

MURPHY PLANNING AND ZONING COMMISSION AGENDA
REGULAR PLANNING AND ZONING COMMISSION MEETING
FEBRUARY 25, 2013 AT 6:00 PM
CITY HALL, COUNCIL CHAMBERS
206 NORTH MURPHY ROAD
MURPHY, TEXAS 75094



NOTICE is hereby given of a meeting of the Planning and Zoning Commission of the City of Murphy, Collin County, State of Texas, to be held on February 25, 2013 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

Chairman

SEAT ALTERNATES AS NEEDED

Steve Levy
Vice-Chairman

ROLL CALL & CERTIFICATION OF A QUORUM

Jon King
Secretary

ELECTION OF OFFICERS (CHAIRMAN, VICE-CHAIRMAN, SECRETARY)

Ty Holcomb
Commissioner

PUBLIC COMMENTS

Camille Hooper
Commissioner

CONSENT AGENDA

John Johnson
Commissioner

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

Eric Hemphill
Commissioner

A. Approval of the Minutes from January 28, 2013

Matthew Thekkil
Commissioner

INDIVIDUAL CONSIDERATION

Jennifer Berthiaume
Alternate

1. Consider and/or act on the application of Allen & Loucks Venture for a Final Plat for **121 E. FM 544** in Murphy Marketplace – West Addition.

Greg Mersch
Alternate

2. Hold a public hearing and consider and/or act on the application of Allen & Locks Venture for a Specific Use Permit for Dault Lytle Financial to allow for the use of Office, Financial Services (Advise/Invest) at 305 E. FM 544, Suite 909 on property zoned PD (Planned Development) District No. 12-10-923 for Retail Uses.

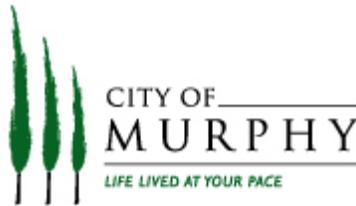
ADJOURNMENT

Kristen Roberts
Director of Community
and Economic
Development

I certify that this is a true and correct copy of the Murphy Planning and Zoning Commission Meeting Agenda and that this notice was posted on the designated bulletin board at Murphy City Hall, 206 North Murphy Road, Murphy, Texas 75094; a place convenient and readily accessible to the public at all times, and said notice was posted on February 22, 2013 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 kgilbert@murphytx.org.



Murphy Planning and Zoning Commission Regular Meeting Minutes
206 North Murphy Road
Murphy, Texas 75094
January 28, 2013

CALL TO ORDER

Secretary King called the meeting to order at 6:02 p.m.

ROLL CALL & CERTIFICATION OF A QUORUM

Commissioners Present: Jon King, Ty Holcomb, Eric Hemphill, Mathew Thekkil, Greg Mersch, John Johnson and Camille Hooper

Commissioners Absent: Steve Levy

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

Lori C. Knight certified a quorum with all Commissioners present except Camille Hooper. Camille Hooper arrived at 6:10 p.m.

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 November 26, 2012.
- B. Approval of the Minutes from the regular meeting of December 17, 2012.

Commission Action

Commissioner Holcomb made a motion to approve the Minutes from the regular meeting of November 26, 2012 and the Minutes from the regular meeting of December 17, 2012. Commissioner Johnson seconded the motion. Motion passed unanimously.

INDIVIDUAL CONSIDERATION

1. Consider and/or act on the application of **Winkelmann and Associates, Inc. representing D.R. Horton**, requesting approval of the **Final Plat for The Gables at North Hill (Park Lots)** on property zoned PD (Planned Development) District for Single Family Uses (Ordinance No. 03-10-590). This property is located at the intersection of North Hill Lane and Gene Autrey Lane. It extends to the Amenity Center at North Hill and all lots to North Hill Park, City of Murphy.

Staff Comments

Kristen Roberts stated that the proposed Final Plat would allow for the development of 6 residential lots within the subdivision that back up to North Hill Park. Staff recommends approval of the final plat.

Commission Action

Commissioner Hemphill made a motion to approve the Final Plat for the Gables at North Hill (Park Lots). Commissioner Holcomb seconded the motion. Motion passed 6-0.

2. Consider and/or act on the application of **Winkelmann and Associates, Inc. representing D.R. Horton**, requesting approval of the **Final Plat for the Gables at North Hill, Phase 2B** on property zoned PD (Planned Development) District for Single Family Uses. This property is located southwest of McCreary Road and McWhirter Road.

Staff Comments

Kristen Roberts stated that the proposed final plat would allow for the development of an additional phase of the subdivision known as The Gables at North Hill to continue. Revisions were made per the City Engineer's comments and staff recommends approval of the final plat.

Commission Action

Commissioner Holcomb made a motion to approve the Final Plat for the Gables at North Hill, Phase 2B. Commissioner Thekkil seconded the motion. Motion passed 6-0.

3. Hold a public hearing and consider and/or act on the application of McBirney-544 Joint Venture, on behalf of the property owner, Mike Horn, to re-plat Lot 2R - Block A – Murphy Village Addition Lots 6, 7 & 8 on property zoned PD (Planned Development) District No. 09-12-823 and No. 09-12-824 for Retail and Office Uses. This property is located at the southeast quadrant of West FM 544 and Brand Road

Staff Comments

Kristen Roberts stated that the purpose of the re-plat for Lot 2R-Block A-Murphy Village Addition was to allow one lot to be developed into three lots. Ms. Roberts stated that following approval of the proposed re-plat and approval of the engineering construction plans, would allow for:

- Lot 6 - iShine Car Wash
- Lot 7 – Braum's
- Lot 8 – tenant to be determined

Staff recommended approval of the re-plat as submitted.

PUBLIC HEARING OPENED AT 6:10 PM
PUBLIC HEARING CLOSED AT 6:10 PM

Commission Action

Commissioner Hemphill made a motion to approve the re-plat of Lot 2R-Block A-Murphy Village. Commissioner Holcomb seconded the motion. Motion passed 6-0. Commissioner Hooper did not vote on this item.

4. Consider and/or act on the application of Wal-Mart Real Estate Business trust requesting approval of a site plan and related items for **Wendy's** on property zoned PD (Planned Development) District No. 12-02-905 located at 117 West FM 544

Staff Comments

Kristen Roberts stated that the proposed Site Plan, building elevations, landscape plan and signage would allow for the development of a Wendy's restaurant on property located at the southwest frontage of the overall Wal Mart development. Ms. Roberts stated that when City Council approved the ordinance for this property, one of the permitted uses did include a restaurant with a drive thru for Lot 4 **only**. The proposed development is for Lot 4. Ms. Roberts stated that when the final plat for the overall development is filed, then that's when the necessary easement modifications will be reflected. All plans have met City requirements and staff recommends approval of submittal.

Commissioner Hemphill asked if the double queuing drive-thru on such a narrow drive aisle, had that been successful for them in the past.

Paul Padilla, Multitech Engineering, 2821 W 7th Street, Ft. Worth

Mr. Padilla stated that the double drive thru is a new concept for Wendy's but that it had proven to be successful at other restaurants.

Commissioner Holcomb had questions regarding the materials being used, the column and the percentage of stone requirements per the PD.

Derek Langford, PM Design Group, 710 E. Park, Plano, Tx.

Mr. Langford went over the building materials and details.

Commissioner Mersch stated that the walk-in cooler is exposed on the outside. Mr. Langford stated that that's something that could be done in a different fashion. Commissioner Holcomb suggested that they should continue the brick on the two sides.

Commissioner Hooper stated that on the plans, the lot is described as Lot 2 and not Lot 4 per the Ordinance. Kristen Roberts did note that there was a discrepancy due to the fact that Wal Mart allowed Wendy's to name it Lot 2 for the purpose of the drive thru but said that when the final plat comes through that it will have the correct lot numbers.

Commission Action

Commissioner Hemphill made a motion to approve the site plan and related items for Wendy's with the following modifications:

- Address the end of the fire lane with the curb at the southeast corner of the lot
- Reference the fact that even though it says Lot 2 on the Site Plan that it is actually Lot 4

Commissioner Hooper stated that the Commission also wanted changes in the brick and stone. Commissioner Hemphill made an amendment to his motion to incorporate the brick requirements as discussed by the Commission. Commissioner Hooper seconded the motion. Motion passed 6-1 with Commissioner Holcomb opposing.

AGENDA REQUESTS/STAFF UPDATES

Next P & Z Meeting will be held on February 25, 2013 with the elections of the officers.

Secretary King wanted introductions on the Commission's new members.

ADJOURNMENT

With no other business before the Commission, Secretary King adjourned the meeting at 6:52 P.M.

APPROVED:

Jon King, Secretary

Attest:

Secretary

Issue

Consider and/or act on the application of Allen & Loucks Venture for a Final Plat for **121 E. FM 544** in Murphy Marketplace – West Addition.

Considerations

1. On July 23, 2013, this property was replat to combine two lots to one.
1. This property has one building of approximately 9,524 square feet that houses Einstein's, Super Cuts and Chipotle. There is an additional restaurant space that is currently vacant.
2. This project is complete and once approved, the final plat can be filed with the County.
3. Submission of the plat mylars, filing fees and other materials necessary to file the plat at the county shall be submitted to the City within 30 calendar days of the final plat approval by the City Council.

Staff Recommendation

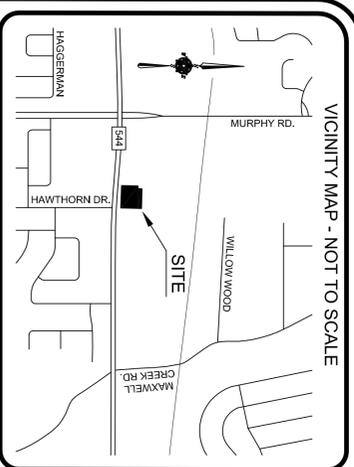
Staff recommends approval of the final plat as submitted.

Attachments

Final Plat

Kristen Roberts, Director of Economic and Community Development

Submitted By



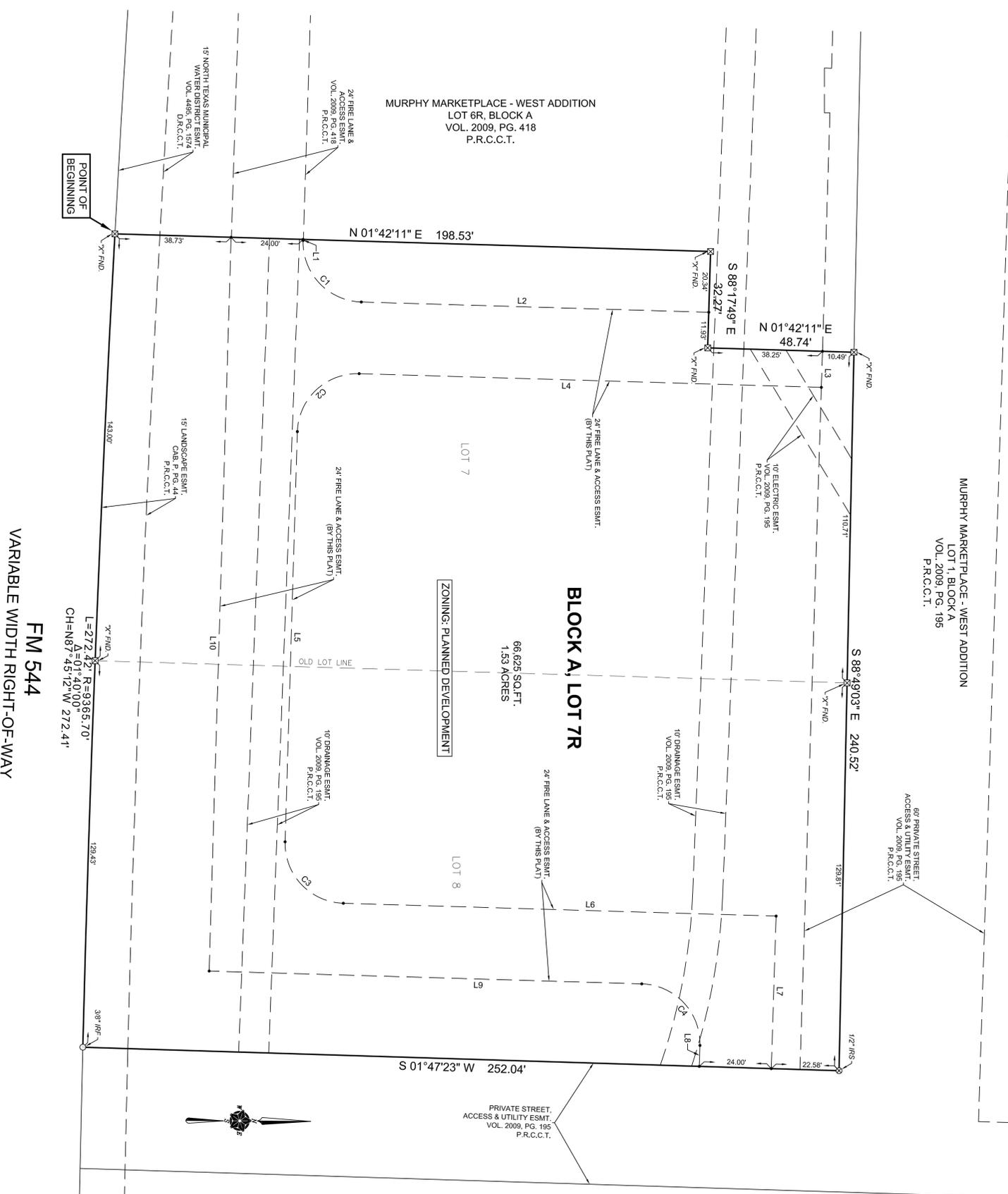
EASEMENT LINE TABLE	LINE #	LENGTH	DIRECTION
L1	0.34'	S88°17'49"E	
L2	115.80'	N1°42'11"E	
L3	154.03'	S88°12'40"E	
L4	124.07'	S88°17'49"E	
L5	137.33'	S88°12'37"E	
L6	144.22'	N1°42'11"E	
L7	51.07'	S88°12'37"E	
L8	7.00'	N88°12'37"W	
L9	144.16'	S1°42'11"W	
L10	245.88'	N88°17'49"W	

EASEMENT CURVE TABLE	CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	31.42'	20.00'	90°00'00"	N68°42'11"E	28.28'
C2	31.42'	20.00'	90°00'00"	S43°17'49"E	28.28'
C3	31.42'	20.00'	90°00'00"	N68°42'11"E	28.28'
C4	31.42'	20.00'	90°00'00"	S46°42'11"W	28.28'

LEGEND:
 ESMT - DEED RECORDS, COLLIN COUNTY, TEXAS
 D.R.C.C.T. - DEED RECORDS, COLLIN COUNTY, TEXAS
 P.R.C.C.T. - PLAT RECORDS, COLLIN COUNTY, TEXAS
 "X" FND. - "X" FOUND IN CONCRETE
 VOL., PG. - VOLUME, PAGE
 CAB. - CABINET, PAGE

ACCESS EASEMENTS
 THE UNDERSIGNED DOES COVENANT AND AGREE THAT THE ACCESS EASEMENT MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO 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 AND ACROSS SAID PREMISES.

FIRE LANES
 THAT THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON A HARD SURFACE IN ACCORDANCE WITH THE CITY OF MURPHY'S PAVING STANDARDS FOR FIRE LANES, AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, OBSTACLES, TREES, SHRUBS OR OTHER IMPEDIMENTS OR OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, ANY IMPEDIMENTS OR OBSTRUCTIONS TO THE MAINTENANCE OF 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 DEPARTMENTS AND EMERGENCY USE.



FM 544
 VARIABLE WIDTH RIGHT-OF-WAY

OWNERS CERTIFICATE

STATE OF TEXAS §
 COUNTY OF COLLIN §
 WHEREAS, Allen & Loucks Venture, L.P., a Texas limited partnership is the owner of a tract of land situated in the James W. Maxwell Survey, Abstract No. 582 in the City of Murphy, Collin County, Texas, and being all of Lots 7 and 8, Block A, Murphy Marketplace-West Addition, an addition to the City of Murphy, Collin County, Texas, according to the plat thereof recorded in Volume 2009, Page 195, Plat Records, Collin County, Texas, same being conveyed to Allen & Loucks Venture, L.P., a Texas limited partnership by deed recorded in instrument No. 20060411000479290, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at an "X" found in the North line of FM 544 (a variable width right-of-way), said point being the Southeast corner of Lot 6R, Block A, Murphy Marketplace-West Addition, an addition to the City of Murphy, Collin County, Texas, according to the plat thereof recorded in Volume 2009, Page 418, Plat Records, Collin County, Texas;

Thence North 01 degrees 42 minutes 11 seconds East, leaving the North line of said FM 544 and along the East line of said Lot 6R, a distance of 198.53 feet to an "X" found at an interior ell corner the East line of said Lot 6R;

Thence South 88 degrees 17 minutes 49 seconds East, along the East line of said Lot 6R, a distance of 32.27 feet to an "X" found at an exterior ell corner in the East line of said Lot 6R;

Thence North 01 degrees 42 minutes 11 seconds East, along the East line of said Lot 6R, a distance of 46.74 feet to an "X" found at the Northeast corner of said Lot 6R, said point being in the most Northernly South line of Lot 1 of said Murphy Marketplace-West Addition (Volume 2009, Page 195, P.R.C.C.T.);

Thence South 88 degrees 49 minutes 03 seconds East, along the most Easternly West line of said Lot 1, a distance of 252.04 feet to a 3/8 inch iron rod found in the North line of said FM 544, said point being in a non-tangent curve to the right having a radius of 9,365.70 feet, a delta of 01 degrees 40 minutes 00 seconds and a chord that bears North 87 degrees 45 minutes 12 seconds West, a distance of 272.41 feet;

Thence along the North line of said FM 544 and said curve to the right, an arc length of 272.42 feet to the Point of Beginning and containing 66,625 square feet or 1.53 acres of land.

CITY APPROVAL OF FINAL PLAT
 Approved by the City of Murphy for filing at the office of the County Clerk of Collin County, Texas.
 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 _____
 This property is located in the corporate limits of the City of Murphy, Collin County, Texas.

PROPERTY LOCATION STATEMENT
 This property is located in the corporate limits of the City of Murphy, Collin County, Texas.

OWNER
 ALLEN & LOUCKS VENTURE, L.P.,
 A TEXAS LIMITED PARTNERSHIP
 5924 TWIN COVES
 DALLAS, TEXAS 75248

ENGINEER
 ADAMS ENGINEERING
 T&E REGISTRATION NO. F-1002
 901 S. KIMBALL
 SOUTHLAKE, TEXAS 76092
 P - (817) 328-3200

SURVEYOR
 TEXAS HERITAGE, LLC.
 T&E REGISTRATION NO. 10169300
 10610 METRIC DRIVE, SUITE 124
 DALLAS, TEXAS 75243
 F - (214) 340-9700
 F - (214) 340-9709
 x@heritage.com

MURPHY MARKETPLACE - WEST ADDITION
BLOCK A, LOT 7R
 FINAL PLAT
 66,625 SQ. FT. / 1.53 ACRES
 BEING A REPLAT OF BLOCK A, LOTS 7 & 8
 MURPHY MARKETPLACE-WEST ADDITION
 AS RECORDED IN VOL. 2009, PG 195, P.R.C.C.T.
 JAMES W. MAXWELL SURVEY, ABSTRACT NO. 582
 CITY OF MURPHY, COLLIN COUNTY, TEXAS

DATE: 06/18/2012 / JOB #: 1200150-2 / SCALE= 1" = 20'

OWNERS DEDICATION

STATE OF TEXAS §
 COUNTY OF COLLIN §
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 That, Allen & Loucks Venture, L.P., a Texas limited partnership, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as **MURPHY MARKETPLACE - WEST ADDITION BLOCK A, LOT 7R**, 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 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 and 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 of 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 removed 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, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Murphy, Texas.
 WITNESS, my hand this ___ day of _____, 2013.
 By: Allen & Loucks Venture, L.P., a Texas limited partnership

Eric Langford, President
 STATE OF TEXAS §
 COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Eric Langford, President of Allen & Loucks Venture, L.P., a Texas limited partnership, 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 _____, 2013.

Notary Public in and for the State of Texas _____
 My Commission Expires On: _____
 My Commission Expires On: _____
 SURVEYOR'S CERTIFICATE §
 KNOW ALL MEN BY THESE PRESENTS:

That I, Gary E. Johnson, 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.

RELEASED FOR REVIEW
PURPOSES ONLY 02/05/2013
 Gary E. Johnson
 Texas Registered Professional Land Surveyor No. 52399

STATE OF TEXAS §
 COUNTY OF COLLIN §

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

Given under my hand and seal of office, this ___ day of _____, 2013.

Notary Public in and for the State of Texas _____
 My Commission Expires On: _____

GENERAL NOTES:
 1) BEARINGS ARE BASED ON LOTS 7 AND 8, BLOCK A, MURPHY MARKETPLACE-WEST ADDITION IN THE CITY OF MURPHY, COLLIN COUNTY, TEXAS, AS RECORDED IN THE PLAT HEREBY RECORDED IN VOLUME 2009, PAGE 195, PLAT RECORDS, COLLIN COUNTY, TEXAS.
 2) THE REASON FOR THIS PLAT IS TO CREATE 1 LOT.
 3) 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.
 4) ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 4806SC0415-1, WITH AN EFFECTIVE DATE OF JUNE 2, 2009, THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA.

MURPHY MARKETPLACE - WEST ADDITION
BLOCK A, LOT 7R
 FINAL PLAT
 66,625 SQ. FT. / 1.53 ACRES
 BEING A REPLAT OF BLOCK A, LOTS 7 & 8
 MURPHY MARKETPLACE-WEST ADDITION
 AS RECORDED IN VOL. 2009, PG 195, P.R.C.C.T.
 JAMES W. MAXWELL SURVEY, ABSTRACT NO. 582
 CITY OF MURPHY, COLLIN COUNTY, TEXAS

Issue

Hold a public hearing and consider and/or act on the application of Allen & Locks Venture for a Specific Use Permit for Dault Lytle Financial to allow for the use of Office, Financial Services (Advise/Invest) at 305 E. FM 544, Suite 909 on property zoned PD (Planned Development) District No. 12-10-923 for Retail Uses.

Background

The applicant is proposing to open a financial services office within an established space in Murphy Marketplace. The overall property is zoned PD (Planned Development) District No. 12-10-923 for Retail Uses. The PD (Planned Development) District allows for Office, Financial Services (Advise/Invest) by way of approval of a Specific Use Permit.

Considerations

1. The PD (Planned Development) District allows for Office, Financial Services (Advise/Invest) by way of approval of a Specific Use Permit.
2. Dault Lytle Financial plans to lease a currently vacant space formerly occupied by Pounds & Inches.
3. A public hearing notification for this proposed zoning change was published in the newspaper as well as notification being mailed to the property owners included in the required 200 feet notification radius.
 - a. There have been two responses to date, in favor of the Specific Use Permit.

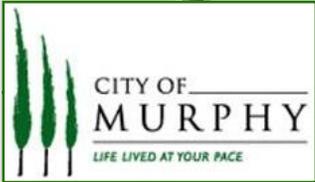
Staff Recommendation

Staff recommends approval of a SUP (Specific Use Permit) to allow for Office, Financial Services (Advise/Invest) specific to Dault Lytle Financial to be located at 305 E. FM 544, Suite 909 in Murphy Marketplace.

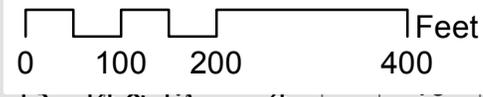
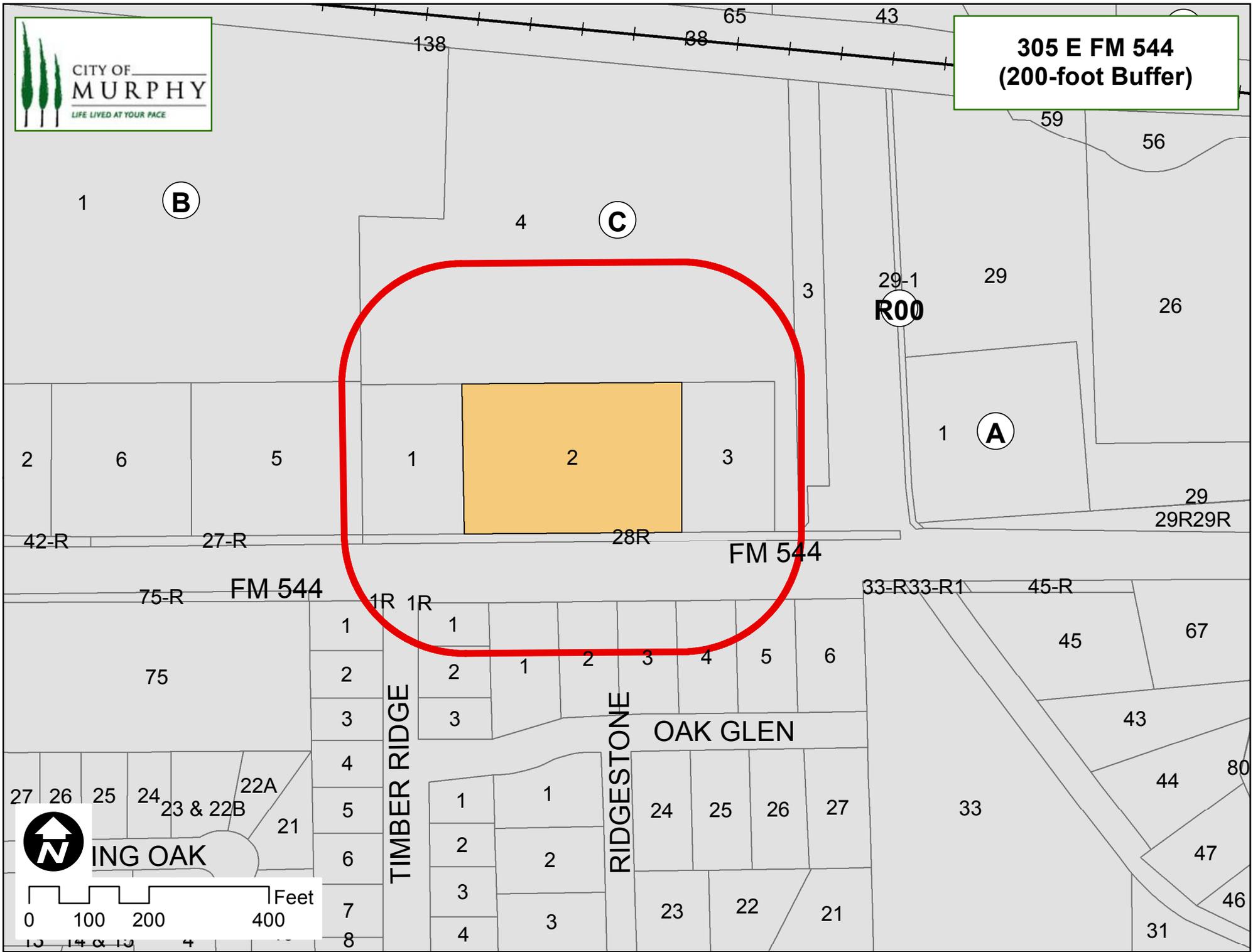
Attachments

Location Map
Public Notice Responses

Kristen Roberts, Director of Economic and Community Development
Submitted By



**305 E FM 544
(200-foot Buffer)**





February 13, 2013

RE: Zoning File 2013-01

Dear Property Owner:

Section 86-144. of the Murphy Texas Code of Ordinances requires that written notice of the public hearing be sent to all owners of property, as indicated by the most recently approved city tax roll, that is located within the area of the application, and within 200 feet of any property affected, said written notice.

This is to advise you that a public hearing will be held by the Planning and Zoning Commission on **Monday, February 25, 2013 at 6:00 p.m.** in the City Council Chambers at 206 N. Murphy Road and a public hearing will be held by the **City Council on Tuesday, March 5, 2013 at 6:00 p.m.** to consider the application of **Champion Langford Partners**. They are requesting approval of a SUP (Specific Use Permit) to allow Dault Lytle Financial, a financial services (advise/invest) use, to lease space on property zoned PD (Planned Development) District No. 12-10-923 for Retail Uses located at the northeast corner of East FM 544 and North Murphy Road.

If you would like to inform us of your opinion, a reply form is enclosed which can be mailed to the Community Development Department. Mail the reply form to: City of Murphy, Attn: Lori Knight, Community Development Department, 206 North Murphy Road, Murphy, Texas 75094 or lknight@murphytx.org.

The Planning and Zoning Commission agenda is available 72 hours prior to the meeting at City Hall and on the City's website at www.murphytx.org.

If you have any questions, please feel free to contact this office at (972) 468-4006 or Lori Knight at (972) 468-4014.

Sincerely,

Kristen Roberts
Director of Economic and Community Development

Enclosures

Chairman

Steve Levy
Vice-Chairman

Jon King
Secretary

Ty Holcomb
Commissioner

John Johnson
Commissioner

Camille Hooper
Commissioner

Eric Hemphill
Commissioner

Matthew Thekkil
Commissioner

Greg Mersch
Alternate

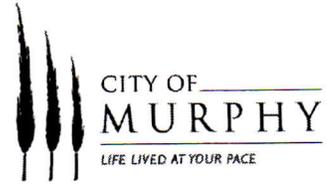
Jennifer Berthiaume
Alternate

Kristen Roberts
Director of Economic and
Community Development

Lori C Knight
Administrative Assistant

Reply Form

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



Dear Commissioner:

This letter is regarding **ZF2013-01**. This request is to consider the application of **Champion Langford Partners** requesting approval of a SUP (Specific Use Permit) to allow Dault Lytle Financial, a financial services (advise/invest) use, to lease space on property zoned PD (Planned Development) District No. 12-10-923 for Retail Uses located at the northeast corner of East FM 544 and North Murphy Road.

I am **IN FAVOR** of the requested Specific Use Permit as explained on the attached cover sheet.

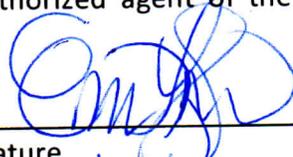
I am **OPPOSED** to the requested Specific Use Permit as explained on the attached cover sheet.

This item will be heard at the Planning & Zoning Commission on **Monday, February 25, 2013 at 6:00 p.m.** at Murphy City Hall, 206 North Murphy Road in the City Council Chambers and a public hearing will be held by the **City Council on Tuesday, March 5, 2013 at 6:00 p.m.** 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.

Good use for this space. will help with parking shortage (as opposed to a restaurant or store)

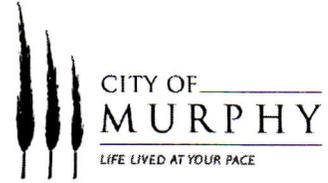
By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

FOR
Name (Please Print) Eric Langford
LANGFORD
5924 Twin Coves
Address Kallas Tx 75248


Signature
2/15/13
Date

Reply Form

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



Dear Commissioner:

This letter is regarding **ZF2013-01**. This request is to consider the application of **Champion Langford Partners** requesting approval of a SUP (Specific Use Permit) to allow Dault Lytle Financial, a financial services (advise/invest) use, to lease space on property zoned PD (Planned Development) District No. 12-10-923 for Retail Uses located at the northeast corner of East FM 544 and North Murphy Road.

I am **IN FAVOR** of the requested Specific Use Permit as explained on the attached cover sheet.

I am **OPPOSED** to the requested Specific Use Permit as explained on the attached cover sheet.

This item will be heard at the Planning & Zoning Commission on **Monday, February 25, 2013 at 6:00 p.m.** at Murphy City Hall, 206 North Murphy Road in the City Council Chambers and a public hearing will be held by the **City Council on Tuesday, March 5, 2013 at 6:00 p.m.** 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.

ERIC LANGFORD
for Allen & Loucks

ERIC LANGFORD
for Allen & Loucks
Name (Please Print)

Signature

5924 Twin Caves
Address
Dallas TX 75248

2/15/13
Date

NOTE -
Murphy Four Didnt get A notice but is in favor also.
thanks



Chairman

Steve Levy
Vice-Chairman

Jon King
Secretary

Ty Holcomb
Commissioner

John Johnson
Commissioner

Camille Hooper
Commissioner

Eric Hemphill
Commissioner

Matthew Thekkil
Commissioner

Greg Mersch
Alternate

Jennifer Berthiaume
Alternate

Kristen Roberts
Director of Economic and
Community Development

Lori C Knight
Administrative Assistant

February 13, 2013

RE: Zoning File 2013-01

Dear Property Owner:

Section 86-144. of the Murphy Texas Code of Ordinances requires that written notice of the public hearing be sent to all owners of property, as indicated by the most recently approved city tax roll, that is located within the area of the application, and within 200 feet of any property affected, said written notice.

This is to advise you that a public hearing will be held by the Planning and Zoning Commission on **Monday, February 25, 2013 at 6:00 p.m.** in the City Council Chambers at 206 N. Murphy Road and a public hearing will be held by the **City Council on Tuesday, March 5, 2013 at 6:00 p.m.** to consider the application of **Champion Langford Partners**. They are requesting approval of a SUP (Specific Use Permit) to allow Dault Lytle Financial, a financial services (advise/invest) use, to lease space on property zoned PD (Planned Development) District No. 12-10-923 for Retail Uses located at the northeast corner of East FM 544 and North Murphy Road.

If you would like to inform us of your opinion, a reply form is enclosed which can be mailed to the Community Development Department. Mail the reply form to: City of Murphy, Attn: Lori Knight, Community Development Department, 206 North Murphy Road, Murphy, Texas 75094 or lknight@murphytx.org.

The Planning and Zoning Commission agenda is available 72 hours prior to the meeting at City Hall and on the City's website at www.murphytx.org.

If you have any questions, please feel free to contact this office at (972) 468-4006 or Lori Knight at (972) 468-4014.

Sincerely,

Kristen Roberts
Director of Economic and Community Development

Enclosures