



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

CALL TO ORDER

Vice Chair King called the meeting to order at 6:04 p.m.

ROLL CALL & CERTIFICATION OF A QUORUM

Commissioners Present: Jon King, Ty Holcomb, Camille Hooper, Lloyd Jones, John Johnson and Matthew Thekkil

Commissioners Absent: Steve Levy and Eric Hemphill

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

Lori C. Knight certified a quorum.

SEAT ALTERNATE

Alternate Lloyd Jones was seated as an alternate Commissioner.

PUBLIC COMMENTS

Don Kiertscher, 416 Skyline, Murphy

Mr. Kiertscher stated that he wanted to comment on the P&Z Commission's "3 minute" rule for making public comments. He stated that at the last P&Z meeting, he was unhappy in the fact that he was not able to adequately voice his opinion within the three minutes. Mr. Kiertscher stated that the City Council allows the public to speak for five minutes and that the Planning and Zoning Commission should do the same.

INDIVIDUAL CONSIDERATION

1. Approval of the Minutes from the August 25 and September 22, 2014 regular meetings.

Commission Action

Commission Hooper noted that there was an error in the August 25, 2014 minutes. No action will be taken on those minutes.

Secretary Holcomb made a motion to approve the regular minutes from the September 22, 2014 meeting. Commissioner Hooper seconded the motion. Motion passed.

2. Hold a public hearing and consider and/or act on the application of Bent Trail, LTD requesting a zoning change for Murphy Manors; approximately 10 acres of property located at 900 N. Murphy Road; northeast corner of Murphy Road and McMillen Road.

Staff Discussion

Kristen Roberts stated that the applicant had submitted a concept plan as well as a Planned Development District on approximately 10 acres. The property is currently zoned Single Family Residential-20 (SF-20). Ms. Roberts stated that the development proposes a residential development of 20 single family lots varying in sizes from approximately 13,700 square feet to 48,000 square feet with the price point for the homes at \$550,000 to \$650,000. There were a few revisions made to the proposed lot sizes and the Commission was given a revised draft of the Planned Development Requirements for consideration.

Ms. Roberts stated that a reply form from Mr. Charles Thorpe had been submitted with various questions regarding the concept plan. Ms. Roberts addressed all of his concerns.

Curt Welwood, 5515 Bent Green, Dallas

Mr. Welwood is the developer for Murphy Manor and spoke about the design of the homes, their intention to protect and preserve the trees around the perimeter and how one of the entrances to the development will be used by only fire and police.

Mr. Welwood went into the specifics about certain items that Mr. Thorpe, a nearby resident was questioning. For instance, the Planned Development will state that an 8 foot, cedar fence will be installed along the entire perimeter. He also stated that the PD would state that steel posts be used for the fencing and that the lot owners must call the City for maintenance.

PUBLIC HEARING OPENED AT 6:29 P.M.

PUBLIC HEARING CLOSED AT 6:29 P.M.

Commission Discussion

The Commission discussed the side setbacks, the berms in the cul-de-sac and entrance, and the entrances to the garages. Secretary Holcomb stated that he liked the idea of the garage doors being in the back of the house or having a side entry. Mr. Welwood stated that they could make the garage door not face the street.

The Commission also discussed the 5 foot side setback of the houses and talked about possibly making that wider.

Commission Action

Secretary Holcomb made a motion to approve the PD Exhibit "B" as amended with the condition to require a 8 ft. cedar fences and to clarify a single stain color of the fences, change the minimum 5 ft. side yard setback to 6 ft. and to amend Section 2:08 that no front facing garages be allowed.

Commissioner Johnson seconded the motion. The motion passes 4-2, with Commissioners Jon King and Camille Hooper opposing.

ADJOURNMENT

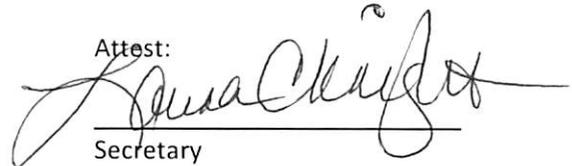
With no other business before the Commission, Vice Chair King adjourned the meeting at 7:12 P.M.

APPROVED:



Ty Holcomb, Secretary

Attest:



Secretary