



MURPHY PLANNING AND ZONING COMMISSION AGENDA
REGULAR PLANNING AND ZONING COMMISSION MEETING
JULY 28, 2014 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 July 28, 2014 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

ROLL CALL & CERTIFICATION OF A QUORUM

SEAT ALTERNATES AS NEEDED

PUBLIC COMMENTS

INDIVIDUAL CONSIDERATION

1. Approval of the Minutes from May 19, 2014 regular meeting.
2. Hold a public hearing and consider and/or act on the application of Allen Tari requesting a variance to sign requirements as stated in the Code of Ordinances Section 28-22, Monument Signs-Business Districts, for a sign at the business known as Tari Car Lot, located at 729 W. FM 544.

ADJOURNMENT

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 July 25, 2014 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.

Kristen Roberts
Director of Community 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 Interim City Secretary at (972) 468-4011 or tjohnson@murphytx.org.

Steve Levy
Chair

Jon King
Vice Chair

Ty Holcomb
Secretary

Camille Hooper
Commissioner

John Johnson
Commissioner

Eric Hemphill
Commissioner

Matthew Thekkil
Commissioner

Greg Mersch
Alternate

Lloyd Jones
Alternate

Kristen Roberts
Director of Community
Development



Murphy Planning and Zoning Commission Regular Meeting Minutes
206 North Murphy Road
Murphy, Texas 75094
May 19, 2014

CALL TO ORDER

Chairman Levy called the meeting to order at 6:02 p.m.

ROLL CALL & CERTIFICATION OF A QUORUM

Commissioners Present: Steve Levy, Jon King, Ty Holcomb, Eric Hemphill, Camille Hooper and Lloyd Jones

Commissioners Absent: Matthew Thekkil and John Johnson

City Staff Present: James Fisher, City Manager
Lori C. Knight, Administrative Assistant

Lori C. Knight certified a quorum.

SEAT ALTERNATE

Alternate Lloyd Jones was seated as a Commissioner.

INDIVIDUAL CONSIDERATION

1. Approval of the Minutes from the March 24, 2014 and April 22, 2014 meetings.

Commission Action

Commissioner Hooper stated that the minutes for April 22, 2014 were incorrect in which Commissioners were present and absent from the meeting. Commissioner Hooper made a motion to approve the minutes from both meetings with the exception that attendees were corrected for the April 22nd meeting. Vice Chair King seconded the motion. Motion passes.

2. Hold a public hearing and consider and/or act on the application of Allen & Loucks Venture, LP requesting to amend Ordinance No. 08-10-767 for approval of revising the existing SUP (Specific Use Permit) to allow for a Smoothie King drive-thru on property located at 277 E. FM 544.

Staff Discussion

James Fisher, City Manager, stated that in 2008, Planning and Zoning and City Council approved a Special Use Permit for a drive thru for a Saxby's Coffee.

PUBLIC HEARING OPENED AT 6:08 P.M.

PUBLIC HEARING CLOSED AT 6:08 P.M.

Commission Action

Commissioner Hemphill made a motion to approve the application of Allen & Loucks Venture, LP requesting to amend Ordinance No. 08-10-767 for approval of revising the existing SUP (Specific Use Permit) to allow for a Smoothie King drive-thru. Secretary Holcomb seconded the motion. Motion passes unanimously.

ADJOURNMENT

With no other business before the Commission, Chairman Levy adjourned the meeting at 6:08 P.M.

APPROVED:

Ty Holcomb, Secretary

Attest:

Secretary

Planning and Zoning Commission Meeting
July 28, 2014

Issue

Hold a public hearing and consider and/or act on the application of Allen Tari requesting a variance to sign requirements as stated in the Code of Ordinances Section 28-22, Monument Signs-Business Districts, for a sign at the business known as Tari Car Lot, located at 729 W. FM 544.

Background

Per Murphy Code of Ordinances, Section 28-22 - Monument Sign Business District, the maximum height for sign is seven feet and the maximum area a sign can be is fifty square feet.

In June 2013, the applicant requested and was denied a variance to the Sign Ordinance specific to the request for approval of an 11'-9" sign with an electronic sign component. This request was denied by Planning & Zoning, City Council and the denial was subsequently upheld by City Council.

The applicant altered the sign application by removing the electronic sign component and lowering the sign height by 8 inches. The sign as now requested is not in compliance with the Code and the applicant is requesting a variance to allow construction of the sign as shown in the request.

Considerations

1. The information submitted by the applicant to support his variance request is included for your consideration.
2. The applicant desires to construct a 7'-1" sign face on top of the existing 4 foot stone base that was constructed without a permit.
3. Section 28-2 defines sign height and states that the height "shall be measured as the vertical distance between the highest part of the sign or its supporting structure, whichever is higher, and the average grade within five feet of any part of the sign." Thus, the sign height includes the base and is measured from the ground to the top of the sign.
4. Section 28-22 sets forth the regulations for monument signs and establishes a maximum sign height of seven feet. The ordinance allows for an additional six inches in height to accommodate a masonry cap but clearly states that if the masonry cap option is not chosen, the maximum height of the sign shall be limited to seven feet.
5. Section 28-33 provides guidance for the planning and zoning commission's consideration of sign variance requests.
 - a. To what extent, if any, the site for which the applicant seeks a variance differs from adjoining sites
 - b. The extent that the hardship or inequity claimed by the applicant is self-created or based upon financial need of the applicant
 - c. The adverse effects that the granting of a variance may or would create.

Planning and Zoning Commission Meeting
July 28, 2014

Staff Recommendation

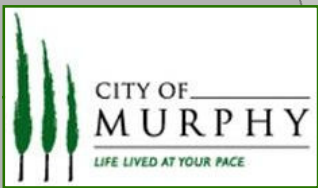
Staff recommends denial of the variance request because the additional height requested is not comparable to other signs on adjoining sites, is not necessary to provide adequate signage and allowing an 11 foot sign would adversely affect the public and adjacent properties.

Staff further recommends that the sign be installed not to exceed seven feet in height, which would include the approximately four feet stone base already in place. If the applicant agrees to put in a six inch stone cap on the top of the sign, staff would recommend the sign to be seven feet and six inches tall. However, the consideration is at the discretion of the Commission. No electronic variable message sign is allowed.

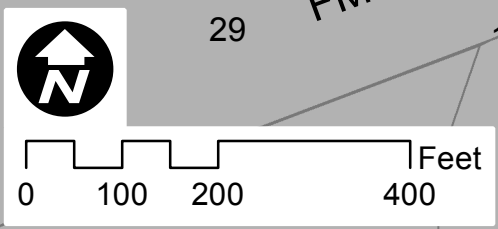
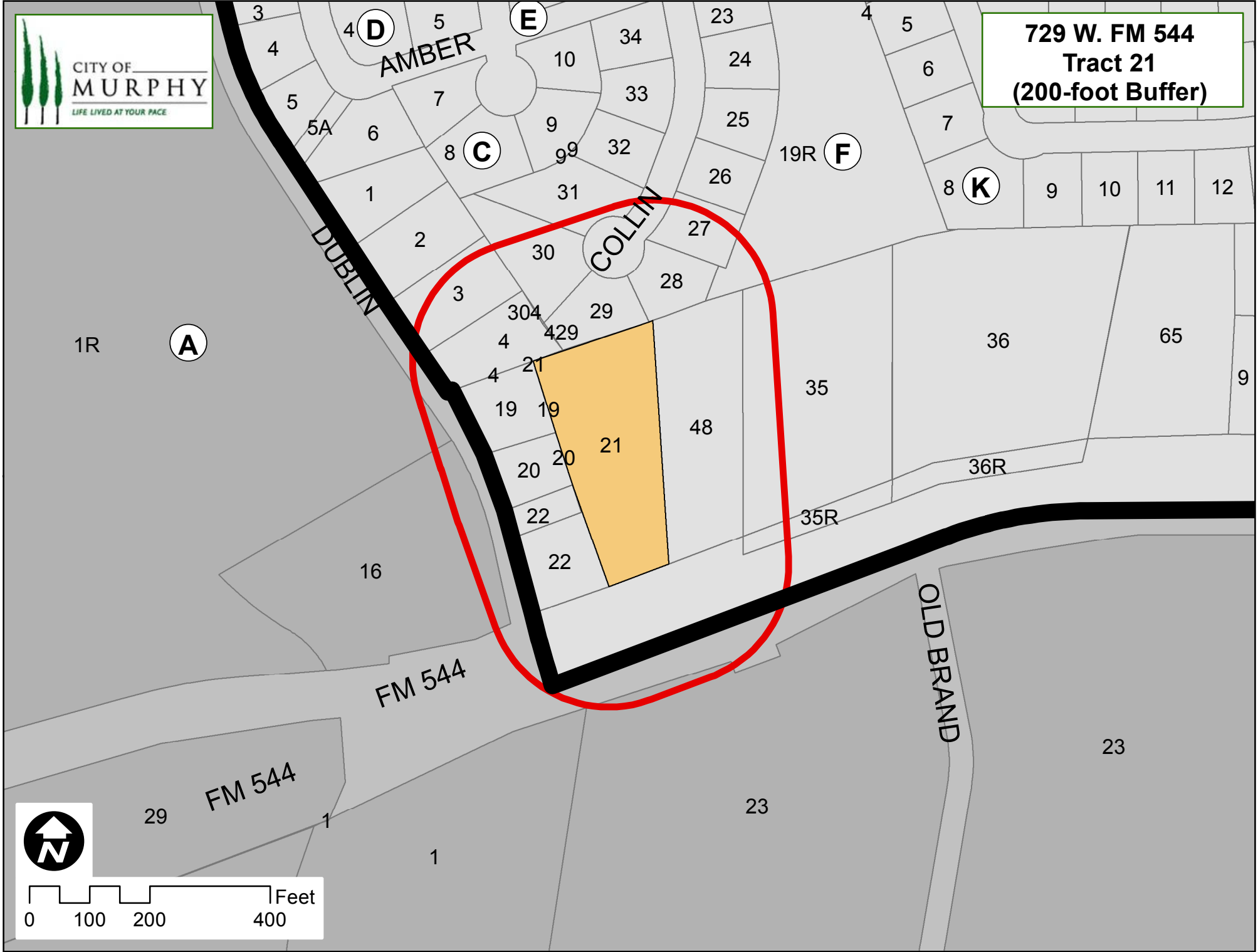
Attachments

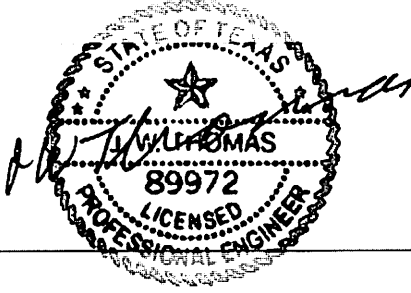
Location Map
Public Notice Reply Form (none to date)
Proposed Sign dimensions
Proposed Sign rendering

Kristen Roberts, Director of Community and Economic Development
Submitted By

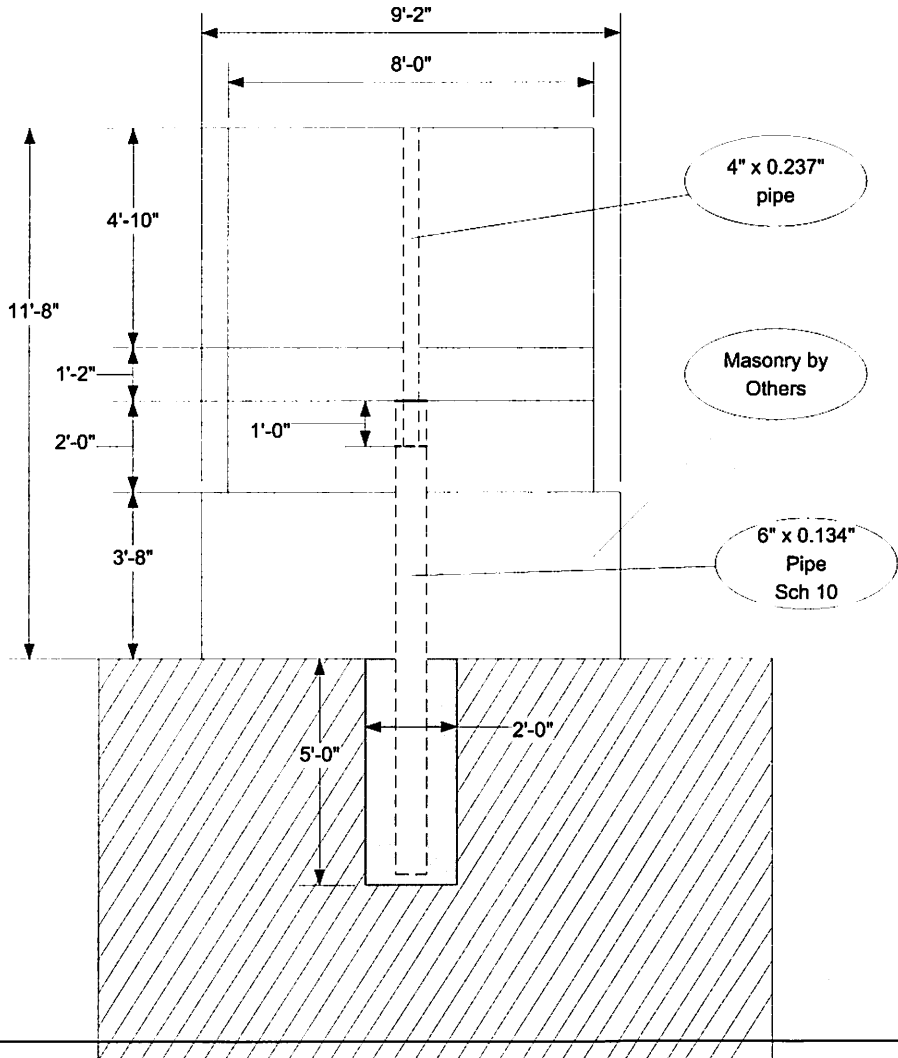


729 W. FM 544
Tract 21
(200-foot Buffer)





March 31, 2013



APPLYING TO GO OVER 7' MAX 7/31/14

Foundation:

$$A = \frac{2.344 \times 1534.3055}{531 \times 2} = 3.3865$$

$$D = \frac{3.3865}{2} \left(1 + \sqrt{1 + \frac{4.36 \times 2.7451}{3.3865}} \right)$$

D = 5

Notes:

1. Design wind load = 90 mph
2. Pipe: ASTM A53-72A Grade B
3. Concrete: 3000 psi min

Pole Sign for:

Car Co
90 mph

GSI 0113

Erector:

General Sign Inc
10737 Presidential Drive
Dallas, Texas 75243

Date:
3-31-13

Scale:
1/4" = 1'

Sheet
1 of 1

JWT Consulting Service
Firm # 10975
811 Blackchamp Rd
Waxahachie, Tx 75167
Phone/Fax 972 351 9808



Proposed sign 48 SF 11' 2" Tall

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7209 Duffield Dr. Dallas, TX 75248

APPROVED BY: _____