

Murphy Planning and Zoning Commission Regular Meeting Minutes
206 North Murphy Road
Murphy, Texas 75094
March 28, 2016

CALL TO ORDER

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

ROLL CALL & CERTIFICATION OF A QUORUM

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

Commissioners Absent: Jon King

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

Lori C. Knight certified a quorum. *Camille Hooper arrived at 6:02*

No public comments

A. Approval of the Minutes from February 22, 2016 regular meeting.

COMMISSION ACTION

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

INDIVIDUAL CONSIDERATION

1. Consider and/or act on the application of Wal-Mart Real Estate Business Trust requesting approval of a site plan, landscape plan, building elevations and construction plat for Wal-Mart Addition Lots 3 & 4, Block A for two single story retail centers on property zoned PD (Planned Development) District No. 12-02-905 located on the eastern outparcel of Wal-Mart on N. Murphy Road.

Staff Discussion

Lee Elliott stated that the applicant was requesting approval of a site plan, landscape plan, building elevations and a construction plat for the out parcel of Wal-Mart. Mr. Elliott stated that the proposed uses are allowed within the Planned Development. Staff did state that the client was not going to do a monument sign but rather signage was planned related to the individual businesses. Staff was recommending approval.

COMMISSION ACTION

Commissioner Reilly made a motion to approve the site plan, landscape plan, building elevations and construction plat for Wal-Mart Addition Lots 3 & 4, Block A for two single story retail centers. Secretary Hooper seconded the motion. **Motion passed 7-0**

2. 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

Lee Elliott stated that this was the fourth time that this application had been presented before the Commission. In following the direction of the City Council and the Planning and Zoning Commission, the applicant has met with staff numerous times and met with the neighboring residents. The concept plan that was proposed at the February 22, 2016 P&Z meeting is the one that is being presented.

There was discussion with the Commission in regards to the timeline of the current concept plan, topography, building size for Lot 3 and flow of traffic.

Pankaj Jain-Applicant, 1331 Twin Knoll Drive

Mr. Jain stated that he had met with the neighbors and walked the site with them hoping to address their concerns. Mr. Jain stated that he met with Fire Chief Mark Lee to discuss any safety concerns between the two buildings; there were none.

At last month's P&Z meeting, it was suggested that the applicant meet with the owners of the vet clinic to discuss their concerns. Mr. Jain stated that such a meeting never took place because he did not feel safe to do so.

PUBLIC COMMENTS:

1. Diane Tingle – Oppose
2. Vicky Johnson – Oppose
3. Hector Carbonell – Oppose
4. Dana Johnson - Oppose
5. Jessica Carbonell – Oppose
6. Brandon Tan – Oppose
7. Niko Carbonell – Oppose
8. Linda Wee – Oppose
9. Nichole Price – Oppose
10. David Bottlinger – Oppose
11. Dennis Richmond – Oppose
12. Arlen Samuelson – For
13. Tammy Maxey – Oppose
14. Bob Mortenson - Neutral

Secretary Hooper suggested that staff facilitate a meeting between the applicant and the owners of the vet clinic.

COMMISSION ACTION

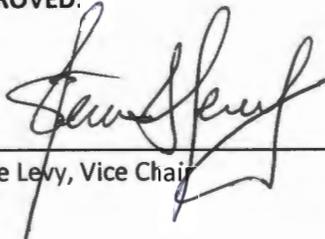
No action was taken. Vice Chair Levy asked staff and legal counsel to facilitate a meeting between the applicant, Anshu Jain, the owner of the vet clinic, Dr. Hector Carbonell, a representative from the residents along with staff, legal counsel and a representative from the P&Z Commission. The Commission also requested building elevations for the proposed concept plan, topographical survey and copies of the current concept plan and the proposed concept plan in full scale.

A special meeting of the P&Z Commission will take place on April 11, 2016 for consideration of this item.

ADJOURNMENT

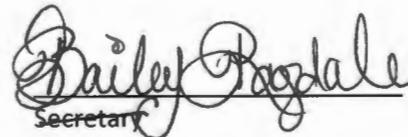
With no other business before the Commission, Vice Chair Levy adjourned the meeting at 7:58 p.m.

APPROVED:



Steve Levy, Vice Chair

Attest:


Secretary