



Murphy Planning and Zoning Commission Regular Meeting Minutes  
206 North Murphy Road  
Murphy, Texas 75094  
January 25, 2016

**CALL TO ORDER**

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

**ROLL CALL & CERTIFICATION OF A QUORUM**

Commissioners Present: Jon King, Camille Hooper, John Johnson, Don Reilly, Lloyd Jones, Greg Mersch, Alternate Julie Kamm

Commissioners Absent: Steve Levy

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

Lori C. Knight certified a quorum. Alternate Julie Kamm was seated after taking her oath.

**ELECTION OF OFFICERS**

**Chairman:** Camille Hooper nominated Jon King to serve as Chairman. With no other nominations, a vote was taken and passed 7-0.

**Vice Chairman:** Don Reilly nominated Steve Levy to serve as Vice Chairman. With no other nominations, a vote was taken and passed 7-0.

**Secretary:** Lloyd Jones nominated Camille Hooper to serve as Secretary. With no other nominations, a vote was taken and passed 7-0.

**PUBLIC COMMENTS**

A. Approval of the Minutes from December 28, 2015.

**COMMISSION ACTION**

Commissioner Jones made a motion to approve the minutes from December 28, 2015. Secretary Hooper seconded the motion. **Motion passed 7-0.**

**INDIVIDUAL CONSIDERATION**

1. Hold a public hearing and consider and/or act on the application of LCD Capital Investments, LLC, to re-plat Lot 4, Block B – Murphy Village Addition (The Learning Experience). This property is located at the SWC of Village Drive and Brand Road.

**Staff Discussion**

Kristen Roberts stated that this re-plat for Lot 4 was a re-plat of a final plat. All public improvements are complete and The Learning Experience has received their Certificate of Occupancy.

**PUBLIC HEARING OPENED AT 6:07 P.M.**

**PUBLIC HEARING CLOSED AT 6:07 P.M.**

**COMMISSION ACTION**

Secretary Hooper made a motion to approve the re-plat for Lot 4, Block B, Murphy Village Addition. Commissioner Jones seconded the motion. **Motion passed 7-0.**

2. Hold a public hearing and consider and/or act on the application of Clark Knippers / PBK Murphy Propco LLC, to re-plat Lot 1R, Block 1 – McCraw Corner (PDQ). This property is located 104 E. FM 544 at the southeast corner of FM 544 and South Murphy Road.

**Staff Discussion**

Kristen Roberts stated that this was a re-plat of a final plat. All public improvements are complete and PDQ has received their Certificate of Occupancy.

**PUBLIC HEARING OPENED AT 6:09 P.M.**

**PUBLIC HEARING CLOSED AT 6:09 P.M.**

**Commission Action**

Commissioner Jones made a motion to approve the re-plat for Lot 1R, Block 1 – McCraw Corner. Secretary Hooper seconded the motion. **Motion passed 7-0.**

3. Hold a public hearing and consider and/or act on the application of Wal-Mart Real Estate Business Trust requesting to amend PD (Planned Development) District No. 12-02-905 to allow for a Professional Service (specifically spa services) as a permitted use on property located on the eastern outparcel of Walmart on N. Murphy Road.

**Staff Discussion**

Kristen Roberts stated that the applicant was requesting an amendment to the PD (Planned Development) District to allow for a Professional Service specifically spa services. The applicant has a potential user (Hand & Stone, Massage and Facial Spa) and this user is not a nail salon.

The Commission discussed with the applicant the services that their potential user would offer and emphasized that additional nail salons were not needed.

**Mitch Trout, Retail Connection**

Mr. Trout stated that their client, Hand & Stone, Massage and Facial Spa, is an upscale facility. The client is specialized only in those services and that no nails salon services would be allowed at the facility.

**PUBLIC HEARING OPENED AT 6:32 P.M.**

**PUBLIC HEARING CLOSED AT 6:32 P.M.**

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**Commission Action**

Commissioner Mersch made a motion to approve the request to amend PD (Planned Development) District No. 12-02-905 to allow for a Professional Service primarily limited to massages and facials excluding nails as a permitted use on property located on the eastern outparcel of Walmart on N. Murphy Road. Secretary Hooper seconded the motion. **Motion passed 7-0.**

4. Hold a public hearing and consider and/or act on the application of Murphy Equity Management Ltd., requesting to amend PD (Planned Development) District No. 12-06-916 Concept Plan and to permit a self-storage facility as a permitted use on property located at the northwest quadrant of FM 544 and McCreary Road.

**Staff Discussion**

Kristen Roberts stated that the applicant is requesting an amendment to the Planned Development District to allow, by right, mini-warehouse/self-storage. In addition, Ms. Roberts stated that the applicant is requesting an amendment to the Concept Plan to show one user on the remainder of the property.

**Bill Dahlstrom, 2323 Ross Ave.**

Bill Dahlstrom stated that applicant, All Storage, is a high quality storage facility with a quality design, materials and colors and it is climate controlled. Mr. Dahlstrom stated that there are several layers of buffering around the perimeter of the property. There is no exterior access to the facility, it's all interior access.

**PUBLIC HEARING OPENED AT 6:46 P.M.**

**PUBLIC HEARING CLOSED AT 6:46 P.M.**

Commissioner Reilly would like the applicant to reach out to the residents to the north of the site. Mr. Dahlstrom stated that their applicant would be willing to defer until the next P&Z meeting to be able to reach out to the neighbors.

**COMMISSION ACTION**

Chairman King reopened the public hearing to allow the applicant time to visit with the residents to the north of the site. No action was taken on this item.

**PUBLIC HEARING REOPENED AT 6:50 P.M.**

5. Discuss the application of Anshu Jain requesting to amend the Concept Plan for approximately 6.43 acres of property zoned PD (Planned Development) District No. 09-02-785, as amended by Ordinance No. 14-04-975, located on FM 544 approximately 800' west of Heritage Parkway for Lots 2-3, Block A, Nelson Addition. **This item was remanded back to Planning & Zoning Commission at the January 19, 2016 City Council meeting.**

**Staff Discussion**

Kristen Roberts stated that on December 28, 2015, the Commission denied this item. The applicant appealed the decision to the City Council. On January 19, 2016, City Council remanded the item back to Planning and Zoning and requested that staff and the applicant work towards revisions and City Council offered guidance. Ms. Roberts stated that staff and the applicants have been discussing various revision options to the proposed Concept Plan.

Commissioner Reilly stated that he would like to see the applicant get as close as to the existing concept plan and reduce the concrete. Applicant intends to bring revised concept plan to the February 22, 2016 Planning and Zoning Commission meeting for consideration.

6. Discuss the application of Ryan Betz of 4B & W Land, LLC., Ronald and Patricia Williford and Kevin McAllister requesting a change in zoning from SF-20 (Single Family 20 Residential) to Retail on approximately 5.56 acres of property located southeast of FM 544 and Maxwell Creek Road. **This item was remanded back to Planning & Zoning Commission at the January 19, 2016 City Council meeting.**

**Staff Discussion**

Kristen Roberts stated that on December 28, 2015, the Commission denied this item. An appeal was received by the applicants prior to the deadline. On January 19, 2016, the City Council remanded this item back to the Planning and Zoning Commission and requested that staff and the applicant work to develop a strong Planned Development District for consideration. Ms. Roberts stated that the applicants have proposed a tentative schedule to work on the development of a Planned Development District for these properties. The applicants will strive to submit a draft for the April Planning and Zoning Commission Meeting.

7. Discuss 2016 Comprehensive Plan Update project.

**Staff Discussion**

Kristen Roberts stated that it is recommended that cities update their comprehensive plans every 5 years. City of Murphy's Comprehensive Plan was approved in 2008. Ms. Roberts stated that it is recommended that the Planning and Zoning Commission serve as the advisory committee. Ms. Roberts anticipates that approximately four working sessions will be needed to complete the update with other Boards having input as well.

The Commission agreed to extend the upcoming monthly meetings in order to work on the Comprehensive Plan.

**STAFF UPDATES**

- All P&Z meetings will be live streamed.
- February 6, 2016 training for all Board and Commissions.
- Next meeting is February 22, 2015.

**ADJOURNMENT**

With no other business before the Commission, Chair King adjourned the meeting at 7:33 P.M.

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APPROVED:



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Jon King, Chairman

Attest:



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Secretary