



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

CALL TO ORDER

Meeting called to order at 6:28pm

Roll call was completed at the start of the work session.

Vice Chair Levy officially seated the two Planning and Zoning alternates, Christopher George and James Holley at the beginning of the regular meeting.

ELECTION OF OFFICERS

Vice Chair Levy announced the following positions are up for election and asked the commissioners for any nominations for the following positions.

Secretary: Vice Chair Levy nominated Lloyd Jones for the position of secretary, Christine Johnson seconded. The motion passed unanimously.

Vice Chair: Lloyd Jones nominated Camille Hooper for the position of Vice Chair. Julie Kamm seconded. The motion passed unanimously.

Chairman: Christine Johnson nominated Steve Levy for the position of Chairman. Lloyd Jones seconded. The motion passed unanimously.

PUBLIC COMMENTS

Opened at 6:33 p.m.

Closed at 6:33:10 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 the June 27, 2016 regular meeting.

There was a request to indicate in the minutes which "Johnson" is making motions.

Lloyd Jones motioned to approve the minutes as presented. The motion passed unanimously.

INDIVIDUAL CONSIDERATION

1. Hold a public hearing and consider and/or act on the application of Thorpe Family Trust - Charles R. Thorpe, Trustee to request approval of a Variance Request for a Fence Height amendment. Located on 1.9567 acres, having the legal description of Abstract A0588, C A McMillan Tract 17.

Stelnicki explained the applicant is requesting a fence variance. The current zoning allows for this type of fence at the height of 4'. Stelnicki confirmed currently we have received 4 letters regarding this request all in favor of approval.

Chairman Levy asked the applicant to speak to this item.

Charles Thorpe, the applicant explained they are requesting to install a fence for security and safety reasons as the property is very close to a busy intersection and by the 7-11 gas station. Thorpe expressed their proposed fence will be attractive to the city, complementing the nearby fences and the additional 8" will give them even more security and peace of mind.

There were questions from the commission regarding the materials the fence will be made of and the color it will be painted. Thorpe confirmed the fence will be metal and painted black or gray.

Chairman Levy opened up this item for public comments.

Jackie P resident, expressed her approval of this fence and is empathetic to their safety concerns as they too live close and have had some of the same concerns for their property.

Charlotte Thorpe, daughter of the applicant, expressed her wishes for this to be approved and commented about her parents being proactive for their safety and privacy is a good thing.

Teresa Jungerman resident, in favor – did not speak

Dale Bynum, resident in favor – did not speak

Melanie Bynum, in favor – did not speak

There was a question on if this effects the property adjacent that is currently zoned Neighborhood Services. It was confirmed it will not.

Lloyd Jones motioned to approve the request as presented. Camille Hooper seconded. The motion passed unanimously.

2. Hold a public hearing and consider and/or act on the application of StreetLevel Investments to request approval of a zoning change from SF-20 (Single Family Residential-20) to a Planned Development located on 4.6579 acres, having the legal description of Abstract A0579, Henry Maxwell Survey Tract 75. This property is located at 210 E. FM 544.

This item was removed from this agenda.

3. Consider and/or act on the application of property owner and applicant, Meyyappan Arunachalam, requesting approval of a site plan, landscape plan, building elevations and construction plat for Fort Child Activity Center (a 10,000 square foot building) on property located on Betsy Lane, west of Murphy Road; located directly east of the Fort Montessori School. Property is zoned PD (Planned Development)

Tina Stelnicki explained the site plan, landscape plan, building elevations and construction plat have all been reviewed for approval of this item and it meets all the requirements as set by this Planned Development. The building will be a 10,000 square foot activity center with an indoor pool to be used as a swim school. The swim school use, within the Planned Development, was approved by this body last year.

Meyyappan Arunachalam owner of the Fort Montessori School and applicant for the proposed Fort Child Activity Center explained he is happy to answer any questions the commission may have.

The commission asked the applicant if the school will be open to the public or just attendees of the Fort School. Arunachalam confirmed it will be open to the public. Building elevations were discussed briefly, and it was explained it will be designed in a similar manner to the school's current elevations. There was discussion regarding the fence being wooden. It was requested to have a non-wooden fence, have stone columns on the corners and a fence made of some other material that is not wood. The requirements for this area for fencing and dumpster enclosures were discussed. Fencing was further discussed in regards to what the Fort School has for fencing and the possibility of continuing the black metal fence the school has.

Steve Homeyer the engineer on this project explained the reason for the wooden fence is to give privacy and security to the pool equipment. It was suggested to continue the metal fence with landscaping to provide that privacy to the equipment.

PUBLIC COMMENT:

Robert Mortenson resident, expressed concerns regarding the parking spaces being too small. He also requested for the informational books being made for the Planning and Zoning commission to be published online for the residents to view also. Carpenter explained as long as there are no copyright infringements that can be done.

Stelnicki read the list of changes requested by the commission as follows:

Move the gate from the north facing side to the west facing side.

Redesign the fence from being all wood, to ornamental iron with stone columns at north-east corner, south-west corner and at the two gate posts.

Add additional landscape screening along the Betsy lane fence.

Redesign the sidewalk as applicable to accommodate the gate. There was a clarification on what sidewalk was being discussed. The sidewalk which this is referring to is the sidewalk that begins at north-east corner of building and is currently shown north face of the fence around the equipment.

Christine Johnson motioned to approve this application with including the list that was read by Tina Stelnicki reflecting changes requested by the commission. Lloyd Jones seconded. The motion was passed unanimously.

4. Consider and/or act on the application of property owner and applicant, Three Murphy Retail, requesting approval of a site plan, landscape plan, building elevations and construction plat for Murphy Village Phase 3 on property zoned Retail located adjacent to W. FM544 to build a 36,855 square foot building to be leased to multi-use tenants.

Tina Stelnicki explained the two story building is proposed to have professional medical type offices on the second floor. The first floor would consist of retail in nature uses. The current proposed uses are all within permitted uses. This property is in straight retail zoning, the plans have been reviewed and approved by the city staff.

There was a clarification regarding if the proposed building is abiding by the 100' buffer from residential property. It was confirmed the building is more than 100' from the wall of the City of Plano residential area.

Commission concerns included the height of the building and the west elevation. There is definition to the other elevations, such as different colors of brick, storefront, and curtain wall. Currently there is nothing on the West elevation to make that side not so monotonous. Thompson expressed he will look at options for the west side. A possible option would be adding stone to this side to add interest.

The dumpster enclosure was discussed specifically regarding the gate. Thompson confirmed there will be a metal gate on the dumpster enclosure.

Ambient lighting concerns were discussed with regards to the Plano residents to the south. Thompson confirmed there must be screening on the light poles which will be in place and will be similar to the lighting in other retail locations they have built, but are open to suggestions from the commission.

Access to the 2nd floor was discussed, and Thompson confirmed there will be elevator access in the interior of the building centrally located along with the bathrooms.

PUBLIC COMMENT:

Robert Mortenson resident, expressed his concerns regarding parking on this application as well. Also, had a comment regarding the windows on the west side.

There was an additional clarification regarding the small easement due to the drainage pipes. The applicant has been working with the owners to acquire approval. Stelnicki explained she will not schedule a pre-construction meeting until the easement letter is received by the city.

Stelnicki read the changes to the application from the commission as follows:

Improve the west elevation to not be as monotone with the addition of a same variegated material from the building on the west facing wall.

Gate on the dumpster enclosure.

Lloyd Jones motioned to approve the application for Three Murphy Retail, requesting approval of a site plan, landscape plan, building elevations and construction plat for Murphy Village Phase 3 on property zoned Retail located adjacent to W. FM544 to build a 36,855 square foot building to be leased to multi-use tenants with the changes given to the staff. Camille Hooper seconded. The motion passed unanimously.

ADJOURNMENT

Chairman Levy adjourned the meeting at 7:37pm.

APPROVED:

DATE:

Attest:

Secretary