



Murphy Planning and Zoning Commission Regular Meeting Minutes
206 North Murphy Road
Murphy, Texas 75094
January 27, 2014

CALL TO ORDER

Chairman Levy called the meeting to order at 6:01 p.m.

ROLL CALL & CERTIFICATION OF A QUORUM

Commissioners Present: Steve Levy, Jon King, Ty Holcomb, Eric Hemphill, Joh Johnson, Matthew Thekkil, Camille Hooper

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

Lori C. Knight certified a quorum.

PUBLIC COMMENTS

There were no public comments

ELECTION OF OFFICERS (Chairperson, Vice-Chair, Secretary)

Ty Holcomb nominated Steve Levy for Chairman of the Planning and Zoning Board Commission. Jon King seconded the motion. Motion passed unanimously.

Camille Hooper nominated Jon King for Vice-Chair of the Planning and Zoning Board Commission. Mathew Thekkil seconded the motion. Motion passed unanimously.

Jon King nominated Ty Holcomb for Secretary of the Planning and Zoning Board Commission. John Johnson seconded the nomination. Motion passed unanimously.

CONSENT AGENDA

A. Approval of the Minutes from November 25, 2013.

COMMISSION ACTION

Secretary Holcomb made a motion to approve the minutes from November 25, 2013. Vice Chair King seconded the motion. Motion passed.

INDIVIDUAL CONSIDERATION

1. Hold a public hearing and consider and/or act on the application of BV Murphy TFG, LLC to re-plat 150 West FM 544, currently platted as Lot 1R-A, Block A, Murphy Village Addition.

Staff Discussion

Kristen Roberts stated that the overall property was 8.94 acre tract where the old neighborhood Wal-Mart used to be. She stated that the purpose of the re-plat was to allow for a new lot, Lot 1R-A2 that will contain approximately 0.78 acres and will allow for future development of Lot 1R-A2.

PUBLIC HEARING OPENED AT 6:08 P.M.

PUBLIC HEARING CLOSED AT 6:09 P.M.

NO PUBLIC COMMENTS

COMMISSION ACTION

Commissioner Hemphill made a motion to approve plan the application of BV Murphy TFG, LLC to re-plat 150 W FM 544. Vice Chair King seconded the motion. Motion passed.

2. Hold a Public Hearing and consider and/or act on the zoning category change of approximately 5 acres (Track 35, 1.598 acres of Abstract A0859 and Track 36, 3.216 acres of Abstract A0859): FM 544 between Dublin Road and Heritage Parkway – from Single-Family Residential SF-15 to Planned Development 09-02-785.

Staff Discussion

Kristen Roberts stated that after the process of reviewing and updating the City of Murphy's Official Zoning Map in 2012, it was realized that a piece of property on the zoning map did not reflect the existing zoning of the property. The current zoning category shown on the zoning map for Track 35, 1.598 acres of Abstract A085 and Track 36, 3.216 acres of Abstract A0859 is Single Family 15. After approval of the zoning change, the property will be correctly shown on the zoning map as Planned Development 09-02-785.

PUBLIC HEARING OPENED AT 6:15 P.M.

Public Comment

- Les Tingle, 124 Collin Ct., Murphy

Mr. Tingle wanted some clarification in which the PD (Planned Development) states that an 8 ft. fence would be put up to protect the view. He wanted to know if the developer was going to be putting up a fence since he was thinking of doing some remodeling and he did not want to look at some buildings.

Kristen Roberts stated that when those properties become developed, those discussions will be held between the developers and the homeowners. It will need to be a joint agreement and the City would take that into consideration.

PUBLIC HEARING CLOSED AT 6:18 P.M.

COMMISSION ACTION

Vice Chair King made a motion to approve the request to change the zoning map. Commissioner Hooper seconded the motion. Motion passed.

3. Hold a Public Hearing and consider and/or act on a proposed amendment to the City of Murphy Code of Ordinances, Chapter 86 - Zoning, Section 86.662, Use Chart, to allow for Martial Arts School in 'O' Office.

Staff Discussion

Kristen Roberts stated that in reviewing the Use Chart for various zoning districts, it was realized by staff that although Dance/Drama/Music Schools (Performing Arts) was an allowed use in 'O' Office District, Martial Arts School was not. Staff is recommending that Martial Arts School become a Permitted (P) use in 'O' Office District as well.

PUBLIC HEARING OPENED AT 6:21 P.M.

PUBLIC HEARING CLOSED AT 6:21 P.M.

NO PUBLIC COMMENTS

COMMISSION ACTION

Secretary Holcomb made a motion to approve the proposed amendment to the City of Murphy Code of Ordinances, Chapter 86-Zoning, Section 86.662, Use Chart, allow for Martial Arts School in 'O' Office District. Vice Chair King seconded the motion. Motion passed.

4. Consider and/or act on the application of Lloyd M. Nelson requesting approval of a site plan, landscape plan and building elevations for Carbonell Veterinary Hospital on property zoned PD (Planned Development) District No. 09-02-785 on property located on the proposed Lot 1, Block 1, Nelson Addition, approximately 800' west of Heritage Parkway.

Staff Discussion

Kristen Roberts stated that the applicant had submitted a site plan, building elevation plans and landscape plans that would allow for the development of Carbonell Veterinary Hospital. Kristen stated that the site is dense with mature trees. She stated that staff had worked closely with the developer's landscape architect to ensure the requirements of the Tree Preservation Ordinance were met. However there are a few outstanding engineering items that need to be reviewed by the City Engineer. Staff is recommending approval contingent upon the developer addressing the city engineer's comments within 30 days.

The Commission had many questions regarding traffic and a possible left turn when heading east on FM 544. After much discussion about the current median cut, traffic backing up at Heritage Parkway and various location options for the entrance onto the property, the applicant's engineer, Randy Ahlfs, requested that the item be tabled until they could answer the Commission's questions and address their concerns.

5. Consider and/or act on the application of **Lloyd M. Nelson** requesting approval of a construction plat for Carbonell Veterinary Hospital on property zoned PD (Planned Development) District No. 09-02-785 on property located on the proposed Lot 1, Block 1, Nelson Addition, approximately 800' west of Heritage Parkway

Staff Discussion

No action was taken. Item was tabled until the next Planning and Zoning meeting.

ADJOURNMENT

With no other business before the Commission, Chairman Levy adjourned the meeting at 7:11 P.M.

APPROVED:

Ty Holcomb, Secretary

Attest:

Secretary