



Murphy Planning and Zoning Commission Regular Meeting Minutes
206 North Murphy Road
Murphy, Texas 75094
October 26, 2015

CALL TO ORDER

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

ROLL CALL & CERTIFICATION OF A QUORUM

Commissioners Present: Jon King, John Johnson, Lloyd Jones, Don Reilly and Greg Mersch

Commissioners Absent: Steve Levy, Camille Hooper

City Staff Present: Kristen Roberts, Director of Community Development
Lori C. Knight, Administrative Assistant
Mack Reinwand, Assistant City Attorney

Lori C. Knight certified a quorum.

PUBLIC COMMENTS

INDIVIDUAL CONSIDERATION

1. Hold a public hearing and consider and/or act on a zoning change to Planned Development (PD) District including a Concept Plan and other requirements on real property within the area bounded on the north by FM 544, on the east by McCreary Road, on the south by City boundary east of Travis Farm Park and then the southern boundary of Travis Farm Park, and on the west by eastern boundary of Travis Estates, then the northern boundary of Travis Estates to the eastern boundary of 639 Kinney Drive, then the eastern boundary of 639 Kinney Drive, then the southern boundary of 605 Kinney Drive, then the eastern boundary of Skyline Acres #4, then the eastern boundary of Timbers #6-2, then directly north across Oncor property to the eastern boundary of Timbers #104, then the eastern boundary of Timbers #104, then the southern boundary of Timbers #2, then the eastern boundary of Timbers #2.

Please postpone any discussion and/or action on the Southeast Corridor Study until the November 23 Planning & Zoning Commission meeting. This will allow the City Council to hold a Town Hall meeting on Tuesday, November 3rd to discuss the Southeast Corridor Study and consider possible action including lifting the moratorium, leaving the area as it is now and utilizing the information gathered for the Comprehensive Plan Update. Respectfully requested by Mayor Barna.

COMMISSION ACTION

Chair King stated that at this time there would be no discussion or action on this item.

Barbara Harless, 709 Summer Place

Ms. Harless stated that she presented a petition to City Council last week that had been going around from the residents of Travis Estates and Skyline Acres. She stated that based on the most recent draft concept plan from Freese & Nichols, Kinney Drive (at Ridgeview) needs to be closed.

2. Consider and/or act on the minutes from the Joint September 28, 2015 Planning & Zoning Commission and City Council meeting.

COMMISSION ACTION

Commissioner Riley made a motion to approve the minutes from the Joint P&Z and City Council meeting on September 28, 2015 with a modification of adding the verbiage “on the moratorium and the southeast study” following the sentence after the public hearing opens on Agenda Item 1. Commissioner Jones seconded the motion. **Motion passed 5-0.**

3. Consider and/ or act on the application Stacy McVey, Double Eagle Properties, LLC requesting approval of a site plan, landscape plan and building elevations for a single story retail center on property zoned PD (Planned Development) District No. 09-12-823 on property located at the southwest corner of FM 544 and Brand Road.

Staff Discussion

Kristen Roberts stated that the applicant had submitted a site plan, landscape plan and building elevations that would allow for the development of a single story multiple tenant retail center. The retail space is being actively marketed. The proposed building would be approximately 11,000 square feet.

COMMISSION ACTION

Commissioner Jones made a motion to approve the application that would allow for the development of a single story multiple tenant retail center. Commissioner Johnson seconded the motion. **Motion passed 5-0.**

4. Hold a public hearing and consider and/or act on the application of Homeyer Engineering, Inc. requesting an amendment to PD (Planned Development) District Ordinance No. 09-07-803 to amend the Permitted Uses to allow for a swim school on property located on Betsy Lane, southwest of Murphy Road.

Staff Discussion

Kristen Roberts stated that the applicant is requesting an amendment to the PD (Planned Development) District to allow a swim school.

Arun Meyyappan, owner of Ft. Montessori Academy

Mr. Meyyappan stated that he will be operating the swim school. He stated that he owns the Montessori Academy and noticed that a lot of the kids were leaving to go to swim lessons in Plano. The swim school would be convenient for the kids since it will be next door to the academy. Parking will be shared with Ft. Montessori Academy.

PUBLIC HEARING OPENED AT 6:18 PM
PUBLIC HEARING CLOSED AT 6:18 PM

COMMISSION ACTION

Commissioner Reilly made a motion to approve the request to amend the PD (Planned Development) District Ordinance No. 09-07-803 to allow for a swim school on property located on Betsy Lane, southwest of Murphy Road. Commissioner Mersch seconded the motion. **Motion passed 4-1 with Commissioner Johnson opposing the motion.**

5. Hold a public hearing and consider and/or act on the application of Dennis Lorch of Inwood Bancshares, Inc, requesting approval of a SUP (Specific Use Permit) to allow a drive-thru window for a Schlotzsky's restaurant on property zoned PD (Planned Development) District No. 09-12-823 on property located on the southeast corner of FM 544 and Brand Road.

Staff Discussion

Kristen Roberts stated that the applicant is requesting a SUP for a drive thru for a Schlotzsky's on the subject property. She stated that Schlotzsky's would be the anchor tenant on the east end of the building and the remaining retail spaces are being actively marketed.

Commissioner Reilly had a concern that traffic flow between iShine and Schlotzsky's would be too narrow.

Matthew King, Architect

Mr. King has stated that they have met with iShine and that there was a cross access agreement with them regarding the shared drive between the two properties.

PUBLIC HEARING OPENED AT 6:41 PM
PUBLIC HEARING CLOSED AT 6:42 PM

COMMISSION ACTION

Chair King moved to postpone any action on this item until the Commission discussed Agenda Item No. 6.

6. Consider and/or act on the application of Dennis Lorch of Inwood Bancshares, Inc, requesting approval of a site plan, landscape plan, building elevations and construction plat for a Schlotzsky's and retail space on property zoned PD (Planned Development) District No. 09-12-823 on property located on the southeast corner of FM 544 and Brand Road.

Staff Discussion

Kristen Roberts stated that the applicant had submitted a site plan, building elevations, landscape plans and a construction plat that would allow for the development of a Schlotzsky's and retail space. Total square footage of the proposed building would be approximately 8,000 square feet. Ms. Roberts stated that the applicant is requesting a variance to the required number of parking spaces. The required parking space is 55 spaces. The applicant is requesting 48 parking spaces. Staff is requesting favorable consideration of this parking space variance request. Since the corner lot is adjacent to

streets that require a large landscape setback, staff feels the parking provided will be adequate with the currently identified and potential future users while still meeting the landscaping requirements.

The Commission discussed with the applicant various ways in which to increase parking space.

The Commission went back to Agenda Item No. 5 for action. The Commission took no action on Agenda Item 6 at this time.

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COMMISSION ACTION

Commissioner Johnson made a motion to approve the request of a SUP to allow a drive-thru window for a Schlotzsky's on property zoned PD (Planned Development) District No. 09-12-823. Commissioner Nelson seconded the motion. **Motion passed 5-0.**

6. Consider and/or act on the application of Dennis Lorch of Inwood Bancshares, Inc, requesting approval of a site plan, landscape plan, building elevations and construction plat for a Schlotzsky's and retail space on property zoned PD (Planned Development) District No. 09-12-823 on property located on the southeast corner of FM 544 and Brand Road.

COMMISSION ACTION

Commissioner Mersch made a motion to approve the application of Dennis Lorch of Inwood Bancshares, Inc, requesting approval of a site plan, landscape plan, building elevations and construction plat for a Schlotzsky's and retail space on property zoned PD (Planned Development) District No. 09-12-823 with the following modifications for the purpose of increasing the parking spaces to four:

- To reduce the landscape setback off of Brand Road from 25' to 16'
- Remove island on west parking lot
- Reduce island on south parking lot
- Increase parking by a minimum of four spaces

These changes will be reflected on the site plan, construction plat and landscape plans prior to Council consideration. Commission Reilly seconded the motion. **Motion passed 5-0.**

ADJOURNMENT

With no other business before the Commission, Chair King adjourned the meeting at 7:13 p.m.

APPROVED:



Jon King, Chairman

Attest:



Secretary