MURPHY CITY COUNCIL AGENDA
REGULAR CITY COUNCIL MEETING
AUGUST 4, 2026, AT 6:00 P.M.
COUNCIL CHAMBERS
WORK SESSION IN COMMUNITY ROOM
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 August 4, 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. CITY MANAGER/STAFF REPORTS

A. Upcoming Events. Aretha Adams, City Manager
Staff Report-(2164) - Pdf

7. 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 meeting minutes of the July 21, 2026,

Regular Council Meeting. Kandi Jackson, TRMC, City Secretary
2026 07 21 Regular City Council Meeting

B. Consider and/or Act on a Resolution authorizing the City Manager to execute a renewal contract with Cigna for employee medical, dental, and vision insurance benefits effective October 1, 2026. Chelsie Montgomery, Director of Administrative Services
Staff Report-(2160) - Pdf

8. INDIVIDUAL CONSIDERATION

A. Hold a public hearing and Consider and/or Act on an Ordinance approving a Specific Use Permit for a bank on property described as Lot 2R, Block A, Walmart Addition Replat, and located at 205 W. FM 544 (Project No. 2026-010). Stephanie Scott-Sims, AICP, Planning Manager
Staff Report-(2156) - Pdf

9. EXECUTIVE SESSION

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

A. § 551.071: Consultation with 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. 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.

11. 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.

12. RECONVENE INTO WORK SESSION

A. Discussion regarding the Property Tax Rate.

13. ADJOURNMENT

I certify that this is a true and correct copy of the Murphy City Council Meeting Agenda and that this notice was posted on the designated bulletin board at Murphy City Hall, 206 North Murphy Road, Murphy, Texas 75094, a place convenient and readily accessible to the public at all times, and said notice was posted on July 29, 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.

CITY OF MURPHY
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Administration
August 4, 2026

ISSUE:
Upcoming Events. Aretha Adams, City Manager

SUMMARY:
Food Truck Friday - September 4th and 18th will be Food Truck Friday at Murphy Central Park from 6:00 p.m. - 9:00 p.m.

9/11 Remembrance - Join us for the 9/11 Remembrance at City Hall beginning at 8:30 a.m.

Labor Day - All City Offices will be closed on September 7, 2026, in observance of Labor Day.

Council Meetings - The next Council Meeting will be held on August 18, 2026, beginning at 6:00 p.m. in the Council Chambers.

MURPHY CITY COUNCIL MINUTES
REGULAR CITY COUNCIL MEETING
JULY 21, 2026, AT 6:00 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 Jené Butler
COUNCIL ABSENT:	Council Member Kevin Kelley

4. PUBLIC COMMENTS

No public comments were presented.

5. MAYOR'S REPORT

Mayor Scott Bradley expressed his appreciation to everyone who worked to bring H-E-B to the city. He explained that the ribbon-cutting ceremony took place earlier that day and that the grand opening would be held the following day.

6. PRESENTATIONS

A. Presentation - Employee of the Quarter. Chelsie Montgomery, Administrative Services Director

Administrative Services Director Chelsie Montgomery recognized Ashley Hudson as the Employee of the Quarter. Recreation Manager Kayla McFarland expressed her appreciation for Ashley's hard work and presented her with the award.

B. Presentation - Water Loss Report. Donald Reese, Public Works Director

Public Works Director Donald Reese presented the Water Loss Report.

7. CITY MANAGER/STAFF REPORTS

A. Upcoming Events. Aretha Adams, City Manager

City Manager Aretha Adams presented the following upcoming events.
H-E-B- The Grand Opening for H-E-B will be tomorrow, July 22, 2026, and there will be more traffic on FM544. There will be an announcement on social media regarding the traffic.
Emerald City - Emerald City was canceled due to rain during the Sounds at Sundown Concert Series. They are rescheduled for July 31, 2026, beginning at 6:00 p.m. at Murphy Central Park Amphitheater.
Council Meetings-The next Council Meeting will be combined with a Budget Work Session. It will be on August 4, 2026, beginning at 6:00 p.m. The Regular Council Meeting will be held in the Council Chambers, followed by the Budget Work Session in the Community Room.

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 Meeting Minutes of June 16, 2026, Regular Council Meeting, June 30, 2026, Budget Work Session, and the July 7, 2026, Work Session. Kandi Jackson, TRMC, City Secretary

B. Consider and/or Act on a Resolution approving an Interlocal Agreement between the City of Murphy and Collin County regarding future improvements to County roads located in or adjacent to the city limits of Murphy. Donald Reese, Director of Public Works.

C. Consider and/or Act on a Resolution authorizing the City Manager to reject all bids for the Sidewalk T-2.1 Project (FM 544 Pedestrian Bridge Project). Donald Reese, Director of Public Works.

D. Consider and/or Act on a Resolution of the City Council of the City of Murphy, Texas, authorizing City staff to reallocate 2018 Certificate of Obligation Utility Construction funds totaling approximately $98,650, with such reallocation to be reflected in the fiscal year 2025-2026 annual budget. Paulette Overman, Assistant Finance Director

E. Consider and/or Act on an Ordinance amending the FY26 General and Utility Construction Funds to increase the budget for unanticipated expenses and to declare revenue in the General Fund. 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-8E; Res. Nos. 26-R-1188, 26-R-1189, & 26-R-1190; Ord. No. 26-07-1416) ***APPROVED***

Deputy Mayor Pro Tem Kenneth Oltmann moved to approve Consent Agenda as presented. Mayor Pro Tem W. Scott Smith seconded the motion. For: Unanimous. Absent: Council Member Kevin Kelley. The motion carried by a vote of 6-0.

9. EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Subchapter D, the City Council recessed into Executive Session (closed meeting) at 6:16 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) Code Enforcement, nuisances, and litigation under the Texas Local Government Code Chapter 54.

10. RECONVENE INTO REGULAR SESSION

The City Council reconvened into Regular Session at 7:00 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) Code Enforcement, nuisances, and litigation under the Texas Local Government Code Chapter 54.

COUNCIL ACTION: ***NO ACTION TAKEN***

11. 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.

No future agenda items were presented.

12. ADJOURNMENT

With no further business, Mayor Scott Bradley adjourned the meeting at 7:01 p.m.

APPROVED BY:

Scott Bradley, Mayor

ATTEST:

Kandi Jackson

Kandi Jackson, City Secretary

CITY OF MURPHY
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Human Resources
August 4, 2026

ISSUE:
Consider and/or Act on a Resolution authorizing the City Manager to execute a renewal contract with Cigna for employee medical, dental, and vision insurance benefits effective October 1, 2026. Chelsie Montgomery, Director of Administrative Services

SUMMARY:
The City's employee medical, dental, and vision insurance provider, Cigna, proposed an initial renewal increase of **19%** for medical. The City's employee benefits consultant, HUB International, evaluated available renewal options and determined that bypassing a competitive Request for Proposals (RFP) process would provide the greatest opportunity to negotiate a more favorable renewal. Through negotiations with Cigna and modest plan design modifications, including adjustments to deductibles and out of network options, HUB was successful in reducing the medical renewal down to a 10% increase.

According to HUB International, the negotiated renewal remains highly competitive in the current insurance market. Current market conditions among the four major health insurance carriers, Cigna, Blue Cross Blue Shield, UnitedHealthcare, and Aetna, are averaging medical renewal increases approaching 30% for employer-sponsored health plans. Given our current employee medical claims experience of approximately **130%**, the City's benefits consultant determined that achieving a renewal increase below 10% was not reasonably attainable while maintaining comprehensive employee coverage.

NOTE: The **10% medical renewal increase was already estimated and incorporated into the proposed FY2026-2027 budget** presented during recent budget work sessions. As a result, approval of this contract will **not require any additional funding beyond what has already been included in the proposed budget**.

In addition to the medical renewal, the City's dental and vision insurance plans will also continue with Cigna with **no premium increases** as both plans remain under a two-year rate guarantee.

Staff recommends renewing the City's medical, dental, and vision insurance benefits with Cigna, as the negotiated renewal provides competitive rates, maintains quality employee benefits, aligns with the assumptions included in the proposed FY2026-2027 budget, and represents the most favorable outcome available under current market conditions.

FINANCIAL CONSIDERATIONS:
Current FY26 Medical Premium City Contributions (based on current enrollment): $1,104,692
Proposed FY27 Medical Premium City Contributions (based on current enrollment): $1,242,935
Cost Impact = $138,243 (amount incorporated in FY27 budget)

NOTE: The proposed FY27 City contributions and cost impact assume that employee contributions remain unchanged.

ACTION REQUIRED:
Authorize the City Manager to execute a renewal contract with Cigna for employee medical, dental, and vision insurance benefits effective October 1, 2026.

ATTACHMENTS:
2025 - RESOLUTION Renewal Cigna

RESOLUTION NUMBER 26-R-XXXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MURPHY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A RENEWAL CONTRACT WITH CIGNA FOR EMPLOYEE MEDICAL, DENTAL, AND VISION INSURANCE EFFECTIVE OCTOBER 1, 2026.

WHEREAS, the City of Murphy provides medical, dental, and vision insurance benefits for City employees as part of the full benefits package; and,

WHEREAS, on July 15, 2025, the City Council selected Cigna as the City's provider for group medical, dental, and vision insurance for its employees; and

WHEREAS, City staff has reviewed renewal options in partnership with the City's employee benefits consultant for group insurance benefits and recommends renewing the City's contract with Cigna..

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

SECTION 1. That the City Council hereby authorizes the City Manager to execute a renewal contract with Cigna for group medical, dental, and vision insurance and to take all other actions necessary to comply with this Resolution.

SECTION 2. That this Resolution shall be effective from and after its date of passage.

DULY RESOLVED by the City Council of the City of Murphy, Collin County, Texas, on this the 4th day of August 2026.

APPROVED:

Scott Bradley, Mayor
City of Murphy

ATTEST:

Kandi Jackson, City Secretary

APPROVED AS TO FORM:

Jonathan Moss, Assistant City Attorney

CITY OF MURPHY
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Development Services
August 4, 2026

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

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

ACTION REQUIRED:
Hold a public hearing and consider the Ordinance.

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

PLANNING & ZONING COMMISSION ACTION
At its July 14, 2026, the Planning & Zoning Commission recommended approval of the SUP request, subject to the following conditions of approval:
1) A fire lane cross access easement to be installed,
2) The submission of a landscape plan, and
3) The submission of a site plan.

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

This application is to only consider the appropriateness of a bank use on the site. This application does not include a Site Plan. However, the applicant has explained that proposed

exterior changes to the site will be cosmetic in nature, to include re-siding the building to accommodate the bank's branding and colors and reconfiguring the parking lot and drive-through lane. **See Exhibit B**. Per the Zoning Ordinance, the applicant is required to amend the Planned Development with a revised Site Plan for Planning & Zoning Commission review and recommendation and City Council approval prior to any construction beginning on the site. Additionally, the PD Ordinance provides aesthetic requirements for the exterior elevations of all structures within the PD area.

Section 30.05 of the Zoning Ordinance provides the factors the Planning & Zoning Commission and City Council must consider when evaluating applications for a Specific Use Permit., including the impact of the special use on, and the compatibility of the use with, surrounding properties and neighborhoods to ensure the appropriateness of the use at a particular location. Specifically, the Planning & Zoning Commission and City Council shall evaluate the application using the following criteria:

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

CONDITIONS OF APPROVAL

Staff recommends the following items as conditions of approval:

1. Provide and construct cross access along the FM 544 frontage with the property to the west through the extension of a fire lane easement as shown in the Proposed Condition in **Exhibit B**.
2. Provide a site plan and landscape plan that meets the requirements of the Murphy Code of Ordinances.

ATTACHMENTS:
Ordinance
Concept Plan for SUP

ORDINANCE NUMBER 26-08-XXXX

AN ORDINANCE OF THE CITY OF MURPHY, COLLIN COUNTY, TEXAS, AMENDING CHAPTER 30, ZONING OF THE CODE OF ORDINANCES OF THE CITY AND THE CITY'S ZONING MAP TO GRANT A SPECIFIC USE PERMIT FOR A BANK ON APPROXIMATELY 1.095 ACRES OF PROPERTY ZONED PLANNED DEVELOPMENT (PD) NUMBER 12-02-905, LOCATED AT 205 W FM 544, HAVING THE LEGAL DESCRIPTION OF LOT 2R, BLOCK A, WALMART ADDITION, IN THE CITY OF MURPHY, COLLIN COUNTY, TEXAS; PROVIDING A CUMULATIVE/ REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND ($2,000.00) DOLLARS FOR EACH VIOLATION AND THAT A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED ON EACH DAY OF VIOLATION; PROVIDING A SAVINGS CLAUSE, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Murphy Code of Ordinances Chapter 30 authorizes Bank or Credit Union use upon approval of a Specific Use Permit in Planned Development (PD) No. 12-02-905; and

WHEREAS, the landowners of an approximate 1.095-acre tract of land having the legal description of Lot 2R, Block A, Walmart Addition in the City of Murphy, Collin County, Texas as more specifically described in **Exhibit "A,"** which is attached hereto and incorporated herein (the "Parcel"), such Parcel being located within the boundaries of a commercial zoning district known as Planned Development (PD) No. 12-02-905 have requested a Specific Use Permit to allow a Bank or Credit Union; and

WHEREAS, the approval of the requested SUP for the parcel to allow a Bank or Credit Union, as requested by the owner, would amend the Comprehensive Zoning Ordinance and Map, Chapter 30 of the City of Murphy Code of Ordinances; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Murphy, in compliance with the laws of the State of Texas, have given the requisite notices by publication and otherwise and have held due hearings and afforded full and fair hearings to all property owners generally and to all persons interested in this regard; and

WHEREAS, the City Council, having considered the recommendation of the Planning and Zoning Commission for approval of the requested SUP for a Bank and having considered public input, has determined that the approval of the SUP for the Parcel to allow a Bank or Credit Union is compatible with the approved uses within the zoning district and with surrounding property, and the governing body in the exercise of its legislative discretion has concluded that Chapter 30 Zoning of the City of Murphy Code of Ordinances and the Zoning Map of the City be amended as provided herein.

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 l. Specific Use Permit. That the Zoning Ordinance and Map of the City of Murphy, Texas, be, and the same are, hereby amended so as to approve a Specific Use Permit for a Bank or Credit Union as defined in the City's Zoning Ordinance to allow for a Bank or Credit Union located only on that certain 1.095-acre parcel of the Walmart Addition in the City of Murphy, Collin County, Texas, as described herein, which shall operate in general conformance with the conditions provided in **"Exhibit B"**.

Section 3. Applicable Regulations. Development and use of the Parcel shall be in compliance with the City of Murphy Code of Ordinances and the conditions stated in the Development Conditions and Standards for Planned Development (PD) District No. 12-02-905.

Section 4. Zoning Ordinance and Map Amended. That Chapter 30 of the City of Murphy Code of Ordinances, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance, and that said Parcel shall in all other respects be subject to all applicable regulations of the City of Murphy.

Section 5. Cumulative/Repealer Clause. This ordinance shall be cumulative of all provisions of state or federal law and all ordinances of the City of Murphy, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such other ordinances, in which event the conflicting provisions of such ordinances are hereby repealed to the extent of such conflict.

Section 6. Severability Clause. If any word, section, article, phrase, paragraph, sentence, clause or portion of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect for any reason, the validity of the remaining portions of this ordinance or the Comprehensive Zoning Ordinance, Chapter 30 of the City of Murphy Code of Ordinances, and the remaining portions shall remain in full force and effect.

Section 7. **Penalty Clause.** Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction, in the municipal court of the City of Murphy, Texas, shall be punished by a fine not to exceed the sum of two thousand dollars ($2,000.00) for each offense, and each and every day any such violation shall continue shall be deemed to constitute a separate offense.

Section 8. 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 4th day of August 2026.

APPROVED:

_____
Scott Bradley, Mayor

ATTEST:

_____
Kandi Jackson, City Secretary

APPROVED AS TO FORM:

_____
Jonathan Moss, Assistant City Attorney

EXHIBIT "A"

Legal Description

Lot 2R, Block A, Walmart Addition, 1.095 acres of land situated in the City of Murphy, Collin County, Texas.

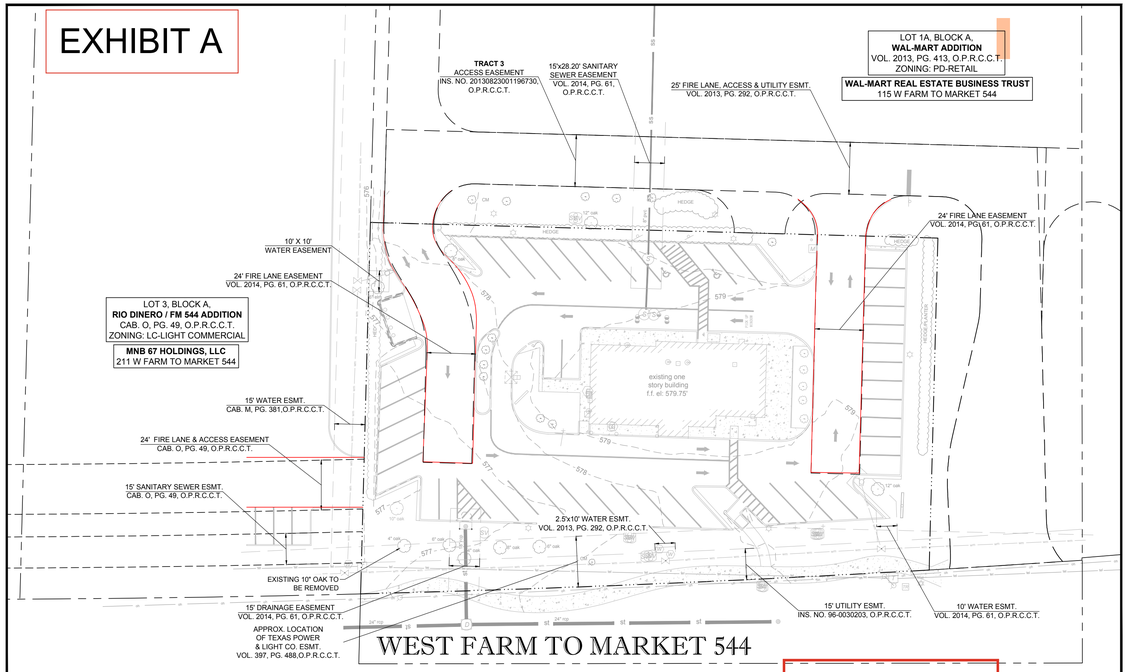
EXHIBIT "B"

SUP Conditions

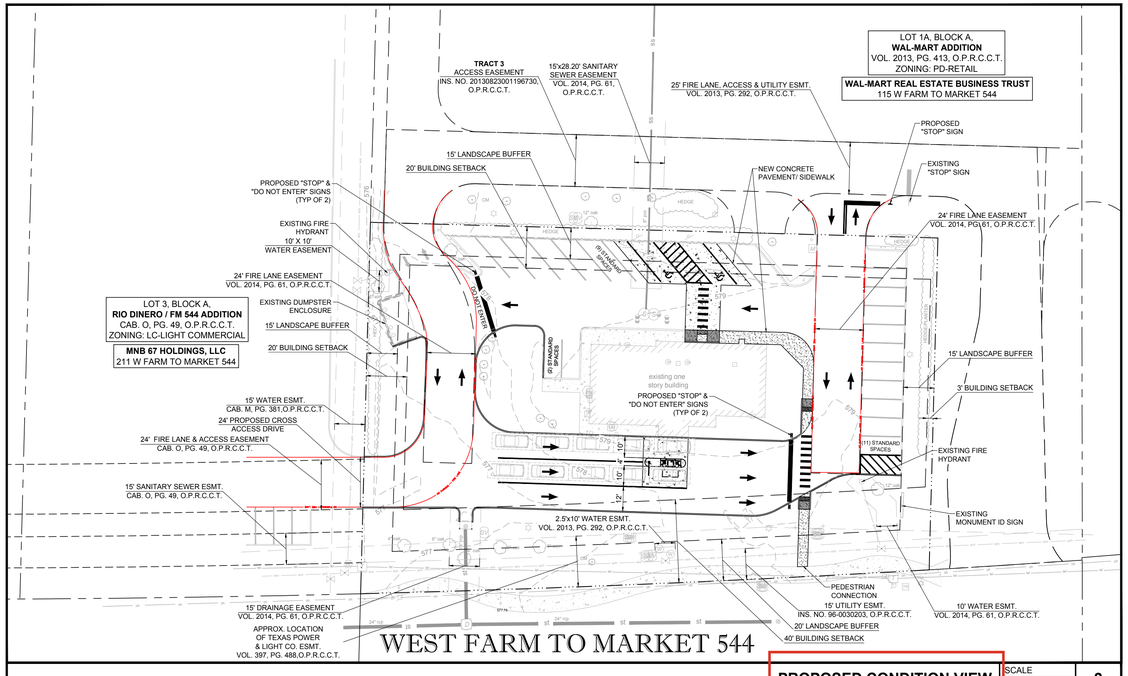
Conditions of approval are as follows:

1. Submit a Site Plan, Landscape Plan and Elevation Plan
2. Provide a cross-access easement along the FM 544 frontage with the Kwik Car site (211 W. FM 544) located on the west side of the parcel

EXHIBIT A

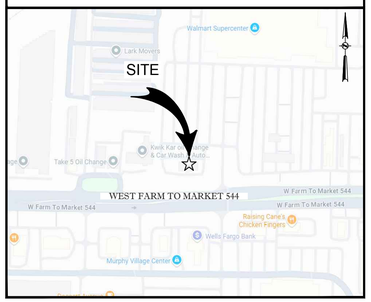


EXISTING CONDITION VIEW | SCALE 1" = 30' | 1



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

VICINITY MAP



AERIAL MAP



PROJECT TEAM

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

LEGAL DESCRIPTION

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

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

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

TREE NOTES

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

SITE DATA

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

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

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

FLOOD ZONE:

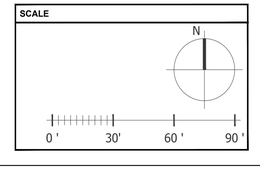
DESCRIBED PROPERTY LIES IN FLOOD ZONE X, PER FEMA MAP NO. 48085C0415J EFFECTIVE JUNE 02, 2009.

PRE VS POST SITE AREAS

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

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

SCALE



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FIFTH THIRD BANK

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

INFINITY
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www.iegroup.net

IEG JOB NO. 15-532.00

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

PROJECT INFORMATION BLOCK

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

SHEET TITLE

CONCEPT PLAN

SHEET NUMBER

CP1.0