



Legislation Text

File #: MIN-97:1471, **Version:** 1

Minutes for the MAPC meeting on May 13, 1997.
MINUTES
METROPOLITAN AREA PLANNING COMMISSION
MAY 13, 1997.

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

MEMBERS ABSENT: Gardner, Shaw and Phillips

Minutes of the April 8, 1997 meeting were approved as submitted.

#1 AZ97-1 John Taylor requested approval of annexation and zoning classifications of Commercial C-3 for 3.32 acres and Industrial I-1 for 3.49 acres. The property is located is on the northeast corner of Johnson Avenue and Clinton School Road.

It was noted that CW & L had property that they also wished to be annexed but is not included in this request. Two islands are created by this annexation.

Dr. Beadles moved to recommend annexation and the zoning requested to City Council with the stipulation of site plans being approved by the MAPC and platting before development. Ms. Finley seconded, 5 voted aye, 0 no, REQUEST APPROVED WITH STIPULATION.

#2 SU97-2 Jason and Ashley Barnhill requested approval of a minor plat and mobile home placement adjacent to 2107 Arrowhead Farm Road.

Mr. Damron moved to approve the request seconded by Mr. Little. Five voted aye, 0 no, REQUEST APPROVED.

#3 SP97-13 Dean Tyrer requested approval of site plans for expansion of Meadowview Manufactured Housing Village to include 193 new manufactured housing spaces. The property is located at 4303 Aggie Road.

Mr. Pitts moved to give preliminary approval subject to:

1. Engineering comments, particularly drainage
2. Parking to be handled per code
3. Fire Department issues to be approved by the Fire Chief
4. Compliance with codes regarding site plan preparation
5. Laundry stipulations must be a part of lease agreement
6. Granting a 30' drainage easement on the ditch with property platting to include all easements

Ms. Finley seconded, 5 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#4 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.

Ms. Finley moved to approve the request with owner acknowledging that the ditch is privately maintained, seconded by Dr. Beadles. Five voted aye, 0 no, REQUEST APPROVED.

#5 MP97-12 Max Dacus, Jr. requested approval of minor plat containing six lots on 6.60 acres. The property is located on the between Matthews Avenue and Washington Avenue, west of Freeman Street.

Dr. Beadles moved to approve the request subject to a site plan being submitted for Lot 6 and utility easement according to Staff Report unless utilities sign off for less. Mr. Pitts seconded, 5 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#6 SU97-3 Billy G. and Helen L. Turner requested approval of a minor plat and mobile home placement on the corner of Culberhouse Street and Billy Lane.

Mr. Pitts moved to approve subject to Staff Comments and septic system approval. Dr. Beadles seconded, 5 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#7 RZ97-22 Bernice Craft requested approval of rezoning from Residential R-1 to Commercial C-3 for 19.81 acres located on the west side of Caraway Road, south of Glenn Place.

Dr. Beadles moved to approve the request subject to site plans being approved by the MAPC before any development. Mr. Little seconded, 5 voted aye, 0 no, REQUEST APPROVED WITH STIPULATION.

#8 RZ97-23 Billy Lansford requested approval of rezoning from Residential R-1 to Commercial C-3 for 18.59 acres located on the south side of Highland Drive, east of Metzler Lane.

WITHDRAWN.

#9 PP97-9 Robert Chastain requested preliminary approval of plans for Windsor Landing Subdivision, Second Addition. The property is located on the north side of Johnson Avenue, west of Darrick Lane.

Dr. Beadles moved to give preliminary approval to the request subject to:

1. Change street name from cove to drive on Britton
2. Engineer's Comments
3. Utility Comments
4. Staff Comments
5. Show alignment of Darrick Circle on final

Mr. Damron seconded, 5 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#10 FP97-10 Jim Abel requested final 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.

Mr. Pitts moved to approve the request subject to:

1. 10' utility easement unless otherwise signed off
2. Compliance with Emergency Action Plan and showing flood plain

3. Illustrating elevation on lots
4. Correcting square footage on lots

Dr. Beadles seconded, 5 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#11 FP97-11 Skip Macon requested final approval of subdivision plans for Dunwoody-Huntcliff Estates containing 77 lots on 77.51 acres. The property is located on the east side of Culberhouse Street, south of Pickering Drive.

Ms. Finley moved to approve subject to:

1. Engineering Comments, preliminary and final
2. Acknowledge administrative approval to realign street and move lot lines
3. Submit revised plans for street construction to match new street alignment

Mr. Damron seconded, 5 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#12 PP97-10 Erick Pruitt requested preliminary approval of subdivision plans for Erick Pruitt Subdivision containing 24 lots on 8.56 acres. The property is located on the west side of Caraway Road, south of Sylvan Hills Drive.

Dr. Beadles moved to give preliminary approval subject to:

1. Staff Comments
2. Street details
3. Draw street plans correctly
4. Drainage alignment to the north

Mr. Damron seconded, 5 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#13 AZ97-2 Sage Meadows, Inc. requested approval of annexation and zoning classification of Residential R-3 for 86.8 acres. The property is located on the south side of Macedonia Road, east of Macedonia Baptist Church.

Dr. Beadles moved to recommend approval to the City Council for the annexation and zoning requested. Mr. Pitts seconded, 5 voted aye, 0 no, REQUEST APPROVED.

#14 RZ97-24 Sage Meadows, Inc. requested approval of rezoning from Residential R-3 to Residential R-1 for Lot 1 through Lot 129 of Sage Meadows, Phases I-A and I-B. The property is located on the east side of Highway 351, south of Macedonia Road.

Mr. Pitts moved to recommend approval to the City Council, seconded by Mr. Little. Four voted aye, 0 no, one absent, Chair voted aye, REQUEST APPROVED.

#15 RP97-23 Sage Meadows, Inc. requested approval of a replat of Lots T-1 through T-17 of Sage Meadows, Phase I-D. The property is located on the east side of Western Gales Drive, north of Sage Meadows Boulevard.

Mr. Pitts moved to approve the request subject to Engineer Comments. Mr. Damron seconded, 5 voted aye, 0 no, REQUEST APPROVED WITH STIPULATION.

#16 SP97-14 Sage Meadows, Inc. requested approval of site plans for the clubhouse to be constructed in Sage Meadows. The site is located on the northeast corner of Sage Meadows Boulevard and Clubhouse Drive.

Dr. Beadles moved to approve the site plan, seconded by Mr. Pitts. Five, including Chair, voted aye, 0 no, one abstained, REQUEST APPROVED.

#17 SP97-15 Sage Meadows, Inc. requested approval of site plans for the Sage Meadows' maintenance facility to be constructed on the southwest corner of Clubhouse Drive and Macedonia Road.

Dr. Beadles moved to approve the request, seconded by Mr. Pitts. Five voted aye, 0 no, REQUEST APPROVED.

#18 RP97-24 Evone Roberts requested approval of a replat of part of Lot 1, Block D of Nisbetts Addition. The property is located on the northwest corner of Culberhouse Street and Monroe Avenue.

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

#19 SP97-16 Evone Roberts requested approval of a site plans for four apartment units to be built on the northwest corner of Culberhouse Street and Monroe Avenue.

Mr. Little moved to approve the request subject to items mentioned in Staff Comments, changing parking arrangement and entrance for compliance with ordinances concerning exiting by forward motion required coming onto street, moving parking spaces behind setback line. Dimensions for garages need to be shown on plat. Revised plans must be submitted to staff for review. Mr. Pitts seconded, 5 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.