



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

January 24, 2011

CALL TO ORDER

Chairman McKay called the meeting of the Planning and Zoning Commission to order at 6:01 p.m.

ROLL CALL & CERTIFICATION OF A QUORUM

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

Alternates Present: Ken Steubing
Alternates Absent: Gus Delaloye

City Staff Present: Jeff Bickerstaff, Assistant City Manager
Kim McCranie, Executive Administrative Assistant

Kim McCranie certified a quorum with all Commissioners present except for Julie Jones, Stephanie Merrifield and Gus Delaloye.

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 December 13, 2010.

Commission Action

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

INDIVIDUAL CONSIDERATION

1. Continue a public hearing and consider and/or act on the application of the City of Murphy requesting amendments to Chapter 28 "Development Standards". **Postponed from December 13, 2010.**

Staff Comments

Jeff Bickerstaff said the main emphasis of potential change was to exterior construction standards. He said the thought is to require a minimum of two masonry (brick or stone) building materials and require a third accent building material (stucco, EIFS, etc.). He said at the December 13, 2011 meeting, the Commission made suggested changes to the Development Standards. He said these changes have been incorporated and are included for your review.

Mr. Bickerstaff said staff recommends approval of the ordinance as submitted.

Commission Discussion

PUBLIC HEARING OPENED AT 6:07 P.M.

The Commission discussed proposed changes to exterior construction standards regarding whether synthetic masonry materials, specifically cementitious fiber board materials, is allowed based on how the ordinance was written as proposed. Mr. Bickerstaff stated that cementitious materials would not be allowed. The Commission suggested including cast stone as an allowed material and providing a definition for such; clarifying concrete as also including painted concrete for materials that are limited to no more than 25 percent and changing the measurement of a parapet as a minimum length instead of height.

PUBLIC HEARING CLOSED AT 6:25 P.M.

Commission Action

Commissioner Holcomb moved to recommend the changes to Chapter 28 "Development Standards" to City Council as discussed. Commissioner Levy seconded the motion. Motion passed 6-0.

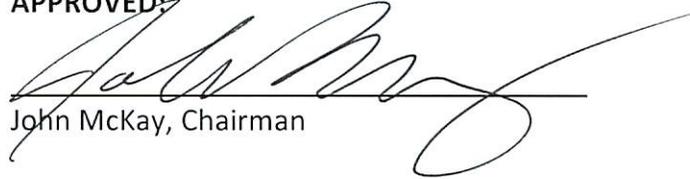
AGENDA REQUESTS/STAFF UPDATES

- Agenda Requests from Commissioners
- City Council Update – Jeff Bickerstaff said the City Council approved the Rolling Ridge, Phase 6 Construction Plat at their January 4, 2011 meeting.

ADJOURNMENT

With no other business before the Commission, Chairman McKay adjourned the meeting at 6:33 p.m.

APPROVED:



John McKay, Chairman

Attest:



Secretary