



Legislation Details (With Text)

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Minutes for the MAPC meeting on March 11, 1997.

MINUTES

METROPOLITAN AREA PLANNING COMMISSION

MARCH 11, 1997

MEMBERS PRESENT: Coleman, Little, Damron, Finley, Beadles, Pitts, Shaw and Phillips

MEMBERS ABSENT: Gardner

The minutes of the February 11, 1997 meeting were approved as submitted.

#1 RZ97-9 Jim and Brenda Pyle requested approval of rezoning from R-1 to R-3 for Lots 4, 5, 6, 7, 9, 10, 12 of Wakefield Acres Subdivision. The property is located on the north side of Harrisburg Road, on Wakefield Drive.

Dr. Beadles moved to deny the request, citing Cayman Place getting approval on R-3 when subdivision plan was submitted and with the owner voluntarily stipulating single family homes only. Ms. Finley seconded, 7 voted aye, 0 no, REQUEST DENIED.

#2 RZ97-10 James and Dorothy Jackson requested approval of rezoning from R-1 to C-3 for Lot 8, Block A of Melton First Replat of Marlo Acres Third Addition. The property is located at 500 Marlo Drive. The owners' representative stated that Farm Credit was going to lost some front parking when Southwest Drive is widened and they have a need also for additional office space. Owners stated there would be no exit to Marlo from the proposed parking lot on this site. Plans include an expansion of the building and construction of a parking lot. Their plans also include fencing with brick columns, landscaping and buffering and an entrance off Glenwood only.

Neighbors on the opposite corner and a member of the City Council voiced objections about intrusion of commercial zoning into their neighborhood. One neighbor feared that it would open the door for other houses

on this side of Marlo adjoining businesses on Southwest Drive to do the same.

Dr. Beadles moved to deny the request, seconded by Ms. Shaw. Three voted aye, 4 voted no, MOTION DISAPPROVED.

The floor was opened for a second motion.

Mr. Pitts moved to approve the request subject to changing the zoning request from C-3 to C-5 and with site plan approval by the MAPC before building the project to provide proper separation between this property and adjoining residential properties. Mr. Little seconded, 5 voted aye, 2 no, REQUEST APPROVED WITH STIPULATIONS.

#3 RZ97-11 Paula Craft requested approval of rezoning from R-1 to C-4 2.60 acres located on the south side of Johnson Avenue, east of Old Greensboro Road.

Mr. Damron moved to approve the request subject to compliance with the master street plan for R/W on Johnson Avenue, submitting a site plan to the MAPC before development begins, buffering and drive alignment with Old Greensboro Road. Ms. Shaw seconded, 7 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#4 RZ97-12 Max Dacus, Jr. requested approval of rezoning from R-1 to R-2 for 6.50 acres located between Matthews Avenue and Washington Avenue, west of Freeman Street.

Ms. Shaw moved to approve the request subject to a site plan being approved by the MAPC, with particular emphasis to drainage, and acknowledging that 82' R/W on Washington Avenue and Matthews Avenue will be required in accordance with the master street plan when the property is platted. Mr. Damron seconded, 7 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#5 RZ97-13 Mitchell Caldwell requested approval of rezoning from R-1 to R-3 for 17.37 acres located on the east side of Richardson Road, north of Colony Drive.

Ms. Shaw moved to approve the request subject to the property owner voluntarily limiting development to single family homes only, seconded by Mr. Phillips. Five voted aye, 2 no, REQUEST APPROVED WITH STIPULATION.

#6 PP97-6 Mitchell Caldwell requested preliminary approval of subdivision plans for Caldwell Acres Phase I containing 21 lots on 5.11 acres. The property is located on the east side of Richardson Road, north of Colony Drive.

Ms. Shaw moved to approve the request subject to:

1. Drainage details and flood plain information being provided
2. Lot 5 meeting minimum requirements
3. Utility easements being changed to 10'
4. Change street name on Mitchell Cove
5. Engineering comments on inlets

Ms. Finley seconded, 7 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#7 RZ97-14 Bryan Jaramillo requested approval of rezoning from R-1 to R-2 for .25 acre located on the east

side of Scott Street, south of Belt Street.

Mr. Jaramillo stated that at some point in the past eight (8) mobile homes had been on the property but there was no supporting documentation or verification provided.

Mr. Little moved to deny the request stating that all of Scott Street was developed with single family homes, seconded by Ms. Shaw. Seven voted aye, 0 no, REQUEST DENIED.

#8 RZ97-15 Frank A. (Skip) Macon requested approval of rezoning from R-1 to C-3 for 18.33 acres located on the south side of Race Street, east of Fair Park Boulevard.

Mr. Damron moved to approve the request, seconded by Ms. Finley. Seven voted aye, 0 no, REQUEST APPROVED.

#9 RP97-5 Frank A. (Skip) Macon requested approval of a replat of all of Macon's Addition located on the south side of Race Street, east of Fair Park Boulevard.

There was discussion about whether the street should be four or two lanes but it was determined that this decision was made a couple of years ago when this subdivision was approved originally. Dr. Beadles moved to approve the request subject to numbering the unnumbered lot and awaiting response from FEMA on relocation of the floodway and flood plain. Ms. Shaw seconded, 7 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#10 FP97-7 Bob Troutt, Ed Troutt and Kent Arnold requested final approval of plans for Sage Meadows Subdivision, Phase I-C covering 50.12 acres and containing 77 lots. The property is located on the east side of Highway 351, south of Macedonia Road.

Aubrey Scott and Danny Honnoll, representatives of the MATA Committees were in attendance and both spoke regarding the section line right of ways and the streets within Sage Meadows. Both stated they had no problem with the reduced right of way on Macedonia Road and the other section lines and that all streets within the subdivision were okay with them.

Ms. Shaw moved to approve the request subject to:

1. Naming coves
2. Engineering Comments
3. Staff Comments
4. Correct Lot 135 size

Ms. Finley seconded, 7 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#11 FP97-8 Bob Troutt, Ed Troutt and Kent Arnold requested final approval of plans for Sage Meadows Subdivision, Phase I-D 33.578 acres and containing 36 lots. The property is located on the east side of Highway 351, south of Macedonia Road.

Mr. Damron moved to approve the final subject to Lots T6, T16, T17, not being developed until the zoning is changed and Staff Comments. Mr. Pitts seconded, 7 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#12 RP97-4 Hunt Properties, LTD requested approval of a replat of Lots 3, 4, 5, 6 & 7 of David Smith 4th Addition and Lot 5, Block H of Highland Park Subdivision. The property is located on the west side of N.

Church Street (Hwy. 141), south of Ginger Street and at the east end of Tina Circle.

Skip Smith, Attorney for the owner, stated there will be no access to the rear of the property from Tina Circle. Neighborhood residents have concerns about drainage on the property and commercial development near their homes which are on three sides of the proposed property.

Mr. Damron moved to approve the replat subject to Council approval of the rezoning, closing Tina Circle, submitting a site plan before development and drainage easements. Mr. Little seconded, seven voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#13 SP97-5 Robert Rees requested approval of site plans for a dry cleaning pick up/drop off station to be located on the southeast corner of Main Street and Campus Street.

Ms. Shaw moved to table the plans as incomplete. Plans submitted to the City Engineer on #-5-97 are different than those brought to the MAPC for this meeting. Mr. Damron seconded, 7 voted aye, 0 no, REQUEST TABLED.

#14 MP97-4 Frankie Dacus requested approval of a minor plat containing 4 lots on 4.92 acres. The property is located on the east side of Dacus Lane, north of Thomas Green Road.

Mr. Pitts moved to approve the request subject to showing a ditch easement that corresponds to the size of the ditch, seconded by Ms. Finley. Seven voted aye, 0 no, REQUEST APPROVED WITH STIPULATION.

#15 FPUD 97-4 Phillips Investments, Inc. requested final approval of plans for a Residential Planned Unit Development containing 44 units in 22 buildings on 12.84 acres. The property is located on the west side of Raider Road and on the north side of June Drive.

Ms. Shaw moved to table the item at the owner's request, seconded by Ms. Finley. Six voted aye, 0 no, one abstained, REQUEST TABLED.

#16 MP97-5 Lamco requested approval of a minor plat containing 1.09 acres and located on the northeast corner of Caraway Road and Glenn Place.

Dr. Beadles moved to approve the request subject to 60' CVL and Engineering Comments. Seven voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#17 SP97-7 Lamco requested approval of site plans for a car wash to be located on the northwest corner of Caraway Road and Glenn Place.

Ms. Shaw made a motion to approve the request subject to:

1. Eliminating one entrance on Caraway Road and keeping the northern most entrance
2. Compliance with the master street plan with 60' r/w on Caraway road from centerline
3. Providing a landscape plan that can be submitted for approval by staff
4. Removal of billboard
5. Compliance with staff comments

The motion was seconded by Dr. Beadles. Seven voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#18 MP97-6 Danny Burrow requested approval of a minor plat containing 1.20 and located on the west side of Stadium Blvd., south of Planters Drive.

A motion to approve the request was made by Ms. Finley and seconded by Mr. Damron. Seven voted aye, 0 no, REQUEST APPROVED.

#19 SP97-6 Danny Burrow requested approval of site plans for a 3,000 sf commercial building to be located on the west side of Stadium Blvd., south of Planters Drive.

Ms. Finley made a motion to approve the request subject to the floodway letter being provided as noted on the site plans. The motion was seconded by Ms. Shaw. Seven voted aye, 0 no, REQUEST APPROVED WITH STIPULATION.