



Eric Barna
Mayor

Scott Bradley
Mayor Pro Tem

Owais Siddiqui
Deputy Mayor Pro Tem

Ben St. Clair
Councilmember

Betty Spraggins
Councilmember

Sarah Fincannon
Councilmember

Rob Thomas
Councilmember

James Fisher
City Manager

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

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 January 6, 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. CONSENT AGENDA

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

- A. Consider approval and/or corrections to the minutes of the November 18, 2014 Regular City Council Meeting.
- B. Consider approval and/or corrections to the minutes of the December 2, 2014 Regular City Council Meeting.
- C. Consider approval and/or corrections to the minutes of the December 9, 2014 Special City Council Meeting ratifying the terms of office for each appointment as stated in the minutes.

6. INDIVIDUAL CONSIDERATION

- A. Consider and/or act on the application of Eric Langford, on behalf of the property owner, Champion Langford Partners, for approval of a site plan, building elevations, landscape plan and construction plat, on Lot 3 - Block C – Murphy Marketplace East Addition on property zoned PD (Planned Development) District No. 12-10-923. This property is located at 313 E FM 544.
- B. Consider and/or act on the application of property owner David Howard requesting approval of a site plan, landscape plan, building elevations and construction plat for an Assured Self Storage at the southwest corner of Murphy Road and Betsy Lane.
- C. Hold a public hearing and consider and/or act on the application of Saritha Yeddula, Charlotte Dye, Kelly Smith/Orange-Birmingham, LLC requesting to amend PD Ordinance No. 12-06-914 including a change in zoning of approximately 6.3 acres from SFR (Single Family Residential) to PD (Planned

Development) District for Retail Uses and amending the Concept Plan, Landscape Plan and Planned Development Conditions. This property is located at SWC FM 544 and McCreary Road.

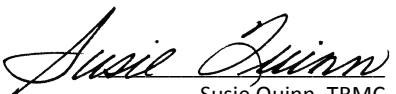
- D. Consider and/or act on a request for a waiver from Section 70-132(a) of the Murphy Code of Ordinances requiring that monuments be set at the corner of each lot and block within the Windy Hill Farms subdivision.
- E. Discuss the opportunity of providing dispatch services via an Inter Local Agreement (ILA) with the City of Parker.
- F. Consider and/or act upon authorizing the purchase of a 2015 Horton Type I ambulance through BuyBoard in an amount of \$213,346.00 as budgeted in FY2015 capital budget.
- G. Discussion and update on the Safe Routes to School funding program and the Collin County Park Grants for Central Park and the Timbers Nature Preserve.

7. CITY MANAGER/STAFF REPORTS

- A. North Murphy Road Construction Update
- B. Chamber of Commerce Annual Banquet on Friday, January 16, 2015
- C. Boards and Commission Training to be held Saturday, February 7, 2015
- D. City Council Planning Session

8. 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 January 2, 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.

COUNCIL MINUTES
NOVEMBER 18, 2014 CITY COUNCIL MEETING

1. CALL TO ORDER

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

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

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 Ben St. Clair
Councilmember Betty Nichols Spraggins
Councilmember Sarah Fincanon
Councilmember Rob Thomas

4. PUBLIC COMMENTS

Ray Shahan, resident, spoke regarding sidewalks along Creekside which were traded for a bike and hike trail in Maxwell Creek Park. He requested Council to investigate any monies that were involved with that trade.

5. PRESENTATION ITEMS

- A. Presentation of financial report as of October 31, 2014.
This item will be presented at the December meeting.

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 November 4, 2014 Regular City Council Meeting minutes.

COUNCIL ACTION (6.A.):

APPROVED

Deputy Mayor Pro Tem Siddiqui moved to accept Item 6.A. as presented on the consent agenda. Councilmember St. Clair seconded the motion. For: Unanimous. The motion carried by a vote of 7 to 0.

7. INDIVIDUAL CONSIDERATION

- A. Discuss Murphy Road Traffic Study.

Staff briefed Council regarding the Murphy Road Traffic Study. The report will be sent to TxDot for their review and comments. Murphy police department also reviewed the study in regard to the number of accidents that have happened along the area of the Traffic Study. Gary Hendricks, City Engineer, explained the purpose of the Traffic Study. New signage, striping, traffic signalization and lane configurations will need to be determined when Murphy Road is completed. Other challenges along FM544 were also discussed. Traffic patterns and volume in relation to the automobile accidents were discussed, too. Different scenarios were discussed. Acceptable wait times are also

important. In one scenario, only striping is necessary. In another, dedicated right turn lanes would be necessary and in a third scenario, two left turning lanes are proposed. Council asked several questions regarding the different scenarios and the right of way ownerships at the different corners. Also discussed were changing some turning lanes, extending other turning lanes and proposing closing some driveways. This will help with stacking but different access areas will need to be created where driveways are closed. In summary, Scenario Two is recommended which involves striping. After completion of Murphy Road, consideration of building the dedicated right turn lane at the corner of North Murphy Road and FM544 (currently the Shell station is located at the corner of discussion) would be good. Changes to various driveway openings and elongating some turn lanes should be considered in the short term. Long term goal would be to purchase right of way areas at corner of North Murphy Road and FM544 (currently Walgreens is located on the corner discussed) for installation of a right turn only. Also later, consideration of a double left turn lane might be discussed.

Council discussed the different accidents that are occurring and the funding necessary to assist in paying for some of the proposals.

COUNCIL ACTION (7.A.):

NO ACTION

B. Consider and/or act upon all matters incident and related to approving an ordinance authorizing the issuance of "City of Murphy, Texas Tax and Waterworks and Sewer System (Limited Pledge) Revenue Certificates of Obligation, Series 2014, in the maximum par amount of \$3,000,000.

Jason Hughes with First Southwest explained to Council that the Certificates had been sold to a Texas based firm at a premium of 105 cents on the dollar instead of 100 cents on the dollar which the project proceeds will equate to \$3,000,000. The timing is good at this time for selling the Certificates. The debt can be refinanced to offer flexibility for the City. The City was affirmed with a Double A credit rating. Closing is scheduled for December 18, 2014. He recommends approval of the ordinance.

COUNCIL ACTION (7.B.):

APPROVED

Mayor Pro Tem Bradley moved to approve an ordinance authorizing the issuance of the City of Murphy, Texas Tax and Waterworks and Sewer System (Limited Pledge) Revenue Certificates of Obligation, Series 2014, in the maximum par amount of \$3,000,000. Councilmember Fincanon seconded the motion. For: Unanimous. The motion carried by a vote of 7 to 0. (Ordinance Number 14-11-990)

C. Consider and/or act upon the Murphy Municipal Development District to authorize the City Manager to execute an Incentive Agreement between the City of Murphy, Murphy Municipal Development District and Calloway's Nursery, Inc.

This item was moved to the end of the meeting and discussed following Executive Session.

Staff explained that the matter has been approved by the Murphy Municipal Development District at their last meeting.

COUNCIL ACTION (7.C.):

APPROVED

Mayor Pro Tem Bradley moved to authorize the City Manager to execute an Incentive Agreement between the City of Murphy, Murphy Municipal Development District and Calloway's Nursery,

**Inc. not to exceed \$70,000. Councilmember Fincanon seconded the motion. For: Unanimous.
The motion carried by a vote of 7 to 0.**

D. Consider and/or act upon the authorization for the City Engineer to solicit bids for the construction of the South Maxwell Creek Parallel Trunk Sewer Line Project.

Staff explained that this item is connected to item 7.B. and the bids will be presented to Council at the January 20, 2015 meeting to be awarded. This item is for authorization to move forward with the process.

COUNCIL ACTION (7.D.):

APPROVED

Mayor Pro Tem Bradley moved to authorize the City Engineer to solicit bids for the construction of the South Maxwell Creek Parallel Trunk Sewer Line Project and bring back to Council in January 2015 for awarding. Councilmember Fincanon seconded the motion. For: Unanimous. The motion carried by a vote of 7 to 0.

E. Consider and/or act upon ratification of Resolution No. 14-R-810 regarding the use of the power of eminent domain to acquire the necessary portions of properties listed in Exhibit "A" specifically for additional Right-of-Way Easement.

Staff explained this item presents

Exhibit A is three pages and is an incorporated document in Resolution No. 14-R-810 and therefore is not an attachment to these minutes.

COUNCIL ACTION (7.E.):

APPROVED

Mayor Pro Tem Bradley moved to ratify Resolution No. 14-R-810. Councilmember Fincanon seconded the motion. For: Unanimous. The motion carried by a vote of 7 to 0.

8. CITY MANAGER/STAFF REPORTS

A. North Murphy Road Construction Update

Southbound lanes should be poured during good weather. The City is the advocate for residents regarding sidewalks and curb concerns. Final designs of Safe School routes will be on the December 2, 2014 agenda.

B. Christmas in the Park – December 4th

Decorations are nearing completion, staff is hoping for warmer weather at the event

C. Boards and Commission Celebration Dinner – December 11th

Stated that Board and Commission applications are still being accepted and that Planning and Zoning Commission has a lot of projects up and coming. The Parks Board is also very busy. He mentioned the correction regarding the guide wire in the middle of the concrete trail. Through the Timbers Nature Reserve Park, the proposed soft trails around the pond may be replaced with concrete trails at no additional cost to the city. Parks Board is also working to update the Parks and Open Space Master Plan. University of Texas at Dallas (UTD) has contacted the City to do a capstone project.

D. Employee Luncheon – December 18th

9. EXECUTIVE SESSION

The City Council convened into close Executive Session at 6:58 pm pursuant to the provisions of Chapter 551, Subchapter D, Texas Government Code, in accordance with the authority contained in:

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

10. RECONVENE INTO REGULAR SESSION

The City Council reconvened into open session at 7:16 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. § 551.087 Deliberation regarding economic development negotiations (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

- B. Take Action on any Executive Session Items.

11. ADJOURNMENT

With no further business, the meeting was adjourned at 7:18 pm.

APPROVED BY:

Eric Barna, Mayor

ATTEST:

Susie Quinn, City Secretary

COUNCIL MINUTES
DECEMBER 2, 2014 CITY COUNCIL MEETING

1. CALL TO ORDER

Mayor Barna called the meeting to order at 6:00 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

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 Ben St. Clair

Councilmember Betty Nichols Spraggins

Councilmember Sarah Fincanon

Councilmember Rob Thomas

4. PUBLIC COMMENTS

Ray Shahan, resident, stated that it is disappointing that the audio is not available for November 4, 2014. He discussed deed restrictions again and the fact that the deed restrictions are not being filed with the County. He wants Ordinance No. 03-10-590 restrictions enforced. He is pleased and appreciative about the steps the city government is taking to correct the Windy Hills Farm subdivision errors. He stated he has been discussing various issues for two years with Council regarding sidewalks, fencing and open record requests.

5. PRESENTATION ITEMS

A. Proclamation in appreciation to Russ Hargrave of Hargrave Custom Foundation Repair.

Fire Chief Mark Lee explained that the generator at the Fire Station was no longer level on the foundation pad which was jeopardizing the generator. Several phone bids were sought and the expense was going to be in the thousands of dollars. Mr. Hargrave was called and said he would do the job and to not worry about the costs. Mr. Hargrave donated his time as well as his crew's time to install piers under the generator and graciously donated the materials for leveling and stabilizing the generator.

B. Presentation of financial report as of October 31, 2014.

Financial Director Linda Truitt presented the October 31, 2014 financial report. The interest rate is .10% which has not changed. The sales tax revenues for October and November are both up in comparison to the prior year at this time. In the General Fund revenues, we are up a little over this time last year. Property taxes will not be reflected until later in the year. Permits are down in comparison to last year. The General Fund expenditures are right at 8% with a couple of departments being higher because of annual payments (i.e. IT maintenance) which are made in October. In the Utility Fund, the revenue is showing 9% which is due in part to the new rates that began October 1, 2014 and because more water was used. The Utility Fund expenditures are up because of two payments to the North Texas Water District which are made in October.

6. INDIVIDUAL CONSIDERATION

- A. Consider and/or act upon approval of an ordinance amending the FY 2013-2014 revenue, expenditure budgets and fund balances for the General Fund, Animal Shelter Fund, Cable Peg Fund, Capital Improvement Fund, Murphy Community Development Corporation (Type B) and the Murphy Municipal Development District (MMDD) 3.

This item is more of a housekeeping type item to make adjustments in the General Fund. Three departments were over in their respective budgets and funds were reallocated from other departments to balance the General Fund. The Animal Shelter Fund was created to allow for donations from citizens and a budget was created. The Cable Peg Funds are used to defray costs relating to streaming technology. The Capital Improvement Fund is completing the security and surveillance project started in 2013. The Murphy Community Development Corporation (Type 4B) and the Murphy Municipal Development District (MMDD) 3 funds which were allocated for promotional use have to remain in that line item and this adjusts for that.

COUNCIL ACTION (6.A.):

APPROVED

Mayor Pro Tem Bradley moved to approve an ordinance amending the FY 2013-2014 revenue, expenditure budgets and fund balances for the General Fund, Animal Shelter Fund, Cable Peg Fund, Capital Improvement Fund, Murphy Community Development Corporation (Type 4B) and the Murphy Municipal Development District (MMDD) 3. Deputy Mayor Pro Tem Siddiqui seconded the motion. For: Unanimous. The motion carried by a vote of 7 to 0. (Ordinance No. 14-12-991)

- B. Hold a public hearing to discuss the application of Tiger Food, Inc. requesting a variance specifically to exterior construction standards (Section 28-131) and consider and/or act on the application of Tiger Food, Inc. requesting approval of a site plan, landscape plan, building elevations and construction plat for a PDQ restaurant at 104 E. FM 544.

Kristen Roberts, Community Development Director, explained that the applicant has submitted a site plan, landscape plan, building elevations and construction plat for the building of a PDQ restaurant at 104 E. FM 544. The facility is a one story 3600 square foot building with a drive through and patio. No rezoning is being requested and the current use allows for the drive through. Demolition of the current building includes removing the gas tanks as well as parking lot pavement as it is an overall site redevelopment and down to the dirt demolition. A variance is also being requested for the thickness of stone to be used on the building. This is the second PDQ to be built in Texas; the first one is in Frisco. Planning and Zoning approved the variance and the applications with a 5 to 1 vote.

The dedicated right turn lane was discussed since the City maintains the right of way.

The applicant, Adam Smith with Foremark which represents PDQ introduced himself. The applicant presented photos of the current tenant at that corner. PDQ plans to enhance the corner. They understand the city's wish to change the roof color which Corporate has done; it went from bright red to a deeper muted red. Because of Murphy's standards, the design has been changed for the better. The pictures depict what the building will look like. The value of the building should be at 1,000,000 dollars. Sales tax should generate around \$30,000 to \$50,000 annually. Thirty-three locations are in the United States. He discussed the variance request. The

stone thickness allows it to be attached to the building, anything thicker requires stacking. The Frisco building is stone with larger stone accents and the same stones that are being presented at the meeting were the ones used. He was asked why PDQ was interested in Murphy. Mr. Smith replied that the corner is a prime location, and the fact that PDQ offers a healthy menu gives people of Murphy and surrounding areas a choice. The patio was discussed as having 4 to 5 tables with umbrellas and seating. Additional landscaping will be added as well as keeping any existing trees.

Mayor Barna opened the public hearing at 6:39 pm. No one spoke at the public hearing; Mayor Barna closed the public hearing at 6:39 pm.

Council expressed concerns regarding the drive-through which is permitted by right. All agreed it is an improvement for the corner.

COUNCIL ACTION (6.B.):

APPROVED

Mayor Pro Tem Bradley moved to approve the site plan, landscape plan, building elevations, and construction plat, with the variance considerations as noted within the agenda item. Councilmember Fincanon seconded the motion. For: Unanimous. The motion carried by a vote of 7 to 0.

- C. Hold a public hearing on the request to amend the Concept Plan for approximately 6.43 acres of property zoned PD (Planned Development) District No. 09-02-785, as amended, located on FM 544 approximately 800' west of Heritage Parkway.

Ms. Roberts stated that this is an amendment to the concept plan but noted that it will not change any proposed development as they would be required to submit all documents to Planning and Zoning and Council prior to building.

A public hearing is needed before approving the amendment because it is a zoning change to the concept plan since they are relocating lot lines and building areas and sizes. Planning and Zoning did approve the change 6-0.

Council discussed the distances behind the property and its nearness to homes in the area. The plan does fall within the current set-back requirements. Side-walks were discussed and are on hold until approved in the master plan for that area.

The applicant, Steve Homeyer of Homeyer Engineering stated that the middle building area may be housed by a dentist and another medical use. But anyone wanting to use that property will have to follow all the requirements and submit the proper documents as stated earlier.

Council asked the applicant to keep in mind that the area is part of the east entry into Murphy and should be aesthetically pleasing as Dr. Carbonell building appears to be with its stone and brick.

Mayor Barna opened the public hearing at 6:53 pm. No one spoke at the public hearing; Mayor Barna closed the public hearing at 6:53 pm.

COUNCIL ACTION (6.C.):

APPROVED

Mayor Pro Tem Bradley moved to approve the request to amend the Concept Plan for approximately 6.43 acres of property zoned PD (planned Development) district No. 09-02-785,

as amended located on FM 544 approximately 800' west of Heritage Parkway. Councilmember Fincanon seconded the motion. For: Unanimous. The motion carried by a vote of 7 to 0.

- D. Consider and/or act upon the City of Murphy sidewalk program.

Bernie Parker, Public Services Director explained the matrix that has been developed to determine which sidewalks should be repaired or replaced depending on numeric scores the various sidewalks receive. The City Engineer also assisted in developing the criteria. Guidance from Council will be sought in February or early March for approval to implement the new sidewalk policy. The listing is to prioritize the sidewalks for repair or replacement. Questions were asked regarding citizen requests concerning their sidewalks once the repair and/or replacement program is in place. Ordinance Number 14-10-990 was approved by Council in October and \$50,000 was allocated to improve sidewalks during fiscal year 2014-2015.

Council requested a website sidewalk explanation as well as a method of submitting requests for their sidewalks to be evaluated.

COUNCIL ACTION (6.D.):

NO ACTION

- E. Discussion on the City's Safe Routes to School Project.

City Manager James Fisher updated Council with regard to the progress on the sidewalks. The bids were opened July 30, 2014; they were submitted to TxDot at the end of September. They were executed in November and the notice to proceed was issued December 15, 2014. The first sidewalks were to be established near Rolling Ridge while school was out for Christmas vacation. The plan is start at the north end of town and work south. There are definite challenges with the construction on Murphy Road and concerns regarding medians were discussed. Concrete colored patterns are used for the crosswalks as this incorporates dye in the concrete and last for more years than painted crosswalks. In pavement lighting and overhead signals will alert drivers that pedestrians are in the crosswalks. The crosswalks are to be completed by June 2015. In addition to the various locations of the crosswalks, City Manager Fisher stated that in the future the City is in hopes that Plano Independent School District will consider moving the driveway at Murphy Middle School so that buses can move about more safely as a signal light could be installed if it is restructured.

COUNCIL ACTION (6.E.):

NO ACTION

- F. Consider and/or act upon the proposed revisions to the Murphy Personnel Policies and Procedures Handbook.

City Manager Fisher explained that the personnel policy is reviewed annually. Each proposed recommendation listed below was discussed with Council for several minutes:

Section 3.03: Meals and Incidental Expenses

In addition to our current per diem reimbursement policy, any per diem reimbursement request for a meal that is already provided complimentary by the destination event/conference shall be subject to proof of receipt and approval by the City Manager.

Section 3.12: Overtime Worked

A clarification was made that the definition of overtime as defined in our handbook (working in excess of forty (40) hours per week) does not include shift assigned fire suppression personnel.

Holiday and vacation time will now count as “hours worked” for purposes of calculating overtime for all non-exempt employees instead of just non-exempt sworn fire and police personnel.

Section 4.06: General Policy – Vacation Leave

City of Murphy employees will no longer have a maximum vacation accrual amount. Instead, a maximum payout amount has been determined for each employee based on their tenure with the City. Any employee who separates employment for any reason (voluntary or involuntary), that has successfully completed his or her initial introductory period of employment, shall receive pay for accumulated vacation time up to the maximum payout amounts. Any remaining leave above and beyond the maximum payout amount shall be forfeited. All employees will be required to take at least one (1) week of vacation per year.

Section 5.05: Longevity

Employees who terminate prior to the month of November each year will receive a prorated longevity payment on their final check that will be calculated based only on the number of months that have passed between September 1 and the date of their separation. The City Manager, on a case by case basis, has discretion to override this policy and pay the full longevity amount for an employee’s entire tenure upon their separation for employees that have been employed five (5) years or longer only.

Section 6.14: Smoking/Tobacco Products

The City would like to propose a tobacco-free hiring policy. This policy would not impact current employees, but would serve as a foundation in moving the City towards becoming a tobacco free employer.

Following Council discussion of each proposed item, not all the recommended changes were accepted by Council.

COUNCIL ACTION (6.F.):

APPROVED

Mayor Pro Tem Bradley moved to approve the proposed revisions of Sections 3.03 Meals and Incident Expenses, 3.12 Overtime Worked, 4.06 General Policy – Vacation Leave, and 5.05 Longevity Pay to the Murphy Personnel Policies and Procedures Handbook to be effective December 27, 2014. Deputy Mayor Pro Tem Siddiqui seconded the motion. For: Unanimous. The motion carried by a vote of 7 to 0.

- G. Consider and/or act upon approval of a resolution approving costs for personnel time to respond to requests for public information, including staff responses and resources allocated in responding to public information requests since June of 2014.

City Attorney Andy Messer explained the public requests for public information are completed timely and efficiently. City Attorney Messer went on to give some statistics of public record requests since June 1, 2014 which include 135 requests of which 32 have been to the City

Secretary and City Attorney. None of the requests have been forwarded to the Attorney General for withholding information as is permitted by law for certain exemptions; every request has received a response. One requestor has used 31 resource hours since October 1, 2014 for various public information requests. The resolution allows the City to charge personnel time when the total 36 hours in a year. The City Secretary and the City Attorney were commended for the work they do with regard to public information requests.

COUNCIL ACTION (6.G.):

APPROVED

Mayor Pro Tem Bradley moved to approve a resolution approving costs for personnel time to respond to requests for public information, including staff responses and resources allocated in responding to public information requests since June of 2014. Deputy Mayor Pro Tem Siddiqui seconded the motion. For: Unanimous. The motion carried by a vote of 7 to 0. (Resolution Number 14-R-811)

- H. Discuss and/or consider implementing community blog(s) and regulations relating thereto for the City of Murphy website.

City Manager Fisher explained that the community blog will allow the City to place ideas on a city created website blog and allow conversations to take place to interact with citizens. Mayor Barna mentioned a program called Mind Mixer which is used by Fort Worth and it also allows for surveys to be conducted as well. Other Council comments were made and questions asked about legalities for this type of social media site. This is the beginning process and more conversations will be forthcoming regarding this in January. City Attorney Messer expressed that the blog will allow all of Council to participate in the blog and not require a posted meeting since a quorum of Councilmembers may be heard and will be interacting. It was asked if city staff monitors the site with regard to hate speech, how subjective they will be in their determination of what is or is not hate speech. It was suggested that the City Attorney rule if the monitor has a question about whether or not it may be hate speech.

COUNCIL ACTION (6.H.):

NO ACTION

- I. Discuss and/or consider creating a Video Streaming Policy for the City of Murphy and authorize the City Manager to execute a contract with Swagit for the provision of video streaming services for City Council meetings.

City Manager Fisher discussed the need to begin the process so that video streaming can begin in 2015. Council mentioned visiting other cities websites that stream their meetings. Policy will be a constant improving document as this is new territory for cities, too. The PEG fees were discussed to assist in purchasing the equipment to begin the project. PEG fees are mandated in what they shall or shall not be used for since they are derived from monthly cable fee charges.

COUNCIL ACTION (6.I.):

APPROVED

Mayor Pro Tem Bradley moved to create a Video Streaming Policy for the City of Murphy and authorize the City Manager to execute a contract with Swagit for the provision of video streaming services for City Council meetings. Deputy Mayor Pro Tem Siddiqui seconded the motion. For: Unanimous. The motion carried by a vote of 7 to 0.

- J. Consider and/or act upon the second meeting in December.

City Manager Fisher stated a second December meeting is necessary. Following Council discussion, a consensus was reached to meet on Tuesday, December 9, 2014 at 7:00 p.m. to complete the appointment process for the Boards and Commissions. The Council will be notified of the meeting location as the Council Chambers will not be available that evening. Maintenance will be taking place to replace some ceiling tiles which requires the seats to be removed to bring in a lift.

COUNCIL ACTION (6.J.):

APPROVED

Mayor Pro Tem Bradley moved to change the regularly scheduled December 16, 2014 Council meeting to be moved to Tuesday, December 9, 2014 at 7:00 p.m. Councilmember Spraggins seconded the motion. For: Unanimous. The motion carried by a vote of 7 to 0.

7. CITY MANAGER/STAFF REPORTS

- A. North Murphy Road Construction Update

City Manager Fisher explained that the concrete is ready for pouring on North Murphy. The current time for the finish of the road is still the end of January, 2015. Concerns about sidewalks, curbs and slopes of entry and exits into the various streets are being discussed with TxDot. The Timber Nature's Preserve is moving forward with 90% of the concrete sidewalks are complete. Eight trees have been relocated. The guideline situation has been resolved. Christmas in the Park will be on Thursday beginning at 5:00 p.m. with the tree lighting at 6:30 pm. Mayor Barna will be officiating at the Tree Lighting Ceremony. The Murphy Fire Department will begin the Santa's tour on Monday, December 8, 2014 at 6:30 pm to end at 8:30 pm. on Monday through Saturday, weather permitting and emergency calls permitting. Chief Lee was asked discuss the promotion of Greg Warner to Assistant Fire Chief. Major maintenance will be occurring in December to the Council Chambers and in the Customer Service area.

8. EXECUTIVE SESSION

The City Council convened into close Executive Session at 7:42 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 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 this chapter in regard to open record requests and retention policy and code enforcement matters.

9. RECONVENE INTO REGULAR SESSION

The City Council reconvened into open session at 8:21 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 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 this chapter in regard to open record requests and retention policy and code enforcement matters.

B. Take Action on any Executive Session Items.

10. ADJOURNMENT

With no further business, the meeting was adjourned at 9:04 pm.

APPROVED BY:

Eric Barna, Mayor

ATTEST:

Susie Quinn, City Secretary

COUNCIL MINUTES
DECEMBER 9, 2014 SPECIAL CITY COUNCIL MEETING

1. CALL TO ORDER

Mayor Eric Barna called the meeting to order at 7:02 p.m.

2. 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 Ben St. Clair
Councilmember Betty Nichols Spraggins
Councilmember Sarah Fincanon

The following Councilmember was absent:

Councilmember Rob Thomas

3. PUBLIC COMMENTS

Gus Delaloye, resident, asked if the Council was familiar with the Go TAPS bus service. He stated that the elderly and disabled should have access to something like TAPS in Murphy as it is provided in other Collin County cities. Council explained that a contract with the Texoma Area Paratransit System, Inc. (TAPS) has been executed for the 2014-2015 budget year and their services should now be available in Murphy. Mr. Delaloye was pleased and stated he and his wife would call to use the service and that they will help spread the word to others who might like to use TAPS.

4. EXECUTIVE SESSION

The City Council convened into close Executive Session at 7:06 pm pursuant to the provisions of Chapter 551, Subchapter D, Texas Government Code, in accordance with the authority contained in:

- A. §551.074 Deliberation regarding the appointment, evaluation, reassignment, duties, discipline or dismissal of the
- a. City of Murphy Planning and Zoning Commissioners;
 - b. Board of Adjustment Board Members;
 - c. Murphy Municipal Development District Members;
 - d. Murphy Community Development Members;
 - e. Ethics Review Commission Members;
 - f. Building and Fire Code Board of Appeals Members; and,

5. RECONVENE INTO REGULAR SESSION

The City Council reconvened into open session at 7:26 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. §551.074 Deliberation regarding the appointment, evaluation, reassignment, duties, discipline or dismissal of the
- a. City of Murphy Planning and Zoning Commissioners;
 - b. Board of Adjustment Board Members;
 - c. Murphy Municipal Development District Members;
 - d. Murphy Community Development Members;
 - e. Ethics Review Commission Members;
 - f. Building and Fire Code Board of Appeals Members; and,

6. INDIVIDUAL CONSIDERATION

- A. Consider and/or act upon the recommendations from the Council Interview Panel regarding appointing board members to the Planning and Zoning Commission, Board of Adjustments, Murphy Municipal Development District, Murphy 4B Community Development District, the Animal Shelter Advisory Committee, the Ethics Review Commission, the Parks and Recreation Board and the Building and Fire Code Board of Appeals.

COUNCIL ACTION (6.A.):

APPROVED

Motion by Deputy Mayor Pro Tem Siddiqui requesting the following board appointments be considered for approval: (those highlighted in yellow were changes announced at the meeting, those highlighted in green did not request reappointment, those not highlighted are completing their respective terms)

PLACE	ANIMAL SHELTER ADVISORY COMMITTEE - BOARD MEMBER NAME	ORIGINAL APPOINTMENT DATE	CURRENT APPOINTMENT DATE	TERM #	CURRENT TERM	APPOINTMENT STATUS
1	Tammy Drake, ACO					City Employee
2	Kim Parker (City Official)	8/6/2013	12/9/2014	2	2015-2016	City Employee
3	Lorraine Chalkley	7/6/2010	12/9/2014	3	2015-2016	Reappointed
4	Buddy Russell, Chair	7/6/2010	12/9/2014	3	2015-2016	Reappointed
5	Maggie Whitt	12/10/2013	1/1/2014	1	2014-2015	Completing term
6	Beverly Mueller	7/6/2010	1/1/2014	2	2014-2015	Completing term
PLACE	BOARD OF ADJUSTMENT - BOARD MEMBER NAME	ORIGINAL APPOINTMENT DATE	CURRENT APPOINTMENT DATE	TERM #	CURRENT TERM	APPOINTMENT STATUS
1	Scott Holden	6/6/2006	1/1/2013	5	2014-2016	Reappointed
2	Christine Johnson	6/20/2005	1/1/2013	5	2014-2016	Reappointed
	Mahendra Parikh	1/31/2012	12/11/2012	1.5		Moved to P & Z as alternate
4	Beverly Gaither	12/11/2012	1/1/2014	2	2014-2015	Completing term
5	Clint Pingleton	12/11/2012	1/1/2014	2	2014-2015	Completing term
6	Lindy Martin	12/11/2012	1/1/2014	2	2014-2015	Completing term
7	Sharon Kindall	1/2/2013	1/1/2014	2	2014-2015	Completing term
8	Kenneth Tatsch, Alternate	1/31/2012	1/1/2014	2	2014-2015	Completing term
9	Ronald Hodges, Alternate	12/10/2013	1/1/2014	1	2014-2015	Completing term
3	Taylor Packwood, Alternate	12/10/2013	1/1/2014	1	2014-2016	Moved to Full Member
10	Karan Chetal, Alternate	12/9/2014	12/9/2014	1	2014-2016	Newly Appointed as alternate
11	Darrell Amsden, Alternate	12/9/2014	12/9/2014	1	2014-2016	Newly Appointed as alternate
PLACE	BUILDING AND FIRE CODE APPEALS BOARD - BOARD MEMBER NAME	ORIGINAL APPOINTMENT DATE	CURRENT APPOINTMENT DATE	TERM #	CURRENT TERM	APPOINTMENT STATUS
1	Christine Johnson	7/2/2007	1/1/2014	4	2014-2015	Completing term
2	Donald Decker	7/6/2010	12/9/2014	3	2014-2016	Reappointed
	Scott Marin	12/11/2012	1/1/2013	1	2013-2014	Not returning
4	Greg Mersch	12/10/2013	1/1/2014	1	2014-2015	Completing term

5	Mahendra Parikh	1/31/2012	1/1/2014	2	2014-2015	Completing term
3	Chris Martin	12/9/2014	12/9/2014	1	2014-2016	Newly Appointed
PLACE	COMMUNITY DEVELOPMENT CORPORATION - BOARD MEMBER NAME	ORIGINAL APPOINTMENT DATE	CURRENT APPOINTMENT DATE	TERM #	CURRENT TERM	APPOINTMENT STATUS
	Robbie Hazelbaker	9/17/2013	9/17/2013	1		Moved to Parks Board
2	Eugene Weinstein	12/10/2013	1/1/2014	1	2014-2015	Completing term
3	Stephen Janiga	12/11/2012	1/1/2014	2	2014-2015	Completing term
4	Jennifer Berthiaume	3/5/2013	1/1/2012	2	2014-2016	Reappointed
5	Marty Brenner	12/11/2012	1/1/2013	2	2014-2016	Reappointed
6	Shawn Balusek	12/11/2012	1/1/2013	2	2014-2016	Reappointed
7	Lequita Davenport	12/10/2013	1/1/2014	1	2014-2015	Completing term
1	Maria Reily	12/9/2014	12/9/2014	1	2014-2016	Newly appointed
PLACE	ETHICS REVIEW COMMISSION - BOARD MEMBER NAME	ORIGINAL APPOINTMENT DATE	CURRENT APPOINTMENT DATE	TERM #	CURRENT TERM	APPOINTMENT STATUS
	Drew Swanfeldt	12/11/2012	1/1/2013	1	2013-2014	Not returning
2	Andrew Chase	12/11/2012	1/1/2013	2	2014-2016	Reappointed (2 years)
3	Thomas McDade	12/11/2012	1/1/2013	2	2014-2016	Reappointed (2 years)
	Donald Reilly	12/10/2013	1/1/2014	1		Moved to P & Z Commission
5	Barbara Harless	1/31/2012	1/1/2014	2	2014-2015	Completing term
1	Jennifer Davis	12/9/2014	12/9/2014	1	2014-2015	Newly appointed (1 year)
4	Chitan Sutaria	12/9/2014	12/9/2014	1	2014-2015	Newly appointed (1 year)
PLACE	MURPHY MUNICIPAL DEVELOPMENT DISTRICT BOARD - BOARD MEMBER NAME	ORIGINAL APPOINTMENT DATE	CURRENT APPOINTMENT DATE	TERM #	CURRENT TERM	APPOINTMENT STATUS
1	John Daugherty	9/17/2013	1/1/2014	1	2014-2015	Completing term
2	Eric Lopez	12/10/2013	1/1/2014	1	2014-2015	Completing term
3	Alain Dermarker	12/11/2012	12/9/2014	2	2014-2016	Reappointed
4	Alex Acuña	12/10/2013	1/1/2014	1	2014-2015	Completing term
5	Jamie Nicholson	12/11/2012	12/9/2014	2	2014-2016	Reappointed
PLACE	PARK & RECREATION BOARD - BOARD MEMBER NAME	ORIGINAL APPOINTMENT DATE	CURRENT APPOINTMENT DATE	TERM #	CURRENT TERM	APPOINTMENT STATUS
	Sherry Pace	12/11/2012	1/1/2013	1	2013-2014	Not returning
2	Julia Baldwin	6/6/2006	12/9/2014	4	2014-2016	Reappointed
	Mark Reed	12/11/2012	1/1/2013	1	2013-2014	Not returning
4	Kelly Abdellatif	12/10/2013	12/9/2014	2	2014-2016	Reappointed
5	Amy Lawrence	1/31/2012	1/1/2014	2	2014-2015	Completing term
6	Katie Westhara	1/31/2012	1/1/2014	2	2014-2015	Completing term
7	Kenneth Oltnann	1/31/2012	1/1/2014	2	2014-2015	Completing term

1	Matt Harrison	12/9/2014	12/9/2014	1	2014-2016	Newly appointed
3	Robbie Hazelbaker	9/17/2013	12/9/2014	1	2014-2016	Appointed (was on 4B)
PLACE	PLANNING & ZONING COMMISSION - BOARD MEMBER NAME	ORIGINAL APPOINTMENT DATE	CURRENT APPOINTMENT DATE	TERM #	CURRENT TERM	APPOINTMENT STATUS
1	Steve Levy	7/6/2009	1/1/2014	3	2014-2015	Completing term
	Eric Hemphill	12/11/2012	1/1/2013	1	2013-2014	Not returning
	Mathew Thekkil	12/11/2012	1/1/2013	1	2013-2014	Not returning
	Ty Holcomb	7/6/2010	1/1/2013	2	2013-2014	Not returning
5	John Johnson	1/31/2012	1/1/2014	2	2014-2015	Completing term
6	Jon King	7/19/2010	1/1/2013	2	2014-2016	Reappointed
7	Camille Hooper	1/31/2012	1/1/2014	2	2014-2015	Completing term
8	Lloyd Jones, Alternate	12/10/2013	12/9/2014	1.5	2014-2016	Moved to full member
9	Greg Mersch, Alternate	12/11/2012	12/9/2014	2	2014-2016	Moved to full member
2	Don Reiley	12/10/2013	12/9/2013	1	2014-2016	Appointed (was on Ethics)
3	Gary Maxon, Alternate	12/9/2014	12/9/2014	1	2014-2015	Newly Appointed (1 year term)
4	Mahendra Parikh, Alternate	1/31/2012	12/9/2014	1	2014-2015	Appointed (was on BOA)(1 year term)

Councilmember St. Clair seconded the motion. For: Unanimous. The motion carried by a vote of 6 to 0.

7. ADJOURNMENT

With no further business, the meeting was adjourned at 7:29 pm.

APPROVED BY:

Eric Barna, Mayor

ATTEST:

Susie Quinn, City Secretary

City Council
January 6, 2015

Issue

Consider and/or act on the application of Eric Langford, on behalf of the property owner, Champion Langford Partners, for approval of a site plan, building elevations, landscape plan and construction plat, on Lot 3 - Block C – Murphy Marketplace East Addition on property zoned PD (Planned Development) District No. 12-10-923. This property is located at the 313 E FM 544.

Summary

The applicant has submitted a site plan, building elevation plans and landscape plans for approval that would allow for development of a two tenant building on this site. Dunkin Donuts and Nothing Bundt Cake are the planned tenants.

On October 7, 2014, Council approved a SUP for a drive thru specifically for Dunkin Donuts on this site.

Considerations

1. After staff review and submittal revisions by the applicant, the proposed site plan has met required standards; including parking and a configuration and circulation pattern would allow a functional drive-thru window.
 - a. Written release from existing easement owners is being sought by the applicant and must be submitted to the City. No construction may take place without this release.
2. After staff review and submittal revisions by the applicant, the proposed landscape plan has met requirement standards.
 - a. Written release from existing easement owners is being sought by the applicant and must be submitted to the City. No landscaping may be installed without this release.
3. The proposed building elevation plans have been through a number of reviews.
 - a. Considering the Planned Development District exterior construction requirements, staff and the applicant worked towards an exterior construction that we feel compliments both the proposed site as well as provides a consistency with the overall development.
4. The construction plat meets requirements.

Board Discussion / Consideration

At the December 29, 2014 Planning & Zoning meeting, the Planning & Zoning Commission approved this item unanimously.

City Council
January 6, 2015

Staff Recommendation

Staff recommends approval of the proposed site plan, building elevations, landscape plans and construction plat as submitted.

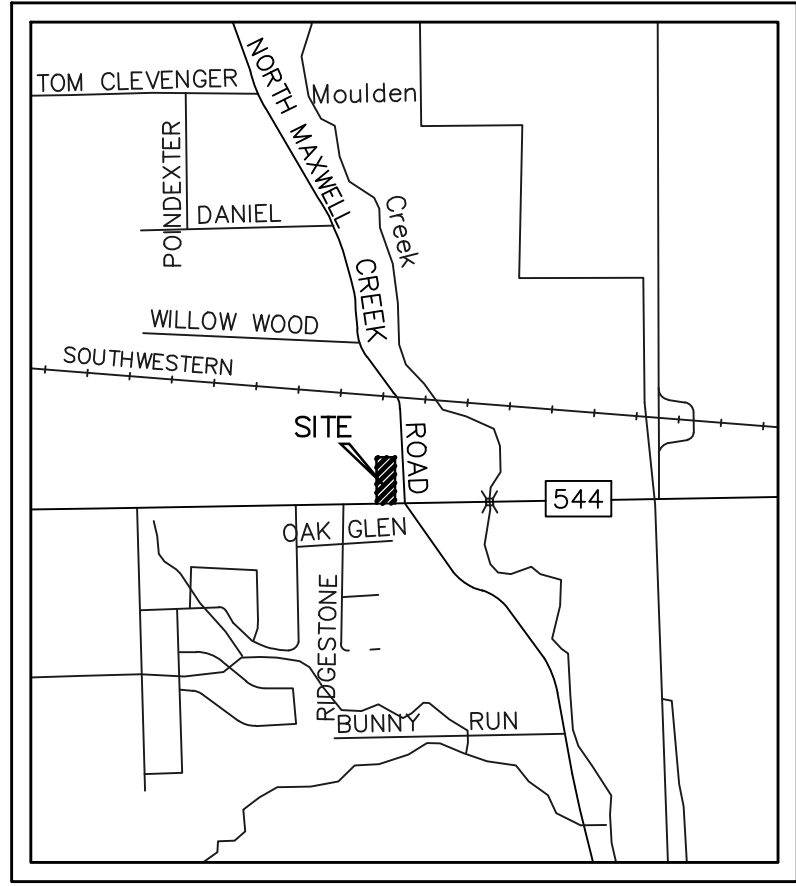
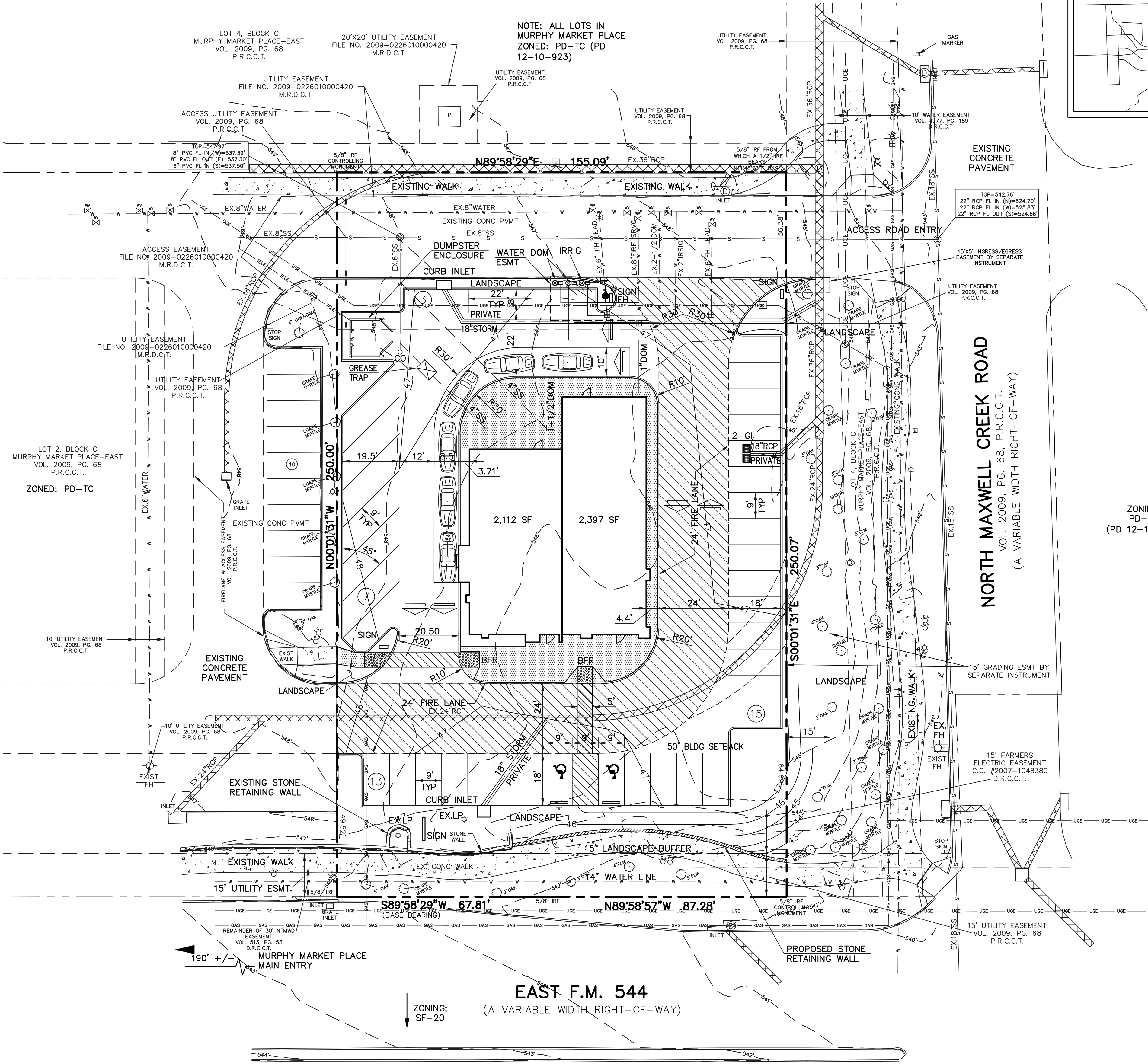
Attachments

Site Plan

Landscape Plan

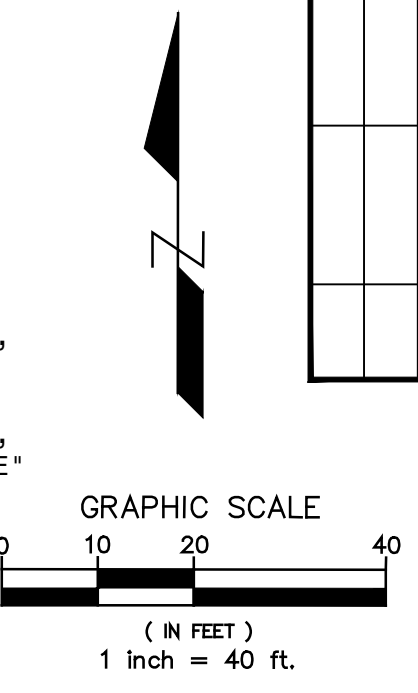
Building Elevation

Construction Plat



BENCHMARK NO. 1
CITY OF PLANO GEODETIC CONTROL STATION S2, GPS POINT NO. 219,
AD83, TEXAS NORTH CENTRAL ZONE (4202) STATE PLANE COORDINATE
SYSTEM, A 3-1/4" DOMED ALUMINUM DISK STAMPED "CITY OF PLANO
SURVEY MARKER, 1999 S2", ELEVATION NAVD 1988 529.52', LOCATED
IN THE CENTERLINE MEDIAN ON THE BRIDGE ALONG 14TH STREET
APPROX. 305' SOUTHWEST OF DUBLIN ROAD.

BENCHMARK NO. 2
CITY OF PLANO GEODETIC CONTROL STATION 849, GPS POINT NO. 849,
AD83, TEXAS NORTH CENTRAL ZONE (4202) STATE PLANE COORDINATE
SYSTEM, A 3-1/4" DOMED ALUMINUM DISK STAMPED "CITY OF PLANO
SURVEY MARKER, 849 2009 BY G&H", ELEVATION NAVD 1988 543.66',
LOCATED IN THE SOUTH DRIVEWAY OF THE "PECAN HOLLOW GOLF COURSE"
MAINTENANCE BUILDING.



SITE SUMMARY TABLE LOT 1	
County	COLLIN
Project Name	LOT 3, BLOCK C, MURPHY MARKET PLACE, PH. 2
Zoning District	PD-TC (PD 12-10-923)
Proposed use	RESTAURANT/RETAIL
Site Area:	0.89 Acres 38,775 S.F.
Building Area	4,514 S.F. (TOTAL)
Building Height:	22'-0" - 1 STORY
Lot Coverage:	4,514/38,775 = 11.6%
Floor Area Ratio:	4,514/38,775 = 1:11.6
Parking Required:	RESTAURANT (2,112 SF)
	1 SPC/100 SF = 22
	RETAIL (2,397 SF)
	1 SPC/200 SF = 12
	TOTAL REQ = 34 SPACES
Parking Provided:	Regular = 36 SPACES
	Handicap = 2 SPACES
	Total = 38 SPACES
Landscape Buffer Area:	2,326 SF
Landscape Private Provided:	4,410 SF
Landscape Percentage:	22.5%
Parking Lot Area:	6,307 SF
Parking Lot Landscape Area Required (5%):	315 SF
Parking Lot Landscape Area Provided:	484 SF
Building Footprint Area:	4,486 SF
Total Pervious Area:	6,224 SF
Total Impervious Area:	32,551 SF

LEGEND	
EXISTING	PROPOSED
---	---
=====	=====
----- 514 -----	----- 48 -----
-W EX.8"WATER W-	----- 1" DOM -----
-B"WW EX.8"SS (S)	----- 6"SS -----
21"RCP	-----
OHU	-----
PROPERTY LINE	-----
PAVEMENT	=====
CONTOUR	----- 48 -----
WATER	----- 1" DOM -----
SEWER	----- 6"SS -----
STORM	-----
ELECTRIC	-----
SIDEWALK	=====
BFR	=====
FIRE LANE	=====

Scale: 1" = 20'

Designed by: BTW

Drawn by: TAC

Checked by: BTW

LANGFORD\dwg\SITE PLAN.dwg

12/22/2014

SHEET

SP1

SITE PLAN

LOT 3, BLOCK C

MURPHY MARKET PLACE PHASE 2

MURPHY, TEXAS

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DEVELOPER:
CHAMPION LANGFORD PARTNERS
5925 TRINITY LIVES
DALLAS, TEXAS 75248
C/O ERIC LANGFORD
TEL: 972-768-2232

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1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

12/22/2014

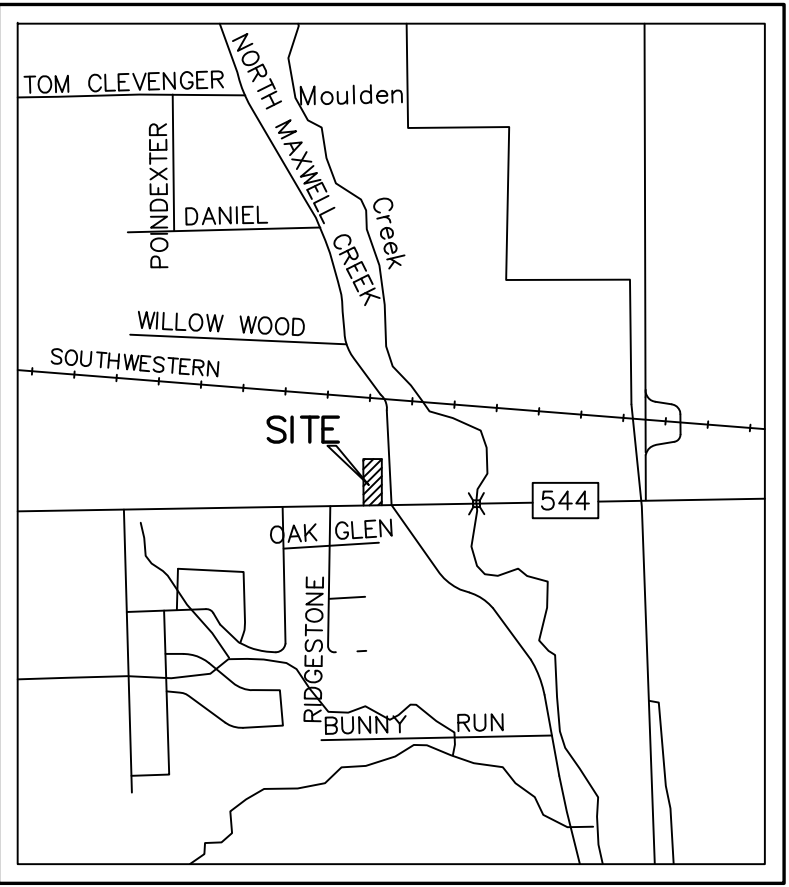
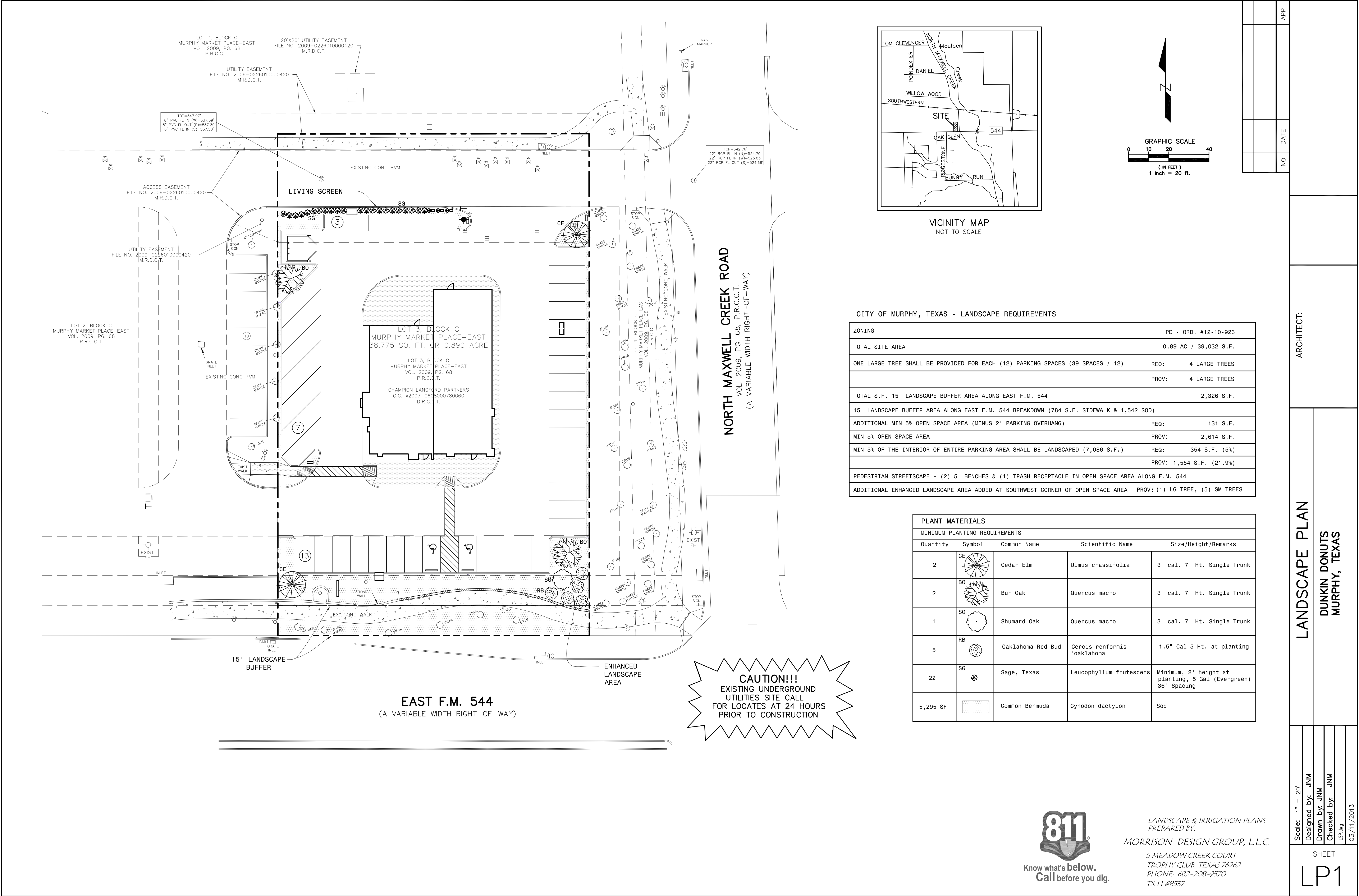
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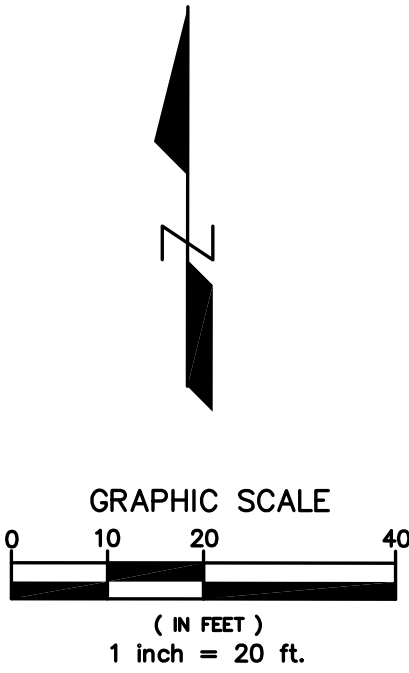
APP.

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VICINITY MAP
NOT TO SCALE



CITY OF MURPHY, TEXAS - LANDSCAPE REQUIREMENTS

ZONING	PD - ORD. #12-10-923
TOTAL SITE AREA	0.89 AC / 39,032 S.F.
ONE LARGE TREE SHALL BE PROVIDED FOR EACH (12) PARKING SPACES (39 SPACES / 12)	REQ: 4 LARGE TREES
	PROV: 4 LARGE TREES
TOTAL S.F. 15' LANDSCAPE BUFFER AREA ALONG EAST F.M. 544	2,326 S.F.
15' LANDSCAPE BUFFER AREA ALONG EAST F.M. 544 BREAKDOWN (784 S.F. SIDEWALK & 1,542 SOD)	
ADDITIONAL MIN 5% OPEN SPACE AREA (MINUS 2' PARKING OVERHANG)	REQ: 131 S.F.
MIN 5% OPEN SPACE AREA	PROV: 2,614 S.F.
MIN 5% OF THE INTERIOR OF ENTIRE PARKING AREA SHALL BE LANDSCAPED (7,086 S.F.)	REQ: 354 S.F. (5%)
	PROV: 1,554 S.F. (21.9%)
PEDESTRIAN STREETSCAPE - (2) 5' BENCHES & (1) TRASH RECEPTACLE IN OPEN SPACE AREA ALONG F.M. 544	
ADDITIONAL ENHANCED LANDSCAPE AREA ADDED AT SOUTHWEST CORNER OF OPEN SPACE AREA	PROV: (1) LG TREE, (5) SM TREES

PLANT MATERIALS				
MINIMUM PLANTING REQUIREMENTS				
Quantity	Symbol	Common Name	Scientific Name	Size/Height/Remarks
2	CE	Cedar Elm	Ulmus crassifolia	3" cal. 7' Ht. Single Trunk
2	BO	Bur Oak	Quercus macro	3" cal. 7' Ht. Single Trunk
1	SO	Shumard Oak	Quercus macro	3" cal. 7' Ht. Single Trunk
5	RB	Oaklahoma Red Bud	Cercis renformis 'oaklahoma'	1.5" Cal 5 Ht. at planting
22	SG	Sage, Texas	Leucophyllum frutescens	Minimum, 2' height at planting, 5 Gal (Evergreen) 36" Spacing
5,295 SF		Common Bermuda	Cynodon dactylon	Sod



LANDSCAPE & IRRIGATION PLANS
PREPARED BY:
MORRISON DESIGN GROUP, L.L.C.
5 MEADOW CREEK COURT
TROPHY CLUB, TEXAS 76262
PHONE: 682-208-9570
TX LI #8537

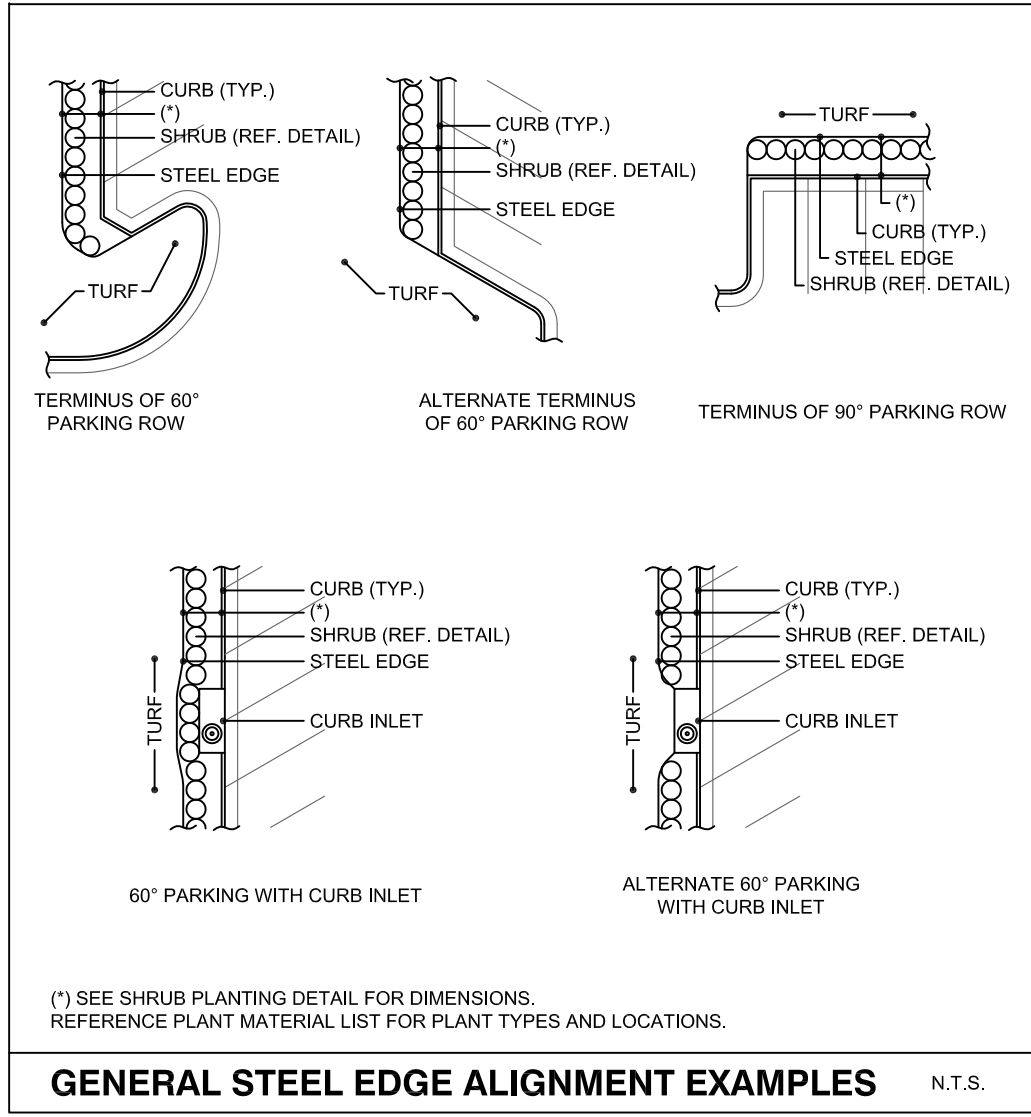
APP.
DATE
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ARCHITECT:

LANDSCAPE PLAN
DUNKIN DONUTS
MURPHY, TEXAS

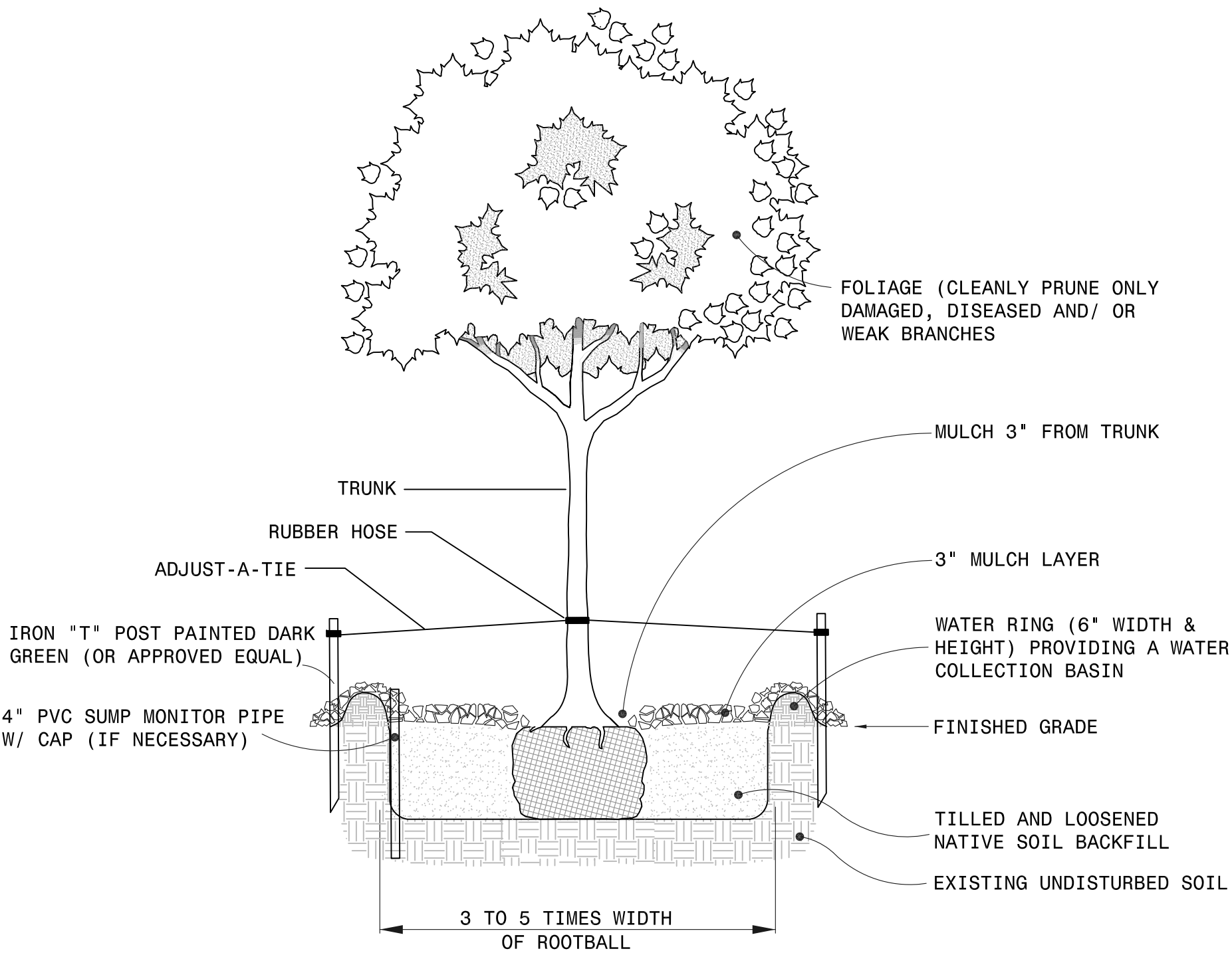
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Drawn by: JNM
Checked by: JNM
LSP:dmg
03/11/2013

SHEET
LP1

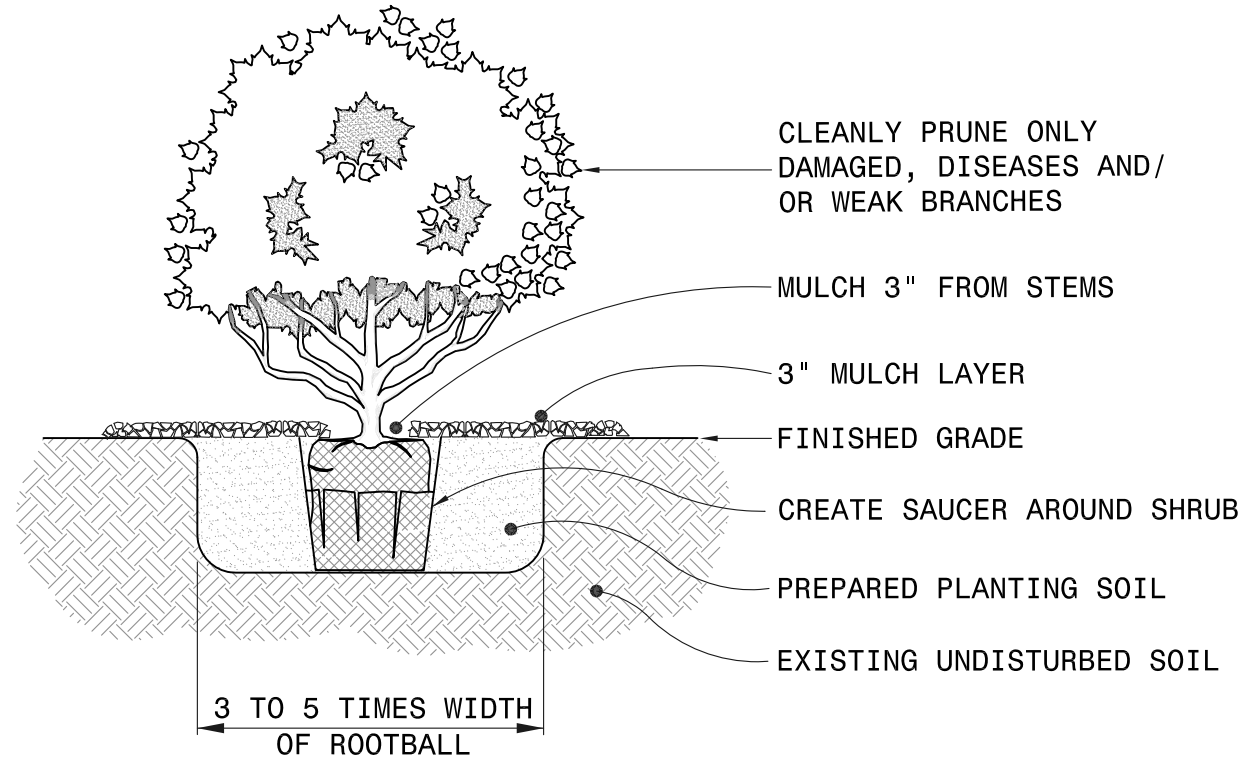
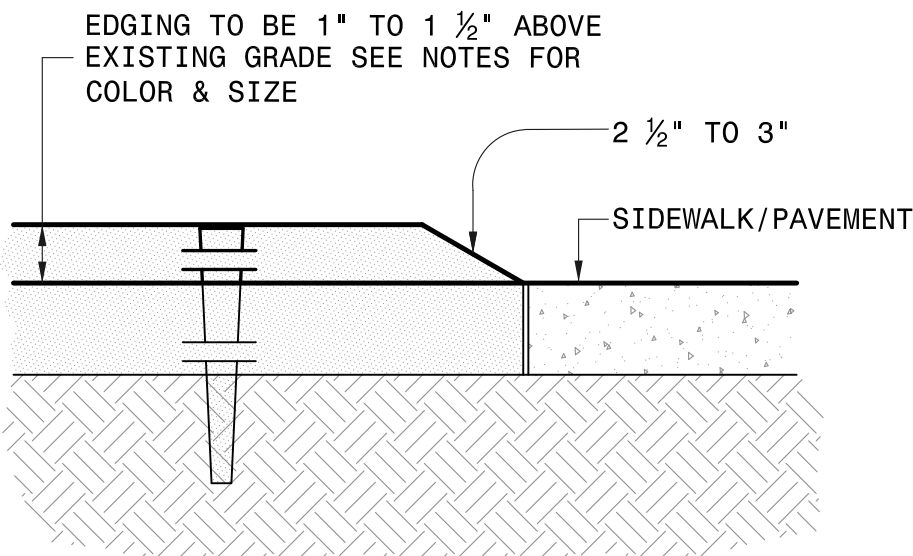
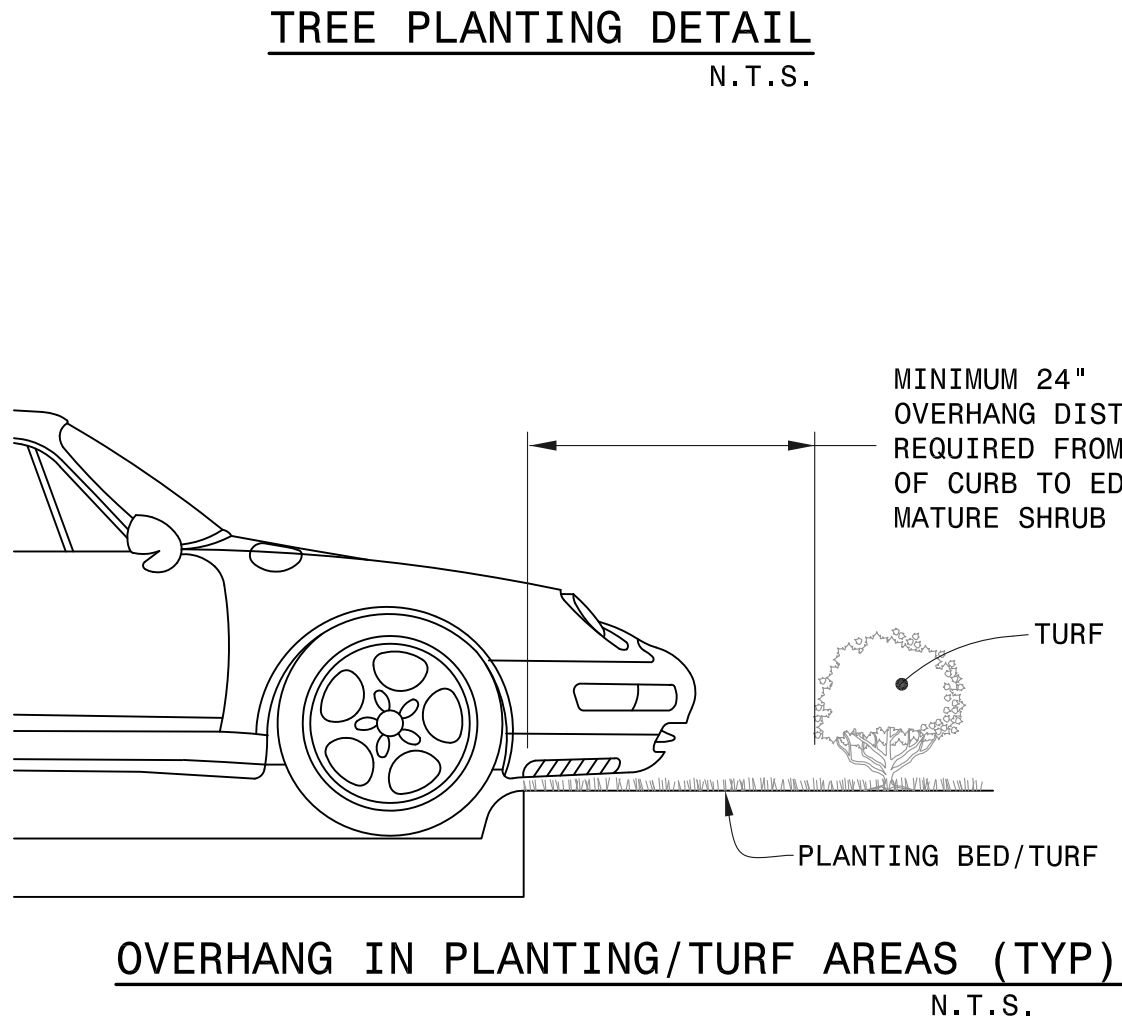


LANDSCAPE NOTES

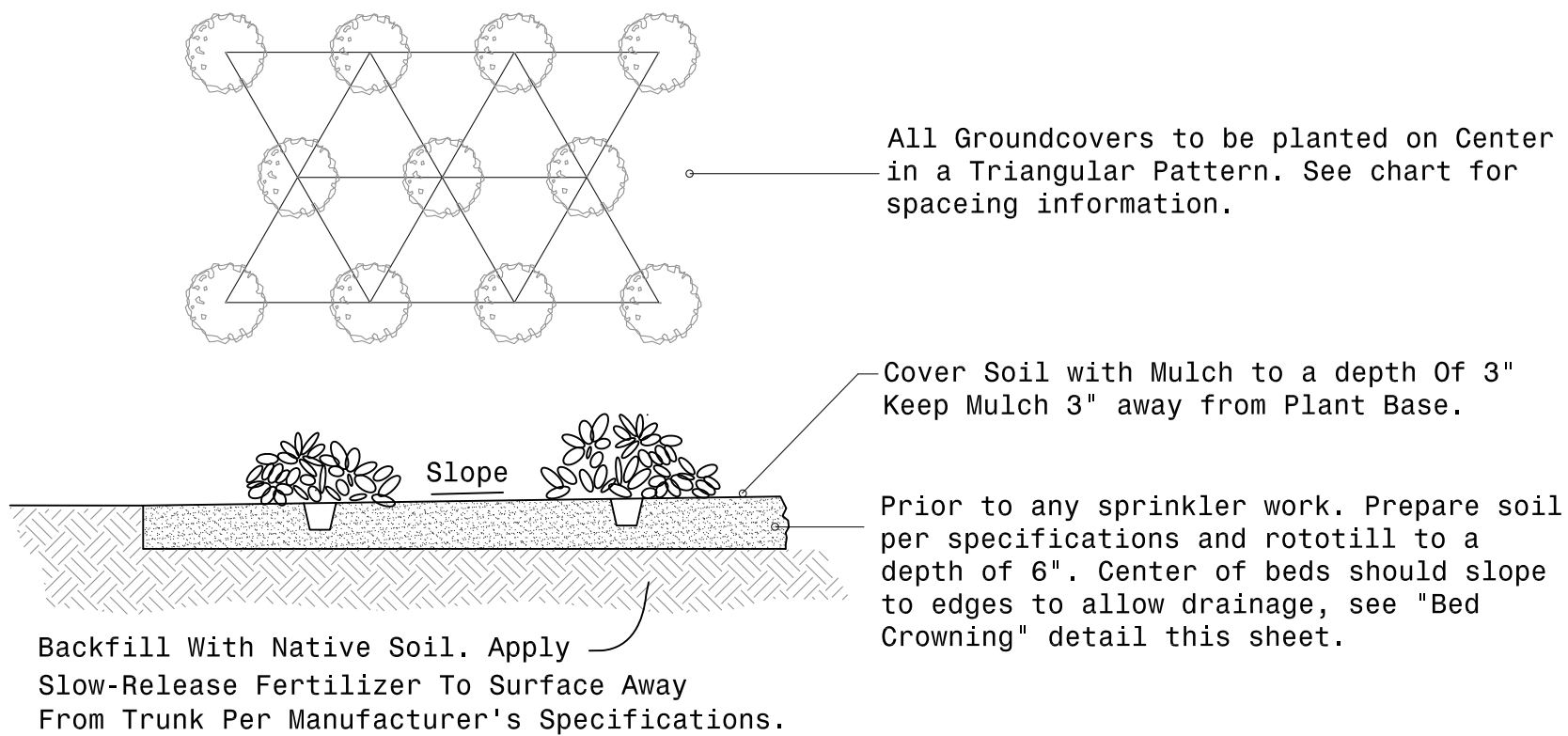
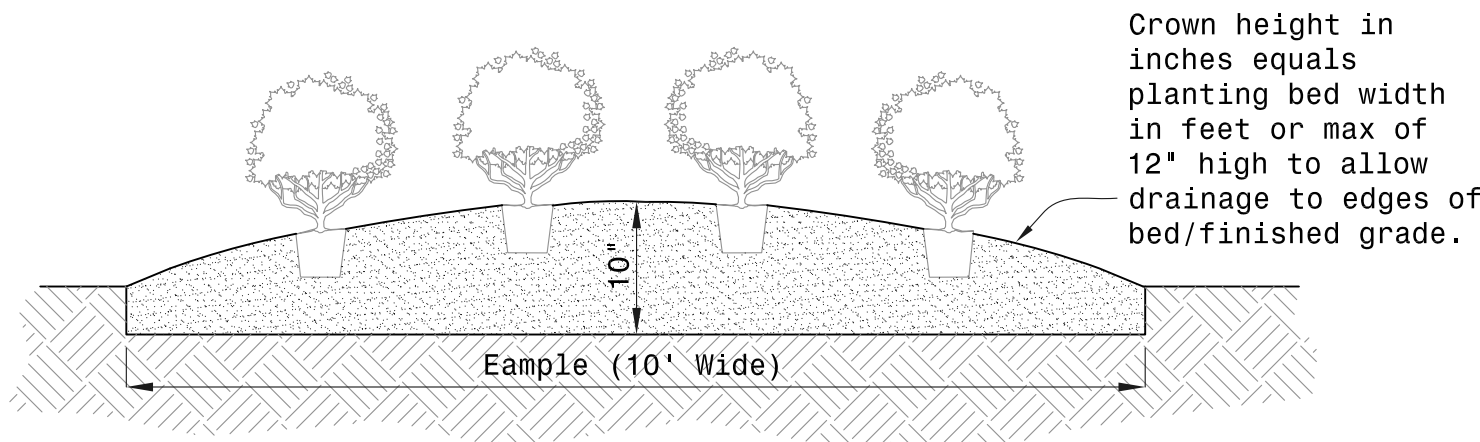
1. QUANTITIES INDICATED ON PLANT LIST SHOULD BE VERIFIED PRIOR TO BIDDING. CONTRACTOR IS RESPONSIBLE FOR BIDDING AND PROVIDING QUANTITY OF PLANTS REQUIRED AT SPACING DESIGNATED FOR BED SIZES AND CONFIGURATIONS SHOWN ON PLANS REGARDLESS OF QUANTITIES DESIGNATED ON PLANT SCHEDULE.
2. CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER OF ANY DISCREPANCIES, AMBIGUITY OR UNLABELED PLANTS ON PLANS PRIOR TO BID SUBMITTAL. IF DISCREPANCIES, AMBIGUITY OR UNLABELED PLANTS ARE NOT CLARIFIED BY LANDSCAPE DESIGNER PRIOR TO BID SUBMITTAL DATE, CONTRACTOR SHALL NOTE SUCH ITEMS ON BID.
3. SOIL AMENDMENTS TO BE "MIXED SOIL WITH COMPOST" AS PRODUCED BY LIVING EARTH TECHNOLOGY, OR APPROVED EQUIVALENT.
4. ALL HOLES FOR TREES AND LARGE SHRUBS SHALL BE TESTED FOR WATER RETENTION PRIOR TO TREE OR SHRUB PLANTING. AFTER HOLE IS EXCAVATED, IT IS TO BE FILLED WITH WATER TO THE TOP OF THE EXCAVATION. IF, AFTER 24 HOURS, THE HOLE STILL HOLDS WATER, THE CONTRACTOR SHALL EXCAVATE AN ADDITIONAL 6" FROM THE BOTTOM OF THE HOLE. THE LANDSCAPE CONTRACTOR SHALL THEN INSTALL 6" OF NATIVE WASHED GRAVEL COVERED ON THE TOP (AND UP TO A MINIMUM OF 12" ON THE SIDES OF THE HOLE) WITH FILTER FABRIC. THE CONTRACTOR SHALL ALSO INSTALL A CAPPED 3" DIAMETER PVC SUMP WHICH WILL EXTEND FROM NEAR THE BOTTOM OF THE ROCK LAYER TO 3" ABOVE THE PROPOSED FINISH GRADE SO THE HOLE CAN BE EXCAVATED THROUGH MECHANICAL MEANS.
5. MULCH TOP DRESSING TO BE A 3" MINIMUM LAYER OF SHREDDED HARDWOOD, SPREAD UNIFORMLY ON ALL SHRUB AND GROUNDCOVER BEDS AND ON ALL TREE SAUCERS.
6. BED EDGING TO BE 1/8"x 4" 'COL-MET' TYPE EDGING, OR APPROVED EQUIVALENT. EDGING TO BE OF GOOD QUALITY STEEL SECURED WITH METAL STAKES.
7. TREE HOLES TO BE EXCAVATED 3 TO 5 TIMES GREATER THAN ROOTBALL DIAMETER, BACKFILL WITH TILLED AND LOOSENED NATIVE SOIL.
8. SHRUB BED SHALL BE EXCAVATED 3 TO 5 TIMES GREATER THAN ROOTBALL DIAMETER AND 6" DEEPER. BACKFILL WITH 1/2 EXISTING NATIVE SOIL AND 1/2 COMPOST (OR APPROVED EQUAL) AS NOTED UNDER NOTE 3 ABOVE, THOROUGHLY BLENDED PRIOR TO BACKFILL.
9. ALL TREES AND SHRUBS SHALL BE PLANTED A MINIMUM OF FIVE FEET CLEAR FROM ANY UTILITIES, EXISTING OR PROPOSED. CALL FOR UTILITY LOCATES AT LEAST 48 HOURS PRIOR TO PLANTING. UTILITY METER AND VALVE COVERS SHALL NOT BE COVERED BY EARTH OR PLANTINGS.
10. ALL PLANTINGS (TREES, SHRUBS, GROUNDCOVER, AND/OR GRASS APPLICABLE) TO BE GUARANTEED AND WARRANTED FOR A PERIOD OF TWO YEARS AFTER FINAL ACCEPTANCE OF THE LANDSCAPE INSTALLATION.
11. LANDSCAPED AREAS WITH IRRIGATION SHALL BE REQUIRED IN ALL DEVELOPMENT AND CONSTRUCTION, THESE AREAS SHALL BE ADEQUATELY MAINTAINED AND PROMPTLY REPLACED IF NECESSARY.
12. ALL IRRIGATION IS TO BE FITTED WITH A FREEZE GAUGE AND A RAIN GAUGE IN ACCORDANCE WITH CITY STANDARDS. SEE SHEET I2 FOR MANUFACTURER AND MODEL.
13. THE RETAILER SHALL BE RESPONSIBLE FOR PROVIDING, PROTECTING AND MAINTAINING ALL LANDSCAPING IN A HEALTHY AND GROWING CONDITION; REPLACING IT IMMEDIATELY WHEN NECESSARY WITH THE SAME TYPE, SIZE, AND QUANTITY. ALL LANDSCAPED AREAS SHALL BE MAINTAINED TO PROVIDE CLEAN ATTRACTIVE GROUNDS.



- NOTES:
1. REMOVE ALL BURLAP AND/OR WIRE FROM THE TOP OF THE ROOT BALL.
 2. TOP OF ROOTBALL TO BE SET LEVEL WITH SURROUNDING FINISH GRADE.



- NOTES
1. ROTO-TILL 4" COMPOST INTO BED AREAS AND BLEND PRIOR TO BACKFILL.
 2. INSTALL PLANT.
 3. TOP DRESS A MINIMUM 3" LAYER SHREDDED HARDWOOD MULCH, SPREAD UNIFORMLY.
 4. WATER THOROUGHLY AFTER INSTALLATION.
 5. FINISH GRADE AROUND PLANT TO BE THE SAME AS ORIGINAL GRADE OF PLANT IN POT.



LANDSCAPE & IRRIGATION PLANS
PREPARED BY:
MORRISON DESIGN GROUP, L.L.C.
5 MEADOW CREEK COURT
TROPHY CLUB, TEXAS 76262
PHONE: 682-208-9570
TX LI #8537

LP2		SHEET		03/11/2013	
LSP:dlg		Checked by: JNM		DUNKIN DONUTS MURPHY, TEXAS	
Drawn by: JNM		Designed by: JNM		LANDSCAPE DETAILS	
				ARCHITECT:	

ARCHITECT'S
TITLE BLOCK
AND SEAL

		DATE	12/23/14
		SCALE	AS NOTED
		DRAWN	DEA
		CKD	
NO	DESCRIPTION	DATE	
	REVISIONS		

FM 544 & N. MAXWELL CREEK RD.
MURPHY, TEXAS

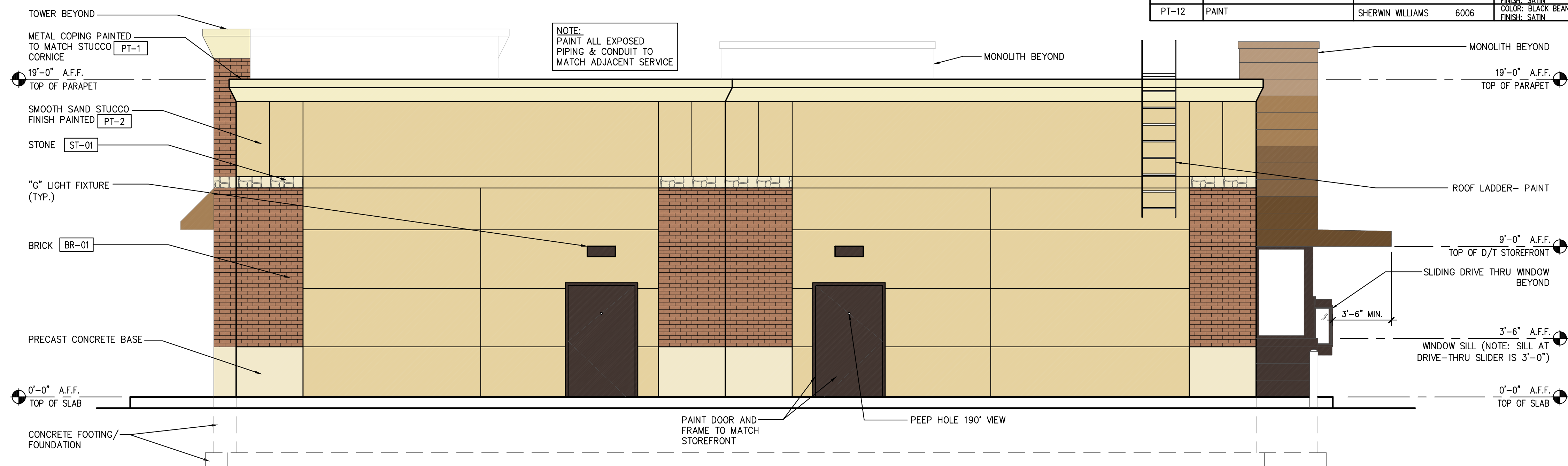
EXTERIOR ELEVATIONS AND FINISH SCHEDULE

PC NUMBER

A-6

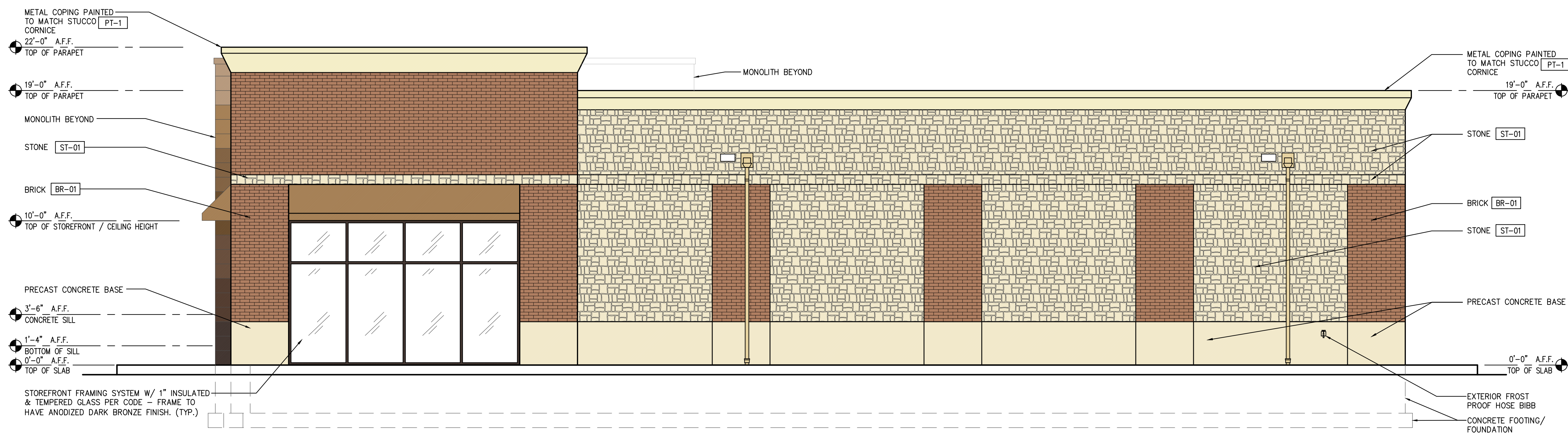
THESE PLANS ARE CONFIDENTIAL PROPERTY OF DUNKIN', BRANDS INC. UNDER RESTRICTED ACCESS.

EXTERIOR FINISH MATERIAL SCHEDULE					
CODE	MATERIAL	MANUFACTURER	PRODUCT NO.	DESCRIPTION	REMARKS
AW-1	DD FRESH BREW AWNING	ARLON	FB BROWN PRINT AWNING	32" H AWNING MATERIAL	PRE-PRINTED FRESH BREW MESSAGED AWNING MATERIAL - STANDARD APPLICATION
BC-1	ORANGE BOLLARD COVERS	IDEAL SHIELD	BC1-CC-4-52-S	4" W X 52" H ORANGE SLEEVE	
BR-01	BRICK	ENDICOTT	MEDIUM IRONSPOT #77	SIZE: MODULAR; TEXTURE: VELOUR	MINIMUM THICKNESS 3-5/8"
ST-01	STONE			LIMESTONE - WHITE	MINIMUM THICKNESS 3-5/8"
MT-01	METAL POWDERCOAT	TIGER DRYLAC	*043/24340	COLOR: RAL 2008	GL/SM FINISH
PT-01	STUCCO	PAREX STUCCO	COLOR: OYSTER TITOL; FINISH: 533 SAND SMOOTH		
PT-02	STUCCO	PAREX STUCCO	COLOR: ALMOND 10407; FINISH: 533 SAND SMOOTH		
PT-05	NOT USED				
PT-06	PAINT	SHERWIN WILLIAMS 7724	COLOR: CAROE; FINISH: SATIN		SATIN
PT-07	PAINT	SHERWIN WILLIAMS 6117	COLOR: SMOKEY TOPAZ; FINISH: SATIN		SATIN
PT-08	PAINT	SHERWIN WILLIAMS 6096	COLOR: JUTE BROWN; FINISH: SATIN		SATIN
PT-09	PAINT	SHERWIN WILLIAMS 6097	COLOR: STURDY BROWN; FINISH: SATIN		SATIN
PT-10	PAINT	SHERWIN WILLIAMS 6090	COLOR: JAVA; FINISH: SATIN		SATIN
PT-11	PAINT	SHERWIN WILLIAMS 6069	COLOR: FRENCH ROAST; FINISH: SATIN		SATIN
PT-12	PAINT	SHERWIN WILLIAMS 6006	COLOR: BLACK BEAN; FINISH: SATIN		SATIN



1	REAR ELEVATION
---	----------------

1/4"=1'-0"	NOTE: DWG. IS NOT TO SCALE IF SHEET PLOTTED ON 11" x 17"
------------	--



2	RIGHT SIDE ELEVATION
---	----------------------

1/4"=1'-0"	NOTE: DWG. IS NOT TO SCALE IF SHEET PLOTTED ON 11" x 17"
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ARCHITECT'S
TITLE BLOCK
AND SEAL

[illegible]

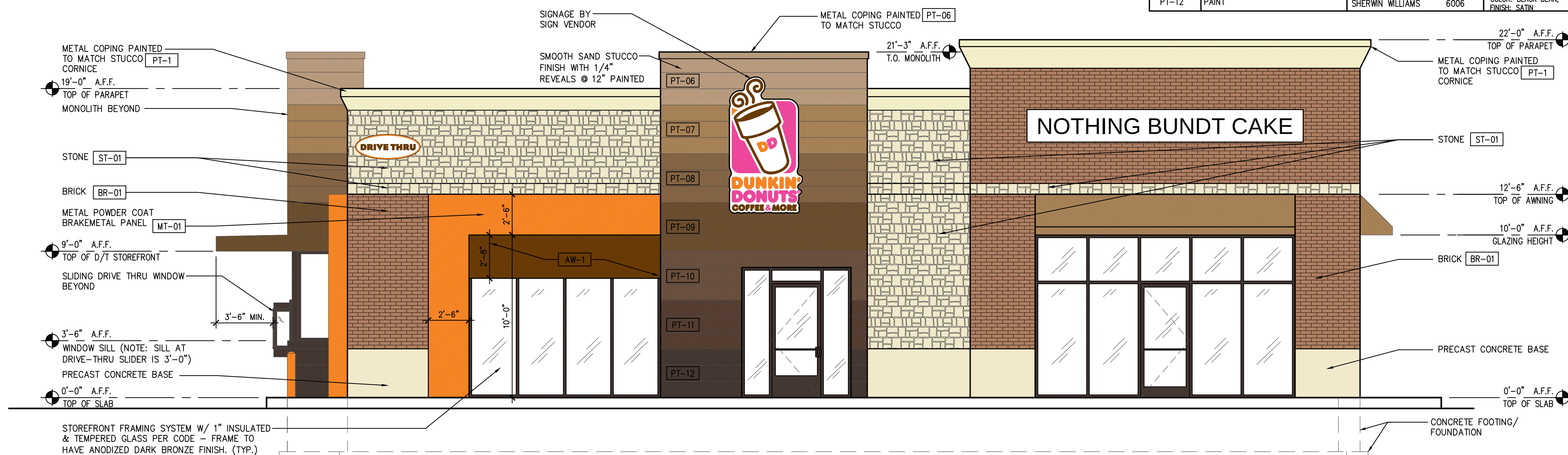
FM 544 & N. MAXWELL CREEK RD.
MURPHY, TEXAS

MONITOR, LEAKAGE
EXTERIOR ELEVATIONS AND
FINISH SCHEDULE

PC NUMBER

A-5

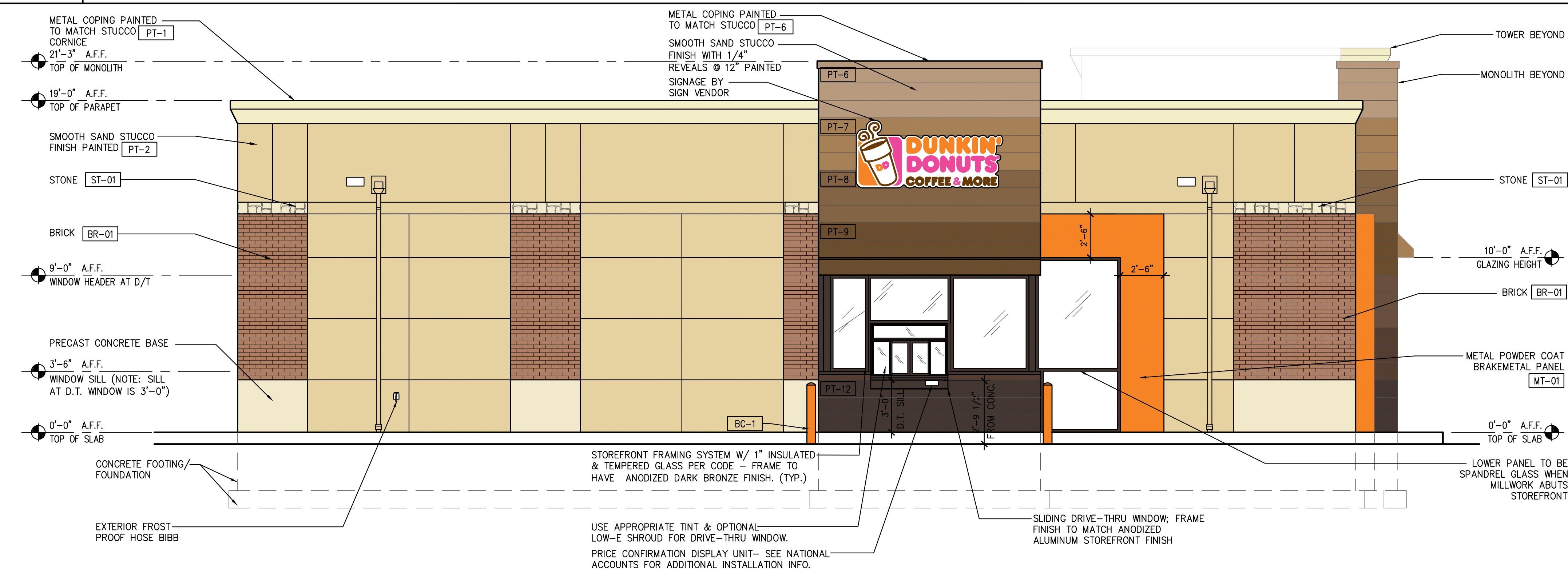
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EXTERIOR FINISH MATERIAL SCHEDULE									
CODE	MATERIAL	MANUFACTURER		PRODUCT NO.		DESCRIPTION		REMARKS	
AW-1	DD FRESH BREW AWNING	ARLON		FB BROWN PRINT AWNING		32"H AWNING MATERIAL		PRE-PRINTED FRESH BREW MESSAGE AWNING MATERIAL- STANDARD APPLICATION	
BC-1	ORANGE BOLLARD COVERS	IDEAL SHIELD		BC1-CC-4-52-S		4"W X 52"H ORANGE SLEEVE			
BR-01	BRICK	EDENCOIT		MEDIUM IRONSPOT #77		SIZE: MODULAR TEXTURE: VELOUR		MINIMUM THICKNESS 3-5/8"	
ST-01	STONE					LIMESTONE - WHITE		MINIMUM THICKNESS 3-5/8"	
MT-01	METAL POWDERCOAT	TIGER DRYLAC		*043/24340		COLOR: RAL 2008		GL/SM FINISH	
PT-01	STUCCO	PAREX STUCCO		COLOR: 07STER T010L; FINISH: 533 SAND SMOOTH					
PT-02	STUCCO	PAREX STUCCO		COLOR: ALMOND 1040/L; FINISH: 533 SAND SMOOTH					
PT-05	NOT USED								
PT-06	PAINT	SHERWIN WILLIAMS 7724		COLOR: CARNE; FINISH: SATIN				SATIN	
PT-07	PAINT	SHERWIN WILLIAMS 6117		COLOR: SMOKEY TOPAZ; FINISH: SATIN				SATIN	
PT-08	PAINT	SHERWIN WILLIAMS 6096		COLOR: LYE BROWN; FINISH: SATIN				SATIN	
PT-09	PAINT	SHERWIN WILLIAMS 6097		COLOR: STURDY BROWN; FINISH: SATIN				SATIN	
PT-10	PAINT	SHERWIN WILLIAMS 6090		COLOR: JAVA; FINISH: SATIN				SATIN	
PT-11	PAINT	SHERWIN WILLIAMS 6069		COLOR: FRENCH ROAST; FINISH: SATIN				SATIN	
PT-12	PAINT	SHERWIN WILLIAMS 6006		COLOR: BLACK BEAN; FINISH: SATIN				SATIN	



1	FRONT ELEVATION
---	-----------------

$$1/4'' = 1' - 0''$$

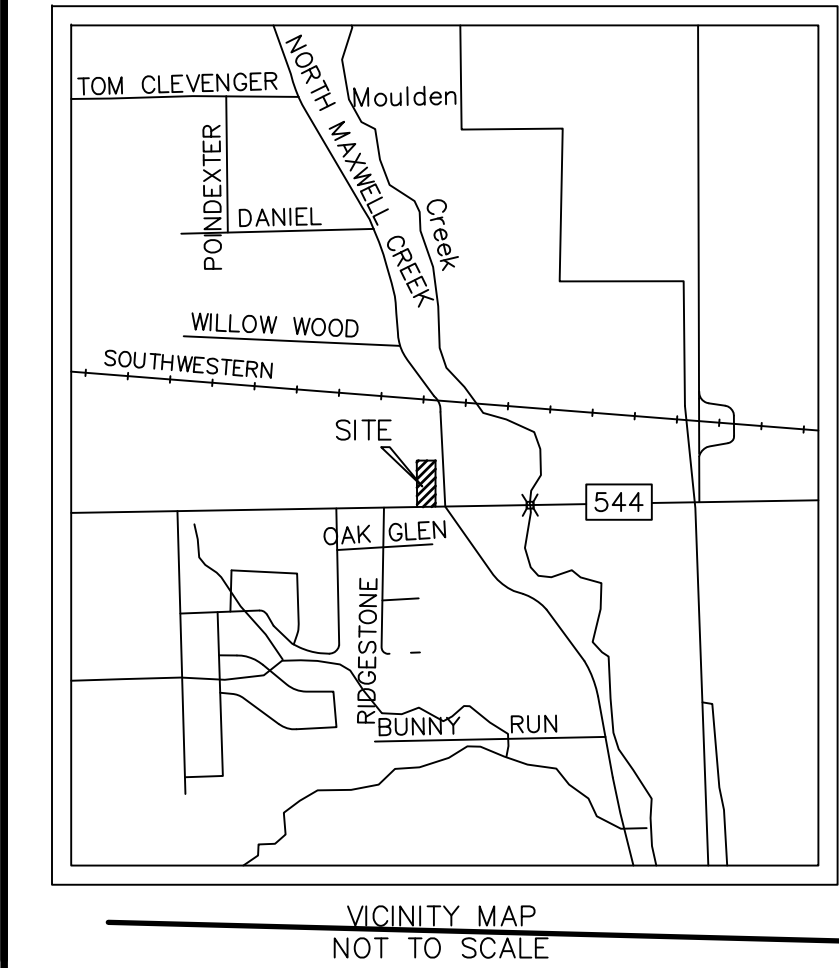
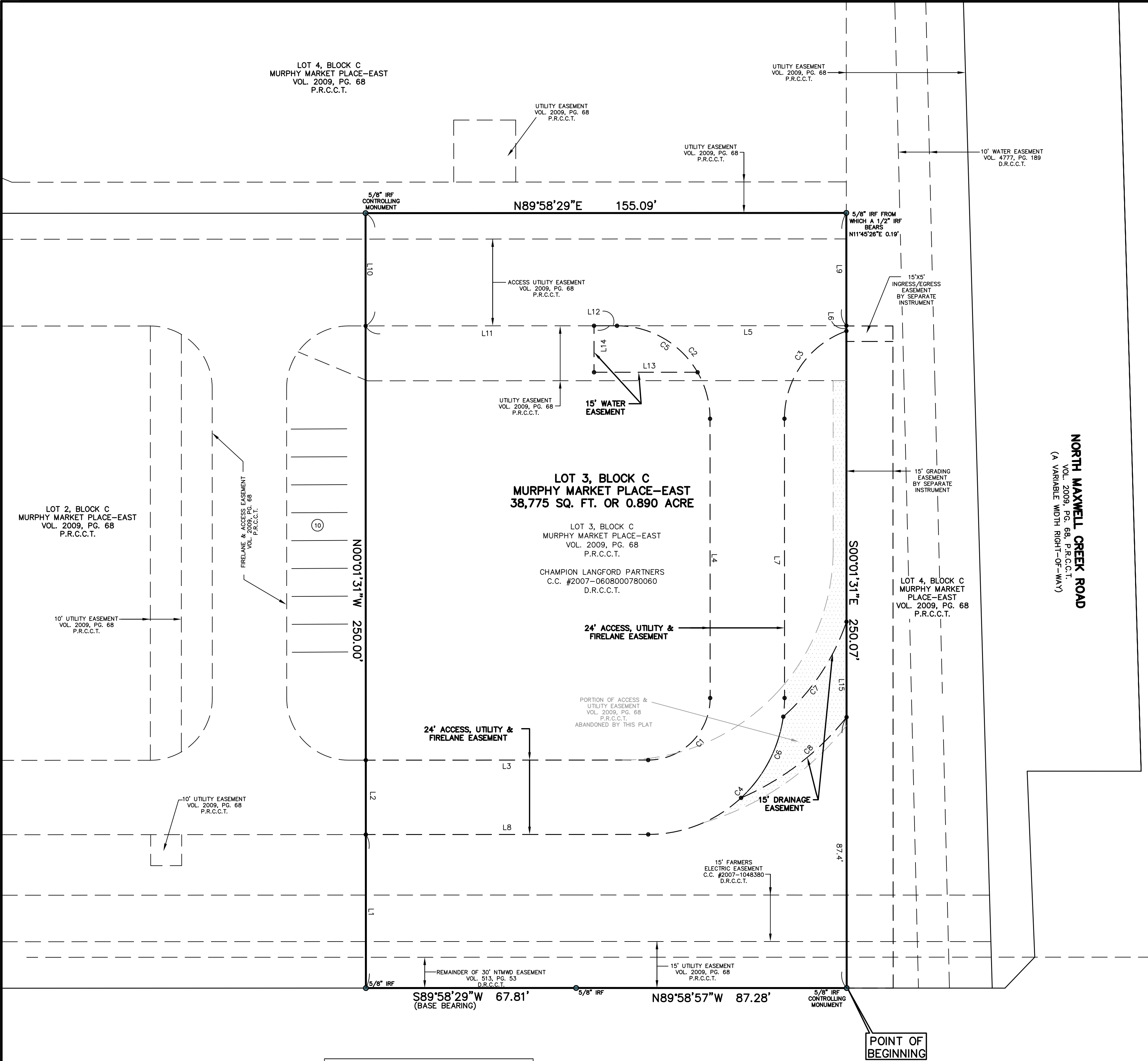
NOTE: DWG. IS NOT TO SCALE IF SHEET PLOTTED ON 11" x 17"



2	LEFT SIDE ELEVATION
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$$1/4'' = 1' - 0''$$

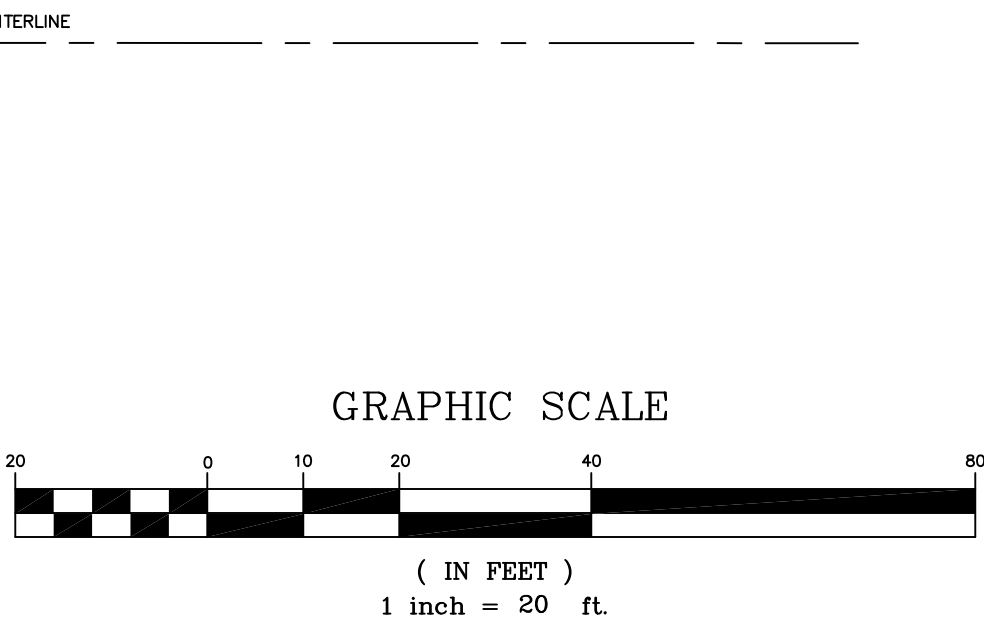
NOTE: DWG. IS NOT TO SCALE IF SHEET PLOTTED ON 11" x 17"



LINE TABLE				
LINE	LENGTH	BEARING		
L1	49.52'	N00°01'31\"W		
L2	24.00'	N00°01'31\"W		
L3	91.09'	N89°58'29\"E		
L4	90.10'	N00°01'31\"W		
L5	74.00'	N89°58'29\"E		
L6	1.72'	S00°01'31\"E		
L7	90.10'	S00°01'31\"E		
L8	91.09'	S89°58'29\"W		
L9	36.38'	S00°01'31\"E		
L10	36.38'	S00°01'31\"E		
L11	78.68'	N89°58'16\"E		
L12	7.41'	S89°54'38\"E		
L13	33.41'	WEST		
L14	15.00'	NORTH		
L15	30.78'	S00°01'31\"E		

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CB	CD
C1	31.42'	20.00'	90°00'00\"	N44°58'29\"E	28.28'
C2	47.12'	30.00'	90°00'00\"	N45°01'31\"W	42.43'
C3	36.93'	30.00'	70°31'44\"	S35°14'21\"W	34.64'
C4	69.12'	44.00'	90°00'00\"	S44°58'29\"W	62.23'
C5	31.43'	30.00'	90°00'00\"	S60°01'10\"E	30.01'
C6	30.11'	44.00'	39°12'28\"	N27°27'33\"E	29.53'
C7	37.20'	72.50'	29°24'06\"	N33°40'22\"E	36.80'
C8	43.29'	87.50'	28°20'55\"	N52°34'20\"E	42.85'

EAST F.M. 544
(A VARIABLE WIDTH RIGHT-OF-WAY)



STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS Champion Langford Partners are the sole owners of a 0.890 acre tract situated in the James W. Maxwell Survey, Abstract No. 582, City of Murphy, Collin County, Texas, and being all of Lot 3, Block C, Murphy Marketplace-East Addition, an Addition to the City of Murphy, Collin County, Texas, and being a portion of that certain tract of land conveyed in deed to Champion Langford Partners, as recorded under C.C. #2007-0608000780060, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod for the southeast corner of said Lot 3, said point being a south corner of Lot 4, said Block C, said Murphy Marketplace-East Addition, said Plat Records, same being in the north right-of-way line of East F.M. 544 (a variable width right-of-way);

THENCE North 89 deg. 58 min. 57 sec. West, along the common line of said Lot 3 and the north right-of-way line of said East F.M. 544, a distance of 87.28 feet to a 5/8 inch iron rod found for an angle point for corner;

THENCE South 89 deg. 58 min. 29 sec. West, continuing along the common line of said Lot 3, and the north right-of-way line of said East F.M. 544, a distance of 67.81 feet to a 5/8 inch iron rod found for the southwest corner of said Lot 3, said corner being the southeast corner of Lot 2, said Block C, said Murphy Marketplace-East Addition;

THENCE North 00 deg. 01 min. 31 sec. West, along the common line of said Lot 3, and said Lot 2, a distance of 250.00 feet to a 5/8 inch iron rod found for the northwest corner of said Lot 3, said corner being the northeast corner of said Lot 2, same being in the south line of said Lot 4;

THENCE North 89 deg. 58 min. 29 sec. East, along the common line of said Lot 3, and said Lot 4, a distance of 155.09 feet to a 5/8 inch iron rod found from which a 1/2 inch iron rod found bears North 11 deg. 45 min. 26 sec. East, 0.19 foot for corner, said point being the northeast corner of said Lot 3, same being an internal corner of said Lot 4;

THENCE South 00 deg. 01 min. 31 sec. East, along the common line of said Lot 3, and said Lot 4, a distance of 250.07 feet to the POINT OF BEGINNING and containing 38,778 square feet or 0.890 acre of computed land, more or less.

NOTES:

1. IRF - Iron Rod Found
2. IRS - Iron Rod Set w/ Peiser Surveying red plastic cap
3. Basis of Bearing - Based on the south line (north 89 deg. 58 min. 57 sec. West), of Lot 3, Block C, Murphy Marketplace-East Addition, an Addition to the City of Murphy, Collin County, Texas.
4. NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.
5. The purpose of this plat is to dedicate new firelane and utility easements.

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 Murphys 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.

FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Collin County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 06/02/09 Community Panel No. 48085C04151, subject lot is located in Zone "X".
If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

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:

City Secretary Date

PRCCT

DRCCT

IRF

R.O.W.

VOL.

PG.

LEGEND

PLAT RECORDS, COLLIN COUNTY, TEXAS

DEED RECORDS, COLLIN COUNTY, TEXAS

IRON ROD FOUND

RIGHT-OF-WAY

VOLUME

PAGE

HATCHED AREA REPRESENTS THE PORTION OF THE ACCESS & UTILITY EASEMENT THAT WILL BE ABANDONED AND REDEDICATED AS A UTILITY EASEMENT BY THIS PLAT

OWNER:
LANGFORD PROPERTY COMPANY
5924 TWIN COVES
DALLAS, TX 75248
OFFICE - (972)788-2232
CELL - (214)668-5330
FAX - (214)242-2255

CONTACT: ERIC LANGFORD

PROPERTY OWNER'S CERTIFICATE:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Champion Langford Partners, acting herein by and through his(its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as **MURPHY MARKETPLACE-EAST ADDITION**, an addition to the City of Murphy, Texas, and does hereby dedicate, in 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 _____, 2014.

BY:

ERIC LANGFORD, REPRESENTATIVE

Printed Name and Title

STATE OF TEXAS*

COUNTY OF _____*

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared ERIC LANGFORD, 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 under my hand and seal of office, this ____ day of _____, 2014.

Notary Public in and for the State of Texas

KNOW ALL MEN BY THESE PRESENTS:

That I, Timothy R. Mankin, 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.

PRELIMINARY: NOT TO BE RELEASED

Registered Public Land Surveyor
Registration No. 6122

STATE OF TEXAS*

COUNTY OF TARRANT*

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Timothy R. Mankin, 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 under my hand and seal of office, this ____ day of _____, 2014.

Notary Public in and for the State of Texas

My Commission Expires On:

CONSTRUCTION PLAT
MURPHY MARKETPLACE-EAST
LOT 3, BLOCK C

BEING A CONSTRUCTION PLAT OF BLOCK C, LOT 3 OF THE
MURPHY MARKETPLACE-EAST ADDITION, AN ADDITION
TO THE CITY OF MURPHY, TEXAS, RECORDED AS
PLAT 2009 IN PLAT CABINET 68 OF
THE PLAT RECORDS OF COLLIN COUNTY, TEXAS

0.890 ACRE

JOB NO.:

120213

DATE:

02/15/2013

REV:

03/11/2013

12/18/2014

12/22/2014

SCALE:

1" = 20'

DRAWN:

T.R.M.

CHECKED:

J.L.B.

PEISER & MANKIN SURVEYING, LLC

www.peisersurveying.com

623 E. DALLAS ROAD

GRAPEVINE, TEXAS 76051

817-481-1806 (O)

817-481-1809 (F)

FIRM NO:100999-00

COMMERCIAL

RESIDENTIAL

BOUNDARIES

TOPOGRAPHY

MORTGAGE

Member Since 1977

City Council
January 6, 2015

Issue

Consider and/or act on the application of property owner David Howard requesting approval of a site plan, landscape plan, building elevations and construction plat for an Assured Self Storage at the southwest corner of Murphy Road and Betsy Lane.

Background

On December 18, 2006, the City Council adopted Ordinance No. 06-12-709 creating a Planned Development District for Retail Uses on this property. On August 18, 2008, the City Council approved an amendment to Ordinance 06-12-708, creating Ordinance 08-08-756 allowing for mini warehouses/self-storage units on this site.

Summary

The applicant submitted a site plan, building elevation plans, landscape plans, and construction plat for approval that would allow for development of an Assured Self Storage at this site located at the southwest corner of Murphy Road and Betsy Lane, bordering the existing 7-11 site and the residential Stratford Crossing Addition. The site is currently vacant.

Per Ordinance 08-08-756 (attached), mini warehouses/self-storage units are an allowed use. Additionally, requirements detailed in the Planned Development District include:

- The minimum side or rear yard setback adjacent to a residential zoning shall be ten (10) feet.
 - o This requirement has been met
- The maximum height shall be two stories or thirty five feet for the office/apartment building and 15 feet for the remaining buildings.
 - o This requirement has been met; the interior buildings will not exceed 15'.
- Screening between the south property line and the single family subdivision to the south shall be accomplished via an eight (8) foot high masonry screening wall that matches the building elevations.
 - o It is the responsibility of the developer to work in conjunction with the residential property owners whose back fence is affected prior to any fence installation, as no back to back fencing is allowed per ordinance.
- All exterior elevations shall have a horizontal stone accent feature.
 - o This has been addressed as shown on the exterior elevations of the residential building.
 - o All storage units on the interior of the site will be full masonry.
- A residence shall be permitted in the office building to allow for twenty-four (24) hour on-site management.
 - o Included
- No exterior lighting shall be allowed to be placed on the outside perimeter on storage buildings facing adjacent residential properties to the south or west that is higher than four (4) feet.

City Council
January 6, 2015

- Rooftop mechanical equipment shall not be permitted.
- Open, outside, recreational vehicle (RV) or boat storage shall be permitted.
 - o The applicant has indicated this will be prohibited at this site.
- Commercial truck or trailer rental shall not be permitted.
- Hours of Operation shall be from 6:00 a.m. to 10:00 p.m.

Considerations

The site plan, landscape plan, building elevations and construction plat meet the above requirements.

Flag lot

- The intent of the owner is to develop this property by creating more than one lot.
- Division of this area into more than one lot creates a flag lot on lot 2.
 - o Chapter 70 Article III Section 70-76 of the Murphy Code of Ordinances states that "...triangular, severely elongated or tapered "flag" or "panhandle" lots shall be avoided, and the city reserves the right to disapprove any lot which, in its sole opinion, will not be suitable or desirable for the purpose intended, which is an obvious attempt to circumvent the purpose and intent of lot configuration or lot width minimums, or which is so oddly shaped as to create a hindrance to the logical lot layout of surrounding properties.
- It is of staff's opinion that although creating a flag lot, the developer is not trying to circumvent the intent of lot configuration, but creating an additional lot for development. No variance is required but rather staff approval to allow such a lot on the site.
- The developer is choosing not to run a sewer line to the lot that will remain currently undeveloped.
- However, upon execution a Developer's Agreement specific to this entire property, it will include verbiage stating sewer connection is not the responsibility of the City but rather the developer/owner at the time of development.

Underground Detention

- The developer proposes underground detention for this development. The City offers no objection to this detention.
- However, upon execution a Developer's Agreement specific to this property, it will include verbiage stating maintenance of this underground detention is not the responsibility of the City but rather the developer/owner.

Additional Considerations for Notation

Prior to any construction, the appropriate permit documents from entities outside the City and an executed developer's agreement as mentioned above shall be on file and confirmation of agreement with the adjacent homeowners regarding fencing details as mentioned in this item.

Prior to scheduling of a Pre-Construction meeting or any permitting, the developer and the City shall have an executed Developer's Agreement.

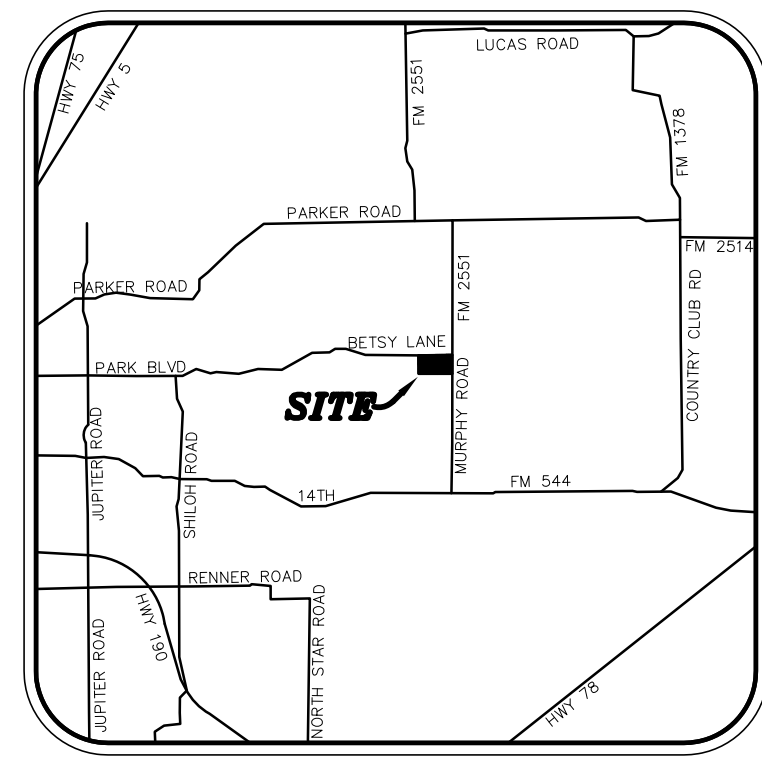
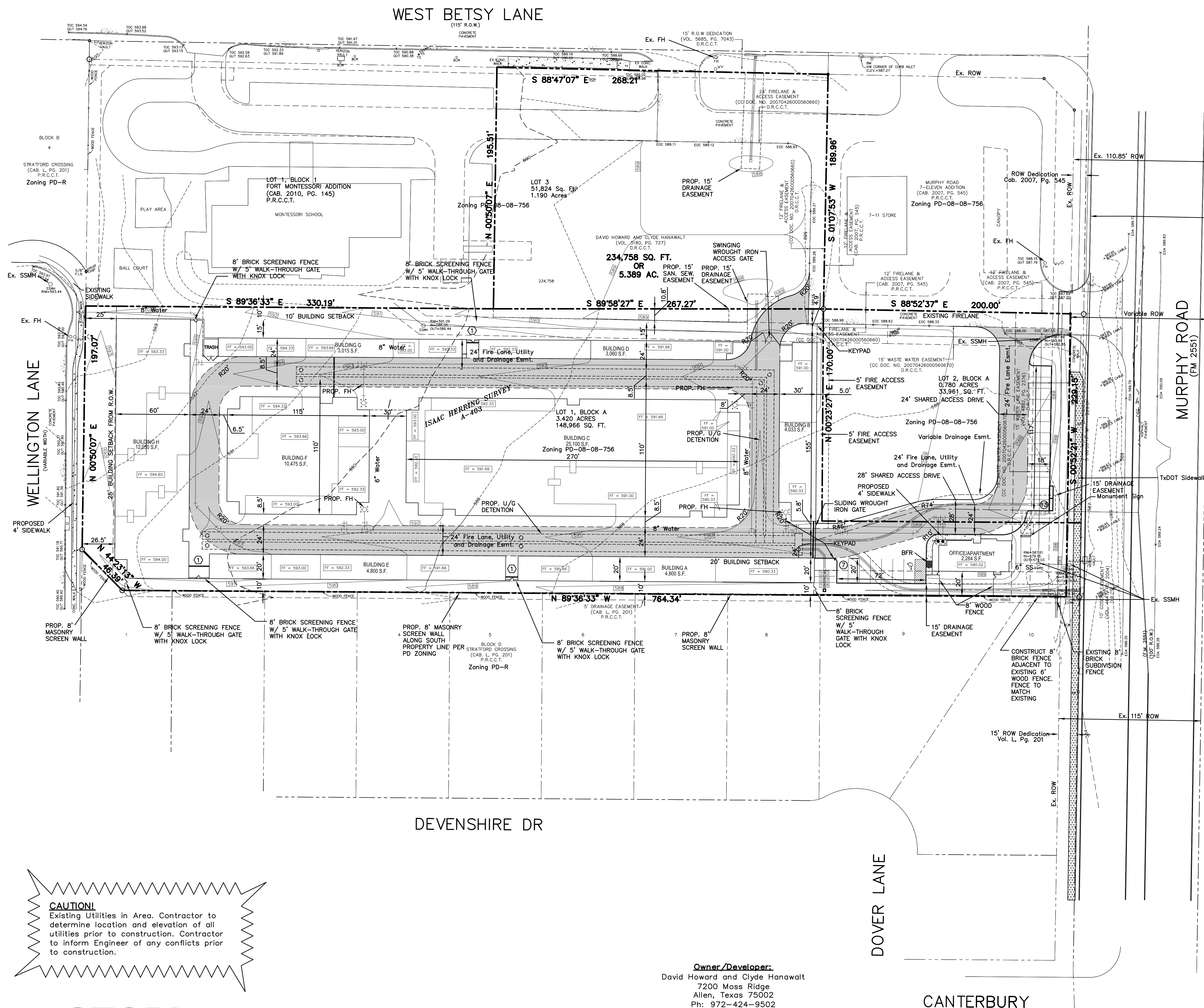
- o It will include verbiage stating sewer connection for Lot 1 is not the responsibility of the City but rather the developer/owner at the time of development.
- o It will include verbiage stating maintenance of the underground detention is not the responsibility of the City but rather the developer/owner.

Staff Recommendation

Staff recommends approval of the site plan, landscape plan, building elevations, and construction plat as submitted with the considerations as noted regarding the execution of the Developer's Agreement and fencing details.

Attachments

Site Plan
Building Elevations
Landscape Plan
Construction Plat
Ordinance 08-08-756



GENERAL NOTES

1. All materials and construction shall be in accordance with the City of Murphy, Texas Standard Paving Specifications.
2. Existing utilities are shown schematically and are for the contractor's guidance only. The location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies, and, where possible, measurements taken in the field. The contractor must call the appropriate utility company at least 48 hours prior to any excavation to request exact field location of utilities.
3. The contractor shall be responsible for protecting all existing improvements in the construction of this project. The contractor is responsible for repairs of damage to any existing improvements during construction. Repairs shall be equal to or better than condition prior to construction.
4. All onsite paving dimensions are to the FACE of curb, where applicable, unless noted otherwise.
5. All curb radii are 3' unless noted otherwise.
6. All parking spaces are 9' x 20', unless noted otherwise.
7. At the time of this site plan (9-26-2014) there were no trees existing on this site.

SYNOPSIS

Zoning	PD-08-08-756
Proposed Use	Self Storage
Lot Area	3,420 AC. (148,975 s.f.)
Total Building Area	69,617 s.f.
Floor Area Ratio:	0.47:1
Lot Coverage	46.7%
Building Height	Max. 35'
Parking Required :	6 Spaces
Parking Provided :	7 Spaces (13 Additional on Lot 2)
HC Parking Required	1 Spaces
HC Parking Provided	1 Spaces
Legal Description	Lot 1, Block A Murphy Landing Addition

LEGEND

	Proposed Sidewalk
	Proposed Firelane
	Barrier Free Ramp
	Interconnected Sprinkler System

BENCHMARK LIST:

Notes:

1. Basis of bearings being N 89°36'33" W along the north line of Stratford Crossing, an addition to the City of Murphy, as recorded in Cabinet L, Page 201, P.R.C.C.T.
2. Benchmark:
NW corner of curb inlet located on the south line of Betsy Lane near the NW corner of 7-11 site shown hereon.
Elevation = 587.27

CAUTION!
Existing Utilities in Area. Contractor to determine location and elevation of all utilities prior to construction. Contractor to inform Engineer of any conflicts prior to construction.

STOP!
CALL BEFORE YOU DIG
DIG TESS
1-800-DIG-TESS
(at least 72 hours prior to digging)

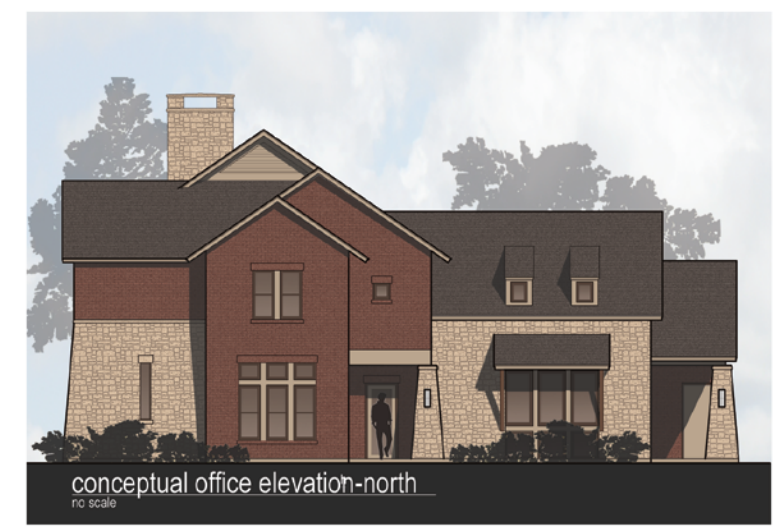
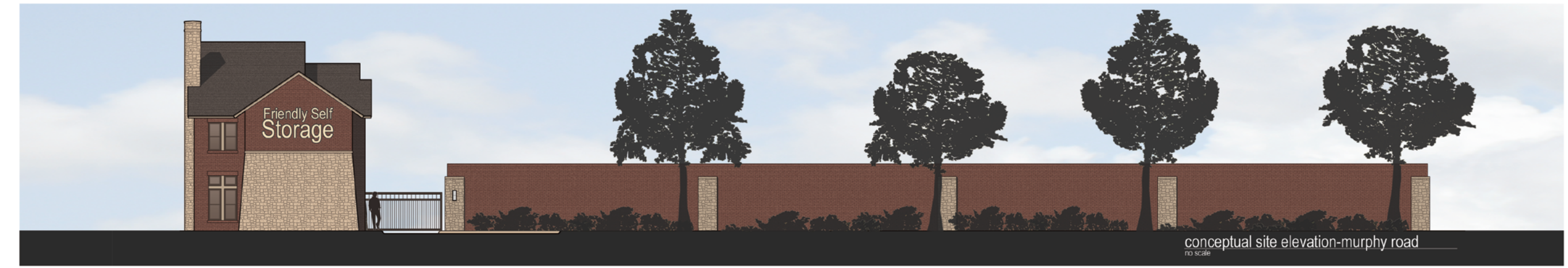
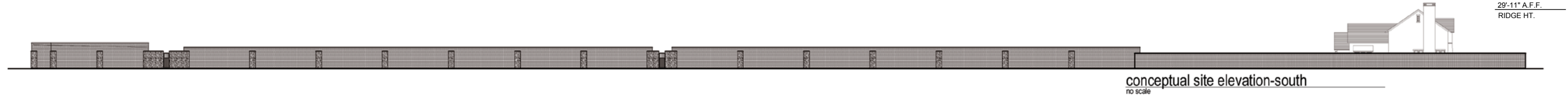
Owner/Developer:
David Howard and Clyde Hanawalt
7200 Moss Ridge
Allen, Texas 75002
Ph: 972-424-9502
Contact: David Howard

APPLICANT/ENGINEER:
Cross Engineering Consultants, Inc.
131 S. Tennessee Street
McKinney, Texas 75069
Ph: 972-562-4409
Fax: 972-562-4471
Contact: Jon David Cross, P.E.

Issue Dates:	Revisions:	Date:
1	1	
2	2	
3	3	
4	4	
5	5	
6	6	

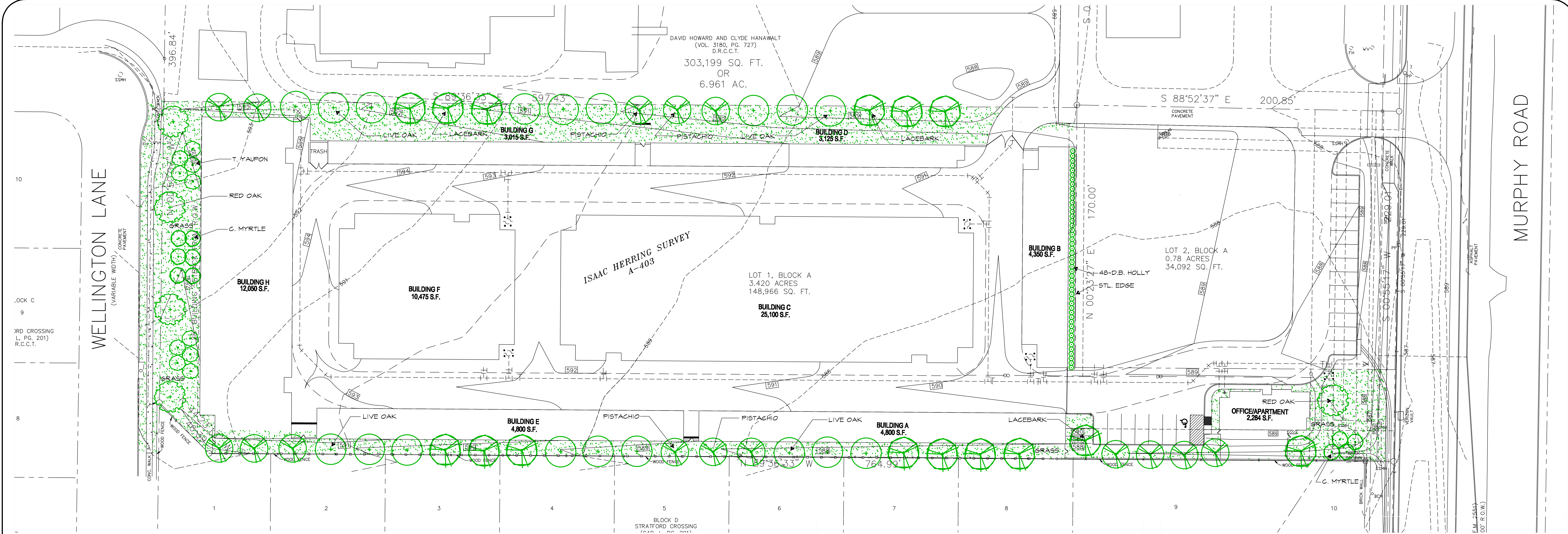
CROSS ENGINEERING CONSULTANTS	
131 S. Tennessee St. McKinney, Texas 75069	
972.562.4409 Texas P.E. Firm No. F-3935	
Drawn By:	Checked By:
SLF	DKZ
Scale:	
1" = 40'	

SITE PLAN	Sheet No.
ASSURED SELF STORAGE	SP
Murphy Landing Addition	Project No.
CITY OF MURPHY, TEXAS	13035



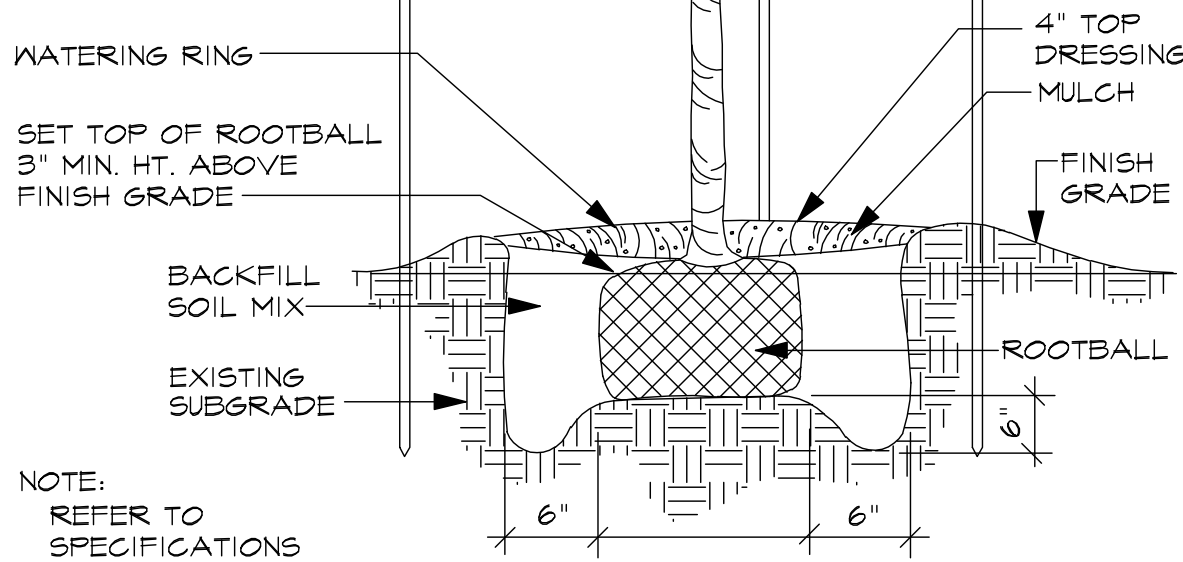
- Facade Plan Notes:**
1. Proposed brick is hard fired clay brick matching the brick used on the Stratford Crossing subdivision fence.
 2. Stone is to be "Austin" Stone or "Rattlesnake Austin" Stone blend in random builder's chop.
 3. Roof material at office to be dimensional composition shingle in weathered gray color.
 4. Building heights not to exceed 33' at office/apartment chimney or 12' at storage buildings.
 5. This facade plan is for conceptual purposes only. All building plans require review and approval of the Building Inspection Department.
 6. All mechanical units shall be screened from public view.
 7. When permitted, exposed utility boxes and conduits shall be painted to match the building.
 8. All signage areas and locations are subject to approval by the Building Inspection Department.
 9. All brick/stone screening walls to be 8' typically.
 10. All wrought iron fencing and gates to be 6' typically.





(3) PRESSURE TREATED HARDWOOD STAKES (2" X 2" X 8') WITH 12 GAUGE (5) STRAND GALV. STEEL CABLE AND 3" TURNBUCKLE ENCASE LOOP IN REIN. RUBBER HOSE. CANOPY TREES: SECURE AT LOWEST BRANCH. EVERGREEN / ORNAMENTAL TREES: SECURE AT TOP OF STAKE HEIGHT.

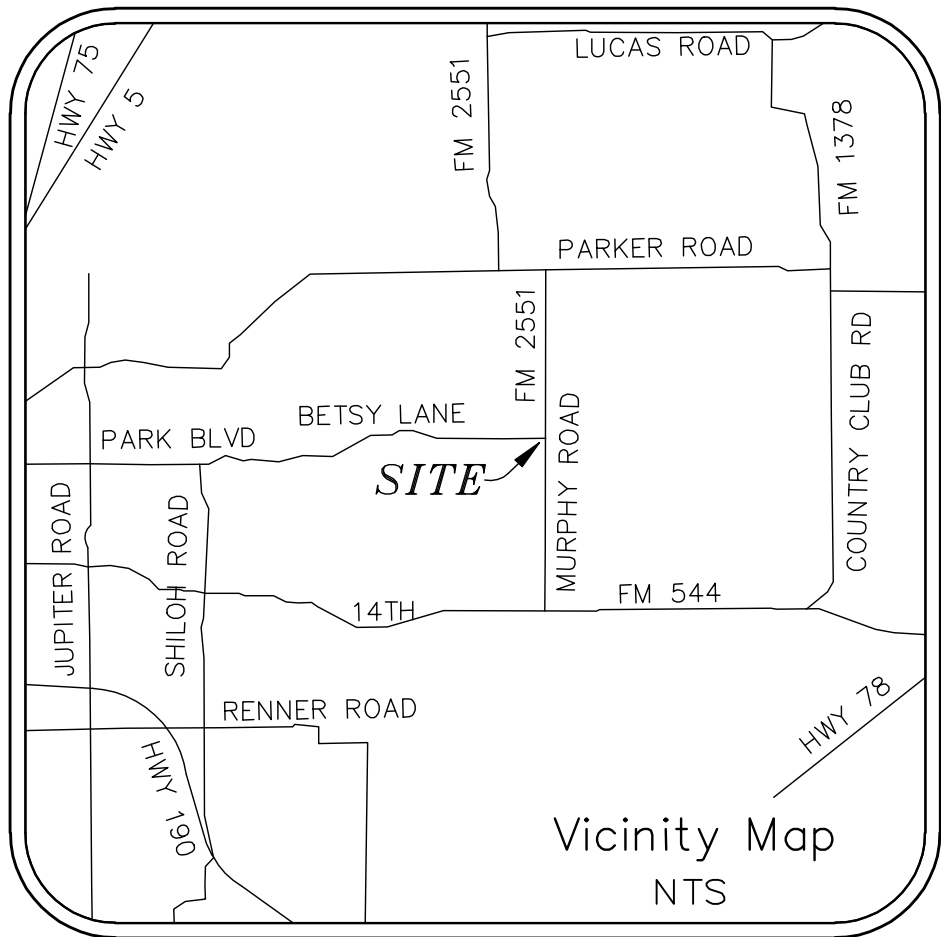
PRUNE DEAD / BROKEN BRANCHES AND THIN FOLIAGE (20%) WHILE MAINTAINING NORMAL TREE SHAPE. PAINT ALL CUTS WITH TREE DRESSING



TREE PLANTING DETAIL (TYPICAL) SCALE: N.T.S.

MAINTENANCE NOTE:

THE OWNER, TENANT AND/OR THEIR AGENT, IF ANY SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE, WITHIN 90 DAYS.



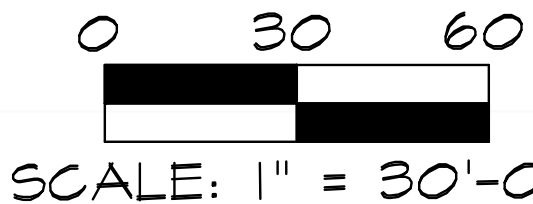
ALL LANDSCAPE AREAS TO RECEIVE AUTOMATIC UNDERGROUND IRRIGATION WITH RAIN AND FREEZE SENSORS.

LANDSCAPE TABULATIONS

SITE LANDSCAPE	
20% OF SITE AREA TO BE PERMEABLE	
SITE AREA	148,959 SF
LANDSCAPE AREA REQUIRED (148,959 SF X 20% =)	29,792 SF
LANDSCAPE AREA PROVIDED	21,496 SF
STREET BUFFER	
25' BUFFER FOR FIRST 250' FROM CORNER OF TWO STREETS IF EITHER IS TYPE B OR LARGER, 15' ELSEWHERE.	
LANDSCAPE BUFFER - 25' MURPHY, 15' WELLINGTON	
STREET BUFFER LENGTH - WELLINGTON	197 LF
LARGE BUFFER TREES REQUIRED (197 LF / 50 =)	4 LARGE TREES
ORN. BUFFER TREES REQUIRED (197 LF / 50 = 4 X 4 =)	16 ORN. TREES
BUFFER TREES PROVIDED	4 LG./16 ORN. TREES
STREET BUFFER LENGTH - MURPHY	
LARGE BUFFER TREES REQUIRED (60 LF / 50 =)	1 LARGE TREE
ORN. BUFFER TREES REQUIRED (60 LF / 50 = 1 X 4 =)	4 ORN. TREES
BUFFER TREES PROVIDED	1 LG./4 ORN. TREES
PERIMETER BUFFER	
5' NORMAL, 10' RESIDENTIAL, 1 TREE PER 50' AT WALL	
PERIMETER BUFFER LENGTH - SOUTH	610 LF
LARGE BUFFER TREES REQUIRED (610 LF / 50 =)	27 TREES
BUFFER TREES PROVIDED	27 TREES
PERIMETER BUFFER LENGTH - NORTH	547 LF
LARGE BUFFER TREES REQUIRED (547 LF / 50 =)	20 TREES
BUFFER TREES PROVIDED	20 TREES
INTERIOR PARKING	
1 TREE W/IN 60' OF SPACES, 16 SF LAND. PER SPACE, 1 TREE PER 10 SPACES FOR LOT 20+ SPACES	
INTERNAL BUFFER BETWEEN EVERY OTHER BAY OF PARKING 6' MIN. WIDTH. ISLANDS AT END OF EA. PKG. ROW WITH ONE TREE, MAX 15 SPACES IN A ROW	
PARKING LANDSCAPE REQUIRED (7 X 16 SF =)	112 SF
PARKING LANDSCAPE PROVIDED	942 SF
PARKING TREES REQUIRED (7 SPACES / 10 SPACES =)	N/A LESS THAN 20
PARKING TREES PROVIDED	N/A LESS THAN 20
ALL LANDSCAPE AREAS TO RECEIVE AUTOMATIC UNDERGROUND IRRIGATION W/ RAIN AND FREEZE SENSORS.	

LARGE TREES					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
18		LIVE OAK	Live Oak	Quercus virginiana	3" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
5		RED OAK	Shumard Red Oak	Quercus shumardii	3" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
15		LACEBARK	Lacebark Elm	Ulmus parvifolia	3" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
15		PISTACHIO	Chinese Pistachio	Pistacia chinensis	3" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
10		C. MYRTLE	Red flowering Grape Myrtle	Lagerstroemia indica Carolina Beauty	1" caliper per trunk, 5 trunk minimum, 8' Ht./5' spread, B&B
10		T. YAUPON	Yaupon Holly	Ilex vomitoria	1" caliper per trunk, 5 trunk minimum, 6' Ht./5' spread, B&B or container, female - heavy berried
SHRUBS					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
48		D.B. HOLLY	Dwarf Burford Holly	Ilex cornuta Burfordiana	36" height, 24" spread
GROUNDCOVER / VINES					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN		GRASS	Common Bermuda Grass	Cynodon dactylon	Seed refer to specifications
MISCELLANEOUS					
AS SHOWN		STL. EDGE	L.F. Ryerson steel edge	1/8" x 4" with 12" stakes, green in color	

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES



Date 11/19/14

Issue Dates:	Revisions:	Date:	RAMSEY LANDSCAPE ARCHITECTS, LLC		
1	1		11914 WISHING WELL CT.		
2	2		FRISCO, TEXAS 75005		
3	3		PHONE (972) 335-0889		
4	4		MIKE RAMSEY		
5	5		Drawn By:	Checked By:	Scale:
6	6		RLA	RLA	1" = 30'

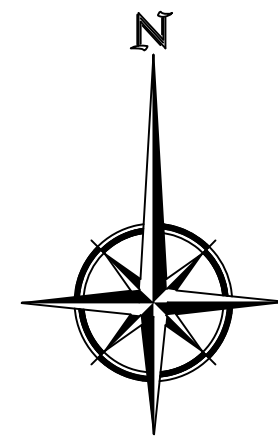
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MICHAEL RAMSEY REGISTERED LANDSCAPE ARCHITECT #9001 IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

LANDSCAPE PLAN
FRIENDLY SELF STORAGE
Murphy Landing Addition
CITY OF MURPHY, TEXAS

Sheet No.
L 1
of 1

WEST BETSY LANE

(115' R.O.W.)

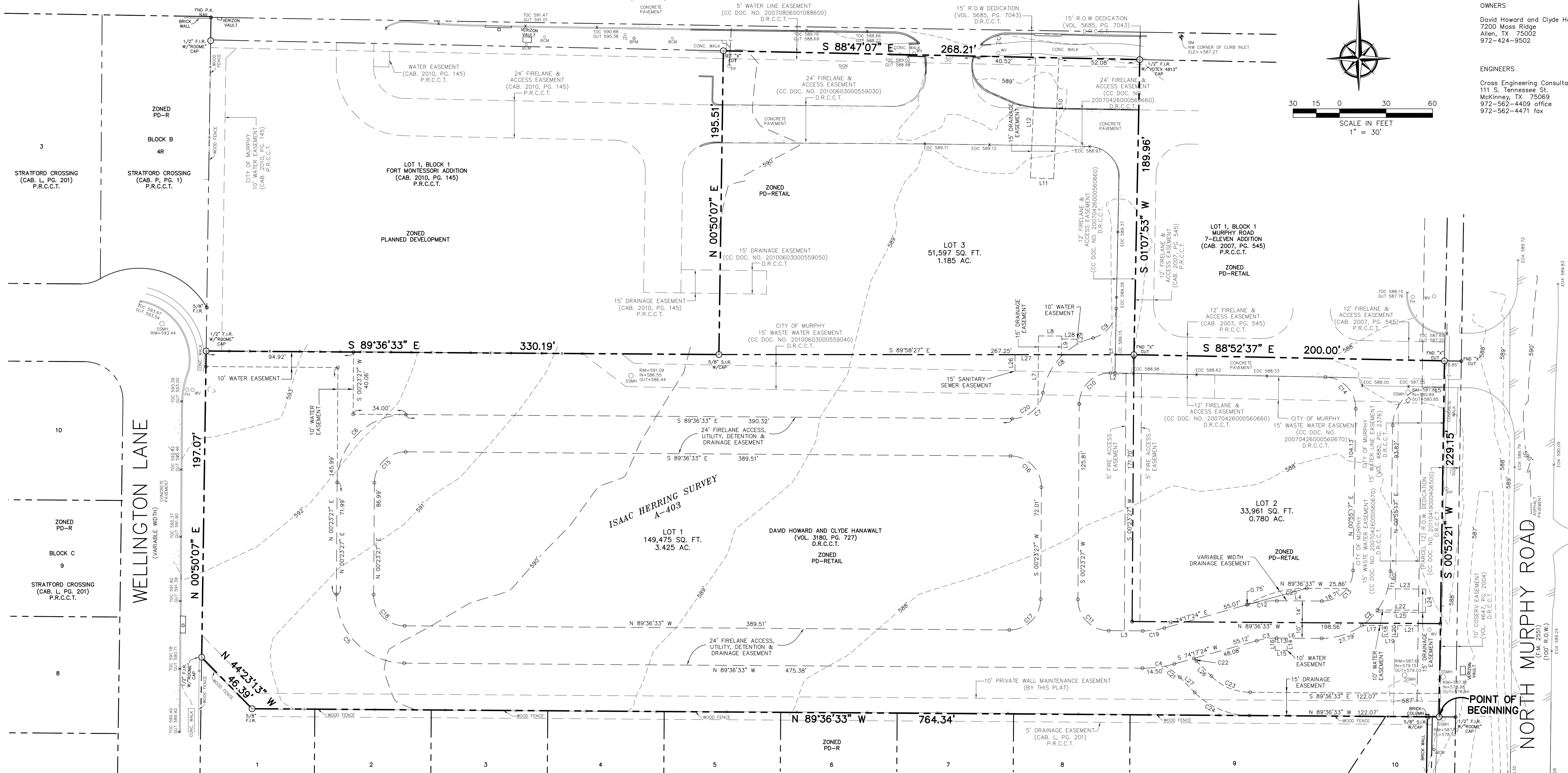


OWNERS

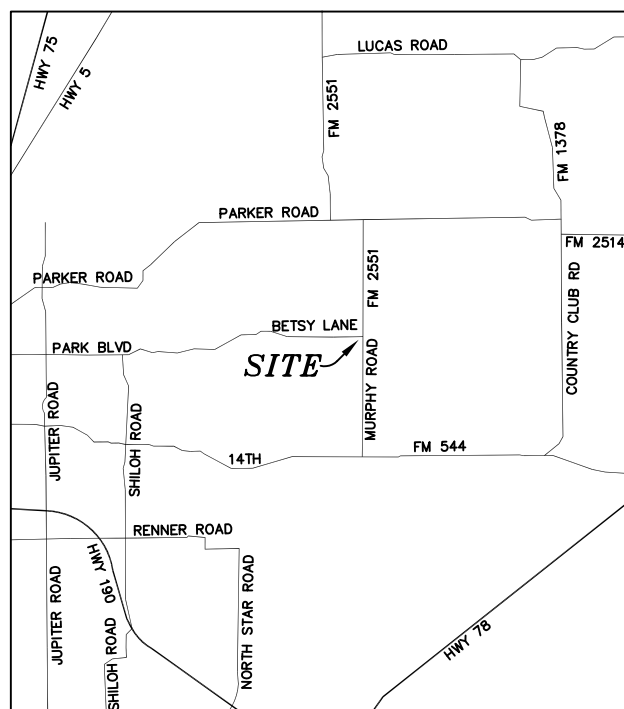
David Howard and Clyde Hanawalt
7200 Moss Ridge
Allen, TX 75002
972-424-9502

ENGINEERS

Cross Engineering Consultants, Inc.
111 S. Tennessee St.
McKinney, TX 75069
972-562-4409 office
972-562-4471 fax



LEGEND	
S.I.R.	SET IRON ROD
W/CAP	WITH CAP STAMPED "DUNAWAY ASSOC, LP"
F.I.R.	FOUND IRON ROD
PP	POWER POLE
BCM	BURIED CABLE MARKER
BPM	BURIED PIPELINE MARKER
WV	WATER VALVE
FH	FIRE HYDRANT
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
CI	CURB INLET
TS	TRAFFIC SIGN
D.R.C.C.T.	DEED RECORDS COLLIN COUNTY TEXAS
P.R.C.C.T.	PLAT RECORDS COLLIN COUNTY TEXAS
—E—	EDGE OF ASPHALT
—X—	FENCE
---	EXISTING CONTOUR



Notes:

1. Basis of bearings being N 89°36'33" W along the north line of Stratford Crossing, an addition to the City of Murphy, as recorded in Cabinet L, Page 201, P.R.C.C.T.
2. Benchmark: NW corner of curb inlet located on the south line of Betsy Lane near the NW corner of 7-11 site shown hereon. Elevation = 587.27
3. NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.
4. No obstructions, including fences, may be constructed within the 5' Fire Access Easement on Lot 2. All paving within this area shall be without curbing.
5. Maintenance of walls is not the responsibility of the City of Murphy.
6. Field data for this project was originally collected on 9-12-08.
7. No structures of any type shall be placed within the 5' Fire Easement.

CURVE TABLE				
DELTA	RADIUS	LENGTH	CHORD	
C1	90°21'08"	25.00'	39.42'	S 46°05'51" W - 35.46'
C2	89°28'10"	44.00'	68.71'	S 45°39'22" W - 61.94'
C3	16°06'03"	46.00'	12.93'	S 82°20'25" W - 12.88'
C4	16°06'03"	74.00'	20.79'	S 82°20'25" W - 20.73'
C5	90°00'00"	44.00'	69.12'	N 44°36'33" W - 62.23'
C6	90°00'00"	44.00'	69.12'	N 45°23'27" E - 62.23'
C7	80°51'51"	20.00'	28.23'	N 49°57'32" E - 25.94'
C8	65°51'51"	44.00'	50.58'	N 42°27'32" E - 47.84'
C9	74°13'52"	20.00'	25.91'	N 38°16'31" E - 24.14'
C10	89°53'30"	20.00'	31.38'	S 45°20'12" W - 28.26'
C11	90°00'00"	20.00'	31.42'	S 44°36'33" E - 28.28'
C12	16°06'03"	70.00'	19.67'	N 82°20'25" E - 19.61'
C13	89°28'10"	20.00'	31.23'	N 45°39'22" E - 28.15'
C14	89°47'54"	20.00'	31.35'	N 43°58'40" W - 28.23'
C15	90°00'00"	20.00'	31.42'	N 45°23'27" E - 28.28'
C16	90°00'00"	20.00'	31.42'	S 44°36'33" E - 28.28'
C17	90°00'00"	20.00'	31.42'	S 45°23'27" W - 28.28'
C18	90°00'00"	20.00'	31.42'	N 44°36'33" W - 28.28'
C19	16°06'03"	50.00'	14.05'	N 82°20'25" E - 14.00'
C20	56°16'47"	20.00'	19.65'	N 62°15'04" E - 18.86'

CURVE TABLE				
DELTA	RADIUS	LENGTH	CHORD	
C21	17°19'19"	40.00'	12.09'	N 53°16'13" W - 12.05'
C22	02°26'44"	55.00'	2.35'	S 45°49'55" E - 2.35'
C23	45°00'00"	35.00'	27.49'	S 67°06'33" E - 26.79'
C24	45°00'00"	50.00'	39.27'	N 67°06'33" W - 38.27'
C25	31°30'05"	72.50'	39.86'	S 74°38'24" W - 39.36'

LINE TABLE		
BEARING	LENGTH	
L1	S 01°09'35" W	41.55'
L2	N 89°42'16" W	2.91'
L3	S 89°36'33" E	21.93'
L4	S 89°36'33" E	28.96'
L5	N 89°07'39" W	7.52'
L6	S 89°36'33" E	28.96'
L7	N 00°23'27" E	44.48'
L8	S 89°36'33" E	15.00'
L9	S 00°23'27" W	12.87'
L10	S 02°27'29" W	77.88'
L11	N 87°32'31" W	15.00'

LINE TABLE		
BEARING	LENGTH	
L12	N 02°27'29" E	77.55'
L13	S 89°36'33" E	6.82'
L14	S 00°16'38" W	7.88'
L15	N 89°40'15" W	7.71'
L16	N 00°16'38" E	7.88'
L17	S 89°36'33" E	13.06'
L18	N 00°23'27" W	7.27'
L19	S 89°36'33" E	10.00'
L20	N 00°23'27" E	7.16'
L21	S 89°36'33" E	13.14'
L22	N 89°36'33" W	26.36'
L23	S 89°36'33" E	24.52'
L24	S 00°23'27" W	15.00'
L25	N 89°36'33" W	31.90'
L26	N 00°23'27" E	10.50'
L27	S 89°36'33" E	15.00'
L28	S 89°36'33" E	10.00'
L29	N 00°23'27" E	3.29'

SHEET 1 OF 2

CONSTRUCTION PLAT

MURPHY LANDING ADDITION

LOTS 1-3, BLOCK 1

5.389 ACRES

SITUATED IN THE

ISAAC HERRING SURVEY, ABST. NO. 403

CITY OF MURPHY

COLLIN COUNTY, TEXAS

BY

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121 • Fax: 817.335.7437
FIRM REGISTRATION 10098100
NOVEMBER 2014

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, DAVID HOWARD AND CLYDE HANAWALT are the Owners of a tract of land more particularly described as follows:

BEING a 5.389 acre tract of land situated in the Isaac Herring Survey, Abstract No. 403, Collin County, Texas, said tract being a part a tract of land described in deed to David Howard and Clyde Hanawalt, as recorded in Volume 3190, Page 727, Deed Records Collin County, Texas (D.R.C.C.T.), said tract being more particularly described as follows:

BEGINNING at a set 5/8–inch iron rod with a cap stamped “DUNAWAY ASSOC. LP” for the southwest corner of a tract (Parcel 12) of land described in deed to the State of Texas, as recorded in County Clerk Document No. 20110419000406500, D.R.C.C.T., said corner being on the west right–of–way line of Murphy Road (variable width R.O.W.)(F.M. 2551);

THENCE North 89 degrees 36 minutes 33 seconds West, departing said west right–of–way line, passing at a distance of 4.35 feet the northeast corner of Lot 10, Block D, Stratford Crossing, an addition to the City of Murphy, as recorded in Cabinet L, Page 201, Plat Records Collin County, Texas (P.R.C.C.T.), continuing along the north line of said Stratford Crossing, a total distance of 764.34 feet to a 5/8–inch found iron rod for corner;

THENCE North 44 degrees 23 minutes 13 seconds West, continuing along said Stratford Crossing, a distance of 46.39 feet to a 1/2–inch found iron rod with a cap stamped “ROOME” for corner;

THENCE North 00 degrees 50 minutes 07 seconds East, continuing along said Stratford Crossing, a distance of 197.07 feet to a 1/2–inch found iron rod with a cap stamped “ROOME” for the southwest corner of Lot 1, Block 1, Fort Montessori Addition, an addition to the City of Murphy, as recorded in Cabinet 2010, Page 145, P.R.C.C.T.;

THENCE South 89 degrees 36 minutes 33 seconds East, departing said Stratford Crossing and along the south line of said Fort Montessori Addition, a distance of 330.19 feet to a set 5/8–inch iron rod with a cap stamped “DUNAWAY ASSOC. LP” for the southeast corner of said Fort Montessori Addition;

THENCE North 00 degrees 50 minutes 07 seconds East, along the east line of said Fort Montessori Addition, a distance of 195.51 feet to a set X cut in concrete for the northeast corner of said Fort Montessori Addition, said corner on the south right–of–way line of West Betsy Road (variable width R.O.W.), as described in deed recorded in Volume 5685, Page 7043, D.R.C.C.T.;

THENCE South 88 degrees 47 minutes 07 seconds East, along the south right–of–way line of said West Betsy Road, a distance of 268.21 feet to a 1/2–inch found iron rod with a cap stamped “VOTEX 4813” for the northwest corner of Lot 1, Block 1, Murphy Road 7–Eleven Addition, an addition to the City of Murphy, as recorded in Cabinet 2007, Page 545, P.R.C.C.T.;

THENCE South 01 degrees 07 minutes 53 seconds West, departing said south right–of–way line and along the west line of said Murphy Road 7–Eleven Addition, a distance of 189.96 feet to a found “X” cut for the southwest corner of said Murphy Road 7–Eleven Addition;

THENCE South 88 degrees 52 minutes 37 seconds East, along the south line of said Murphy Road 7–Eleven Addition, a distance of 200.00 feet to a found “X” cut for the southeast corner of said Murphy Road 7–Eleven Addition and the northwest corner of the aforementioned State of Texas Parcel 12 for the west right–of–way line of said Murphy Road;

THENCE South 00 degrees 52 minutes 21 seconds West, along said west right–of–way line, a distance of 229.15 feet to the POINT OF BEGINNING AND CONTAINING 234,751 square feet or 5.389 acres of land more or less.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That _____, acting herein by and through his (its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as MURPHY LANDING ADDITION, an addition to the City of Murphy, Texas, and does hereby dedicate, in 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 the fire egress 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_____,2014.

BY:

Authorized Signature of Owner

Printed Name and Title

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 under my hand and seal of office, this____day of_____,2014.

Notary Public in and for the State of Texas

My Commission Expires On:

Approved for preparation of final plat following construction of all public improvements (or appropriate sureties thereof) necessary for the subdivision shown on this 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 Approval

ATTEST:

City Secretary Date

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 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 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.

KNOWN ALL MEN BY THESE PRESENTS:

That I, Hal Mollenkopf, 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.

Signature of Registered Professional Land Surveyor
Registration No. 5439

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 Hal Mollenkopf, Registered Professional 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 under my hand and seal of office, this____day of_____,2014.

Notary Public in and for the State of Texas

My Commission Expires On:

SHEET 2 OF 2

CONSTRUCTION PLAT

MURPHY LANDING ADDITION

LOTS 1–3, BLOCK 1

5.389 ACRES

SITUATED IN THE

ISAAC HERRING SURVEY, ABST. NO. 403

CITY OF MURPHY

COLLIN COUNTY, TEXAS

BY



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107

Tel: 817.335.1121 • Fax: 817.335.7437

FIRM REGISTRATION 10098100

NOVEMBER 2014

ORDINANCE NO. 08-08-756

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 AMENDING AN EXISTING PLANNED DEVELOPMENT DISTRICT FOR RETAIL USES ON APPROXIMATELY 3.433 ACRES OUT OF THE ISAAC HERRING SURVEY, ABSTRACT NO. 403, 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, APPROVING PLANNED DEVELOPMENT STANDARDS HERETO 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 amend a Planned Development District for Retail Uses for the property described as 3.433 acres, more or less, in the Isaac Herring Survey, Abstract No. 403, 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.

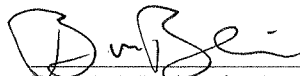
Section 3. That Chapter 86 of the City of Murphy Code of Ordinances, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

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 18th day of August 2008.



Bret M. Baldwin, Mayor
City of Murphy

ATTEST:



Aimee Nemer, City Secretary
City of Murphy

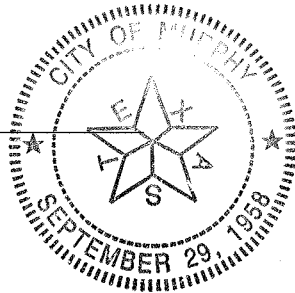


EXHIBIT "A"

GF#: PK08324221

Legal Description

SITUATED in the State of Texas, County of Collin and City of Murphy, being part of the Isaac Herring Survey, Abstract No. 403, being part of a 33.453 acre tract as recorded in Volume 3180, Page 727 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at a 1/2" Roome capped iron rod found in the west right-of-way line of Murphy Road (F.M. Road 2551) marking the most southerly southeast corner of the herein described premises and the most easterly northeast corner of Stratford Crossing, an addition to the City of Murphy as recorded in Volume L, Page 201 of the Collin County Map Records;

THENCE with the south line of said premises and a north line of said addition, North 89 50' 24" West, 774.99 feet to a 5/8" iron rod found marking an interior corner of said premises and said addition;

THENCE with a southwest line of said premises and a northeast line of said addition, North 44 37' 04" West, 46.39 feet to a 1/2" Roome capped iron rod set marking an interior corner of said premises and said addition;

THENCE with the west line of said premises and an east line of said addition, North 00 36' 16" East, 197.07 feet to a 1/2" Roome capped iron rod set marking the northwest corner of the herein described premises;

THENCE with a north line of said premises, South 89 50' 24" East, 597.41 feet to an "X" set in concrete marking the most northerly northeast corner of said premises;

THENCE with an east line of said premises, South 00 24' 04" West, 170.00 feet to a 1/2" Roome capped iron rod set marking an interior corner of said premises;

THENCE with a north line of said premises, South 89 50' 24" East, 210.00 feet to a 1/2" Roome capped iron rod set marking the most easterly northeast corner of said premises and being in the west right-of-way line of the aforementioned Murphy Road (F.M. Road 2551);

THENCE with the west right-of-way line of Murphy Road (F.M. 2551) and the most easterly east line of said premises, South 00 41' 26" West, 60.00 feet to the point of beginning and containing 149,542 square feet or 3.433 acres of land.

Hexter-Fair Title Company
Commitment for Title Insurance - Schedule A, Exhibit A

EXHIBIT A - SEE REFERENCE IN SCHEDULE
A - ITEM 4, LEGAL DESCRIPTION OF LAND

ZONING FILE NO. 2008-01

FM 2551 (North Murphy Road), south of West Betsy Lane

PLANNED DEVELOPMENT CONDITIONS

- I. **Statement of Purpose:** The purpose and intent of this Planned Development District is to permit the development of retail uses and to amend certain development conditions.
- II. **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.
- III. **General Regulations:** All regulations of the R (Retail) District set forth in Article III, Division 14 of the City of Murphy Code of Ordinances (Ordinance No. 06-12-708) in effect on the effective date of this ordinance are included by reference, except as otherwise specified by this ordinance.
- IV. **Development Plans:**
- A. Concept Plan: Development shall be in general conformance with the approved concept plan set forth in Exhibit C; however, in the event of conflict between the concept plan and the conditions, the conditions shall prevail.
 - B. Landscape Plan: Development shall be in general conformance with the approved landscape plan set forth in Exhibit D; however, in the event of conflict between the landscape plan and the conditions, the conditions shall prevail.
 - C. Exterior Elevation Plan: Development shall be in general conformance with the approved exterior elevations as set forth in Exhibit E; however, in the event of conflict between the exterior elevations and the conditions, the conditions shall prevail.
 - D. Facade Plan: Development shall be in general conformance with the approved facade plan as set forth in Exhibit F; however, in the event of conflict between the facade plan and the conditions, the conditions shall prevail.
- V. **Specific Regulations:**
- A. Permitted Uses: All uses of the R (Retail) District shall be permitted. In addition, the following uses shall be permitted.
 - 1. Automotive Gasoline or Motor Fuel Service Station.
 - 2. Bank
 - 3. Offices (Health Services)
 - 4. Offices (Legal Services)
 - 5. Offices (Professional)
 - 6. Real Estate Offices
 - 7. Mini-Warehouse/Self Storage
 - B. Area Regulations: The minimum side or rear yard setback adjacent to a residential zoning district shall be 10 feet.

- C. Height Regulations: The maximum height shall be two (2) stories or thirty-five (35') for the office/apartment building and 15 feet for the remaining buildings.
- D. Exterior Elevations: All exterior elevations shall have a horizontal stone accent feature.
- E. Screening: Screening between the south property line and the single family subdivision to the south shall be accomplished via a eight (8) foot high masonry screening wall that matches the building elevations.
- F. Residence: A residence shall be permitted in the office building to allow for twenty-four (24) hour on-site management.
- G. Lighting: No exterior lighting shall be allowed to be placed on the outside perimeter on storage buildings facing adjacent residential properties to the south or west that is higher than four (4) feet.
- H. Rooftop Mechanical Equipment: Rooftop mechanical equipment shall not be permitted.
- I. Outside Storage: Open, outside, recreational vehicle (RV) or boat storage shall be permitted.
- J. Rental Services: Commercial truck or trailer rental shall not be permitted.
- K. Hours of Operation: Hours of Operation shall be from 6:00 a.m. to 10:00 p.m.

EXHIBIT B

City Council
January 6, 2015

Issue

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

Background

In June 2012, the City Council approved Planned Development District Ordinance No. 12-06-914. This ordinance includes Planned Development District Conditions and a concept plan depicting three retail buildings on approximately 11 acres at the SWC corner of McCreary and FM 544. However, at the time, there were no immediate plans to develop the property as such with the exception of FM 544 frontage/northeast corner which is now a CVS.

Summary

The property owners involved have submitted an application in order to make the necessary edits to the existing Planned Development District to accommodate various amendments.

The proposed use for the property is intended to provide for Retail uses and the Planned Development District Ordinance already in place is the zoning that governs the property.

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

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

Considerations

Planned Development District Conditions

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

The items that are shown in the following sections (and noted in red in Exhibit B) are the requested amendments as underlined and inclusive of the revisions by the Planning & Zoning Commission, applicant and staff on December 29, 2014 as *italicized*. Additionally, any verbiage shown as a strikethrough is to be deleted from the PD.

Staff recommends going through each item to allow for discussion with the applicant, staff and City Council.

1. V. Development Plans: C. Exterior Elevations

- a. Exterior Elevation Plan: ~~Development shall be in general conformance with the approved exterior elevations as set forth in Exhibit E; or as shown on the exterior color elevations submitted during site plan approval process.~~ However, in the event of conflict between the exterior elevations and the conditions, the conditions shall prevail. *Development shall conform to City of Murphy code and Planned Development District requirements as noted herein subject to site plan approval.*

- i. Note: Exhibit E and references to Exhibit E are deleted from the Planned Development District.

- ii. Note: The elevations shown in Exhibit E were done with no particular development in mind. The applicant does not have elevations at this stage of the zoning change request. The verbiage above requires any submittal to adhere to the City's exterior construction code requirements.

2. V. Development Plans: D. Signage Plan

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

3. V. Development Plans: E.

- a. Concept Plan, Landscape Plan, Exterior Elevation Plan, and Signage Plan approval shall be for a period of one year from the date of City Council action on the plan. If within that one-year period a site plan has been submitted and approved for a portion of the development, then the Concept Plan shall be deemed to have no expiration date. Site plans shall be valid for a period of one year from the date

of City Council action on the plan. This period shall be extended for a maximum of two (2) additional one (1) year periods with a request in writing to the City Manager subject to his approval.

- i. Note: Staff had initially requested this extension be limited to one year. After detailed discussion with the applicant and Commission, consideration was given to possible delays working with state and federal agencies and was extended by one additional year.

4. VI. Specific Regulations: A. Permitted Uses:

- a. Modify the Food or Grocery Store (SUP) requirement to be an allowed use by right. SUP requirement removed.
- b. Add Fuel Center as an accessory use to a Grocery Store
- c. Add Car Wash as an accessory use to a Fuel Center
- d. Add Dry Cleaners (SUP)
 - i. Dry cleaners to be added as use with SUP requirement
- e. Add Drive Thru (SUP) to Restaurant Use (not allowed to face residential property)
 - i. Drive Thru to be added as use with SUP requirement

5. VI. Specific Regulations: B. Area and Yard Regulations.

- a. (2) Minimum Lot/Tract Width: Minimum frontage requirements for lots adjacent to either FM 544 or McCreary Road shall be 90'. This was 100'.
- b. (4) Pad Sites: The maximum number of pad sites allowed along FM 544 shall be three (3). This was two (2).
 - i. Note: The boundary size and configuration of the overall property has increased.

6. VI. Specific Regulations: E. Building Height

- a. All structures shall have a maximum building height of thirty-five (35) feet except that the maximum height may be increased to forty-five (45) feet for the anchor building or to allow for architectural elements.
 - i. Note: The applicant is requesting the maximum building height be increased and has requested further discussion with City Council on this item.

7. VI. Specific Regulations: F. Minimum Exterior Construction Standards, Building Materials and Design

- a. All structures, including all building elevations, shall be constructed utilizing a ~~complimentary unified design that is substantially consistent with the approved Exterior Elevation Plan (Exhibit E). City code and Planned Development District requirements noted herein.~~
- b. ~~All exterior elevations shall utilize a complimentary unified design as shown on the approved Exterior Elevation Plan (Exhibit E). At least two masonry materials shall be used in addition to glass on any single building. The following masonry materials shall be allowed:~~
 - i. ~~Add Split Face CMU with integral color and painted CMU~~
 - ii. Note: Exhibit E and references to Exhibit E are deleted from the Planned Development District.
 - iii. Note: The elevations shown in Exhibit E were done with no particular development in mind. The applicant does not have elevations at this stage of the zoning change request. The verbiage above to be included requires any submittal to adhere to the City's exterior construction code requirements.

8. VI. Specific Regulations: H. Screening:

- a. All truck docks/loading areas for anchor stores with a footprint greater than 30,000 square feet shall be screened from view through the use of 12-foot all masonry walls (which are the same colors and materials as main building). A masonry look precast concrete fence and wall system such as Fenccrete®, or approved, may be utilized, provided it matches building exterior finishes. There should be a 12-foot masonry screening wall along the southern boundary with a 10-foot living screen landscape buffer. Additionally, there shall be an 8-foot masonry screening wall along the western boundary with a 10-foot living screen landscape buffer. ~~All other screening of the rear of the site shall be living screens (eight foot height and at least 75 percent density within four years of planting unless such areas are screened from public views by a building.~~
 - i. See Fenccrete® sample attachment

9. VI. Specific Regulations: J. Signage and Graphics

- a. (b) Shared Tenant Monument Signs-Two (2) monument signs on FM 544 shall be allowed located on Lot 2 and shall be limited to a maximum sign area of 40 square feet per sign. One monument sign on McCreary shall be allowed with a maximum height of seven (7) feet and maximum size of forty (40) square feet per sign.

- b. 2. Shared Tenant Monument Signs (a): Monument signs shall identify individual tenants or uses within the shopping center. Monument Signs shall be a maximum of ~~eight (8)~~ seven (7) feet tall.

10. VI. Specific Regulations: K. Open Space:

- a. Remove the line in (1) All open space amenities shall use a unified design as shown on the approved Amenities Plan.
- b. However, the applicant does understand the intent and expectations for amenity type areas and they have agreed to establish amenity areas in more suitable areas such as along or near the public sidewalks. This will be further detailed at time of site plan review.

Concept Plan and Landscape Plan amendments

1. The applicant has submitted a revised concept plan for the SWC of McCreary and FM 544.
2. The proposed Concept Plan enlarges the building located south of the property. The Concept Plan also includes a fuel station and car wash on the north lot. Additionally, the Concept Plan shows a building with a drive through on the far west lot.
 - a. As stated in the Code of Ordinances, the Concept Plan is an aid to show anticipated layout of proposed development.
 - b. It should also be noted that majority of the western portion of the Concept Plan is within the floodplain. A flood study at the developer's expense will be completed before any grading improvements within the floodplain.
 - i. The applicant has also visited in person with Mr. Loftice, neighboring property to the west, about any concerns he might have.
 - c. Prior to development, the applicant would be required to submit full site plan and construction plat details for review and consideration.
3. The applicant has submitted an amended Landscape Plan that follows the revised layout of the Concept Plan.
4. A public hearing notification for this proposed zoning change was published in the newspaper as well as notification mailed to the property owners included in the required 200 feet notification radius prior to the December 29, 2014 and January 6, 2015 Public Hearings on this item.

Staff Recommendation

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

Attachments

Planned Development District Conditions – Exhibit B

Concept Site Plan amended – Exhibit C

Landscape Plan amended – Exhibit D

Current Ordinance No. 12-06-914

Fencecrete® sample

Planned Development Conditions

EXHIBIT B

AS AMENDED shown in red

McCreary Marketplace SW Corner of FM 544 and McCreary Road

PLANNED DEVELOPMENT CONDITIONS

- I. **Statement of Intent:** The intent of this Planned Development District is to provide high quality retail development that is generally consistent with the Comprehensive Plan.
- II. **Statement of Purpose:** The purpose of this Planned Development District is to ensure that any development that occurs within the area designated by this Planned Development encourage the following uses.
 - Larger anchor uses
 - Grocery Store
 - Family, sit-down restaurants
 - Upscale retail shops
 - Individual pad site uses
 - Other retail uses as outlined herein
- III. **Statement of Effect:** This Planned Development shall not affect any regulation found in the Comprehensive Zoning Ordinance, Ordinance No. 04-05-610, as amended, except as specifically provided herein.
- IV. **General Regulations:** All regulations of the R (Retail) District set forth in Section 29 of the Comprehensive Zoning Ordinance are included by reference and shall apply except as otherwise specified by this ordinance.
- V. **Development Plans:**
 - A. Concept Plan: Development shall be in general conformance with the approved concept plan set forth in Exhibit C; however, in the event of conflict between the concept plan and the conditions, the conditions shall prevail.
 - B. Landscape Plan: Development shall be in general conformance with the approved landscape plan set forth in Exhibit D; however, in the event of conflict between the landscape plan and the conditions, the conditions shall prevail.
 - C. Exterior Elevation Plan: Development shall conform to City of Murphy code and Planned Development District requirements as noted herein subject to site plan approval.
Signage Plan: Development shall be in general conformance with the approved signage plan as set forth in Exhibit F; however, in the event of conflict between the signage plan and the conditions, the conditions shall prevail. The Signage Plan may be amended and altered to include additional signage at the time of Site Plan approval to accommodate the anchor and pad sites.
 - D. Concept Plan, Landscape Plan, Exterior Elevation Plan, and Signage Plan approval shall be for a period of one year from the date of City Council action on the plan. If within that one-year period a site plan has been submitted and approved for a portion of the development, then the Concept Plan shall be deemed
 - E.

EXHIBIT B

Planned Development Conditions

Page 2

to have no expiration date. Site plans shall be valid for a period of one year from the date of City Council action on the plan. **This period shall be extended for a maximum of two (2) additional one (1) year periods with a request in writing to the City Manager subject to his approval.**

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

VI. Specific Regulations:

A. Permitted Uses

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

B. Area and Yard Regulations

1. Minimum Size of Lot/Tract: There shall be no minimum lot/tract area required.
2. Minimum Lot/Tract Width: Minimum frontage requirements for lots adjacent to either FM 544 or McCreary Road shall be **90'**.
3. Minimum Lot/Tract Depth: There shall be no minimum lot/tract depth required.

EXHIBIT B

Planned Development Conditions

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4. Pad Sites: The maximum number of pad sites allowed along FM 544 shall be **three (3)**.

C. Parking, Driveways and Sidewalks:

1. Parking areas shall not be permitted within any landscape buffer strip.
2. Fire lanes, driveway, loading areas and access easementsshall be paved in accordance with the minimum design standards of the City of Murphy codes and ordinances.
3. The number of required parking spaces shall be dependent upon the use and shall meet the requirements of the City of Murphy Comprehensive Zoning Ordinance.
4. No required parking space may be occupied by signs, merchandise, or display items at any time except by specific 30 day permit.
5. A special "signature" paving treatment shall be established as shown on the approved concept plan (Exhibit C). Appropriate locations for the special paving treatment shall include street intersections, pedestrian crosswalks and driveway openings.
6. Sidewalks along FM 544 and McCreary Road shall be 8 feet in width.

D. Loading and Unloading

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

E. Building Height ***Consideration requested by City Council, applicant to address***

1. All structures shall have a maximum building height of thirty-five (35) feet except that the maximum height may be increased to forty-five (45) feet to allow for architectural elements.

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

EXHIBIT B

Planned Development Conditions

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

G. Landscape Standards

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

1. Landscaping shall generally be as shown on the approved Landscape Plan (Exhibit D). Landscaping shall be required on all developments within the Planned Development District and shall be complete prior to the issuance of any certificate of occupancy for the specific development. An automatic underground irrigation system including freeze and rainwater sensor shall be installed and maintained for all required landscaping and shall be in place and operable at time of planting.
2. A landscape buffer shall be provided twenty-five (25) feet in depth adjacent to the right-of-way of FM 544, twenty-five (25) feet in depth adjacent to McCreary Road. No parking may be placed within any landscape buffer. Pedestrian easements and sidewalks may be located within a landscape buffer.

EXHIBIT B

Planned Development Conditions

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3. Parking Lots
 - a. A minimum percentage of the parking area shall be landscaped according to the following requirements. Such landscaping shall be distributed within the parking area, occurring within medians, islands, or peninsulas. All such landscape areas shall be protected by concrete curbing or other acceptable devices which prohibit vehicular access to landscaped areas. Bumper overhang shall not be included as part of required landscaping. A permeable area no less than six (6) feet by six (6) feet shall be provided surrounding each tree located in a surface parking area. Landscape islands within the parking lot shall be a minimum of 64 square feet.
 1. The traffic island shown on Phase One development shall be landscaped.
 2. Phase One construction is to include Open Space as noted in Phase Two.
 3. A total of seven (7) percent of the interior of the entire parking lot regardless of location, shall be landscaped. One large tree or three (3) ornamental trees from the Plant List, shall be provided for each twelve (12) parking spaces, and planted within the seven (7) percent area. Trees shall be distributed so that bays of parking spaces shall not exceed twenty (20) spaces in length.
 4. An additional 8% open space shall be provided. This 8% will be for the entire development and not necessarily on a lot by lot basis. The 8% area will consist of two or more of the following amenities:
 - a. Pedestrian walkways
 - b. Benches
 - c. Gazebo
 - d. Constant level pool
 - e. Landscape material
 - f. Hardscape
 - g. Pedestrian lighting

H. Screening

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

1. All screening at the rear (South & West) of the property will be a live screen where required. Plant materials shall conform to the standards of the approved plant list in Section 50 and the current edition of the "American Standard for Nursery Stock" (as amended), published by the American Association of Nurserymen.
2. a. All truck docks/loading areas for anchor stores with a footprint greater than 30,000 square feet shall be screened from view through the use of 12-foot all masonry walls (which are the same colors and materials as main building). A masonry look precast concrete fence and wall system such as Fencecrete®, or approved, may be utilized provided it matches building exterior finishes. There should be a 12-foot masonry screening wall along the southern boundary with a 10-foot living screen landscape buffer. Additionally, there shall be an 8-foot masonry screening wall along the western boundary with a 10-foot living screen landscape buffer.

Planned Development Conditions

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3. Outside seasonal displays shall be permitted within the Planned Development District for no more than 30 days. Outside storage shall not be permitted with the Planned Development District.

I. Site Lighting:

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

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

J. Signage and Graphics

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

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

1. General

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

2. Shared Tenant Monument Signs

- a. Monument signs shall identify individual tenants or uses within the shopping center. Monument signs shall be a maximum of **seven (7)** feet tall.

EXHIBIT B

Planned Development Conditions

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

3. Shopping Center Sign

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

4. Temporary Marketing Signage

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

K. Open Space

- 1. Development with the Planned Development District should make a positive impact to the City by providing defined public spaces and activity centers so that varied activities are encouraged

EXHIBIT B

Planned Development Conditions

Page 8

within these areas. This can be accomplished through the incorporation of open spaces that become public amenities and that provide interest within the Tract at the pedestrian level. All pedestrian areas and open space must be located away from vehicular traffic areas as reflected on the concept plan attached.

- a. Outdoor Seating. Any establishment serving food for consumption on-premises is encouraged to provide an outdoor seating area and shall be approved with the site plan.
- b. An additional 8% of open space is required in addition to the landscape, setback, and parking lot island requirements. The additional 8% may be located adjacent to the required setbacks or landscaping at the ROW and property lines or in front or in some cases to the side of the structure. The additional open space percentage may not include the building footprint or vehicular parking lot. This area and associated amenities shall be approved on the site plan. At least one of the following amenities shall be located within the additional 5% open space area and count towards the required percentage.
 1. Water feature, such as a fountain or detention pond with constant water level.
 2. Plaza or courtyard with art sculpture piece.
 3. Outdoor patio or gazebo with seating area.
 4. Other areas for pedestrian congregation, and may be approved on the site plan.

VII. Special Regulations:

- A. Right Turn Deceleration Lanes: A right turn deceleration lane shall be required for the driveway on FM 544 at the time construction begins on any pad site along FM 544 and paid for by the developer and/or property owner. A right turn deceleration lane shall be required for the middle driveway on McCreary Road at the time construction begins on the anchor tenant.
- B. Utility Power Lines: Utility distribution and service lines for individual business establishments, buildings, and signs and for any other site development features shall be placed underground.
- C. Cross-Access Requirement: A joint access (i.e.-ingress, egress) easement shall be provided to minimize the number of driveway openings along FM 544 and McCreary Road. The location(s) of access easement(s) shall be shown on the site plan and shall comply with the Texas Department of Transportation (TxDOT) Access Management Standards. Access shall be provided for property to the West of this site for future connectivity.
- D. Outside storage shall not be permitted within the Planned Development District.

EXHIBIT B

Planned Development Conditions**Page 9**

- E. Outside display of merchandise and temporary seasonal items: Outside display of merchandise and temporary seasonal items, such as Christmas trees, pumpkins, etc., shall be limited to the following:
1. Shall not be placed/located more than 30 feet from the main building.
 2. Shall not occupy any of the parking spaces that are required by this chapter for the primary use of the property, except on a temporary basis only, which is a maximum of 30 days per display and a maximum of two displays per calendar year.
 3. Shall not pose a safety or visibility hazard, nor impede public vehicular or pedestrian circulation, either on site or off site, in any way.
 4. Shall not extend into public right-of-way or onto adjacent property.
 5. All outside display items shall be removed at the end of business each day, except for large seasonal items such as Christmas trees.
 6. All merchandise shall be displayed in a neat, orderly manner, and the display area shall be maintained in a clean, litter-free manner.
- F. Maintenance: The developer and/or property owner of any part of the Planned Development District shall maintain the property in terms of quality landscape maintenance, trash removal, interior and exterior sign conditions, trash receptacles and other amenities to ensure a consistent high quality development.

FRANCHISE UTILITY NOTES:
1. ONCOR ELECTRIC - (803) 588-8242 - MR. MARK BAILEY
2. ATMOS ENERGY (GAS) - (214) 733-8122 - MR. DAVID COKER
3. TIME WARNER CABLE - (972) 742-5892
4. AT&T TELEPHONE - (972) 569-4760 - MR. KEITH HELM

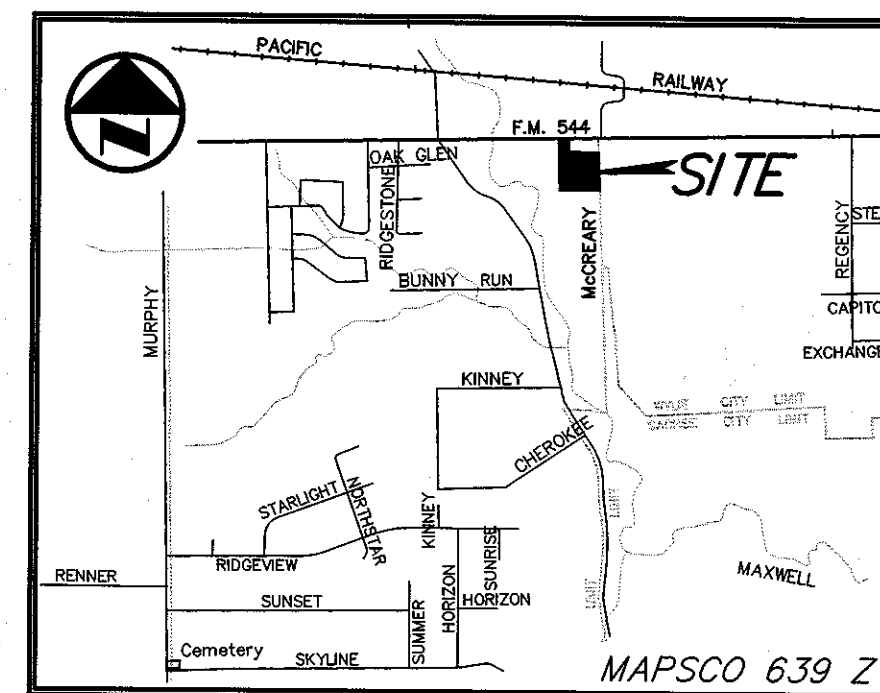
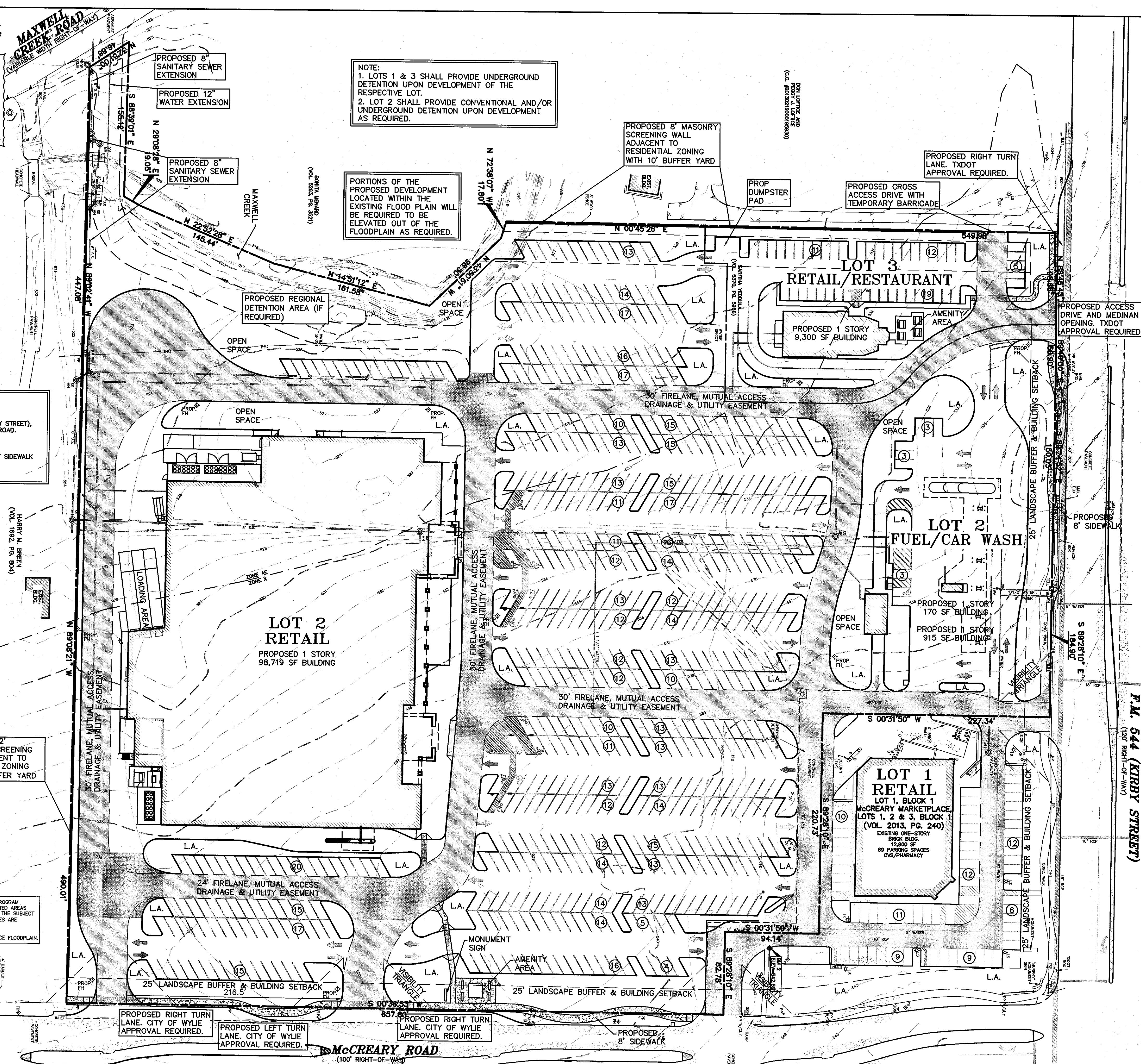
CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG:
TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-344-8377
TEXAS ONE CALL SYSTEMS 1-800-245-4545
LONE STAR NOTIFICATION CENTER 1-800-669-6344 EXT. 5

BEFORE YOU DIG...

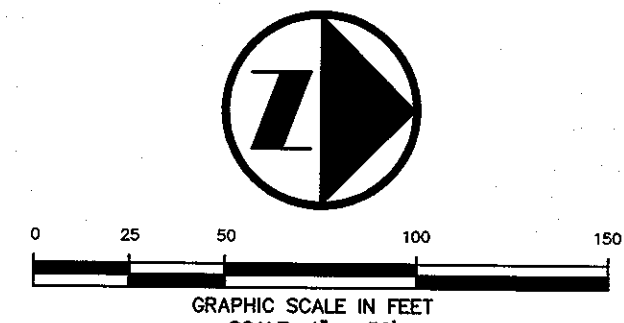
BENCH MARK LIST:

BENCHMARK #1
SQUARE CUT ON CURB INLET SOUTH SIDE OF FM 544 (KIRBY STREET), 108.54 FEET EAST OF THE EAST CURB LINE OF MCCREARY ROAD. ELEVATION = 545.13
BENCHMARK #2
SQUARE CUT ON TOP OF CURB LOCATED ON NORTH SIDE OF SIDEWALK RAMP NEAR THE SOUTH ENTRANCE TO CVS LOT. ELEVATION = 542.52

THE SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS COMMUNITY PANEL NUMBER 4808004151, DATED JUNE 02, 2009. ALL OF THE SUBJECT PROPERTY IS INDICATED TO BE IN ZONE 'X' ON SAID MAP. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:
ZONE 'AE' - BASE FLOOD ELEVATIONS DETERMINED.
ZONE 'X' - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



VICINITY MAP
NOT TO SCALE



LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- CLEAN OUT
- MANHOLE
- GAS METER
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGN
- TELEPHONE BOX
- TV BOX
- FLAG POLE
- LANDSCAPE AREA
- PROPERTY LINE
- O.H. POWER LINES
- U/G TELEPHONE LINES
- U/G WATER LINE
- U/G GAS LINE
- FENCE
- (C.M.) CONTROLLING MONUMENT
- SIR 5/8-INCH IRON ROD WITH "POGUE ENG & DEV" CAP SET

PAVEMENT LEGEND

- FIRE LANE PAVEMENT
- SIDEWALK PAVEMENT
- ENHANCED PAVEMENT

SITE DATA SUMMARY TABLE

EXISTING ZONING: PD ORDINANCE NO. 12-06-914 (PLANNED DEVELOPMENT DISTRICT FOR RETAIL USES) & SF-1				
PROPOSED ZONING: PD (PLANNED DEVELOPMENT DISTRICT FOR RETAIL USES) WITH MODIFICATIONS				
LOT NO.	1	2	3	TOTAL
SITE AREA (SF)	72,167	635,995	48,029	756,191
SITE AREA (ACRES)	1.6567	14.6004	1.1026	17.3598
USE	RETAIL	RETAIL	RETAIL	RETAIL
BUILDING AREA (SF)	12,900	99,804	9,300	122,004
COVERAGE (%)	18%	16%	19%	63%
PARKING REQUIREMENT (SPEC)	1 SPACE/200 SF	1 SPACE/200 SF	1 SPACE/200 SF	1 SPACE/200 SF
PARKING PROVIDED (SPACES)	65	500	47	612
PARKING PROVIDED (SPACES)	69	632	47	748
MAXIMUM BUILDING HEIGHT (FEET)	45	45	45	45
MAXIMUM FLOOR AREA RATIO (F.A.R.)	0.18	0.16	0.19	0.19
IMPERVIOUS SURFACE (SF)	52,751	513,614	36,781	603,146
INTERIOR LANDSCAPE REQUIRED, 7% (SF)	2,790	28,967	1,924	33,680
INTERIOR LANDSCAPE PROVIDED (SF)	19,418	55,776	7,474	82,668
OPEN SPACE REQUIRED, 8% (SF)	5,773	50,880	3,842	60,495
OPEN SPACE PROVIDED (SF)	0	62,872	2,490	65,361

EXHIBIT C

NO.	DATE	REVISION / DESCRIPTION
DESIGN	DRAWN	DATE
RPP	WTW	12-11-2014

PROJECT INFORMATION
MCCREARY MARKETPLACE
BLOCK A, LOTS 1, 2, 3 & 4
CITY OF MURPHY, TEXAS
HENRY MAXWELL SURVEY, ABSTRAT NO. 579
PROPOSED USE: RETAIL (GROCER & PAD SITES)
ZONING: PD (RETAIL)

DEVELOPER
POGUE ENGINEERING & DEVELOPMENT COMPANY, INC.
1512 BRAY CENTRAL DRIVE, SUITE 100
MCKINNEY, TEXAS 75069
RANDALL P. POGUE, P.E.
(214) 544-8880 PHONE
(214) 544-8882 FAX

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF RANDALL P. POGUE, P.E. DATED ON 12-11-2014. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

PRELIMINARY
FOR INTERIM REVIEW ONLY
NOT TO BE USED FOR:
CONSTRUCTION OR
BIDDING PURPOSES.
Engineer: RANDALL P. POGUE, P.E.
P.E. No.: 24782
Date: 12-11-2014

POGUE
ENGINEERING & DEVELOPMENT COMPANY, INC.
1512 BRAY CENTRAL DRIVE
SUITE 100
MCKINNEY, TEXAS 75069
TX BOARD PROF. ENGINEERS, CERT. #000481; TX BOARD PROF. LAND SURVEYING, CERT. 100421-00
(214) 544-8880 PHONE
(214) 544-8882 FAX
www.PogueEngineering.com

DEVELOPMENT SITE PLAN
MCCREARY MARKETPLACE
BLOCK A, LOTS 2, 3 & 4
HENRY MAXWELL SURVEY, ABSTRAT NO. 579
CITY OF MURPHY, TEXAS

SHEET NO.
C1.01

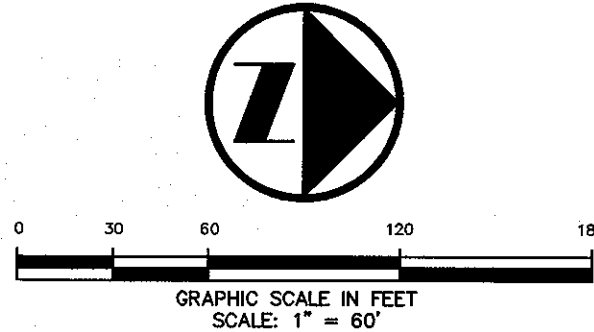
 TREE TO BE REMOVED

BEFORE YOU DIG...

BENCHMARK #1
SQUARE CUT ON CURB INLET SOUTH SIDE OF FM 544 (KIRBY STREET),
108.5± FEET EAST OF THE EAST CURB LINE OF McCREARY ROAD.
ELEVATION = 545.13

BENCHMARK #2
SQUARE CUT ON TOP OF CURB LOCATED ON NORTH SIDE OF SIDEWALK
RAMP NEAR THE SOUTH ENTRANCE TO CVS LOT.
ELEVATION = 542.52

1. UNICOR ELECTRIC - (903) 868-8242 - MR. MARK BAILEY
2. ATMOS ENERGY (GAS) - (214) 733-5122 - MR. DAVID COKER
3. TIME WARNER CABLE - (972) 742-5892
4. AT&T TELEPHONE - (972) 569-4760 - MR. KEITH HELM



1. 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.
2. 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.
3. Contractor is responsible for obtaining all required landscape and irrigation permits.
4. Contractor to provide a minimum 2% slope away from all structures.
5. All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
6. All landscape areas to be 100% irrigated with an underground automatic irrigation system.
7. All lawn areas to be Hydromulch Bermuda grass, unless otherwise noted on the drawings.

1. The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
2. 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.
3. All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
4. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
5. All plant material which dies shall be replaced with plant material of equal or better value.
6. Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

All lawn areas to be Hydromulch Bermuda grass, unless noted otherwise 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 percent (100%) Wood Cellulose Fiber, delivered to the site in its original unopened container. "Conwex" or equal.

Fiber Tack: Shall be delivered to the site in its original unopened container, and shall be "Terra-Tack one", as manufactured by Grovers, Inc., or equal.

Hydromulch with Bermuda grass seed at a rate of two (2) pound per one thousand (1000) square foot.

Use a 4' x 8' batter board against all bed areas.

B ₁	BOLLARD
EL	ELECTRIC METER
FP	POWER POLE
L ⁺	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
F ⁺	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
CO	CLEAN OUT
MH	MANHOLE
G ⁺	GAS METER
TSP	TRAFFIC SIGNAL CONTROL
TSC	TRAFFIC SIGNAL POLE
SGN	TRAFFIC SIGN
TELE	TELEPHONE BOX
TV	TV BOX
FP	FLAG POLE
	PROPERTY LINE
— OHL	O.H. POWER LINES
— U/G TEL	U/G TELEPHONE LINES
— WATER	U/G WATER LINE
— GAS	U/G GAS LINE
— X — X	FENCE

QUANTITY
PLANT TYPE

SYMBOL	PLANT TYPE
CM	CREPE MYRTLE
BC	BALD CYPRESS
RO	SHUMARD RED OAK
LO	LIVE OAK
CE	CEDAR ELM
MAP	BIG TOOTH MAPLE
RB	RED BUD, PANSY

LOT NO.	1	2	3
SITE AREA (SF)	72,167	635,995	48,029
SITE AREA (ACRES)	1.6567	14.6004	1.1026
MINIMUM LANDSCAPE AREA REQUIRED (20%)	14,433	127,199	9,606
LANDSCAPE AREA PROVIDED (SF)	19,416	122,381	11,248
LANDSCAPE SETBACKS			
BUFFER YARD ALONG TYPE 'B' ARTERIAL	25	25	25
SIDE YARD SETBACK WITH EVERGREEN HEDGE	5	5	5
STREET TREE REQUIREMENT (FRONTAGE)	1 TREE / 50 LF	1 TREE / 50 LF	1 TREE / 50 LF
STREET FRONTAGE (FT)	598.34	1050.06	92.22
STREET TREES REQUIRED	12	21	2
STREET TREES PROVIDED	12	21	2
INTERIOR PARKING LANDSCAPE REQUIRED	1 TREE / 10 SPCS	1 TREE / 10 SPCS	1 TREE / 10 SPCS
INTERIOR PARKING TREES REQUIRED	7	63	5
INTERIOR PARKING TREES PROVIDED	8	74	7
ADDITIONAL LANDSCAPE REQUIREMENTS	LANDSCAPE AREA W/ TREE NOT MORE THAN 60 LF FROM EVERY PARKING SPACES SHALL NOT EXCEED 20 SPACES WITHOUT A TREE 5% INTERIOR LANDSCAPING REQUIRED ADDITIONAL 7% OPEN SPACE FOR ENTIRE DEVELOPMENT REQUIRED BAY DOORS MUST BE SCREENED FROM PUBLIC R.O.W.		

EXHIBIT D

PROJECT INFORMATION
 McCREARY MARKETPLACE
 BLOCK A, LOTS 1, 2, 3 & 4
 CITY OF MURPHY, TEXAS
 HENRY MAXWELL SURVEY, ABSTRAT NO. 579
 PROPOSED USE: RETAIL (GROCER & PAD SITES)
 ZONING: PD (RETAIL)

DEVELOPER
POGUE ENGINEERING & DEVELOPMENT COMPANY, INC.
1512 BRAY CENTRAL DRIVE, SUITE 100
MCKINNEY, TEXAS 75069
RANDALL P. POGUE, P.E.
(214) 544-8880 PHONE
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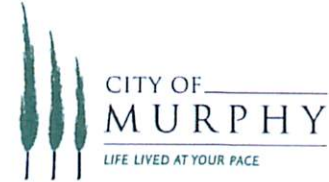


McCREARY MARKETPLACE
BLOCK A, LOTS 2, 3 & 4
HENRY MAXWELL SURVEY, ABSTRAT NO. 579
CITY OF MURPHY, TEXAS

SHEET
NO.

Reply Form

Planning & Zoning Commission
206 North Murphy Road
Murphy, Texas 75094



Dear Commissioner:

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

☒ I am **IN FAVOR** of the zoning request amendments.

☐ I am **OPPOSED** to the zoning request amendments.

This item will be heard at the Planning & Zoning Commission on **Monday, December 29, 2014 at 6:00 p.m.** at Murphy City Hall, in the City Council Chambers and a public hearing will be held by the **City Council on Tuesday, January 6, 2015 at 6:00 p.m.** 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.

JASON PRICE
Name (Please Print)

1200 Corporate Dr., Bhm, AL
Address
35242

[Signature]
Signature

Date

12-22-2014

DEC 29 2014

City of Murphy

Reply Form

Planning & Zoning Commission
206 North Murphy Road
Murphy, Texas 75094



Dear Commissioner:

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

_____ I am **IN FAVOR** of the zoning request amendments.

☒ I am **OPPOSED** to the zoning request amendments, *with option that I CAN CHANGE MY BALLOT ON OR Before 1-10-15. @*

This item will be heard at the Planning & Zoning Commission on **Monday, December 29, 2014 at 6:00 p.m.** at Murphy City Hall, in the City Council Chambers and a public hearing will be held by the **City Council on Tuesday, January 6, 2015 at 6:00 p.m.** 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.

I need to know if the change in zoning will affect the flood zoning on my property.

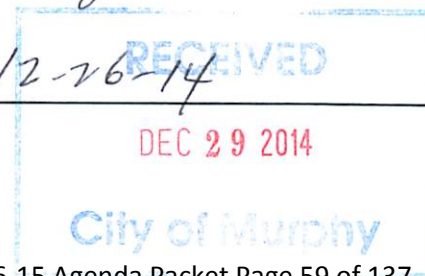
By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Don Loftice
Name (Please Print)

Don Loftice
Signature

600 E. FM 544, Murphy, Tx. 75094
Address

12-26-14
Date



ORDINANCE NO. 12-06-914

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 11 ACRES OF LAND SITUATED IN THE HENRY MAXWELL SURVEY, ABSTRACT NO. 579, 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 ITS PRESENT CLASSIFICATION BEING SINGLE FAMILY RESIDENTIAL DISTRICT TO PLANNED DEVELOPMENT DISTRICT FOR RETAIL USES; APPROVING PLANNED DEVELOPMENT CONDITIONS AND STANDARDS ATTACHED HERETO AS EXHIBIT "B", APPROVING A CONCEPT PLAN ATTACHED HERETO AS EXHIBIT "C", APPROVING A LANDSCAPE PLAN ATTACHED HERETO AS EXHIBIT "D", APPROVING AN EXTERIOR ELEVATION PLAN ATTACHED HERETO AS EXHIBIT "E", AND APPROVING A SIGNAGE PLAN ATTACHED HERETO AS EXHIBIT "F"; PROVIDING A CUMULATIVE/ REPEALER CLAUSE, A SEVERABILITY CLAUSE, A PENALTY CLAUSE, A SAVINGS CLAUSE, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the landowners of approximately 11 acres of land situated in the Henry Maxwell Survey, Abstract No. 579, located in the City of Murphy, Collin County, Texas, have requested a change in the zoning for the property described in this ordinance from SFR (Single Family Residential) to PD (Planned Development) District for Retail Uses with the intent to provide high quality retail development consistent with the Comprehensive Plan and for the purpose of developing the property for retail uses as outlined in the Development Conditions and Standards for this planned development district; 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, AS FOLLOWS:

Section 1. That all the above premises 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 SFR (Single Family Residential) to PD (Planned Development) District for Retail Uses for the property, being an approximately 11 acre tract of land situated in the Henry Maxwell Survey, Abstract No. 579, 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, Landscape Plan, Exterior Elevation Plan, and Signage Plan for this planned development district are attached hereto as Exhibits "C", "D", "E", and "F"

respectively, and the same are hereby 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 other 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. Savings Clause. That an offence committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offence was committed and the former law is continued in effect for this purpose.

Section 10. 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 5th day of June, 2012.



Bret M. Baldwin, Mayor
City of Murphy

ATTEST:



Aimee Nemer, City Secretary
City of Murphy



APPROVED AS TO FORM:

Wm. Andrew Messer, City Attorney
City of Murphy

Exhibit A
Legal Description

Current Ordinance as approved 2012

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, We, CVS Pharmacy, Inc. and Hellen R. Pickard, are the sole owners of a tract of land situated in the HENRY MAXWELL SURVEY, ABSTRACT No. 579, City of Murphy, Collin County, Texas, and being a portion of the tract of land described in deed to Hellen Pickard as recorded in County Clerk's file No. 96-0043722, Land Records, Collin County, Texas, and also being all of a tract of land described in deed to CVS Pharmacy, Inc. as recorded in County Clerk's Instrument No. 20111227001390000, Real Property Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "WAI" set for corner, at the intersection of the south line of a right-of-way dedication, as described under Cause No. 001-1218-99, styled Collin County VS. Helen Pickard, Percy L. Pickard and Great Western Mortgage Corporation and the west line of a right-of-way dedication as described in Document No. 20080801000933770, Real Property Records, Collin County, Texas, said 1/2 inch iron rod also being the intersection of the south right-of-way line of F.M. 544 (Kirby Street, 120' right-of-way at this point) and the west right-of-way line of McCreary Road (100' right-of-way);

THENCE South 00 deg 38 min 00 sec West, departing the south right-of-way line of said F.M. 544 and along the west right-of-way line of McCreary Road (as described in Document No. 20080801000933770), a distance of 19.97 feet to a 1/2 inch iron rod with plastic cap stamped "WAI" set for corner and the beginning of a curve to the left having a radius of 878.00 feet, a central angle of 10 deg 21 min 08 sec and a chord bearing and distance of South 04 deg 34 min 47 sec East, 158.42 feet;

THENCE continuing along said right-of-way line and said curve to the left, an arc distance of 158.64 feet to a 1/2 inch iron rod with plastic cap stamped "WAI" set for corner and the beginning of a curve to the right, having a radius of 790.00 feet, a central angle of 10 deg 22 min 13 sec and a chord bearing and distance of South 04 deg 34 min 14 sec East, 142.79 feet;

THENCE continuing along said right-of-way line and said curve to the right, an arc distance of 142.99 feet to a 1/2 inch iron rod with plastic cap stamped "WAI" set for corner at the end of the aforementioned right-of-way dedication;

THENCE South 00 deg 36 min 53 sec West, along the west right-of-way line of said McCreary Road, a distance of 659.28 feet to a 1/2 inch iron rod with plastic cap stamped "WAI" set for corner;

THENCE North 89 deg 08 min 21 sec West, departing the west right-of-way line of said McCreary Road, a distance of 490.01 feet to a 3/8 inch iron rod found for corner, and being the southwest corner of said Helen Pickard tract;

THENCE North 01 deg 12 min 36 sec East, a distance of 342.63 feet to a 1/2 inch iron rod with plastic cap stamped "WAI" set for corner;

THENCE North 00 deg 23 min 41 sec East, a distance of 633.85 feet to a 1/2 inch iron rod with plastic cap stamped "WAI" set for corner in the south right-of-way line of FM Highway 544 (120' right-of-way at this point);

THENCE South 89 deg 28 min 10 sec East, along the south right-of-way line of said FM Highway 544, a distance of 461.64 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 472,365 square feet or 10.844 acres of land, more or less. Bearings contained herein are based upon an on the ground survey performed in the field on the 5th day of July, 2011 utilizing a GPS (WGS 84) bearing of North 89 deg 08 min 21 sec West (Deed South 89 deg 45 min 14 sec East) along the south line of a tract of land described in deed to Hellen Pickard recorded in Document No. 96-0043722, Real Property Records, Collin County, Texas.

Exhibit B

Development Conditions and Standards

Current Ordinance as approved 2012

Planned Development Conditions
Zoning File 2012-01
Page 1

EXHIBIT B

ZONING FILE NO. 2012-01

McCreary Marketplace
SW Corner of FM 544 and McCreary Road

PLANNED DEVELOPMENT CONDITIONS

I. **Statement of Intent:** The intent of this Planned Development District is to provide high quality retail development that is generally consistent with the Comprehensive Plan.

II. **Statement of Purpose:** The purpose of this Planned Development District is to ensure that any development that occurs within the area designated by this Planned Development encourage the following uses.

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

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

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

V. **Development Plans:**

- A. Concept Plan: Development shall be in general conformance with the approved concept plan set forth in Exhibit C; however, in the event of conflict between the concept plan and the conditions, the conditions shall prevail.
- B. Landscape Plan: Development shall be in general conformance with the approved landscape plan set forth in Exhibit D; however, in the event of conflict between the landscape plan and the conditions, the conditions shall prevail.
- C. Exterior Elevation Plan: Development shall be in general conformance with the approved exterior elevations as set forth in Exhibit E; however, in the event of conflict between the exterior elevations and the conditions, the conditions shall prevail.
- D. Signage Plan: Development shall be in general conformance with the approved signage plan as set forth in Exhibit F; however, in the event of conflict between the signage plan and the conditions, the conditions shall prevail.
- E. Concept Plan, Landscape Plan, Exterior Elevation Plan, and Signage Plan approval shall be for a period of one year from the date of City Council action on the plan. If within that one-year period a site plan has been submitted and approved for a portion of the development, then the Concept Plan shall be deemed

EXHIBIT B

Planned Development Conditions
Zoning File 2012-01
Page 2

to have no expiration date. Site plans shall be valid for a period of one year from the date of City Council action on the plan.

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

VI. Specific Regulations:

A. Permitted Uses

1. Amusement Services (Indoors) (SUP)
2. Antique Shop
3. Art Dealer/Gallery
4. Artist Studio (SUP)
5. Bakery (Retail)
6. Book Store
7. Cafeteria
8. Computer Sales
9. Confectionery Store (Retail)
10. Department Store
11. Dinner Theatre (SUP Only)
12. Electronics (Retail)
13. Florist
14. Food or Grocery Store (SUP)
15. Furniture Sales (Indoor)
16. Hardware Store
17. Home Improvement Center (SUP)
18. Motion Picture Theatre
19. Pet Shop/Supplies
20. Pharmacy (with Drive-thru)
21. Photo Studio
22. Photocopying /Duplicating
23. Restaurant
24. Retail Store
25. Tailor Shop
26. Theatre (Live Drama) (SUP)
27. Sporting Goods
28. Clothing / Home Goods

B. Area and Yard Regulations

1. Minimum Size of Lot/Tract: There shall be no minimum lot/tract area required.
2. Minimum Lot/Tract Width: Minimum frontage requirements for lots adjacent to either FM 544 or McCreary Road shall be 100'.
3. Minimum Lot/Tract Depth: There shall be no minimum lot/tract depth required.

EXHIBIT B

Planned Development Conditions
Zoning File 2012-01
Page 3

4. Pad Sites: The maximum number of pad sites allowed along FM 544 shall be two (2).

C. Parking, Driveways and Sidewalks:

1. Parking areas shall not be permitted within any landscape buffer strip.
2. Fire lanes, driveway, loading areas and access easement shall be paved in accordance with the minimum design standards of the City of Murphy codes and ordinances.
3. The number of required parking spaces shall be dependent upon the use and shall meet the requirements of the City of Murphy Comprehensive Zoning Ordinance.
4. No required parking space may be occupied by signs, merchandise, or display items at any time except by specific 30 day permit.
5. A special "signature" paving treatment shall be established as shown on the approved concept plan (Exhibit C). Appropriate locations for the special paving treatment shall include street intersections, pedestrian crosswalks and driveway openings.
6. Sidewalks along FM 544 and McCreary Road shall be 8 feet in width.

D. Loading and Unloading

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

E. Building Height

1. All structures shall have a maximum building height of thirty-five (35) feet except that the maximum height may be increased to forty-five (45) feet to allow for architectural elements.

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

EXHIBIT B

Planned Development Conditions
Zoning File 2012-01
Page 4

1. All structures, including all building elevations, shall be constructed utilizing a unified design that is substantially consistent with the approved Exterior Elevation Plan (Exhibit E).
2. All exterior elevations shall utilize a unified design as shown on the approved Exterior Elevation Plan (Exhibit E). 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. Scored & Textured concrete tilt wall
 - d. EIFS and Stucco (limited to no more than 12% total)
 - e. Stone/simulated stone – per elevation
3. The use of primary or garish colors shall not be predominately used on the exterior façade of any structure. Corporate identities shall be allowed with owner review and approval.
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 immediately adjacent public dedicated street by an architecturally sound method.
5. Each commercial building, complex of buildings or separate commercial business enterprise shall have a trash bin on the premises adequate to handle the trash and waste items generated, manufactured, or acquired there on by such commercial activities. The sorting, handling, moving, storing, removing and disposing of all waste materials must be housed or screened from view.
6. In all cases, mechanical equipment on roofs and outcroppings shall be clad by a like building material or painted with a color scheme similar to the principal structure walls or roof.

G. Landscape Standards

Landscaping shall comply with the standards set forth in Chapter 2, Code of Ordinances, except as provided below.

1. Landscaping shall generally be as shown on the approved Landscape Plan (Exhibit D). Landscaping shall be required on all developments within the Planned Development District and shall be complete prior to the issuance of any certificate of occupancy for the specific development. An automatic underground irrigation system including freeze and rainwater sensor shall be installed and maintained for all required landscaping and shall be in place and operable at time of planting.
2. A landscape buffer shall be provided twenty-five (25) feet in depth adjacent to the right-of-way of FM 544, twenty-five (25) feet in depth adjacent to McCreary Road. No parking may be placed within any landscape buffer. Pedestrian easements and sidewalks may be located within a landscape buffer.

EXHIBIT B

Planned Development Conditions
Zoning File 2012-01
Page 5

3. Parking Lots

- a. A minimum percentage of the parking area shall be landscaped according to the following requirements. Such landscaping shall be distributed within the parking area, occurring within medians, islands, or peninsulas. All such landscape areas shall be protected by concrete curbing or other acceptable devices which prohibit vehicular access to landscaped areas. Bumper overhang shall not be included as part of required landscaping. A permeable area no less than six (6) feet by six (6) feet shall be provided surrounding each tree located in a surface parking area. Landscape islands within the parking lot shall be a minimum of 64 square feet.

1. The traffic island shown on Phase One development shall be landscaped.

2. Phase One construction is to include Open Space as noted in Phase Two.

3. A total of seven (7) percent of the interior of the entire parking lot regardless of location, shall be landscaped. One large tree or three (3) ornamental trees from the Plant List, shall be provided for each twelve (12) parking spaces, and planted within the seven (7) percent area. Trees shall be distributed so that bays of parking spaces shall not exceed twenty (20) spaces in length.

4. An additional 8% open space shall be provided. This 8% will be for the entire development and not necessarily on a lot by lot basis. The 8% area will consist of two or more of the following amenities:

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

H. Screening

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

1. All screening at the rear (South & West) of the property will be a live screen where required. Plant materials shall conform to the standards of the approved plant list in Section 50 and the current edition of the "American Standard for Nursery Stock" (as amended), published by the American Association of Nurserymen.
2. All truck docks/loading areas for anchor stores with a footprint greater than 30,000 square feet shall be screened from view through the use of 12-foot all masonry walls (which are the same colors and materials as main building). All other screening of the rear of the site shall be living screens (eight foot height and at least 75 percent density within four years of planting unless such areas are screened from public views by a building).

EXHIBIT B

Planned Development Conditions
Zoning File 2012-01
Page 6

3. Outside seasonal displays shall be permitted within the Planned Development District for no more than 30 days. Outside storage shall not be permitted with the Planned Development District.

I. Site Lighting:

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

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

J. Signage and Graphics

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

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

1. General

- a. All signage for the Planned Development District shall be allowed as shown on the approved Signage Plan (Exhibit F).
- b. Shared Tenant Monument Signs-Two (2) monument signs shall be allowed located on Lot 2 and Lot 3 (One per Lot) and shall be limited to a maximum sign area of 40 square feet.
- c. Shopping center signs-One (1) shopping center sign shall be permitted as shown on the approved Signage Plan (Exhibit F). The shopping center sign shall be limited to a maximum sign area of 240 square feet.
- d. All signs must be surrounded by landscaping.
- e. No signs shall be phased.

2. Shared Tenant Monument Signs

- a. Monument signs shall identify individual tenants or uses within the shopping center. Monument signs shall be a maximum of eight (8) feet tall.

EXHIBIT B

Planned Development Conditions
Zoning File 2012-01
Page 7

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

3. Shopping Center Sign

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

4. Temporary Marketing Signage

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

K. Open Space

- 1. All open space amenities shall use a unified design as shown on the approved Amenities Plan. Development within the Planned Development District should make a positive impact to the City by providing defined public spaces and activity centers so that varied activities are encouraged

EXHIBIT B

Planned Development Conditions
Zoning File 2012-01
Page 8

within these areas. This can be accomplished through the incorporation of open spaces that become public amenities and that provide interest within the Tract at the pedestrian level. All pedestrian areas and open space must be located away from vehicular traffic areas as reflected on the concept plan attached.

- a. Outdoor Seating. Any establishment serving food for consumption on-premises is encouraged to provide an outdoor seating area and shall be approved with the site plan.
- b. An additional 8% of open space is required in addition to the landscape, setback, and parking lot island requirements. The additional 8% may be located adjacent to the required setbacks or landscaping at the ROW and property lines or in front or in some cases to the side of the structure. The additional open space percentage may not include the building footprint or vehicular parking lot. This area and associated amenities shall be approved on the site plan. At least one of the following amenities shall be located within the additional 5% open space area and count towards the required percentage.
 1. Water feature, such as a fountain or detention pond with constant water level.
 2. Plaza or courtyard with art sculpture piece.
 3. Outdoor patio or gazebo with seating area.
 4. Other areas for pedestrian congregation, and may be approved on the site plan.

VII. Special Regulations:

- A. Right Turn Deceleration Lanes: A right turn deceleration lane shall be required for the driveway on FM 544 at the time construction begins on any pad site along FM 544 and paid for by the developer and/or property owner. A right turn deceleration lane shall be required for the middle driveway on McCreary Road at the time construction begins on the anchor tenant.
- B. Utility Power Lines: Utility distribution and service lines for individual business establishments, buildings, and signs and for any other site development features shall be placed underground.
- C. Cross-Access Requirement: A joint access (i.e.-ingress, egress) easement shall be provided to minimize the number of driveway openings along FM 544 and McCreary Road. The location(s) of access easement(s) shall be shown on the site plan and shall comply with the Texas Department of Transportation (TxDOT) Access Management Standards. Access shall be provided for property to the West of this site for future connectivity.
- D. Outside storage shall not be permitted with the Planned Development District.

EXHIBIT B

Planned Development Conditions
Zoning File 2012-01
Page 9

E. Outside display of merchandise and temporary seasonal items: Outside display of merchandise and temporary seasonal items, such as Christmas trees, pumpkins, etc., shall be limited to the following:

1. Shall not be placed/located more than 30 feet from the main building.
2. Shall not occupy any of the parking spaces that are required by this chapter for the primary use of the property, except on a temporary basis only, which is a maximum of 30 days per display and a maximum of two displays per calendar year.
3. Shall not pose a safety or visibility hazard, nor impede public vehicular or pedestrian circulation, either on site or off site, in any way.
4. Shall not extend into public right-of-way or onto adjacent property.
5. All outside display items shall be removed at the end of business each day, except for large seasonal items such as Christmas trees.
6. All merchandise shall be displayed in a neat, orderly manner, and the display area shall be maintained in a clean, litter-free manner.

F. Maintenance: The developer and/or property owner of any part of the Planned Development District shall maintain the property in terms of quality landscape maintenance, trash removal, interior and exterior sign conditions, trash receptacles and other amenities to ensure a consistent high quality development.

EXHIBIT B

Exhibit C
Concept Plan

Current Ordinance as approved 2012

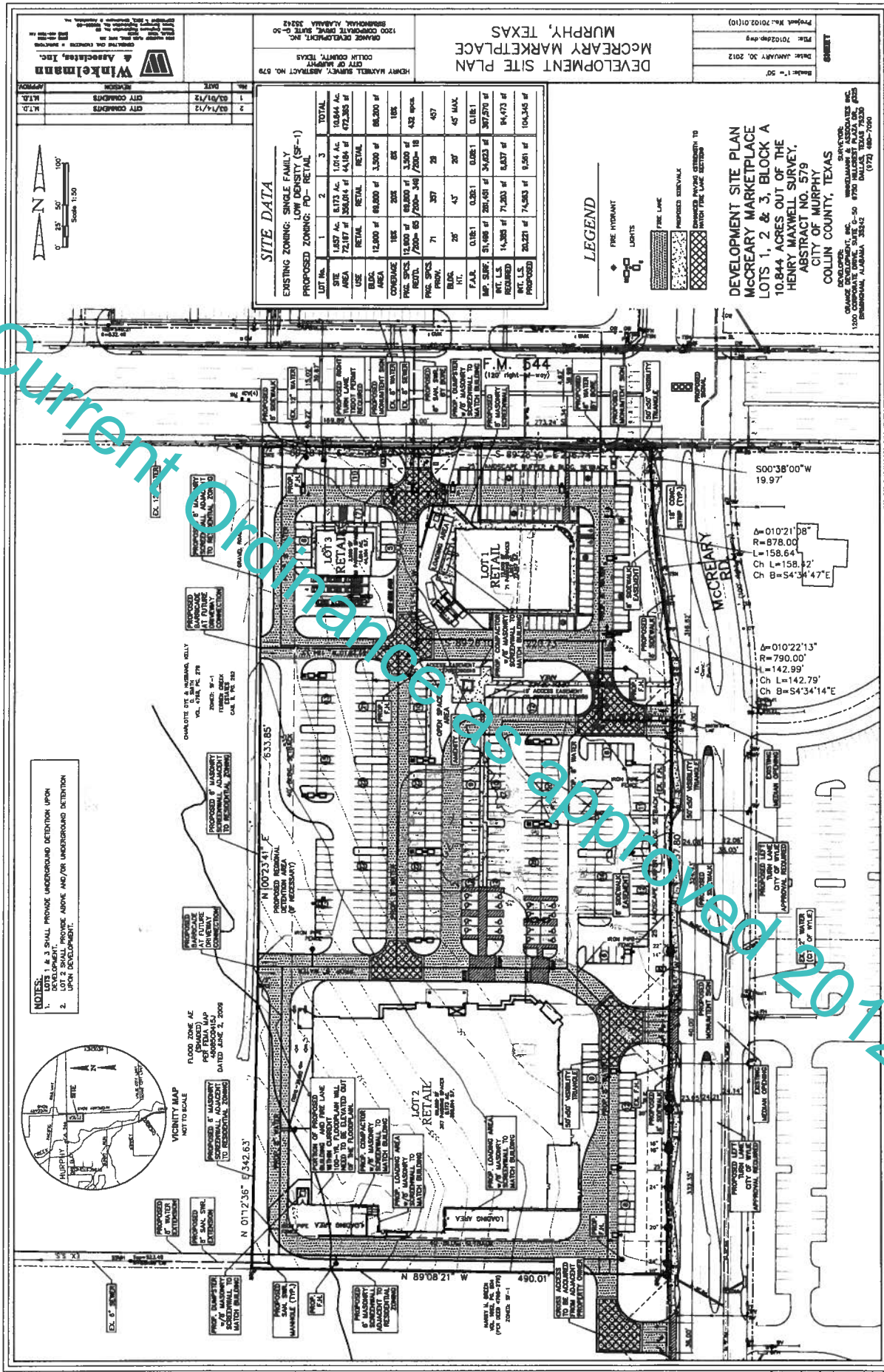
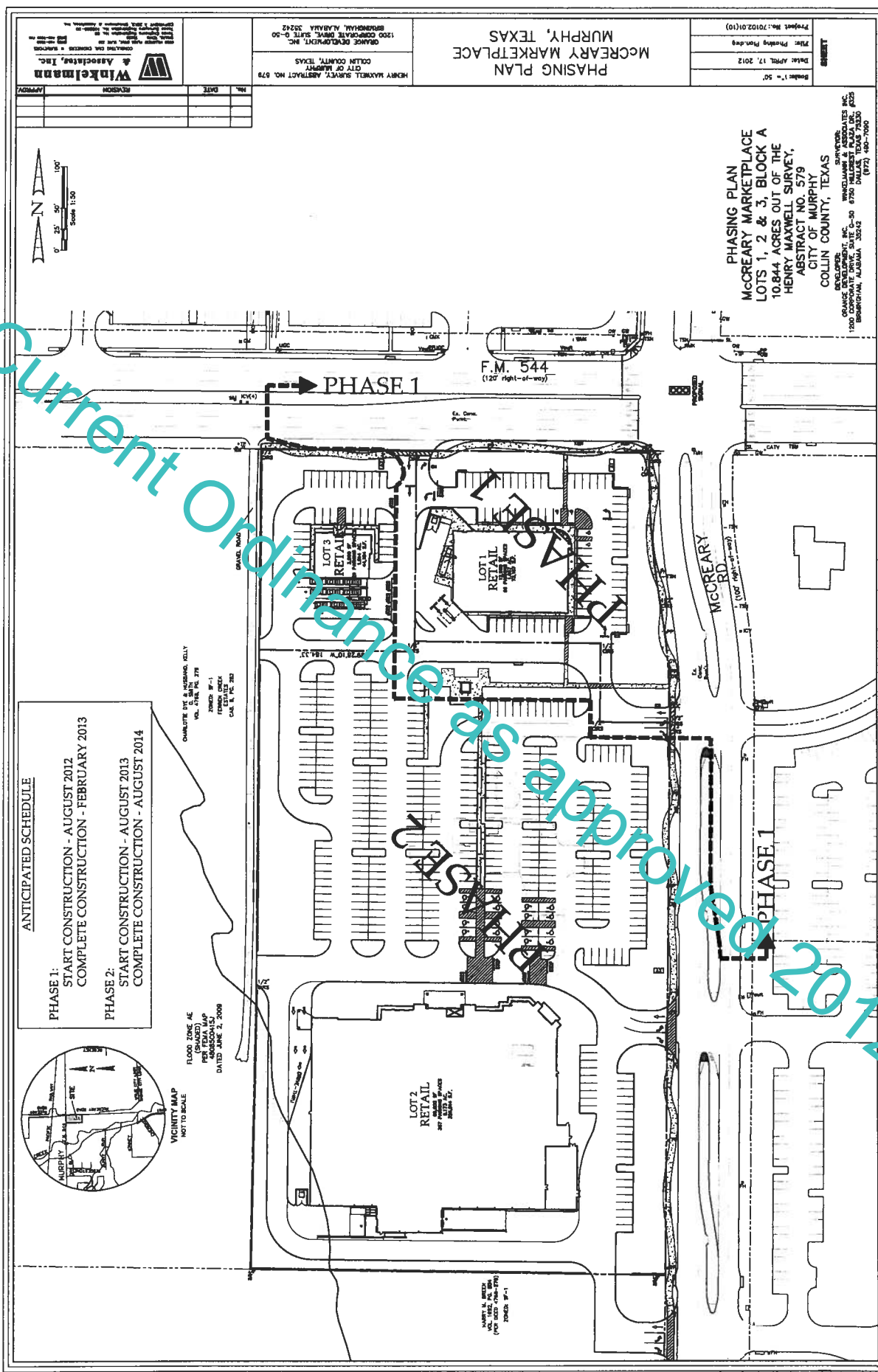


Exhibit D
Landscape Plan

Current Ordinance as approved 2012

Exhibit E
Exterior Elevation Plan

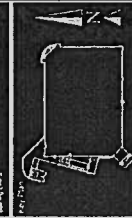
Current Ordinance as approved 2012



JACOBS
777 Main St.
Fort Worth, Tx. 76102

West Elevation				South Elevation				North Elevation			
Material	Area	Volume	Cost	Material	Area	Volume	Cost	Material	Area	Volume	Cost
Gravel	42	14	\$21	Gravel	22	7	\$11	Gravel	23	8	\$12
Base	20	10	\$10	Base	10	5	\$5	Base	10	5	\$5
Sub-base	100	50	\$50	Sub-base	100	50	\$50	Sub-base	100	50	\$50
Asphalt	40	20	\$80	Asphalt	40	20	\$80	Asphalt	40	20	\$80
Concrete	40	20	\$80	Concrete	40	20	\$80	Concrete	40	20	\$80
Reinforcing Steel	40	20	\$80	Reinforcing Steel	40	20	\$80	Reinforcing Steel	40	20	\$80
Formwork	40	20	\$80	Formwork	40	20	\$80	Formwork	40	20	\$80
Other	40	20	\$80	Other	40	20	\$80	Other	40	20	\$80
Total	246	126	\$501	Total	246	126	\$501	Total	246	126	\$501

2. It is possible to make good use of the information provided by the above analysis.
 In particular, it is possible to use the information provided by the above analysis to
 make good use of the information provided by the above analysis.



Grading Date: _____

McCreary Marketplace

Shop: _____

Store Number: _____

Transfer Date: March 06 2012

1-6-15 Agenda Packet Page 82 of 137

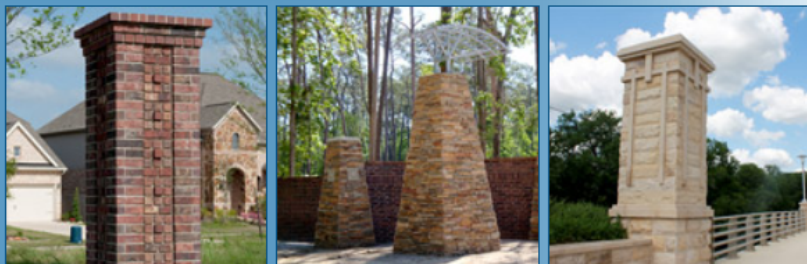
Exhibit F
Signage Plan

Current Ordinance as approved 2012

 $3/16" = 1'-0"$

www.fencecrete.com

Accent Columns



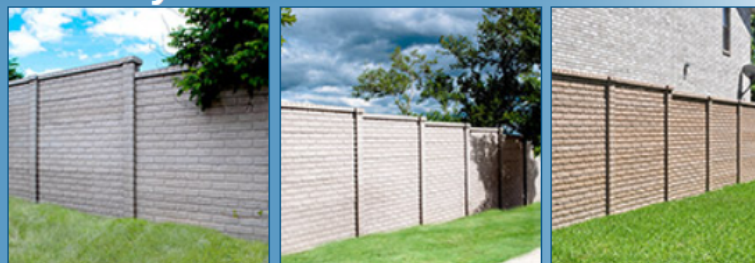
Boxwood Precast



Brick Benches and Low Walls



Brick Style Precast



Brick SW



CMU Block Precast



Entry Monuments and Features



Ranch Rail Style Precast



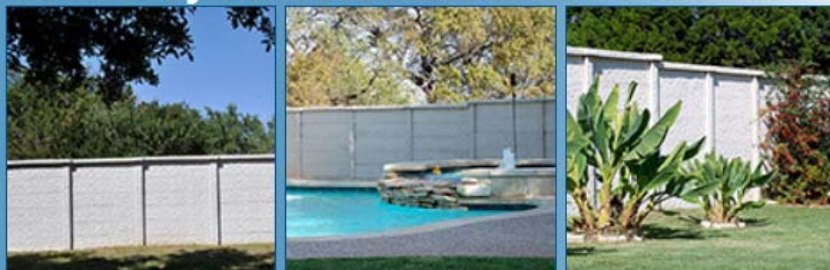
Rock Style Precast



Rock Single Wythe



Stucco Style Precast



Telephone Columns



City Council
January 6, 2015

Issue

Consider and/or act on a request for a waiver from Section 70-132(a) of the Murphy Code of Ordinances requiring that monuments be set at the corner of each lot and block within the Windy Hill Farms subdivision.

Summary

Staff is working closely with Gary Hendricks, City Engineer, to complete various task items associated with the preparation of the Windy Hills Farms Phase 1 Replat. As noted in the attached letter, the purpose of this replat is to establish the building front setback line shown on the plat in accordance with the City's Ordinance No. 14-10-988. No modification to existing lot boundaries; or creation of any new lots or blocks will occur with this replat.

Considerations

The City is requesting a waiver from Section 70-132(a) of the Murphy Code of Ordinances requiring monuments to be set at the corner of each lot and block within the Windy Hill Farms subdivision. This item for waiver requires City Council approval.

Details of this section and request are including on the attached letter from Birkhoff, Hendricks & Carter, LLP.

Staff Recommendation

Staff recommends approval of the waiver from Section 70-132(a) of the Murphy Code of Ordinances for this project.

Attachments

Letter requesting waiver - Birkhoff, Hendricks & Carter, LLP.
Memorandum – Andy Messer, City Attorney

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS

11910 Greenville Ave., Suite 600

Dallas, Texas 75243

Phone (214) 361-7900

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JOHN W. BIRKHOFF, P.E.
GARY C. HENDRICKS, P.E.
JOE R. CARTER, P.E.
MATT HICKEY, P.E.
ANDREW MATA, JR., P.E.
JOSEPH T. GRAJEWSKI, III, P.E.
DEREK B. CHANEY, P.E.
CRAIG M. KERKHOFF, P.E.

December 22, 2014

Mr. James Fisher
City Manager
City of Murphy
206 N. Murphy Road
Murphy, Texas 75094

Re: Windy Hill Farms Phase I Replat
Code of Ordinances Section 70-132(a) Monuments - Variance Request

Dear Mr. Fisher:

We are working to complete the various task items associated with our efforts on behalf of the City of Murphy in preparation of the Windy Hill Farms Phase I Replat. The purpose of this replat is to establish the building front setback line shown on the plat in accordance with the City's Ordinance No. 14-10-988, adopted by the City of Murphy on October 7, 2014. No modification to existing lot boundaries; or creation of any new lots or blocks will occur with this replat.

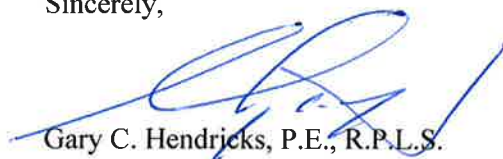
On behalf of the City of Murphy, please accept this request for a waiver from Section 70-132(a) of the Murphy Code of Ordinances (provided below in pertinent part) requiring that monuments be set at the corner of each lot and block within the Windy Hill Farms subdivision.

Section 70-132. Monuments, paragraph (a) of the City's Code of Ordinances requires that "In all subdivisions and additions, monuments shall be established at the corner of each block..." and that "Lot corner monuments shall be placed at all lot corners...."

Due to the purpose of this replat; and given that the streets, lots and homes within the addition have been in place since the original Windy Hill Farm Final Plat was filed for record in Cabinet L, Side 2 of the Plat Records of Collin County on March 16, 1999; and that any attempt to set or reset original lot and block monuments would likely result in necessary adjustments in the lot and block lines; and that any lot and block line adjustments would likely cause a hardship and possibly adversity amongst the current lot owners within and adjoining Windy Hill Farms, Phase I Addition; we recommend the provisions and requirements of City of Murphy's Code of Ordinances Section 70-132(a) Monuments be waived by the City

We respectfully request you forward this waiver recommendation to City Council for consideration at the next available council meeting. We are available to discuss this recommendation and waiver request further at your convenience.

Sincerely,


Gary C. Hendricks, P.E., R.P.L.S.

cc: Ms. Kristen Roberts
Mr. Andy Messer

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M E M O R A N D U M

To: Mayor Eric Barna and City Council Members

Fm: Andy Messer, City Attorney

Date: 12/30/14

Re: Windy Hill Farms Phase 1 Replat Variance Request

In confirming City efforts involving zoning and platting addressing Windy Hill Farms Phase 1, the City Council considered and approved Ordinance No. 14-10-988 on October 7, 2014. This Ordinance re-zoned the subdivision to establish uniform lot standards, particularly front setbacks. In conjunction with this zoning ordinance, notices of the adjusted setbacks in accordance with Ordinance No. 14-10-988 were prepared for lots within this subdivision to be filed in the Collin County deed records. City staff, the City Engineer, and I are focusing on a replat consistent with Ordinance 14-10-988. Though not required by state statute, Murphy has a local plat requirement that monuments be established at each lot and block corner. Since this subdivision is already built-out, and due to the unique nature of this replat, this local requirement is not advisable or necessary for the replat, and would likely create a hardship to property owners. As City Attorney, I recommend approval of the variance.

cc: James Fisher, City Manager

DALLAS

6351 Preston Rd. • Suite 350
Frisco, TX 75034
P: 972.668.6400 • F: 972.668.6414
Toll Free: 1.855.668.6400

MESSER, ROCKEFELLER & FORT, PLLC
www.txmunicipallaw.com

ABILENE

4400 Buffalo Gap Rd. • Suite 2800
Abilene, TX 79606
P: 325.701.7960 • F: 325.701.7961

Issue

Discuss the opportunity of providing dispatch services via an ILA with the City of Parker.

Staff Resource/Department

GM Cox, Police Chief

Background

Several years ago, more than six now, the idea of providing police dispatch services to our neighbor to the north was broached with the City of Parker. However, at that time, the City of Parker was not interested in entering into an agreement for those services.

Over the past year, the city of Murphy has been in discussion with the City of Parker to provide dispatch services. If this project proceeds, an ILA will establish that relationship, providing for appropriate fees and termination clauses.

The current police chief Bill Rushing and I met on a number of occasions to discuss the possibility of the City of Murphy providing police dispatch services to the City of Parker. I brought him up to speed relative to the past discussions. He requested that I prepare a proposal for him to review and possibly submit to his Council for consideration.

In September 2014, I provided him with a proposal for dispatch services (attached). Basically, the proposal states a fee of \$25,000, for the first year, for the provision of police dispatch services. There are a few other contingencies that must be met, your approval is one of those contingencies, to include the approval of the other PAWM members, specifically Plano and Allen before an ILA can be presented or before the service can be provided. At this point, the process was placed in the hands of the City of Parker to pursue approval with Plano and Allen, via Plano Radio, and to have an ILA drawn up that would meet our requirements for services provided and fees to be assessed with termination clauses. By the way, the dispatching services proposed do NOT include fire or ambulance dispatching. Our services would be just for POLICE units. The PPD has about 10 officers including the chief and reserves. The usual number of patrol units is one (1) per shift, but could be as high as all units in an emergency.

I have had several meetings with the dispatch manager about providing the proposed services and the manager advised that rolling their units into our radio procedures and services would NOT be a problem.

The process is now at the phase where we wanted you briefed on the possibility of entering into this ILA with the City of Parker and to address any questions you might have about those services.

Providing dispatch services should pose little hardship or negative impacts on the City of Murphy. However, calls for service would be closely monitored. At the end of the first year of service, a call analysis would be conducted to determine if the base fee of \$25,000 needs adjusting up. If the calls for service rose to a level that would adversely affect our ability to meet our own needs, the ILA will have a termination clause.

No new personnel or equipment should be needed for this service outside currently anticipated needs.

January 6, 2015

Financial Considerations

This arrangement should pose no financial hardships on the City of Murphy. In fact, this arrangement will bring \$25,000 into the general fund with minimal added demands on our dispatch services. However, please keep in mind, that at any given moment, the demands placed on any emergency services, including dispatching, can and sometimes does exceed our ability to meet it immediately. Contingencies are in place for proper prioritizing of calls and demands in case such an incident(s) might arise.

Other Considerations

State law allows one city to enter into a relationship with another city to perform city services either by memorandum of understanding (MOU) or inter-local agreement (ILA). Additionally, via the formal adoption of this ILA, state law allows for this service being provided by Murphy for Parker. This is a win-win situation for both governmental entities and their citizens.

Board/Staff Recommendation

At this point, no action is necessary. At a future date, depending upon Council's direction, it is anticipated that staff will be presenting a proposal for the adoption of an ILA between the City of Parker and the City of Murphy for the provision of dispatching services.

Attachments

- 1) Proposal dated 9/17/14

Proposal
Dispatch Services for the
City of Parker Police Department

Scope of Services: The following proposal is for 24/7/365 police dispatching services.

The City of Murphy, via the Operations Center, would provide normal and emergency telecommunicating services, to include normal CAD related records keeping to the Parker Police Department.

An ILA would be executed with the appropriate action by each entity with legal review.

Murphy Operations Center: The center is staffed with 9 full-time licensed telecommunicators usually working two (2) dispatchers at a time with one working the Fire Console and the other working the Police Console. There are times, however, when the center is staffed with only one (1) telecommunicator. The City of Murphy makes no guarantees as to levels of service beyond our ability to provide services depending upon conditions and demand. However, the level of service is anticipated at being superior to other dispatch services. Services would include TLETS/NLETS services.

Anticipated Call Load:

It is anticipated that PPD will generate about 15,000 calls per year, including traffic stops and dispatched calls (citizen generated). This would make their cost-per-call approximately \$1.95.

Estimated Costs:

Dispatch Services:	\$25,000 per year (call analysis will determine 2 nd and subsequent years.)
Plano Radio:	\$4,208-\$4,950 (depending upon talk groups needed)
NCTCOG 9-1-1 Switched to MPD:	No charge (45 days advanced notice)
Total:	<u>\$29,208</u>

Services to be provided:

Monthly Reports – PPD will be provided standard and customized (if MPD can do so without incurring costs from ICS) report every month.

PSAP Answering Point – All city residents will be able to speak with an MPD dispatcher as necessary and calls assessment and dispatching services will be provided as requested

EMD – MPD telecommunicators are EMD certified, which translates to better services to Parker residents.

Radio Frequency: PPD would be dispatched on MPD primary channel along with MPD units

Calls Signs:

Parker units would keep their currently assigned radio numbers

ICS Fees for In-Car CAD: \$16,000 (if PPD wants MCAD)

This fee would be the first year expense for full-blown MCAD that allows for in-car services to include TCIC/LIDR returns, car-to-car messaging, and silent dispatch. Second year would be \$3,032 for software support. This option would be between PPD and ICS. However, ICS did advise that it would be willing to split the start-up costs over any number of payment options.

ICS Fees for Web Status Monitoring (in-car): \$500 per seat (4 licenses would be \$2,000 per year)

Terms and Conditions:

Prior to MPD being able to provide dispatch services, other members of the PAWM radio system would have to agree. This should not be a problem, but it will take a bit of coordination with Plano Radio.

All PPD radios must be able to operate on the PAWM system and in particular with the MPD radio system.

The annual fees would be due and payable at the beginning of the ILA period to the City of Murphy and the City of Plano. The fees to ICS will be between the City of Parker and ICS.

The ILA can be terminated, in writing, with a minimum of 90 days notice by either party.

Estimate Time Frame for Assumption of Services:

December 1, 2014

Proposal developed by Chief G. M. Cox, Ph.D. with input from Plano Radio, ICS and NCTCOG.

Date of Proposal: 09/17/14

City Council Meeting
Meeting Date January 06, 2015

Issue

Consider or act upon authorizing the purchase of a 2015 Horton Type I ambulance through BuyBoard in an amount of \$213,346.00 as budgeted in FY2015 capital budget.

Staff Resource/Department

Mark Lee / Fire Department

Summary

In the FY15 budget the fire department proposed the purchase of an ambulance. This ambulance will be an addition to the fleet of two that the department currently has. The fire department is responsible for the response to, and transport of sick and injured parties in this community. As such we are to have reliable resources to accomplish this responsibility. Recently this year the department had to borrow an ambulance from a neighboring community to accomplish these tasks as both of our current units were out of service due to unscheduled mechanical repairs.

The purchase will be made through BuyBoard - a cooperative purchasing arrangement that has already handled bidding for common products purchased by schools and cities.

Build and delivery time is approximately 220-250 days from date of order. There is a possibility that Ford will supply a 2016 chassis as supply on 2015's is dwindling. Pricing remains constant on the 2015's and first round of 2016's as the ambulance builders finish the supply Ford holds the price. Once the 2015's have been depleted Ford will issue new pricing for future orders.

Background/History

Murphy Fire Rescue responds to medical calls not only as first responders but also as the transport service for the 9-1-1 system. This requires reliable, readily available units for response. We currently only staff one ambulance daily. The squad staffs as a second ambulance on an as needed basis provided the daily staffing levels are high enough to allow the squad to be in service (6 personnel minimum on duty). This allows Murphy to provide service to two simultaneous EMS calls without the use of mutual aid from our neighboring communities.

Earlier this year the department was in a position that we did not have any ambulances in our community that were available to respond. The front line ambulance was in for repairs for a mechanical issue. The backup ambulance had been placed into service. Over the weekend that ambulance also suffered a mechanical failure that resulted in having to be taken out of service. This left Murphy without an ambulance. Phone calls were made and we were able to secure an ambulance from a neighboring community until we could get the backup unit repaired. This is not the first time this situation has occurred. This was the second or possibly third time we have experienced this situation. I suspect that we will encounter this more as we increase use of the reserve unit to respond when the first ambulance is already assigned on a call.

This purchase is also in line with the vehicle replacement schedule of ambulances serving 4 years in front line service before moving to reserve. The current model is a 2011. This replacement unit will be a Ford F450 Diesel. The unit has gone through some design revisions from our last purchase through a committee of paramedics who will ride the unit. Drawings and specifications have been attached for review.

Financial Considerations

This item was approved in the capital accounts for the fire department in the FY15 budget. The budgeted amount is \$215,000.

Action Requested

Staff requests approval for the fire department to enter into a purchase agreement with BuyBoard and Professional Ambulance Sales & Service of Alvarado, Texas for a new Type I Horton Ambulance in the amount of \$213,346.

Attachments

2015 Type I Specifications

2015 Type I Drawings



Professional Ambulance Texas--8700 E FM 917--Alvarado, Texas 76009

MURPH FIRE RESCUE

200 N. MURPHY ROAD

MURPHY, TEXAS 75094

CHIEF MARK LEE

Year:	2015	
Chassis:	Ford Type I, 189" WB, 108"	
Type:	1	
Model:	603F	
Rev 1	Print Features	11818

CATEGORIES:

A	Chassis
B	Body Connection Pass Thru Type
BH	Chassis Accessories
BL	Chassis Electrical
C	Conversion Model
CB	Module Body Modifications
D	Module Body Hardware
E	Paint and Striping
F	Cabinet Doors, Handles and Hardware
G	Interior Colors
H	Interior Cabinets, Streetside
I	Interior Cabinets, Curbside
J	Front Wall Cabinets
K	Interior Accessories and Trim
L	Cot Mount, and Patient Handling
M	Warning Systems, Visual
MN	Warning Systems, Audible
O	Lights, Non Emergency
P	Electrical Power Group
Q	Heat, Ventilation, Air conditioning
R	Console, Radio, and communications
T	Oxygen and Suction
U	Lettering and Graphics
Z	Other

Prepared By: Brant Stovall

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MURPH FIRE RESCUE
 200 N. MURPHY ROAD
 MURPHY, TEXAS 75094
 CHIEF MARK LEE



Selected Feature List 11818

Year: 2015
Chassis: Ford Type I, 189" WB, 108"
Model: 603F

Option	Std	Qty	Header/Description/Data	Proposal Total
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AA000000	1	1	SPECIFICATION FOR A NEW EMERGENCY MEDICAL VEHICLE	
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10/24/2014

AB	Horton Emergency Vehicles Feature List			
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AC	CHASSIS			
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AFF	1	1	FORD F-SERIES CHASSIS	
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AFF24015	0	1	CHASSIS, 2015 FORD 189" F-450 CAB/CHASSIS	
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The chassis required to complete the ambulance conversion shall be supplied by Horton.

10/24/2014

AJNSPIC0	1	1	CHASSIS INTERIOR COLOR SHALL BE GRAY	
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AOSPD001	0	1	CHASSIS: FIN	
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This chassis is eligible for Ford fleet discount incentive.

10/24/2014 GPC Code:

B	CHASSIS MODIFICATIONS, HARDWARE AND ACCESSORIES			
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BH010000	1	1	DIESEL EXHAUST FLUID (DEF)	
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The fill for the DEF tank will be located in the driver's side of the body forward of the rear wheels. A lable stating "DIESEL EXHAUST FLUID (DEF)" will be installed next to the fill neck.

(Option is applicable to 2011 and later Ford F-series chassis)

MURPH FIRE RESCUE
 200 N. MURPHY ROAD
 MURPHY, TEXAS 75094
 CHIEF MARK LEE



Selected Feature List 11818

Year: 2015
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<u>Option</u>	<u>Std</u>	<u>Qty</u>	<u>Header/Description/Data</u>	<u>Proposal Total</u>
BH03A000	1	1	MUD FLAPS: front Install rubber mud flaps behind each front tire.	
BH03B000	1	1	MUD FLAPS: rear Install individual rear mud flaps behind each set of rear wheels.	
BH070000	1	1	REINFORCE REAR BUMPER END CAPS Reinforce end caps of rear bumper for greater impact resistance. <i>A section of 2" x 2" steel angle shall be attached to the back side of the std Horton step. (Note, this option is not available on recessed or impact steps).</i>	
BH08H000	0	1	RUNNING BOARDS: STAR PUNCHED Install heavy duty aluminum diamond plate running boards and splash shields. Running boards are to be star punched for enhanced drain and foot grip.	
9/7/2014				
BH110000	1	1	REAR STEP/ BUMPER ASSEMBLY The center section of the rear step bumper shall be constructed of aluminum grip strut and be hinged to assist in patient handling.	
BH16L000	0	1	LIQUID SPRING SUSPENSION WITH DUMP FEATURE A Liquid Spring rear suspension shall be installed. The suspension system shall dump when the left rear entry door is opened. The system shall include a dump override switch.	
9/25/2014 DUMP SWITCH LOCATION:RIGHT REAR DOOR				
BHSPD006	1	1	MIRROR: OEM The mirror set shall be OEM supplied, and installed by the chassis manufacturer.	
BL073000	1	1	BATTERIES, STANDARD ON F-SERIES FORD CHASSIS (2) OEM batteries shall be installed in the manufacturers under hood battery tray locations.	

MURPH FIRE RESCUE
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Option	Std	Qty	Header/Description/Data	Proposal Total
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BL08A000 1 1 BATTERY HEAT SHIELDS

Battery heat shields will be provided for any battery located under the hood which is not protected by the OEM manufacturer.

BL26B000 1 1 BACKUP ALARM RESET

Backup alarm to automatically reset to on if alarm was manually canceled using the control panel alarm cut-off switch (FL25) during previous use.

BL26I000 0 1 CAMERA SYSTEM FOR USE WITH I4g

A camera system shall be installed as noted below. The system is to use the i4G front screen as its monitor.

10/23/2014 Quantity:(1)

Locate: BACK UP

Note: REQUIRES SELECTION OF OPTION PAL00006

Note: A MAXIMUM OF FOUR (4) CAMERA CAN BE USED IN THIS SYSTEM.

BL32A000 1 1 OEM AM/FM/CD PLAYER SHALL BE PROVIDED BY THE OEM MANUFACTURER

OEM AM/FM/CD player shall be provided by the OEM manufacturer on all Horton supplied chassis.

Note: This option applies only to chassis supplied by Horton. Chassis supplied by either the customer or the dealer must be ordered with this feature from the chassis OEM.

BSP00001 0 1 SPECIAL INSTRUCTION, CHASSIS MODIFICATION HARDWARE & ACCESSORIES

9/7/2014 RECESSED REAR STEP POCKET IN REAR RISER

A diamond plate pocket shall be fabricated into the rear riser. When the rear step is in the up position it will be nearly flush with the outer surface of the riser to assist in patient loading.

C CONVERSIONS

MURPH FIRE RESCUE
 200 N. MURPHY ROAD
 MURPHY, TEXAS 75094
 CHIEF MARK LEE



Selected Feature List 11818

Year: 2015
Chassis: Ford Type I, 189" WB, 108"
Model: 603F

Option Std Qty Header/Description/Data Proposal Total

CA594000 0 1 CONVERSION MODEL: 603F FORD F SERIES

MINIMUM BODY DIMENSIONS:

(Exterior)
 -Height: 92"
 -Width: 96"
 -Length: 167"
 (Interior)
 -Height: 72"
 -Aisle 20"
 -Width: 20" (from edge of cot in wall position to squad bench riser)
 -Length: 163"
 OVERALL DIMENSIONS (Including Chassis, Module and Step):
 -Height: 117" (to top of vent)
 -Width: 100"
 -Length: 301"

CA594001 1 1 F603 STREETSIDE FORWARD:

Clear Door Opening: 18.7" wide x 79.1" high
 Actual Compartment 24.2" wide x 82.1" high x 20.3"
 This area shall be accessed through a single outside hinged door.
 The compartment shall house the vehicle's primary O2 cylinder. The compartment shall be vented to the outside.

dr08lf00 0 1 FIXED SHELF FOR LED LIGHTED VERTICAL COMPARTMENT

Install a fixed diamond plate shelf using (4) cast shelf brackets, (2) for right wall, (2) for left wall. Install cast brackets directly to the compartment walls. Install shelf in the following location.

10/23/2014 Locate: !!!! ADJUSTIBLE ABOVE O2 BOTTLE

CA594002 1 1 F603 STREETSIDE INTERMEDIATE:

Clear Door Opening: 51.7" wide x 38.3" high
 Actual Dimensions: 55.5" wide x 41.5" high x 20.3"
 This area shall be accessed through double, outside hinged doors.
 Both doors shall have exterior door handles and latching devices.

dr11c000 0 1 DIVIDER FOR PROTECTION OF ELECTRICAL EQUIPMENT

A vertical divider shall be installed to isolate the electrical equipment from the remainder of storage in the compartment.

3/5/2013 Locate: OFF RIGHT WALL

dr11ca00 0 1 EXPANDED METAL CAGE FOR PROTECTION OF EQUIPMENT

Install an expanded metal cage around the onboard electrical equipment per location noted below. Include access ports to equipment with grip lock around the edges of the openings.

3/5/2013 Locate: OFF RIGHT WALL

MURPH FIRE RESCUE
 200 N. MURPHY ROAD
 MURPHY, TEXAS 75094
 CHIEF MARK LEE



Selected Feature List 11818

Year: 2015
Chassis: Ford Type I, 189" WB, 108"
Model: 603F

<u>Option</u>	<u>Std</u>	<u>Qty</u>	<u>Header/Description/Data</u>	<u>Proposal Total</u>
0	1		SPECIAL INSTRUCTION, COMPARTMENT	
dr150000			11/11/2014 !!!MOUNT (2) HORTON SUPPLIED SCBA BRACKETS TO FIT MSA 45 MIN AIR PACKS. (1) ON FRONT WALL (1) DIVIDER FRO ELECTRICAL EQUIP.	
CA594004	1	1	F603 STREETSIDE REAR: Clear Door Opening: 26.0" wide x 58.3" high Actual Dimensions: 30.6" wide x 61.5" high x 20.3" This area shall be accessed through double, outside hinged doors. Both doors shall have exterior door handles and latching devices:	
CA594005	1	1	F603 CURBSIDE REAR: Clear Door Opening: 19.0" wide x 79.1" high Actual Dimensions: 23.7" wide x 82.1" high x 20.3" This area shall be accessed through a single outside hinged door	
0	2		SHELF FOR LED LIGHTED VERTICAL COMPARTMENT	
dr08I000			A diamond plate adjustable shelf shall be installed in the following location. 3/5/2013 Locate: RIGHT SIDE OF DIVIDER AND ABOVE STAIR CHAIR CLOSE OUT.	
0	1		DIVIDER FIXED, VERTICAL COMPARTMENT	
dr11a000			Install a 16" deep fixed vertical divider shall be installed in the location listed below. (Divider material is to match the compartment material) 3/5/2013 Locate: CENTER OF COMPARTMENT.	
0	1		STAIR CHAIR POCKET, RECESSED	
dr11p000			A pocket that is 40" high x 10" wide x 1.2" deep shall be recessed into the inner compartment door panel. The pocket shall be installed as close to the bottom and hinged side of door as possible unless otherwise specified. 3/5/2013 Locate: HINGE SIDE OF DOOR. DWG #103521	
0	1		ROK BACKBOARD STRAP	
dr12a000			Install a ROK backboard strap in the designated backboard compartment. 3/5/2013 TO SECURE BACK BOARDS LEFT SIE OF DIVIDER.	
CA594006	1	1	F603 CURBSIDE FORWARD: Clear Door Opening: 22.1" wide x 79.1" high Actual Dimensions: 27.2" wide x 82.1" high x 30" This area shall be accessed through a single outside hinged door and from an opening located on the curb side forward wall. The area shall be primarily used for storage of customer furnished jump kits.	

MURPH FIRE RESCUE
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Selected Feature List 11818

Year: 2015
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Option	Std	Qty	Header/Description/Data	Proposal Total
cb060000	0	1	COMPARTMENT HEIGHT MODIFY: first, curbside The height of the standard compartment for this model shall be modified. This is the first curbside compartment height modification and shall include affected modifications of the interior cabinet. 9/7/2014 Height Modification: LOWER PER DRAWINGS Locate:CS FORWARD	
CAB93AF0	0	1	KKK-A-1822F CERTIFICATION LABEL The vehicle shall have weight/payload, electrical load and KKK-A-1822F certification stickers installed in the 02 compartment. 9/30/2014	

CB BODY MODIFICATIONS/OPTIONS

CB06CC00	0	1	CRASH BARRIER SAFETY CONFIGURATION The side access door is to be relocated at the forward most area on the curbside of the body. The space between the door and the head of the bench is to be occupied by an inside/outside access compartment with three standard shelves .125" thickness. The bench must remain a minimum of 72" long. 3/5/2013 Note: Requires 72" squad bench length Note to Sales Person: Modify bid specs to reflect this option. Exterior width dimension will decrease by approximately 3.5". Ordering this option requires that you delete the front wall cabinet. INCLUDES (3) ADJUSTABLE SHELVES.	
CB06E000	0	1	SIDE DOOR: relocate The side patient access door shall be relocated from its standard location. 9/7/2014 Locate:CRASH BARRIER	
CB06SW00	0	1	DOUBLE STEP CURBSIDE ENTRY, 3" The curbside skirt, forward of the rear wheel well shall be dropped 3 inches. Two integral ALD steps within the side patient door step well shall be available upon opening the side door for easier and lower access to the patient compartment. 3/5/2013	

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Selected Feature List 11818

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Option	Std	Qty	Header/Description/Data	Proposal Total
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CB07E000	0	1	COT MOUNT REINFORCEMENT PLATES: Power Load Additional under floor reinforcement is required for future installation of a Stryker Power Load system.	
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11/11/2014

CB09SA00	1	1	PATIENT AREA SOUND PROOFING/ACOUSTIC ENHANCEMENT PACKAGE Install standard sound control package.	
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CB120000	0	1	POCKET FOR COOL TECH II Modify the body roof structure for installation of a Cool Tech II condenser to be recessed into the forward portion of the roof.	
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9/7/2014

D	MODULE BODY HARDWARE
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DG06D000	0	1	ELECTRONIC PRIVACY WINDOWS IN PATIENT DOORS: The patient area door windows shall include liquid crystal privacy control. When privacy is needed, a switch shall be activated to turn the windows solid so they cannot be seen through even at a very close distance. The windows shall return to clear with a second touch of the switch. All door windows to have fixed glass. The switches shall be labeled "PRIVACY"	
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10/23/2014 Switch Location: adjacent to side patient door & in rear control pane

DG080000	1	1	EMERGENCY DOOR RELEASE MECHANISM Install standard emergency release knobs on top and bottom of rear module entrance doors.	
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DH000000	1	1	Vi-Tech body mounts Install standard Vi-Tech body mounts.	
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MURPH FIRE RESCUE
 200 N. MURPHY ROAD
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Selected Feature List 11818

Year: 2015
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Option Std Qty Header/Description/Data Proposal Total

DH03B000 1 1 MIRROR STAINLESS STEEL SPLASH SHIELDS

Install #8 mirror stainless splash shields on the lower front face of the body just behind the cab access doors. These splash shields are to be the same height as the diamond plate front corner guards.

NOT AVAILABLE ON FORD "E" SERIES CHASSIS IN CONJUNCTION WITH EXTENDED CORNER GUARDS.

Note: Check option 0L41B000 for running board light pre-punches.

DH040000 1 1 MODULE BODY FENDERS: stainless steel

Rear wheel housings shall have stainless steel flare skirts to protect the wheel house opening and side body finish.

DH04RP00 1 1 POLISHED STAINLESS LOWER BODY RUB RAILS

Polished stainless lower body rub rails, with #8 mirror finish, are to be along the bottom of the body on each side.

DH330000 1 1 REAR DOOR HOLD OPENS, GRABBER

Install chrome Cast Products "Grabber" style rear door hold opens. (NOTE: HOLD OPENS MUST BE RELOCATED IF TELESCOPIC LIGHTS ARE ORDERED)

DL480000 0 1 ELECTRIC DOOR LOCKS: compartment

Install power activated door locks on all exterior compartment doors. Locks to be activated by a switch at each patient area access door. Locks may be overridden by a door key. A separate lock switch will be located in the front radio console if option DL48D000 (wired to OEM locks) is not selected.

3/5/2013

DL48A000 1 1 ELECTRIC DOOR LOCKS: access doors

Install power activated door locks on all patient area access doors. Locks to be activated by a switch at each patient area door, and controlled with the access door locks. Locks may be overridden by a manual slide lever or by the door key. A separate lock switch will be located in the front radio console if option DL48D000 (wired to OEM locks) is not selected.

DL48B000 0 1 ELECTRIC DOOR SWITCH: concealed

Install a concealed switch on the exterior of the vehicle to operate the power door lock circuit. Doors shall be wired to unlock only on this circuit.

9/25/2014 Locate: FRONT GRILL AREA.

MURPH FIRE RESCUE
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Selected Feature List 11818

Year: 2015
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Model: 603F

Option	Std	Qty	Header/Description/Data	Proposal Total
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DL48D000 0 1 ELECTRIC DOOR LOCKS WIRED TO OEM SWITCHES

The module door locks and compartment locks (if ordered) are to be wired to the chassis door lock switches.

3/5/2013

DLH40000 0 1 RECESSED LICENSE PLATE BRACKET

A Cast Products #LP0002 recessed license plate bracket shall be installed per the attached drawing. The bracket will include lighting in the top to illuminate the license plate.

3/5/2013

DM100000 1 1 REFLECTORS:

All patient compartment entry doors shall have red reflectors in the lower corner.

DR22A000 0 1 MATEFLEX IN EXTERIOR COMPARTMENTS

Matflex will be installed on the floor and shelves of all exterior compartments.

3/5/2013 Color:RED.

DR23A000 1 1 RUBBER COVERED WALLS IN BACKBOARD COMPARTMENT

The interior of the backboard compartment is to be covered with rubber matting to protect equipment stored in this area.

Color: GRAY

E PAINT AND STRIPING

ED020000 0 1 CHASSIS PAINT: other color

Paint CHASSIS special color

10/23/2014 COLOR: RED.

PAINT NUMBER: FLNA3042

CONFIGURE: CHASSIS TO BE RED WITH ROOF TOP PANEL WHITE. PAINT RED UP TO, AND INCLUDE DRIP RAILS.

MURPH FIRE RESCUE
 200 N. MURPHY ROAD
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 CHIEF MARK LEE



Selected Feature List 11818

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Model: 603F

Option	Std	Qty	Header/Description/Data	Proposal Total
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ED050000	0	1	MODULE PAINT: other color Paint MODULE special color 10/23/2014 COLOR: RED. PAINT NUMBER: FLNA3042 CONFIGURE: MODULE TO BE RED WITH WHITE ROOF. PAINT RED UP TO, AND INCLUDE DRIP RAILS. ROOF EXTRUSIONS AND ROOF TOP TO BE WHITE.	
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ED5C0000	0	1	DIAMONDGRADE CHEVRONS-ENTIRE REAR Install Diamondgrade chevron striping on the entire rear of the body inboard of the corner posts and below the upper driprail. 10/23/2014 Colors:FLUORESENT YELLOW/GREEN & RED	
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F	INTERIOR CABINET DOORS, HANDLES & HARDWARE
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FE010000	1	1	FULL HEIGHT PULL HANDLES ON SLIDING PLEXIGLAS DOORS All sliding cabinet doors to have full length pull handles.	
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FE01FW00	0	1	LATCHES, NFPA STYLE, SPRING LOADED LEVER TYPE Install spring loaded lever style latches on the interior cabinets to meet NFPA 1917 standards. 3/5/2013	
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FE02A000	1	1	PLEXIGLAS COLOR: light tint All Plexiglas doors to be light tint.	
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FE06A000	0	2	COUNTERTOP, AVONITE Install Avonite countertop in lieu of standard stainless steel. Counter is to include radiused and tapered corners. 10/23/2014 Color:ARGENT	
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FE08ST00	1	1	INHALATION PANEL (STANDARD): The inhalation panel is to be fabricated from composite material and covered with Formica to match to color selected.	
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MURPH FIRE RESCUE
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 CHIEF MARK LEE



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Option Std Qty Header/Description/Data Proposal Total

G INTERIOR COLORS, UPHOLSTERY AND SEATING

GF01CG00 0 1 INTERIOR COLOR SCHEME: CG TECH

The patient area walls, inner door panels and inhalation panel are to be finished with CG Tech material. Install brushed stainless risers and lower door panels.

9/7/2014 Color: Silver Metallic

GF01R000 0 1 INTERIOR COLOR SCHEME: Custom

Interior colors are as follows:

9/7/2014

FLOOR: LONCOIN FLECKSTONE BLACK ONYX #150
 RISERS: STAINLESS
 WALLS: CGTECH METALLIC SILVER
 CABINETS: FASHION GRAY PAINT
 UPOLSTRY: BOLTAFLEX BLACK SIERRA #10003029

GF02M000 1 1 INSIDE CABINET FINISH: paint

The interior of all aluminum cabinets shall have a durable paint finish. The painted surface shall be washable and non-absorbent. See the appropriate Interior Color Scheme option for paint color information.

GF030000 0 1 STAINLESS STEEL RISER, cabinet wall

Install stainless steel on cabinet wall riser. If a cabinet riser accent stripe is ordered the stainless steel will stop at the bottom edge of the stripe.

9/7/2014

GF03A000 0 1 STAINLESS STEEL RISER, bench wall

Install stainless steel on squad bench riser.

9/7/2014

GF03C000 0 1 STAINLESS STEEL LOWER DOOR PANELS

Finish lower section of inside patient compartment doors with stainless steel. If an interior accent stripe is ordered the stainless is to stop at the bottom of the stripe.

3/5/2013

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GK12D000 0 1 EVS CHILD SAFETY SEAT WITH 3-POINT SEAT BELT

Delete the standard attendant seat cushion. Install a high back bucket seat with built in child seat restraints and 3-point occupant restraint. The seat to be adjustable front to rear.

3/5/2013

GK140000 1 1 SEAT BELTS:

Install standard seat belt package for use with HOPS.

Note: Requires Option #IG070000 (Squad bench end restraint for use with HOPS)

H INTERIOR CABINETRY, STREET SIDE

HK000000 1 1 LINEN CLOSET

Install a vertical storage cabinet behind the attendant seat. The upper storage area shall house the primary electrical distribution area. The lower section shall be used for miscellaneous storage. Each area shall be accessed through hinged doors. The electrical distribution area shall include a Southco key lock/latching device. The entire cabinet shall be fabricated from aluminum and shall then be painted, unless otherwise specified.

3/12/2013 MOUNT NORCOLD IN UPPER PORTION!!!

HK001000 1 1 HOPS SYSTEM:

The unit is to be equipped with the HOPS system.

Note: Deletion of the system along with the selection of option #HK01A000 requires that the credit provided under HK01B000 be deleted.

HK010000 1 1 CABINET TRIM

Install smooth radiused trim on all applicable interior cabinets.

HK01B000 1 1 STREETSIDE WALL WITH CPR SEAT

Street side wall to have CPR configuration.
 SEE DRAWINGS

Configure: street side cabinets to be 18" deep.

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HK01D000 0 1 ADJUSTABLE VERTICAL DIVIDERS:

Install adjustable shelf tracks recessed into the upper and lower interior cabinet walls. Fabricate Plexiglas dividers to fit vertically into the cabinet and between the recessed tracks. The dividers shall be adjustable within the track and held into position with cushioned track shelf supports.

3/12/2013 *Locate: CABINET ABOVE INHALATION AREA. ABOVE AND BELOW SHELF*
Qty:12

HK01R000 0 2 LIFT UP CABINET FRAMES: street-side

Fasten the Plexiglas door frame extrusion to a piano hinge secured to the cabinet wall. The complete frame and doors shall hinge open upward providing total access to the cabinet behind. The frame shall be held open with gas charged cylinders and secured in the down position with a sliding dead bolt.

9/7/2014 *Locate:*

HK02LU00 0 1 STORAGE BENEATH THE CPR SEAT

A trimmed storage area shall be accessed by raising the hinged side attendant seat base cushion.

3/5/2013

HK02LU10 0 1 RECESSED PADDLE LATCH FOR ACCESS BELOW THE CPR SEAT CUSHION

A recessed paddle latch will be installed in the cabinet riser to provide access to the CPR seat storage area.

3/5/2013

HK02LU20 0 1 GAS HOLD OPEN FOR LIFT UP CPR SEAT CUSHION

A gas holdopen shall be installed to keep the CPR seat cushion in the upright position when opened.

3/5/2013

HK14B000 0 1 LIFEPAK 12 SWIVEL BRACKET

A Ferno Washington #0822238 swivel bracket for a Lifepak 12 shall be installed as designated. Use option HK14C000 for optional brackets.

11/14/2014 *!!! MOUNT AT FINAL. MUST FIT LP 15*

HK160000 0 1 EXTRA SHELF: interior

Install an additional adjustable shelf.

3/12/2013 *Locate:ABOVE INHALATION AREA*

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HSP00001	0	1	SPECIAL INSTRUCTION, STREETSIDE CABINETRY	
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10/23/2014 !!!INSTALL CUSTOM CABINET REAR OF CPR SEAT. SEE DRAWINGS

I INTERIOR CABINETS AND SQUAD BENCH, CURB SIDE				
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IA200000	1	1	SQUAD BENCH STORAGE:	
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Storage shall be provided under the bench cushions. The area shall run where possible under the bench. The storage pan shall be fabricated from aluminum and shall be accessed by raising the split cushions.

IG070110	1	1	SQUAD BENCH END RESTRAINT FOR USE WITH HOPS	
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Install a restraint that is 16" above the seating surface at the head end of the bench. Standard for use in conjunction with HOPPS 3-point seat belts.

DWG #105078

IG10A000	1	1	BENCH HOLD OPENS: gas	
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Install gas spring hold opens on squad bench lid.

3/5/2013

IG10Q000	1	1	BENCH HOLD-DOWN: paddle latches (Pair)	
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Install recessed paddle latches into the squad bench riser to retain the squad bench lids in the closed position. The latches shall be both passive and positive.

3/5/2013 DELETE REAR LATCH

IG15A000	1	1	BENCH CUSHION EDGE TRIM:	
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Trim bench cushion edge with protective aluminum trim, to protect horizontal edge of squad bench cushion from tears..

IG15B000	1	1	BENCH BACK CUSHION: full size	
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Delete individual squad bench back cushions. Install full size cushion.

10/9/2014 !!!!!BENCH CUSSIONS TO BE "TOMB STONE STYLE" (3)

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IK18AA00 1 1 CURBSIDE OVERHEAD CABINET: hinged doors
 Storage shall be provided above the squad bench. The storage shall run the full length of the squad bench and shall be accessed through hinged Plexiglas doors that are held in the open position with gas activated rods. The entire cabinet shall be fabricated from aluminum. The cabinet is to be 9" H to meet current K requirements.

ISP00001 0 1 SPECIAL INSTRUCTION, CURBSIDE CABINETRY

9/7/2014 !!! INSTALL A WASTE CAN RECESSED INTO THE SIDE ENTRY DOOR PANEL WITH A DIAMOND PLATE RECESS.
 !!! INCLUDE (2) FOOTMAN LOOPS AND A VELCRO STRAP TO SECURE TO CAN TO THE INSERT.
 !!! INCLUDE A RUBBERMAID #2957 LARGE GRAY PLASTIC WASTE CONTAINER.

ISP00002 0 1 SPECIAL INSTRUCTION, CURBSIDE CABINETRY

10/23/2014 !!!!INSTALL DEALER SUPPLIED WIFI MEDVAULT ABOVE WORK STATION HEAD END OF SQUAD BENCH. SEE DRAWINGS..

ISP00003 0 1 SPECIAL INSTRUCTION, CURBSIDE CABINETRY

11/11/2014 !!! INSTALL A CABINET UNDER MED VAULT. THIS CABINET IS TO HOUSE CUSTOMER SUPPLIED MOTOROLA RADIO ON RIGHT SIDE AND 0-2 OUTLET ON LEFT SIDE. SEE DRAWINGS.

J INTERIOR CABINETS, FRONT

JE040000 4 2 FRONT WALL DOORS: Plexiglas

Front cabinet wall to have hinged Plexiglas doors, and latch type as designated.

9/7/2014 Type: Plexiglas
 Latch Style: Southco

JSP00001 0 1 SPECIAL INSTRUCTION, FRONT WALL CABINET

11/11/2014 INSTALL (4) glove holder front wall.. See drawings.

K MODULE INTERIOR ACCESSORIES AND TRIM

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<u>Option</u>	<u>Std</u>	<u>Qty</u>	<u>Header/Description/Data</u>	<u>Proposal Total</u>
KG02B000	2	2	IV HANGER, CAST PRODUCTS WITH RUBBER ARM Cast products recessed IV hangers with rubber arms for attaching solution bags shall be installed in the designated locations. <i>Locate: Per prints</i>	
KG09B000	1	1	CEILING GRAB RAIL: standard (2) 2ft rails or (1) 6ft rail anti-microbial Cabinet wall "A" will have (1) 6' rail over cot as standard. Cabinet wall "B" will have (2) 2' rails, 1-forward and 1-to rear of CPR seat.	
KG09D000	0	1	GRAB RAIL: additional 6ft with anti-microbial coating Additional (6)ft long ceiling mounted stainless steel grab rail with anti-microbial coating. <i>3/5/2013 Locate: SEE DRAWINGS.</i>	
KG09I000	0	1	VERTICAL GRAB RAIL INSTALLATION, 2 FT. ANTI-MICROBIAL Install 2' stainless steel grab rail with anti-microbial coating. <i>9/7/2014 Locate: LEFT WALL INSIDE SIDE ENTRY DOOR.</i>	
KG09K000	1	1	PATIENT DOOR GRAB RAILS: angled with anti-microbial coating All patient access doors to have heavy duty angled stainless steel grab rails with smooth radius corners and flange mounting and anti-microbial coating.	
KG110000	1	1	FLOOR TRIM Trim floor with cove molding at non rolled areas of floor.	
KG120000	1	1	CABINET TRIM Trim all vertical and horizontal edges.	
KG16B000	1	1	CEILING MATERIAL, PLATINUM WHITE ALUMINUM COMPOSITE The standard module ceiling material shall be platinum white aluminum composite.	

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KG17A000 2 2 FIRE EXTINGUISHERS: 5lb ABC

Supply five pound fire ABC extinguisher(s). Ship loose, or identify mounting location(s).

Locate: SHIP LOOSE

L COT MOUNTS AND ACCESSORIES

LG03F100 0 1 COT MOUNT, DUAL: Stryker

Install Stryker cot mount for dual locations

11/26/2014 Cot Model:Power Pro
 Locate:Side and center

LSP00001 0 1 SPECIAL INSTRUCTIONS, COT MOUNTS & PATIENT HANDLING

10/23/2014 DEALER SUPPLIED Cot Model: Stryker Power Pro: Gary Montana Q#00637
 Dealer Supplied Power Pro Cot!!
 6500-315-000 (3) Stage IV Pole
 6500-147-000 Equip Hook
 6500-241-000 Fowler 0-2 holder
 6500-082-000 Knee Gatch
 6506-127-000 Power Load Compat
 6506-040-000 XPS Side Rails

MM ELECTRICAL EMERGENCY VISUAL WARNING SYSTEMS

MM01A000 0 1 WIG WAG HEADLIGHTS:

Install wig wag headlight flasher.

10/23/2014

MM030000 1 1 WHELEN M SERIES LIGHTING OPTIONS:

0 2 M4 SERIES LED, RED

mm04r000 Whelen M4 series L.E.D. lights shall be installed in the designated locations.

10/24/2014 Location:FRONT GRILL
 Lens color:CLR

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Option	Std	Qty	Header/Description/Data	Proposal Total
0	1		M6 SERIES LED, AMBER	
mm06a000			Whelen M6 series L.E.D. lights shall be installed in the designated locations.	
			10/23/2014 Location:OVER REAR DOORS KKK Lens color:CLR	
0	4		M6 SERIES LED, RED	
mm06r000			Whelen M6 series L.E.D. lights shall be installed in the designated locations.	
			10/23/2014 Location:FRONT WALL Lens color:CLR	
0	3		M6 SERIES LED, WHITE WITH CLEAR LENS	
mm06w000			Whelen M6 series L.E.D. lights shall be installed in the designated locations.	
			10/23/2014 Location:FRONT WALL	
0	4		M7 SERIES LED, RED/WHITE SIDE TO SIDE SPLIT	
mm07rw00			Whelen M7 series L.E.D. lights shall be installed in the designated locations.	
			10/24/2014 Location: FRONT & REAR INTERSECTION	
0	10		M9 SERIES LED, RED	
mm09r000			Whelen M9 series L.E.D. lights shall be installed in the designated locations.	
			11/13/2014 Location:OUTTER FRONT WALL,SS, UPPER REAR,MID REAR,CS Lens color:CLR	
MM10CL00	0	5	L.E.D. WARNING: compartment door 12" SINGLE COLOR (EACH)	
			Install custom made 12" L.E.D. light strips on the interior of the exterior compartment door panels. The light strips shall have an integral lens strip for maximum light disbursement. Installation will be flush with the ALD inner panel. The light strip shall flash when the compartment door is open, and the red flashing light circuit is activated.	
			11/11/2014 Compartment:ALL REAR FACING DOORS Color:RED	
MM10L000	0	3	L.E.D. WARNING: patient entry door, 12" single color (EACH)	
			Install custom made 12" L.E.D. light strips on the interior patient entry door panels. The light strips shall have a integral lens strip for maximum light disbursement. Installation will be flush with the inner door panel. The light strip shall flash when the door is open, and the red flashing light circuit is activated.	
			11/11/2014 Color:RED Location:TOP	

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MMSP0010	0	1	SPECIAL INSTRUCTION, VISUAL EMERGENCY WARNING SYSTEMS	
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10/9/2014 INTALL GTT 794 OPTICOM FRONT WALL.

MN	AUDIBLE EMERGENCY WARNING SYSTEMS
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MN100000	0	1	FOOT SWITCH AIR HORN ACTIVATION	
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Install a foot switch for air horn activation as noted below:

11/19/2014 Location:MOUNT AT FINAL

MN35CD00	0	1	SIREN: WHELEN HFS295C9	
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Specified siren to be:
 Whelen HFS295C9

9/7/2014

MN35Z000	0	1	SIREN: custom	
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Specified siren to be:

11/19/2014 Make: Timber Wolf

Model:45 with T-5 tone mount on bumper extension!!!

!!! TIMBERWOLF SIREN REQUIRES TOGGLE ACTIVATION SWITCH LOCATED IN THE FRONT CONSOLE.

MN40A000	1	2	SIREN INSTALL:	
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The siren listed above shall be supplied and mounted as defined.

11/19/2014

MN45DH00	1	1	SIREN SPEAKERS: C.P. SAD3806 & SAP3806 RECESSED IN BUMPER	
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Cast Products #SAD3806 & SAP3806 siren speakers shall be recess mounted into the ends of the chassis bumper.

For use with current model F-Series chassis.

MN50A000	1	1	SPEAKER INSTALL: bumper	
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Speaker Selections (Bumper Installed)

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O **LIGHTS**

OL09M000 0 1 KKK SIDE BODY MARKER LIGHTS, M6 SERIES L.E.D. (PAIR)

Install red Whelen L.E.D. M6 series turn/marker lights on each rear side of the module body. Lights provide module body night time side lighting visibility and turning signal indication.

10/24/2014

OL34L000 1 1 LED EXTERIOR COMPARTMENT LIGHTING

All exterior compartments will be lighted with LED strip lighting. A vertical strip will be installed inside both sides of each compartment. The lights shall be directed toward the back of the compartment.

Note: This does not include wheelwell compartments.

OL350000 0 1 ICC MARKER LIGHTS

LED ICC marker lights shall be installed.

OL35D000 1 1 ICC MARKER LIGHTS

Install standard rolled marker lights along the upper corner post front and rear.

Note: Do not install if lightbar(s) already includes standard marker lights.

OL41RR00 0 1 L.E.D. WARNING: rub rails, 12" SINGLE COLOR

Install custom made 12" L.E.D. light strips flush mounted into the lower body ALD rub rails. The light strips shall have a scalloped integral lens strip for maximum light disbursement. Rub rails forward of the rear wheel opening shall have (3) L.E.D. strips. Rub rails behind the rear wheel opening shall have (2) L.E.D. strips. Steady burn on with headlight switch, flash with red flashing light circuit.

11/13/2014 Front:

[R] [W] [R]

Rear:

[R] [W]

Legend:

R=red, A=amber, W=white...Insert color letter in []

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OM25E000 0 1 LOAD LIGHTS WHELEN 600 SERIES

Rear load lights to be (2) Whelen 600 series 26 degree angled scene lights.

11/11/2014 Use M-6 LED Load Lights

OM25L000 0 1 LED DOCKING LIGHTS, LOWER REAR SIDES OF BODY

Stainless steel LED backup lights with rear 13 degree angle are to be installed in the lower rear sides of body. These lights are to activate any time the vehicle is placed in reverse.

11/13/2014 Manufacturer #E960

OM26D000 0 2 WHELEN PFP2 DUAL PANEL PIONEER PLUS SUPER LED FLOODLIGHT

Install a Whelen PFP2 super LED floodlight as noted below. Install using a PBA203 semi-recess housing.

11/11/2014 Quantity:
 Locate:CS & SS

OM30D000 0 1 TAIL LIGHTS, M6 SERIES

Whelen M6 series brake/tail, amber arrow turn and backup lights to be installed in the selected location.

10/24/2014 Locate:STACK ON REAR

P	ELECTRICAL POWER GROUP
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PAL00006 1 1 INTELLIPLEX i4G:

Install the Intelliplex i4G electrical system.

PAL00010 0 1 COOL TECH II

Install wiring and Eco Smart fan control module for use with Cool Tech II unit. Solar panel wiring is to be included.

9/7/2014

PAL00A00 0 1 MODULE DISCONNECT DEFAULT

The module disconnect circuit shall default to the "on" position when the battery switch is activated.

3/6/2013

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PAL00I00	0	1	SECOND REAR CONTROL PANEL-SURFACE MOUNT, I4G: Install a second rear i4G electrical control panel. The control panel is to be a duplicate of the inhalation area panel and is to be surface mounted as noted below.	
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11/14/2014 Locate:

PAL01C00	0	1	INPOWER ELECTRONIC BATTERY SWITCH Install an Inpower electronic battery switch. Switch is to activate battery power through the vehicle ignition and is to include an automatic shutdown timer to deactivate battery power after the ignition is turned off.	
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3/6/2013 Shut down timer interval: 5 minutes

PAL02200	1	1	INVERTER INSTALL OPTIONS:	
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pal02k00	0	1	INVERTER:20-1050CUL w/charger, interface A Vanner #20-1050CUL combination inverter /charger shall be installed in the vehicle's designated electrical equipment location. Included will be a Vanner Interface Module, Inverter Status Panel, and Charger Status Panel. A switch will be installed in the inhalation panel for inverter activation. The charger will be wired to the shoreline circuit.	
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3/6/2013 Locate:

PAL30A00	2	3	110V INTERIOR OUTLET Two 110V interior outlets are provided as standard on all models. The standard locations are in the inhalation area and the wall over the squad bench. Additional outlets are to be specified as to their location.	
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10/24/2014 Locate: (1) INHALATION AREA.
 Locate: (1) HEAD OF SQUAD BENCH SEE DRAWING.
 Locate: (1) FRONT WALL CABINET

PAL31C00	3	3	INTERIOR 12VDC OUTLETS: cigarette lighter type 12 volt outlets to use cigarette lighter style connectors.	
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Locate: Inhalation area (2)
 Locate: Front wall cabinet
 Configure:

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PAL38E00	0	2	SHORELINE, KUSSMAUL SUPER AUTO EJECT, 20 AMP NON ARCING Install a 20 amp Kussmaul non-arcing auto ejection shoreline receptacle. 3/6/2013 Locate: Street side of module body	
PAL38ILO	0	2	SHORELINE INDICATOR: Install an indicator pilot light to show power to A.C. circuits and presence of activated shoreline. 11/13/2014 Locate: ABOVE THE SHORELINE INLET Configure: LED	
PAL38Q00	0	1	EZ PLATE Install the shoreline using a Kussmaul EZ Plate. 10/9/2014 MATCH BODY COLOR	
PAL39000	0	1	WIRE ENGINE BLOCK HEATER: Wire engine block heater to shoreline. Make provisions to disable engine block heater when desired. 3/6/2013	
PAL40000	1	1	EXTRA 12VDC CIRCUIT BREAKER: An extra circuit breaker shall be installed.	
PL10A000	1	1	SWITCH PANEL MOUNT: Switch panel to be flush mounted in upper face of console.	
PL11F000	1	1	PROGRAMMING: AUDIBLE LOW VOLTAGE ALARM Program an audible alarm to activate if the voltage drops below 11.8 volts for 120 seconds.	
PL11G000	1	1	LIGHT PROGRAMMING: park brake A warning shall display on the front console readout, advising to set the Parking Brake, should the modular disconnect switch be "ON" and the transmission placed in "PARK" or "NEUTRAL". It will also advise to Disengage the Parking Brake should the vehicle be placed into gear. Configure: wire alarm to activate with red flasher circuit	

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PL19A000	1	1	REPORT LIGHT Report lights shall be located at the action wall to light the counter area. Lighting to be Tecniq for Concept 3. 10/9/2014	
PL22C000	1	1	STEP WELL LIGHT: Install a 10.5" LED Vista light strip in the standard location on the bench side of the step well. Light to activate with door open.	
PL23A000	0	1	2.5" CAB CEILING LIGHTS, COMBINATION WHITE/RED LED LED lights shall be installed in the cab headliner above the driver and passenger seats. Each light contains a combination of white and red LED's which will be switched separately in the front control panel. 3/6/2013 Manufacturer #E013 lights with chrome trim ring.	
PL24T000	0	1	LAMP TIMER: programmable Install an electronic momentary touch timer switch where specified. The switch will enable time limited operation of the below listed lights, with the battery switch in the off position. 3/6/2013 Locate: LEFT WALL INSIDE SIDE ENTRY DOOR Light(s) Controlled: SET ELAPSED TIME FOR 15 MINUTES	
PL26D000	0	1	NORCOLD REFRIGERATOR Install a Norcold NR740BB-H 12V refrigerator in the location noted below. 3/6/2013 Locate:	
PL27CA00	0	8	PATIENT CEILING DOME LIGHTS: WHELEN LED Install Whelen 80C0EHCR LED dome lights in the patient area ceiling per the locations listed below. The lights will have a high/low feature with the switch in the rear control panel. 11/11/2014 (A minimum of seven lights are required for lighting compliance) Locate: (3) OVER COT, (3) OVER BENCH and (1) above the walkthrough. (Recommended) #10008603	
PL29P000	0	2	PREWIRE FOR FUTURE STREAMLIGHT INSTALLATION Prewire shall be provided as noted below for future installation of Streamlight charger bases. 11/11/2014 Quantity: 2 Locate: STREET SIDE INTERMEDIATE COMPARTMENT	

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Option	Std	Qty	Header/Description/Data	Proposal Total
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Q	HEATING, AIR CONDITIONING AND INTERIOR ENVIRONMENT			
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QH29F100 1 1 HEAT/AC SYSTEM FORD F SERIES CHASSIS

Install a ProAir 12V heat/AC system below the attendant seat. Unit is to include a replaceable filter at the air intake point.

QH29F400 0 1 COOL TECH II CONDENSER WITH SOLAR PANEL

Install a ProAir Pre-charged 12V heat/AC system below the attendant seat. Unit is to include a replaceable filter at the air intake point.

Install a Cool Tech II 4-fan 100,000 BTU condenser in the recessed pocket on the roof of the body. System is to include a 1.2 amp solar panel.

9/7/2014 Note: Requires option # CB120000 & PAL00010

QH29F500 1 1 RECEIVER/DRYER KIT, ALL FORD F-SERIES CHASSIS

Receiver/dryer kit #63 000 744 w/pressure switch shall be installed in the air conditioning system.

QL430000 0 1 NFPA COMPLIANT VENTING-ALUMINUM PAINTED

Install an NFPA style venting system to include a 400cfm exhaust vent along with a static vent. Install 9.5" square aluminum covers on both vents per drawings. Covers to be painted body color.

9/7/2014

QL455000 0 1 DANHARD 110V A/C SYSTEM

Install a Danhard 50-2000 110V heat/AC unit as noted below.

3/6/2013 Note: May require additional cabinet modification for changeovers.
Thermostat location:

R	CAB CONSOLE AND COMMUNICATIONS			
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MURPH FIRE RESCUE
 200 N. MURPHY ROAD
 MURPHY, TEXAS 75094
 CHIEF MARK LEE



Selected Feature List 11818

Year: 2015
Chassis: Ford Type I, 189" WB, 108"
Model: 603F

Option	Std	Qty	Header/Description/Data	Proposal Total
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RJ01A000 1 1 ANTENNA COAX 1:

An RG 58U coax shall be installed so that the ambulance conversion need not be disassembled.

3/6/2013 Exterior Termination: PORT 1
 Interior Termination: BEHIND PASSENGER SEAT

RJ01B000 0 1 ANTENNA COAX 2:

Install additional antenna coax and accesses.

11/11/2014 Exterior Termination: PORT 2
 Interior Termination: RADIO CABINET CS UNDER MED VAULT!

RJ03MN00 0 2 ANTENNA: NMO type mount.

Supply and install NMO type antenna base as designated. This option is less the antenna coax. An antenna coax option must be selected to be installed.

9/7/2014 Coax Number(s): J01

RJ040000 1 1 RADIO CABLE PULL WIRE

A standard pull wire for radio installation shall be installed from behind the driver's seat to behind the inhalation panel. Wire is to run in a 3" conduit.

11/11/2014 TERMINATE IN RADIO CABINET CS UNDER MED VAULT.

RJ05B000 1 1 FRONT CONSOLE:

A console shall be fabricated to coordinate with the interior cab color. Room shall be provided on the face of the console for installation of radio and siren controls.

RJ05C000 0 1 CONSOLE EXTENSION:

A box for mounting radio heads and storage maps, books, or binders will be attached to the standard engine cover console. Standard box includes (3) 2.5 storage sections, and 8.5 faceplate for radio mounting.

3/12/2013 ADD DRINK HOLDERS!!

RJ05CP00 0 1 CUP HOLDERS

Install two (2) large cup holders recessed into the console per drawing.

10/9/2014

MURPH FIRE RESCUE
 200 N. MURPHY ROAD
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 CHIEF MARK LEE



Selected Feature List 11818

Year: 2015
Chassis: Ford Type I, 189" WB, 108"
Model: 603F

Option	Std	Qty	Header/Description/Data	Proposal Total
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RJ080000	1	1	RADIO POWER/GROUND: Install 6 gauge cable to positive and ground studs for radio power. <i>Locate:</i> bulkhead wall, behind driver seat <i>Configure:</i> battery switched	
RJ08A000	0	2	RADIO POWER/GROUND: Install three 6 gauge cables to positive and ground studs for radio power. Wire one constant hot, one ignition hot and one ground. 11/11/2014 <i>Locate:</i> RADIO CABINET CS UNDER MED VAULT <i>Locate:</i> FRONT CONSOLE <i>Configure:</i> battery switched and ground	
RSP00001	0	1	SPECIAL INSTRUCTION, CAB CONSOLE & COMMUNICATIONS 11/13/2014 <i>INSTALL (2) SPEAKER WIRES FORM BEHIND PASSENGER SEAT TO SS INTERMEDIATE & REAR COMPARTMENTS.</i>	

T OXYGEN AND SUCTION

TN002000	1	1	OXYGEN BOTTLE MOUNT, VERTICAL TRACK FOR QRM-V Vertical track for mounting of a QRM-V O2 bottle mount shall be welded on the back wall of the compartment in the right hand corner. The O2 bottle mount is adjustable for "M" or "H" size tanks	
TN01MW00	1	1	OXYGEN BOTTLE, CYLINDER BRACKET: Zico Zico QRM-V oxygen bracket shall be installed. 11/11/2014 <i>Locate:</i> standard location <i>Tank Size:</i> "H"	
TN030000	2	2	OXYGEN OUTLETS, STANDARD Two oxygen outlets shall be provided as standard and shall be located in the inhalation panel.	
TN03A000	0	1	OXYGEN OUTLET: additional Install additional oxygen outlet(s). 11/11/2014 <i>Locate:</i> OVER CHEST OF PATIENT SEE DRAWING.	

MURPH FIRE RESCUE
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 MURPHY, TEXAS 75094
 CHIEF MARK LEE



Selected Feature List 11818

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Model: 603F

Option	Std	Qty	Header/Description/Data	Proposal Total
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TN03RL00	0	1	OXYGEN OUTLET: relocate Relocate (1) of the standard action area oxygen outlets to the new location listed below. 11/11/2014 Locate: NEXT TO RADIO CABINET . SEE DRAWINGS	
TN04A000	1	1	ADAPTER TYPE: Ohio Diamond II Oxygen outlets to be Ohio Diamond II. 3/6/2013	
TN060000	1	1	OXYGEN WRENCH: Install oxygen wrench in oxygen compartment. Mount secure so not left hanging. Mount with length of chain or cable so not removable.	
TN08B100	0	2	D BOTTLE MOUNT: QR-D-2 SINGLE, STRAPLESS Install a Zico QR-D-2 Quic-release strapless d-cylinder oxygen bracket. 9/30/2014 Locate: MOUNT AT FINAL!!!	
TN100000	1	1	VACUUM OUTLET: inhalation wall A single vacuum panel shall be installed in the inhalation area. The outlet shall be of the same style as the oxygen system and hooked to the onboard vacuum pump.	
TN11B000	1	1	ASPIRATOR: SSCOR Install an SSCOR aspirator. The system shall include a #107CDC20 pump, #22000 wall mounted regulator, and a #23002 canister holder. 3/6/2013	
UP010000	0	1	LETTERING: Lettering to be included. 10/24/2014 CUSTOMER INSTALLED LETTERING BUDGET \$1,500.00	
UP180000	1	1	DOOR REFLECTORS Install 2" x 12" strips of red Scotchlite at the top of each entry door placed horizontally. 10/9/2014	

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Selected Feature List 11818

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Model: 603F

Option	Std	Qty	Header/Description/Data	Proposal Total
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Z02	0	1	Factory Pickup and Transportation Allowance for vehicle pickup, transportation and drivers fee. 10/24/2014	
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Z04	0	1	Fuel, Tags, Etc. Allowance for fuel, tags and administrative.	
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Total Configured Cost \$213,346.00

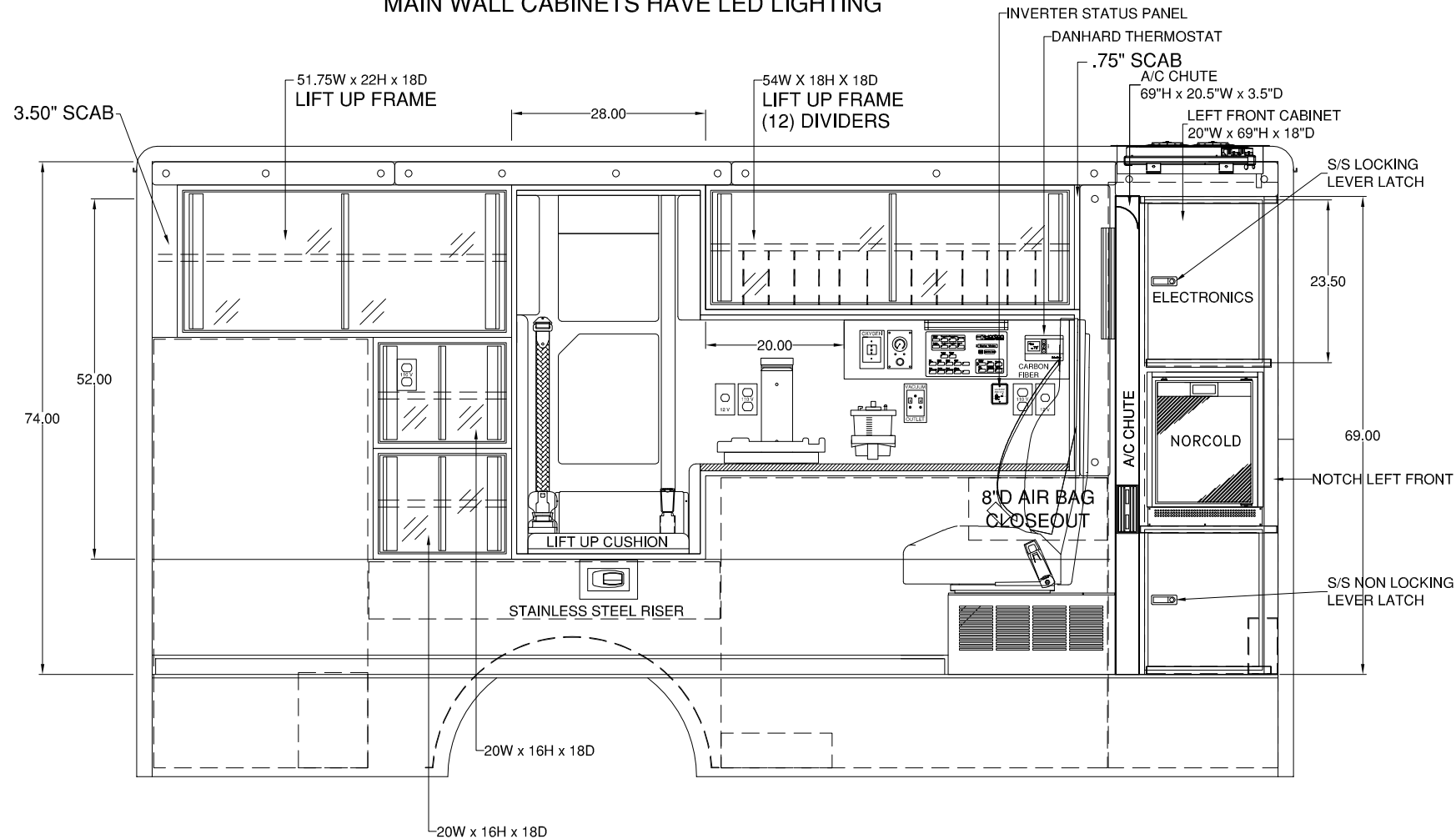
Authorized Department Signature(s): _____

MURPHY FIRE DEPARTMENT

Item 6.F. REVISIONS		
REV	DESCRIPTION	DATE
A	603 CABINET WALL B	9-15-14
DRAWN BY: JAW		

603 PT CABINET WALL "B" F-SERIES CHASSIS

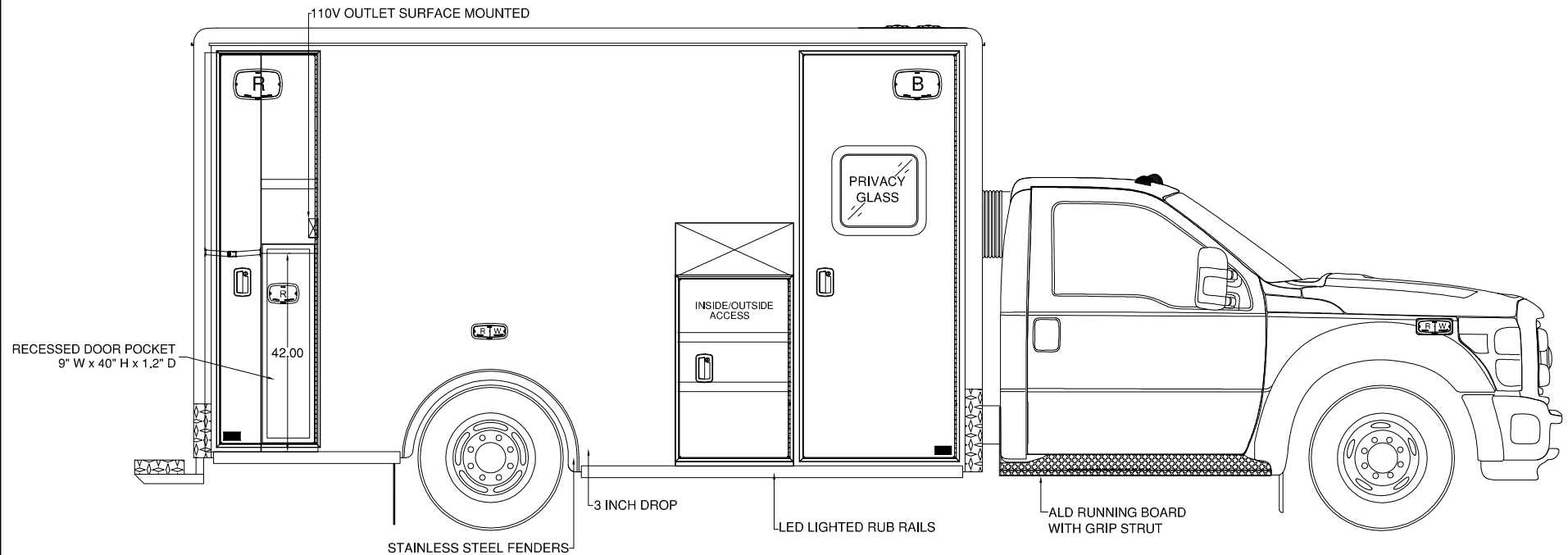
MAIN WALL CABINETS HAVE LED LIGHTING



MURPHY FIRE DEPARTMENT

REVISIONS		
REV	DESCRIPTION	DATE
A	623 EXTERIOR	9-15-14
DRAWN BY: JAW		

603 PT EXTERIOR
F-SERIES CHASSIS



COMPT	INSIDE WIDTH	INSIDE HEIGHT	INSIDE DEPTH	CLEAR OPENING WIDTH	CLEAR OPENING HEIGHT
CS REAR	23.70	84.13	20.36	19.13	81.13
CRASH	24.75	51.08	20.36	22.12	36.66

NOTE: DRAWINGS ARE FOR GRAPHICAL REPRESENTATION ONLY
DIMENSIONS ARE APPROXIMATE & MAY VARY DURING CONSTRUCTION

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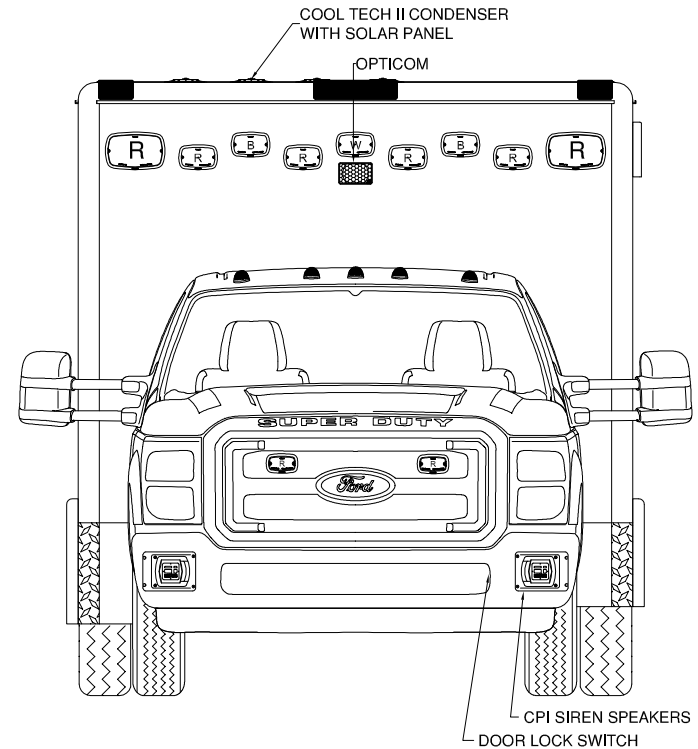
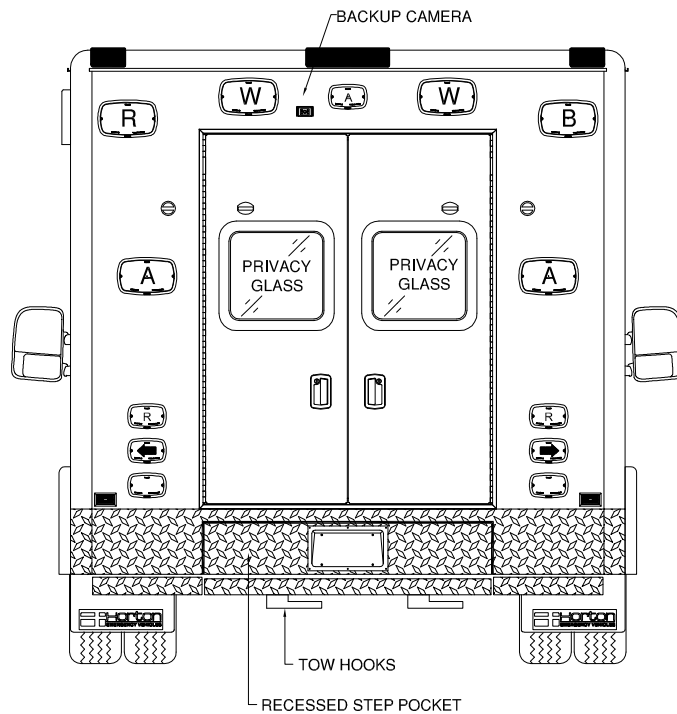
PROPOSAL DRAWING

1410-125

MURPHY FIRE DEPARTMENT

REVISIONS		
REV	DESCRIPTION	DATE
A	623 EXTERIOR	9-15-14
DRAWN BY: JAW		

603 PT EXTERIOR
F-SERIES CHASSIS



NOTE: DRAWINGS ARE FOR GRAPHICAL
REPRESENTATION ONLY
DIMENSIONS ARE APPROXIMATE & MAY VARY
DURING CONSTRUCTION
Back to Agenda - Page 1

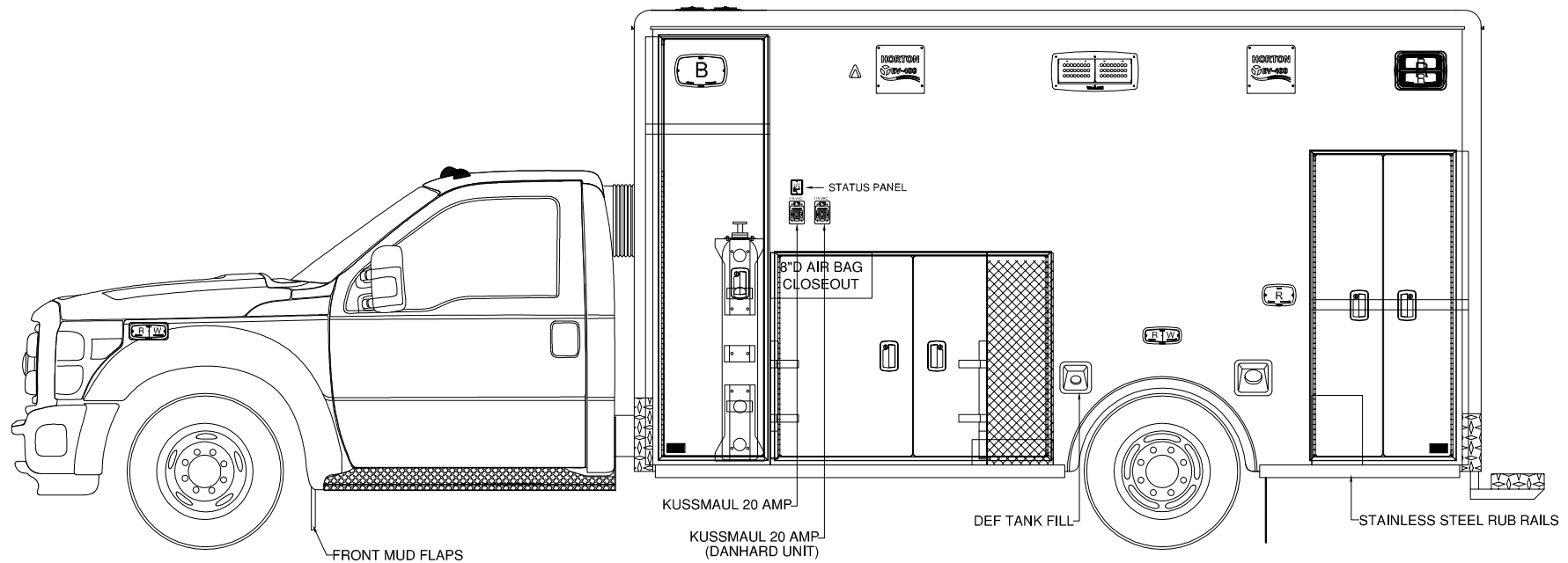
PROPOSAL DRAWING

1410-125

MURPHY FIRE DEPARTMENT

REVISIONS		
REV	DESCRIPTION	DATE
A	623 EXTERIOR	9-15-14
DRAWN BY: JAW		

603 PT EXTERIOR
F-SERIES CHASSIS



COMP.	INSIDE WIDTH	INSIDE HEIGHT	INSIDE DEPTH	CLEAR OPENING WIDTH	CLEAR OPENING HEIGHT
SS FWD	24.25	84.13	20.36	18.75	81.13
SS INT	55.50	41.50	20.36	51.75	38.37
SS REAR	30.63	61.50	20.36	26.02	58.37

NOTE: DRAWINGS ARE FOR GRAPHICAL REPRESENTATION ONLY
DIMENSIONS ARE APPROXIMATE & MAY VARY DURING CONSTRUCTION

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PROPOSAL DRAWING

1410-125

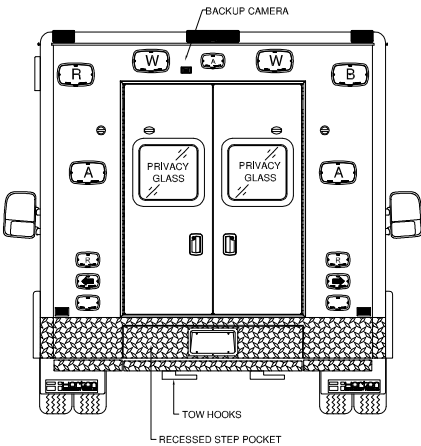
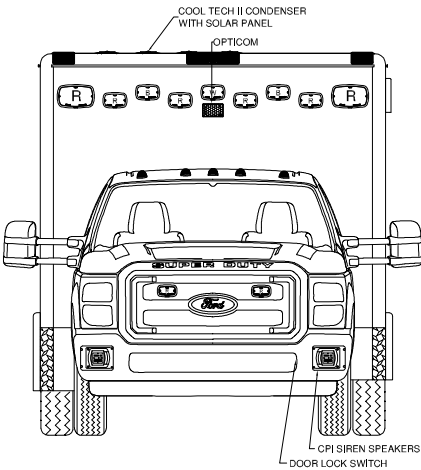
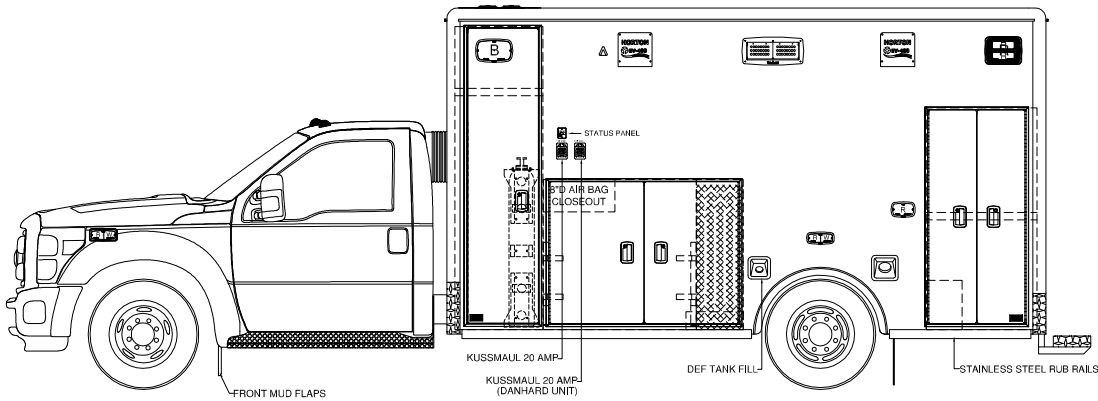
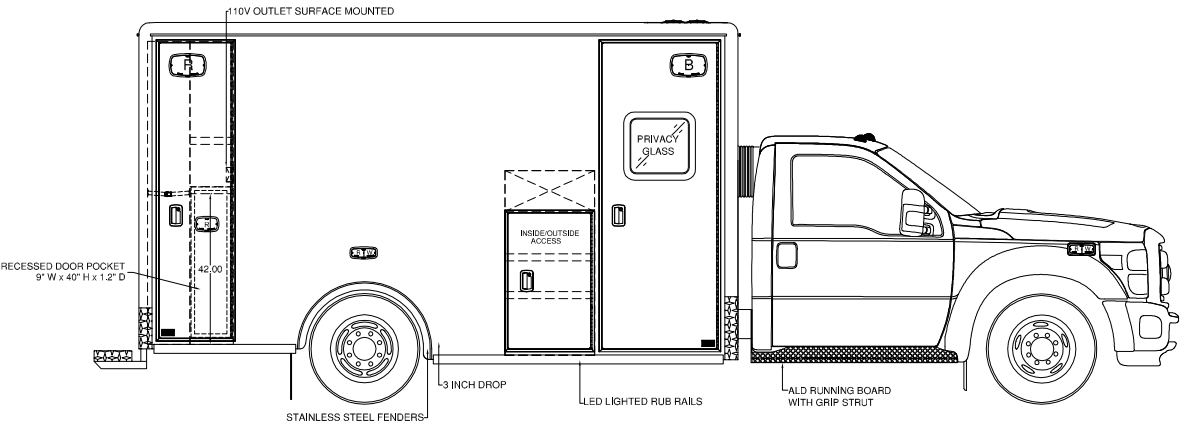
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MURPHY FIRE DEPARTMENT

Item 6.F. REVISIONS	
REV	DESCRIPTION
A	603 EXTERIOR
DRAWN BY: JAW	

COMPT	INSIDE WIDTH	INSIDE HEIGHT	INSIDE DEPTH	CLEAR OPENING WIDTH	CLEAR OPENING HEIGHT
CS REAR	23.70	84.13	20.36	19.13	81.13
CRASH	24.75	51.08	20.36	22.12	36.66

603 PT EXTERIOR F-SERIES CHASSIS

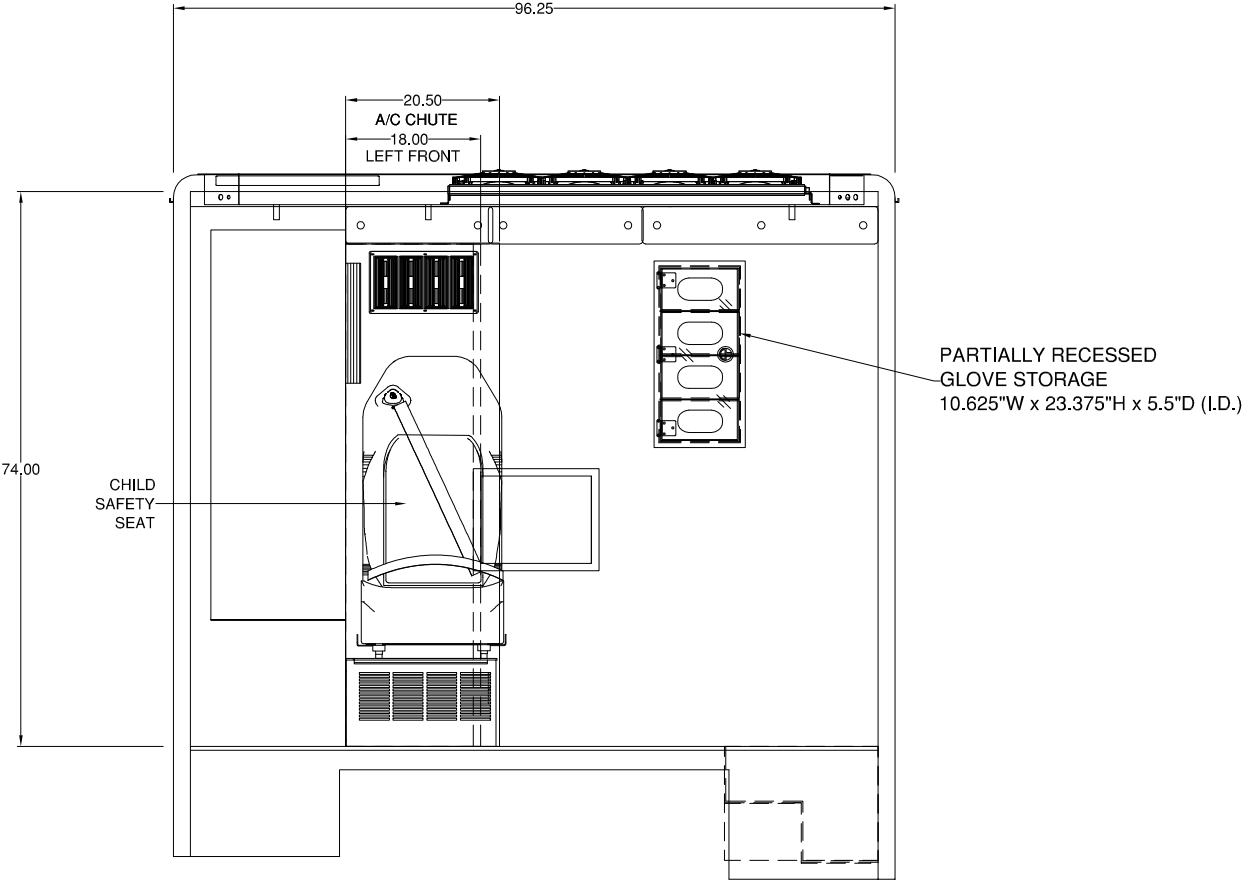


COMP.	INSIDE WIDTH	INSIDE HEIGHT	INSIDE DEPTH	CLEAR OPENING WIDTH	CLEAR OPENING HEIGHT
SS FWD	24.25	84.13	20.36	18.75	81.13
SS INT	55.50	41.50	20.36	51.75	38.37
SS REAR	30.63	61.50	20.36	26.02	58.37

MURPHY FIRE DEPARTMENT

Item 6.F. REVISIONS		
REV	DESCRIPTION	DATE
A	603 CT FRONT WALL	9-15-14
DRAWN BY: JAW		

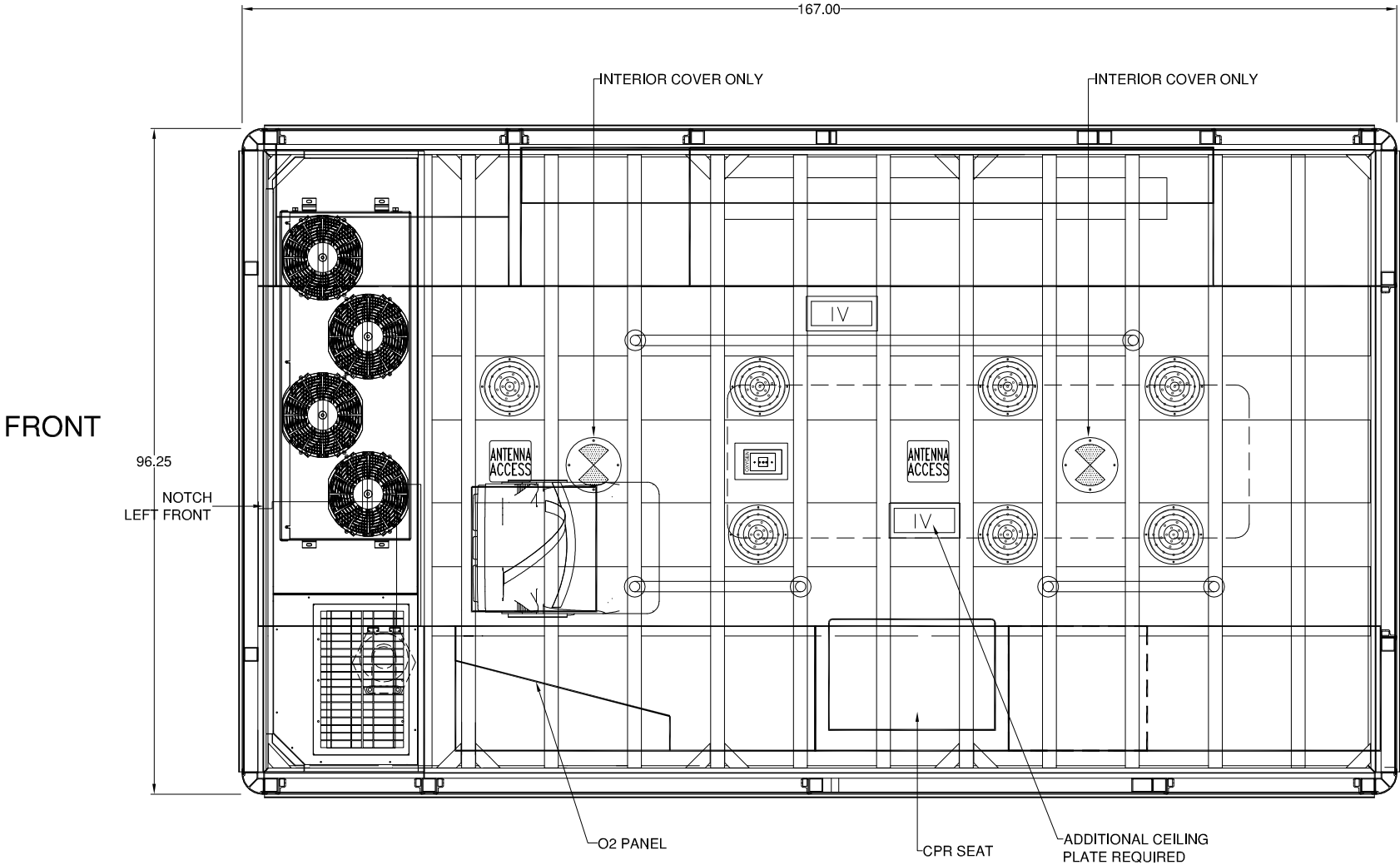
603 PT FRONT WALL
F-SERIES CHASSIS



MURPHY FIRE DEPARTMENT

Item 6.F. REVISIONS		
REV	DESCRIPTION	DATE
A	603 OVERHEAD B	9-15-14
DRAWN BY: JAW		

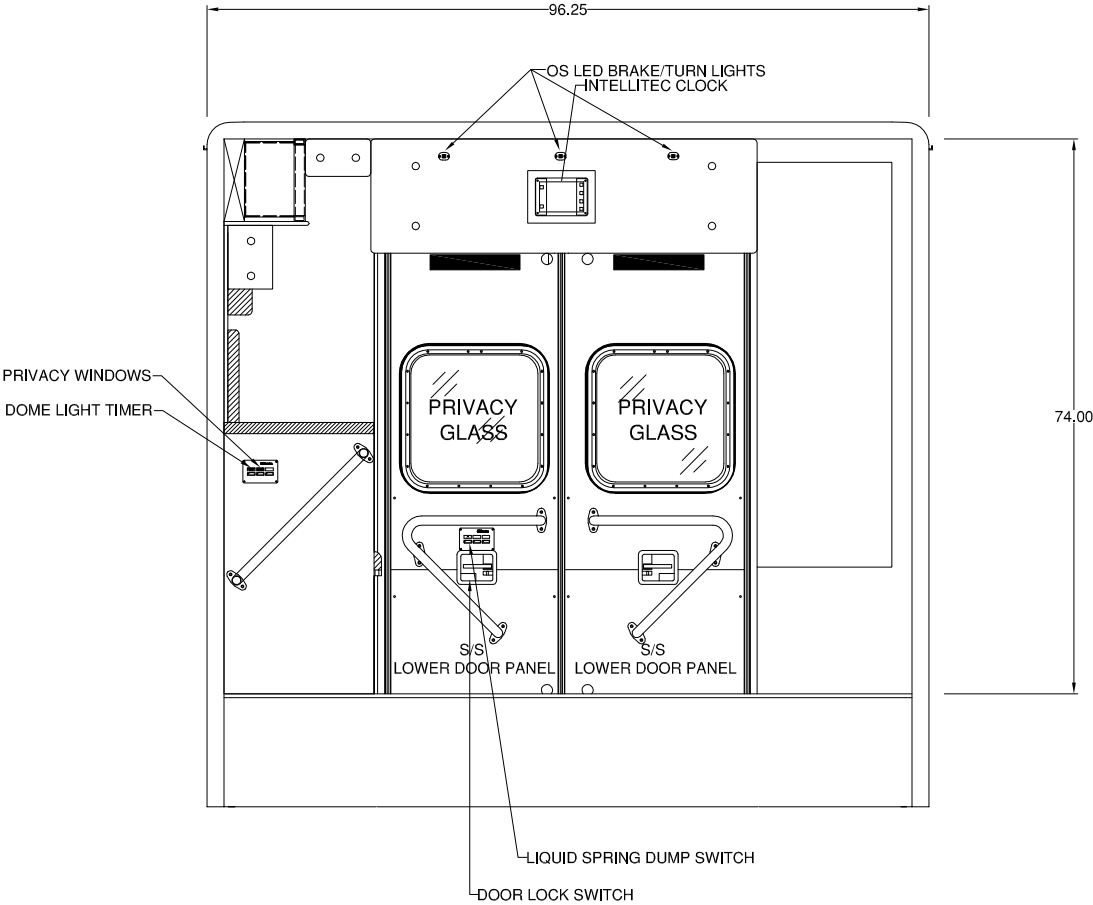
603 PT OVERHEAD "B" WITH CPR SEAT
F-SERIES CHASSIS



MURPHY FIRE DEPARTMENT

Item 6.F. REVISIONS		
REV	DESCRIPTION	DATE
A	603 CT REAR WALL	9-15-14
DRAWN BY: JAW		

603 PT REAR WALL F-SERIES CHASSIS

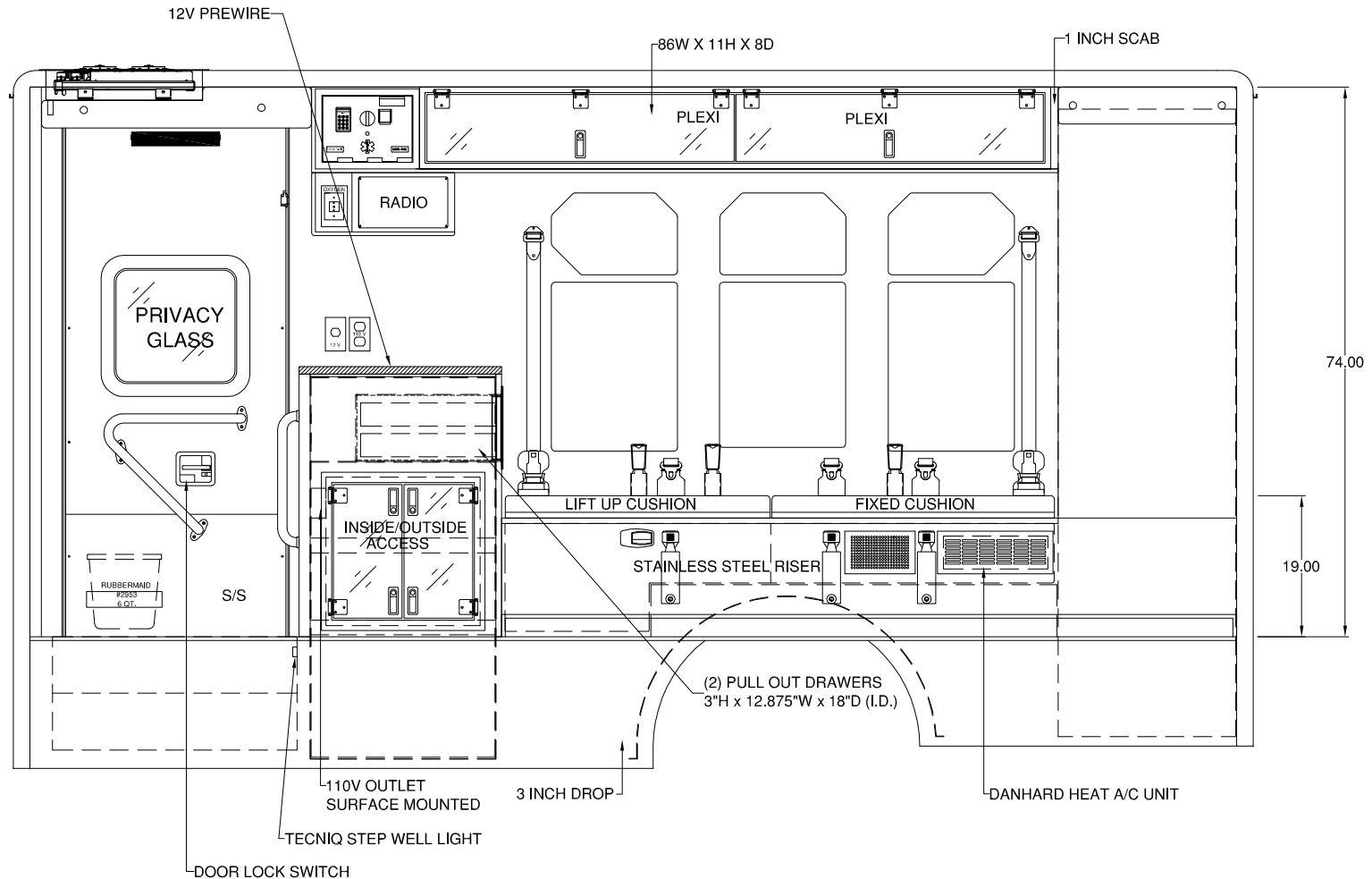


MURPHY FIRE DEPARTMENT

Item 6.F. REVISIONS		
REV	DESCRIPTION	DATE
A	603 SIDE WALL	9-15-14
DRAWN BY: JAW		

603 PT SIDE WALL
F-SERIES CHASSIS

BENCH WALL CABINETS HAVE LED LIGHTING



**City Council Meeting
January 6, 2015**

Issue

Discussion and update on the Safe Routes to School funding program and the Collin County Park Grants for Central Park and the Timbers Nature Preserve.

Staff Resource/Department

James Fisher, City Manager
Bernie Parker, Director of Public Services

Summary

The City has been awarded funding for these three projects and staff would like to update you on the status of these awards. The staff will have a power point presentation at the meeting to review and discuss with Council.

Action Requested

Discussion only