



Murphy Planning and Zoning Commission Regular Meeting Minutes  
206 North Murphy Road  
Murphy, Texas 75094  
November 25, 2013

**CALL TO ORDER**

Chairman Levy called the meeting to order at 6:00 p.m.

**ROLL CALL & CERTIFICATION OF A QUORUM**

Commissioners Present: Steve Levy, Jon King, Ty Holcomb, John Johnson, Matthew Thekkil, Camille Hooper and Greg Mersch

Commissioners Absent: Eric Hemphill

City Staff Present: Kristen Roberts, Director of Community & Economic Development  
Lori C. Knight, Administrative Assistant

Lori C. Knight certified a quorum. Camille Hooper arrived at 6:13 p.m.

**PUBLIC COMMENTS**

There were no public comments

**SEAT ALTERNATES AS NEEDED**

Greg Mersch was seated as alternate.

**CONSENT AGENDA**

A. Approval of the Minutes from October 28, 2013.

**Commission Action**

Secretary Holcomb made a motion to approve the minutes from October 28, 2013. Vice Chairman King seconded the motion. Motion passes.

**INDIVIDUAL CONSIDERATION**

1. Consider and/or act on the application of Murphy Equity Management, Ltd. requesting approval of a site plan, landscape plan and building elevations for Maxwell Creek Pavilion on property zoned PD (Planned Development) District No. 11-01-871 for Retail and Office Uses on property located Lot 1, Block A, on the 600 block of East FM 544, west of McCreary.

**Staff Discussion**

Kristen Roberts stated that Murphy Equity Management, LTD was requesting approval of a site plan, landscape plan for Maxwell Creek Pavilion which is directly west of O'Reilly's. Staff recommends approval of the proposed site plan and landscape and elevations.

Roland Foerster; Murphy Equity Management civil engineer

In response to the Commissioner's inquiry, Mr. Foerster stated that the driveway shown on the site plan is not proposed to be removed at this time but that they would work with TXDOT for approval and the City of Murphy if at a future time it was to be moved.

**Commission Action**

Vice Chairman King made a motion to approve plans for Maxwell Creek Pavilion as presented. Commissioner Thekkil seconded the motion. Motion passes.

2. Consider and/or act on the application of Murphy Equity Management, Ltd. requesting approval of a construction plat for Maxwell Creek Pavilion on property zoned PD (Planned Development) District No. 11-01-871 for Retail and Office Uses on property located Lot 1, Block A, on the 600 block of East FM 544, west of McCreary

**Staff Discussion**

Kristen Roberts stated that Murphy Equity Management, Ltd was requesting approval of a construction plat for Maxwell Creek Pavilion. As discussed earlier, written release from existing easement owners is being sought by the applicant. The offsite drainage is located to the west and this separate easement instrument shall be provided to the City for review prior to construction. Staff is recommending approval with those considerations.

**Commission Action**

Vice Chairman King made a motion to approve construction plat with the considerations as presented. Secretary Holcomb seconded the motion. Motion passed.

3. Continue a public hearing and consider and/or act, on amending Murphy Code of Ordinances Chapter 28, Development Standards, Article 1. Signs. *Continued from the October 28, 2013 Meeting.*

**Staff Discussion**

Kristen Roberts stated that October 28, 2013, the Commission requested additional information on the proposed Code of Ordinance Amendments: brightness, frequency of message changes and animation and the language/message responsibility. Ms. Roberts stated that staff looked at ordinances from other surrounding cities noting that some were very strict while others were very minimal. The Commission discussed at length the scope of frequency and animation. The Commission recommended that there be verbiage for guidelines. Chairman Levy liked the verbiage that the City of Wylie uses in their ordinance: *"moving, flashing, changing color, beacons, revolving or similarly constructed signs shall not be allowed except for"* and insert Section D of our recommended ordinance.

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**PUBLIC HEARING OPENED AT 6:35 P.M.**

Shannan McEowen, 430 Ashley Place, Murphy Middle School

Ms. McEowen stated that she has served as the President of the PTA at the middle school for the last two years. Ms. McEowen stated she was interested in the length of time on the marquee. She stated that she liked the idea of the messages changing every 15-20 seconds instead of every 5 minutes as discussed by the Commission. This would allow the school to communicate important messages to the community.

Don Reilly, 302 Whitewing Lane, Murphy

Mr. Reilly stated that he believed that the timing of 8-12 seconds works well on the marquee signs.

**PUBLIC HEARING CLOSED AT 6:38 P.M.**

**COMMISSION ACTION**

Secretary Holcomb made a motion to approve the proposed amendments to Chapter 28, Development Standards, Article 1. Signs as presented with the exception of Part D to be modified to instead read "*on property zoned Public/Semi Public*" in lieu of reference to specific Independent School Districts, city facilities and places of worship, and to add item 6 below section D, to read that the sign illumination may alternate off and on at the minimum speed of every 12 seconds.

Commissioner Johnson seconded the motion. Motion passes 5-2 with Commissioners Thekkil and King opposing.

**AGENDA REQUESTS/STAFF UPDATES**

- Movement on N. Murphy Road is picking up with concrete being poured and an anticipated completion date of December 20, 2014.
- Boards and Commissions Dinner reminder for December 12, 2013
- Magnolia Park zoning case did appeal to City Council, no action was taken as they withdrew their application.

**ADJOURNMENT**

With no other business before the Commission, Chairman Levy adjourned the meeting at 6:46 P.M.

**APPROVED:**

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Ty Holcomb, Secretary

Attest:

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Secretary