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Alternate

Kenneth Steubing
Alternate

Kristen Roberts
Director of Economic and
Community Development

January 12, 2012

RE: Zoning File 2011-05

Dear Property Owner:

Section 86-144. of the Murphy Texas Code of Ordinances requires that written notice of the public hearing be sent to all owners of property, as indicated by the most recently approved city tax roll, that is located within the area of the application, and within 200 feet of any property affected, said written notice.

This is to advise you that a public hearing will be held by the Planning and Zoning Commission on Monday, **January 23, 2012** at 6:30 p.m. in the City Council Chambers at 206 N. Murphy Road, Murphy, Texas, to consider the application of **Forestar (USA) Real Estate Group, Inc.** They are requesting approval of a SUP (Specific Use Permit) for a Hospital Facility and Professional Offices, including helistop, on the property zoned NS (Neighborhood Service) District (Zoning Code of Ordinances, Article III. – Zoning Districts, Division 13) located at the northeast corner of FM 544 and Heritage Parkway.

A DRAFT Concept Plan that is also up for consideration is enclosed for your review. This property is shown on the enclosed sketch and is described as follows:

Being a approximate 3.699 acre tract of land situated in the Mary Scott Survey, Abstract No. 859, all of Lot 2, Block A, of Heritage Addition to the City of Murphy, Collin County, Texas, fronting approximately 273.70 feet along Heritage Parkway.

If you would like to inform us of your opinion, a reply form is enclosed which can be mailed to the Community Development Department. Mail the reply form to: City of Murphy, Attn: Lori Payan, Community Development Department, 206 North Murphy Road, Murphy, Texas 75094 or lpayan@murphytx.org.

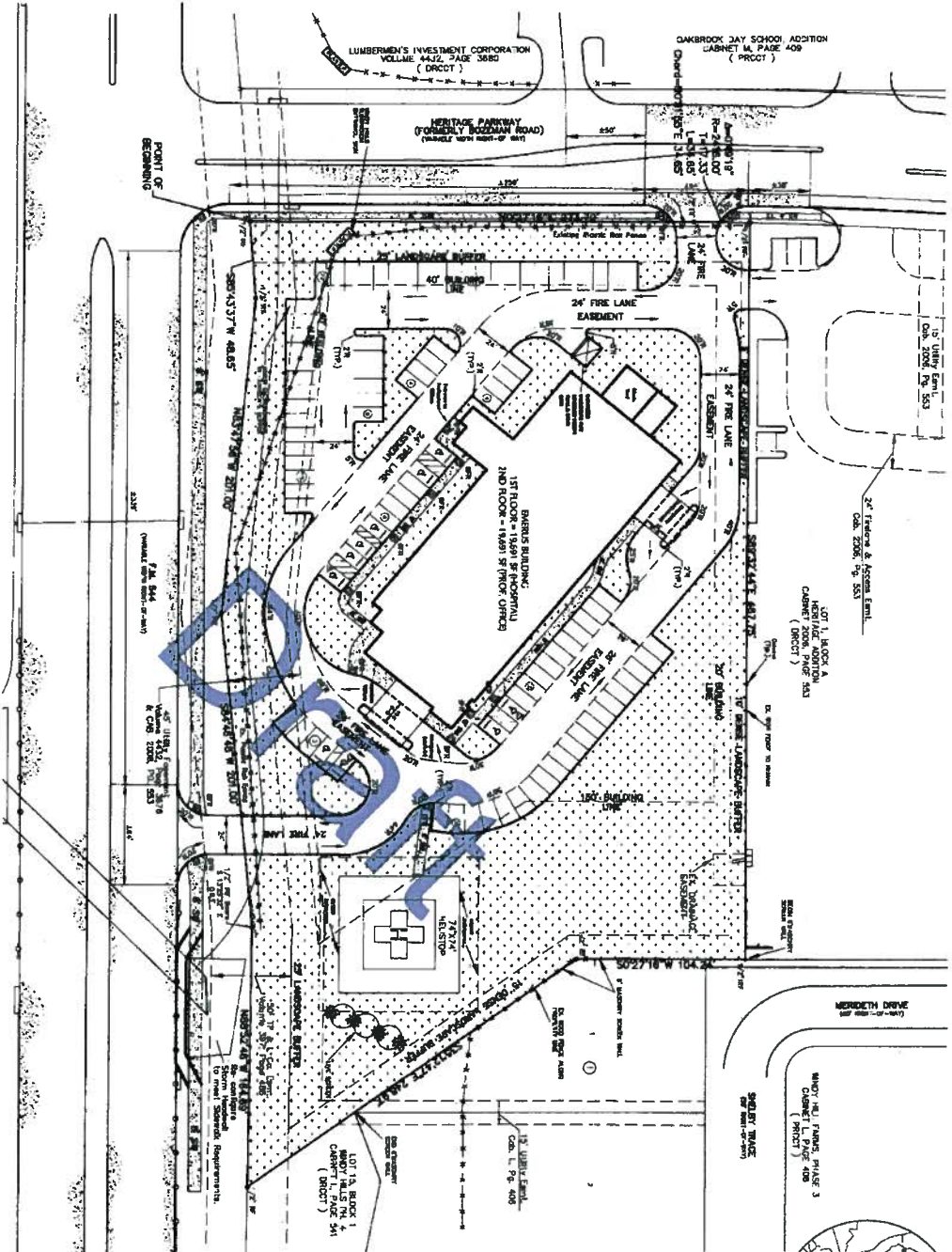
The Planning and Zoning Commission agenda is available 72 hours prior to the meeting at City Hall and on the City's website at www.murphytx.org.

If you have any questions, please feel free to contact this office at (972) 468-4006 or Lori Payan at (972) 468-4014.

Sincerely,

Kristen Roberts
Director of Economic and Community Development

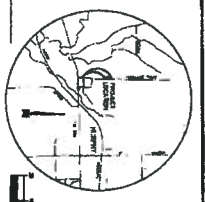
PROPOSED CONCEPT PLAN



OWNER:
 CONCEPT PLAN FOR THE CITY OF WINDY HILL, TEXAS
 PROJECT: WINDY HILL FARM, PHASE 3
 PREPARED BY: [Firm Name]
 DATE: [Date]

DESIGNER:
 [Firm Name]
 CONTACT: [Name]
 PHONE: [Number]

APPROVED:
 [Signature]
 TITLE: [Title]



SITE DATA SUMMARY TABLE

ITEM	DESCRIPTION	REMARKS
1	EXISTING ZONING	UNDEVELOPED (RESIDENTIAL)
2	PROPOSED ZONING	UNDEVELOPED (RESIDENTIAL)
3	LOT AREA	1.5 ACRES
4	BUILDING AREA	10,000 SQ. FT.
5	PAVING AREA	15,000 SQ. FT.
6	LANDSCAPING AREA	5,000 SQ. FT.
7	UTILITIES	WATER, SEWER, GAS, ELECTRIC
8	ADDITIONAL NOTES	SEE NOTES FOR DETAILED INFORMATION

TREE PROTECTION NOTE

EXISTING TREES TO BE PROTECTED SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION PER THE CITY OF WINDY HILL PRESERVATION CODE.

FLOOD NOTE

NO FLOODPLAIN EXISTS ON THIS SITE.

FLOOD STATEMENT

THE DESIGNER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS DETERMINED THAT THERE IS NO FLOODPLAIN ON THIS SITE.

NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WINDY HILL PRESERVATION CODE.
2. THE DESIGNER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS DETERMINED THAT THERE IS NO FLOODPLAIN ON THIS SITE.
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1388 ACRES
 CONCEPT PLAN
 WINDY HILL FARM - EMERUS
 AN ADDITION TO THE CITY OF WINDY HILL, TEXAS
 PROJECT: WINDY HILL FARM, PHASE 3
 PREPARED BY: [Firm Name]
 DATE: [Date]

Reply Form

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



Dear Commissioner:

This letter is regarding ZF2011-05. This request is to consider the application of **Forestar (USA) Real Estate Group, Inc.**, requesting approval of a SUP (Specific Use Permit) for a Hospital Facility and Professional Offices and helistop, on property zoned NS (Neighborhood Service) District located at the northeast corner of FM 544 and Heritage Parkway. A DRAFT Concept Plan also up for consideration is enclosed. Zoning File 2011-05.

Being an approximate 3.699 acre tract of land situated in the Mary Scott Survey, Abstract No. 859, all of Lot 2, Block A, of Heritage Addition to the City of Murphy, Collin County, Texas, fronting approximately 273.70 feet along Heritage Parkway.

_____ I am **IN FAVOR** of the requested Specific Use Permit as explained on the attached cover sheet for ZF2011-05

_____ I am **OPPOSED** to the requested Specific Use Permit as explained on the attached cover sheet for ZF2011-05

This item will be heard at the Planning & Zoning Commission on **Monday, January 23, 2012 at 6:30 p.m.** at Murphy City Hall, 206 North Murphy Road in the City Council Chambers, Murphy, Texas. Please provide your written comments below regarding the requested SUP. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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

Name (Please Print)

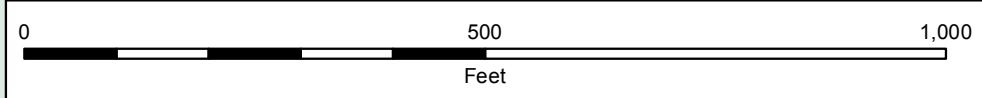
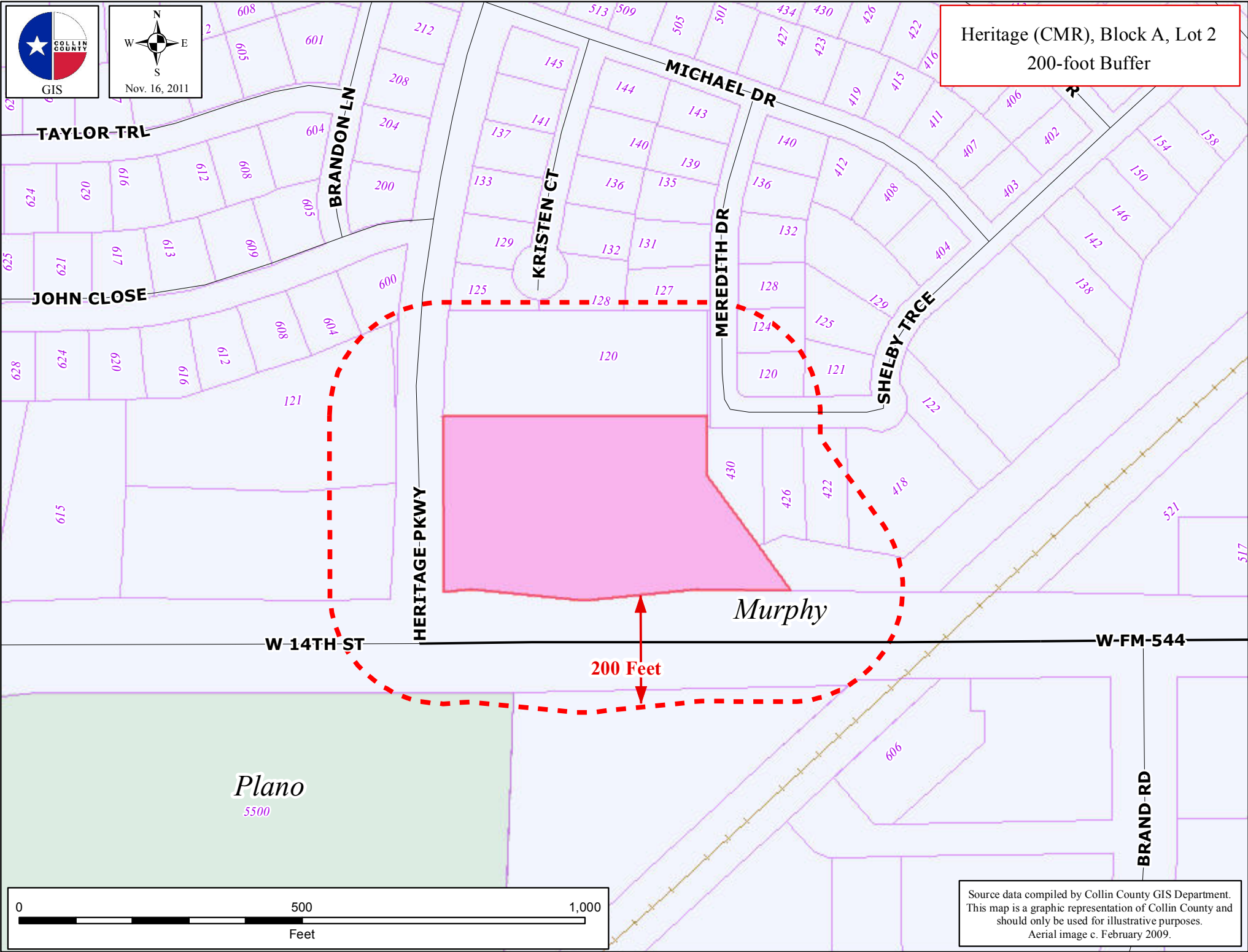
Signature

Address

Date



Heritage (CMR), Block A, Lot 2
200-foot Buffer



Source data compiled by Collin County GIS Department.
This map is a graphic representation of Collin County and should only be used for illustrative purposes.
Aerial image c. February 2009.