



Legislation Details (With Text)

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Minutes for the MAPC meeting on September 13, 2005.

Metropolitan Area Planning Commission Minutes, September 13, 2005

Commissioners Present: Beadles, Gott, Moore, Krennerich, Sawyer, Halsey

Commissioners Absent: Harpole, Roberts, Day

Staff Present: Crego, Harris, Martin

Chairman Beadles announced prior to calling the meeting to order that two items (RZ-05-22 and RZ-05-08) had been withdrawn by the applicants.

Chairman Beadles called the meeting to order at 7:00 p.m.

On a motion by Mr. Gott, and a second by Mr. Krennerich, the minutes of the August 9, 2005 meeting were approved by unanimous vote.

1. PP-05-07 Chastain Development LLC requests Preliminary Plat review for Windsor Landing Phases IV-IX, a residential subdivision comprising 149 lots on 39.72 acres in R-1 Single-Family Medium Density District. The subject property is on the west side of Clinton School Road. Robert Chastain, Owner, and John Archer, Project Engineer, were present as proponents of this item. The Chair asked if all comments on the City Engineer's report had been addressed. Mr. Archer said that all items were addressed except for adding a minor curb detail to the drawings. The Chair said addition of the curb detail to the drawings would be a stipulation attached to any action the Commission might take. The Chair then asked if there were opponents to this item. There were none. The Chair then asked if any Commissioner had a question. No one responded. The Chair then asked the City Planner and City Engineer if there were any comments. Both responded that the property met City standards. The Chair asked if any Commissioner was ready with a motion. Mr. Krennerich moved to grant preliminary approval subject to the applicant addressing any stipulations of the City Engineer. Mr. Sawyer seconded. The motion to grant preliminary approval subject to addressing all of the City Engineer's stipulations passed on a 5-0 vote. The Chair reminded the applicant that all stipulations must be met before final plat approval could be granted.

2. PP-05-08 Jim Coleman requests Preliminary Plat review of Coleman's Lawrence Street Addition Phase II, a residential subdivision comprising 33 lots on 9.4 acres in an R-1 Single-Family Medium Density District. The subject property is on the north side of Greensboro Road between Mays Road and Sandino Drive. Carlos Wood, Project Engineer, was present as proponent for this term. Mr. Wood stated that he had addressed all the City Engineer's comments. The Chair asked if any opponents to the proposal were present. There were none. The Chair asked if the City Planner or City Engineer had any concerns. Neither did. The Chair asked Commissioners if there were questions. Mr. Krennerich asked how this development would connect with surrounding streets and developments. Mr. Wood replied that the development would connect with Mays Road and with Woodbridge Subdivision via Hall Street, creating a loop for vehicular circulation. Mr. Krennerich asked if the connection would be paved. Mr. Wood replied that it would be paved with curb and gutter. Mr. Wood also stated that in the future when Phase II is completed, it would provide a second connection to the north end of Woodridge, thereby providing a second loop to Mays Road and to Woodridge. That is shown on the overall drawing. The Chair asked if any Commissioner was ready with a motion. Mr. Sawyer asked for confirmation that all stipulations had been met. Mr. Martin stated that they had been. Mr. Sawyer moved to grant preliminary approval, and was seconded by Mr. Krennerich. Preliminary approval was granted on a 5-0 vote.

3. CU-05-05 George Baxley requests conditional use approval to place a manufactured housing unit in an R-1 zone for use as an emergency housing unit. The subject property is at 2508 Dallas Street. No proponent for the item was present. The City Planner suggested that the case be reviewed anyway. The applicant has provided a letter from a physician confirming that a family member needs constant care. The applicant has also provided the necessary proof of notification of adjoining property owners. Mr. Gott asked if there was sewer service at this location. Mr. Harris stated that he was pretty certain that there was sewer service at this location. Mr. Harris stated that he was pretty certain that there had been a manufactured home on the site previously and that a septic tank was already in place. If there are problems with the existing septic system, the site contains approximately 2.5 acres, so an alternative field area for septic lines should be possible. Mr. Gott asked if the hardship approval was just good for one year. Mr. Harris stated that it was for one year, with a one year extension contingent on MAPC approval. He further stated that the applicant had indicated that the family member's condition was so dire that an additional year was not likely to be necessary. Mr. Krennerich moved to approve, and was seconded by Ms. Moore. The request for conditional use approval to place a manufactured home in an R-1 zone for use as an emergency housing unit was approved on a 5-0 vote.

4. RP-05-50 Cam Tri Ross Inv., Inc requests approval of a replat of Lot 4 of South Caraway Village into 6 lots along a cul-de-sac off Latourette Drive. Terry Bare was present as proponent for the item. Mr. Bare stated that this was the second replat of this addition of South Caraway Village. The subject property was a large open area that was intended to be marketed as the need arose. It was zoned C-3 and is proposed to be divided into office-sized tracts. Infrastructure is in place and drainage issues have been discussed with the City Engineer and all requirements met. The Chair stated that he thought the replat was a good proposal. The Chair asked if opponents to the proposal were present. None were. The Chair asked for comments from the City Planner and City Engineer, who both indicated the proposal was sound. The Chair then asked for discussion or a motion. Mr. Gott moved to approve the request and was seconded by Mr. Halsey. The replat was approved on a 5-0 vote.

At this point Commissioner Halsey recused himself from consideration and discussion of Item 5, and exited the room.

5. RP-05-56 Fleeman Family Partnership requests replat of Lot 1 of Fleeman Family Partnership 1 Minor Plate into 5 lots. The subject property is in a C-3 General Commercial District at the southwest corner of

Stallings Lane and Stadium Boulevard. Proponent for this item was Troy Sheets, representing Fleeman Family Partnership. No opponents to this item were present. Neither the City Planner nor City Engineer expressed any concerns with the proposal. The Chair asked commissioners for discussion or a motion. Mr. Gott asked if the area included in the requested replat came all the way to the use under construction at Stallings and Stadium (Car mart). The City Engineer replied that it did. Mr. Gott moved to approve the plat and was seconded by Mr. Krennerich. The replat was approved on a 5-0 vote, with Chairman Beadles voting.

At this point Commissioner Halsey rejoined the meeting.

6. RZ-05-22 INHOC, LLC requests approval of rezoning from R-1 Single-Family Medium Density to C-3 General Commercial Limited Use Overlay and R-5 Multi-Family Limited Use Overlay for a 6.78 acre parcel located on the north side of Highland Drive between Wofford Street and Rains Street.

THIS ITEM WAS WITHDRAWN BY THE APPLICANT PRIOR TO THE MEETING.

7. RZ-05-23 Duyen Tran requests approval of rezoning from R-2 Multi-Family Low Density District to C-3 General Commercial District for a 0.21 acre parcel at 3807 East Highland Drive. Mr. Tran was present, along with a friend to assist with possible language problems. No opponents to the item were present. The City Planner and City Engineer both indicated support for the requested rezoning. The Chair asked for discussion or a motion. Mr. Sawyer moved to recommend approval of the request to the City Council and was seconded by Mr. Gott. The motion to recommend approval of the requested rezoning passed on a 5-0 vote. Chairman Beadles reminded the applicant of his responsibility to see the City Clerk and have the requested rezoning placed on the City Council agenda.

8. RZ-05-24 Paula Wewers requests approval of rezoning from C-5 Neighborhood Office to C-3 General Commercial for a 0.26 acre parcel at 909 Southwest Drive. Ms. Wewers was present as proponent. She stated that she wanted to use the property as an art gallery, but the existing zoning would not allow retail sales. Mr. Krennerich suggested changing the request to C-4, which would allow the retail sales, but would require that the building's exterior retain its residential character. That zoning designation would require conditional use approval for the retail sales. The Chair asked Ms. Wewers if she was amenable to changing the request to C-4 Neighborhood Commercial and she stated that she was. The Chair asked if any opponents to the proposal were present, and none were. After discussion, it was generally agreed upon that the conditional use request would have to be advertised before the Commission could act upon it. It was apparent consensus that the rezoning to C-4 could be voted on at the present meeting, and passed on to Council for their review. By the time the Council had their required two readings, it would be nearly time for the next MAPC meeting. The conditional use request could be advertised for that next MAPC meeting without delaying Ms. Wewers more than a few days. The Chair then asked for further discussion or a motion. Mr. Krennerich moved to recommend to the Council that the property be rezoned to C-4 Neighborhood Commercial and was seconded by Ms. Moore. The motion passed on a 5-0 vote. The Chair reminded Ms. Wewers that she was responsible for getting her request on the Council agenda, and for applying for conditional use review by MAPC at the October meeting. Ms. Wewers indicated she understood.

9. RZ-05-25 Keith and Deborah Bennett request approval of rezoning from R-2 Multi-Family Low Density District to C-1 Downtown Core Commercial District for a 0.53 acre parcel at the southwest corner of the intersection of Baker Street and Hope Avenue. Skip Mooney was present as proponent for the request. The Chair asked if any opponents to the item were present, and none were. The City Planner and City Engineer both indicated their approval of the request. The Chair asked for discussion or a motion. Mr. Krennerich moved to recommend approval of the requested rezoning, and was seconded by Mr. Gott. The motion passed on a 5-0 vote.

10. RZ-05-08 B & G Land Company requests rezoning of 33.52 acres from R-1 Single-Family Medium Density to R-5 Multi-Family, and the rezoning of 16.16 acres from R-1 Single-Family Medium Density to R-6 Multi-Family. Both parcels are located along the north side of the Union Pacific Railroad (former Cotton Belt Railroad), southeast of the curve where Aggie Road becomes Paragould Road.

THIS ITEM WITHDRAWN BY THE APPLICANT PRIOR TO THE METTING.

The meeting was adjourned at approximately 7:45 pm.