



MURPHY BOARD OF ADJUSTMENT AGENDA
REGULAR BOARD OF ADJUSTMENT MEETING
APRIL 30, 2026, AT 6:00 PM
COUNCIL CHAMBERS
206 NORTH MURPHY ROAD
MURPHY, TEXAS 75094

NOTICE is hereby given of a meeting of the Zoning Board of Adjustment of the City of Murphy, Collin County, State of Texas, to be held on April 30, 2026, at Murphy City Hall for the purpose of considering the following items. The Zoning Board of Adjustment 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.

Malkit Sroya
Chairman

Sultan Syed
Vice Chair

Bruce Phelps
Board Member

Khawaja Hassan
Board Member

Ali Ahmed
Board Member

Barrett Bishop
Board Member

Kimberly Twomey
Board Member

Ahmed Al Hassan
Alternate

Syed Musanna
Alternate

Senthikumar Kumaraswamy
Alternate

Michael Padilla
Alternate

Jared Mayfield
Assistant City Manager

1. CALL TO ORDER

2. ROLL CALL AND CERTIFICATION OF A QUORUM

3. PUBLIC COMMENTS

The Council Chambers are open to the public. This portion of the agenda is the public's opportunity to address the Board of Adjustment 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. Per the Texas Open Meetings Act, the Board of Adjustment 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 Board's sole discretion.

4. OATH OF OFFICE AND STATEMENT OF OFFICER

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:

Senthikumar Kumaraswamy

[Oath of Office - Senthikumar Kumaraswamy](#)

5. INDIVIDUAL CONSIDERATION

A. Consider and/or Act on approving the minutes from the January 29, 2026, Board of Adjustment meeting.

[2026 01 29 BOA Meeting Minutes](#)

B. Hold a Public Hearing and Consider and/or Act on an application by Derrick Berg for a variance to Section 30.07.072(B) to permit the construction of an approximately 600-square-foot accessory structure closer than 10 feet from the side property line on property is described as Lot 13, Block B, Timbers Phase 2, and is located at 424 Rocky Glen Cir. Morgan Barclay, Planning Administrator

[Staff Report-\(2107\) - Pdf](#)

6. STAFF UPDATES

A. Director's Report.

7. ADJOURNMENT

I certify that this is a true and correct copy of the Murphy Zoning Board of Adjustments 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 24, 2026, by 5:00 p.m. and will remain posted continuously for 3 business days to the scheduled meeting pursuant to Chapter 551 of the Texas Government Code.

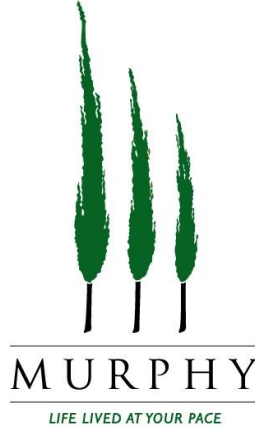


Records Management Specialist

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 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, the Park and Recreation Board and/or the Planning and Zoning Commission members who may be present at the meeting, but they will not deliberate on any city or board business.

OATH OF OFFICE



IN THE NAME AND BY THE AUTHORITY OF THE STATE OF TEXAS,

I, Senthikumar Kumaraswamy, do solemnly swear (or affirm), that I will faithfully execute the duties of the office of Member of the Board of Adjustment of the City of Murphy, the State of Texas, and will to the best of my ability preserve, protect, and defend the Murphy City Charter and the Constitution and laws of the United States and of this State, so help me God.

Signature of Officer

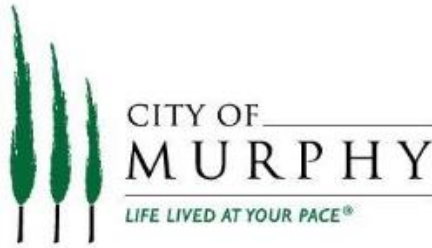
State of Texas §
County of Collin §

Sworn to and subscribed before me this 30th day of April 2026.

(seal)

Signature of Notary Public or Other Officer
Administering Oath

Printed or Typed Name



**MURPHY BOARD OF ADJUSTMENT
MINUTES
JANUARY 29, 2026 AT 6:00 PM
COUNCIL CHAMBERS
206 NORTH MURPHY ROAD
MURPHY, TEXAS 75094**

1. CALL TO ORDER

Vice Chair Sultan Syed called the meeting to order at 6:04 pm.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was not conducted.

3. ROLL CALL AND CERTIFICATION OF A QUORUM

BOARD MEMBERS Vice Chair Sultan Syed
PRESENT: Board Member Bruce Phelps
Board Member Khwaja Hassan
Board Member Barrett Bishop

BOARD MEMBERS Chairman Malkit Sroya
ABSENT: Board Member Ali Ahmed
Board Member Kimberly Twomey

ALTERNATES Alternate Syed Musanna
PRESENT: Alternate Michael Padilla

ALTERNATES Alternate Ahmed Al Hassan
ABSENT: Alternate Senthikumar Kumaraswamy

4. PUBLIC COMMENTS

Teri Larson, address on file, requested a postponement of additional appointments and expressed concern regarding the direction of Murphy.

5. OATH OF OFFICE AND STATEMENT OF OFFICER

A. Administer Oath of Office (Statement of Officer was administered prior to the start of the meeting). Morgan Barclay, Planning Administrator

Oath of Office:

1. Syed Musanna
2. Senthikumar Kumaraswamy
3. Michael Padilla

Morgan Barclay, Planning Administrator, administered the Oath of Office to:

1. Syed Musanna
2. Michael Padilla

Alternate Board Member Senthikumar Kamaraswamy was not present at the meeting.

6. ELECTION OF OFFICERS

- A. Consider and/or Act on nominating and electing a Chair to serve a one-year term.

BOARD ACTION: (Item 6.A.)

Sultan Syed moved to elect Malkit Sroya to serve a one-year term as Chair for the Board of Adjustment. Barrett Bishop seconded the motion. For: Unanimous. Absent: Ali Ahmed, Malkit Sroya, Kimberly Twomey, Ahmed Al Hassan, and Senthikumar Kumaraswamy. The motion carried by a vote of 5-0.

- B. Consider and/or Act on nominating and electing a Vice Chair to serve a one-year term.

BOARD ACTION: (Item 6.B.)

Bruce Phelps moved to elect Sultan Syed to serve a one-year term as Vice Chair for the Board of Adjustment. Sultan Syed seconded the motion. For: Unanimous. Absent: Ali Ahmed, Malkit Sroya, Kimberly Twomey, Ahmed Al Hassan, and Senthikumar Kumaraswamy. The motion carried by a vote of 5-0.

7. INDIVIDUAL CONSIDERATION

- A. Consider and/or act on the minutes from the August 14, 2025, Board of Adjustment meeting.

BOARD ACTION: (Item 7.A.)

APPROVED

Bruce Phelps moved to approve the minutes from the August 14th, 2025, Board of Adjustment meeting. Barrett Bishop seconded the motion. For: Unanimous. Absent: Ali Ahmed, Malkit Sroya, Kimberly Twomey, Ahmed Al Hassan, and Senthikumar Kumaraswamy. The motion carried by a vote of 6-0.

- B. Discuss the Bylaws, duties, responsibilities, and purpose of the Board of Adjustment. Reagan C. Rothenberger, AICP, Director of Community & Economic Development

Reagan Rothenberger, Director of Community and Economic Development, provided a presentation regarding the Bylaws, duties, responsibilities, and purpose of the Board of Adjustment.

8. STAFF UPDATES

- A. Update - Establish Upcoming Meeting Date.

Reagan Rothenberger, Director of Community & Economic Development, did not establish upcoming meeting date. The board will be contacted to establish a quorum once there is a need for another meeting.

9. ADJOURNMENT

With no further business, Vice Chair Sultan Syed adjourned the meeting at 6:32 pm.

ATTEST:

Records Management Specialist

APPROVED BY:



Sultan Syed,
Vice Chairman



Economic & Community Development

April 30, 2026

ISSUE:

Hold a Public Hearing and Consider and/or Act on an application by Derrick Berg for a variance to Section 30.07.072(B) to permit the construction of an approximately 600-square-foot accessory structure closer than 10 feet from the side property line on property is described as Lot 13, Block B, Timbers Phase 2, and is located at 424 Rocky Glen Cir. Morgan Barclay, Planning Administrator

SUMMARY:

The property owner is requesting approval of a variance to Section 30.07.072(B), which requires that all accessory structures exceeding 500 square feet be located a minimum of 10 feet from the side property line. The property owner is requesting a variance to this section of code to permit the structure to be built approximately 5ft from the property line. The structure will be used as a garage for the owner to store and work on his vehicles. Staff has reviewed the application and provides the following comments:

- **Fire Marshall** - The 10-foot separation from a fire standpoint is to limit the possibility of fire spread from one structure to an adjacent structure or constructed element like a fence. There may be a future issue of the existing tree's proximity to the structure as well. The building is a metal construction and should not be a fire hazard, however I imagine it will house a selection of fueled vehicles or equipment. Due to these elements, Fire would request that we maintain the 10-foot separation from the property line.
- **Building Official:** As stated by the Fire Marshall, the 10ft setback from adjacent structures, including a fence, is to limit the possibility of fire spread.
- **Planning Administrator** - The structure would meet the 10ft required separation on the norther rear side of the building but the property line for this lot is not perpendicular to the street and as such causes the encroachment into the required setback. There is also at 15ft utility easement along the rear property line preventing the owner from moving the structure further to the rear of the property.
- **Public Works Project Manager** - No comments.

Per the Board of Adjustment bylaws section 30.02.116(c) in order to grant a variance, the Board of Adjustment must make findings that an unnecessary hardship exists, using the following criteria:

1. That literal enforcement of the controls will create an unnecessary hardship or practical difficulty in the development of the affected property;
2. That the situation causing the hardship or difficulty is neither self-imposed nor generally affecting all or most properties in the same zoning district;

3. That the relief sought will not injure the permitted use of adjacent conforming property;
and
4. That the granting of a variance will be in harmony with the spirit and purpose of this chapter

ACTION REQUIRED:

Hold a Public Hearing and Consider and/or Act on an application by Derrick Berg for a variance to Section 30.07.072(B) to permit the construction of an approximately 600-square-foot accessory structure closer than 10 feet from the side property line on property is described as Lot 13, Block B, Timbers Phase 2, and is located at 424 Rocky Glen Cir.

BACKGROUND/HISTORY:

The property is currently zoned "SF-20" Single Family Residential. The plat for The Timbers Phase 2 was filed on July 1, 1983.

ATTACHMENTS:

[Rear of Structure Measurement](#)
[Front of Structure Measurement](#)
[Building with tree](#)
[Survey](#)
[Existing Pad](#)
[Building Elevations](#)



12.5'/line,
15'-old fence







