



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

1. CALL TO ORDER

Meeting called to order at 6:10 p.m.

2. ROLL CALL & CERTIFICATION OF A QUORUM

Planning and Zoning Commissioners Present: Chairman Steve Levy,
Commissioners: Christine Johnson, Julie Kamm,
Greg Mersch,
Alternate seated: (Jimmy) James Holley

Planning and Zoning Commissioners Absent: Vice Chairman Camille Hooper,
Commissioners Lloyd Jones, John Johnson,
Alternate: Christopher George,

City Staff Present: Kelly Carpenter, Tina Stelnicki
Tina Stelnicki certified a quorum.

3. PUBLIC COMMENTS

Opened at 6:12 p.m.
Closed at 6:13 p.m.

There were no public comments

4. 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 July 25, 2016 work session.
- B. Approval of the Minutes from the July 25, 2016 regular meeting.

Greg Mersch motioned to approve the minutes as presented. Julie Kamm seconded. The motion passed unanimously.

5. INDIVIDUAL CONSIDERATION

A. Hold a public hearing and consider and/or act on the application of First Crescent Enterprises, LLC to request approval of a zoning change from Murphy Manors Planned Development to Oasis Springs Manors Planned Development.

This item is removed from the agenda.

B. 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.

Community Development Coordinator Tina Stelnicki gave a brief description of the proposed uses for this property. The uses would feature retail shops, boutiques, restaurants, medical facilities and service businesses. The list of approved uses contained in the PD are all approved within Neighborhood Services zoning.

The applicant, Jana Bean of StreetLevel Investments, spoke to the commissioners regarding this item. She explained this is all within the current Planned Development as of the 2008 comprehensive plan. There were questions from the Commissioners regarding how deep the property is. Bean confirmed it has a narrowest point of 236 but varies throughout the property. Other questions were regarding the definition for outdoor patio. This definition needs to be updated in the PD. There are no tenants confirmed at this time, and it was confirmed there are drive-thru businesses interested but that will require a Special Use Permit. Volume was discussed regarding how many visitors are projected to be visiting daily. Turn lanes were discussed and Bean confirmed they are working on options for a hooded left turn on westbound FM544. Ms. Carpenter pointed out that per the PD a traffic impact analysis report is required.

Public Hearing opened at 6:27 p.m.

Margaret Smith, in favor
Jim Smith, in favor
Chris Kolver, opposed
Jeffery Zarit, opposed (not in attendance)
Jason Hill, opposed (not in attendance)
Kevin Elwood, opposed

Ms. Carpenter pointed out the Comprehensive Plan Future land use plan designates this property as Neighborhood Services.

Public Hearing closed at 6:42 p.m.

There were questions regarding the current allowed uses for this Planned Development, such as a motion picture theater, fire stations, police stations etc. Ms. Carpenter pointed out that approved uses listed in the PD are all approved within the Neighborhood Services zoning. It was also discussed to look closer at the allowed uses for this Planned Development. There was discussion about the status of updating the comprehensive plan. Ms. Bean commented that the original approved uses list in the PD included all approved uses within Neighborhood Services zoning in order to have a broad selection of uses available for the project.

Julie Kamm motioned to deny the application. Jimmy (James) Holley seconded. All in favor, Julie Kamm, Christine Johnson, Jimmy (James) Holley. Against Greg Mersch and Steve Levy. Motion approved. With a vote of 3 in favor of denying the application, 2 were against the motion to deny the application.

5. INDIVIDUAL CONSIDERATION

A. Resource Binder

Kelly Carpenter explained the contents of the binder includes Local Government Code Chapters 211, 212, and 213. Also includes the City's Land use Map, Transportation Plan, By Laws for the Planning and Zoning Commission, and the Zoning Code for Murphy. Carpenter explained this is for the commissioners to use as reference material and also to learn more about specifics regarding Planning and Zoning in Murphy.

6. ADJOURNMENT

Chairman Levy adjourned the meeting seeing no more comments or discussion.

APPROVED:

DATE:

Attest:

Secretary