

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2030

Wednesday, July 26, 1995, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

Members Present

Carnes,
Chairman
Doherty, 1st Vice
Chairman
Gray, Secretary
Ledford
Midget, Mayor's
Designee
Taylor

Members Absent

Ballard
Boyle
Horner
Pace
Selph

Staff Present

Gardner
Hester
Jones
Stump

Others Present

Linker, Legal
Counsel

The notice and agenda of said meeting were posted in the Office of the City Clerk on Friday, July 21, 1995 at 3:58 p.m., in the office of the County Clerk at 3:49 p.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Carnes called the meeting to order at 1:35 p.m.

Minutes:

Approval of the minutes of July 12, 1995, Meeting No. 2030:

On **MOTION** of **MIDGET**, the TMAPC voted **6-0-0** (Carnes, Doherty, Gray, Ledford, Midget, Taylor "aye"; no "nays"; none "abstaining"; Ballard, Boyle, Horner, Pace, Selph "absent") to **APPROVE** the minutes of the meeting of July 12, 1995 Meeting No. 2028.

REPORTS:

Committee Reports:

Rules and Regulations Committee

Mr. Doherty announced that the Rules and Regulations Committee met today to brief Councilor Gardner on progress of the conservation district study and to receive his input regarding it and zoning bonuses.

Director's Report:

Mr. Gardner informed of items to be heard by the City Council.

SUBDIVISIONS:

FINAL APPROVAL AND RELEASE:

Gilcrease Oaks (PUD-413-A)(392)

(PD-10)(CD-4)

Southeast corner of West Edison Avenue & Gilcrease Museum Road.

Staff Comments

Mr. Jones informed that the engineer, Dan Tanner, was present should the Planning Commission have questions regarding the final plat approval. Mr. Jones described Gilcrease Oaks as a four-lot commercial and office subdivision plat, approximately 2.29 acres in size, and located north of the northeast corner of I-244 and Gilcrease Museum Road. He informed that the Planning Commission previously reviewed the preliminary plat. Mr. Jones advised that all release letters have been received and Staff recommends approval subject to final approval from the Legal Department.

TMAPC Action; 6 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **5-0-1** (Carnes, Doherty, Gray, Midget, Taylor "aye"; no "nays"; Ledford "abstaining"; Ballard, Boyle, Horner, Pace, Selph "absent") to **APPROVE** the FINAL PLAT of Gilcrease Oaks and **RELEASE** same as having met all conditions of approval as recommended by Staff subject to final approval from the Legal Department.

CONTINUED ZONING PUBLIC HEARING:

Application No.: **Z-6493**

Applicant: Georgiana Brown

Location: North of the northwest corner of East 61st Street South & South Mingo Road.

Date of Hearing: July 26, 1995

Present Zoning: RS-3

Proposed Zoning: CS or IL

Relationship to the Comprehensive Plan:

The District 18 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the property as Low Intensity - Residential.

According to the Zoning Matrix the requested CS zoning is **not** in accordance with the Plan Map.

Staff Comments:

Site Analysis: The subject property is 200' x 250' in size, is located on the west side of S. Mingo Road and north of E. 61st Street S. It is flat and partially wooded, and has a single-family dwelling on it.

Surrounding Area Analysis: The tract is abutted on the north and south by single-family dwellings, zoned RS-3; to the west by vacant floodway property, zoned RS-3; and to the east by vacant property, zoned RS-3.

Zoning and BOA Historical Summary: The subject tract was zoned RS-3 in 1970. The history of zoning actions in this area indicate that IL zonings have been approved north of the subject tract in Special District 1, Industrial.

Conclusion: The subject property is not identified as being within the future industrial special district, nor within the medium intensity node at 61st Street and S. Mingo Road. Since this lot is isolated between the industrial special district to the north and a medium intensity - commercial node to the south, it appears the Comprehensive Plan should be amended to include this lot in the industrial special district. Therefore, Staff recommends **APPROVAL** of IL zoning for Z-6493 and amendment of the Comprehensive Plan to include the subject tract within the industrial special district.

There were no interested parties in attendance.

TMAPC Action; 6 members present:

On **MOTION** of **TAYLOR**, the TMAPC voted **6-0-0** (Carnes, Doherty, Gray, Ledford, Midget, Taylor "aye"; no "nays"; none "abstaining"; Ballard, Boyle, Horner, Pace, Selph "absent") to recommend **APPROVAL** of IL zoning for Z-6493 as recommended by Staff.

LEGAL DESCRIPTION

Lots 9 and 10, Block 2, Anderson Addition, and located north of the northeast corner of East 61st Street South and South Mingo Road, Tulsa, Oklahoma.

Application No.: **Z-6480/PUD-539**

Present Zoning: RS-3/RM-1

Applicant: Kathryn Herwig & Robert Oliver

Proposed Zoning: CS

Location: Southeast corner of South 123rd East Avenue & E. 7th Street.

Date of Hearing: July 26, 1995

Presentation to TMAPC: Kathryn Herwig

Relationship to the Comprehensive Plan:

The District 17 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property as Low Intensity - No Specific Land Use, Corridor and on the south 330' of the tract, Medium Intensity Linear Development Area.

According to the Zoning Matrix the requested CS is **not** in accordance with the Plan Map except in the south 330' of the request where, with a PUD, it **may be found** in conformance.

Staff Comments:

Site Analysis: The subject property is approximately 13.67 acres in size. It is partially wooded, gently sloping, and the north portion of the lot is vacant and zoned RM-1 and RS-3. The southern portion fronts on East 11th Street South, contains a boat sales and is zoned CS.

Surrounding Area Analysis: The subject tract is abutted on the north, east and west by single-family homes, zoned RS-2 and RS-3; to the south by East 11th Street South and on the south side of the street is a public school parking lot, zoned RS-3.

Zoning and BOA Historical Summary: The tract to the southeast of the subject tract was approved for CS zoning in 1990, but an ordinance was never published. The portion of the subject tract that has the boat sales was rezoned from RS-3 to CS in 1984.

Conclusion: The Comprehensive Plan, designates all but the south 330' of the subject tract as Low Intensity - No Specific Land Use and encourages Planned Unit Developments in this area in order to reduce the impact of underlying zoning on abutting low intensity residential areas. The tract has 125' of frontage on an arterial street (11th Street). It is primarily in the interior of the section. Such zoning would be harmful to existing development and contrary to the Comprehensive Plan. Therefore, Staff recommends **DENIAL** of CS zoning for Z-6480 on all but the south 330'. If the TMAPC is inclined to allow the development proposed under PUD-539, Staff would recommend that only the area contained within Development Area B be rezoned CS and the remainder of the request be rezoned OL. If the zoning ordinance is subsequently amended to allow mini-storage in zoning districts such as OM or RM-2, Staff would suggest that Development Area B be rezoned to one of these zoning districts.

AND

PUD-539

The applicant is proposing a commercial PUD with three development areas. The PUD is accompanied by a rezoning request (Z-6480) for CS zoning on the entire PUD. Area A contains a boat sales business. Area B is proposed for mini-storage and boat storage and Area C is proposed as open space to accommodate the flood plain area at the northern end of the tract.

The request to rezone the lots not fronting 11th Street to CS is not in accordance with the Comprehensive Plan and therefore Staff recommends **DENIAL** of the PUD. If the Planning Commission is inclined to recommend approval of the CS zoning, Staff would recommend only Area B be rezoned CS. Area B, except the lot fronting 11th Street, should subsequently be changed to an office or multifamily zoning district if the Tulsa Zoning Code is amended to allow mini-storage in such districts.

If the CS zoning is supported for the interior of the PUD, Staff would recommend the following PUD development standards:

1. The applicant's Outline Development Plan and Text be made a condition of approval unless modified herein.
2. **Development Standards:**

DEVELOPMENT AREA A:

Land Area (Gross):	3.58 acres
(Net):	2.90 acres
Permitted Uses:	Boat sales, service and storage and all uses permitted by right in a CS district, except Use Unit 12a
Maximum Building Floor Area:	50,000 SF
Maximum Building Height:	35'
Minimum Building Setback	
From centerline of 11th Street:	100'
From centerline of 123rd East Avenue:	50'
Minimum Landscaped Open Space:	10% of lot

DEVELOPMENT AREA B:

Land Area (Gross):	10.67 acres
(Net):	10.14 acres
Permitted Uses:	Mini-storage/boat storage and repair* only
Maximum Building Floor Area:	230,000 SF
Maximum Building Height	
Storage Buildings	
within 100' of east & west boundaries of Area B:	14'
more than 100' from east & west boundaries of Area B:	20'
Managers/Guards Quarters:	1 story
Minimum Building Setbacks	
From centerline of 11th Street:	100'
From centerline of 123rd East Avenue:	**40'
From east boundary of Area B:	15'
Minimum Landscaped Open Space:	10% of lot

* Any boat repair use shall be set back 150' from the east boundary of Area B. **

** Modified by the Planning Commission.

DEVELOPMENT AREA C:

Land Area (Gross): 4.96 acres
(Net): 4.44 acres
Permitted Uses: Open space; no structures, fences or storage of any kind is permitted

3. In Development Area B the following design standards shall apply:
 - a. Only emergency vehicular ingress or egress shall be permitted on 123rd East Avenue.
 - b. No outside storage doors to storage areas or metal building walls shall be visible to persons standing in the right-of-way of 123rd East Avenue or near the east boundary of the development area. The rear walls of the mini-storage buildings shall be used whenever possible to provide screening of the interior of the storage and/or repair areas. Where that is not possible, an 8' high non-metal screening wall or fence shall be provided.
 - c. A landscaped strip at least 15' wide on the west and 15' wide on the east shall be provided with trees provided a maximum of 40' apart.

4. Signage:

Ground Signs are only permitted on the 11th Street frontage and must be at least 75' from a residentially-zoned property. They shall also comply with the requirements of Section 1103.B.2 of the Tulsa Zoning Code.

Wall Signs are only permitted on building walls within 250' of the centerline of 11th Street and shall comply with the requirements of 1103.B.2 of the Tulsa Zoning Code.

5. If existing trees and other vegetation in Area C are removed, the Planning Commission may require buffering and/or screening of the uses in Area B.
6. No Zoning Clearance Permit shall be issued for a development area within the PUD until a Detail Site Plan for the development area, which includes all buildings and required parking, has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.
7. A Detail Landscape Plan for each development area shall be submitted to the TMAPC for review and approval. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed in accordance with the approved Landscape Plan for that development area prior to issuance of an Occupancy Permit. The landscaping materials required under the approved Plan shall be maintained and replaced as needed, as a continuing condition of the granting of an Occupancy Permit.
8. No sign permits shall be issued for erection of a sign within a development area of the PUD until a Detail Sign Plan for that development area has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.

9. All trash, mechanical and equipment areas shall be screened from public view by persons standing at ground level.
10. All parking lot lighting shall be directed downward and away from adjacent residential areas. Light standards shall be limited to a maximum height of 16 feet in Development Area B.
11. The Department of Public Works or a Professional Engineer registered in the State of Oklahoma shall certify to the zoning officer that all required stormwater drainage structures and detention areas serving a development area have been installed in accordance with the approved plans prior to issuance of an Occupancy Permit.
12. No Building Permit shall be issued until the requirements of Section 1107E of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the PUD conditions of approval and making the City beneficiary to said covenants.
13. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.

Applicant's Comments

Kathryn Herwig

5416 South Yale, Suite 600 74135

Ms. Herwig, attorney for the applicant, wanted to ensure that in Development Area "A" boat service and repair were synonymous. Staff informed that they were.

Ms. Herwig requested that in Development Area "B" the minimum building setback from centerline of 123rd East Avenue be modified to 40'. She informed that none of the lots across the street from Area "B" are being utilized as residences, but rather are used for storage by Lowrance Electronics. Ms. Herwig asked that the asterisk comment in Development Area "B" regarding setback for boat repair be removed and a condition imposed for screening.

There was discussion among the Planning Commission of ensuring protection of the residents to the east of the subject tract from repair materials. It was the consensus of the Planning Commission to remove the setback requirements only from the west boundary of Development Area "B".

TMAPC Action; 6 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **6-0-0** (Carnes, Doherty, Gray, Ledford, Midget, Taylor "aye"; no "nays"; "abstaining"; Ballard, Boyle, Horner, Pace, Selph "absent") to recommend **APPROVAL** of Z-6480 for CS zoning in Area "B", and OL zoning in Area "C" and **APPROVAL** of PUD 539 as recommended by Staff with the following modifications:

- 1) Development Area "B": the minimum building setback from centerline of 123rd East Avenue be modified to 40'.
- 2) * *Any boat repair use shall be set back 150' from the east boundary of Area B.*

LEGAL DESCRIPTION PUD 539

Blocks 1, 2, and 3 of Pennant Addition, an Addition in the City of Tulsa, Tulsa County, Oklahoma, and also part of E. 7th Street S., E. 11th Street S., and S. 123rd East Ave., said tract of land being more particularly described as follows, to-wit: Beginning at a point that is the centerline of said S. 123rd East Ave. and E. 11th Street S., said point being 25' Westerly of and 50' Southerly of the Southwest corner of said Block 3 of Pennant Addition; thence N 00°34'14" W along the centerline of said S. 123rd East Ave. for 1,329.06' to the intersection of the centerline of E. 7th Street S. and S. 123rd East Ave.; thence S 89°55'18" E along the centerline of said E. 7th Street S. for 659.02'; thence S 00°27'44" E along a Northerly extension of and along the Easterly line of said Blocks 1 and 2 of Pennant Addition for 981.99' to the Southeast corner of said Block 2; thence N 89°58'45" W along the Southerly line of Block 2 for 106.50' to a point on the Easterly line of said Block 3; thence S 00°28'47" E along the Easterly line of Block 3 and a Southerly extension thereof for 346.18' to a point in the centerline of said E. 11th Street S.; thence due West along said centerline for 550.10' to the Point of Beginning of said tract of land, and located north and east of the northeast corner of 123rd East Avenue and East 11th Street South.

LEGAL DESCRIPTION FOR AREA TO BE ZONED CS (Development Area B)

A TRACT OF LAND THAT IS PART OF BLOCKS-1, 2, AND 3 OF "PENNANT ADDITION", AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA, AND ALSO PART OF EAST 9TH STREET SOUTH AND SOUTH 125TH EAST AVENUE, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: STARTING AT THE NORTHWEST CORNER OF SAID BLOCK-1; THENCE S 00°34'14" E ALONG THE WESTERLY LINE OF SAID BLOCK-1 FOR 249.02' TO THE "POINT OF BEGINNING" OF SAID TRACT OF LAND; THENCE S 85°08'37" E FOR 317.99'; THENCE S 65°12'22" E FOR 350.34' TO A POINT ON THE EASTERLY LINE OF BLOCK-2 OF "PENNANT ADDITION"; THENCE S 00°27'44" E ALONG SAID EASTERLY LINE FOR 535.00' TO A POINT THAT IS THE MOST EASTERLY SOUTHEAST CORNER OF SAID BLOCK-2; THENCE N 89°58'45" W ALONG A SOUTHERLY LINE OF BLOCK-2 FOR 106.50'; THENCE S 00°28'47" E ALONG A EASTERLY LINE OF BLOCK-3 FOR 296.18' TO THE SOUTHEAST CORNER OF BLOCK-3; THENCE DUE WEST ALONG THE SOUTHERLY LINE OF BLOCK-3 FOR 125.00'; THENCE N 00°28'47" W AND PARALLEL WITH THE EASTERLY LINE OF BLOCK-3 FOR 316.18' TO A POINT ON THE SOUTHERLY LINE OF BLOCK-2; THENCE DUE WEST ALONG THE SOUTHERLY LINE OF BLOCK-2 FOR 400.68' TO A POINT, SAID POINT BEING THE MOST WESTERLY SOUTHWEST CORNER OF BLOCK-2; THENCE N 00°34'14" W ALONG THE WESTERLY LINE OF BLOCK-2 AND THE WESTERLY LINE OF BLOCK-1 FOR 688.82' TO THE "POINT OF BEGINNING" OF SAID TRACT OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 10.1348 ACRES.

LEGAL DESCRIPTION FOR AREA TO BE ZONED OL (Development Area C)

A TRACT OF LAND THAT IS PART OF BLOCKS-1 AND 2 OF "PENNANT ADDITION", AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA, AND ALSO PART OF SOUTH 125TH EAST AVENUE, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: "BEGINNING AT A POINT" THAT IS THE NORTHWEST CORNER OF SAID BLOCK-1 OF "PENNANT ADDITION"; THENCE S 89°55'18" E ALONG THE NORTHERLY LINE OF SAID BLOCK-1 AND ALONG THE NORTHERLY LINE OF BLOCK-2 FOR 633.97' TO A POINT THAT IS THE NORTHEAST CORNER OF LOT-1 IN SAID BLOCK-2; THENCE S 00°27'44" E ALONG THE EASTERLY LINE OF BLOCK-2 FOR 421.99'; THENCE N 65°12'22" W FOR 350.34'; THENCE N 85°08'37" W FOR 317.99' TO A POINT ON THE WESTERLY LINE OF BLOCK-1; THENCE N 00°34'14" W ALONG SAID WESTERLY LINE FOR 249.02' TO THE "POINT OF BEGINNING" OF SAID TRACT OF LAND.

07.26.95:2030 (8) THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 4.4443 ACRES.

ZONING PUBLIC HEARING:

Application No.: **Z-6497**
Applicant: B. Wayne Alberty
Location: 1345 South 129th East Avenue
Date of Hearing: July 26, 1995
Presentation to TMAPC: Wayne Alberty

Present Zoning: RS-2
Proposed Zoning: RD

Relationship to the Comprehensive Plan:

The District 17 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the property as Low Intensity - No Specific Land Use.

According to the Zoning Matrix the requested RD zoning **may be found in accordance** with the Plan Map.

Staff Comments:

Site Analysis: The subject property is 10 acres in size. It is gently sloping, non-wooded, vacant and zoned RS-2

Surrounding Area Analysis: The tract is abutted on the south and east by single-family dwellings, zoned RS-2; to the north by a vacant lot and a single-family dwelling, zoned RS-2; to the west by S. 129th East Avenue and beyond that by single-family dwellings and a church, zoned RS-3.

Zoning and BOA Historical Summary: The subject tract was zoned RS-2 in 1970 and the Tulsa Board of Adjustment approved a special exception for a church use on the property in 1994. The church was never constructed.

Conclusion: The Comprehensive Plan designates the property as Low Intensity - No Specific Land Use. The Comprehensive Plan also recommends development be designed and maintained so as to be compatible with surrounding land uses and existing development. Staff therefore recommends **APPROVAL** of RD zoning for Z-6497 on all but the east 120' of Lots 1-4 and the south 120' of Lots 4 and 5. This would continue an RS-2 zoning pattern on both sides of 131st East Avenue and 14th Street South.

Applicant's Comments

Wayne Alberty informed that his client has a contract on the property subject to the satisfactory approval of duplex zoning of the property. He presented an aerial photograph of the area and presented a detailed description of the surrounding area. Mr. Alberty pointed out the existing multifamily development south of the subject tract containing duplexes, fourplexes, and apartments. He characterized the area as being diverse, well-maintained and quiet. Mr. Alberty informed that the development will have an interior orientation, and all access will be from 129th East Avenue.

Responding to questions from the Planning Commission, Mr. Alberty expressed agreement with Staff recommendation for setbacks on the east and south sides of the tract, realizing that this will require a PUD. Mr. Alberty addressed concerns over drainage of the property and advised that drainage will be handled in a manner consistent with the requirements imposed by Stormwater Management. He acknowledged that off-site sanitary sewer connections will be required.

Interested Parties

Joe B. McGinnis Jr.

1223 South 129th East Avenue 74108-3903

Mr. McGinnis described drainage problems in the area, and he specifically addressed problems experienced on his property. He detailed how the City has caused drainage problems to his property worsened by the construction of 129th Street. Mr. McGinnis presented photographs depicting standing water in the area after a rainfall. He declared that the existing system is not adequate to handle area drainage. Mr. McGinnis expressed opposition to duplex development of the subject tract because of the total quantity of runoff from the proposed development.

Judy Crosby

1335 South 132 East Avenue 74108

Ms. Crosby presented a map depicting those residents in the area opposed to the proposed zoning change. She presented a petition (56 signatures) of Romoland Addition residents and residents west of 129th East Avenue (180 signatures) opposing the zoning change. Ms. Crosby stated reasons of opposition to high density and additional water saturation in the area. Ms. Crosby stated that under the current RS-2 zoning, up to 40 homes would be allowed on the tract and residents see no reason to change the zoning to RD.

Joe B. Chumley

1414 South 133rd East Avenue 74108

Mr. Chumley discussed problems with drainage in the area, and he voiced concerns over increased traffic that the proposed development would create. Mr. Chumley also expressed concern that property values may decrease.

James Madison

1224 South 133rd East Avenue 74108

Mr. Madison presented photographs of water standing across 131st East Avenue at 14th Street. He informed that the City was called to dig a ditch to allow the drain to work properly. Mr. Madison addressed the natural flow of water across the subject tract. He suggested that the best use of the property would be for Stormwater Management to make a detention pond of it. Mr. Madison also informed of speeding traffic and littering in the area from residents in the apartments along 131st East Avenue. He advised that the property is in the 100-year flood plain.

Francis Moore

1313 South 133rd 74108

Ms. Moore expressed opposition to the proposed development and reiterated concerns over drainage and speeding traffic in the area.

Interested Parties

Larry D. Duke	1919 West Seminole	74127
Paula Hamm	755 South 138th East Avenue	74108
Raymond Joe Adams	8158 South 225th East Avenue, Broken Arrow	74014
Mr. & Mrs. Joel Ingram	1210 South 133rd East Avenue	74108
Mr. & Mrs. Cecil Allen	1437 South 131 East Avenue	74108
Bob Turnell	1333 South 131 East Avenue	74108
Lee Martin	1212 South 135th East Avenue	74108
Willard Adams	1323 South 131st East Avenue	74108
Helen O. Vaughan	1320 South 133rd East Avenue	74108

The above-listed individuals were present and are opposed to rezoning the subject tract.

Applicant's Rebuttal

Mr. Alberty acknowledged that no development can occur on the subject tract without meeting City regulations. He noted that upon further study, the developer may discover that requirements are so severe that no development may occur. Mr. Alberty noted that because of the stringent requirements the City places on developers, it is possible that the drainage problems currently experienced by area residents may be improved.

It was the consensus of the Planning Commission that RD zoning may be harmful to surrounding areas and create more density than the applicant is proposing. The Planning Commission suggested that a PUD would restrict the number of structures allowed and be beneficial to the neighborhood.

Ms. Gray expressed opposition to fees-in-lieu-of due to the severity of drainage problems in the area. She urged that the neighborhood form a Homeowners' Association to work in the development process to ensure that their interests are served.

After discussion, it was decided that a two-week continuance would be adequate to determine whether the applicant will go forward with a PUD. If the applicant does not proceed with the PUD, the application will be withdrawn. The Planning Commission instructed Staff to notify the above-listed interested parties of the date the PUD will be heard, which will be determined at the August 9, 1995 meeting.

TMAPC Action; 6 members present:

On **MOTION** of **TAYLOR**, the TMAPC voted **6-0-0** (Carnes, Doherty, Gray, Ledford, Midget, Taylor "aye"; no "nays"; "abstaining"; Ballard, Boyle, Horner, Pace, Selph "absent") to **CONTINUE** Z-6497 to August 9, 1995.

LEGAL DESCRIPTION

Lots 1 through 8, Block 5, Romoland Addition, and located on the southeast corner of East 13th Street South and South 129th East Avenue, Tulsa, Oklahoma.

Application No.: **Z-6498/PUD-538**
Applicant: Charles Norman/Ted Sack
Location: Northeast corner of East 101st Street South & South Yale Avenue.
Date of Hearing: July 26, 1995

Present Zoning: RM-2
Proposed Zoning: CS/RM-2/PUD

TMAPC Comments

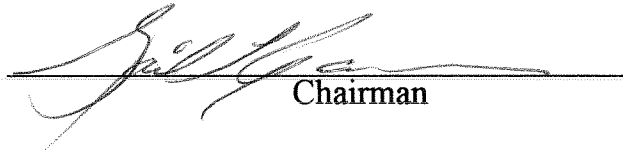
Mr. Carnes announced that the applicant and interested parties have agreed to a two-week continuance.

TMAPC Action; 6 members present:

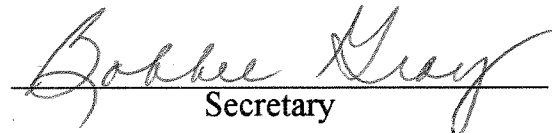
On **MOTION** of **MIDGET**, the TMAPC voted **6-0-0** (Carnes, Doherty, Gray, Ledford, Midget, Taylor "aye"; no "nays"; "abstaining"; Ballard, Boyle, Horner, Pace, Selph "absent") to **CONTINUE** Z-6498/PUD-538 to August 9, 1995.

There being no further business, the Chairman declared the meeting adjourned at 2:50 p.m.

Date Approved: 8-9-95


Chairman

ATTEST:


Secretary