



Murphy Planning and Zoning Commission Regular Meeting Minutes  
206 North Murphy Road  
Murphy, Texas 75094  
April 27, 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, Camille Hooper, John Johnson, Lloyd Jones, Mahendra Parikh, Don Reilly

Commissioners Absent: Steve Levy, Greg Mersch, Gary Maxon

City Staff Present: Kristen Roberts, Director of Community Development  
Tina Stelnicki, Community Development Coordinator  
Kim McCranie, Executive Administrative Assistant

Kim McCranie certified a quorum. Camille Hooper arrived at 6:17 p.m.

SEAT ALTERNATES AS NEEDED

Alternate Mahendra Parikh was seated.

PUBLIC COMMENTS

There were no public comments received.

INDIVIDUAL CONSIDERATION

1. Consider and/or act on the minutes from the regular March 23, 2015 Planning & Zoning Commission meetings.

Commission Action

Commissioner Reilly moved to approve the March 23, 2015 Planning and Zoning Commission meeting minutes. Commissioner Jones seconded the motion. Motion passed 5-0.

2. Consider and/or act on the application of property owner McBirney 544 Joint Venture and applicant Honey Goel requesting approval of a site plan, landscape plan, building elevations and construction plat for Murphy Office Condos on property zoned PD 09-12-823 at the southeast corner of FM544 and Brand Road.

**Staff Discussion**

Kristen Roberts stated the applicant had submitted a site plan that would allow for two buildings at 4,000 sq. ft. each and two are proposed for medical and two are proposed for professional purposes. Both are allowed uses per the Planned Development District 09-12-823. Staff is recommending a variance to allow the building setback distance from Village Drive and recommending approval of the 15' building setbacks which is in line with the existing Orchard Park development to the east. Sidewalks along both Brand Road and Village Drive are to be 6 ft. Building elevations, landscape plan and construction plat all meet the requirements of the PD.

*Commissioner Hooper arrived at 6:17 p.m.*

**Commission Action**

Commissioner Jones made a motion to approve the application of McBirney 544 Joint Venture and applicant Honey Goel requesting approval of a site plan, landscape plan, building elevations and construction plat for Murphy Office Condos on property zoned PD 09-12-823 with the stipulation that the dumpster location be outside of the 50 ft. setback and the sidewalks between the two buildings are reflective of the two doors. Commissioner Reilly seconded the motion. Motion passes 6-0.

3. Consider and/or act on the application of property owner Deborah R. Tafelski and applicant Ricky Jenkins requesting approval of a site plan, landscape plan and building elevations for a Jenkins Self Storage at 305 W. FM 544.

**Staff Discussion**

Kristen Roberts stated that the applicant had submitted a site plan, building elevations and a landscape plan that would allow for the development of Jenkins Self Storage. This site was formerly Classic Gardens. Ms. Roberts stated that the property is zoned Light Commercial and is a permitted use by right. Ms. Roberts stated that the applicant had been in talks with the Fire Chief over the two points of access that is required for public safety. The site already had an existing driveway in place; it was the second point of access that was discussed. Ms. Roberts stated that a second point of access utilizing the cross access of the property to the east was preferred but not available. Ms. Roberts stated that a second point of access is being allowed utilizing Grasspave2. She stated that this is not a public access but rather for emergency access only. The building elevations as presented shows a maximum height of 27'4" and is within the allowed height requirements. Ms. Roberts stated that the heavy landscaping along FM 544 was originally submitted however staff had requested that no deep rooted landscaping be installed given the water line that runs along that portion of the site.

The proposed site has been reviewed and approved by staff.

**Maxwell Fisher, Representative for Jenkins Self Storage**

Mr. Fisher did a power point presentation for the Commission regarding Jenkins Corporation. He stated that the facilities were not like the typical storage warehouses facing outward with no landscaping or aesthetic look to them. Mr. Fisher believes they've provide a nice storage

neighborhood facility that has a retail look to it in the front. They will be using brick and stone materials.

**COMMISSION ACTION**

Commissioner Reilly made a motion to approve the application requesting approval of a site plan, landscape plan and building elevations for a Jenkins Self Storage at 305 W. FM 544 as requested by property owner Deborah R. Tafelski and applicant Ricky Jenkins. Secretary Hooper seconded the motion. Motion passed 6-0.

**STAFF UPDATES**

1. Next P&Z meeting is May 18, 2015
2. Please review the next agenda packet closely. It will be available sooner than most packets.
3. RFP for Comprehensive Plan update coming this week.

**ADJOURNMENT**

With no other business before the Commission, Chairman King adjourned the meeting at 6:49 p.m.

**APPROVED:**

  
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Jon King, Chairman

Attest:

  
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Secretary