



MURPHY PLANNING AND ZONING COMMISSION AGENDA
REGULAR PLANNING AND ZONING COMMISSION MEETING
SEPTEMBER 22, 2014 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 September 22, 2014 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

Steve Levy
Chair

SEAT ALTERNATES AS NEEDED

Jon King
Vice Chair

PUBLIC COMMENTS

Ty Holcomb
Secretary

EXECUTIVE SESSION

In accordance with Texas Government Code, Section 551.001, *et seq.*, the Planning & Zoning Commission of the City of Murphy will recess into Executive Session (closed meeting) in accordance with the authority contained in:

Camille Hooper
Commissioner

§ 551.071. CONSULTATION WITH ATTORNEY; on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act: to receive legal advice regarding planning and zoning issues regarding city development regulations, standards and conditions, and/or city zoning regulations and related issues.

John Johnson
Commissioner

Eric Hemphill
Commissioner

Matthew Thekkil
Commissioner

Greg Mersch
Alternate

RECONVENE INTO REGULAR SESSION

In accordance with Texas Government Code, Section 551.001, *et seq.*, the Planning & Zoning Commission of the City of Murphy will reconvene into Regular Session to take any action necessary regarding the following:

Lloyd Jones
Alternate

§ 551.071. CONSULTATION WITH ATTORNEY; on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act: to receive legal advice regarding planning and zoning issues regarding city development regulations, standards and conditions, and/or city zoning regulations and related issues.

Kristen Roberts
Director of Community
Development

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SEPTEMBER 22, 2014 AT 6:00 PM, CITY HALL, COUNCIL CHAMBERS
206 NORTH MURPHY ROAD
MURPHY, TEXAS 75094

INDIVIDUAL CONSIDERATION

1. Approval of the Minutes from August 25, 2014 regular meeting.
2. Hold a public hearing and consider and/or act on the application of Wade and Michelle Wilson, requesting a variance to Section 28-132(2) of the Code of Ordinances/Development Standards, to allow less than the *'required 85 percent of the total exterior walls above grade level, excluding doors and windows, constructed of brick, stone, brick veneer, or stone veneer, in accordance with the city's building and fire codes'* and accept cement board (hardiplank) on the exterior of a new home to be constructed on property located at 150 Skyline.
3. Hold a public hearing and consider and/or act on the application of Champion Langford Venture requesting approval of a SUP (Specific Use Permit) to allow a drive-thru window for a Dunkin Donuts restaurant on property zoned PD (Planned Development) District No. 12-10-923 for Retail Uses on Lot 3, Block C, Murphy Marketplace East Addition (North Maxwell Creek and FM 544), applicant being Dunkin Donuts on behalf of the property owner Champion Langford Venture.
4. Hold a public hearing and consider and/or act on the application of the City of Murphy to zone the subdivision known as Windy Hill Farms – Phase 1 and generally located west of Heritage Parkway and north of FM 544 as a Planned Development (PD) District for SF-15 (Single Family 15 Residential) uses with a minimum lot size of 9,500 square feet, a minimum average lot width of 85 feet and a minimum front yard setback of 25 feet.

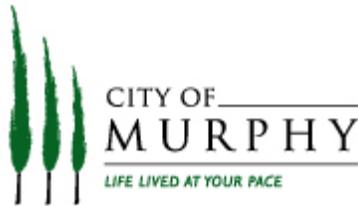
ADJOURNMENT

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 September 19, 2014 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 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 squinn@murphytx.org.



Murphy Planning and Zoning Commission Regular Meeting Minutes
206 North Murphy Road
Murphy, Texas 75094
August 25, 2014

CALL TO ORDER

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

ROLL CALL & CERTIFICATION OF A QUORUM

Commissioners Present: Steve Levy, Jon King, Ty Holcomb, Eric Hemphill, Camille Hooper and Lloyd Jones

Commissioners Absent: Matthew Thekkil

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

Lori C. Knight certified a quorum. *Camille Hooper arrived at 6:10 pm.*

SEAT ALTERNATE

Alternate Lloyd Jones was seated as a Commissioner.

INDIVIDUAL CONSIDERATION

1. Approval of the Minutes from the May 19, 2014 regular meeting.

Commission Action

Commissioner Hemphill made a motion to approve the regular minutes from the May 19, 2014 meeting. Vice Chair King seconded the motion. Motion passed.

2. Consider and/or act on the application of McBirney 544 Joint Venture requesting approval of a site plan, landscape plan, building elevations, signage and construction plat for The Learning Experience on property zoned PD 09-12-823.

Staff Discussion

Kristen Roberts stated that the submitted site plan is intended to provide high quality daycare for children with a facility that will be approximately 10,000 sq. ft. The proposed daycare facility is a permitted use as noted in the Planned Development District. Ms. Roberts stated that all setbacks, elevations, landscape and parking plans have been met. Staff recommended approval of this submittal.

Commissioner Hemphill noted that a PVC fence surrounded the playground area of the day care facility. Mr. Hemphill stated that he could not find in the PD if the PVC material was allowed.

There were questions to confirm the monument sign placement, sign plans and the open space that is defined in the Planned Development.

Commission Action

Secretary Holcomb made a motion to approve the site and landscape plan and building elevations and construction plat with the requirement that the fencing is changed from white PVC to wrought iron and that signage be submitted as discussed. Vice Chair King seconded the motion. Motion passed 5-1 with Commissioner Hemphill opposing the motion.

3. Hold a public hearing and consider and/or act on the application of Allen & Loucks Venture, LP requesting to amend Ordinance No. 08-10-767 for approval of revising the existing SUP (Specific Use Permit) to allow for a Smoothie King drive-thru on property located at 277 E. FM 544.

Staff Discussion

Kristen Roberts stated that in June 2013, the applicant had requested and was denied a variance to the Sign Ordinance specific to the request for approval of an 11'-9" sign. The request had been denied by Planning and Zoning, City Council and the denial was subsequently upheld by City Council in July 2013. Ms. Roberts stated that the applicant had removed the electronic sign component, bringing the monument down to 11'-2". Per code, the maximum area a sign can be is fifty square feet and the maximum height is seven feet. Ms. Roberts stated that staff recommended denial of the variance request due to the fact that the sign is not per code standards. Recommendations were made for possible location alternatives.

Aron Frydberg, 7209 Duffield Drive, Dallas

Aron Frydberg discussed details of the sign and his request for the height variance.

PUBLIC HEARING OPENED AT 6:38 P.M.

PUBLIC HEARING CLOSED AT 6:40 P.M.

Commission Action

Vice Chair made a motion to deny the application of Allen Tari requesting a variance to sign requirements for a business known as Tari Car Lot. Commissioner Johnson seconded the motion. Motion to deny sign variance carried 6-0.

ADJOURNMENT

With no other business before the Commission, Chairman Levy adjourned the meeting at 6:42 P.M.

APPROVED:

Ty Holcomb, Secretary

Attest:

Secretary

Issue

Hold a public hearing and consider and/or act on the application of Wade and Michelle Wilson, requesting a variance to Section 28-132(2) of the Code of Ordinances/Development Standards, to allow less than the 'required 85 percent of the total exterior walls above grade level, excluding doors and windows, constructed of brick, stone, brick veneer, or stone veneer, in accordance with the city's building and fire codes' and accept cement board (hardiplank) on the exterior of a new home to be constructed on property located at 150 Skyline.

Summary

An application was received by Mr. and Mrs. Wilson who are in the new home design process for 150 Skyline. They are requesting a variance to allow less than the required 85% exterior of brick, stone, brick veneer or stone veneer and are proposing the stone percentages as shown in the spreadsheet provided by their architect. They are proposing that in lieu of the remaining percentage to equal 85% or more, the Fiber cement Lap siding (ex: hardiplank) that will be used be allowed to make up that difference.

Considerations

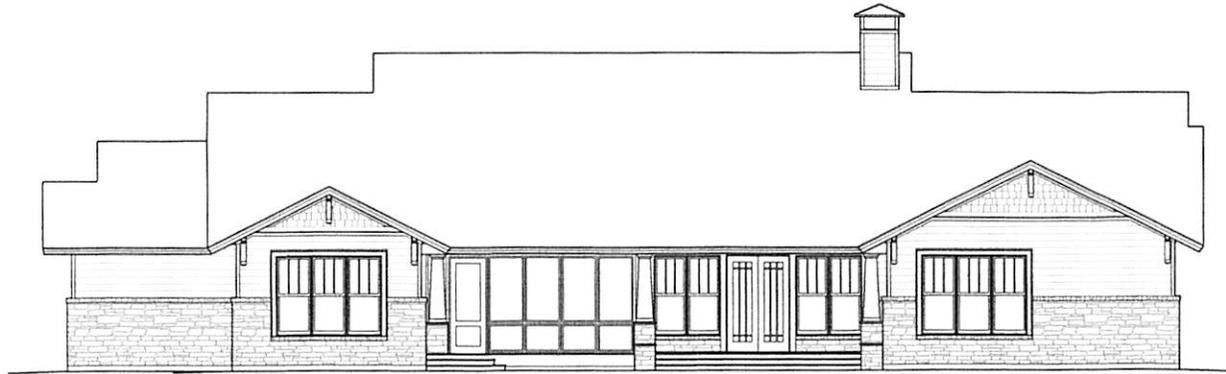
1. There is an existing home at this address that will be torn down. The owners are constructing a new home on the site.
2. This property and the surrounding neighborhoods are zoned SF-E (Single Family Estate), a district specific to single-family residences on lot/tracts of not less than 40,000 square feet in size.
3. The Code of Ordinances, Section 28-133 (also included as an attachment) states that:
 - a. The planning and zoning commission shall hold a public hearing on any request for a variation or exception to the standards provided by this article. The planning and zoning commission may not recommend a variation or exception unless the planning and zoning commission determines that the variation or exception will not substantially alter the intent of the standards established by this article.
4. The Planning & Zoning Commission's recommendation will be forwarded to City Council for final action.

Staff Recommendation

Staff recommends Planning & Zoning consideration. The Planning & Zoning Commission's recommendation will be forwarded to City Council for final action.

Attachments

Home elevations
Proposed Stone percentage calculations
Article V. Exterior Construction and Design
Location Map
Reply Forms



rear view (south)

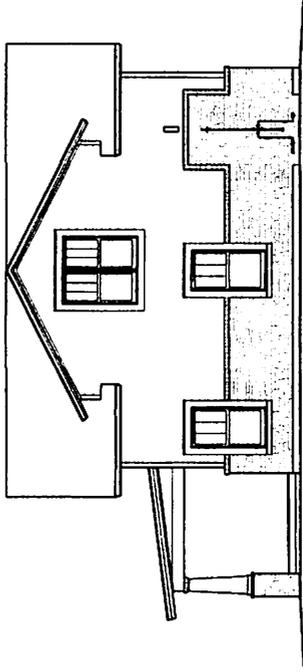
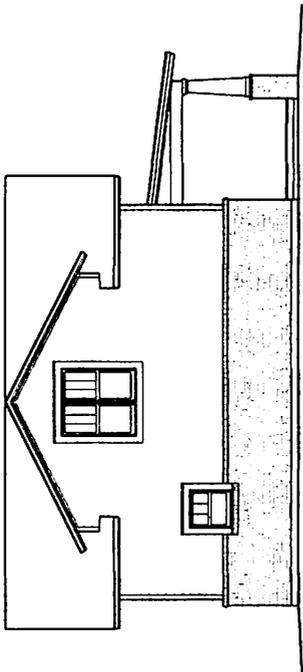
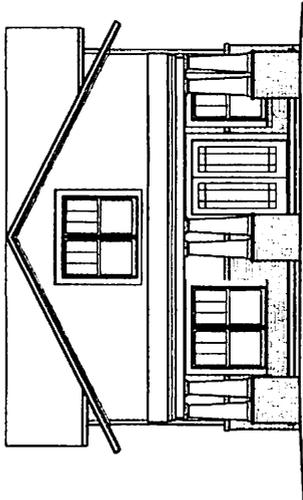
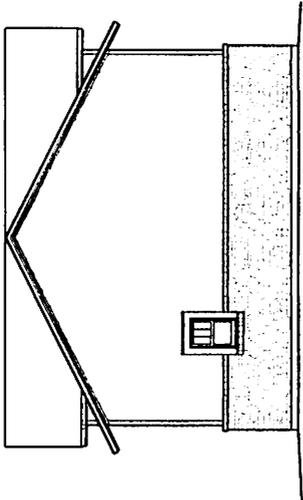


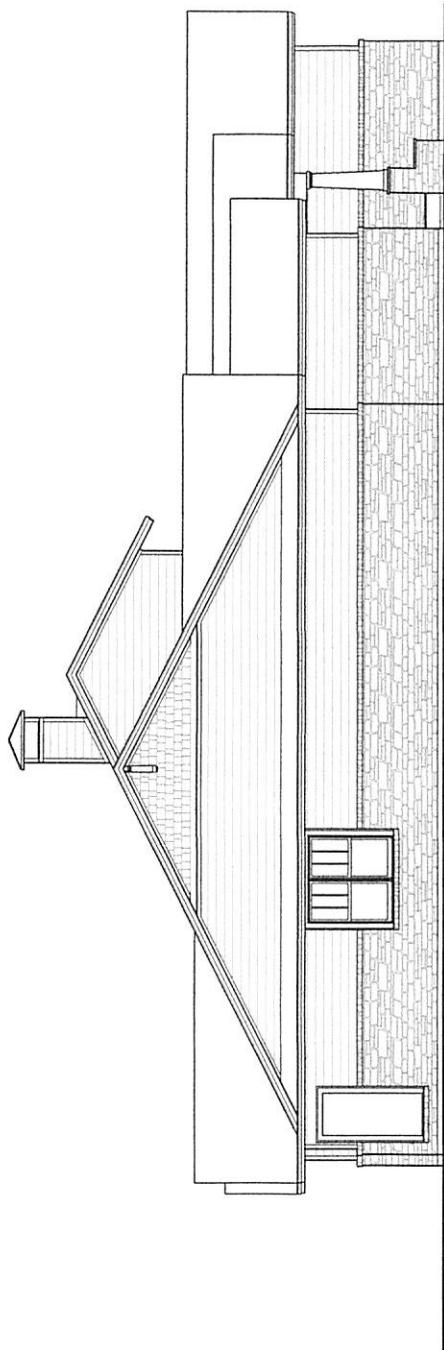
west



Street view (north)

Proposed Secondary Structure





east view

House: % coverage with stone

	Stone	No Stone	Gable	Total Area	% stone
N	132	273.18	72.00		
	214		24.03		
			23.22		
			86.26		
	346	273.18	205.51	619.18	55.88% to ceiling line
			w/gable	824.69	41.96% including gables
S	235.06	183.27	30.47		
	123.2	83.26	71.43		
	358.26	266.53	101.90	624.79	57.34% to ceiling line
			w/gable	726.69	49.30% including gables
E	412	258.3	243.00		
	412	258.3	243.00	670.3	61.47% to ceiling line
			w/gable	913.30	45.11% including gables
W	20.3	290.86	82.37		
	15.6		175.29		
	184.05				
	219.95	290.86	257.66	510.81	43.06% to ceiling line
			w/gable	768.47	28.62% including gables

Pool House: % coverage with stone

	Stone	No Stone	Total Area	% stone
N	132.34	265.18		
		-37.08		
	132.34	228.1	360.44	36.72%
S	137.86	293.63		
		-38.08		
	137.86	255.55	393.41	35.04%
E	45.22	182.54		
	16.26	12.4		
		1.3		
		-42.32		
	61.48	153.92	215.4	28.54%
W	131.23	312.88		
		0		
	131.23	312.88	444.11	29.55%

Murphy, Texas, Code of Ordinances >> PART II - CODE OF ORDINANCES >> Chapter 28 - DEVELOPMENT STANDARDS >>
ARTICLE V. EXTERIOR CONSTRUCTION AND DESIGN >>

ARTICLE V. EXTERIOR CONSTRUCTION AND DESIGN

[Sec. 28-131. Minimum exterior construction standards.](#)

[Sec. 28-132. Construction standards.](#)

[Sec. 28-133. Variance procedure.](#)

[Secs. 28-134—28-150. Reserved.](#)

Sec. 28-131. Minimum exterior construction standards.

Definitions. For the purpose of this section, the following definitions shall apply:

Masonry construction shall include all construction of stone material, brick material, concrete masonry units, or concrete panel construction, which is composed of solid, cavity, faced, or veneered-wall construction. Synthetic masonry materials are prohibited.

The standards for masonry construction types are listed below:

- (1) *Stone material.* Masonry construction using stone material may consist of granite, marble, limestone, slate, river rock, and other hard and durable naturally occurring all-weather stone. Cut stone and dimensioned stone techniques are acceptable. Synthetic stone is not acceptable. Stone veneer is acceptable with a minimum thickness of three and five-eighths inches.
- (2) *Brick material.* Brick material used for masonry construction shall be hard fired (kiln fired) clay or slate material which meets the latest version of ASTM standard C216, Standard Specification for Facing Brick (Solid Masonry Unit Made of Clay or Shale), and shall be Severe Weather (SW) grade, and Type FBA or FBS or better. Unfired or underfired clay, sand, or shale brick are not allowed. Brick veneer is acceptable with a minimum thickness of three inches.
- (3) *Concrete masonry units.* Concrete masonry units used for masonry construction shall meet the latest version of the following applicable specifications; ASTM C90, Standard Specification for Hollow Load Bearing Concrete Masonry Units; ASTM C145, Standard Specification for Solid Load Bearing Masonry Units; ASTM C129, Standard Specification for Hollow and Solid Nonload Bearing Units. Concrete masonry units shall have an indented, hammered, split face finish or other similar architectural finish as approved by the city council. Lightweight concrete block or cinderblock construction is not acceptable as an exterior finish. Colored concrete masonry units are prohibited.
- (4) *Concrete panel construction.* Concrete finish, precast panel, tilt wall, or cementitious composite reinforced panel construction shall be painted, fluted, or exposed aggregate. Smooth or untextured concrete finishes are not acceptable.
- (5) *Glass and Metal Standards are as follows:* Glass walls shall include glass curtain walls or glass block construction. Glass curtain wall shall be defined as an exterior wall which carries no structural loads, and which may consist of the combination of metal, glass, or other surfacing material supported in a metal framework.

(Ord. No. 09-05-797, § 2, 5-18-2009; Ord. No. 13-02-947, § 16, 2-19-2013)

Sec. 28-132. Construction standards.

Construction standards. The standards and criteria contained within this section are deemed to be minimum standards and shall apply to all new, altered or repaired construction occurring within the city.

- (a) *Residential:*
 - (1) All residential buildings and structures shall be of exterior fire resistant construction having at least 85 percent of the total exterior walls above grade level, excluding doors and windows, constructed of brick, stone, brick veneer, or stone veneer, in accordance with the city's building and fire codes.

- (2) All principal buildings and structures located in the SFA and MF districts shall be of exterior fire resistant construction having at least 85 percent of the total exterior walls, excluding doors and windows, constructed of brick, stone, brick veneer, stone veneer in accordance with the city's building and fire codes.
 - (3) Concrete or metal exterior construction is not permitted on any residential structure.
 - (4) The concrete foundation of any building or structure may not be exposed more than two feet from the final grade.
 - (5) Exemptions:
 - (a) Barns or other accessory buildings in the agricultural (AG) zoning district and SF-E estate district, or located on property of five acres or more, provided that such barns are used solely for agricultural purposes as distinguished from commercial or industrial purposes, shall be exempt from provisions of this section.
 - (b) Mobile homes otherwise lawfully existing under the provisions of this chapter shall also be excluded from provision of this section.
 - (c) Historic structures (with a local, state or national designation/registry as an historic structure).
 - (d) Accessory building in a single-family, duplex or single-family attached zoning district that has less than 500 square feet of floor area;
 - (e) Accessory and maintenance buildings (any size) for a public golf course, a public or parochial school that has less than 500 square feet, or any city facility;
 - (f) Temporary construction buildings and field offices (provided that such facilities are legally permitted by the city for a specific period of time, and provided that they are completely removed from the premises upon expiration of the permit or upon completion of construction, whichever occurs first); temporary sales offices shall be permitted with first model home, provided that sales office is completely removed from the premises upon expiration of the permit or upon completion of construction; and
 - (g) Structures in existence on May 27, 2004, and any addition to those structures that does not exceed 25 percent of the heated and cooled square footage of the structure as measured on May 27, 2004.
 - (6) Roof materials shall be composition (30-year), standing seam metal, terra-cotta tiles, concrete tiles or slate in muted colors. Wood shingle, shake, and metal roofing systems associated with agricultural or industrial buildings are prohibited. Only flat pan, standing seam metal roof materials are allowed with a factory finish of an approved color. Natural metal roofs are not allowed, whether galvanized or metal aluminum. Minimum roof pitch shall be at least 8:12, unless otherwise stated in the applicable zoning district or PD ordinance, and except for "Santa Fe" (with a flat roof and highly articulated parapet that conceals the roof and any roof-mounted equipment), "Texas ranch house" (with low pitched roofs, large eaves/overhangs, rambling design), or other uniquely styled home. Any proposed addition to an existing single-family structure shall have a minimum roof pitch of 4:12. The exterior color of all residential structures must be muted, rustic earth tones. Bright colors like pinks, purples, and those classified as primary colors are expressly prohibited.
- (b) *Nonresidential:*
- (1) All nonresidential structures, including parking structures, shall be of exterior fire resistant construction having at least 90 percent of the total exterior walls above grade level, excluding doors and windows, and a minimum of 80 percent for any story above one, constructed of masonry in accordance with the city's building and fire codes. Strict adherence to this requirement shall not be such as to prevent architectural creativity.
 - (2) The following materials are permitted materials for exterior construction:
 - (a) Stone.
 - (b) Granite.
 - (c) Marble.
 - (d) Other stone (e.g. - limestone).
 - (e) Glass, permitted as 30 percent or less of the exterior wall.
 - (f) Brick.Use of other exterior construction materials may be permitted by the city council at the time of site plan approval.
 - (3) The following materials for exterior construction shall not exceed 25 percent:

- (a) Painted wood.
 - (b) Concrete (including painted, pressed or stained concrete).
 - (c) Glass, when over 30 percent of the exterior wall.
 - (d) Synthetic materials.
- (4) The concrete foundation of any building or structure may not be exposed more than two feet from the final grade.
 - (5) Any roof materials that are visible from a public street shall be comprised of architectural/dimensional, composition shingle (30-year minimum), flat pan standing seam metal roofing (only with a factory baked-on muted color finish; no bright colors or natural-colored metal roofing allowed), or terra cotta or slate tile in muted colors. Minimum roof pitch of a gabled or otherwise pitched roof shall be at least 8:12, unless otherwise stated in the applicable zoning district or PD ordinance, and except for flat-roofed structures that shall have a highly articulated parapet with a minimum length of two feet and a maximum length of 100 feet that conceals the roof and any roof-mounted equipment.
 - (6) The exterior color of all nonresidential structures shall be muted, rustic earth tones. Bright colors like pinks, purples, and those classified as primary colors are expressly prohibited.
 - (7) Elevated water storage tanks and pump stations. All water storage facilities which serve the public shall be designed and painted to complement natural surroundings. All public water storage facilities shall be placed, to the extent possible, so as to have minimal negative impact on surrounding areas and shall be painted earth-tone, natural colors. The city council shall be authorized to approve alternate color selections if such color(s) are more acceptable with surrounding areas.
 - (8) Temporary construction buildings. Temporary buildings and temporary building material storage areas to be used for construction purposes may be permitted for a specific period of time in accordance with a permit issued by the building official and subject to periodic renewal by the inspector for cause shown. Upon completion or abandonment of construction or expiration of permit, such field offices or buildings and material storage areas shall be removed at the satisfaction of the building official.
- (c) *Procedure for determining alternative exterior materials:*
- (1) All written requests for alternative exterior building materials shall be noted and described on the site plan. If requested by the city, a sample(s) of the proposed exterior finish material(s) may be required to be submitted with the site plan.
 - (2) The city may approve an alternative exterior material if it is determined to be equivalent or better than the exterior materials cited in subsection (b)(2) above as part of the approval of the site plan.
 - (3) Consideration for exceptions to the above requirements shall be based only on the following:
 - (a) Architectural design and creativity.
 - (b) Compatibility with surrounding developed properties.
 - (4) The request shall be reviewed by the planning and zoning commission, and shall be approved or disapproved by the city council.
- (d) *Exterior building design standards:*
- (1) Purpose: To ensure the aesthetic value and visual appeal of nonresidential land uses and to ensure that structures relate harmoniously with the land and on a pedestrian, human scale. The architectural character of the built environment should complement the natural landscape and not dominate it. Vertical proportions which exaggerate building height shall be avoided. Building masses shall be broken up horizontally and vertically to provide relief in the facade. It is encouraged that every building reduce its perceived height and bulk by dividing the building into smaller components, and providing both Articulation and Variation on all building sides.
 - (2) Variation: Variation shall refer (for purposes of this section) to a combination of colors, textures, design features, and/or building materials. Variation shall include but not be limited to design features such as recessed windows, awnings, shutters, canopies, balconies, columns, arches and mullions, cornices, best courses, corbelling, molding, stringcourses, latticework or ornamentation with vegetation, decorative light fixtures, and other sculpturing of the facade with permitted materials.
 - (3) Variation shall be accomplished as follows:
 - (a) A minimum 33 percent of the front and any building side visible from a public roadway shall contain Variation. This percentage is reduced to 25 percent of the total square footage of the

- face of each building side for any face not visible from a public roadway; and,
- (b) For the front of buildings and any side visible from a public roadway, a minimum of five changes in variation (five textures, five colors and materials) is required, excluding the roof, doors and gutters; the required number of variation or design features is reduced to three changes for all other building sides; and,
- (4) Articulation: Articulation shall be defined (for purposes of this section) as an interruption of the building wall plane with an offset, either a recess or projection of at least four feet, at an angle or arc of between 45 degrees and 135 degrees to the wall plane. Articulation shall include (and be used synonymously with) an offset, inset, relief, recess, setback, or projection.
- (5) Horizontal articulation shall be accomplished as follows:
- (a) Wall planes of 30 feet or less in length do not require an horizontal articulation (offsets); and
- (b) No wall plane shall extend more than 50 feet in length. Larger buildings shall be divided into modules, preferably not exceeding 30 feet, but permitted up to 50 feet in length, that are expressed three-dimensionally throughout the entire building (modifications to the facade only shall not meet this standard). The building modules should be expressed with at least one of the following:
- (1) A setback in wall planes a minimum of four feet;
- (2) A change in the primary facade material for the extent of the building module; or
- (3) A vertical architectural element such as a change in roof type or other vertical articulation described below.
- Alternating use of similar building modules shall not be permitted.
- (6) Vertical articulation, as defined above, shall be accomplished as follows:
- (a) By providing varying roof lines for each building mass through the use of pitched roofs with eaves, false pitch roofs with the appearance of true hips and gables from all public rights-of-way, flat roofs with projecting cornices, parapets and other variations in roof heights and angles (excluding mansard roofs); and
- (b) Except for pitched roof buildings, no less than 30 percent of the roofline distance for each building side shall have vertical articulation of at least two feet or ten percent of the average height of the wall plane, whichever is greater; however, no single run of roofline shall exceed 60 feet in length without a minimum two-foot transition in vertical roofline height; and,
- (c) Except for pitched roof buildings, by vertically articulating and emphasizing all principal building entrances by at least two feet or ten percent of the average height of the wall plane, whichever is greater; and,
- (7) Facade articulations or offsets shall be shown, along with calculations verifying that the building elevations meet the above requirements, on a building facade elevation plan for all sides, and shall be submitted for planning and zoning commission review and approval by the city council, along with the site plan.
- (8) All building sides shall have aesthetic detail including articulation and variation, with architectural elements that provide shadow lines and visual depth (unless substantially screened with landscaping, whereby the landscape screening in itself provides the aesthetic detailing), with proper maintenance program in place to provide upkeep of landscaping.
- (9) Street-level storefronts and building entrances shall be open and inviting to pedestrians. Buildings 10,000 square feet or greater shall have a street/parking-to-building zone of at least 20 feet to be used for sidewalks, including a minimum 15-foot landscaped buffer strip or pedestrian spaces including benches and other seating facilities.
- (10) A minimum exterior entryway offset/inset to help delineate a building's main entrance and add variety to the streetscape shall be provided for businesses based on their floor space as follows:
- (a) Less than 5,000 square feet shall have a minimum entryway area of 15 square feet.
- (b) 5,000 to 15,000 square feet shall have a minimum entryway area of 25 square feet.
- (c) 15,001 to 30,000 square feet shall have a minimum entryway area of 50 square feet.
- (d) Greater than 30,000 square feet shall have a minimum entryway area of 100 square feet.
- (11) Windows shall be offset by no less than four inches and/or have a perimeter accent border of at least four inches. No section of glass windows shall extend longer in width than 15 feet without a three-foot minimum break.
- (12) All rooftop mechanical equipment shall be shielded from public view. The parapet must be of equal

height to the tallest equipment.

- (13) Building placement on slopes shall not only incorporate stepped massing, but shall also create footprint offsets to save vegetation and natural landforms. Topographical changes shall be reflected by vertical offsets in the massing of buildings wherever possible.
 - (14) Garage-style roll-up doors shall not face public roadways. When used, they must be screened from adjacent properties and public view, unless used for an outdoor patio or bar.
 - (15) Every outparcel building, liner building or other building set between the street right-of-way and a larger adjacent building shall include the architectural detailing set forth above on all sides on the building, including those that face internal parking areas.
 - (16) Irrigation systems must include rain and freeze sensors.
- (e) *Accessory buildings.*
- (1) In the agricultural (AG) zoning district: See subsection (a)(5)(a) of this section regarding exceptions.
 - (2) In a single-family, duplex or single-family attached zoning district: Accessory buildings that have over 500 square feet of floor area shall conform to the minimum exterior construction standards for the main building on the lot/tract, tract or site, and shall be compatible in exterior finishes and colors as the main building, unless located on property of one-half acre or more.
 - (3) In a multifamily or nonresidential zoning district: Accessory buildings (any size) shall conform to the minimum exterior construction standards for the main building on the lot/tract, tract or site, and shall be architecturally compatible in design and constructed of the same exterior finishes and colors as the main building.

(Ord. No. 09-05-797, § 2, 5-18-2009; Ord. No. 13-02-947, § 16, 2-19-2013)

Sec. 28-133. Variance procedure.

- (a) The planning and zoning commission shall hold a public hearing on any request for a variation or exception to the standards provided by this article. The planning and zoning commission may not recommend a variation or exception unless the planning and zoning commission determines that the variation or exception will not substantially alter the intent of the standards established by this article.
- (b) All recommendations of the planning and zoning commission under this article shall be forwarded to city council. When the planning and zoning commission denies a request for a variation or exception to the standards set forth in this article, a hearing before the city council shall be set only if a written appeal is filed by the applicant with the city manager or his/her designee within 15 days of the date of the denial.

(Ord. No. 09-05-797, § 2, 5-18-2009; Ord. No. 13-02-947, § 16, 2-19-2013)

Secs. 28-134—28-150. Reserved.

Reply Form

Planning & Zoning Commission /City Council
206 North Murphy Road
Murphy, Texas 75094



The application of Wade and Michelle Wilson is requesting a variance to Section 28-132(2) of the Code of Ordinances/Development Standards, to allow less than the 'required 85 percent of the total exterior walls above grade level, excluding doors and windows, constructed of brick, stone, brick veneer, or stone veneer, in accordance with the city's building and fire codes' and accept cement board (hardiplank) on the exterior of a new home to be constructed on property located at 150 Skyline.

 ✓ I am **IN FAVOR** of allowing less than the 'required 85 percent of the total exterior walls above grade level, excluding doors and windows, constructed of brick, stone, brick veneer, or stone veneer, in accordance with the city's building and fire codes' and accept cement board (hardiplank) on the exterior of a new home to be constructed on property located at 150 Skyline.

 I am **OPPOSED** to allowing less than the 'required 85 percent of the total exterior walls above grade level, excluding doors and windows, constructed of brick, stone, brick veneer, or stone veneer, in accordance with the city's building and fire codes' and accept cement board (hardiplank) on the exterior of a new home to be constructed on property located at 150 Skyline.

In accordance with Texas Local Government Code §211.006, a public hearing will be held by the Planning and Zoning Commission on Monday, September 22, 2014 at 6:00 p.m. and by City Council on Tuesday, October 7, 2014 at 6:00 p.m. in the City Council Chambers at 206 N. Murphy Road, Murphy Texas.

Please provide your written comments below. 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.

Richard Pennington
Name (Please Print)

Richard Pennington
Signature

159 Skyline Dr.
Address

9-17-14
Date



Issue

Hold a public hearing and consider and/or act on the application of Champion Langford Venture requesting approval of a SUP (Specific Use Permit) to allow a drive-thru window for a Dunkin Donuts restaurant on property zoned PD (Planned Development) District No. 12-10-923 for Retail Uses on Lot 3, Block C, Murphy Marketplace East Addition (North Maxwell Creek and FM 544), applicant being Dunkin Donuts on behalf of the property owner Champion Langford Venture.

Summary

The applicant is requesting a Specific Use Permit (SUP) and Concept Plan for a drive-thru for a Dunkin Donuts restaurant that would be adjoined to a Nothing Bundt Cake on the subject property. The current Planned Development District allows a drive-in restaurant only with the approval of a SUP (Specific Use Permit). The applicant is requesting approval of an SUP (Specific Use Permit) to allow a Dunkin Donuts with a drive-thru window.

Considerations

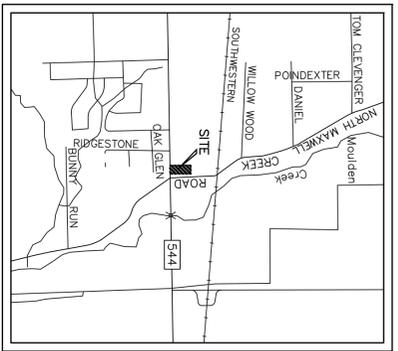
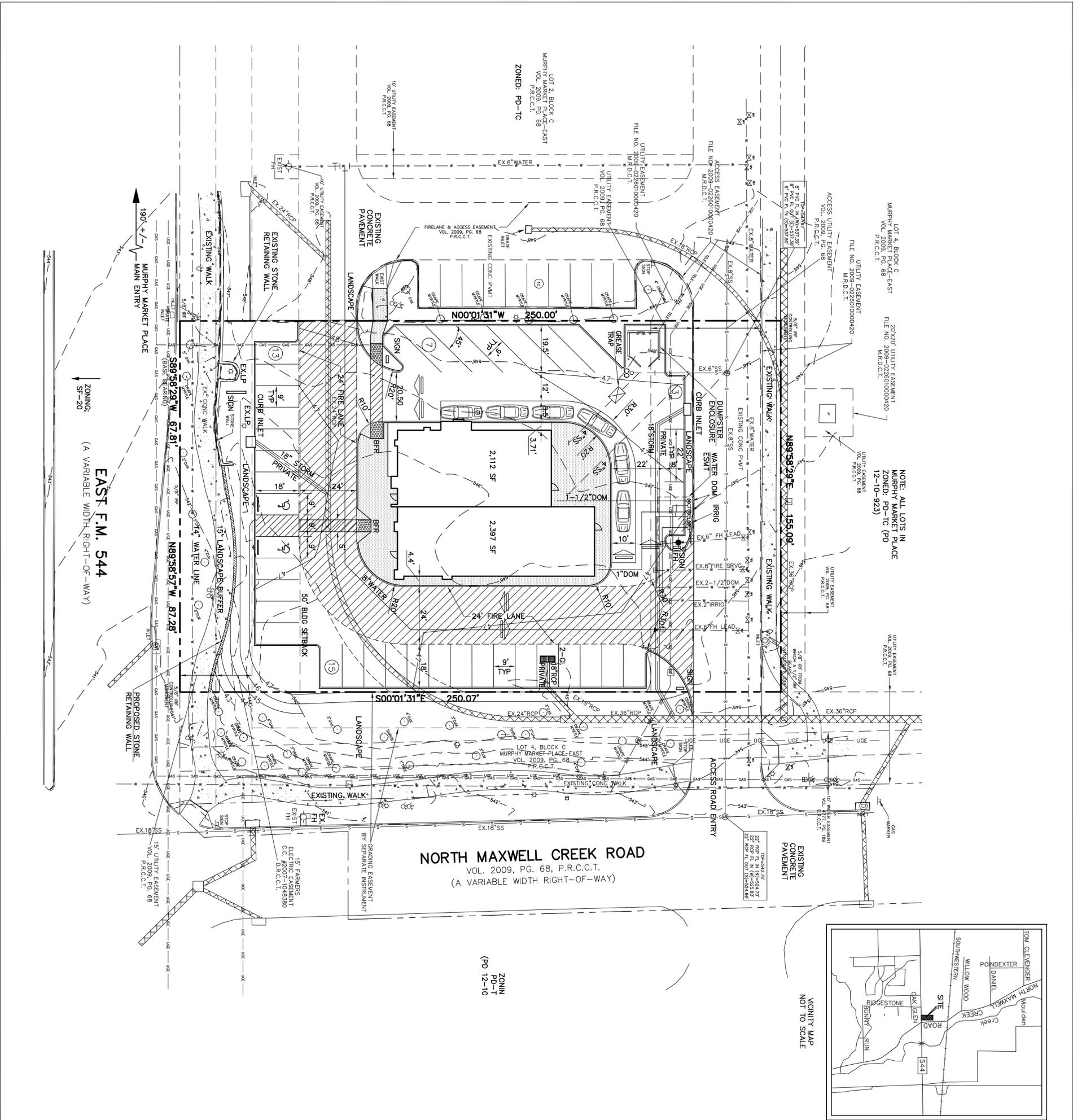
1. The purpose of the Specific Use Permit is to allow a Dunkin Donuts with a drive-thru window.
2. In addition to the Dunkin Donuts, the developer is also creating an adjacent retail space for Nothing Bundt Cake.
3. A Concept Plan has been submitted with this request which identifies the location of the requested drive thru and required site layout details.
 - a. The applicant must submit a Site Plan, Landscape Plan, Building Elevations and Construction Plat for staff review, Planning & Zoning Commission recommendation and City Council final approval.
4. Staff is in support of a drive thru for Dunkin Donuts at this location.
5. A public hearing notification for this proposed SUP was published in the newspaper as well as notification being mailed to the property owners included in the required 200 feet notification radius. Responses received to date have been included with this agenda item.

Staff Recommendation

Staff recommends approval of Specific Use Permit and Concept Plan for a drive thru for Dunkin Donuts on Lot 3 - Block C – Murphy Marketplace East Addition.

Attachments

Concept Plan for this site
Location Map
Public Notice Reply Form



NORTH MAXWELL CREEK ROAD
VOL. 2009, PG. 68, P.R.C.C.T.
(A VARIABLE WIDTH RIGHT-OF-WAY)

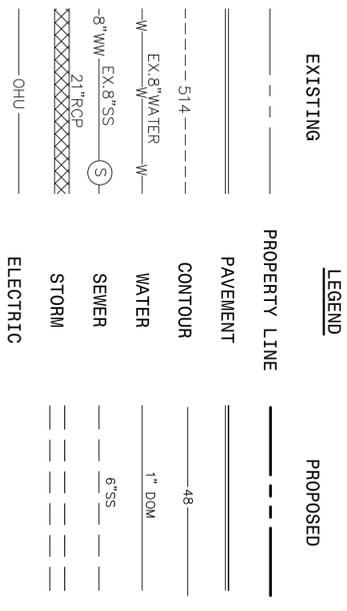
ZONING
PD-T
(PD 12-10)

SITE SUMMARY TABLE LOT 1

County	COLLIN
Project Name	LOT 3, BLOCK C, MURPHY MARKET PLACE, PH. 2
Zoning District	PD-TC (PD 12-10-923)
Proposed use	RESTAURANT/RETAIL
Site Area:	0.89 Acres 38,775 S.F.
Building Area	4,514 S.F. (TOTAL)
Building Height:	22'-0" - 1 STORY
Lot Coverage:	4,514/38,775 = 11.6%
Floor Area Ratio:	4,514/38,775 = 1:11.6
Parking Required:	RESTAURANT (2,112 SF) RETAIL (2,397 SF) = 22
	1 SPC/100 SF
	1 SPC/200 SF
	= 12
	TOTAL REQ
	= 34 SPACES
Parking Provided:	Regular = 36 SPACES Handicap = 2 SPACES Total = 38 SPACES
Landscape Buffer Area:	2,326 SF
Landscape Private Provided:	4,410 SF
Landscape Percentage:	22.5%
Parking Lot Area:	6,307 SF
Parking Lot Landscape Area Required (5%):	315 SF
Building Footprint Area:	4,486 SF
Total Pervious Area:	6,224 SF
Total Impervious Area:	32,551 SF

BENCHMARK NO. 1
117' OF PLANO GEODETIC CONTROL STATION 849, GPS POINT NO. 219,
4083, TEXAS NORTH CENTRAL ZONE (4202) STATE PLANE COORDINATE
LISTING, A 3-1/4" DIAMETER ALUMINUM DISK STAMPED "CITY OF PLANO
SURVEY MARKER, 1998 82", ELEVATION NAVD 1988 529.52', LOCATED
IN THE CENTERLINE MEDIAN ON THE BRIDGE ALONG 14TH STREET
APPROX. 305' SOUTHWEST OF DUBLIN ROAD.

BENCHMARK NO. 2
317' OF PLANO GEODETIC CONTROL STATION 849, GPS POINT NO. 849,
4083, TEXAS NORTH CENTRAL ZONE (4202) STATE PLANE COORDINATE
LISTING, A 3-1/4" DIAMETER ALUMINUM DISK STAMPED "CITY OF PLANO
SURVEY MARKER, 1998 82", ELEVATION NAVD 1988 529.52', LOCATED
IN THE CENTERLINE MEDIAN ON THE BRIDGE ALONG 14TH STREET
APPROX. 305' SOUTHWEST OF DUBLIN ROAD.



CONCEPT PLAN
LOT 3, BLOCK C
MURPHY MARKET PLACE PHASE 2
MURPHY, TEXAS



DEVELOPER:
CHAMPION LANGFORD PARTNERS
5924 TWIN COVES
DALLAS, TEXAS 75248
C/O ERIC LANGFORD
TEL: 972-788-2232

THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, PERMITTING
OR BIDDING PURPOSES.
BYRON T. WADSWORTH
TEXAS NO. 94027
ISSUED 09/18/2014
VASQUEZ ENGINEERING, L.L.C.
TX REG. F-12266

VASQUEZ ENGINEERING L.L.C.
705 WEST AVENUE B
Suite 216
Garland, Texas 75040
Ph: 972-272-4610
TX Registration # F-12266

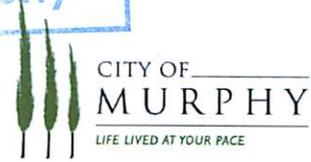
Scale: 1" = 20'
Designed by: BTW
Drawn by: TAC
Checked by: BTW
530-03\dwg\SITE PLAN.dwg
09/18/2014

SHEET
SP1



Reply Form

Planning & Zoning Commission /City Council
206 North Murphy Road
Murphy, Texas 75094



The application of Champion Langford Venture is requesting approval of a SUP (Specific Use Permit) to allow a drive-thru window for a Dunkin Donuts restaurant on property zoned PD (Planned Development) District No. 12-10-923 for Retail Uses on Lot 3, Block C, Murphy Marketplace East Addition (North Maxwell Creek and FM 544), applicant being Dunkin Donuts on behalf of the property owner Champion Langford Venture.

I am **IN FAVOR** of a SUP (Specific Use Permit) to allow a drive-thru window for a Dunkin Donuts restaurant on property zoned PD (Planned Development) District No. 12-10-923 for Retail Uses on Lot 3, Block C, Murphy Marketplace East Addition (North Maxwell Creek and FM 544), applicant being Dunkin Donuts on behalf of the property owner Champion Langford Venture.

I am **OPPOSED** to a SUP (Specific Use Permit) to allow a drive-thru window for a Dunkin Donuts restaurant on property zoned PD (Planned Development) District No. 12-10-923 for Retail Uses on Lot 3, Block C, Murphy Marketplace East Addition (North Maxwell Creek and FM 544), applicant being Dunkin Donuts on behalf of the property owner Champion Langford Venture.

In accordance with Texas Local Government Code §211.006, a public hearing will be held by the Planning and Zoning Commission on Monday, September 22, 2014 at 6:00 p.m. and by City Council on Tuesday, October 7, 2014 at 6:00 p.m. in the City Council Chambers at 206 N. Murphy Road, Murphy Texas.

Please provide your written comments below. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

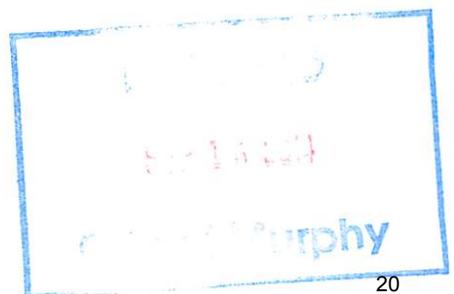
By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

RICHARD PENNINGTON
Name (Please Print)

Richard Pennington
Signature

159 SKYLINE DR
Address

9-15-2014
Date



Reply Form

Planning & Zoning Commission /City Council
206 North Murphy Road
Murphy, Texas 75094



The application of Champion Langford Venture is requesting approval of a SUP (Specific Use Permit) to allow a drive-thru window for a Dunkin Donuts restaurant on property zoned PD (Planned Development) District No. 12-10-923 for Retail Uses on Lot 3, Block C, Murphy Marketplace East Addition (North Maxwell Creek and FM 544), applicant being Dunkin Donuts on behalf of the property owner Champion Langford Venture.

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Please provide your written comments below. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

All
For:

①
MURPHY
& Venture

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

ERIC LANGFORD
Name (Please Print)

[Signature]
Signature

5924 TWIN OAKS
Address
Dallas TX 75248

9/10/14
Date

- ② Allen & Loucks
- ③ Champion Langford V.

Reply Form

Planning & Zoning Commission /City Council
206 North Murphy Road
Murphy, Texas 75094



The application of Champion Langford Venture is requesting approval of a SUP (Specific Use Permit) to allow a drive-thru window for a Dunkin Donuts restaurant on property zoned PD (Planned Development) District No. 12-10-923 for Retail Uses on Lot 3, Block C, Murphy Marketplace East Addition (North Maxwell Creek and FM 544), applicant being Dunkin Donuts on behalf of the property owner Champion Langford Venture.

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Please provide your written comments below. 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.

Teresa Doyle
Name (Please Print)

157 Skye Ln
Address

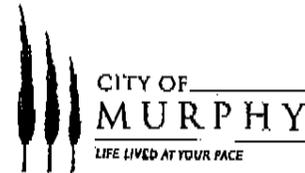
[Signature]
Signature

9/11/14
Date



Reply Form

Planning & Zoning Commission /City Council
206 North Murphy Road
Murphy, Texas 75094



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Please provide your written comments below. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

Commercial uses @ 544 and Maxwell Creek make sense. Looking forward to having donut & coffee there when they open.

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

By: Ryan Betz, Manager
Name (Please Print)

[Signature]
Signature

5707 Willow Dallas
Address

TX
75230

Date

9-9-14

Planning & Zoning

September 22, 2014

Issue

Hold a public hearing and consider and/or act on the application of the City of Murphy to zone the subdivision known as Windy Hill Farms – Phase 1 and generally located west of Heritage Parkway and north of FM 544 as a Planned Development (PD) District for SF-15 (Single Family 15 Residential) uses with a minimum lot size of 9,500 square feet, a minimum average lot width of 85 feet and a minimum front yard setback of 25 feet.

Summary

The City of Murphy is conducting this zoning of Windy Hill Farms, Phase 1 to correct some errors that occurred in years past dating back to the year 2000.

Windy Hill Farms Phase 1 is an existing, built-out single family subdivision with residential lots ranging from 9,500 square feet to over 15,000 square feet in size. This zoning process will allow the existing residential uses and structures to continue within the neighborhood, but in a planned development zoning district. This zoning will correct the errors and also reflects the actual constructed conditions within the neighborhood.

The purpose of the zoning change is to correct confusion in the required front building setback for over 80 homes in Phase 1. Some residences were constructed with a 25 foot front setback while others were constructed with a 30 foot front setback. This has created a problem with the issuance of title insurance on the properties with the 25 foot front setback and has made it difficult for some owners to be able to sell their home.

Considerations

While the zoning map indicates that Windy Hill Farms Phase 1 was zoned by Ord. 99-01-444, a review of the actual ordinance indicates that it applied to other parts of Windy Hill Farms but NOT to Phase 1. This is why the City is now initiating a zoning case to actually zone the property in Windy Hill Farms Phase 1. The proposed ordinance has been drafted to formally approve the development pattern of the existing homes in Phase 1.

Section 86-601 of the Murphy Code describes a PD district as follows: “The planned development (PD) district is an overlay zoning district which accommodates planned associations of uses developed as integral land use units. . . .”

The proposed ordinance provides for SF-15 uses with the following modifications:

Minimum Lot Size: 9,500 square feet

Minimum Lot Width: 85 feet (average within a lot)

Minimum Front Yard: 25 feet

Staff Recommendation

Staff recommends approval of the Planned Development District as submitted.

Attachments

Proposed PD Ordinance

Boundary Map

Reply Forms

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MURPHY, TEXAS, CHANGING THE ZONING ON APPROXIMATELY 90.844 ACRES OF LAND KNOWN AS WINDY HILL FARMS - PHASE 1 AS RECORDED IN CABINET L, PAGES 2-3 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, EXCEPT LOTS 1A AND 1-9, BLOCK G AND LOTS 12-14, BLOCK G (NOW IDENTIFIED AS LOTS 1C, 1D, 1E, BLOCK G, 2R-9R, BLOCK G AND LOTS 12R-14R, BLOCK G OF WINDY HILL FARMS, PHASE 6), LOCATED WEST OF HERITAGE PARKWAY AND NORTH OF FM 544, TO A PLANNED DEVELOPMENT DISTRICT FOR SINGLE FAMILY RESIDENTIAL USES AND ESTABLISHING MINIMUM LOT WIDTH, FRONT BUILDING SETBACK AND LOT SIZE; PROVIDING FOR SAVINGS, SEVERABILITY, CUMULATIVE EFFECT, PENALTY AND AN EFFECTIVE DATE.

WHEREAS, a final plat of Windy Hill Farms - Phase 1, as recorded in Cabinet L, Pages 2-3 of the Plat Records of Collin County, Texas attached hereto as **Exhibit A**, was approved by the City of Murphy and filed in the property records of Collin County on March 16, 1999 (the "Final Plat") and;

WHEREAS, the Final Plat includes 193 residential lots on 90.844 acres (the "Property"); and

WHEREAS, the Final Plat indicates that the Property is zoned SF-2 and shows a 30 foot front setback line on all lots; and

WHEREAS, the City's Official Zoning Map, adopted on December 12, 2012 by Ordinance No. 12-12-942 depicts the Property as zoned SF-15 but the City has no record that the Property was zoned to SF-15; and

WHEREAS, both the Final Plat and the SF-15 zoning district require a 30 foot front yard setback, but more than 75 of the 193 single family residential homes were constructed with a 25 foot front yard setback; and

WHEREAS, the uncertainty of the regulations contained in the SF-2 and SF-15 zoning districts and the conflict between the 30 foot front setback line and the 25 foot actual setback line have created impairments to the ability to obtain title insurance and therefore to sell certain lots within the Property; and

WHEREAS, since 2001, the City has approved multiple replats of the Property which were intended to resolve the conflict between the platted front yard setback and the actual setback for a large number of the residential homes; and

WHEREAS, the replats have failed to correct all of the front building line within the Property and the City Council desires to, as clearly as possible, establish a minimum 25 foot front building line for all lots within the Property, **excepting Lot 1A, Block G, Lots 1 through 9, Block G, and Lots 12 through 14, Block G**; and

WHEREAS, a replat filed March 28, 2005 filed in Cabinet Q, Page 253 of the Plat Records of Collin County, Texas indicates that **lots 1A and 1 through 9, Block G, and Lots 12 through 14, Block G, previously in Windy Hill Farms – Phase I are now part of Windy Hill Farms – Phase 6 and no longer part of Windy Hill Farms – Phase I.**

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

Section 1. That the recitals set forth above are found to be true and correct and are incorporated as if fully set forth herein.

Section 2. That the zoning on the Property, except lot 1A, Block G, Lots 1-9, Block G and Lots 12-14, Block G, shall be Planned Development District for SF-15 uses with the following modifications:

Minimum Lot Size: 9,500 square feet
Minimum Lot Width: 85 feet (average within a lot)
Minimum Front Yard: 25 feet

Section 3. That any plat or replat, including plats or replats recorded with Collin County, Texas, that shows a front building setback in conflict with the terms of this ordinance shall not be enforced with regard to the front building setback, it being the intention of the City Council to establish a minimum front yard of 25 feet for all lots within Windy Hill Farms – Phase 1.

Section 4. That all other Planned Development overlay district requirements contained in Chapter 86 – Zoning, Article IV – Overlay and Special Districts are found to be inapplicable.

Section 5. That the City Manager is directed to file this ordinance in the property records of Collin County and to file a declaration of the front setback line consistent with this Ordinance for each lot within the Property

Section 6. 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 7. 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 uncoded, 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 8. 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 9. 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 7th day of October, 2014.

Eric Barna, Mayor
City of Murphy

ATTEST:

Terri Johnson, Interim City Secretary
City of Murphy

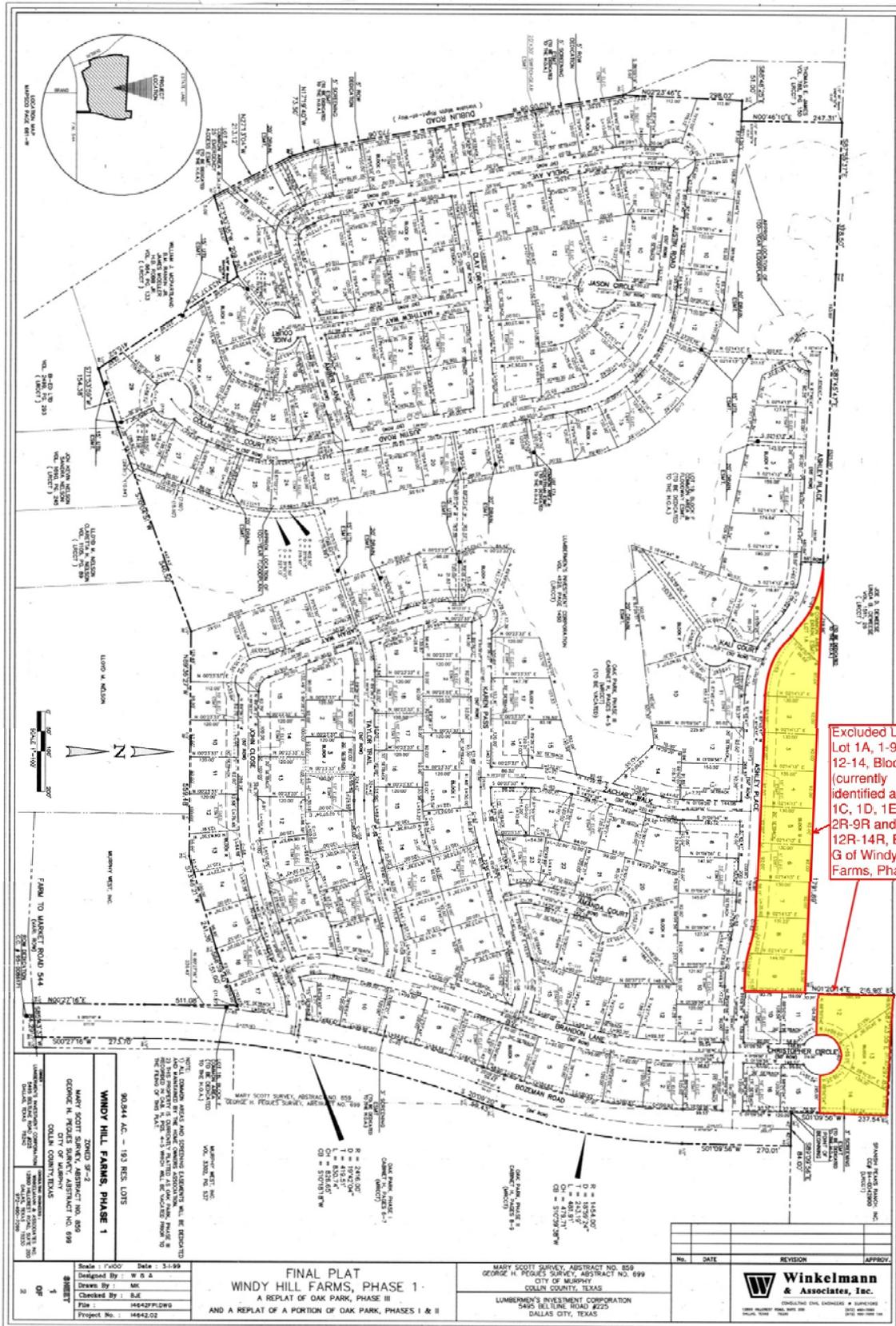
APPROVED AS TO FORM:

Wm. Andrew Messer, City Attorney

EXHIBIT A

C:\wink\lurphy\144271.dwg Mon Apr 01 15:02:33 1999

Filed for Record in
 COLLIER COUNTY, FLORIDA
 On 1999/03/16
 At 2:09 P.M.
 Book: 20-00217
 Page: 20



Excluded Lots:
 Lot 1A, 1-9 and
 12-14, Block G
 (currently
 identified as Lots
 1C, 1D, 1E,
 2R-9R and
 12R-14R, Block
 G of Windy Hill
 Farms, Phase 6)

90.844 AC. - 193 RES. LOTS
WINDY HILL FARMS, PHASE 1
 ZONING SF-3
 MARY SCOTT SURVEY, ABSTRACT NO. 859
 GEORGE H. PECK'S SURVEY, ABSTRACT NO. 899
 COLLIER COUNTY, TEXAS

FINAL PLAT
WINDY HILL FARMS, PHASE 1
 A REPLAT OF OAK PARK, PHASE III
 AND A REPLAT OF A PORTION OF OAK PARK, PHASES I & II

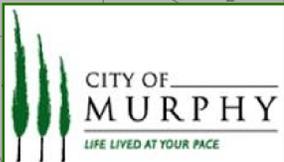
MARY SCOTT SURVEY, ABSTRACT NO. 859
 GEORGE H. PECK'S SURVEY, ABSTRACT NO. 899
 COLLIER COUNTY, TEXAS

Scale: 1"=500' Date: 3-1-99
 Designed By: W B A
 Drawn By: ME
 Checked By: SJE
 File: 144271.DWG
 Project No.: 1442-02

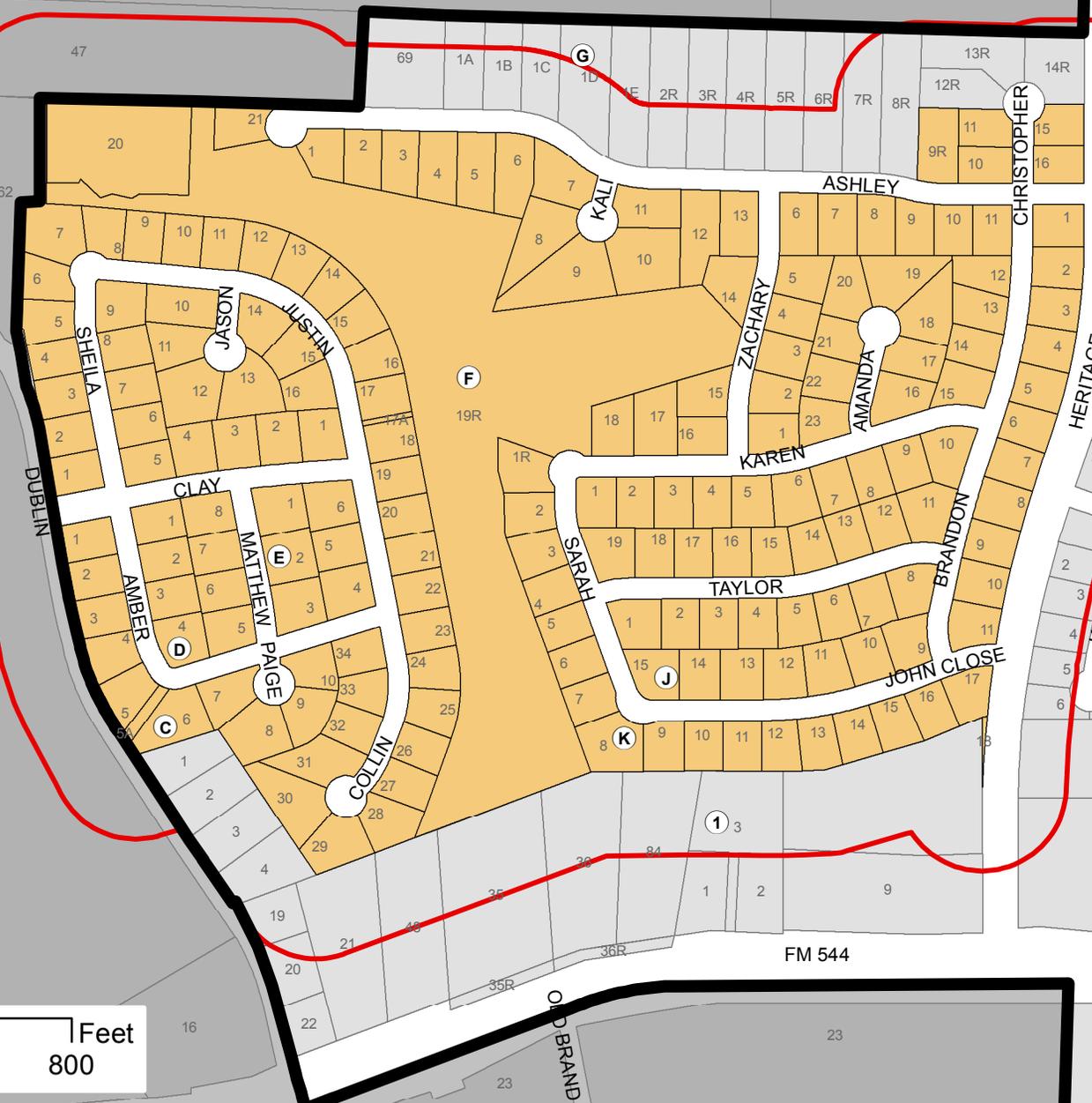
MARY SCOTT SURVEY, ABSTRACT NO. 859
 GEORGE H. PECK'S SURVEY, ABSTRACT NO. 899
 CITY OF MURPHY
 COLLIER COUNTY, TEXAS
 LUMBERMEN'S INVESTMENT CORPORATION
 5415 BELLEURE ROAD #222
 DALLAS CITY, TEXAS

No.	DATE	REVISION	APPROVAL

Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS & SURVEYORS
 1900 HUNTER ROAD, SUITE 100
 DALLAS, TEXAS 75206



Windy Hills Phase 1 (200-foot Buffer)



Reply Form

Planning & Zoning Commission /City Council
206 North Murphy Road
Murphy, Texas 75094



The application of the City of Murphy is to zone the subdivision known as Windy Hill Farms – Phase 1 and generally located west of Heritage Parkway and north of FM 544 as a Planned Development (PD) District for SF-15 (Single Family 15 Residential) uses with a minimum lot size of 9,500 square feet, a minimum average lot width of 85 feet and a minimum front yard setback of 25 feet.

PLEASE NOTE:

Windy Hill Farms Phase 1 is an existing, built-out single family subdivision with residential lots ranging from 9,500 square feet to over 15,000 square feet in size. This planned development district will put in place appropriate zoning to reflect the actual constructed conditions within the neighborhood.

I am **IN FAVOR** of the Planned Development (PD) District for SF-15 (Single Family 15 Residential) uses with a minimum lot size of 9,500 square feet, a minimum average lot width of 85 feet and a minimum front yard setback of 25 feet also known as Windy Hill Farms Phase 1.

I am **OPPOSED** to the Planned Development (PD) District for SF-15 (Single Family 15 Residential) uses with a minimum lot size of 9,500 square feet, a minimum average lot width of 85 feet and a minimum front yard setback of 25 feet also known as Windy Hill Farms Phase 1.

In accordance with Texas Local Government Code §211.006, a public hearing will be held by the Planning and Zoning Commission on Monday, September 22, 2014 at 6:00 p.m. and by City Council on Tuesday, October 7, 2014 at 6:00 p.m. in the City Council Chambers at 206 N. Murphy Road, Murphy Texas.

Please provide your written comments below. 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.

WILLIAM H. WILSON
Name (Please Print)

W H Wilson
Signature

224 Justin Road
Address

Sept 16, 2014
Date

Reply Form

Planning & Zoning Commission /City Council
206 North Murphy Road
Murphy, Texas 75094



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PLEASE NOTE:

Windy Hill Farms Phase 1 is an existing, built-out single family subdivision with residential lots ranging from 9,500 square feet to over 15,000 square feet in size. This planned development district will put in place appropriate zoning to reflect the actual constructed conditions within the neighborhood.

_____ I am **IN FAVOR** of the Planned Development (PD) District for SF-15 (Single Family 15 Residential) uses with a minimum lot size of 9,500 square feet, a minimum average lot width of 85 feet and a minimum front yard setback of 25 feet also known as Windy Hill Farms Phase 1.

_____ I am **OPPOSED** to the Planned Development (PD) District for SF-15 (Single Family 15 Residential) uses with a minimum lot size of 9,500 square feet, a minimum average lot width of 85 feet and a minimum front yard setback of 25 feet also known as Windy Hill Farms Phase 1.

In accordance with Texas Local Government Code §211.006, a public hearing will be held by the Planning and Zoning Commission on Monday, September 22, 2014 at 6:00 p.m. and by City Council on Tuesday, October 7, 2014 at 6:00 p.m. in the City Council Chambers at 206 N. Murphy Road, Murphy Texas.

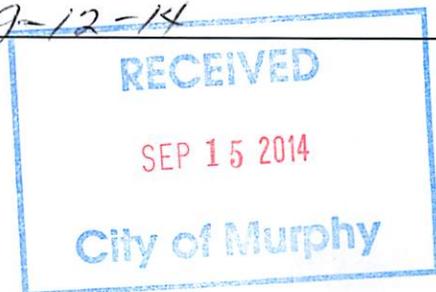
Please provide your written comments below. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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

Lloyd M Nelson
Name (Please Print)

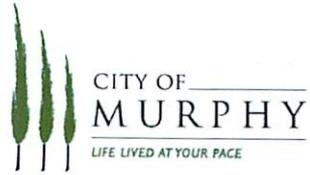
Lloyd M Nelson
Signature

7087 Shire Lane
Address McKinney, TX Date _____
75071



Reply Form

Planning & Zoning Commission /City Council
206 North Murphy Road
Murphy, Texas 75094



The application of the City of Murphy is to zone the subdivision known as Windy Hill Farms – Phase 1 and generally located west of Heritage Parkway and north of FM 544 as a Planned Development (PD) District for SF-15 (Single Family 15 Residential) uses with a minimum lot size of 9,500 square feet, a minimum average lot width of 85 feet and a minimum front yard setback of 25 feet.

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

Derek Boyd
Name (Please Print)

Derek W Boyd
Signature

628 John Close
Address

9-11-14
Date

