



Murphy Planning and Zoning Commission Regular Meeting Minutes
206 North Murphy Road
Murphy, Texas 75094
March 24, 2014

CALL TO ORDER

Chairman Levy called the meeting to order at 6:03 p.m.

ROLL CALL & CERTIFICATION OF A QUORUM

Commissioners Present: Steve Levy, Jon King, Ty Holcomb, Eric Hemphill, John 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. *Secretary Holcomb arrived at 6:07 p.m.*

PUBLIC COMMENTS

There were no public comments

CONSENT AGENDA

A. Approval of the Minutes from February 24, 2014.

COMMISSION ACTION

Vice Chair King made a motion to approve the minutes from February 24, 2014. Commissioner Hooper seconded the motion. Motion passed.

INDIVIDUAL CONSIDERATION

1. Consider and/or act on the application of **Lloyd M. Nelson** requesting approval of a Concept Plan for property zoned PD (Planned Development) District No. 09-02-785; approximately 4.8 acres on property known as the Nelson Addition, approximately 800' west of Heritage Parkway.

Staff Discussion

Kristen Roberts presented the Commission with some background information on when the Planned Development District 09-02-785 was approved. The PD was approved by the City Council in February 2009 for this particular property. It is a privately owned property that is owned by two owners. Ms. Roberts read the minutes of that particular meeting and the PD states that a concept plan for the property shall be approved prior to the approval of a site plan. It also states that there be a 100 ft. setback from the creek, something which was not included in the Ordinance. Ms. Roberts did state that the PD would need to be amended, in the near future, to include the verbiage that was not included originally.

Kristen Roberts stated that the proposed Concept Plan is recommended as a guide for future and unknown development for the site. Staff is recommending approval of the proposed Concept Plan with the omission of the most western of the three buildings shown on the plan.

Kristen Roberts then opened the floor for the Public Hearing. Commissioner Hemphill noted that on the agenda item, a public hearing was not noted. Ms. Roberts then asked the Commission for a break so that she could seek counsel in regards to verbiage that was left out of the agenda item.

Commissioner Hemphill stated that typically a concept plan should show all the possible development on the property which he felt the proposed concept plan did not. He also stated that the proposed concept plan did not show the screening as required by the PD. Kristen Roberts stated that the intent was to not address it at this time given no planned development was proposed for the northern half of the property. Commissioner Hemphill also stated that the sidewalk is less than ideal and not considered safe. Commissioner Hemphill also wanted the developer to define the open space or to show what they intend to do in the back space.

Commissioner Hooper wanted an update on the left turn lane proposal. Kristen Roberts stated that the applicant did provide the engineering plans for this. Staff is in review and the plans will be sent to TXDOT for their review and approval. Ms. Roberts did state that staff was recommending approval of this item.

Chairman Levy called for recess at 6:38 P.M.

Chairman Levy called the meeting back to order at 6:50 P.M.

Kristen Roberts stated that she was advised to not hold the public hearing since the verbiage was missing from the agenda item. However, Ms. Roberts did ask the Commission if they could have a meeting for Monday, April 14th so that they could have the Public Hearing and during that time the developer can:

1. Define the back area of the property
2. Show that the natural vegetation will remain
3. Review the sidewalk location
4. Reiterate on the concept plan that there is no public storage

Kristen will also follow up with TXDOT regarding the left turn lane.

Commission Action

Secretary Holcomb made a motion to table agenda item no. 1 until the next meeting in April. Commissioner Johnson seconded the motion. Motion to table item passes.

2. 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. *This item was tabled at the January 27, 2014 meeting.*

Staff Discussion

Kristen Roberts stated that the item was recommended for no action.

Commission Action

Commissioner Hemphill stated that under the PD Ordinance, vet clinics are not allowed.

Kristen Roberts stated that the before the concept plan was brought to the Commission, she had verified verbally with the City Attorney falls under *medical and/or professional office*. However Commissioner Hemphill stated that the medical term under the City code is defined for *humans* and not animals. Commissioner Hemphill would like this clarified by the next meeting.

The Commission took no action on this item.

3. 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. *This item was tabled at the January 27, 2014 meeting.*

Staff Discussion

Kristen Roberts stated that staff requested that the Commission take no action.

Commission Action

Commissioner Hemphill stated that on the Construction Plat, under General Plat notes, the property was listed as SF-15.

The Commission took no action on this item.

ADJOURNMENT

With no other business before the Commission, Chairman Levy adjourned the meeting at 7:08 P.M.

APPROVED:

Ty Holcomb, Secretary

Attest:

Secretary