



Murphy Planning and Zoning Commission Regular Meeting Minutes
206 North Murphy Road
Murphy, Texas 75094
August 25, 2014

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, Eric Hemphill, Camille Hooper and Lloyd Jones and John Johnson

Commissioners Absent: Matthew Thekkil

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

Lori C. Knight certified a quorum. *Camille Hooper arrived at 6:10 pm.*

SEAT ALTERNATE

Alternate Lloyd Jones was seated as a Commissioner.

INDIVIDUAL CONSIDERATION

1. Approval of the Minutes from the May 19, 2014 regular meeting.

Commission Action

Commissioner Hemphill made a motion to approve the regular minutes from the May 19, 2014 meeting. Vice Chair King seconded the motion. Motion passed.

2. Consider and/or act on the application of McBirney 544 Joint Venture requesting approval of a site plan, landscape plan, building elevations, signage and construction plat for The Learning Experience on property zoned PD 09-12-823.

Staff Discussion

Kristen Roberts stated that the submitted site plan is intended to provide high quality daycare for children with a facility that will be approximately 10,000 sq. ft. The proposed daycare facility is a permitted use as noted in the Planned Development District. Ms. Roberts stated that all setbacks, elevations, landscape and parking plans have been met. Staff recommended approval of this submittal.

Commissioner Hemphill noted that a PVC fence surrounded the playground area of the day care facility. Mr. Hemphill stated that he could not find in the PD if the PVC material was allowed.

There were questions regarding the lack of the monument sign placement, sign plans and the "open space" that is defined in the Planned Development.

Commission Action

Secretary Holcomb made a motion to approve the site and landscape plan and building elevations and construction plat with the requirement that the fencing is changed from white PVC to wrought iron and that signage be submitted as discussed. Vice Chair King seconded the motion. Motion passed 6-1 with Commissioner Hemphill opposing the motion.

3. Hold a public hearing and consider and/or act on the application of Allen Tari requesting a variance to sign requirements as stated in the Code of Ordinances Section 28-22, Monument Signs-Business Districts, for a sign at the business known as Tari Car Lot, located at 729 W. FM 544.

Staff Discussion

Kristen Roberts stated that in June 2013, the applicant had requested and was denied a variance to the Sign Ordinance specific to the request for approval of an 11'-9" sign. The request had been denied by Planning and Zoning, City Council and the denial was subsequently upheld by City Council in July 2013. Ms. Roberts stated that the applicant had removed the electronic sign component, bringing the monument down to 11'-2". Per code, the maximum area a sign can be is fifty square feet and the maximum height is seven feet. Ms. Roberts stated that staff recommended denial of the variance request due to the fact that the sign is not per code standards. However, if applicant agrees to staff suggestions such as putting in a six inch stone cap on the top of the sign or utilizing one of the existing parking spaces in lieu of the current proposed location, then staff would be more flexible. However, the consideration would still be at the discretion of the Commission.

Aron Frydberg, 7209 Duffield Drive, Dallas

Aron Frydberg stated that Mr. Tari was requesting a variance due to a hardship because the parking lot is up on a hill.

PUBLIC HEARING OPENED AT 6:38 P.M.

PUBLIC HEARING CLOSED AT 6:40 P.M.

Commission Action

Vice Chair made a motion to deny the application of Allen Tari requesting a variance to sign requirements for a business known as Tari Car Lot. Commissioner Johnson seconded the motion. Motion to deny sign variance carried 7-0.

ADJOURNMENT

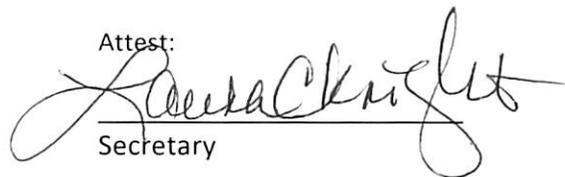
With no other business before the Commission, Chairman Levy adjourned the meeting at 6:42 P.M.

APPROVED:



Ty Holcomb, Secretary

Attest:



Secretary