

MURPHY CITY COUNCIL AGENDA
REGULAR CITY COUNCIL MEETING
JULY 7, 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 July 7, 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. Proclamation recognizing July as Parks and Recreation Month.
- B. Presentation of financial report and investment report as of May 31, 2015.

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 June 16, 2015 regular meeting minutes.
- B. Consider and/or act upon the June 30, 2015 special meeting minutes.
- C. Consider and/or act on a proposed Resolution authorizing the City Manager to execute a contract renewal with Blue Cross Blue Shield Texas for group medical insurance and Ameritas for group dental insurance. Additionally, authorization is requested for the City Manager to extend the existing contracts with VSP for vision insurance, Cigna for long-term disability insurance and Dearborn National for basic life and AD&D insurance all with an effective date of September 1, 2015.

7. INDIVIDUAL CONSIDERATION

- A. Consider and/or act on the application of property owner Suzanne Athey requesting approval of a site plan, landscape plan, building elevations and construction plat for an office building located on Lot 4, Block B at the Murphy Village Addition.
- B. Consider and/or act on authorizing the City Manager to enter into contract negotiations with Decision Analyst for the Community Survey project.
- C. Consider and/or act on authorizing the City Manager to enter into contract negotiations with Freese & Nichols, Inc. for the Comprehensive Plan Update project.
- D. Consider and/or act to approve an Ordinance of the City of Murphy, Texas approving the terms and conditions of a boundary adjustment agreement between the City of Murphy, Texas and the City of Plano, Texas; Authorizing the City Manager or his authorized designee, to execute the Agreement on behalf of the City of Murphy; and providing an effective date.

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

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. §551.071: Consultation with City's Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act regarding zoning, land use, and open space/parks.
- B. §551.072: To deliberate the purchase, exchange, lease, or value of real property.

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. §551.071: Consultation with City’s Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act regarding zoning, land use, and open space/parks.
- B. §551.072: To deliberate the purchase, exchange, lease, or value of real property.
- C. 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 July 2, 2015 by 6:00 p.m. and will remain posted continuously for 72 hours prior to the scheduled meeting pursuant to Chapter 551 of the Texas Government Code.

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.

CITY COUNCIL MINUTES
REGULAR CITY COUNCIL MEETING
JUNE 16, 2015 AT 6:00 P.M.

1. CALL TO ORDER

Mayor Eric Barna called the meeting to order at 6:01 pm.

2. INVOCATION & PLEDGE OF ALLEGIANCE

Mayor Barna gave the invocation and led the Pledge of Allegiance to the United States flag.

3. ROLL CALL & CERTIFICATION OF A QUORUM

Kim McCranie, Executive Administrative Assistant, certified a quorum with the following Councilmembers present:

Mayor Eric Barna
Mayor Pro Tem Scott Bradley
Deputy Mayor Pro Tem Owais Siddiqui
Councilmember Ben St. Clair
Councilmember Betty Nichols Spraggins
Councilmember Sarah Fincanon
Councilmember Rob Thomas

4. PUBLIC COMMENTS

Donna Jenkins, representative for the Murphy Historical Society, spoke to the City Council thanking them for their sponsorship and help. She also explained they have many items that have been donated to help preserve the history of Murphy and those items need a place to be displayed. She requested to make a meeting with the City to discuss this further.

5. PRESENTATIONS

A. Presentation of the Sergeant Kyle Kucauskas Scholarship.

Former Mayor, John Daugherty gave a background on the Kyle Kucauskas Scholarship and presented the \$500 check to Emma Brandon.

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 June 2, 2015 regular meeting minutes.

Councilmember Fincanon requested this item be removed from the consent agenda. She wanted to clarify the minutes are always a description of what happens during meetings. They are never a verbatim account but a recap of the legislative actions of Council.

COUNCIL ACTION (6.A.): **APPROVED**
Councilmember Fincanon moved to approve the June 2, 2015 regular meeting minutes as presented. Deputy Mayor Pro Tem Owais Siddiqui seconded the motion. For: Unanimous. The motion carried by a vote of 7 to 0.

- B. Consider and/or act upon the June 4, 2015 budget discussion minutes.

COUNCIL ACTION (6.B.): **APPROVED**
Mayor Pro Tem Scott Bradley moved to approve the Consent Agenda (Agenda item 6.B.) as presented. Deputy Mayor Pro Tem Owais Siddiqui seconded the motion. For: Unanimous. The motion carried by a vote of 7 to 0.

7. CITY MANAGER/STAFF REPORTS

- A. Timbers Nature Preserve

Delayed due to rain but is still moving forward.

- B. Betsy Lane Road Widening Project

Delayed to rain, should begin in July.

- C. South Maxwell Creek Parallel Trunk Sewer Line

Delayed to rain, and are trying to begin at a location in a dryer area.

- D. North Murphy Road

The lights at Betsy are not on currently due to TxDOT not putting the electricity in their name. It will hopefully be working by the end of this week. Safe Routes to School is being worked on and is back on track.

8. EXECUTIVE SESSION

The City Council convened into close Executive Session at 6:19 pm pursuant to the provisions of Chapter 551, Subchapter D, Texas Government Code, in accordance with the authority contained in:

- A. §551.071: Consultation with City’s Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act regarding zoning, land use, and open space/parks; and/or
- B. §551.072: To deliberate the purchase, exchange, lease, or value of real property.

9. RECONVENTE INTO REGULAR SESSION

The City Council reconvened into open session at 6:59 pm with the Mayor’s announcement that no action was taken in Executive Session, pursuant to the provisions of Chapter 551, Subchapter D, Texas Government Code, in accordance with the authority contained in:

- A. §551.071: Consultation with City’s Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act regarding zoning, land use, and open space/parks; and/or
- B. §551.072: To deliberate the purchase, exchange, lease, or value of real property.
- C. Take Action on any Executive Session Items.

No formal action was taken following Executive Session.

10. ADJOURN REGULAR MEETING

With no further business, the meeting was adjourned at 7:00 pm and stated that Council would move to the Community Room to conduct the budget worksession.

11. OPEN BUDGET WORKSESSION - CONVENE TO THE COMMUNITY ROOM

- A. Discussion regarding the FY 2016 General Fund and Utility Fund Revenues and Expenditures and other associated budget discussions.

Mayor Barna opened the budget worksession at 7:03 pm, in the Community Room, with all Council Members present.

City Manager, James Fisher gave an overview of the FY 2016 General Fund, Utility Fund Revenues and Expenditures and other associated budget items. These included:

- Memberships
- Consultant Services
- Legal Services – Capital Projects; PIR; WHF Plat
- Training
- Workers Comp.
- Hardware/Software – Video Streaming
- Contract Labor – Mosquito Management; Radios
- Electricity
- Facilities Contracts
- Street/Sidewalk Repairs

- Contract Mowing
- Engineering Services
- Solid Waste
- Materials & Supplies
- Ambulance
- Janitorial
- Chemicals & Herbicides
- Signal Systems
- Botanical & Agricultural
- Irrigation
- Motor Vehicle Fuel
- Buildings & Grounds Supplies
- Uniforms
- Personnel Costs
- General Fund Revenues

The Council inquired about various items/projects and discussed different possibilities to approach the FY 2016 budget.

Mr. Fisher stated that the Council would receive the FY 2016 draft budget to begin considering while he was out of the office for the next 2 weeks.

12. ADJOURN BUDGET WORKSESSION

The budget work session adjourned at 8:22 pm.

APPROVED BY:

Eric Barna, Mayor

ATTEST:

Susie Quinn, City Secretary

**CITY COUNCIL MINUTES
SPECIAL CITY COUNCIL MEETING
JUNE 30, 2015 AT 6:00 P.M.**

1. CALL TO ORDER

Mayor Pro Tem Scott Bradley called the meeting to order at 6:00 pm.

2. INVOCATION & PLEDGE OF ALLEGIANCE

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

3. ROLL CALL & CERTIFICATION OF A QUORUM

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

Mayor Pro Tem Scott Bradley
Deputy Mayor Pro Tem Owais Siddiqui
Councilmember Ben St. Clair
Councilmember Betty Nichols Spraggins
Councilmember Sarah Fincanon
Councilmember Rob Thomas

Absent from the meeting:

Mayor Eric Barna

4. PUBLIC COMMENTS

No one signed up to speak.

5. INDIVIDUAL CONSIDERATION

- A. Hold a public hearing and consider and/or act on the adoption of an ordinance enacting a temporary moratorium on property development within a defined geographic boundary in the southeastern portion of the City.

Mayor Pro Tem Bradley changed the order of the meeting and placed this item for discussion following Executive Session.

Mayor Pro Tem Bradley completed the first reading of the temporary moratorium ordinance.

Mayor Pro Tem Bradley opened the public hearing at 6:19 pm, no one wished to speak. Mayor Pro Tem Bradley closed the public hearing at 6:19 pm.

6. EXECUTIVE SESSION

The City Council convened into close Executive Session at 6:02 pm pursuant to the provisions of Chapter 551, Subchapter D, Texas Government Code, in accordance with the authority contained in:

- A. §551.071: Consultation with City's Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar

of Texas clearly conflicts with the Texas Open Meetings Act regarding zoning, land use, and open space/parks; and/or

- B. §551.072: To deliberate the purchase, exchange, lease, or value of real property.

7. RECONVENE INTO REGULAR SESSION

The City Council reconvened into open session at 6:17 pm with the Mayor Pro Tem’s announcement that no action was taken in Executive Session, pursuant to the provisions of Chapter 551, Subchapter D, Texas Government Code, in accordance with the authority contained in:

- A. §551.071: Consultation with City’s Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act regarding zoning, land use, and open space/parks; and/or

- B. §551.072: To deliberate the purchase, exchange, lease, or value of real property.

- C. Take Action on any Executive Session Items.

No formal action was taken following Executive Session.

8. ADJOURN REGULAR MEETING

With no further business, the meeting was adjourned at 6:19 pm.

APPROVED BY:

Scott Bradley, Mayor Pro Tem

ATTEST:

Susie Quinn, City Secretary

**City Council Meeting
July 7, 2015**

Issue

Consider and/or act on a proposed resolution authorizing the City Manager to execute a contract renewal with Blue Cross Blue Shield Texas for group medical insurance and Ameritas for group dental insurance. Additionally, authorization is requested for the City Manager to extend the existing contracts with VSP for vision insurance, Cigna for long-term disability insurance and Dearborn National for basic life and AD&D insurance all with an effective date of September 1, 2015.

Staff Resource/ Department

James Fisher, City Manager
Jana Traxler, HR Manager

Background

The initial medical insurance renewal from Blue Cross Blue Shield resulted in an increase of approximately 10.7%. Brinson Benefits, the city’s benefit consultant, was able to negotiate the renewal rate to a 3% increase with our current plan design as long as the City would agree not to go to bid for other proposals. Staff felt that 3% was a reasonable increase and agreed not to go to bid.

The city will maintain the current plan design which includes a \$2,500 deductible for an individual and a \$7,500 deductible for a family. Through the City’s Health Reimbursement Arrangement (HRA), the employee is reimbursed for the last \$1,000 of the individual deductible, to a maximum \$3,000 per family. The co-insurance will remain at a 70/30 split with Blue Cross Blue Shield responsible for 70% of the cost sharing and members responsible for the remaining 30%. The HRA program and prescription co-pays will remain as currently designed.

	Current	Proposed Plan Change
Deductible (Individual/Family)	\$2,500/\$7,500	\$2,500/\$7,500
Co-Insurance	70/30	70/30
Doctor Visit Copay	\$25	\$25
Urgent Care Copay	\$50	\$50
ER Copay	\$100*	\$100*
Generic Prescription Drugs	\$20	\$20
HRA Reimbursement (individual/family)	\$1,000/\$3,000	\$1,000/\$3,000
Proposed Percentage Increase		3.00%

*Plus co-insurance

The initial dental insurance renewal from Ameritas resulted in a 9.98% increase; however, Brinson Benefits, the city’s benefit consultant, was able to negotiate to a 5% renewal rate.

The initial vision insurance renewal from VSP for FY15 resulted in a 4.99% increase; however, Brinson Benefits was able to negotiate a flat renewal rate for two years. FY16 is year two of the flat renewal rate.

The initial long term disability renewal from Cigna for FY15 resulted in a flat renewal for two years. FY16 is year two of the flat renewal rate.

**City Council Meeting
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The initial basic life and AD&D renewal rate from Dearborn National resulted in a flat renewal rate.

Financial Consideration

The Blue Cross Blue Shield negotiated rate increase of 3% will cost approximately \$29,500 and the Ameritas negotiated rate increase of 5% will cost approximately \$3,500. These costs will be shared by the City and employees. The City will continue to pay for the employee's coverage and 60% for the employee's dependent coverage. The negotiated premiums for vision, long term disability and basic life and AD&D remains the same; therefore, no increase.

Action Requested/Staff Recommendation

Staff recommends approval.

Attachment

Resolution

RESOLUTION NO. 15-R-819

CITY OF MURPHY, TEXAS

WHEREAS, the City of Murphy provides medical, dental, vision, long term disability and basic life and AD&D insurance as benefits for City employees; and,

WHEREAS, staff has reviewed the renewals for medical, vision, long-term disability and basic life and AD&D and is making the recommendation that the City of Murphy renews with Blue Cross Blue Shield Texas for medical insurance, VSP for vision insurance, Cigna for long-term disability insurance and Dearborn National for basic life and AD&D insurance.

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

That the City Council hereby authorizes the City Manager to execute a contract renewal with Blue Cross Blue Shield for Medical Insurance and with Ameritas for Dental Insurance and to extend the contracts with VSP for Vision Insurance, Cigna for Long-Term Disability and Dearborn National for basic life and AD&D.

DULY RESOLVED by the City Council of the City of Murphy, Collin County, Texas, on this the 7th day of July 2015.

APPROVED:

Scott Bradley, Mayor Pro Tem

ATTEST:

Susie Quinn, City Secretary

**City Council
July 7, 2015**

Issue

Consider and/or act on the application of property owner Suzanne Athey requesting approval of a site plan, landscape plan, building elevations and construction plat for an office building located on Lot 4, Block B at the Murphy Village Addition.

Summary

The applicant submitted a site plan, building elevation plans, landscape plans and construction plat for approval that would allow for development of an office building known as Village Commons.

- Total square footage of the proposed building is approximately 8,590 square feet for professional office.
- The property is zoned PD 09-12-823.
- The proposed office building is a permitted use as noted in the Planned Development District section VI. Specific Regulations, A. Permitted Uses, 42. Offices (as allowed in Office zoning districts)

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. Staff is requesting Planning & Zoning Commission consideration on the roof color as explained below:

- The applicant has shown two colors of proposed roof materials. One color matches the roof of the developed property to the west (red). The other is a more muted color as requested and meets the City's Code.
 - o As noted in the Code, the Commission and City Council may consider alternative materials if they are compatible with surrounding developed properties.

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 (see notations below).

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 will be permitted separately after staff approved.

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

Board Discussion

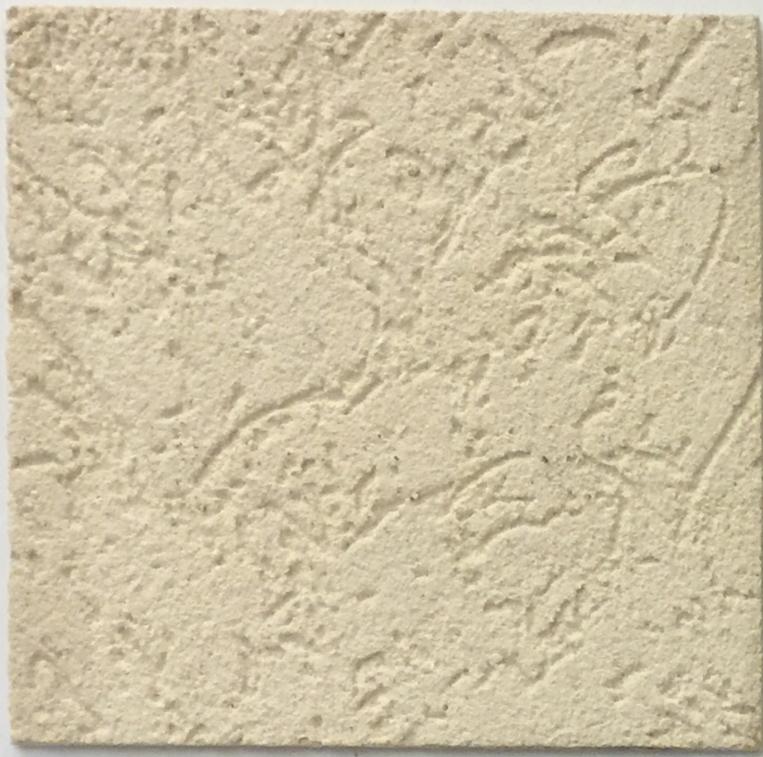
On June 22, 2015, the Planning & Zoning Commission approved this item unanimously, including the red roof material option.

Staff Recommendation

Staff recommends approval of the site plan, landscape plan, building elevations, and construction plat as submitted with the considerations as noted in this agenda item and the red roof material color.

Attachments

Site Plan
Building Elevations
Landscape Plan
Construction Plat
Ordinance No. (PD) 09-12-823



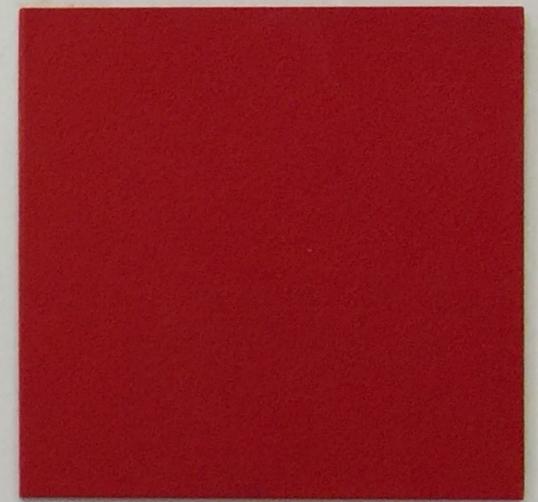
STUCCO: #609 LINEN PERFECT



BRICK: ACME BRICK NEWPORT



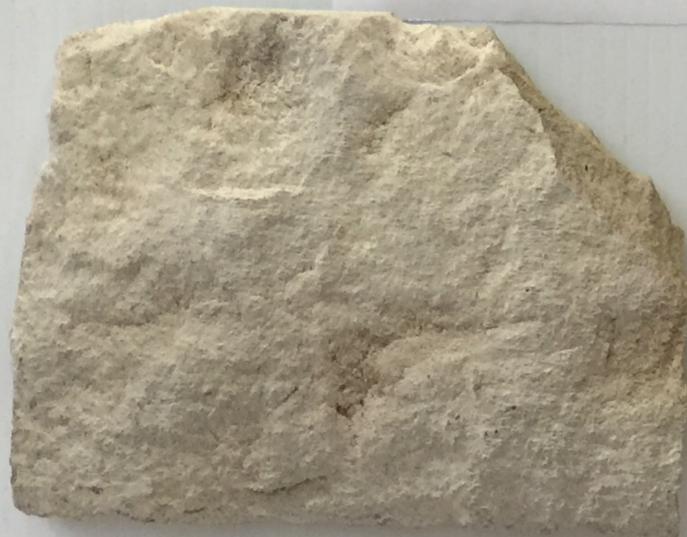
METAL ROOF:
COLOR: CHESTNUT BROWN
(alternate if primary is not acceptable)



METAL ROOF: COLOR SUNSET ORANGE
(primary color)
matches adjacent exist. bldg.



CAST STONE: COLOR: BUFF



QUARRY STONE: COLOR: TEXAS CREME

CWA
 ARCHITECTS, LLC
 1004 NORTH GRAVES STREET
 MCKINNEY TEXAS 75069
 CONTACT: GLENN CALVERT
 ph. 214-405-1053

MCC
 AND ASSOCIATES, INC.
 GENERAL CONTRACTORS
 2943 Ruger Drive
 Royce City Texas 75189
 office 469-402-0260
 fax 469-721-7181
 Contact: John McAnally
 cell 214-585-8500

Any publication, reproduction, or use of these drawings and specifications is strictly prohibited in whole or part without the express written permission of the Architect. Without waiving any rights and forth herein, if Customer uses said plans without the professional involvement of the architect, Customer agrees to defend and indemnify the Architect from any claim or action arising from such use without the express written permission of the Architect.

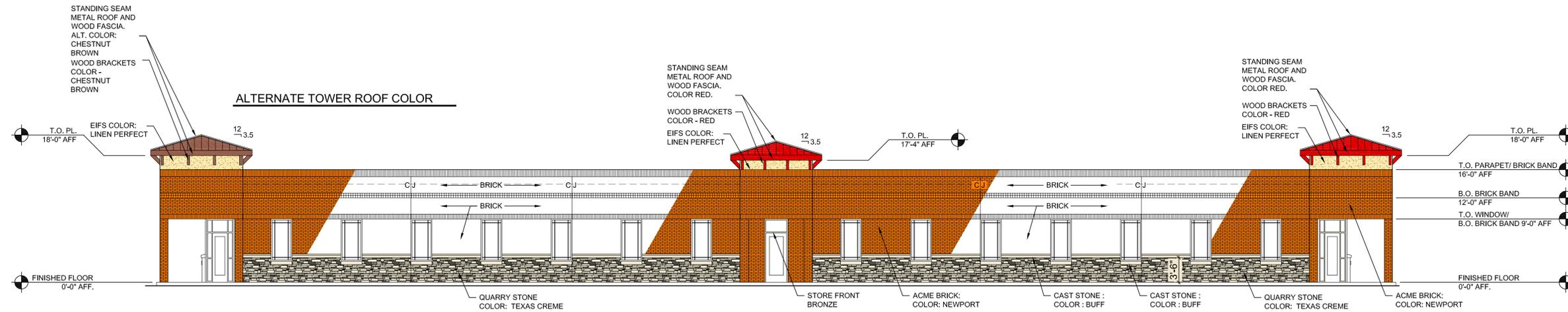
Not For Construction Condition - The Architect, Engineer and Contractor do not represent or warrant that all building codes and applicable laws with the Architect and Engineer have not been complied and building department violations have not been added to these plans and specifications. Architect and Engineer assume no responsibility for construction like items from these plans or the contractor built.

PERMIT SET 5-15-2015
 Revisions



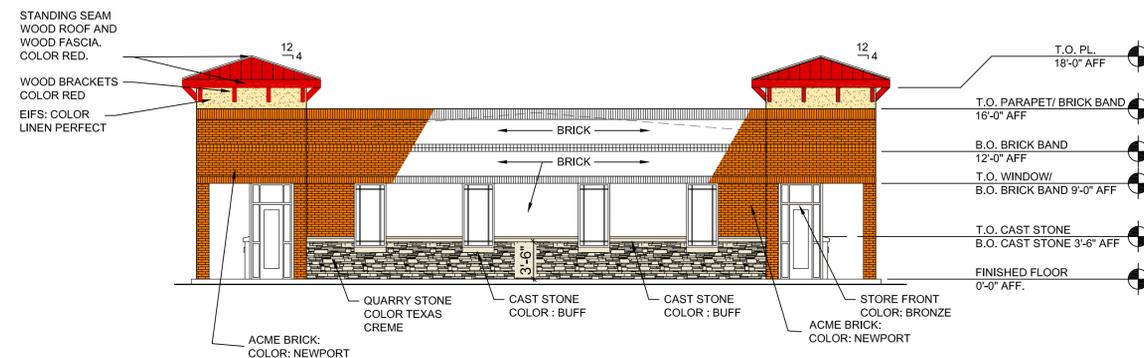
ADJACENT BUILDING

FACADE WILL BE REQUIRED TO MATCH EXISTING ADJACENT BUILDING



FRONT ELEVATION / BACK SIMILAR

1/8"=1'-0"



RIGHT SIDE ELEVATION / LEFT SIMILAR

1/8"=1'-0"

FACADE PLAN

SCALE 1/8" = 1'-0"

REMAX
 MURPHY PLAZA
 MURPHY TEXAS



Project Number: 15-012
 Drawn By: gmc
 Checked By: gmc
 Scale: Refer to Sheet

Sheet Title

Sheet Number

Sheet of

PLANT LEGEND SUMMARY			
	SHUMARD RED OAK 5" CAL. AT TIME OF PLANTING QTY: 3		CRAPE MYRTLE 3" CAL. AT TIME OF PLANTING QTY: 4
	LIVE OAK 5" CAL. AT TIME OF PLANTING QTY: 4		TEXAS REDBUD 3" CAL. AT TIME OF PLANTING QTY: 4
	CEDAR ELM 5" CAL. AT TIME OF PLANTING QTY: 2		PAMPAS GRASS 36" HT. AT TIME OF PLANTING QTY: 0
			MISCELLANEOUS SHRUBS AND GRASSES
			MAIDEN GRASS 36" HT. QTY: 0
			DWF. BURFORD HOLLY 36" HT. QTY: 88
			LIRIOPE 4" POTS, 18" O.C. QTY: 0
			PLANTING BED (1,563 SF)
			BERMUDA SOD (5,217 SF)

- ### LANDSCAPE NOTES
- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT / ENGINEER OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
 - CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT / ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
 - CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
 - CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
 - ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
 - ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
 - ALL LAWN AREAS TO BE HYDROMULCH BERMUDA GRASS, UNLESS OTHERWISE NOTED ON DRAWINGS.

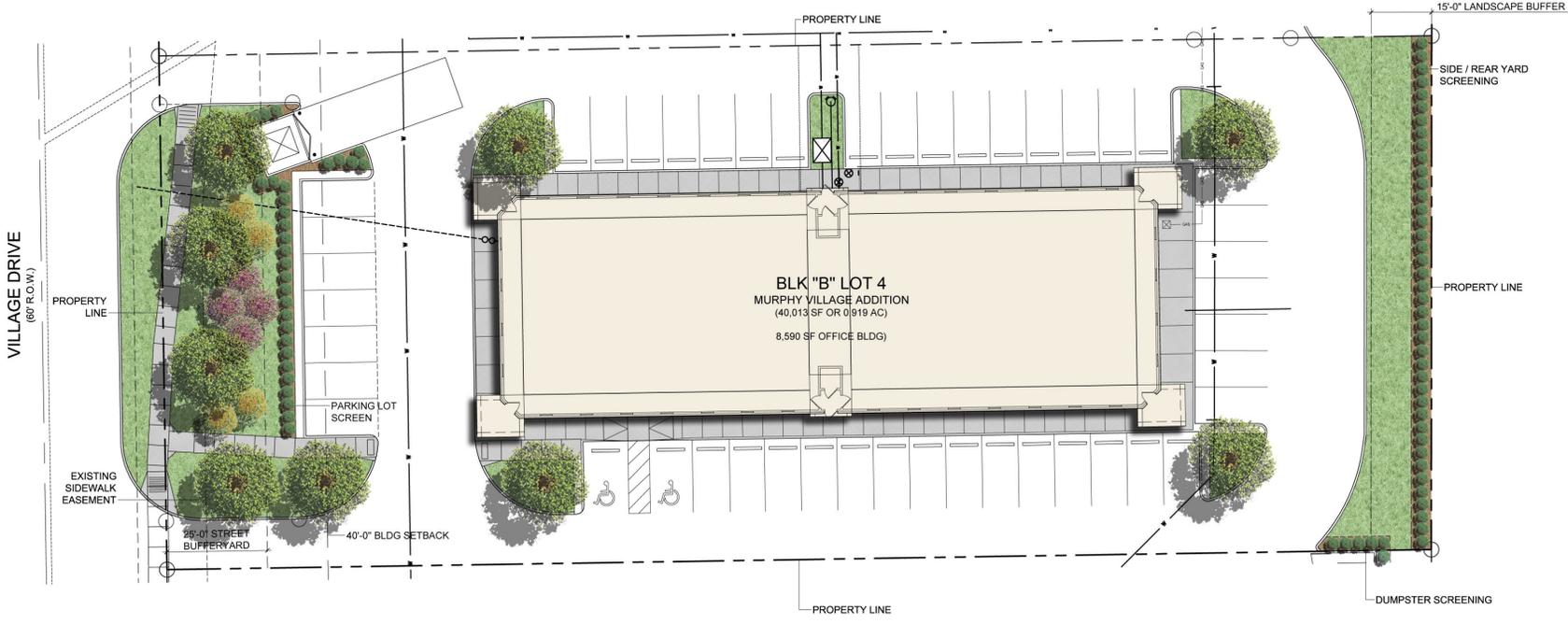
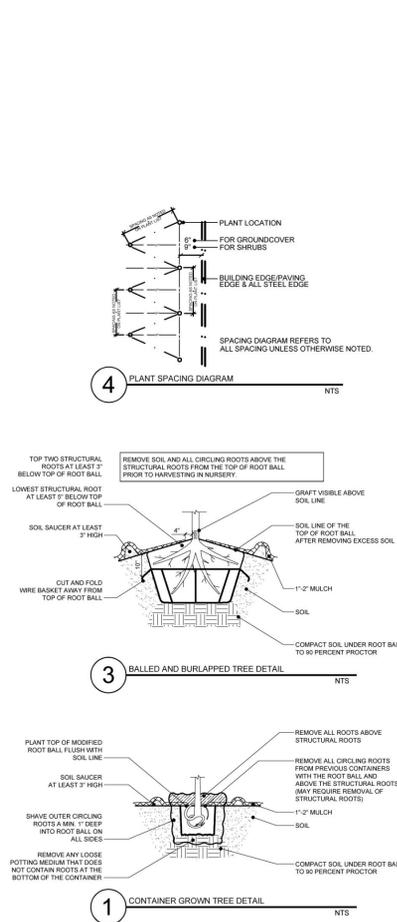
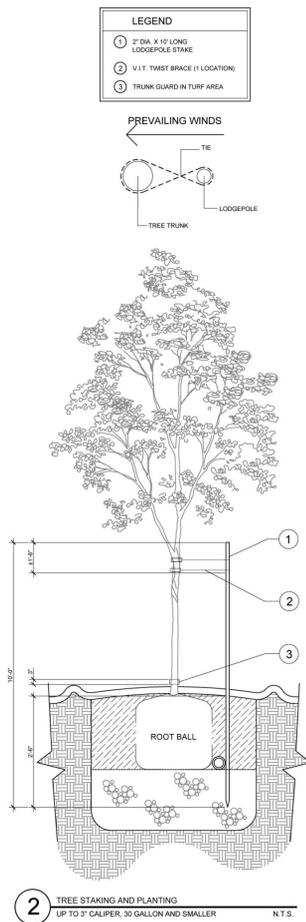
- ### HYDROMULCH NOTES
- ALL LAWN AREAS TO BE HYDROMULCH BERMUDA GRASS, UNLESS OTHERWISE NOTED ON DRAWINGS.
 - CONTRACTOR SHALL SCARIFY, RIP, AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
 - BERMUDA GRASS SEED SHALL BE EXTRA HULLED AND TREATED LAWN TYPE AND SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER, AND SHALL MEET TEXAS STATE LAW REQUIREMENTS.
 - FIBER: SHALL BE ONE HUNDRED (100) PERCENT WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER. "CONWEB" OR EQUAL.
 - FIBER TACK: SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER, AND SHALL BE "TERRO-TACK ONE", AS MANUFACTURED BY GROVERS, INC., OR EQUAL.
 - HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.
 - USE A 4' X 8' BATTER BOARD AGAINST ALL BED AREAS.
 - IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND APRIL 1, ALL HYDROMULCH AREAS TO BE WINTER RYE GRASS AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON.
 - ALL LAWN AREAS TO BE HYDROMULCHED, SHALL HAVE ONE HUNDRED (100) PERCENT COVERAGE PRIOR TO FINAL ACCEPTANCE.
 - 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 AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY AS NECESSARY.

CITY OF MURPHY - LANDSCAPE REQUIREMENTS

LOT NO.	1
SITE AREA (SF)	40,013
SITE AREA (ACRES)	0.919
MINIMUM LANDSCAPE AREA REQUIRED (20%)	8,002
LANDSCAPE AREA PROVIDED (SF)	8,063 (20%)
LANDSCAPE SETBACKS	
BUFFERYARD ALONG TYPE 'B' ARTERIAL	25 FT
SIDE YARD SETBACK WITH EVERGREEN HEDGE	5 FT
STREET TREE REQUIREMENT (FRONTAGE)	1 TREE / 50 L.F.
STREET FRONTAGE (LF)	100
STREET TREES REQUIRED	4 LARGE / 8 ORN.
STREET TREES PROVIDED	4 LARGE / 8 ORN.
INTERIOR PARKING LANDSCAPE REQUIRED	1 TREE / 10 SPCS.
SPACES PROVIDED	44
INTERIOR PARKING TREES REQUIRED	5
INTERIOR PARKING TREES PROVIDED	5
ADDITIONAL LANDSCAPE REQUIREMENTS MET	LANDSCAPE AREA W/ TREE NOT MORE THAN 80 LF FROM EVERY PARKING SPACE PARKING SPACES SHALL NOT EXCEED 20 SPACES WITHOUT A TREE 5% INTERIOR LANDSCAPING REQUIRED ADDITIONAL 7% OPEN SPACE FOR ENTIRE DEVELOPMENT BAY DOORS MUST BE SCREENED FROM PUBLIC R.O.W.

- ### 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 YEAR.
 - ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
 - CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSALS FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

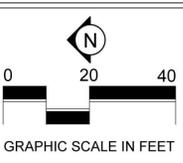
BLK "B" LOT 4-1
MURPHY VILLAGE ADDITION
LCD CAPITAL INVESTMENTS LLC



no.	date	revision / description
1	03-10-15	CITY SUBMITTAL
design	drawn by	date
meeks design group, inc.	luis orama	03-10-15

project information

PROPOSED OFFICE BUILDING
MURPHY VILLAGE ADDITION
BLOCK B, LOT 4
CITY OF MURPHY, COLLIN COUNTY, TEXAS
ZONE: PD #09-12-823



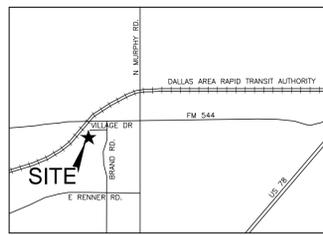
Meeks Design Group, Inc.
1755 n. collins blvd. #300
richardson, tx 75080
p. (972) 690-7474
c. (214) 354-6934
hmeeks@mdgland.com



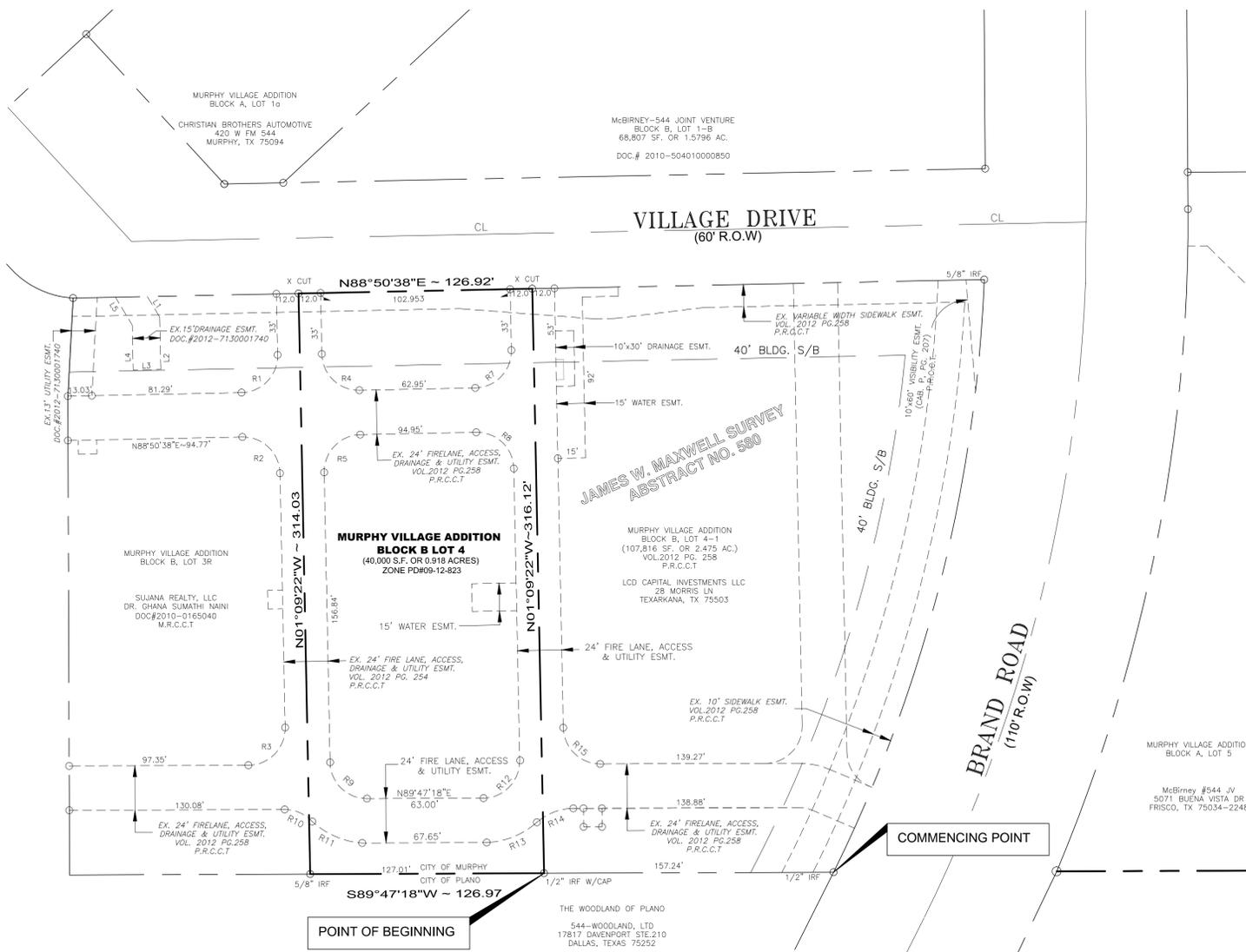
LANDSCAPE PLAN

PROPOSED OFFICE BUILDING
MURPHY VILLAGE ADDITION
BLOCK B, LOT 4
CITY OF MURPHY, COLLIN COUNTY, TEXAS
ZONE: PD #09-12-823

SHEET NO.
LP0.01



LOCATION MAP
NTS



PROPERTY OWNERS CERTIFICATION
McBirney-544 Joint Venture does own this property as described in Collin County Clerk file number 2003-0207485 except the portion owned by Sujani Realty, LLC, described in Collin County County Clerk number 2010-0165040

LEGEND
IRS. = IRON ROD SET
IRF. = IRON ROD FOUND
M.R.C.C.T. = MAP RECORD OF COLLIN COUNTY, TEXAS
P.R.C.C.T. = PLAT RECORD OF COLLIN COUNTY, TEXAS
ESMT. = EASEMENT

PREPARED BY:
ASA ENGINEERING
17819 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75252
(972) 248-9651 FAX (972) 248-9681
TX T.B.P.E. REGISTRATION # F-006974
T.B.P.L.S. FIRM REGISTRATION # 100433

CURVE	DELTA	RADIUS	T	L	CH	CHD
R1	90°00'00"	20.00	20.00	31.42	N43°50'38"E	28.28
R2	90°00'00"	20.00	20.00	31.42	N46°09'22"W	28.28
R3	90°56'40"	20.00	20.33	31.75	N44°18'58"E	28.52
R4	90°00'00"	20.00	20.00	31.42	S46°09'22"E	28.28
R5	90°00'00"	20.00	20.00	31.42	S43°50'38"W	28.28
R6	89°03'20"	20.00	19.67	31.09	S45°41'02"E	28.05
R7	90°00'02"	20.00	20.00	31.42	N43°50'37"E	28.28
R8	23°06'20"	44.00	8.99	17.74	N78°39'32"W	17.62
R9	89°03'20"	25.00	19.67	31.09	S45°41'02"E	28.05
R10	47°21'29"	16.81	8.92	16.81	N66°20'58"W	16.33
R11	38°29'23"	44.73	15.61	30.05	N66°52'29"W	29.48
R12	90°56'40"	25.00	20.33	31.75	N44°18'58"E	28.52
R13	38°45'25"	44.26	15.57	29.94	S68°03'36"W	29.37
R14	41°09'31"	30.00	11.26	21.55	S69°12'33"W	21.09
R15	89°03'20"	20.00	19.67	31.00	S45°41'02"E	28.05

OWNER:
VILLAGE COMMONS OF MURPHY
418 VILLAGE DRIVE # 200
MURPHY, TX 75094
(469) 916-1222

STATE OF TEXAS,
COUNTY OF COLLIN,
METES & BOUND DESCRIPTION
WHEREAS SUZANNE ATHEY is the owner of a 0.918 acres tract of land, being known as lot 4 Block B, located between LOT 3R Block B, on the west side of the subject property, owned by Dr. Ghana Sumathi Naini and LOT 4-1 Block B, on the East side of the subject property, owned by LCD Capital Investments LLC, said the tracts situated in the J. Maxwell Survey, Abstract No. 580, City of Murphy, Collin County, Texas, and being more particularly described by metes and bounds as follows:
COMMENCING at 1/2" Iron rod found at the Southeast corner of McBirney - 544 JV tract and west right of way of Brand, THENCE S89°47'18"W for a distance of 157.24 feet to 1/2" Iron rod Found for POINT OF BEGINNING;
THENCE S89°47'18"W for a distance of 126.97 feet to 5/8" Iron rod found for a corner
THENCE N01°09'22"W along the East property line of LOT 3R Block B, Murphy Village Addition, a map record in Collin County, Texas, for a distance of 314.03 feet to an "X" cut on the existing concrete pavement for a corner;
THENCE N88°50'38"E along the South R.O.W line of Village Drive a (60' R.O.W) for a distance of 126.92 feet to an "X" cut on the existing concrete pavement for a corner;
THENCE S01°09'22"E along the West property line of LOT 4-1, Block B, Murphy Village Addition, for a distance of 316.12 feet to POINT OF BEGINNING and containing 40,000 S.F. or 0.918 Acres tract of land more or less.

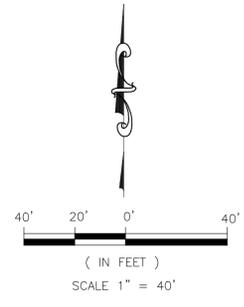
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That Suzanne Athey acting herein by and through their duly authorized officers, does hereby adopt this plat designating the herein above described property as Lot 4 Block B of MURPHY VILLAGE Addition, an addition to the City of Murphy, Texas, and does hereby dedicate, in a fee simple, to the public use forever, the streets, rights-of-way and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Murphy. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Murphy's use thereof. The City of Murphy and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Murphy and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Murphy, Texas.
WITNESS, my hand, this the _____ day of _____, 2015.

By: Suzanne Athey

STATE OF TEXAS,
COUNTY OF COLLIN,
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____ Owner, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.
Given upon my hand and seal of office, this _____ day of _____, 2015.
Notary Public in and for the State of Texas
My Commission Expire on _____

STATE OF TEXAS,
COUNTY OF COLLIN,
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____ Owner, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.
Given upon my hand and seal of office, this _____ day of _____, 2015.
Notary Public in and for the State of Texas
My Commission Expire on _____

NOTES:
1. Basis of Bearings; Bearing are expressed as grid bearing (Texas Coordinate System of 1983, Zone 4202, NAD 83 Datum), as determined by GPS observations, resulting in a bearing of N 88°50'38"E, for the south right of way of Village Drive.
2. According to F.E.M.A flood insurance rate map, community panel no.48085C0415 J dated June 2,2009, this property does not appear to lie within a 100-year flood plain.



SURVEYOR'S CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS:
That I, Pansak Sribhen, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Murphy.
Pansak Sribhen
Registered Professional Land Surveyor No. 3576

STATE OF TEXAS
COUNTY OF COLLIN
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Pansak Sribhen, Registered Public Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.
Given upon my hand and seal of office, this _____ day of _____, 2015.

Notary Public in and for the State of Texas

My Commission Expire on _____

Language Note:
Fire lanes:
That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface in accordance with the City of Murphy's paving standards for fire lanes, and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking or Standing." The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.
Access easements:
The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for fire department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Murphy, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

PRELIMINARY PLAT
Approved by the City of Murphy for a final plat.
RECOMMENDED BY:
Planning and Zoning Commission
City of Murphy, Texas

Signature of Chairperson _____ Date of recommendation _____

APPROVED BY:
City Council
City of Murphy, Texas

Signature of Mayor _____ Date of Approval _____

ATTEST:
City Secretary _____ Date _____

CONSTRUCTION PLAT
OF
LOT 4 BLOCK "B", MURPHY VILLAGE ADDITION
A SUBDIVISION OF 0.918 ACRES
MURPHY VILLAGE ADDITION
AN ADDITION TO THE CITY OF MURPHY, TEXAS
AS RECORDED IN VOL. 2012 PAGE 258
OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS
SITUATED IN THE
JAMES MAXWELL SURVEY, ABSTRACT NO. 580
JUNE 03, 2015

ORDINANCE NO. 09-12-823

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MURPHY, COLLIN COUNTY, TEXAS, AMENDING ITS COMPREHENSIVE ZONING ORDINANCE AND MAP, CHAPTER 86 OF THE CITY OF MURPHY CODE OF ORDINANCES BY CHANGING THE ZONING CLASSIFICATION ON APPROXIMATELY 25.33 ACRES OUT OF THE JAMES MAXWELL SURVEY, ABSTRACT NO. 580, LOCATED IN THE CITY OF MURPHY, COLLIN COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR ALL PURPOSES, FROM PD (PLANNED DEVELOPMENT) DISTRICT FOR MIXED USE RETAIL, COMMERCIAL, AND OFFICE USES TO PD (PLANNED DEVELOPMENT) DISTRICT FOR RETAIL AND OFFICE USES WITH CONDITIONS HERETO DESCRIBED AS EXHIBIT "B"; PROVIDING A SEVERABILITY CLAUSE, PROVIDING A PENALTY CLAUSE, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Murphy 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 a full and fair hearing to all property owners generally and to all persons interested, and the City Council of the City of Murphy is of the opinion and finds that said changes should be granted and that the Comprehensive Zoning Ordinance should be amended;

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

Section 1. 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 classification from PD (Planned Development) District for Mixed Use Retail, Commercial and Office Uses to PD (Planned Development) District for Retail and Office Uses with conditions for the property described as 25.33 acres, more or less, in the James Maxwell Survey, Abstract No. 580, in the City of Murphy, Collin County, Texas, and more particularly described in Exhibit "A" attached hereto and made part hereof for all purposes.

Section 2. That the development standards for this Planned Development District are attached hereto as Exhibit “B”, and the same are hereby approved for said Planned Development District as required by Section 86-603, of the City of Murphy, Texas Code of Ordinances.

Section 3. 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.

Section 4. 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 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 5. 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 6. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

PASSED, APPROVED AND ADOPTED this the 7th day of December, 2009.

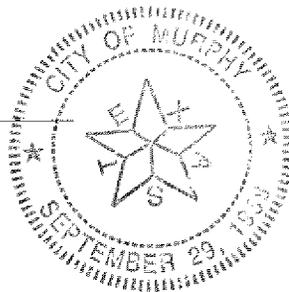


Bret M. Baldwin, Mayor
City of Murphy

ATTEST:



Aimee Nemer, City Secretary
City of Murphy



METES AND BOUNDS DESCRIPTION
 for
LOT 2, BLOCK A
A 12.488 Acres Tract of Land
MURPHY VILLAGE ADDITION
James W. Maxwell Survey, Abstract No. 580
City of Murphy
Collin County, Texas

WHEREAS McBRINEY -544 JOINT VENTURE, is the owner of a tract situated in the James Maxwell Survey, Abstract No. 580, in the City of Murphy, Collin County, Texas, being Lot 2, Block A of MURPHY VILLAGE ADDITION an addition to the City of Murphy, Collin, County, Texas, according to the deed thereof recorded in volume 2644, page 123 of the Map Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a ½" iron rod found in the northwesterly corner of Lot 4R, Block D, MURPHY VILLAGE ADDITION an addition to the City of Murphy, Collin, County, Texas, according to the plat thereof recorded in Cabinet B, Slide 442 of the Map Records of Collin County, Texas, same being the northeasterly corner of beforementioned Lot 2, Block A;

THENCE South 00 degree 49 minute 20 second West, a distance of 632.85 feet to a ½ iron rod found for a corner;

THENCE North 89 degree 10 minute 40 second West, a distance of 998.50 feet to a ½ iron rod found for a corner;

THENCE continuing along the centerline of curve to the right having a central angle of 23 degree 16 minute 21 second, a radius of 905.00 feet, and a tangent of 186.37 feet, on a chord bearing and distance of North 12 degree 17 minute 47 second East 365.07 feet, along the East Right-of-way line of Brand Road, a distance of 367.60 feet to a ½" iron rod found for a corner;

THENCE North 00 degree 39 minute 36 second East, along East line of Brand Road, a distance of 20.00 feet to a ½" iron rod found for a corner;

THENCE South 89 degree 20 minute 24 second East, a distance of 200.00 feet to a ½" iron rod found for a corner;

THENCE North 00 degree 39 minute 36 second East, a distance of 255.00 feet to a ½" iron rod found for a corner;

THENCE South 89 degree 20 minute 24 second East, along F.M. Highway 544 Road, a distance of 184.62 feet to a ½" iron rod found for a corner;

THENCE South 89 degree 04 minute 12 second East, along Southerly line of F.M. Highway 544 Road, a distance of 542.04 feet to the **POINT OF BEGINNING** and containing 12.488 acres or 543,959 square feet of land more or less.

METES AND BOUNDS DESCRIPTION
for
Block "B"
A 9.046 Acers Tract of Land
MURPHY VILLAGE ADDITION
James W. Maxwell Survey, Abstract No. 580
City of Murphy
Collin County, Texas

WHEREAS McBRINEY -544 JOINT VENTURE, is the owner of a tract situated in the James Maxwell Survey, Abstract No. 580, in the City of Murphy, Collin County, Texas, being Lot 1-6, Block B of MURPHY VILLAGE ADDITION an addition to the City of Murphy, Collin County, Texas, according to the deed thereof recorded in volume 2003, page 207 of the Map Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at the ½" iron rod found at the corner of the southeast corner of this tract, and also being northeast of a Woodlands of Plano Tract also being in the south line of Brand Road 110 feet right-of-way (R.O.W);

THENCE North 89 degree 10 minute 40 second West with said city Limit line of Plano and Murphy, Texas as described in City of Plano Ordinance Number 73-4-1, recorded in Volume 861, Page 537, Deed Records of Collin County, Texas, for a distant of 903.88 feet to iron found for a corner;

THENCE along the curve to the left having a central angle of 02 degree 14 minute 28 second, a radius of 5,679.97 feet, and a tangent distant of 99.74 feet, a chord bearing of North 49 degree 14 minute 02 second East and a chord distance of 199.45 feet, for a curve length of 199.46 feet to ½" iron rod found for a corner of the said DART tract;

THENCE North 48 degree 14 minute 43 second East, along the northeast line of said DART tract, for a distant of 747.88 feet to ½" iron rod found for a corner;

THENCE South 89 degree 20 minute 24 second East, along the southeast line of F.M. 544 Road, for a distant of 294.32 feet to ½" iron rod found for a corner of the said Brand Road;

THENCE North 00 degree 39 minute 36 second West, along the southwest line of said Brand Road for a distant of 275.00 feet to ½" iron rod found for a corner;

THENCE along the curve to the right having a central angle of 00 degree 09 minute 53 second, a radius of 795.00 feet, and a tangent distant of 14.90 feet, a chord bearing of South 01 degree 45 minute 02 second W and a chord distance of 30.03 feet, for a curve length of 30.04 feet to ½" iron rod set for a corner;

THENCE along the curve to the right having a central angle of 24 degree 31 minute 46 second, a radius of 795.00 feet, and a tangent distant of 172.84 feet, a chord bearing of South 15 degree 05 minute 52 second West and a chord distance of 337.76 feet, for a curve length of 340.36 feet to the POINTOF BEGINNING and containing 394,037 or 9.046 acres;

METES AND BOUNDS DESCRIPTION
for
Block "C"
A 3.799 Acres Tract of Land
MURPHY VILLAGE ADDITION
James W. Maxwell Survey, Abstract No. 580
City of Murphy
Collin County, Texas

WHEREAS McBRINEY -544 JOINT VENTURE, is the owner of a tract situated in the James Maxwell Survey, Abstract No. 580, in the City of Murphy, Collin County, Texas, being Lot 1, Block C of MURPHY VILLAGE ADDITION an addition to the City of Murphy, Collin, County, Texas, according to the deed thereof recorded in volume 2644, page 123 of the Map Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a highway monument find for a corner at the intersection of the east line of a 100-foot right-of-way dedicated to Dallas Area Rapid Transit by deed recorded in Volume 3424, Page 126, Deed Records of Collin County, Texas with the south line of F.M. 544 (variable width right-of-way);

THENCE South 48 degree 14 minute 43 second West for a distance of 613.63 feet to a ½" iron found for a corner;

THENCE continuing along the centerline of curve to the right having a central angle of 2 degree 18 minute 41 second, a radius of 5,679.97 feet, and a tangent of 114.58 feet, on a chord bearing and distance of of South 49 degree 24 minute 03 second West 229.11 feet, along the East Right-of-way line of Brand Road, a distance of 229.13 feet to a ½" iron rod found for a corner;

THENCE North 03 degree 04 minute 40 second E for a distance of 545.45 feet to a ½" iron found for a corner;

THENCE North 88 degree 45 minute 22 second East, along Southerly line of F.M. Highway 544 Road, a distance of 602.59 feet to the **POINT OF BEGINNING** and containing 3.799 acres or 165,468 square feet of land more or less.

EXHIBIT B

ZONING FILE NO. 2009-10
FM 544 and Brand Road
PLANNED DEVELOPMENT CONDITIONS

- I. **Statement of Intent:** The intent of this Planned Development District is to provide high quality mixed-use, primarily retail, development that is consistent with the Comprehensive Plan and that is beneficial and complementary to the City of Murphy in terms of visual identity.
- II. **Statement of Purpose:** The purpose of this Planned Development District is to ensure that any development that occurs within the area designated by this Planned Development encourage a mixed-use application including, but not limited to the following.
- Restaurants;
 - Upscale retail shops and boutiques;
 - Assisted Living;
 - Medical Facilities;
 - Service Businesses
- III. **Statement of Effect:** This Planned Development shall not affect any regulation found in the City of Murphy Code of Ordinances, Ordinance No. 06-12-708, as amended, except as specifically provided herein.
- IV. **General Regulations:** All regulations of the R (Retail) District set forth in Article III, Division 14 of the Code of Ordinances are included by reference and shall apply, except as otherwise specified by this ordinance.
- V. **Development Plans:**
- A. Concept Plan: Development shall be in general conformance with the approved concept plan set forth in Exhibit C; however, in the event of conflict between the concept plan and the conditions, the conditions shall prevail.
- B. Site Plan: A site plan shall be submitted in accordance with the requirements set forth in Article II, Division 5 of the City of Murphy Code of Ordinances. The site plan may be for all or any part of the land within the Planned Development District.
- VI. **Specific Regulations:**
- A. Permitted Uses. The following uses shall be permitted.
1. Amusement Services (Indoor) (SUP)
 2. Antique Shop (household items only)
 3. Art Dealer/Gallery
 4. Artist Studio
 5. Assisted Living
 - a. Senior Living (SUP)
 - b. Assisted Living (SUP)
 - c. Nursing Convalescent Home (SUP)
 6. Automobile Driving School (SUP)

EXHIBIT B

7. Automotive Repair (Major) (SUP)
8. Automotive Repair (Minor)
9. Bakery (Retail)
10. Bank/Credit Union (SUP) (allowed by right at the SE corner of FM 544 and Brand Road)
11. Barber/Beauty Shop
12. Barber/Beauty Shop College (SUP)
13. Bed and Breakfast Inn (SUP)
14. Book Store
15. Cafeteria
16. Car Wash (Full Service)
17. Child Care Center, Kindergarten or Pre-School
18. Church/Place of Worship
19. Clinic (Medical)
20. Computer Sales
21. Confectionary Store (Retail)
22. Convenience Store with Gasoline (SUP)
23. Department Store
24. Dinner Theater
25. Electronics - Retail
26. Financial Services (Advice/Invest)
27. Florist
28. Furniture Sales (Indoor)
29. Governmental Building (Municipal, State or Federal)
30. Grocery Store (SUP)
31. Hardware Store
32. Health Club (SUP)
33. Hospital (Acute Care)
34. Hospital (Chronic Care)
35. Full Service Hotel/Motel (SUP)
36. Limited Service Hotel/Motel (SUP)
37. Insurance Agency Offices
38. Landscape Nursery
39. Laundry/Dry Cleaning (Drop Off/Pickup Only)
40. Motion Picture Theater
41. Needlework Shop
42. Offices (as allowed in Office zoning districts)
43. Park and/or Playground (Public)
44. Pet Shop/Supplies
45. Pharmacy (SUP) (allowed by right at the SE corner of FM 544 and Brand Road)
46. Photo Studio
47. Photocopying/Duplicating
48. Real Estate Offices
49. Restaurant
50. Restaurant (Drive-In) (SUP)
51. Retail Store
52. Retail Store (Drive-In) (SUP)
53. School, K through 12 (Public)

EXHIBIT B

- 54. Shoe Repair
- 55. Skating Rink (Ice) (SUP)
- 56. Tailor Shop
- 57. Theater (Live Drama)
- 58. Theater (Movie)
- 59. Tire Dealership
- 60. Travel Agency
- 61. Veterinarian Hospital

B. Area and Yard Regulations:

- 1. Setbacks From Property Lines Adjacent To Streets:
 - a. Building Setbacks - No building of any kind and no part thereof shall be placed within the following setback lines:
 - i. Minimum 40 feet from FM 544, Brand Road and Village Drive.
 - ii. Minimum 15 feet from all other roadways/access roads.
 - b. Landscape Setbacks
 - i. Minimum 25 feet from FM 544 and Brand Road.
 - ii. Minimum 10 feet from all other roadways/access roads.
- 2. Setbacks From Property Lines Not Adjacent To Streets:
 - a. Building Setbacks – No building of any kind and no part thereof shall be placed within the following setback lines:
 - i. Minimum 10 feet from rear and side lines except where buildings on adjacent lots abut each other. In the case of abutting buildings, the building setback shall be 0 feet.
 - ii. Minimum 50 feet abutting residential districts for single story buildings not exceeding 45 feet in height. All pad sites along FM 544 shall have a maximum average height of 30 feet.
 - iii. Maximum 50 feet along the KCS/DART right-of-way along the west property line.
- 3. There is no maximum building size as long as fire standards and other site requirements, such as parking and landscaping, etc. are met.

C. Parking, Driveways & Sidewalks:

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

EXHIBIT B

Ordinances. No required parking space may be occupied by signs, cart corrals, merchandise, or display items at any time.

4. Sidewalks along FM 544 shall be a minimum of 8 feet in width. Sidewalks along Brand Road and Village Drive shall be 6 feet in width.

D. Loading and Unloading

1. Truck loading berths and apron space shall not be located on the street side of any building, however, and exceptions can be addressed during site plan approval. In those instances where 3 or more sides of the building face dedicated streets, the loading berth shall be screened from view.
2. Truck loading berths and apron space shall not be located within any required setback or landscape buffer strip.

E. Minimum Exterior Construction Standards, Building Materials and Design – Exterior Construction and Design Requirements shall be architecturally compatible and comply with the following.

1. All structures, including all building elevations, shall be constructed utilizing a unified design that is substantially consistent with or contains architectural design elements including but not limited to the following.
 - a. Canopies and awnings.
 - b. Outdoor patios.
 - c. Display windows/decorative windows.
 - d. Architectural details (such as decorative tile or brick work) integrated into the building façade.
 - e. Integrated planters or wing walls that incorporate landscape and/or sitting areas
 - f. Articulated cornice line.
 - g. Peaked roof form.
 - h. Accent materials (minimum 15% of exterior facade)
 - i. Other architectural features as approved with the site plan.
2. At least two masonry materials shall be used in addition to glass on any single building. The following masonry materials shall be allowed.
 - a. Brick
 - b. Cast Stone
 - c. Decorative concrete tilt wall
 - d. EIFS and Stucco (limited to no more than 12% total)
 - e. Stone
 - f. Wrought Iron (for decorative overhangs)

EXHIBIT B

3. Color schemes shall reflect a certain quality and expression consistent with the architectural character and design of the structure. Accent colors may be used to identify architectural features or highlight details. The use of primary or garish colors shall not be predominately used on the exterior facade of any structure.
 4. Stand fans, skylights, cooling towers, communication towers, satellite dishes, vents, and any other structures or equipment, whether located on the roof or elsewhere, shall be architecturally compatible or effectively shielded from view from any public or private dedicated street by an architecturally sound method.
 5. Each commercial building, complex of buildings, or separate commercial business enterprises shall have a trash bin on the premises adequate to handle the trash and waste items generated, manufactured, or acquired thereon by such commercial activities. The sorting, handling, moving, storing, removing and disposing of all waste materials must be housed or screened from view.
 6. Building roofs shall be so designed and constructed to prevent water ponding and to shed water in a reasonable amount of time. Built-up roofs and roof-top items which include equipment, piping, flashing, and other items shall be maintained for continuity of the roof appearance.
 7. Roof top equipment, piping, flashing, and other items on the roof shall be screened by a perimeter parapet wall so as not to be visible from roadways.
 8. In all cases, mechanical equipment on roofs and outcroppings should be clad by a like building material or painted with a color scheme similar to the principal structure walls or roof.
- F. Landscape Standards. Landscaping shall be compatible and comply with the standards set forth in the Code of Ordinances, except as provided below.
1. All landscaping shall use a unified design for the entire Tract. Landscaping shall be required on all developments within the Planned Development District and shall be complete prior to the issuance of any certificate of occupancy or final building inspection for the development. An automatic underground irrigation system shall be installed and maintained for all required landscaping and shall be in place and operable at time of planting.
 2. A landscape buffer shall be provided 25 feet in depth adjacent to the right-of-way of FM 544, 25 in depth adjacent to Brand Road and ten (10) feet in depth adjacent to all other roads (includes public streets and private access drives) as measured from the back of curb of the public or private street to the back of curb of any site paving. No parking may be placed within any landscape buffer. Pedestrian easements may be located within a landscape buffer. The width of the sidewalk may be included in the calculation of the buffer depth for 25 foot buffers, but may not be included in the calculation of the buffer depth for ten (10) foot buffers.

EXHIBIT B

3. A landscape buffer shall be provided for an average of 15 25 feet in depth adjacent to the KCS/DART Railroad right-of-way.
 4. Parking Lots:
 - a. A minimum percentage of the parking area shall be landscaped according to the following requirements. Such landscaping shall be distributed within the parking area, occurring within medians, islands, or peninsulas. All such landscape areas shall be protected by concrete curbing or other acceptable devices which prohibit vehicular access to landscaped areas. Bumper overhang shall not be included as part of required landscaping. A permeable area no less than four (4) feet by four (4) feet shall be provided surrounding each tree located in a surface parking area.
 1. A total of five (5) percent of the interior of the entire parking lot regardless of location, shall be landscaped. One large tree or three (3) ornamental trees from the Plant List, shall be provided for each twelve (12) parking spaces, and planted within the five (5) percent area. Trees shall be distributed so that bays of parking spaces shall not exceed eighteen (18) spaces in length.
- G. Screening. Screening shall comply with the standards set forth in the Code of Ordinances, except as provided below.
1. All screening at the rear of the property will be a live screen where required. Plant materials shall conform to the standards of the approved plant list in Section 50 and the current edition of the "American Standard for Nursery Stock" (as amended), published by the American Association of Nurserymen. Bald Cypress trees are excluded from the approved list. The existing railroad berm will also serve as a natural screen between the nonresidential and residential districts.
 2. All truck docks/loading areas for anchor stores with a footprint greater than 100,000 square feet shall be screened from view through the use of 12-foot all masonry walls (which are the same colors and materials as main building). All other screening of the rear of the site shall be living screens (eight foot height and at least 75 percent capacity within four years of planting unless such areas are screened from public views by a building).
 3. Outside seasonal displays shall be permitted with the Planned Development District.
- H. Site Lighting. Lighting shall comply with the standards set forth in the Code of Ordinances, except as provided below.
1. Lighting should be provided for vehicular, pedestrian, signage, architectural and site features.
 2. Site lighting fixtures used along entrance driveways and parking areas shall be uniform and a consistent design within the development. Lighting standards for illuminating these areas shall be no taller than 40 feet high.

EXHIBIT B

However, the height of all light standards shall be subject to review of the lighting plan during the Site Plan review.

3. The pattern of light pooling from each fixture shall be carefully considered to provide smooth, even lighting of driveways and parking, while eliminating light intrusion into adjacent property outside of the planned development district. Parking areas shall have a minimum of 3-foot candles initial and a minimum average of 2-foot candle on a maintained basis. Light sources shall be metal halide, mercury vapor or of similar color. Yellow/orange source lights are prohibited from use. Incandescent source lighting should be considered for pedestrian areas and near buildings.
 4. Pedestrian walkways, courts, gardens and entrance areas shall be illuminated to enhance the pedestrian qualities of the development. Low level fixtures should complement the architectural design and focus on quality landscape lighting that will enhance the development.
 5. General illumination shall commence one half hour before sunset and last until the Building Site is closed for the evening. Parking structures and pedestrian walkways shall be illuminated during all hours of darkness and when poor weather conditions warrant.
- I. Signage and Graphics: Signage shall comply with the standards set forth in the Code of Ordinances, except as provided below.
1. General
 - a. Single Tenant Monument signs - One (1) monument sign shall be allowed on each pad site and shall be limited to a maximum sign area of 50 square feet and a maximum structure area of 80 square feet.
 - b. Multi Tenant Monument signs - One (1) multi tenant monument sign shall be allowed in Block C as shown on the concept plan and shall be limited to a maximum sign area of 100 square feet and a maximum structure area of 200 square feet.
 - c. Pylon signs – Two (2) pylon signs shall be permitted in Block A and one (1) pylon sign shall be permitted in Block B. Each pylon sign shall be limited to a maximum sign area of 350 square feet and a maximum structure area of 600 square feet.
 2. Single Tenant Monument Signs
 - a. Monument signs shall identify individual tenants or uses within a pad site. Monument signs shall be a maximum of seven (7) feet tall.
 - b. All single tenant monument signs shall be double-sided, internally illuminated Plexiglas sign panels contained within a masonry structure. Single tenant monument signage may also be lit by ground mounted flood lighting or internal letter illumination either face lit or reverse channel lit. Light fixtures should be screened from view in front of the sign.

EXHIBIT B

- c. Monument signs shall be located at a setback distance of not less than eight (8) feet from the right-of-way line of any adjacent street and incorporated within the landscaping area or buffer.
 - d. Construction of monument signs shall include a base of material compatible with the material used for buildings.
3. Multi Tenant Monument Sign
- a. The multi tenant monument sign shall identify individual tenants or uses within the Planned Development District. The multi tenant monument sign shall be a maximum of ten (10) feet tall.
 - b. All multi tenant monument signs shall be double-sided, internally illuminated Plexiglas sign panels contained within a masonry structure. Multi tenant monument signage may also be lit by ground mounted flood lighting or internal letter illumination either face lit or reverse channel lit. Light fixtures should be screened from view in front of the sign.
 - c. Monument signs shall be located at a setback distance of not less than eight (8) feet from the right-of-way line of any adjacent street and incorporated within the landscaping area or buffer.
 - d. Construction of monument signs shall include a base of material compatible with the material used for buildings.
4. Pylon Signs
- a. Pylon signs shall be constructed at a height not to exceed twenty-five (35) feet.
 - b. The base of a pylon sign shall be located at a setback distance of not less than eight (8) feet from the right-of-way line of any adjacent street and may be incorporated within the landscaping area or buffer.
 - c. All pylon signs shall be double-sided, internally illuminated Plexiglas sign panels contained within a masonry structure. Pylon signs may also be lit by ground mounted flood lighting or internal letter illumination either face lit or reverse channel lit. Light fixtures should be screened from view in front of the sign.
 - d. Construction of pylon signs shall include a base of material compatible with the material used for buildings.
5. Temporary Marketing Signage
- a. Four (4) quality temporary marketing signs shall be permitted for the proposed development. These signs shall for a term of twelve (12) months from the date of installation.
 - b. The maximum signage area will be 96 square feet. The maximum height shall be 10 8 feet.

EXHIBIT B

- c. All other temporary signage not specifically referred to in the Signage Criteria package or in this section shall comply with the City of Murphy standards.
- d. Temporary signs are not required to be constructed of the material used for buildings.

J. Open Space

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

VII. **Special Regulations:**

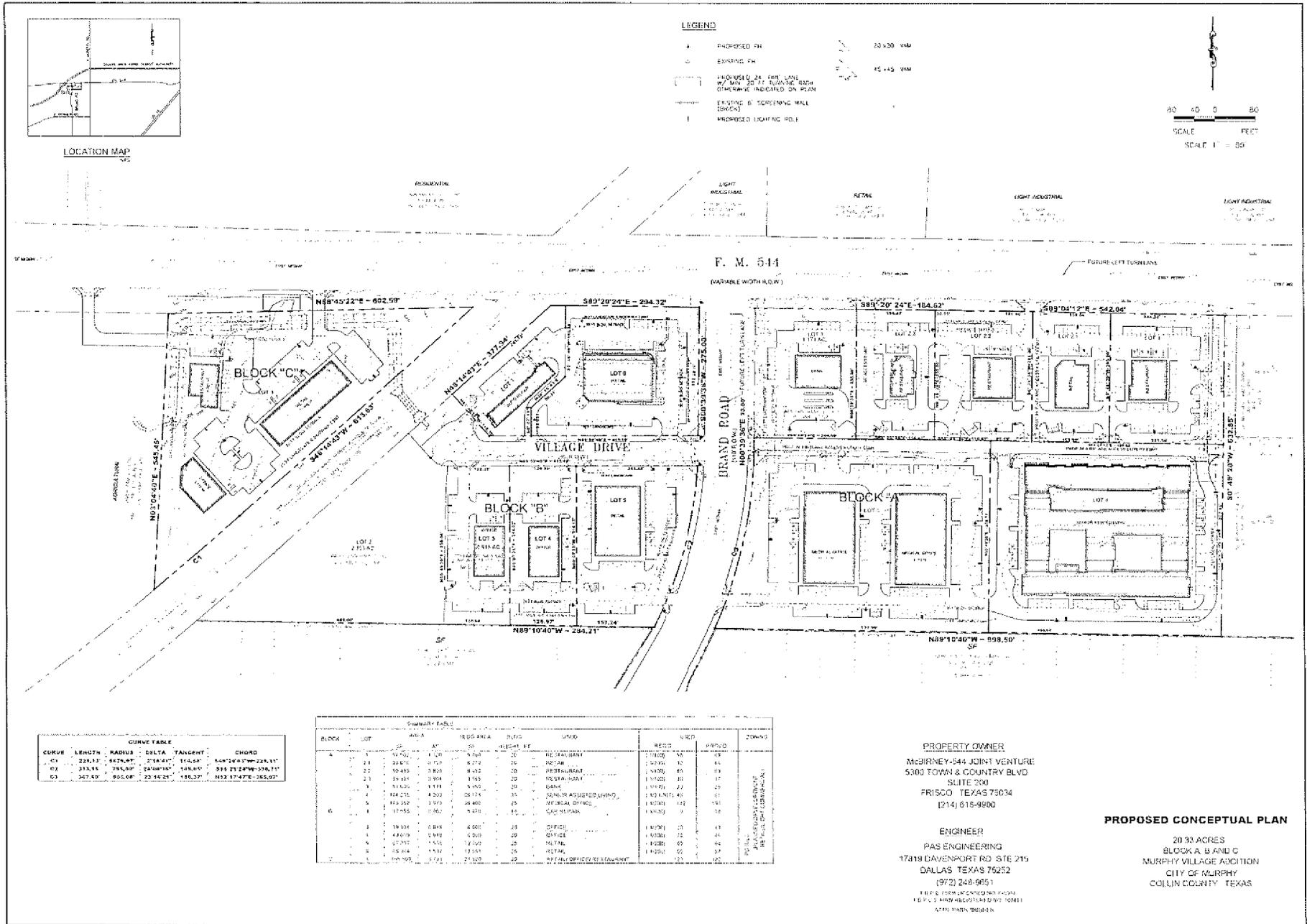
1. Traffic Impact Analysis: A Traffic Impact Analysis (TIA) shall be performed prior to site plan approval for any portion of the subject property.
2. Utility/Power Lines: New utility distribution and service lines for individual business establishments, buildings, signs and for any other site development features shall be placed underground.
3. Pedestrian Streetscape: Pedestrian spaces throughout the Planned Development District shall be treated with amenities that are selected based upon their ability to unify the streetscape and shall be established on the overall

EXHIBIT B

concept plan for each Tract. These features shall include, but are not limited to, benches, trash receptacles, bicycle racks, lighting poles, etc.

4. Cross-Access Requirement: A joint access (i.e. – ingress, egress) easement shall be required to minimize the number of driveway openings along FM 544. The location(s) of access easement(s) shall be shown on the site plan and shall comply with the Texas Department of Transportation (TxDOT) Access Management Standards.
5. Building Placement/Orientation: Buildings shall be placed in a manner that is conducive to a pedestrian-oriented atmosphere, wherever possible. Any building within 200 feet of FM 544 shall either face such right-of-way or shall have a façade facing such right-of-way that is in keeping with the character of the building's main façade.

EXHIBIT B



PROPOSED CONCEPTUAL PLAN
 FOR THE
 MURPHY VILLAGE ADDITION
 BLOCK "A", "B" AND "C"
 JAMES W. MAXWELL SURVEY, ABSTRACT NO. 890
 CITY OF MURPHY, COLLIN COUNTY, TEXAS

McBIRNEY-544 JOINT VENTURE
 5300 TOWN & COUNTRY BLVD
 SUITE 200
 FRISCO, TEXAS 75034
 (214) 619-9500

PAS ENGINEERING
 13600 WINDYBROOK BLVD. SUITE 100
 DALLAS, TEXAS 75244
 (214) 343-1100

DATE: 10/20/14
 DRAWN BY: J. W. BROWN
 CHECKED BY: J. W. BROWN
 PROJECT NO.: 1401-04

SHEET
 CP-1
 OCTOBER 20, 2014

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	229.13	6676.07	21°14'41"	114.58	508.14
C2	333.45	7950.07	29°04'10"	168.50	379.21
C3	367.63	855.08	23°56'21"	193.27	412.37

SUMMARY TABLE

BLOCK	LOT	SP	AREA	SEGS AREA	BLDG	USE	SEGS	USE	PERIOD	ZONING
A	1	1	42,492	4,120	4,767	20	RESTAURANT	1,700	10	RM-1
	2	1	24,676	0,719	6,272	20	RETAIL	2,000	10	RM-1
	3	1	10,483	3,810	8,432	20	RESTAURANT	1,400	10	RM-1
	4	1	20,161	0,804	1,555	20	RESTAURANT	1,500	10	RM-1
	5	1	11,520	0,174	0,190	20	RETAIL	1,000	10	RM-1
B	1	1	144,215	4,202	28,124	35	SENIOR ASSISTED LIVING	1,500	10	RM-1
	2	1	113,102	1,973	38,800	35	MEDICAL OFFICE	1,500	10	RM-1
	3	1	17,455	0,362	0,400	15	OFFICE	1,000	10	RM-1
	4	1	19,104	0,848	4,000	20	OFFICE	1,000	10	RM-1
	5	1	48,019	2,948	4,200	20	OFFICE	1,000	10	RM-1
C	1	1	47,717	1,516	12,000	20	RETAIL	1,000	10	RM-1
	2	1	15,304	1,512	13,161	25	RETAIL	1,000	10	RM-1
	3	1	101,795	1,171	21,100	25	OFFICE/RETAIL	1,000	10	RM-1

PROPERTY OWNER
 McBIRNEY-544 JOINT VENTURE
 5300 TOWN & COUNTRY BLVD
 SUITE 200
 FRISCO, TEXAS 75034
 (214) 619-9500

ENGINEER
 PAS ENGINEERING
 17819 DAVENPORT RD. STE 219
 DALLAS, TEXAS 75252
 (972) 248-9651
 1811 E. IRVING AVE. SUITE 1100
 F.P.S. 2, IRVING, TEXAS 75038
 ATTY. JOHN WEBER

PROPOSED CONCEPTUAL PLAN
 20.33 ACRES
 BLOCK A, B AND C
 MURPHY VILLAGE ADDITION
 CITY OF MURPHY
 COLLIN COUNTY, TEXAS

**City Council Meeting
July 7, 2015**

Issue

Consider and/or act on authorizing the City Manager to enter into contract negotiations with Decision Analyst for the Community Survey Project.

Background/History

During the March 2015 City Council Strategic Planning Session, Council directed Staff to bring an action item forward for consideration to authorize staff to begin the process of hiring a firm/organization to conduct a citizen survey.

On April 7, 2015, the City Council authorized staff to begin the process of hiring a firm/organization and conducting a citizen survey. An interview panel made up of City staff and City Council members interviewed two firms of interest for the Community Survey project.

Considerations

Staff is recommending City Council authorize the City Manager to execute a contract with Decision Analyst for the Community Survey Project.

Some components of Decision Analyst's approach and output and interview panel feedback:

- Any household in Murphy can take the survey as opposed to a cross section of the community
- The company is based in the metroplex and has a strong knowledge of Murphy and its community
- The panel felt their multi prong marketing approach to solicit feedback including digital, print and telephone would have the greatest outreach
- The panel felt their approach will allow the city to canvass the broadest cross section of the city with the intent to get a true sense of what the resident's needs/wants are.

Financial Considerations

Council budgeted \$50,000 to conduct both a citizen survey and Comprehensive Plan update in FY 2014-15. Estimates of actual cost of the survey will be available after Staff/Council meets with consultants and we establish what type of survey, including the report of the survey.

Attachment

Decision Analyst LOI

Action Requested

Consider and/or act on authorizing the City Manager to enter into contract negotiations with Decision Analyst for the Community Survey Project.



April 14, 2015

Ms. Kristen Roberts
 Director of Economic Development
 206 North Murphy Road
 Murphy, TX 75094

Re: Letter of Interest—Murphy Residents’ Satisfaction Survey

Dear Kristen:

My name is Kirk Ritzman, Vice President of Client Service at Decision Analyst. Thank you for reaching out once again to Decision Analyst with regard to the resident survey. This letter will serve to confirm our interest in being your research partner and supplier to conduct the satisfaction survey among the city of Murphy’s residents. Decision Analyst is one of the largest independent marketing research firms in the US and has a clientele consisting of many of the Fortune 500’s firms. We also have extensive experience in conducting satisfaction surveys for clients over the past 35 years that we’ve been in business. The following link will take you to our library containing 134 white papers addressing customer satisfaction: <http://www.decisionanalyst.com/sitesearch.html?q=customer%20satisfaction>.

Our Approach to Surveying Residents

Overall, we would strongly suggest inviting all households (estimated to be around 6,600) to participate in the survey. The main rationale for suggesting this is that it affords the best chance to receive feedback from all demographic segments that comprise Murphy’s diverse population. With that said, we would weight the resulting data set to reflect key demographics such as ethnicity and age (based on head of household) as depicted in the following table (source: Nielsen/Claritas).

Race Distribution			Age		
2013	RTA	Murphy	2013	RTA	Murphy
White	63.96%	55.56%	Under 5 Years	8.44%	9.24%
Black or African American	11.52%	12.29%	5-14 Years	18.12%	20.67%
American Indian/Alaskan	0.57%	0.39%	15-20 Years	8.66%	8.29%
Asian	15.69%	26.77%	21-24 Years	4.12%	3.40%
Native Hawaiian/Islander	0.04%	0.07%	25-34 Years	10.45%	7.65%
Other Race	4.91%	1.54%	35-44 Years	17.78%	20.21%
Two or More Races	3.30%	3.37%	45-54 Years	15.44%	15.61%
Hispanic or Latino (of any race)	14.34%	7.66%	55 Years and Over	16.98%	14.94%
			2013	RTA	Murphy
			Median Age	35.10	35.4
			Average Age	33.60	32.4



April 14, 2015
Ms. Kristen Roberts
Page Two

Procedurally speaking, we suggest leveraging both digital and more traditional methods, e.g., post cards and other “printed” methods. With regard to digital means, we suggest placements on the city’s Facebook and Twitter sites, as well as in its electronic newsletter. We would also suggest posting a notice on the front page of the city’s website. A link would be provided on any of the aforementioned that would take someone directly to the survey.

For those residents who are less or not even connected at all, we would suggest either “stuffing” bills and/or sending a post card alerting residents to the survey. An added benefit to using more traditional methods such as print is that it provides an alternative and perhaps reinforcing means to touch connected residents, thus increasing the likelihood of participation. Signage located in public buildings might also be considered as a means to alert residents to the survey. With specific regard to boosting participation, we highly recommend that consideration be given to offering an incentive such as \$5 off the next water bill.

The notification per se would contain the purpose and details of the survey, as well as a link/web address for the survey site, as well as directions to facilities such as the public library where one could access a computer. We also strongly suggest a paper survey option that could be picked up or dropped off at government offices, e.g., City Hall, or mailed and returned using a postage-provided return envelope.

Timing Considerations

The most significant contributor to a project’s length is data collection and the methods used to survey a particular population. Since we are proposing a hybrid method, i.e., digital and print, we would expect the total length of this project to be approximately 3 months given the lag that is inherent in non-digital data collection methods. This timeframe encompasses questionnaire development, printing, data collection, data entry, tabulation, analysis and reporting. It should be noted that timing could change depending upon many factors and we would provide a firmer timeline once all parameters and specifications are known.

On behalf of Decision Analyst, thank you again for your invitation to weigh in on our approach. Please don’t hesitate to contact me with any questions.

Best regards,

Kirk Ritzman
Vice President

817-640-6166; x185
kritzma@decisionanalyst.com

**City Council Meeting
July 7, 2015**

Issue

Consider and/or act on authorizing the City Manager to enter into contract negotiations with Freese & Nichols Inc. for the Comprehensive Plan Update project.

Background/History

During the March 2015 City Council Strategic Planning Session, Council directed Staff to bring an action item forward for consideration to authorize staff to begin the process of hiring a firm/organization to update the City of Murphy Comprehensive Plan.

On April 7, 2015, the City Council authorized staff to begin the process of hiring a firm/organization and conducting the Comprehensive Plan update. An interview panel made up of City staff and the city's third party engineer interviewed two firms of interest for the Comprehensive Plan Update project.

Considerations

Staff is recommending City Council authorize the City Manager to execute a contract with Freese & Nichols Inc. for the Comprehensive Plan Update project.

Some components of Freese & Nichols Inc. approach and interview panel feedback:

- Freese & Nichols has a successful project history with the City of Murphy
- Murphy is currently well planned and laid out, in part due to the work done on the current Comprehensive Plan approved in 2008
- Although Freese & Nichols Inc is a rather large firm, their team is dedicated to this project and to Murphy and have resources needed within their organization directly
- Their firm is located out of the Dallas office

Financial Considerations

Council budgeted \$50,000 to conduct both a citizen survey **and** Comprehensive Plan update in FY 2014-15. Estimates of actual cost of the update will be available after Staff/Council meets with the consultant and we establish specific details of the update.

Action Requested

Authorize the City Manager to enter into contract negotiations with Freese & Nichols Inc for the Comprehensive Plan Update project.

**City Council Meeting
July 7, 2015**

Issue

Consider and/or act to approve an Ordinance of the City of Murphy, Texas approving the terms and conditions of a boundary adjustment agreement between the City of Murphy, Texas and the City of Plano, Texas; Authorizing the City Manager or his authorized designee, to execute the Agreement on behalf of the City of Murphy; and providing an effective date.

Staff Resource/Department

James Fisher, City Manager

Summary

The City of Murphy began receiving complaints earlier this year regarding the road conditions along Dublin Road. After extensive discussions with the City of Plano and trying to develop a plan for repair, since four governmental entities were involved. Plano approached the City with a new idea. The City of Plano would pay to repair Dublin Road from the Parker city limits south to FM 544. Plano would also move their municipal boundary line to approximately the western edge of Dublin and the Cities of Parker and Murphy would now have jurisdiction over Dublin. Plano will have a maintenance bond for the road repairs and will execute it on behalf of Murphy, if needed. I know that this places the future maintenance responsibility of Dublin Road (that portion within our municipal jurisdiction), but we have that now, it is just cleaner now.

The boundary adjustment also places the intersection of Dublin Road and FM 544 within our jurisdiction. TxDOT is still responsible for the operations and maintenance of the traffic signal.

The boundary adjustment proposed by Plano is a win-win for the City of Murphy. Dublin Road gets repaired with a maintenance bond in place and it clearly defines our western boundary along Dublin Road up to Parker.

The Plano City Council approved this request at it's June 22nd City Council Meeting.

Action Requested

Approve an Ordinance of the City of Murphy, Texas approving the terms and conditions of a boundary adjustment agreement between the City of Murphy, Texas and the City of Plano, Texas; Authorizing the City Manager or his authorized designee, to execute the Agreement on behalf of the City of Murphy; and providing an effective date.

Attachments

- Boundary Ordinance
- City of Plano Agenda Item Map

ORDINANCE NUMBER 15-07-996

AN ORDINANCE OF THE CITY OF MURPHY, TEXAS APPROVING THE TERMS AND CONDITIONS OF A BOUNDARY ADJUSTMENT AGREEMENT BETWEEN THE CITY OF MURPHY, TEXAS AND THE CITY OF PLANO, TEXAS; AUTHORIZING THE CITY MANAGER OR HIS AUTHORIZED DESIGNEE, TO EXECUTE THE AGREEMENT ON BEHALF OF THE CITY OF MURPHY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council has been presented a proposed Boundary Adjustment Agreement between the City of Murphy, Texas and the City of Plano, Texas establishing a mutual boundary along the west right-of-way line of Dublin Road, in the manner described in and attached hereto as Exhibit "A" and incorporated herein by reference (hereinafter called "Agreement"); and

WHEREAS, upon full review and consideration of the Agreement, and all matters attendant and related thereto, the City Council is of the opinion that the terms and conditions thereof should be approved, and that the City Manager, or his authorized designee, shall be authorized to execute it on behalf of the City of Murphy.

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

Section 1. The terms and conditions of the Agreement, having been reviewed by the City Council of the City of Murphy and found to be acceptable and in the best interests of the City of Murphy and its citizens, are hereby in all things approved.

Section 2. The City Manager, or his authorized designee, is hereby authorized to execute the Agreement and all other documents in connection therewith on behalf of the City of Murphy, substantially according to the terms and conditions set forth in the Agreement.

Section 3. This Ordinance shall become effective immediately upon its passage.

DULY PASSED AND APPROVED this the 7th day of July, 2015.

Scott Bradley, Mayor Pro Tem

ATTEST:

Susie Quinn, City Secretary

APPROVED AS TO FORM:

Andy Messer, City Attorney

EXHIBIT A

Proposed Murphy-Plano Boundary

BEGINNING at a point where the south line of the Parker City Limits, extended westerly following the bearing of city limits line, intersects with the west right-of-way line of Dublin Road, said point being approximately 30 feet west of the centerline of Dublin Road;

THENCE, in a southeasterly direction following the meanderings of the west right-of-way line of Dublin Road, parallel to and 30 feet from the centerline of Dublin Road, to the south property line of Lot 1R, Block A, of the Pecan Hollow Golf Course Addition, a distance of 2483.38 feet;

THENCE, continuing in a southeasterly direction along a line parallel to and 30 feet from the centerline of Dublin Road, to the north right-of-way line of 14th Street to a point for a corner, a distance of 306 feet;

THENCE, in a southwesterly direction following the north right-of-way line of 14th Street to a point for a corner, a distance of 27.1 feet;

THENCE, in a southeasterly direction, crossing 14th Street perpendicular to the centerline of 14th Street, to the south right-of-way line of 14th Street, a distance of 171.7 feet.

Adjustment to The Incorporated Area of Murphy

With this modification, the incorporated area of Murphy will include the entire width of right-of-way of Dublin Road, beginning at the Parker City Limits and extending to the current Murphy City Limits on the south side of FM 544, as depicted on the attached exhibit.

Parker

Unincorporated

Murphy

Plano

Pecan Hollow Golf Course

Inset of Intersection



Rowlett Creek

14TH ST

See Inset

FM 544

PARK VISTA RD

Source : City of Plano, GIS Division
Date : May, 2015

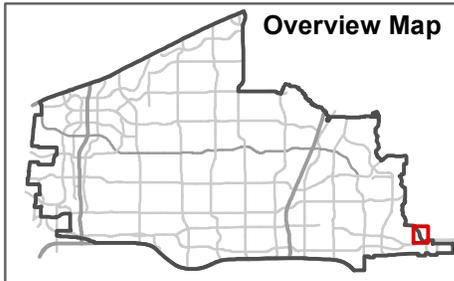


0 100 200 400

Scale in Feet
Original : 1 " = 400 '

Proposed Boundary

Overview Map



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of Plano. Any use or reliance on this map by anyone else is at that party's own risk and without liability to the City of Plano, its officials or employees for any discrepancies, errors, or variances which may exist.

EXHIBIT A Parker - Plano Murphy - Plano Boundary Agreements

M. Scott Survey
Abstract 859