



Murphy Planning and Zoning Commission Regular Meeting Minutes  
206 North Murphy Road  
Murphy, Texas 75094  
March 23, 2015

**CALL TO ORDER**

Chairman King called the meeting to order at 6:00 p.m.

**ROLL CALL & CERTIFICATION OF A QUORUM**

Commissioners Present: Jon King, John Johnson, Lloyd Jones, Greg Mersch, Gary Maxon and Don Reilly

Commissioners Absent: Steve Levy, Camille Hooper

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

Lori C. Knight certified a quorum. Alternate Gary Maxon was seated.

**PUBLIC COMMENTS**

**INDIVIDUAL CONSIDERATION**

1. Approval of the Minutes from the January 26, 2015 regular meeting.

**Commission Action**

Commissioner Mersch made a motion to approve the minutes from the January 26, 2015 regular meeting. Commissioner Johnson seconded motion. Motion passed.

2. Hold a public hearing and consider and/or act on the application of application of Murphy Four Venture, LP requesting approval of an amendment to the Concept Plan for PD (Planned Development) District No. 12-10-923 Murphy Marketplace to include a proposed layout for the property at the northeast corner of Maxwell Creek and FM 544.

**Staff Discussion**

Kristen Roberts stated that this item had originally been scheduled for the February 23, 2015 Planning and Zoning meeting however, the meeting was cancelled due to inclement weather. Ms. Roberts stated that the item was republished in the newspaper and that mail-outs had gone out to the surrounding property owners within the 200 ft. radius. To date, the City had only received two replies back: one from the property owner and the other from DART.

Ms. Roberts stated the applicant is requesting to amend the Concept Plan for PD No. 12-10-923, which is known as Murphy Marketplace. This property was not included in the Concept Plan when the ordinance was amended and approved in 2012. Ms. Roberts stated that the proposed layout shows a

retail strip center building directly east of Race Trac as well as two additional building sites to the north of Race Trac. Ms. Roberts stressed to the Commission that this was only a concept plan. There was discussion with the Commission about the requirements of a concept plan and the open space requirements.

Eric Langford with Murphy Marketplace stated that the plan was pretty straightforward and that they intended to build first on the frontage piece facing FM 544.

**PUBLIC HEARING OPENED AT 6:12 P.M.**

Chairman King read the two reply forms that were received:

1. Eric Langford, Developer – In Favor
2. DART – In Favor

**PUBLIC HEARING CLOSED AT 6:12 P.M.**

**COMMISSION ACTION**

Commissioner Jones made a motion to approve the amendment to the Concept Plan for PD District No. 12-10-923 Murphy Marketplace to include a proposed layout for the property at the northeast corner of Maxwell Creek and FM 544. Commissioner Mersch seconded motion. Motion passes 6-0.

**STAFF UPDATES**

- Next meeting will be on April 27, 2015.
- Kolache Factory coming to Murphy next to O'Reilly's
- Beacon Hill soon to open

**ADJOURNMENT**

With no other business before the Commission, Chair King adjourned the meeting at 6:16 P.M.

**APPROVED:**

  
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Steve Levy, Vice-Chair

Attest:

  
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Secretary