

**MINUTES**  
**SPECIAL CITY COUNCIL AND PLANNING AND ZONING**  
**COMMISSION WORK SESSION**  
**CITY OF MURPHY**  
**206 North Murphy Road**  
**Murphy, Texas**

**April 12 2011**  
**6:00 P.M.**

**CALL TO ORDER**

Mayor Baldwin called the meeting to order at 6:05 p.m.

**INVOCATION & PLEDGE OF ALLEGIANCE**

Mayor Baldwin gave the invocation and led the Pledge of Allegiance.

**ROLL CALL & CERTIFICATION OF A QUORUM**

The following Councilmembers were present:

Mayor Bret Baldwin  
Mayor Pro Tem John Daugherty  
Deputy Mayor Pro Tem Halbert  
Councilmember Scott Bradley  
Councilmember Dave Brandon  
Councilmember Dennis Richmond  
Councilmember Mike Daniel

The following Planning and Zoning Commissioners were present:

Chair John McKay  
Julie Jones  
Jon King  
Steve Levy  
Stephanie Merrifield  
Gus Delaloye  
Kenneth Steubing

**WORK SESSION**

- **Discussion regarding the application of Murphy Plaza, L.L.C. (aka Walmart Real Estate Business Trust) requesting to amend PD (Planned Development) District No. 10-05-841 for Retail Uses by revising the approved concept plan with conditions on property located at the northwest quadrant of FM 544 and North Murphy Road.**

Assistant City Manager Jeff Bickerstaff briefed Council on the plans submitted by Walmart. The following representing Walmart were present to address comments, questions and concerns:

Dan Milner, Kimley-Horn Associates  
Rusty Prentice, Kimley-Horn Associates  
Sunday Bougher, Scott & Goble Architects, PC

Main discussion points were:

- Walmart development on FM 544 and Murphy Road in general
- Traffic impact
- Current Walmart facility (Neighborhood Market) and future use
- Big Box –potential vacancy for current and proposed location
- Land use –best use of corner property
- Landscaping
- Building material use
- Loading dock –screening walls
- Sidewalks, landscape medians, cart corrals

Public comments were submitted by the following:

Don Kiertscher – stating that Walmart seems to be a good corporate citizen, traffic light synchronization is a must on FM 544, and expressing concerns about bottle-necking at the main west entrance, and the drainage slope on the detention pond.

Peter Hall – expressed concerns and submitted various questions regarding water consumption and rainwater harvesting.

### ADJOURNMENT

With no further business, the meeting was adjourned at 8:05 p.m.

APPROVED BY:



**Bret M. Baldwin, Mayor**



ATTEST:



**Aimee Nemer, City Secretary**