

**TULSA METROPOLITAN AREA PLANNING COMMISSION**  
Minutes of Meeting No. 1820  
Wednesday, January 9, 1991, 1:30 p.m.  
City Council Room, Plaza Level, Tulsa Civic Center

<b>Members Present</b>	<b>Members Absent</b>	<b>Staff Present</b>	<b>Others Present</b>
Carnes, 1st Vice Chairman	Midget	Gardner	Linker, Legal Counsel
Coutant		Matthews	
Doherty, Secretary		Russell	
Draughon, 2nd Vice Chairman		Stump	
Harris		Wilmoth	
Horner			
Neely			
Parmeale, Chairman			
Wilson			
Woodard			

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, January 8, 1991 at 11:40 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Parmele called the meeting to order at 1:30 p.m.

**Minutes:**

Approval of the minutes of December 5, 1990, Meeting No. 1818 and the minutes of December 12, 1990, Meeting No. 1819:

On MOTION of COUTANT, the TMAPC voted 9-0-1 (Carnes, Coutant, Doherty, Draughon, Harris, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; Horner "abstaining"; Midget "absent") to APPROVE the minutes of the meeting of December 12, 1990, Meeting No. 1818 and the minutes of December 19, 1990, Meeting No. 1819.

**REPORTS:**

**Chairman's Report:**

Chairman Parmele welcomed Tulsa County Commissioner Lewis Harris back as a Commissioner on the TMAPC.

**Committee Reports:**

Mr. Coutant noted that the Comprehensive Plan Committee met before the meeting and considered two items. The first concerned the proposed District 1 Plan Amendments relating to the Civic Center area. The second item considered regarded the Blanket Zoned Rezoning Feasibility Study. He advised that the Committee had requested Staff to place the

study on the TMAPC agenda for consideration and presentation in the near future.

Mr. Doherty advised the Commission that the Rules and Regulations Committee would meet following the meeting to consider proposed amendments to the zoning code relating to group homes and special housing. On December 19, 1990, the Committee voted unanimously to recommend to the TMAPC that the proposed amendments to the zoning code pertaining to signs be approved and forwarded to the City Council with a recommendation for approval.

It was noted that the Mayor's office believed that the proposed changes satisfied the requests that had been presented, and that the changes had addressed most of the concerns of those involved.

TMAPC ACTION, 10 members present:

On MOTION of DOHERTY, the TMAPC voted 10-0-0 (Carnes, Coutant, Doherty, Draughon, Harris, Horner, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Midget "absent") to APPROVE the proposed amendments to the City of Tulsa Zoning Code regarding signs and related matters and to forward same to the City Council with a recommendation for approval.

Director's Report:

RESOLUTION 1818:716

A RESOLUTION TO AMEND DISTRICT 16 PLAN MAP & TEXT,  
a part of the Comprehensive Plan for the Tulsa Metropolitan Area

Ms. Dane Matthews, INCOG, presented a resolution to amend the District 16 Plan Map and Text. She reminded the Commission that the amendments had been approved on December 12, 1990 and that the resolution was in order. The area involved is north of 36th Street North and east of the Gilcrease Expressway, and appears to be undergoing transition. The amendments have been reviewed with Councilor DeWitty who supports them and the resolution has been approved by the Legal Department.

TMAPC ACTION, 10 members present:

On MOTION of COUTANT, the TMAPC voted 10-0-0 (Carnes, Coutant, Doherty, Draughon, Harris, Horner, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Midget "absent") to ADOPT the Resolution to amend the District 16 Plan Map and Text.

PUBLIC HEARING

TO CONSIDER AMENDMENTS TO DISTRICT 1 PLAN TEXT  
AS A RESULT OF THE CIVIC CENTER MASTER PLAN

Chairman Parmele reiterated Mr. Coutant's earlier comments that the Comprehensive Plan Committee had met and recommended unanimously that the amendments be approved.

Ms. Dane Matthews commented that Staff had been directed approximately one month ago to study the Civic Center Master Plan and to develop proposed text amendments to the District 1 Plan that would encompass the changes in the master plan. Some issues considered were: circulation, design of the Civic Center, access, linkage, and identifiability. She advised that Steve Childers of Downtown Tulsa Unlimited, District 1 Chair, was also present to answer any questions.

There were no interested parties present.

TMAPC ACTION, 10 members present:

On MOTION of COUTANT, the TMAPC voted 10-0-0 (Carnes, Coutant, Doherty, Draughon, Harris, Horner, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Midget, "absent") to APPROVE the Amendments to the District 1 Plan Text and to prepare a resolution for submittal to the City Council.

SUBDIVISIONS:

FINAL APPROVAL AND RELEASE:

Shadow Ridge Park                      East 88th Street and South 92nd East Avenue                      RS-3

Mr. Wilmoth advised the plat complied with the PUD requirements, the Major Street and Highway Plan relative to collector streets, and that there were no protestants or interested parties as a result of PUD amendment and preliminary plat. All releases and letters had been received. Therefore, Staff recommended final approval and release as having met all conditions of approval. In response to Chairman Parmele, Mr. Wilmoth stated that the plat met all standards of the Subdivision Regulations.

TMAPC ACTION, 10 members present:

On MOTION of WOODARD, the TMAPC voted 10-0-0 (Carnes, Coutant, Doherty, Draughon, Harris, Horner, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Midget "absent") to APPROVE the Final Plat of Shadow Ridge Park and RELEASE same as having met all conditions of approval.

Waiver Request: Section 213:

Z-6299 Abdo's Addition

543 South Victor Avenue

IL

Staff Recommendation:

This is a request to waive plat on Lots 33 and 34, Block 8 of the above named subdivision. This is an extension of an existing construction business on Lots 27-32 to the south. The Board of Adjustment has approved a variance in the setback from an R District subject to the site plan as submitted by applicant, which includes landscaping and fencing. Since the tract is already platted and rights-of-way meet the requirement of the Street Plan, Staff recommended approval as submitted, noting that development controls have been placed by the Board of Adjustment and that nothing would be gained by a re-plat of existing lots.

TMAPC ACTION, 10 members present:

On MOTION of CARNES, the TMAPC voted 10-0-0 (Carnes, Coutant, Doherty, Draughon, Harris, Horner, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Midget "absent") to APPROVE the Waiver Request for Z-6299 Abdo's Addition as recommended by Staff.

LOT SPLITS FOR RATIFICATION OF PRIOR APPROVAL

L-17374	Anthamatten (2792)
L-17376	Unruh/USTOR-IT (1193)
L-17377	TDA (3602)
L-17378	ERC Properties (1694)

TMAPC ACTION, 10 members present:

On MOTION of CARNES, the TMAPC voted 10-0-0 (Carnes, Coutant, Doherty, Draughon, Harris, Horner, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Midget "absent") to RATIFY the above listed lot splits which have received prior approval, as recommended by Staff.

CONTINUED ZONING PUBLIC HEARING

Application No.: Z-6298 Present Zoning: RS-3  
Applicant: Hall (Fuller, Hall, Allee) Proposed Zoning: CG  
Location: North of the NE/c of 61st Street & 33rd West Avenue  
Date of Hearing: August 15, 1990  
Continuance Requested by Applicant to: September 12, 1990  
Additional Continuance Requested by Applicant to: October 10, 1990  
Additional Continuance Requested by Applicant to: January 9, 1991  
Additional Continuance Requested by District 8 Planning Team to:  
February 13, 1991

Chairman Parmele advised the Commission that District 8 Planning Team had requested a continuance. He noted the request was timely. He advised that Staff had conducted a study of the area to determine if the area would meet the criteria for linear development. Staff determined it did not. A meeting was held in District 8 and the planning team voted unanimously that it be considered for linear development. Chairman Parmele requested Irving Frank and Dane Matthews of the INCOG staff to meet with District 8 and the Comprehensive Plan Committee to determine what action should be taken.

The request for continuance was for 30 days.

TMAPC ACTION, 10 members present:

On MOTION of DOHERTY, the TMAPC voted 10-0-0 (Carnes, Coutant, Doherty, Draughon, Harris, Horner, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Midget "absent") to CONTINUE consideration of Z-6298 (Fuller/Hall/Allee) until Wednesday, February 13, 1991 at 1:30 p.m. in the City Council Room, Plaza Level, Tulsa Civic Center.

OTHER BUSINESS:

PUD 131-C: Detail Sign Plan  
1308 South Garnett

Staff Recommendation:

The applicant is proposing to remove the existing ground sign which is 29' tall and replace it with a new ground sign located behind the building setback line which is 40' tall and contains 251 SF of display surface area. The increased height is to make the sign more visible to travelers on I-44 which is north of the subject tract.

Staff finds the request to be in compliance with the PUD conditions, and therefore, recommends APPROVAL of the Detail Sign plan for the Braums store in PUD 131-C.

TMAPC ACTION, 10 members present:

On MOTION of DOHERTY, the TMAPC voted 10-0-0 (Carnes, Coutant, Doherty, Draughon, Harris, Horner, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Midget "absent") to APPROVE the Detail Sign Plan for PUD 131-C as recommended by Staff.

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PUD 360-A-1 Minor amendment to waive the requirement that screening and landscaping be installed prior to occupancy of the building and waive all notice requirements for a minor amendment. Located at the northwest corner of East 91st Street South and South Memorial Drive.

Staff Recommendation:

Detail landscape plan approval was given for Lot 1, Block 1 Homeland 0102 Addition of PUD 350-A on December 19, 1990, subject to the usual condition that all landscaping and screening be installed and certified by a registered landscape architect prior to occupancy of the building. The applicant is now requesting a minor amendment to allow the installation after occupancy of the building, but before March 1, 1991. This extension of time is requested due to the poor weather that has made it impossible to install the landscaping and screening since the plan's approval on December 19, 1990.

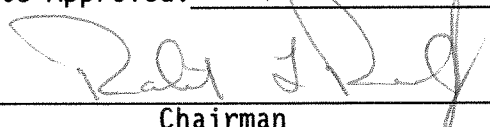
Staff would note that due to the late application date, Friday, January 4, 1991, 9:23 a.m., no notice was given to property owners within a 300' radius of the subject tract as is required by TMAPC policy on minor amendments.

Based on the past inclement weather, as well as the short term forecasted weather, Staff can support the request for the extension. Therefore, Staff recommends APPROVAL of Minor Amendment PUD 360-A-1 to extend the deadline for landscaping and screening to be in place to March 1, 1991.

TMAPC ACTION, 10 members present:

On MOTION of DOHERTY, the TMAPC voted 10-0-0 (Carnes, Coutant, Doherty, Draughon, Harris, Horner, Neely, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Midget "absent") to APPROVE the minor amendment to extend the deadline for landscaping and screening installation until April 1, 1990 and waive notice of request as recommended by Staff.

There being no further business, the Chairman declared the meeting adjourned at 1:46 p.m.

Date Approved: 1/30-91  
  
Chairman

ATTEST:

  
for Secretary

