MURPHY PLANNING AND ZONING COMMISSION AGENDA -AMENDEI
REGULAR PLANNING AND ZONING COMMISSION MEETING
SEPTEMBER 3, 2026, AT 6:00PM
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 September 3, 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
Planning Manager

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 Commission 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 Commission 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 Commission's sole discretion.

5. INDIVIDUAL CONSIDERATION

A. Consider and/or act on the August 6, 2026, Planning and Zoning Meeting Minutes.
2026 08 06 Planning and Zoning Commission Meeting Minutes

B. Consider and/or act on Case No. 2026-009, an application by Dr. Ted Ling and Jenny Tai for a site plan, landscape plan and building elevations on property described as Lot 2, Block A, Southfork Upscale Holdings. Stephanie Scott-Sims, AICP, Planning Manager
Staff Report-(2157) - Pdf

C. Discuss and set the 2027 Planning & Zoning Commission meeting dates, Stephanie Scott-Sims, AICP, Planning Manager

D. Discuss and set the meeting date for the Tree Preservation Ordinance and Landscape Ordinance Workshop. Stephanie Scott-Sims, AICP, Planning Manager

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 August 27, 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.

Kandi Jackson, 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 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
AUGUST 6, 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 & Zoning meeting to order at 6:00 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 Tricia Culberth
COMMISSIONERS ABSENT:	Commissioner Camille Hooper Commissioner Raj Mandalia
ALTERNATES PRESENT:	Alternate Amanda Turner
ALTERNATES ABSENT:	

4. PUBLIC COMMENTS
No public comments were presented.

5. INDIVIDUAL CONSIDERATION

A. Consider and/or act on the July 14, 2026, Planning and Zoning Meeting Minutes.

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

Destiny Varghese moved to approve the July 14, 2026, Planning & Zoning Commission meeting minutes. Tricia Culberth seconded the motion. For: Unanimous. Absent: Camille Hooper and Raj Mandalia. The motion carried by a vote of 6-0.

B. Hold a public hearing and Consider and/or Act on amendments to Chapter 30, Division 3 - Accessory Building and Use Regulations, Chapter 28, Article 28.02, Section 28.02.01 - Minor Plats; and Chapter 28, Article 28.01, Section 28.01.013 - Definitions of the Murphy Code of Ordinances (Project No. 2026-011). Stephanie Scott-Sims, AICP,

Planning Manager

Planning Manager Stephanie Scott-Sims presented the item.
Chair Christine Johnson opened the public hearing at 6:13 p.m.
Chair Christine Johnson closed the public hearing at 6:13 p.m.

After motions, Commission decided to take no action and requested more study of the impacts of accessory structures on smaller zoning districts, such as SF-9 and SF-11.

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

Destiny Varghese moved to recommended approval of the minor plat text amendment. Don Bryant seconded the motion. For: Unanimous. Absent: Camille Hooper and Raj Mandalia. The motion carried by a vote of 6-0.

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

Destiny Varghese moved to recommend approval of the minor plat definition. Beverly Gaither seconded the motion. For: Unanimous. Absent: Camille Hooper and Raj Mandalia. The motion carried by a vote of 6-0.

6. PRESENTATIONS

A. Review and Discuss proposed text amendments to Article 26.07 Landscape Standards and Article 26.08 Tree Preservation. Stephanie Scott-Sims, AICP, Planning Manager

Parks and Recreation Director Matt Foster provided a brief update to the Commission on their new role and responsibilities as the Tree Preservation Board.

Planning Manager Stephanie Scott-Sims presented staff recommendations to both the Tree Preservation Ordinance and the Landscape Ordinance. The Commission requested a work session be scheduled in the near future for further discussion prior to setting these amendments on the agenda for action.

7. STAFF UPDATES

A. Director's Report

Planning Manager Stephanie Scott-Sims noted that City Council approved the SUP application for Fifth Third Bank to occupy the former Wendy's Restaurant site.

8. ADJOURNMENT

With no further business, Chair Christine Johnson adjourned the meeting at 7:33 pm.

APPROVED BY:

ATTEST:

_____

_____

Kandi Jackson, TRMC
City Secretary



_____
____
Beverly Gaither,
Secretary

CITY OF MURPHY
LIFE LIVED AT YOUR PACE®

Development Services
September 3, 2026

ISSUE:
Consider and/or act on Case No. 2026-009, an application by Dr. Ted Ling and Jenny Tai for a site plan, landscape plan and building elevations on property described as Lot 2, Block A, Southfork Upscale Holdings. Stephanie Scott-Sims, AICP, Planning Manager

SUMMARY:
The applicant has submitted an application for approval of a site plan, landscape plan and building elevations for Murphy Dental & Implant Center.

ACTION REQUIRED:
Consider and/or act on Case No. 2026-009.

BACKGROUND/HISTORY:
- September 21, 2009: The City Council approved a rezoning of approximately 1.558 acres from Single-Family Residential-20 District (SF-20) to Planned Development District-Office (PD-O), (Ordinance No. 09-09-814).
- November 16, 2021: The City Council approved amendments to PD Ordinance No. 09-09-814, repealing and replacing Exhibit "B" "Planned Development Standards" (Ordinance No. 21-11-1237).
- May 20, 2025: The City Council approved amendments to Ordinance No. 21-11-1237 including amending Exhibit "B" "Planned Development Standards" and Exhibit "C" "Concept Plan" (Ordinance No. 25-05-1383).

ANALYSIS:
The property is zoned Planned Development-Office (PD-O). The applicant is proposing to construct a dental office building on the property. Medical offices are permitted by right within the PD.

The site consists of 0.72 acres (31,346 square feet) and is located near the northeast corner of Murphy Road and Betsy Lane. The proposed 25-foot tall, 5,999 square foot building meets all required setbacks from the property lines and is located a minimum of 10 feet from the adjacent office building as required by the PD. The only drive approach onto the property is from Betsy Lane. Under the PD, driveway access onto Cactus Path Drive is not allowed and is not proposed. Per the PD, the off-street parking requirement is one parking stall for every 250 square feet of building space, which equals a minimum of 24 required parking stalls for the site. The proposed parking lot has 24 parking stalls and meets the parking requirement. All parking on the site is shared with the neighboring office building to the west. **See attached Site Plan.**

Per the PD, a 10-foot landscape buffer is required along the right-of-way of Betsy Lane, to be planted with a mix of ornamental trees, shrubbery and grass, which is being provided. Additional landscaped areas are provided along the east and north sides of the property adjacent to the proposed screen wall. **See attached Landscape Plan.**

A minimum six-foot-tall masonry screen wall is required along the northern property line adjacent to the neighboring single-family residential home. A portion of the wall was constructed when the adjacent veterinary office was built. The remainder of the wall will be built with this project, extending east to the edge of the parking lot pavement, creating a continuous screen of the property from the neighboring single-family residential property to the north. The proposed screen wall will be designed to match the existing wall in both style and color.

According to the PD, the architecture and facade of all buildings in the PD shall be residential in nature and be similar in style and character with each other. The proposed building consists of a brick and stone facade and has a residential appearance similar to the adjacent veterinary office building. **See attached Elevations.**

CONCLUSION:
Based on Staff's review, the proposed plans meet the Planned Development Ordinance (Ordinance No. 25-05-1383) and the City's Zoning and Subdivision Regulations.

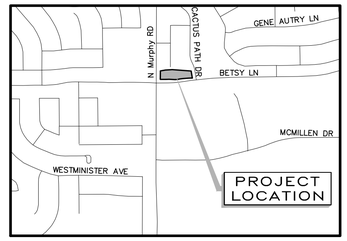
ATTACHMENTS:
2026-009_Murphy Dental & Implant_C1 Site Plan
2026-009_Murphy Dental & Implant_C1.1 - Overall Site Layout
2026-009_Murphy Dental & Implant_L1 Landscape Plan
2026-009_Murphy Dental & Implant_Elevations

SITE DATA SUMMARY / NOTES:

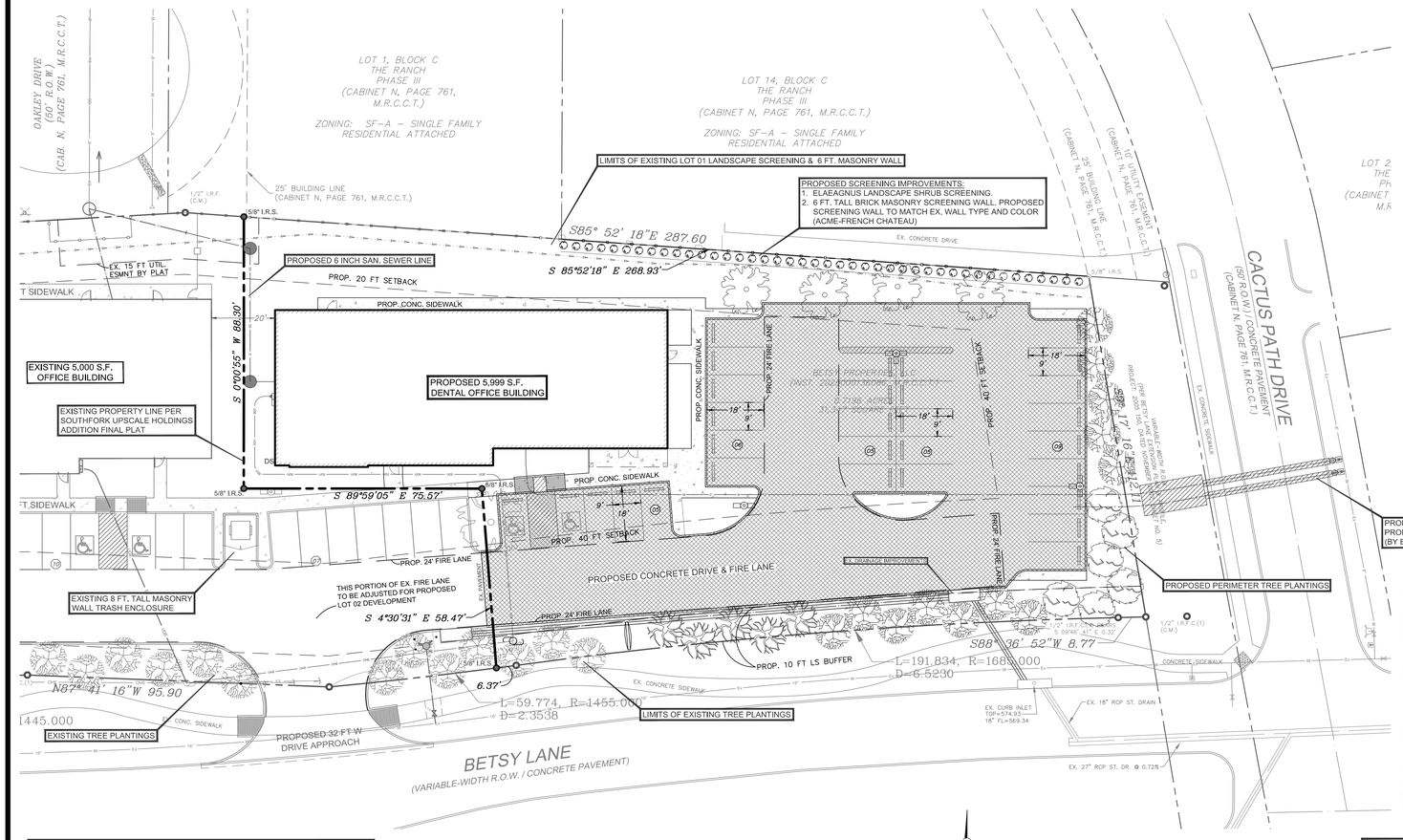
1. ADDRESS: TBD BETSY LANE
   LEGAL DESCRIPTION: LOT 02, BLOCK A - SOUTHFORK UPSCALE HOLDINGS ADDITION
   LOT AREA: 0.720 AC. (31,346 S.F.)
   ZONING: PLANNED DEVELOPMENT - OFFICE (PD 09-09-814)
   PROPOSED USE: OFFICE / RETAIL / OTHER
   BUILDING AREA: ONE BLDG - 5,999 S.F.
   BUILDING HEIGHT: ONE STORY - 25 FT MAX. HEIGHT
   LANDSCAPE BUFFER REQD: 10 FT MINIMUM - OLD BETSY LANE
   15 FT MINIMUM - N. MURPHY ROAD
   ADDITIONAL SCREENING REQD: 6 FT MASONRY FENCE ALONG NORTH PROPERTY LINE
   SIGN REQUIREMENTS: ONE MONUMENT SIGN (MAX. 7 FT HIGH w/ 50 S.F. OF SIGN AREA)
   LANDSCAPE PROVIDED: PER LS PLAN

2. PARKING CALCULATIONS:
   PARKING SPACES REQUIRED:
   GENERAL OFFICE, RETAIL, OTHER USE: 1 SPACE / 250 S.F. OF BLDG AREA
   TOTAL REQ. PKG SPACES (5,999 S.F.) = 5,999 S.F. / 250 = 24

   PARKING SPACES PROVIDED:
   28 REGULAR PARKING SPACE & 2 ADA SPACES (1 VAN ACCESSIBLE)
   TOTAL PROVIDED PARKING SPACES PROVIDED = 30 SPACES



VICINITY MAP
SCALE: 1" = 1000'



LEGEND

- PROPERTY CORNER – IRON ROD FOUND
- PROPERTY CORNER – IRON ROD SET
- STREET LIGHT
- SITE LIGHT (POLE W/ 100W FIXTURES PER SYMBOL)
- TRAFFIC SIGNAL POLE
- UTILITY POLE
- GUY WIRE
- TELEPHONE MANHOLE
- GAS METER
- SIGN
- SANITARY SEWER CLEANOUT
- EXISTING / PROPOSED SANITARY SEWER MANHOLE
- GRATE INLET
- STORM SEWER MANHOLE
- EXISTING / PROPOSED FIRE HYDRANT
- WATER METER
- EXISTING / PROPOSED WATER VALVE
- CHAIN LINK FENCE
- WIRE FENCE
- WOOD FENCE
- OVERHEAD ELECTRIC LINE–EXISTING
- OVERHEAD ELECTRIC LINE–PROPOSED
- UNDERGROUND ELECTRIC LINE–EXISTING
- UNDERGROUND ELECTRIC LINE–PROPOSED
- WATER LINE–EXISTING
- WATER LINE–PROPOSED
- SANITARY SEWER LINE–EXISTING
- SANITARY SEWER LINE–PROPOSED
- NATURAL GAS LINE–EXISTING
- NATURAL GAS LINE–PROPOSED
- TELEPHONE LINE–EXISTING
- TELEPHONE LINE–PROPOSED
- SILT FENCE
- PROPOSED ASPHALT PAVEMENT
- EX. / PROP. 6–INCH TH. CONCRETE PAVEMENT
- PROPOSED CEMENT TREATED FLEX BASE PAVEMENT
- PROPOSED GRAVEL AREA
- EX. / PROP. CONCRETE SIDEWALK

BENCHMARKS:
TBM #1: EX. CURB INLET RIM - BETSY LANE, SOUTH OF THE SITE. (ELEV.=574.93)

GRAPHIC SCALE
0 10 20 40
Half Size: 1 inch = 40 ft.
Full Size: 1 inch = 20 ft.

OWNER / DEVELOPER:

DR. TED LING / DR. JENNY TAI
BETSY PROPERTIES, LLC
1216 AMY LANE
ALLEN, TX 75013
PHONE (972) 779-9592
EMAIL: DRTEDLING@GMAIL.COM

CIVIL ENGINEER:

HUFFMAN CONSULTING ENGINEERS
TEXAS REGISTERED ENG. FIRM F-12488
6716 AZLE AVENUE
FORT WORTH, TX 76135
CONTACT: JACE Y. HUFFMAN, P.E.
PHONE (817) 357-5354
EMAIL: JHUFFMAN@H-C-E.NET

BUILDING / ARCHITECT:

NAFA ENGINEERING, PLLC
4108 NW 143RD STREET
OKLAHOMA CITY, OK. 73134
CONTACT: RIZ NAJMI, P.E.
PHONE: (405) 420-0016
EMAIL: RNAJMI@NAFAENG.COM

PROJECT INFORMATION

PROJECT NAME:	MURPHY DENTAL & IMPLANT CENTER, LLC
ADDRESS:	TBD BETSY LANE / MURPHY, TEXAS
LEGAL NAME:	LOT 02, BLOCK A - SOUTHFORK UPSCALE HOLDINGS ADDITION
AREA:	0.72 ACRES
CITY / COUNTY:	MURPHY / COLLIN COUNTY, TEXAS
PREPARATION DATE:	AUGUST 17, 2026
CASE NUMBER:	# 2026-009

CONSULTING ENGINEERS AND ARE NOT BE USED IN ANY WAY WITHOUT THE EXPRESSED PERMISSION OF THE SAME.

HUFFMAN CONSULTING ENGINEERS
TEXAS REGISTERED ENGINEERING FIRM F-12488
6716 AZLE AVENUE
FORT WORTH, TEXAS 76135
Phone: (817) 357-5354
Email: JHUFFMAN@H-C-E.NET

PROJECT ID: 25004

NUMBER	REVISION	DATE
6	###	
5	###	
4	###	
3	###	
2	REVISIONS PER 26/0823 CITY REVIEW COMMENTS	260817
1	REVISIONS PER 26/0622 CITY REVIEW COMMENTS	260727

REVISIONS

PROPOSED SITE IMPROVEMENTS OF THE PLANNED DEVELOPMENT FOR MURPHY DENTAL & IMPLANT CENTER

LOT 02, BLOCK A – SOUTHFORK UPSCALE HOLDINGS ADDITION
MURPHY, TEXAS

HUFFMAN CONSULTING ENGINEERS
STATE OF TEXAS
JACE Y. HUFFMAN
70155
LICENSED PROFESSIONAL ENGINEER
08/17/26
F-12488

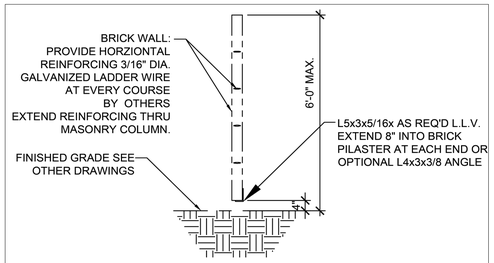
SITE PLAN

DATE: 08/17/26
DESIGN BY: JYH
DRAWN BY: AMR
REVIEW BY: CLIENT
SHEET NO.: C1

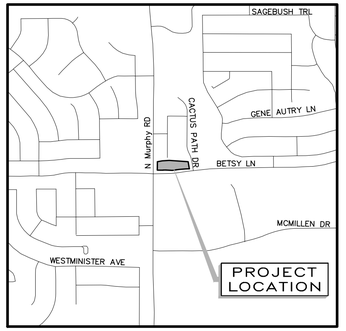
SITE DATA SUMMARY / NOTES:

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   - ZONING: PLANNED DEVELOPMENT - OFFICE (PD 09-09-814)
   - PROPOSED USE: OFFICE / RETAIL / OTHER
   - BUILDING AREA: ONE BLDG - 5,999 S.F.
   - BUILDING HEIGHT: ONE STORY - 25 FT MAX. HEIGHT
   - LANDSCAPE BUFFER REQD: 10 FT MINIMUM - OLD BETSY LANE
     15 FT MINIMUM - N. MURPHY ROAD
   - ADDITIONAL SCREENING REQD: 6 FT MASONRY FENCE ALONG NORTH PROPERTY LINE
   - SIGN REQUIREMENTS: ONE MONUMENT SIGN (MAX. 7 FT HIGH w/ 50 S.F. OF SIGN AREA)
   - LANDSCAPE PROVIDED: PER LS PLAN

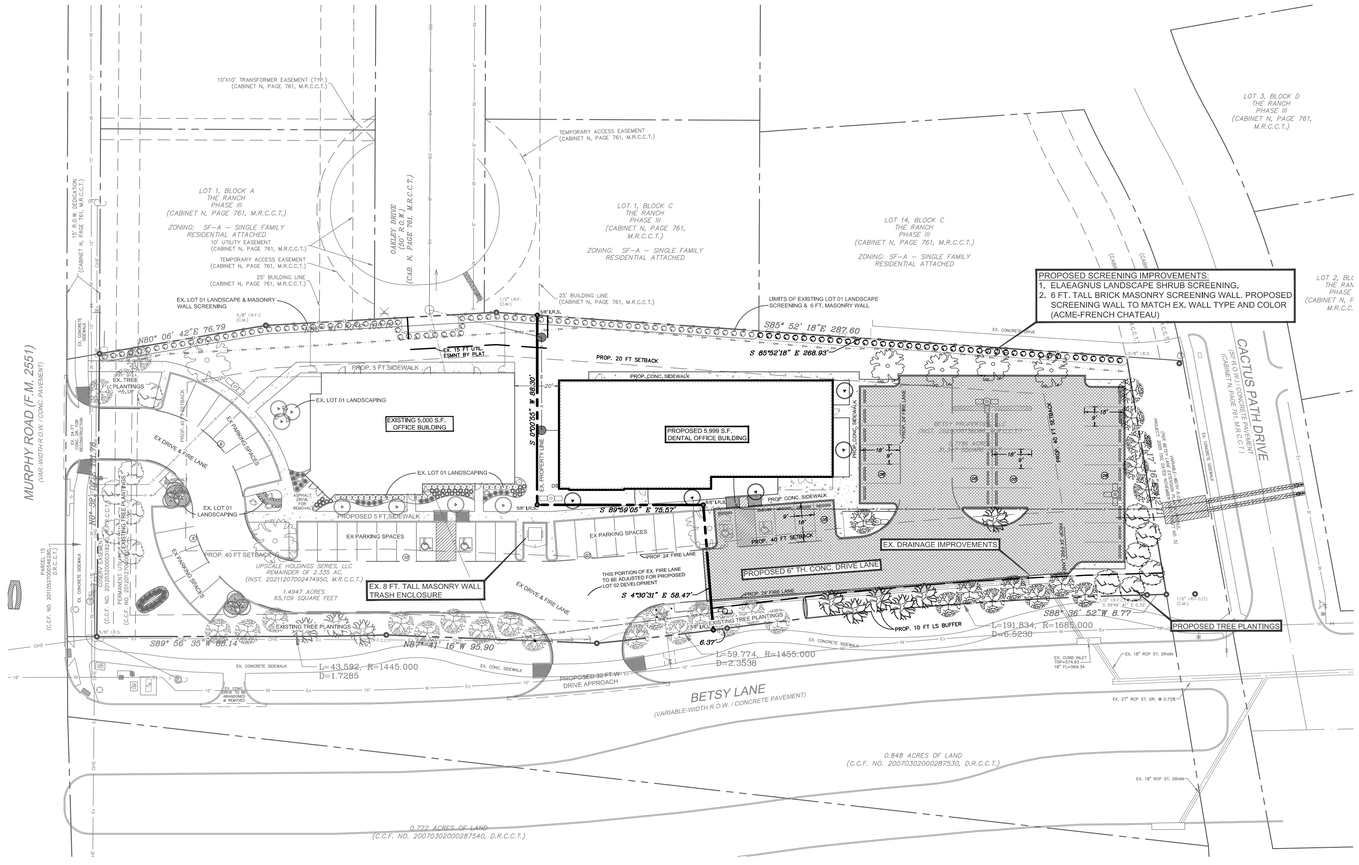
2. PARKING CALCULATIONS:
   - PARKING SPACES REQUIRED:
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   - PARKING SPACES PROVIDED:
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     TOTAL PROVIDED PARKING SPACES PROVIDED = 30 SPACES



IN-FIELD WALL - DETAIL



VICINITY MAP
SCALE: 1" = 1000'



GRAPHIC SCALE
0 15 30 60
Half Size: 1 inch = 60 ft.
Full Size: 1 inch = 30 ft.

LEGEND

- PROPERTY CORNER – IRON ROD FOUND
- PROPERTY CORNER – IRON ROD SET
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- PROPOSED ASPHALT PAVEMENT
- PROPOSED 8–INCH TH. CONCRETE PAVEMENT
- PROPOSED CEMENT TREATED FLEX BASE PAVEMENT
- PROPOSED GRAVEL AREA
- PROPOSED CONCRETE SIDEWALK

OWNER / DEVELOPER:

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LEGAL NAME:	LOT 02, BLOCK A - SOUTHFORK UPSCALE HOLDINGS ADDITION
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PREPARATION DATE:	AUGUST 17, 2026
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Phone: (817) 357-5354
Email: JHUFFMAN@H-C-E.NET

PROJECT ID: 25004

NUMBER	REVISION	DATE
1	ADDED 6 ADDITIONAL PARKING SPACES	25/215
2	REVISIONS PER 26/0727 CITY REVIEW COMMENTS	26/0727
3	REVISIONS PER 26/0817 CITY REVIEW COMMENTS	26/0817
4	###	###
5	###	###
6	###	###

REVISIONS

PROPOSED SITE IMPROVEMENTS OF THE PLANNED DEVELOPMENT FOR MURPHY DENTAL & IMPLANT CENTER

LOT 02, BLOCK A – SOUTHFORK UPSCALE HOLDINGS ADDITION
MURPHY, TEXAS

HUFFMAN CONSULTING ENGINEERS
STATE OF TEXAS
JACE Y. HUFFMAN
70155
LICENSED PROFESSIONAL ENGINEER
08/17/26
F-12488

OVERALL SITE LAYOUT
LOTS 01 & 02 – SOUTHFORK UPSCALE HOLDINGS ADDN

DATE	08/17/26		
DESIGN BY	JYH	DRAWN BY	AMR
REVIEW BY	CLIENT		
SHEET NO.	C1.1		

LANDSCAPE CALCULATIONS:

1. TOTAL REQUIRED LANDSCAPE AREA : 31,347 S.F. x 20% = 6,270 S.F.
   TOTAL PROVIDED LANDSCAPE AREA: 10,063 S.F. (32%)

   REQUIRED FRONT LS BUFFER AREA: 10 FT MINIMUM - OLD BETSY LANE
   15 FT MINIMUM - N. MURPHY ROAD

   PROVIDED FRONT LS BUFFER AREA: SAME

2. FRONT LS BUFFER TREES:
   REQUIRED SHADE TREES: NONE PER THE APPROVED (PD) 09-09-814 (N. MURPHY RD)
   NONE PER THE APPROVED (PD) 09-09-814 (BETSY LANE)
   PROVIDED SHADE TREES: NONE

   REQUIRED ORNAMENTAL TREES: (4 TREES / 50L.F.) x 112.1 L.F. = 9 ORNAMENTAL TREES (CACTUS PATH)

   (4 TREES / 50L.F.) x 207 L.F. = 17 ORNAMENTAL TREES (BETSY LANE)
   PROVIDED ORNAMENTAL TREES: 17 ORNAMENTAL TREES (BETSY LANE)
   PROVIDED ORNAMENTAL TREES: 9 ORNAMENTAL TREES (CACTUS PATH DRIVE)

3. PARKING LOT TREES:
   REQUIRED PARKING LOT SHADE TREES: (1 TREE / 10 PKG SPCS) x 32 SPCS PER SITE PLAN
   = 3.2 = 4 PARKING LOT SHADE TREES
   PROVIDED PARKING LOT SHADE TREES: 4 PARKING LOT SHADE TREES

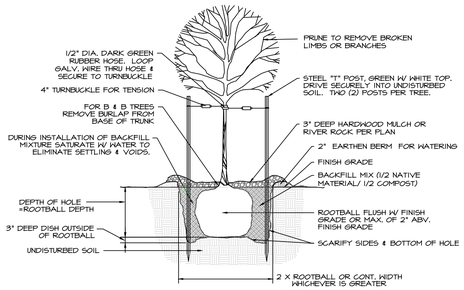
4. PARKING LOT ISLAND TREES:
   REQUIRED PARKING LOT ISLAND TREES: (1 SHADE OR ORNAMENTAL TREE / ISLAND) x 3 PARKING LOT ISLAND
   = 3 PARKING LOT ISLAND TREES
   PROVIDED PARKING LOT ISLAND TREES: 2 ORNAMENTAL TREES
   1 SHADE TREE

LANDSCAPING NOTES:

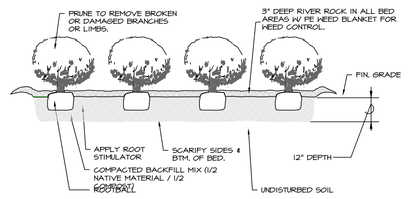
1. AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM, EQUIPPED WITH RAIN AND FREEZE SENSORS, SHALL BE INSTALLED PRIOR TO THE PLANTING OF ANY NEW PLANT MATERIAL.
2. THE OWNER, TENANT, AND THE AGENT IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THE LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ALL PLANT MATERIALS WHICH SHOW DEAD BRANCHING OVER 75% OR MORE OF THE NORMAL BRANCHING PATTERN AND REPAIR THE IRRIGATION SYSTEM FOR A PERIOD OF ONE YEAR FROM THE DATE OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH PLANT MATERIALS OF SIMILAR VARIETY AND SIMILAR SIZE. THE LANDSCAPE CONTRACTOR SHALL MAKE SUCH NECESSARY REPLACEMENTS WITHIN 30 DAYS OF NOTIFICATION BY THE CITY.
4. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE BASED ON EXISTING RECORDS. FINAL LOCATION OF THESE UTILITIES AND ANY OTHERS NOT SHOWN SHOULD BE VERIFIED BY CONTACTING THE UTILITY OWNERS AND TEXAS811 PRIOR TO DIGGING.
5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLAN. SUBSTITUTIONS FOR THE TREE AND SHRUB SELECTIONS ON THIS LANDSCAPE PLAN ARE ACCEPTABLE, CONTINGENT TO APPROVAL BY LANDSCAPE DESIGNER PRIOR TO PLANTING AND APPROVAL BY THE CITY.
6. CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED UNTIL ALL LANDSCAPING MATERIALS HAVE BEEN INSTALLED.

PLANT LIST

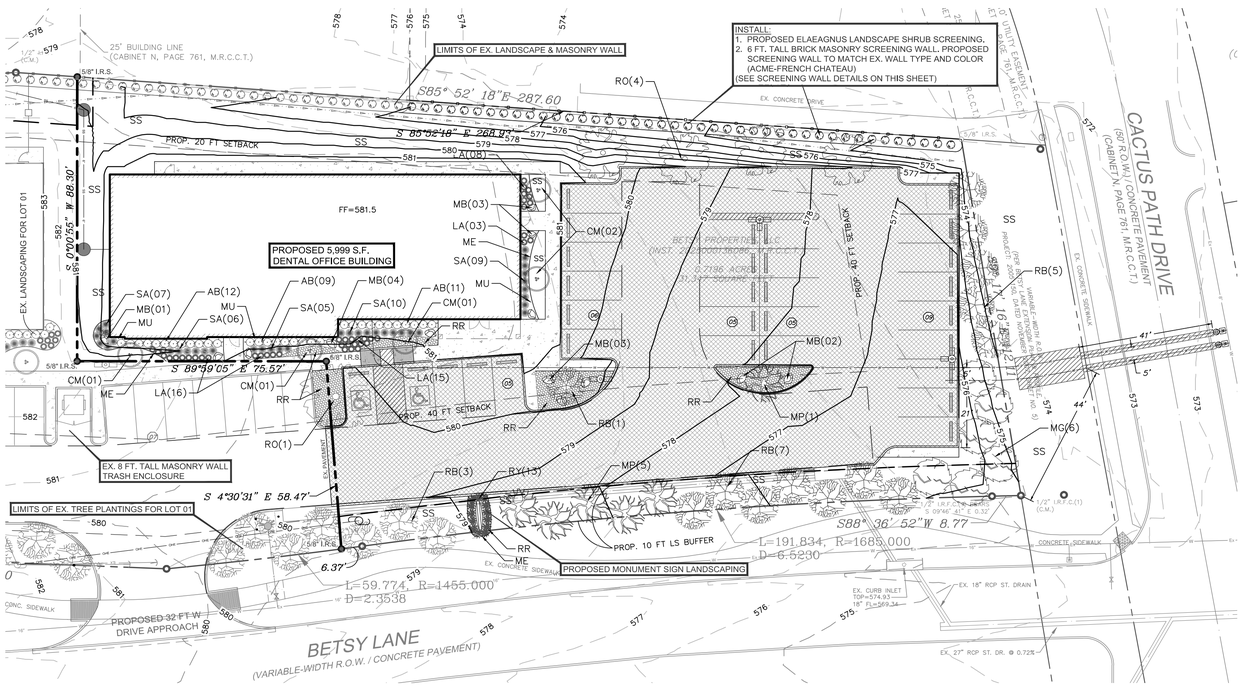
SYMBOL	KEY	QTY	COMMON NAME	SCIENTIFIC NAME	CALIPER	HEIGHT	SPREAD	ROOT	REMARKS
	RO	5	Red Oak	Quercus Rubra	5" min.	12'–15'	8'–10'	B & B	Single Trunk
	MP	6	Mexican Plum	Prunus Mexicana	3" min.	8'–10'	4'–6'	B & B or 24" Box/Container	Single Trunk
	MG	06	Magnolia–Little Gem	Magnolia Grandiflora 'Little Gem'	3" min.	8'–10'	4'–6'	B & B or 24" Box/Container	Single Trunk
	RB	16	Texas RedBud	Cercis canadensis – texensis 'Texas'.	3" min.	8'–10'	4'–6'	B & B or 24" Box/Container	Single Trunk
	CM	05	Crape Myrtle 'Dallas Red'	Lagerstroemia Indica 'Dallas Red'	Multi–Trunk	8'–10'	4'–6'	15 Gal.	Tree Form
	AB	31	Edward Goucher Abelia	Abelia "Edward Goucher"	N/A	30"	24"	5 Gal.	30" O.C.
	EL	42	Elaeagnus	Elaeognus Multiflora	N/A	30"	24"	5 Gal.	36" O.C.
	SA	37	Autumn Sage	Salvia Greggii	N/A	24"	24"	5 Gal.	24" O.C.
	LA	42	Gold Lantana	Lantana camara	N/A	N/A	24"	2 Gal.	24" O.C.
	RY	13	Red Yucca	Hesperaloe Parviflora	N/A	36"	24"	5 Gal.	36" O.C.
	MB	NA	Moss Covered Boulder	N/A	N/A	N/A	N/A	N/A	500# Min.
	RR	NA	Arizona River Rock	3" depth, with weed blanket	N/A	N/A	N/A	N/A	N/A
	SS	NA	Solid Sod	Bermuda Tifway 419	N/A	N/A	N/A	N/A	N/A
	ME	NA	4" Steel Edging	Green Powder Coat Finish	N/A	N/A	N/A	N/A	N/A
	MU	NA	Shredded Hardwood Mulch	3" depth, with weed blanket	N/A	N/A	N/A	N/A	N/A



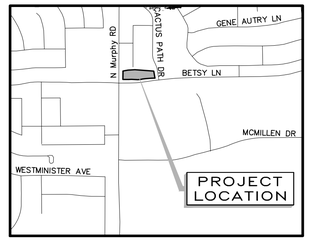
TREE PLANTING DETAIL
NTS



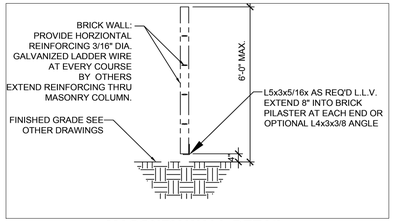
BED PLANTING DETAIL
NTS



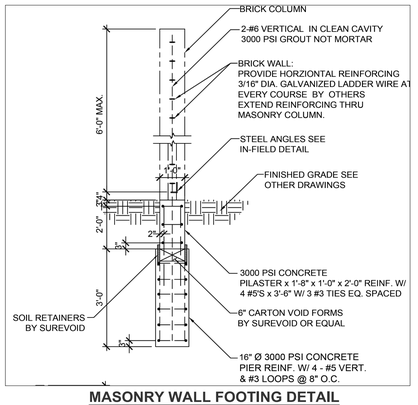




VICINITY MAP
SCALE: 1" = 1000'



MASONRY WALL DETAIL
(FINAL DESIGN BY OTHERS)



MASONRY WALL FOOTING DETAIL
(FINAL DESIGN BY OTHERS)

CIVIL ENGINEER:

HUFFMAN CONSULTING ENGINEERS
TEXAS REGISTERED ENG. FIRM F-12488
6716 AZLE AVENUE
FORT WORTH, TX 76135
CONTACT: JACE Y. HUFFMAN, P.E.
PHONE (817) 357-5354
EMAIL: JHUFFMAN@H-C-E.NET

OWNER / DEVELOPER:

DR. TED LING / DR. JENNY TAI
BETSY PROPERTIES, LLC
1216 AMY LANE
ALLEN, TX 75013
PHONE (972) 779-9592
EMAIL: DRTEDLING@GMAIL.COM

LANDSCAPE DESIGNER:

CORNERSTONE LANDSCAPE, LLC
2307 WEATHERFORD HIGHWAY
CLEBURNE, TX. 76033
CONTACT: SCOTT GRIER, TCNP
PHONE: (817) 558-1221

PROJECT INFORMATION

PROJECT NAME:	MURPHY DENTAL & IMPLANT CENTER, LLC
ADDRESS:	TBD BETSY LANE / MURPHY, TEXAS
LEGAL NAME:	LOT 02, BLOCK A - SOUTHFORK UPSCALE HOLDINGS ADDITION
AREA:	0.72 ACRES
CITY / COUNTY:	MURPHY / COLLIN COUNTY, TEXAS
PREPARATION DATE:	AUGUST 17, 2026
CASE NUMBER:	#2026-009

CONSULTING ENGINEERS AND ARE NOT BE USED IN ANY WAY WITHOUT THE EXPRESSED PERMISSION OF THE SAME.

HUFFMAN CONSULTING ENGINEERS
TEXAS REGISTERED ENGINEERING FIRM F-12488
6716 AZLE AVENUE
FORT WORTH, TEXAS 76135
Phone: (817) 357-5354
Email: JHUFFMAN@H-C-E.NET

PROJECT ID: 25004

NUMBER	REVISION	DATE
1	REVISIONS PER 260622 CITY REVIEW COMMENTS	260727
2	REVISIONS PER 260603 CITY REVIEW COMMENTS	260817
3	###	###
4	###	###
5	###	###
6	###	###

REVISIONS

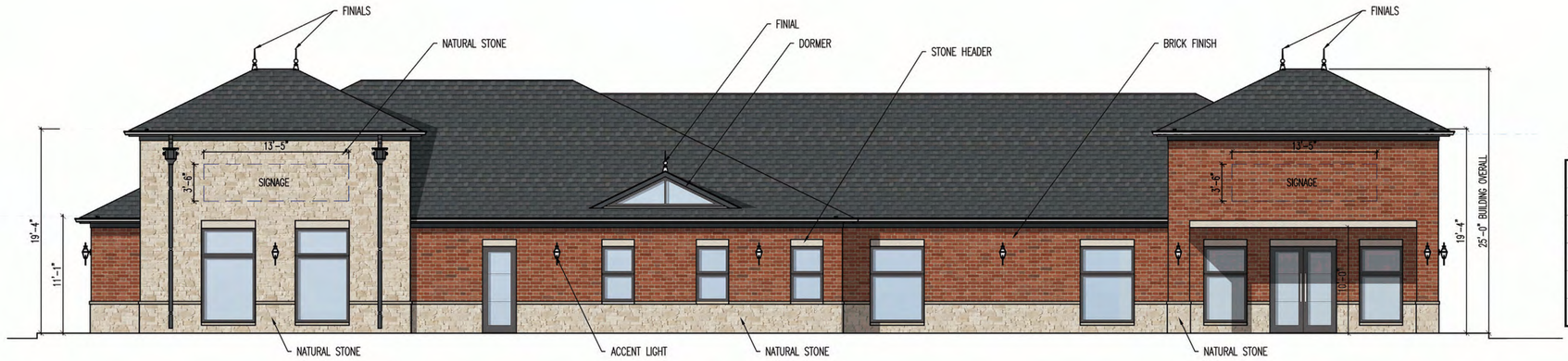
PROPOSED SITE IMPROVEMENTS OF THE PLANNED DEVELOPMENT FOR MURPHY DENTAL & IMPLANT CENTER

LOT 02, BLOCK A – SOUTHFORK UPSCALE HOLDINGS ADDITION
MURPHY, TEXAS

HUFFMAN CONSULTING ENGINEERS
TNLA R.S. Grier 2497 CERTIFIED NURSERY PROFESSIONAL
F-12488

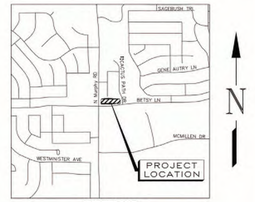
LANDSCAPE PLAN

DATE	08/17/26		
DESIGN BY	RSG	DRAWN BY	JYH
REVIEW BY	CLIENT		
SHEET NO.	L1		



01 SOUTH ELEVATION

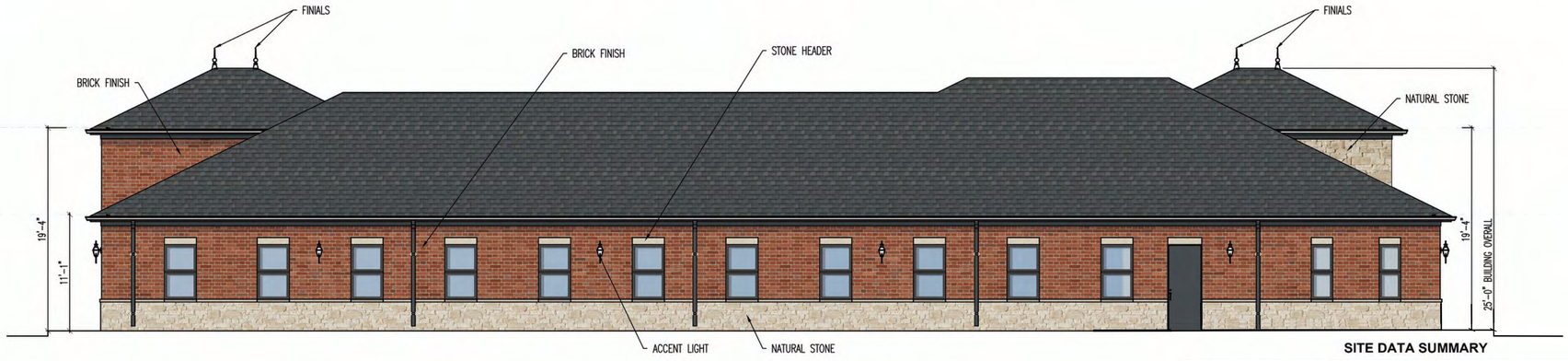
SCALE: 3/16" = 1'-0"



VICINITY MAP
SCALE: 1" = 1000'

SOUTH MATERIAL CALCULATION TABLE

FACADE MATERIALS	AREA SF	%AGE
BRICK	677.32	41.30
STONE	546.58	33.32
CAST STONE	74.57	4.54
GLASS WINDOWS	341.78	20.83
TOTAL AREA	1640.25	100.0



02 NORTH ELEVATION

SCALE: 3/16" = 1'-0"

NORTH MATERIAL CALCULATION TABLE

FACADE MATERIALS	AREA SF	%AGE
BRICK	636.23	51.00
STONE	339.40	27.10
CAST STONE	57.18	4.57
GLASS WINDOWS	192.71	15.40
DOOR	26	2.0
TOTAL AREA	1252.00	100.0

NOTES:

a. "This Elevation Plan is for conceptual purposes only. All building plans require review and approval of the Building Official"

b. "All mechanical units shall be screened from public view"

c. "When permitted, exposed utility boxes and conduits shall be painted to match the building"

d. "All signage areas and locations are subject to approval by the Building Official"

e. "Roof access shall be provided internally, unless otherwise permitted by the Building Official"

SITE DATA SUMMARY

ITEM	DESCRIPTION
Project Name	Murphy Dental & Implant Center
Project Address	TBD – Betsy Lane, Murphy, Texas
Legal Description	Tract 04, C.A. McMillan Survey, Abstract No. 588
Lot Area	0.720 AC (31,353 SF)
Zoning	PD Office (PD 09-09-814)
Proposed Use	Dental Office
Building Area	5,998 SF
Building Height	One Story (25'-0" Max.)
Parking Ratio	1 Space / 250 SF
Parking Required	24 Spaces
Parking Provided	28 Spaces (26 Standard, 2 ADA incl. 1 Van)
Landscape Buffer	10' Along Old Betsy Ln.; 15' Along N. Murphy Rd.
Required Screening	6' Masonry Wall Along North Property Line
Monument Sign	One Sign, 7'-0" Max. Height, 50 SF Max. Area
Landscape	Per Approved Landscape Plan

0 15' 30' 60'

OWNER INFORMATION:
MURPHY DENTAL & IMPLANT CENTER
BETSY LANE
MURPHY, TEXAS

CITY INFORMATION:
THE CITY OF MURPHY
206 N. MURPHY ROAD
MURPHY, TX 75094
PHONE: 972-468-4000

PROJECT NAME:
MURPHY DENTAL & IMPLANT CENTER
BETSY LANE
MURPHY, TEXAS

CITY PROJECT NUMBER:	LOT AREA:	LOT NO:	BLOCK NO:
2026-009			
SCALE: 3/16"=1'	PREPARATION DATE: 06-06-2026		
DRAWN BY: UA	CHECKED BY: RZ	JOB NO: 25-00143	

SHEET NAME: ELEVATIONS

REVISIONS:

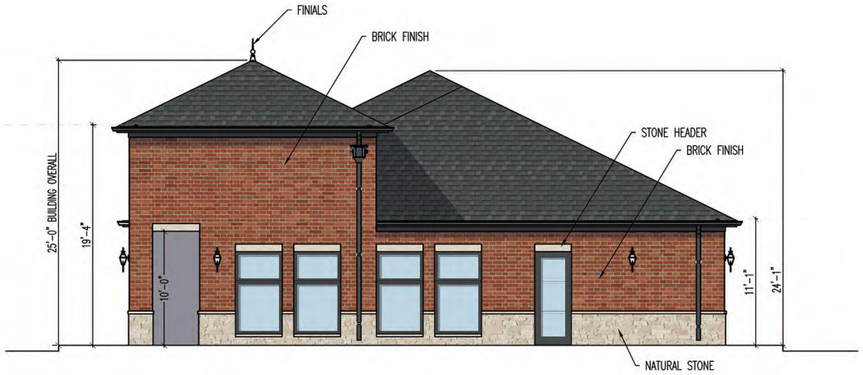
DRAWING NAME: A-3.01

ARCHITECT SEAL: 06-08-2026

ARCHITECT:
Kim Cunningham, AIA
3432 NW 68th Street
Oklahoma City, OK-73116
Phone: 405.443.6233

ENGINEERING:
Nafa Engineering, pllc
4108 NW 143rd Street
Oklahoma City, OK-73134
Phone: 405.420.0016
Email:Rnajmi@nafaeng.com
CA # 18489 Expires 01/31/2027

nafa



01 EAST ELEVATION

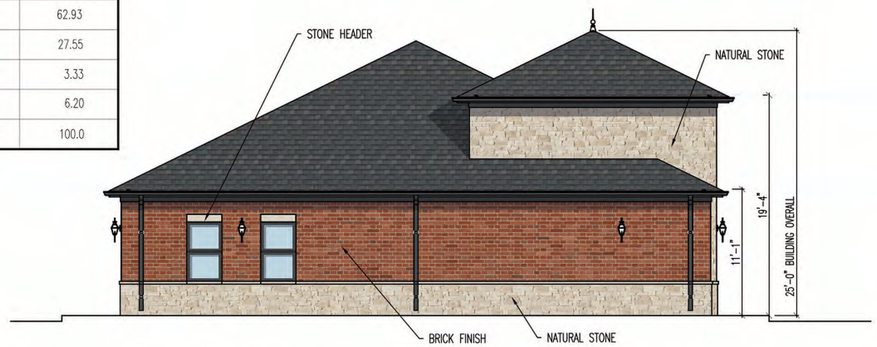
SCALE: 3/16" = 1'-0"

EAST MATERIAL CALCULATION TABLE

FACADE MATERIALS	AREA SF	%AGE
BRICK	388.50	61.43
STONE	83.50	13.20
CAST STONE	19.29	3.10
GLASS WINDOWS	141.06	22.30
TOTAL AREA	632.35	100.0

WEST MATERIAL CALCULATION TABLE

FACADE MATERIALS	AREA SF	%AGE
BRICK	318.23	62.93
STONE	139.33	27.55
CAST STONE	16.82	3.33
GLASS WINDOWS	31.25	6.20
TOTAL AREA	505.63	100.0



02 WEST ELEVATION

SCALE: 3/16" = 1'-0"

NOTES:

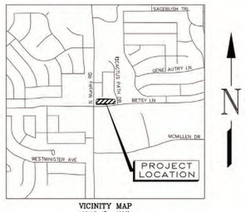
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VICINITY MAP
SCALE: 1" = 1000'

SITE DATA SUMMARY

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OWNER INFORMATION:
MURPHY DENTAL & IMPLANT CENTER
BETSY LANE
MURPHY, TEXAS

CITY INFORMATION:
CITY OF MURPHY
THE CITY OF MURPHY
206 N. MURPHY ROAD
MURPHY, TX 75094
PHONE: 972-468-4000

PROJECT NAME:
MURPHY DENTAL & IMPLANT CENTER
BETSY LANE
MURPHY, TEXAS

CITY PROJECT NUMBER:	LOT AREA:	LOT NO:	BLOCK NO:
2026-009			
SCALE: 3/16"=1'	PREPARATION DATE: 06-06-2026		
DRAWN BY: UA	CHECKED BY: RZ	JOB NO: 25-00143	

SHEET NAME: ELEVATIONS

REVISIONS:

DRAWING NAME: A-3.02

ARCHITECT SEAL:
KIM CUNNINGHAM
REGISTERED ARCHITECT
STATE OF TEXAS
06-06-2026

ARCHITECT:
Kim Cunningham, AIA
3432 NW 68th Street
Oklahoma City, OK-73116
Phone: 405.443.6233

ENGINEERING:
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