



Legislation Text

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Minutes for the MAPC meeting on April 8, 1997.

MINUTES

METROPOLITAN AREA PLANNING COMMISSION

APRIL 8, 1997 AT 7:00 P.M.

MEMBERS PRESENT: Coleman, Damron, Gardner, Finley, Beadles, Shaw and Phillips

MEMBERS ABSENT: Little and Pitts

Minutes of the March 11, 1997 meeting were approved with the addition of an amendment to the first item on page 4 about discussion about the MATA Committee that made recommendations on streets last month.

#1 RZ97-16 George and Marion Perkins requested approval of rezoning from Residential R-2 to Commercial C-5 for part of Block 21 of Knight's First Addition located at 624 S. Main Street and 103 W. Cherry Avenue.

This item was before the commission six months ago and approved, but rejected by the City Council.

Ms. Finley moved to approve the request subject to an additional 7 1\2' ROW on Main Street in accordance with the Master Street Plan and site plan approval by MAPC for the Cherry Street property before any commercial development. Mr. Damron seconded, 6 voted aye, 0 no, REQUEST APPROVED.

#2 RZ97-17 Sage Meadows, Inc. requested approval of rezoning from Residential R-3 to Residential R-1 for Lots E-1 through E-38, and Lots 130 through 168 of Sage Meadows, Phase I-C. The property is located on the east side of Highway 351, south of Macedonia Road.

Mr. Damron moved to recommend approval of rezoning to the City Council, seconded by Dr. Beadles. Six voted aye, 0 no, REQUEST APPROVED.

#3 RZ97-18 Sage Meadows, Inc. requested approval of rezoning from Residential R-3 to Commercial C-3 for Lots C-1 of Sage Meadows, Phase I-D and rezoning from Commercial C-3 to Residential R-3 for Lots T-6 through T-17 of Sage Meadows, Phase I-D. The property is located on the east side of Highway 351, south of Macedonia Road.

Ms. Shaw moved to recommend approval of rezoning to the City Council, seconded by Dr. Beadles. Six voted aye, 0 no, REQUEST APPROVED.

#4 RZ97-19 Michael Young requested approval of rezoning from Residential R-2 to Commercial C-5 for Lots 3-6, Block 1 of Haltom's Addition. The property is located on the southwest corner of Matthews Avenue and Haltom Street.

Ms. Shaw moved to recommend approval of rezoning to the City Council, seconded by Ms. Finley. Six voted

aye, 0 no, REQUEST APPROVED.

#5 RP97-12 Michael Young requested approval of a replat of Lots 3, 4, 5 and 6 of Haltoms Addition. The property is located on the southwest corner of Matthews Avenue and Haltom Street.

Ms. Shaw moved to approve the request subject to:

1. Approval by City Council for abandonment of alley
2. Plat revised to reflect 40' from centerline ROW on Matthews

Dr. Beadles seconded, 6 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#6 SP97-9 Michael Young requested approval of site plans for an office complex to be located on the southwest corner of Matthews Avenue and Haltom Street.

Dr. Beadles moved to approve the request subject to:

1. Drainage plan being approved by City Engineer prior to development
2. Wood privacy fence on south and west sides at the time of occupancy
3. Increasing turning radius on all Matthews drives
4. Eliminating seven parking spaces on the west side and three in center drive
5. Formalization of easement for shared drives
6. BZA parking variance if needed, and show on plans

Ms. Shaw seconded, 6 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#7 RZ97-20 Mark Keller requested approval of rezoning from Residential R-2 to Commercial C-5 for part of Lot 1 in Block 1 of Haltom's Addition. The property is located on the southeast corner of Matthews Avenue and Kitchen Street.

Dr. Beadles moved to recommend approval to the City Council, seconded by Ms. Shaw. Six voted aye, 0 no, REQUEST APPROVED.

#8 RZ97-21 Farrell Benton requested approval of rezoning from Residential R-1 to Commercial C-4 for 2.56 acres located on the east side of Harrisburg Road, south of Medallion Drive.

Ms. Shaw moved to deny the request based upon nonconformance with the Land Use Plan which projects medium density residential uses. It would also create an illegal lot in the rear of property, and would be spot zoning because of residential uses on three sides. Mr. Gardner seconded, 6 voted aye, 0 no, REQUEST DENIED.

#9 MP97-8 First Baptist Church requested approval of a minor plat containing 20.05 acres and located on the west side of Caraway Road, south of Aron Avenue.

Ms. Finley moved to approve subject to site plan being submitted and approved by the MAPC before development, and acknowledgment of its status in the flood hazard area, seconded by Mr. Damron. Six voted aye, 0 no, REQUEST APPROVED WITH STIPULATION.

#10 SP97-8 Ronnie Collins, at 1422 Woodfield Street requested approval of site plans for a duplex to be added to a lot with an existing triplex.

TABLED at the request of property owner.

#11 FP97-9 Mitchell Caldwell requested final approval of subdivision plans for Caldwell Acres Phase I, containing 21 lots on 5.10 acres and located on the east side of Richardson Road, north of Colony Drive.

Ms. Finley moved to approve subject to:

1. Approval of rezoning by City Council
2. Following through with single family declaration on lots
3. Install culvert on the rear property line of Lots 1-8, Block B because of no fall, to be approved by City Engineer
4. Floor elevation certificates on lots in flood plain
5. Engineer seals

Mr. Damron seconded, 6 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#12 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.

Mr. Phillips moved to approve the site plan subject to:

1. Resolving drainage issue with City Engineer and Engineer's Comments
2. Resolution of Main Street R/W by City Council
3. Addition of easements to replat for recording

Mr. Damron seconded, 4 voted aye, one no, one abstained, REQUEST APPROVED WITH STIPULATIONS.

#13 FPUD 97-4 Phillips Investments, Inc. requested final approval of plans for a Residential Planned Unit Development containing 38 units in 19 buildings on 12.84 acres. The property is located on the west side of Raider Road and on the north side of June Drive.

Dr. Beadles moved to approve the request subject to:

1. Street reconstructed within R/W with proper radius with street and property lines
2. Install drainage ditch to west and dedicate easement
3. Complete drainage on north end with City Engineer's approval
4. Replat property with lot lines shown
5. Take parking out of street R/W on north end
6. Show all revisions on plans

Ms. Shaw seconded, 5 voted aye, 0 no, one abstained, REQUEST APPROVED WITH STIPULATIONS.

#14 PP97-7 Jim Abel requested preliminary approval of subdivision plans for Woodland Heights Phase II containing 28 lots on 9.35 acres. The property is located on the east side of S. Culberhouse Street, and is a continuation of Savannah Drive.

Ms. Shaw moved to approve the request subject to compliance with Emergency Action Plan concerning Craighead Forest Lake Dam and other Engineer's Comments and the utility comments on sewer for Lot 1, Block F. Mr. Damron seconded, 6 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#15 PP97-8 Skip Macon requested preliminary approval of subdivision plans for Dunwoody-Huntcliff Estates containing 78 lots on 71.51 acres. The property is located on the east side of Culberhouse Street, south of Pickering Drive.

Mr. Gardner moved to give preliminary approval subject to:

1. Easements in agreement with CWL
2. Compliance with City Engineer's Comments
3. Acknowledgment of re-alignment of street to the south
4. Allow construction to begin on model home at risk to owner if final plan not approved

Dr. Beadles seconded, 6 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#16 RP97-13 Mike Cameron requested approval of a replat of Lots 1 and 2, Block A and Lots 1-6, Block B of Aggie Village along with the Azalea Lane right of way. The property is located on the south side of Aggie Road, on the east and west sides of Azalea Lane.

A motion to approve the request was made by Dr. Beadles and seconded by Ms. Finley subject to finalizing the street abandonment. Voting was 6 in favor, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#17 SP97-10 Mike Cameron requested approval of site plans for an apartment complex containing 75 units to be developed on Lots 1-A and Lots 1-B of the replat of Aggie Village. The property is located on the south side of Azalea Lane, on the east and west sides of Azalea Lane.

A motion to approve the request was made by Ms. Shaw subject to the following:

1. Recommend to BZA a parking variance of up to 17 parking spaces in lieu of additional green spaces, parks, gazebos
2. Fencing on the west, south and east sides and on the north side if the owners' want it
3. Pursue the sidewalk connection to ASU
4. Finalizing the street abandonment
5. Move dumpsters into the parking areas away from the street

Dr. Beadles seconded the motion. Voting was 6 in favor, 0 opposed, REQUEST APPROVED WITH STIPULATIONS.

#18 MP97-9 David Blair requested approval of a minor plat containing 1.226 acres and located on the north side of Samantha Avenue, east of Amanda Street.

A motion to approve the request was made by Dr. Beadles and seconded by Mr. Gardner. Voting was 6 in favor, 0 opposed, REQUEST APPROVED.

#19 SP97-11 David Blair requested approval of site plans for an apartment complex containing 14 units to be developed on Blair's Samantha Avenue Addition.

Ms. Shaw made a motion to approve the request subject to working out the drainage with the City Engineer and adjoining property owners on the west side. The motion was seconded by Mr. Damron. Voting was 6 in favor, 0 opposed, REQUEST APPROVED WITH STIPULATIONS.

#20 SP97-12 Johnny Pankey requested approval of site plans for an additional residence to be added to the lot at 1609 W. Oak Avenue for dependent relatives.

A motion to approve the request was made by Mr. Damron and seconded by Ms. Finley. Voting was 6 in favor, 0 opposed, REQUEST APPROVED.

