



## Legislation Text

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**File #:** MIN-88:1377, **Version:** 1

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### MAPC MINUTES OCTOBER 11, 1988

The Metropolitan Area Planning Commission met Tuesday, October 11, 1988 at 7:00 p.m. in the Council Chambers, 314 W. Washington. The meeting went as follows:

**MEMBERS PRESENT:** Mr. Sloan, Mr. Harris, Mr. Lamberth, Mr. Vance, Mr. Smock, Mr. McCracken

**MEMBERS ABSENT:** Mr. Blalock, Mr. Lusby, Mr. Aycock

Preceding consideration of items on the agenda, Steve Orr addressed the commission concerning unanswered questions that are being asked in reference to the annexation proposed to be voted on in the November General Election. It was clarified that all land coming into the City would be classified as R-1 irrespective of present use. Another area of concern was what effect changes in land ownership would have on a "nonconforming use". It was stated that changes in ownership would not affect the ability to continue its present use. When and if the use is changed, a rezoning would have to be submitted to the MAPC as would any other rezoning change. Mr. Orr also commented that if the annexation was approved and the City receives the S M S A classification that \$18,000 is available from the Federal Government each year to be used for planning purpose as well as other monies that would be available through S M S A.

Also, handed out prior to the meeting were copies of two new ordinances approved by the City Council regarding street construction specifications. Members of the commission as well as developers and engineers in attendance received copies of these ordinances.

Another item of business was the fact that the November meeting of the MAPC will be held on the same day as the General Election. Mr. Vance made a motion to change the meeting time for this meeting from 7:00 p.m. to 6:00 p.m. with an 8:30 or 9:00 p.m. cut off. Mr. Sloan seconded the motion. All members present voting aye. MOTION APPROVED. It was further stated that should some items not receive consideration a special meeting would be scheduled to hear same.

The minutes of the September 13, 1988 meeting were approved as prepared.

#1 Floyd Vuncannon request a reconsideration of a replat of the east 56.25 feet of Lot 3, all of Lot 4 and the west half of Lot 5, Charles A. Stuck's Turtle Creek Ranch Addition, located south of Nettleton and east of Stadium Blvd.

After arguments for and against reconsideration of this item, Mr. Vance made a motion to not reconsider this replat or the stipulation for March. The motion was seconded by Mr. Sloan. All members present voting aye. MOTION APPROVED, ITEM NOT RECONSIDERED.

#2 Johnny White, III requests a rezoning from C-3 to R-1 for a part of the SW 1/4, SE 1/4, Sec. 20, T14N, R4E, containing 1.99 acres, more or less. The general location of this property is north of Highland Drive and west of

Bernard Street.

A motion to approve this request was made by Mr. Lamberth and seconded by Mr. Vance. All members present voting aye. MOTION APPROVED.

#3 David Conrad and Todd Jackson requests final approval of Wood Springs Estates Phase I. This subdivision contains 14 lots on 10.32 acres, more or less, and it located north of Hwy. 226 and east of Casey Springs Road.

A motion to approve this request was made by Mr. Vance subject to the telephone easement being changed to utility easement and the street specifications being changed from GB2 to GB3 or SB2. Mr. Lamberth seconded the motion. All members present voting aye. MOTION APPROVED WITH STIPULATIONS.

#4 Johnny White, III requests approval of the revised Ivy Green Subdivision, containing 18 lots on 17 acres, more or less, and located south of Wilkins Avenue and east of Hillcrest Drive.

Mr. Sloan made a motion to approve this request with the following stipulations:

1. That the 10' permanent construction easement be changed to a 10' permanent construction and utility easement or whatever nomenclature that will satisfy the needs of the utility companies
2. That the street construction specifications comply with the new codes approved by the City Council
3. That the concerns of the Fire Department on the islands in the cul-de-sacs be addressed and worked out with them
4. That the design of the top of the box under Green's Point Cove be completed

Mr. Smock seconded the motion. All members present voting aye, MOTION APPROVED.

#5 Mr. Lamberth made a motion to approve a replat request by Herbert & Marie Parker for Lots 8 & 9 of Country Club Heights Addition, located north of Nettleton Ave. and west of Robin Rd. The motion seconded by Mr. Smock. All members present voting aye MOTION APPROVED.

#6 Kent Arnold requests a replat of Lots 7, 8, 9, 18, 19 & 20 of Oak Meadow North Replat. The general location of this property is north of Oak Meadow Drive and east of Oak Meadow Blvd.

Mr. Lamberth made a motion to approve this request subject to a letter of release from all the property owners in Oak Meadow North. The motion was seconded by Mr. Harris. All members present voting aye. MOTION APPROVED.

#7 Beverly Enterprises requests a replat of Lot 7 and part of Lot 8, Melton Manor Addition. The general location of this property is west of Southwest Drive and south of Haywood Drive.

Mr. Vance made a motion to approve this request subject to the 5' easement being abandoned by the City Council and 1' additional right-of-way being granted on the northeast side of the property adjoining Southwest Drive. The motion was seconded by Mr. Smock. All members present voting aye, MOTION APPROVED.

#8 Malcom Street and William Craft requests preliminary approval of Woodsprings Heights Subdivision. The subdivision contains 8 lots on 5.72 acres, more or less, and is located south of Hwy. 226 and west of Nix Lake Drive.

Mr. Vance made motion to approve this request with the following stipulations:

1. that the 15' utility and drainage easement be increased to 20' and be split, 10' utility easement and 10' drainage easement
2. Compliance with new ordinances for street construction

The motion was seconded by Mr. Lamberth. All members present voting aye. MOTION APPROVAL.

Meeting adjourned at 9:00 p. m.