

**TULSA METROPOLITAN AREA PLANNING COMMISSION**

Minutes of Meeting No. 1980

Wednesday, June 22 1994, 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>
Ballard	Broussard	Gardner	Linker, Legal
Carnes, 2nd Vice Chairman	Doherty	Hester	Counsel
Harris	Neely	Jones	
Horner	Wilson	Matthews	
Midget, Mayor's		Stump	
Pace			
Parmele			
Chairman			

The notice and agenda of said meeting were posted in the Office of the City Clerk on Monday, June 20, 1994 at 10:37 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 1:35 p.m.

**Minutes:**

Approval of the minutes of June 8, 1994, Meeting No. 1978:

On **MOTION** of **HORNER**, the TMAPC voted **7-0-0** (Ballard, Carnes, Harris, Horner, Midget, Pace, Parmele, "aye"; no "nays"; no "abstentions"; Broussard, Doherty, Neely, Wilson "absent") to **APPROVE** the minutes of the meeting of June 8, 1994 Meeting No. 1978.

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**REPORTS:**

**Budget and Work Program Committee**

Committee recommendation for possible adoption of the FY 95 Budget and Work Program for TMAPC.

Chairman Parmele announced that at the June 15 Work Session the Budget and Work Program Committee recommended that TMAPC adopt the FY 95 Budget and Work Program.

**TMAPC Action; 7 members present:**

On **MOTION** of **CARNES**, the TMAPC voted **7-0-0** (Ballard, Carnes, Harris, Horner, Midget, Pace, Parmele, "aye"; no "nays"; no "abstentions"; Broussard, Doherty, Neely, Wilson "absent") to **ADOPT** the FY 95 Budget and Work Program for TMAPC.

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**COMPREHENSIVE PLAN PUBLIC HEARING:**

PUBLIC HEARING  
TO AMEND THE DISTRICT ONE PLAN TEXT  
A PART OF THE COMPREHENSIVE PLAN FOR  
THE TULSA METROPOLITAN AREA

WHEREAS, Pursuant to Title 19, OSA, Section 863.7, the Tulsa Metropolitan Area Planning Commission (TMAPC) did, by Resolution on the 29th day of June 1960, adopt a Comprehensive Plan for the Tulsa Metropolitan Area, which Plan was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa, Oklahoma, all according to law; and

WHEREAS, the TMAPC is required to prepare, adopt and amend, as needed, in whole or in part, an official Master Plan to guide the physical development of the Tulsa Metropolitan Area; and

WHEREAS, on the 22nd day of October, 1980, this Commission, by Resolution No. 1332:524, did adopt the District One Plan Map and Text as a part of the Comprehensive Plan of the Tulsa Metropolitan Area, which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma; and

WHEREAS, a Public Hearing was held on the 22nd day of June, 1994 and after due study and deliberation, this Commission deems it advisable and in keeping with the purpose of this Commission, as set forth in Title 19, OSA, Section 863.7, to modify its previously adopted District One Plan Map and Text, as follows:

PLAN TEXT AMENDMENT:

6.5.3 At such time as proposals involving Use Unit 2 (Area-wide Special Exception Uses) are reviewed by the Board of Adjustment, the issue of public security and protection should be a major consideration in the Board's determining the appropriateness of the proposed use. Planning for the security and protection of adjacent and nearby properties, as well as that of the property in question, should be an integral part of any request for a Special Exception under the Use Unit 2 category.

NOW, THEREFORE, BE IT RESOLVED by the TMAPC, that the amendments to the District One Plan Text, as above set out and attached hereto as be and are hereby adopted as part of the District One Plan, a part of the Comprehensive Plan of the Tulsa Metropolitan Area.

Staff Comments

Ms. Matthews presented the proposed amendment.

There were no interested parties in attendance.

TMAPC Action; 7 members present:

On **MOTION** of **CARNES**, the TMAPC voted **7-0-0** (Ballard, Carnes, Harris, Horner, Midget, Pace, Parmele, "aye"; no "nays"; no "abstentions"; Broussard, Doherty, Neely, Wilson "absent") to **AMEND** the District One Plan text as presented.

\* \* \* \* \*

**SUBDIVISIONS:**

**FINAL APPROVAL AND RELEASE:**

Flynn Plaza (PUD 235)(183) (PD-18)(CD-7)  
West of the NW/c of East 71st Street South & South Mingo Road.

**Staff Comments**

Mr. Jones announced that all letters have been received and Staff recommends approval subject to approval of the Legal Department.

**TMAPC Action; 7 members present:**

On **MOTION** of **MIDGET**, the TMAPC voted **7-0-0** (Ballard, Carnes, Harris, Horner, Midget, Pace, Parmele, "aye"; no "nays"; no "abstentions"; Broussard, Doherty, Neely, Wilson "absent") to **APPROVE** the FINAL PLAT of Flynn Plaza and **RELEASE** same as having met all conditions of approval as recommended by Staff, subject to approval of the Legal Department.

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**PLAT WAIVER REQUEST:**

Z-6078 (Union Gardens)(684) (PD-18)(CD-8)  
North of the NW/c of East 66th Street South & South 101st East Avenue.

**Staff Comments**

Mr. Jones announced that on the accompanying item, Z-6078-SP-1, the applicant will be requesting a continuance to July 6. Therefore, he requested that this item also be continued, allowing the two items to be heard simultaneously.

**TMAPC Action; 7 members present:**

On **MOTION** of **CARNES**, the TMAPC voted **7-0-0** (Ballard, Carnes, Harris, Horner, Midget, Pace, Parmele, "aye"; no "nays"; no "abstentions"; Broussard, Doherty, Neely, Wilson "absent") to **CONTINUE** the PLAT WAIVER for Z-6078 to July 6, 1994.

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**CBOA-1274 (Unplatted)(33-18-14)**

**(PD-19)(County)**

Northeast corner of East 121st Street South and South 129th East Avenue

This 40-acre tract is under application to the Tulsa County Board of Adjustment for a golf course. If approved, the property will be subject to the platting requirements for which the applicant has requested a waiver. There is an existing single-family dwelling and accessory building on the property which the applicant plans to convert to a clubhouse in the future.

Staff recommends **APPROVAL** of the **PLAT WAIVER** for **CBOA-1274** subject to the following conditions:

1. Grading and/or drainage plan approval by the County Engineer in the permit process.
2. Access control agreement, if required by Tulsa County Engineering.
3. Utility extensions and/or easements if needed.
4. Health Department approval of the septic system.
5. County Engineer approval of a hydrology study for White Church Creek.

Staff Comments

Mr. Jones informed that the applicant is in agreement with the above-listed conditions.

**TMAPC Action; 7 members present:**

On **MOTION of MIDGET**, the TMAPC voted **7-0-0** (Ballard, Carnes, Harris, Horner, Midget, Pace, Parmele, "aye"; no "nays"; no "abstentions"; Broussard, Doherty, Neely, Wilson "absent") to **APPROVE** the **PLAT WAIVER** for **CBOA 1274** subject to conditions as recommended by Staff.

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## LOT-SPLIT FOR DISCUSSION:

L-17912 Earl Johnson (1993)  
1725 East 41st Street

(PD-6)(CD-9)

It is proposed to split 3 tracts (23,195 SF, 22,879 SF and 15,831 SF) from the 62,000 SF lot at 1725 E. 41st St. Each lot will contain more square footage than the minimum required (9,000 SF) in an RS-2 zoned district. However, Staff has some concern that TRACT 2 does not comply with the minimum lot width requirement (75 feet). The Chief Zoning Officer has informed us that, in her opinion, TRACT 2 does in fact meet the minimum lot width requirement (see letter from Paula Hubbard).

Staff does not feel that the proposed lot-split complies with Sections 4.5.1 & 4.5.8 of the Subdivision Regulations.

In addition, the Fire Marshall's office would require an approximately 90' turnaround area in TRACT 2 and would require residential sprinkler coverage (see letter from C. Allen LaCroix).

Therefore Staff recommends denial of Lot-split 17912.

### Staff Comments

Mr. Stump gave an overview of the subject property. He advised that Staff questioned whether this is appropriate platting for the intended use, and that concern was primarily with the rear lot farthest from the street.

### Applicant's Comments

Roy Johnsen, attorney representing the applicant, reviewed the subject property and explained the development proposal for the property. Mr. Johnsen declared that the proposed development meets zoning regulations regarding frontage and lot size. He reminded the Planning Commission that this is an administrative proceeding where regulations must be adopted and applied uniformly, and that uses of panhandles or flag lots as a means of extending ownership to a nearby street has been practiced throughout the City. He advised that these types of configurations have been concluded to be appropriate in the past. Mr. Johnsen referred to two PUDs 600' to the east of the subject property, which had existing dwellings. These dwellings were preserved and lots to the rear of those dwellings were split, fronting into the rear of the existing dwelling. Mr. Johnsen explained that the free-standing garage on the subject property will be removed and relocated on the north building wall at the west end of the property. This will allow for a drive off 41st Street extending north and serving the tract at the rear of the property. He explained that the tract at the front of the property will be comparable with other developments along 41st Street, meeting all setback requirements, etc. Mr. Johnsen distributed photographs of homes constructed by the applicant on similar projects depicting the type of work he intends to perform on the existing house. Mr. Johnsen concluded, stating that the application is presented on the basis that it meets subdivision regulations and he considers the orientation to be appropriate. He disclosed that the Zoning Clearance Officer has determined that it meets all zoning requirements. Regarding concern over adequate emergency access, Mr. Johnsen informed that the Fire Marshall has indicated no

problem with being able to service the lots, but is concerned over sufficient turnaround area and requires an area adequate for reversing direction. The applicant has agreed to make such provision. Mr. Johnsen deems that the applicant has met the normal standard that the Planning Commission has used in reviewing lot-splits and pointed out other such developments in the immediate area and throughout the City where similar applications have been approved.

Interested Parties

**Gregory & Rhonda Casillas**  
**Vincent & Evelyn Liberto**  
**Genave Rogers**

**1707 East 41st Street 74105-4201**  
**4001 South Utica Avenue 74105**  
**1809 East 41st Street 74105-4203**

The above-listed individuals phoned in their opposition to L-17912.

**Robert Schueler**

**3864 South Victor Avenue 74105-8127**

Mr. Schueler telephoned from out of town to express opposition to LS-17912 due to concerns over flooding (north portion of Lot 2), emergency vehicle access, and he feels the proposed development would spoil the view and compromise the integrity of the neighborhood.

**Carolyn Hudson**

**3859 South Victor Avenue 74105**

Ms. Hudson expressed support of Staff recommendation for denial of the application. Ms. Hudson recounted efforts made by Stormwater Management in replacing a storm drain in her yard in 1992. She detailed loss of trees, inconvenience, and disruption at her home throughout this seven-month effort. She expressed concern over increased water runoff from new home construction in the area and from the proposed construction. Ms. Hudson informed of continued efforts area residents must make in an attempt to alleviate the drainage problem. She pointed out that just because a house is expensive and large does not make it attractive or an improvement to the terrain. Ms. Hudson asked that the Planning Commission take into consideration esthetics, impact on the ecology, as well as the quality of life and Staff recommendation when making their decision. Ms. Hudson also expressed concern over increased fire danger to these proposed homes being located so closely together and the increased danger to existing homes, since fire vehicular access would be restricted.

**Sue Liberto**

**4001 South Utica 74105**

Ms. Liberto expressed concern over stormwater drainage. She informed that presently she receives runoff from the subject property and the residence to the south of their property. Ms. Liberto explained in detail the problems currently experienced due to insufficient drainage and expressed concern over added runoff the proposed construction will create.

In response to concerns expressed over drainage, Chairman Parmele noted that a condition of approval would be that all drainage and grading plans be submitted to the Department of Public Works.

**Bailey Word** 4015 South Victor 74105  
Mr. Word presented a petition signed by the below-listed individuals opposed to lot-split L-17912.

<b>Bailey Word</b>	4015 South Victor 74105
<b>Mr. &amp; Mrs. James Neat</b>	4012 South Wheeling 74105
<b>Mr. &amp; Mrs. M. Hull</b>	3848 South Victor 74015
<b>Dr. &amp; Mrs. John Fender</b>	3845 South Victor 74105
<b>Susan &amp; Steve Swab</b>	3838 South Victor 74105
<b>Sue &amp; Vice Liberto</b>	4001 South Utica Avenue 74015
<b>D. Cooper</b>	4007 South Wheeling 74105
<b>Carolyn Hudson</b>	3859 South Victor Avenue 74105
<b>G. Rogers</b>	1809 East 41st Street 74105

Mr. Word noted that court house records indicate that the owner of record of the subject property is Kay Barlow not the applicant, Earl Johnson, and questioned how Mr. Johnson could make the application. Mr. Word's residence abuts the subject property and he discerns that this application appears to make this development fit on a site that it is not designed to fit on. He noted that a driveway which must be run 250' from the street to serve a lot does not appear to be good planning. Mr. Word supports the Fire Department's conditions for a 90' turnaround to accommodate their vehicles and that residential sprinklers be installed in the houses. Mr. Word informed of an easement on the north line of Lot 2. He informed of work done farther east of the subject property to accommodate stormwater runoff, and noted that there are no inlets into the drainage system on the rear of this lot. He expressed concern that the proposed construction will dramatically increase existing drainage problems. Mr. Word disclosed concern over whether the rear lot was measured correctly. Mr. Word asked that the Planning Commission protect the integrity of the neighborhood.

**Pam Deatherage** 1516 East 36th Street 74105  
Planning District 6, Chair

Ms. Deatherage announced that the Planning District 6 team supports the neighborhood in opposing the lot-split. She echoed concerns over Fire Department access and stormwater drainage. Ms. Deatherage referred to the Wheeler estate, the PUD in the area which Mr. Johnsen referred to, where the existing residence was left intact and a drive was provided to circle the residence as a through-passage for emergency vehicles. She declared that this is a well-planned development; however, she discerns that the proposed development is not comparable to this PUD. Ms. Deatherage noted that the major concern was over the lot at the rear of the existing house. She expressed concern over the lack of quality for this particular development.

#### Applicant's Rebuttal

Mr. Johnsen addressed area residents' concerns over the rear lot, pointing out that access will not directly affect them. He noted that the Fire Department has determined that they can access the subject in a safe manner with imposed conditions which the applicant has agreed to. Mr. Johnsen reminded the Planning Commission that the applicant's objective is to preserve the existing home and



pointed out that if it would be possible to raze the existing home and construct four to five new homes. Mr. Johnsen informed that the proposed development meets the written standards and meets standards the Planning Commission has followed in the past in similar situations.

Mr. Midget perceives that this lot-split is not a quality redevelopment. He asked Mr. Linker if the Planning Commission could approve the lot-split, excluding tract 2.

Mr. Linker informed that the Planning Commission must either approve or disapprove the lot-split presented.

Ms. Ballard inquired as to the drainage situation.

Mr. Johnsen replied that much of the drainage has been addressed and noted that when applying for a building permit and lot-split, drainage is reviewed and must meet City standards.

Mr. Carnes agreed that this lot-split is the sloppiest he has reviewed and respects the drainage concerns recounted by interested parties. He informed that it is his inclination to vote against the lot-split, but legally that is not possible.

Ms. Pace also expressed her displeasure with the application; however, she noted that it will help preserve the trees, existing house and the integrity of the neighborhood. She informed that she will reluctantly be voting in favor of the lot-split. Ms. Pace requested that Public Works be notified of the concerns the Planning Commission would like to see addressed.

Chairman Parmele conceded that this lot-split is not particularly appealing, but appears to meet the bulk and area requirements of the Subdivision Regulations. He noted that if the Planning Commission chose not to grant approval and a conventional development were constructed that it would be possible for four to six lots to be platted and would be more of a detriment to the neighborhood than the subject proposal.

**TMAPC Action; 6 members present:**

On **MOTION** of **MIDGET**, the TMAPC voted **6-0-0** (Ballard, Carnes, Horner, Midget, Pace, Parmele, "aye"; no "nays"; no "abstentions"; Broussard, Doherty, Harris, Neely, Wilson "absent") to **APPROVE** the **LOT-SPLIT** for L-17912 as applied for.

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**CONTINUED ZONING PUBLIC HEARING**

Application No.: PUD 306-C  
Applicant: Roy Johnsen  
Location: East of the NE/c of East 101st Street South & South Delaware Avenue.  
Date of Hearing: June 22, 1994

**Applicant's Comments**

Mr. Johnsen requested a continuance to August 3, 1994.

There were no interested parties in attendance.

**TMAPC Action; 6 members present:**

On MOTION of CARNES, the TMAPC voted 6-0-0 (Ballard, Carnes, Horner, Midget, Pace, Parmele, "aye"; no "nays"; no "abstentions"; Broussard, Doherty, Harris, Neely, Wilson "absent") to CONTINUE PUD 306-C to August 3, 1994.

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**ZONING PUBLIC HEARING**

Application No.: Z-6078-SP-1  
Applicant: Steve Olsen  
Location: North of the NW/c of East 66th Street South & South 101st East Avenue.  
Date of Hearing: June 22, 1994

**TMAPC Action; 7 members present:**

On MOTION of CARNES, the TMAPC voted 7-0-0 (Ballard, Carnes, Harris, Horner, Midget, Pace, Parmele, "aye"; no "nays"; no "abstentions"; Broussard, Doherty, Neely, Wilson "absent") to CONTINUE Z-6078-SP-1 CORRIDOR SITE PLAN to July 6, 1994.

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Application No.: **PUD 235-A-2**  
 Applicant: Charles Norman  
 Location: North side of East 71st Street South at South 92nd East Avenue.  
 Date of Hearing: June 22, 1994

Minor Amendment to revise development areas  
 and standards in Development Areas A and B

The applicant is proposing to divide Development Areas A and B into four new development areas, reallocate building floor area, increase permitted signage, establish additional building heights and setbacks and eliminate a frontage requirement for one lot. Staff can support the reconfiguration of the development areas, floor area allocations, frontage reduction, height standards, and some of the setback and signage changes. Staff would recommend **APPROVAL** of the following amendments and **DENIAL** of the remainder in Development Areas A and B. No amendments are recommended to Development Area C standards.

1. Development Areas A and B are reconfigured into lots 1 through 4 (lot 5 is in Development Area C).
2. All conditions of PUD-235-A and PUD-235-A-1 shall continue in force unless modified below.

3. Maximum Building Floor Area

Lot 1:	6,050 SF
Lot 2:	43,700 SF
Lot 3:	49,850 SF
Lot 4:	9,200 SF

4. Minimum Building Setbacks

	Lot 1	Lot 2	Lot 3	Lot 4
South lot boundary:	50'	*	300'	50'
East lot boundary:	15'	30'	0'	10'
West lot boundary:	10'	25'	30'	11'
North lot boundary:	0'	0'	25'	0'

5. Maximum Building Height

Lots 1 and 4:	22'
Lots 2 and 3:	35'

6. Minimum Landscaped Open Space: 10% of net lot area

7. A landscaped strip a minimum of 20' wide shall be provided along the 71st Street frontage of Lots 1, 3 and 4.

8. Maximum Signage Permitted

**Lot 1:** One ground sign along the 71st Street frontage identifying the commercial development within Lot 1 not exceeding 25' in height nor 120 SF of display surface area. Also, one monument sign shall be permitted along the 71st Street frontage identifying the office park development in

Development Area C (Lot 5). The monument sign shall not exceed 8' in height nor 32 SF of display surface area. Wall signage shall not exceed a display surface area of one and one-half square feet per lineal foot of building wall to which affixed.

**Lot 2:** No ground signs are permitted. Wall signage shall not exceed a display surface area of one and one-half square feet per lineal foot of building wall to which affixed, except no wall signs are permitted on the north facing walls.

**Lot 3:** One ground sign along the 71st Street frontage identifying the center and/or tenants therein. The ground sign shall not exceed a display surface area of 300 SF nor 25' in height provided, however, the display surface area of one panel shall not exceed 200 SF. Wall signage shall not exceed a display surface area of one and one-half SF per lineal foot of building wall to which affixed.

**Lot 4:** One ground sign along the 71st Street frontage not exceeding a display surface area of 120 SF nor 25' in height. Wall signage shall not exceed a display surface area of one and one-half SF per lineal foot of building wall to which affixed.

Staff Comments

Mr. Stump informed that Mr. Norman raised no objection when the Staff recommendation was presented to him earlier.

TMAPC Action; 6 members present:

On **MOTION** of **CARNES**, the TMAPC voted **6-0-0** (Ballard, Carnes, Horner, Midget, Pace, Parmele, "aye"; no "nays"; no "abstentions"; Broussard, Doherty, Harris, Neely, Wilson "absent") to **APPROVE** PUD 235-A-2 MINOR AMENDMENT as recommended by Staff.

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**PUD-206:** Detail Site Plan for "Body by Michael" - south of the southwest corner of East 91st Street South and South Sheridan Road

The applicant is requesting Site Plan approval for a health club in the southwest corner of Development Area A. The approximately one-acre tract has no frontage on a street and would be accessed through the parking lot of the former Food Lion site. The two-story building will be 25' high and contain 12,564 SF of floor area. The Site Plan shows greater than 10% landscaped area and an 8' high wood screening fence is proposed abutting residences to the south and west.

Staff would note that the PUD does not permit any outside storage of equipment nor any outside health club activities. Also, since no trash container was shown on the Site Plan, Staff assumes there will not be one outside the building.

Staff finds the Site Plan complies with the PUD conditions, but Staff would also recommend that the building be prohibited from having windows above the first floor on the south side. With this limitation on second story windows, Staff recommends **APPROVAL** of the Site Plan.

Staff Comments

Mr. Stump informed that area residents of record who were involved with this PUD when Food Lion was constructed were mailed notification of this application.

Interested Parties

**Beverly & Russell Sellers**

**6407 East 93rd Place 74137**

**TMAPC Action; 6 members present:**

On **MOTION** of **MIDGET**, the TMAPC voted **6-0-0** (Ballard, Carnes, Horner, Midget, Pace, Parmele, "aye"; no "nays"; no "abstentions"; Broussard, Doherty, Harris, Neely, Wilson "absent") to **APPROVE** PUD 206 **DETAIL SITE PLAN** as recommended by Staff.

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**PUD-468:** Detail Site Plan - Development Area 2 - 6916 South Mingo Road.

The Site Plan is for a 2,650 SF Chinese restaurant with an additional 200 SF of floor area for future covered outside seating on Lot 2 of Sam's Center. The Site Plan complies with the PUD requirements and Staff would recommend **APPROVAL** of the plan with the following modifications:

1. The vehicular entrance on the north side of the lot should be eliminated to prevent congestion on the mutual access road.
2. The parking spaces on the north side of the restaurant should be converted to 90° spaces.

If this Site Plan is approved, there will be 3,893 SF of commercial remaining in the PUD. Most of this (3,759 SF) is proposed to be used by another restaurant on Lot 9, Taco Cabana, which is also on today's agenda.

**TMAPC Action; 6 members present:**

On **MOTION** of **MIDGET**, the TMAPC voted **6-0-0** (Ballard, Carnes, Horner, Midget, Pace, Parmele, "aye"; no "nays"; no "abstentions"; Broussard, Doherty, Harris, Neely, Wilson "absent") to **APPROVE** PUD 468 **DETAIL SITE PLAN** as recommended by Staff.

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**PUD-489:** Revised Landscape Plan - northern portion of Lot 6 - east of the northeast corner of East 71st Street South and South Mingo Road.

The applicant is requesting to revise the approved Landscape Plan for the northern portion of Lot 6 by deleting a narrow landscaped strip on the north side of the Half-Price Store. This is due to a water seepage problem inside the store. It should not affect the developer's ability to provide the amount of landscaping required by the PUD; therefore, Staff recommends **APPROVAL**.

**TMAPC Action; 6 members present:**

On **MOTION** of **MIDGET**, the TMAPC voted **6-0-0** (Ballard, Carnes, Horner, Midget, Pace, Parmele, "aye"; no "nays"; no "abstentions"; Broussard, Doherty, Harris, Neely, Wilson "absent") to **APPROVE** PUD 489 LANDSCAPE PLAN as recommended by Staff.

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**PUD-109:** Revised Detail Site Plan - 745 West 51st Street South

Turnpike Ford is requesting approval to erect two 20' X 20' tents setback 25' from the 51st Street right-of-way and to keep them there for up to 45 days between June 1 and September 1 on an annual basis. Staff recommends **APPROVAL** of the Site Plan.

**TMAPC Action; 6 members present:**

On **MOTION** of **MIDGET**, the TMAPC voted **6-0-0** (Ballard, Carnes, , Horner, Midget, Pace, Parmele, "aye"; no "nays"; no "abstentions"; Broussard, Doherty, Harris, Neely, Wilson "absent") to **APPROVE** PUD 109 REVISED DETAIL SITE PLAN as recommended by Staff.

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**PUD 468** Detail Site Plan - Development Area 7 (Lot 9) - west of the northwest corner of East 71st Street South and South Mingo Road.

The Site Plan proposes a 3,893 SF restaurant on Lot 9 of Sam's Center (Taco Cabana). Also, 1,383 SF of uncovered outside seating is proposed. Staff recommends **APPROVAL** of the Detail Site Plan.

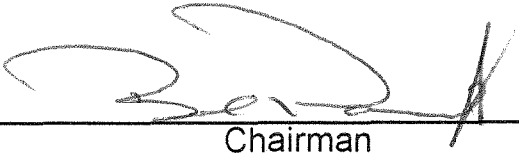
**TMAPC Action; 6 members present:**

On **MOTION** of **BALLARD**, the TMAPC voted **6-0-0** (Ballard, Carnes, Horner, Midget, Pace, Parmele, "aye"; no "nays"; no "abstentions"; Broussard, Doherty, Harris, Neely, Wilson "absent") to **APPROVE** PUD 468 **DETAIL SITE PLAN** as recommended by Staff.

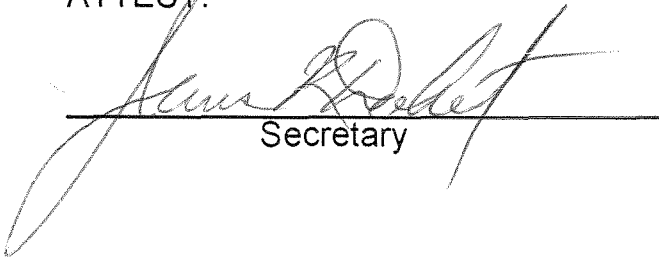
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There being no further business, the Chairman declared the meeting adjourned at 3:05 p.m.

Date Approved: 7-6-94

  
\_\_\_\_\_  
Chairman

ATTEST:

  
\_\_\_\_\_  
Secretary

