

MURPHY PLANNING AND ZONING COMMISSION AND  
MURPHY CITY COUNCIL MINUTES  
SEPTEMBER 28, 2015, JOINT MEETING

**CALL TO ORDER**

Mayor Barna called the meeting to order at 6:10 p.m.

**ROLL CALL & CERTIFICATION OF A QUORUM  
PLANNING & ZONING COMMISSION and CITY COUNCIL**

Executive Administrative Assistant Kim McCranie certified a quorum with the following persons present:

City Council Members Present:

Mayor Eric Barna  
Deputy Mayor Pro Tem Owais Siddiqui – Arrived at 6:55pm  
Councilmember Ben St. Clair – Arrived at 6:43pm  
Councilmember Betty Nichols Spraggins  
Councilmember Sarah Fincanon  
Councilmember Rob Thomas

Councilmembers Absent: Mayor Pro Tem Scott Bradley

Administrative Assistant Lori Knight certified a quorum with the following persons present:

Planning & Zoning Commissioners Present:

Chairman Jon King  
Vice Chair Steve Levy  
Secretary Camille Hooper  
Commissioner John Johnson  
Commissioner Don Reilly  
Commissioner Greg Mersch

P&Z Commissioners Absent: Commissioner Lloyd Jones

City Staff Present:

Kristen Roberts, Director of Community & Economic Development  
Lori C. Knight, Administrative Assistant  
Kim McCranie, Executive Administrative Assistant

**INDIVIDUAL CONSIDERATION**

1. Hold a public hearing and consider and/or act on the adoption of an extension to the temporary moratorium on property development within a defined geographic boundary in the southeastern portion of the City.

Staff Discussion

Kristen Roberts, Director of Community and Economic Development, stated staff is requesting an extension of the temporary moratorium that has been in place since July 2015. The extension would allow City Council, Planning and Zoning Commission, Staff, consultants and residents to continue to work together on the Southeastern Study. She informed the Council of an error in the ordinance, Page

3 Section II, which reads January 5, 2015 and it should be January 5, 2016 and respectfully requested for the date change to be noted in a motion if the extension is approved.

**PUBLIC HEARING OPENED AT 6:13 PM**

The following persons addressed the City Council and the Planning & Zoning Commission:

1. Daniel Lucas– Opposed
2. Martha Gallion– Opposed
3. Keith Huyck – Opposed
4. Dennis Culliver – Opposed
5. Mike Goggins – Opposed
6. Craig LaDue – Opposed
7. Yolanda Luna – Opposed
8. Nick Burns – Opposed
9. Kris Mraz – In Favor
10. Ray Weyandt - Opposed
11. Cindy Bates – Opposed
12. Ray Cross – Opposed
13. Marjorie Maclanahan – Opposed
14. Chris Koleber - Opposed
15. Warren Gallion – Opposed
16. Darlene Carpenter – Opposed
17. Diane Waller – Opposed
18. Ryan Bets – In Favor

**PUBLIC HEARING CLOSED AT 6:52 PM**

***P & Z COMMISSION ACTION***

***APPROVED***

Commissioner Reilly moved to recommend City Council to extend the existing moratorium for the 90 days to January 5, 2016. Secretary Hooper seconded the motion. Motion passed 7-0.

***COUNCIL ACTION***

***APPROVED***

Deputy Mayor Pro Tem Siddiqui moved to adopt Ordinance Number 15-09-1003 extending the temporary moratorium on property development within a defined geographic boundary in the southeastern portion of the City to an effective date of January 5, 2016. Councilmember Spraggins seconded the motion. Motion passed 6-0.

2. Discuss Southeast Study draft concept plan and initial draft planned development district conditions.

Kristen Roberts, Director of Community and Economic Development stated that this item does not require any action; it is for Council, Commission and public input. She said they will take the feedback received from this meeting and redefine and edit the plan. She reassured the public that no one will lose or be forced out of their homes.

Ms. Roberts gave a brief overview of the concept plan, reiterating that this is a first draft of a concept plan. She introduced the consultants.

Brandon Gonzalez of Freese Nichols Inc. (FNI), gave an overview of the draft concept plan. He discussed the patio homes, walkable retail integrated with open space, preservation of Maxwell Creek in its current natural state, walking trails behind the retail area that will connect to FM 544 for North/South connectivity and tie into Timbers Nature Preserve. He discussed what the City owned tract on Kinney Drive could look like if it was developed at SF-20 with connection to the park. He discussed the residential zoning throughout the plan. He discussed the Ganis property being viewed as its own development since other property owners originally did not want to be part of that development. He said they took this into consideration and placed a preserve tree line buffer between the properties with increased setbacks. He discussed the thought process with opening S. Maxwell Creek Road at McCreary.

#### **Council/Commission Discussion**

The Council discussed concerns regarding private roads being included on the plan, S. Maxwell Creek connecting to McCreary Road, and medium density residential zoning. They requested the consultant to look into different options to address their concerns. The Council thanked FNI for their work on the concept plan. They stressed that this was a concept plan only at this stage and is being considered to help protect the residents regarding future development.

The Planning and Zoning Commission discussed concerns about reopening S. Maxwell Creek Road, whether or not an economic viability was considered during planning. They requested clarification/correction in the south side information bubbles in regards to zoning and setbacks.

**Martha Gallion**, resident, stated that the residents of the Timbers were not consulted regarding the study. She expressed concerns with opening Oak Glen Drive. She stated that the original plat showed Oak Glen Drive to be a cul-de-sac. She also expressed concerns regarding a concept plan out there that future officials with no background information could be viewed as one that the citizens approved.

**Keith Huyck**, resident, expressed concerns regarding property value with medium density zoning next to low density zoning.

**Celia Saunders**, resident, expressed concerns about allowing high density zoning.

**Warren Gallion**, resident, asked why we are considering a vision plan when residents are happy with how things are currently.

The City Council explained that this concept/vision plan was instigated by developer interest in the Ganis property. Development is coming and the City wants and needs to be prepared.

#### **ADJOURNMENT**

With no other business before the Commission, Planning and Zoning Commission adjourned at 8:32 pm.  
With no other business before the Council, City Council adjourned at 8:32 pm.

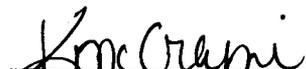


APPROVED BY:

A handwritten signature in black ink, appearing to read 'Eric Barna', is written over a horizontal line.

Eric Barna, Mayor

ATTEST:

  
\_\_\_\_\_

Kim McCranie, Executive Administrative Assistant