

**COUNCIL MINUTES**  
**JANUARY 20, 2015 CITY COUNCIL MEETING**

**1. CALL TO ORDER**

Mayor Pro Tem Bradley called the meeting to order at 6:00 pm. Mayor Pro Tem Bradley commented on the number of guests in attendance.

**2. INVOCATION & PLEDGE OF ALLEGIANCE**

Mayor Pro Tem Bradley gave the invocation and led the Pledge of Allegiance to the United States flag.

**3. ROLL CALL & CERTIFICATION OF A QUORUM**

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

Mayor Pro Tem Scott Bradley  
Deputy Mayor Pro Tem Owais Siddiqui  
Councilmember Ben St. Clair  
Councilmember Sarah Fincanon  
Councilmember Betty Nichols Spraggins – arrived at 6:21 pm

The following Councilmembers were absent:

Mayor Eric Barna  
Councilmember Rob Thomas

**4. PUBLIC COMMENTS**

Kelly Smith, resident, spoke regarding the Planned Development to be discussed this evening. He was unavailable to attend the Public Hearing held at the last Council meeting. This is the third time that he has tried to sell his property contingent upon rezoning. He is in favor of the Planned Development being proposed.

**5. PRESENTATIONS**

**A. Presentation of Keep Murphy Beautiful 2<sup>nd</sup> Annual Mascot and Poster Contest Winners.**

Candy McQuiston, Customer Service Manager, thanked the Judges, Elizabeth Combs, Mary Pat Elledge, Robbie Hazelbaker and Kenneth Oltmann. Elizabeth Combs, Public Relations and Recycling Coordinator, explained the contest and thanked all who had participated. Trucks with the winner's artwork will be displayed following the award of the winners. Mayor Pro Tem Bradley announced the following winners:

- Tarrena Rathore – age 9 attends Martha Hunt Elementary and is the second place winner for Kindergarten through 5<sup>th</sup> grade and received a \$25.00 gift card
- Marygrace Biggs – age 15 is Homeschooled and is the second place winner for 6<sup>th</sup> grade through 10<sup>th</sup> grade and received a \$25.00 gift card
- Ava Arvizu – age 7 attends Martha Hunt Elementary is the first place winner for Kindergarten through 5<sup>th</sup> grade and received a \$100 gift card and her artwork is displayed on the Progressive Waste truck
- Thomas Dang – age 13 attends Murphy Middle School is the first place winner for 6<sup>th</sup> through 10<sup>th</sup> grade and received a mini-iPad and his artwork is displayed on the Progressive Waste truck

All the contestants came down for a photo with Council. A short recess was taken to see the truck displaying the winning artwork and to have refreshments.

- B. Presentation of financial report and investment report as of December 31, 2014.  
Finance Director Truitt will present the report at the next City Council meeting.

**6. EXECUTIVE SESSION**

The City Council convened into close Executive Session at 6:23 pm pursuant to the provisions of Chapter 551, Subchapter D, Texas Government Code, in accordance with the authority contained in:

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

**7. RECONVENTE INTO REGULAR SESSION**

The City Council reconvened into open session at 7:15 pm with the Mayor Pro Tem's announcement that no action was taken in Executive Session, pursuant to the provisions of Chapter 551, Subchapter D, Texas Government Code, in accordance with the authority contained in:

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

- B. Take Action on any Executive Session Items.  
No action was taken.

**8. CONSENT AGENDA**

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

- A. Consider approval and/or corrections to the minutes of the January 6, 2015 Regular City Council Meeting.

**COUNCIL ACTION (8A.):**

**APPROVED**

Deputy Mayor Pro Tem Siddiqui moved to approve the consent agenda as presented. Councilmember St. Clair seconded the motion. For: Unanimous. The motion carried by a vote of 5 to 0. (Mayor Barna and Councilmember Thomas were absent)

**9. INDIVIDUAL CONSIDERATION**

- A. Consider and/or act on the application of Saritha Yeddula, Charlotte Dye, Kelly Smith/Orange-Birmingham, LLC requesting to amend PD Ordinance No. 12-06-914 including a change in zoning of approximately 6.3 acres from SFR (Single Family Residential) to PD (Planned Development) District for Retail Uses and amending the Concept Plan, Landscape Plan and Planned Development Conditions. This property is located at SWC FM 544 and McCreary Road.

The applicant was asked and responded to questions regarding how the property sale will affect current property owners. Other discussion with the applicant included landscaping and tree circumferences and the use of ornamental plants. Signage was discussed to include two logo signs and a fuel sign.

Because of the complexity of this item and the changes that have been offered by the applicant were displayed in the staff report by color changes, that portion of the staff report is listed as a part of the minutes (Times New Roman font is used to separate this information from the Calibri font used for the minutes):

*NOTE: Staff has revised this agenda item to include details specific to edits to the Concept Plan, Landscape Plan and Planned Development Conditions following discussion at the January 6, 2015 City Council meeting. (See Considerations section)*

**Background**

On January 6, 2015, City Council held a public hearing and discussed the request to amend PD Ordinance No. 12-06-914 including a change in zoning of approximately 6.3 acres from SFR (Single Family Residential) to PD (Planned Development) District for Retail Uses and amending the Concept Plan, Landscape Plan and Planned Development Conditions. At that meeting, the applicant requested that action on the item be deferred to the January 20, 2015 City Council meeting.

**Summary**

The applicants are requesting to amend the PD Ordinance No. 12-06-914:

- Include an additional approximately 6.3 acres into the Planned Development District, re-zoning the 6.3 acres from Single Family Residential (SF-20) and incorporating these acres into the Planned Development District.
- Amending the Concept Plan exhibit to include the additional approximately 6.3 acres and identify an amended site layout.
- Amending the Landscape Plan exhibit to accommodate the additional acreage and amended Concept Plan layout.
- Amending the Planned Development Conditions

**Considerations**

**Planned Development District Conditions and Concept Plan**

The applicant has requested modifications to the existing Planned Development Conditions and Concept Plan in PD Ordinance No. 12-06-914 as attached and shown in Exhibit B and Exhibit C.

Based on discussion and comments received from City Council on January 6, 2015, staff and the applicant have revised the Planned Development District Conditions slightly.

These items are noted in **green** in the Planned Development District Conditions Exhibit (Exhibit B).  
The items in **red** remain as discussed on January 6, 2015.

Modifications to the Planned Development District Conditions include:

- Adding the verbiage to Exterior Elevations: *Any Fuel Center and/or Car Wash shall be Masonry clad to match the proposed anchor building. The Fuel Center canopy will include a mansard roof and all columns will be masonry clad.*
- Adding the verbiage to Area and Yard Regulations: *Front, side and rear building setbacks shall be twenty-five (25) feet.*
- Modifying the maximum building height: *forty (40) feet* except that the maximum height may be increased to forty-five (45) feet to allow for architectural elements.
- Adding the verbiage to Landscape Standards; landscape buffer adjacent to FM 544: *Any Fuel Center and/or Car Wash will include a landscape screening within this buffer to include ornamental trees (i.e. Crepe Myrtles) and shrubs.*
- Removing the verbiage allowing Fencecrete®.

Modifications to the Concept Plan include:

- Shifting the site layout to the east to accommodate for challenges that could arise due to the flood plain.
- Creating a landscape/amenity area on the eastern center of the property to allow for the visual enhancement of the creek.
- The buildings as shown on the January 6, 2015 Concept Plan remains as presented.
  - While Lot 3 conceptually shows retail, the developer has no plans at this time for a proposed use on that one site; additional parking if necessary for the anchor building may go here.
  - The anchor building layout includes a fuel center and car wash on site. The anchor building will not develop without the fuel center and car wash.

**Staff Recommendation**

Staff recommends approval of the proposed amendments to Planned Development District No. 12-06-914 including removal of Exhibit E, the amended Planned Development District Conditions, amended Concept Plan and amended Landscape Plan as presented.

EXHIBIT B

AS AMENDED shown in red

As of 1/6/2015 shown in green

McCreary Marketplace SW Corner of FM 544 and McCreary Road

PLANNED DEVELOPMENT CONDITIONS

- I. **Statement of Intent:** The intent of this Planned Development District is to provide high quality retail development that is generally consistent with the Comprehensive Plan.
- II. **Statement of Purpose:** The purpose of this Planned Development District is to ensure that any development that occurs within the area designated by this Planned Development encourage the following uses.

- Larger anchor uses
- Grocery Store
- Family, sit-down restaurants
- Upscale retail shops
- Individual pad site uses
- Other retail uses as outlined herein

III. **Statement of Effect:** This Planned Development shall not affect any regulation found in the Comprehensive Zoning Ordinance, Ordinance No. 04-05-610, as amended, except as specifically provided herein.

IV. **General Regulations:** All regulations of the R (Retail) District set forth in Section 29 of the Comprehensive Zoning Ordinance are included by reference and shall apply except as otherwise specified by this ordinance.

V. **Development Plans:**

A. **Concept Plan:** Development shall be in general conformance with the approved concept plan set forth in Exhibit C; however, in the event of conflict between the concept plan and the conditions, the conditions shall prevail.

B. **Landscape Plan:** Development shall be in general conformance with the approved landscape plan set forth in Exhibit D; however, in the event of conflict between the landscape plan and the conditions, the conditions shall prevail.

C. **Exterior Elevation Plan:** Development shall conform to City of Murphy code and Planned Development District requirements as noted herein subject to site plan approval. Any Fuel Center and/or Car Wash shall be Masonry clad to match the proposed anchor building. The Fuel Center canopy will include a mansard roof and all columns will be masonry clad.

D. **Signage Plan:** Development shall be in general conformance with the approved signage plan as set forth in Exhibit F; however, in the event of conflict between the signage plan and the conditions, the conditions shall prevail. The Signage Plan may be amended and altered to include additional signage at the time of Site Plan approval to accommodate the anchor and pad sites.

E. Concept Plan, Landscape Plan, Exterior Elevation Plan, and Signage Plan approval shall be for a period of one year from the date of City Council action on the plan. If within that one-year period a site plan has been submitted and approved for a portion of the development, then the Concept Plan shall be deemed to have no expiration date. Site plans shall be valid for a period of one year from the date of City Council action on the plan. This period shall be extended for a maximum of two (2) additional one (1) year periods with a request in writing to the City Manager subject to his approval.

F. **Site Plan:** A Site Plan shall be submitted in accordance with the Requirements set forth in Chapter 86, Article II, and Division 7 of the City of Murphy Code of Ordinances. The Site Plan may be for all or any part of the land within the Planned Development District.

VI. **Specific Regulations:**

A. **Permitted Uses**

1. Amusement Services (Indoors) (SUP)
2. Antique Shop
3. Art Dealer/Gallery

4. Artist Studio (SUP)
5. Bakery (Retail)
6. Book Store
7. Cafeteria
8. Computer Sales
9. Confectionery Store (Retail)
10. Department Store
11. Dinner Theatre (SUP Only)
12. Electronics (Retail)
13. Florist
14. Food or Grocery Store with Fuel Center as accessory use
15. Furniture Sales (Indoor)
16. Hardware Store
17. Home Improvement Center (SUP)
18. Motion Picture Theatre
19. Pet Shop/Supplies
20. Pharmacy(with Drive-thru)
21. Photo Studio
22. Photocopying /Duplicating
23. Restaurant (with drive-thru (SUP); drive thru not allowed to face residential properties)
24. Retail Store
25. Tailor Shop
26. Theatre (Live Drama) (SUP)
27. Sporting Goods
28. Clothing / Home Goods
29. Car Wash as accessory use to Fuel Center
30. Dry Cleaners (SUP)

B. Area and Yard Regulations

1. Minimum Size of Lot/Tract: There shall be no minimum lot/tract area required.
2. Minimum Lot/Tract Width: Minimum frontage requirements for lots adjacent to either FM 544 or McCreary Road shall be 90'.
3. Minimum Lot/Tract Depth: There shall be no minimum lot/tract depth required.
4. Pad Sites: The maximum number of pad sites allowed along FM 544 shall be three (3).
5. Front, side and rear building setbacks shall be twenty-five (25) feet.

C. Parking, Driveways and Sidewalks:

1. Parking areas shall not be permitted within any landscape buffer strip.
2. Fire lanes, driveway, loading areas and access easements shall be paved in accordance with the minimum design standards of the City of Murphy codes and ordinances.
3. The number of required parking spaces shall be dependent upon the use and shall meet the requirements of the City of Murphy Comprehensive Zoning Ordinance.

4. No required parking space may be occupied by signs, merchandise, or display items at any time except by specific 30 day permit.
5. A special "signature" paving treatment shall be established as shown on the approved concept plan (Exhibit C). Appropriate locations for the special paving treatment shall include street intersections, pedestrian crosswalks and driveway openings.
6. Sidewalks along FM 544 and McCreary Road shall be 8 feet in width.

D. Loading and Unloading

1. Truck loading berths and apron space shall only be required for space that totals 30,000 square feet or more and shall not be located on the street side of any building or facing another building without adequate screening.
2. Truck loading berths shall not be located within any required setback or landscape buffer strip.
3. Landscaping is required in front of any loading dock facing public right of way, including the loading dock show on Phase One development facing FM544.

E. Building Height

1. All structures shall have a maximum building height of **forty (40)** feet except that the maximum height may be increased to forty-five (45) feet to allow for architectural elements.

F. Minimum Exterior Construction Standards, Building Materials and Design-

Exterior Construction and Design Requirements shall comply with the standards set forth in Chapter 28, Code of Ordinances, except as provided below.

1. All structures, including all building elevations, shall be constructed utilizing a design that is consistent with **City code and Planned Development District requirements noted herein.**
2. The use of primary or garish colors shall not be predominately used on the exterior façade of any structure. Corporate identities shall be allowed with owner review and approval.
3. Stand fans, skylights, cooling towers, communication towers, satellite dishes, vents, and any other structures or equipment, whether located on the roof or elsewhere, shall be architecturally compatible or effectively shielded from view from any immediately adjacent public dedicated street by an architecturally sound method.
4. Each commercial building, complex of buildings or separate commercial business enterprise shall have a trash bin on the premises adequate to handle the trash and waste items generated, manufactured, or acquired there on by such commercial activities. The sorting, handling, moving, storing, removing and disposing of all waste materials must be housed or screened from view.

5. In all cases, mechanical equipment on roofs and outcroppings shall be clad by a like building material or painted with a color scheme similar to the principal structure walls or roof.

G. Landscape Standards

Landscaping shall comply with the standards set forth in Chapter 28, Code of Ordinances, except as provided below.

1. Landscaping shall generally be as shown on the approved Landscape Plan (Exhibit D). Landscaping shall be required on all developments within the Planned Development District and shall be complete prior to the issuance of any certificate of occupancy for the specific development. An automatic underground irrigation system including freeze and rainwater sensor shall be installed and maintained for all required landscaping and shall be in place and operable at time of planting.
2. A landscape buffer shall be provided twenty-five (25) feet in depth adjacent to the right-of-way of FM 544, twenty-five (25) feet in depth adjacent to McCreary Road. No parking may be placed within any landscape buffer. Pedestrian easements and sidewalks may be located within a landscape buffer. **Any Fuel Center and/or Car Wash will include a landscape screening within this buffer to include ornamental trees (i.e. Crepe Myrtles) and shrubs.**
3. **Parking Lots**
  - a. A minimum percentage of the parking area shall be landscaped according to the following requirements. Such landscaping shall be distributed within the parking area, occurring within medians, islands, or peninsulas. All such landscape areas shall be protected by concrete curbing or other acceptable devices which prohibit vehicular access to landscaped areas. Bumper overhang shall not be included as part of required landscaping. A permeable area no less than six (6) feet by six (6) feet shall be provided surrounding each tree located in a surface parking area. Landscape islands within the parking lot shall be a minimum of 64 square feet.
    1. The traffic island shown on Phase One development shall be landscaped.
    2. Phase One construction is to include Open Space as noted in Phase Two.
    3. A total of seven (7) percent of the interior of the entire parking lot regardless of location, shall be landscaped. One large tree or three (3) ornamental trees from the Plant List, shall be provided for each twelve (12) parking spaces, and planted within the seven (7) percent area. Trees shall be distributed so that bays of parking spaces shall not exceed twenty (20) spaces in length.
    4. An additional 8% open space shall be provided. This 8% will be for the entire development and not necessarily on a lot by lot basis. The 8% area will consist of two or more of the following amenities:
      - a. Pedestrian walkways
      - b. Benches

- c. Gazebo
- d. Constant level pool
- e. Landscape material
- f. Hardscape
- g. Pedestrian lighting

H. Screening

Screening shall comply with the standards set forth in Chapter 28, Code of Ordinances, except as provided below.

1. All screening at the rear (South & West) of the property will be a live screen where required. Plant materials shall conform to the standards of the approved plant list in Section 50 and the current edition of the "American Standard for Nursery Stock" (as amended), published by the American Association of Nurserymen.
2. All truck docks/loading areas for anchor stores with a footprint greater than 30,000 square feet shall be screened from view through the use of 12-foot all masonry walls (which are the same colors and materials as main building). There should be a 12-foot masonry screening wall along the southern boundary to the flood plain with a 10-foot living screen landscape buffer. Additionally, there shall be an 8-foot masonry screening wall along the western boundary of lot 3 with a 10-foot living screen landscape buffer.
3. Outside seasonal displays shall be permitted within the Planned Development District for no more than 30 days. Outside storage shall not be permitted with the Planned Development District.

I. Site Lighting:

Lighting shall comply with the standards set forth in Chapter 28, Code of Ordinances, except as provided below.

1. Site lighting fixtures used along entrance driveways and parking areas shall be uniform and a consistent design within the development. Lighting standards for illuminating these areas shall be no taller than 30 ft. high. However, the height of all light standards shall be subject to review of the lighting plan during the Site Plan review.

J. Signage and Graphics

Signage will comply with the standards set forth in Chapter 28, Code of Ordinances, except as provided below. No electronic signs are allowed in Planned Development District.

Signature Sign: Developer shall construct a signature sign depicting "City of Murphy" at the intersection of McCreary Road and FM 544 immediately adjacent (behind) the 50x50 visibility triangle. The signature entrance/ development sign must be 2 or 3 dimensional and conceptually similar to the signature sign located on the northwest corner of FM 544 and North Murphy Road in Murphy. The developer shall submit the signature signage plans to the City for approval prior to construction.

1. General

- a. All signage for the Planned Development District shall be allowed as shown on the approved Signage Plan (Exhibit F).
- b. Shared Tenant Monument Signs- Two (2) monument signs shall be allowed located on Lot 2 and shall be limited to a maximum sign area of 40 square feet per sign. One monument sign on McCreary shall be allowed with a maximum height of seven (7) feet and maximum size of forty (40) square feet per sign.
- c. Shopping center signs-One (1) shopping center sign shall be permitted as shown on the approved Signage Plan (Exhibit F). The shopping center sign shall be limited to a maximum sign area of 240 square feet.
- d. All signs must be surrounded by landscaping.
- e. No signs shall be phased.

2. Shared Tenant Monument Signs

- a. Monument signs shall identify individual tenants or uses within the shopping center. Monument signs shall be a maximum of seven (7) feet tall.
- b. All shared tenant monument signs shall be double-sided, internally illuminated sign panels within a masonry structure. Shared tenant monument signage may also be lit by ground mounted flood lighting or internal letter illumination either face lit or reverse channel lit.
- c. Monument signs shall be located at a setback distance of not less than five (5) feet from the right-of-way line of any adjacent street and maybe incorporated within the landscaping area or buffer.
- d. Construction of monument signs shall include a base of material similar to the material used for buildings.

3. Shopping Center Sign

- a. The shopping center sign shall be constructed at a height not to exceed thirty-five (35) feet upon approval of a building permit of an anchor tenant.
- b. The base of the shopping center sign shall be located at a setback distance of not less than eight (8) feet from the right-of-way line of any adjacent street and may be incorporated within the landscaping area or buffer.
- c. The shopping center sign shall be double-sided, internally illuminated sign panels within a masonry structure. Pylon signs may also be lit by ground mounted flood lighting or internal letter illumination either face lit or reverse channel lit.

- d. Construction of shopping center signs shall include a base of material similar to the material used for buildings.

4. Temporary Marketing Signage

- a. One (1) quality temporary marketing sign shall be permitted on the development on McCreary Road and on FM 544. Temporary signs must be approved by the City Manager or designee and are valid for 180 days.
- b. The maximum signage area will be 64 square feet. The maximum height shall be 8 feet.
- c. All other temporary signage specifically referred to in the Signage Criteria package or in this section shall comply with the City of Murphy standards.
- d. Temporary signs are not required to be constructed of the material used for buildings.

K. Open Space

1. Development with the Planned Development District should make a positive impact to the City by providing defined public spaces and activity centers so that varied activities are encouraged within these areas. This can be accomplished through the incorporation of open spaces that become public amenities and that provide interest within the Tract at the pedestrian level. All pedestrian areas and open space must be located away from vehicular traffic areas as reflected on the concept plan attached.
  - a. Outdoor Seating. Any establishment serving food for consumption on-premises is encouraged to provide an outdoor seating area and shall be approved with the site plan.
  - b. An additional 8% of open space is required in addition to the landscape, setback, and parking lot island requirements. The additional 8% may be located adjacent to the required setbacks or landscaping at the ROW and property lines or in front or in some cases to the side of the structure. The additional open space percentage may not include the building footprint or vehicular parking lot. This area and associated amenities shall be approved on the site plan. At least one of the following amenities shall be located within the additional 5% open space area and count towards the required percentage.
    1. Water feature, such as a fountain or detention pond with constant water level.
    2. Plaza or courtyard with art sculpture piece.
    3. Outdoor patio or gazebo with seating area.
    4. Other areas for pedestrian congregation, and may be approved on the site plan.

VII. Special Regulations:

- A. Right Turn Deceleration Lanes: A right turn deceleration lane shall be required for the driveway on FM 544 at the time construction begins on any pad site along FM 544 and paid for by the developer and/or property owner. A right turn deceleration lane shall be required for the middle driveway on McCreary Road at the time construction begins on the anchor tenant.
- B. Utility Power Lines: Utility distribution and service lines for individual business establishments, buildings, and signs and for any other site development features shall be placed underground.
- C. Cross-Access Requirement: A joint access (i.e.-ingress, egress) easement shall be provided to minimize the number of driveway openings along FM 544 and McCreary Road. The location(s) of access easement(s) shall be shown on the site plan and shall comply with the Texas Department of Transportation (TxDOT) Access Management Standards. Access shall be provided for property to the West of this site for future connectivity.
- D. Outside storage shall not be permitted with the Planned Development District.
- E. Outside display of merchandise and temporary seasonal items: Outside display of merchandise and temporary seasonal items, such as Christmas trees, pumpkins, etc., shall be limited to the following:
1. Shall not be placed/located more than 30 feet from the main building.
  2. Shall not occupy any of the parking spaces that are required by this chapter for the primary use of the property, except on a temporary basis only, which is a maximum of 30 days per display and a maximum of two displays per calendar year.
  3. Shall not pose a safety or visibility hazard, nor impede public vehicular or pedestrian circulation, either on site or off site, in any way.
  4. Shall not extend into public right-of-way or onto adjacent property.
  5. All outside display items shall be removed at the end of business each day, except for large seasonal items such as Christmas trees.
  6. All merchandise shall be displayed in a neat, orderly manner, and the display area shall be maintained in a clean, litter-free manner.
- F. Maintenance: The developer and/or property owner of any part of the Planned Development District shall maintain the property in terms of quality landscape maintenance, trash removal, interior and exterior sign conditions, trash receptacles and other amenities to ensure a consistent high quality development.

Following Council discussion, the following motion was made.

**COUNCIL ACTION (9.A.):**

**APPROVED**

Deputy Mayor Pro Tem Siddiqui moved to approve the proposed amendments to Planned Development District Ordinance No. 12-06-914 including removal of Exhibit E, approve the amended Planned Development District conditions, the amended concept plans and the amended landscape plans with the following additional amendments: that the lighting requirements for the site will require LED lighting for the parking lot that will be down lit; the requirement for a photometric study for the site; the buildings are to be one hundred percent (100%) masonry with a requirement that a minimum of forty percent (40%) stone exist on three sides of the anchor store, with all out buildings at one hundred percent (100%) masonry with a requirement that a minimum of forty percent (40%) stone be used on all four sides; the roofing materials should be made from premium materials such as terra-cotta, slate, or standing seam steel; only the anchor building can be a maximum height of forty feet to forty-five feet for architectural purposes. Councilmember Fincanon seconded the motion. For: Unanimous. The motion carried by a vote of 5 to 0. (Mayor Barna and Councilmember Thomas were absent)

- B. Consider and/or act on awarding the bid for the construction of the South Maxwell Creek Parallel Trunk Sewer Line Project and authorizing the City Manager to execute contract documents.

Following a short staff presentation, Council made the following motion.

**COUNCIL ACTION (9.B.):**

**APPROVED**

Deputy Mayor Pro Tem Siddiqui moved to approve the construction bid award of \$2,068,007.71, submitted by P.C. Contractors, LLC of Fort Worth, Texas for the South Maxwell Creek Parallel Trunk Sewer line project and authorize the City Manager to execute the necessary documents. Councilmember St. Clair seconded the motion. For: Unanimous. The motion carried by a vote of 5 to 0. (Mayor Barna and Councilmember Thomas were absent)

**10. CITY MANAGER/STAFF REPORTS**

- A. North Murphy Road Construction Update

City Manager Fisher explained that pouring has resumed since the weather is cooperating, the contractors are still hoping to complete the project by the end of January, 2015. He also announced that a police car had an incident with a prisoner in his car and as he pulled over to address the issue, he pulled upon the wet concrete. It has been repaired.

- B. Boards and Commission Training to be held Saturday, February 7, 2015

All Board members are encouraged to attend to thank the board members for their service, as it is a great time to have them all together. Council is encouraged to attend. Boards like to hear Council's perspectives as to what the Council expects from the various boards.

- C. City Council Planning Session

Council was requested at the January 6, 2015 meeting to send available dates for March to schedule a meeting to develop a three to five year plan, two Councilmembers have complied. A Community Survey would be helpful in developing a long range plan and the Mayor, Deputy Mayor Pro Tem and one other Councilmember were reminded that they should meet to discuss the how and when of a Community.

D. Collin County Days, March 2-3, 2015

Council was reminded to please let City Secretary Quinn know if they plan to attend as travel arrangements need to be completed. It is a great way to meet and network with other Collin County leaders.

Beverly Mueller submitted the funds collected at the December Animal Shelter fund raiser of \$1,200.00 to the City for use by the Animal Shelter.

The auction raised about \$24,000 with about \$12,000 pending.

**11. ADJOURNMENT**

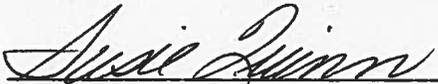
With no further business, the meeting was adjourned at 8:10 pm.

APPROVED BY:



  
Eric Barna, Mayor

ATTEST:

  
Susie Quinn, City Secretary