



Murphy Planning and Zoning Commission Regular Meeting Minutes
206 North Murphy Road
Murphy, Texas 75094
November 24, 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, Camille Hooper, John Johnson and Matthew Thekkil

Commissioners Absent: Eric Hemphill

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

Lori C. Knight certified a quorum.

PUBLIC COMMENTS

INDIVIDUAL CONSIDERATION

1. Approval of the Minutes from the August 25 and October 27, 2014 regular meetings.

Commission Action

Commission Hooper made a motion to approve the regular minutes from August 25, 2014 and October 27, 2014. Vice Chair King seconded the motion. Motion passed.

2. Hold a public hearing on the request to amend the Concept Plan for approximately 6.43 acres of property zoned PD (Planned Development) District No. 09-02-785, as amended, located on FM 544 approximately 800' west of Heritage Parkway.

Staff Discussion

Kristen Roberts stated that the Planned Development (PD) District Ordinance No. 09-02-785 was approved for this property by City Council on February 16, 2009. Ms. Roberts stated that the PD was amended and the current Concept Plan for the property was approved in April 2014. No changes to the PD, including building setbacks or permitted uses, are being requested at this time. Ms. Roberts stated that the amended Concept Plan proposes to relocate the lot line between Lots 2 and 3 to make Lot 2 smaller. The building areas and associated parking areas are also being modified to accommodate the new proposed layout. Ms. Roberts stated that staff recommends approval of the request to amend the Concept Plan.

Steve Homeyer- Homeyer Engineering

Mr. Homeyer stated that the minor modification to the concept plan was being done because the client was looking to build a bigger building and that changed the layout slightly.

PUBLIC HEARING OPENED AT 6:08 P.M.

PUBLIC HEARING CLOSED AT 6:08 P.M.

Commission Action

Secretary Holcomb made a motion to approve the request to amend the Concept Plan as presented. Commissioner Thekkil seconded the motion. Motion passed 6-0.

3. Hold a public hearing to discuss the application of Tiger Food, Inc. requesting a variance specifically to exterior construction standards (Section 28-131) and consider and/or act on the application of Tiger Food, Inc. requesting approval of a site plan, landscape plan, building elevations and construction plat for a PDQ restaurant at 104 E. FM 544.

Staff Discussion

Kristen Roberts stated that the applicant submitted a site plan, building elevation plans, landscape plans, and construction plat for approval that would allow for the development of a PDQ restaurant with a drive-thru and patio at 104 E. FM 544. Ms. Roberts stated that the site is currently a Qwik Stop gas station with a convenience store and drive-thru. Ms. Roberts stated that a demolition of the existing gas station, convenience store and associated parking lot pavement including the removal of the existing underground tanks would occur with this redevelopment.

Ms. Roberts stated the proposed site plan had been reviewed by staff and met the city's requirements however the applicant is requesting a variance to the minimum thickness of stone veneer as required in Section 28-131. The stone that PDQ is proposing to install will be roughly 1" to 2" thick. Ms. Roberts stated that staff recommended approval of the plans as submitted with the variance considerations as noted.

Adam Smith, VP Development with Foremark

Adam Smith stated that they had started working closely with staff regarding the roof and the color and to figure out what would work best for Murphy. Mr. Smith stated their request for thickness and they would be using actual stone, just cut thinner than the code allowed.

Commissioner Thekkil asked what the time frame would be from demolishing the shell station to having the restaurant open would be. Mr. Smith stated once all demolition is complete including tank removal it would be 16-18 weeks construction.

PUBLIC HEARING OPENED AT 6:29 P.M.

PUBLIC HEARING CLOSED AT 6:29 P.M.

Vice Chair King stated that he felt that the Commission was approving a lot of variances in regards to building materials.

Commission Action

Secretary Holcomb made a motion to approve the variance *specifically to exterior construction standards* along with the site plan, landscape plan, building elevations and construction plat for a PDQ restaurant at 104 E. FM 544. Commissioner Hooper seconded the motion. Motion passed 5-1 with Vice Chair King opposing.

STAFF UPDATES

Next P&Z meeting will be held on December 29th in the Community Room located on the first floor at City Hall. The Council Chambers will be undergoing some repairs.

ADJOURNMENT

With no other business before the Commission, Chair Levy adjourned the meeting at 6:34 P.M.

APPROVED:



Jon King, Vice-Chair

Attest:


Secretary