

Murphy Planning and Zoning Commission Regular Meeting Minutes  
206 North Murphy Road  
Murphy, Texas 75094  
February 22, 2016

**CALL TO ORDER**

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

**ROLL CALL & CERTIFICATION OF A QUORUM**

Commissioners Present: Jon King, Camille Hooper, Steve Levy, Don Reilly, Lloyd Jones, Greg Mersch, Julie Kamm

Commissioners Absent: John Johnson

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

Lori C. Knight certified a quorum.

*No public comments*

A. Approval of the Minutes from January 25, 2016 regular meeting.

**COMMISSION ACTION**

Commissioner Jones made a motion to approve the minutes. Secretary Hooper seconded the motion.  
**Motion passed 7-0.**

B. Consider and/or act on the application of Stacy McVey, Double Eagle Properties, LLC requesting approval of a construction plat 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.

This item was pulled from consent and considered individually.

**COMMISSION ACTION**

Commissioner Jones made a motion to approve the construction plat 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. Commission Reilly seconded the motion. **Motion passed 7-0.**

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## INDIVIDUAL CONSIDERATION

1. Consider and/or act on 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. *(Continued from the January 25, 2016 P&Z meeting).*

### Staff Discussion

Kristen Roberts stated that following P&Z Commission and City Council direction, the applicant met with staff and discussed option for amending the proposed concept plan which includes: a turnaround at the north end of the property which, reduced by 63 feet by showing a hammerhead turn for public safety, the building on Lot 3 was reduced by 1500 sq. ft. and heavy landscaping will be included north of the building on Lot 2.

### Pankaj & Anshu Jain, Applicants, 1331 Twin Knoll

Mr. Jain stated that they had discussed the elevation differential and were able to address that by flipping the concept plan over.

## PUBLIC COMMENTS

1. Vicky Johnson – Opposed to the new concept plan due to encroachment, prefers original plan.
2. Hector Carbonell – Opposed to the new concept plan, would like the road a little bit moved, spacing between his office and the proposed building.
3. Nichole Price – Opposed to the new plan which only features a safety feature which is the roundabout for fire trucks.
4. Tammy Maxey – Opposed to the new concept plan, prefers original plan, less invasive into the green zone and the new plan encroaches on Dr. Carbonell's building.
5. Dennis Richmond – Neutral, when the 2014 concept plan was approved, why weren't the neighbors notified? His biggest concern is the grading and topography.
6. Jessica Carbonell – Opposed stating safety concerns
7. Diane Tingle – Opposed to the new concept plan and favors the original plan

Secretary Hooper stated for the record, that the P&Z Commissioners did not approve anything in regards to this agenda item back in December 2015.

There was continued discussion regarding setbacks, parking spaces, pushing the building back from the road, spacing between the lots and a retaining wall. Chairman King has suggested that the two property owners meet and open a dialogue to come to some mutual agreement.

### COMMISSION ACTION

Commissioner Reilly made a motion to continue this item to the March 28<sup>th</sup> P&Z meeting. Commissioner Nelson seconded the motion. **Motion passed 7-0.**

2. Continue 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. *(Continued from the January 25, 2016 P&Z meeting).*

#### **Staff Discussion**

Kristen Roberts stated that the applicant is requesting an amendment to the PD (Planned Development) Permitted Uses to allow, by right, a mini-warehouse/self-storage. The applicant is also requesting an amendment to the Concept Plan. Ms. Roberts stated that the Commission requested that the applicant speak to the residents in the neighborhood to the north of the proposed site. The applicant met with the Maxwell Creek North HOA Board of Directors on February 3, 2016 and presented the concept plan which was circulated via email among the HOA.

#### **Bill Dahlstrom, Project Engineer**

Mr. Dahlstrom showed the Commission a power point presentation regarding All Storage along with the design elements, the faux windows, the landscaping plan and how prospective clients will be able to access the storage. The facility will also have sun sensors.

#### **PUBLIC HEARING CONTINUED 7:30 P.M.**

1. Katie Terry - Opposed
2. Shawn Valk - Opposed

#### **PUBLIC HEARING CLOSED AT 7:38 P.M.**

#### **COMMISSION ACTION**

Commissioner Reilly made a motion to approve the item as requested. There was no second on the motion. Motion dies.

#### **COMMISSION DISCUSSION**

The Commission discussed their concerns approving another storage facility and other facilities within a small town and the possibility of having an empty building at some point if a storage facility goes out of business.

#### **Brad Baker, 228 Creekside Drive**

Mr. Baker did not attend the HOA meeting nor did he receive the email that went out from the HOA. Mr. Baker stated that his family walks the pedestrian trail along the greenspace. That greenspace is all that the neighborhood has. The density/buffer is one concern he has and he would like a buffer of some kind between the building and the neighborhood. He is also concerned about the lighting and the overflow from the lights and the noise from the air conditioning units on top of the storage units.

Bill Dahlstrom stated that there would be additional landscaping added, more trees planted and that there would be significant green space left over.

#### **COMMISSION ACTION**

Vice Chair Levy made a motion to approve 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 NW quadrant of FM 544 and McCreary Road.  
Motion suspended.

Vice Chair Levy made a motion to approve 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 NW quadrant of FM 544 and McCreary Road with the stipulation that the presentation that the client made be included in the approval application and that the facility be used for mini-warehouse/self-storage only and not for any retail purposes. Commissioner Mersch seconded the motion. **Motion passed 5-2 with Commissioners Hooper and Jones opposing.**

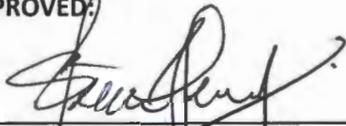
#### COMMISSION REQUESTS

- Secretary Hooper requested full sized plans for the next meeting regarding the proposed concept plan by applicant Anshu Jain.
- Commission also requests to view any presentation before P&Z meetings in case of any graphic material shown.

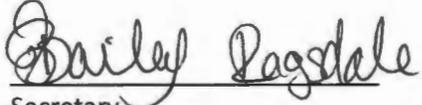
#### ADJOURNMENT

With no other business before the Commission, Chair King adjourned the meeting at 8:14 P.M.

APPROVED:

  
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Jon King, Chairman  
Steve Levy, vice chair

Attest:

  
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Secretary  
Administrative Assistant