

# TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2048

Wednesday, December 13, 1995, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

## Members Present

Ballard  
Boyle, 2nd Vice  
Chairman  
Carnes,  
Chairman  
Doherty, 1st Vice  
Chairman  
Gray, Secretary  
Horner  
Ledford  
Midget, Mayor's  
Designee  
Pace  
Taylor

## Members Absent

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, December 8, 1995 at 3:43 p.m., in the office of the County Clerk at 4:08 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 November 29, 1995, Meeting No. 2046:

On **MOTION** of **HORNER**, the TMAPC voted **8-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Ledford, Pace, Taylor "aye"; no "nays"; "abstaining"; Ballard, Midget, Selph "absent") to **APPROVE** the minutes of the meeting of November 29, 1995 Meeting No. 2046.

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**REPORTS:**

**Chairman's Report**

Chairman Carnes announced that he has instructed Staff to respond to a letter from Councilor Gary Watts regarding the prevalence of CH strip zoning in the older areas of the City and incorporating it into the FY97 Work Program.

**Committee Reports:**

**Budget and Work Program Committee**

Mr. Horner reported that members of the Planning Commission have approached him with the suggestion that all committee meetings be held at City Hall due to problems experienced in finding parking near the INCOG offices and the inconvenience of moving their cars to City Hall after these meetings.

**Rules and Regulations Committee**

Mr. Doherty reported that at the last Rules and Regulations Committee meeting Councilor Gary Watts's request was discussed regarding consideration of parking accommodations for citizens attending lengthy Planning Commission meetings. He informed that the Committee had no specific solutions, but strongly encouraged the pursuit of a solution, not only for Planning Commission meetings, but for all meetings at City Hall that encourage citizen participation.

**TMAPC Action; 8 members present:**

On **MOTION** of, the TMAPC voted **8-0-0** (Boyle, Carnes, Doherty, Gray, Horner, Ledford, Pace, Taylor "aye"; no "nays"; none "abstaining"; Ballard, Midget, Selph "absent") to **SUPPORT** the concept of parking accommodations for citizens attending meetings at City Hall and forward notice of such support to Councilor Watts.

\* \* \* \* \*

**SUBDIVISIONS:**

**CONTINUED ZONING PUBLIC HEARING:**

CZ-222 L. C. Neel

West and south of the southwest corner of 131st Street & 193rd E. Ave.  
(Application withdrawn, tract annexed to Broken Arrow)

**(PD-19((CD-O)**

AG to RE & CG

**Staff Comments**

Mr. Stump reported that this item was discussed for refund at the December 6, 1995 meeting.

The applicant has withdrawn the application.

**ZONING PUBLIC HEARING:**

Application No.: **PUD 541**  
Applicant: Roy Johnsen  
Location: 4301 South Peoria  
Date of Hearing: December 13, 1995  
Presentation to TMAPC: Roy Johnsen

The applicant is proposing a mixed use PUD with commercial and office uses in the area near Peoria Avenue and single-family residential on the eastern portion of the tract. The residential area is proposed to be a gated, private-street development and the existing 8' wall surrounding that area would be retained. The tract was formerly the site of Zink Industries and has underlying zoning of IM, CH, CS, PK and RS-3. The applicant is not proposing to change any of the underlying zoning.

Staff can support the general concept of the PUD, if additional restrictions are placed on the commercial areas to insure compatibility with the proposed and existing single-family residences.

1. Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Based on the following conditions, Staff finds PUD 541 to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, Staff recommends **APPROVAL** of PUD 541 subject to the following conditions:

1. The applicant's Amended Outline Development Plan and Text dated December 7, 1995 be made a condition of approval, unless modified herein.
2. **Development Standards:**

Development Areas A and E  
(Lot 1, Block 1 and Lot 2, Block 2)

Permitted Uses: Use Unit 11; however, a use within Use Unit 10, 13, or 14, or the extension of a use permitted within an adjoining development area may be authorized by minor amendment.

Maximum Floor Area Ratio: 0.35 per lot

Maximum Building Height: 2-stories

**Minimum Building Setbacks:**

**Within Lot 1, Block 1**

From centerline of 43rd Street 50'  
From other lot boundaries 10'

**Within Lot 2, Block 2**

From adjoining private street right-of-way 25'  
From east boundary 40'  
From south boundary 40'  
From west boundary 10'

**Minimum Landscaped Area:** 15% of lot

**Design Limitations:** Easterly and on Lot 2, Block 2 easterly and southerly building walls shall not have windows on the second floor.

**Trash Container Setback:** If bulk trash containers are used, they shall be at least 75' from the lot boundary in common with existing or proposed residential development.

**Development Areas B, C, D, and F**

(Lots 2 and 3, Block 1 and Lots 1 and 3, Block 2)

**Permitted Uses:** As permitted by right in the CS district, except Use Units 12A and 19 are not permitted with the exception of health clubs which are permitted.

**Maximum Floor Area Ratio:** 0.35 per lot

**Maximum Building Height:** 1 story, except Use Unit 11 which can be 2 stories

**Minimum Building Setbacks:**

From centerline of Peoria Avenue 100'  
From Development Area G (residential area) 40'  
From adjoining private street right-of-way 25'  
From centerline of 43rd Street 50'  
From centerline of 44th Place 50'  
From the south 70' of the east boundary of Lot 3, Block 2 40'  
From all other lot boundaries 10'

**Minimum Landscaped Area:** 10% of lot

**Design Limitations:** Easterly building walls shall not have windows on the second floor except buildings in Lot 1, Block 2.

Trash Container Setback: If bulk trash containers are used, they shall be at least 75' from the lot boundary in common with existing or proposed residential development.

Development Area G  
(Lots 1-34, Block 3 and Lots 1-18, Block 4)

Permitted Uses: Use Unit 6 and customary accessory uses.

Maximum Dwelling Units: 52

Minimum Lot Size: 6,500 SF

Minimum Front Yard, measured from centerline of abutting private street: 40'

All other bulk and Area Requirements: As required in an RS-4 District

Minimum Private Street right-of-way 30'

3. Screening walls shall be as proposed in the Outline Development Plan except the wall near the southern boundary of Development Area F (Lot 3, Block 2) shall be 6' high.
4. Signage shall be permitted as follows:

Ground Signs:

- 1) In median of private street - one monument sign not to exceed 6' in height, nor 32 SF identifying the residential development in Area F.
- 2) Development Areas A, E and G - no ground signs.
- 3) Development Areas C and F - one ground sign each not to exceed 25' in height, nor 150 SF in area.
- 4) Development Area B and D - one ground sign each not to exceed 25' in height nor 150 SF in area and one monument sign each not exceeding 6' in height nor 32 SF of area. The monument signs are for the exclusive use of the businesses on abutting Development Area A or E respectively.

Wall Signs

As provided for in the Outline Development Plan, except no wall signs are permitted on northerly walls in Development Area A and no signs are permitted in Development Area G.

5. No Zoning Clearance Permit shall be issued for a development area, except Area G, within the PUD until a Detail Site Plan for the development area, which includes all buildings and requiring parking, has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.
6. A Detail Landscape Plan for each development area, except Area G, 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.
7. 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.
8. All trash, mechanical and equipment areas, except in Area G, shall be screened from public view by persons standing at ground level.
9. All parking lot lighting shall be directed downward and away from adjacent residential areas. Light standards shall be limited to a maximum height of 12 feet within 150' of Area G or the southern boundary of Area E.
10. 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.
11. A homeowners association shall be created and vested with sufficient authority and financial resources to properly maintain all common areas, including any stormwater detention areas within the PUD.
12. All private roadways shall be a minimum of 26' in width for two-way roads and 20' for one-way loop roads, measured face-to-face of curb . All curbs, gutters, base and paving materials used shall be of a quality and thickness which meets the City of Tulsa standards for a minor residential public street. The maximum vertical grade of private streets shall be 10 percent.
13. No Building Permit shall be issued until the requirements of Section 1170E of the Zoning Code has 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, making the City beneficiary to said Covenants.

14. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.

#### Staff Comments

After presenting Staff recommendation Mr. Stump reported Mr. Gardner's suggestion that it might better serve the development to extend 43rd Place to the private street system, rather than have an emergency access entry extending to East 43rd Street. Mr. Stump stated that 43rd Place could serve as a second gated entrance into the subdivision. This would alleviate the morning traffic congestion of the fifty-two lots attempting to exit from one point. Mr. Stump concurred with a suggestion from Mr. Ledford that the two lots fronting the private entrance not be allowed direct driveway access to the main entry road.

Mr. Boyle and Mr. Doherty both expressed concern that the number of lots proposed for the development exceeds the density in the surrounding development.

Mr. Doherty recounted discussion from Committee meetings regarding the number of units served through a single access point and changing this in the Subdivision Regulations. He informed that numbers considered as adequate were in the low twenties. He concurred that a second point of access was imperative for this development for traffic disbursement.

#### Applicant's Comments

Roy Johnsen, attorney for the applicant, gave a history of the subject tract and commented on the high density zoning pattern on the subject tract. Mr. Johnsen presented photographs of the tract and surrounding area and commented on the commercial character of Peoria in this vicinity. Mr. Johnsen noted that the existing wall extends along the south boundary and the applicant proposes to extend the 8' wall south along the eastern boundary of Development Area F and proposes a 3' wall along the southern boundary of Development Area F, which will sufficiently block the parking lot and headlights, yet still gives the commercial traveler on South Peoria a view into the property.

Mr. Johnsen expressed agreement with landscaping requirements and signage with the following exceptions. He contended that trash container setback of 40' rather than the 75' Staff proposed would be sufficient, noting that there will be an 8' solid masonry wall between the residential and commercial tract.

Regarding landscaping, Mr. Johnsen informed that there will be extensive landscaping along both sides of the entrance median. He expressed agreement with Mr. Ledford's suggestion that the two residential lots fronting the private entrance not be allowed driveway access directly onto the main entry road. Mr. Johnsen was opposed to the 15% of landscaping suggested for Development Areas A and E since they are interior tracts and would restrict the usability of the site. He requested that landscaping be 10% on these sites.

Regarding the second point of access on East 43rd Place, Mr. Johnsen noted that the ideas of cul-de-sac lengths and number of lots are predicated on the fact that there is no second point of access availability. He pointed out other subdivisions which have emergency accesses similar to the one suggested for this plat. Mr. Johnsen argued that this layout is not an over-length cul-de-sac in the usual sense of the definition.

Mr. Johnsen declared that this is not a high density project, considering the Brookside area. He deemed that to install a second gated entry, as has been suggested, would route more

traffic into the neighborhood, create an unnecessary expense, reduce security and cause the loss of one lot.

Mr. Boyle expressed concern over one means of access and potential traffic problems on Peoria and inside the neighborhood during rush hour.

Mr. Johnsen suggested that an alternative would be to leave the gate opened during prescribed hours, such as peak movement during the morning hours. Regarding congestion on the public ways, he deemed that there is 300' to 400' of stacking distance on Peoria, and he pointed out that there will be far less traffic generated by the proposed development than if the tract had developed in a typical commercial fashion or industrially.

Responding to inquiry from Mr. Boyle, Mr. Johnsen informed that the lots have already been purchased based on the layout presented. He also responded to landscape requirements, pointing out that these commercial tracts are separated from single-family development by an 8' wall and landscaping would be interior to the lots.

Mr. Stump pointed out that Development Area A is zoned PK and Development Area E is zoned RS-3. The only permitted use in these two development areas is office or Use Unit 11, for which the PUD Chapter requires 15% landscaping.

Mr. Midget deemed that 40' setback for the trash container is too close to the residential area.

Mr. Johnsen stated that a requirement of no receptacle closer than 40' would cause the container to be moved to the side of the building or cause the building to be set farther back. The 75' requirement would set the receptacle in front of the building.

#### TMAPC Review

Mr. Doherty agreed with Mr. Johnsen regarding the 3' wall along the southern boundary of Development Area F. He determined that with the 8' wall the usual required setback for a trash receptacle is not as important. Mr. Doherty stated that there is no compelling safety issue for a second point of access; however, he shared concern that two points of access to this number of houses being served is essential. He expressed agreement to grant relief on landscaping as requested by the applicant.

Mr. Boyle also expressed agreement with the applicant's request of a 3' wall, landscaping and 40' setback for the trash receptacle. He also supports two points of access due to traffic congestion problems currently experienced in the area and stated that diverting some of the traffic through the neighborhood is a better solution than adding to the congestion on Peoria.

Mr. Gardner suggested that a traffic light could be installed by the developer to assist traffic turning movements from the single-family development, as well as from the commercial area.

Ms. Pace was supportive of two points of access with the second point of access at 43rd Place and expressed support for the changes requested by Mr. Johnsen.

Mr. Stump suggested that if the height of the wall to the south is reduced, that it be 4' high to help block truck headlights from the residential areas. He also suggested that trash receptacle setback be 75' unless approved for a smaller setback at detail site plan review.



Mr. Johnsen agreed to the 4' height requirement of the wall and site plan review of the trash receptacle location as acceptable.

Mr. Stump suggested that landscaping for Use Unit 11 development be 15% and if other uses are approved by minor amendment there would be a 10% requirement.

Mr. Ledford suggested placing limits of no access along the double frontage lots to prevent installation of private gates accessing the street.

Mr. Stump stated that the proposal is to retain the existing 8' wall, thereby allowing no access to the residential streets from the rear of the lots.

Mr. Johnsen explained that the Restrictive Covenants state that lots shall be served by interior drives only; however, he was agreeable to depicting limits of no access on the plat.

Mr. Ledford suggested design of a three-lane access to Peoria to alleviate congestion into the neighborhood with a wider entrance into the private area off of Peoria. Regarding an emergency entrance, he deems that it should align with 43rd Place because of the difficulty of crashing a gate that requires a right or left turn movement.

#### Interested Parties

##### **George Matson**

**4424 South Quaker**

Mr. Matson, who has lived at the above-stated address since 1955, declared that there should be no problem with traffic congestion from the development, pointing out that when this was the John Zink Industrial Park, there were 400-500 workers ingressing and egressing the tract. Now that Peoria is five-laned, with one lane being a turn lane, he foresees no problems accessing the tract. Mr. Matson expressed support of the proposal.

#### **TMAPC Action; 10 members present:**

On **MOTION** of **BOYLE**, the TMAPC voted **10-0-0** (Ballard, Boyle, Carnes, Doherty, Gray, Horner, Ledford, Midget, Pace, Taylor "aye"; no "nays"; none "abstaining" Selph "absent") to recommend **APPROVAL** of PUD 541 as recommended by Staff with the following amendments:

The screening wall along the southern boundary of Development Area F (Lot 2, Block 2) shall be 4' high;

Trash container setback shall be 75' unless modified at the detail site plan review;

Landscaping for Use Unit 11 development 15% of the lot, other uses which may be approved by minor amendment 10% of the lot;

The two front residential lots shall not have a driveway entrance to the main drive;

Limits of no access to the residential streets from the rear of the residential lots;

Install a second entrance aligning with East 43rd Place, and

Three lanes at the main entrance to Peoria Avenue, two outbound.

**LEGAL DESCRIPTION**

A tract of land that is all of Block 4, Don-Lee, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, and also all of Block 1 and Lots 1, 2, & 3, Block 6, Wilder Addition, and also a part of vacated Quaker Avenue between Blocks 1 & 6 of said Wilder Addition, and a part of Government Lot 2, Section 30, T-19-N, R-13-E, of the IBM, City of Tulsa, Oklahoma, according to the U.S. Government survey thereof, more particularly described as follows: to-wit: beginning at a point that is the NW corner of Block 4, Don-Lee; thence Easterly & Southerly along the Northerly line of said Block 4, Don-Lee as follows: N 89°57'25" E for 19.30' to a point of curve; thence Southeasterly along a curve to the right with a central angle of 76°41'45" and a radius of 64.00' for 85.67' to a point of tangency; thence S 13°20'50" E along said tangency for 30.00' to a point of curve; thence Southerly and Southeasterly along a curve to the left with a central angle of 17°55'29" and a radius of 225.00' for 70.39' to a point of compound curve; thence Southerly and Southeasterly along a curve to the left with a central angle of 58°43'41" and a radius of 110.00' for 112.75' to a point of tangency; thence due East along said tangency for 797.48' to a point of curve; thence Easterly, Southeasterly, and Southerly along a curve to the right with a central angle of 89°37'57" and a radius of 30.00' for 46.93' to a point of tangency; thence S 00°22'03" E along the Easterly line of said Block 4 and along said tangency for 89.82' to the Southeast corner of said Lot 4; thence S 89°57'39" W along the Southerly line of Block 4 for 5.00'; thence S 00°22'03" E 30' Westerly of as measured perpendicularly to and parallel with the Westerly line of said Lot 2, and also along the Easterly line of said Block 1 of Wilder Addition for 450.84'; thence S 89°52'13" W along the Southerly line of said Block 1 and a Westerly extension thereof for 848.64' to a point on the Easterly line of said Block 6 of Wilder Addition; thence S 00°05'04" E along said Easterly line for 67.37' to the Southeast corner of said Lot 3, Block 6; thence S 89°54'53" W along the Southerly line of Lot 3 for 140.00' to the Southwest corner of Lot 3; thence N 00°05'04" W along the Westerly line of said Block 6 for 55.02'; thence S 89°54'53" W parallel with the Northerly line of Block 6 for 85.00'; thence S 00°05'04" E parallel with the Westerly line of Block 6 for 124.83'; thence S 89°52'06" W 5' Northerly of as measured perpendicularly to and parallel with the Southerly line of said Block 6 for 120.36'; thence N 00°05'04" W 50' Easterly of as measured perpendicularly to and parallel with the Westerly line of said Lot 2 for 731.24'; thence N 89°57'39" E for 160.00'; thence N 00°05'04" W for 175.00' to the Point of Beginning of said tract of land and part of SW, NW of Government Lot 2, Beginning 5' North of the Southwest corner Block 6, Wilder Addition, thence N 183.73', W 85', S 183.73', E 85' to the Point of Beginning, Section 30, T-19-N, R-13-E, Tulsa County, State of Oklahoma, and located at 4300 South Peoria Avenue, Oklahoma.

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Application No.: **Z-6519**

Applicant: Betsy Barnes

Location: West and north of northwest corner East 21st Street & South Lynn Lane.

Date of Hearing: December 13, 1995

Present Zoning: RS-1

Proposed Zoning: AG

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 AG is in accordance with the Plan Map.

Staff Comments:

**Site Analysis:** There are two tracts included in the rezoning request, each tract is approximately 10 acres in size, they are gently sloping and partially wooded. The northernmost tract contains a single-family dwelling. The tract to the south fronts E. 21st Street and is vacant. Both tracts are zoned RS-1.

**Surrounding Area Analysis:** The north tract is abutted on the north, south and west by vacant property, zoned AG; to the east by a single-family dwelling, zoned RS-1; and the southern tract is abutted on the north, west and south by vacant property, zoned AG and to the east by vacant property, zoned CS.

**Zoning and BOA Historical Summary:** The subject property was zoned RS-1 in 1980.

**Conclusion:** The subject property is identified as being designated as Low Intensity - No Specific Land Use, and the requested AG zoning is compatible with the Comprehensive Plan, surrounding zoning, and land use. Therefore, Staff recommends **APPROVAL** of AG zoning for Z-6519.

Staff Comments

Mr. Stump informed that a letter of support of the rezoning request was received from Seth and Joan Pickering, 3841 South 90th East Avenue.

There were no interested parties in attendance.

**TMAPC Action; 10 members present:**

On **MOTION** of **BOYLE**, the TMAPC voted **10-0-0** (Ballard, Boyle, Carnes, Doherty, Gray, Horner, Ledford, Midget, Pace, Taylor "aye"; no "nays"; none "abstaining"; Selph "absent") to recommend **APPROVAL** of AG zoning for Z-6519 as recommended by Staff.

**LEGAL DESCRIPTION**

SW/4, SE/4, SE/4 and N/2, N/2, SE/4, SE/4 Section 11, T-19-N, R-14-E, Tulsa County, Oklahoma, and located north and west of the northwest corner E. 21st Street S. and S. Lynn Lane, Tulsa, Oklahoma.

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Application No.: **PUD 435-B-1**

Applicant: Roy Johnsen

Location: East of the southeast corner of East 66th Street & South Yale. Laureate  
Psychiatric Clinic.

Date of Hearing: December 13, 1995

Presentation to TMAPC: Roy Johnsen

Present Zoning:

Proposed Zoning:

The applicant is requesting Minor Amendment approval to allow a lot- split within the PUD. The purpose of the split is to separate the nearly-completed physical performance center and convey it to the Laureate Building Corporation who will lease it to Saint Francis Hospital.

Staff has reviewed the application and the history of the PUD and finds that parking for this site has been a concern throughout the process and that the physical performance center was permitted only as an accessory use to the Laureate Hospital. As a separate use it was far short of the off-street parking requirement. The applicant has indicated that the Laureate Foundation would be willing to add parking as required should the need arise at some point in the future. Review also indicates that a condition of approval of the minor amendment which allowed the construction of the health center was that the parking would be reviewed by the applicant at one year from occupancy. The current construction deleted 78 spaces from the existing parking area.

Staff concern regarding this request is that the splitting off of the parcel will create the potential for inadequate parking, both for the users of the health club and the for the users of the remainder of the facility.

Therefore, Staff recommends **APPROVAL** subject to the following:

- a) reciprocal parking agreements of which the City is a party whereby the users of the health facility and the users of the remainder of the facility retain their current use of parking areas
- b) recording of a restrictive covenant, enforceable by the City, requiring that the physical performance center be primarily for the use of the employees and the patients of the Saint Francis or Laureate Hospitals.
- c) applicant-prepared parking study showing available parking and use, to be prepared within one year of the issuance of occupancy of the health facility per the former agreement.

#### Applicant's Comments

Roy Johnsen, attorney for the applicant, views the physical performance center as an accessory use. He expressed agreement with Staff recommendation except for (b) which stated that the physical performance center will be primarily for the use of the employees and parties of the Saint Francis or Laureate Hospitals. Mr. Johnsen noted that some referrals may come from doctors who send patients to the center, or who encourage patients, who do not work for the hospital, to use the facility.

**TMAPC Action; 10 members present:**

On **MOTION** of **DOHERTY**, the TMAPC voted **10-0-0** (Ballard, Boyle, Carnes, Doherty, Gray, Horner, Ledford, Midget, Pace, Taylor "aye"; no "nays"; none "abstaining"; Selph "absent") to recommend **APPROVAL** of PUD 435-B-1 as recommended by Staff, striking item (b) and replacing it with the following:

- b) Recording of a restrictive covenant that the physical performance center be operated by an affiliate organization of either Saint Francis or Laureate and that it be operated as an accessory use to that hospital complex.

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**OTHER BUSINESS:**

Determine TMAPC meeting schedule for 1996.

**TMAPC Action; 10 members present:**

On **MOTION** of **BOYLE**, the TMAPC voted **10-0-0** (Ballard, Boyle, Carnes, Doherty, Gray, Horner, Ledford, Midget, Pace, Taylor "aye"; no "nays"; none "abstaining"; Selph "absent") to **APPROVE** the TMAPC meeting schedule for 1996 as presented.


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There being no further business, the Chairman declared the meeting adjourned at 2:40 p.m.

Date Approved: 1-3-96

  
Chairman

ATTEST:

  
Secretary

