

**TULSA METROPOLITAN AREA PLANNING COMMISSION**  
**Minutes of Meeting No. 2848**

Wednesday, August 18, 2021, 1:00 p.m.

City Council Chamber

One Technology Center – 175 E. 2nd Street, 2nd Floor

<b>Members Present</b>	<b>Members Absent</b>	<b>Staff Present</b>	<b>Others Present</b>
Blair	Adams	Davis	Jordan, COT
Covey	Craddock	Foster	Silman, COT-R
Kimbrel	McArtor	Miller	Skates, COT-R
Reeds	Whitlock	Sawyer	Blank, Legal
Shivel		Whitaker	
Walker		Wilkerson	

R=Remote

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Thursday, August 12, 2021 at 4:20 p.m., posted in the Office of the City Clerk, as well as in the Office of the County Clerk.

Applicants and Members of the public were allowed to attend and participate in the TMAPC meeting in person or via videoconferencing and teleconferencing via **Zoom**, an online meeting and web conferencing tool.

After declaring a quorum present, Chair Covey called the meeting to order at 1:00 p.m.

Mr. Shivel read the opening statement and rules of conduct for the TMAPC meeting.

## **REPORTS:**

### **Chairman's Report:**

**None**

### **Director's Report:**

Ms. Miller reported on City Council and Board of County Commissioner actions and other special projects. Ms. Miller stated last week City Council initiated a potential Comprehensive Plan Amendment to the Stability and Growth Map for the property at 31st Street and Peoria Avenue. She stated it's currently

designated an Area of Growth and staff will research the details to see if it should remain an Area of Growth or should it be an Area of Stability. Ms. Miller stated City Council also adopted the Neighborhood Infill Overlay text amendment and it will be in effect on August 31, 2021. She stated staff is currently meeting with near downtown neighborhoods to inform them of the overlay and get their feedback as to if they want to be included in the overlay or if they have any objections and what the objections are. After the meetings are concluded staff will then bring a map amendment to Planning Commission on September 15 to show the areas that they recommend the overlay should be applied. Ms. Miller stated also on September 15 the Zoning Code amendments that were presented in the Work Session will also be on the agenda.

\* \* \* \* \*

**Minutes:**

Approval of the minutes of **August 4, 2021 Meeting No. 2847**

**TMAPC Action; 6 members present:**

On **MOTION** of **REEDS**, the TMAPC voted 6-0-0 (Blair, Covey, Kimbrel, Reeds, Shivel, Walker, “aye”; no “nays”; none “abstaining”; Adams, Craddock, McArtor, Whitlock, “absent”) to **APPROVE** the minutes of August 4, 2021, Meeting No. 2847

**CONSENT AGENDA**

**All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.**

**None**

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**PUBLIC HEARING-NEW CAPITAL IMPROVEMENT PROJECT**

- 2. Public hearing approving new capital improvement project, Route 66 Village Improvements, specifically acquisition of 2215 W. 38th Pl. S., and finding it in conformance with the Tulsa Comprehensive Plan.**

**STAFF RECOMMENDATION:**

**Item**

Public hearing approving new capital improvement project for **Route 66 Village Improvements**, specifically acquisition of 2215 W. 38th Pl. S.

**Background**

The Capital Improvement Plan (CIP), containing recommended capital projects for the next five years, is a tool to implement the Comprehensive Plan. State Statutes provide that once a comprehensive plan has been adopted, no capital project shall be constructed or authorized without approval of its location, character and extent by the Planning Commission.

Voters approved Vision 2025 sales tax resources in 2003 for the preservation and economic development of historic Route 66. A Design Recommendation Committee and public meetings allocated those funds in the Vision 2025 Master Plan (2005), including the acquisition and site preparation of property located at 3766, 3770, and 3816 Southwest Boulevard for a thematic display of oil, rail, and Route 66 history. The 2020 Plan 66 lists the acquisition and improvements as accomplishments directed by the Vision 2025 Master Plan and in support of current and ongoing economic developed initiatives of the Route 66 Main Street.

The Southwest Tulsa Small Area Plan Phase I adopted May 14, 2009 recognized future community goals to expand and develop the site and the amenities to support heritage tourism and economic development. Subsequent Vision Tulsa funds and Improve Our Tulsa funds were allocated for the Route 66 Train Depot and the Route 66 Visitor Center respectively. Other amenities were funded privately or with Oklahoma Centennial funds. The operation and maintenance of the site and amenities are under lease to the Route 66 Village, Inc.

The purpose of both Plans was to provide guidance for funding decisions for catalytic actions necessary to address the overall site's future vitality as an asset, Route 66 revitalization efforts overall, and to the Southwest Boulevard Area in particular. Plans were guided by feedback from the community based advisory teams and other public engagement.

This new CIP project is proposed by City Councilor for District 2, utilizing Improve Our Tulsa 2 (IOT2) Community Development Project funds.

**Staff Analysis**

Planning Office staff reviewed the new proposed Capital Improvement Plan project for consistency with the City of Tulsa's Comprehensive Plan. In general, the acquisition and its intended purpose listed is consistent with the Comprehensive Plan.

A new CIP project summary is attached. Below is a summary of goals, including the name of the requesting Department, the project name, the goals, staff

comments regarding relationship and consistency with other Plans and the Comprehensive Plan.

- **Requesting Department: Engineering Services**
  - Project Name: **Route 66 Village Improvements**
  - Description: Acquisition of 2215 W. 38<sup>th</sup> Pl. S.
  - Goals: Expand the Route 66 Village square area; provide a building to convert to the Main Street Program office and public meeting space.
  
- Other Plans
  - Vision 2025 Route 66 Enhancement and Promotion Master Plan of Development (2005): The Plan’s funded project list includes land acquisition and site improvements. Site preparation to date includes circular drive, parking, electrical conduit and other building facilities.
  - The Southwest Tulsa Small Area Plan Phase I, adopted May 14, 2009 as an amendment to the Tulsa Comprehensive Plan, supports on-site facilities to further economic development.
  
- Comprehensive Plan maps: The area is designated with a Main Street land use designation and an Area of Growth.

**Staff Recommendation**

Approve based on the finding that the new capital improvement project, **Route 66 Village Improvements**, specifically acquisition of 2215 W. 38th Pl. S., is in conformance with the Tulsa Comprehensive Plan.

**There were no interested parties wishing to speak.**

**TMAPC Action; 6 members present:**

On **MOTION** of **COVEY**, TMAPC voted 6-0-0 (Blair, Covey, Kimbrel, Reeds, Shivel, Walker, “aye”; no “nays”; none “abstaining”; Adams, Craddock, McArtor, Whitlock, “absent”) to **APPROVE** based on the finding that the new capital improvement project, **Route 66 Village Improvements** are in conformance with the Tulsa Comprehensive Plan.

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**PUBLIC HEARING-REZONING**

3. **Z-7615 Timothy Janak** (CD 4) Location: Southwest corner of East 4th Place and South Yale Avenue requesting rezoning from **OL to CG**

**STAFF RECOMMENDATION:**  
**SECTION I: Z-7615**

## **DEVELOPMENT CONCEPT:**

Change zoning to allow uses that may be more consistent with a Neighborhood Center land use designation and to support redevelopment of the existing property that is zoned OL. The fueling station and convenience store has been considered a nonconforming use since before 1969.

## **DETAILED STAFF RECOMMENDATION:**

The CG district is primarily intended to accommodate established commercial uses, while providing protection to adjacent residential areas accommodating the grouping of compatible commercial and light industrial uses. The applicant requested CG zoning with the application packet submitted for Z-7615 but setback limitations in an that district may create an unusable site. Future building permit applications will require Board of Adjustment variances to allow signs, parking, and canopies to build in the planned right-of-way. Additional approvals will be required from the Engineering Services department in the City of Tulsa for removal agreements for all of those site features. It is unlikely that those agreements will be approved and,

The zoning code does not allow a development plan to reduce setback standards, so an optional development plan was not considered to be appropriate on this site. If the site is rezoned the subdivision compliance provisions of the Tulsa Subdivision and Development Regulations will continue to add restrictions for any redevelopment opportunities and will require Board of Adjustment approval and,

Many uses allowed in a CG district are not compatible with the expected land use development in the area however staff supports CS zoning and recognizes that its uses and supplemental regulations are consistent with a Neighborhood Center land use designation in the Tulsa Comprehensive Plan and,

Staff recommends Denial of Z-7615 to rezone property from OL to CG as requested by the applicant however, staff supports the possible rezoning of the site from OL to CS knowing that additional requirements for development in Tulsa may end up with a site that is still not developable as planned by the applicant.

## **SECTION II: Supporting Documentation**

### **RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

*Staff Summary: The site is very small and has been a nonconforming use for decades with OL zoning. This site can provide some small-scale version of a Neighborhood Center but the subdivision regulations will*

*require subdivision compliance and approximately 25 feet of additional right-of-way will be required along South Yale Avenue during that process. The acquisition of planned right-of-way will take away most of the parking on the lot and the existing canopy will need to be removed. Those requirements will only complicate redevelopment opportunities.*

#### Land Use Vision:

##### *Land Use Plan map designation:*

Neighborhood Centers: This land use designation should include small-scale, one to three story mixed-use areas intended to serve nearby neighborhoods with retail, dining, and services. They can include apartments, condominiums, and townhouses, with small lot single family homes at the edges. These are pedestrian-oriented places served by transit, and visitors who drive can park once and walk to number of destinations.

##### *Areas of Stability and Growth designation:*

Area of Growth: An area of growth is a designation to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.”

#### Transportation Vision:

##### *Major Street and Highway Plan:*

Multi Modal Corridor: South Yale Avenue is considered a multimodal corridor. Future development should emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are located in high intensity mixed-use commercial, retail, and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

Streets on the Transportation Vision that indicate a transit improvement should use the multi-modal street cross sections and priority elements during roadway planning and design.

*Trail System Master Plan Considerations:* None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

#### DESCRIPTION OF EXISTING CONDITIONS:

##### Staff Summary:

*The site is vacant and has previously been used as a single-story convenience store and a fueling station. OL zoning prohibits both uses. In 1969 a gas station was recognized as a non-conforming use during a board of adjustment case. Neither the Planning Commission Staff or applicant has determined if this is still a nonconforming use. The site may have lost its non-conforming status as outlined in Section 80.040-E.3 of the Tulsa Zoning Code. That section of the code clarifies that if the non-conforming use of a building is discontinued for 36 consecutive months or for 36 months during any 4-year period, the nonconforming use may not be re-established.*

*The site has multiple board of adjustment cases that have been heard with setback variances approved and canopy variances denied. Planned right of way for 50 feet width on Yale would not allow new gas canopy or building expansion on this site.*

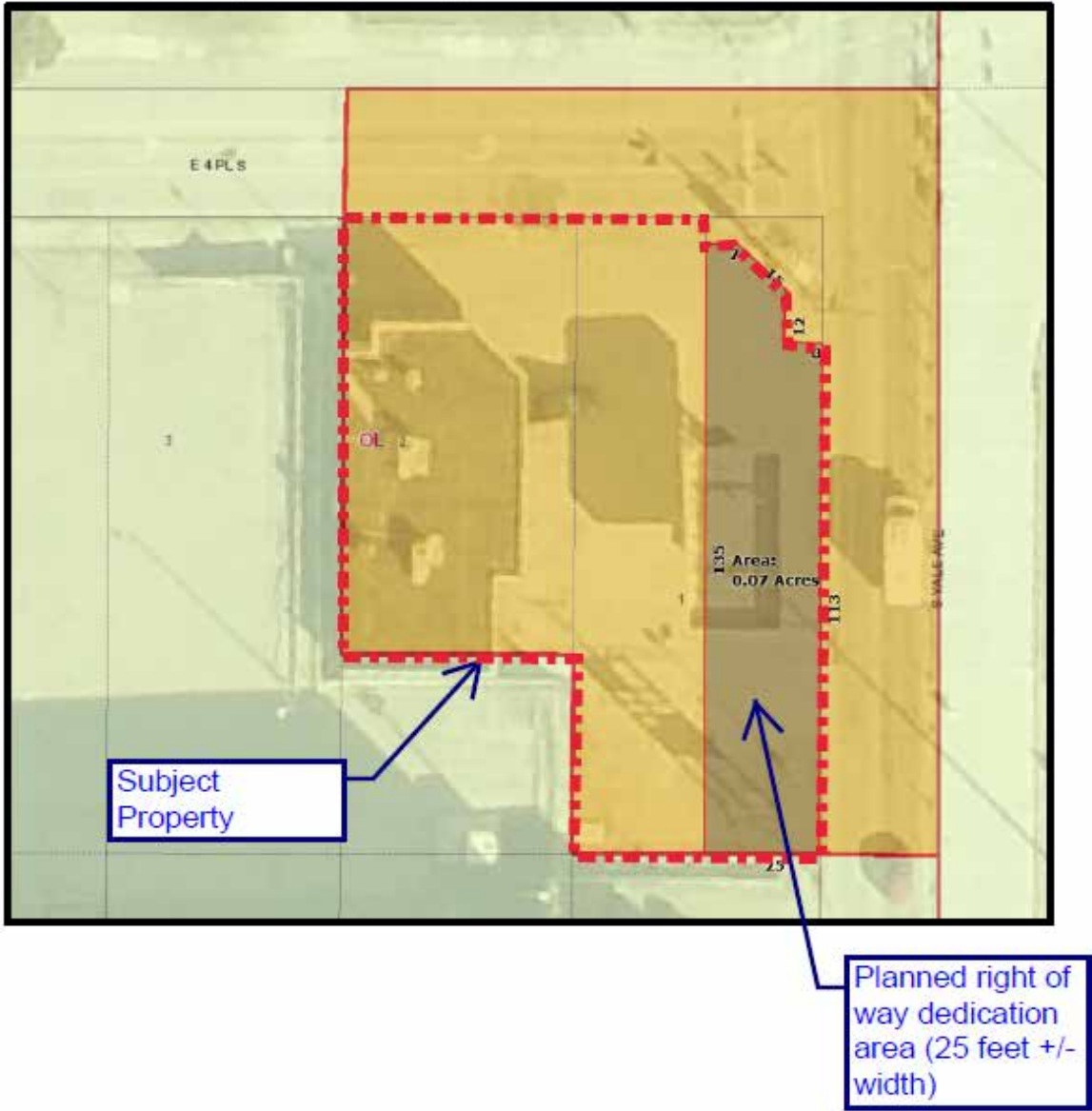
*Current OL zoning would allow many uses including all office uses identified in our code, single family residential, short-term rental in the lodging category, artist and instructional services and three or more households on a single lot with a mixed-use building.*

*Street view looking southwest from the northeast corner of the site:*





Illustration showing additional right of way requirement during the subdivision compliance review process



Environmental Considerations: None that would affect site redevelopment.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 4 <sup>th</sup> Place South	Residential Collector	60 feet minimum required as a minimum and the existing right of way is 60 feet.	3 lanes One lane each direction with east bound left turn lane
South Yale Avenue	Secondary arterial with Multi modal corridor designation	100 feet minimum. Existing right of way measures approximately 60 feet with approximately 25 feet west of the section line in S. Yale.	4 lanes From the center of the street

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<b>Location</b>	<b>Existing Zoning</b>	<b>Existing Land Use Designation</b>	<b>Area of Stability or Growth</b>	<b>Existing Use</b>
North	RS-3	Existing Neighborhood	Stability	Single Family Homes
East	RS-2	Existing Neighborhood	Stability	Single Family Homes
South	RS-3	Existing Neighborhood	Growth	Church / food pantry
West	RS-4	Existing Neighborhood	Growth	Church

**SECTION III: Relevant Zoning History**

**History:**

**ZONING ORDINANCE:** Ordinance number 14402 dated March 23<sup>rd</sup>, 1979, established zoning for the subject property.

***Subject Property:***

**BOA-14804 April 1988:** The Board of Adjustment **approved** a Variance of setback from the centerline of South Yale from 60' to 30' to allow for a business sign; per plan submitted; subject to the execution of the existing pole and will not extend further into the setback than the existing canopy.

**BOA-12940 January 1984:** The Board of Adjustment **denied** a Variance of the setback requirement from 60' to 27'; for a gasoline canopy in an OL District under the provisions of Section 1670.

**BOA-11585 August 1981:** The Board of Adjustment **denied** a Variance of the setback requirement from 60' to 27' from the centerline of Yale Avenue to permit the erection of service station canopies in an OL District.

**BOA-10432 November 1980:** The Board of Adjustment **approved** a Variance (Section 630 – Bulk and Area Requirements in the office District – Under the Provisions of Section 1670 - variances) request for a variance of the setback requirements from 55' to 44.33' from the centerline of Fourth Place.

**Z-5224 March 1979:** All concurred in **approval** of a request for *rezoning* a 0.28+ acre tract of land from RS-3 to OL on subject Property. Ordinance number 14402 dated March 23<sup>rd</sup>, 1979 amended Ordinance No. 11815 dated June 26, 1970 for the subject property.

**BOA-6236 March 1969:** The Board of Adjustment **approved** a Variance (Section 23) of the permitted use provisions of U-1C (Section 5 (d)) to permit replacing a sign for nonconforming service station, not less than 60' from the centerline of Yale Avenue, and not greater than 30' in height.

***Surrounding Property:***

**BOA-23158 July 2021:** The Board of Adjustment **approved** a Special Exception to allow a dynamic display sign in an RS-3 District for a Religious Assembly Use & a Variance to allow a dynamic display sign within 20 feet of the driving surface of E. 4<sup>th</sup> Street.

**BOA-17964 March 1998:** The Board of Adjustment **approves** a Variance of the setback from the centerline of S. Yale Ave. from 50' to 30' to allow for a sign per plan, there is a removal contract in case Yale Ave is widened.

**BOA-15111 April 1989:** The Board of Adjustment **approved** a *Variance* to permit of front setback from the centerline of 4<sup>th</sup> Place from 52' to 51' to allow for an addition to the existing dwelling; per plot plan; finding that the variance request is in conformance with existing conditions in the immediate vicinity of the subject tract; Lot 386, block 2, Rodgers Heights Addition.

**BOA-14656 November 1987:** The Board of Adjustment **approves** a Variance of setback from the centerline of Yale Avenue from 60' to 30' to allow a gasoline island canopy; per plot plan submitted; subject to gasoline pumps being removed on 4<sup>th</sup> Place; finding that the property was platted in 1920's and numerous structures along South Yale Avenue encroach on the required setback; and finding that the granting of the variance request will not cause substantial detriment to the public good or impair the spirit, purposes and intent of the Code, or Comprehensive Plan; Lot 1 and the north 95.1' of Lot 2, block 1, Kendall View Addition.

**BOA-7214 November 1971:** The Board of Adjustment **approves** Special Exception to permit using property for church use and parking in an RS-3 District; and **approves** a Special Exception to permit a chain link fence in place of a solid fence, on a tract located at 510 South Yale Avenue.

**BOA-6841 December 1970:** The Board of Adjustment **denied** Special Exception to permit home beauty shop in an RS-2 district, on a tract located at 4904 East 4<sup>th</sup> Street.

**BOA-6746 September 1970:** The Board of Adjustment **denied** Special Exception to permit operating a children's day nursery in an RS-2 District, on a tract located at 4<sup>th</sup> street and Yale Avenue.

**BOA-5568 September 1967:** The Board of Adjustment **approves** a Special exception to permit erection of a sign for a church (sign will be 10 feet high and 8' x 10' in size) in a U-1C district.

**BOA-3422 May 1960:** The Board of Adjustment **approves** request for a modification of front yard requirements on 5<sup>th</sup> Street to permit addition to the present church (4 feet 4 inches from property line on 5<sup>th</sup> Street) and; request for approval of Lots 22 & 23 for Church purposes.

**BOA-2687 June 1955:** The Board of Adjustment grants **approval** to use Lot 6, Block 1, Kendall View Addition for church purposes.

**BOA-2371 November 1952:** The Board of Adjustment **approves** to waive the major street plan building set-back line of 25 feet along Yale Avenue and to waive the depth of lot requirement, land approval of lot 24 as from church purposes all on Lots 24, 25, 26, Block 4, Kendall View Addition.

**BOA-2244 June 1951:** The Board of Adjustment grants **approval** to use dwelling for nursery in connection with church on adjoining property on Lot 5, Block 1, Kendal View Addition at 4736 East 4<sup>th</sup> Place.

**BOA-2110 March 1950:** The Board of Adjustment **approves** Lots 4 and 5, Block 1, Kendall View Addition as parking lot for church.

**BOA-1970 May 1948:** The Board of Adjustment **approves** request waiver of building line requirements along Fifth Street to permit erection of a frame church building approximately 15 feet beyond the established building line on Lots 1, 2 and 3.

**BOA-1883 January 1947:** The Board of Adjustment grants **approval** of Lots 24, 25 and 26, Block 1, Kendall View Addition for church purposes.

**BOA-1749 November 1945:** The Board of Adjustment **approves** Lots 25 and 26, Block 4, Kendall View Addition as site for permanent church auditorium, being an extension of church use on Lots 1, 2 and 3, Block 4, Kendall View Addition.

**BOA-1631 November 1943:** The Board of Adjustment grants **approval** to move building Lot 2, Block 4, Kendall View Addition to Lot 3, Block 4, and erection of addition to church building located on Lots 1 and 2, all building to be attached. Lot 3 not a part of original church property.

**BOA-1303 December 1939:** The Board of Adjustment grants **approval** of Lots 22 and 23, Blk. 1, Kendall View Addition.

**BOA-1191 August 1935:** The Board of Adjustment **approved** permit to erect a church building on Lot 21, Block 1, Kendall View Addition, which property has been used for church purposes for some time and submits a petition of neighboring property owners agreeing to same.

**BOA-674 July 1929:** The Board of Adjustment grants **approval** to permit to build a Church on Lots 1-2, Block 4, Kendall View Addition.

**BOA-150 August 1925:** The Board of Adjustment **approves** an appeal from the decision of the Building Inspector in refusing permit for the construction of an addition to an existing laundry building, account same nonconforming to the requirement of the district.

**TMAPC Comments:**

Mr. Covey asked what the buildings to the south of the subject property were.

Staff stated they were churches. He stated in the Comprehensive Plan this corridor is recognized as an Area of Growth.

Mr. Covey asked if from a land use perspective was this labeled as a Neighborhood Center.

Staff stated “yes”.

Mr. Covey asked if that would be consistent with CS zoning.

Staff stated “yes”.

**Applicant Comments:**

**Timothy Janak** 420 South Main Street, STE 504 Tulsa, Ok 74103

Mr. Janak stated he represents the owner of the subject property. He stated in the past the subject property has been used as a convenience store historically from at least the 70's. He stated in 1979 a Special Exception was granted to allow the convenience store at this location. But four years ago, the owner of the

property had some health issues and rented the convenience store out to someone else and it closed down. Mr. Janak stated because of the time span that it's been closed the owner lost the Special Exception therefore they are asking for a zoning change to allow what it's been used for historically for 20 years.

Mr. Reeds asked if the owner would still be allowed to sell beer or would the liquor license need to be renewed.

The applicant stated "no", they understand with the zoning change this won't be an issue. He stated because the subject property was vacant for over two years, they lost the variance that was approved in the 70s and it reverted back to the OL designation. The applicant stated this zoning change brings it back to its historical use as a retail establishment.

Mr. Blair asked if the applicant was agreeable to the staff recommendation of CS zoning instead of CG.

The applicant stated "yes", Mr. Wilkerson was great to work with and he appreciates the time he spent reviewing the application.

**Interested Parties:**

**Shane Bevel** 816 South Jamestown, Tulsa, OK 74112

Mr. Bevel stated he lives on the southwest corner of this neighborhood and also owns several rental properties in the neighborhood. He stated he came here to find out what the plans for the property were. Mr. Bevel stated there is a massive convenience store three tenths of a mile north of the subject property and a smaller one six tenths of a mile south. He stated some of the neighbor's fear opening this property up to commercial zoning because you lose a lot of control as to what can be there. Mr. Bevel stated it's not a great location for a gas station with pedestrian traffic going through because egress and ingress isn't great. He stated the neighborhood doesn't have a functioning Neighborhood Association but he would ask that Commissioners be cautious about what is allowed on the subject property.

Ms. Kimbrel asked how Mr. Bevel would like to see this area.

Mr. Bevel stated he thought the church would buy the property. He stated he would like to see something that would serve the neighborhood, whether that's a coffee shop, retail or even office space. He stated the property on the northeast corner is a neighborhood insurance agent. Mr. Bevel stated he doesn't have any great ideas he just wanted to know what was going in there. He stated he would like to see a little more community outreach from the applicant.

The applicant stated the gas tanks have been removed from the establishment so they don't anticipate selling gas.

Ms. Kimbrel asked if the applicant considered talking with and engaging with the neighbors about the use of the property.

The applicant stated as Mr. Bevel mentioned there is not a functioning Neighborhood Association and it becomes difficult as a business owner to go through to all the neighbors and get their input and he doesn't think what is being requested is that far off of what has been used at this location historically for 50 years. He stated he is always willing to listen and work with people at the same time.

Mr. Blair stated he has looked at the allowed uses under the CS zoning designation and feels it's a good designation for this property.

**TMAPC Action; 6 members present:**

On **MOTION** of **REEDS**, TMAPC voted **6-0-0** (Blair, Covey, Kimbrel, Reeds, Shivel, Walker, "aye"; no "nays"; none "abstaining"; Adams, Craddock, McArtor, Whitlock, "absent") to recommend **APPROVAL** of the CS zoning for Z-7615 per staff recommendation.

**Legal Description Z-7615:**

LT 1 & N95.7 LT 2 LESS BEG NEC LT 1 TH S28 W8 N12 NW14.14 W7 N6 E25 POB BLK 1, KENDALL VIEW ADDN

**PUBLIC HEARING-PLATS**

4. **Dylan Gateway** (CD 3) Minor Subdivision Plat, Location: East of the southeast corner of East 43<sup>rd</sup> Street North and North Garnett Road

**STAFF RECOMMENDATION:**

**Dylan Gateway** - (CD 3)

East of the southeast corner of East 43<sup>rd</sup> Street North and North Garnett Road

This plat consists of 1 lot, 1 block on 81.79 ± acres.

The Technical Advisory Committee (TAC) met on August 4, 2021, and provided the following conditions:

1. **Zoning:** All property contained within the subdivision is zoned IH (Industrial-High). The proposed lot conforms to the requirements of the IH district.
2. **Addressing:** Label lot with assigned address prior to submittal of final plat.

3. **Transportation & Traffic:** New public street construction approved and accepted through IDP process.
4. **Sewer:** Sewer main extensions approved through IDP.
5. **Water:** Water main extensions approved through IDP.
6. **Engineering Graphics:** No comments.
7. **Fire:** No comments.
8. **Stormwater, Drainage, & Floodplain:** Storm sewer improvements approved through IDP.
9. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities release letters have been received.

Staff recommends **APPROVAL** of the minor subdivision plat subject to a final release from the City of Tulsa including City Legal, City Engineering, and Development Services being received prior to signature and recording.

**The applicant indicated his agreement with staff's recommendation.**

**There were no interested parties wishing to speak.**

**TMAPC Action; 6 members present:**

On **MOTION** of **COVEY**, TMAPC voted **6-0-0** (Blair, Covey, Kimbrel, Reeds, Shivel, Walker, "aye"; no "nays"; none "abstaining"; Adams, Craddock, McArtor, Whitlock, "absent") to **APPROVE** the Minor Subdivision Plat for Dylan Gateway per staff recommendation.

**OTHER BUSINESS**

**5. Commissioners' Comments**

NONE

**ADJOURN**

**TMAPC Action; 6 members present:**

On **MOTION** of **COVEY**, TMAPC voted **6-0-0** (Blair, Covey, Kimbrel, Reeds, Shivel, Walker, "aye"; no "nays"; none "abstaining"; Adams, Craddock, McArtor, Whitlock, "absent") to **ADJOURN** TMAPC meeting of August 18, 2021, Meeting No. 2848.



**ADJOURN**

There being no further business, the Chair declared the meeting adjourned at 1:33 p.m.

Date Approved:

09-01-2021

  
Chairman

ATTEST: 

Secretary