



MURPHY PLANNING AND ZONING COMMISSION AGENDA  
REGULAR PLANNING AND ZONING COMMISSION MEETING  
APRIL 9, 2026, AT 6:00 PM  
COUNCIL CHAMBERS  
206 NORTH MURPHY ROAD  
MURPHY, TEXAS 75094

NOTICE is hereby given of a meeting of the Planning and Zoning Commission of the City of Murphy, Collin County, State of Texas, to be held on April 9, 2026, at Murphy City Hall for the purpose of considering the following items. The Murphy Planning and Zoning Commission reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the City); §551.072 (discussing purchase, exchange, lease or value of real property); §551.074 (discussing personnel or to hear complaints against personnel); and §551.087 (discussing economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

Christine Johnson  
Chair

Destiny Varghese  
Vice Chairman

Beverly Gaither  
Secretary

Don Bryant  
Commissioner

Camille Hooper  
Commissioner

Tricia Culberth  
Commissioner

Raj Mandalia  
Commissioner

Amanda Turner  
Alternate

Jared Mayfield  
Assistant City Manager

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL AND CERTIFICATION OF A QUORUM**

**4. PUBLIC COMMENTS**

The Council Chambers is open to the public. This portion of the agenda is the public's opportunity to address the Planning and Zoning Commission about any item listed on the agenda, except public hearings, or to provide a general comment. Comments related to public hearings will be heard when the specific hearing begins. Public comments are limited to five (5) minutes per speaker, unless otherwise required by law. Per the Texas Open Meetings Act, the Planning and Zoning Commission is not permitted to act on or discuss any item not listed on the agenda. Items suggested for action may be placed on a future agenda, at the Commission's sole discretion.

**5. INDIVIDUAL CONSIDERATION**

A. Consider and/or Act on the minutes from the March 5, 2026, Regular Planning and Zoning Meeting, and March 10, 2026, Joint Meeting between City Council and Planning and Zoning.

[2026 03 05 Planning and Zoning Meeting Minutes](#)

[2026 03 10 Planning and Zoning Meeting Minutes](#)

B. Consider and/or Act on Case No. 2025-017, an application by Cordoba Consulting for a site plan on property described as Lot 1, Block A, The Center of Islamic Knowledge, and located at 1030 N. Murphy Rd. Jared Mayfield, AICP, Assistant City Manager

[Staff Report-\(2095\) - Pdf](#)

**6. STAFF UPDATES**

A. Director's Report.

**7. EXECUTIVE SESSION**

In accordance with Texas Government Code, Chapter 551, Subchapter D, the Planning & Zoning Commission 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: land use and zoning matters, development plans, site plans, and platting processes.

**8. RECONVENE INTO REGULAR SESSION**

The Planning & Zoning Commission 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: land use and zoning matters, development plans, site plans, and platting processes.

**9. ADJOURNMENT**

I certify that this is a true and correct copy of the Murphy Planning and Zoning Commission Meeting Agenda and that this notice was posted on the designated bulletin board at Murphy City Hall, 206 North Murphy Road, Murphy, Texas 75094; a place convenient and readily accessible to the public at all times, and said notice was posted on April 2, 2026, by 5:00 p.m. and will remain posted continuously for 3 business days prior to the scheduled meeting pursuant to Chapter 551 of the Texas Government Code.



Maria Palmer  
Records Management Specialist

In compliance with the American with Disabilities Act, the City of Murphy will provide for reasonable accommodations for persons attending public meetings at City Hall. Requests for accommodations or interpretive services must be received at least 48 hours prior to the meeting. Please contact the City Secretary at 972.468.4011 or kjackson@murphytx.org.

Notice of Possible Quorum: There may be a quorum of the Animal Shelter Advisory Committee, the Board of Adjustment, the Building and Fire Code Appeals Board, the Capital Projects Advisory Committee, the City Council, the Ethics Review Commission, the Murphy Community Development Corporation, the Murphy Municipal Development District Board and/or the Park and Recreation Board members who may be present at the meeting, but they will not deliberate on any city or board business.



**MURPHY PLANNING AND ZONING  
COMMISSION MINUTES  
MARCH 5, 2026 AT 6:00 PM  
COUNCIL CHAMBERS  
206 NORTH MURPHY ROAD  
MURPHY, TEXAS 75094**

**1. CALL TO ORDER**

Chair Christine Johnson called the meeting to order at 6:01 p.m.

**2. PLEDGE OF ALLEGIANCE**

Chair Christine Johnson led the Pledge of Allegiance after Roll Call and Certification of a Quorum, and Oath of Office for Jacob Coleman.

**3. ROLL CALL AND CERTIFICATION OF A QUORUM**

**COMMISSIONERS**

**PRESENT:**

Chair Christine Johnson  
Secretary Beverly Gaither  
Commissioner Don Bryant  
Commissioner Camille Hooper (arrived at 6:44 p.m.)  
Commissioner Tricia Culberth  
Commissioner Raj Mandalia

**COMMISSIONERS**

**ABSENT:**

Vice Chair Destiny Varghese

**ALTERNATES**

**PRESENT:**

Alternate Jacob Coleman  
Alternate Amanda Turner

**ALTERNATES**

**ABSENT:**

**4. PUBLIC COMMENTS**

No public comments were presented.

**5. OATH OF OFFICE AND STATEMENT OF OFFICER**

Maria Palmer, Records Management Specialist, administered the Oath of Office to Alternate Commissioner Jacob Coleman.

- A. Administer Oath of Office (Statement of Officer was administered prior to the start of the meeting). Maria Palmer, Records Management Specialist  
Oath of Office: Jacob Coleman

**6. INDIVIDUAL CONSIDERATION**

- A. Consider and/or Act on the minutes from the January 8, 2026, Planning and Zoning meeting and the February 19, 2026, Joint Work Session between City Council and Planning and Zoning.

Chair Christine Johnson requested a change to the February 19, 2026, Joint Work Session for City Council and Planning & Zoning minutes for Item 5.A. to reflect that she concurred with Mayor Scott Bradley on not having an Executive Session.

**COMMISSION ACTION: (Item 6.A.)** **APPROVED**

**Don Bryant moved to approve the minutes from February 8, 2026, Planning and Zoning meeting and the February 19, 2026, Joint Work Session between City Council and Planning and Zoning. Beverly Gaither seconded the motion. For: Unanimous. Absent: Destiny Varghese and Camille Hooper. The motion carried by a vote of 7-0.**

- B. Consider and/or Act on an application from Palatine Investment Group LTD for a replat on property described as Lot 1, Block A, Full Spectrum Place, and located at 141 N Murphy Rd. Morgan Barclay, Planning Administrator

Planning Administrator, Morgan Barclay, presented this item.  
 Ruth, address on file, spoke as a representative for Palatine Investment Group LTD as to the reason the property described is being sold.

**COMMISSION ACTION: (Item 6.B.)** **APPROVED**

**Tricia Culberth moved to approve an application from Palatine Investment Group LTD for a replat on property described as Lot 1, Block A, Full Spectrum Place, and located at 141 N Murphy Rd. Raj Mandalia seconded the motion. For: Unanimous. Absent: Destiny Varghese and Camille Hooper. The motion carried by a vote of 7-0.**

- C. Consider and/or Act on the application of Webb Consulting Group, Inc. for an extension to the approval of a construction plat for Murphy Gardens, located at 311 McMillen Road, and legally described as C.A. McMillen Survey, A0588, Tract 36, Murphy, Texas. Jared Mayfield, AICP, Assistant City Manager

Planning Administrator, Morgan Barclay, presented this item.  
 Mark Webb (address on file) spoke as a representative for Webb Consulting Group, Inc. regarding delays to the project, the need for an extension, and corrections that have been made. Mr. Webb also requested a change to the final plans regarding a curb cut; Morgan Barclay will look into whether or not they will have to re-submit due to the requested change.

**COMMISSION ACTION: (Item 6.C.)** **APPROVED**

**Beverly Gaither moved to approve the application of Webb Consulting Group, Inc. for an extension to the approval of a construction plat for Murphy Gardens, located at 311 McMillen Road, and legally described as C.A. McMillen Survey, A0588, Tract 36, Murphy, Texas. Tricia Culberth seconded the motion. For: Unanimous. Absent: Destiny Varghese and Camille Hooper. The motion carried by a vote of 7-0.**

**7. STAFF UPDATES**

A. Update - Development Projects.

Assistant City Manager, Jared Mayfield, stated that he will be filling in as Director of Community and Economic Development due to Reagan Rothenberger's resignation.

Jared Mayfield shared a reminder that the Joint Meeting with City Council and Planning & Zoning would take place on March 10, 2026, at 6:00 p.m. in the Community Room for final approval of the Master Plan.

**8. EXECUTIVE SESSION**

In accordance with Texas Government Code, Chapter 551, Subchapter D, the Planning & Zoning Commission recessed into Executive Session (closed meeting) at 6:29 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: land use and zoning matters, development plans, site plans, and platting processes.

(Commissioner Camille Hooper arrived at 6:44 p.m.)

**9. RECONVENE INTO REGULAR SESSION**

The Planning & Zoning Commission reconvened into Regular Session at 6:54 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: land use and zoning matters, development plans, site plans, and platting processes.

**COMMISSION ACTION: (Item 8.A & 9.A.)**

**NO ACTION  
TAKEN**

**10. ADJOURNMENT**

With no further business, Chair Christine Johnson adjourned the meeting at 6:54 pm.

ATTEST:



\_\_\_\_\_  
Maria Palmer,

APPROVED BY:

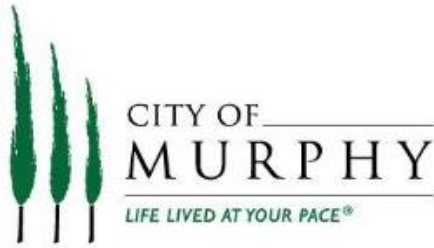
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Planning and Zoning Commission  
March 5, 2026

Records Management Specialist



Beverly Gaither,  
Secretary



**MURPHY PLANNING AND ZONING  
COMMISSION MINUTES  
JOINT PLANNING AND ZONING  
COMMISSION MEETING WITH CITY  
COUNCIL  
MARCH 10, 2026, AT 6:00 P.M.  
COMMUNITY ROOM  
206 NORTH MURPHY ROAD  
MURPHY, TEXAS 75094**

**1. CALL TO ORDER**

Mayor Scott Bradley called the Joint City Council with Planning & Zoning Meeting to order at 6:00 p.m. for the City Council.

Chair Christine Johnson called the Joint City Council with Planning & Zoning Meeting to order at 6:00 p.m. for the Planning and Zoning Commission

**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 Elizabeth Abraham  
Deputy Mayor Pro Tem Jené Butler  
Council Member Scott Smith  
Council Member Andrew Chase  
Council Member Ken Oltmann  
Council Member Laura Deel

**PLANNING & ZONING PRESENT:** Chair Christine Johnson  
Vice Chair Destiny Varghese  
Secretary Beverly Gaither  
Commissioner Raj Mandalia (Arrived at 6:09 p.m.)  
Commissioner Camille Hooper (Arrived at 6:02 p.m.)  
Commissioner Don Bryant  
Alt Commissioner Amanda Turner

**COUNCIL ABSENT:**

**PLANNING & ZONING ABSENT:** Commissioner Tricia Culberth  
Alt Commissioner Jacob Coleman

**4. PUBLIC COMMENTS**

Mayor Scott Bradley explained the rules of a joint meeting and read statements regarding the Public Comments portion of the meeting. He stated, "As elected city officials, we are here to listen to you. We recognize you the people have a First Amendment and Texas statutory right to speak at public meetings. The City has consistently placed an agenda item on the City Council and Planning and Zoning Commission meeting agendas for public comments. The City, its officials, and its employees will act upon and consider only objective, non-discriminatory reasons and

factors, and legitimate government purposes in all city business, including land use issues. The City, its officials, and its employees will not consider any discrimination in any way, including religious discrimination. The City, its officials, and its employees will treat all persons and property owners equally."

No Public Comments were presented.

Mayor Scott Bradley stated the City Council and the Planning & Zoning Commission would go into Executive Session prior to the Regular Meeting.

**5. MAYOR'S REPORT**

No Mayor's Report was presented.

No reports from the Planning & Zoning Commission were presented.

**6. INDIVIDUAL CONSIDERATION**

- A. Hold a public hearing and consider and/or act on a Resolution adopting the 2026 Murphy Master Plan. Jared Mayfield, AICP, Assistant City Manager  
 Assistant City Manager Jared Mayfield and LJA Senior Director Abra Nusser presented the item.

Chair Christine Johnson opened the public hearing at 6:32 p.m.

No one spoke in favor or in opposition.

Chair Christine Johnson closed the public hearing at 6:33 p.m.

***PLANNING & ZONING ACTION: (Item 6.A Res. No. 26-R-1173) APPROVED Vice Chair Destiny Varghese moved to approve a Resolution adopting the 2026 Murphy Master Plan. Commissioner Camille Hooper seconded the motion. For: Unanimous. Absent: Commissioner Tricia Culberth and Alt Commissioner Jacob Coleman. The motion carried by a vote of 7-0.***

Mayor Scott Bradley opened the public hearing at 6:33 p.m.

Riaz Uddin (address on file) spoke regarding the transparency of the Master Plan.

Mayor Scott Bradley stated the Master Plan information and videos are online for viewing.

Mayor Scott Bradley closed the public hearing at 6:35 p.m.

Mayor Scott Bradley changed the agenda order and moved to Item 6.C after the City Council took action on Item 6.A.

***COUNCIL ACTION: (Item 6.A Res. No. 26-R-1173) APPROVED***

**Deputy Mayor Pro Tem Jené Butler moved to approve a Resolution adopting the 2026 Murphy Master Plan. Council Member Laura Deel seconded the motion. For: Mayor Scott Bradley, Mayor Pro Tem Elizabeth Abraham, Council Member W. Scott Smith, Council Member Andrew Chase, Council Member Laura Deel, and Deputy Mayor Pro Tem Jené Butler. Against: Council Member Kenneth Oltmann. The motion carried by a vote of 6-1.**

- B. Hold a public hearing and consider and/or act on an Ordinance to approve a city-initiated zoning change for 11.56 acres of property located at the southeast corner of City Hall Circle and N. Murphy Road, and legally described as Tract 12, Abstract A0582, James Maxwell Survey and Lot 1, Block A, Murphy Municipal Center. Jared Mayfield, AICP, Assistant City Manager

Assistant City Manager Jared Mayfield presented the item.

Chair Christine Johnson opened the public hearing at 8:26 p.m.

No one spoke in favor of or in opposition.

Chair Christine Johnson closed the public hearing at 8:26 p.m.

(Council Member Andrew Chase recused himself at 8:26 p.m.)

***PLANNING & ZONING ACTION: (Item 6.B Ord. No. 26-03-1407 ) APPROVED***

**Commissioner Don Bryant moved to approve an Ordinance to allow a city-initiated zoning change for 11.56 acres of property located at the southeast corner of City Hall Circle and N. Murphy Road, and legally described as Tract 12, Abstract A0582, James Maxwell Survey and Lot 1, Block A, Murphy Municipal Center. Commissioner Camille Hooper seconded the motion. For: Unanimous. Absent: Commissioner Tricia Culberth and Alt Commissioner Jacob Coleman. The motion carried by a vote of 7-0.**

Mayor Scott Bradley opened the public hearing at 8:29 p.m.

Mary Pat Elledge (address on file) spoke in favor.

Mayor Scott Bradley closed the public hearing at 8:30 p.m.

(Council Member Andrew Chase returned to the dais at 8:30 p.m.)

***COUNCIL ACTION: (Item Item 6. B Ord. No. 26-03- 1407) APPROVED***

**Deputy Mayor Pro Tem Jené Butler moved to approve an Ordinance to allow a city-initiated zoning change for 11.56 acres of property located at the southeast corner of City Hall Circle and N. Murphy Road, and legally described as Tract 12, Abstract A0582, James Maxwell Survey and Lot 1, Block A, Murphy Municipal Center. Council Member Laura Deel seconded**

**the motion. For: Unanimous. The motion carried by a vote of 7-0.**

- C. Hold a public hearing and consider and/or act on an Ordinance to approve a city-initiated zoning change, for 3.221 acres of property located at the southeast corner of N. Murphy Road and Betsy Lane, and legally described as Lots 1, 2 & 3, Block A, Oasis Plaza. Jared Mayfield, AICP, Assistant City Manager  
 Assistant City Manager Jared Mayfield presented the item.

Chair Christine Johnson opened the public hearing at 6:41 p.m.

Syed Hussain, Riaz Uddin, Amin Bata, Mary Pat Elledge, Syed Musanna, Hashin Majeed, Saad Mirza, Syed, Tasnim Zaman, and Rehon (addresses on file) spoke in opposition to the rezone.

Valeda Logan, Samuel Hand, Michael Padilla, Dedra Taie, Bentley Varghese, and Mr. Salas (addresses on file) spoke in favor of the rezone.

Chair Christine Johnson closed the public hearing at 7:28 p.m.

After discussion, the Planning & Zoning Commission took the following action.

***PLANNING & ZONING ACTION: (Item 6.C Ord. No. 26-03-1408) APPROVED Vice Chair Destiny Varghese moved to approve an Ordinance to allow a city-initiated zoning change for 3.221 acres of property located at the southeast corner of N. Murphy Road and Betsy Lane, and legally described as Lots 1, 2, & 3, Block A, Oasis Plaza. Commissioner Don Bryant seconded the motion. For: Chair Christine Johnson, Vice Chair Destiny Varghese, Secretary Beverly Gaither, Commissioner Raj Mandalia, Commissioner Don Bryant, Alt Commissioner Amanda Turner. Abstain: Camille Hooper. Absent: Commissioner Tricia Culberth and Alt Commissioner Jacob Coleman. The motion carried by a vote of 6-1.***

Mayor Scott Bradley stated that this item requires a supermajority vote by the City Council for approval and asked that the City Attorney define the term.

Mayor Scott Bradley opened the public hearing at 7:38 p.m.

Riaz Uddin, Syed Hussain, Amin Bata, Mary Pat Elledge, and Syed Musanna (addresses on file) spoke in opposition to the rezone.

(Amanda Turner recused herself at 7:41 p.m.)  
 (Amanda Turner returned to the dais at 7:43 p.m.)

Samuel Hand and Michael Padilla spoke in favor of the rezone.

Mayor Scott Bradley closed the public hearing at 8:06 p.m.

After discussion, the City Council took the following action.

**COUNCIL ACTION: (Item 6.C Ord. No. 26-03-1408) APPROVED**

**Deputy Mayor Pro Tem Jené Butler moved to approve an Ordinance to allow a city-initiated zoning change for 3.221 acres of property located at the southeast corner of N. Murphy Road and Betsy Lane, and legally described as Lots 1, 2, & 3, Block A, Oasis Plaza. Mayor Pro Tem Elizabeth Abraham seconded the motion. For: Unanimous. The motion carried by a vote of 7-0.**

**7. EXECUTIVE SESSION**

In accordance with Texas Government Code, Chapter 551, Subchapter D, the City Council recessed into Executive Session (closed meeting) at 6:06 p.m. to discuss the following:

In accordance with Texas Government Code, Chapter 551, Subchapter D, the Planning & Zoning Commission recessed into Executive Session (closed meeting) at 6:07 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: land use and zoning matters, development plans, site plans, and platting processes.

**8. RECONVENE INTO REGULAR SESSION**

The City Council reconvened into Regular Session at 6:24 p.m., pursuant to the provisions of Chapter 551, Subchapter D, Texas Government Code, to take any action necessary regarding:

The Planning & Zoning Commission reconvened into Regular Session at 6:25 pm., 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: land use and zoning matters, development plans, site plans, and platting processes.

**PLANNING & ZONING ACTION: (Item) NO ACTION TAKEN**

**COUNCIL ACTION: NO ACTION TAKEN**

**9. ADJOURNMENT**

With no further business, Chair Christine Johnson adjourned the Planning & Zoning Commission meeting at 8:34 p.m.

With no further business, Mayor Scott Bradley adjourned the City Council meeting at 8:34 p.m.

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Planning and Zoning Commission  
March 10, 2026

ATTEST:

*Maria Palmer*

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Maria Palmer,  
Records Management Specialist

APPROVED BY:



\_\_\_\_\_  
Beverly Gaither,  
Secretary



## Economic & Community Development April 9, 2026

### **ISSUE:**

Consider and/or Act on Case No. 2025-017, an application by Cordoba Consulting for a site plan on property described as Lot 1, Block A, The Center of Islamic Knowledge, and located at 1030 N. Murphy Rd. Jared Mayfield, AICP, Assistant City Manager

### **SUMMARY:**

1030 N. Murphy Rd. consists of one lot of approximately 2.64 acres containing 2 residential structures with separate addresses and driveways. The property is currently zoned "SF-15," a single-family residential district. The northern structure (addressed as 1030 N. Murphy Rd.) is a 2,166 square foot residence built in 1986. The southern structure (addressed as 1026 N. Murphy Rd.) is a 1,532 square foot residence built in 1965. Prior to the current owners, the structures have only been used as residences.

The applicants intend to convert the use of the property to a "Church/place of worship" use. A church/place of worship use is permitted by right in all residential districts.

The applicants wish to convert the southern structure to become the auditorium for prayer and instruction. Plans provided by the applicant show an auditorium of 1,210 square feet, with the remainder used for restrooms and storage. The northern structure will remain as a residence for clergy. The proposed site plan shows 21 parking stalls accessible by a drive that connects both of the structures, with most of the spaces located next to the northern structure. The parking stalls would be accessible from North Murphy Road by two driveways.

### **ACTION REQUIRED:**

Consider and/or Act on Case No. 2025-017, an application by Cordoba Consulting for a site plan on property described as Lot 1, Block A, The Center of Islamic Knowledge, and located at 1030 N. Murphy Rd.

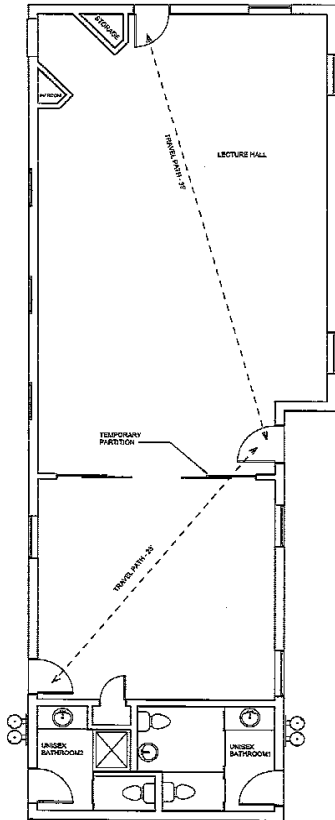
### **BACKGROUND/HISTORY:**

- Applicant filed the application for a site plan on October 12, 2025.
- The application was considered on January 8, 2026, and tabled by the Planning and Zoning Commission to get clarification on the proposed use of the property, whether the proposed use underlying the site plan is an allowed use of the property based upon the current zoning, and further detail on the plan to develop the property.

### **ATTACHMENTS:**

- [1026 N Murphy Rd \(Southern Building\) Interior Floor Plan](#)
- [11-2-2026 Plan Set](#)
- [1030 N Murphy Rd Site Plan Review No. 2](#)

THE CENTER OF ISLAMIC KNOWLEDGE  
 1026 N MURPHY  
 TEXAS - 75094



⊕ FLOOR PLAN - EGRESS  
 1/4" = 1'-0"

**BUILDING DATA**

BUILDING CODES: 2021 INTERNATIONAL BUILDING CODE (IBC)  
 2021 INTERNATIONAL FIRE CODE (IFC)  
 2021 INTERNATIONAL MECHANICAL CODE (IMC)  
 2021 INTERNATIONAL MECHANICAL CODE (IMC)  
 2021 INTERNATIONAL PLUMBING CODE (IPC)  
 2021 INTERNATIONAL FUEL GAS CODE (IFGC)  
 2021 INTERNATIONAL FUEL GAS CODE (IFGC)  
 2021 NATIONAL ELECTRICAL CODE (NEC)

CITY OF MURPHY CODE AMENDMENTS

**USE GROUP:**

AREA: 1270 SFT

OCCUPANT LOAD AND EGRESS:

OCCUPANT LOAD: 50

MAX. TRAVEL DISTANCE TO AN EXIT DOOR: 200 FT

MIN. SPURRED BOLLARD: 36 FT

MIN. EGRESS WIDTH REQUIRED: 5.2 x 10' # 72"

EGRESS DOORS PROVIDED: (1 x 30' x 11' x 30') + (1 x 30' x 11' x 30')

SHEET NUMBER	DRAWING INDEX SHEET NAME
A.0	DATA, EGRESS PLAN
A.1	SITE PLAN
A.2	FLOOR PLAN
A.3a	ELEVATIONS - FRONT AND REAR
A.3b	ELEVATIONS - SIDES
A.4	ROOF PLAN
A.5	IMAGES
C.1	CEILING AND LIGHTING
E.1	ELECTRICAL
M.1	MECHANICAL
M.2	MECHANICAL
M.3	MECHANICAL
M.4	MECHANICAL
P.1	PLUMBING
S.1.0	STRUCTURAL
S.1.1	STRUCTURAL
S.2.1A	STRUCTURAL
S.2.2	STRUCTURAL
S.2.3	STRUCTURAL
S.4.1	STRUCTURAL
S.4.2	STRUCTURAL
S.4.3	STRUCTURAL
S.4.4	STRUCTURAL
S.4.5	STRUCTURAL
S.4.6	STRUCTURAL
S.4.7	STRUCTURAL
S.4.8	STRUCTURAL

FIZU ENGINEERS  
 AND DESIGNERS

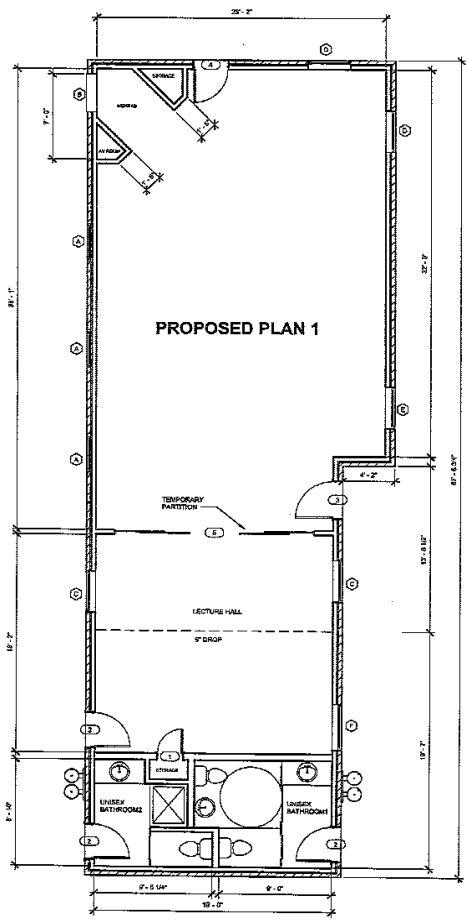


1026 N MURPHY  
 TEXAS - 75094

THE CENTER OF  
 ISLAMIC  
 KNOWLEDGE

DATA, EGRESS PLAN

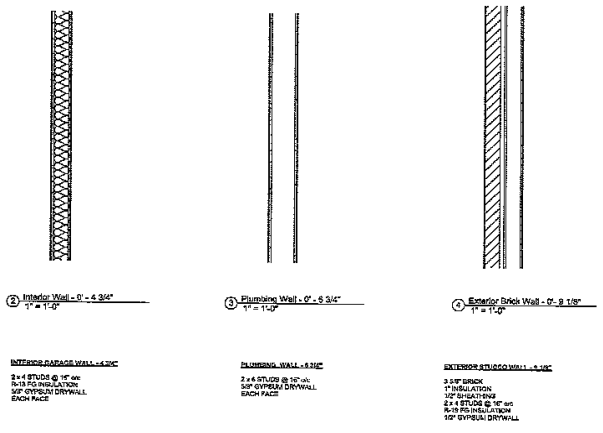
Project Number	202507-001
Date	
Drawn by	SURUYA NARAYAN
Checked by	
Scale	A.0



AREA SCHEDULE		
NAME	AREA	MATERIAL
LECTURE HALL	1210 SF	CARPET
BATHROOMS	178 SF	VINYL
TOTAL AREA	1387 SF	

DOOR SCHEDULE					
MARK	HEIGHT	WIDTH	COUNT	FINISH COMMENTS	
1	8'-0"	2'-0"	1	INTERIOR DOOR	
2	8'-0"	2'-10"	3	EXTERIOR DOOR	
3	8'-0"	3'-0"	1	EXTERIOR DOOR	
4	8'-10"	2'-9"	1	EXTERIOR DOOR	
5	18'-0"	16'-0"	1	SLIDING	
TOTAL: 7					

WINDOW SCHEDULE						
TYPE MARK	ROUGH OPENING WIDTH	ROUGH OPENING HEIGHT	HEAD HEIGHT	SILL HEIGHT	COUNT	COMMENTS
1A	12'-1.54"	12'-0"	7'-6"	4'-2"	13	CASEMENT - OPENABLE
B	12'-1.12"	12'-0.34"	7'-6"	4'-8.34"	11	CASEMENT - OPENABLE
D	12'-6"	16'-1"	7'-6"	11'-9"	12	CASEMENT - OPENABLE
E	12'-5"	16'-3.12"	7'-6"	11'-2.12"	12	CASEMENT - OPENABLE
F	12'-5"	16'-4.12"	7'-6"	11'-0.12"	11	CASEMENT - OPENABLE
G	12'-10"	14'-10.34"	7'-6"	2'-7.64"	11	CASEMENT - OPENABLE
TOTAL: 10						



FIZU ENGINEERS AND DESIGNERS

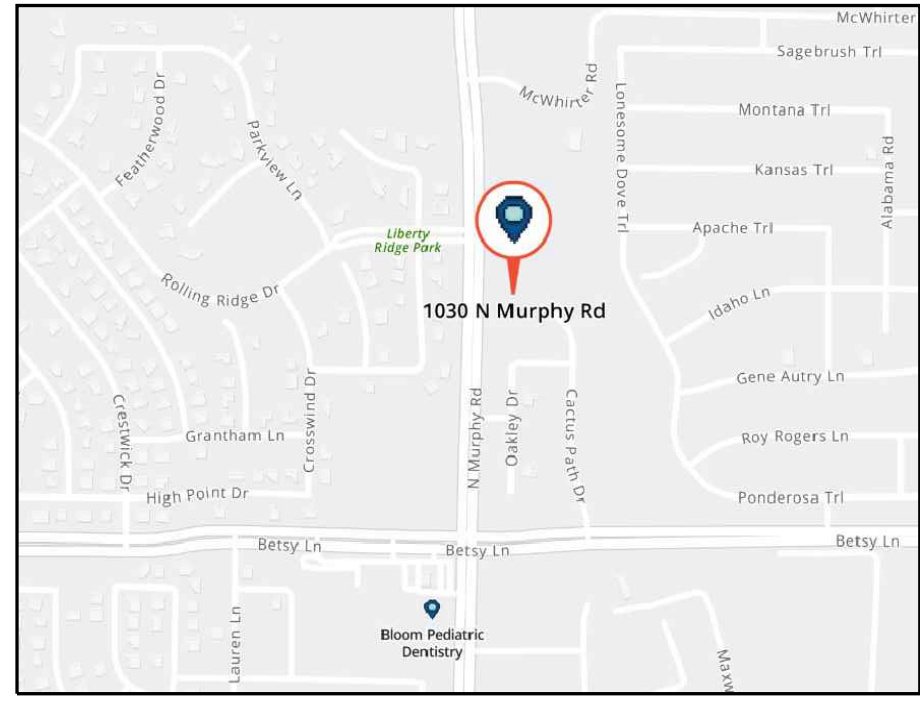


1026 N MURPHY TEXAS - 75004

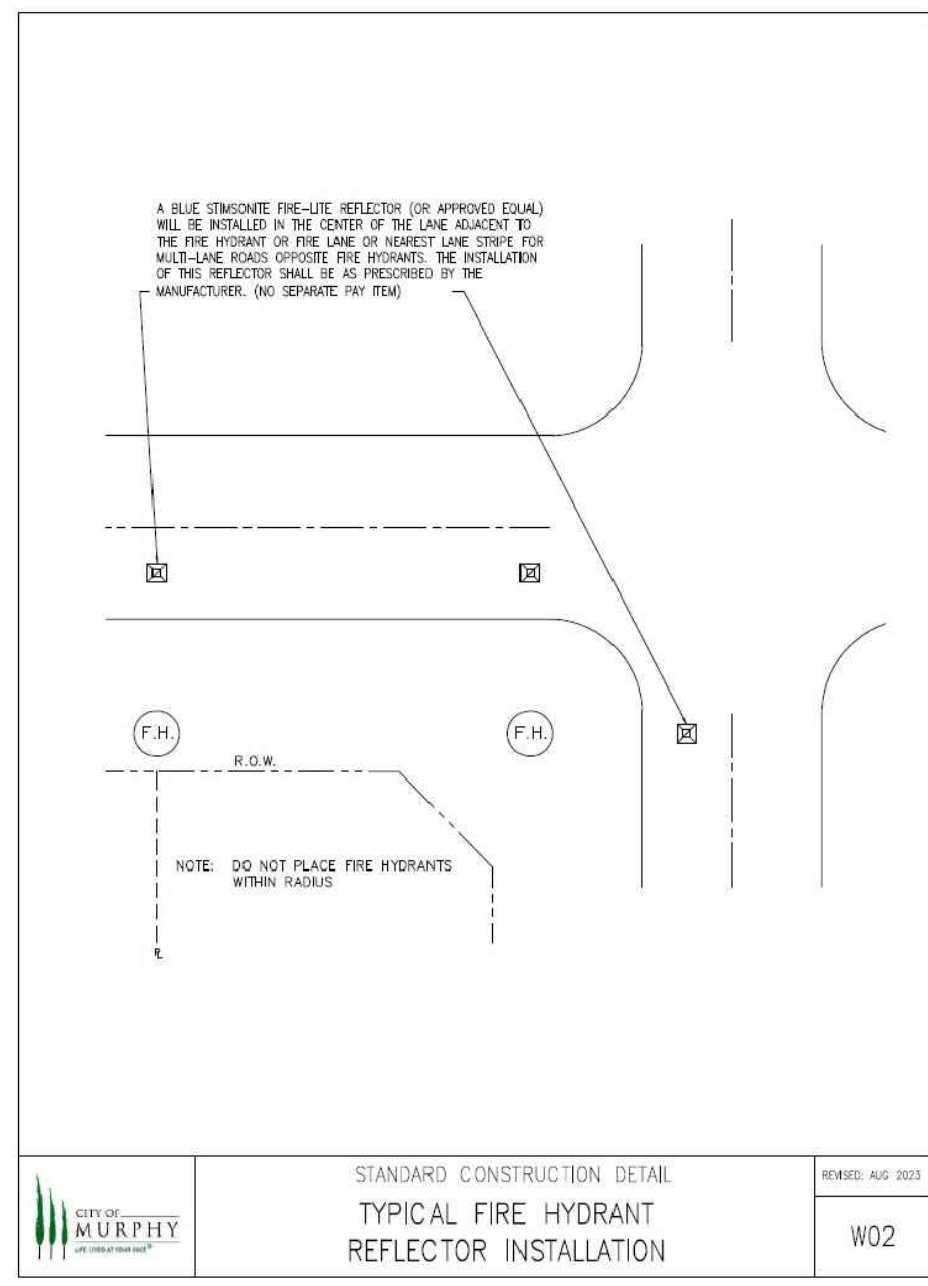
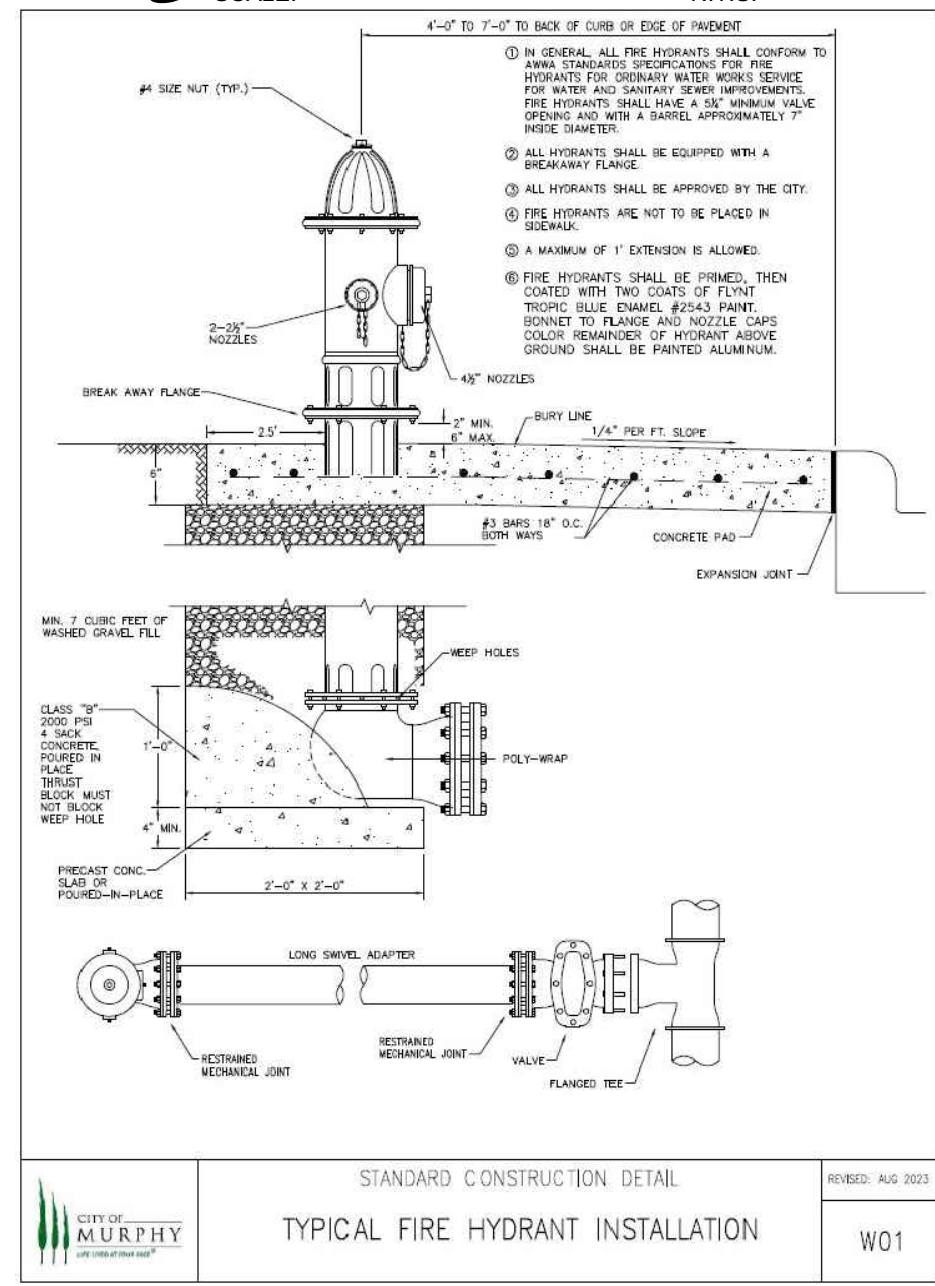
THE CENTER OF ISLAMIC KNOWLEDGE

FLOOR PLAN

Project Number: 202507-01A  
 Date:  
 Drawn by: SURAYYA KHALIL  
 Checked by:  
**A.2**  
 Scale:



**3 VICINITY MAP**  
SCALE: N.T.S.



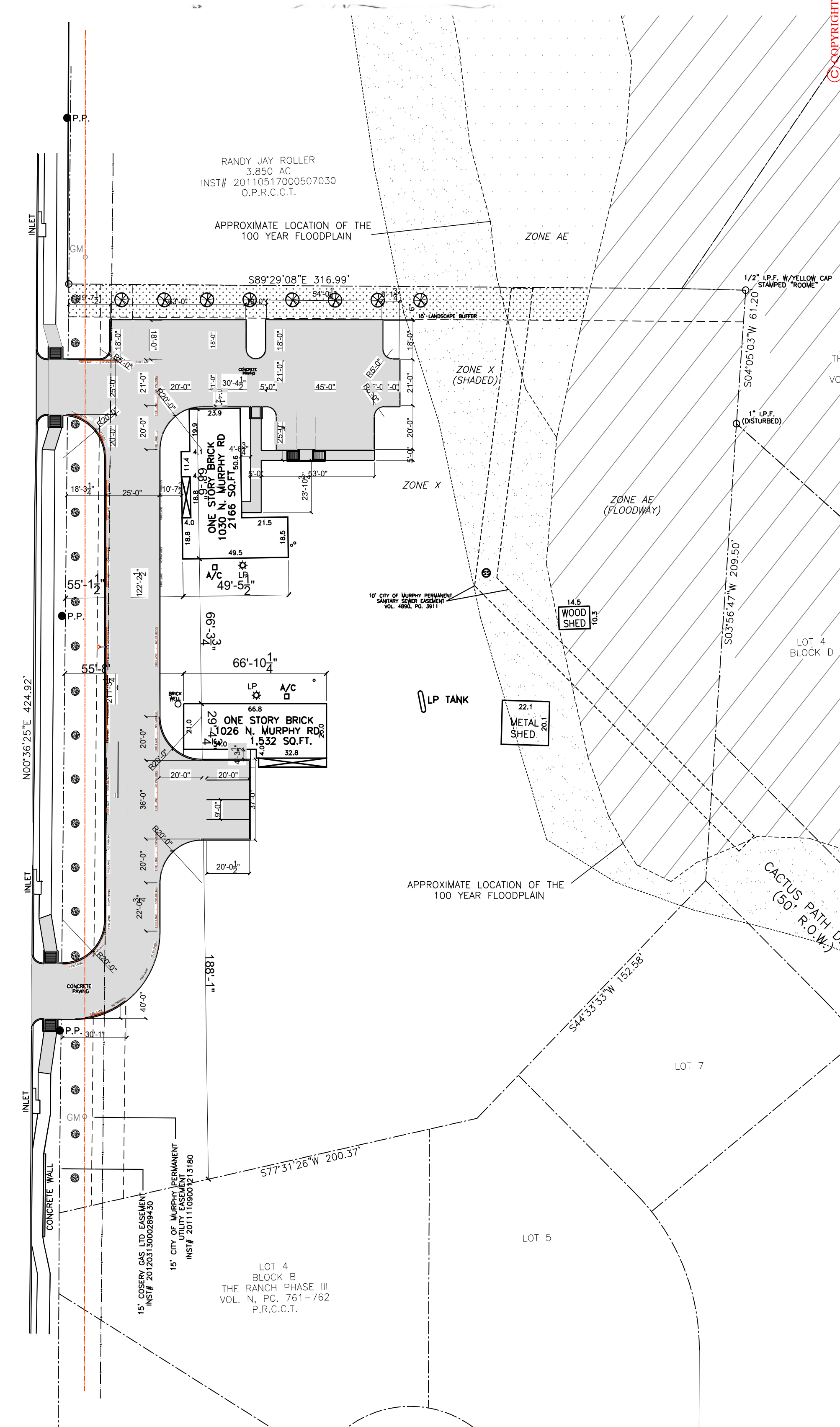
**SITE DATA SUMMARY CHART**

EXISTING ZONING:	SF-15
PROPOSED ZONING:	SF-15
GROSS ACREAGE:	2.642 ACRES
NO. PROPOSED LOTS:	01
RESIDENTIAL DENSITY:	R-1
PERCENT OF SITE COVERAGE: 18,913 SQ.FT.	16%
ANTICIPATED DEVELOPMENT SCHEDULE:	
PARKING PROVIDED:	21
AREA OF OPEN SPACE:	96,181 SQ.FT.
OPEN SPACE AS PERCENTAGE:	84%
OUTSIDE STORAGE AS PERCENTAGE:	0%

TOTAL IMPERVIOUS COVERAGE: 14,767 SQ.FT.

SITE LEGEND			
	PROPERTY LINES		EXISTING CONTOUR LINES
	SET BACK / P.U.E. LINES		PROPOSED CONTOUR LINES
	WATER LINES		STORM SEWER LINES
	SEWER/SAN LINES		UTILITY LINES
	POWER LINES (AERIAL)		GAS LINES
	FIRE HYDRANT (EXISTING)		VEHICLE LAY OF HOSE (V.L.O.H.)
	FENCE LINE		CONCRETE PAVEMENT
	TREE PROTECTION		GROUND COVER
	GAS METER		WATER METER

FARM TO MARKET ROAD NO. 2551  
A.K.A. MURPHY ROAD (120' R.O.W.)



**2 LAYOUT 2**  
SCALE: 1/32" = 10'-0"

ANOTHER PROJECT BY: **Cordoba Group, LLC**  
5321 Riverwalk Pkwy  
Garland, TX 75040  
(469) 325-8800

JOB #25-072

PROJECT INFO:  
**The Center of Islamic Knowledge**  
1030 North Murphy Road  
Murphy, TX 75094

OWNER INFO:  
**Khan Muhammed Ali & Ariba K Akhund**  
1030 North Murphy Road  
Murphy, TX 75094

PCT - LAYOUT	08-13-25
JTR - REVISIONS	10-21-25
JTR - REVISIONS	11-25-25

SHEET **S-1.0** OF ONE  
DATE: 11-25-2025

**REVIEW SUMMARY**

Case No.: **2025-017**

Review No.: **Two**

Date of Review: **4/2/2026**

**Project Name: 1030 N Murphy Rd Site Plan – The Center of Islamic Knowledge**

**APPLICANT:**

Rehan Bhatti  
 5321 Riverwalk Parkway  
 Garland, Tx 75040  
 Phone: 469-325-8800  
 Email: RehanBhatti44@gmail.com

**OWNER:**

Khan Muhammad Ali & Ariba K Akhund  
 1030 N Murphy Rd  
 Murphy, Tx 75094  
 Phone: 40-513-0507  
 Email: AKB50.Khan@gmail.com

CITY STAFF HAS REVIEWED THE ABOVE REFERENCED PROJECT RECEIVED BY THE CITY ON 10/24/2025 AND WE OFFER THE FOLLOWING STIPULATIONS. THESE STIPULATIONS ARE HEREBY MADE CONDITIONS OF APPROVAL UNLESS SPECIFICALLY AMENDED BY THE CITY COUNCIL. IF YOU HAVE ANY QUESTIONS OR NEED FURTHER CLARIFICATION, PLEASE CONTACT COMMUNITY & ECONOMIC DEVELOPMENT AT (972)-468-4036

1. Add 100ft residential adjacency setback along southern boundary.
2. Per Chapter 30 Division 7 the following items are required:
  - a. Provide a landscape plan
  - b. Provide a site lighting plan
  - c. Update utility plan to show location of required fire hydrants
  - d. Provide elevation of buildings should additional entrances/exits be required
  - e. Provide screening plan
  - f. All adjacent properties must be properly labeled with existing zoning, and land use designation
  - g. All buildings lines must be clearly labeled on site plan
  - h. Provide dumpster enclosure details
  - i. Provide intended category of uses labeled on site plan

**GENERAL COMMENTS**

\*The development must comply with Development Regulations Chapter 26 and Zoning Chapter 30, of the Murphy Code of Ordinances. A thorough review has been completed; however, it is upon the applicant to ensure compliance with all applicable codes and ordinances.

**PUBLIC WORKS COMMENTS**

**Site Plan does not provide clear details on size and placement of utilities. Public Works will provide full review once civil plans are submitted.**

**BUILDING OFFICIAL COMMENTS**

**No comments based on submission.**

**FIRE MARSHAL COMMENTS**

**Two fire hydrants will be required to be installed for the development**