



Legislation Details (With Text)

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Minutes for the MAPC meeting on March 16, 1999.

MINUTES

METROPOLITAN AREA PLANNING COMMISSION

MARCH 16, 1999

MEMBERS PRESENT: Little, Damron, Gott, Finley, Beadles, Pitts, Shaw, Phillips

MEMBERS ABSENT: Coleman

The minutes of the 2-9-99 meeting were approved as prepared.

#1 AZ99-1 Sage Meadows, Inc. requested approval of annexation and zoning classification of Residential R-3 for 40 acres located in the NW 1/4, SE 1/4 of Section 34, T15N, R4E. The general location of the property is at the south end of Sage Oaks Drive, west of Southern Hills Lane and east of Oak Ridge Estates Subdivision.

It was noted that this in keeping with what the MAPC had requested three years ago when the previous annexations took place. This will help to close the gap created then.

Ms. Shaw made a motion to recommend approval of the annexation with a zoning designation of Residential R-3 to the City Council. The motion was seconded by Dr. Beadles. Voting was 7 in favor, 0 opposed, REQUEST APPROVED.

#2 RZ99-9 Phillips Investments requested approval of rezoning from Residential R-1 to Commercial C-3 for 4.98 acres located at 3605 E. Johnson Avenue.

Mr. Phillips stated he hoped to develop a grocery store to serve the northeastern areas of the city at this location. A burned home is on the property now.

Ms. Shaw made a motion to recommend approval of the rezoning to the City Council with the stipulation that

site plans be submitted to the MAPC prior to development. Buffering between the commercial and residential areas will be a main consideration. The motion was seconded by Ms. Finley. Voting was 6 in favor, 1 abstained, 0 opposed, REQUEST APPROVED WITH STIPULATIONS.

#3 RZ99-10 James Bedwell requested approval of rezoning from Residential R-1 to Commercial C-3 for .92 acre located on a part of the NE 1/4, NE 1/4 of Section 10, T14N, R4E. The general location of the property is on the south side of Johnson Avenue, west of 4511 E. Johnson Avenue.

Action was taken on item #4 first.

Ms. Shaw made a motion to disapprove the rezoning change stating that without the plat of the property the zoning change would be of no benefit to Mr. Bedwell. The motion was seconded by Dr. Beadles. Voting was 7 in favor, 0 opposed, MOTION CARRIED, REQUEST DISAPPROVED.

#4 MP99-8 James Bedwell requested approval of a one lot minor plat containing .92 acre. The general location of the property is on the south side of Johnson Avenue, west of 4511 E. Johnson Avenue.

When informed of the requirement to dedicate street right of way when subdividing a piece of property, Mr. Bedwell said he would not dedicate any right of way to the city or anyone else. It was noted that the Master Street Plan calls for 120' of right of way on Johnson Avenue, 60' from centerline on both sides of the road.

A motion by Ms. Shaw to approve the plat request subject to the dedication of right of way in accordance with the Master Street Plan was withdrawn prior to receiving a second.

A second motion was made by Ms. Shaw to disapprove the request as submitted due to noncompliance with the Master Street Plan. The motion was seconded by Mr. Gott. Voting was 7 in favor, 0 opposed, MOTION CARRIED, REQUEST DISAPPROVED.

#5 RZ99-11 Charles Armstrong requested approval of rezoning from Agricultural AG-1 to Commercial C-3 for .51 acre located on a part of the NE 1/4, NW 1/4 of Section 25, T14N, R4E. The general location of the property is on the west side of Moore Road, approximately 800' south of Highland Drive.

Ms. Finley made a motion to recommend approval of the rezoning to the City Council with the stipulation that a site plan be submitted to the MAPC prior to development. It was also requested that Mr. Armstrong provide information regarding the 39' strip of land behind his property. The motion was seconded by Ms. Shaw. Voting was 7 in favor, 0 opposed, REQUEST APPROVED WITH STIPULATIONS.

#5a Ms. Shaw made a motion to approve the minor plat of the property in item #5 subject to 5' additional r/w being granted on Moore Road in compliance with the MATA Plan. The motion was seconded by Mr. Pitts. REQUEST APPROVED WITH STIPULATIONS.

#6 RZ99-12 Sam Hester requested approval of rezoning from Residential R-2 to Commercial C-3 for Lot 1 of Sam Hester Replat of Lots 1-8, Block 1 and part of Lots 8-12, Block 2 of Mangrum 's Subdivision and part of Judy Street. The general location of the property is on the south side of Nettleton Avenue, adjacent to Avondale Arms apartments at 209 E. Nettleton Avenue.

WITHDRAWN PRIOR TO MEETING.

#7 RP99-12 Sam Hester requested approval of a replat of Lots 1-8, Block 1 and part of Lots 8-12, Block 2 of

Mangrum's Subdivision and part of Judy Street. The general location of the property is on the south side of Nettleton Avenue, adjacent to Avondale Arms apartments at 209 E. Nettleton Avenue.

WITHDRAWN PRIOR TO MEETING.

#8 RZ99-14 Eddie Hillis requested approval of rezoning from Commercial C-3 to Industrial I-1 for Lot 4R-1 of the Thomas Addition 6th Replat. The property is located at 3302 Malibu Drive.

Dr. Beadles made a motion to recommend approval of the rezoning to the City Council stating that the existing and proposed uses compliment the usage in the area. The motion was seconded by Mr. Gott. Voting was 7 in favor, 0 opposed, REQUEST APPROVED.

#9 SP99-5 Eddie Hillis requested approval of site development plans for three buildings on one lot. The property is located at 3302 Malibu Drive.

Dr. Beadles made a motion to approve the request subject to the drainage plans being revised and submitted to the City Engineer for approval. The owner is also requested to further investigate the turning movements on the south side of the site around the proposed building. The motion was seconded by Ms. Shaw. Voting was 7 in favor, 0 opposed, REQUEST APPROVED WITH STIPULATIONS.

#10 RZ99-13 Affhouse, LLC requested approval of rezoning from Residential R-1 to Residential R-2 for the North ½ of the South ½ of the NW ¼, SE ¼ of Section 15, T14N, R4E and the South ½ of the South ½ of the NW ¼ of Section 15, T14N, R4E. The general location of the property is on the east side of Airport Road, north of the V F W Hall at 300 N. Airport Road.

Commissioners were presented a conceptual site plan of what is planned for the property. The plans included a total of 200 apartment units in multiple buildings on the 20 acres. Questions were raised by neighbors in the area regarding density and traffic. It was noted that the R-2 zoning district in the ordinances is a low density district.

Ms. Shaw made a motion to disapprove the request and not recommend the rezoning stating that the proposed development is not appropriate for this area and the density would not compliment the uses in the area. Ms. Shaw said she was concerned that Airport Road could not handle the additional traffic and no plans to enlarge the road system by the AHTD and that the traffic would be funneling to Aggie Road. The motion was seconded by Dr. Beadles. Voting was 6 in favor, 1 opposed, MOTION CARRIED, REQUEST DISAPPROVED.

#11 MP99-7 Affhouse, LLC requested approval of a two lot minor plat containing 20.27 acres. The general location of the property is on the east side of Airport Road, north of the V F W Hall at 300 N. Airport Road.

NO ACTION TAKEN ON THIS ITEM AT THE REQUEST OF THE APPLICANT.

#12 FP99-5 Rick and Sandy Wyatt requested final approval of subdivision plans for Wyattwood Second Addition, a subdivision containing 13 lots on 5.23 acres. The general location of the property is on the east side of Airport Road, south of Stephanie Lane.

A motion to approve the request was made by Mr. Phillips noting that the owners had agreed to the drainage and other engineering comments and would be working them out with the City Engineer. The motion was seconded by Mr. Gott. Voting was 7 in favor, 0 opposed, REQUEST APPROVED WITH STIPULATIONS.

#13 FP99-6 Afak Haydar requested final approval of subdivision plans for Haydar's replat of the replat of Matthews Place. The subdivision contains 18 lots on 6.34 acres. The general location of the property is on the north side of Matthews Avenue, south of Washington Avenue, east of Stratford Drive.

Dr. Beadles made a motion to approve the request with the stipulation that the owner clarify on the plat regarding the access to Lots 2 & 16 and verifying that MATA is okay with 41' r/w from centerline on Washington Avenue. It was further stipulated that the drainage plans must be approved by the City Engineer. The applicant was also given approval to change the street name if approved by the Planning & Inspection Department. The motion was seconded by Mr. Gott. Voting was 7 in favor, 0 opposed, REQUEST APPROVED WITH STIPULATIONS.

#14 MP99-6 Carroll Caldwell requested approval of a minor plat containing 4 lots on 6.16 acres. The general location of the property is on the east side of Wimpy Lane, south of Southwest Drive.

Dr. Beadles made a motion to approve the request subject to revised copies being provided showing the street right of way and adjacent 30' drainage easement. Mr. Damron seconded the motion. Voting was 7 in favor, 0 opposed, REQUEST APPROVED WITH STIPULATIONS.

#15 PP99-3 Carroll Caldwell requested preliminary approval of plans for Deerfield Subdivision containing 25 lots on 8.71 acres. The general location of the property is on the east side of Wimpy Lane, south of Southwest Drive.

Ms. Shaw made a motion to grant preliminary approval subject to changing the pipe size and drainage as agreed to with the City Engineer. The motion was seconded by Dr. Beadles. Voting was 7 in favor, 0 opposed, REQUEST APPROVED WITH STIPULATIONS.

#16 PP99-4 Carroll Caldwell requested preliminary approval of plans for Friendly Hope Estates Phase II. The subdivision contains 25 lots on 10.13 acres. The general location of the property is on the east side of Friendly Hope Road, a continuation eastward of Bowden Drive.

Ms. Shaw made a motion to grant preliminary approval subject to the engineer and staff comments. The motion was seconded by Ms. Finley. Voting was 7 in favor, 0 opposed, REQUEST APPROVED WITH STIPULATIONS.

#17 RP99-11 Jerry Craft requested approval of the amended plat of Highland Forest Subdivision. The general location of the property is on the south side of Highland Drive, west of Crafts Drive.

Ms. Shaw made a motion to approve the amended plat dated 4-20-93. The motion was seconded by Mr. Damron. Voting was 7 in favor, 0 opposed, REQUEST APPROVED.

#18 PP99-5 M. L. Coleman requested preliminary approval of plans for Throgmartin Estates Phase III. The subdivision contains 15 lots on 4.9 acres. The general location of the property is on the east side of Elizabeth Lane, a continuation of Nathan Drive eastward.

Mr. Phillips made a motion to grant preliminary approval subject to the developer providing complete plans and addressing the drainage problems created in the previous phases. All to be approved by the City Engineer for final next month. The motion was seconded by Ms. Shaw. Voting was 7 in favor, 0 opposed, REQUEST APPROVED WITH STIPULATIONS.

#19 SP99-6 James Pugh requested approval site plans to construct an addition to an existing home to provide separate living quarters for family members. The property is located at 2008 Bob White Drive.

Mr. Pugh was informed that occupancy by any one other than family or use as rental purposes would not be permitted in the R-1 zoning. Electric and water service shall be by one meter to both living quarters.

Mr. Phillips made a motion to approve the request subject to compliance with the ordinances regarding occupancy of the structure. The motion was seconded by Mr. Pitts. Voting was 7 in favor, 0 opposed, REQUEST APPROVED WITH STIPULATIONS.