



Tulsa Metropolitan Area Planning Commission

Minutes of Meeting No. 2929

Wednesday, January 22, 2025, 1:00 p.m.

Tulsa City Council Chambers, 175 E. 2nd St., Tulsa, OK 74103

The notice and agenda of said meeting were posted in the City Clerk’s and the County Clerk’s office on January 15, 2025 at 11:10 a.m.

Members Present: Bulmash, Craddock, Fugate, Hood, Rosene Robinson, Shivel, Turner-Addison, Walker, Whitlock, Zalk

Members Absent: Humphrey

Staff Present: Nathan Foster, Erica Grayson, Erin Roark, Susan Miller, Kim Sawyer

Speaker Key:

- (+) indicates a speaker generally supportive of an item;
- (-) indicates a speaker generally opposed to an item; and
- (=) indicates a speaker generally neutral or who has questions about an item.

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

Reports

Chairman’s Report: None

Director’s Report: Ms. Miller reported on City Council actions and other special projects. She reminded Commissioners that there will be a work session on February 5, 2025 on the 10th floor, North Conference Room at 10:30 a.m.

Approval of Minutes

1. Minutes from Meeting 2928, January 8, 2025

Motion: Approval of the minutes of Meeting 2928 from January 8, 2025.

Motion by: Zalk Second by: Hood

Vote: 10-0-0

Ayes: Bulmash, Craddock, Fugate, Hood, Rosene Robinson, Shivel, Turner-Addison, Walker, Whitlock, Zalk

Nays: none

Absent: Humphrey

Abstentions: none

Public Hearing – Rezoning

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

2. Z-7805

Location North of the Northeast corner East Admiral Place and North 91st East Avenue

City Council: 3

Applicant: Roy Cordoba

Action(s) Requested: Rezoning from RS-3 to CS

Staff Recommendation

The applicant is proposing to rezone the subject property from RS-3 to CS to support the implementation of a food truck park. Food truck parks are considered outdoor assembly and entertainment by the Tulsa Zoning Code and would still require a special exception to operate if the rezoning is approved. The use is prohibited in the RS-3 zoning district.

The property received approval for a religious assembly in 1956. There is an existing commercial building on the property that predates the residential zoning. The RS-3 zoning designation was applied in 1970.

The property is adjacent to existing CH zoning to the east which is a higher intensity commercial district. There is a single industrially zoned property to the north and two residentially zoned properties. Across North 91st East Avenue, there are additional industrial properties.

The requested CS zoning would permit low-intensity commercial uses without having a negative impact on the surrounding properties. The requested zoning is supported by the Tulsa Comprehensive Plan designation of employment.

With consideration given to the factors listed herein, staff recommends **approval** of the application.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as employment. Employment is intended to accommodate offices, warehousing and storage, manufacturing and assembly, and industrial processes. The Industrial Site Suitability map corresponds to the Employment land use designation and indicates where uses that are potentially incompatible with sensitive land uses are best suited to locate. This directs industrial uses to particular areas of the city while discouraging industrial in close proximity to Neighborhood areas.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-3/IL	Employment	Industrial/Residential
East	CH	Employment	Commercial
South	RS-3	Employment	Vacant
West	IL	Employment	Industrial

Small Area Plans

The subject property is located in the East Tulsa Neighborhood Implementation Plan within the Phase 2 area. The plan was adopted in 2005 and provided recommendations on public infrastructure improvements for the Highway 412 corridor. The proposed rezoning does not conflict with any recommendations of the small area plan.

Development Era

The subject property is in an area developed during the Late Automobile Era (1950s-present), which has grown since the mainstreaming of automobile-centric lifestyles, with a high degree of separation between residential and nonresidential uses, and low levels of street connectivity. In these areas, transportation is nearly exclusively concentrated on the mile-by-mile arterial grid, and major streets are often both transportation corridors and destination corridors, which can lead to traffic congestion. Nonresidential uses are predominantly located at the intersections of major arterial streets. Priorities in these areas include commercial revitalization, placemaking, community gathering opportunities, conservation of natural areas, a high degree of privacy, one-stop shopping, and commuting routes.

Transportation

Major Street & Highway Plan: N/A

Comprehensive Plan Street Designation: N/A

Transit: There is regular route service from MetroLink Tulsa available along East Admiral Place North.

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: Sidewalks are planned for all public street frontages.

Environmental Considerations

Flood Area: The subject property is located within the FEMA 500-year floodplain designation.

Tree Canopy Coverage: Tree canopy in the area is 16%. Preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees in particular should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

Parks & Open Space: N/A

Zoning History

Ordinance 11816, dated June 26, 1970, established zoning for the subject property.

Ms. Turner-Addison left the room at 1:08pm and returned at 1:10 pm.

Applicant Comments

Roy Cordova 41 North 91st East Avenue, Tulsa, OK 74115, stated the purpose of the rezoning is to open a restaurant on the subject property. He stated that he currently has a food truck on the property and has about 2000 followers on social media that are customers. The applicant stated he thought the property was already zoned commercial but after receiving a violation from the City of Tulsa he found out that it was not. He stated he wanted to do things right, so he applied to rezone.

Speakers

(+) Don Milligan, 9112 East Archer Street, Tulsa, OK 74115, supports the rezoning. He stated that the applicant has helped clean up the property. Mr. Milligan wants the property to be zoned commercial property.

(-) Clayton Boyce, 46 North 91st East Avenue, Tulsa, OK 74115, stated he has had multiple problems with the way the subject property has been utilized as an event center. He stated there are parties and people there until two or three in the morning. Mr. Boyce stated he has called the police numerous times and has copies of the police reports. If this rezoning is approved Mr. Boyce thinks the problem will get worse. There will be increased traffic, and the noise will also increase. Mr. Boyce would like the property to remain residential.

(-) Dewayne Boyce, 46 North 91st East Avenue, Tulsa, OK 74115, stated he has seen an average of 22 cars at some of the events that were held on the subject property. There were gunshots fired on New Years Eve and there often are parties with a live band. Mr. Boyce believes this is some kind of private club of friends and family, and that it does not need to be in the middle of a residential neighborhood.

The applicant stated he has spoken to the neighbors and after the latest nuisance complaint he doesn't believe there has been any more problems. He stated if the rezoning is approved the hours for the restaurant would be open no later than 10:00pm.

Mr. Craddock asked if the applicant was operating the events in the current building on the subject property.

The applicant stated that his father has rented the building out for parties but if the rezoning is approved, he will open a restaurant in the building.

Mr. Bulmash asked what hours the restaurant would be open if approved.

The applicant stated that the restaurant would be open no later than 10:00pm.

Mr. Bulmash asked if there would still be parties.

The applicant stated no.

Mr. Bulmash asked staff if operating hours are a part of the licensing requirements and is that enforceable.

Staff stated with CS zoning the restaurant would be a permitted use by right. He stated a small event center with the capacity of less than 250 people is also permitted use with CS but if it were to have alcohol sales, it would require additional approvals through the Board of Adjustment. Staff stated the same would be true if it were a principal use bar.

Mr. Bulmash stated if he understands it correctly that by rezoning the subject property and having a restaurant may be better for the neighbors and may eliminate some of the after-hour events.

Mr. Hood asked if the applicant was going to transition from the food truck on the subject property to the restaurant.

The applicant stated "yes", that is what he would like to do.

Ms. Rosene Robinson asked if the subject property is the only property in the area zoned residential.

Staff stated "no", there are a few others zoned residential in the area and some houses that are in industrial zoning that are non-conforming.

TMAPC Comments

Mr. Hood, Mr. Bulmash and Mr. Zalk stated that rezoning this property would take care of most of the problems the neighbors have issues with such as the noise and the late-night parties.

Commission Action

Motion: Recommend approval of the CS zoning, per staff's recommendation.

Motion by: Zalk Second by: Rosene Robinson

Vote: 10-1-0

Ayes: Bulmash, Fugate, Hood, Rosene Robinson, Shivel, Turner-Addison, Walker, Whitlock, Zalk

Nays: Craddock

Absent: Humphrey

Abstentions: none

Property Description

Lots 4, 5, and 6 Block 4, Moses Subdivision No. 2, City of Tulsa, Tulsa County, State of Oklahoma

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Other Business

3. Commissioner Comments

None

Adjournment

Commission Action

Motion: Adjourn

Motion by: Walker Second by: Craddock

Vote: 10-0-0

Ayes: Bulmash, Craddock, Fugate, Hood, Rosene Robinson, Shivel, Turner-Addison, Walker, Whitlock, Zalk

Nays: none

Absent: Humphrey

Abstentions: none

There being no further business, the meeting adjourned at 1:27 p.m.

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