



Murphy Planning and Zoning Commission Regular Meeting Minutes
206 North Murphy Road
Murphy, Texas 75094
November 28, 2011

CALL TO ORDER

Chairman McKay called the meeting to order at 6:33 p.m.

ROLL CALL & CERTIFICATION OF A QUORUM

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

Commissioners Absent: None

Alternates Present: Ken Steubing, Gus Delaloye

Alternates Absent: None

City Staff Present: Kristen Roberts, Director of Economic and Community Dev.
David Young, Building Official
Lori C. Payan, Administrative Assistant

Lori C. Payan certified a quorum with all Commissioners present.

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 September 26, 2011.

Commission Action

Commissioner Levy moved to approve the Consent Agenda as presented. Commissioner Steubing seconded the motion. Motion passed 8-0.

INDIVIDUAL CONSIDERATION

1. Hold a public hearing and consider and/or act on the application of **Forestar (USA) Real Estate Group, Inc.** requesting approval of a SUP (Specific Use Permit) for a Hospital Facility and Professional Offices and approval of a Concept Plan on the property zoned NS (Neighborhood Service) District and located at the northeast corner of FM 544 and Heritage Parkway.

(The applicant has requested postponement of action on the application until the January 23, 2012 Planning & Zoning Commission)

Commission Action

Commissioner Merrifield made a motion to postpone the application of Forestar (USA) Real Estate Group, Inc. until January 23, 2012. Commission Jan seconded the motion. Motion passed 8-0.

2. Consider and/or act on the application of Winkelmann and Associates, Inc. representing D.R. Horton – DFW East Division, requesting approval of a construction plat for **The Gables at North Hill (Park Lots)** on property zoned PD (Planned Development) District for Single Family Uses. This property is located at the intersection of North Hill Lane and Gene Autrey Lane.

Commission Action

Commissioner Holcomb made a motion to approve the application of Winkelmann and Associates, Inc. representing D.R. Horton – DFW East Division, requesting approval of a construction plat for the Gables at North Hill (Park Lots). Commissioner Merrifield seconded the motion. Motion passed 8-0.

3. Consider and /or act on the application of Winkelmann and Associates, Inc. representing D.R. Horton – DFW East Division, requesting approval of a construction plat for **The Gables at North Hill Phase 2B** on property zoned PD (Planned Development) District for Single Family Uses. This property is located southwest of McCreary Road and McWhirter Road.

Staff Comments

Staff gave a brief overview of the application and location for this property stating that the developer had met the minimum requirements but that provisions were being taken on the easements and the right-of-ways as agreed upon between the City, engineers and developer.

Commission Action

Commissioner Delaloye made a motion to approve the application of Winkelmann and Associates, Inc. representing D.R. Horton – DFW East Division, requesting approval of a construction plat for the Gables at North Hill Phase 2B contingent upon the following:

- Special attention be given to the letter by the City’s engineers regarding the provisions taken on the easement and the right-of ways.

Commissioner King seconded the motion. Motion passed 8-0.

AGENDA REQUESTS/STAFF UPDATES

- **Agenda Requests from Commissioners** – Discuss the Vice Chairperson position
- Commissioner Merrifield would like for Ms. Roberts to email the board regarding the upcoming elections.

ADJOURNMENT

With no other business before the Commission, Chairman McKay adjourned the meeting at 6:56 p.m.

APPROVED:

John McKay, Chairman

Attest:

Secretary