



Murphy Planning and Zoning Commission Regular Meeting Minutes  
206 North Murphy Road  
Murphy, Texas 75094  
July 27, 2015

**CALL TO ORDER**

Chair King called the meeting to order at 6:00 p.m.

**ROLL CALL & CERTIFICATION OF A QUORUM**

Commissioners Present: Jon King, Steve Levy, Camille Hooper, John Johnson, Lloyd Jones, Don Reilly and Greg Mersch

Commissioners Absent:

City Staff Present: James Fisher, City Manager  
Lori C. Knight, Administrative Assistant

Lori C. Knight certified a quorum. Camille Hooper arrived at 6:10 p.m.

**PUBLIC COMMENTS**

**INDIVIDUAL CONSIDERATION**

1. Consider and/or act on the Minutes from the regular June 22, 2015 Planning and Zoning Commission meetings.

**COMMISSION ACTION**

Commissioner Reilly made a motion to approve the minutes for June 22, 2015. Vice Chair Levy seconded the motion. Motion passed 6-0.

2. Consider and/or act on the application of property owner McBirney 544 Joint Venture requesting approval of a site plan, landscape plan and building elevations for a Denny's restaurant and retail space on property located on the southeast corner of Brand Road and FM 544 at the Murphy Village Addition.

**Staff Action**

City Manager James Fisher pulled this item from the agenda.

3. Consider and/or act on the application of Murphy Four Venture, LP requesting approval of a site plan, landscape plan, building elevations and construction plat for a proposed retail space located in the northeast corner of FM 544 and Maxwell Creek Road.

**Staff Discussion**

Mr. Fisher stated that the applicant had submitted a site plan, landscape plan building elevations and preliminary plat that would allow for a proposed retail space. He stated that staff recommended approval of this item.

**COMMISSION ACTION**

Vice Chair Levy made a motion to approve the application of Murphy Four Venture LP. Commissioner Johnson seconded the motion. Motion passed 6-0.

**4. Discuss update on southeast sector study.**

**Staff Discussion**

Mr. Fisher stated that the City had placed a temporary moratorium that will be in place until October 4, 2015. The City has hired a consulting firm to assist in updating the Comprehensive Plan and to work with property owners, City Council, P&Z Commission and staff. The existing regulations are inadequate to prevent new development from being detrimental to the health, safety and welfare of the City's residents. Significant development in and around south Maxwell Creek requires the City to determine what is best for the citizens and the future of the area.

**Keith Huyck, 127 S. Maxwell Creek**

Mr. Huyck stated that he would like more information regarding the study. He stated that it was pretty obvious that it would likely turn into commercial.

*Commissioner Hooper arrives at 6:10 p.m.*

Mr. Fisher stated that the word would get out and that this would be a very public effort. Mr. Fisher stated that one of the City's concerns was preserving the amenities such as the trees of the area. He also stated that as things developed, he did not want this to negatively affect the residents around there. He stated that the City wanted everyone to get involved.

**ADJOURNMENT**

With no other business before the Commission, Chair King adjourned the meeting at 6:14 p.m.

**APPROVED:**

\_\_\_\_\_  
Jon King, Chairman

Attest:

\_\_\_\_\_  
Secretary