

Murphy Planning and Zoning Commission Regular Meeting Minutes
206 North Murphy Road
Murphy, Texas 75094
May 23, 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, John Johnson, Lloyd Jones, Julie Kamm, Greg Mersch

Commissioners Absent:

City Staff Present: Lee Elliott, Interim Director of Community and Economic Development
Tina Stelnicki, Community Development Coordinator

Tina Stelnicki certified a quorum.

PUBLIC COMMENTS

OPENING PUBLIC COMMENTS AT 6:01 p.m.

CLOSING PUBLIC COMMENTS AT 6:02 p.m.

CONSENT AGENDA

All consent agenda items are considered to be routine by the Planning and Zoning Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Commissioner so requests, in which event the item will be removed from the Consent Agenda and voted on separately.

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

COMMISSION ACTION

Commissioner Johnson made a motion to approve consent agenda meeting minutes from April 25, 2016 regular meeting. Commissioner Mersch seconded the motion. **Motion passed, all in favor**

INDIVIDUAL CONSIDERATION

1. Hold a public hearing and consider and/or act on the application of James Permenter to change current zoning of SF-20 (Single Family Residential-20) to Neighborhood Services (Non Residential Zoning District, low intensity retail and service facilities) of property located on 1.9589 acres, having the legal description of Abstract A0588, C A McMillan Survey, Tract 16.

Staff Discussion

Mr. Lee Elliott, Interim Director stated that the applicant is requesting a change in the current zoning of the property located on 1.9589 acres, having the legal description of Abstract A0588, C A McMillan

Survey, Tract 16 (1000 N. Murphy Road). The current zoning for this property is SF-20 (Single Family Residential-20). The applicant does not have immediate plans for development.

The 2008 City of Murphy Future Land Use Plan that is a part of the city's Comprehensive Plan indicates this piece of property to have this land use classification (Neighborhood Services).

From the City of Murphy code of ordinances, Neighborhood Services general purpose is: Sec. 30.03.371. General purpose and description: The NS, neighborhood service, district is established to provide areas for limited local neighborhood, low intensity retail and service facilities for the retail sales of goods and services. These shopping area should utilize established landscape and buffering requirements. The NS district should be located along or at the intersection of major collectors or thoroughfares to accommodate higher traffic volumes, but it can also act as a buffer against residential areas. (2006 Code, sec. 86-471; Ordinance 04-05-610, sec. 28.1, adopted 5/17/04)

Discussion was held among the Commission and Staff in regards to feedback from homeowners and how many properties were mailed the notification letter. Ms. Stelnicki stated that approximately 10-12 properties were within the notification radius of 200 feet from the property line and all of the letters were mailed out within the regulated timeframe. Ms. Stelnicki confirmed mailboxes prior to attending tonight's Planning and Zoning meeting at 5:00 p.m. that no feedback letters or emails had been received, nothing in writing. Discussion also addressed why a sign is not posted at the stated property to ensure that the public is aware, as this has been a concern in the past. Ms. Stelnicki stated that posting signs at the property is not part of the city ordinance; the city ordinance is the 200 feet notification radius from the property line.

James Permenter, Applicant – 1000 N Murphy Road

Mr. James Permenter addressed the Commission that at the current time the property is on the market to sell, the property would sell better if we had the zoning. In 2008, the comprehensive study was done indicating how to best use all 4 corners and when appraised by the state, it listed the property as highest best use as well. Mr. Permenter has been attempting to negotiate a price with the corner lot property owner for sale of their property.

PUBLIC HEARING OPENED AT 6:11 p.m.

PUBLIC COMMENTS:

1. Mary Pat Elledge, resident of Murphy and Keller Williams realtor for the applicant – In Favor

PUBLIC HEARING CLOSED AT 6:12 p.m.

Discussion was held among the Commission and Staff on if there were any restriction uses for the property if zoned. Neighborhood services are defined as low intensity retail with operational hours usually between 8:00 – 5:00.

COMMISSION ACTION

Commissioner Hooper made a motion to approve agenda item 1 as presented, Commissioner Johnson seconded the motion. **Motion passed 5-1 with Commissioner Mersch opposing.**

-
2. Staff Updates
- a. Development Update
 - b. Work sessions

Staff Discussion

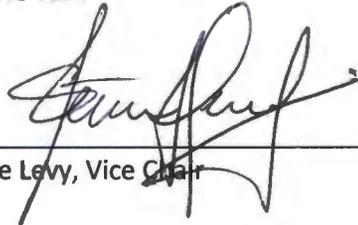
Mr. Lee Elliott, Interim Director addressed the commission that staff will be providing an update on current developments every couple of months to the Planning and Zoning Commission.

Ms. Tina Stelnicki provided the commission a brief general update on current projects and timelines.

ADJOURNMENT

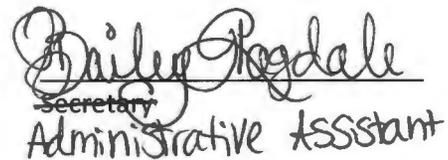
With no other business before the Commission, Vice Chair Levy adjourned the meeting at 6:22 p.m.

APPROVED:



Steve Levy, Vice Chair

Attest:



Secretary
Administrative Assistant