



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

May 23, 2011

## CALL TO ORDER

Secretary King called the meeting of the Planning and Zoning Commission to order at 6:30 p.m.

## ROLL CALL & CERTIFICATION OF A QUORUM

**Commissioners Present:** Jon King, Ty Holcomb, Jane Jan, Steve Levy  
**Commissioners Absent:** John McKay, Julie Jones, Stephanie Merrifield

**Alternates Present:** Gus Delaloye, Ken Steubing  
**Alternates Absent:** None

**City Staff Present:** David Young, Building Official  
Kim Lenoir, Community Services Manager  
Perry Elliot, Administrative Captain - Fire  
Kim McCranie, Executive Administrative Assistant

Kim McCranie certified a quorum with all Commissioners present except for John McKay, Julie Jones and Stephanie Merrifield and Alternates Gus Delaloye and Ken Steubing voting.

## PUBLIC COMMENTS

There were no public comments received.

## 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 regular meeting of April 25, 2011.
- B. Consider and/or act on the application of the **Plano Independent School District** requesting approval of the Final Plat for McMillen High School on property zoned PD (Planned

Development) District for Public School, Stadium and Other School District Support Uses. This property is located on North Murphy Road, north of Spring Ridge Drive.

### **Commission Action**

Commissioner Jan moved to approve the Consent Agenda as presented. Commissioner Delaloye seconded the motion. Motion passed 6-0.

## **INDIVIDUAL CONSIDERATION**

1. Hold a public hearing and consider and/or act on the application of the **City of Murphy** requesting to amend Chapter 86 (Zoning) of the City of Murphy Code of Ordinances regarding Alternative Financial Establishments (aka check cashing business, payday advance or loan business or a car title loan business).

### **Staff Comments**

David Young said the current Comprehensive Zoning Ordinance was adopted on May 17, 2004 (via Ordinance No. 04-05-610). He said the City Council adopted the 2008 Comprehensive Plan on October 6, 2008. He said one of the primary methods to implement the recommendations of the Comprehensive Plan is to modify the Comprehensive Zoning Ordinance accordingly. He said Staff is proposing the following amendments to Chapter 86 of the Comprehensive Zoning Ordinance:

- Add definitions for Alternative Financial Establishment, Car Title Loan Business, Check Cashing Business and Payday Advance or Loan Business, which are permitted uses within the Retail District, Light Commercial District and Business Park District.
- Amend the land use, as allowed, under the division of "Retail District", "Light Commercial District" and "Business Park District" a land use for "Alternative Financial Establishments", "Car Title Loan Business", "Cash Checking Business" and "Payday Advance or Loan Business" and designating such use as allowed only by Specific Use Permit (SUP).

Mr. Young said staff recommends a motion to approve the proposed amendments to Chapter 86 as submitted.

## **PUBLIC HEARING OPENED AT 6:34 PM**

### **Public Comments**

There were no public comments received.

## **PUBLIC HEARING CLOSED AT 6:34 PM**

**Commission Action**

Commissioner Levy moved to approve the application of the City of Murphy requesting to amend Chapter 86 (Zoning) of the City of Murphy Code of Ordinances regarding Alternative Financial Establishments (aka check cashing business, payday advance or loan business or a car title loan business) as submitted. Commissioner Steubing seconded the motion. Motion passed 6-0.

**ADJOURNMENT**

With no other business before the Commission, Secretary King adjourned the meeting at 6:36 p.m.

**APPROVED:**

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Jon King, Secretary

Attest:

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Secretary