

**TULSA METROPOLITAN AREA PLANNING COMMISSION
Meeting No. 2889**

**May 3, 2023, 1:00 PM
175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chamber**

Members Present	Members Absent	Staff Present	Others Present
Bayles	Walker	Foster	Jordan, COT
Carr		Hoyt	Silman, COT
Covey		Miller	Stephens, Jeff, Legal
Craddock		Sawyer	VanValkenburgh, Legal
Hood		Siers	
Humphrey		Tankard	
Krug		Wilkerson	
Shivel			
Whitlock			
Zalk			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Thursday April 27, 2023 at 1:02 p.m., posted in the Office of the City Clerk, as well as in the Office of the County Clerk.

After declaring a quorum present, Chair Covey called the meeting to order at 1:03 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 actions and other special projects. Ms. Miller stated the July 5, 2023 TMAPC would be canceled.

* * * * *

Minutes:

1. Minutes of April 5, 2023 Meeting No. 2887

Approval of the Minutes of **April 5, 2023 Meeting No. 2887**

TMAPC Action; 9 members present:

On **MOTION** of **KRUG**, the TMAPC voted 7-2-0 (Covey, Craddock, Hood, Humphrey, Krug, Shivel, Whitlock, “aye”; no “nays”; Bayles, Zalk, “abstaining”; Carr, Walker, “absent”) to **APPROVE** the minutes of **April 5, 2023 Meeting No. 2887**

* * * * *

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.

2. **PUD-858-1 John Wyrick** (County) Location: West of the northwest corner of South Yale Avenue and East 181st Street South requesting a **PUD Minor Amendment** to allow an accessory building within a side yard

STAFF RECOMMENDATION:

SECTION I: PUD-858-1 Minor Amendment

Amendment Request: PUD minor amendment to allow for an accessory building within the side yard.

Currently, the Tulsa County zoning code does not allow for accessory buildings to be located in the side yards without being accompanied by a variance. While the development standards do not explicitly state that you cannot build within the side yard, it does state a 7.5’ side setback. The applicant wants to construct an accessory building that is not within the 7.5’ setback but is within the side yard of the property.

Staff Comment: *This request is considered a Minor Amendment as outlined by Section 1170.7 of the Tulsa County Zoning Code.*

“Minor changes in the PUD may be authorized by the Planning Commission, which may direct the processing of an amended subdivision plat, incorporating such changes, so long as a substantial compliance is maintained with the outline development plan and the purposes and standards of the PUD provisions hereof. Changes which would represent a significant departure from the outline

development plan shall require compliance with the notice and procedural requirements of an original Planned Unit Development.”

Staff has reviewed the request and determined:

- 1) PUD-858-1 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-858.
- 2) All remaining development standards defined in PUD-858 shall remain in effect.

With considerations listed above, staff recommends **approval** of the minor amendment to allow an accessory building within the side yard.

Legal Description for PUD-858-1:

Lot 5, Block 8, Magnolia Heights

TMAPC Action; 9 members present:

On **MOTION** of **KRUG**, the TMAPC voted 9-0-0 (Bayles, Covey, Craddock, Hood, Humphrey, Krug, Shivel, Whitlock, Zalk, “aye”; no “nays”; none “abstaining”; Carr, Walker, “absent”) to **APPROVE** Item 2 per staff recommendation.

PUBLIC HEARING - REZONING

3. **Z-7711 Carlos Hinojosa** (CD 5) Location: East of the southeast corner of South Memorial Drive and East 21st Street South requesting rezoning from **OM** to **CG**

STAFF RECOMMENDATION:

SECTION I: Z-7711

DEVELOPMENT CONCEPT: The applicant has proposed rezoning without any use limitations. The immediate plan is to develop the site with office warehouse uses with development standards as allowed in the CG district.

DETAILED STAFF RECOMMENDATION:

The applicant requested CG zoning on a tract that is not part of any overlay or small area planning process. Tulsa Comprehensive Plan identifies the area as a Mixed-Use Corridor and,

The Mixed-Use Corridor designation anticipates a wide variety of uses that would fit the context of the abutting CS properties and,

CG zoning standards do not require the minimum lot and area standards that are common in abutting residential districts however the supplemental standards for uses in a CG district will provide adequate buffer and screening for the residential zoning properties abutting the site and,

CG zoning districts allow a wide variety of uses and more development options than abutting CS districts however the uses allowed are consistent with the expected redevelopment in the surrounding commercially zoned areas therefore,

Staff recommends approval of Z-7711 to rezone property from OM to CG.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: CG zoning allows uses that are consistent with the expected development pattern contemplated in the Mixed-use corridor. This site is not adjacent to a high-capacity street system, but CG zoning allows building placement close to the street as suggested in the mixed-use corridor land use designation.

Land Use Vision:

Land Use Plan map designation: Mixed-Use Corridor

A Mixed-Use Corridor is a plan category used in areas surrounding Tulsa's modern thoroughfares that pair high-capacity transportation facilities with housing, commercial, and employment uses. The streets usually have four or more travel lanes, and sometimes additional lanes dedicated for transit and bicycle use. The pedestrian realm includes sidewalks separated from traffic by street trees, medians, and parallel parking strips. Pedestrian crossings are designed so they are highly visible and make use of the shortest path across a street. Buildings along Mixed-Use Corridors include windows and storefronts along the sidewalk, with automobile parking generally located on the side or behind. Off the main travel route, land uses include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods.

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: None

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 property is currently undeveloped with trees and shrubs. The site is generally flat and adjacent to a two lane street with side ditches.*

Environmental Considerations: None that would affect site development.

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
South 92 nd East Avenue	None	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-3	Mixed-use corridor	Growth	Single family
East	CS	Mixed-use corridor	Growth	Self storage
South	CS	Mixed-use corridor	Growth	Commercial

West	RS-3	Mixed-use corridor	Growth	Not developed
------	------	--------------------	--------	---------------

SECTION III: Relevant Zoning History

History: Z-7711

Subject Property:

ZONING ORDINANCE: Ordinance number 11816 dated June 26, 1970, established zoning for the subject property.

Surrounding Property:

BOA-19742 January 2004: The Board of Adjustment **approved** an amended site plan previously approved by BOA-19501, on property located at 2161 South 91st East Avenue.

BOA-19501 January 2003: The Board of Adjustment **approved** a *Special Exception* to permit a church and accessory use in an RS-3 district, on property located at 2161 South 91st East Avenue.

BOA-18202 September 1998: The Board of Adjustment **approved** a *Special Exception* to permit two manufactured buildings in an RS-3 zoned district for use as class rooms & a *Variance* to allow the buildings permanently on the property & a *Variance* of the required setback from property line for accessory building from 3' to 0' & Approval of an amended site plan previously approved for temporary manufactured homes on the SE/c, on property located at 9123 East 22nd Place.

BOA-14426 April 1987: The Board of Adjustment **approved** a *Variance* to permit setback from freeway right-of-way from 10' to 1' to allow for a sign; per design standards submitted; finding a hardship imposed on the applicant by the close proximity of the business to entrance ramp of the Gilcrease Expressway after the taking, on property located at Block 1, Happy Homes Addition.

BOA-13983 April 1986: The Board of Adjustment **approved** a *Variance* to permit outdoor storage in conjunction with an existing mini-storage within 300' of an abutting R District, on property located at the SE/c of 21st Street and South 92nd East Avenue.

Z-5815 June 1983: All concurred in **approval** of a request for *rezoning* a tract of land from RS-3 to OM on property located Lots 2 & 10 Block 2 Memorial Acres.

BOA-12287 November 1982: The Board of Adjustment **approved** a *Variance* to permit the sign requirements from 32 square feet in an OM district, on property located at 91st East Avenue and 22nd Place.

BOA-11785 January 1982: The Board of Adjustment **approved** a *Special Exception* to permit church use and church school use with related activities in an RS-3 District; & a *Special Exception* to allow a mobile home to remain on property that is used for classrooms, on property located at 9123 East 22nd Place.

BOA-11772 January 1982: The Board of Adjustment **approved** a *Special Exception* to permit an increase of the floor area ratio from 25% to 40% in an OL District; & a *Variance* of the one-story height limitation to permit a two-story building; & a *Special Exception* to permit the erection of a radio tower whose height will not exceed 148' and, a 3.7 meter earth station & a *Variance* of the size of a sign in an OL District & a *Special Exception* to remove the screening where existing physical features provide visual separation of uses; (b) where an alternative screening will provide visual separation of uses; and (C) grant an extension of time to erect a screen where properties which are to be benefitted are undeveloped, on property located in the vicinity of 22nd Place and 92nd East Avenue.

BOA-11172 September 1980: The Board of Adjustment **approved** a *Special Exception* to permit a mobile home in an RS-3 District, & a request for a *Variance* to permit more than one mobile home on a lot, on property located at 3701 South Nogales Avenue.

BOA-11152 November 1980: The Board of Adjustment **approved** a *Request* to permit a mobile home on the property for one year to house the Christian School, on property located at 9123 East 22nd Place.

BOA-8715 August 1975: The Board of Adjustment **approved** a *Special Exception* to permit erection of mini storages with caretaker's quarters in CS District, on property located at I-44 & 92nd East Avenue.

BOA-6991 May 1971: The Board of Adjustment **approved** a *Variance* to permit the maintenance of an office in a residence, & permission to park two trash trucks in an RS-3 District, on property located at 2161 South 91st East Avenue.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **SHIVEL**, the TMAPC voted 9-0-0 (Bayles, Covey, Craddock, Hood, Humphrey, Krug, Shivel, Whitlock, Zalk, "aye"; no "nays"; none "abstaining"; Carr, Walker, "absent") to recommend **APPROVAL** of the CG zoning for Z-7711 per staff recommendation.

Legal Description for Z-7711:

LT 2 BLK 2, MEMORIAL ACRES ADDN, City of Tulsa, Tulsa County, State of Oklahoma

* * * * *

Items 4 and 10 were presented together.

4. **Z-7712 Wallace Design Collective, Mike Thedford** (CD 1) Location: Northeast corner of Martin Luther King Jr. Boulevard and East Reading Street requesting rezoning from **RS-4 to RM-0 with an optional development plan** (Related to Black Wall Street Square Preliminary Plat)

STAFF RECOMMENDATION:

SECTION I: Z-7712

DEVELOPMENT CONCEPT: The developer has requested rezoning to allow redevelopment of this parcel with townhome development. The development plan limits use on the subject tract so only a townhome development can be constructed. A concept lot configuration has been attached to illustrate lot layout and street configuration. RM-0 zoning is the zoning requested which supports townhome development building setbacks adjacent to Martin Luther King Jr. Blvd within 10 feet of the planned right-of-way. The townhome development is consistent with the concepts supporting housing choices identified in the Unity Heritage Neighborhood Small Area Plan.

DETAILED STAFF RECOMMENDATION:

Z-7712 requesting RM-0 zoning with an optional development plan to allow private streets and townhome uses that are compatible with the existing surrounding properties and,

Lot and building regulations identified in the provisions of the optional development plan are consistent with the RM-0 zoning requirements. The lot sizes identified in the optional development plan are consistent with the anticipated future development pattern of the surrounding property and,

The optional development standards defined in Section II is consistent with the development plan standards defined in the Tulsa Zoning Code and,

Lot and building regulations in Z-7712 are consistent with the New Neighborhood land use designation of the Comprehensive Plan therefore,

Staff recommends Approval of Z-7712 to rezone property from RS-4 to RM-0 with the development plan outlined in Section II.

SECTION II: Z-7712 OPTIONAL DEVELOPMENT PLAN STANDARDS:

GENERAL PROVISIONS:

1. All uses, supplemental regulations, residential building types, lot and building regulations, and other relevant regulations shall conform with the provision of the Tulsa Zoning Code for development in an RM-0 zoning district except as outlined in in the optional development plan.
2. All use categories, subcategories or specific uses and residential building types that are not listed in the following development plan are prohibited.
3. Lots in the entire optional development plan area may be served by private streets.

PERMITTED USES CATEGORY:

Residential

Household Living (if in allowed building type identified below)
 Uses permitted by right in the RM-0 Zoning District.

Permitted Uses: Uses permitted by right in the **RS-2 RM-0** Zoning District.

LOT AND BUILDNG STANDARDS:

Minimum Lot Size for townhouse	1600 sq. ft.
Minimum Lot Width	20 feet
Minimum Building Setbacks:	
-Street Setbacks	
Arterial	10 feet (from planned right of way)
Private Streets	10 feet (from reserve area)
- Rear Yard	20 feet
- Side (End Units):	5 ft.
Maximum Building Height	35 feet
Minimum Open Space Per Lot	1200 SF

PRIVATE STREETS AND MAINTENANCE OBLIGATIONS FOR COMMON AREAS AND IMPROVEMENTS:

1. All lots within the subdivision shall include direct vehicular access to a private street. All private streets shall be in a reserve area as defined on the face of the final plat.
2. All operations and maintenance responsibilities for improvements in reserve areas shall be assigned to the Homeowners Association. The reserve area language in the plat shall include provisions that provide common use and benefit of the owners of the residential lots, their guest, and invitees for providing vehicular and pedestrian access to and from the various residential lots and to and from public streets.
3. Provisions shall be made to allow access to the City of Tulsa, the United States Postal Service, private parcel delivery services, public utility providing service to the subdivision and to any refuse collection service which provides service within the subdivision the right to enter and traverse the private street and to operate thereon all service, emergency and allow government vehicles including, but not limited to, police and fire vehicles and equipment.
4. Private streets and sidewalks abutting private streets shall be constructed to meet or exceed the City of Tulsa Engineering standards for minor residential streets and must satisfy the provisions of the Tulsa Metropolitan Area Subdivision and Development Regulations.
5. Private streets intersecting with public streets must have a vehicular turn around area before any entrance gate that allows a complete turnaround completely outside the street right of way of the intersecting public streets. A building permit is required prior to subdivision entrance features that may include gates, walls, security systems, lighting, and access controls. Entrance features must be reviewed and approved by the technical advisory committee before building permit approval and installation.

VEHICULAR DRIVE LIMITATIONS

Each lot will have access to a garage entrance from the private street system. Driveway access from each lot abutting Martin Luther King Jr Blvd, East Reading Street and North Cincinnati Place is prohibited.

BUILDING TYPE FOR HOUSEHOLD LIVING

Residential

Household Living
Townhouse
2-unit townhouse
3+-unit townhouse

PLATTING REQUIRMENT:

A final plat meeting or exceeding the minimum standards of the City of Tulsa shall be filed at the Tulsa County Courthouse prior to receipt of any residential building permit.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Townhome uses and building types are consistent with the New Neighborhood Land use designation.

Land Use Vision:

Land Use Plan map designation: New Neighborhood

The New Neighborhood residential building block is comprised of a plan category by the same name. It is intended for new communities to develop on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of internal and external connectivity and shall be paired with an existing or New Neighborhood or Town Center.

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:

Martin Luther King Jr. Blvd is a fully developed secondary arterial street with 4 lanes of traffic. Redevelopment of this site, with any of the anticipated uses that commercial or residential zoning would allow, will increase traffic on existing street infrastructure. Existing street infrastructure can easily support small scale commercial or any residential zoning use in this area.

Part of the street system will include sidewalks. Along Martin Luther King Jr. Blvd a sidewalk has been constructed, however no sidewalks are currently located on East Reading Street or North Cincinnati. Sidewalks with appropriate infill at this site will support the new neighborhood concept and will be required as part of the plat process.

Trail System Master Plan Considerations: None

Small Area Plan: Unity Heritage Neighborhoods Sector Plan

The unity heritage neighborhood sector plan was adopted in November 2016 and supports a wide variety of housing choices including townhome developments.

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The property was originally platted with 12 lots. None of the original homes are on the site and the subject tract is vacant. Existing easements and utilities are in the original location in the center of the parcel.*

Environmental Considerations: None that would affect site redevelopment.

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
Martin Luther King Jr. Blvd	Secondary Arterial	100 feet	4
East Reading Street	None	50 feet	2
North Cincinnati Place	None	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-4	Existing and new neighborhood	Growth and Stability	Detached single family
East	RS-4	Existing neighborhood	Stability	Detached single family
South	RS-4	New Neighborhood	Stability	Detached single family
West	RS-4	Existing neighborhood	Stability	Detached single family

SECTION IV: Relevant Zoning History

History: Z-7712

ZONING ORDINANCE: Ordinance number 11918 dated Sept 1, 1970, established zoning for the subject property.

Subject Property:

SA-3 April 2018: All concurred in **approval** at city council (TMPAC recommended **denial**) to apply supplemental zoning, HNO (Healthy Neighborhoods Overlay), to multiple properties within the plan area boundaries of Greenwood Heritage Neighborhoods Sector Plan (also known as the Unity Heritage Neighborhoods Plan), 36th Street North Corridor Small Area Plan, and The Crutchfield Neighborhood Revitalization Master Plan (related to ZCA-7).

Surrounding Property:

PUD-842 January 2016: All concurred in **denied** of a proposed *Planned Unit Development* on a 1.60± acre tract of land for on property located Northeast corner of Queen and Martin Luther King.

Z-7321 January 2016: All concurred in **denied** of a request for *rezoning* a tract of land from RS-4 to CS on property located NE/c of E. Queen St. and N. Martin Luther King Blvd.

PUD-743-A Abandonment July 2011: All concurred in **approval** of a proposed *Planned Unit Development Abandonment* on a tract of land for on property located North and east of northeast corner of North Cincinnati Avenue and East Queen Street.

BOA-20874-A March 2011: The Board of Adjustment **approved** an Amendment to a condition of a previous approval to extend or eliminate the 2-year time limitation of a childcare center in the RS-3, on property located at 1619 N Boston Place.

BOA-20874 March 2009: The Board of Adjustment **approved** a *Special Exception* to permit a childcare center in the RS-3 district; a Variance of the parking requirement for a childcare center; and a Variance of the minimum lot size, minimum frontage required, and minimum building setback from an abutting R district to permit a childcare center in the existing dwelling, on property located at 1619 N Boston Place.

BOA-19744 January 2004: The Board of Adjustment **approved** a *Variance* to permit average lot width from 50' to 44' to permit Lot-Split, on property located at 228 East Seminole Place North.

BOA-18456 June 1999: The Board of Adjustment **approved** a *Special Exception* to permit a tent revival in an R zoned district from July 23, 1999, through August 2, 1999, on property located at NE/c East Seminole Place & North Cincinnati.

BOA-10604 August 1979: The Board of Adjustment **approved** a *Variance* to permit the setback requirements as per plot plan to permit an addition to the present dwelling at 208 East Reading Street, on property located at 208 East Reading Street.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **KRUG**, the TMAPC voted 9-0-0 (Bayles, Covey, Craddock, Hood, Humphrey, Krug, Shivel, Whitlock, Zalk, "aye"; no "nays"; none "abstaining"; Carr, Walker, "absent") to recommend **APPROVAL** of the RM-0 zoning for Z-7712 per staff recommendation.

Legal Description for Z-7712:

All of Block Three (3) Dickason Goodman Addition, City of Tulsa, Tulsa County, Oklahoma

* * * * *

Items 5 and 6 were presented together.

- 5. CZ-541 STP Solutions, INC** (County) Location: North of the northwest corner of East 94th Street South and South 190th East Avenue requesting rezoning from **AG-R to RS** to permit a single-family residential subdivision (**Related to PUD-866**) (Continued from April 5, 2023)

STAFF RECOMMENDATION:

SECTION I: CZ-541

DEVELOPMENT CONCEPT: The applicant is requesting to rezone from AG-R to RS to a permit gated single-family subdivision with private streets. A PUD (PUD-866) is being concurrently proposed with this rezoning to establish the allowable use and the bulk and area requirements. The lots within the PUD area are intended to be a half acre minimum in size. The proposal lies within the Level 1 - Rural Residential designation of the City of Broken Arrow Comprehensive Plan, which has been adopted as part of the Tulsa County Comprehensive Plan. This proposal, along with the accompanying PUD are compatible with this designation.

DETAILED STAFF RECOMMENDATION:

CZ-541 is non-injurious to surrounding proximate properties and consistent with the Tulsa County Comprehensive Plan;

CZ-541 is consistent with the anticipated future development pattern of the surrounding property therefore,

Staff recommends Approval of CZ-541 to rezone property from AG-R to RS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is located in the Fenceline of the City of Broken Arrow and is designated as Level 1 - Rural Residential. The City of Broken Arrow's Comprehensive Plan was adopted as part of the Tulsa County Comprehensive Plan on October 6, 2020. The City initiated the Broken Arrow Next Comprehensive Plan with a horizon year of 2040 to create a cohesive vision that will accommodate future growth and maintain the city's high quality of life. The Plan was adopted by the Broken Arrow City Council on August 6, 2019 (Resolution Number 1255). The vision for the Broken Arrow Next Comprehensive Plan reflects the ideas, needs, and desires of community leaders, staff, and citizens. A variety of engagement techniques were utilized to develop this collective vision throughout the plan's development. Specific methods used to gather input included the creation of a

Steering Committee and Technical Advisory Task Force, stakeholder interviews, four public workshops, design charrette, and an online survey.

Land Use Vision:

Land Use Plan map designation: Level 1 - Rural Residential

Level 1 represents the lowest intensity of land use in Broken Arrow. It is used primarily in the non-urbanized areas of Broken Arrow or to reflect established areas of very low-density residential development that may be expected to remain as an exception in urbanized areas. The principal uses in this level are either agriculturally related or single-family homes on large lots. A request for R-2, RS-2, or RS-3 zoning in the Level 1 may be in accordance with the Comprehensive Plan, provided the site for the rezoning request is located adjacent to an arterial street, or is part of an existing R-2, RS-2, R-3, or RS-3 area which is located adjacent to an arterial street. Due to the uses allowed in this level of intensity, areas designated as Level 1 should generally be kept free of significant vehicular traffic generators and noisy or polluting uses. In addition, special consideration should be given to the manner in which Level 1 uses abut the other levels of higher intensity.

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: S 190th E Ave does not have a designation.

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 subject site currently contains a single-family residence and agricultural land.

Environmental Considerations: None

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
-----------------	-------------	----------	----------------

S 190 th E Ave	None	None	2
---------------------------	------	------	---

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	AG-R	Level 1 – Rural Residential	N/A	Single-Family / Agricultural
South	RE	Level 1 – Rural Residential	N/A	Single-Family / Agricultural
East	AG-R	Level 1 – Rural Residential	N/A	Single-Family / Agricultural
West	RE	Level 1 – Rural Residential	N/A	Single-Family / Agricultural

SECTION III: Relevant Zoning History

History: CZ-541 (Related to PUD-866)

ZONING ORDINANCE: Resolution number 98254 dated September 15, 1980, established zoning for the subject property.

Surrounding Property:

CBOA-1282 August 1994: The Board of Adjustment **approved** a *Special Exception* to permit reduced minimum setback distance from oil and gas wells and related storage tanks to permit the construction of new dwelling unit, on property located at 9200 Block of South 187th East Avenue.

CBOA-1073 March 1992: The Board of Adjustment **approved** a *Variance* to permit a beauty shop in an AG-R zoned district & a *Variance* of the all-weather surface parking, on property located at 19122 East 91st Street South.

BOA-7142 September 1971: The Board of Adjustment **approved** a *Variance* for a modification of front footage requirements in an AG District to permit a lot split on property located at 18900 E. 91st St

The applicant was not present.

TMAPC Comments:

Mr. Craddock asked if staff had spoken with the City of Broken Arrow since this falls within their Comprehensive Plan.

Staff stated “yes,” and they had no issues with this application.

Interested Parties:

John Mason 9225 South 187 East Avenue, Broken Arrow, OK 74012

Mr. Mason stated almost everyone in the area has 2 acres or more. He stated it is a rural community and most moved there because they like not having neighbors that live close by. Mr. Mason stated building homes on half acre lots will lower the property value. He stated he is concerned because everyone in the area is on a septic system because there is no sewer system. Mr. Mason stated flooding is going to be an issue because currently everything runs down through his lot and then goes to the east. He stated they do not have any idea how all this water will be controlled. He stated he is opposed to this application.

Mr. Covey stated the last time this was before the Planning Commission all the interested parties spoke and then the vote was to continue this item to today’s meeting.

Staff stated the applicant was going to speak with some of the neighbors to see if he could work out some of the issues. He stated he did know if that had happened.

Richard Lawson 9221 S 190th E Avenue, Broken Arrow, OK 74012

Mr. Lawson stated his property, which is his lifetime investment, is directly impacted by this development because it is right in front of his property. He stated that he moved away from a busy street because he liked what this neighborhood character offered him. He stated his property is a gorgeous space with a rural, country atmosphere where you could have chickens if you wanted them. Mr. Lawson stated when you drive into this neighborhood you see properties that the homeowners have invested a lot of money into, and they all are large enough to provide a buffer between theirs and the neighbors. He stated not everyone likes that and you could go east half a mile and the houses are just like they are closer to town. Mr. Lawson stated if this application is approved it would not be consistent with the Commission's purposes as stated in the mission statement to maintain and promote the desired physical character of the existing neighborhood. He stated he takes these documents at their face value and that is s what zoning is about. Mr. Lawson stated so when you have a neighborhood like what they have you want to maintain it and promote the desired physical character of that existing neighborhood and this application does not do that.

Mr. Whitlock asked if Mr. Lawson had any contact with the applicant.

Mr. Lawson stated “no,” the only organization that has gone on is the neighbors talking to each other.

Brian King 9328 S 190th E Avenue, Broken Arrow, OK 74012

Mr. King stated he is the property directly to the south of the subject property. He stated he believed the continuance was for the applicant to come up with something that was not as dense and for water drainage besides the ditches. He stated the applicant has not contacted him and he does not know of any changes to the plan that was presented. Mr. King stated he believes most of the neighbors would be fine if it was a few houses as opposed to what was presented.

Kay King 3606 S 209th East Avenue, Broken Arrow, OK 74014

Ms. King stated she has property in the area that her son, who was the previous speaker, and daughter-in-law live in. She stated she had contacted the previous owner of the subject property a few years ago, to inquire about purchasing three acres of the subject property but he said he was not interested in selling it at that time. Ms. King stated the owner passed away and the property never went up for sale but instead this development was advertised. She stated this zoning change would not be conducive to what she would like to do if she were able to purchase the property. Ms. King stated she wanted to build a house for her and her husband.

Mr. Whitlock asked if she had heard from the applicant since the last meeting.

Ms. King stated "no," that she had spoken with the applicant representative at the last meeting and told him she would be interested in purchasing part of that property in order to build a house, but she never heard anything.

TMAPC Comments:

Mr. Covey stated he looked at the minutes from the last meeting and Commissioner Zalk was the one sort of leading this continuance. He stated Mr. Zalk's comments were to ask the applicant if he wanted to continue this to allow the applicant to reduce the density a little bit and have a conversation with the neighbors to see if they can find a more appropriate or minimal solution for everybody. Mr. Covey stated this entire area, other than the little bit of AG-R, everything else is surrounded by RE. He stated there is RE to the south, west and to the north. Mr. Covey stated the minimum lot size for RE is just slightly above half an acre. He stated but AG-R, which is what it is now, they could split it to one acre. Mr. Covey stated the aerial overview shows all big lots, like two to five acres. He stated another thing driving his vote today is the applicant did not show up and the instructions were to continue this application to go meet with the neighbors to see if they can come up with a solution.

Mr. Craddock stated he was not present and was out of town when this came before the Planning Commission last month but in reviewing this application, he has a couple of issues. He stated this is in County zoning. He stated he knows it is in the Broken Arrow Comprehensive Plan but in County zoning this is actually looked at as a higher level than it is in the city code where they say AG is a means to another end. He stated in County zoning AG definitely can be an end and to him that is important because you can keep AG and that is why this neighborhood has

been this way. Mr. Craddock stated he also recognizes the history of property in this area. These houses may not have been there 50 years ago and then someone said they wanted to develop two to five acre lots. He stated AG and residential is a vital part of zoning and how that fits within the neighborhood is important to him. Mr. Craddock stated he has some technical issues with 109th Street and with the applicant not here he cannot get answers to his questions so his vote will be no.

Ms. Bayles stated she was not present at the April 5 meeting but looking at the relationship with Comprehensive Plan and the Land Use vision on page 5.2. She stated the last sentence “due to the uses allowed in this level of intensity, areas designated as level one should generally be kept free of significant vehicular traffic generators, and noisy or polluting uses.” She stated she realizes they are not looking at something that is a high intensity, but those are 11 houses that will undoubtedly have two cars within that area and that alone is the reason she is going to be voting no.

TMAPC Action; 9 members present:

On **MOTION** of **CRADDOCK**, the TMAPC voted 9-0-0 (Bayles, Covey, Craddock, Hood, Humphrey, Krug, Shivel, Whitlock, Zalk, “aye”; no “nays”; none “abstaining”; Carr, Walker, “absent”) to **DENY** the application CZ-541.

* * * * *

- 6. PUD-866 STP Solutions, INC** (County) Location: North of the northwest corner of East 94th Street South and South 190th East Avenue requesting **PUD-866** for a gated single family residential subdivision with private streets (**Related to CZ-541**) (Continued from April 5, 2023)

STAFF RECOMMENDATION:

SECTION I: PUD-866

DEVELOPMENT CONCEPT: The applicant is requesting to rezone from AG-R to RS with a PUD overlay to permit a gated single-family subdivision with private streets. A rezoning is being concurrently proposed with this PUD (CZ-541). The proposed PUD will establish the allowable use as well as bulk and area requirements. The lots within the PUD area are intended to be a half acre minimum in size. The proposal lies within the Level 1 - Rural Residential designation of the City of Broken Arrow Comprehensive Plan, which has been adopted as part of the Tulsa County Comprehensive Plan. This proposal, along with the accompanying PUD are compatible with this designation.

The roadway layout shown in the applicants exhibits is preliminary and subject to change. Layout will be determined during the platting process.

DETAILED STAFF RECOMMENDATION:

Uses allowed in PUD-866 are consistent with the Level 1- Rural Residential land use designation identified in the Tulsa County Comprehensive Land Use plan.

PUD-866 allows lots sizes and uses that are consistent with the anticipated future development pattern of the surrounding property;

PUD-866 is consistent with the provisions of the PUD chapter of the Tulsa County Zoning Code, therefore;

Staff recommends Approval of PUD-866 to rezone property from AG-R to RS/PUD-866.

DEVELOPMENT STANDARDS:

Minimum Lot Size:	0.5 acres
Maximum Building Height:	35 feet
Minimum Building Setback from side and rear lot lines:	10 feet
Permitted Uses:	Residential single-family. No non-residential uses shall be allowed.
Maximum Number of Dwelling Units: (acre)	12 (limited to 1 dwelling unit per ½ acre)

Vehicular & Pedestrian Circulation

The proposed roadway will be a private road with a cul-de-sac to meet fire marshal requirements. The private roadway will be 24 foot wide, hard surfaced, without curbs and drainage will be provided for by bar ditches on each side of the roadway.

SCREENING AND LANDSCAPING

Shall be in conformance with Tulsa County Zoning Code requirements.

SIGNS

One ground sign at the entrance of the road and one sign at the west side of S. 190th Ave will be in place at the subdivision. The signs shall not exceed 10 feet in height and will have a maximum surface area of 40 square feet.

All standards not established as a part of this PUD shall be per Tulsa County Zoning Code requirements for lots in an RS district.

Homeowners Association

A Homeowners Association (HOA) shall be required to be formed for the proposed subdivision to handle homeowner issues and maintenance of common areas.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is located in the Fenceline of the City of Broken Arrow and is designated as Level 1 - Rural Residential. The City of Broken Arrow's Comprehensive Plan was adopted as part of the Tulsa County Comprehensive Plan on October 6, 2020. The City initiated the Broken Arrow Next Comprehensive Plan with a horizon year of 2040 to create a cohesive vision that will accommodate future growth and maintain the city's high quality of life. The Plan was adopted by the Broken Arrow City Council on August 6, 2019 (Resolution Number 1255). The vision for the Broken Arrow Next Comprehensive Plan reflects the ideas, needs, and desires of community leaders, staff, and citizens. A variety of engagement techniques were utilized to develop this collective vision throughout the plan's development. Specific methods used to gather input included the creation of a Steering Committee and Technical Advisory Task Force, stakeholder interviews, four public workshops, design charrette, and an online survey.

Land Use Vision:

Land Use Plan map designation: Level 1 - Rural Residential

Level 1 represents the lowest intensity of land use in Broken Arrow. It is used primarily in the non-urbanized areas of Broken Arrow or to reflect established areas of very low-density residential development that may be expected to remain as an exception in urbanized areas. The principal uses in this level are either agriculturally related or single-family homes on large lots. A request for R-2, RS-2, or RS-3 zoning in the Level 1 may be in accordance with the Comprehensive Plan, provided the site for the rezoning request is located adjacent to an arterial street, or is part of an existing R-2, RS-2, R-3, or RS-3 area which is located adjacent to an arterial street. Due to the uses allowed in this level of intensity, areas designated as Level 1 should generally be kept free of significant vehicular traffic generators and noisy or polluting uses. In addition, special consideration should

be given to the manner in which Level 1 uses abut the other levels of higher intensity.

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: S 190th E Ave does not have a designation.

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 subject site currently contains a single-family residence and agricultural land.

Environmental Considerations: None

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
S 190 th E Ave	None	None	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	AG-R	Level 1 – Rural Residential	N/A	Single-Family / Agricultural
South	RE	Level 1 – Rural Residential	N/A	Single-Family / Agricultural
East	AG-R	Level 1 – Rural Residential	N/A	Single-Family / Agricultural
West	RE	Level 1 – Rural Residential	N/A	Single-Family / Agricultural

SECTION III: Relevant Zoning History

History: PUD-866 (Related to CZ-541)

ZONING ORDINANCE: Resolution number 98254 dated September 15, 1980, established zoning for the subject property.

Surrounding Property:

CBOA-1282 August 1994: The Board of Adjustment **approved** a *Special Exception* to permit reduced minimum setback distance from oil and gas wells and related storage tanks to permit the construction of new dwelling unit, on property located at 9200 Block of South 187th East Avenue.

CBOA-1073 March 1992: The Board of Adjustment **approved** a *Variance* to permit a beauty shop in an AG-R zoned district & a *Variance* of the all-weather surface parking, on property located at 19122 East 91st Street South.

BOA-7142 September 1971: The Board of Adjustment **approved** a *Variance* for a modification of front footage requirements in an AG District to permit a lot split on property located at 18900 E. 91st St South.

The applicant indicated his agreement with staff’s recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **CRADDOCK**, the TMAPC voted 9-0-0 (Bayles, Covey, Craddock, Hood, Humphrey, Krug, Shivel, Whitlock, Zalk, “aye”; no “nays”; none “abstaining”; Carr, Walker, “absent”) to **DENY** the application PUD-866.

* * * * *

- 7. **Z-7697 Blas Gaytan** (CD 1) Location: Southwest corner of West Pine Street and North Main Street requesting rezoning from **CH and OL to RS-4** (Continued from April 5, 2023)

STAFF RECOMMENDATION:

SECTION I: Z-7697

DEVELOPMENT CONCEPT: Rezone the site to allow the utilization of the Neighborhood Infill Overlay for a residential project. The Neighborhood Infill Overlay (NIO) establishes zoning regulations that are intended to promote the

development of alternative infill housing in established neighborhoods. In this case the NIO would allow for the development of up to a 6-unit apartment in RS-4 zoning.

DETAILED STAFF RECOMMENDATION:

Z-7697 requesting rezoning to the RS-4 district is consistent with the recently adopted Neighborhood Infill Overlay and,

Uses and building types within the RS-4 district are consistent with the surrounding zoning pattern and,

RS-4 is consistent with the anticipated development considered in the Existing Neighborhood land use designation of the comprehensive plan and in the surrounding area therefore,

Staff recommends approval of Z-7697 to rezone property from CH/OL/NIO to RS-4/NIO.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: RS-4 zoning is consistent with the Existing Neighborhood land use designation.

Land Use Vision:

Land Use Plan map designation: Existing Neighborhood

The Existing Neighborhood category is intended to preserve and enhance Tulsa's existing single-family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.

Areas of Stability and Growth designation: Area of Stability

The areas of stability includes approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small scale infill projects. The concept of stability and growth is specifically designed to enhance

the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

Transportation Vision:

Major Street and Highway Plan: None that affect site redevelopment.

Trail System Master Plan Considerations: None

Small Area Plan: Unity Heritage Neighborhoods Sector Plan.

The Unity Heritage Plan was adopted in 2016 and adopted 8 goals and 58 implementation measures. About 45% of those implementation measures are complete or ongoing as of July 1, 2020.

Some of those goals include, enhancing the desirability of all neighborhoods in the planning area, preserving, and stabilizing the area's healthy neighborhoods, and transform and revitalize neighborhoods most impacted by vacancy or poor maintenance.

Special District Considerations:

Neighborhood Infill Overlay was approved this year is an important consideration for the expected development in the RS-4 district. The Neighborhood Infill Overlay intends to promote the development of infill housing in already established neighborhoods.

The site is also in the Healthy Neighborhoods Overlay, which has effect on residential uses.

The Unity Heritage Neighborhoods plan recognizes appropriate infill and suggest new building construction similar to the existing neighborhood scale and form.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The property is currently vacant and directly on the southwest corner of West Pine Street and North Main Street, see image below.



Environmental Considerations: None that would affect site development.

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
East Pine Street	Secondary Arterial	100'	4
North Main Street	Residential Collector	60'	2

Utilities: The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	CH/OL	Existing Neighborhood	Stability	Residential
East	CH/NIO	Existing Neighborhood	Stability	Vacant

South	RS-4/NIO	Existing Neighborhood	Stability	Residential
West	RS-4/NIO	Existing Neighborhood	Stability	Residential

SECTION III: Relevant Zoning History

History: Z-7697

Subject Property:

ZONING ORDINANCE: Ordinance number 11918 dated September 1, 1970, established zoning for the subject property.

SA-5 (Neighborhood Infill Overlay) August 2021: All concurred in **approval** of a request for a Special Area Overlay on multiple properties along the multiple properties located within certain neighborhoods adjacent to downtown to establishes zoning regulations that are intended to promote the development of alternative infill housing in established neighborhoods. The overlay allows for a variety of residential housing types in a manner that is compatible, in mass and scale, with the character of surrounding properties. The regulations are also intended to promote housing types that accommodate households of varying sizes and income levels and provide for a more efficient use of residential land and available public infrastructure.

SA-3 April 2018: All concurred in **approval** at city council (TMPAC recommended **denial**) to apply supplemental zoning, **HNO (Healthy Neighborhoods Overlay)**, to multiple properties within the plan area boundaries of Greenwood Heritage Neighborhoods Sector Plan (also known as the Unity Heritage Neighborhoods Plan), 36th Street North Corridor Small Area Plan, and The Crutchfield Neighborhood Revitalization Master Plan (related to ZCA-7).

BOA-20274 April 2006: The Board of Adjustment **approved** a *Special Exception* to permit a single-family residential use in an OL and CH district, on property located at 1450-1448 North Main Street.

Surrounding Property:

SA-5 (Neighborhood Infill Overlay) August 2021: All concurred in **approval** of a request for a Special Area Overlay on multiple properties located within certain neighborhoods adjacent to downtown to establishes zoning regulations that are intended to promote the development of alternative infill housing in established neighborhoods. The overlay allows for a variety of residential housing types

in a manner that is compatible, in mass and scale, with the character of surrounding properties. The regulations are also intended to promote housing types that accommodate households of varying sizes and income levels and provide for a more efficient use of residential land and available public infrastructure.

BOA-23121 May 2021: The Board of Adjustment **approved** a *Variance* to permit to reduce the 10-foot side building setbacks from R districts in an OL district to permit a single-family home, on property located at 1508 North Main Street West.

SA-3 April 2018: All concurred in **approval** at city council (TMPAC recommended **denial**) to apply supplemental zoning, HNO (Healthy Neighborhoods Overlay), to multiple properties within the plan area boundaries of Greenwood Heritage Neighborhoods Sector Plan (also known as the Unity Heritage Neighborhoods Plan), 36th Street North Corridor Small Area Plan, and The Crutchfield Neighborhood Revitalization Master Plan (related to ZCA-7).

BOA-22408 April 2018: The Board of Adjustment **approved** a *Special Exception* to permit a fence to exceed 4 feet in height in the front street setback, on property located at 1511 North Main Street East; 11 Pine Street North.

BOA-20273 April 2006: The Board of Adjustment **approved** a *Special Exception* to permit a single-family residence on an OL zoned property & a *Variance* of the setback from centerline of an arterial street from 100' to align with existing residential structure to the east or 65.6' & a *Variance* of one-story to allow two-story in OL, on property located at 110 E. Pine.

BOA-19122 June 2001: The Board of Adjustment **approved** a *Special Exception* to permit a single-family residence on an OL zoned property & a *Variance* of the setback from centerline of an arterial street from 100' to align with existing residential structure to the east or 65.6' & a *Variance* of one-story to allow two-story in OL, on property located at 110 E. Pine.

BOA-16378 July 1993: The Board of Adjustment **approved** a *Special Exception* to permit residential use in a CG and OL zoned district, on property located at 1441, 1507 and 1508 North Boston Avenue.

BOA-14971 November 1988: The Board of Adjustment **approved** a *Minor Variance* to permit a side yard setback from 10' to 8' to allow for an addition to an existing dwelling, on property located at 1439 North Boston Avenue.

BOA-7503 June 1972: The Board of Adjustment **approved** a *Variance* to permit modification of the side yard requirements in an RM-1 District to permit building single family residences with 5' side yards, on property located at 212 & 216 East King Street, 1427 North Boston Avenue & 1207 & 1209 North Main Street.

The applicant was not present.

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **KRUG**, the TMAPC voted 9-0-0 (Bayles, Covey, Craddock, Hood, Humphrey, Krug, Shivel, Whitlock, Zalk, “aye”; no “nays”; none “abstaining”; Carr, Walker, “absent”) to recommend **APPROVAL** of the RS-4 zoning for Z-7697 per staff recommendation.

Legal Description for Z-7697:

Lot One (1), Block Four (4), LESS the North Twenty (20) feet of Lot One (1) and LESS the West Ten (10) feet of the South Thirty (30) feet of Lot One (1) and Lot Two (2), Block Four (4), LLOYD ADDITION to the City of Tulsa, Tulsa County, Oklahoma, according to the recorded Plat thereof.

* * * * *

8. **Z-7681 Lion Clendenen** (CD 9) Location: East of the northeast corner of South Harvard Avenue and East 45th Street South requesting rezoning from **RS-1 to OL** (Continued from November 2, 2022) (**Staff requests a continuance to June 7, 2023**)

STAFF RECOMMENDATION:

SECTION I: Z-7681

DEVELOPMENT CONCEPT: The applicant has request rezoning a lot east of an existing dental office with the idea that an office uses will be developed on this lot with specific design details being considered for new site development.

DETAILED STAFF RECOMMENDATION:

OL zoning is consistent with the Mixed-Use Corridor land use designation and the Area of Growth however staff has received some objection to the request and,

The uses permitted in an OL district are intended to facilitate the development and preservation of low-intensity office development uses and are intended to promote neighborhood employment uses and services and,

The development standards in the OL district provide adequate design and development standards for building size and parking design to help mitigate office expansion closer to the existing neighborhood and,

This site is at the eastern side of the Mixed-Use Corridor land use designation and the Area of Growth that recognizes appropriate infill development therefore,

Staff recommends approval of Z-7681 to rezone property from RS-1 to OL.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: *Mixed-Use Corridor and the Area of Growth both support the idea of appropriate small infill development.*

Land Use Vision:

Land Use Plan map designation: Mixed-Use Corridor

A Mixed-Use Corridor is a plan category used in areas surrounding Tulsa's modern thoroughfares that pair high-capacity transportation facilities with housing, commercial, and employment uses. The streets usually have four or more travel lanes, and sometimes additional lanes dedicated for transit and bicycle use. The pedestrian realm includes sidewalks separated from traffic by street trees, medians, and parallel parking strips. Pedestrian crossings are designed so they are highly visible and make use of the shortest path across a street. Buildings along Mixed-Use Corridors include windows and storefronts along the sidewalk, with automobile parking generally located on the side or behind. Off the main travel route, land uses include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods.

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: None

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 was originally zoned for detached single family dwelling. The home has been removed and gravel spread on a portion of the site. Large trees have been preserved and the site is gently sloping to the south toward a street with no curb and no visible underground drainage solution.

The image below is street view taken in March 2022 from the southwest corner of the subject property looking northeast.



Environmental Considerations: None that would affect site redevelopment.

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 45 th Street South	None	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	CS/PUD-351-A	Mixed-Use Corridor	Growth	Office
East	RS-1	Existing Neighborhood	Stability	Detached Single Family
West	OL	Mixed-Use Corridor	Growth	Office
South	RS-1	Mixed-Use Corridor	Growth	Detached Single Family

SECTION III: Relevant Zoning History

History: Z-7681

Subject Property:

ZONING ORDINANCE: Ordinance number 11823 dated June 26, 1970, established zoning for the subject property.

Surrounding Property:

BOA-22795 December 2019: The Board of Adjustment **approved** a *Variance* to permit two additional wall signs on the East elevation in an OL District with one street frontage, on property located at 4436 South Harvard Avenue East.

BOA-21811 December 2014: The Board of Adjustment **approved** a *Variance* to permit wall sign to exceed the permitted display surface area from 36 square feet to 39.5 square feet along East 44th Street; & a *Variance* to permit two signs to be erected per street frontage of a lot and to exceed the permitted display surface

area from 32 square feet to 55.49 square feet along South Harvard Avenue, on property located at 4408 South Harvard Avenue.

BOA-21785 October 2014: The Board of Adjustment **approved** a *Variance* to increase the cubic content of a non-conforming structure & a *Variance* to allow a two-story building in an OL District & a *Variance* to reduce the setback from 100 feet to 65 feet from the centerline of South Harvard Avenue, on property located at 3305 East 45th Street.

BOA-20240 March 2006: The Board of Adjustment **denied** a *Special Exception* to permit a .40 Floor Area Ratio in an OL district; and a *Variance* to permit a 3-story building in an OL district, on property located at 4416 South Harvard.

BOA-18568 October 1999: The Board of Adjustment **approved** a *Variance* to permit maximum building height in OL zoned district from one-story to two-stories & a *Special Exception* to increase F.A.R. from .30 to .34, on property located at 4416 South Harvard.

BOA-17817 September 1997: The Board of Adjustment **approved** a *Special Exception* to permit the screening requirement along the E. property line, on property located at NE/c 45th Street & South Harvard.

BOA-14453 April 1987: The Board of Adjustment **approved** a *Variance* to permit setback from the centerline of South Harvard Avenue from 50' to 45' to allow for a sign, on property located at 4436 South Harvard.

BOA-13545 May 1985: The Board of Adjustment **approved** a *Special Exception* to permit a satellite dish to be used with an existing insurance office in an OL zoned district, on property located at 4412 South Harvard.

BOA-11092 July 1980: The Board of Adjustment **denied** a *Variance* to permit a 3' x 5' sign on a lot that has three other signs in an OL District, on property located at 4515 South Harvard Avenue.

BOA-11082 September 1980: The Board of Adjustment **approved** a *Special Exception* to permit .40 floor area ratio, and a building height of two stories in an OL District, on property located at 4520 S. Harvard Ave.

BOA-11058 June 1980: The Board of Adjustment **approved** a *Special Exception* to permit the screening requirement where existing physical features provide visual separation of uses (on the north and the west), on property located at 4412 South Avenue.

BOA-11036 May 1980: The Board of Adjustment **approved** a *Special Exception* to permit the screening requirements where an alternative screening will provide visual separation of uses, on property located at 4416 South Harvard Avenue.

BOA-10673 September 1979: The Board of Adjustment **approved** a *Variance* to permit the setback requirements from 100' to 99' from the centerline of Harvard Avenue, on property located at south and east of 45th street and Harvard Avenue.

BOA-10386 April 1979: The Board of Adjustment **approved** a *Special Exception* to permit a floor area ratio of .40 and a building height of two stories in an OL District, on property located at 4404-4427 South Harvard Avenue.

Z-5315 September 1979: All concurred in **approval** of a request for *rezoning* a tract of land from RS-1 to OL on property located 4503 S. Harvard Ave E.

Z-5246 April 1979: All concurred in **approval** of a request for *rezoning* a tract of land from RS-1 to OL on property located 4415 S. Harvard Ave E.

Z-5284 August 1979: All concurred in **approval** of a request for *rezoning* a tract of land from RS-1 to OL on property located 3305 East 45th St S.

Z-5094 April 1978: All concurred in **approval** of a request for *rezoning* a tract of land from OL & RS-1 to OL on property located 4503 S. Harvard Avenue E.

Z-5134 September 1978: All concurred in **approval** of a request for *rezoning* a tract of land from RS-1 to OL on property located 4436 S. Harvard Ave E.

Z-4969 April 1977: All concurred in **approval** of a request for *rezoning* a tract of land from RS-1 to OL on property located 4516 S. Jamestown Ave E.

Z-4817 November 1975: All concurred in **approval** of a request for *rezoning* a tract of land from RS-1 to OL on property located 4408 S. Harvard Avenue E.

Z-4721 October 1974: All concurred in **approval** of a request for *rezoning* a tract of land from RS-1 to OL on property located 4520 S. Harvard Avenue E.

Z-5284 August 1979: All concurred in **approval** of a request for *rezoning* a tract of land from RS-1 to OL on property located 3305 East 45th St S.

Staff requested this item be continued. He stated this item was first continued 6 months ago and he has seen some preliminary plans for an optional development plan, but the staff report is not quite ready.

All interested parties agreed to the continuance to June 7, 2023.

Interested Parties:

Toni Graber 4562 S Jamestown, Tulsa, OK 74135

Ryan Herron 3323 E 45th Street, Tulsa, OK 74135

TMAPC Action; 9 members present:

On **MOTION** of **COVEY**, the TMAPC voted 9-0-0 (Bayles, Covey, Craddock, Hood, Humphrey, Krug, Shivel, Whitlock, Zalk, “aye”; no “nays”; none “abstaining”; Carr, Walker, “absent”) to **CONTINUE** Item 8 to June 7, 2023.

PUBLIC HEARING-PLATS

Review and possible approval, approval with modifications, denial, or deferral of the following:

9. **Airport Commerce Center** (CD 3) Preliminary Plat, Location: South of the southeast corner of East Apache Street and North Yale Avenue

STAFF RECOMMENDATION:

Airport Commerce Center - (CD 3)

South of the southeast corner of East Apache Street and North Yale Avenue

This plat consists of 10 lots, 1 block on 6.84 ± acres.

The Technical Advisory Committee (TAC) met on April 20, 2023 and provided the following conditions:

1. **Zoning:** The property is currently zoned CG, OL, and RS-3. TMAPC recommended approval of a rezoning (Z-7708) for the entire site to CG on April 19, 2023. Proposed lots conform to the requirements of the CG district. Rezoning approval must be completed and effective prior to approval of a final plat.
2. **Addressing:** City of Tulsa addresses and street names must be assigned and affixed to the face of the final plat along with the address disclaimer.
3. **Transportation & Traffic:** Sidewalks and appropriate ADA compliant ramps are required along all street frontages adjacent to the property and proposed street. Right-of-way permits will be required for driveways connecting to public streets. IDP approval is required for new public street prior to final plat approval.
4. **Sewer/Water:** IDP approval for sewer and water main extension is required prior to final plat approval. Label and dimension all required or existing easements. Any required offsite easements are required to be recorded and recording information must be provided on the final plat.
5. **Engineering Graphics:** Submit subdivision control data sheet with final plat. Update location map to reflect all platted boundaries and label all other areas as unplatted. Under the basis of bearing information include the coordinate system used. Provide a bearing angle shown on the face of the plat. Provide a metes and bounds written legal description. Add signature block for city officials. Provide the date of the last site visit by the surveyor.

6. **Stormwater, Drainage, & Floodplain:** IDP approval for storm sewer improvements is required prior to final plat approval. No floodplain comments.
7. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations. City of Tulsa release letter is required prior to final plat approval.

The applicant indicated her agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **KRUG**, the TMAPC voted 9-0-0 (Bayles, Covey, Craddock, Hood, Humphrey, Krug, Shivel, Whitlock, Zalk, "aye"; no "nays"; none "abstaining"; Carr, Walker, "absent") to **APPROVE** the Preliminary Subdivision Plat for Airport Commerce Center per staff recommendation.

10. **Black Wall Street Square** (CD 1) Preliminary Plat, Location: Northeast corner of North Martin Luther King Jr. Boulevard and East Reading Street (Related to Z-7712)

STAFF RECOMMENDATION:

Black Wall Street Square - (CD 1)

Northeast corner of Martin Luther King Jr. Boulevard and East Reading Street

This plat consists of 25 lots, 1 block on 1.75 ± acres.

The Technical Advisory Committee (TAC) met on April 20, 2023 and provided the following conditions:

1. **Zoning:** The property is currently zoned RS-4. A concurrent rezoning request (Z-7712) proposes RM-0 zoning for the subject tract. RM-0 would permit the use of townhomes and the configuration of the proposed lots. Rezoning approval must be completed and effective prior to approval of a final plat. Development plan standards for Z-7712 must be reflected in the deed of dedication and the development plan number must be included on the face of the plat.
2. **Addressing:** City of Tulsa addresses and street names must be assigned and affixed to the face of the final plat along with the address disclaimer.

3. **Transportation & Traffic:** Sidewalks and appropriate ADA compliant ramps are required along all street frontages adjacent to the property. Provide approved traffic barriers and a pedestrian connection from the end of the dead-end private drive to the sidewalks along Martin Luther King Jr. Boulevard. Right-of-way permits will be required for driveways connecting to public streets. Remove existing curb cuts within areas defined as limits of no access.
4. **Sewer/Water:** IDP approval for sewer and water main extension is required prior to final plat approval. Label and dimension all required or existing easements. Any required offsite easements are required to be recorded and recording information must be provided on the final plat.
5. **Engineering Graphics:** Submit subdivision control data sheet with final plat. Update location map to reflect all platted boundaries and label all other areas as unplatted. Graphically label the point of beginning.
6. **Fire:** Maintain a 20 foot minimum width for fire access roads.
7. **Stormwater, Drainage, & Floodplain:** IDP approval for storm sewer improvements is required prior to final plat approval. No floodplain comments.
8. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations. City of Tulsa release letter is required prior to final plat approval.

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **KRUG**, the TMAPC voted 9-0-0 (Bayles, Covey, Craddock, Hood, Humphrey, Krug, Shivel, Whitlock, Zalk, "aye"; no "nays"; none "abstaining"; Carr, Walker, "absent") to **APPROVE** the Preliminary Subdivision Plat for Black Wall Street Square per staff recommendation.

PUBLIC HEARING-COMPREHENSIVE PLAN AMENDMENTS

Review and possible adoption, adoption with modifications, denial, or deferral of the following:

11. planitulsa Update Consider adoption of an amendment to the City of Tulsa Comprehensive Plan, planitulsa: staff report and plan document <https://tulsaplanning.org/docs/planitulsa/planitulsa-Full-Document-TMAPC-Draft-2023-04-12.pdf>

STAFF RECOMMENDATION:

Item

Consider adoption of an amendment to the City of Tulsa Comprehensive Plan, planitulsa.

Background

In 2019 the Tulsa Planning Office began an update to the City of Tulsa Comprehensive Plan as it approached 10 years since it was last updated in 2010. This process has included a great deal of internal research, analysis, and mapping to understand what has changed since plan adoption and what best practices for comprehensive planning processes have emerged in other cities. After establishing the base understanding for what needed to be updated in each portion of the comprehensive plan, internal teams were established for each of the proposed plan chapters. These chapters include:

- . Development Review Guide
- . Future Land Use
- . Transportation
- . Economic Development
- . Housing and Neighborhoods
- . Communities
- . History, Culture, and Creativity
- . Parks and Recreation
- . Environment and Natural Resources
- . Public Services

These teams conducted significant subject matter expert engagement with more than 200 interviews, meetings, and discussions to inform content development for each chapter. Engagement with the general public followed this subject matter expert engagement, including public meetings about infill development, a series of local homebuilder roundtable discussions, multiple surveys, a substantial series of virtual public meetings, a planitulsa contact email account, and a planitulsa telephone hotline. Across these formats more than 3,000 Tulsans outside of the subject matter expert group contributed their ideas, concerns, and priorities to the process. This input was the foundation for the development of a draft plan. This

draft plan was completed in late fall of 2021, and Tulsa Planning Office staff began an review process with a variety of stakeholders internal to the City of Tulsa and INCOG.

By September 21st, 2022, all chapters of the plan had moved through the internal review process, which included review by Tulsa Planning Office, INCOG leadership, City Legal, and City department heads. Contributing departments included Development Services, Engineering Services, Streets & Stormwater, Water & Sewer, Tulsa Police Department, Tulsa Fire Department, Asset Management, Working in Neighborhoods, Municipal Courts, Communications, Mayor's Office of Resilience and Equity, Tulsa Parks, River Parks Authority, Partner Tulsa, the Housing Policy Director, and the Office of Performance Strategy and Innovation (OPSI). Modifications to the draft plan were made based on the input of these departments. Following this review by departmental leadership, the plan was delivered to TMAPC for review on September 26th, 2022, the City Council through a series of three small group meetings held on September 13th, 2022, September 14th, 2022, and September 26th, 2022, and to the Mayor's Office on October 18th, 2022. TMAPC, the Tulsa City Council, and the Mayor's Office were given several weeks to review the plan and to discuss needed modifications with Tulsa Planning Office staff prior to the release of the draft plan to the general public in November.

Beginning on November 18th, a mailer was sent to 196,200 addresses within the city limits notifying residents of the availability of the draft plan in English and Spanish for public review online through the Konveio interface and in-person at 10 libraries across the city. A series of open house meetings was held in conjunction with each of the 9 City Councilors through the months of December, January, and February. The draft plan remained available for review between November 18th and March 6th, for a total of more than 16 weeks. During that timeframe the draft plan was viewed more than 10,000 times on Konveio, more than 1,000 comments were left between Konveio, and comment cards left at the libraries and public meetings, and more than 10,000 upvote/downvote interactions were recorded. The recorded presentations of the plan on the Tulsa Planning Office website, recorded in both English and Spanish, were also viewed more than 1,000 times on Youtube, and the presentation aired several times per day on TGOV. More than 100 input emails were sent to planitulsa@incog.org, and more than 50 voicemails were left at the planitulsa phone number.

After the public review period closed on March 6th, staff worked through the many pieces of input on the plan and made determinations of what changes needed to be made to the draft plan to reflect the input of Tulsa residents. This process included identifying potential changes and reviewing those with City departments relevant to the implementation of such recommendations. Where the plan identifies departments as “Involved Parties” in the implementation of an action, updates occurred to reflect the recent reorganization announcement from the Mayor’s Office. The draft plan that was reviewed by the public remains available for review on the Tulsa Planning Office website, as well as the recorded presentation and information about next steps. These can be found at: <https://tulsaplanning.org/programs/projects/planitulsa/>

Once all the updates were completed and reviewed, the plan was finalized on April 12th, 2023, and both the updated draft and public review draft were sent to TMAPC, along with a list of changes made in the plan, and a spreadsheet of all public comments received.

Recommendation

Staff recommends that TMAPC adopt the amendment to the City of Tulsa Comprehensive Plan, planitulsa.

TMAPC Comments:

Ms. Bayles stated she had emailed staff some questions and she appreciated the response. She stated the Planning Commission did not receive a redline but received a report of the changes to the plan. Ms. Bayles stated it is hard to read if you are trying to get through it quickly. She stated in the future she would like to have drafts that are presented and then changes are made red lined because she got to the transportation action table, and it was not the same between the draft and the new April copy. Ms. Bayles stated there are 100 Plus pages of public comments and she does not know where they belong. She stated in terms of building public trust their comments should be acknowledged. Ms. Bayles stated perhaps they go into an addendum to the Comprehensive Plan. She stated that she may not have been around the eight times that Staff presented updates to this process, but she chaired the Planning Commission when they approved the contract for John Fregonese to be hired as a consultant. Ms. Bayles stated one of the things that was really an essential element to that was the citizens’ steering committee. She asked why a steering committee was not created for this update.

Staff stated in her opinion the view of the planning process looks different today and the steering committee is sort of an older way of thinking. She stated they would not want to see a citizen steering committee that had ultimate control over what ideas went into the plan, they wanted to look more broadly than that. Staff stated for instance, there is no way that they could have gained all the information

from a group of a dozen people, as they did from over 200 subject matter experts. She stated she knows that's sort of the traditional way that cities have operated, but that is becoming less of a best practice, because it does put that control on what moves forward in the hands of a few verses opening it up more broadly.

Ms. Bayles stated she disagrees and thinks in terms of the last planning process that was a partnership and allowed both parties to have a give and take. She stated when looking at the list of contributors or subject matter experts there were several that were not involved that she thinks could have been good contributors and she thinks that is what a steering committee does in terms of being able to enlarge that pool.

Staff stated a steering committee would not necessarily have all of those representatives on it and that same discussion happened with the Tulsa County Zoning Code working group because everyone cannot be represented. She stated they could not meet with everyone in the universe however, they let the word go out very broadly that they wanted input. Staff stated there were listening sessions, early on before the plan was a draft for people to join. She stated there were postcards mailed to every household. Staff stated there was no way they could reach out to everyone personally, but they had the opportunity to reach out to staff and say they would like to be part of this. She stated she had an email exchange from January with Nick Lombardi about the Tulsa County Zoning Code, and he also wanted an update on planitulsa, so she sent him the links and the information and told him to let her know if he wanted to meet and discuss or if he had any comments. Staff stated that was a personal open door to Nick and she did not hear anything. She stated staff can only do so much, but our door has always been open for all of these people to be involved.

Ms. Bayles stated she is going to continue to disagree with staff on that. She stated she thinks that a steering committee is an essential element of building public trust. She stated It is not the entity that designates all the organizations or represents all the organizations that are a part of this contributor. Ms. Bayles stated she would suggest that all of the maps that are in this report be full page just for ease of review. She asked if the Renaissance neighborhood had been approved for the Neighborhood Character Overlay.

Staff stated "no".

Ms. Bayles asked if staff could say with 100% assurance that all the organizations listed as contributing to the community engagement process on the introduction page or who are listed as subject matter experts were aware that their participation was specific to this Comprehensive Plan update and not some other study or report.

Staff stated she would defer to Mr. Tankard, but she knows John well enough to know he would not have put them in the plan unless they knew. She stated this

plan has been John's focus for four years, so she does not know what other study or report they were participants of.

Mr. Tankard stated a lot of those organizations that Ms. Bayles listed did participate in the development roundtable but did not include all 105 invitees to that. He stated he also presented to several groups and a lot of building professionals were there as well. Mr. Tankard stated the 100 pages of public comments are available for public consumption on Konveio but not only in that format, but on the pages where the comments were made with the discussions as well.

Ms. Bayles stated she would suggest that staff publish the comments in some way, so that citizens know that their submission was acknowledged.

Ms. Krug stated she understands what Ms. Bayles is saying about people wanting to know that their thoughts were valued but she thinks the stats that staff showed Planning Commission was suffice as to not have to print off 100 pages of comments, because she does not think people will actually look at that personally. She stated a lot of times when they see documents like this one it does feel like the engagement is secondary and she wants to applaud staff for how much public engagement went into this document. Ms. Krug stated she had the unique experience of having been on both sides of this document and she knows that every time they talked to someone, they were supposed to ask them is there anyone else that they should talk to, and she is sure that she cursed John a few times because he wanted her to talk with 5 more people. But she thinks that is an admirable way to go about updating this plan.

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **KRUG**, the TMAPC voted 9-0-0 (Bayles, Covey, Craddock, Hood, Humphrey, Krug, Shivel, Whitlock, Zalk, "aye"; no "nays"; none "abstaining"; Carr, Walker, "absent") to **ADOPT** planitulsa as an amendment to the Tulsa Comprehensive Plan per staff recommendation.

OTHER BUSINESS

12. Commissioners' Comments

Mr. Shivel stated he would like to say to John Tankard that he has watched Mr. Tankard grow, in regard to his skillset, over the past several years and he appreciates all he and the entire team has done with planitulsa.

ADJOURN

TMAPC Action; 9 members present:

On **MOTION** of **COVEY** , the TMAPC voted 9-0-0 (Bayles, Covey, Craddock, Hood, Humphrey, Krug, Shivel, Whitlock, Zalk, “aye”; no “nays”; none “abstaining”; Carr, Walker, “absent”) to **ADJOURN** TMAPC meeting of May 3, 2023, Meeting No. 2889.

ADJOURN

There being no further business, the Chair declared the meeting adjourned at 2:49 p.m.

Date Approved:

Chair

ATTEST: _____

Secretary