MURPHY CITY COUNCIL AGENDA
REGULAR CITY COUNCIL MEETING
SEPTEMBER 1, 2026, AT 6:00 P.M.
COUNCIL CHAMBERS
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 September 1, 2026, at Murphy City Hall for the purpose of considering the following items. The City Council 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.

Pursuant to Section 551.127, Texas Government Code, one or more Councilmembers may attend this meeting remotely using video conferencing technology. The video and audio feed of the video conferencing equipment can be viewed and heard by the public at the address posted above as the location of the meeting. A quorum will be physically present at the posted meeting location of City Hall.

Scott Bradley
Mayor

W. Scott Smith
Mayor Pro Tem

Ken Oltmann
Deputy Mayor Pro Tem

Elizabeth Abraham
Council Member

Debbie Ison
Council Member

Kevin Kelley
Council Member

Jené Butler
Council Member

Aretha Adams
City Manager

Jared Mayfield
Assistant City Manager

Kandi Jackson
City Secretary

1. CALL TO ORDER

2. INVOCATION AND 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 Council 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 Council 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 Council's sole discretion.

5. MAYOR'S REPORT

6. PRESENTATIONS

A. Presentation: Annual Economic Development Report. Camryn Thompson, Assistant to the City Manager

7. INDIVIDUAL CONSIDERATION

A. Consider and/or Act on the August 18, 2026, Regular Council Meeting Minutes. Kandi Jackson, TRMC, City Secretary
2026 08 18 Regular City Council Meeting Minutes

B. Consider and/or Act on nominating and electing seven (7) residents and two (2) Council Members to serve as General Obligation Bond Committee Members. Camryn Thompson, Assistant to the City

Manager.
Staff Report-(2172) - Pdf

C. Consider and/or Act on a Resolution to enter into a participation agreement to apply for participation in TexSTAR and establish an account in its name in TexSTAR for the purpose of transmitting local funds for investment; authorizing City officers to execute all required forms for TexSTAR participation. Berna Fitzpatrick-Walker, Finance Director
Staff Report-(2171) - Pdf

D. Consider and/or Act on an Ordinance amending 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
Staff Report-(2173) - Pdf

8. EXECUTIVE SESSION

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

A. § 551.071: Consultation with Attorney on pending or contemplated litigation and 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:
(i) Land use and zoning matters, Code Enforcement, nuisances, and litigation under Texas Local Government Code, Chapter 54.

9. RECONVENE INTO REGULAR SESSION

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

A. § 551.071: Consultation with Attorney on pending or contemplated litigation and 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:
(i) Land use and zoning matters, Code Enforcement, nuisances, and litigation under Texas Local Government Code, Chapter 54.

10. FUTURE AGENDA ITEMS

Council Members may request topics for future agenda meetings. No member of the City Council may discuss any of the requested subjects until such matter has been properly placed on the agenda.

11. ADJOURNMENT

I certify that this is a true and correct copy of the Murphy City Council Meeting Agenda and that this notice was posted on the designated bulletin board at Murphy City Hall, 206 North Murphy Road, Murphy, Texas 75094, a place convenient and readily accessible to the public

at all times, and said notice was posted on August 26, 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

Kandi Jackson, TRMC
City Secretary

In compliance with the American with Disabilities Act, the City of Murphy will provide 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 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 or attending virtually, but they will not deliberate on any city or board business.

MURPHY CITY COUNCIL MINUTES
REGULAR CITY COUNCIL MEETING
AUGUST 18, 2026, AT 6:00 PM P.M.
COUNCIL CHAMBERS
206 NORTH MURPHY ROAD
MURPHY, TEXAS 75094

1. CALL TO ORDER
Mayor Scott Bradley called the Regular City Council Meeting to order at 6:00 p.m.

2. INVOCATION AND PLEDGE OF ALLEGIANCE
Mayor Scott Bradley gave the Invocation and led the Pledge of Allegiance.

3. ROLL CALL AND CERTIFICATION OF A QUORUM

COUNCIL PRESENT: Mayor Scott Bradley
Mayor Pro Tem W. Scott Smith
Deputy Mayor Pro Tem Ken Oltmann
Council Member Elizabeth Abraham
Council Member Debbie Ison
Council Member Kevin Kelley
Council Member Jené Butler

COUNCIL ABSENT:

4. PUBLIC COMMENTS
Maynard Little (address on file) spoke regarding Consent Agenda Items.
Mary White (address on file) spoke regarding the tax rate.
Kevin McAlister (address on file) commended Camryn Thompson for her hard work on the Citizens Academy. He recommended collaboration with City Council and the Murphy Citizens Academy alumni. He also spoke about social media and transparency.

5. MAYOR'S REPORT

No Mayor's Report was presented.

6. PRESENTATIONS

A. Presentation: Murphy Citizen's Academy Graduation. Camryn Thompson, Assistant to the City Manager/Economic Development Manager

Assistant to the City Manager/Economic Development Manager Camryn Thompson presented the Murphy Citizen's Academy graduates with certificates. Mayor Scott Bradley and City Manager Aretha Adams congratulated the graduates and took photos.

Mayor Scott Bradley thanked the participants and spoke about their engagement.

B. Presentation: Capital Improvement Project. Donald Reese, Public Works Director

Public Works Director Donald Reese presented the Capital Improvement Projects.

C. Presentation: City-Wide Overtime. Berna Fitzpatrick-Walker, CGFO, Finance Director

Finance Director Berna Fitzpatrick-Walker presented the City-Wide Overtime.

7. CITY MANAGER/STAFF REPORTS

A. Upcoming Events. Aretha Adams, City Manager

Agenda item not presented.

8. 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 Council Member so requests, in which event the item will be removed from the Consent Agenda and voted on separately.

A. Consider and/or Act on the August 4, 2026, Regular Council Meeting Minutes. Kandi Jackson, TRMC, City Secretary

B. Consider and/or Act on the issuance of a special permit to allow a fireworks display during the Murphy Maize Days celebration on October 3, 2026. Kayla McFarland, Recreation

C. Consider and/or Act on a Resolution of the City Council of the City of Murphy, Texas, authorizing the City Manager to negotiate and execute a service agreement with Vertosoft for the purpose of purchasing and configuring the OpenGov Permitting, Licensing, and Code Enforcement software through the Texas DIR purchasing program contract DIR-CPO-5327. Carter Smith, Director of Information Technology

D. Consider and/or Act on an Ordinance amending Appendix A, Fee Schedule, of the Code of Ordinances of the City by amending Section A8.001 Solid Waste Collection and Disposal, and Section A8.003 Water and Sewer Usage Rates; providing for Fee Schedule amendments. Paulette Overman, Assistant Finance Director.

Finance Director Berna Fitzpatrick-Walker presented the item.

COUNCIL ACTION: (Item 8.D. Ord. No. 26-08-1418) APPROVED

Deputy Mayor Pro Tem Kenneth Oltmann moved to approve an

Ordinance amending Appendix A, Fee Schedule, of the Code of Ordinances of the City by amending Section A8.001 Solid Waste Collection and Disposal, and Section A8.003 Water and Sewer Usage Rates; providing for Fee Schedule amendments. Mayor Pro Tem W. Scott Smith seconded the motion. For: Unanimous. The motion carried by a vote of 7-0.

E. Consider and/or Act on accepting the Financial Report for the quarter ending June 30, 2026. Paulette Overman, Assistant Finance Director

F. Consider and/or Act on accepting the June 30, 2026, Quarterly Investment Report. Paulette Overman, Assistant Finance Director

		Next FY26	
	Current Tax Rate	No-New-Revenue Tax Rate	Proposed Tax Rate
Appraisal Tax Year	2024	2025	2025
Median Homestead Value	$519,540	$553,991	$553,991
Tax Rate	0.362533	0.343487	0.357514
Estimated Taxes	$1,884	$1,903	$1,981

COUNCIL ACTION: (Item 8. A, B, C, E, and F Res. No. 26-R-1192) ***APPROVED***

Deputy Mayor Pro Tem Kenneth Oltmann moved to approve Consent Agenda Items 8. A, B, C, E, and F. Mayor Pro Tem W. Scott Smith seconded the motion. For: Unanimous. The motion carried by a vote of 7-0.

G. Consider and/or Act on Case No. 2026-005, requesting approval of a Construction Plat for The Enclave at Maxwell Creek Phase 2, consisting of 11.978 acres within Abstract No. 579, Henry Maxwell Survey. Stephanie Scott-Sims, AICP, Planning Manager

Planning Manager Stephanie Scott-Sims presented the item.
Brittany Crenshaw, Engineer and D.R. Horton representative (address on file), spoke regarding the construction plat.

COUNCIL ACTION: (Item 8.G)
Deputy Mayor Pro Tem Kenneth Oltmann moved to approve Case No. 2026-005, requesting approval of a Construction Plat for The Enclave at Maxwell Creek Phase 2, consisting of 11.978 acres within Abstract No. 579, Henry Maxwell Survey. There was no second.The Council took no further action on the item.

9. INDIVIDUAL CONSIDERATION

A. Consider and/or Act on a Resolution adopting the FY27 Proposed Tax Rate of $.361832/$100 valuation as the maximum allowed rate for Council adoption; establishing Tuesday, September 15, 2026, as the public hearing date on the FY27 proposed tax rate and the FY27 proposed budget; and providing that the final tax rate is scheduled to be adopted on September 15, 2026. Berna Fitzpatrick-Walker, CGFO, Finance Director

Finance Director Berna Fitzpatrick-Walker presented the item. After some discussion, City Council requested a Work Session regarding the tax rate.

COUNCIL ACTION: (Item 9. A Res. No. 26-R-1193) ***APPROVED***

Council Member Jené Butler moved to approve a Resolution adopting the FY27 Proposed Tax Rate of $.361832/$100 valuation as the maximum allowed rate for Council adoption; establishing Tuesday, September 15, 2026, as the public hearing date on the FY27 proposed tax rate and the FY27 proposed budget; and providing that the final tax rate is scheduled to be adopted on September 15, 2026. Council Member Elizabeth Abraham seconded the motion. A record vote was conducted; results as follows. For: Mayor Scott Bradley, Council Member Elizabeth Abraham, Mayor Pro Tem W. Scott Smith, Council Member Debbie Ison, Deputy Mayor Pro Tem Kenneth Oltmann, Council Member Kevin Kelley, Council Member Jené Butler. Against: None. Motion passed unanimously with a vote of 7-0.

10. EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Subchapter D, the City Council recessed into Executive Session (closed meeting) at 9:07 p.m. to discuss the following:

A. § 551.071: Consultation with Attorney on pending or contemplated litigation and 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:
(i) Land use and zoning matters, Code Enforcement, nuisances, and litigation under Texas Local Government Code, Chapter 54.

11. RECONVENE INTO REGULAR SESSION

The City Council reconvened into Regular Session at 10:20 p.m., pursuant to the provisions of Chapter 551, Subchapter D, Texas Government Code, to take any action necessary regarding:

A. § 551.071: Consultation with Attorney on pending or contemplated litigation and 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:

(i) Land use and zoning matters, Code Enforcement, nuisances, and litigation under Texas Local Government Code, Chapter 54.

COUNCIL ACTION: (Item 10. & 11. A) ***NO ACTION TAKEN***

12. FUTURE AGENDA ITEMS

Council Members may request topics for future agenda meetings. No member of the City Council may discuss any of the requested subjects until such matter has been properly placed on the agenda.

Council Member Jené Butler requested a discussion regarding City support for businesses at the January Retreat.
She also requested an update on residential development.

13. ADJOURNMENT

With no further business, Mayor Scott Bradley adjourned the meeting at 10:22 p.m.

APPROVED BY:

Scott Bradley, Mayor

ATTEST:

CITY OF MURPHY
SEPTEMBER 29, 1958

Kandi Jackson

Kandi Jackson, City Secretary

CITY OF MURPHY
LIFE LIVED AT YOUR PACE®

Administration
September 1, 2026

ISSUE:
Consider and/or Act on nominating and electing seven (7) residents and two (2) Council Members to serve as General Obligation Bond Committee Members. Camryn Thompson, Assistant to the City Manager.

SUMMARY:
On August 28, 2026, City Council held a strategic retreat to discuss the potential issuance of a General Obligation Bond. The purpose of the retreat was to review the City's long-term needs and begin outlining the types of capital projects that could benefit the community. To ensure residents have a direct role in shaping the bond package, a Bond Committee will be established.

This committee will serve as an advisory body, helping identify and prioritize projects that reflect the community's goals and values. The Bond Committee will evaluate potential investments in key areas including infrastructure improvements, parks and recreation upgrades, public safety equipment, and municipal facilities. Members will review project proposals, consider long-term impacts, and provide recommendations on which projects should be included in the final bond package.

The committee will be composed of seven residents, each appointed by a council member. In addition, two council members will serve on the committee.

ACTION REQUIRED:
Nominate and elect seven (7) residents and two (2) council members to serve as General Obligation Bond Committee Members.

CITY OF MURPHY
LIFE LIVED AT YOUR PACE®

Finance Department
September 1, 2026

ISSUE:
Consider and/or Act on a Resolution to enter into a participation agreement to apply for participation in TexSTAR and establish an account in its name in TexSTAR for the purpose of transmitting local funds for investment; authorizing City officers to execute all required forms for TexSTAR participation. Berna Fitzpatrick-Walker, Finance Director

FINANCIAL CONSIDERATIONS:
TexSTAR is administered by HilltopSecurities and J.P. Morgan Investment Management Inc. Together, these organizations bring to the TexSTAR program the powerful partnership of two leaders in financial services with a proven and noted track record in local government investment pool management. TexSTAR is a local government investment pool created under the Interlocal Cooperation Act specifically tailored to meet Texas state and local government investment objectives of preservation of principal, daily liquidity and competitive yield. The fund is rated AAAm by Standard and Poor's and maintains a maturity of 60 days or less, with a maximum maturity of 13 months for any individual security. The fund seeks to maintain a constant dollar objective and fulfills all requirements of the Texas PFIA for local government investment pools.

Interest is accrued daily and paid monthly. The interest rate as of August 13, 2026, is 3.642%. In comparison, deposits in the depository bank are earning 0.48%.

ACTION REQUIRED:
Consider and/or act on Resolution of the City Council of the City of Murphy, Texas, enter into a participation agreement to apply for participation in TexSTAR and establish an account in its name in TexSTAR for the purpose of transmitting local funds for investment; authorizing city officers to execute all required forms for TexSTAR participation and establishing an effective date.

BACKGROUND/HISTORY:
Section 2256.005 (b) Section 2256.005 (b) of the Texas Government Code requires the City to adopt a written investment policy regarding the investment of City funds which emphasizes the safety of principal and liquidity; addresses investment diversification, yield, maturity, and the quality and capability of investment management. The Public Funds Investment Act (PFIA) provides for the investment of public funds. It is in the best interest of the City to invest local funds in investments that provide for the preservation and safety of principal, maintenance of adequate liquidity, and optimization of yield. The TexSTAR (Texas Short Term Asset Reserve Program) investment pool was created in April 2002 under the Interlocal Cooperation Act specifically tailored to meet Texas state and local government investment objectives of preservation of principal, daily liquidity and competitive yield. Investment Pools are an

authorized investment option listed in the City Investment Policy, Section V (a) ix page 5.

ATTACHMENTS:
Resolution TexStar Application to participate
Exhibit A TexStar Application
RES NO 25-R-1155 Adopted FY2026 Investment Policy

RESOLUTION NO. 26-R-XXXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MURPHY, TEXAS, ENTER INTO A PARTICIPATION AGREEMENT TO APPLY FOR PARTICIPATION IN TEXSTAR AND ESTABLISH AN ACCOUNT IN ITS NAME IN TEXSTAR FOR THE PURPOSE OF TRANSMITTING LOCAL FUNDS FOR INVESTMENT; AUTHORIZING CITY OFFICERS TO EXECUTE ALL REQUIRED FORMS FOR TEXSTAR PARTICIPATION; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City of Murphy, Texas (the "City"), is a local home rule city, created under Chapter 6 of the Texas Local Government Code; and

WHEREAS, the Public Funds Investment Act, Government Code 2256.001 et seq. (the "Act") requires the governing body of each local government of the State to adopt investment policies in accordance with such terms of the Act; and

WHEREAS, pursuant to the requirements of the Act, the City Council of the City of Murphy ("City") has previously reviewed and adopted an investment policy (the "Policy") to invest public funds in a manner which will provide the highest investment return with maximum security while meeting the daily cash flow demands of the City and conforming to all state and local statutes governing the investment of public funds in accordance with Chapters 2256 and 2257 of the Texas Government Code; and

WHEREAS, pursuant to the Act, the City Council may invest funds under its control through investment pools meeting the standards of section 2256.016 of the Act; and

WHEREAS, it is in the best interests of the City to invest its funds jointly with other Texas local governments in the Texas Short Term Asset Reserve Program (TEXSTAR) in order better to preserve and safeguard the principal and liquidity of such funds and to earn an acceptable yield; and

WHEREAS, the City is authorized to invest its public funds and funds under its control in TEXSTAR and to enter into the participation agreement authorized herein.

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

SECTION 1. The City Council finds the premises in the preamble above are true and correct and incorporates them into the body of this Resolution as if fully stated herein.

SECTION 2. The form of application for participation in TEXSTAR, attached to this resolution as Exhibit A, is approved. The officers of the City specified in the application are authorized to execute and submit the application, to open accounts, to deposit and withdraw funds, to agree to the terms for use of the website for online transactions, to designate other authorized representatives, and to take all other action required or permitted by Applicant under the Agreement created by the application, all in the name and on behalf of Applicant.

SECTION 3. That the authorized representatives named in the TexStar Application, and each of them, shall be and each is expressly authorized, empowered and directed from time to time, to do and perform all acts and things and to execute, acknowledge and deliver in the manner and under the corporate seal and on behalf of the City, all certificates instruments and other papers, whether or not herein mentioned, as they may determine to be necessary or desirable in order to carry out the terms and provisions of this Resolution and of the TexStar Participation Agreement.

SECTION 4. This resolution will continue in full force and effect until amended or revoked by the City Council and written notice of the amendment or revocation is delivered to the TEXSTAR Board.

SECTION 5. Terms used in this resolution have the meanings given to them by the application.

SECTION 6. This Resolution shall be effective upon its passage, as provided by law.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MUPRHY, TEXAS on the 1st day of September 2026.

_____
Mayor Scott Bradley,
City of Murphy

ATTEST:

_____
Kandi Jackson, City Secretary

APPROVED AS TO FORM:

Jonathan Moss, Senior Attorney

PRINT



APPLICATION FOR PARTICIPATION IN TEXSTAR

The undersigned local government (Applicant) applies and agrees to become a Participant in the Texas Short Term Asset Reserve Program (TEXSTAR).

1. **Authorization.** The governing body of Applicant has duly authorized this application by adopting the following resolution at a meeting of such governing body duly called, noticed, and held in accordance with the Texas Open Meeting Law, chapter 551, Texas Government Code, on _____, 20__:

   WHEREAS, it is in the best interests of this governmental unit ("*Applicant*") to invest its funds jointly with other Texas local governments in the Texas Short Term Asset Reserve Program (TEXSTAR) in order better to preserve and safeguard the principal and liquidity of such funds and to earn an acceptable yield; and

   WHEREAS, Applicant is authorized to invest its public funds and funds under its control in TEXSTAR and to enter into the participation agreement authorized herein;

   NOW, THEREFORE, BE IT RESOLVED THAT:

   SECTION 1. The form of application for participation in TEXSTAR attached to this resolution is approved. The officers of Applicant specified in the application are authorized to execute and submit the application, to open accounts, to deposit and withdraw funds, to agree to the terms for use of the website for online transactions, to designate other authorized representatives, and to take all other action required or permitted by Applicant under the Agreement created by the application, all in the name and on behalf of Applicant.

   SECTION 2. This resolution will continue in full force and effect until amended or revoked by Applicant and written notice of the amendment or revocation is delivered to the TEXSTAR Board.

   SECTION 3. Terms used in this resolution have the meanings given to them by the application."

2. **Agreement.** Applicant agrees with other TEXSTAR Participants and the TEXSTAR Board to the Terms and Conditions of Participation in TEXSTAR, effective on this date, which are incorporated herein by reference. Applicant makes the representations, designations, delegations, and representations described in the Terms and Conditions of Participation.

3. **Taxpayer Identification Number.** Applicant's taxpayer identification number is 75-1410102

4. **Contact Information.**

   Applicant primary mailing address: 206 N Murphy Road, Murphy, TX 75094

   Applicant physical address (if different): _____

   Applicant main phone number: 972 468 4000

   Applicants main fax number: _____

5. **Authorized Representatives.** Each of the following Participant officials is designated as Participant's Authorized Representative authorized to give notices and instructions to the Board in accordance with the Agreement, the Bylaws, the Investment Policy, and the Operating Procedures:

PRINT

1. Name: Aretha Adams Title: City Manager

Signature: _____ Phone: 972 468 4007

Email: aadams@murphytx.org

2. Name: Berna Fitzpatrick-Walker Title: Finance Director

Signature: _____ Phone: 972 468 4065

Email: bfitzpatrick-walker@murphytx.org

3. Name: Paulette Overman Title: Assistant Finance Director

Signature: _____ Phone: 972 468 4059

Email: poverman@murphytx.org

4. Name: _____ Title: _____

Signature: _____ Phone: _____

Email: _____

{REQUIRED} PRIMARY CONTACT: List the name of the Authorized Representative **listed above** that will be designated as the Primary Contact and will receive all TexSTAR correspondence including transaction confirmations and monthly statements.

Name: Berna Fitzpatrick-Walker

*{**OPTIONAL**} **INQUIRY ONLY CONTACT:*** In addition, the following additional Participant representative (***not listed above***) is designated as an ***Inquiry Only*** Representative authorized to obtain account information:

Name: _____ Title: _____

Signature: _____ Phone: _____

Email: _____

Applicant may designate other authorized representatives by written instrument signed by an existing Applicant Authorized Representative or Applicant's chief executive officer.

REQUIRED
PLACE OFFICIAL SEAL OF ENTITY HERE

DATED _____

City of Murphy
(NAME OF ENTITY/APPLICANT)

SIGNED BY:

_____
(Signature of official)

Scott Bradley, Mayor
(Printed name and title)

ATTESTED BY:

_____
(Signature of official)

Kandi Jackson, City Secretary
(Printed name and title)

FOR INTERNAL USE ONLY
APPROVED AND ACCEPTED: TEXAS SHORT TERM ASSET RESERVE FUND (TexSTAR)

.....
AUTHORIZED SIGNER **DATE** ***V082023***

RESOLUTION NUMBER 25-R-1155

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MURPHY, TEXAS, ADOPTING THE WRITTEN INVESTMENT POLICY FOR INVESTMENT OF MUNICIPAL FUNDS; DESIGNATING INVESTMENT OFFICERS OF THE CITY; APPROVING AUTHORIZED BROKER/DEALER LIST; APPROVING INDEPENDENT TRAINING SOURCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Murphy, Texas ("City Council") recognizes the necessity of utilizing the public funds entrusted to it by the citizens of Murphy in the most advantageous manner so as to maximize the benefit of those funds for the citizens of Murphy, Texas; and

WHEREAS, the City Council recognizes the necessity of protecting the principal of those funds and ensuring the ready accessibility of such funds; and

WHEREAS, section 2256.005(b) of the Texas Government Code, requires the City to adopt a written investment policy regarding the investment of City funds which emphasizes safety of principal and liquidity and addresses investment diversification, yield, maturity, and the quality and capability of investment management; and

WHEREAS, pursuant to section 2256.005(f) of the Texas Government Code, the City Council shall designate by ordinance or resolution one or more City officers or City employees as investment officer who shall be responsible for the investment of the City's funds consistent with the City's investment policy and the laws of the State of Texas; and

WHEREAS, pursuant to section 2256.025 of the Texas Government Code, the City Council shall adopt a list of qualified brokers that are authorized to engage in investment transactions.

WHEREAS, pursuant to section 2256.008 (1) of the Texas Government Code, the City Council shall approve independent training sources for investment officer investment training.

WHEREAS, the City Council desires to adopt regulations governing the investment of the funds entrusted to it by the citizens of Murphy, Texas.

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

Section 1. That the foregoing recitals are hereby found to be true and correct findings of the City of Murphy, Texas, and are fully incorporated into the body of this resolution.

Section 2. That the City Council hereby appoints the Finance Director as the primary Investment Officer and the City Manager and Controller as secondary Investment Officers. The designated Investment Officers will attend such training at such times as is necessary to maintain the State standard of competency for an Investment Officer.

Section 3. That the City Council does hereby adopt Texas Government Code, Chapter 2256, Public Funds Investment Act, in its entirety, as the rule and guide for the investment of such public funds as are entrusted to it and are deemed suitable for investment purposes.

Section 4. That, in accordance with Chapter 2256 of the Texas Government Code, the City Council hereby adopts the Investment Policy of the City of Murphy, Texas, as presented in **Exhibit "A"**, attached hereto and made a part hereof for all purposes.

Section 5. That the City Council hereby approves the qualified broker/dealer list and independent training sources included in **Exhibit "A"**.

Section 6. If any word, section, article, phrase, paragraph, sentence, clause, or portion of this resolution or application thereto to any person or circumstance is held to be invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portion of this ordinance; and the City Council hereby declares it would have passed such remaining portions of this ordinance despite such invalidity which remaining portions shall remain in full force and effect.

Section 7. This resolution shall become effective from and after its passage.

DULY RESOLVED by the City Council of the City of Murphy, Texas, on this the 4th day of November, 2025.

Scott Bradley, Mayor
City of Murphy

ATTEST:

Kandi Jackson, City Secretary
City of Murphy

APPROVED AS TO FORM:

Jonathan Moss, Assistant City Attorney
City of Murphy

EXHIBIT A

INVESTMENT POLICY

OF THE

CITY OF MURPHY, TEXAS

I. POLICY STATEMENT

The purpose of this document is to set forth specific investment policy and strategy guidelines for the City of Murphy (the "City") in order to achieve the objectives of safety, liquidity, public trust, and risk-appropriate yield for all investment activity. This Policy serves to satisfy the statutory requirements of the Public Funds Investment Act, Chapter 2256 of the Texas Government Code, as amended.

The receipt of a market rate of return will be secondary to the requirements for safety and liquidity. It is the intent of the City to be in complete compliance with local law and the Texas Public Funds Investment Act (the "Act"). The earnings from investment will be used in a manner that best serves the interests of the City.

II. SCOPE

This Investment Policy applies to the investment activities of the City. All financial assets of the City included in the Annual Comprehensive Financial Report, including the following fund types, shall be administered in accordance with the provisions of these policies.

- General Funds
- Capital Projects Funds
- Debt Service Funds
- Debt Service Reserve Funds
- Utility Funds
- Any new fund created by the City, unless specifically exempted from this Policy by law
- Component units

III. OBJECTIVES

The primary objectives of the City's investment program in order of priority shall be preservation and safety of principal, liquidity, public trust, and risk-appropriate yield. Investments are to be chosen in a manner which promotes diversity by market sector, credit risk and maturity, as necessary. All investments shall be designed and managed in a manner responsive to the public trust and consistent with State and Local law.

(a) SAFETY OF PRINCIPAL:

The foremost and primary objective of the City's investment program is the preservation and safety

of capital of the overall portfolio. All investments should be of high quality with no perceived default risk. Each investment transaction will seek first to ensure that capital losses are avoided, whether the loss occurs from issuer default or from erosion of market value. The objectives will be to mitigate credit risk and interest rate risk. To control credit risk, investments should be limited to the safest issuers. Financial institutions, broker/dealers and advisers who serve as intermediaries, shall be pre-qualified by the City. The credit ratings of investment pools and individual issuers will be monitored to assure compliance with this Policy and state law.

An investment that requires a minimum rating under this Policy does not qualify as an authorized investment during the period the investment does not have the minimum rating. The Investment Officers will take all prudent measures that are consistent with this Policy to liquidate an investment that does not have the minimum rating. The Investment Officers will not be required to liquidate investments that were authorized investments at the time of purchase.

(b) LIQUIDITY:

The City's investment portfolio will remain sufficiently liquid to enable the City to meet operating requirements that might be reasonably anticipated. Liquidity will be achieved by matching investment maturities with forecasted cash flow funding requirements, by investing in securities with active secondary markets and by diversification of maturities. Furthermore, since all possible cash demands cannot be anticipated, the portfolio, or portions thereof may be placed in money market accounts, money market mutual funds or local government investment pools, which offer same day liquidity for short-term funds.

(c) PUBLIC TRUST:

All participants in the investment process will seek to act responsibly as custodians of the public trust. Investment Officers will avoid any transactions that might impair public confidence in the City's ability to govern effectively. The City Council recognizes that in a diversified portfolio, occasional measured losses due to market volatility are inevitable, and must be considered within the context of the overall portfolio's investment return, provided that adequate diversification has been implemented. The Investment Officers shall adhere to the City of Murphy Code of Conduct and City Charter.

(d) RISK-APPROPRIATE YIELD:

The investment program will seek to augment returns consistent with risk constraints identified herein, cash flow characteristics of the portfolio and prudent investment principles. Investments are limited to relatively low risk issuers in anticipation of earning a fair return relative to the risk being assumed.

IV. RESPONSIBILITY AND CONTROL

(a) DELEGATION OF AUTHORITY

The City Council shall designate the City Manager, Finance Director and Controller as the Investment Officers. The Investment Officers shall establish procedures for the operation of the investment program consistent with this Investment Policy. The Investment Officers shall be responsible for all transactions undertaken and shall establish a system of controls to regulate the activities of subordinates. All investment transactions will require the approval of at least two Investment Officers.

No person may engage in an investment transaction except as provided under the terms of this Investment Policy and the procedures established by the Investment Officers.

(b) INVESTMENT COMMITTEE

The Investment Committee, consisting of the City Manager, Finance Director, and Controller, shall meet periodically to determine appropriate strategies and to monitor results. The Committee shall monitor the investment activities, assist in the development of investment policies, strategies and procedures, and annually review and approve the City's broker/dealers and independent training sources.

(c) TRAINING

In accordance with the Act, and to ensure the quality and capability of investment management, the Investment Officers shall accumulate ten (10) hours of investment training within twelve (12) months of assuming duties and eight (8) hours within every succeeding two (2) year fiscal year cycle. The investment training sessions shall be provided by an independent source approved by the Investment Committee. In the case of a vacancy on the Investment Committee, the City Council shall approve the independent training sources (Appendix A). Training must include education in investment controls, security risks, strategy risks, market risks, diversification of investment portfolio, and compliance with the Act.

(d) PRUDENT PERSON RULE

The standard of care to be applied by the Investment Officers shall be the "prudent person" rule as provided in the Act. This section states, "Investments shall be made with judgment and care, under prevailing circumstances, that a person of prudence, discretion and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived."

Investment Officers acting in accordance with written procedures and exercising due diligence shall not be held personally liable for a specific investment's credit risk or market price change, provided deviations from expectations are reported in a timely fashion and appropriate action is taken to control adverse developments. Pursuant to the Act, in determining whether an Investment Officer has exercised prudence with respect to an investment decision, the determination shall be made taking into consideration: (1) the investment of all funds, or funds under the City's control, over which the Officer had responsibility rather than a consideration as to the prudence of a single investment; and (2) whether the investment decision was consistent with the written Investment Policy of the City.

(e) ETHICS AND CONFLICTS OF INTEREST

The Investment Officers, and employees involved in the investment process, shall refrain from any personal business activity that would conflict with the proper execution and management of the investment program, or that would impair their ability to make impartial decisions.

Investment Officers shall disclose any personal or business relationship involving material interests in financial institutions with which the City conducts business. They shall further disclose any personal financial/investment positions that could be related to the performance of the investment portfolio. Investment Officers shall refrain from undertaking personal investment transactions with the same individual or firm with which business is conducted on behalf of the City.

Any Investment Officer of the City who has a personal business relationship with an organization or is related with the second degree by affinity or consanguinity to an individual seeking to sell an investment to the City shall file a statement disclosing that relationship, in accordance with the Act, with the Texas Ethics Commission and the City Council.

(f) INTERNAL CONTROLS

The Investment Officers are responsible for establishing and maintaining internal controls to protect the assets of the City from loss, theft, or misuse. The internal control structure shall be designed to provide reasonable assurance that these objectives are met. The concept of reasonable assurance recognizes that (1) the cost of a control should not exceed the benefits likely to be derived, and (2) the valuation of costs and benefits requires estimates and judgments by management.

(g) ANNUAL AUDIT

Accordingly, within the scope of the annual audit, the City shall establish a process for annual independent review by an external auditor to assure compliance with this Policy and supporting procedures.

(h) REPORTING

The Investment Officers shall prepare for the City Council an investment report on a quarterly basis that summarizes investment strategies employed in the most recent quarter and describes the portfolio in detail and summary information. This reporting shall be made in accordance with the Act.

The quarterly investment report shall include a summary statement of investment activity during the period. This summary will be prepared in a manner that will allow the City Council to ascertain whether investment activities during the reporting period have conformed to the Investment Policy. The report will include the following at a minimum:

- A listing of individual investments held at the end of the reporting period.
- Average weighted yield to maturity of portfolio.
- Beginning and ending book and market value for the reporting period.
- Fully accrued interest for the reporting period and total earnings for the period.
- The percentage of the total portfolio by type of investment.
- Statement of compliance of the City's investment portfolio with State law and the investment strategy and Policy approved by the City Council.

The Investment Officers shall determine the market value of each investment at least quarterly. Such values shall be obtained from a reputable source independent of the original transaction.

"Weighted average yield to maturity" shall be the standard on which investment performance is calculated.

In conjunction with the annual audit, an independent auditor will perform a formal annual review of the quarterly reports with the results reported to the City Council by that auditor.

V. INVESTMENT PORTFOLIO

(a) AUTHORIZED INVESTMENTS

The City shall utilize investments that are lawfully enumerated in the Act. The City reserves the right to further restrict the types of investments which can be made. Assets of the City may be invested in the following instruments:

i. obligations, including letters of credit, of the United States of America or its agencies and instrumentalities, including the Federal Home Loan Banks, and excluding mortgage-backed securities;

ii. direct obligations of the State of Texas or its agencies and instrumentalities;

iii. other obligations, the principal and interest of which are unconditionally guaranteed or insured by, or backed by the full faith and credit of, the State of Texas or the United States or their respective agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation (FDIC) or by the explicit full faith and credit of the United States;

iv. obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than A or its equivalent;

v. certificates of deposits and other financial institution deposits issued by a state or national bank or a savings and loan association that has its main or branch office in Texas, and is guaranteed or insured by the FDIC or its successor or the National Credit Union Share Insurance Fund (NCUSIF) or its successor, or secured by obligations in any manner and amount provided by law for deposits of the City; or, deposits placed through a broker or financial institution that has its main office or a branch office in Texas that arranges for deposit of the funds in one or more federally insured depository institutions, wherever located, for an account of the City, and in compliance with the requirements of the Act;

vi. fully collateralized repurchase agreements provided the repurchase agreement: has a defined termination date; is secured by cash or obligations described in the Act; requires the securities being purchased by the City to be pledged to the City, held in an account in the City's name, and deposited at the time the investment is made with the City or with a third party selected and approved by the City; and is placed through a primary government securities dealer, as defined by the Federal Reserve, or a financial institution doing business in Texas;

vii. authorized no-load money market mutual funds which are registered with and regulated by the Securities and Exchange Commission; provides the investing entity with a prospectus and other information required by the Securities Exchange Act of 1934 (15 U.S.C. Section 78a et seq.) or the Investment Company Act of 1940 (15 U.S.C. Section 80a-1 et seq.); complies with federal Securities and Exchange Commission Rule 2a-7; and includes in its investment objectives the maintenance of a stable net asset value of $1.0000 for each share;

viii. guaranteed investment contract is an authorized investment for bond proceeds if the guaranteed investment contract complies with the requirements of the Act and IRS regulations; and

ix. eligible investment pools if the City Council by ordinance or resolution authorizes investment in the particular pool.

(b) INVESTMENT INSTRUMENTS NOT AUTHORIZED

Investments including interest-only or principal-only strips of obligations with underlying mortgage-backed security collateral, or collateralized mortgage obligations with inverse floating interest rate coupons or a maturity date of over 10 years are strictly prohibited.

(c) COMPETITIVE ENVIRONMENT

The Investment Officers are authorized to solicit quotes for investments orally, in writing, electronically, or in any combination of these methods. It is the policy of the City to provide a competitive environment for individual investment transactions, and financial institution, money market mutual fund, and local government investment pool selections.

(d) DELIVERY VERSUS PAYMENT

Securities purchased by the City shall be settled into the City's safekeeping agent on a delivery versus payment (DVP) basis. DVP assures that City funds will not be released until the purchased security has been received. Securities will be held by an independent third-party safekeeping agent as evidenced by safekeeping receipts.

VI. INVESTMENT STRATEGIES

The City's basic investment strategy for all financial assets is to preserve principal. In order to achieve that objective, the City shall invest in instruments with limited credit risk and invest in maturities that do not exceed anticipated cash flow requirements.

The objective of liquidity stems from the need of the City to maintain available cash balances sufficient to cover financial outlays. Since the timing and amount of some financial disbursements are not predictable, fund-type strategies shall adjust for the certainty of projected cash flows.

The City shall maintain a "buy and hold" portfolio strategy. Investments shall not be sold or redeemed prior to maturity with the following exceptions:

(1) An investment with declining credit may be sold or redeemed early to minimize loss of principal,
(2) A security swap that would improve the quality, yield or target maturity in the portfolio,
(3) If market conditions present an opportunity for the City to benefit from the sale, or
(4) Liquidity needs of the portfolio require that the investment be sold or redeemed.

It is also the policy of the City to diversify its investment portfolios. Whenever practical and appropriate, assets held in the investment portfolio shall be diversified to minimize the risk of loss resulting from one concentration of assets in a specific maturity, a specific issuer, or a specific class of investment.

City funds shall seek to achieve a competitive yield appropriate for each fund-type. A comparably structured treasury security portfolio shall represent the minimum yield objective. Yield objectives shall at all times be subordinate to the objectives of safety and liquidity.

(a) GENERAL, ENTERPRISE OR OPERATING-TYPE FUNDS

i. Suitability – Any investment eligible in the Investment Policy is suitable for General, Enterprise, or Operating-type funds.

ii. Safety of Principal – All investments shall be of high quality with no perceived default risk. Market price fluctuations will occur. However, managing the weighted average days to maturity of each fund's portfolio to less than 270 days and restricting the maximum allowable maturity to two years will minimize the price volatility of the portfolio.

iii. Liquidity – General, Enterprise, or Operating-type Funds require the greatest short-term liquidity of any of the fund-types. Demand deposit accounts, money market accounts, short-term investment pools, and money market mutual funds will provide daily liquidity and may be utilized as a competitive yield alternative to fixed maturity investments.

iv. Marketability – Securities with active and efficient secondary markets are necessary in the event of an unanticipated cash flow requirement.

v. Diversification – Investment maturities should be staggered throughout the budget cycle to provide cash flow based on the anticipated operating needs of the City. Diversifying the appropriate maturity structure up to the two-year maximum will reduce interest rate risk.

vi. Yield – Attaining a competitive market yield for comparable security-types and portfolio restrictions is the desired objective. The yield of an equally weighted, rolling three-month Treasury-Bill portfolio will be the minimum yield objective.

(b) CAPITAL PROJECTS FUNDS

i. Suitability – Any investment eligible in the Investment Policy is suitable for Capital Projects Funds. Bond resolution and loan documentation constraints and insurance company restrictions may create specific considerations in addition to the Investment Policy.

ii. Safety of Principal – All investments will be of high quality with no perceived default risk. Market price fluctuations will occur. However, by managing Capital Projects Funds to not exceed the anticipated expenditure schedule, the market risk of the overall portfolio will be minimized. No stated final investment maturity shall exceed the shorter of the anticipated expenditure schedule or three years.

iii. Liquidity – Most capital projects programs have reasonably predictable draw down schedules. Therefore, investment maturities should generally follow the anticipated cash flow requirements. Demand deposit accounts, money market accounts, short term investment pools, and money market mutual funds will provide readily available funds generally equal to one month's anticipated cash flow needs, or a competitive yield alternative for short-term fixed maturity investments. A singular repurchase agreement may be utilized if disbursements are allowed in the amount necessary to satisfy any expenditure request. This investment structure is commonly referred to as a flexible repurchase agreement.

iv. Marketability – Securities with active and efficient secondary markets are necessary in the event of an unanticipated cash flow requirement.

v. Diversification – Market conditions and arbitrage regulations influence the attractiveness of staggering the maturity of fixed rate investments for bond proceeds. Generally, if investment rates exceed the

applicable cost of borrowing, the City is best served by locking in most investments. If the cost of borrowing cannot be exceeded, then current market conditions will determine the attractiveness of diversifying maturities or investing in shorter and larger amounts. At no time shall the anticipated expenditure schedule be exceeded in an attempt to bolster yield.

vi. Yield – Achieving a positive spread to the cost of borrowing is the desired objective, within the limits of the Investment Policy's risk constraints. The yield of an equally weighted, rolling six-month Treasury-Bill portfolio will be the minimum yield objective for non-borrowed funds. Yields on debt proceeds that are not exempt from federal arbitrage regulations are limited to the arbitrage yield of the debt obligation. Investment Officers will seek to preserve principal and optimize the yield of these funds in compliance with current federal regulations.

(c) DEBT SERVICE FUNDS

i. Suitability – Any investment eligible in the Investment Policy is suitable for Debt Service Funds. Bond resolution and loan documentation constraints and insurance company restrictions may create specific considerations in addition to the Investment Policy.

ii. Safety of Principal – All investments shall be of high quality with no perceived default risk. Market price fluctuations will occur. However, by managing Debt Service Funds to not exceed the debt service payment schedule the market risk of the overall portfolio will be minimized.

iii. Liquidity – Debt Service Funds have predictable payment schedules. Therefore, investment maturities should not exceed the anticipated cash flow requirements. Demand deposit accounts, money market accounts, short term investments pools, and money market mutual funds may provide a competitive yield alternative for short-term fixed maturity investments. A singular repurchase agreement may be utilized if disbursements are allowed in the amount necessary to satisfy any debt service payment. This investment structure is commonly referred to as a flexible repurchase agreement.

iv. Marketability – Securities with active and efficient secondary markets are not necessary as the event of an unanticipated cash flow requirement is not probable.

v. Diversification – Market conditions influence the attractiveness of fully extending maturity to the next "unfunded" payment date. Generally, if investment rates are anticipated to decrease over time, the City is best served by locking in most investments. If the interest rates are potentially rising, then investing in shorter and larger amounts may provide advantage. At no time shall the debt service schedule be exceeded in an attempt to bolster yield.

vi. Yield – Attaining a competitive market yield for comparable security-types and portfolio restrictions is the desired objective. The yield of an equally weighted, rolling three-month Treasury-Bill portfolio shall be the minimum yield objective.

(d) DEBT SERVICE RESERVE FUNDS

i. Suitability – Any investment eligible in the Investment Policy is suitable for Debt Service Reserve Funds. Bond resolution and loan documentation constraints and insurance company restrictions may create specific considerations in addition to the Investment Policy.

ii. Safety of Principal – All investments shall be of high quality with no perceived default risk. Market price fluctuations will occur. However, by managing Debt Service Reserve Fund maturities to not

exceed the call provisions of the borrowing will reduce the investment's market risk if the City's debt is redeemed and the Reserve Fund liquidated. No stated final investment maturity shall exceed the shorter of the final maturity of the borrowing or five years. Annual mark-to-market requirements or specific maturity and average life limitations within the borrowing's documentation will influence the attractiveness of market risk and influence maturity extension.

iii. Liquidity – Debt Service Reserve Funds have no anticipated expenditures. The Funds are deposited to provide annual debt service payment protection to the City's debt holders. The funds are "returned" to the City at the final debt service payment. Market conditions and arbitrage regulation compliance determine the advantage of investment diversification and liquidity. Generally, if investment rates exceed the cost of borrowing, the City is best served by locking in investment maturities and reducing liquidity. If the borrowing cost cannot be exceeded, then current market conditions will determine the attractiveness of locking in maturities or investing shorter and anticipating future increased yields.

iv. Marketability – Securities with less active and efficient secondary markets are acceptable for Debt Service Reserve Funds.

v. Diversification – Market conditions and the arbitrage regulations influence the attractiveness of staggering the maturity of fixed rate investments for Debt Service Reserve Funds. At no time shall the final debt service payment date of the bond issue be exceeded in an attempt to bolster yield.

vi. Yield – Achieving a positive spread to the applicable borrowing cost is the desired objective. Debt Service Reserve Fund portfolio management shall operate within the limits of the Investment Policy's risk constraints.

VII. COLLATERALIZATION AND SAFEKEEPING

All financial institution deposits shall be insured or collateralized in compliance with applicable State law. The City reserves the right, in its sole discretion, to accept or reject any form of insurance or collateralization pledged towards those deposits.

(a) COLLATERALIZATION

Financial institutions serving as City depositories will be required to sign a depository agreement with the City. The collateralized deposit portion of the agreement shall define the City's rights to the collateral in case of default, bankruptcy, or closing and shall establish a perfected security interest in compliance with Federal and State regulations, including:

- The agreement must be in writing;
- The agreement must be executed by the depository and the City contemporaneously with the acquisition of the asset;
- The agreement must be approved by the Board of Directors or designated committee of the depository and a copy of the meeting minutes must be delivered to the City; and
- The agreement must be part of the depository's "official record" continuously since its execution.

The written agreement will specify the acceptable collateral, require independent custodian of the collateral, only allow substitution of collateral of equal or greater value than the collateral being substituted and require City approval before release of the collateral.

A clearly marked evidence of pledge must be supplied to the City and retained by the Investment Officers. A monthly collateral report provided by the custodian shall be reviewed by the Investment Officers to assure that the market value of the collateral is adequate.

(b) COLLATERAL LEVELS

For financial institution deposits, the market value of securities pledged as collateral for deposits must at all times be equal to or greater than 102% of the par value of the deposit plus accrued interest less the amount insured by the FDIC or the NCUSIF, or their successors. The depository shall be liable for monitoring and maintaining the collateral and collateral margins at all times. Letters of credit pledged as collateral shall at all times be equal to the total value of the deposits plus accrued interest less the applicable level of FDIC/NCUSIF insurance.

If the value of the securities pledged falls below the required collateral level, the financial institution must pledge additional securities no later than the end of the next succeeding business day.

(c) SAFEKEEPING

The City shall contract with a third-party custodian for the safekeeping of securities owned by the City as part of its investment portfolio. The securities will be held in an account in the City's name as evidenced by safekeeping receipts of the institution with which the securities are deposited.

VIII. PRIMARY FINANCIAL INSTITUTION, BROKER/DEALERS AND ADVISORS

(a) PRIMARY FINANCIAL INSTITUTION

Primary depositories shall be selected through the City's banking services procurement process, which shall include a formal Request for Applications (RFA) issued in compliance with applicable State law. This contract can be extended as per the RFA specifications.

(b) AUTHORIZED BROKER/DEALERS

The Investment Committee shall, at least annually, review, revise and adopt a list of qualified broker/dealers that are authorized to engage in investment transactions with the City. Broker/dealers eligible to transact investment business with the City shall be presented a written copy of this Investment Policy. In the case of a vacancy on the Investment Committee, the City Council shall approve the list of authorized broker/dealers (Appendix B).

(c) INVESTMENT ADVISORS

The City may select an Investment Advisor to advise the City in the investment of City funds and other responsibilities including but not limited to broker compliance, security selection, competitive bidding, investment reporting, and security documentation. The Investment Advisor must be registered with the Securities and Exchange Commission (SEC) under the Investment Advisor's Act of 1940 or with the Texas State Securities Board.

An appointed Investment Advisor shall act solely in an advisory and administrative capacity within the guidelines of this Investment Policy and without any discretionary authority to transact business on behalf of the City.

(d) CERTIFICATION OF BUSINESS ORGANIZATIONS

Additionally, local government investment pools and discretionary investment management firms shall provide certification of having read the City's Investment Policy signed by a qualified representative of the organization, acknowledging that the organization has implemented reasonable procedures and controls in an effort to preclude imprudent investment activities arising out of investment transactions conducted between the City and the organization in accordance with the Act.

The City shall not enter into an investment transaction with a pool or discretionary investment manager prior to receiving the written instrument described above.

IX. INVESTMENT POLICY ADOPTION

The City's Investment Policy shall be reviewed and adopted at least annually by resolution of the City Council. It is the City's intent to comply with State laws and regulations. The City's Investment Policy may be revised by Council consistent with changing laws, regulations, or the needs of the City. The City Council shall review and approve the Policy and investment strategies annually, approving any changes or modifications, at a legally scheduled meeting.

Appendix A

APPROVED INDEPENDENT TRAINING SOURCES

In compliance with the Public Funds Investment Act and the City's Investment Policy, the Investment Committee authorizes the following list of independent training sources to provide Investment Officer education:

American Institute of Certified Public Accountants
Council of Governments
International City/County Management Association
Government Finance Officers Association
Government Finance Officers Association of Texas
Government Treasurers' Organization of Texas
North Central Texas Council of Governments
Texas City Management' Association
Texas Municipal Clerks Association
Texas Municipal League
TEXPO
University of North Texas Center for Public Management

Prior adoption by the City Council on November 19, 2024 for Fiscal Year 2025.

Appendix B

AUTHORIZED BROKER/DEALER LIST

FHN Financial
Multi-Bank Securities
SAMCO Capital
Stifel Financial
Wells Fargo Securities

Prior adoption by the City Council on November 19, 2024 for Fiscal Year 2025.

CITY OF MURPHY
LIFE LIVED AT YOUR PACE®

Development Services
September 1, 2026

ISSUE:
Consider and/or Act on an Ordinance amending 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

SUMMARY:
Staff is proposing amendments to the Murphy Code of Ordinances to provide clarity in certain subdivision regulations and address gaps in requirements where necessary.

ACTION REQUIRED:
Consider and/or act on the Ordinance.

BACKGROUND/HISTORY:
Staff is proposing Subdivision Ordinance text amendments to the following sections to clarify requirements:

- Chapter 28, Article 28.01, Section 28.01.013 - Definitions; and
- Chapter 28, Article 28.02, Section 28.02.01 - Minor Plats.

At its August 6, 2026, meeting, the Planning & Zoning Commission acted on each Ordinance amendment separately. By a vote of 6-0 (Varghese motion, Bryant seconded), the Commission voted unanimously to recommend approval of the proposed amendment to Section 28.02.01 - Minor Plats. By a vote of 6-0 (Varghese motion, Gaither, seconded), the Commission voted unanimously to recommend approval of Section 28.01.013 - Definitions.

ANALYSIS:
Chapter 28, Article 28.02, Section 28.02.01. - Minor Plats; and Chapter 28
The purpose of these amendments is to define a "Minor Plat", provide the criteria for when a minor plat may be used as defined by State law, and clarify that when Staff approves a minor plat with conditions, this means that the plat is considered approved once the conditions are fulfilled.

Article 28.01, Section 28.01.013 - Definitions
The purpose of this amendment is to clarify the definition of "Minor Plat" as a plat that can be used when development or construction is proposed as provided under State law. Minor plats are used for small-scale developments, such as to plat a single property for the purposes of constructing a single-family residential home. The existing Ordinance definition would not allow this.

ATTACHMENTS:
Ordinance
Minor Plat Definitions_redline
Minor Plat Conditions_redline

ORDINANCE NO. 26-XX-XXXX

AN ORDINANCE OF THE CITY OF MURPHY, TEXAS, AMENDING CHAPTER 28 (SUBDIVISIONS), SECTION 28.01.013 "DEFINITIONS" TO AMEND THE DEFINITION OF "MINOR PLAT"; AMENDING SECTION 28.02.010 ENTITLED "MINOR PLATS" TO AMEND THE PROCESS FOR ADMINISTRATIVE APPROVAL OF MINOR PLATS; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING AMENDMENTS; PROVIDING A SAVINGS CLAUSE; PROVIDING A CUMULATIVE/REPEALER CLAUSE, PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Murphy is a Home Rule Municipality acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and has established a Planning and Zoning Commission to regulate zoning and subdivisions within the City; and

WHEREAS, the Commission, at a regularly scheduled meeting of the Commission on August 6, 2026, voted to approve an amendment to provisions in Section 28.01.013 "Definitions" and Section 28.02.010 "Minor Plats"; and

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 in exercise of its legislative discretion has concluded that it is in the best interest of the health, safety, and welfare of the citizens of the City of Murphy to make the following amendments to Chapter 28, Subdivisions, of the City of Murphy Code of Ordinances as follows:

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

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

SECTION 2. Amendment to Section 28.01.013
Section 28.02.010 "Minor Plats" of Article 28.01 "General Provisions" of Chapter 28 "Subdivisions" of the Code of Ordinances of the City of Murphy, Texas is hereby amended by amending the definition of the term "Minor plat" to read in its entirety as follows:

Chapter 28. Subdivisions
Article 28.01. General Provisions
Section 28.01.013 Definitions.

Minor Plat. A subdivision resulting in four or fewer lots, provided the plat does not create any new easements for public facilities nor the extension of any municipal facilities to serve any lot within the subdivision. Any property to be subdivided using a minor plat shall already be served by all required city utilities and services, and all lots will have access from a public roadway that has already been improved to city standards.

SECTION 3. Amendment to Section 28.02.010.
Section 28.02.010 "Minor Plats" of Article 28.02 "Procedures" of Chapter 28 "Subdivisions" of the Code of Ordinances of the City of Murphy, Texas is hereby amended and shall read in its entirety as follows:

Chapter 28. Subdivisions
Article 28.02. Procedures

Section 28.02.010 Minor Plats

(a) The purpose of a minor plat is to simplify divisions of land under certain circumstances outlined in State law.

(b) An application for approval of a minor plat may be filed only in accordance with State law, when all of the following circumstances apply:

(1) The proposed division results in four (4) or fewer lots;

(2) All lots in the proposed subdivision front onto an existing public street and the construction or extension of a street or alley is not required to meet the requirements of this Subdivision Ordinance, and

(3) Except for right-of-way widening and easements, the plat does not require the extension of any municipal facilities to serve any lot within the subdivision.

(c) A minor plat shall meet all of the informational and procedural requirements set forth for a final plat, and shall be accompanied by the required number of copies of the plat, a completed application form, the required submission fee (per the city's current fee schedule as printed in appendix A to this code), and a certificate or some other acceptable form of verification from the county central appraisal district showing that all taxes have been paid on the subject property and that no delinquent taxes exist against the property in accordance with section 28.01.010. A copy of all application materials for a minor plat shall be simultaneously submitted to the city planner for review in the same manner as for a final plat, or the application shall be deemed incomplete.

(d) Upon receipt of a favorable recommendation for approval by the city planner, the city manager (or designee) may approve a minor plat, approve the minor plat with conditions, which shall mean that the minor plat shall be considered to have been approved once such conditions are fulfilled, or may, for any reason, elect to refer the minor plat to the planning and zoning commission and city council for consideration and approval prior to expiration of the required 30-day approval period.. Should the city manager (or designee) refuse to approve the minor plat or the applicant object to any conditions of a conditional approval

by the city manager, then the plat shall be referred to the planning and zoning commission for review, and city council for approval, within the time period required by state law.

(e) Notice, a public hearing, and the approval of other lot owners are not required for the approval of a minor plat.

(f) The minor plat shall be entitled and clearly state that it is a "minor plat."

(g) The minor plat shall be filed at the county in the same manner as prescribed for a final plat, and approval of a minor plat shall expire if all filing materials are not submitted to the city and if the plat is not filed at the county within the time periods specified for a final plat.

SECTION 4. Savings.
That all rights and remedies of the City of Murphy are expressly saved as to any and all violations of the provisions of any Ordinances that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 5. Cumulative/Repealer Clause.
This Ordinance shall be cumulative of all other Ordinances of the City of Murphy and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance or where expressly repealed hereby. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance.

SECTION 6. Severability Clause.
If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the City Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 7. Publication and Effective Date.
This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and City Charter in such cases provide.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Murphy, Texas, on this 1st Day of September, 2026.

_____
Scott Bradley, Mayor
City of Murphy

ATTEST:

_____
Kandi Jackson, City Secretary
City of Murphy

APPROVED AS TO FORM:

_____
Jonathan Moss, Assistant City Attorney

ARTICLE 28.01
GENERAL PROVISIONS[1]

§ 28.01.001. Authority; extension to extraterritorial jurisdiction.

(a) This chapter is adopted under the authority of the constitution and laws of the state, including V.T.C.A., Local Government Code ch. 212, being adopted after a public hearing on the matter held on September 3, 2002.

(b) The following rules and regulations are hereby adopted as the subdivision regulations of the city, also referred to herein as "this chapter." The city council hereby extends the application of this chapter to the extraterritorial jurisdiction of the city, as that area may exist from time to time. This chapter shall be applicable to the filing of plats and the subdivision of land, as that term is defined herein and in V.T.C.A., Local Government Code ch. 212, within the corporate limits of the city and its extraterritorial jurisdiction as they may be from time to time adjusted by annexation or disannexation. The city shall have all remedies and rights provided by V.T.C.A., Local Government Code ch. 212 with regard to the control and approval of subdivisions and plats both within the city and within its extraterritorial jurisdiction.

(2006 Code, sec. 70-1; Ordinance 02-09-549, sec. 1.1, adopted 9/3/02)

§ 28.01.002. Interpretation and purpose.

(a) In the interpretation and application of the provisions of this chapter, it is the intention of the city council that the principles, standards and requirements provided for herein shall be minimum requirements for the platting and developing of subdivisions within the city and its extraterritorial jurisdiction.

(b) The subdivision (i.e., platting) of land is the first step in the process of development. The distribution and relationship of residential, nonresidential and agricultural uses throughout the community, along with the system of improvements for thoroughfares, utilities, public facilities and community amenities, determine, in large measure, the quality of life enjoyed by the residents of the city. Health, safety, economy, amenities, environmental sensitivity, and convenience are all factors which influence and determine a community's quality of life and overall character. A community's quality of life is of the public interest. Consequently, the subdivision of land, as it affects a community's quality of life, is an activity where regulation is a valid function of municipal government. The regulations contained herein are intended to encourage the development of a quality municipal environment by establishing standards for the provision of adequate light, air, open space, stormwater drainage, transportation, public utilities and facilities, and other needs necessary for ensuring the creation and continuance of a healthy, attractive, safe and efficient community that provides for the conservation,

1. **Editor's Note–This Chapter Consists Of The Subdivision Ordinance, Ord. 02-09-549 Adopted September 3, 2002, As Amended, Previously Published As Chapter 70 In The 2006 Code Of Ordinances. Section Numbers, Style, Capitalization And Formatting Have Been Changed To Be Consistent With The Remainder Of The Code Of Ordinances, And This Will Be Maintained In Future Amendments To This Chapter. Changes In The Names Of State Agencies Have Been Incorporated Without Notation. Obviously Misspelled Words Have Been Corrected Without Notation. Any Other Material Added For Purposes Of Clarification Is Enclosed In Brackets.**

Downloaded from https://ecode360.com/MU6414 on 2026-07-06

enhancement and protection of its human and natural resources. Through the application of these regulations, the interests of the public, as well as those of public and private parties, both present and future, having interest in property affected by this chapter, are protected by the granting of certain rights and privileges. By establishing a fair and rational procedure for developing land, the requirements in this chapter further the possibility that land will be developed for its most beneficial use in accordance with existing social, economic and environmental conditions.

(c) The procedure and standards for the development, layout and design of subdivisions of land within the corporate limits and extraterritorial jurisdiction of the city are intended to:

(1) Promote the development and the utilization of land in a manner that assures an attractive and high-quality community environment in accordance with the comprehensive plan and the zoning ordinance of the city set out in chapter 30;

(2) Guide and assist property owners and applicants in the correct procedures to be followed, and to inform them of the standards which shall be required;

(3) Protect the public interest by imposing standards for the location, design, class and type of streets, walkways (sidewalks), alleys, utilities and essential public services;

(4) Assist orderly, efficient and coordinated development within the city's limits and its extraterritorial jurisdiction;

(5) Provide neighborhood conservation and prevent the development of slums and blight;

(6) Integrate the development of various tracts of land into the existing community, and coordinate the future development of adjoining tracts;

(7) Provide that the cost of improvements to minimum standards which primarily benefit the tract of land being developed be borne by the owners or developers of the tract, and that the cost of improvements to minimum standards which primarily benefit the whole community be borne by the whole community as contained in this chapter;

(8) Ensure the most efficient and beneficial provision of public facilities and services for each tract being subdivided;

(9) Provide for compatible relationships between land uses and buildings; provide for the circulation of traffic throughout the municipality, having particular regard to the avoidance of congestion in the streets and highways; provide for pedestrian circulation that is appropriate for the various uses of land and buildings; and provide the proper location and width of streets;

(10) Prevent pollution of the air, streams and bodies of water; assure the adequacy of drainage facilities; safeguard both surface and ground water supplies, as well as natural resources and endangered or threatened plant and animal life; and encourage the wise use and management of natural resources throughout the municipality in

Downloaded from https://ecode360.com/MU6414 on 2026-07-06

order to preserve the integrity, stability and beauty of the community and the value of the land;

(11) Preserve the natural beauty and topography of the municipality, and ensure development that is appropriate with regard to these natural features;

(12) Establish adequate and accurate records of land subdivision;

(13) Ensure that public or private facilities are available and will have sufficient capacity to serve proposed and future developments and citizens within the city and its extraterritorial jurisdiction;

(14) Protect and provide for the public health, safety and general welfare of the community;

(15) Provide for adequate light, air and privacy; secure safety from fire, flood and other danger; and prevent overcrowding of the land and undue congestion of population;

(16) Protect the character and the social and economic stability of all parts of the community, and encourage the orderly and beneficial development of all parts of the community;

(17) Protect and conserve the value of land throughout the community and the value of buildings and improvements upon the land, and minimize conflicts among the uses of land and buildings;

(18) Guide public and private policy and action in providing adequate and efficient transportation systems, public utilities, and other public amenities and facilities; and

(19) Encourage the development of a stable, prospering economic environment.

(d) Minimum standards for development are contained in the city's technical construction standards and specifications (TCSS), the zoning ordinance set out in chapter 30, the building code, applicable articles of this code and in this chapter. However, the comprehensive plan (including the future land use plan, thoroughfare plan, park and open space plan, and other related plans) contains policies designed to achieve an optimum quality of development in the city and its extraterritorial jurisdiction. If only the minimum standards are followed, as expressed by the various ordinances regulating land development, a standardization of development will occur. This will produce a monotonous municipal setting and physical environment within the community. Subdivision design shall be of a quality that will carry out the purpose and spirit of the policies expressed within the comprehensive plan and within this chapter, and shall be encouraged to exceed the minimum standards required herein.

(2006 Code, sec. 70-2; Ordinance 02-09-549, sec. 1.2, adopted 9/3/02)

§ 28.01.003. Application of regulations.

(a) No subdivision plat shall be recorded until a final plat, accurately describing the property to be conveyed, has been approved in accordance with this chapter and with other applicable city regulations (described in subsection (b) of this section). No building

Downloaded from https://ecode360.com/MU6414 on 2026-07-06

permit, certificate of occupancy, plumbing permit, electrical permit, floodplain permit, utility tap, or certificate of acceptance for required public improvements shall be issued by the city for any parcel of land or plat until:

(1) A final plat has been approved in accordance with this chapter;

(2) All improvements required by this chapter have been constructed and accepted by the city; or

(3) Assurances for completion of improvements have been provided in accordance with sections 28.05.001 through 28.05.010 [28.06.001 through 28.06.011].

(b) Compliance with all city ordinances pertaining to the subdivision of land, and the comprehensive plan, shall be required prior to approval of any development application governed by this chapter. It is the property owner's responsibility to be familiar with, and to comply with, city ordinances. Applicable ordinances and requirements include, but are not limited to, the following:

(1) Comprehensive plan, which includes the future land use plan, thoroughfare plan, park and open space plan, and all other associated maps and plans;

(2) Zoning ordinance set out in chapter 30;

(3) Building codes set out in chapter 24;

(4) Flood damage prevention code set out in article 24.10;

(5) Fire prevention code set out in chapter 8;

(6) Other applicable chapters of this code; and

(7) Stormwater ordinance (upon its adoption).

(2006 Code, sec. 70-3; Ordinance 02-09-549, sec. 1.3, adopted 9/3/02)

§ 28.01.004. Jurisdiction.

The provisions of this chapter shall apply to the following forms of land subdivision and development activity within the city's limits and its extraterritorial jurisdiction:

(1) The division of land into two or more tracts, lots, sites or parcels; or

(2) All subdivisions of land whether by metes and bounds division or by plat, which were outside the jurisdiction of the city's subdivision regulations in the county and which subsequently came within the jurisdiction of the city's subdivision regulations through:

(A) Annexation;

(B) Extension of the city's extraterritorial jurisdiction; or

(3) The combining of two or more contiguous tracts, lots, sites or parcels for the purpose of creating one or more legal lots in order to achieve a more developable site, except as otherwise provided herein; or

Downloaded from https://ecode360.com/MU6414 on 2026-07-06

(4) When a building permit is required for the following uses:

(A) Residential single-family:

(i) Construction of a new single-family dwelling unit;

(ii) Moving of a primary structure or a main building onto a piece of property; or

(B) Nonresidential and multifamily:

(i) Construction of a new nonresidential or multifamily structure;

(ii) Additions, such as increasing the square footage of an existing building by more than 20 percent of its gross floor area;

(iii) Moving a primary structure onto a piece of property; or

(5) For tracts where any public improvements are proposed; or

(6) Whenever a property owner proposes to divide land lying within the city or its extraterritorial jurisdiction into two or more tracts, and claims exemption from V.T.C.A., Local Government Code ch. 212, subch. A, for purposes of development, that results in parcels or lots all greater than five acres in size; or in the event that development of any such tract is intended, and where no public improvement is proposed to be dedicated, he shall first obtain approval of a development plat that meets the requirements of V.T.C.A., Local Government Code ch. 212, subch. B, Regulation of Property Development, secs. 212.041–212.050, as amended. (See section 28.02.006 for requirements for development plats.)

(2006 Code, sec. 70-4; Ordinance 02-09-549, sec. 1.4, adopted 9/3/02)

§ 28.01.005. Exemptions.

The provisions of this chapter shall not apply to:

(1) Development of land legally platted and approved prior to the effective date of the ordinance from which this chapter is derived, except as otherwise provided for herein (construction of facilities and structures shall conform to design and construction standards in effect at the time of construction) and for which no resubdivision is sought;

(2) Development of land constituting a single tract, lot, site or parcel for which a legal deed of record describing the boundary of said tract, lot, site or parcel was filed of record in the deed records of the county on or before December 19, 1988;

(3) Sale, inheritance, or gift of land by metes and bounds of tracts upon which no improvements, development, subdivision or alteration is occurring;

(4) Existing cemeteries complying with all state and local laws and regulations;

(5) Divisions of land created by order of a court of competent jurisdiction;

(6) When a building permit is requested for unplatted or already platted parcels for one or more of the following activities:

Downloaded from https://ecode360.com/MU6414 on 2026-07-06

(A) Replacement or reconstruction of an existing primary single-family or duplex structure, but not to exceed the square footage, nor deviate from the original location, of the original structure;

(B) Building additions, such as increasing the square footage of a residence or other structure, of not over 100 percent of the existing structure's value, and of not over 50 percent of the gross floor area of the structure;

(C) Accessory buildings (as defined in the zoning ordinance set out in chapter 30);

(D) Remodeling or repair which involves no expansion of square footage; or

(E) Moving a structure off a lot or parcel, or for demolition permits.

(2006 Code, sec. 70-5; Ordinance 02-09-549, sec. 1.5, adopted 9/3/02)

§ 28.01.006. Pending applications.

All applications for plat approval, including final plats, that are pending on the effective date of the ordinance from which this chapter is derived and which have not lapsed shall be reviewed under the regulations in effect immediately preceding the effective date of this chapter.

(2006 Code, sec. 70-6; Ordinance 02-09-549, sec. 1.6, adopted 9/3/02)

§ 28.01.007. Interpretation and conflict.

(a) Interpretation.In their interpretation and application, the provisions of the regulations contained in this chapter shall be held to be the minimum requirements for the promotion of the public health, safety and general welfare. These regulations shall be construed broadly to promote the purposes for which they are adopted.

(b) Conflict with other laws.These regulations are not intended to interfere with, abrogate, or annul any other ordinance, rule or regulation, statute or other provision of law except as provided in this chapter. To the extent that this chapter promulgates standards or imposes restrictions or duties which differ from those imposed by other city ordinances, rules or regulations, the regulations contained within this chapter shall supersede such other provisions to the extent of any conflict or inconsistency.

(2006 Code, sec. 70-7; Ordinance 02-09-549, sec. 1.7, adopted 9/3/02)

§ 28.01.008. Saving provision.

This chapter shall not be construed as abating any action now pending under, or by virtue of, prior existing subdivision regulations, or as discontinuing, abating, modifying or altering any penalty accruing or about to accrue, or as affecting the liability of any person, firm or corporation, or as waiving any right of the city under any section or provision existing at the time of adoption of the ordinance from which this chapter is derived, or as vacating or annulling any rights obtained by any person, firm or corporation, by lawful action of the city except as shall be expressly provided in this chapter.

(2006 Code, sec. 70-8; Ordinance 02-09-549, sec. 1.8, adopted 9/3/02)

Downloaded from https://ecode360.com/MU6414 on 2026-07-06

§ 28.01.009. Waivers and suspensions.

(a) Generally. Where the planning and zoning commission recommends, and the city council finds, that undue hardships will result from strict compliance with a certain provision of this chapter, or where the purposes of these regulations may be served to a greater extent by an alternative proposal, it may approve a waiver/suspension from any portion of these regulations so that substantial justice may be done and the public interest is secured, provided that the waiver/suspension shall not have the effect of nullifying the intent and purpose of these regulations, and further provided that the city council shall not approve a waiver/suspension unless it shall make findings based upon the evidence presented to it in each specific case that:

(1) Granting the waiver/suspension will not be detrimental to the public safety, health or welfare, and will not be injurious to other property or to the owners of other property, and the waiver/suspension will not prevent the orderly subdivision of other property in the vicinity;

(2) The conditions upon which the request for a waiver/suspension is based are unique to the property for which the waiver/suspension is sought, and are not applicable generally to other property;

(3) Because of the particular physical surroundings, shape and/or topographical conditions of the specific property involved, a particular hardship to the property owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;

(4) The waiver/suspension will not in any manner vary the provisions of the zoning ordinance set out in chapter 30 or the comprehensive plan or any other adopted plan or ordinance of the city; and

(5) An alternate design will generally achieve the same result or intent as the standards and regulations prescribed herein.

Such findings of the city council, together with the specific facts upon which such findings are based, shall be incorporated into the official minutes of the city council meeting at which a waiver/suspension is considered. A waiver/suspension from any provision of this chapter may be granted only when in harmony with the general purpose and intent of this chapter so that the public health, safety and welfare may be secured and substantial justice done. Pecuniary hardship to the property owner or developer, standing alone, shall not be deemed to constitute undue hardship.

(b) Criteria for waivers/suspensions from development exactions. Where the city council finds that the imposition of any development exaction pursuant to these regulations exceeds reasonable benefit to the property owner, or is so excessive as to constitute confiscation of the tract to be platted, it may approve a full or partial, at its discretion, waiver/suspension to such requirements, so as to prevent such excess.

(c) Conditions. In approving a waiver/suspension, the city council may require such conditions as will, in its judgment, secure substantially the purposes described in section

Downloaded from https://ecode360.com/MU6414 on 2026-07-06

28.01.002.

(d) Procedures.

(1) A petition for a waiver/suspension shall be submitted in writing by the property owner before the plat is submitted for the consideration of the planning and zoning commission. The petition shall state fully the grounds for the application, and all of the facts relied upon by the petitioner.

(2) Where a hardship is identified during concept plan review pursuant to the zoning ordinance set out in chapter 30 or during subdivision plat review pursuant to this chapter which requires issuance of a waiver/suspension from a provision in this chapter, the commission may recommend a conditional (or temporary) waiver/ suspension from that provision in this chapter in conjunction with concept plan or plat approval by the city council. A conditional or temporary waiver/suspension from this chapter shall receive final approval along with a construction plat provided that the construction plat conforms to the concept plan, and that no new information or reasonable alternative plan exists which, at the determination of the city council, voids the need for a waiver/suspension. All waivers/suspensions shall have final approval or disapproval by the city council.

(e) Criteria for waivers/suspensions for street exactions.Where the city council finds that the imposition of any dedication or construction requirement for streets pursuant to these regulations exceeds reasonable benefit to the property to be platted, it may approve waivers/suspensions for such requirements so as to prevent such excess. In order to qualify for a waiver/suspension under this section, the property owner shall demonstrate that the costs of right-of-way dedication and construction of non-local streets imposed pursuant to these regulations substantially exceeds the incremental costs of providing land and transportation improvements necessary to offset the additional traffic impacts generated by, or attributable to, the development upon the transportation network serving the property, including that which may be generated by or attributed to other phases to be platted in the future.

(2006 Code, sec. 70-9; Ordinance 02-09-549, sec. 1.9, adopted 9/3/02)

§ 28.01.010. Payments of all indebtedness attributable to a specific property.

No person who owes delinquent taxes, delinquent paving assessments, delinquent fees, or any other delinquent debts or obligations to the city, and which are directly attributable to a piece of property, shall be allowed to receive approval for any plat or replat until the taxes, assessments, debts or obligations directly attributable to said property and owed by the property owner or a previous owner thereof shall have been first fully discharged by payment, or until an arrangement satisfactory to the city manager (or designee) has been made for the payment of such debts or obligations. It shall be the applicant's responsibility to provide evidence or proof that all taxes, assessments, debts or obligations have been paid at the time of submission for any application for approval under this chapter.

(2006 Code, sec. 70-10; Ordinance 02-09-549, sec. 1.10, adopted 9/3/02; Ordinance adopting 2015 Code)

Downloaded from https://ecode360.com/MU6414 on 2026-07-06

§ 28.01.011. Right to deny hearing and plat.

The city may deny a hearing and any approval pursuant to this chapter if the applicant does not submit the information and fees required by this chapter.
(2006 Code, sec. 70-11; Ordinance 02-09-549, sec. 1.11, adopted 9/3/02)

§ 28.01.012. Misrepresentation of facts.

It shall be a violation of this chapter for any person to knowingly or willfully misrepresent, or fail to include, any information required by this chapter in any plat application or during any public hearing or meeting or [of] the commission or city council. Such a violation shall constitute grounds for denial of the plat.
(2006 Code, sec. 70-12; Ordinance 02-09-549, sec. 1.12, adopted 9/3/02)

§ 28.01.013. Definitions.

For the purpose of this chapter, the following terms, phrases, words and their derivations shall have the meaning given herein. When not inconsistent with the context, words used in the present tense shall include the future tense; words in the plural number shall include the singular number (and vice versa); and words in the masculine gender shall include the feminine gender (and vice versa). Definitions not expressly prescribed herein are to be determined in accordance with customary usage in municipal planning and engineering practices. The word "shall" is always mandatory, while the word "may" is merely directory.

Addition. A lot, tract or parcel of land lying within the corporate boundaries or extraterritorial jurisdiction of the city which is intended for the purpose of subdivision or development.

Administrative officers. Any officer of the city referred to in this chapter by title, including but not limited to the city manager, city secretary, fire chief, police chief, director of public works and chief building official, shall be the person so retained in that position by the city, or his duly authorized representative. This definition shall also include civil engineering, planning, legal, financial, traffic engineering and other consultants retained by the city to supplement or support existing city staff, as deemed appropriate by the city.

Alley. A minor public right-of-way not intended to provide the primary means of access to abutting lots, which is used primarily for vehicular service access to the back or sides of properties that derive primary access from a street. The length of an alley segment is to be measured from the right-of-way lines of the streets from which the alley is provided access, including any alley turnouts onto a street, or from the centerpoint of an intersection with another alley which connects to a street.

Amended plat or amending plat. A revised plat correcting errors or making minor changes to the original recorded final plat.

Amenity. An improvement to be dedicated to the public or to the common ownership of the lot owners of the subdivision and providing an aesthetic, recreational or other benefit, other than those prescribed by this chapter.

Applicant. A person or entity who submits an application for an approval required by this chapter. Also sometimes referred to as "developer," "subdivider," or other similar term.

Downloaded from https://ecode360.com/MU6414 on 2026-07-06

Application. A written request for an approval required by this chapter.

Approval (by city council). The city council, as the governing body of the city, shall be the final authority responsible for approving all plats except for minor plats and amended plats. The only appeal to a decision by the city council shall be the judicial system.

Approval (by the planning and zoning commission). As a recommending body to the city council, any reference herein to approval by the planning and zoning commission shall be construed to mean that the commission takes action to make a favorable recommendation (either with or without conditions) to the city council. Any appeal to a decision by the planning and zoning commission shall be made to the city council.

Assurance. See section 28.06.002.

Base flood. The flood having a one percent chance of being equaled or exceeded in any given year.

Block length or street length. For a residential subdivision, that distance measured along the centerline of the street from the intersection centerpoint of one through street to the intersecting centerpoint of another street, or to the midpoint of a cul-de-sac. The through street referred to above shall not be a cul-de-sac, a dead-end street, or a looped street, but shall be a street which clearly has two points of ingress from two different directions.

Bond. Any form of a surety bond in an amount and form satisfactory to the city.

Building setback line. The line within a property defining the minimum horizontal distance between a building or other structure and the adjacent street right-of-way line, property line, a creek, or some other specific feature.

Capital improvements program (CIP). The official proposed schedule, if any, of all future public projects listed together with cost estimates and the anticipated means of financing each project, as adopted by the city council.

City. The City of Murphy, Texas.

City attorney. Shall apply only to the attorney, or firm of attorneys, that has been specifically employed by the city to assist in legal matters. The term “city attorney” shall also apply if the city retains a person to perform the functions of city attorney as an official city employee.

City council. The duly elected governing body of the city.

City engineer. Shall apply only to the licensed professional engineer, or firm of licensed professional consulting engineers, that has been specifically employed by the city to assist in engineering-related matters. The term “city engineer” shall also apply if the city retains a person to perform the functions of city engineer as an official city employee.

City planner. Shall apply only to the practicing, professional land planner, or firm of professional land planners, that has been specifically employed by the city to assist in planning and zoning related matters. The term “city planner” shall also apply if the city retains a person to perform the functions of city planner as an official city employee.

Commission. The planning and zoning commission of the city.

Comprehensive plan. The comprehensive plan of the city and adjoining areas as adopted by the city council, including all its revisions and plan elements (including, but not limited

Downloaded from https://ecode360.com/MU6414 on 2026-07-06

to, the future land use plan, thoroughfare plan, parks and open space plan, and the like). The comprehensive plan indicates the general locations recommended for various land uses, transportation routes, public and private buildings, streets, parks, water and wastewater facilities, and other public and private developments and improvements.

Concept plan. A drawing of the overall conceptual layout of a proposed development, superimposed upon a topographic map which generally shows the anticipated plan of development, and which serves as a working base for noting and incorporating suggestions of the city's administrative officers, the commission, the city council, and others who are consulted prior to preparation of the construction plat. A concept plan is also sometimes referred to as a "preliminary site plan," a "sketch plan" or a "land study."

Construction plat (also preliminary plat). The graphic expression of the proposed overall plan for subdividing, improving and developing a tract, showing in plan view the proposed street and lot layout, easements, dedications and other pertinent features, with such notations as are sufficient to substantially identify the general scope and detail of the proposed development. The preliminary plat is referred to as the construction plat herein, since the engineering plans for public improvements are submitted along with it, and since it contributes toward authorization to proceed with construction of the subdivision and its associated public improvements, subject to any additions, alterations, plan approval and construction release by the city engineer.

Contiguous. Lots are contiguous when at least one boundary line or point of one lot touches a boundary line, or lines, or point of another lot.

Cul-de-sac. A street having only one outlet to another street, and terminated on the opposite end by a vehicular turnaround or "bulb." The length of a cul-de-sac is to be measured from the intersection centerpoint of the adjoining through street to the midpoint of the cul-de-sac bulb.

Dead-end street. A street, other than a cul-de-sac, with only one outlet.

Easement. An area for restricted use on private property upon which the city or a public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs and other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems within said easements. The city and public utilities shall, at all times, have the right of ingress and egress to and from and upon easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of their respective systems without the necessity at any time of procuring the permission of anyone.

Engineer. A person duly authorized and licensed under the provisions of the Texas Engineering Registration Act to practice the profession of engineering.

Engineering plans or drawings. The maps or drawings accompanying a plat and showing the specific location and design of public improvements to be installed in the subdivision in accordance with the requirements of the city as a condition of approval of the plat.

Escrow. A deposit of cash with the city in accordance with this chapter.

FEMA. The Federal Emergency Management Agency of the U.S. government.

Final plat (also record plat or as-built plat). The one official and authentic map of any given subdivision of land prepared from actual field measurement and staking of all identifiable

Downloaded from https://ecode360.com/MU6414 on 2026-07-06

points by a surveyor or engineer, with the subdivision location referenced to a survey corner, and with all boundaries, corners and curves of the land division sufficiently described so that they can be reproduced without additional references. The final plat of any lot, tract or parcel of land shall be recorded in the land records of the county. An amended plat is also a final plat.

Governing body. The city council.

Improvement or developer agreement. A contract entered into by the applicant and the city, by which the applicant promises to complete the required public improvements within the subdivision or addition within a specified time period following final plat approval.

Land planner. Persons, including surveyors or engineers, who possess and can demonstrate a valid proficiency in the planning of residential, nonresidential and other related developments, such proficiency often having been acquired by education in the field of landscape architecture or other specialized planning curriculum, or by actual experience and practice in the field of land planning, and who may be certified as a member of the American Institute of Certified Planners (AICP).

Land study. The same as a concept plan.

Lot (also lot of record). A divided or undivided tract or parcel of land having frontage on a public street, and which is, or which may in the future be, offered for sale, conveyance, transfer or improvement; which is designated as a distinct and separate tract; and which is identified by a tract or lot number or symbol in a duly approved subdivision plat which has been properly filed of record at the county.

Major plat. All plats not classified as minor plats, including but not limited to subdivisions of more than four lots, or any plat that requires the construction of a new street (or portion thereof) or the extension of a municipal facility as required by this or any other city ordinance.

Major subdivision. Means the same as a major plat.

Minor plat. A subdivision resulting in four or fewer lots, ~~provided that the plat is for conveyance purposes only with no development or construction proposed, and provided~~ th~~c~~at the plat does not create any new easements for public facilities nor the extension of any municipal facilities to serve any lot within the subdivision. Any property to be subdivided using a minor plat shall already be served by all required city utilities and services, and all lots will have access from a public roadway that has already been improved to city standards.

Minor subdivision. Means the same as a minor plat.

Off-site facilities or improvements. Those facilities or improvements that are required to serve the site but that are not located within the boundaries of the plat, and are not required to be constructed or improved immediately adjacent to the property to serve the development. These include oversizing for streets, sewer lines, water lines and storm drainage facilities, as well as the excess capacity of facilities such as water storage tanks and wastewater treatment plants available for new development.

On-site facilities or improvements. The existing or proposed facilities or improvements constructed within the property boundaries of the plat, and the existing or proposed facilities required to be constructed or improved immediately adjacent to the property that are needed to serve the development. Facilities and improvements include, but are not limited to, streets, alleys, water lines, sewer lines, storm drainage facilities, sidewalks, screening devices, and

Downloaded from https://ecode360.com/MU6414 on 2026-07-06

curbs and gutters.

Overlength street (or alley). A street segment, or a cul-de-sac or alley segment, which exceeds the maximum length allowed by this chapter, as measured along the centerline of the street from the intersection centerpoint of one through street, which shall not be a cul-de-sac or dead-end or looped street, to the intersecting centerpoint of another through street or, in the case of a cul-de-sac, to the midpoint of the cul-de-sac. For an alley segment, the measurement shall be to the right-of-way lines of the streets from which the alley is provided access, including any alley turnouts, or from the centerpoint of an intersection with another alley which connects to a street.

Pavement width. The portion of a street that is available for vehicular traffic. Where curbs are used, it is the portion from the back of one curb to the back of the opposite curb.

Perimeter street. Any existing or planned street which abuts the subdivision or addition to be platted.

Person. Any individual, association, firm, corporation, governmental agency, political subdivision, or legal entity of any kind.

Planning and zoning commission. The planning and zoning commission of the city.

Plat. A construction plat, final plat, development plat, amended plat or replat, as determined by the context.

Preliminary plat. Means the same as a construction plat. (See "Construction plat.")

Private street. A private vehicular accessway, including an alley, that is shared by and that serves two or more lots, which is not dedicated to the public, and which is not publicly maintained.

Property owner (also known as applicant or subdivider or developer). Any person or firm, association, syndicate, general or limited partnership, corporation, trust or other legal entity, or any agent thereof, that has sufficient proprietary interest in the land sought to be subdivided to commence and maintain proceedings to subdivide such land under this chapter. In any event, the term "property owner" shall be restricted to include only the owner or authorized agent of such owner, such as a developer, of land sought to be subdivided.

Public improvements. Facilities, infrastructure and other appurtenances, typically owned and maintained by the city (but not necessarily located upon city-owned property or right-of-way - public improvements can be located upon private property), which serve a public purpose in providing a needed service or commodity, such as wastewater collection and treatment and water storage and distribution, and which protect the general health, safety, welfare and convenience of the city's citizens, including efficiency in traffic circulation and access for emergency services. Required public improvements may include, but shall not be limited to, street and alley paving, including any necessary median openings and left-turn lanes on major thoroughfares; water lines and pumping stations; sanitary sewer lines and lift stations; storm drainage structures and stormwater management devices; water quality and erosion controls; screening and retaining walls; fire lane paving and fire hydrants; landscaping, where such is used for required screening or other required landscaped area, and associated irrigation system; and any required public sidewalks, streetlights and street name signs. The term "public improvements" shall not include facilities or infrastructure of private providers of

Downloaded from https://ecode360.com/MU6414 on 2026-07-06

utility services other than water and wastewater, but shall be deemed to include facilities and infrastructure that the city would normally require of a development but which will be owned and maintained by an entity such as a homeowners' association, as in the case of private streets.

Replatting or replat. The resubdivision of any part or all of a block or blocks of a previously platted subdivision, addition, lot or tract.

Review. "To read, analyze, assess and act upon" a development application.

Right-of-way. A parcel of land occupied, or intended to be occupied, by a street or alley. Where appropriate, the term "right-of-way" may include other facilities and utilities such as sidewalks; railroad crossings; electrical, communication, oil and gas facilities; water and sanitary and storm sewer facilities; and any other special use. The use of the term "right-of-way" shall also include parkways and medians outside of the paved portion of the street. The usage of the term "right-of-way" for land platting purposes shall mean that every right-of-way hereafter established and shown on a final plat is to be separate and distinct from the lots or parcels adjoining such right-of-way, and shall not be included within the dimensions or areas of such lots or parcels.

Standard street. A street or road that meets or exceeds the minimum specifications in the city's standard street specifications, and which is constructed to the ultimate configuration for the type of roadway it is designated for on the city's thoroughfare plan.

Street. A right-of-way, whether public or private and however designated, which provides vehicular access to adjacent land. Streets may be of the following categories:

(1) Major thoroughfares, also known as arterial streets or primary thoroughfares, which provide vehicular movement from one neighborhood to another or to distant points within the city, and including freeways or highways leading to other communities.

(2) Collector streets, also known as feeder streets or secondary thoroughfares, which provide vehicular circulation within neighborhoods, and from local streets to major thoroughfares.

(3) Local residential streets, also known as minor thoroughfares or streets, which primarily provide direct vehicular access to abutting residential property.

(4) Private streets are streets which are owned and maintained by a homeowners' association or property owners' association, and which are not dedicated to the public.

Street improvements. Any street or thoroughfare, together with all appurtenances required by city regulations to be provided with such street or thoroughfare, and including but not limited to curbs and gutters, walkways (sidewalks), drainage facilities to be situated in the right-of-way for such street or thoroughfare, traffic-control devices, streetlights and street signs, for which facilities the city will ultimately assume the responsibility for maintenance and operation.

Street length. Means the same as block length. (See "Block length.")

Street right-of-way. The width of the right-of-way for any roadway is the shortest perpendicular distance between the lines which delineate the rights-of-way of the street.

Downloaded from https://ecode360.com/MU6414 on 2026-07-06

Subdivision (also known as addition). A division or redivision of any tract of land situated within the city's corporate limits or its extraterritorial jurisdiction into two or more parts, lots or sites, for the purpose, whether immediate or future, of sale, division of ownership, or building development. The term "subdivision" includes resubdivisions of land or lots which are part of a previously recorded subdivision.

Submission date. The submission date is when all necessary forms, fees, plans, information and copies have been submitted to the city, previewed for completeness, and deemed as "complete" by action of issuance of a fee receipt by the city.

Substandard street. An existing street or road that does not meet the minimum specifications in the city's standard street specifications, and which is not constructed to the ultimate configuration for the type of roadway it is designated for on the city's thoroughfare plan.

Surety (or security or assurance). See section 28.06.002.

Surveyor. A licensed land surveyor or a registered public land surveyor, as authorized by state statutes to practice the profession of surveying.

SWPPP. A stormwater pollution prevention plan (as in a set of engineering construction plans).

TCSS. The city's technical construction standards and specifications (TCSS) for the construction of subdivision improvements, a copy of which is on file in the office of the city secretary, and which is incorporated herein by reference. The TCSS shall be comprised of the North Central Texas Council of Governments' (NCTCOG's) "Public Works Construction Standards" and the City of Murphy's Standard Construction Details that are in effect at the time of submission of the plat application. The TCSS shall also include any additional provisions or policies the city implements that pertain to the construction of site improvements such as street, parking lot, driveway and sidewalk paving, storm drainage structures, utility lines and facilities, screening walls/fences, retaining walls, landscaping and irrigation improvements, street lighting or signage, restricted access (gated) entrances to any type of development, and other similar improvements. The city engineer and the city's director of public works shall have the authority to determine whether or not the engineering plans for any type of site improvement are in conformance with the city's TCSS.

Temporary improvements. Improvements built and maintained by the property owner that are needed to remedy a circumstance that is temporary in nature, such as a temporary drainage easement or erosion control device, that will be removed upon completion of the subdivision or shortly thereafter.

TCEQ. The state commission on environmental quality.

U.S. Army Corps of Engineers. The civil engineering branch of the U.S. government.

Yard. The open area between building setback lines and lot lines.
(2006 Code, sec. 70-13; Ordinance 02-09-549, sec. 1.13, adopted 9/3/02; Ordinance adopting 2015 Code; Ordinance 25-01-1375 adopted 1/21/2025)

Downloaded from https://ecode360.com/MU6414 on 2026-07-06

§ 28.02.010. Minor plats.

(a) The purpose of a minor plat is to simplify divisions of land under certain circumstances outlined in State law.

(b) An application for approval of a minor plat may be filed only in accordance with State law, when all of the following circumstances apply:

(1) The proposed division results in four (4) or fewer lots;

(2) All lots in the proposed subdivision front onto an existing public street and the construction or extension of a street or alley is not required to meet the requirements of this Subdivision Ordinance, and

(3) Except for right-of-way widening and easements, the plat does not require the extension of any municipal facilities to serve any lot within the subdivision.

~~(a)~~(c) A minor plat shall meet all of the informational and procedural requirements set forth for a final plat, and shall be accompanied by the required number of copies of the plat, a completed application form, the required submission fee (per the city's current fee schedule as printed in appendix A to this code), and a certificate or some other acceptable form of verification from the county central appraisal district showing that all taxes have been paid on the subject property and that no delinquent taxes exist against the property in accordance with section 28.01.010. A copy of all application materials for a minor plat shall be simultaneously submitted to the city planner for review in the same manner as for a final plat, or the application shall be deemed incomplete.

~~(b)~~(d) Upon receipt of a favorable recommendation for approval by the city planner, the city manager (or designee) may approve a minor plat, approve the minor plat with conditions, which shall mean that the minor plat shall be considered to have been approved once such conditions are fulfilled, or may, for any reason, elect to ~~present~~ defer the minor plat to the planning and zoning commission and city council for consideration and approval prior to expiration of the required 30-day approval period. Any decision made on the minor plat by the city manager (or designee) shall be approval of the plat. Should the city manager (or designee) refuse to approve the minor plat, then the plat shall be referred to the planning and zoning commission for review, and city council for approval, within the time period required by state law.

~~(c)~~(e) Notice, a public hearing, and the approval of other lot owners are not required for the approval of a minor plat.

~~(d)~~(f) The minor plat shall be entitled and clearly state that it is a "minor plat."

~~(e)~~(g) The minor plat shall be filed at the county in the same manner as prescribed for a final plat, and approval of a minor plat shall expire if all filing materials are not submitted to the city and if the plat is not filed at the county within the time periods specified for a final plat.

(2006 Code, sec. 70-40; Ordinance 02-09-549, sec. 2.11, adopted 9/3/02; Ordinance adopting 2015 Code)

Downloaded from https://ecode360.com/MU6414 on 2026-07-06