



MURPHY PLANNING AND ZONING COMMISSION AGENDA
REGULAR PLANNING AND ZONING COMMISSION MEETING
OCTOBER 27, 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 October 27, 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

SEAT ALTERNATES AS NEEDED

PUBLIC COMMENTS

INDIVIDUAL CONSIDERATION

1. Approval of the Minutes from the August 25 and September 22, 2014 regular meetings.
2. Hold a public hearing and consider and/or act on the application of Bent Trail, LTD requesting a zoning change for Murphy Manors; approximately 10 acres of property located at 900 N. Murphy Road; northeast corner of Murphy Road and McMillen Road.

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 October 24, 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.

- Steve Levy
Chair
- Jon King
Vice Chair
- Ty Holcomb
Secretary
- Camille Hooper
Commissioner
- John Johnson
Commissioner
- Eric Hemphill
Commissioner
- Matthew Thekkil
Commissioner
- Greg Mersch
Alternate
- Lloyd Jones
Alternate
- Kristen Roberts
Director of Community
Development



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, John Johnson

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 6-1 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 7-0.

ADJOURNMENT

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

APPROVED:

Ty Holcomb, Secretary

Attest:

Secretary



Murphy Planning and Zoning Commission Regular Meeting Minutes
206 North Murphy Road
Murphy, Texas 75094
September 22, 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 John Johnson

Commissioners Absent: Matthew Thekkil

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

Lori C. Knight certified a quorum.

PUBLIC COMMENTS

There were no public comments.

INDIVIDUAL CONSIDERATION

1. Approval of the Minutes from the August 25, 2014 regular meeting.

Chairman Levy removed the Minutes from the August 25, 2014 regular meeting from the agenda until the next Planning and Zoning 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.

Staff Discussion

Kristen Roberts stated that Mr. and Mrs. Wilson had submitted an application for their home at 150 Skyline requesting a variance to allow less than the required 85% exterior of brick, stone, brick veneer or stone veneer. Ms. Roberts stated that the property and surrounding neighborhoods are zoned SF-E (Single Family Estate) with lots/tracts of no less than 40,000 square feet.

Wade Wilson, 150 Skyline

Mr. Wilson spoke and offered details on the existing home in addition to details on this variance request for the new home they intend to build.

Chairman Levy asked if there had been any consideration to going with brick in the front elevation or any other options other than just the variance. Mr. Wilson stated that they could go with brick and that it would be less expensive than what they had in mind. Mr. Wilson stated that the intent of the code was fire or fire resistant and with that in mind, the material they chose is fire resistant.

Brenda McDonald, Assistant City Attorney

Mrs. McDonald stated that she wanted to clarify the use of the word *variance* in this particular instance because it is very confusing due to the fact that the standard isn't the traditional Board of Adjustments variance where the applicant needs to show a hardship. This type of a *variance* allows one to use the provisions of the ordinance where it can vary.

PUBLIC HEARING OPENED AT 6:21 P.M.

1. Greg Matocha – 151 Moonlight Drive – **In Favor** of the variance
2. Jeanette M. Miller – 147 Skyline Drive - **In Favor** of the variance
3. Don Kiertscher – 416 Skyline Drive - **Opposed** the variance
4. Betty Spraggins – 336 Sycamore Drive– **In Favor** of the variance

PUBLIC HEARING CLOSED AT 6:30 P.M.

Commission Action

Commissioner Hemphill made a motion to approve the variance requested by Wade and Michelle Wilson. Commissioner Hooper seconded the motion. The motion to approve the requested variance passes 4-2 with Chairman Levy and Secretary Holcomb denying the requested variance.

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.

Staff Discussion

Kristen Roberts stated that 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. Ms. Roberts stated that this particular item had come before the Commission back in 2013.

PUBLIC HEARING OPENED AT 6:39 P.M.

1. Jennifer Berthiaume, 416 Woodcrest Circle- **Opposed** to the SUP request

PUBLIC HEARING CLOSED AT 6:43 P.M.

Commission Action

Secretary Holcomb made a motion to deny the request of a SUP to allow a drive-thru window for a Dunkin Donuts restaurant. Vice-Chairman King seconded the motion to deny the SUP. Motion passed to deny the request of a SUP by 4-2 with Commissioners King, Holcomb, Hemphill and Hooper in favor of the denial; Chairman Levy and Commissioner Johnson voting against the denial.

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.

Staff Discussion

Kristen Roberts stated that the City of Murphy is conducting the zoning of Windy Hill Farms, Phase 1 to correct some errors that occurred in years past dating back to 2000. Ms. Roberts stated that while the zoning map indicates that Windy Hill Farms Phase 1 was zoned by Ordinance 99-01-444, a review and research of the actual ordinance indicated 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 and the PD is attached. Ms. Roberts also stated that this is the first of two steps in correcting the zoning. The second step would be a re-plat however that will come sometime in the near future.

PUBLIC HEARING OPENED AT 6:54 P.M.

1. Kimberly Zeck – 221 Sheila Avenue, Murphy

Ms. Zeck had questions specific to the zoning request and history of the issue being addressed.

Brenda McDonald – City Assistant Attorney

Mrs. McDonald stated that the City had limited record of how this situation occurred. She believes that someone might have assumed that the setbacks were 25 ft. because of the fact that over 70 homes were constructed with a 25 ft. setback. She stated that even if the re-plats had been processed correctly and recorded correctly, procedurally they are not adequate because there is no zoning on the property.

PUBLIC HEARING CLOSED AT 7:03 P.M.

Commission Action

Commissioner Hemphill made a motion to approve the application of the City of Murphy to zone the subdivision known as Windy Hill Farms – Phase 1 as a Planned Development District for SF-15 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. Commissioner Johnson seconded the motion. The motion passes 6-0.

ADJOURNMENT

With no other business before the Commission, Chairman Levy adjourned the meeting at 7:08 p.m.

APPROVED:

Ty Holcomb, Secretary

Attest:

Secretary

Issue

Hold a public hearing and consider and/or act on the application of Bent Trail, LTD requesting a zoning change for Murphy Manors; approximately 10 acres of property located at 900 N. Murphy Road; northeast corner of Murphy Road and McMillen Road.

Summary

The applicant submitted a concept plan as well as details for a Planned Development District on the approximately 10 acres. To address development specifics and details for the residential restrictions of the entire approximate 10 acres, the property must be zoned as a Planned Development District detailing uses and conditions.

The property is currently zoned Single Family Residential - 20 (SF-20). This single family zoning district does not allow the minimum requested lot size of approximately 13,700 square feet; however, the applicant is requesting the approval of a Planned Development District in order to allow for the 20 proposed lots which lot sizes are detailed below. The price point for the homes of Murphy Manors will be \$550,000 to \$650,000.

The residential properties to the immediate north and east are zoned SF-20. The residential properties to the west (across North Murphy Road) are zoned SF-9, SF-11, SF-15, SF-20.

LOT SIZES AND SETBACKS

The development proposes a residential development of 20 single family lots varying in sizes from approximately 13,700 square feet to approximately 48,000 square feet.

Proposed Lot Sizes

The approximate square footage of each lot as shown on Exhibit "D":

- a. Lot 1 = ~18,700 Square Feet
- b. Lot 2 = ~17,100 Square Feet
- c. Lot 3 = ~15,100 Square Feet
- d. Lot's 4 through 7 = ~14,500 Square Feet
- e. Lot 8 = ~48,900 Square Feet
- f. Lot 9 = ~31,000 Square Feet
- g. Lot 10 = ~28,500 Square Feet
- h. Lot 11 = ~14,500 Square Feet
- i. Lots 12 through 17 = ~14,400 Square Feet
- j. Lot 18 = ~19,800 Square Feet
- k. Lot 19 = ~15,100 Square Feet
- l. Lot 20 = ~13,600 Square Feet

Proposed Lot Setbacks and Coverage

Lot Width: The minimum width of any lot shall be seventy-five (75) feet. *(Minimum lot width in SF-20 district is 115 feet)*

Lot Depth: The minimum depth of any lot shall be One Hundred Ninety Five (195) feet. *(Minimum lot depth in SF-20 district is 130 feet)*

Front Yard Setback: The minimum setback shall be Thirty Five (35) feet. *(Minimum front yard setback in SF-20 district is 40 feet)*

Side Yard Setback: The minimum setback shall be Five (5) feet. *(Minimum side yard setback in SF-20 district is 11 feet)*

Rear Yard Setback: The minimum setback shall be Fifteen (15) feet. *(Minimum rear yard setback in SF-20 district is 25 feet for the main building)*

Maximum residential building height shall be 2 stories or 35 feet for the main building/house. *(Maximum height regulations in SF-20 district is 2 ½ stories or 35 feet for the main building)*

Maximum Lot coverage- 40% *(Maximum lot coverage in SF-20 district is 35 feet)*

The minimum square footage of any dwelling unit shall not be less than 2,500 square feet and shall not include eaves, porches, garages and breezeways. *(Minimum floor area per dwelling unit in SF-20 district is 2,400 square feet)*

Note: The consideration of this single family zoning change is specific to the identified property and is not a consideration to create a new residential zoning category. Development of this property would be restricted to only residential use and per the specifications listed in the proposed Planned Development Standards.

STREETS AND ROADWAY

Canterbury Lane

The proposed development will line up with Canterbury Lane (existing residential street to the west across North Murphy Road).

PLANNED DEVELOPMENT STANDARDS

1. Staff has reviewed the proposed Planned Development Standards (Exhibit B) and proposed Concept Plan (Exhibit A) and has worked closely with the developer on various revisions.
2. After feedback from the adjacent residents, it was agreed, and included in the Planned Development Standards, that any fencing that is installed that borders an existing property not included in the Murphy Manors neighborhood must be cedar wood butt joint or board on board design with metal posts. The minimum height shall be 6 feet.

3. It is also detailed in the Planned Development Standards that the Murphy Manors HOA shall maintain and keep in good working order an automatic gate (emergency access only) that will be installed at the north end of the lane adjacent to Betsy Road. This gate shall be constructed of decorative metal (e.g., Wrought Iron or Aluminum) material.
 - a. An emergency access lane as shown on Exhibit "D" shall be dedicated to the City of Murphy and installed to the City of Murphy fire lane standards. The Murphy Manors HOA shall maintain all vegetation, trees and fencing that is along such lane.
 - b. The emergency access gate will then tie into a 4' tall metal (e.g., Wrought Iron or Aluminum) fence constructed from the gate on the west property line of Lot 8 and the Fire Lane to 100' short of the Lot 8 front property line.
 - c. The owner of Lot 8 is prohibited from installing any fencing that would parallel the metal fence along the west property line of Lot 8.
 - d. The Lot 8 owner may construct any conforming fence from their front building line to the existing metal fencing.

Public Notice

A public hearing notification for this proposed zoning change request was published in the newspaper as well as notification being mailed to the property owners included in the required 200 feet notification radius (Exhibit D). The reply forms received at the time of this packet are included with this item (Exhibit E). Any subsequent reply forms will be distributed to the Commission at the meeting.

Staff Recommendation

Staff recommends approval to include:

- Planned Development Standards and Concept Plan be approved
- Development is contingent on the approval of a final site plan, landscape plan and construction plat including all associated engineering documents.

Attachments

Exhibit A - Proposed Murphy Manors Concept Plan

Exhibit B - Proposed Murphy Manors Planned Development Standards

Exhibit C - SF-20, Single Family Residential SF-20 Standards, for reference

Exhibit D - Required Notice Buffer Map (within 200 feet of proposed location; as required)

Exhibit E - Public Notice Reply Forms received to date

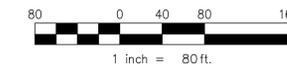
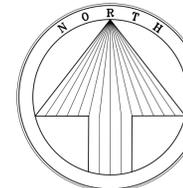
Exhibit F – Proposed Elevations

Exhibit G – Letter sent to surrounding neighbors by applicant

Exhibit H – Zoning Map Location

Exhibit A

Proposed Murphy Manors Concept Plan



Boundary Line Table

Line #	Length	Direction
BL1	29.20'	S 87°57'52" E
BL2	102.55'	S 02°06'37" E

Lot Line Table

Line #	Length	Direction
L1	28.28'	S 44°53'56" W
L2	28.28'	S 45°06'04" E

Centerline Curve Table

Curve #	Length	Radius	Chord	Chord Bearing	Delta
C1	69.98'	125.00'	69.07'	N 73°51'42" E	32°04'27"
C2	68.33'	125.00'	67.48'	S 73°29'03" W	31°19'09"
C3	125.66'	40.00'	80.00'	N 00°51'22" W	180°00'00"
C4	56.49'	40.00'	51.91'	S 48°41'10" W	80°54'55"
C5	77.67'	55.00'	71.38'	N 48°41'10" E	80°54'55"

Lot Number	Block	Square Feet	Acres
1	A	18,743	0.430
2	A	17,141	0.394
3	A	15,117	0.347
4	A	14,478	0.332
5	A	14,508	0.333
6	A	14,541	0.334
7	A	14,419	0.331
8	A	38,879	0.893
9	A	31,062	0.713
10	A	28,493	0.654
11	A	14,484	0.333
12	A	14,350	0.329
13	A	14,350	0.329
14	A	14,350	0.329
15	A	14,350	0.329
16	A	14,350	0.329
17	A	14,406	0.331
18	A	19,765	0.454
19	A	15,137	0.348
20	A	13,592	0.312
Average		17,826	0.409
Minimum		13,592	0.312
Maximum		38,879	0.893
Open Space	X	78,364	1.799



CONCEPT PLAN
Murphy Manors
 20 LOTS 10.359 Acres
 CITY OF MURPHY
 COLLIN COUNTY, TEXAS

Drawing: © 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 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Exhibit B

Proposed Murphy Manors Planned Development Standards

Exhibit "B"
Planned Development Requirements
Murphy Manors
Murphy, Texas

1.0 PLANNED DEVELOPMENT DISTRICT-SINGLE FAMILY RESIDENTIAL

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

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

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

1.04 Development Plans: Development shall be in accord with the concept plan and standards as established within this Planned Development District and as attached. However, in the event of conflict between the concept plan and the written conditions, the written conditions shall control. The concept plan shall also serve as the land use plan unless otherwise noted on the approved development site plan.

1.05 Development Regulations:

A. Minimum Standards for Lot Size:

1. The approximate square footage of each lot as shown on Exhibit "D":
 - a. Lot 1 = ~18,700 Square Feet
 - b. Lot 2 = ~17,100 Square Feet
 - c. Lot 3 = ~15,100 Square Feet
 - d. Lot's 4 through 7 = ~14,500 Square Feet
 - e. Lot 8 = ~48,900 Square Feet
 - f. Lot 9 = ~31,000 Square Feet
 - g. Lot 10 = ~28,500 Square Feet
 - h. Lot 11 = ~14,500 Square Feet
 - i. Lots 12 through 17 = ~14,400 Square Feet
 - j. Lot 18 = ~19,800 Square Feet
 - k. Lot 19 = ~15,100 Square Feet
 - l. Lot 20 = ~13,600 Square Feet
2. Lot Width: The minimum width of any lot shall be seventy-five (75) feet.
3. Lot Depth: The minimum depth of any lot shall be One Hundred Ninety Five (195) feet.

4. Front Yard Setback: The minimum setback shall be Thirty Five (35) feet.
 5. Side Yard Setback: The minimum setback shall be Five (5) feet.
 6. Rear Yard Setback: The minimum setback shall be Fifteen (15) feet.
 7. Maximum residential building height shall be 2 stories.
 8. Lot coverage- 40%
 9. The main structure of any house must be within a building area of 35 feet from the front property line and no deeper than 170 feet from the front property line.
- B. Dwelling Area:** The minimum square footage of any dwelling unit shall not be less than 2,500 square feet and shall not include eaves, porches, garages and breezeways.
- C. Exterior Construction Standards:** Current City of Murphy standards for SF-20 residential zoning.
- D. Landscape Requirements:**
1. Minimum Tree Requirements: Two Five Inch Caliper Trees spaced Thirty feet apart. As measured at Ten feet behind each lot property line. The species of the trees shall be Red Oak, Live Oak or Cedar Elm.
 2. City of Murphy minimum landscape requirements, as amended shall apply to all lots. In addition all shrubby beds shall install a dual system sprinkler system with both drip and spray connections. All lots shall have fully functional sprinkler systems that will accommodate any landscaping installed by the developer prior to the construction of a residence on the lot. All sprinkler systems shall have Freeze and Rain sensors that shut the system off in such events.
 3. The required trees and landscaping shall be installed prior to the issuance of a Certificate of Occupancy for the premises, and shall be maintained in a living and growing condition by the owner of the property. Any plant material that dies shall be replaced within 6 months unless a written extension is granted by the City of Murphy.
- E. Maximum Height:** Current City of Murphy standards for SF-20 residential zoning.

2.0 PLANNED DEVELOPMENT, GENERAL CONDITIONS:

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

- A. Property Exhibit:** Exhibit "D" sets forth: (1) the overall property boundary description; and (2) the designation of the Planned Development District, which corresponds to this Exhibit "B".

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

2.02 Landscaped Open Space: Open space shall be provided as indicated on the concept plan and maintained by the Murphy Manors Homeowner's Association and will be detailed in the approved development landscape plan.

2.03 Screening: An Eight Foot Masonry wall shall be constructed adjacent to Murphy Road in an HOA lot area along the north-south lot lines of Lot 1 and 20. Along Murphy Road in the area west of the screening wall will be a landscape area including trees, shrubbery and grass with an operating sprinkler system maintained by the Murphy Manors HOA.

2.04 Sidewalks: Sidewalks along Murphy Road shall conform to the standards set for in the Murphy Code of Ordinances.

2.05 Fences:

- A.** Fences may be constructed of wood, masonry, decorative metal (e.g., Wrought Iron or Aluminum) and other materials traditionally used in private fence construction are allowed. New and innovative materials such as plastics, PVCs, metal panel or metal slat, "honeycomb", cementitious Fiber board (e.g., "WoodCrete"), and other similar materials may be approved for use by the Architectural Control Committee of the Murphy Manors HOA as long as the material is proven to be sturdy, durable and relatively maintenance-free.
- B.** All fencing must be behind the front yard building set back line.
- C.** All fences require permits from the City of Murphy.
- D.** Gates designed for vehicular access shall be set back from the property line a minimum of Thirty Five feet (35') and require permits from the City of Murphy.
- E.** Fences around swimming pools shall be in conformance with this Subsection and the City of Murphy Code of Ordinances.
- G.** Any fencing that is installed that borders an existing property not included in the Murphy Manors neighborhood must be cedar wood butt joint or board on board design with metal posts. The minimum height shall be 6 feet. Further, each property owner at all times must maintain such fencing so that all sections are kept with-in $\frac{3}{4}$ " of vertical as shown on a four foot level.

2.06 Fire Lane:

- A. An emergency access lane as shown on Exhibit "D" shall be dedicated to the City of Murphy and installed to the City of Murphy fire lane standards. The Murphy Manors HOA shall maintain all vegetation, trees and fencing that is along such lane.
- B. The Murphy Manors HOA shall maintain and keep in good working order an automatic gate that will be installed at the north end of the lane adjacent to Betsey Road. This gate shall be constructed of decorative metal (e.g., Wrought Iron or Aluminum) material and tie into a 4' tall metal (e.g., Wrought Iron or Aluminum) fence constructed from the gate on the west property line of Lot 8 and the Fire Lane to 100' short of the Lot 8 front property line. The owner of Lot 8 is prohibited from installing any fencing that would parallel the metal fence along the west property line of Lot 8. The Lot 8 owner may construct any conforming fence from their front building line to the existing metal fencing.
- C. 'No Parking Fire Lane' signs shall be posted along the dedicated fire lane adjacent to lot 8 and running north to Betsy Road. The Murphy Manors HOA shall maintain these signs for the life of the subdivision.

2.07 Garages:

- A. Front entry garages will be allowed. If the garage door of a residential unit faces the street it shall be cedar clad.

3.0 Neighborhood Amenities:

3.01 A Monument Sign shall be erected in the area known as Lot 2/X on the concept plan (Exhibit D). The design shall be constructed out of masonry with a cast stone signage stating "Murphy Manors".

3.02 An arbor constructed of wood similar to the attached Exhibit "E" shall be located on Lot 4/X on the concept plan (Exhibit D). The arbor shall have a solid rock floor with granite walkways leading to the area that the arbor is located.

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

Exhibit "D"



Exhibit "E"

Arbor Concept



Exhibit C

SF-20, Single Family Residential SF-20
Standards, for reference

DIVISION 4. - SF-20, SINGLE-FAMILY RESIDENTIAL-20 DISTRICT

Sec. 86-291. - General purpose and description.

The SF-20, single-family residential-20, district is intended to provide for development of primarily low-density detached, single-family residences on lot/tracts of not less than 20,000 square feet in size, churches, schools and public parks in logical neighborhood units. Areas zoned for the SF-20 district shall have, or shall make provision for, city water and sewer services. Areas zoned for the SF-20 district shall be designed to adequately accommodate storm drainage; they shall have paved concrete streets with logical and efficient vehicular circulation patterns which discourage nonlocal traffic; they shall be properly buffered from nonresidential uses; and they shall be protected from pollution and undesirable environmental and noise impacts.

(Ord. No. 04-05-610, § 16.1, 5-17-2004)

Sec. 86-292. - Permitted uses.

Those uses listed for the SF-20 district in article VI of this chapter as "P" or "S" are authorized uses permitted by right or specially permitted uses, respectively. Special uses must be approved utilizing procedures set forth in article V of this chapter.

(Ord. No. 04-05-610, § 16.2, 5-17-2004)

Sec. 86-293. - Height regulations.

Maximum height regulations for the SF-20 district shall be as follows:

- (1) Two and one-half stories, or 35 feet for the main building/house.
- (2) One story, or 16 feet for other accessory buildings, including detached garage, garden shed, accessory dwelling units, gazebo, etc.
- (3) Other requirements (see chapter 28 (), article V).

(Ord. No. 04-05-610, § 16.3, 5-17-2004)

Sec. 86-294. - Area regulations.

(a) *Size of lot/tracts.* The size of lots/tracts in the SF-20 district shall be as follows:

- (1) Minimum lot/tract area: 20,000 square feet.
- (2) Minimum lot/tract width: 115 feet.
- (3) Minimum lot/tract depth: 130 feet.

(b) *Size of yards.* The size of yards in the SF-20 district shall be as follows:

- (1) Minimum front yard: 40 feet.
- (2) Minimum side yard: 11 feet for an interior side yard; 15 feet from a street right-of-way line for a corner lot/tract on a residential or collector street; 20 feet for a corner lot/tract on an arterial street; 40 feet from a street right-of-way line for a key corner lot/tract.
- (3) Minimum rear yard: 25 feet for the main building.

(c) *Maximum lot/tract coverage.* The maximum lot/tract coverage in the SF-20 district shall be 35 percent including main buildings and accessory buildings.

(d) *Parking regulations.* Parking regulations for the SF-20 district shall be as follows:

- (1) Single-family dwelling unit: A minimum of two attached and enclosed parking spaces behind the front building line on the same lot/tract as the main structure, plus two additional parking spaces on a paved driveway (all concrete or a similar paved surface such as turf pavers, brick pavers).
- (2) Other: See article VII, division 2 of this chapter regarding off-street parking and for the SF-20 district loading regulations.

(e) *Minimum floor area per dwelling unit.* The minimum floor area per dwelling unit in the SF-20 district shall be 2,400 square feet.

(f) *Minimum exterior construction standards.* See chapter 28 (), article V for exterior construction standards in the SF-20 district.

(Ord. No. 04-05-610, § 16.4, 5-17-2004)

Sec. 86-295. - Special requirements.

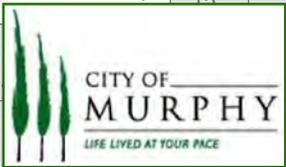
- (a) *Recreational vehicles, travel trailers, mobile homes or motor homes.* Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling purposes in the SF-20 district.
- (b) *Fencing.* Aboveground electrical fencing (does not include underground "virtual fencing," which is allowed), wire mesh (such as hog wire, chicken wire) and barbed wire are prohibited as perimeter fencing in the SF-20 district except for containment of farm animals on parcels of five or more acres.
- (c) *Open storage.* Open storage is prohibited (except for materials for the resident's personal use or consumption such as firewood, garden materials, etc., which cannot be stored in any required setback and which shall be screened from view of public streets and neighboring properties).
- (d) *Setbacks from garages or carports.* Single-family homes with side-entry garages in the SF-20 district where lot/tract frontage is only to one street (not a corner lot/tract) shall have a minimum of 24 feet from the door face of the garage or carport to the side property line with a paved six-foot hammerhead turnaround provided for on-site maneuvering of vehicles. The minimum setback from any garage door to a street or alley right-of-way line in the SF-20 district shall also be 24 feet (24 feet or build line).
- (e) *Enclosure or conversion of garage space.* The elimination of a garage space by enclosing or converting any portion of the garage space with a stationary building wall shall be prohibited in the SF-20 district unless another garage of the same size is built on the lot/tract within the proper setbacks, not exceeding the maximum lot/tract coverage, etc.
- (f) *Swimming pools.* For swimming pools in the SF-20 district see chapter 18 (), article VI.
- (g) *Site plan approval for nonresidential use; service standards.* Site plan approval shall be required for any authorized nonresidential use in the SF-20 district. Any nonresidential land use which may be permitted in the SF-20 district shall conform to the NS neighborhood service district standards with respect to building setbacks, landscaping, exterior building construction, screening requirements, lighting, signage, etc.
- (h) *Other regulations.* Other regulations for the SF-20 district shall be established by articles VI and VII of this chapter.

(Ord. No. 04-05-610, § 16.5, 5-17-2004)

Secs. 86-296—86-310. - Reserved.

Exhibit D

Required Notice Buffer Map (within
200 feet of proposed location; as
required)



Murphy Manors
11.064 Acres
(200-foot Buffer)

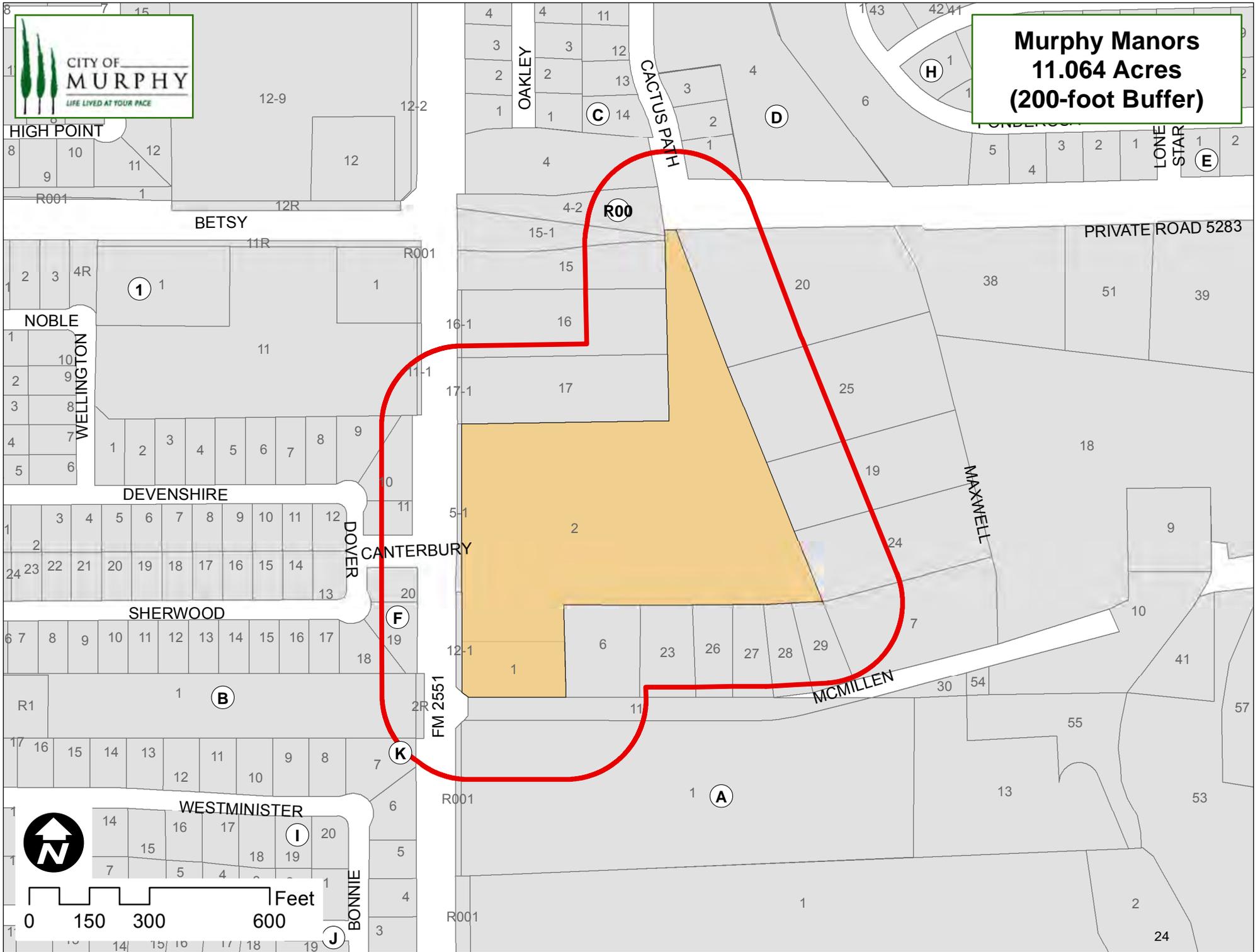


Exhibit E

Public Notice Reply Forms received
to date

Reply Form

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



This letter is regarding the zoning change request for Murphy Manors; approximately 10 acres of property located 900 N. Murphy Road; northeast corner of Murphy Road and McMillen Road. This request is to consider the application of **Bent Trail, LTD** requesting a zoning change from SF-20 (Single Family-20 Residential) to a PD (Planned Development) Single Family Residential District with a minimum lot size of approximately 13,000 square feet, minimum dwelling area of 2500 square feet and single family Planned Development District requirements on approximately 10 acres of property located at 900 N. Murphy Road; northeast corner of Murphy Road and McMillen Road.

I am **IN FAVOR** of the zoning request for Murphy Manors.

I am **OPPOSED** to the zoning request for Murphy Manors.

This item will be heard at the **Planning & Zoning Commission on Monday, October 27, 2014 at 6:00 p.m.** and by **City Council on Tuesday, November 4, 2014 at 6:00 p.m.** at Murphy City Hall, in the City Council Chambers at 206 N. Murphy Road, Murphy, Texas. Please provide your written comments below regarding the requested change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

Apartments would kill the peaceful atmosphere. They often attract lower income residents than the current neighborhoods in the surrounding area. They would destroy our privacy and kill the country atmosphere on this street. Please keep the current zoning.

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

Ryan Mangipano + Family
Name (Please Print)

Ryan Mangipano
Signature

113 McMillen Dr.
Address
Murphy, TX 75044

10 / 19 / 2014
Date

Reply Form

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



This letter is regarding the zoning change request for Murphy Manors; approximately 10 acres of property located 900 N. Murphy Road; northeast corner of Murphy Road and McMillen Road. This request is to consider the application of **Bent Trail, LTD** requesting a zoning change from SF-20 (Single Family-20 Residential) to a PD (Planned Development) Single Family Residential District with a minimum lot size of approximately 13,000 square feet, minimum dwelling area of 2500 square feet and single family Planned Development District requirements on approximately 10 acres of property located at 900 N. Murphy Road; northeast corner of Murphy Road and McMillen Road.

I am **IN FAVOR** of the zoning request for Murphy Manors.

I am **OPPOSED** to the zoning request for Murphy Manors.

This item will be heard at the **Planning & Zoning Commission on Monday, October 27, 2014 at 6:00 p.m.** and by **City Council on Tuesday, November 4, 2014 at 6:00 p.m.** at Murphy City Hall, in the City Council Chambers at 206 N. Murphy Road, Murphy, Texas. Please provide your written comments below regarding the requested change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

OCT 17 2014

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

Jacqueline Permenter
Name (Please Print)

1077 N. Murphy Rd
Address
Murphy, Tx

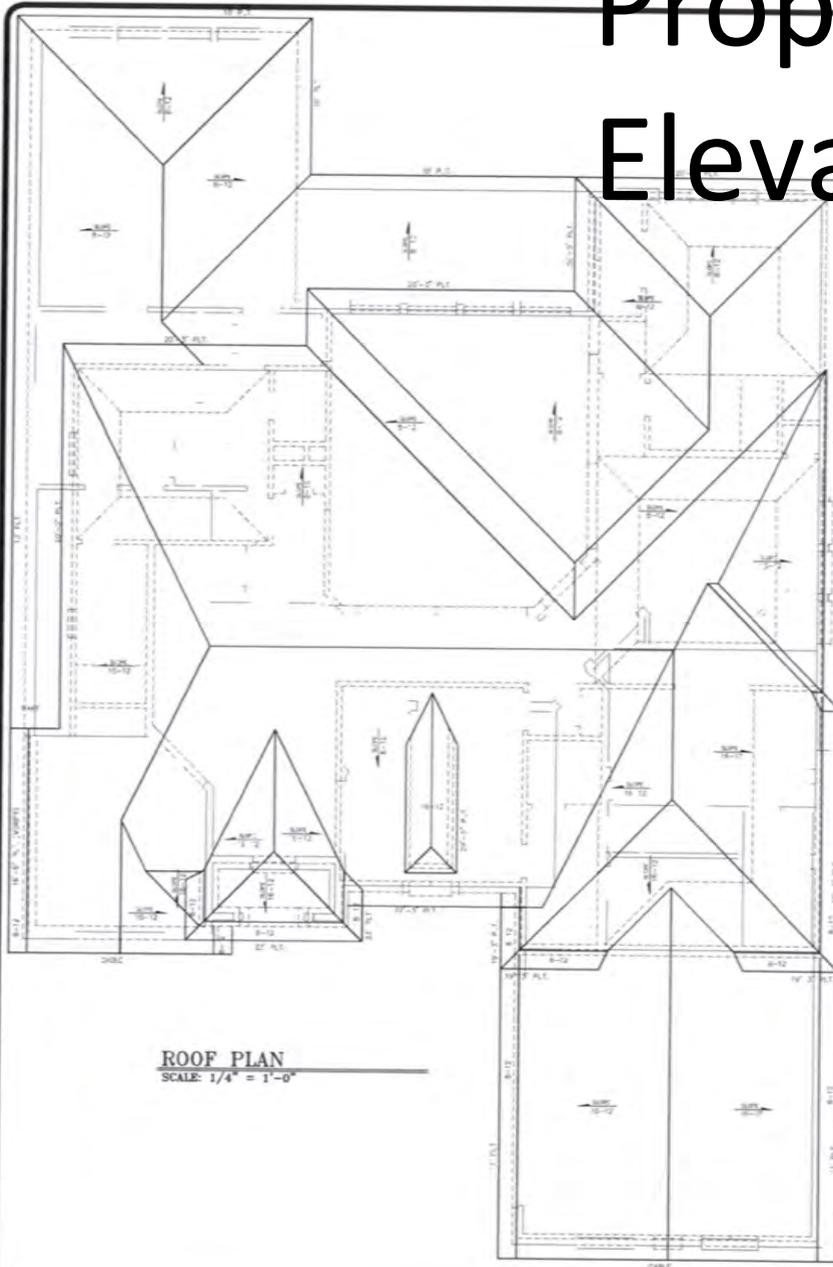
Jacqueline Permenter
Signature

10-18-14
Date

Exhibit F

Proposed Elevations

Proposed Elevations



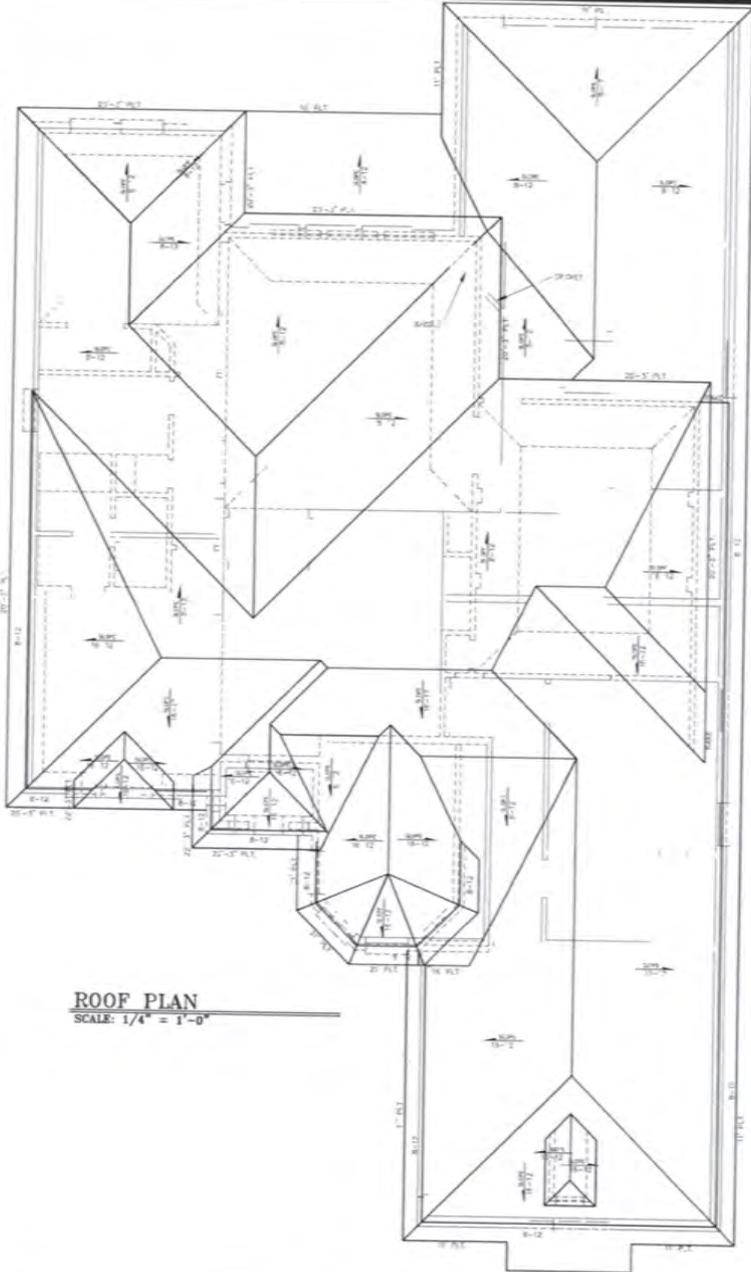
ROOF PLAN
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



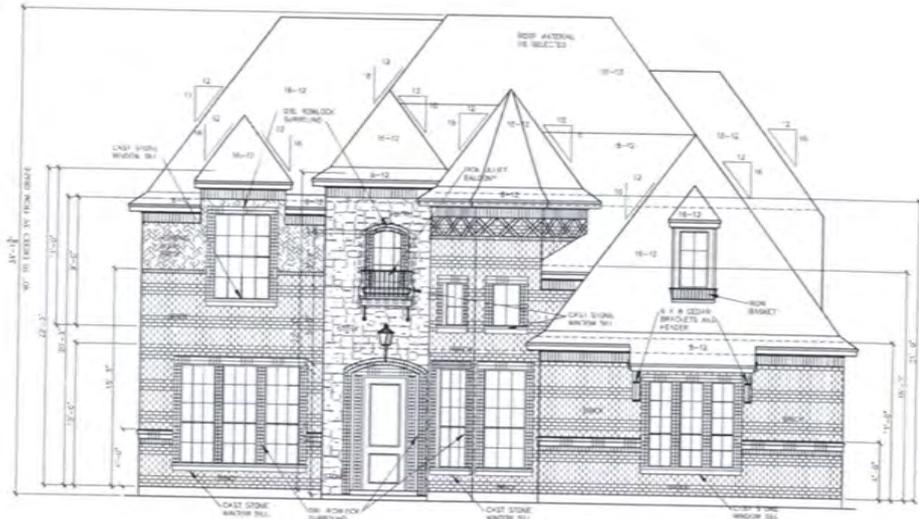
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



ROOF PLAN
SCALE: 1/4" = 1'-0"

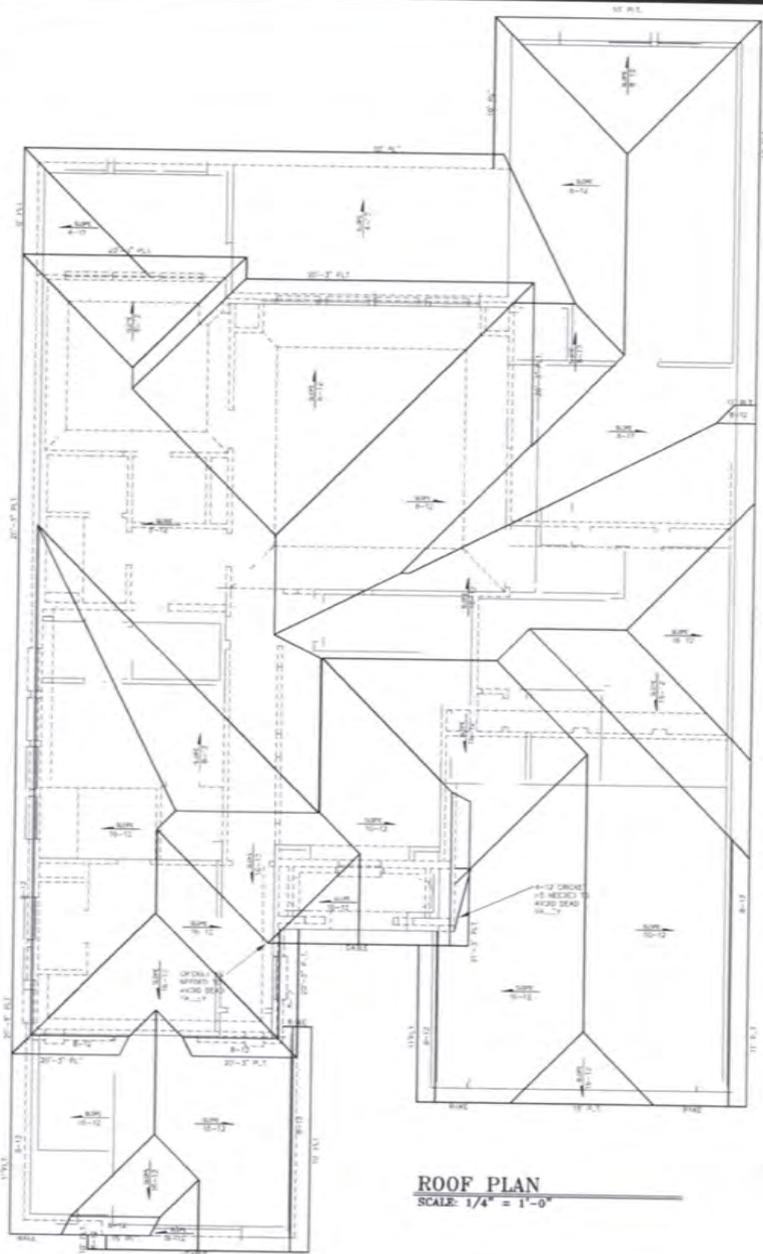


REAR ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

EUROPEAN ECLECTIC



ROOF PLAN
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

EUROPEAN ECLECTIC

Exhibit G

Letter sent to surrounding
neighbors by applicant

WR Murphy Development, LLC
Murphy Manors

October 17, 2014

Lisa Roberts
900 Murphy Road
Murphy, TX
972-672-6464
lisaroberts@attorney-cpa.com

Dear Neighbor

I am planning on developing my property that is located at 900 Murphy Rd. I have engaged an engineer to do a high quality development that I believe will enhance your property values and blend with our current area.

The new neighborhood will have 20 lots with a single entrance off Murphy Rd. My intent is to retain the majority of the trees that are on my property and along my perimeter property lines. The new neighborhood will be named "Murphy Manors". The lot sizes will range from 14,000 square feet to 43,000 square feet. My plan is to heavily landscape the area along Murphy Road with an 8' tall masonry wall. The streetscape will include a minimum of 2 trees on the front of each lot. I have designed a large island park that will include heavy landscape and a wood Arbor.

My home that is on McMillen Road will not be part of the new neighborhood. I have this home separated from the new neighborhood on its own lot. The lot the home is occupying will be a little over 30,000 square feet. I have it on the market now.

I have included an aerial view of the neighborhood and the PD requirements that have been submitted to the city. I am submitting the plan to the P & Z board on Monday October 27th and to the City Council on Tuesday November 4th. I would appreciate hearing from you with any questions or concerns. Please feel free to call me on my cell or email me.

Very Truly Yours

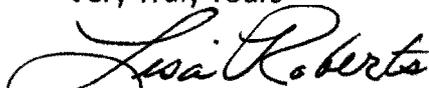

Lisa Roberts

Exhibit H

Zoning Map Location

