations

1. The current zoning categories for these properties are:
 - a. Murphy Central Park - Public/Semi Public (P/SP);
 - b. Murphy Central Park - Single-Family Residential 15 (SF-15); and
 - c. Murphy Central Park - Single-Family Estate (SF-E).
2. If approved, the zoning category for these the properties will each be changed to Parks/Open Space (PK).
3. This zoning category conforms to the properties' current use as *parks*.

- Public hearing notifications for these proposed zoning changes were published in the newspaper and mailed to the property owners included in the required 200 feet notification radius.
- The following maps show the location for zoning category change for Murphy Central Park – from Public/Semi-Public (P/SP) to Parks/Open Space (PK).



- The following maps show the location for zoning category change for Murphy Central Park – from Single-Family Residential 15 (SF-15) to Parks/Open Space (PK).



- The following maps show the location for zoning category change for Murphy Central Park – from Single-Family Estate (SF-E) to Parks/Open Space (PK).



Kristen Roberts, Director of Economic and Community Development
Submitted By

Issue

Hold a Public Hearing and consider and/or act on the zoning category change of a) **Murphy Community Center, 205 N. Murphy Road** from Town Center (TC) to Parks/Open Space (PK); b) **Murphy Activity Center, 201 N. Murphy Road** from Town Center (TC) to Parks/Open Space (PK).

Background

In the process of reviewing and updating the City of Murphy's Official Zoning Map, it was determined that several areas of the City which are depicted on the zoning map do not reflect the existing development of the property. As part of the Zoning Map Project, which has been undertaken to address inconsistencies on the City's Official Zoning Map, it was determined that the best course of action was to ensure that the amended Official Zoning Map be updated to reflect as accurately as possible the current developed conditions.

All such changes do not alter the rights of the respective property owners; such changes further clarify the actual development that has occurred within the City since the current Official Zoning Map was last updated.

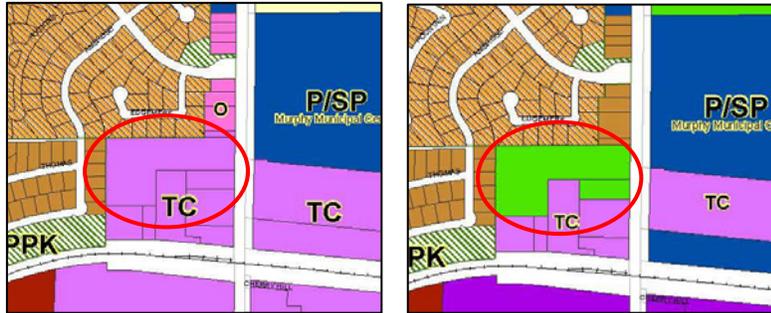
Official Zoning Map #2 (Date November 2012) submitted to the P&Z Commission in Agenda Item No. 2 shows the City's current zoning for the above-referenced property. Official Zoning Map #2 does not reflect any change in zoning on any property in the City.

Official Zoning Map #3, to be considered in Agenda Item No. 16, relates to **all** of the properties that are proposed for a zoning category change.

Considerations

1. The current zoning categories for these properties are:
 - a. Murphy Community Center, 205 N. Murphy Road – Town Center (TC); and
 - b. Murphy Activity Center, 201 N. Murphy Road – Town Center (TC).
2. If approved, the zoning category for these properties will each be changed to Parks/Open Space (PK).
3. This zoning category conforms to the properties' current use as *parks and recreation facilities*.
4. Public hearing notifications for these proposed zoning changes were published in the newspaper and mailed to the property owners included in the required 200 feet notification radius.

5. The following maps show the location for zoning category change for Murphy Community Center (205 N. Murphy Road) and Murphy Activity Center (201 N. Murphy Road) - Town Center (TC) to Parks/Open Space (PK).



Kristen Roberts, Director of Economic and Community Development
Submitted By

Issue

Hold a Public Hearing and consider and/or act on the zoning category change of **Timbers Nature Preserve Park, 324 Pine Top Drive** from Single Family Residential - 20 (SF-20) to Parks/Open Space (PK).

Background

In the process of reviewing and updating the City of Murphy's Official Zoning Map, it was determined that several areas of the City which are depicted on the zoning map do not reflect the existing development of the property. As part of the Zoning Map Project, which has been undertaken to address inconsistencies on the City's Official Zoning Map, it was determined that the best course of action was to ensure that the amended Official Zoning Map be updated to reflect as accurately as possible the current developed conditions.

All such changes do not alter the rights of the respective property owners; such changes further clarify the actual development that has occurred within the City since the current Official Zoning Map was last updated.

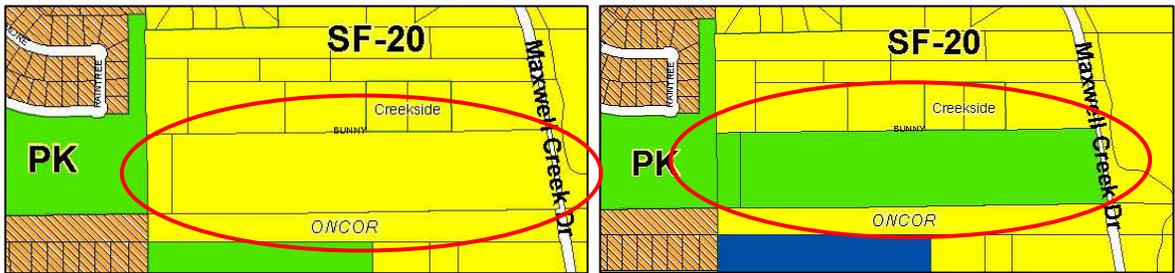
Official Zoning Map #2 (Date November 2012) submitted to the P&Z Commission in Agenda Item No. 2 shows the City's current zoning for the above-referenced property. Official Zoning Map #2 does not reflect any change in zoning on any property in the City.

Official Zoning Map #3, to be considered in Agenda Item No. 16, relates to **all** of the properties that are proposed for a zoning category change.

Considerations

1. The current zoning category for Timbers Nature Preserve Park, 324 Pine Top Drive is Single Family Residential - 20 (SF-20).
2. If approved, the zoning category for this property will be changed to Parks/Open Space (PK).
3. This zoning category conforms to the property's current use as *parks*.
4. Public hearing notifications for these proposed zoning changes were published in the newspaper and mailed to the property owners included in the required 200 feet notification radius.

5. The following maps show the location for zoning category change for Timbers Nature Preserve Park, 324 Pine Top Drive – from Single-Family Residential – 20 (SF-20) to Parks/Open Space (PK).



Kristen Roberts, Director of Economic and Community Development
Submitted By

Issue

Hold a Public Hearing and consider and/or act on the zoning category change of **Willow Wood Ranch Estates #1, Lot 1 and 2** from Single Family Estate (SF-E) to Public/Semi Public (P/SP).

Background

In the process of reviewing and updating the City of Murphy's Official Zoning Map, it was determined that several areas of the City which are depicted on the zoning map do not reflect the existing development of the property. As part of the Zoning Map Project, which has been undertaken to address inconsistencies on the City's Official Zoning Map, it was determined that the best course of action was to ensure that the amended Official Zoning Map be updated to reflect as accurately as possible the current developed conditions.

All such changes do not alter the rights of the respective property owners; such changes further clarify the actual development that has occurred within the City since the current Official Zoning Map was last updated.

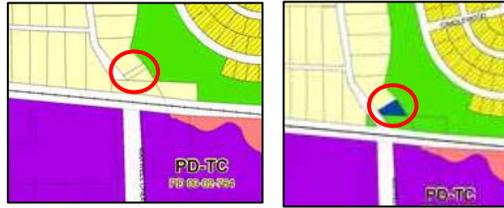
Official Zoning Map #2 (Date November 2012) submitted to the P&Z Commission in Agenda Item No. 2 shows the City's current zoning for the above-referenced property. Official Zoning Map #2 does not reflect any change in zoning on any property in the City.

Official Zoning Map #3, to be considered in Agenda Item No. 16, relates to **all** of the properties that are proposed for a zoning category change.

Considerations

1. The current zoning category for Willow Wood Ranch Estates #1, Lot 1 and 2 - Single Family Estate (SF-E).
2. After approval of this zoning category change, the property will be Public/Semi Public (P/SP).
3. This zoning category conforms to the property's current use as *City of Murphy easement/property*.
4. Public hearing notifications for these proposed zoning changes were published in the newspaper and mailed to the property owners included in the required 200 feet notification radius.

5. The following maps show the location for zoning category change for Willow Wood Ranch Estates #1, Lot 1 and 2 from Single-Family Estate (SF-E) to Public/Semi-Public (P/SP).



Kristen Roberts, Director of Economic and Community Development
Submitted By

Issue

Hold a Public Hearing and consider and/or act on the zoning category change of **A0582 JAS W Maxwell Survey, Tracts 43 and 60** from Single Family Estate (SF-E) to Parks/Open Space (PK) and **ABS A0588 C A McMillan Survey, Tract 57** from Private Recreation (PPK) to Parks/Open Space (PK).

Background

In the process of reviewing and updating the City of Murphy's Official Zoning Map, it was determined that several areas of the City which are depicted on the zoning map do not reflect the existing development of the property. As part of the Zoning Map Project, which has been undertaken to address inconsistencies on the City's Official Zoning Map, it was determined that the best course of action was to ensure that the amended Official Zoning Map be updated to reflect as accurately as possible the current developed conditions.

All such changes do not alter the rights of the respective property owners; such changes further clarify the actual development that has occurred within the City since the current Official Zoning Map was last updated.

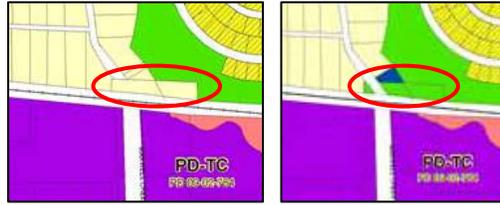
Official Zoning Map #2 (Date November 2012) submitted to the P&Z Commission in Agenda Item No. 2 shows the City's current zoning for the above-referenced property. Official Zoning Map #2 does not reflect any change in zoning on any property in the City.

Official Zoning Map #3, to be considered in Agenda Item No. 16, relates to **all** of the properties that are proposed for a zoning category change.

Considerations

1. The current zoning category for A0582 JAS W Maxwell Survey, Tracts 43 and 60 is Single Family Estate (SF-E).
2. The current zoning category for ABS A0588 C A McMillan Survey, Tract 57 is Private Recreation (PPK).
3. If approved, the zoning category for this property will be changed to Parks/Open Space (PK).
4. This zoning category conforms to the property's current use as *parks*.
5. Public hearing notifications for these proposed zoning changes were published in the newspaper and mailed to the property owners included in the required 200 feet notification radius.

6. The following maps show the location for zoning category change for ABS A0582 JAS W Maxwell Survey, Tract 43 and 60 from Single-Family Estate (SF-E) to Parks/Open Space (PK).



7. The following maps show the location for zoning category change for ABS A0588 C A McMillan Survey, Tract 57 from Private Recreation (PPK) to Parks/Open Space (PK).



Kristen Roberts, Director of Economic and Community Development
Submitted By

Issue

Hold a Public Hearing and consider and/or act on the zoning category change of the following properties from Office (O) to Single-Family Residential-9 (SF-9):

- 1) 213 N. Murphy Road; 2) 215 N. Murphy Road; 3) 217 N. Murphy Road;
- 4) 223 N. Murphy Road; 5) 225 N. Murphy Road; 6) 227 N. Murphy Road;
- 7) 231 N. Murphy Road; 8) 233 N. Murphy Road; 9) 235 N. Murphy Road;
- 10) 237 N. Murphy Road; 11) 239 N. Murphy Road; 12) 241 N. Murphy Road;
- 13) 243 N. Murphy Road; and 14) 501 N. Murphy Road.

Background

In the process of reviewing and updating the City of Murphy's Official Zoning Map, it was determined that several areas of the City which are depicted on the zoning map do not reflect the existing development of the property. As part of the Zoning Map Project, which has been undertaken to address inconsistencies on the City's Official Zoning Map, it was determined that the best course of action was to ensure that the amended Official Zoning Map be updated to reflect as accurately as possible the current developed conditions.

The current zoning category for the above-referenced properties is Office (O). The current use for these properties is Single-Family Residential. To reflect this reality, the City of Murphy has requested that the zoning for these properties be changed to Single Family Residential-9 (SF-9).

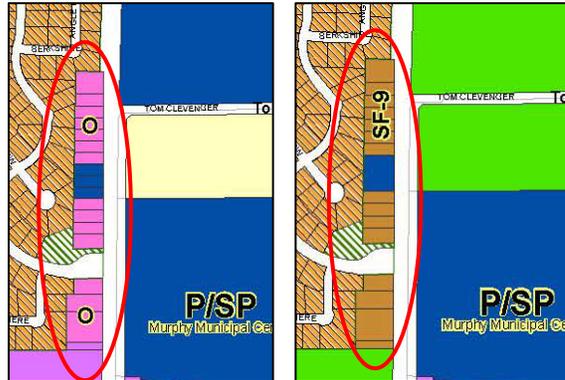
Official Zoning Map #2 (Date November 2012) submitted to the P&Z Commission in Agenda Item No. 2 shows the City's current zoning for the above-referenced properties as Office (O).

Official Zoning Map #3, to be considered in Agenda Item No. 16, would reflect a change in zoning for these properties to Single Family Residential-9 (SF-9).

Considerations

1. The current zoning category for these properties is Office (O).
2. If approved, the zoning category for this property would be Single Family Residential-9 (SF-9).
3. The proposed zoning category for these properties conforms to the current use of the properties as *residential*.
4. A public hearing notification for this proposed zoning change was published in the newspaper and mailed to the property owners included in the required 200 feet notification radius.

5. The following maps show the location for zoning category change for the above-referenced properties – from Office (O) to Single-Family Residential-9 (SF-9).



Kristen Roberts, Director of Economic and Community Development
Submitted By

Issue

Hold a public hearing and consider and/or act on the adoption of the Official City of Murphy Zoning Map 2012, as shown as proposed official Zoning Map #3.

Background

City staff realized in the Spring of 2012 that there was a question as to the zoning of a particular parcel of land within the City. As research was conducted to answer this question, it was determined that there were inconsistencies between the text within the Zoning Ordinance and the labels on the Zoning Map as well as individual parcels that required zoning category changes to reflect current use. Staff hired an urban planning consultant, Sims Planning (Heather Sims), to further research and addresses these inconsistencies.

Considerations

1. Zoning Map # 2 was adopted in Agenda Item 2 clarifying and addressing issues (map legend/labels, accurate Planned Development Ordinance numbers).
2. As detailed and referenced in Agenda Items 3-15, Zoning Map #3 reflects the change in zoning for all parcels as specified in Agenda Items 3-15.

Staff Recommendation

Staff recommends adoption of Zoning Map #3 to be known as the City of Murphy Official Zoning Map.

Attachments

Zoning Map #3 (to be known as City of Murphy Official Zoning Map 2012)

Kristen Roberts, Director of Economic and Community Development

Submitted By

