



MURPHY PLANNING AND ZONING COMMISSION AGENDA  
REGULAR PLANNING AND ZONING COMMISSION MEETING  
JUNE 27, 2016 AT 6:00 PM, CITY HALL, COUNCIL CHAMBERS  
206 NORTH MURPHY ROAD  
MURPHY, TEXAS 75094

NOTICE is hereby given of a meeting of the Planning and Zoning Commission of the City of Murphy, Collin County, State of Texas, to be held on June 27, 2016 at Murphy City Hall for the purpose of considering the following items. The Planning and Zoning Commission of the City of Murphy, Texas, reserves the right to meet in closed session on any of the items listed below should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

CALL TO ORDER

Steve Levy  
Vice Chair

ROLL CALL & CERTIFICATION OF A QUORUM

Camille Hooper  
Secretary

PUBLIC COMMENTS

CONSENT AGENDA

Christine Johnson  
Commissioner

All consent agenda items are considered to be routine by the Planning and Zoning Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Commissioner so requests, in which event the item will be removed from the Consent Agenda and voted on separately.

John Johnson  
Commissioner

Lloyd Jones  
Commissioner

A. Approval of the Minutes from the May 23, 2016 regular meeting.

Julie Kamm  
Commissioner

WORKSESSION

Greg Mersch  
Commissioner

1. Hold a worksession to discuss the planning process and planning packets.

Christopher George  
Alternate

ADJOURNMENT

James Holley  
Alternate

I certify that this is a true and correct copy of the Murphy Planning and Zoning Commission Meeting Agenda and that this notice was posted on the designated bulletin board at Murphy City Hall, 206 North Murphy Road, Murphy, Texas 75094; a place convenient and readily accessible to the public at all times, and said notice was posted June 24, 2016 by 5:00 p.m. and will remain posted continuously for 72 hours prior to the scheduled meeting pursuant to Chapter 551 of the Texas Government Code.

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Tina Stelnicki  
Community Development Coordinator

Lee Elliott  
Interim Director of  
Community and Economic  
Development

In compliance with the American with Disabilities Act, the City of Murphy will provide for reasonable accommodations for persons attending public meetings at City Hall. Requests for accommodations or interpretive services must be received at least 48 hours prior to the meeting. Please contact the City Secretary at (972) 468-4011 or [squinn@murphytx.org](mailto:squinn@murphytx.org).

Tina Stelnicki  
Community Development  
Coordinator



Murphy Planning and Zoning Commission Regular Meeting Minutes  
206 North Murphy Road  
Murphy, Texas 75094  
May 23, 2016

**CALL TO ORDER**

Vice Chair Levy called the meeting to order at 6:00 p.m.

**ROLL CALL & CERTIFICATION OF A QUORUM**

Commissioners Present: Steve Levy, Camille Hooper, John Johnson, Lloyd Jones, Julie Kamm, Greg Mersch

Commissioners Absent: Jon King

City Staff Present: Lee Elliott, Interim Director of Community and Economic Development  
Tina Stelnicki, Community Development Coordinator

Tina Stelnicki certified a quorum.

**PUBLIC COMMENTS**

**OPENING PUBLIC COMMENTS AT 6:01 p.m.**

**CLOSING PUBLIC COMMENTS AT 6:02 p.m.**

**CONSENT AGENDA**

All consent agenda items are considered to be routine by the Planning and Zoning Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Commissioner so requests, in which event the item will be removed from the Consent Agenda and voted on separately.

A. Approval of the Minutes from April 25, 2016 regular meeting.

**COMMISSION ACTION**

Commissioner Johnson made a motion to approve consent agenda meeting minutes from April 25, 2016 regular meeting. Commissioner Mersch seconded the motion. **Motion passed, all in favor**

**INDIVIDUAL CONSIDERATION**

1. Hold a public hearing and consider and/or act on the application of James Permenter to change current zoning of SF-20 (Single Family Residential-20) to Neighborhood Services (Non Residential Zoning District, low intensity retail and service facilities) of property located on 1.9589 acres, having the legal description of Abstract A0588, C A McMillan Survey, Tract 16.

**Staff Discussion**

Mr. Lee Elliott, Interim Director stated that the applicant is requesting a change in the current zoning of the property located on 1.9589 acres, having the legal description of Abstract A0588, C A McMillan

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Survey, Tract 16 (1000 N. Murphy Road). The current zoning for this property is SF-20 (Single Family Residential-20). The applicant does not have immediate plans for development.

The 2008 City of Murphy Future Land Use Plan that is a part of the city's Comprehensive Plan indicates this piece of property to have this land use classification (Neighborhood Services).

From the City of Murphy code of ordinances, Neighborhood Services general purpose is: Sec. 30.03.371. General purpose and description: The NS, neighborhood service, district is established to provide areas for limited local neighborhood, low intensity retail and service facilities for the retail sales of goods and services. These shopping area should utilize established landscape and buffering requirements. The NS district should be located along or at the intersection of major collectors or thoroughfares to accommodate higher traffic volumes, but it can also act as a buffer against residential areas. (2006 Code, sec. 86-471; Ordinance 04-05-610, sec. 28.1, adopted 5/17/04)

Discussion was held among the Commission and Staff in regards to feedback from homeowners and how many properties were mailed the notification letter. Ms. Stelnicki stated that approximately 10-12 properties were within the notification radius of 200 feet from the property line and all of the letters were mailed out within the regulated timeframe. Ms. Stelnicki confirmed mailboxes prior to attending tonight's Planning and Zoning meeting at 5:00 p.m. that no feedback letters or emails had been received, nothing in writing. Discussion also addressed why a sign is not posted at the stated property to ensure that the public is aware, as this has been a concern in the past. Ms. Stelnicki stated that posting signs at the property is not part of the city ordinance; the city ordinance is the 200 feet notification radius from the property line.

James Permenter, Applicant – 1000 N Murphy Road

Mr. James Permenter addressed the Commission that at the current time the property is on the market to sell, the property would sell better if we had the zoning. In 2008, the comprehensive study was done indicating how to best use all 4 corners and when appraised by the state, it listed the property as highest best use as well. Mr. Permenter has been attempting to negotiate a price with the corner lot property owner for sale of their property.

**PUBLIC HEARING OPENED AT 6:11 p.m.**

PUBLIC COMMENTS:

1. Mary Pat Elledge, resident of Murphy and Keller Williams realtor for the applicant – In Favor

**PUBLIC HEARING CLOSED AT 6:12 p.m.**

Discussion was held among the Commission and Staff on if there were any restriction uses for the property if zoned. Neighborhood services are defined as low intensity retail with operational hours usually between 8:00 – 5:00.

**COMMISSION ACTION**

Commissioner Hooper made a motion to approve agenda item 1 as presented, Commissioner Johnson seconded the motion. **Motion passed 5-1 with Commissioner Mersch opposing.**

**2. Staff Updates**

- a. Development Update
- b. Work sessions

**Staff Discussion**

Mr. Lee Elliott, Interim Director addressed the commission that staff will be providing an update on current developments every couple of months to the Planning and Zoning Commission.

Ms. Tina Stelnicki provided the commission a brief general update on current projects and timelines.

**ADJOURNMENT**

With no other business before the Commission, Vice Chair Levy adjourned the meeting at 6:22 p.m.

**APPROVED:**

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Steve Levy, Vice Chair

Attest:

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Secretary