MURPHY PLANNING AND ZONING COMMISSION AGENDA
REGULAR PLANNING AND ZONING COMMISSION MEETING
JULY 14, 2026, AT 6:00 P.M.
COUNCIL CHAMBERS
206 NORTH MURPHY ROAD
MURPHY, TEXAS 75094

NOTICE is hereby given of a meeting of the Planning and Zoning Commission of the City of Murphy, Collin County, State of Texas, to be held on July 14, 2026, at Murphy City Hall for the purpose of considering the following items. The Murphy Planning and Zoning Commission reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the City); §551.072 (discussing purchase, exchange, lease or value of real property); §551.074 (discussing personnel or to hear complaints against personnel); and §551.087 (discussing economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

Christine Johnson
Chair

Destiny Varghese
Vice Chair

Beverly Gaither
Secretary

Don Bryant
Commissioner

Camille Hooper
Commissioner

Tricia Culberth
Commissioner

Raj Mandalia
Commissioner

Vacant
Alternate

Amanda Turner
Alternate

Stephanie Scott-Sims, AICP
Planning Manager

Maria Palmer
Records Management
Specialist

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL AND CERTIFICATION OF A QUORUM

4. PUBLIC COMMENTS

The Council Chambers is open to the public. This portion of the agenda is the public's opportunity to address the Planning and Zoning Committee about any item listed on the agenda, except public hearings, or to provide a general comment. Comments related to public hearings will be heard when the specific hearing begins. Public comments are limited to three (3) minutes per speaker, unless otherwise required by law. Per the Texas Open Meetings Act, the Planning and Zoning Committee is not permitted to act on or discuss any item not listed on the agenda. Items suggested for action may be placed on a future agenda, at the Committee's sole discretion.

5. INDIVIDUAL CONSIDERATION

A. Consider and/or Act on the May 7, 2026, Regular Planning and Zoning Meeting Minutes.
2026 05 07 Planning and Zoning Minutes

B. Hold a public hearing and Consider and/or Act on a request for a Specific Use Permit for a Bank on property described as Lot 2R, Block A, Walmart Addition Replat, and located at 205 E. FM 544 (Project No. 2026-010). Stephanie Scott-Sims, AICP, Planning Manager
Staff Report-(2145) - Pdf

6. STAFF UPDATES

A. Director's Report

7. ADJOURNMENT

I certify that this is a true and correct copy of the Murphy Planning and Zoning Commission Meeting Agenda and that this notice was posted on the designated bulletin board at Murphy City Hall, 206 North Murphy Road, Murphy, Texas 75094; a place convenient and readily accessible to the public at all times, and said notice was posted on July 8, 2026, by 5:00 p.m.

and will remain posted continuously for 3 business days prior to the scheduled meeting pursuant to Chapter 551 of the Texas Government Code.

Maria Palmer
Records Management Specialist

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 kjackson@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 Capital Projects Advisory Committee, the City Council, the Ethics Review Commission, the Murphy Community Development Corporation, the Murphy Municipal Development District Board and/or the Park and Recreation Board members who may be present at the meeting, but they will not deliberate on any city or board business.

MURPHY PLANNING AND ZONING COMMISSION MINUTES
MAY 7, 2026 AT 6:00 PM
COUNCIL CHAMBERS
206 NORTH MURPHY ROAD
MURPHY, TEXAS 75094

1. CALL TO ORDER
Chair Christine Johnson called the Regular Planning and Zoning meeting to order at 6:04 p.m.

2. PLEDGE OF ALLEGIANCE
Chair Christine Johnson led the Pledge of Allegiance.

3. ROLL CALL AND CERTIFICATION OF A QUORUM

COMMISSIONERS PRESENT:	Chair Christine Johnson Vice Chair Destiny Varghese Secretary Beverly Gaither Commissioner Don Bryant Commissioner Camille Hooper Commissioner Raj Mandalia Alternate Amanda Turner
COMMISSIONERS ABSENT:	Commissioner Tricia Culberth
ALTERNATES PRESENT:	
ALTERNATES ABSENT:	

4. PUBLIC COMMENTS
No public comments were presented.

5. INDIVIDUAL CONSIDERATION

A. Consider and/or Act on the minutes from the April 9, 2026, Regular Planning and Zoning Meeting. Maria Palmer, Records Management Specialist

COMMISSION ACTION: (Item 5.A.) ***APPROVED***

Beverly Gaither moved to approve the minutes from the April 9, 2026, Regular Planning and Zoning Meeting Camille Hooper seconded the motion. For: Unanimous. Absent: Tricia Culberth. The motion carried by a vote of 7-0.

B. Consider and/or Act on Case No. 2026-005, an application submitted by JBI Partners,

Inc. requesting approval of a Construction Plat for The Enclave at Maxwell Creek Phase 2, consisting of 11.978 acres within the Henry Maxwell Survey, Abstract No. 579. Morgan Barclay, Planning Administrator

Planning Administrator Morgan Barclay presented the item and stated that corrections related to the floodplain study are underway.

Assistant City Manager Jared Mayfield and Brittany Crenshaw of JBI Partners addressed questions and concerns expressed by the board.

COMMISSION ACTION: (Item 5.B.) ***APPROVED***

Destiny Varghese moved to approve an application submitted by JBI Partners, Inc. requesting approval of a Construction Plat for The Enclave at Maxwell Creek Phase 2, consisting of 11.978 acres within the Henry Maxwell Survey, Abstract No. 579, contingent upon addressing comments from the review summary. Raj Mandalia seconded the motion. For: Amanda Turner, Destiny Varghese, Don Bryant, Beverly Gaither, Camille Hooper, and Raj Mandalia. Against: Christine Johnson. Absent: Tricia Culberth. The motion carried by a vote of 6-1.

6. STAFF UPDATES

A. Director's Report.

Planning Administrator Morgan Barclay introduced the new Planning Manager Stephanie Scott-Sims. She also stated that there would not be a June meeting for the Planning and Zoning Commission.

7. ADJOURNMENT

With no further business, Chair Christine Johnson adjourned the meeting at 6:35 p.m.

APPROVED BY:

ATTEST:

Maria Palmer

_____
Maria Palmer,
Records Management Specialist

CITY OF MURPHY
SEPTEMBER 29, 1958

_____
Destiny Varghese,
Vice Chair

CITY OF MURPHY
LIFE LIVED AT YOUR PACE®

Development Services
July 14, 2026

ISSUE:
Hold a public hearing and Consider and/or Act on a request for a Specific Use Permit for a Bank on property described as Lot 2R, Block A, Walmart Addition Replat, and located at 205 E. FM 544 (Project No. 2026-010). Stephanie Scott-Sims, AICP, Planning Manager

SUMMARY:
The applicant is requesting a Specific Use Permit (SUP) to operate a bank at 205 E. FM 544 (the former Wendy's restaurant site). The property is zoned Planned Development District for Retail Uses (Ordinance Number 12-02-905). Per the Ordinance, "bank or credit unions" are permitted uses by Specific Use Permit. Only one (1) free-standing bank or credit union is permitted within the planned development site.

BACKGROUND/HISTORY:
On July 25, 2005, the City Council approved a rezoning of the site from TC (Town Center) District to PD (Planned Development District for Retail Uses). Since then, the Council approved several amendments to the Planned Development Ordinance revising the concept plan and certain development conditions to accommodate the Walmart development. According to City records, the existing retail building was built in 2013 and the property replatted to accommodate a restaurant use in 2014. The building has been vacant since February 2026.

ANALYSIS:
The applicant is proposing to convert the existing vacant retail building that generated sales tax revenue into a bank, which does not generate sales tax revenue. Under the Planned Development Ordinance, a "bank or credit union" use is permitted only through the approval of a Specific Use Permit. The PD Ordinance further specifies that only one (1) free-standing bank or credit union is permitted within the planned development site. There are no other free-standing banks or credit unions on the Walmart PD site.

This application is to only consider the appropriateness of a bank use on the site. This application does not include a Site Plan. However, the applicant has explained that proposed exterior changes to the site will be cosmetic in nature, to include re-siding the building to accommodate the bank's branding and colors and reconfiguring the parking lot and drive-through lane. **See Exhibit A**. Per the Zoning Ordinance, the applicant is required to amend the Planned Development with a revised Site Plan for Planning & Zoning Commission review and recommendation and City Council approval prior to any construction beginning on the site. Additionally, the PD Ordinance provides aesthetic requirements for the exterior elevations of all structures within the PD area.

Section 30.05 of the Zoning Ordinance provides the factors the Planning & Zoning Commission and City Council must consider when evaluating applications for a Specific Use Permit., including the impact of the special use on, and the compatibility of the use

with, surrounding properties and neighborhoods to ensure the appropriateness of the use at a particular location. Specifically, the Planning & Zoning Commission and City Council shall evaluate the application using the following criteria:

1. The proposed use at the specified location is consistent with the goals, objectives and policies contained in the adopted comprehensive plan;
2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;
3. The proposed use meets all supplemental standards specifically applicable to the use as set forth in Article 30.07 and Chapter 26;
4. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and as required by the particular circumstances, includes improvements or modifications either on-site or within the public rights-of-way to mitigate development-related adverse impacts, including but not limited to:
    - Adequate ingress and egress to the property;
    - Off-street parking and loading areas;
    - Refuse and service areas;
    - Location, availability, and compatibility of utilities;
    - Screening and buffering to minimize visual impacts from adjacent uses;
    - Control of signs, if any, and proposed exterior lighting glare, traffic safety, economic effect, and compatibility with properties in the district;
    - Required yards and open space;
    - Height and bulk of structures;
    - Hours of operation;
    - Exterior construction material and building design; and
    - Roadway adjustments, traffic-control devices and access restrictions to reduce or eliminate development-generated traffic on neighborhood streets;
5. The proposed use is not materially detrimental to the public health, safety, convenience and welfare, or results in material damage or prejudice to other property in the vicinity.

CONDITIONS OF APPROVAL

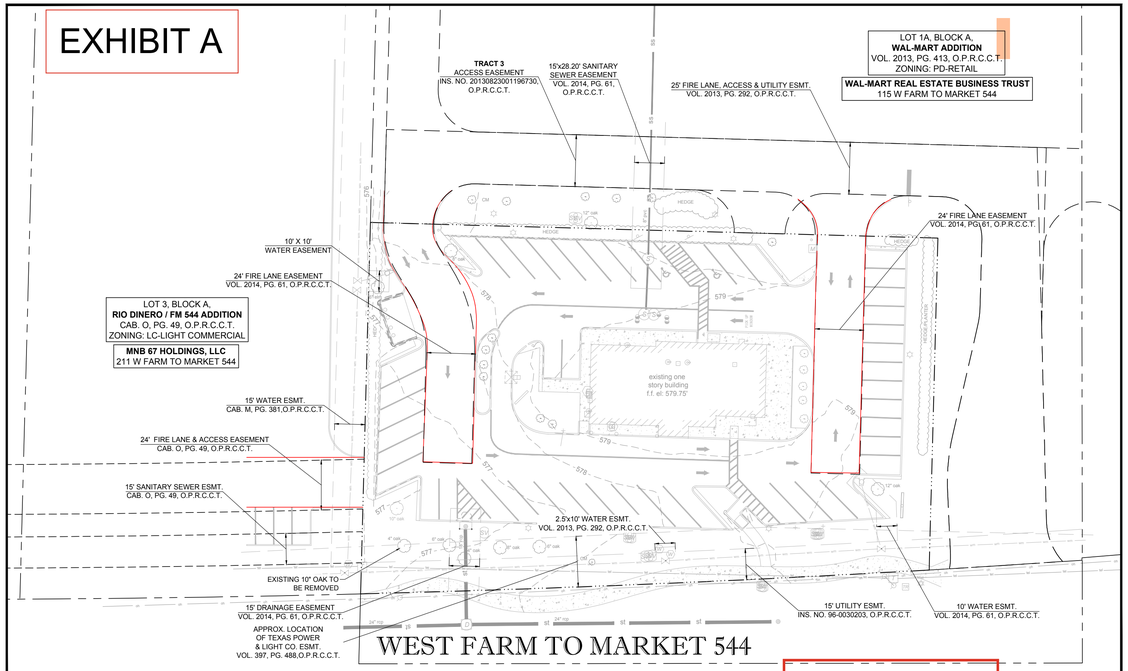
Staff recommends the following items as conditions of approval:

1. Provide and construct cross access along the FM 544 frontage with the property to the west through the extension of a fire lane easement as shown in the Proposed Condition in **Exhibit A**.
2. Provide a landscape plan that meets the requirements in Section 26.07 of the Landscape Ordinance.

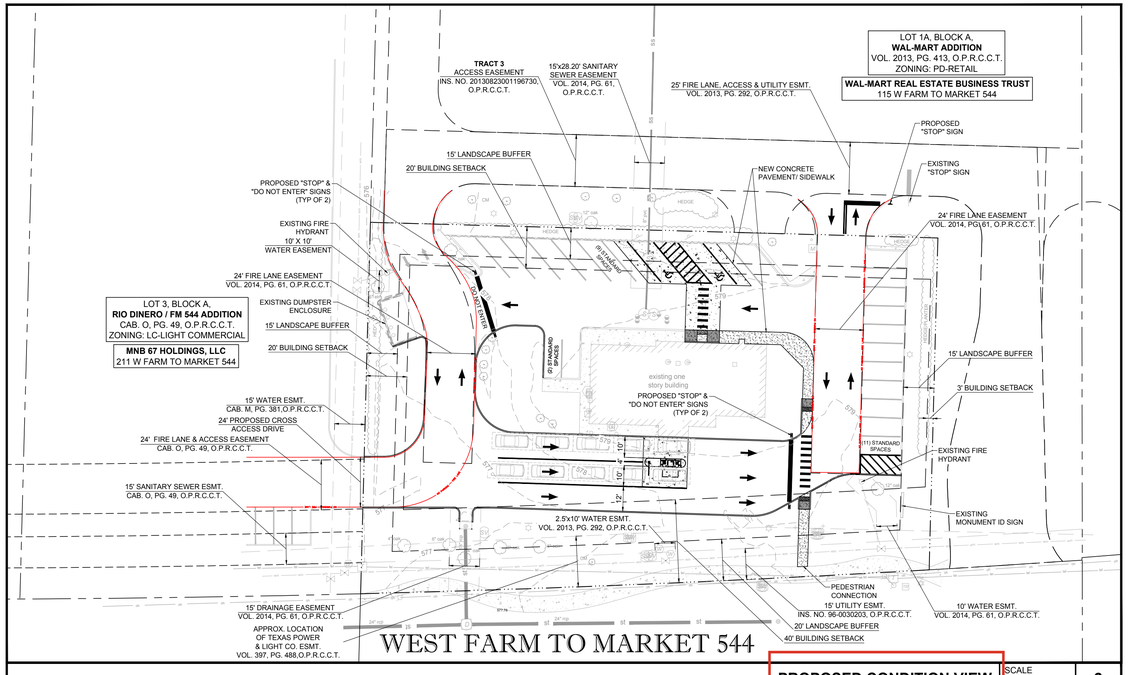
ATTACHMENTS:

EXHIBIT A - Concept Plan for SUP

EXHIBIT A

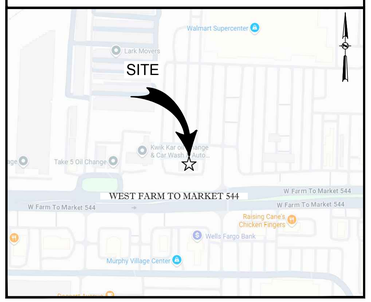


EXISTING CONDITION VIEW | SCALE 1" = 30' | 1



PROPOSED CONDITION VIEW | SCALE 1" = 30' | 2

VICINITY MAP



AERIAL MAP



PROJECT TEAM

OWNER/DEVELOPER:	ACKERSON HOLDINGS LLC 7909 JEFFERSON CIR COLLEYVILLE, TEXAS 76034-6913 MATT JAMESEN (214) 797-7377
CIVIL ENGINEER:	INFINITY ENGINEERING GROUP, LLC 1208 EAST KENNEDY BOULEVARD SUITE 230 TAMPA, FLORIDA 33602 NISIT SAPPARKHAO (813) 434-4770
SURVEYOR:	DYNAMIC ENGINEERING 714 S.GREENVILLE AVENUE, SUITE 100 ALLEN, TEXAS 75002 (972) 534-2100
ARCHITECT:	BDG ARCHITECTS 550 COUTH CALDWELL STREET, SUITE 1800 CHARLOTTE, NORTH CAROLINA 28202 (704) 981-8951

LEGAL DESCRIPTION

TRACT 1:
BEING ALL OF LOT 2R, BLOCK A, WAL-MART ADDITION, AN ADDITION TO THE CITY OF MURPHY, COLLIN COUNTY, TEXAS, ACCORDING TO PLAT THEREOF FILED FOR RECORD IN VOLUME 2014, PAGE 61, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS.

TRACT 2:
EASEMENT ESTATE CREATED PURSUANT TO THE CERTAIN EASEMENT AGREEMENT, EXECUTED BY AND BETWEEN LSI 544, L.P. AND MURPHY JOINT VENTURE, FILED OCTOBER 19, 1999, RECORDED IN VOLUME 4524, PAGE 711 OF THE REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS, AS AFFECTED BY CORRECTION RECORDED IN VOLUME 4583, PAGE 679 OF THE REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS.

TRACT 3:
EASEMENT ESTATE PURSUANT TO THAT CERTAIN ACCESS EASEMENT EXECUTED BY AND BETWEEN WAL-MART REAL ESTATE, BUSINESS TRUST AND WENDY'S INTERNATIONAL, INC., FILED AUGUST 23, 2013, RECORDED UNDER CLERK'S FILE NO. 20130823001196730 OF THE REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS.

TREE NOTES

- EXISTING 10" OAK TO BE REMOVED FOR THE PROPOSED CROSS ACCESS CONNECTION TO THE WEST PER REQUEST FROM CITY STAFF DURING THE PRE-APPLICATION MEETING.
- ALL OTHER EXISTING TREES ON SITE ARE TO REMAIN. CONTRACTOR SHALL MAINTAIN PROTECTIVE BARRIERS DURING DEMOLITION. THESE BARRIERS SHALL BE IN ACCORDANCE WITH CURRENT LOCAL MUNICIPALITY STANDARDS.

SITE DATA

SITE ADDRESS:	205 W. FARM TO MARKET 544 MURPHY, TEXAS 75094
PIN:	2700789
JURISDICTION:	CITY OF MURPHY
BUILDING AREA:	3,391 SF BUILDING
ZONING:	PD - RETAIL
LAND USE:	COMMERCIAL
SITE AREA:	47,688 SF / 1.09 AC
EXISTING USE:	FAST FOOD RESTAURANT WITH A DRIVE THRU
PROPOSED USE:	FINANCIAL INSTITUTION WITH A DRIVE THRU
PARKING DATA	
BANK PARKING REQUIRED:	1 SPACE PER 250 SF OF G.F.A. 3,391 SF x (1 / 250 SF) = 14 SPACES
TOTAL PARKING PROVIDED:	STANDARD PARKING = 22 SPACES ACCESSIBLE PARKING = 2 SPACE TOTAL PARKING PROVIDED = 24 SPACES
PARKING SPACE SIZE:	9' x 20' MINIMUM
DRIVE THROUGH QUEUE:	5 SPACES PER ATM LANE 5 SPACES PER TELLER LANE 8' x 20' QUEUE SIZE
LOADING ZONE:	*NOTE-FINANCIAL INSTITUTIONS DO NOT USE LOADING ZONES FOR SECURITY PURPOSES DELIVERY TRUCK WILL PARK DIRECTLY IN FRONT OF MAIN ENTRANCE.

LANDSCAPE REQUIREMENTS:	REQUIRED
LANDSCAPE BUFFER - FRONT (FM 544)	= MIN: 20' ; AVG: 25'
LANDSCAPE BUFFER - EAST	= 15'
LANDSCAPE BUFFER - WEST	= 15'
LANDSCAPE BUFFER - REAR	= 15'

BUILDING REQUIREMENTS:	REQUIRED
BUILDING SETBACK - FRONT (FM 544)	= 40'
BUILDING SETBACK - EAST	= 0' OR 3' (INTERIOR)
BUILDING SETBACK - WEST	= 20'
BUILDING SETBACK - REAR	= 20'
MAXIMUM BUILDING HEIGHT	= 40'

FLOOD ZONE:

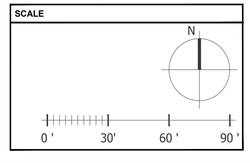
DESCRIBED PROPERTY LIES IN FLOOD ZONE X, PER FEMA MAP NO. 48085C0415J EFFECTIVE JUNE 02, 2009.

PRE VS POST SITE AREAS

	ACRE	S.F.	PERCENT
SITE AREA	1.09	47,688	100.00%
PRE-DEVELOPMENT			
PERVIOUS AREA:	0.31	13,730	29.00%
IMPERVIOUS AREA:	0.78	33,958	71.00%
POST-DEVELOPMENT			
PERVIOUS AREA:	0.40	17,645	37.00%
IMPERVIOUS AREA:	0.69	30,043	63.00%

PROPOSED CONDITION WILL RESULT IN A NET REDUCTION OF 3,915 SF OF IMPERVIOUS AREAS.

SCALE



bdg architects
550 S. Caldwell Street
Suite 1800
Charlotte, NC 28202
P: 704.981.8951
Lic. #: AA - 0003590
www.bdgllp.com

FIFTH THIRD BANK

FIFTH THIRD BANK
MURPHY TX (WENDY'S)
205 W. FARM TO MARKET 544
MURPHY, TEXAS 75094

INFINITY
INFINITY ENGINEERING GROUP, PLLC
1208 East Kennedy Boulevard
Suite 230
Tampa, Florida 33602
[p]: 813.434.4770
[f]: 813.445.4211
www.iegroup.net

IEG JOB NO. 15-532.00

ISSUE	BY	DATE	DESCRIPTION
		06/15/26	FOR SUP SUBMITTAL

PROJECT INFORMATION BLOCK

JOB #	260653
DATE:	06/15/26
DRAWN BY:	IEG
CHECKED BY:	IEG

SHEET TITLE

CONCEPT PLAN

SHEET NUMBER

CP1.0