



Murphy Planning and Zoning Commission Regular Meeting Minutes
206 North Murphy Road
Murphy, Texas 75094
May 22, 2017

1. CALL TO ORDER

Meeting called to order at 6:19 p.m.

2. ROLL CALL & CERTIFICATION OF A QUORUM

Planning and Zoning Commissioners Present: Camille Hooper, Christine Johnson, Julie Kamm

Planning and Zoning alternates seated: Christopher George, James Holley

Planning and Zoning Commissioners Absent: Steve Levy, Lloyd Jones, John Johnson

City Staff Present: Jared Mayfield, Tina Stelnicki, Bailey Ragsdale

Tina Stelnicki certified a quorum.

3. PUBLIC COMMENTS

There were no public comments.

4. INDIVIDUAL CONSIDERATION

A. Consider and/or approve the minutes from the April 24, 2017 Regular Planning and Zoning meeting.

COMMISSION ACTION (4.A)

APPROVED

Commissioner Christine Johnson moved to approve the minutes as presented. Commissioner James Holley seconded. Motion passes. All in favor.

B. Consider and/or act on an amended Site Plan and Landscape Plan for Baylor Medical Center on property zoned Neighborhood Services.

Jared Mayfield, Director of Community and Economic Development gave a brief description of this request for more parking spaces with some additional landscape to the perimeter of the parking lot. Mr. Mayfield confirmed what has been proposed meets all the requirements of City Code and staff recommends approval.

COMMISSION ACTION (4.B)

APPROVED

Commissioner Christine Johnson moved to approve item 4B as presented. Commissioner Julie Kamm seconded. Motion passes. All in favor.

C. Continue the public hearing from April 24, 2017 and consider and/or act on the application of First Crescent Enterprises LLC for a Planned Development located on 3.22 acres having the legal description of Abstract A0588, C.A. McMillan Survey, Tract 15 & 16. This property is located at the southeast corner of Betsy Lane and North Murphy Road.

Jared Mayfield, Director of Community and Economic Development gave a history of this item, reminding the Commission this property was approved for rezoning to Neighborhood Services (NS) in fall of 2016. This request being proposed is to approve a Planned Development District (PD) overlay for this property. This item came to Planning and Zoning previously on April 24, 2017. The Planning and Zoning Commission requested the applicant to refine the Planned Development guidelines.

After much discussion with staff, the applicant has removed some requests for concessions; limiting the current requests to area Regulations, Landscape Buffer, and Exterior Construction Standards. Mr. Mayfield explained the requests are detailed in the agenda packet. The concessions were discussed at length, specifically the landscape buffer request of seven feet along Betsy Lane, and ten feet along North Murphy Road.

Syed Hussain, the applicant explained there is a challenge with the width of the property, being 100 feet due to the Betsy Lane right-of-way and the other building setback requirements and desired the size of the building. The applicant referred to the SW corner of the intersection of FM544 and Murphy Road as an example of small landscape setbacks. The landscape buffer along FM 544 and Murphy Road was discussed and the Commission explained the small buffer at the intersection of FM 544 and Murphy Road was most likely not approved, but as an unintentional byproduct of TxDOT widening the road. Mr. Mayfield referenced a point made by the City Engineer that if Betsy Lane should need to be widened in the future, the outside curb would remain the same and the median would be decreased to create lanes. It was discussed between the Commission, applicant and staff to have a ten foot landscape buffer along Betsy Lane with the developer providing city approved appropriate landscape in the city right-of-way at a depth of five feet. It was discussed to also have a ten foot landscape buffer along North Murphy Road with the developer providing city approved appropriate landscape in the city right-of-way at a depth of five feet and having a landscape license-agreement for the city owned right-of-way on both Betsy Lane and North Murphy Road.

Building height was discussed at length with Mr. Hussain explaining he likes the look of the facade of the Beacon Hill development with spires adding architectural interest. Mr. Hussain confirmed the whole building will not be 45 feet tall, and a percentage was discussed between the Commission and the applicant. Mr. Hussain suggested up to 60% can be 45 feet. After much discussion it was decided up to 30% of one side of each building can be up to 45 feet with the rest of the building (70%) to be 35 feet.

Exterior Construction Standards with regards to stucco were briefly discussed, and Mr. Hussain confirmed he is not planning to use EIFS (a type of stucco) and it was agreed to limit the amount of stucco to be accent areas accounting for up to 20% of the exterior facade. The property to the south was discussed and Mr. Mayfield confirmed the property owner is aware of the proposed plan but did not submit a reply form. The southern landscape buffer was discussed and it was decided the residential zoning district landscape buffer is to be ten feet. Mr. Mayfield recapped the items discussed thus far to confirm with the commission his notes were correct.

Lastly, the proposed elimination of SUP's for a number of uses were discussed and it was decided to continue to require SUP's for the items.

Public Hearing opened at 7:39 pm

Ryan Sullentrop thanked the Commission for keeping the requirement for the SUP's.

Public Hearing closed at 7:41 pm.

The Commission requested Mr. Mayfield to reiterate the compromises between the applicant and Commission for the motion. Mr. Mayfield expressed the following: ten foot landscape buffer for the Betsy Lane, North Murphy Road and south property line facing the residential zoning district. Developer providing city approved appropriate landscape in the city right-of-way at a depth of five feet on Betsy Lane and North Murphy Road city right-of-way. Maximum of 30% of one side of each building not to exceed 45 feet in height, the remaining (70%) of the building not to exceed 35 feet. No EIFS (stucco alternative) will be used. Maximum of 20% stucco for each building allowed. The requirement for SUP's for Assisted Living/Nursing Convalescent Home, Child Care Center or Pre-School, Hospital and School, K-12 (Private) shall remain.

COMMISSION ACTION (4.C)

APPROVED

Commissioner Christine Johnson moved to approve the item with the compromises as presented by Jared Mayfield. Commissioner Chris George seconded. Motion passes. All in favor.

- D. Hold a public hearing and consider and/or act on the application of Ruth Ononogbu (misspelled in the packet) for an amendment to Planned Development 05-07-663, adding a Concept Plan, for property located on 1.64 acres, having the legal description of ABS A0699 George H. Pegues Survey, Tract 31.

Jared Mayfield, Director of Community and Economic Development explained this item is located next to the Murphy Community Center and Murphy Activity Center and gave a brief overview of this application. Ruth Ononogbu, the applicant corrected the spelling of her last name in the packet. Richard King, Sr. Vice President Director of Architecture pointed out the Planned Development (PD) does not specify if LED lights are permissible as exterior lighting. Mr. Mayfield explained the Code of Ordinances will determine the specific "candle" wattage allowed. Staff will look further into the definition that can be included in the lighting standards already existing, as they may currently be allowed by right. The facade was mentioned in the PD to build in likeness to the City Hall building. The PD was deemed out of date by the Commission and the facade presented by the applicant is permissible and building elevations will be discussed at a future date.

Public Hearing opened at 8:01 pm

Public Hearing closed at 8:02 pm

One reply form was received at the beginning of this Planning and Zoning meeting. Cheryl Littrell is in favor.

COMMISSION ACTION (4.D)

APPROVED

Commissioner Chris George motioned to approve the amendment to Planned Development 05-07-663, adding a Concept Plan, for property located on 1.64 acres, having the legal description of ABS A0699 George H. Pegues Survey, Tract 31. Commissioner Christine Johnson seconded. Motion passes. All in favor.

- E. Hold a public hearing and consider and/or act on the rezoning application of Engineering Concepts for a Planned Development, known as Bluff Creek Estates, located on a 52.153 acre parcel having the legal

description of Tract 87 in the Henry Maxwell Survey, Abstract A0579, and in the Daniel Herring Survey, Abstract A0402.

Commissioner Julie Kamm announced she is a resident within the 200 foot buffer of the property in this item and therefore has a conflict of interest. Commissioner Kamm left the building at 8:03 pm. A conflict of interest was filed.

With having four Planning and Zoning commissioners now present, a recess was suggested to allow time to confirm what a passing vote would require.

Meeting was recessed at 8:04 pm.

Meeting reconvened at 8:22 pm.

Jared Mayfield, Director of Community and Economic Development gave a comprehensive history of this item including the location, zoning around this parcel; including the Developer obligations: opticom system for emergency use only, relocating sanity sewer line, trail tie-in, twenty foot landscape buffer along McCreary Road, widening of McCreary Road, and other items.

Pat Atkins, the applicant, presented a video identifying some of the specifics and showing areas of the proposed Bluff Creek Estates property. He explained in further detail some of the items Mr. Mayfield mentioned. Mr. Atkins explained he has met numerous times with the residents trying to reach a compromise; they have conceded to limiting the SF-20 (single family - 20) homes with the exception of lots 1, 2 and 3 to single story homes, providing trails that tie into the City of Murphy Parks and Trail system, and eight foot board on board fences. There will be some property deeded to the property owners Brent & Julianne Delozier with one story homes backing up to their property.

Mr. Atkins explained further that currently the property is zoned SF-20. If the property were to be developed within the development guidelines of SF-20, Ridgeview Road that goes through the neighboring subdivision could be opened into this site thus increasing through traffic, and none of the improvements such as the McCreary Road widening or single story houses will be in the discussion, and said he doesn't believe that is a plan anyone wants. He expressed his desire to build the plan presented with KHOV but it has to be an economically sound venture for all parties involved.

Public Hearing opened at 9:05 pm

Barbara Harless - opposed

Time limit for public comments was discussed and announced there is a 3 minute limit per person.

Brynn Rogers - opposed

Maggie Whitt - opposed

Kevin Elwood - opposed

Larry Lee - in favor

Helen Shankle - opposed

Jeff & Karla Hudgins - opposed

Julianne & Brent Delozier - in favor

Public Hearing closed at 9:24 pm

The Commission asked Mr. Mayfield to explain what this property could develop into if denied tonight. Mr. Mayfield simply explained a developer could by right, without a public hearing, come to Planning and Zoning with a Construction Plat, build all SF-20 lots, connect Ridgeview Road to McCreary Road without doing any additional road improvements on McCreary Road, not complete any of the improvements as proposed by Mr. Atkins, concessions of single story homes would no longer be honored, and the property deeding to the Deloziers would no longer exist.

Public Hearing reopened at 9:26 pm

Kevin Elwood - still opposed
Barbara Harless - still opposed
Brynn Rogers - changed to in favor
Maralyn Wilson - in favor

Public Hearing re-closed at 9:32 pm.

There was no further discussion on this item.

COMMISSION ACTION (4E)

APPROVED

Commissioner James Holley moved to approve the item as presented. Commissioner Christine Johnson seconded. Motion passes. All in favor.

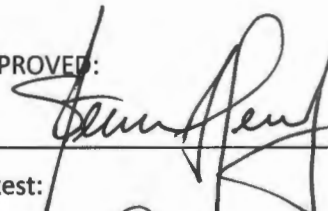
F. STAFF DEVELOPMENT PROJECT UPDATE

Jared Mayfield, Director of Community and Economic Development updated the Commission that the Concept Plan for the Village at Timbers and Jason's Deli SUP were both approved by City Council.

G. ADJOURNMENT

Vice Chair Camille Hooper adjourned the meeting at 9:36 pm.

APPROVED:



DATE: 6/26/2017

Attest:

