

MURPHY CITY COUNCIL AGENDA
REGULAR CITY COUNCIL MEETING
SEPTEMBER 1, 2015 AT 6:00 P.M.
206 NORTH MURPHY ROAD
MURPHY, TEXAS 75094



Eric Barna
Mayor

Scott Bradley
Mayor Pro Tem

Owais Siddiqui
Deputy Mayor Pro Tem

Ben St. Clair
Councilmember

Betty Spraggins
Councilmember

Sarah Fincanon
Councilmember

Rob Thomas
Councilmember

James Fisher
City Manager

Susie Quinn
City Secretary

NOTICE is hereby given of a meeting of the City Council of the City of Murphy, Collin County, State of Texas, to be held on September 1, 2015 at Murphy City Hall for the purpose of considering the following items. The City Council 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.

1. CALL TO ORDER

2. INVOCATION & PLEDGE OF ALLEGIANCE

3. ROLL CALL & CERTIFICATION OF A QUORUM

4. PUBLIC COMMENTS

5. PRESENTATIONS

- A. Presentation of Proclamation for National Payroll Week.

6. 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 and/or act upon the August 18, 2015 regular meeting minutes.
- B. Consider and/or act upon the approval of an Ordinance amending Section 9.100 of the Fee Schedule; water and sewer rates for the North Texas Municipal Water District pass through increase.

7. INDIVIDUAL CONSIDERATION

- A. Consider and/or act on the application of property owner McBirney 544 Joint Venture requesting approval of a site plan, landscape plan, building elevations and construction plat for a Denny's restaurant and retail space on property located on the southeast corner of Brand Road and FM 544 at the Murphy Village Addition.

- B. Hold a public hearing to discuss the application of Domain Horizon Limited requesting a variance specifically to exterior construction standards and landscaping standards and consider and/or act on the application of Domain Horizon Limited requesting approval of a site plan, landscape plan, and building elevations for a Best Gymnasium at the NWC of FM 544 and McCreary Road.
- C. Hold a public hearing and consider and/or act on an ordinance amending the zoning classification on approximately 6.51 acres on property located at the southwest corner of Betsy Road and McCreary Road from SF-PH (Single Family Residential Patio Home) to a Planned Development District: Single Family Residential – Patio Home and Townhome with a concept plan.
- D. Hold a public hearing on the proposed 2015 Tax Rate of \$0.5300 per \$100 valuation.
- E. Hold a public hearing on the proposed FY 2015-2016 Budget.
- F. Consider, discuss and/or act on an update to the Southeast Study Project.
- G. Discussion regarding the appointment process for service to the Animal Shelter Advisory Committee, Board of Adjustment, Building and Fire Code Appeals Board, Community Development Board, Ethics Review Commission, Murphy Municipal Development District Board, Park and Recreation Board, Planning and Zoning Commission, and Community Improvement Capital Advisory Committee.

8. CITY MANAGER/STAFF REPORTS

- A. Timbers Nature Preserve
- B. Betsy Lane Road Widening Project
- C. South Maxwell Creek Parallel Trunk Sewer Line
- D. North Murphy Road
- E. “Drug Take Back” day in Murphy

9. EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Subchapter D, the City Council will now recess into Executive Session (closed meeting) to discuss the following:

- A. § 551.074 Deliberation regarding the City Manager’s appointment of the Police Chief.

10. RECONVENE INTO REGULAR SESSION

The City Council will reconvene into Regular Session, pursuant to the provisions of Chapter 551, Subchapter D, Texas Government Code, to take any action necessary regarding:

- A. § 551.074 Deliberation regarding the City Manager’s appointment of the Police Chief.
- B. Take Action on any Executive Session Items.

11. ADJOURNMENT

I certify that this is a true and correct copy of the Murphy City Council Meeting Agenda and that this notice was posted on the designated bulletin board at Murphy City Hall, 206 North Murphy Road, Murphy, Texas 75094; a place convenient and readily accessible to the public at all times, and said notice was posted on August 28, 2015 by 4:30 p.m. and will remain posted continuously for 72 hours prior to the scheduled meeting pursuant to Chapter 551 of the Texas Government Code.



Susie Quinn, TRMC
City Secretary

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.

Notice of Possible Quorum: There may be a quorum of the Animal Shelter Advisory Committee, the Board of Adjustment, the Building and Fire Code Appeals Board, the Ethics Review Commission, the Murphy Community Development Corporation, the Murphy Municipal Development District Board, the Park and Recreation Board and/or the Planning and Zoning Commission members who may be present at the meeting, but they will not deliberate on any city or board business.

Proclamation

City of Murphy, Texas

Whereas the American Payroll Association and its 21,000 members have launched a nationwide public awareness campaign that pays tribute to the more than 156 million people who work in the United States and the payroll professionals who support the American system by paying wages, reporting worker earnings and withholding federal employment taxes; and

Whereas payroll professionals in Murphy, Texas play a key role in maintaining the economic health of Murphy, carrying out such diverse tasks as paying into the unemployment insurance system, providing information for child support enforcement, and carrying out tax withholding, reporting and depositing; and

Whereas payroll departments collectively spend more than \$15 billion annually complying with myriad federal and state wage and tax laws; and Whereas payroll professionals play an increasingly important role ensuring the economic security of American families by helping to identify noncustodial parents and making sure they comply with their child support mandates; and

Whereas payroll professionals have become increasingly proactive in educating both the business community and the public at large about the payroll tax withholding systems; and

Whereas payroll professionals meet regularly with federal and state tax officials to discuss both improving compliance with government procedures and how compliance can be achieved at less cost to both government and businesses; and

Whereas the week in which Labor Day falls has been proclaimed National Payroll Week, I hereby give additional support to the efforts of the people who work in Murphy, Texas and of the payroll profession by proclaiming the first full week of September Payroll Week for this Murphy, Texas.

NOW, THEREFORE, I, Eric Barna, Mayor of the City Council of the City of Murphy, do hereby recognize September 7-11, 2015, as **NATIONAL PAYROLL WEEK** and I call this observance to the attention of all our citizens.

Eric Barna, Mayor
September 1, 2015

CITY COUNCIL MINUTES
REGULAR CITY COUNCIL MEETING
AUGUST 18, 2015 AT 6:00 P.M.

1. CALL TO ORDER

Mayor Barna called the meeting to order at 6:00 pm.

2. INVOCATION & PLEDGE OF ALLEGIANCE

Mayor Barna led 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 Eric Barna
Mayor Pro Tem Scott Bradley
Deputy Mayor Pro Tem Owais Siddiqui
Councilmember Betty Nichols Spraggins
Councilmember Sarah Fincanon
Councilmember Rob Thomas

Absent:

Councilmember Ben St. Clair

4. PUBLIC COMMENTS

Ray Shahan, resident, is still requesting a full investigation on PD3-10-590 regarding the zoning/rezoning of the Ranch subdivision. Shahan presented to Council his written comments with a letter from D R Horton and an advertising flyer from D R Horton.

5. PRESENTATIONS

A. Presentation of a Proclamation for Dorie Miller to receive the Medal of Honor posthumously.

Joe Madu, father of Jennifer Madu, was present to accept the Proclamation for Dorie Miller to receive the Medal of Honor posthumously. Mr. Madu expressed his gratitude to the City of Murphy for the proclamation.

B. Presentation of financial report and investment report as of July 31, 2015.

Finance Director Linda Truitt presented the financial and investment report for July 31, 2015. The funds are decreasing as the year comes to an end. Interest earnings remain at .14% for July. Sales tax receipts are right on target, this includes the mixed beverage tax. Permits and licenses are still behind last year. The expenditures are on target with a few overages, Human Resources – wage compensation study; City Council – legal fees, primarily open record requests requiring attorney input; Animal Control – completion of animal shelter in FY 2015. The Utility Fund revenues have increased due to no rain, so more people are watering. Utility revenues and expenditures are below the projected target at this time. Questions were asked and answered about the general fund meeting its target for revenues and expenditures by budget year end.

6. 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 and/or act upon the August 4, 2015 regular meeting minutes.

COUNCIL ACTION (6.A.):

APPROVED

Mayor Pro Tem Bradley moved to approve the Consent Agenda as presented. Deputy Mayor Pro Tem Bradley seconded the motion. For: Unanimous. The motion carried by a vote of 7 to 0.

7. INDIVIDUAL CONSIDERATION

- A. Hold a public hearing on the proposed 2015 Tax Rate of \$0.5300 per \$100 valuation.

City Manager Fisher explained the current tax rate for 2015 is \$.5500 per \$100 valuation and the proposed tax rate for 2016 is \$.5300 per \$100 valuation. The home property values have increased for the year. The tax breakdown of the \$.5500 per \$100 valuation is \$.3320 funds for operating the City and \$.1968 for debt service from various bond issues. The next public hearing will be on Tuesday, September 1, 2015.

Mayor Barna opened the public hearing at 6:21 pm. No one made any comments. The public hearing closed at 6:21 pm. The next public hearing will be September 1, 2015 and the vote for the proposed tax rate will be held on September 15, 2015 at 6:00 pm at the City Council Chambers at City Hall at 206 N. Murphy Road at Murphy, Texas 75064.

- B. Hold a public hearing on the proposed FY 2015-2016 Budget.

City Manager Fisher explained the budget totals \$13,312,800 in revenues and expenditures of \$13,769,000 with the difference coming from reserves. The information is available on the city's website.

Mayor Barna opened the public hearing at 6:30 pm. No one made any comments. The public hearing closed at 6:30 pm. The next public hearing will be September 1, 2015 and the vote for the proposed tax rate will be held on September 15, 2015 at 6:00 pm at the City Council Chambers at City Hall at 206 N. Murphy Road at Murphy, Texas 75064.

- C. Consider and/or act on the City of Murphy Compensation Study for city employees conducted by CPS HR Consulting.

City Manager Fisher explained to Council about the cities that cooperated with the study. A work session to discuss the study is scheduled for Tuesday, October 13, 2015. The representative from CPS HR Consulting gave an overview summary to include short term and

long term goals; classifications were discussed and the fact that some jobs do not identify with a comparable positions in some of the cities were recognized; compensations structures were discussed and the median number as the most stable representative of the comparative salaries. CPS developed a salary range structure with five step increments and developed how the employees should be placed in the ranges. Tenure was discussed. Different strategies were discussed on how to place employees and the various costs involved. The city overall is below all the compared agencies. Options and strategies on implementing the plan were discussed.

Council asked questions about retention, benefits, and span of control. The raw data is to be provided in an excel format. Performance evaluations were discussed.

COUNCIL ACTION (7.C.):

NO ACTION TAKEN

- D. Consider and/or act on the Interlocal Agreement between the City of Murphy, Texas and the Texoma Area Paratransit System, Inc. for the use of parking spaces and authorize the City Manager to execute the Agreement.

City Manager James Fisher explained that Texoma Area Paratransit System, Inc. (TAPS) requested the parking spaces and since we have ample, the city recommends accommodating TAPS with their request. Council asked about the usage of TAPS by Murphy residents. A report will be requested showing ridership as TAPS is approaching the first year anniversary with the City.

COUNCIL ACTION (7.D.):

APPROVED

Deputy Mayor Pro Tem Siddiqui moved to approve the Interlocal Agreement between the City of Murphy, Texas and the Texoma Area Paratransit System, Inc. for the use of parking spaces and authorize the City Manager to execute the Agreement. Councilmember Fincanon seconded the motion. For: Unanimous. The motion carried by a vote of 7 to 0.

- E. Consider and/or act on a Spring Craft Beer Fest and Community Concert.

City Manager Fisher stated the Spring event was postponed for 2015. Parks and Recreation has been working with groups to find a different approach for a new type of self-sustaining event. The vendor contract was discussed. Sponsorships and costs of this type of events were discussed. Negotiation with the proposed vendor was recommended. Public Services Director Bernie Parker explained the various costs, the proposed site, food trucks, concert venues, hours of operation and children activities. TABC rules regarding charity contributions were explained. The costs of events are paid by sales tax dollars through the Community Development Corporation.

Council asked several questions regarding the success of the event and the liability of the City for the event. Consensus was reached to continue negotiations, looking for sponsors and move forward to make the event self-sustaining by year two.

COUNCIL ACTION (7.E.):

NO ACTION TAKEN

F. Discuss update on Southeast study.

City Manager Fisher explained the first stakeholders meeting will be held on Wednesday, August 19, 2015. An overview is to be explained and then people will be divided into groups to provide input. All boards can attend as the notice was published that quorums of various groups may be present. This is first step in the process of creating the comp plan for the Southeast area of Murphy.

Mark Hanson, resident, explained that he resides on the outskirts of the area and he is concerned that his neighbors will be impacted and they were not included to receive the flyer that he received. City Manager Fisher explained that the stakeholders (property owners) in the area are asked to give their input first as they have the largest investment in the process. It is a public meeting. Following the process, results will be presented to Planning and Zoning and Council for approval, so this is just the beginning phase of the Southeast study. Mr. Hanson reminded Council that the neighborhood does not have sidewalks and lots of children play in the area.

G. Discuss update on Community Survey project.

City Manager Fisher thanked Deputy Mayor Pro Tem Siddiqui for working with staff on the Community Survey. The survey is long even after the suggested modifications. Mayor Barna, Deputy Mayor Pro Tem Siddiqui, City Manager Fisher and Director of Community and Economic Development Kristen Roberts will meet on Friday to finalize the survey. Consensus was reached by Council for the project to move forward following that meeting.

8. CITY MANAGER/STAFF REPORTS

A. Timbers Nature Preserve

Several calls have been received regarding how the park is looking. It is still under construction and is a bit behind but it will be a beautiful park when completed. Various issues are being resolved.

B. Betsy Lane Road Widening Project

Moving forward and we are trying to change the flashing signal to be operational when school starts. A request has been made to open the south side of the east bound lane on Betsy Lane at the intersection to be opened back up as a right turn only lane.

C. South Maxwell Creek Parallel Trunk Sewer Line

This project is on time and moving forward.

D. North Murphy Road

The city is pushing for Safe Routes to School contractors to complete the crosswalks by this weekend with the majority of the road opened up by Monday, August 24, 2015 at 7:00 am for the first school day. Crossing guards will be in place to assist with traffic control on North Murphy Road.

City Manager Fisher also explained that the “Drug Take Back” has been scheduled for Saturday, September 19, 2015 from 10 am until 2 pm. It is a very successful program for the residents.

9. ADJOURNMENT

With no further business, the meeting was adjourned at 8:03 pm.

APPROVED BY:

ATTEST:

Eric Barna, Mayor

Susie Quinn, City Secretary

**City Council Meeting
September 1, 2015**

Issue

Consider and/or act upon the approval of an Ordinance amending Section 9.100 of the Fee Schedule; water rates.

Staff Resource/Department

James Fisher – City Manager
Linda Truitt – Finance Director

Background/History

During FY2014 the City Council approved a contract with NewGen Strategies & Solutions to perform a utility rate study. Several recommendations were made by NewGen Strategies & Solutions which the City Council approved for the FY 2015 budget including the pass through of the annual water rate increases from North Texas Municipal Water District (NTMWD).

Given the uncertainty of precipitation and utility revenue performance, it is imperative that City staff continually monitor revenue performance and that the City Council take action, as necessary, to ensure the long-term financial stability of the water and sewer system. More specifically, it is important that the increases in wholesale costs from the North Texas Municipal Water District (NTMWD) be passed on to the City’s customers on an annual basis. The annual water rate increase from NTMWD is \$0.23 per thousand gallons of water for FY 2016.

Financial Considerations

The annual increase of \$0.23 per thousand gallons of water from NTMWD is reflected in the table below:

Volumetric rate (per 1,000 gallons)

Base Meter Charge		Volumetric Water Rates			
Meter Size	Charge	Gallons	City	NTMWD	Total
¾ inch	\$20.00	0 – 15,000	\$1.69	\$2.34	\$4.03
1 inch	33.00	15,001- 30,000	1.95	2.34	4.29
1 ½ inch	67.00	30,001 – 45,000	2.24	2.34	4.58
2 inch	107.00	45,001 – 60,000	2.57	2.34	4.91
3 inch	200.00	60,001 +	2.96	2.34	5.30
4 inch	333.00				

Action Requested

Approval of an ordinance amending Section 9.100 of the Fee Schedule, and adjust the water rates effective October 1, 2015. Also establish a utility work session to review the Utility Fund and rates on Tuesday, January 19, 2016.

Attachments

- 1) Ordinance
- 2) Memo from NewGen Strategies & Solutions

ORDINANCE NO. 15-19-997

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MURPHY, TEXAS AMENDING APPENDIX A, FEE SCHEDULE, SECTION 9.100 OF THE MURPHY CODE OF ORDINANCES; AND PROVIDING FOR SAID ORDINANCE TO TAKE EFFECT FROM AND AFTER ITS DATE OF PUBLICATION.

WHEREAS, the City Council has previously adopted a Fee Schedule on May 7, 2013;
and

WHEREAS, the City Council amended the fee schedule on July 15, 2014; and

WHEREAS, City Council desires to amend the Fee Schedule to reflect the changes which may be assessed.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MURPHY, COLLIN COUNTY, TEXAS, AS FOLLOWS:

SECTION 1. FINDINGS INCORPORATED

The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2.

That Section 9.100 of the Fee Schedule of the City of Murphy, Texas is hereby amended, which shall read as follows:

Section 9.100

Water and Sewer Usage Rates

Water Service

- a. \$60.00 new residential and commercial customer deposit
- b. \$100.00 new renter customer deposit
- c. \$100.00 for Builder’s new construction deposit
- d. Monthly Base Meter Fee

Water Rates

Volumetric rate (per 1,000 gallons)

Base Meter Charge	
Meter Size	Charge
¾ inch	\$20.00
1 inch	33.00
1 ½ inch	67.00
2 inch	107.00
3 inch	200.00
4 inch	333.00
Larger meters will be charged \$15.00 times the living unit equivalent according to the water and wastewater impact fee update.	

Volumetric Water Rates			
Gallons	City	NTMWD	Total
0 – 15,000	\$1.69	\$2.34	\$4.03
15,001- 30,000	1.95	2.34	4.29
30,001 – 45,000	2.24	2.34	4.58
45,001 – 60,000	2.57	2.34	4.91
60,001 +	2.96	2.34	5.30

- a) \$10.00 for a meter re-read when there is no problem found.
- b) A leak credit will be applied after a customer presents proof of repair of leak within ninety (90) days. An average charge will be applied based on water usage two months prior to the month of leak and one month after the leak. This average will apply to water usage only and leak credit shall be applied only once a 12 month period as appropriate.
- c) 10% penalty will be applied to the account balance if payment in full is not received within 20 days from the billing date.
- d) \$30.00 service fee will be applied to the account balance if payment in full is not received within 30 days from the billing date. All disconnections will take place on the following Wednesdays.
- e) Disconnect fees will be waived in the month of December.
- f) \$50.00 service fee will be applied during after hours, weekend and holidays with documentation that the bill has been paid at the City of Murphy online website or place in after house drop box (if payment is not in night box prior to next business day there will be assessed an additional \$30.00 service fee for another disconnection).
- g) At the discretion of the Billing Manager, a **onetime** courtesy adjustment of late penalty or \$30.00 service fee can be waived if account is in good standing for a period of 12 months straight.
- h) At the discretion of the Billing Manager, adjustments of late penalty and service fee can be waived for uncontrollable circumstances with proper documentation from the resident. Examples include: hospitalization, illness, family death; and/or other qualifying events.
- i) If any due date falls on a weekend or holiday, payments will be due on the next city business day.

Wastewater Collection Rates

Volumetric rate (per 1,000 gallons)

Base Meter Charge	
Type	Charge
Residential	\$18.00
Commercial	18.00
HOA	18.00
Church	18.00

Type	City	North TX	Total
Residential	\$0.76	\$2.26	\$3.02
Commercial	0.76	2.26	3.02
HOA	0.76	2.26	3.02
Church	0.76	2.26	3.02

- Volumetric rate (per 1,000 gallons) based on 3-month (November, January and February) winter average of water usage for residential only.
 - Murphy will use a winter averaging for the purpose of calculating sewer charges on customer’s utility bill. The new sewer charges will be based on the water consumption average for three months (November, January and February). Average consumption is applied against current sewer rates and becomes the constant sewer charge for 12 months beginning with each April 1st.
 - New customers to the system will be charged the city-wide residential average usage of 9,400 gallons until their own independent winter average has been established.
- 2) Water meter fees:
 - a. ¾ inch (residential standard): \$330.00
 - b. 1 inch: \$420.00
 - c. 1 ½ inch: \$950.00
 - d. 2 inch Turbine: \$1,125.00
 - e. 2 inch Compound: \$1,615.00
 - f. A price quote will be given by the public works department for meters over 2 inches.
 - 3) Sewer connection fees:
 - a. 4 inch tie-in: \$150.00
 - b. 6 inch tie-in: \$300.00
 - c. 8 inch tie-in: \$500.00
 - 4) Sewer taps and water taps:
 - a. 100% of cost for installation plus sewer connection Fee plus meter fee .
 - 5) Hydrant meter rental:
 - a. Deposit - \$1,500.00, refundable upon return of meter in working condition.
 - b. Water Fee - \$100.00 + \$3.00 per 1,000 gallons used.
 - c. Water readings will be given to the city customer service department on a weekly basis or a \$500 penalty may result.

Section 4. EFFECTIVE DATE of October 1, 2015.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Murphy, Collin County, Texas, on this the 1st day of September, 2015.

APPROVED:

Eric Barna, Mayor
City of Murphy

ATTEST:

Susie Quinn, City Secretary
City of Murphy



1300 E. Lookout Drive
 Suite 100
 Richardson, TX 75082
 Phone: (972) 680-2000

Memorandum

To: Mr. James Fisher and Ms. Linda Truitt

From: Mr. Chris Ekrut

Date: July 20, 2015

Re: Recommended Water Rate Action for FY 2016

Introduction

In February 2014, our Firm was engaged by the City to conduct a Water and Sewer Rate Study which encompassed a five (5) year forecast of projected water and sewer rates. Due to the recent changes in weather experienced by the Metroplex, our Project Team has undertaken a review of our original study assumptions as compared to actual performance to determine what adjustments, if any, may be warranted to our original study conclusions. This memorandum briefly details this comparison and provides our recommendations on potential rate action the City Council may wish to consider for FY 2016.

Background

In our Final Report regarding the Water and Sewer Rate Study, dated July 2014, we noted the following in the report's introduction:

"The analysis performed by NewGen is designed to take into account the foreseeable changes from the current fiscal year (FY 2014) through FY 2019. The goal is to construct a planning tool with which the City can gain an understanding of the issues that need to be addressed during the Study's planning horizon. A critical benefit is the quantification of the long-range impact of decisions being made today. As with any forecast, assumptions must be made and the City should be aware that the actual rates required may be different from the projected rates outlined in this report due to unforeseen changes such as system growth, inflation, etc. In addition, it should be noted that this analysis is based on data provided by the City. While this data has been reviewed and tested for accuracy to the extent possible, if the data relied on by the Project Team to produce this analysis is inaccurate and not reflective of the actual operation and/or financial condition of the City's water and sewer system, then the results of this analysis may merit revision."

Further, it was noted in a presentation to the City Council on May 20th, 2014 that the City "must monitor rate performance on a monthly basis" and that "if operational performance varies from assumptions, then immediate action should be contemplated, particularly if consumption is reduced."

As part of our conclusions from the 2014 Study, our Project Team projected that no change to the "City" portion of the water rates, after initial adjustment in FY 2015, would be needed through the study period ending in FY 2019. The Project Team did recommend annual adjustment of the pass-through portion of the rate which recovers the cost of water charged by North Texas Municipal Water District ("NTMWD") to the City.

Memorandum

Mr. James Fisher; Ms. Linda Truitt
July 20, 2015
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Review of Assumptions

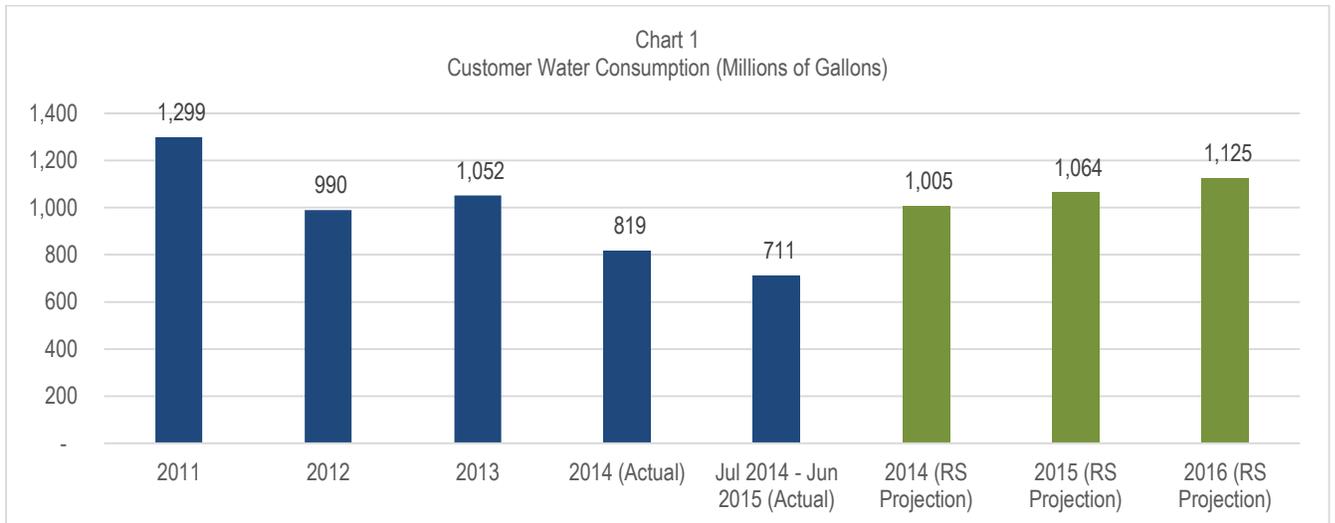
Our Project Team's original projections and recommendations were predicated on an assumed customer consumption level of just over 1 billion gallons annually. This projected consumption amount was arrived at by reviewing monthly per customer consumption levels from FY 2011 through FY 2013 in which recorded precipitation levels were closest to normal according to National Weather Service figures. When setting water rates, it is a common practice to project customer consumption under "normal" precipitation conditions. In doing so, it is understood that in wetter years, when consumption is less than anticipated, the City's revenue would likely be insufficient to fully cover costs. Conversely, in drier years, revenues would be greater than anticipated and the utility's financial position would recover. However, for this variation in the utility's revenue stream to work, we note that the City must have sufficient operating reserves to financially sustain itself during these wetter periods.

As the City Council is well aware, the majority of the State of Texas has been under varying levels of drought conditions since approximately 2011. The implementation of watering restrictions to sustain water supply levels through this drought resulted in reduced customer consumption levels beginning in approximately FY 2012, with significantly reduced customer consumption occurring in Fiscal Year 2014. The recent significant rainfall, while beneficial to dampening and in some cases ending the on-going drought conditions, has led to further reductions in customer consumption due to a lack of outdoor watering.

Chart 1 below illustrates the City's actual consumption from FY 2011 to FY 2014 and provides the Project Team's original projection of billed consumption for FY 2014 through FY 2016 (originally prepared during the conduct of the rate study from February 2014 to April 2014). As seen below, the Project Team's projected consumption in FY 2014 through FY 2016 is an accurate, if not slightly conservative projection based on the utility's historical performance from FY 2011 to FY 2013, particularly given that the projection for FY 2014 to FY 2016 assumed a 6% annual increase in Residential population from FY 2014 through FY 2017. However, the Project Team's conclusions were prepared prior to the summer of FY 2014 and did not anticipate the over 22% reduction in customer use between FY 2013 and FY 2014. Further, when compared against the latest available 12-months of data, the Project Team is concerned that customer consumption, and the utility's revenue stream based on this level of consumption, will not rebound adequately enough in FY 2016 to continue to hold current rates constant without jeopardizing the financial condition of the utility.

Memorandum

Mr. James Fisher; Ms. Linda Truitt
 July 20, 2015
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Assuming customer consumption does not rebound to anticipated levels in FY 2016, then the Project Team’s original recommendation of not making adjustments to the City Portion of the rate in FY 2016 may result in insufficient rate revenues during the coming fiscal year. While watering restrictions have been lifted at this time, there is a potential that consumers have permanently changed their water consumption behavior and consumption will not rebound to historic levels. Further, the continued implementation of more efficient appliances will only result in further reductions in customer consumption.

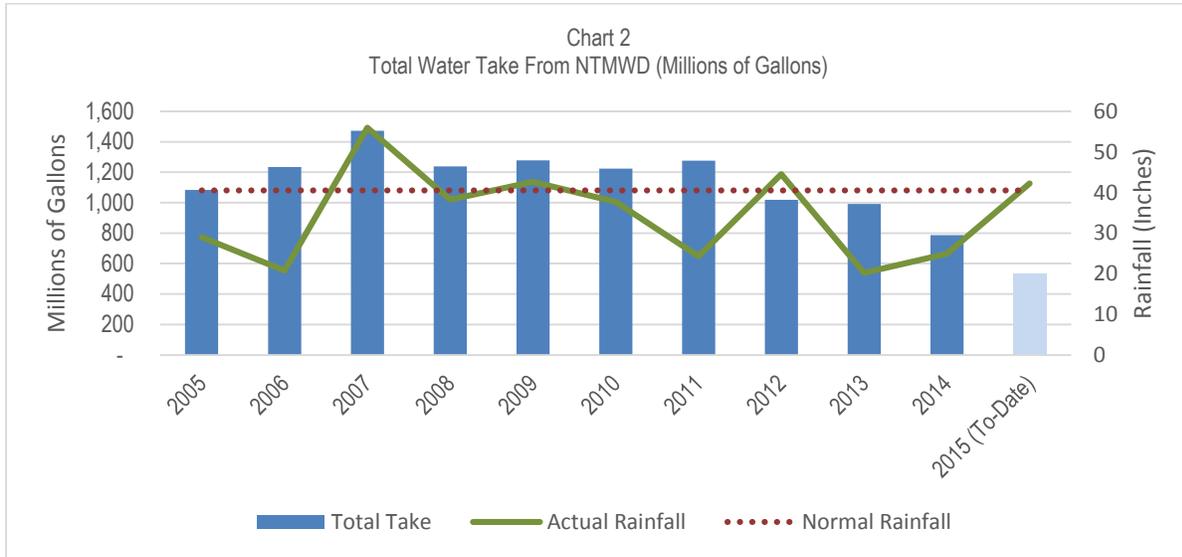
In an effort to derive a more accurate projection of customer consumption for FY 2016, the Project Team has reviewed the City’s historic water take from NTMWD as compared to historical precipitation. Chart 2 below presents this comparison. As seen below, the City has experienced a reduced level of water use from NTMWD since 2012 and has not recovered to pre-2012 levels. Given this, the Project Team believes that only actual data recorded from 2012 to the present should be used in developing an assumed level of customer consumption for FY 2016.

In looking at the actual consumption data in Chart 1 from FY 2012 to FY 2014, the Project Team believes that data from October 2013 to the present does represent an anomaly based on the imposition of significant outdoor watering restrictions followed by above normal rainfall. FY 2012, while still during the drought, was a time of increased rainfall, similar to what is currently being experienced. As such, the Project Team recommends that the consumption recorded in FY 2012 be used as a conservative measure of anticipated per connection consumption in FY 2016.

Assuming FY 2012 is used as the basis for projecting FY 2016 consumption, total anticipated water revenues from the City component of the rate structure are anticipated to be approximately \$3.29 million as compared to the original FY 2016 projected City component revenues of \$3.82 million, a variance of approximately \$0.53 million.

Memorandum

Mr. James Fisher; Ms. Linda Truitt
 July 20, 2015
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In determining a recommended rate action for FY 2016, consumption is just one variable to consider. The other variable that must be considered is the anticipated cost of the utility. Table 1 below provides a comparison of the projected water utility rate revenue requirement from the original study as compared to the latest figures provided by the City.

Table 1
 Comparison of Original and Amended FY 2016 Rate Revenue Requirement

	Original Projection	Amended Projection	Variance
City Cost	\$ 2,934,330	\$ 2,553,008	(\$ 381,321)
NTMWD Cost	3,238,714	3,238,714	0
Total Cost	\$ 6,173,044	\$ 5,791,723	(\$ 381,321)
Less: NTMWD Pass-Through Revenues	(2,555,516)	(2,140,209)	415,307
Less: Other Revenues	(149,956)	(124,273)	25,683
Rate Revenues Needed	\$ 3,467,572	\$ 3,527,241	\$ 59,669

As evidenced above, the City’s budgeted cost is approximately 13% below what was anticipated in the original rate study, while other revenue sources are also anticipated to be less. Also, because of the reduction in consumption, the pass-through revenues from the NTMWD portion of the rate structure are anticipated to be less, which further offsets any gains achieved by the reductions in the City’s budget. The overall net effect of these changes in costs and offsetting revenues results in an increase in rate revenue need for the City above what was anticipated for FY 2016.

Table 2 below summarizes the overall impact of these changes in customer consumption as well as cost.

Memorandum

Mr. James Fisher; Ms. Linda Truitt
 July 20, 2015
 Page 5

Table 2
 Overall Summary of Impacts

	<u>Original Projection</u>	<u>Amended Projection</u>
Anticipated Rate Revenues	\$ 3,816,355	\$ 3,288,251
Rate Revenues Needed	3,467,572	3,527,241
Over / (Under) Recovery (\$)	\$ 348,783	(\$ 238,989)
Over / (Under) Recovery (%)	9.14%	(7.3%)

Conclusion and Recommendation

In conclusion, the Project Team recommends the City Council consider some type of increase in the City portion of the rate structure for FY 2016. This is in addition to the increase in the NTMWD portion of the rate from \$2.11 to \$2.34. Based on the assumptions discussed herein, we recommend the Council consider increasing the City component of the volumetric rate by approximately 7.3%. Table 3 below outlines the recommended changes and presents the incremental impact these changes would have on a variety of customer water bills:

Table 3
 Incremental Impact of Recommendations

	<u>Current Rate</u>	<u>Amended Rate</u>	<u>Variance</u>
City Volumetric Rate (per 000 gal):			
0 – 15,000 gallons	\$ 1.69	\$ 1.81	\$ 0.12
15,001 – 30,000 gallons	1.95	2.09	0.14
30,001 – 45,000 gallons	2.24	2.40	0.16
45,001 – 60,000 gallons	2.57	2.76	0.19
60,000 gallons +	2.96	3.18	0.22
NTMWD Rate (per 000 gal):			
All Volumes	\$ 2.11	\$ 2.34	0.23
Sample Monthly Residential Water Bills: (Assumes a 3/4-inch meter charge of \$20)			
5,000 gallons	\$ 39.00	\$ 40.75	\$ 1.75
10,000 gallons	58.00	61.50	3.50
13,200 gallons	70.16	74.78	4.62

Should the Council decide not to increase rates at this time, or determine that a lesser adjustment is needed, we highly recommend that customer revenues continue to be monitored on a monthly basis and

Memorandum

Mr. James Fisher; Ms. Linda Truitt
July 20, 2015
Page 6

that the Council take immediate rate action as needed to ensure the long-term financial stability of the utility. We appreciate the opportunity to address the City Council and for the Council's consideration of the recommendations contained herein and stand ready to answer any questions City staff and/or the City Council may have regarding the information presented.

City Council
September 1, 2015

Issue

Consider and/or act on the application of property owner McBirney 544 Joint Venture requesting approval of a site plan, landscape plan, building elevations and construction plat for a Denny's restaurant and retail space on property located on the southeast corner of Brand Road and FM 544 at the Murphy Village Addition.

Staff Resource/Department

Kristen Roberts, Director of Community and Economic Development

Summary

The applicant submitted a site plan, landscape plan, building elevations and construction plat for approval that would allow for development of a Denny's restaurant and retail space. The retail space is being actively marketed and will be a small retail user.

Total square footage of the two proposed buildings is approximately 6,200 square feet; 4,400 square foot proposed for Denny's and 2,000 square feet proposed for retail space.

- The property is zoned PD 09-12-823.
- The proposed restaurant and retail space are permitted uses as noted in the Planned Development District section VI. Specific Regulations, A. Permitted Uses, 49. Restaurant and 51. Retail Store.

Considerations Site Plan

The proposed site plan has been reviewed by staff and meets the requirements as set forth by the Planned Development District and the Code of Ordinances.

Building Elevations

The proposed building elevation and materials meet requirements as set forth by the Planned Development District.

Landscape Plan

The proposed landscape and materials used have met requirement standards including landscape setbacks as detailed within the Planned Development District.

Construction Plat

The construction plat meets requirements pending the completion of comments currently being addressed by the applicant specific to the engineering documents.

Additional Considerations for Notation

Prior to any signage installation, the sign plans for the building and on the site will be submitted to Customer Service, go through standard staff review to ensure compliance with the Sign Ordinance and Planned Development District and will be permitted separately after staff approved.

Minor engineering and public works comments are being addressed specific to the Engineering Plans for this development and will be completed prior to construction plans submittal.

City Council
September 1, 2015

Planning & Zoning Consideration

On August 24, 2015, the Planning & Zoning Commission voted unanimously to approve the item as presented.

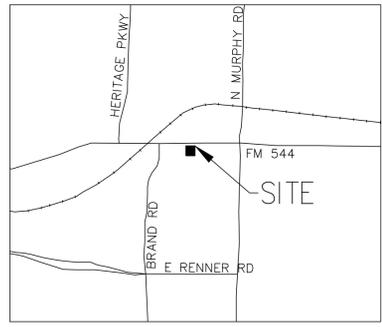
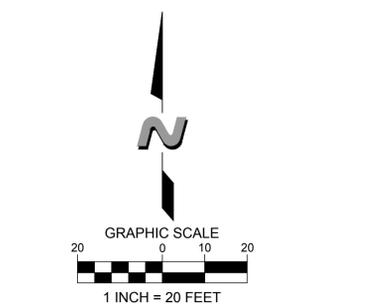
Staff Recommendation

Staff recommends approval of the site plan, landscape plan, building plans and construction plat as submitted with the considerations as noted in this agenda item.

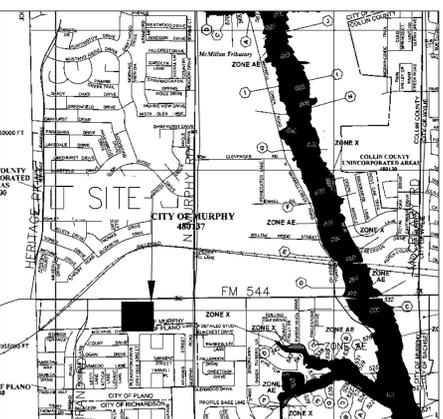
Attachments

Site Plan
Building Elevations
Landscape Plan
Construction Plat

THESE PLANS ARE THE PROPERTY OF PROFESSIONAL SERVICES AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THEY MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF THE DIMENSION GROUP.



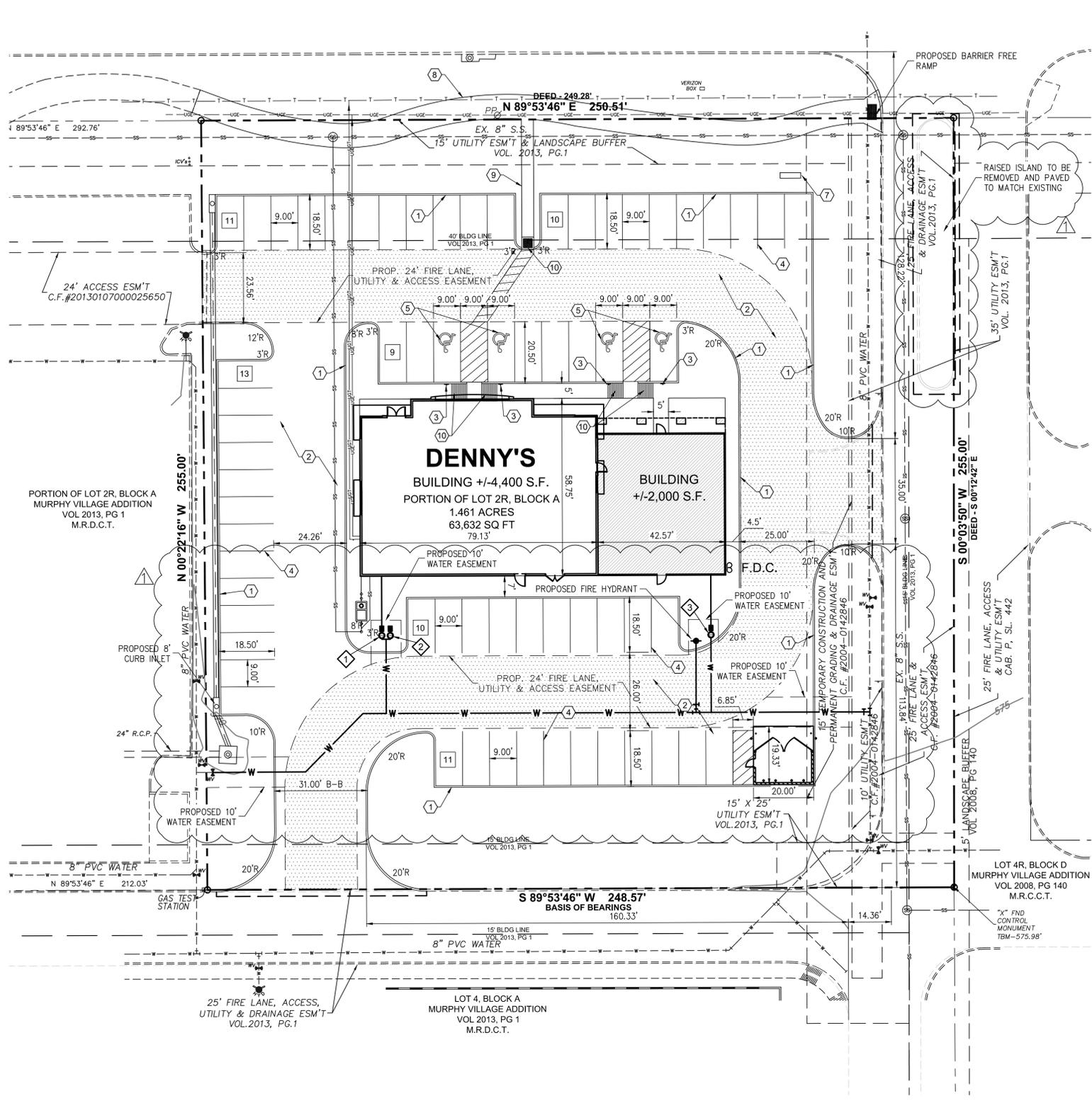
VICINITY MAP
N.T.S.



FEMA MAP
N.T.S.

WATER METER SCHEDULE

ID	TYPE	SIZE	REMARK
1	DOMESTIC	1-1/2"	PROPOSED
2	IRRIGATION	1"	PROPOSED
3	DOMESTIC	1-1/2"	PROPOSED



SITE PLAN KEY NOTES:

- 1 CONSTRUCT 6" CURB & GUTTER
- 2 CONSTRUCT 6" CONCRETE PAVEMENT SECTION (RE: GEOTECH)
- 3 INSTALL HANDICAP VAN AND CAR SIGN (RE: A.D.A. PLAN)
- 4 4" WHITE PAVEMENT SOLID PARKING STRIPES
- 5 HANDICAP PARKING LOGO
- 6 STANDARD AREA LIGHT POLE (RE: PHOTOMETRIC PLAN)
- 7 NEW I.D. MONUMENT SIGN
- 8 NEW 8' WIDE MEANDERING CONCRETE SIDEWALK
- 9 NEW 4' WIDE A.D.A. ACCESS SIDEWALK
- 10 CONSTRUCT TYPE 7 BARRIER FREE RAMP
- 11 NEW FIRE DEPARTMENT CONNECTION AT BUILDING

FIRE LANE

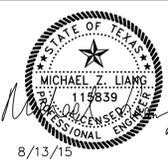
DATA SUMMARY TABLE	
ZONING	R (RETAIL DISTRICT)
PROPOSED USE	RESTAURANT & RETAIL
LOT AREA	63,632 S.F. (1.461 ACRES)
BUILDING SQUARE FOOTAGE	4,400 S.F. RESTAURANT; 2,000 S.F. RETAIL
LOT COVERAGE	10.06%
BUILDING HEIGHT	30'-0"
TOTAL IMPERVIOUS SURFACE	46,308 S.F. OR 73%
PARKING REQUIRED	50 SPACES
PARKING PROVIDED	65 SPACES
HANDICAP PARKING REQUIRED	4 SPACES
HANDICAP PARKING PROVIDED	4 SPACES
LANDSCAPING AREA	17,324 S.F. OR 27%

SITE PLAN
MURPHY VILLAGE ADDITION
LOT 2R, BLOCK A
1.461 ACRES (63,632 SQ. FT) OUT OF THE
JAMES MAXWELL SURVEY, ABSTRACT NO. 580
CITY OF MURPHY, COLLIN COUNTY, TEXAS

SURVEYOR
TEXAS HERITAGE SURVEYING, INC.
10610 METRIC DRIVE, SUITE 124
DALLAS, TEXAS 75243
CONTACT: DOUG STEWART, R.P.L.S.
TEL: (214) 340-9700

APPLICANT/ENGINEER
THE DIMENSION GROUP
TBPE FIRM # F-8396
10755 SANDHILL ROAD
DALLAS, TEXAS 75238
CONTACT: DANIEL MURPHREE
TEL: (214) 343-9400

Texas 811 CAUTION NOTICE TO CONTRACTORS
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.



#	DATE	REVISION DESCRIPTION	BY
1	8/13/15	CITY COMMENTS DATED 8/7/15	TGD

project no. 15-304
date 07/9/2015
dwg. 03-15304-SITE PLAN-C3.0

drawn by CS
designed by ML
approved by MS

ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING • PLANNING

THE DIMENSION GROUP

10755 Sandhill Road, Dallas, Texas 75238
TEL: 214-343-9400 FAX: 214-341-9060 www.DimensionGrp.com

SITE PLAN

DENNY'S
FM 544 NEAR BRAND ROAD
MURPHY, TEXAS

SHEET
C3.0



ISSUE FOR BID
PURPOSES ONLY

SEC CORNER OF FM 544
AND BRAND ROAD
MURPHY, TX

REVISIONS:

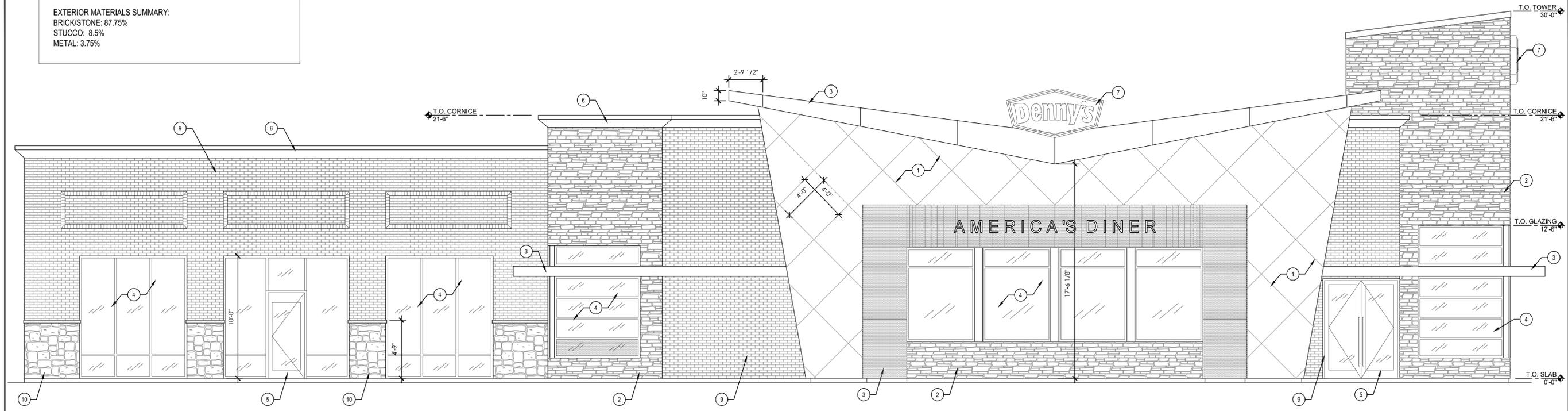
PROJECT NUMBER: 15-304
DATE: 07-15-2015

EXTERIOR
ELEVATIONS

A4.1

EXTERIOR MATERIALS SUMMARY

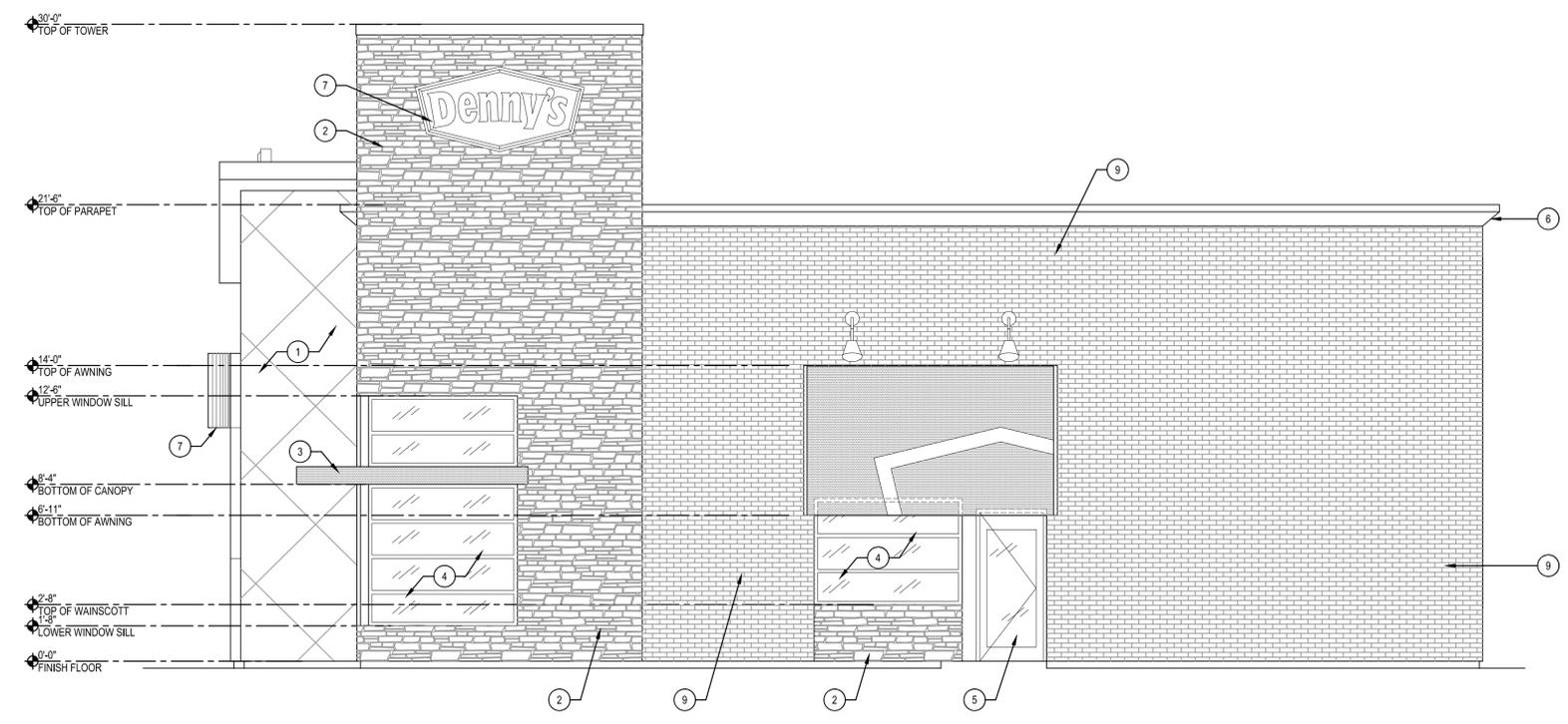
EXTERIOR MATERIALS SUMMARY:
BRICK/STONE: 87.75%
STUCCO: 8.5%
METAL: 3.75%



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

EXTERIOR MATERIALS SUMMARY

EXTERIOR MATERIALS SUMMARY:
BRICK/STONE: 91.75%
STUCCO: 6.25%
METAL: 2.0%



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

KEYNOTES #

1. STUCCO
2. FULL SIZE STONE (NOT CULTURED) TO MATCH LOOK OF ELDORADO STONE - MONTECITO CLIFFSTON
3. COMPOSITE PANEL CLADDING: VEE PORTAL METAL PANEL SYSTEM - ALPOLIC - TITANIUM
4. ALUMINUM FRAMED WINDOWS
5. STOREFRONT ENTRY DOOR SYSTEM
6. EIFS CROWN MOULDING
7. DENNY'S SIGN
8. H.M. MAN DOOR
9. FULL SIZE BRICK
10. AUSTIN CHALK STONE (FULL SIZE - NOT CULTURED)



ISSUE FOR BID
PURPOSES ONLY

SEC CORNER OF FM 544
AND BRAND ROAD
MURPHY, TX

REVISIONS:

PROJECT NUMBER: 15-304

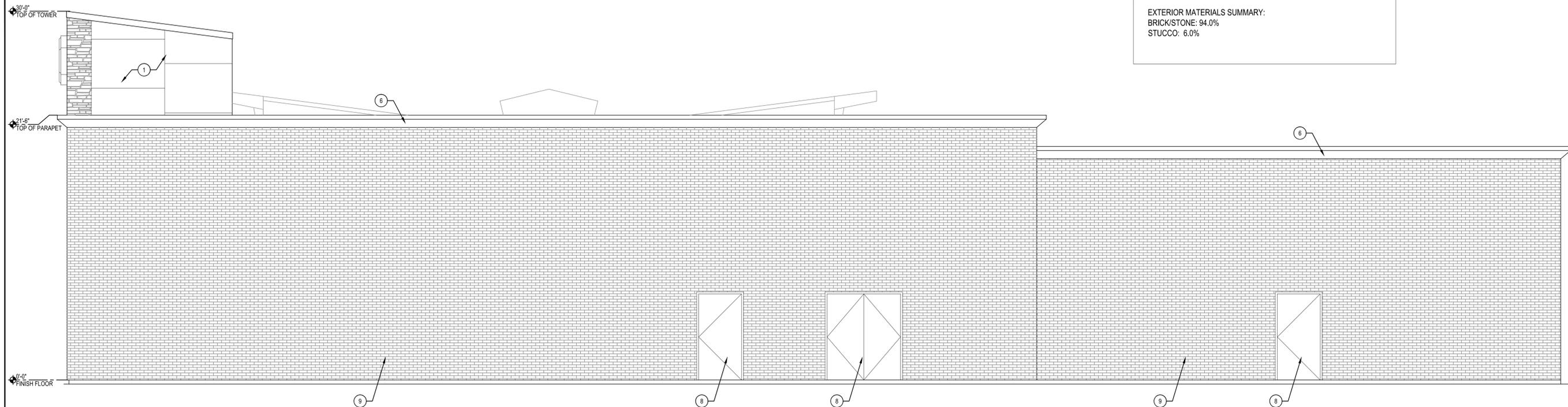
DATE: 07-15-2015

EXTERIOR
ELEVATIONS

A4.2

EXTERIOR MATERIALS SUMMARY

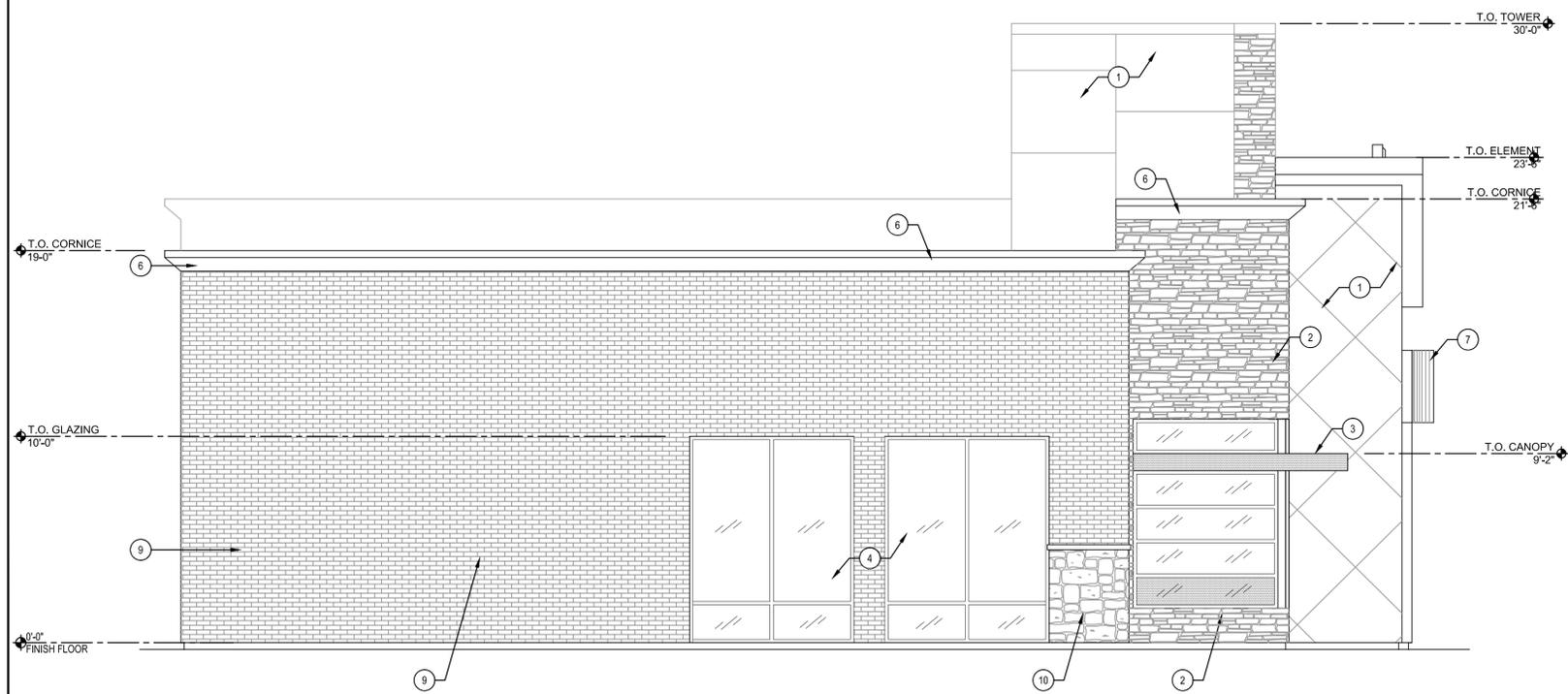
EXTERIOR MATERIALS SUMMARY:
BRICK/STONE: 94.0%
STUCCO: 6.0%



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

EXTERIOR MATERIALS SUMMARY

EXTERIOR MATERIALS SUMMARY:
BRICK/STONE: 88.5%
STUCCO: 9.5%
METAL: 2.0%



2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"

KEYNOTES #

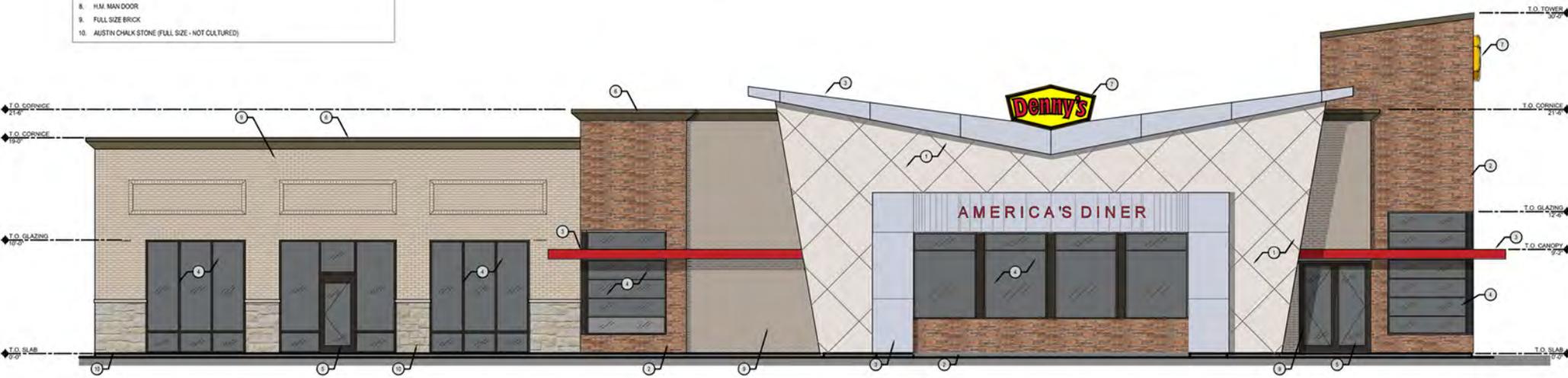
1. STUCCO
2. FULL SIZE STONE (NOT CULTURED) TO MATCH LOOK OF ELDERADO STONE - MONTECITO CLIFFSTON
3. COMPOSITE PANEL CLADDING: VEE PORTAL METAL PANEL SYSTEM - ALPOLIC - TITANIUM
4. ALUMINUM FRAMED WINDOWS
5. STOREFRONT ENTRY DOOR SYSTEM
6. EIFS CROWN MOULDING
7. DENNY'S SIGN
8. H.M. MAN DOOR
9. FULL SIZE BRICK
10. AUSTIN CHALK STONE (FULL SIZE - NOT CULTURED)

KEYNOTES

1. STUCCO
2. FULL SIZE STONE (NOT CULTURED) TO MATCH LOOK OF ELDORADO STONE - MONTECITO CLIFFSTON
3. COMPOSITE PANEL CLADDING: VEE PORTAL METAL PANEL SYSTEM - ALPOLIC - TITANIUM
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9. FULL SIZE BRICK
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EXTERIOR MATERIALS SUMMARY

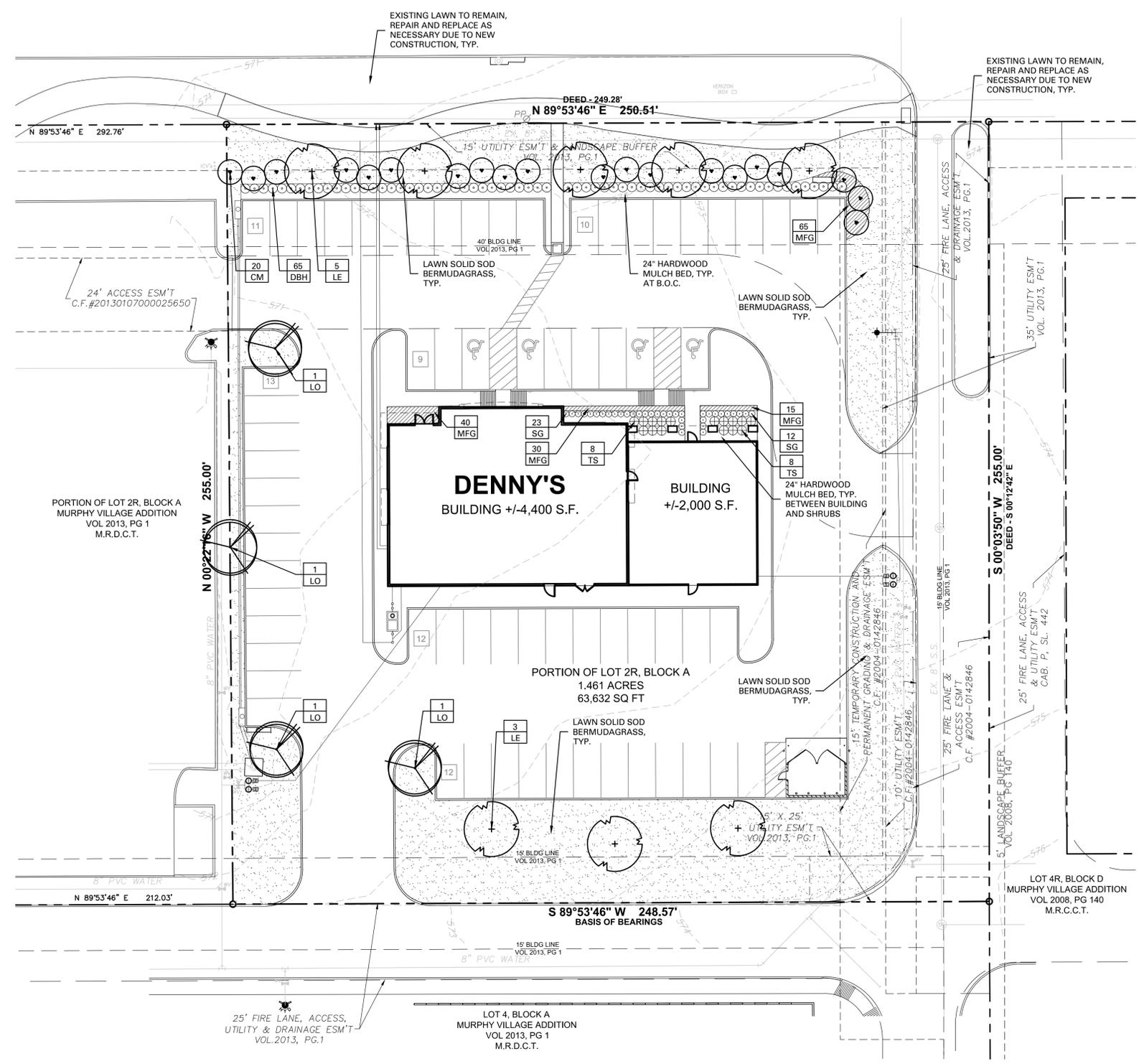
EXTERIOR MATERIALS SUMMARY:
 BRICK/STONE: 87.75%
 STUCCO: 8.5%
 METAL: 3.75%



FRONT ELEVATION

PROPOSED DENNY'S
 FM 455 MURPHY, TX

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PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
TREES					
CM	<i>Lagerstroemia indica</i> 'Natchez'	Crepe Myrtle 'Natchez'	20	30 gal.	container grown, 3-5 trunk, no cross canes, 8' ht., 4' spread, matching
LE	<i>Ulmus parvifolia</i> 'Sempervirens'	Lacebark Elm	8	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
LO	<i>Quercus virginiana</i>	Live Oak	4	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
SHRUBS/GROUND COVER					
DBH	<i>Ilex cornuta</i> 'Barfordi Nama'	Dwarf Barford Holly	65	5 gal.	container full, 24" spread, 36" o.c.
MFG	<i>Nassella tenuissima</i>	Mexican Feathergrass	150	1 gal.	container full, 18" o.c.
SG	<i>Salvia greggii</i> 'Red'	Salvia Greggii 'Red'	35	5 gal.	container full, 20" spread 24" o.c.
TS	<i>Leucophyllum frutescens</i> 'Green Cloud'	Texas Sage 'Green Cloud'	16	5 gal.	container full, 20" spread, 36" o.c.

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES. PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN. ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

- LANDSCAPE NOTES**
- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
 - CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
 - CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
 - CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
 - ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
 - TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
 - ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
 - ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
 - CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- GENERAL LAWN NOTES**
- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
 - CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
 - CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
 - ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
 - CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
 - CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
 - CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF BERMUDAGRASS AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

- SOLID SOD NOTES**
- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
 - ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
 - WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
 - IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

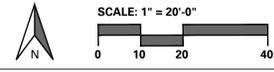
- MAINTENANCE NOTES**
- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
 - ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
 - ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
 - ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
 - ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
 - CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

LANDSCAPE TABULATIONS
THE CITY OF MURPHY, TEXAS

SITE LANDSCAPE	
1. A minimum of twenty (20%) percent of the site shall be pervious, permanently landscaped area.	
Total Site Area: 63,632 s.f.	
Required: 12,726 s.f. (20%)	Provided: 16,408 s.f. (26%)
STREET BUFFER	
1. One large shade tree and four small ornamental trees shall be required per fifty (50) linear feet of street frontage.	
FM 544 - 251 L.F.	
Required: (5) trees, 3" cal. (20) ornamental trees	Provided: (5) trees, 3" cal. (20) ornamental trees
PARKING LOT LANDSCAPE	
1. A minimum of one (1) shade tree shall be planted for every ten (10) parking spaces.	
2. All parking island shall contain at least one (1) tree.	
Total Parking = 68 spaces	
Required: (7) trees, 3" cal.	Provided: (7) trees, 3" cal.

LANDSCAPE PLAN
MURPHY VILLAGE ADDITION
LOT 2R, BLOCK A
1.461 ACRES (63,632 SQ. FT) OUT OF THE
JAMES MAXWELL SURVEY, ABSTRACT NO. 580
CITY OF MURPHY, COLLIN COUNTY, TEXAS

SURVEYOR TEXAS HERITAGE SURVEYING, INC. 10610 METRIC DRIVE, SUITE 124 DALLAS, TEXAS 75243 CONTACT: DOUG STEWART, R.P.L.S. TEL: (214) 340-9700	APPLICANT/ENGINEER THE DIMENSION GROUP TBPE FIRM # F-8396 10755 SANDHILL ROAD DALLAS, TEXAS 75238 CONTACT: DANIEL MURPHREE TEL: (214) 343-9400
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BELLE FIRMA
 4245 North Central Expy
 Suite 501
 Dallas, Texas 75205
 214.865.7192 office



#	DATE	REVISION DESCRIPTION	BY
1	7/9/15	1st CITY SUBMITTAL	TGD
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THE DIMENSION GROUP
 TBPE FIRM # F-8396
 ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING • PLANNING
 10755 Sandhill Road, Dallas, Texas 75238
 TEL: 214-343-9400 FAX: 214-341-9060 www.DimensionGrp.com

LANDSCAPE PLAN
 DENNY'S
 FM 544 NEAR BRAND ROAD
 MURPHY, TEXAS
L1.01

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE. THE DESIGNER ASSUMES NO LIABILITY FOR ANY OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THEY MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF THE DIMENSION GROUP.

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

- A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

- A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:
 1. Planting (trees, shrubs and grasses)
 2. Bed preparation and fertilization
 3. Notification of sources
 4. Water and maintenance until final acceptance
 5. Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) O plant material
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names
- C. Texas Association of Nurserymen, Grades and Standards
- D. Horita Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel and crushed stone. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3) inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive sod shall be left one (1) inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
 1. The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
 2. Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
 3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.
- B. Guarantee:

- 1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died to that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
- a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
- b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
- c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.

- 2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
- 3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
- 4. Acceptance for all landscape work shall be given after final inspection by the Owner. Provided the job is in a complete undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide supervision by a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:
 1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.
 2. Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
 3. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
 4. Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain desired sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions.

- do not measure from branch or root tip-to-tip.
- 5. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
- 6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
- 7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Preparation:
 1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.
 2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.
- B. Delivery:
 1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
 2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
 3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
 4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
 5. Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
 6. Remove rejected plant material immediately from job site.
 7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complementary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable distortions, insect eggs and larvae, and are to be of specimen quality.
- D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as specified at no additional cost to the Owner.

- F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
 1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
 2. All planting areas shall receive a two (2") inch layer of specified mulch.
 3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsalts, etc., placed in nine (9") inch layers and watered in thoroughly.
- C. Grass Areas:
 1. Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

3.2 INSTALLATION

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- C. Position the trees and shrubs in their intended location as per plan.
- D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.
- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.
- F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (3/4") inch in diameter. Plants should be thoroughly moist before removing containers.
- G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.
- H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect if the percolation test fails.

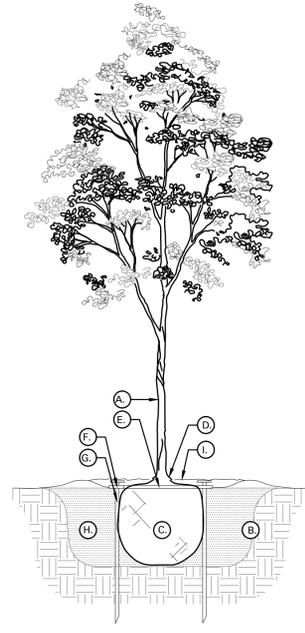
tree planting detail as approved by the Landscape Architect if the percolation test fails.

- I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/2 of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice vñ yvvy zjyvpunY0
- J. Do not wrap trees.
- K. Do not over prune.
- L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.
- M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.
- N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3) feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
- O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.
- P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class 1 pruning standards provided by the National Arborist Association.
 1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
 2. Pruning shall be done with clean, sharp tools.
 3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.
- Q. Steel Curbing Installation:
 1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
 2. All steel curbing shall be free of kinks and abrupt bends.
 3. Top of curbing shall be 1/2" maximum height above final finished grade.
 4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
 5. Do not install steel edging along sidewalks or curbs.
 6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

3.3 CLEANUP AND ACCEPTANCE

- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.

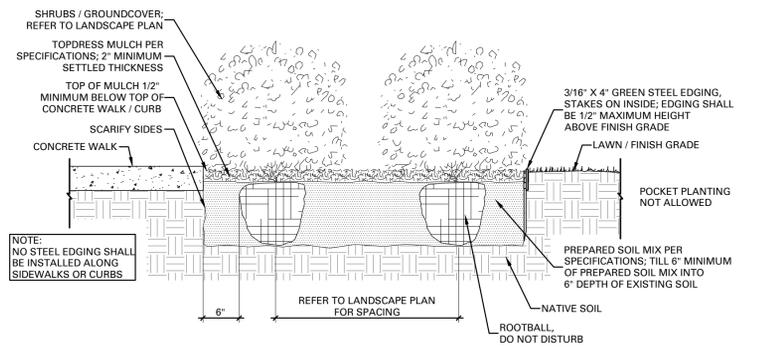
END OF SECTION



01 TREE PLANTING DETAIL
NOT TO SCALE

TREE PLANTING DETAIL LEGEND AND NOTES

- A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK, www.anla.org
- B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.
- C. ROOT BALL: REMOVE TOP 1/2 BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.
- D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.
- E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL, TRUNK SHOULD BE IN THE CENTER OF THE RING.
- F. 'U' BRACKET.
- G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR Mallet FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH 'U' BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).
- H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.
- I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED, BELOW GROUND STAKE SHOULD NOT BE VISIBLE.
- J. TREE STAKES: TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM: Tree Stake Solutions ATTN: Jeff Tuley (903) 676-6143 jeff@treestakesolutions.com www.treestakesolutions.com
- K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.



02 SHRUB / GROUND COVER DETAIL
NOT TO SCALE

LANDSCAPE SPECIFICATIONS AND DETAILS
MURPHY VILLAGE ADDITION
LOT 2R, BLOCK A
1.461 ACRES (63,632 SQ. FT) OUT OF THE
JAMES MAXWELL SURVEY, ABSTRACT NO. 580
CITY OF MURPHY, COLLIN COUNTY, TEXAS

SURVEYOR
TEXAS HERITAGE SURVEYING, INC.
10610 METRIC DRIVE, SUITE 124
DALLAS, TEXAS 75243
CONTACT: DOUG STEWART, R.P.L.S.
TEL: (214) 340-9700

APPLICANT/ENGINEER
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• Dallas, Texas 75205
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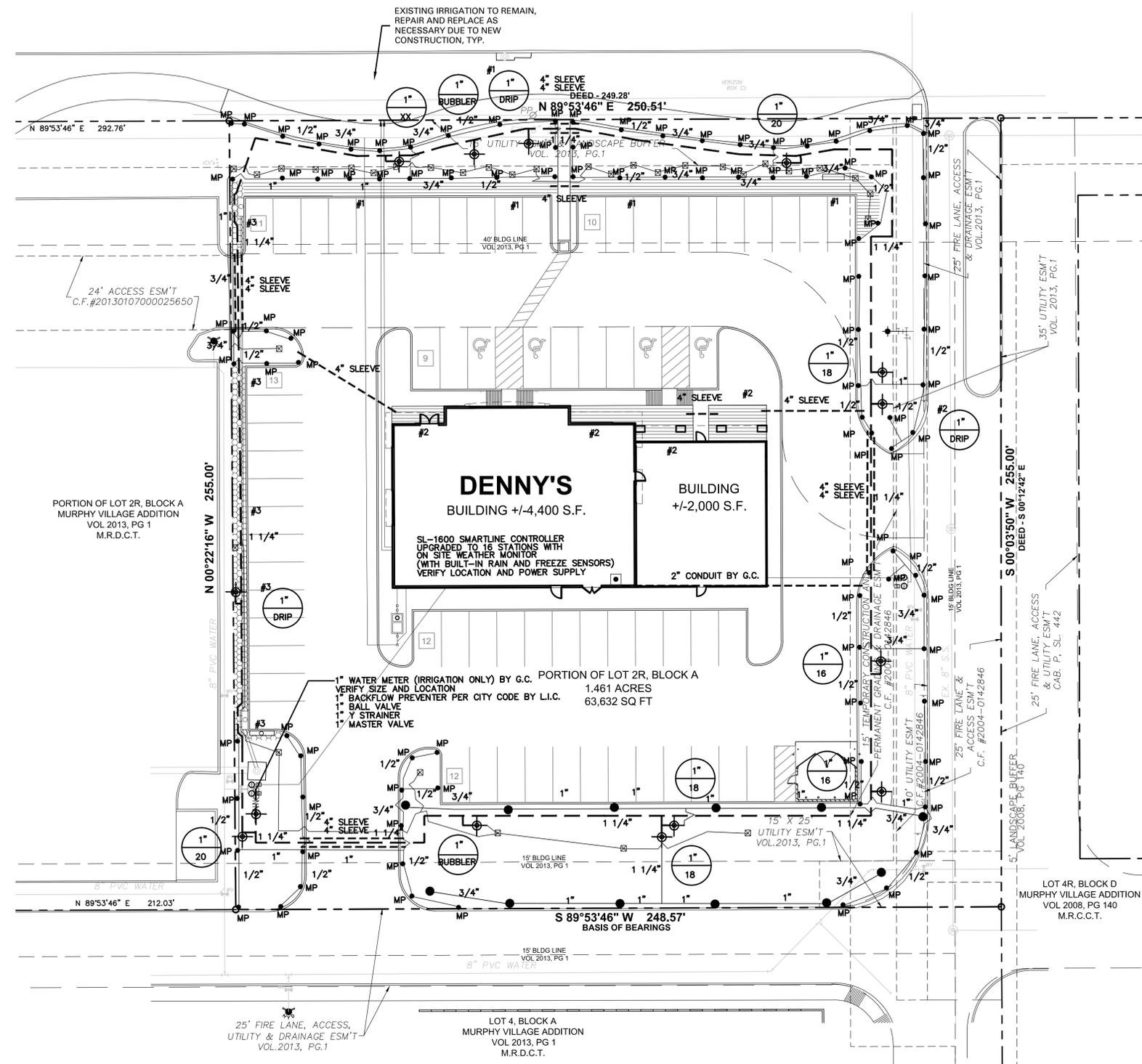
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THE DIMENSION GROUP
ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING • PLANNING
10755 Sandhill Road, Dallas, Texas 75238
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LANDSCAPE SPECIFICATIONS AND DETAILS
DENNY'S
FM 544 NEAR BRAND ROAD
MURPHY, TEXAS

SHEET
L1.02

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE DIMENSION GROUP.



SLEEVING NOTES

- SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR.
- SLEEVE MATERIAL SHALL BE SCHEDULE 40 PIPE, SIZE AS INDICATED ON PLAN.
- CONTRACTOR SHALL LAY SLEEVES AND CONDUITS AT TWENTY-FOUR (24") INCHES BELOW FINISH GRADE OF THE TOP OF PAVEMENT.
- CONTRACTOR SHALL EXTEND SLEEVES ONE (1') FOOT BEYOND EDGE OF ALL PAVEMENT.
- CONTRACTOR SHALL CAP PIPE ENDS USING PVC CAPS.
- CONTRACTOR SHALL FURNISH OWNER AND IRRIGATION CONTRACTOR WITH AN "AS-BUILT" DRAWING SHOWING ALL SLEEVE LOCATIONS.

IRRIGATION NOTES

- THE IRRIGATION CONTRACTOR SHALL COORDINATE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR SO THAT ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
- ALL SPRINKLER EQUIPMENT NUMBERS REFERENCE THE WEATHERMATIC EQUIPMENT CATALOG UNLESS OTHERWISE INDICATED.
- TEN DAYS PRIOR TO START OF CONSTRUCTION, IRRIGATION CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE. IF STATIC PRESSURE IS LESS THAN 65 P.S.I., NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. DO NOT WORK UNTIL NOTIFIED TO DO SO BY OWNER.
- SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. SLEEVE MATERIAL SHALL BE SCHEDULE 40, SIZE AS INDICATED ON PLAN. REFER TO SLEEVING NOTES.
- ALL MAIN LINE AND LATERAL LINE PIPING IN PLANTING AND LAWN AREAS SHALL HAVE A MINIMUM OF 12 INCHES OF COVER. ALL PIPING UNDER PAVING SHALL HAVE A MINIMUM OF 18 INCHES OF COVER. CONTRACTOR TO VERIFY LOCAL FREEZE DEPTHS AND ADJUST DEPTH OF COVER ACCORDINGLY.
- LAWN SPRAY HEADS SHALL BE WEATHERMATIC LX-4 INSTALLED PER DETAIL SHOWN.
- ROTOR HEADS SHALL BE WEATHERMATIC TURBO INSTALLED PER DETAIL SHOWN. (WITH BUILT-IN CHECK VALVE)
- NOZZLES SHALL BE WEATHERMATIC 5500 SERIES, UNLESS OTHERWISE NOTED. IRRIGATION CONTRACTOR SHALL SELECT THE PROPER ARC AND RADIUS FOR EACH NOZZLE TO ENSURE 100% AND PROPER COVERAGE OF ALL LAWN AREAS AND PLANT MATERIAL. NO WATER SHALL SPRAY ON BUILDING.
- ALL NOZZLES IN PARKING LOT ISLANDS AND PLANTING BEDS SHALL BE LOW ANGLE NOZZLES TO MINIMIZE OVER SPRAY ON PAVEMENT SURFACES.
- ELECTRIC CONTROL VALVES SHALL BE WEATHERMATIC 11000 SERIES INSTALLED PER DETAIL SHOWN. SIZE OF VALVES AS SHOWN ON PLAN. VALVES SHALL BE INSTALLED IN VALVE BOXES LARGE ENOUGH TO PERMIT MANUAL OPERATION. REMOVAL OF SOLENOID AND / OR VALVE COVER WITHOUT ANY EARTH EXCAVATION.
- QUICK COUPLING VALVES SHALL BE WEATHERMATIC QV75 INSTALLED PER DETAIL SHOWN. SWING JOINTS SHALL BE CONSTRUCTED USING 3/4" SCHEDULE 80 ELBOWS. CONTRACTOR SHALL SUPPLY OWNER WITH THREE (3) CH75 COUPLERS AND THREE (3) #10HSL SWIVEL HOSE ELLS AS PART OF THIS CONTRACT.
- ALL 24 VOLT VALVE WIRING TO BE UF 14 GAUGE SINGLE CONDUCTOR. ALL WIRE SPICES ARE TO BE PERMANENT AND WATERPROOF.
- AUTOMATIC CONTROLLER SHALL BE INSTALLED AT LOCATION SHOWN. POWER (120V) SHALL BE LOCATED IN A JUNCTION BOX WITHIN FIVE (5') FEET OF CONTROLLER, LOCATION BY OTHER TRADES. RAIN AND FREEZE SENSORS SHALL BE INSTALLED WITH EACH CONTROLLER.
- THE DESIGN PRESSURE IS 65 PSI.
- ELECTRICAL SPICES AT EACH VALVE AND CONTROLLER ONLY.
- IRRIGATION IN TEXAS IS REGULATED BY: THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) MC-178 / PO BOX 13087 AUSTIN, TEXAS 78711-3087
- TCEQ'S WEBSITE IS WWW.TCEQ.STATE.TX.US.

IRRIGATION LEGEND

- WEATHERMATIC LX-4 POP-UP LAWN HEAD
- MP HUNTER MP ROTATOR NOZZLE
- WEATHERMATIC TURBO ROTARY FC
- WEATHERMATIC TURBO ROTARY PC
- ⊗ WEATHERMATIC 106.5 BUBBLER (2 PER TREE, TYP.)
- ⊕ WEATHERMATIC 11000 SERIES ELECTRIC VALVE
- ▲ WEATHERMATIC QV75 QUICK COUPLER
- CONTROLLER, SIZE AS INDICATED
- ⊖ WATER METER, SIZE AS INDICATED WITH D.C.A., SIZE AS INDICATED
- PVC SCHEDULE 40 SLEEVING
- - - PVC CLASS 200 MAINLINE
- - - PVC CLASS 200 LATERAL LINE
- (XXX) VALVE SIZE
- (XXX) GPM
- ▨ NETAFIM TECHLINE#TDL6-1210 (18" LATERAL SPACING, 12" EMITTER SPACING) PVC LATERAL PIPING SIZED AS REQUIRED INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS
- ▩ NETAFIM TECHLINE#TDL6-1210 (18" LATERAL SPACING, 12" EMITTER SPACING) PVC LATERAL PIPING SIZED AS REQUIRED INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS
- ⊕ (XXX) NETAFIM DISC FILTER #DF100-080
- ⊕ (XXX) NETAFIM PRESSURE REGULATOR #PRV15025
- INSTALL ALL EQUIPMENT ACCORDING TO MANUFACTURERS SPECIFICATIONS

BUBBLER PIPING CHART

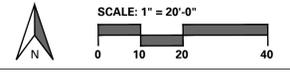
NUMBER OF BUBBLERS	SIZE OF PIPE
1 - 5	1/2"
6 - 10	3/4"
11 - 20	1"
21 - 30	1 1/2"
31 - 40	1 3/4"

SMARTLINE CERTIFIED DESIGN

- THIS IRRIGATION DESIGN FEATURES SMARTLINE CONTROLLER AND WEATHER MONITOR TECHNOLOGY AND UTILIZES 'ET' BASED WATER CONSERVATION AUTO ADJUSTING SCHEDULING.
- THE IRRIGATION CONTRACTOR MUST PROGRAM THE CONTROLLER BY SELECTING THE PROPER SPRINKLER TYPE, PLANT TYPE, SOIL TYPE, SLOPE AND SUN / SHADE EXPOSURE FOR EACH ZONE.
- THE IRRIGATION CONTRACTOR MUST CONTACT THE IRRIGATION DESIGNER FOR APPROVAL OF CONTROLLER SETTINGS.
- THE IRRIGATION DESIGNER IS JOHN WINGFIELD (972) 238-1498.
- ALL EQUIPMENT MUST BE INSTALLED AS SPECIFIED. NO EQUIPMENT SUBSTITUTIONS WILL BE PERMITTED.

IRRIGATION PLAN
MURPHY VILLAGE ADDITION
LOT 2R, BLOCK A
1.461 ACRES (63,632 SQ. FT) OUT OF THE
JAMES MAXWELL SURVEY, ABSTRACT NO. 580
CITY OF MURPHY, COLLIN COUNTY, TEXAS

SURVEYOR TEXAS HERITAGE SURVEYING, INC. 10610 METRIC DRIVE, SUITE 124 DALLAS, TEXAS 75243 CONTACT: DOUG STEWART, R.P.L.S. TEL: (214) 340-9700	APPLICANT/ENGINEER THE DIMENSION GROUP TBPE FIRM # F-8396 10755 SANDHILL ROAD DALLAS, TEXAS 75238 CONTACT: DANIEL MURPHREE TEL: (214) 343-9400
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 • Suite 501
 • Dallas, Texas 75205
 • 214.865.7192 office



#	DATE	REVISION DESCRIPTION	BY
1	7/9/15	1st CITY SUBMITTAL	TGD

project no.	15-304	drawn by	JJW
date	07/09/2015	designed by	JJW
dwg.		approved by	JJW

TBPE FIRM # F-8396
 ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING • PLANNING
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IRRIGATION PLAN
 DENNY'S
 FM 544 NEAR BRAND ROAD
 MURPHY, TEXAS
L2.01

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SECTION 32 8423 - UNDERGROUND IRRIGATION SLEEVES AND UTILITY CONDUITS

PART 1 - GENERAL

- 1.1 DESCRIPTION
 - A. Provide underground irrigation sleeves as indicated on the drawings.
- 1.2 RELATED WORK SPECIFIED ELSEWHERE
 - A. Section 32 8424 - Irrigation System
- 1.3 REFERENCED STANDARDS
 - A. American Society for Testing and Materials:
 - 1. ASTM - D2441 Poly (Vinyl Chloride) (PVC) Plastic Pipe (SDR-PR)
 - 2. ASTM - D2466 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Socket Type, Schedule 40.
 - 3. ASTM - D2564 Solvent Cements for Poly Vinyl Chloride Plastic Pipe and Fittings.

PART 2 - MATERIALS

- 2.1 DEFINITIONS
 - A. Sleeve - A pipe within which another pipe is placed for carrying water or other utilities to be installed.
 - B. Wire Sleeves - A pipe used to carry low voltage irrigation wires for operation of the electric solenoid valves.

2.2 GENERAL

- A. Polyvinyl Chloride Pipe (PVC) - Manufactured in accordance with standards noted herein:
 - 1. Marking and Identification - Permanently marked with SDR number, ASTM standard number, and the NSF (National Sanitation Foundation) seal.
 - 2. Solvent - As recommended by manufacturer to make solvent-welded joints. Thoroughly clean pipe and fittings before applying solvent.

PART 3 - EXECUTION

- 3.1 INSTALLATION
 - A. Coverage - Provide twenty-four inches (24") minimum cover over top of sleeve from finish grade.
 - B. Sleeve Extensions - Extend sleeves one foot (1') past edge of pavement or concrete walls. Install 90 degree elbow on each sleeve end and add additional length of same size pipe to extend above finish grade by twelve inches (12"). Cap pipe ends using duct tape.
- 3.2 BACKFILL
 - A. Compaction - Place backfill over sleeves in six (6") inch lifts. Tamp firmly into place taking care not to damage sleeve. Complete backfill and compaction to prevent any future settlement. Compact to 85% Standard Proctor.
 - B. Damage - Repair any damage resulting from improper compaction including pavement repair and replacement.

END OF SECTION

SECTION 32 8424 - IRRIGATION SYSTEM

PART 1 - GENERAL

- 1.1 SCOPE
 - A. Provide complete sprinkler installation as detailed and specified herein, includes furnishing all labor, material, tools, equipment, and related items for the complete and proper

installation of the irrigation system as indicated by the Drawings. All costs associated with the installation, including fees for testing and inspections of the system components are the responsibility of the installer of this irrigation system.

- B. Work includes but is not limited to:
 - 1. Trenching and backfill.
 - 2. Installation of automatic controlled system.
 - 3. Upon completion of installation, supply as-built drawings showing details of construction including location of mainline piping, manual and automatic valves, electrical supply to valves, and specifically the exact location of automatic valves.
- C. All sleeves as shown on plans shall be furnished by General Contractor. Meter and power source shall be provided by General Contractor.

1.2 RELATED WORK SPECIFIED ELSEWHERE

- A. Refer to Irrigation Plans for controller, head, and valve locations.
- B. Section 32 8423 - Underground Irrigation Sleeves and Utility Conduits
- C. Section 32 9300 - Landscape
- D. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.3 APPLICABLE STANDARDS

- A. America Standard for Testing and Materials (ASTM) O Latest edition.
 - 1. D2241 Poly (Vinyl Chloride) (PVC) Plastic Pipe (SDR-PR)
 - 2. D2464 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Thread Schedule 80
 - 3. D2455 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Schedule 40
 - 4. D2467 Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Socket Type, Schedule 80
 - 5. D2564 Solvent Cements for Poly (Vinyl Chloride) (PVC) Plastic Pipe and Fittings
 - 6. D2287 Flexible Poly Vinyl Chloride (PVC) Plastic Pipe
 - 7. F686 Poly Vinyl Chloride (PVC) Solvent Weld Primer
 - 8. D2555 Making Solvent O Cemented Joints with Poly (Vinyl Chloride) (PVC) Pipe and Fittings

1.4 MAINTENANCE AND GUARANTEE

- A. The Contractor shall guarantee materials and workmanship for one (1) calendar year after final acceptance by Owner.
- B. Guarantee is limited to repair and replacement of defective materials or workmanship, including repair of backfill settlement.
- C. Provide maintenance of system, including raising and lowering of heads to compensate for lawn growth, cleaning and adjustment of heads, and raising and lowering of shrub heads to compensate for shrub growth for one (1) year after completion of installation.

1.5 SUBMITTALS

- A. Procedure: Comply with Division I requirements.
- B. Product Data: The Contractor shall submit five (5) copies of equipment manufacturer's cut sheets and shop drawings for approval by Owner Authorized Representative prior to installation, including, but not limited to the following: sprinkler head, pipe, controller, valves, backflow prevention devices, valve boxes, wire, conduit, fittings, and all other types of fixtures proposed to be installed on the job. The submittal shall include the manufacturer's name, model number, equipment capacity, and manufacturer's installation recommendations, if applicable, for each proposed item.
- C. No work covered under this section may begin until the

Contractor has submitted the required information. No partial submittal shall be accepted and submittals shall be neatly bound into a brochure and logically organized. After the submittal has been approved, substitutions will not be allowed, except by written consent by the Owner Authorized Representative.

- D. Shop drawings include dimensions, elevations, construction details, arrangements, and capacity equipment, as well as manufacturer's installation recommendations.

E. Operating and Maintenance Manuals:

- 1. Provide three (3) individually bound manuals detailing operating and maintenance requirements for the irrigation system.
- 2. Manuals shall be delivered to the Owner Authorized Representative no later than ten (10) days prior to completion of the irrigation system.
- 3. Provide descriptions of all installed materials and systems in sufficient detail to permit maintenance personnel to understand, operate, and maintain the equipment.
- 4. Provide the following in each manual:
 - a. Index sheet with Contractor's name, address, telephone number, and contact name.
 - b. Duration of guarantee period. Include warranties and guarantees extended to the Owner by the manufacturer of all equipment.
 - c. Equipment list providing the following for each item:
 - 1) Manufacturer's name
 - 2) Make and model number
 - 3) Name and address of local part's representative
 - 4) Spare parts list in detail
 - 5) Details operating and maintenance instructions for major equipment.

F. Project Record Documents:

- 1. Comply with Division I requirements.
- 2. Locate by written dimension, routing of mainline piping, remote control valves, and quick coupling valves. Locate mainlines by single dimensions from permanent site features provided they run parallel to these elements. Locate valves, intermediate electrical connections, and quick couplers by two dimensions from a permanent site feature at approximately 70 degrees to each other.
- 3. When dimensioning complete, transpose work to bond paper.
- 4. Submit three (3) copies of the completed as-built drawings, along with a CD with PDF files of the same, to the Owner Authorized Representative prior to final acceptance of the work. Mark drawings U[X]v[y] Prints YovEpun Yrnpunppm[h]lohuntU0 JHl huk zpu kyEpanud

- G. Quick Coupler Keys: Provide three (3) coupler keys with boiler drains attached using brass reducer.

- H. Controller Keys: Provide three (3) sets of keys to controller enclosure(s).

- I. Use of materials differing in quality, size, or performance from those specified shall only be allowed upon written approval of the Landscape Architect. The decision shall be based on comparative ability of material or article to perform fully all purposes of mechanics and general design considered to be possessed by item specified.

- J. Bidders desiring to make a substitution for specified sprinklers shall submit manufacturer's catalog sheet showing full specification of each type sprinkler proposed as a substitute, including discharge in GPM maximum allowable operating pressure at sprinkler.

- K. Approval of substitute sprinkler shall not relieve Irrigation Contractor of his responsibility to demonstrate that final installed sprinkler system shall operate according to intent of originally designed and specified system.

- L. It is the responsibility of the Irrigation Contractor to demonstrate that final installed sprinkler system shall operate according to intent of originally designed and specified system. If Irrigation Contractor notes any problems in head spacing or potential coverage, it is his responsibility to notify the Landscape Architect in writing, before proceeding with

work. Irrigation Contractor guarantees 100% coverage of all areas to be irrigated.

1.6 TESTING

- A. Perform testing required with other trades, including earthwork, paving, plumbing, electrical, etc., to avoid unnecessary cutting, patching, and boring.
- B. Water Pressure: This irrigation system has been designed to operate with a minimum static water pressure indicated on Drawings. The Contractor shall take a pressure reading at each water meter prior to beginning construction. Confirm findings to Owner Authorized Representative in writing. If static pressure varies from pressure stated on drawings, do not start work until notified to do so by Owner Authorized Representative.

1.7 COORDINATION

- A. Coordinate installation with other trades, including earthwork, paving, and plumbing to avoid unnecessary cutting, patching and boring.
- B. Coordinate to ensure that electrical power source is in place.
- C. Coordinate system installation with work specified in other sections and coordinate with Landscape Contractor to ensure plant material is uniformly watered in accordance with intent shown on drawings.

PART 2 - PRODUCTS

2.1 GENERAL

- A. Mainline: Mainlines are the piping from water source to operating valves. This portion of piping is subject to surges, being a closed portion of sprinkler system. Hydrant lines are considered a part of sprinkler main.
- B. Lateral Piping: Lateral piping is that portion of piping from operating valve to sprinkler heads. This portion of piping is not subject to surges, being an "open end" portion of sprinkler system.

2.2 POLY VINYL CHLORIDE PIPE (PVC PIPE)

- A. PVC pipe shall be manufactured in accordance with commercial standards noted herein.
- B. Marking and Identification: PVC pipe shall be continuously and permanently marked with the following information: manufacturer's name, pipe size, type of pipe, and material, SDR number, product standard number, and the NSF (National Sanitation Foundation) seal.
- C. PVC Pipe Fittings: Shall be of the same material as the PVC pipe specified and shall be compatible with PVC pipe furnished.

2.3 COPPER TUBING

- A. Hard, straight lengths of domestic manufacture only. Do not use copper tube of foreign extrusion or any so-called irrigation tubing (thin wall).

2.4 COPPER TUBE FITTINGS

- A. Cast brass or wrought copper, sweat - solder type.

2.5 WIRE

- A. Type UF with 4/64" thick waterproof insulation which is Underwriter's Laboratory approved for direct underground burial when used in a National Electric Code Class II Circuit (30 volts AC or less).
- B. Wire Connectors: Waterproof splice kit connectors. Type DBY by 3M.

2.6 SCHEDULE 80 PVC NIPPLES

- A. Composed of Standard Schedule 40 PVC Fittings and PVC

meeting noted standards. No clamps or wires may be used. Nipples for heads and shrub risers to be nominal one-half inch (1/2") diameter by eight (8") inches long, where applicable.

- B. Polyethylene nipples six (6") inches long shall be used on all pop-up spray heads.

2.7 MATERIALS - SEE IRRIGATION PLAN

- A. Sprinkler heads in lawn area as specified on plan.
- B. PVC Pipe: Class 200, SDR 21
- C. Copper Tubing (City Connection): Type "M"
- D. 24V Wire: Size 14, Type UF
- E. Electric valves: Shall be all plastic construction as indicated on plans.
- F. Backflow Prevention Device: Refer to drawing requirements and flow valve. Coordinate exact location with General Contractor.

PART 3 - EXECUTION

3.1 INSTALLATION - GENERAL

- A. Staking: Before installation is started, place a stake where each sprinkler is to be located, in accordance with drawing. Staking shall be approved by Owner Authorized Representative before proceeding with work.
- B. Excavations: Excavations are unclassified and include earth, loose rock, rock or any combination thereof, in wet or dry state. Backfill trenches with material removed, provided that the earth is suitable for compaction and contains no lumps, clods, rock, debris, etc. Special backfill specifications, if furnished take preference over this general specification.
- C. Backfill: Flood or hand-tamp to prevent after settling. Hand rake trenches and adjoining area to leave grade in as good or better condition than before installation.
- D. Piping Layout: Piping layout is diagrammatic. Route piping around trees and shrubs in such a manner as to avoid damage to plantings. Do not dig within ball of newly planted trees or shrubs. In areas where existing trees are present, trenches shall be adjusted on-site to provide a minimum clearance of four (4) feet between the drip line of any tree or trench. The Contractor shall notify the Owner Authorized Representative in writing of a planned change in trench routing from that shown on the drawings.

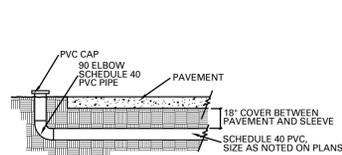
3.2 PIPE INSTALLATION

- A. Sprinkler Mains: Install a four (4") inch wide minimum trench with a minimum of eighteen (18") inches of cover.
- B. Lateral Piping: Install a four (4") inch wide minimum trench deep enough to allow for installation of sprinkler heads and valves, but in no case, with less than twelve (12") of cover.
- C. Trenching: Remove lumber, rubbish, and large rocks from trenches. Provide firm, uniform bearing for entire length of each pipe line to prevent uneven settlement. Wedging or blocking of pipe shall not be permitted. Remove foreign matter or dirt from inside of pipe before welding, and keep piping clean by approved means during and after laying of pipe.

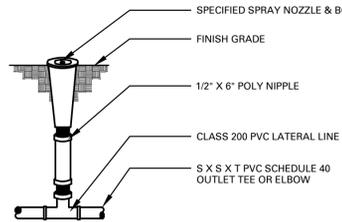
3.3 PVC PIPE AND FITTING ASSEMBLY

- A. Solvent: Use only solvent recommended by manufacturer to make solvent-welded joints. Thoroughly clean pipe and fittings of dirt, dust and moisture before applying solvent.
- B. PVC to metal connection: Work metal connections first. Use a non-hardening pipe dope such as Permatex No. 2 on threaded PVC adapters into which pipe may be welded.

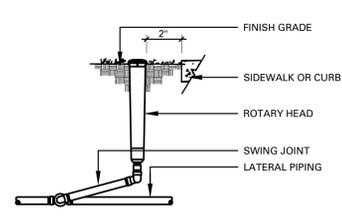
3.4 COPPER TUBING AND FITTING ASSEMBLY



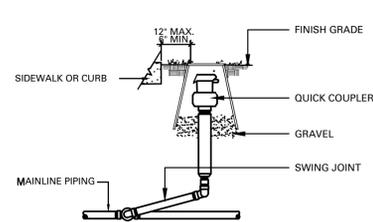
01 SLEEVE DETAIL
NOT TO SCALE



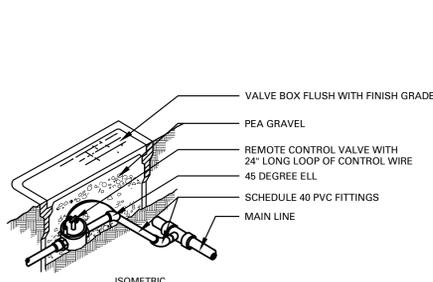
02 POP-UP LAWN SPRAY ASSEMBLY
NOT TO SCALE



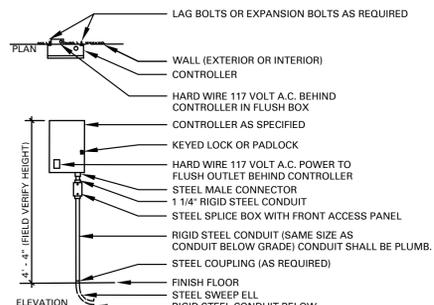
03 ROTARY HEAD
NOT TO SCALE



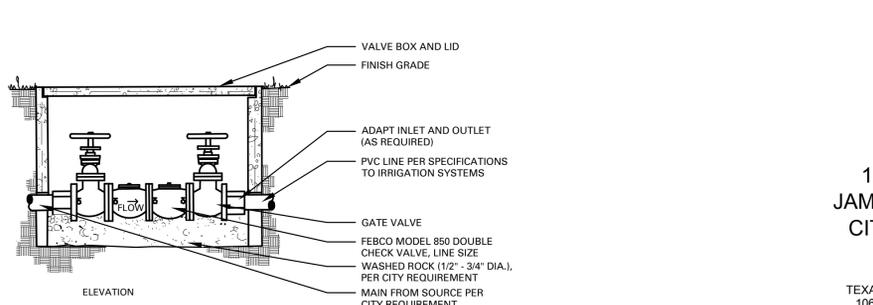
04 QUICK COUPLER
NOT TO SCALE



05 REMOTE CONTROL VALVE
NOT TO SCALE



06 WALL MOUNTED CONTROLLER
NOT TO SCALE



07 BACKFLOW PREVENTER
NOT TO SCALE

IRRIGATION SPECIFICATIONS AND DETAILS
MURPHY VILLAGE ADDITION
LOT 2R, BLOCK A
1.461 ACRES (63,632 SQ. FT) OUT OF THE
JAMES MAXWELL SURVEY, ABSTRACT NO. 580
CITY OF MURPHY, COLLIN COUNTY, TEXAS

SURVEYOR
 TEXAS HERITAGE SURVEYING, INC.
 10610 METRIC DRIVE, SUITE 124
 DALLAS, TEXAS 75243
 CONTACT: DOUG STEWART, R.P.L.S.
 TEL: (214) 340-9700

APPLICANT/ENGINEER
 THE DIMENSION GROUP
 TBPE FIRM # F-8396
 10755 SANDHILL ROAD
 DALLAS, TEXAS 75238
 CONTACT: DANIEL MURPHREE
 TEL: (214) 343-9400

IRRIGATION SPECIFICATIONS AND DETAILS
 DENNY'S
 FM 544 NEAR BRAND ROAD
 MURPHY, TEXAS

L2.02



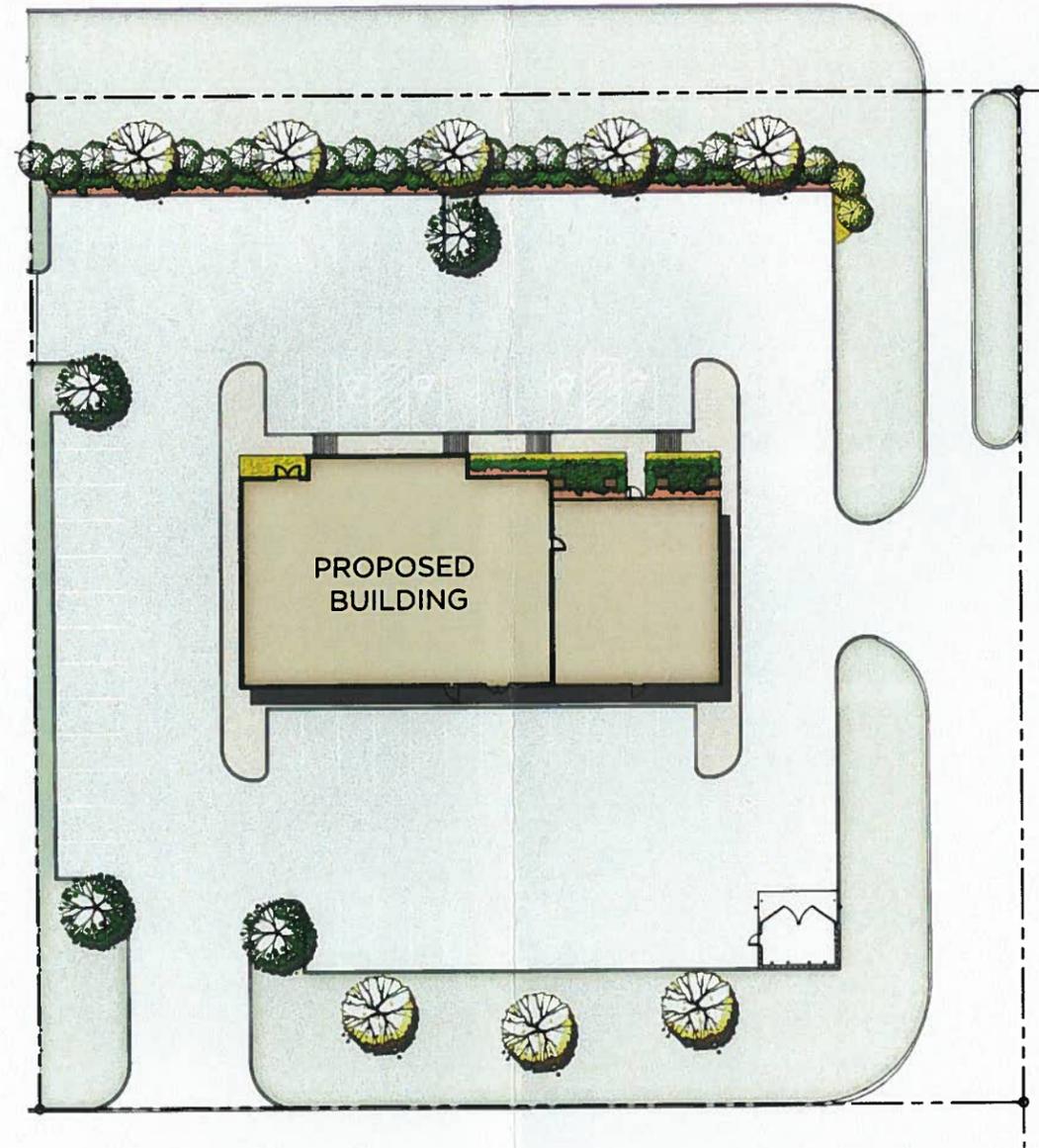
• 4245 North Central Expy
 • Suite 501
 • Dallas, Texas 75205
 • 214.865.7192 office



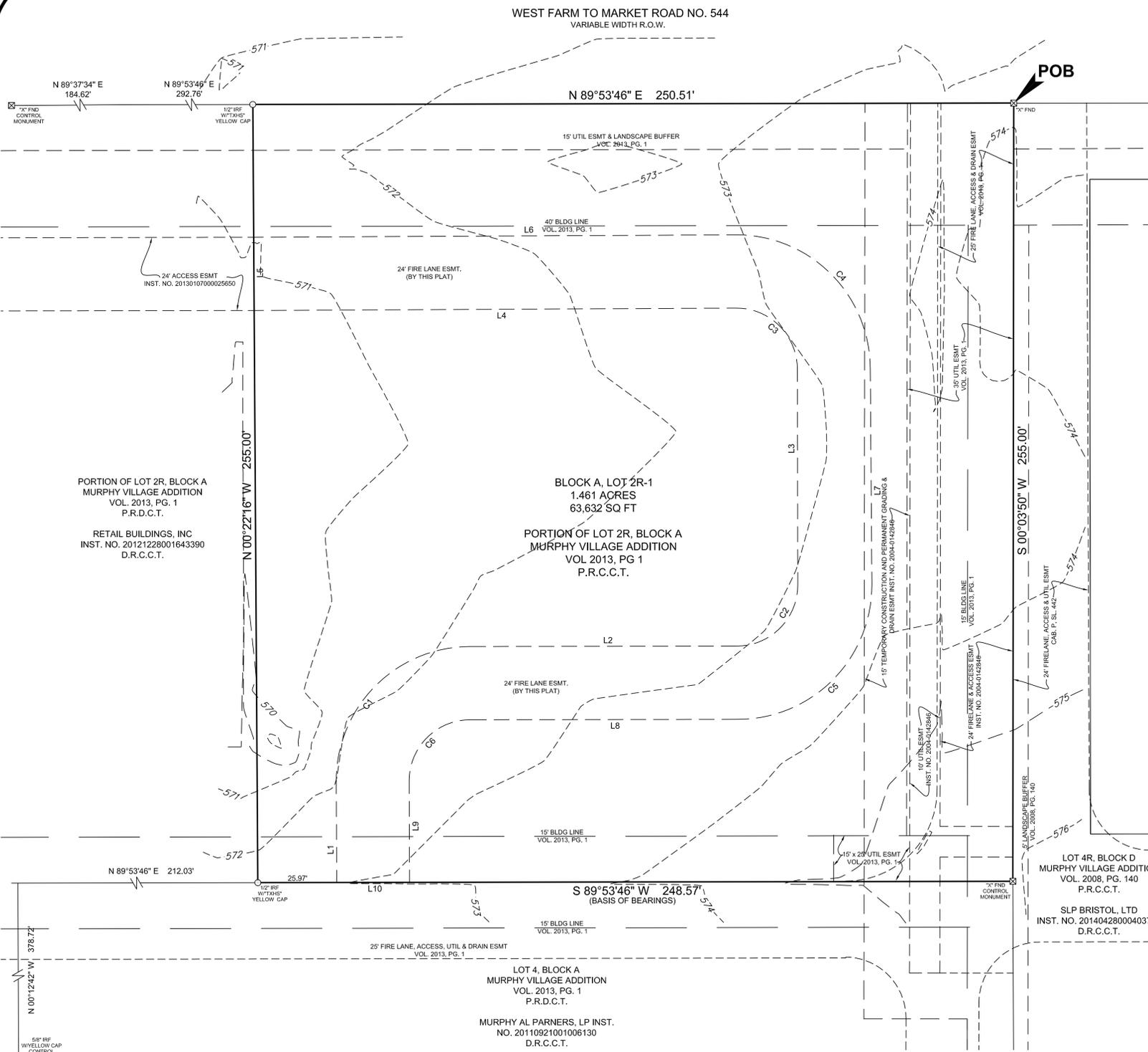
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THE DIMENSION GROUP
 TBPE FIRM # F-8396
 ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING • PLANNING
 10755 Sandhill Road, Dallas, Texas 75238
 TEL: 214-343-9400 FAX: 214-341-9060 www.DimensionGrp.com

F.M. HWY. NO. 544



RECEIVED
JUN 25 2015
City of Midway



PORTION OF LOT 2R, BLOCK A
MURPHY VILLAGE ADDITION
VOL. 2013, PG. 1
P.R.D.C.T.

RETAIL BUILDINGS, INC
INST. NO. 20121228001643390
D.R.C.C.T.

BLOCK A, LOT 2R-1
1.461 ACRES
63,632 SQ FT

PORTION OF LOT 2R, BLOCK A
MURPHY VILLAGE ADDITION
VOL. 2013, PG. 1
P.R.C.C.T.

LOT 4R, BLOCK D
MURPHY VILLAGE ADDITION
VOL. 2008, PG. 140
P.R.C.C.T.

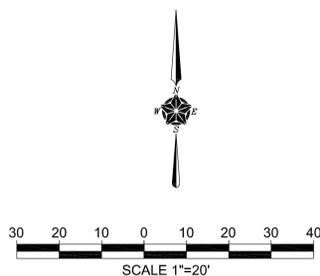
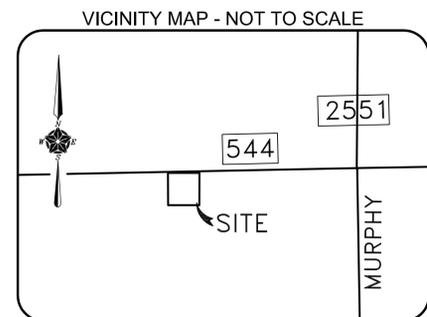
SLP BRISTOL, LTD
INST. NO. 201404280004037
D.R.C.C.T.

LOT 4, BLOCK A
MURPHY VILLAGE ADDITION
VOL. 2013, PG. 1
P.R.D.C.T.

MURPHY AL PARTNERS, LP INST.
NO. 20110921001006130
D.R.C.C.T.

LINE #	LENGTH	DIRECTION
L1	33.12'	N00°15'45"W
L2	88.05'	N89°53'53"E
L3	70.75'	N00°06'07"W
L4	158.81'	S89°42'47"W
L5	24.00'	N00°22'16"W
L6	158.92'	N89°42'48"E
L7	70.51'	S00°25'15"E
L8	88.45'	S89°53'53"W
L9	33.19'	S00°15'45"E
L10	24.00'	S89°53'46"W

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	69.24'	44.00'	90°09'37"	S44°49'04"W 62.31'
C2	31.42'	20.00'	90°00'00"	N44°53'53"E 28.28'
C3	31.42'	20.00'	90°00'00"	N45°06'07"W 28.28'
C4	69.12'	44.00'	90°00'00"	S45°06'07"E 62.23'
C5	69.36'	44.00'	90°19'08"	S44°44'19"W 62.40'
C6	31.47'	20.00'	90°09'37"	S44°49'04"W 28.32'



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, McBirney-544 Joint Venture, is the owners of a tract of land situated in the James Maxwell Survey, Abstract No. 580, in the City of Murphy, Collin County, Texas, and being a portion of Lot 2R, Block A of Murphy Village Addition, an addition to the City of Murphy, Collin County, Texas, according to the plat thereof recorded in Volume 2013, Page 1 of the Map Records of Collin County, Texas, being a part of a tract of land conveyed to McBirney-544 Joint Venture by Deed recorded in Volume 2644, Page 123, Deed Records, Dallas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" in concrete found for the northeast corner of said Lot 2R and the northwest corner of Lot 4R, Block D of Murphy Village Addition, an addition to the City of Murphy, Collin County, Texas, according to the plat thereof recorded in Volume 2008, Page 140 of the Map Records of Collin County, Texas, said point also being in the south right-of-way line of West Farm-to-Market Road No 544;
THENCE South 00 degrees 03 minutes 50 seconds East, along the east line of said Lot 2R, a distance of 255.00 feet to a "X" found for the southeast corner of said Lot 2R and the northeast corner of Lot 4 of said Block A;
THENCE South 89 degrees 53 minutes 46 seconds West, along the south line of said Lot 2R and the north line of said Lot 4, a distance of 248.57 feet to a 1/2 inch iron rod with "TXHS" yellow cap set for corner;
THENCE North 00 degrees 22 minutes 16 seconds West, over and across said Lot 2R, a distance of 255.00 feet to a 1/2 inch iron rod with "TXHS" yellow cap set for corner in the north line of said Lot 2R and the south right-of-way line of West Farm-to-Market Road No 544;
THENCE North 89 degrees 53 minutes 46 seconds East, along the north line of said Lot 2R and the south right-of-way line of West Farm-to-Market Road No 544, a distance of 250.51 feet to the POINT OF BEGINNING and containing 63,632 square foot or 1.461 acre of land.

CITY APPROVAL OF FINAL PLAT

Approved by the City of Murphy for filing at the office of the County Clerk of Collin County, Texas.

RECOMMENDED BY: Planning and Zoning Commission
City of Murphy, Texas

Signature of Chairperson _____ Date of Recommendation _____

APPROVED BY: City Council
City of Murphy, Texas

Signature of Mayor _____ Date of Approval _____

ATTEST: _____ Date _____

City Secretary _____ Date _____

PROPERTY LOCATION STATEMENT

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

Mayor, City of Murphy _____ Date _____

ATTEST: _____ Date _____

City Secretary, City of Murphy _____ Date _____

LEGEND:

- ESMT. EASEMENT
- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
- IRF IRON ROD FOUND
- "X" FND. "X" FOUND IN CONCRETE
- VOL., PG. VOLUME, PAGE
- CAB., PG. CABINET, PAGE
- INST. NO. INSTRUMENT NUMBER
- R.O.W. RIGHT-OF-WAY

OWNER
McBIRNEY-544 JOINT VENTURE
5300 TOWN & COUNTRY BLVD STE. 200
FRISCO, TEXAS 75034
P. 214.618.9900

ARCHITECT / ENGINEER
THE DIMENSION GROUP
10755 SANDHILL ROAD, DALLAS, TEXAS 75238
TEL: 214-343-9400; FAX: 214-341-9060
Contact: Kevin Patel, P.E.

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300

CONSTRUCTION PLAT
MURPHY VILLAGE ADDITION
BLOCK A, LOT 2R-1
63,632 SQ.FT. / 1.461 ACRES

JAMES MAXWELL SURVEY, ABSTRACT NO. 580
CITY OF MURPHY, COLLIN COUNTY, TEXAS

DATE: 07/01/2015 / JOB # 1501520-2 / SCALE= 1" = 20' DRAWN BY: MC

City Council
September 1, 2015

Issue

Hold a public hearing to discuss the application of Domain Horizon Limited requesting a variance specifically to exterior construction standards and landscaping standards and consider and/or act on the application of Domain Horizon Limited requesting approval of a site plan, landscape plan, and building elevations for a Best Gymnasium at the NWC of FM 544 and McCreary Road.

Summary

The applicant submitted a site plan, building elevation plans and landscape plans for approval that would allow for development of a Best Gymnasium at the NWC of FM 544 and McCreary Road. There have been no previous developments proposed for this site. The proposed use is compatible with the surrounding uses and in staff's opinion is an enhancement to this location.

Best Gym is instructional gymnastics and training facility for youth. A company overview has been included with this agenda item for reference.

The facility would be one story, approximately 16,000 square foot Best Gymnastics facility.

- The property is zoned R-Retail.
- The proposed use is an allowed in this zoning district and no rezoning is proposed.

Subject property location

The subject property is located at the northwest of FM 544 and McCreary Road and is at the southeastern border of Murphy city limits. As noted on the site map included in this packet, land uses directly surrounding this property include:

- 7-11
- Retail Strip center
- Active rail road tracks; Kansas City Railroad
- Elevate Church

Considerations Site Plan

The proposed site plan has been reviewed by staff and meets the requirements. An additional consideration is noted below:

Parking

- Although this type facility does not fall directly into any use category as defined in our parking ratio requirements, it was determined to use, as specified in Section 86-706(9)(a) of the City of Murphy Code of Ordinances one parking space per 200 square feet plus one space per three seats. At this ratio, 87 parking spaces would be required.
- However, given staff imposed site layout edits, the site is recommended with a total of 79 parking spaces and staff requests approval.

Parking (continued)

- Staff requested, and Planning & Zoning Commission approved, modification the parking on the East side of the building where the accessible parking spaces are shown. Staff requested that two parking stalls be relocated to the NW corner of the property and push the four (4) accessible parking stalls north from their current location to relieve some potential traffic congestion at the SE entrance to the property.
- Additionally, to maintain the flow of off-street traffic between this site and the property to the south (7-11), the current fire lane access at the east side of the property will remain open. Also at staff's request.

Landscape Plan

The proposed landscape materials used have met requirement standards. However, Best Gym is requesting a variance to the landscape buffer requirement and landscape coverage percentage requirement.

The required landscape buffer is 15' for this site. Best Gym is requesting a 5' landscape buffer on the north side of the site.

- The north side of the property abuts a DART R.O.W. (railroad) which includes a significant amount of non-buildable space between adjacent structures; a 5' landscape buffer will continue to provide a level of separation and green space.
- The west side of the property, as designed, includes a 5' landscape buffer.
 - o Other adjacent properties and buildings do not have any landscape buffer between buildings, in fact are separated only by a fire lane.

Staff recommendation – landscape buffer

Staff is recommending favorable consideration to this variance request. The proposed landscape buffer is an enhancement to the site although it is situated behind an existing building, directly adjacent to railroad tracks and east of existing buildings currently non-conforming to this landscaping buffer requirement. Staff feels the request is compatible with the surrounding uses.

The required landscape coverage for the site is approximately 16.45%. Best Gym is proposing 15.52%. In order to allow for maximum building to site use as well as the amendments to the parking per staff, the landscaping coverage is proposed to be scaled down less than 1%.

Planning & Zoning approved a coverage of 15.75% however, staff imposed changes bring that request down slightly.

Staff recommendation – landscape coverage

Staff is recommending favorable consideration to this variance request. The proposed landscaping is an enhancement to the site although it is situated behind an existing building, directly adjacent to railroad tracks and east of existing buildings currently non-conforming to this landscaping coverage requirement. Staff feels the request is compatible with the surrounding uses.

Building Exterior Construction Variances requested

The proposed building elevation has been included for consideration.

The applicant is requesting a variance to the required masonry percentage of 80% for exterior construction as well as the allowed accent color for exterior construction as detailed in Section 28-132, Construction Standards.

- Section 28-133 Variance Procedure states (*per Code for reference*):
 - o 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.

Best Gym is asking for a variance to the required masonry percentage; this variance will allow Best Gym to provide a high quality look and a viable project related to construction costs.

- If approved as requested, the south elevation would have 52% masonry.
- If approved as requested, the east elevation would have 59% masonry.
- The building design utilizes a combination of brick masonry, glass, and fibrous cement or insulated metal wall panels.
- The finish Best Gym is proposing on both the fibrous cement or insulated metal panels are "stucco" in appearance and are requesting its use as accent material on the front (south & east) facades, and primary wall material on the rear (north & west) facades.

Staff recommendation – masonry requirements

Staff is recommending favorable consideration to this variance request. The proposed building is situated behind an existing building, directly adjacent to railroad tracks and east of existing buildings currently non-conforming to this masonry requirement. Staff feels the request is compatible with the surrounding uses.

Best Gym is asking for a variance to allow for use of a primary color (their corporate purple) as an accent and as shown on the elevations and rendering.

- The Code does not allow for primary colors as an exterior, however, staff considers this an accent color.

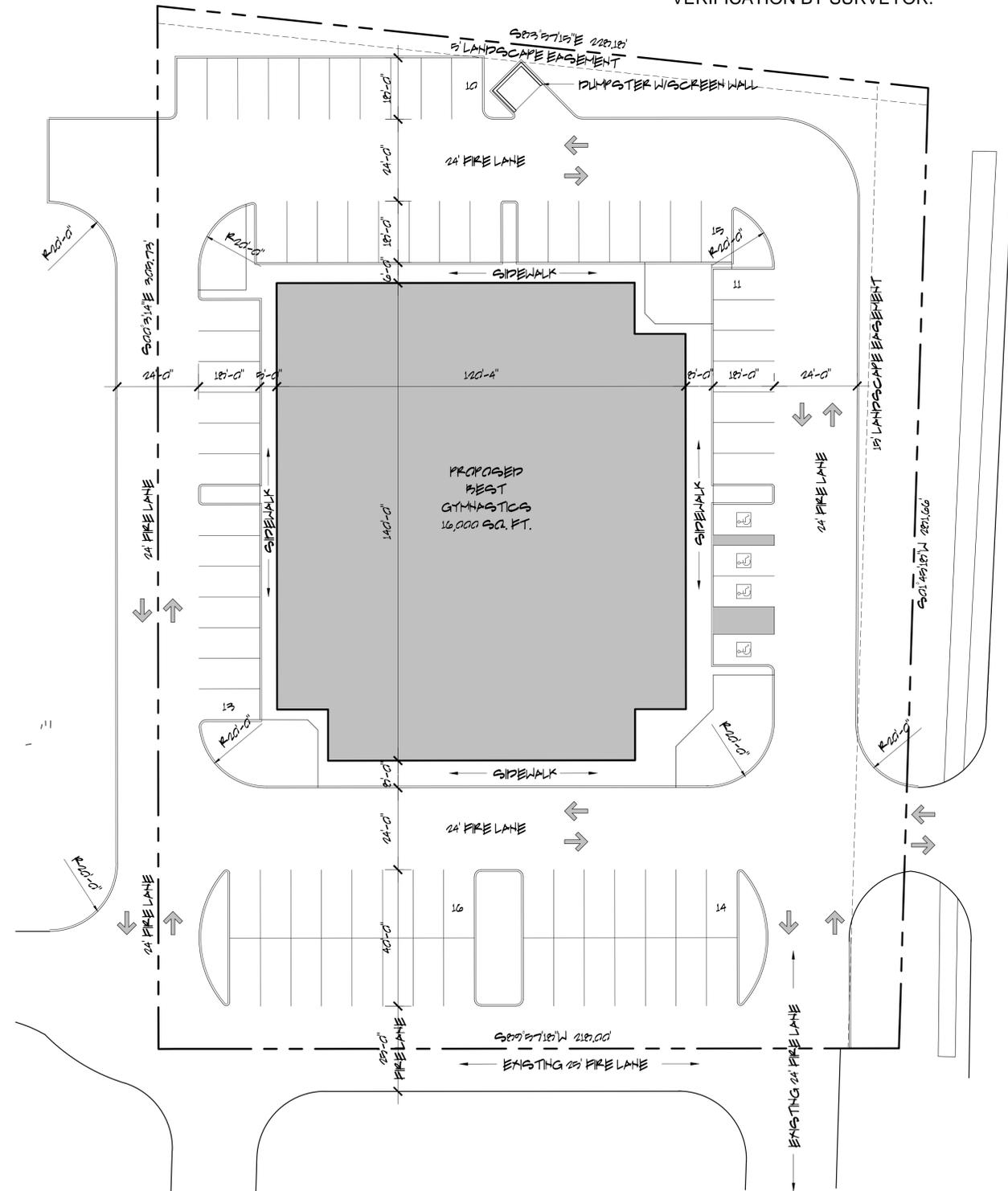
Staff recommendation – primary color on exterior elevation

Staff is recommending favorable consideration to this variance request. The use of the primary color is considered an accent to the building and is part of the company's logo.

Development Data

ZONING: (R) RETAIL
 OCCUPANCY: TBD
 SITE AREA: 1.5 ACRES / 65,370 SF
 BUILDING AREA: 16,000 SF
 LANDSCAPE AREA REQUIRED: 13,074 SF / 20.00%
 LANDSCAPE AREA PROVIDED: 10,150 SF / 15.52%
 PARKING REQUIRED @ 1/200 + 1 PER 3 SEATS: 85 SPACES
 PARKING PROVIDED: 79 SPACES

NOTE:
 THIS IS A PRELIMINARY SITE PLAN.
 BOUNDARIES AND PROPERTY LINES
 ARE APPROXIMATE AND REQUIRE
 VERIFICATION BY SURVEYOR.



01 PROPOSED SITE PLAN
 SCALE: 1" = 20'

NO.	DATE	DESCRIPTION

PROJECT TITLE:



NORTHEAST QUADRANT
 INTERSECTION 544/MCCREARY
 MURPHY, TEXAS 75094



9535 Forest Lane p 214.274.9071
 Suite 228 f 972.994.0111
 Dallas, TX 75243 LegacyArchitecture.com

Designed by: J. Fry Date: 08.05.15
 Drawn by: J. Fry Date: 08.05.15
 Checked by: J. Fry Date: 08.05.15
 Q.A. by: J. Fry Date: 08.05.15

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DRAWING TITLE:
SITE PLAN

PROJ. No: 15019 DRAWING NUMBER:
 PHASE: SD
 DATE: AUGUST 25, 2015 **A-2**





Best Gymnastics Executive Summary

Best Gymnastics was founded in June 2010 and opened its first location in April 2011 in Flower Mound, Texas. Owners Cindy Perison and Brad Turner know and understand the inner workings of the gymnastics industry with over 60 years of combined managerial and sales experience. This one-time recreational after-school sport has now become a full-blown industry servicing millions of children and their families. Cindy and Brad have taken this experience and created a thriving company that now hosts over 1000 students per week through its doors.

Best Gymnastics is a private gym whose main focus is on gymnastics; however, many customers attend because of the fun and physical education their children receive in all of our programs. Best Gymnastics has gymnastics equipment for both boys and girls. We start each student with the core elements of gymnastics, followed by total body conditioning and more difficult skills. Creativity in teaching methods sets us apart from our competitors, using both repetition and variation as well as loads of fun. We believe that a child must have fun and truly enjoy what he or she is doing to learn successfully. Our coaches are trained in unique methods of training that produce the same, if not better, physical effects on the children, but provide a better mental effect. Our gym is open for parent observation, but most parents drop their children off at our doors and make use of the time their child is in class. Parents who do watch class are asked to stay in a confined, comfortable area as a safety precaution.

Best Gymnastics in Flower Mound has been extremely successful, and Brad and Cindy are ready to replicate this success at a second location located in Murphy, Texas. The Murphy area is a fast growing, family filled city with demographics exceeding those of even Flower Mound. We are even more excited about the 0-9 year old age group, which consists of over 13,000 children in a 3-mile radius. As most of our clients are found within 3-5 miles of the gym, this demographic makes Murphy an excellent choice for Best Gymnastics. We have also found that many of our customers patronize local businesses while their children are in class or attending special events. Our Best Night Out, which is hosted once a month, allows parents to dine, shop, or go to a movie for four hours while their children play in a safe environment at Best Gymnastics.

Best Gymnastics in Murphy will employ around 20 individuals, mostly part-time, but with great pay and benefits for our full-time employees. We open for business at 9:00am, with a few classes in the mornings, but there are typically about 3 or 4 employees in the gym until most classes start at 3:30. A typical, full hour in our gym consists of about 8-10 classes, with approximately 6 students per class. Since most of our parents drop their students off for class, we would expect about 15-20 parents to stay for the class hour. At our max, with the addition of our employees, we fill about 30-40 parking spaces at most, 20 for our customers and 15 for our staff members. Most classes are over by 7:30pm.

Located in Murphy, we have found a great location off a major artery. Gymnastics is a destination based business and not usually a drive by type business, like a restaurant or retail store, but we believe this location will make our space even more visible. Our business is built mainly on referrals, and our stellar reputation in the Flower Mound community will be a major asset, however we plan to take aggressive marketing steps to ensure the success of the second location.



City Council
September 1, 2015

Issue

Hold a public hearing and consider and/or act on an ordinance amending the zoning classification on approximately 6.51 acres on property located at the southwest corner of Betsy Road and McCreary Road from SF-PH (Single Family Residential Patio Home) to a Planned Development District: Single Family Residential – Patio Home and Townhome with a concept plan.

Background

Staff had been working directly with the proposed residential developers of this site for approximately six months prior to the proposed zoning change request being brought forward to Planning & Zoning Commission and subsequently City Council for consideration. There have been no previous developments proposed for this site.

Summary

1. The applicant has submitted proposed Planned Development District Conditions and a proposed concept plan for a residential development of 29 Townhome lots and 15 Patio Home lots.
 - a. The proposed zoning and subdivision is compatible with the surrounding uses and is an enhancement to the eastern most border of the Murphy city limits.
 - b. The estimated preliminary price points for this subdivision are:
 - i. Patio Homes - \$259,000-\$319,000
 - ii. Townhomes - \$259,000-\$289,000
2. To address any development specifics and details for the residential restrictions of the entire approximate 6.51 acres which are in addition to or differ from the current SF-PH zoning, the property must be zoned as a Planned Development District detailing uses and conditions.
3. The property is currently zoned Single Family Residential – Patio Home (SF-PH) (Exhibit I) and is the base zoning for the Planned Development District. This single family zoning, patio home district, does not allow the requested addition of town homes or varying lot sizes; however, the applicant is requesting the approval of a Planned Development District in order to allow for the concept plan and regulations as proposed.

Subject property location

The subject property is located at the southwest corner of Betsy Road and McCreary Road and is at the southeastern border of Murphy city limits. As noted on the map included in this packet (Exhibit G), land uses directly surrounding this property include:

- Residential, Single Family (SF-9 and SF-11)
- Neighborhood Services, vacant land/future development
- Commercial
- Multi Family
- Mobile Home Park

LOT SIZES

This Planned Development proposes a residential development of 29 Townhome lots and 15 Patio Home lots; two types of lots are proposed, Type A and Type B as noted on the Concept Plan.

Type A -

- a. Type A lots – 15 total lots are proposed to allow for *Patio Home* development.
 - i. These lots are located along the western border of the development.
 - ii. Lot size = 50' x 120'
 - iii. Type A minimum Patio Home size = 1,800 square feet; the developer is proposing approximately 2,000 – 2, 500 square feet patio homes.

Type B

- a. Type B lots – 29 total lots are proposed to allow for *Townhome* development.
 - i. These lots are located along the eastern border of the development.
 - ii. Lot size = 25' x 108'
 - iii. Type B minimum Townhome size = 1,400 square feet; the developer is proposing approximately 1,400 – 1,800 square feet townhomes.

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.

Planning & Zoning Commission Consideration

The Planning & Zoning Commission voted 6-1 to approve the Planned Development District Conditions and Concept Plan as presented with the change in the PD for Type B lots to specify a minimum lot depth of 108'.

Additional Considerations

Following Planning & Zoning Commission approval, staff and the consultant continued discussions to further enhance the proposed Planned Development District conditions. Amendments for Council consideration include:

- Section 1.05 Development Regulations
 - o Townhomes – inadvertently read 'detached' and has been corrected to read 'attached' as presented.

Additional Considerations (continued)

- Section 2.04 Screening
 - o Remove verbiage: "A Five Foot Berm will be constructed adjacent to Betsy Lane in an HOA lot area along the northern Property boundary".
 - o Replace with: "A Six Foot (6') Masonry Wall/Entry Monument shall be constructed along the northern Property Boundary Line, West of "Street A".
- Section 2.06 Fences
 - o Remove verbiage: "; and (v) be pre-stained using only a cedar colored finish stain on all surfaces which are visible from the ground level of the Lot, any adjoining Lot, or any street."
 - This will allow the builder some flexibility with the neighbors as to what color stain they will use that will fit both Properties' aesthetics
 - o Amend new fence height verbiage for lots that abut the western Property line: "...specifically Lots 10 through 23 of Block "C", the Builder(s) shall be responsible for the removal of the existing six foot (6') privacy fence and installation of a new eight foot (8') privacy fence...".

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.

- a. The reply forms received at the time of this packet are included with this item and were each received prior to the Planning & Zoning Commission's discussion and consideration/action on August 24, 2015 (Exhibit H).

Staff Recommendation

Staff recommends approval to include:

- Murphy Meadows Ordinance for Planned Development District: Single Family Residential – Patio Home and Townhome with a concept plan as presented
- And that a final site plan in general conformance with the Concept Plan, a landscape plan and construction plat including all associated engineering documents must be approved before development.

Attachments

Exhibit A - Murphy Meadows Ordinance for Planned Development District: Single Family Residential – Patio Home and Townhome with a concept plan

Exhibit B - Murphy Meadows Patio Home rendering

Exhibit C– Murphy Meadows Townhome rendering

Exhibit D - Proposed eastern border perimeter fencing

Exhibit E – Proposed Patio Home lot configuration

Exhibit F – Proposed Betsy Road subdivision entrance rendering

Exhibit G – Property Map with surrounding uses identified

Exhibit H - Public Notice Reply Forms received at time of Council packet

Exhibit I – SF-PH, Single Family Residential – Patio Home District (for reference)

Exhibit J – Section 28-155, General Landscape Standards (referenced in PD)

Exhibit A

Murphy Meadows Ordinance for
Planned Development District: Single
Family Residential – Patio Home and
Townhome with a concept plan

ORDINANCE NO. 15-09-998

AN ORDINANCE OF THE CITY OF MURPHY, COLLIN COUNTY, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP, CHAPTER 86, OF THE CITY OF MURPHY CODE OF ORDINANCES, AS AMENDED, BY CHANGING THE ZONING CLASSIFICATION ON APPROXIMATELY 6.5 ACRES OF LAND LOCATED AT THE SOUTHWEST CORNER OF BETSY ROAD AND MCCREARY ROAD IN THE CITY OF MURPHY, COLLIN COUNTY, TEXAS, FROM SINGLE FAMILY RESIDENTIAL PATIO HOME (SF-PH) TO PLANNED DEVELOPMENT DISTRICT - PATIO HOME AND TOWNHOME USES WITH A CONCEPT PLAN AND ADDITIONAL DEVELOPMENT STANDARDS; PROVIDING A CUMULATIVE/ REPEALER CLAUSE, A SEVERABILITY CLAUSE, A PENALTY CLAUSE, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the landowners of approximately 6.5 acres of land located at the southwest corner of Betsy Road and McCreary Road in the City of Murphy, Collin County, Texas, have requested a change in the zoning for the property described in this ordinance from Single Family Patio Home (SF-PH) to PD (Planned Development) District for Single Family Residential–Patio Home and Townhome uses with a concept plan and additional development standards consistent with the Comprehensive Plan; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Murphy, in compliance with the laws of the State of Texas, have given the requisite notices by publication and otherwise, and have held due hearings and afforded full and fair hearings to all property owners generally and to all persons interested in this regard; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Murphy, in considering the application for a change in zoning of the property to a planned development district, have determined that the proposed use and development is consistent and compatible with the goals and objectives of the City of Murphy and is in the best interest of the health, safety, morals and general welfare of the City of Murphy, and, accordingly, the City Council of the City of Murphy is of the opinion and finds that said zoning change is in the public interest and should be granted and that the Comprehensive Zoning Ordinance should be amended accordingly as set forth herein.

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

Section 1. That all of the above recitals are found to be true and correct and are incorporated into the body of this ordinance as if fully set forth herein.

Section 2. That the Comprehensive Zoning Ordinance and Map of the City of Murphy, Texas, be, and the same are hereby amended so as to change the zoning (designation) from

Single Family Patio Home (SF-PH) to PD (Planned Development) District for Single Family Residential - Patio Home and Townhome uses with a concept plan and additional development standards for the property, being an approximately 6.51 acre tract of land located at the southwest corner of Betsy Road and McCreary Road in the City of Murphy, Collin County, Texas, and more particularly described in **Exhibit A**, attached hereto and incorporated herein by reference.

Section 3. That the Development Conditions and Standards for this planned development district are attached hereto as **Exhibit B** and incorporated herein by reference, and the same are hereby approved by the City Council for said planned development district as required by Section 86-603, of the City of Murphy, Texas, Code of Ordinances.

Section 4. That the concept plan for this planned development district is attached hereto as **Exhibit C** and incorporated herein by reference and approved for said planned development district as required by Section 86-604, of the City of Murphy, Texas, Code of Ordinances.

Section 5. That Chapter 86 of the City of Murphy Code of Ordinances, as amended, shall be and remain in full force and effect save and except as amended by this ordinance, and that said property shall in all other respects be subject to all applicable regulations of the City of Murphy.

Section 6. Cumulative/Repealer Clause. This ordinance shall be cumulative of all provisions of state or federal law and all ordinances of the City of Murphy, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such other ordinances, in which event the conflicting provisions of such ordinances are hereby repealed to the extent of such conflict.

Section 7. Severability Clause. If any word, section, article, phrase, paragraph, sentence, clause or portion of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect for any reason, the validity of the remaining portions of this ordinance or the Comprehensive Zoning Ordinance, Chapter 86 of the City of Murphy Code of Ordinances, and the remaining portions shall remain in full force and effect.

Section 8. Penalty Clause. Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction, in the municipal court of the City of Murphy, Texas, shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense, and each and every day any such violation shall continue shall be deemed to constitute a separate offense.

Section 9. Effective Date. This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and City Charter in such cases provide.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Murphy, Texas, on this 1st day of September, 2015.

Eric Barna, Mayor
City of Murphy

ATTEST:

Susie Quinn, City Secretary

APPROVED AS TO FORM:

Wm. Andrew Messer, City Attorney

Exhibit A

Legal Description

Property is located at the SWC of Betsy Road and McCreary Road, Murphy, Texas.
C.A. McMillan Survey, Abstract No. 586

EXHIBIT B
Planned Development Requirements
Murphy Meadows
Murphy, Texas

1.0 PLANNED DEVELOPMENT DISTRICT- SINGLE FAMILY RESIDENTIAL – PATIO HOME AND TOWNHOME

1.1 General Description: This Planned Development District (PD) is intended to accommodate a medium density single family residential use. Development standards for this district are outlined within this text. This district has a base zoning of SF-PH.

1.2 Statement of Purpose: The purpose of this PD is to establish a Concept Plan and specific conditions for the development of the property known as Murphy Meadows. 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.

1.3 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.

1.4 Development Plans: Development shall be in accord with the concept plan and exhibits 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.

1.5 Development Regulations:

A. Minimum Standards for Lot Size:

1. Lot Type "A": Patio Homes - Detached

Minimum Lot Size	5,500 square Ft.
Minimum Floor Area	1800 square ft.
Minimum Lot Width	50'
Minimum Lot Depth	110'
Minimum Front Yard Setback	15' ¹
Minimum Side Yard Setback (interior)	5'
Minimum Side Yard (Adjacent to Street)	10'
Minimum Rear Yard Setback	10'
Maximum Building Height	35'
Maximum Lot Coverage	75%
Minimum Masonry Requirement	80% ²
Garage Orientation	Front Entry or J-Swing
Minimum Roof Pitch	8:12 (4:12 on Porch Roofs)
Minimum Driveway Distance (from Property Line)	20'

Notes:

¹: Front porch may encroach to within 10-feet of the front property line

²: Brick, Stone, Cultured Stone, 3-Part Stucco

2. Lot Type “B”: Townhomes - Attached

Minimum Lot Size	2,700 square feet
Minimum Floor Area	1,400 square feet
Minimum Lot Width	25'
Minimum Lot Depth	108'
Minimum Front Yard Setback	15'
Minimum Side Yard Setback (interior)	5'
Minimum Side Yard (Adjacent to Street)	10'
Minimum Rear Yard Setback	10'
Maximum Building Height	35'
Maximum Lot Coverage	75%
Minimum Masonry Requirement	100%
Garage Orientation	Front Entry
Minimum Roof Pitch	8:12 (4:12 on Porch Roofs)
Minimum Driveway Distance (from Property Line)	20'
Maximum Connected Units	8 units or 200'

C. Exterior Construction Standards: Current City of Murphy standards for SF-9 residential zoning.

D. Landscape Requirements:

1. Minimum Tree Requirements: Current City of Murphy Standards (Sec 28-155).
2. City of Murphy minimum landscape standard, as specified in (Sec 28-155).

E. Maximum Height: 35' or 2.5 Stories

2.0 PLANNED DEVELOPMENT, GENERAL CONDITIONS:

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

A. Conceptual Plan: A conceptual plan is hereby attached made part of the approval for this Planned Development District. This plan indicated as Exhibit "C" 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.

2.2 Development Schedule: This ordinance, at time of City Council approval, shall be accompanied by a development schedule, indicating the approximate time in which construction is to begin and the approximate time frame of completion. The development schedule, if approved by the Murphy City Council, shall be generally adhered to by the owner, developer and/or their successors in interest; unless amended by approval of the Murphy City Council.

2.3 Landscaped Open Space: Open space shall be provided as indicated on the concept plan and maintained by the Murphy Manors Homeowner's Association.

2.4 Screening: A Six Foot (6') Masonry Wall/Entry Monument shall be constructed along the northern Property Boundary Line, West of "Street A". The Perimeter to the North along Betsy Lane, East along McCreary Road, and South along McMillan will have a Six Foot (6') tubular steel fencing and masonry columns. A landscape buffer including trees, shrubbery and grass (with an operating sprinkler system maintained by the Murphy Meadows HOA) will minimize any visual impact of the Property.

2.5 Sidewalks: Sidewalks along Betsy Lane and McCreary Road shall conform to the Parks Master Plan or as approved by City Council.

2.6 Fences:

- A. Unless otherwise approved in writing by the ACC, all wood fencing shall: (i) be constructed with galvanized steel posts; (ii) have a height that shall not exceed six (6) feet; (iii) be constructed with spruce slats which are at a minimum 1/2" thick and measure between three and one-half (3½) inches and eight (8) inches wide which are installed vertically only; (iv) be constructed with an even flat top.
- B. All fencing must be behind the front yard building set back line.
- C. All fences require permits from the City of Murphy.
- D. For lots that abut the western Property line, more specifically Lots 10 through 23 of Block "C", the Builder(s) shall be responsible for the removal of the existing six foot (6') privacy fence and installation of a new eight foot (8') privacy fence set forth herein pending approval from the property owners adjacent to the western Property line. Subject to receipt of each individual property owner's consent to replace the existing fencing, the Builder(s) shall replace the existing fence line on the western Property line before a Certificate of Occupancy is issued for Lots 10 through 23 of Block "C". If an adjacent owner does not provide their approval for said fence replacement, the provisions of this paragraph shall not be required.

3.0 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 Planning for review and approval prior to construction.

EXHIBIT C

CONCEPT PLAN



Exhibit B

Murphy Meadows Patio Home rendering



8'12"

12"

16"

12'X36" EB LOUVER
6'10" O' AFF

Exhibit C

Murphy Meadows Townhome rendering



Exhibit D

Proposed eastern
border perimeter
fencing

Agenda Item 7.C.



Exhibit E

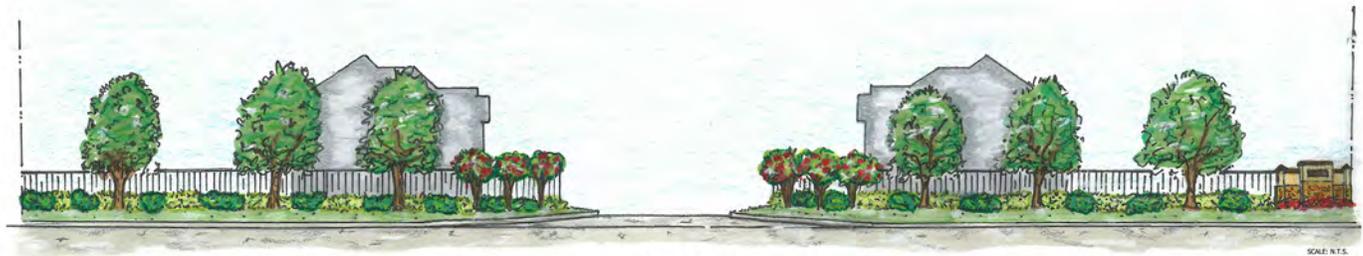
Proposed Patio Home site pad configuration



SCALE: 1" = 20'

Exhibit F

Proposed Betsy Road
subdivision entrance
rendering

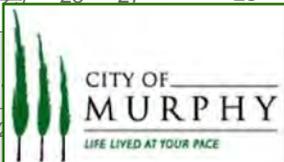


BETSY LANE

SCALE: N.T.S.

Exhibit G

Property Map with surrounding
uses identified



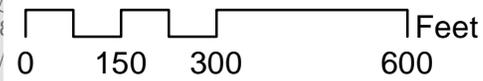
The Gables at North Hill

Future development / zoned NS

The Ranch

Proposed Murphy Meadows

Maxwell Creek North



Agenda Item 7.C.

WalMart Neighborhood Market WYLIE, TX

Creekside South Apartments, WYLIE, TX

Southfork Mobile Home Park WYLIE, TX

Southfork Mobile Home Park WYLIE, TX

Southfork Mobile Home Park WYLIE, TX

Exhibit H

Public Notice Reply Forms
received at time of packet

Reply Form

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



This letter is regarding the request for an approval of a zoning change from SF-PH (Single Family Residential Patio Home) to a Planned Development District: Single Family Residential-Patio Home & Townhome with a concept plan for approximately 6.51 acres on property located at the southwest corner of Betsy Road and McCreary Road.

 I am **IN FAVOR** of the request to a zoning change from SF-PH (Single Family Residential Patio Home) to a Planned Development District: Single Family Residential-Patio Home & Townhome with a concept plan for approximately 6.51 acres on property located at the southwest corner of Betsy Road and McCreary Road.

I am **OPPOSED** to the request to a zoning change from SF-PH (Single Family Residential Patio Home) to a Planned Development District: Single Family Residential-Patio Home & Townhome with a concept plan for approximately 6.51 acres on property located at the southwest corner of Betsy Road and McCreary Road.

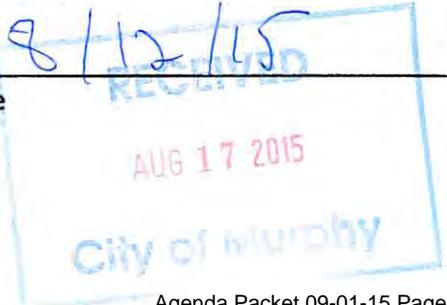
This item will be heard at the **Planning & Zoning Commission on Monday, August 24, 2015 at 6:00 p.m.** and by **City Council on Tuesday, September 1, at 6:00 p.m.** at Murphy City Hall, in the City Council Chambers at 206 N. Murphy Road, Murphy, Texas. Please provide your written comments below regarding the requested change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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

CAROLINE GAGNON-HARTMAN [Signature]
Name (Please Print) Signature

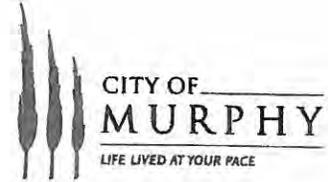
424 CREEKSIDE DR 8/12/15
Address Date

MURPHY, TX



Reply Form

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



This letter is regarding the request for an approval of a zoning change from SF-PH (Single Family Residential Patio Home) to a Planned Development District: Single Family Residential-Patio Home & Townhome with a concept plan for approximately 6.51 acres on property located at the southwest corner of Betsy Road and McCreary Road.

 I am **IN FAVOR** of the request to a zoning change from SF-PH (Single Family Residential Patio Home) to a Planned Development District: Single Family Residential-Patio Home & Townhome with a concept plan for approximately 6.51 acres on property located at the southwest corner of Betsy Road and McCreary Road.

I am **OPPOSED** to the request to a zoning change from SF-PH (Single Family Residential Patio Home) to a Planned Development District: Single Family Residential-Patio Home & Townhome with a concept plan for approximately 6.51 acres on property located at the southwest corner of Betsy Road and McCreary Road.

This item will be heard at the **Planning & Zoning Commission on Monday, August 24, 2015 at 6:00 p.m.** and by **City Council on Tuesday, September 1, 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.

There is No good reason for this change. There is No benefit. It's bad enough that Walmart and apartments have already been built in our residential neighborhood without regards to the surrounding homes.

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

Carolyn E Patrick
Name (Please Print)

Signature

925 Morningside Trail
Address

8-12-15
Date

Reply Form

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



This letter is regarding the request for an approval of a zoning change from SF-PH (Single Family Residential Patio Home) to a Planned Development District: Single Family Residential-Patio Home & Townhome with a concept plan for approximately 6.51 acres on property located at the southwest corner of Betsy Road and McCreary Road.

_____ I am **IN FAVOR** of the request to a zoning change from SF-PH (Single Family Residential Patio Home) to a Planned Development District: Single Family Residential-Patio Home & Townhome with a concept plan for approximately 6.51 acres on property located at the southwest corner of Betsy Road and McCreary Road.

X I am **OPPOSED** to the request to a zoning change from SF-PH (Single Family Residential Patio Home) to a Planned Development District: Single Family Residential-Patio Home & Townhome with a concept plan for approximately 6.51 acres on property located at the southwest corner of Betsy Road and McCreary Road.

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what is the benefit of zoning change to owner and city of Murphy?

Why is this zoning change being requested?

Who is asking/requesting the zoning change?

Can someone provide the difference between current zoning code to the one being changed to?

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

Gandhi Nitin
 Name (Please Print)

Gandhi N.M.
 Signature

312 CAVE RIVER DR. MURPHY TX
 Address 75094

8-12-2015
 Date

Reply Form

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



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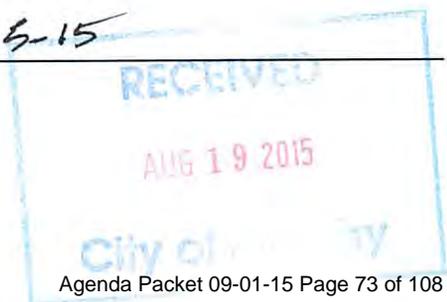
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JAMES D. WINTERS
Name (Please Print)

James D. Winters
Signature

1013 CHESTERFIELD
Address

8-15-15
Date



Reply Form

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



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The police department has said that one reason crime is low in Murphy is because we have no hotels or apartments. Over time, condominiums tend to become rental units, thus they become no different than apartments.

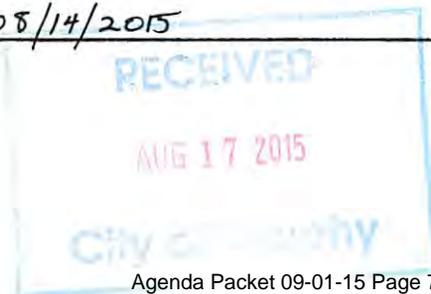
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John C. Ownby
 Name (Please Print)

John C Ownby
 Signature

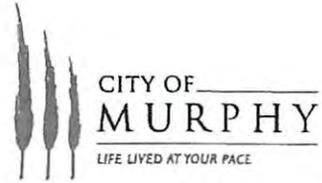
708 Morningside TRAIL
 Address Murphy, Tx 75094

08/14/2015
 Date



Reply Form

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



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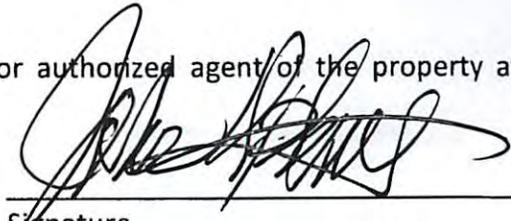
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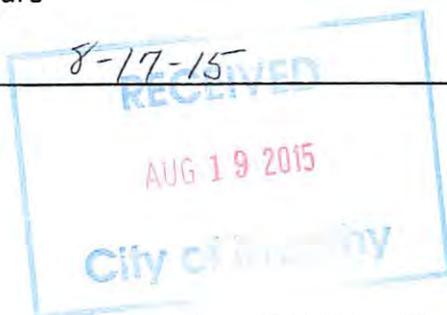
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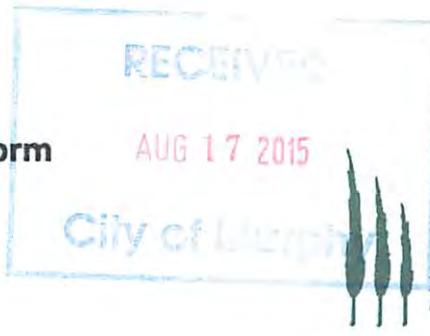
JOHN UPHUES
Name (Please Print)


Signature

609 FALL WHEAT DR
Address

8-17-15
Date





Reply Form

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



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Changing the zoning would mean more families in that location. Our schools are already over crowded with students. Some have portables already on their campuses. Also, the homes would be closer together and I'm against that. There are already apartments across the street. This is not a good idea.

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

Stephanie VanSaders
Name (Please Print)

Stephanie VanSaders
Signature

613 Fall Wheat Dr
Address

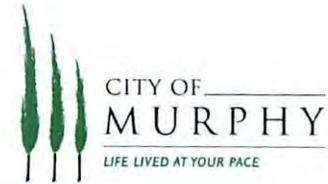
8/12/15
Date

Timothy VanSaders

[Signature]

Reply Form

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



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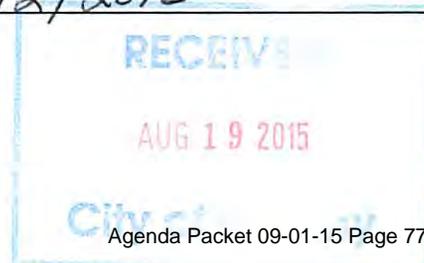
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Tommy Duong
Name (Please Print)


Signature

924 CHESTNUT CT
Address

8/12/2015
Date



Reply Form

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



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Wylie already made zoning changes to allow multi-family dwellings on the South-East

corner of the intersection. Murphy doesn't need to add to the real potential lowering of

property values in Maxwell Creek and the Ranch.

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

Eddie Hartman

Name (Please Print)

Signature

424 Creekside Drive, Murphy

Address

Date

Reply Form

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



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 The developer should build more affordable, smaller single family homes - not townhomes.

 This development would present excessive overcrowding of an already extensively crowded Tibbals Elementary. In addition, it would bring congestion to Betsy and McCreary Rd. where we already are in need of additional traffic lights due to near misses and accidents.

 Also, it would bring the property value down and bring more renters. Stick to Murphy's lot size requirement and single family homes. That is the reason why we moved here initially.

I could have moved to Wylie for trailer parks and Plano for townhomes. I choose Murphy because they didn't have either.

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

 Robert Williams
 Name (Please Print)

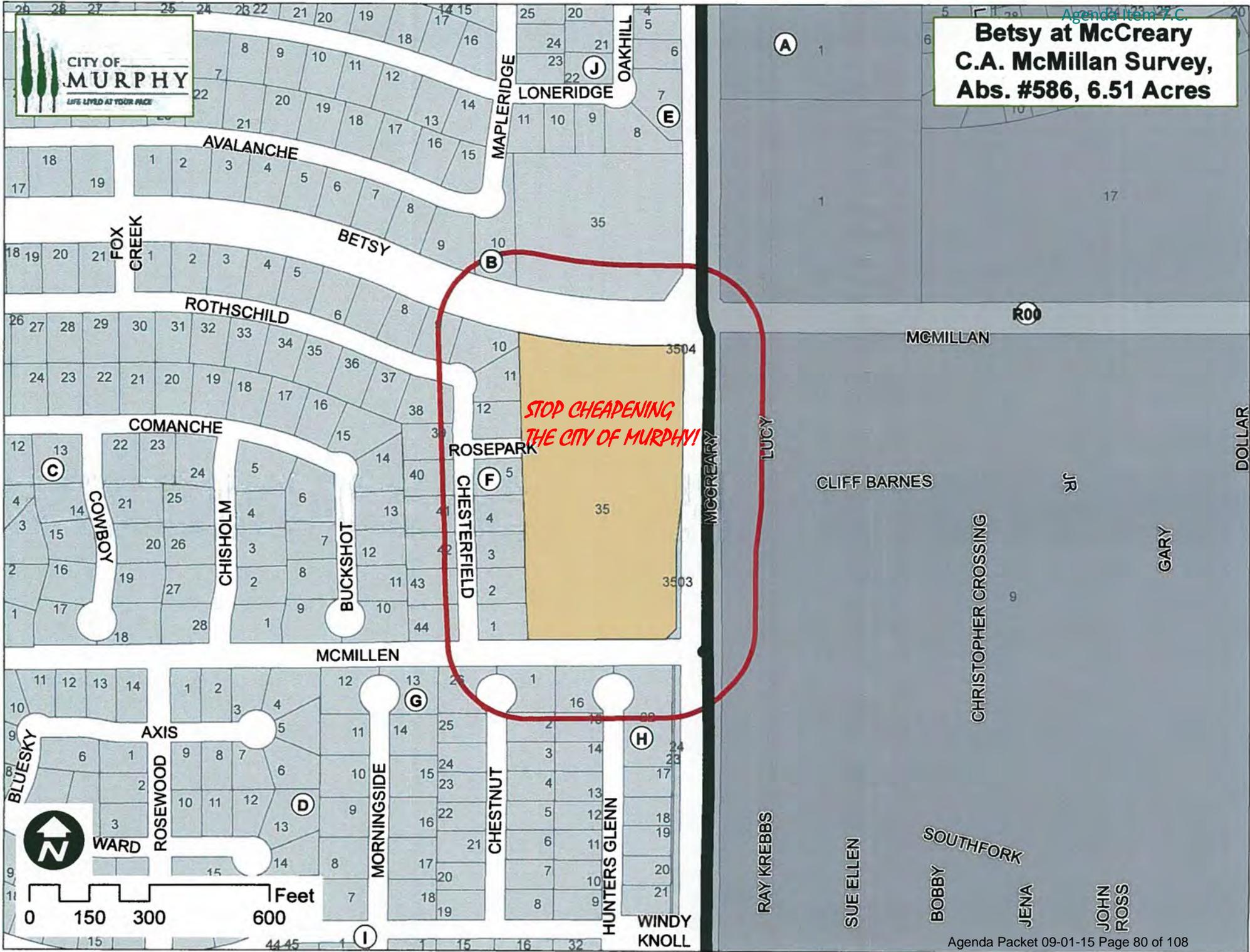
 Robert G. Williams
 Signature

 905 Rosewood Dr. Murphy, TX 75094
 Address

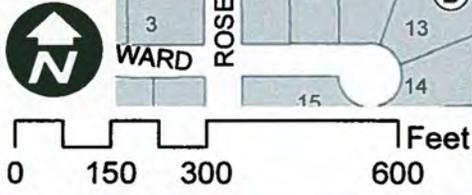
 08/18/2015
 Date



Betsy at McCreary
C.A. McMillan Survey,
Abs. #586, 6.51 Acres



*STOP CHEAPENING
THE CITY OF MURPHY!*



Reply Form

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



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Christine Williams

Christine Williams

Name (Please Print)

Signature

905 Rosewood Dr. Murphy, TX 75094

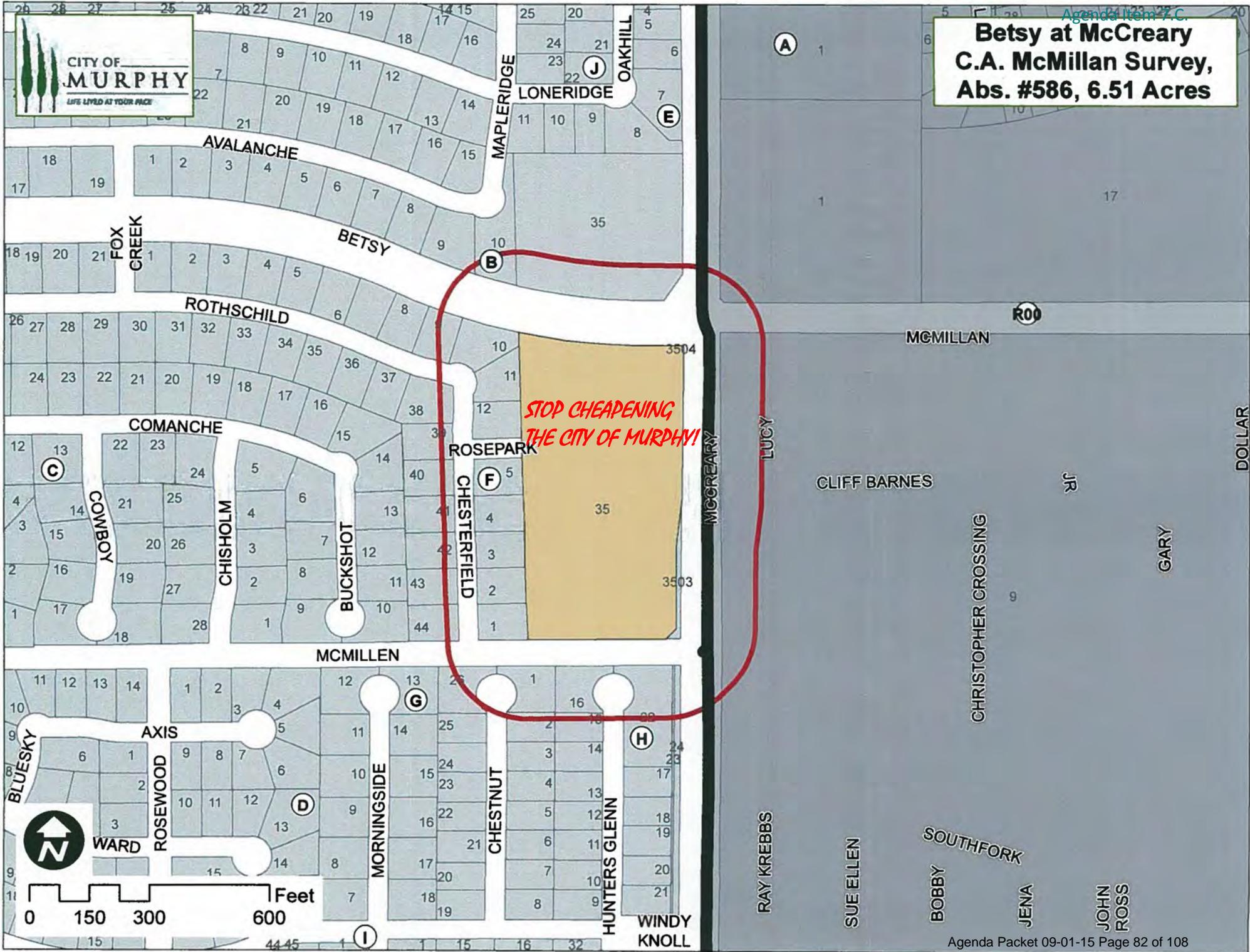
08/18/2015

Address

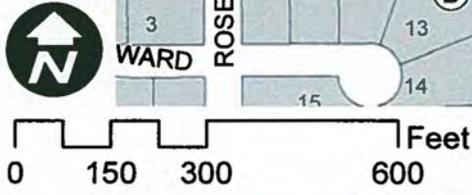
Date



Betsy at McCreary
C.A. McMillan Survey,
Abs. #586, 6.51 Acres



*STOP CHEAPENING
THE CITY OF MURPHY!*



I can't make the meeting tonight.

Both my husband and I vote

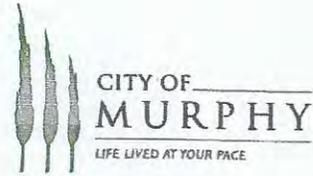
NO to both patio home and townhouses. We move to Murphy from Dallas because we enjoy what use to be farm living in the city.

Thank you,
Bert and Shelly
Maxwell Creek
Royal Oak

sl

Reply Form

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



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Chris Martin
Name (Please Print)

[Signature]
Signature

402 Windward Drive
Address

8/25/15
Date

Murphy TX 75094

Lori - As a homeowner in Maxwell Creek that will be directly affected by the proposed zoning change to townhomes at the corner of McCreary and McMillen - I am opposed to the rezoning change. The zoning should be kept as patio homes. If the zoning changing is allowed, would the townhomes be owned by the residents or rented out like apartments?

Rgs,
Jodi Wooten
Concerned Homeowner

Ms. Knight,

Many residents of Murphy chose Murphy specifically because there are no apartments, town homes, etc. We love the large lots and small town feel, and we do not want to disrupt that. Please do not change the zoning to allow town homes. The citizens of Murphy do not want houses crammed together or town homes lowering property values. Please keep Murphy a small, family community!!

I should add that issues like this make residents feel like cities are getting greedy. We are clearly running out of land in Murphy. I understand that the city council can't demand which businesses/restaurants/etc come to Murphy. However, they can definitely stop the ones we don't want, and now would be an ideal time to do so. Please make the last construction in Murphy something that the residents can get excited about, not something they will dread. Thank you!!

Thank you!
Kate Anderson

Hi Ms. Knight,

My name is Marnie Murray, we live at 421 Windy Knoll Drive in Maxwell Creek. This new proposal for multi-family units is disappointing. I'm sad that the city is even considering it. We moved to Murphy because of the small town feel and how close we were to the city and country at the same time. I feel very strongly against this proposal and are considering leaving our home and moving should it go through. We were under the impression the City of Murphy wanted to keep a quaint family environment and to me, it's starting to feel like we are back in Plano. Concrete and retail everywhere. Our vote is a strong NO.

Thank you for your consideration!

Kind Regards,
Marnie Murray

Reply Form

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



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Matt Anderson
Name (Please Print)

[Signature]
Signature

511 Windward Dr - Murphy
Address

8-25-15
Date

Reply Form

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



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I don't believe our community will benefit in any way with this zoning change. In fact, I believe the zoning change may disrupt our lifestyle and bring UNKNOWN elements to the quiet, peaceful neighborhood we enjoy.

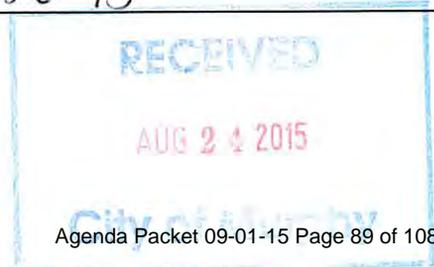
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Steve Berry
 Name (Please Print)

Steve Berry
 Signature

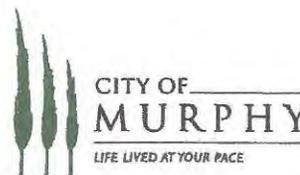
633 Rothschild Ln.
 Address

8-20-15
 Date



Reply Form

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



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Tammy Hall

Name (Please Print)

Tammy Hall

Signature

1184 Oak Hill Ln, Murphy TX

Address

8-24-15

Date

Hi, my name is Nicholas White. I live 425 Waters Edge Way. After graduating college (2006) my wife and I chose to move to Murphy, from Boulder, CO (born and raised in Richardson, TX). We chose Murphy because of the strict enforcement of the plan in regards to .25 acre lot minimum, single family living, quality of housing, etc. In 2012 we chose to sell our home in The Ranch and have one built in Maxwell Creek. We debated McKinney, Allen, Plano, and Richardson. We still chose Murphy again because of the city lifestyle standards.

The Cole Franklin proposal, if approved will disrupt all of what Murphy, TX stands for. This is only a developer who is trying to maximize their profits per square foot of space. This will be just the beginning of more of these requests to come: as well as, apartments and town homes in other parts of town. Dr Horton will use this against the city in order to build homes on lots in the Ranch that are under .25 acre. Next will be apartments. I grew up in Richardson, TX one street over from "high end" town homes. The turnover rate was and still is large, not body took care of their properties, and it lowered my families property value due to them. lets not bring this lifestyle to Murphy, TX.

Any time i tell somebody that i live in Murphy, their response is, "oh, its really nice there... and no apartment / town home traffic (foot traffic, and i am not talking about joggers and soccer moms) to deal with."

Developers will tell the city what you want to hear, and then do what they want after the zoning is changed.

Thanks for your time,

Nicholas White
425 Water Edge Way
Murphy, TX
214-683-9893

Exhibit I

SF-PH, Single Family
Residential - Patio Home District
(for reference)

DIVISION 8. - SF-PH, SINGLE-FAMILY RESIDENTIAL-PATIO HOME DISTRICT (ZERO-LOT/TRACT-LINE HOMES)

Sec. 86-371. - General purpose and description.

The SF-PH, single-family residential-patio home, district is designed to provide for development of primarily detached single-family residences on compact lot/tracts having one side yard reduced to zero feet ("zero-lot/tract-line"), and having not less than 5,000 square feet. Patio home developments shall be arranged in a clustered lot/tract pattern with a common usable open space system that is an integral part of the development. Areas zoned for the SF-PH district shall have, or shall make provision for, city water and sewer services. Areas zoned for the SF-PH 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, § 21.1, 5-17-2004)

Sec. 86-372. - Permitted uses.

Those uses listed for the SF-PH 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, § 21.2, 5-17-2004)

Sec. 86-373. - Height regulations.

Maximum height regulations for the SF-PH 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, gazebo, etc.
- (3) Other requirements (see chapter 28, article V).

(Ord. No. 04-05-610, § 21.3, 5-17-2004; Ord. No. 05-03-645, § 6, 3-4-2005)

Sec. 86-374. - Area regulations.

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

- (1) Minimum lot/tract area: 5,000 square feet; also, the minimum average lot/tract area shall be 7,000 square feet in order to provide diversity in lot/tract sizes within each SF-PH neighborhood.
- (2) Maximum project size: The maximum size of a patio home development shall be eight acres.
- (3) Minimum lot/tract width: 50 feet.
- (4) Minimum lot/tract depth: 100 feet.

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

- (1) Minimum front yard: 25 feet.
- (2) Minimum side yard: One side yard reduced to zero feet; other side yard a minimum of ten feet required; 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; 25 feet from a street right-of-way line for a key corner lot/tract, no front-entry garages permitted.
- (3) Minimum rear yard: 20 feet for the main building; 24 feet for rear garage entry.

(c) *Maximum lot/tract coverage* The maximum lot/tract coverage in the SF-PH district shall be 50 percent by main buildings and accessory buildings.

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

- (1) Single-family dwelling unit: A minimum of two 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) Visitor parking: One-half parking space per dwelling unit (off-street) which is located within 600 feet of the dwelling unit.
- (3) Driveways and parking areas: All driveways and parking areas shall be concrete or a similar paved surface such as turf pavers, brick pavers.

Agenda Item 7.C.

- (4) Other: See article VII, division 2 of this chapter regarding off-street parking and loading requirements.
- (e) *Minimum floor area per dwelling unit.* The minimum floor area per dwelling unit in the SF-PH district shall be 1,800 square feet.
- (f) *Minimum exterior construction standards.* See chapter 28, article V for exterior construction standards in the SF-PH district.

(Ord. No. 04-05-610, § 21.4, 5-17-2004)

Sec. 86-375. - Special requirements.

- (a) *Generally.* Patio home developments shall be developed as zero-lot/tract-line homes. One side yard shall be reduced to zero feet, while the other side yard shall be a minimum of ten feet, 15 feet for a corner lot/tract on the residential or collector street side, or 20 feet for a corner lot/tract on an arterial street; a key corner lot/tract shall observe the front yard setback). A minimum six-foot wide maintenance easement shall be placed on the adjacent lot/tract (on the other side of the zero-lot/tract-line) to enable the property owner to maintain that portion of his house which is on the zero-lot/tract-line. Side yards and maintenance easements shall be shown on the subdivision plat. A minimum separation between patio homes of ten feet shall be provided. Roof overhangs will be allowed to project into the maintenance easement a maximum of 24 inches.
- (b) *Maintenance requirements for common areas.* A property owners' association is required for continued maintenance of common land and facilities (see section 70-103 for property owners'/homeowners' association requirements).
- (c) *Usable open space requirements.* Except as provided below, any patio home subdivision shall provide usable open space which equals or exceeds ten percent of the gross platted area, excluding rights-of-way for collector and larger sized streets. Usable open space shall not be required for a patio home development if it contains 20 or fewer lot/tracts, and if the property contiguous to the subdivision is either developed for uses other than patio homes or is restricted by zoning to not permit patio home development. Properties that are separated by thoroughfares larger than a collector street and/or by drainage/utility easements in excess of 60 feet in width shall not be considered as contiguous.
- (d) *Specific criteria for usable open space.* Areas provided as usable open space in the SF-PH district shall meet the following criteria:
- (1) All residential lot/tracts must be located within 600 feet of a usable open space area as measured along a street. The planning and zoning commission may recommend, and city council may allow, this distance to be increased to up to 1,200 feet if the shape of the subdivision is irregular or if existing trees or other natural features on the site can be preserved by increasing the distance.
 - (2) Individual usable open space areas shall be at least 20,000 square feet in size. Usable open space must be a minimum of 50 feet wide, and must have no slope greater than ten percent. At the time of site plan and subdivision plat approval, the planning and zoning commission may recommend, and the city council may allow, full or partial credit for open areas that exceed the ten percent maximum slope if it is determined that such areas are environmentally or aesthetically significant and that their existence enhances the development and the surrounding area.
 - (3) Pools, tennis courts, walkways, patios and similar outdoor amenities may be located within areas designated as usable open space. Areas occupied by enclosed buildings (except for gazebos and pavilions), driveways, parking lot/tracts, overhead electrical transmission lines, drainage, channels and antennas may not be included in calculating useable open space.
 - (4) Within usable open space areas, there shall be at least one large shade tree for every 1,000 square feet of space. New trees planted to meet this requirement shall be a minimum three-inch caliper, and at least 25 percent of the trees shall be nondeciduous (for qualifying tree species, see section 86-741 for the city's approved plant list).
 - (5) A usable open space area must have street frontage on at least 33 percent of the area's perimeter to ensure that the area is accessible to residents of the subdivision.
 - (6) Usable open space areas must be easily viewed from adjacent streets and homes. Side or rear yard fences along common open space areas shall be of open, wrought iron design, and shall not exceed four feet in height adjacent to the open space and for a distance of ten feet perpendicular or radial to the open space area.
- (e) *Credit for off-site open space.* At the time of site plan and subdivision plat approval, the planning and zoning commission may recommend, and the city council may allow, up to one-third of the required open space to be credited for off-site dedicated open space (e.g., parkland) that meets the development's needs in terms of adjacency,

Agenda Item 7.C.

accessibility, usability, and design integration. The granting of any off-site credit for open space is a discretionary power of the city council. The guidelines below may assist in considering if credit is appropriate:

- (1) *Adjacency*. Is at least 15 percent of the patio home development's boundary adjacent to park land?
 - (2) *Accessibility*. Are there defined pedestrian connections between the development and the park land?
 - (3) *Usability*. Is the park land immediately adjacent to the development suitable for use and accessible by residents?
 - (4) *Design integration*. Does the design of the development provide a significant visual and pedestrian connection to the park or other open space land?
- (f) *Landscaped areas*. Additional common open space and landscaped areas that do not qualify as usable open space may be provided in the SF-PH district, but shall not be counted toward the usable open space requirement.
 - (g) *Construction standards*. Single-family lot/tracts and detached dwellings constructed in the SF-PH district shall conform to the standards as set forth in the SF-9 zoning district.
 - (h) *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-PH 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.
 - (i) *Use of recreational vehicles, travel trailers or motor homes*. Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling purposes in the SF-PH district.
 - (j) *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 in the SF-PH district as perimeter fencing except for containment of farm animals on parcels of five or more acres.
 - (k) *Open storage*. Open storage is prohibited in the SF-PH district (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).
 - (l) *Garage setback*. Single-family homes with side-entry garages in the SF-PH 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 shall also be 24 feet.
 - (m) *Swimming pools*. For swimming pools in the SF-PH district see chapter 18, article VI.
 - (n) *Site plan approval for nonresidential uses*. Site plan approval shall be required for any authorized nonresidential use in the SF-PH district. Any nonresidential land use which may be permitted in the SF-PH district shall conform to the NS neighborhood service district standards with respect to building setbacks, landscaping, exterior building construction, screening requirements, lighting, signage, etc.
 - (o) *Other regulations*. Other regulations for the SF-PH district shall be established by articles VI and VII of this chapter.

(Ord. No. 04-05-610, § 21.5, 5-17-2004)

Secs. 86-376—86-390. - Reserved.

Exhibit J

Section 28-155, General Landscape Standards (referenced in PD

Sec. 28-155. - General standards.

The following criteria and standards shall apply to landscape materials and installation:

- (a) All nonpaved surfaces shall be completely covered with living plant material. Landscaping materials such as wood chips and gravel may be used under trees, shrubs and other plants, but shall not comprise a significant portion of the total pervious surface area.
- (b) Plant materials shall conform to the standards of the approved plant list for the city (see section 86-741 for the approved plant list referenced in that section) and the current edition of the "American Standard for Nursery Stock" (as amended), published by the American Association of Nurserymen. Grass seed, sod and other material shall be clean and reasonably free of weeds and noxious pests and insects.
- (c) Trees shall have an average crown spread of greater than 15 feet at maturity. Trees having a lesser average mature crown of 15 feet may be substituted by grouping the same so as to create the equivalent of 15 feet of crown spread. Large trees shall be a minimum of three inches in caliper (measured four feet above the ground) and seven feet in height at time of planting. Small ornamental trees shall be a minimum of one and one-half inches in caliper and five feet in height at time of planting. All new trees shall be provided with a permeable surface under the dripline a minimum of five feet by five feet diameter.
- (d) Shrubs not of a dwarf variety shall be a minimum of two feet in height when measured immediately after planting. Hedges, where installed for screening purposes, shall be planted and maintained so as to form a continuous 75 percent visual screen which will be at least six feet high within three years after time of planting, except for parking lot/tract/headlight screens, which shall form a continuous, solid visual screen three feet high within two years after planting.
- (e) Vines not intended as ground cover shall be a minimum of two feet in height immediately after planting and may be used in conjunction with fences, screens, or walls to meet landscape screening requirements as set forth.
- (f) Grass areas shall be sodded, plugged, sprigged, hydro-mulched and/or seeded, except that solid sod shall be used in swales, earthen berms or other areas subject to erosion.
- (g) Ground covers used in lieu of grass in whole and in part shall be planted in such a manner as to present a finished appearance and reasonably completed coverage within one year of planting.
- (h) All landscaped areas shall be equipped with an automatic, underground irrigation system with freeze and moisture sensors to prevent watering at inappropriate times. Landscaped areas having less than ten square feet in area may be irrigated by some other inconspicuous method. If appropriate xeriscape planting techniques are utilized, the city council may waive the requirement for an underground irrigation system at the time of site plan approval. However, the landscaping shall be required to be maintained in a healthy, living and growing condition, and any irrigation devices shall not be visible from public streets or walkways.
- (i) Earthen berms shall have side slopes not to exceed 33.3 percent (three feet of horizontal distance for each one foot of vertical height). All berms shall contain necessary drainage provisions as may be required by the city engineer.

(Ord. No. 09-05-797, § 2, 5-18-2009)

**City Council Meeting
September 1, 2015**

Issue

Hold a public hearing on the proposed tax rate of \$0.5300 per \$100 valuation for City Budget Year of October 1, 2015 through September 30, 2016.

Staff Resource/Department

James Fisher – City Manager
Linda Truitt – Finance Director

Background

Public Hearings on the 2015-2016 budgets are schedule for Tuesday, August 18, 2015 and Tuesday, September 1, 2015 at 6:00 PM in the Council Chambers at 206 North Murphy Road, Murphy, Texas.

The City Council voted to propose a tax rate of \$0.5300 per \$100 valuation for the 2015 tax year and the city's budget year of October 1, 2015 through September 30, 2016. The proposed Maintenance and Operations (M&O) rate is \$0. 333221, a decrease of \$0.003049 and the debt service rate is \$0.196779 a decrease of \$0.016951 for a total tax rate of \$0.5300 per \$100 valuation, a two cent decrease from the FY 2015 tax rate.

This tax rate will raise more taxes for maintenance and operations than last year's tax rate.

The tax rate will effectively be raised by 6.50 percent and will raise taxes for maintenance and operations on a \$100,000 home by approximately \$-3.05.

Financial Considerations

The City is proposing a Maintenance and Operations (M&O) tax rate of \$0. 333221 per \$100 valuation. The M&O tax rate funds a large portion of the City's operations, including Parks, Public Safety and Public Works. The second portion of the tax rate is for debt service, which provides funding for the current portion of the long-term debt. This year the debt service tax rate is set at \$0. 196779, per \$100 valuation, a decrease from last year's tax rate.

Announce after Public Hearing:

The vote on the proposed tax rate will take place on Tuesday, September 15, 2015 at 6:00 PM in the City Council Chambers at Murphy City Hall, 206 North Murphy Road, Murphy, Texas.

Attachments

- 1) Notice of Public Hearing on Tax Increase

NOTICE OF 2015 TAX YEAR PROPOSED PROPERTY TAX RATE FOR CITY OF MURPHY

A tax rate of \$0.530000 per \$100 valuation has been proposed for adoption by the governing body of City of Murphy. This rate exceeds the lower of the effective or rollback tax rate, and state law requires that two public hearings be held by the governing body before adopting the proposed tax rate.

PROPOSED TAX RATE	\$0.530000 per \$100
PRECEDING YEAR'S TAX RATE	\$0.550000 per \$100
EFFECTIVE TAX RATE	\$0.511745 per \$100
ROLLBACK TAX RATE	\$0.534685 per \$100

The effective tax rate is the total tax rate needed to raise the same amount of property tax revenue for City of Murphy from the same properties in both the 2014 tax year and the 2015 tax year.

The rollback tax rate is the highest tax rate that City of Murphy may adopt before voters are entitled to petition for an election to limit the rate that may be approved to the rollback rate.

YOUR TAXES OWED UNDER ANY OF THE ABOVE RATES CAN BE CALCULATED AS FOLLOWS:

$$\text{property tax amount} = (\text{rate}) \times (\text{taxable value of your property}) / 100$$

For assistance or detailed information about tax calculations, please contact:

Kenneth L. Maun
 Tax Assessor Collector
 2300 Bloomdale Road
 McKinney, TX 75071
 972-547-5020
kmaun@collincountytexas.gov
www.murphytx.org

You are urged to attend and express your views at the following public hearings on the proposed tax rate:

First Hearing: August 18, 2015 at 6:00 pm at City of Murphy, Council Chambers, 206 North Murphy Road, Murphy, TX 75028.

Second Hearing: September 1, 2015 at 6:00 pm at City of Murphy, Council Chambers, 206 North Murphy Road, Murphy, TX 75028.

**City Council Meeting
September 1, 2015**

Issue

Hold a public hearing on the proposed fiscal year 2015-2016 budget for the City of Murphy.

Staff Resource/Department

James Fisher – City Manager

Linda Truitt – Finance Director

Background

Public Hearings on the 2015-2016 budgets are schedule for Tuesday, August 18, 2015 and Tuesday, September 1, 2015 at 6:00 PM in the Council Chambers at 206 North Murphy Road, Murphy, Texas.

Pursuant to Texas Local Government Code 102.006 and City Charter Section 7.05, the City Council has set dates for the Public Hearing on the municipal budget to be Tuesday, August 18, 2015 at 6:00 PM and a second Public Hearing on Tuesday, September 1, 2015 at 6:00 PM. The date set must be at least 15 days after the date the proposed budget is filed with the City Secretary and before the date the City makes its tax levy. The proposed budget was filed with City Secretary on August 4, 2015. The proposed 2015-2016 budget is available for review on the city's website.

The City Council is required to provide notice of the date, time and location of the public hearing pursuant to Texas Local Government Code 102.0065.

Financial Consideration

See the fiscal year 2015-2016 budgets provided to City Council on August 5th. The budget is also available on the City's website.

This budget will raise more total property taxes than last year's budget by \$539,926, or 5.46%, and of that amount \$200,093 is tax revenue to be raised from new property added to the roll this year.

Announce after Public Hearing:

The vote on the proposed fiscal year 2015-2016 budget will take place on Tuesday, September 15, 2015 at 6:00 PM in the City Council Chambers at Murphy City Hall, 206 North Murphy Road, Murphy, Texas.

Attachments

- 1) Notice of Public Hearing on Proposed Budget
- 2) Fiscal Year 2015-2016 Budget – previously provided and available online

NOTICE OF PUBLIC HEARING
CITY OF MURPHY
PROPOSED OPERATING BUDGET FISCAL YEAR 2015-2016

The City of Murphy will conduct a Public Hearing on the Proposed Operating Budget for the fiscal year 2015-2016 on Tuesday, August 18, 2015 at 6:00 p.m. and on Tuesday, September 1, 2015 at 6:00 p.m. at the Murphy Municipal Complex, City Council Chambers, 206 North Murphy Road, Murphy, Texas 75094.

This budget will raise more total property taxes than last year's budget by \$539,926 or 5.46%, and of that amount \$200,093 is tax revenue to be raised from new property added to the roll this year.

You have a right to attend the Public Hearing and make comments. A copy of the proposed budget is on file with the City Secretary's Office located at 206 North Murphy Road, Murphy, Texas 75094. It is also available on the City's website at www.murphytx.org.

Dated this 4th day of August, 2015.

Linda Truitt

Finance Director

City of Murphy, Texas

City Council
September 1, 2015

Issue

Consider, discuss and/or act on an update to the Southeast Study Project.

Project Update and details

This City Council update will include overall project details and feedback on the high level themes as presented to Planning & Zoning.

- This project is not 'just' a plan but rather the creation of a high level strategy and adding the implementation mechanism of a Planned Development (PD) District for the subject area.
- This PD is zoning. New development within the area would need to conform to the regulations of the PD.
- There is no impact on a home/landowner within the plan area today.
 - o They would be allowed to stay and their property can continue operating as it does today.
 - o If a significant expansion or renovation to the property is requested, or if the property should be demolished, the property would be required to conform to the PD standards and vision.

Summary

Staff is working with Freese & Nichols and the community on this project which includes studying existing and future development conditions and land uses in and near the south Maxwell Creek area.

The purpose of this project is to illustrate a vision plan and overlay/PD regulations for the study area in southeast Murphy. This effort will consist of two major elements; a conceptual site plan and the preparation and presentation of an overlay district/PD and associated district standards and regulations for consideration and Planning & Zoning Commission and City Council action.

The temporary moratorium is in place until October 4, 2015. This allows the City to work with the consultant, stakeholders, City Council, Planning & Zoning Commission and staff to discuss land use opportunities and environmental compatibility.

Considerations

A. August 19, 2015 - Southeast stakeholder meeting

- Held at City Hall in Council Chambers
- Sign in sheets indicate 53 individuals in attendance (majority were stakeholders from within the study area)
 - o In addition to numerous stakeholders, in attendance were some members of the Planning & Zoning Commission, MMDD, Murphy Community Development Corporation and the Parks & Recreation Board.
- Video streaming:
 - o Staff coordinated with the IT Department to successfully video stream the stakeholder meeting

City Council
September 1, 2015

- The following information is also detailed on the attached meeting summary from Freese & Nichols.
 - o Attendees were divided into four small groups where more personal discussions could be had.
 - o Each group discussed issues, concerns and opportunities associated with the study area and brainstormed on what they would like to see and what they would not like to see in terms of development.
 - o A representative from each of the four groups presented the primary issues of their individual group to all those in attendance.
 - o The meeting concluded with four input boards where attendees were able to vote on the pictures that best represented their optimal development prototypes for the area. (see attached input boards)

- Comment Cards were also available and included the questions:
 - o What are your thoughts about possible development in the area?
 - o What are some of the issues that need to be considered if development occurs?
 - o What types of development would you like to see within the area?
 - o General Comments:
 - o Over 30 comment cards were received.

B. Murphy Stakeholder “Top 10”

- The following information is also detailed on the attached meeting summary from Freese & Nichols.
 - o The Murphy Stakeholder “Top 10” represents the primary issues that were discussed at the Stakeholder Meeting and is representative of the consistent themes deducted from each of the four separate groups.

Murphy Stakeholder “Top 10”

1. Keep single-family west of Maxwell Creek, except along FM544
2. Allow commercial uses to the east of Maxwell Creek, along McCreary Road
3. Build something unique and different such as walkable mixed-use area, with greenspaces and buffers
4. Allow commercial uses along FM544
5. Protect Maxwell Creek and keep it natural
6. Protect the large trees along Maxwell Creek
7. Include trail amenities along Maxwell Creek that connect to the City-wide and regional systems
8. Do not connect Maxwell Creek Road to McCreary Road
9. Limit through-traffic
10. Keep City property for a park

These items became the discussion points with staff and the consultants to create some conceptual ideas.

City Council
September 1, 2015

C. Post Stakeholder Meeting – internal next steps

- Following the stakeholder meeting and staying in line with the published project schedule, staff and the consultants worked closely to review the study area and discuss through the input received from the Stakeholder meeting and subsequent individual meetings with various stakeholders (as requested by stakeholders)
- All the above issues were discussed and included options for the connection of Maxwell Creek Road to McCreary Road.
- The consultants and staff feel the connection is critical to the road infrastructure and connectivity in Murphy in addition to enhancing this study area's natural state as much as possible.
- Three high level conceptual plans were hand drawn to begin discussions with stakeholders, Planning & Zoning Commission and City Council.

D. August 24, 2015 - Planning & Zoning Commission update / public input

- On August 24, 2015, the Planning & Zoning Commission received an update on this project inclusive of all the details noted in the sections above.
- The consultant went over the thoughts behind the high level concept drawings (A, B and C).
- Approximately 10-15 residents were present during this item however, staff would like to point out it was after the last consideration item and unintentionally ran late.
- This meeting was also video streamed and available on the City of Murphy's website.

E. September 1, 2015 City Council update / public input

- Three high level themes will be presented to the City Council and public comments are encouraged at that time.
- Some thoughts and questions for Council after reviewing the stakeholder input and concept drawings as presented:
 - o This is the largest remaining rural area of the community. Thinking about the future of Murphy and what Murphy is currently missing today, how should this land be utilized?
 - o Thinking about overall connectivity within Murphy, what are our options for creating access and linking development within this area to adjacent areas?
 - o If commercial development happens along FM544 and McCreary Road, what should it look like? Should it be a continuation of existing patterns along 544 or should it be something different and unique?
 - o Maxwell Creek is a significant natural amenity. How should it be utilized?
 - o Are there voids in housing types in Murphy? If so, what are they? Should those types of housing products be included within the area?
 - o How does the City-owned land fit into the overall puzzle of the area and how can it best be used?

City Council
September 1, 2015

Next Steps

Based on City Council feedback received by staff on September 1, 2015, we will work closely with the consultants to create one Concept Plan to use as the base for creation of the draft Planned Development District conditions.

Newspaper notification and public notice mail outs to the required 200 foot zoning buffer are scheduled for week of September 15, 2015.

Attachments

Stakeholder Meeting Summary – Freese & Nichols Calendar of project dates

Note: a brief project PowerPoint will be presented with this item at the meeting

Murphy Stakeholder Meeting Synopsis

Meeting Information:

The Southeastern Area Plan Stakeholder Meeting was conducted on August 19, 2015 from 6pm to 8pm at the Murphy City Hall City Council Chambers. Property owners within the study area were notified with mailers, emails and door-hangers of the public meeting to be conducted regarding the possible overlay district/planned development district. Approximately 50 people were in attendance at the meeting.

The Stakeholder meeting included an overview of the planning process and highlighted the reasoning behind the planning study. Attendees were divided into four small groups where more personal discussions could be had. Each group discussed the issues, concerns and opportunities associated with the study area and brainstormed on what they would like to see and what they would not like to see in terms of development. A representative from each of the four groups presented the primary issues of their individual group to all those in attendance. The meeting concluded with four input boards where attendees were able to vote on the pictures that best represented their optimal development prototypes for the area.

The Murphy Stakeholder “Top 10” represents the primary issues that were discussed at the Stakeholder Meeting and is representative of the consistent themes deducted from each of the four separate groups. These 10 issues had support from each of the four groups.

Murphy Stakeholder “Top 10”

1. Keep single-family west of Maxwell Creek, except along FM544
2. Allow commercial uses to the west of Maxwell Creek, along McCreary Road
3. Build something unique and different such as walkable mixed-use area, with greenspaces and buffers
4. Allow commercial uses along FM544
5. Protect Maxwell Creek and keep it natural
6. Protect the large trees along Maxwell Creek
7. Include trail amenities along Maxwell Creek that connect to the City-wide and regional systems
8. Do not connect Maxwell Creek Road to McCreary Road
9. Limit through-traffic
10. Keep City property for a park

Upcoming Deadlines

- August 21: Conference Call to discuss meeting themes
- August 24: Three high-level scenarios based upon input
- August 24: Public comment at Planning & Zoning Commission Meeting
- September 1: City Council Update and feedback on high-level scenarios
- September 7: Draft Concept based upon Council feedback

Murphy Southeast Area Plan Schedule		
Task	Description	Date (Completion)
Task 1	Base Map	August 7
Task 2	Site Visit	August 11
Task 3	Stakeholder Meetings	August 19
Task 4	Programming Defined Conference Call	August 21
Task 5	Draft Development Alternatives	August 24
Task 6	P&Z Update/Public Meeting	August 24
Task 7	Council Update	September 1
Task 8	Concept Plan	September 8
Task 9	Concept Plan Staff Meeting	September 9
Task 10	Overlay District/PD Development	September 9
Task 11	Overlay District Conference Call	September 14
Task 12	Council Update	September 15
Newspaper and Mail Notices		September 16, 2015
Task 13	Perspective Rendering	September 18
Task 14	Planning & Zoning Commission Approval	September 28, 2015
	City Council Adoption	October 5, 2015

City Council Meeting
September 1, 2015

Issue

Discussion regarding the appointment process for service to the Animal Shelter Advisory Committee, Board of Adjustment, Building and Fire Code Appeals Board, Community Development Board, Ethics Review Commission, Murphy Municipal Development District Board, Park and Recreation Board, Planning and Zoning Commission, and Community Improvement Capital Advisory Committee.

Staff Resource/Department

James Fisher – City Manager

Background

The purpose of this item is to begin the discussion for the Boards and Commission appointment process, including the possibility of a Community Improvements Capital Advisory Committee.