



Tulsa Metropolitan Area Planning Commission

Minutes of Meeting No. 2959

Wednesday, April 15, 2026, 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 April 8, 2026 at 3:50 p.m.

Members Present: Bulmash, Craddock, Cue, Fugate, Hood, Krug, Shivel, Turner-Addison, Walker

Members Absent: Humphrey, Whitlock

Staff Present: Austin Chapman, Nathan Foster, Erin Roark, Susan Miller, Kim Sawyer, Jeff Stephens

County Staff Present: Kendal Davis

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

Work Session Report: Mr. Bulmash asked that Planning Commission, at their next meeting (May 6, 2026), consider initiating the Housing Feasibility amendments to the Zoning Code. If initiated, the Planning Office can continue to work on the amendments and present a draft at a work session in July.

Chairman’s Report: None

Director’s Report: Ms. Miller reported on City Council actions.

Approval of Minutes

1. Minutes from Meeting 2958, April 1, 2026

Motion: Approval of the minutes of Meeting 2958 from April 1, 2026.

Motion by: Bulmash Second by: Shivel

Vote: 9-0-0

Ayes: Bulmash, Craddock, Cue, Fugate, Hood, Krug, Shivel, Turner-Addison, Walker

Nays: none

Abstentions: none

Absent: Humphrey, Whitlock

Consent Agenda

None

Public Hearing - Rezoning

Mr. Bulmash disclosed that in his capacity as Senior Advisor for Housing in the Mayor's office, he has met with the developers to discuss the proposals for agenda Items 2, 4, 5, 7 and 8. He affirmed his ability to remain impartial and base his vote on the information presented at this hearing.

2. MPD-9 (Continued from March 18, 2026)

Location: North of the northeast corner of East 91st Street South and Riverside Parkway

City Council District: 2

Applicant: Eller and Detrich, Lou Reynolds

Action Requested: Rezoning from CS, RMH, RM-1 and AG to MPD-9

Staff Recommendation

The applicant is proposing to rezone the subject properties from RMH, CS, AG, and RM-1 to MPD-9 to permit a mixed-use development.

The subject property is a 30-acre site located on the east side of Riverside Parkway, east of the River Spirit Casino. The proposed master planned development would accommodate a range of new uses and establish site development standards for buildings, landscaping, parking, signage, and outdoor lighting.

The property is located within the "Arkansas River Corridor" and "Regional Center" land use designations. Both designations anticipate a range of uses and encourage mixed-use development that is well-connected, walkable, and designed for pedestrian activity. Development standards outlined below would be consistent with the land use designation at this location.

Access to the proposed project would be derived from both South Lewis Avenue and Riverside Parkway and will provide a high level of connectivity throughout the project for both vehicle traffic and pedestrian activity. The location between two primary traffic corridors and the site adjacency to the existing entertainment area to the west makes this a suitable location for higher density mixed-use development as proposed in the MPD.

If approved, the applicant projects the outcome of the development to yield 800 new multifamily residential units and 200,000 square feet of new commercial area.

The site is located within the River Design Overlay, but due to the full development exceeding 20 acres, approval of an MPD will exempt the site from the overlay regulations. The applicant has included development standards to ensure the MPD is consistent with the intent of the regulations in the River Design Overlay as required by the Tulsa Zoning Code.

With consideration given to the factors listed herein, staff recommends **approval** of the application subject to the development standards outlined below.

MPD-9 Development Standards

PERMITTED USES: The following principal uses and those uses customarily accessory to the principal uses shall be permitted within MPD-9.

Household Living:

- Single household
 - Townhouse
 - Mixed-use building
 - Vertical mixed-use building
- Two households on a single lot
 - Duplex
 - Mixed-use building
 - Vertical mixed-use building
- Three or more households on a single lot
 - Multi-unit house
 - Apartment/Condo
 - Mixed-use building
 - Vertical mixed-use building

Public, Civic and Institutional Use Category:

- Day Care
- Governmental Service or Similar Functions
- Hospital
- Library or Cultural Exhibit
- Natural Resource Preservation
- Parks and Recreation
- Postal Services
- Safety Service
- School
- Utility and Public Services Facility, Minor
- Wireless Communication Facility
- Building or Tower-mounted Antenna

Commercial Use Category:

- Animal Service
- Assembly and Entertainment (excluding Indoor and Outdoor Gun Clubs)
- Commercial Service
- Farmers Market
- Financial Services
- Lodging
- Office (excluding Plasma Center)
- Restaurant and Bars
- Retail Sales (excluding Medical Marijuana Dispensary)
- Studio, Artist or Instructional Service

Agricultural Use Category:

- Community Garden

MAXIMUM BUILDING FLOOR AREA RATIO: 1.0

MINIMUM BUILDING SETBACKS:

From Riverside Parkway	10 Feet
From South Lewis Avenue	10 Feet
From internal streets and reserve areas	0 Feet
From internal project and interior lot boundaries	0 Feet

MAXIMUM BUILDING HEIGHT: None

BUILDING FACADES; GROUND FLOOR TRANSPARENCY:

Building walls facing Riverside Parkway and South Lewis Avenue shall not contain uninterrupted, featureless wall surfaces exceeding 35 feet in either horizontal or vertical dimensions. Articulation will be provided to create visual separation by incorporating, without limitation, different building materials, discernible shifts of wall color, transparency, openings, recesses, fenestration, or projections in facades. Residential buildings are exempt from this requirement.

BUILDING COLORS, MATERIALS AND DESIGN:

On residential buildings, vinyl siding and aluminum siding are prohibited. Aluminum panels intended for commercial application are not included in this restriction.

OFF-STREET PARKING AND LOADING AREAS; PARKING AREA DESIGN:

Minimum parking requirements for each respective use shall be 50% of the minimum parking ratios established by Table 55-1 of the City of Tulsa Zoning Code. Bicycle parking must be provided at a rate of at least 150% of the ratios established in Table 55-3 of the Tulsa Zoning Code.

Except as set forth herein, parking lot landscaping shall comply with Section 65.050-D of the Tulsa Zoning Code.

Riverside Parking Lot Landscape and Screening Requirements:

Any surface parking lot which is located along the Project boundary adjacent to Riverside Parkway, and not separated by a building, shall be subject to the following minimum requirements:

Perimeter Screening: The perimeter of any surface parking lot facing Riverside Parkway shall be screened by one of the following methods:

- (a) A berm with a minimum height of 3 feet and a maximum slope of one vertical foot for every 4 horizontal feet. The berm must be planted with coniferous and deciduous trees at a rate of at least one tree per 25 linear feet of berm; or
- (b) A masonry wall with a minimum height of 2 feet and maximum height of 3 feet, with a minimum 5-foot landscaped buffer containing at least one tree per 25 linear feet located on the outside of the wall.

Interior Parking Lot Landscaping:

1. At least 50 square feet of interior parking lot landscape area must be provided for each parking space.

2. Required interior parking lot landscape areas must include at least one (1) tree and two (2) shrubs per five (5) parking spaces, with complete ground cover if located within an island.
3. All parking spaces must be within fifty feet (50') of a tree.

LANDSCAPING AND SCREENING:

Each lot shall have a total landscaped area of at least 20% of the lot area.

Riverside Parkway Landscaping Buffer Requirements: Along the boundary of the MPD facing Riverside Parkway, there shall be a minimum of one (1) canopy tree per every 25 linear feet and one (1) ornamental tree per every 50 linear feet (curb cuts not included). Required canopy trees shall be at least ten (10) feet tall with a four (4) inch caliper at planting.

South Lewis Avenue Landscaping Buffer Requirements: Along the boundary of the MPD facing South Lewis Avenue, there shall be a minimum of one (1) canopy tree per every 30 linear feet (curb cuts not included). Required canopy trees shall be at least ten (10) feet tall with a three (3) inch caliper at planting.

The aforementioned buffer areas shall be at least 7 feet in width.

Riverside Parkway right-of-way landscaping:

Subject to the approval of a license agreement with the City of Tulsa, within the right-of-way abutting the Project boundary along Riverside, a ten foot (10') wide pedestrian trail and landscaping shall be installed as follows:

1. One (1) canopy tree per 2000 square feet of area
2. Two (2) understory trees per every 3000 square feet of area
3. Native grasses planted to cover 15% of the total square footage

A Project Conceptual Landscape Plan is attached as Exhibit "E" and a Riverside Conceptual Landscape Plan showing the combined landscaping and screening along Riverside is attached hereto as Exhibit "F".

SIGNAGE:

Project signage erected or installed within fifty feet (50') of and visible from the perimeter boundary of the Property shall be limited to the following:

FREESTANDING SIGNS

Sign Type A – Primary Gateway Development Identification Signs

Maximum Number of Signs: 4 (2 vertical components, 2 horizontal components)

Location and Design: Located at the two key entry points to the Project from Riverside Parkway, these primary gateway development identification signs will flank both sides of the entry intersection to form a welcoming "gateway" feature. There will be a vertical monument component (for visibility from a distance), and a horizontal monument component that will be visually anchored to the surrounding landscape.

Content: The key wording components will be only the development's identity and logo mark.

Dimensions and Area:

Vertical component:

Max. Height: 14 feet
Max. Display Surface Area: 56 square feet

Horizontal component:

Max. Height: 7 feet
Max. Display Surface Area: 130 square feet

Materials: Masonry and/or stone base with complements of painted aluminum panels and/or wood; letters may be acrylic faces with painted aluminum returns.

Lighting: Internal and/or external ground-mounted illumination

Sign Type B – Secondary Gateway Development Identification Signs

Maximum Number of Signs: 6

Location and Design: Located asymmetrically on only one side of an entry to the Project along Riverside Parkway and South Lewis Avenue, to mark secondary arrival points to the Project.

Content: The key wording components will be only the development's identity and logo mark

Dimensions and Area:

Max. Height: 10 feet
Max. Display Surface Area: 50 square feet

Materials: Masonry and/or stone base with complements of painted aluminum panels and/or wood; letters may be acrylic faces with painted aluminum returns.

Lighting: Internal and/or external ground-mounted illumination

Sign Type C – Tenant Identity Freestanding Sign

Maximum Number of Signs: 1

Location and Design: Located adjacent to one of the key entries into the Project from Riverside Parkway.

Content: The key wording components will be the development's identity and logo mark, and a maximum of eight (8) tenant logos; tenant logos will be in one consistent color with one accent color permitted per tenant.

Dimensions and Area:

Max. Height: 35 feet
Max. Display Surface Area: 350 square feet

Materials: Masonry and/or stone base with painted aluminum tenant panels and push-thru acrylic letters; development identity letters may be acrylic faces with painted aluminum returns.

Lighting: Internal

There shall be no sign budget for Project signage that is located within and oriented to the interior of the Project and not located within the 50-foot perimeter. Interior signage shall be subject to the following minimum requirements:

WALL SIGNS

Maximum Area: 3 SF/linear foot of building wall

All wall signs shall be oriented to address the internal "high street".

DYNAMIC DISPLAYS, PROJECTING SIGNS, MARQUEE SIGNS, BLADE SIGNS

Dynamic displays, projecting signs, marquee signs, and blade signs are permitted when oriented toward the internal "high street". Dynamic Display signs may not exceed a maximum display area of 50 square feet. No dynamic display signs shall be permitted to address Riverside Parkway or South Lewis Avenue.

OTHER SIGNS

Other signage throughout the Project, such as building identification signs, nameplates, pedestrian- and traffic-directional signs, Project informational signs, and window signs shall be subject to the sign exemption provisions of Section 60.030 of the Tulsa Zoning Code.

LIGHTING:

All light standards, including building mounted, shall be hooded and directed downward and away from the boundaries of the Project. Shielding of outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level at the Project boundary. Flood lights are prohibited. Building-mounted neon lighting is only allowed when recessed or contained in a cap or architectural reveal.

TRASH AND MECHANICAL AREAS:

All trash areas shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.

Dumpsters shall be screened by an opaque screening fence or wall of similar materials to the building with a minimum height of six feet (6'). The doors shall be covered with an appropriate covering containing a minimum of 90% opacity of the gate frame.

Ground-mounted mechanical equipment shall be screened from view of a public street by walls, fences, or vegetation. Screening must be at least as tall as the tallest part of the equipment required to be screened.

Roof-mounted mechanical equipment shall be screened in one of the following ways:

1. A parapet along the building facades that is at least as tall as the tallest part of the equipment;
2. A screening fence or wall around the equipment that is at least as tall as the tallest part of the equipment; or

3. An equipment setback from roof edges by at least three feet (3') for each one foot of equipment height.

NO OUTSIDE STORAGE:

There shall be no outside storage of recycling material, trash or similar materials outside of a screened receptacle. Truck trailers and shipping containers shall not be used for storage. This section shall not apply to construction activities.

ACCESS AND CIRCULATION:**PROJECT INGRESS/EGRESS:**

Primary points of access shall be located on Riverside Parkway and South Lewis Avenue.

INTERIOR ACCESS DRIVES:

The internal "high street" and connecting internal access drives shall be established through mutual access easements and shall connect to the ingress/egress points of the overall Project. Interior access drives will be private and designed and constructed in accordance with the design requirements of the International Fire Code (IFC) for fire apparatus access.

A **Conceptual Access and Circulation Plan** is attached hereto as **Exhibit "G"**.

TRAIL AND SIDEWALK CONNECTIVITY:

An internal trail and sidewalk system will be incorporated along the "high street" to provide internal connectivity throughout the Project. Public sidewalks will be installed along Riverside Parkway and South Lewis Avenue. Trail connection points will be provided to connect with the River Trails system. A traffic signal will be installed on Riverside Parkway, subject to the approval of the City of Tulsa.

A **Conceptual Trails and Connectivity Plan** is attached hereto as **Exhibit "H"**.

ISSUANCE OF BUILDING PERMITS:

No building permit may be issued and no building or development may occur until covenants necessary to reasonably ensure continued compliance with the approved development plan are recorded in the Tulsa County Clerk's office. Such covenants may be established in a subdivision plat or by separate instrument. The City of Tulsa must be made a beneficiary of the covenants pertaining to such matters as location of uses, height of structure, setbacks, screening, and access. Such covenants must provide that the City of Tulsa may enforce compliance of the covenants, and further provide that amendment of the covenants requires approval by the Tulsa Metropolitan Area Planning Commission (TMAPC) and the filing of record of a written amendment to covenants, endorsed by the TMAPC.

Further, no building permit may be issued for any building within the Project until a Zoning Clearance Permit for the lot has been submitted to the Development Administrator for the City of Tulsa and approved as being in compliance with the approved MPD Development Standards.

EFFECTIVE DATE:

This MPD-9 shall be subject to the Master Planned Development provisions of the City of Tulsa Zoning Code as such provisions exist on the date this MPD-9 is adopted by the Tulsa City Council. All references herein to

provisions of the Tulsa Zoning Code shall be those provisions as they exist on the date of adoption of MPD-9, or as MPD-9 may be subsequently amended.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as part of the Arkansas River Corridor and a Regional Center. **Arkansas River Corridor** comprises a mix of uses – residential, commercial, recreation, and entertainment – that are well connected and primarily designed for the pedestrian. This Corridor is characterized by a set of design standards that support and enhance the Arkansas River Corridor as a lively, people-oriented destination. The Corridor connects nodes of high-quality development with parks and open space. The natural habitat and unique environmental qualities are amenities and are respected and integrated as development and redevelopment occur. The future development of this Corridor is intended to complement the adjacent thriving neighborhoods by providing appropriate transitions and connections to the Arkansas River.

Regional Centers are defined by existing regional trip generators, in contrast to Local Centers. These centers should be the most connected land use pockets outside of downtown for public transit access and high-capacity arterial streets. New regional trip generators should be permitted in the area with special consideration given to transportation access and circulation. Regional trip generators include universities, malls, large medical campuses, casinos, big-box shopping centers, and very large churches.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	AG & RM-1	Arkansas River Corridor & Regional Center	Vacant
East	CS	Regional Center	Commercial
South	CS & AG-R	Arkansas River Corridor & Parks and Open Space	Commercial
West	AG-R	N/A	Riverside Pkwy

Small Area Plans

The subject property is not located within any adopted small area plans.

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: S Lewis Ave is designated as Secondary Arterial and Riverside Parkway is designated as a Parkway.

Comprehensive Plan Street Designation: N/A

Transit: Three stops of the MetroLink’s Lewis Route are available along S Lewis Ave and Riverside Pkwy to the East and West of subject properties.

Existing Bike/Ped Facilities: The River Parks Trail is available across the street on the West side of Riverside Pkwy. There are no existing sidewalks along the East side of Riverside Pkwy or the West side of S Lewis Ave.

Planned Bike/Ped Facilities: Sidewalks are planned along all streets in the City of Tulsa.

Environmental Considerations

Flood Area: The subject properties fall within a FEMA 100-year floodplain on their Eastern side.

Tree Canopy Coverage: The subject properties have a canopy coverage of 19%. 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 11828, dated June 26, 1970, established zoning for the subject property.

TMAPC Comments

None

Applicant Comments

The applicant indicated their agreement with staff's recommendation.

Speakers

None.

Commission Action

Motion: Recommend approval of MPD-9, per staff's recommendation.

Motion by: Bulmash Second by: Craddock

Vote: 9-0-0

Ayes: Bulmash, Craddock, Cue, Fugate, Hood, Krug, Shivel, Turner-Addison, Walker

Nays: none

Abstentions: none

Absent: Humphrey, Whitlock

Property Description

MPD-9 Legal Description – Revised 3/17/2026

A TRACT OF LAND THAT IS A PART OF GOVERNMENT LOT TWO (2) OF SECTION SEVENTEEN (17), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT ONE (1), SOUTHERN VILLA MOBILE PARK, FILED AS PLAT #2775; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT ONE (1) OF BLOCK ONE (1), SOUTHERN VILLA MOBILE PARK, N88°36'43"E A DISTANCE OF 37.28 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT FOR TRACT C-1 OF JOURNAL ENTRY OF JUDGEMENT FOR CASE NO. CJ-96-00710, RECORDED IN BOOK 6173, PAGE 469, AT THE OFFICE OF THE TULSA COUNTY CLERK, HAVING A RADIUS OF 2,764.79 FEET, AN ARC LENGTH OF 474.00 FEET, A CENTRAL ANGLE OF 09°49'22", A CHORD BEARING OF S40°47'23"E, AND A CHORD LENGTH OF 473.42 FEET; THENCE CONTINUING ALONG TRACT C-1, S45°42'07"E A DISTANCE OF 39.12 FEET; THENCE CONTINUING ALONG TRACT C-1, N88°19'29"E A DISTANCE OF 190.89 FEET; THENCE CONTINUING ALONG TRACT C-1, N01°33'01"W A DISTANCE OF 392.85 FEET TO A POINT THAT IS A DISTANCE OF 25.05 FEET FROM THE SOUTHEAST CORNER OF LOT ONE (1), SOUTHERN VILLA MOBILE PARK; THENCE N05°03'34"W A DISTANCE OF 98.72 FEET; THENCE N11°54'31"W A DISTANCE OF 24.70 FEET; THENCE ALONG THE SOUTHERLY LINE OF LOT ONE (1) OF BLOCK ONE, LEWIS CENTER WEST, FILED AS PLAT #4210, THENCE S88°32'35"W A DISTANCE OF 219.21 FEET; THENCE ALONG THE WESTERLY LINE OF LOT ONE (1) OF BLOCK ONE (1), LEWIS CENTER WEST; THENCE N15°46'16"W A DISTANCE OF 540.00 FEET; THENCE N24°02'23"W A DISTANCE OF 15.91 FEET TO THE SOUTHWEST CORNER OF LOT THREE (3) OF BLOCK TWO (2), SOUTHERN VILLA MOBILE PARK AMENDED, FILED AS PLAT #3530; THENCE ALONG THE WESTERLY LINE OF SAID LOT THREE

(3) OF BLOCK TWO (2), THENCE N26°39'52"W A DISTANCE OF 140.71 FEET TO THE NORTHWEST CORNER OF SAID LOT THREE (3), BLOCK TWO (2); THENCE ALONG THE NORTHERLY LINE OF LOT THREE (3) OF BLOCK TWO (2), SOUTHERN VILLA MOBILE PARK AMENDED, THENCE N63°19'58"E A DISTANCE OF 200.00 FEET TO THE NORTHEAST CORNER OF LOT THREE (3) OF BLOCK TWO (2); THENCE ALONG THE EASTERLY LINE OF SOUTH VILLA MOBILE PARK AMENDED, N26°39'52"W A DISTANCE OF 1006.25 FEET TO THE NORTHEASTERLY CORNER OF LOT ONE (1) OF BLOCK ONE (1), SOUTHERN VILLA MOBILE PARK AMENDED; THENCE N88°41'55"E A DISTANCE OF 55.33 FEET; THENCE N26°39'52"W A DISTANCE OF 209.00 FEET; THENCE S88°41'55"W A DISTANCE OF 147.23 FEET; THENCE S01°19'37"E A DISTANCE OF 188.86 FEET; THENCE N64°38'53"W A DISTANCE OF 86.63 FEET; THENCE S88°41'55"W A DISTANCE OF 225.21 FEET TO NORTHWEST CORNER OF LOT ONE (1) OF BLOCK ONE (1), SOUTHERN VILLA MOBILE PARK; THENCE ALONG THE WESTERLY LINE OF LOT ONE (1) OF BLOCK ONE (1), SOUTHERN VILLA MOBILE PARK, THENCE S00°57'09"E A DISTANCE OF 734.59 FEET; THENCE S32°54'09"E A DISTANCE OF 990.00 FEET; THENCE S22°56'15"E A DISTANCE OF 262.22 FEET TO THE POINT OF BEGINNING.

AND

PART OF LOT FOUR (4), BLOCK ONE (1), RIVERBEND ADDITION, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING (P.O.C.) AT THE NORTHWEST CORNER OF LOT ONE (1), BLOCK ONE (1), SOUTHERN VILLA MOBILE PARK; THENCE S00°57'09"E ALONG WEST LINE OF SAID LOT ONE (1) FOR A DISTANCE OF 162.34 FEET TO THE POINT OF BEGINNING (P.O.B.); THENCE CONTINUING S00°57'09"E ALONG SAID WEST LINE FOR A DISTANCE OF 359.29 FEET; THENCE N25°28'10"W FOR A DISTANCE OF 207.26 FEET; THENCE N00°57'09"W AND PARALLEL TO SAID WEST LINE FOR A DISTANCE OF 259.48 FEET; THENCE S45°02'51"E FOR A DISTANCE OF 123.60 FEET TO THE POINT OF BEGINNING (P.O.B.). SAID TRACT CONTAINING 0.61 ACRES, MORE OR LESS.

DRAFT

The applicant requested a continuance to May 20, 2026.

3. Z-7852 (Continued from April 1, 2026) **(Requests a continuance to May 20, 2026)**

Location: West of the northwest corner of East 119th Street South and South Yale Avenue

City Council District: 8

Applicant: Nathan Cross

Action Requested: Rezoning from RS-1 to RS-1 with an optional development plan

Staff Recommendation

The applicant is proposing a development plan to permit the properties under application to be served by private streets. The private street proposal would be an extension of the Wind River Plaza subdivision immediately to the south. The two lots under application were not owned by the developer at the time the previous rezoning and subdivision plat were developed but have since been acquired.

The developer is proposing to extend the private street system from Wind River Plaza to the eastern boundary of the newly proposed development plan. The Tulsa Zoning Code requires approval of a development plan for any lot to be served by private streets. The applicant is not requesting any changes to the underlying RS-1 zoning, and all standards would remain the same.

East 119th Street is a dead-end street that does not connect to any other public streets. Allowing the extension of the private street system would not cause any detriment to the surrounding area and would be consistent with the development pattern in the area which already includes two subdivisions served by private streets.

With consideration given to the factors listed herein, staff recommends **approval** of the application with the conditions of the development plan outlined below.

Z-7852 Development Standards

The site shall be subject to all regulations of the RS-1 district of the Tulsa Zoning Code, except as noted below:

General Provisions:

Lots within the boundary of Z-7852 may be served by private streets subject to the requirements of Section 5-060.8 of the Subdivision and Development Regulations.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as Neighborhood. **Neighborhoods** are mostly residential uses, which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low intensity uses that support residents’ daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access from a lower-order street separated from the arterial, then it would be considered Neighborhood.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-1	Neighborhood	Residential
East	RS-1	Neighborhood	Residential
South	RS-4, Z-7588	Neighborhood	Residential
West	RS-2, PUD-804	Neighborhood	Residential

Small Area Plans

The subject properties are not located within a designated Small Area Plans.

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: N/A

Existing Bike/Ped Facilities: Sidewalk along E 119th St.

Planned Bike/Ped Facilities: A side path is planned along E 121st St South.

Environmental Considerations

Flood Area: The subject properties are not located within any designated floodplain areas.

Tree Canopy Coverage: Tree canopy in the area is 10%. 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 11832, dated June 26, 1970, established zoning for the subject property.

TMAPC Comments

None

Speakers

None.

Commission Action

Motion: To continue item 3 to May 20, 2026.

Motion by: Craddock Second by: Turner-Addison

Vote: 9-0-0

Ayes: Bulmash, Craddock, Cue, Fugate, Hood, Krug, Shivel, Turner-Addison, Walker

Nays: none

Abstentions: none

Absent: Humphrey, Whitlock

Items 4 and 5 were presented together.

4. Z-7856 (related to PUD-375-F)

Location: Northwest corner of West 61st Street South and South Union Avenue

City Council District: 2

Applicant: Eller and Detrich, Lou Reynolds

Action Requested: Rezoning from CS, OL, and RS-3 to CS

Staff Recommendation

The applicant is proposing to rezone the subject property from CS, OL, and RS-3 to CS to permit multifamily residential development.

The application is concurrent with a proposed major amendment to PUD-375 to update development standards for the proposal. The rezoning to CS is required to achieve specific components proposed in the major amendment. Development standards for the project would be subject to the requirements of the PUD.

The subject property is designated for multiple use by the Tulsa Comprehensive Plan. CS zoning is consistent with the land use designation. The PUD establishes additional use restrictions and site development standards that deviate from the standard CS zoning but remain consistent with the land use designation.

There is an existing multifamily development to the east of the subject property, a gas station to the south, a religious assembly to the north, and a vacant property to the west.

The CS zoning is appropriate at this location and consistent with the multiple use land use designation.

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 Multiple Use. **Multiple Use** areas are mostly commercial or retail uses, which include restaurants, shops, services, and smaller format employment uses. This land use designation is most common in areas of the city from earlier development patterns, with Local Centers being more commonplace in newer parts of the city. For single properties that are commercial but surrounded by Neighborhood, Multiple Use is the preferred designation.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	CS/PUD-375D	Multiple Use	Religious assembly
East	CS, RM-1	Neighborhood	Vacant/Residential
South	CS	Local Center/Neighborhood	Commercial/Vacant
West	CS, OL, RS-3 / PUD-375C & PUD-375D	Multiple Use	Vacant

Small Area Plans

The subject properties are located within the Southwest Tulsa Small Area Development 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: W 61st St S and S Union Ave are designated as Secondary Arterial.

Comprehensive Plan Street Designation: W 61st St S and S Union Ave are designated as Multi-Modal Corridors. Multi-modal streets support commercial and residential development along major arterial streets. These streets align with the recommendations for on-street bicycle infrastructure established in the 2015 GO Plan, and they should be evaluated for feasibility with regard to the reallocation of street space for bicycle facilities.

Transit: N/A

Existing Bike/Ped Facilities: Sidewalk present along W 61st St S and S Union Ave. A sharrow is also present along S Union Ave.

Planned Bike/Ped Facilities: Bike Corridors are planned along W 61st St S and S Union Ave.

Environmental Considerations

Flood Area: N/A

Tree Canopy Coverage: Tree canopy in the area is 62%. Development will naturally have an impact on tree canopy, but all effort should be taken to preserve a substantial portion of the tree canopy in these areas. These areas should have the highest level of preservation to maintain the existing habitat and recreational places in the city. Future land use planning for Future Growth areas should include the goal of tree canopy preservation.

Parks & Open Space: N/A

Zoning History

Ordinance 11822, dated June 26, 1970, established zoning for the subject property.

Ordinance 16180, dated October 30, 1984, established PUD-375

Ordinance 20748, dated December 11, 2003, established PUD-375-C

TMAPC Comments

None

Applicant Comments

The applicant indicated their agreement with staff's recommendation.

Speakers

None.

Commission Action

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

Motion by: Craddock Second by: Shivel

Vote: 9-0-0

Ayes: Bulmash, Craddock, Cue, Fugate, Hood, Krug, Shivel, Turner-Addison, Walker

Nays: none

Abstentions: none

Absent: Humphrey, Whitlock

Property Description

A tract of land located in part of the Southeast Quarter (SE/4) of Section Thirty-four (34), Township Nineteen (19) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, more particularly described as follows, to-wit:

BEGINNING at a point that is the Southeast corner of said Section Thirty-four (34); thence N 89°56'27" W along the Southerly line of Section Thirty-four (34) for 1267.64 feet; thence due North and parallel with the Easterly line of Section Thirty-four (34) for 1068.95 feet to the most Southerly Southwest corner of THE AMENDED PLAT OF WOODVIEW HEIGHTS, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof; thence N 75°00'00" E along the Southerly line of THE AMENDED PLAT OF WOODVIEW HEIGHTS for 230.49 feet; thence due East and continuing along said Southerly line for 1045.00 feet to a point on the Easterly line of Section Thirty-four (34); thence due South along said Easterly line for 1129.91 feet to the POINT OF BEGINNING of said tract of land.

LESS AND EXCEPT: COMMENCING at the Southeast corner of said Section Thirty-four (34); thence N 89°56'27" W along the South line of said Section a distance of 1267.64 feet; thence due North a distance of 50.00 feet to the POINT OF BEGINNING; thence continuing due North a distance of 1018.95 feet to the Southwest corner of Block Six (6) of THE AMENDED PLAT OF WOODVIEW HEIGHTS, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof; thence N 75°00'00" E along the South line of said Block Six (6) a distance of 230.49 feet; thence due East along the South line of said Block Six (6) a distance of 995.00 feet to a point 50.00 feet West of the East line of said Section Thirty-four (34); thence due South and parallel with the East line of said Section Thirty-four (34) a distance of 450.00 feet; thence N 89°56'27" W a distance of 306.08 feet; thence due South a distance of 619.86 feet to a point 60.00 feet North of the South line of Section Thirty-four (34); thence N 89°56'27" W and parallel to the South line of said Section Thirty-four (34) a distance of 145.12 feet; thence S 0°03'33" W a distance of 10.00 feet; thence N 89°56'27" W a parallel with the South line of said Section Thirty-four (34) a distance of 766.43 feet to the POINT OF BEGINNING.

5. PUD-375-F (related to Z-7856)

Location: Northwest corner of West 61st Street South and South Union Avenue

City Council District: 2

Applicant: Eller and Detrich, Lou Reynolds

Action Requested: : PUD Major Amendment to revise development standards to permit a new multifamily residential development

Staff Recommendation

The applicant is proposing a major amendment to PUD-375-E to amend standards and uses within the PUD.

PUD-375 was adopted in 1984 and consisted of approximately 112.7 acres and included development areas for detached housing, multi-family housing, office and retail areas. Five major amendments, PUD-375-A-E, were adopted for various purposes including the Development of the Riverfield Country Day school to the west of this property. The last amendment, approved in 2003, which included this property permitted the uses allowed in the CS District though no development has occurred on the subject property.

The proposed amendment permits various uses, though the intended use by the applicant is an apartment/condo development.

The property is designated as Multiple Use in the Comprehensive Plan, and the additional uses and development standards would be consistent with the surrounding properties and the anticipated development of the subject property.

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

PUD-375-F Development Standards

Development within PUD-375-F shall conform to the City of Tulsa Zoning Code adopted November 5, 2015 and as subsequently amended except as modified herein.

Permitted Use Categories, Subcategories, and Specific Uses:

PUD-375-F shall allow only the uses identified below, along with the customary accessory uses, and subject to the supplemental regulations of the Tulsa Zoning Code. Uses identified below are permitted by right.

Uses that cannot be reasonably interpreted to fall within a permitted use, as stated in Section 35.020-E of the Tulsa Zoning Code are prohibited.

RESIDENTIAL

Household Living Subcategory (if in allowed building types identified below):

Single Household

Detached House

Townhouse

Patio House

Mixed-Use building

Vertical mixed-use building

Two households on a single lot

Duplex

Mixed-Use building

- Vertical mixed-use building
- Three or more households on a single lot
- Multi-unit House
- Apartment/condo
- Mixed-Use building
- Vertical mixed-use building

PUBLIC, CIVIC, AND INSTITUTIONAL Use Category

- College or University
- Day Care
- Hospital
- Natural Resource Preservation
- Library or Cultural Exhibit
- Parks and Recreation
- Religious Assembly
- Safety Service
- School
- Utilities and Public Service Facility
 - Minor
- Wireless Communication Facility
 - Freestanding tower
 - Building or tower-mounted antenna

COMMERCIAL Use Category

- Animal Service
 - Grooming
 - Veterinary
- Broadcast or Recording Studio
- Commercial Service
 - Building service
 - Building support service
 - Consumer maintenance/repair service
 - Personal improvement service
 - Research service
- Farmers Market
- Financial Services (except personal credit establishment is prohibited)
- Funeral or Mortuary Service
- Lodging
 - Bed and Breakfast
 - Short-term rental
 - Hotel/motel
- Office
 - Business or professional office
 - Medical, dental or health practitioner office
- Parking, Non-accessory
- Restaurants and Bars
 - Restaurant
 - Bar
- Retail Sales

- Building supplies and equipment
- Consumer shopping goods
- Convenience goods
- Grocery Store
- Self-service Storage Facility
- Studio, Artist or Instructional Service
- Trade School
- Vehicle Sales and Service
- Fueling station

AGRICULTURAL Use Category
Community Garden

Lot and Building Regulations:

- Maximum Building Floor Area Ratio: 0.70
- Maximum Number of Dwelling Units: 125
- Maximum Building Height: 4-story not to exceed 60 feet
- Minimum Building Setbacks:
 - From easterly boundary of PUD-375-F (Union Avenue): 10 feet
 - From southerly boundary PUD-375-F (West 61st Street): 50 feet
 - From westerly boundary of PUD-375-F: 20 feet
 - From northerly boundary of PUD-375-F: 20 feet
 - From interior boundaries, if divided: 10 feet

Parking:

As prescribed in Chapter 55 of the Zoning Code.

Signs:

As prescribed in Chapter 60 of the Zoning Code for properties located in the CS District.

Landscaping and Screening:

Landscaping and screening for the project shall conform to the requirements identified in Chapter 65 of the Tulsa Zoning Code and the supplemental regulations for specific use categories, except as modified herein.

Residential developments are exempt from the landscaping requirement of Chapter 65 of the Tulsa Zoning Code and instead must provide a minimum ten percent (10%) of internal landscaped open space on the lot.

Properties may utilize Sec. 65.100-D of the Tulsa Zoning Code to allow the use of an Alternative Compliance Landscape and Screening Plan without the need to amend the standards of the PUD Development Plan.

Lighting:

As prescribed in Chapter 67 of the Tulsa Zoning Code.

Access:

As permitted by the Public Works Department for the City of Tulsa.

General Provisions:

No zoning clearance permit shall be issued for a lot within the PUD until a detail site plan for the lot, which includes all buildings, parking and landscaping areas, has been submitted and approved as being in compliance with the approved PUD development standards.

A detail landscape plan or alternative compliance landscape plan for each lot shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed in accordance with the approved landscape plan for the lot, prior to issuance of an occupancy permit. The landscaping materials required under the approved plan shall be maintained and replaced as needed as a continuing condition of the granting of an occupancy permit.

No sign permits shall be issued for erection of a sign on a lot within the PUD until a detail sign plan for that has been submitted and approved as being in compliance with the approved PUD development standards.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as Multiple Use. **Multiple Use** areas are mostly commercial or retail uses, which include restaurants, shops, services, and smaller format employment uses. This land use designation is most common in areas of the city from earlier development patterns, with Local Centers being more commonplace in newer parts of the city. For single properties that are commercial but surrounded by Neighborhood, Multiple Use is the preferred designation.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	CS/PUD-375D	Multiple Use	Religious assembly
East	CS, OL, RS-3 / PUD-375D	Neighborhood	Vacant/residential
South	CS	Local Center/Neighborhood	Commercial/vacant
West	CS, OL, RM-1/ PUD-375-D	Multiple Use	Vacant

Small Area Plans

The subject properties are located within the Southwest Tulsa Amall Area Development 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: W 61st St S and S Union Ave are designated as Secondary Arterial.

Comprehensive Plan Street Designation: W 61st St S and S Union Ave are designated as Multi-Modal Corridors. Multi-modal streets support commercial and residential development along major arterial streets. These streets

align with the recommendations for on-street bicycle infrastructure established in the 2015 GO Plan, and they should be evaluated for feasibility with regard to the reallocation of street space for bicycle facilities.

Transit: N/A

Existing Bike/Ped Facilities: Sidewalk present along W 61st St S and S Union Ave. A sharrow is also present along South Union Ave.

Planned Bike/Ped Facilities: Bike Corridors are planned along W 61st St S and S Union Ave.

Environmental Considerations

Flood Area: N/A

Tree Canopy Coverage: Tree canopy in the area is 62%. Development will naturally have an impact on tree canopy, but all effort should be taken to preserve a substantial portion of the tree canopy in these areas. These areas should have the highest level of preservation to maintain the existing habitat and recreational places in the city. Future land use planning for Future Growth areas should include the goal of tree canopy preservation.

Parks & Open Space: N/A

Zoning History

Ordinance 11822, dated June 26, 1970, established zoning for the subject property.

Ordinance 16180, dated October 30, 1984, established PUD-375

Ordinance 20748, dated December 11, 2003, established PUD-375

TMAPC Comments

None

Applicant Comments

The applicant indicated their agreement with staff's recommendation.

Speakers

None.

Commission Action

Motion: Recommend approval of PUD-375-F, per staff's recommendation.

Motion by: Craddock Second by: Shivel

Vote: 9-0-0

Ayes: Bulmash, Craddock, Cue, Fugate, Hood, Krug, Shivel, Turner-Addison, Walker

Nays: none

Abstentions: none

Absent: Humphrey, Whitlock

Property Description

A tract of land located in part of the Southeast Quarter (SE/4) of Section Thirty-four (34), Township Nineteen (19) North, Range Twelve (12) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, more particularly described as follows, to-wit:

BEGINNING at a point that is the Southeast corner of said Section Thirty-four (34); thence N 89°56'27" W along the Southerly line of Section Thirty-four (34) for 1267.64 feet; thence due North and parallel with the Easterly line of Section Thirty-four (34) for 1068.95 feet to the most Southerly Southwest corner of THE AMENDED PLAT OF WOODVIEW HEIGHTS,

an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof; thence N 75°00'00" E along the Southerly line of THE AMENDED PLAT OF WOODVIEW HEIGHTS for 230.49 feet; thence due East and continuing along said Southerly line for 1045.00 feet to a point on the Easterly line of Section Thirty-four (34); thence due South along said Easterly line for 1129.91 feet to the POINT OF BEGINNING of said tract of land.

LESS AND EXCEPT: COMMENCING at the Southeast corner of said Section Thirty-four (34); thence N 89°56'27" W along the South line of said Section a distance of 1267.64 feet; thence due North a distance of 50.00 feet to the POINT OF BEGINNING; thence continuing due North a distance of 1018.95 feet to the Southwest corner of Block Six (6) of THE AMENDED PLAT OF WOODVIEW HEIGHTS, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof; thence N 75°00'00" E along the South line of said Block Six (6) a distance of 230.49 feet; thence due East along the South line of said Block Six (6) a distance of 995.00 feet to a point 50.00 feet West of the East line of said Section Thirty-four (34); thence due South and parallel with the East line of said Section Thirty-four (34) a distance of 450.00 feet; thence N 89°56'27" W a distance of 306.08 feet; thence due South a distance of 619.86 feet to a point 60.00 feet North of the South line of Section Thirty-four (34); thence N 89°56'27" W and parallel to the South line of said Section Thirty-four (34) a distance of 145.12 feet; thence S 0°03'33" W a distance of 10.00 feet; thence N 89°56'27" W a parallel with the South line of said Section Thirty-four (34) a distance of 766.43 feet to the POINT OF BEGINNING.

DRAFT

6. CZ-586

Location: 12833 N 139th East Ave

County Commission District: 1

Applicant: Charles and Clydia Mangold

Action Requested: Rezoning from AG to RE to allow for a single-family residence

Staff Recommendation

The applicant is in need of splitting the lot such that a family member may have their own tract of land and live in their own house. Given that the current lot is zoned AG and 2.76 acres in area, and the minimum acreage for AG zoning is 2 acres, a split would not be possible without a prior rezoning.

The applicant proposes to rezone the subject tract from AG (Agriculture) to RE (Residential Estate) to allow for low-density, single-family residential development consistent with the surrounding rural character of the area. RE was chosen such that both lots have enough space while also retaining the existing character of the land, and because it is the least intensive residential zoning. The anticipated development pattern includes large-lot residential parcels that meet or exceed the minimum requirements of the RE district, including minimum lot area, width, and setback standards.

Access to the subject tract is expected to be provided via existing public or private roadways, with any future subdivision or lot configuration required to comply with the Tulsa County Zoning Code and Subdivision and Development Regulations, including frontage requirements, access management, and coordination with County Engineering. Any future division of land will be subject to applicable platting or lot split procedures. Utilities are anticipated to be provided through on-site systems typical of rural residential development, such as individual septic systems and water service (if available), subject to all applicable permitting requirements and regulatory approvals, including those from ODEQ if necessary.

No commercial or higher-intensity uses are proposed as part of this request. The development concept is limited to residential estate-style development that is compatible with existing surrounding land uses, while maintaining the open space and low-density character of the area.

Based on the compatibility with surrounding land uses, consistency with the intent of the RE district, and the continuation of low-density residential development patterns, staff finds that the request is reasonable and supports orderly growth in this area.

Staff recommends approval of the rezoning request from AG (Agriculture) to RE (Residential Estate) for the subject tract.

Comprehensive Plan Considerations**Land Use Plan**

The subject property is designated as: Residential

Designation Description: Residential land use includes single-family homes, duplexes, townhouses, apartment units, and manufactured homes

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	AG (Agriculture)	Residential	Rural Residential homesteads & undeveloped Agricultural Land
East	AG (Agriculture)	Residential	Single-family residences & undeveloped land
South	AG (Agriculture)	Residential	Rural Residential homesteads
West	AG (Agriculture)	Residential	Rural Residential homesteads & Single-Family Residential

Small Area Plans

None

Transportation

Major Street & Highway Plan: None

Transit: None

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

Environmental Considerations

Flood Area: None

Parks & Open Space: None

Zoning History

CMF #20241854 dated September 30 2024, established zoning for the subject property.

TMAPC Comments

None

Applicant Comments

The applicant indicated their agreement with staff's recommendation.

Speakers

None.

Commission Action

Motion: Recommend approval of RE zoning, per staff’s recommendation.

Motion by: Hood Second by: Turner-Addison

Vote: 9-0-0

Ayes: Bulmash, Craddock, Cue, Fugate, Hood, Krug, Shivel, Turner-Addison, Walker

Nays: none

Abstentions: none

Absent: Humphrey, Whitlock

Property Description

S188.68 N943.40 E/2 W/2 SE LESS W25 THEREOF FOR RD SEC 33 22 14 2.76AC (TR 5 PH 2) County of Tulsa, State of Oklahoma.

DRAFT

Items 7 and 8 were presented together.

7. Z-7857 (related to CPA-130)

Location: Southwest corner of East 41st Street South and South 129th East Avenue

City Council District: 7

Applicant: Bell Land Use, LLC, Robert Bell

Action Requested: Rezoning from SR to RS-5 and CS

Staff Recommendation

The applicant is proposing to rezone the subject property from SR to RS-5 and CS to permit a new single-family residential development on roughly 44 acres of the site while reserving 10 acres at the southwest corner of East 41st Street and South 129th for commercial uses under CS zoning.

There is a concurrent application to change the land use designation for the subject property from the existing designation of employment to a neighborhood and local center designation to support the requested rezoning.

The proposed land use change has been recommended for approval finding that the subject property is isolated from the existing employment areas to the south by an existing waterway. The proposal would be consistent with the existing development pattern in the immediate area with residential and commercial uses or zoning on all the remaining corners of the primary intersection.

The property access would be derived from the two arterial streets which provides adequate support for the proposed uses. Before development can occur, a subdivision plat will be required to be submitted that complies with the Subdivision and Development Regulations of the City of Tulsa. During the subdivision process, reviews will be completed to ensure all lots can be adequately served by public infrastructure and that stormwater is managed and prevented from negatively effecting surrounding properties.

The RS-5 zoning is consistent with the proposed neighborhood land use designation, and the CS zoning would be consistent with the local center designation. RS-5 is primarily a single-family residential district which permits a higher density of single-family homes than other RS districts in the zoning code. The neighborhood land use designation encourages residential use. The local center designation encourages low intensity commercial uses that serve the surrounding neighborhood areas.

With consideration given to the factors listed herein, staff recommends **approval** of the application subject to the approval of CPA-130.

Comprehensive Plan Considerations

Existing:

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.

Proposed:

Neighborhoods are mostly residential uses, which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low intensity uses that support residents' daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access from a lower-order street separated from the arterial, then it would be considered Neighborhood.

Local Centers serve the daily needs of those in the surrounding neighborhoods. This designation implies that the center generally does not serve an area beyond the nearby neighborhoods. Typical uses include commercial or retail uses that serve the daily needs of nearby residents. In order to introduce a regional trip generator, the entire local center designation should be amended to be Regional Center with significant input from all affected properties and nearby neighborhoods.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	CH, CS, RM-1, RD, RS-3	Neighborhood, Local Center	Residential/Commercial
East	CS, RM-1, RD	Neighborhood	Residential/Open Space
South	SR	Employment	Scientific Research/Open Space
West	SR	Employment	Open Space

Small Area Plans

The subject property is not in a 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: Both East 41st Street and South 129th East Avenue are designated as secondary arterials which require an ultimate right-of-way width of 100 feet.

Comprehensive Plan Street Designation: N/A

Transit: None.

Existing Bike/Ped Facilities: Sidewalks are in place along both arterial streets.

Planned Bike/Ped Facilities: Sidewalks will be required on any new internal streets. No other bike/pedestrian facilities are planned at this location.

Environmental Considerations

Flood Area: The subject properties contain a small area of floodway at the southwest corner. Conceptual plans for the project show dedicated reserve areas to contain the flood areas.

Tree Canopy Coverage: Tree canopy in the area is 9%. 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 11825, dated June 26, 1970, established zoning for the subject property.

TMAPC Comments

None

Applicant Comments

The applicant indicated their agreement with staff's recommendation.

Speakers

None.

Commission Action

Motion: Recommend approval of RS-5 and CS, per staff's recommendation.

Motion by: Craddock Second by: Shivel

Vote: 9-0-0

Ayes: Bulmash, Craddock, Cue, Fugate, Hood, Krug, Shivel, Turner-Addison, Walker

Nays: none

Abstentions: none

Absent: Humphrey, Whitlock

Property Description**RS-5 LEGAL DESCRIPTION**

A TRACT OF LAND THAT IS PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 14 EAST, OF THE INDIAN BASE MERIDIAN, CITY OF TULSA, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: STARTING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE S89°50'45"E ALONG THE NORTHERLY LINE OF SECTION 29 FOR 430 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING S89°50'45"E ALONG THE SAID NORTHERLY LINE FOR 1116.68 FEET; THENCE DUE SOUTH, S00°00'00"W FOR 345.60 FEET; THENCE S87°30'29"E FOR 720.64 FEET; THENCE DUE SOUTH, S00°00'00"W FOR 472.06 FEET; THENCE S89°56'40"E FOR 299.31 FEET; THENCE S00°04'14"W PARALLEL TO THE WEST RIGHT OF WAY LINE OF S. 129TH E AVENUE A DISTANCE OF 129.32 FEET; THENCE S89°55'46"E A DISTANCE OF 5.00 FEET; THENCE S11°56'52"W A DISTANCE OF 184.63 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 1, BLOCK 1, CITIES SERVICE CENTER, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 3799 THEREOF, THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1 AS FOLLOWS: N89°55'46"W FOR 60.33 FEET; THENCE S48°00'00"W FOR 425.00 FEET; THENCE N72°30'00"W FOR 1010.00 FEET; THENCE N54°00'00"W FOR 1265.00 FEET; THENCE N00°02'15"E ALONG THE EASTERLY LINE OF SAID LOT 1 AND THE NORTHERLY EXTENSION THEREOF FOR 49.99 FEET; THENCE S89°50'45"E PARALLEL WITH THE NORTHERLY LINE OF SAID NORTHEAST QUARTER FOR 260 FEET, THENCE N00°02'15"E PARALLEL WITH SAID EASTERLY LINE OF CITIES SERVICE CENTER FOR 350.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 1,944,555.94 SF (44.64 ACRES) MORE OR LESS.

CS LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 14 EAST, OF THE INDIAN BASE MERIDIAN, CITY OF TULSA, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: STARTING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE S89°50'45"E ALONG THE NORTHERLY LINE OF SECTION 29 FOR 1,546.68 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE DUE SOUTH, S00°00'00"W FOR 345.60 FEET; THENCE S87°30'29"E FOR 720.64 FEET; THENCE DUE SOUTH, S00°00'00"W FOR 472.06 FEET; THENCE S89°56'40"E FOR 299.31 FEET; THENCE N00°04'14"E PARALLEL TO THE WEST RIGHT OF WAY LINE OF S. 129TH E AVENUE A DISTANCE OF 723.97 FEET; THENCE N37°35'53"W A DISTANCE OF 60.16 FEET TO A POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF E. 41ST STREET S.; THENCE N89°50'45"W ALONG SAID RIGHT OF WAY LINE FOR 347.24 FEET; THENCE N00°04'14"E AND PARALLEL WITH THE EASTERLY LINE OF SAID NORTHEAST QUARTER FOR 25.00 FEET; THENCE CONTINUING N89°50'45"W ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR 525.00 FEET; THENCE N00°04'14"E AND PARALLEL WITH THE EASTERLY LINE OF SAID NORTHEAST QUARTER FOR 50.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF E. 41ST STREET S.; THENCE N89°50'45"W ALONG SAID RIGHT OF WAY LINE FOR 111.31 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 457,171.85 SF (10.50 ACRES) MORE OR LESS.

Public Hearing – Comprehensive Plan Amendments

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

8. CPA- 130 (Related to Z-7857)

Location: Southwest corner of East 41st Street South and South 129th East Avenue

City Council District: 7

Applicant: Bell Land Use, LLC, Robert Bell

Action Requested: Change Land Use designation from Employment to Neighborhood and Local Center

Staff Recommendation

The applicant is proposing a comprehensive plan amendment for ± 55.14 acres to be changed from Employment to Neighborhood and Local Center.

As part of the application, applicants are asked the following questions: how conditions on the subject site, adjacent properties, and the immediate area have changed; how changes have affected the subject site to warrant the proposed amendment; and how the proposed change will further other City of Tulsa goals, strategies, and actions as outlined in the Comprehensive Plan. The applicant's responses are attached as an exhibit to the staff report; staff responses are below.

- 1) How conditions on the subject site, adjacent properties, and the immediate area have changed?

Applicant: "A Creek traverses the property from east to west from a Regional Detention Facility to South 129th East Avenue. This creek is designated a Blue Line Stream under US Army Corps of Engineer control. The creek is also designated by FEMA as within the boundaries of the 100 year floodplain." The Regional Detention Facility ensures that no employment development can transpire to the west of the subject tract. The development of the Cherokee Business Park to the south clearly shows that the area of the Blue Line Stream and the floodplain create a better transition of use from the area residential located along the Section line Roads. The subject property is better linked to the Neighborhood and Commercial Local center. Since apartments are constructed on both corners the need for retail to support the area growth and to provide services that will assist the Business Parks."

Staff Response:

Neighborhood use is present to the north and east and that a Local Center use is north of the east side of the subject property. Staff also finds that a City Stormwater Facility exists to the west of the subject property.

- 2) How have changes affected the subject site to warrant the proposed amendment?

Applicant: "The subject property does not have a connection to the area Employment Centers located to the South. It is separated by floodplain, Blue Line Streams and green space. The land use clearly dictates that the transition from residential to the employment centers needs to follow area floodplain designation. The area between the subject property and the business park is at a lower elevation, has wetlands, and is developed with park uses such as green space and walking trails."

Staff Response:

Staff agrees that the existing watercourse to the south of the subject property provides an appropriate transition from the proposed Neighborhood uses and the more intensive Employment uses to the south, which are better suited nearer the highway corridor. Staff agrees that a Local Center at the northeast of the subject property would provide complementary services to other nearby Neighborhood uses.

- 3) How will the proposed change further other City of Tulsa goals, strategies, and actions as outlined in the Comprehensive Plan?

Applicant:

"Because of the Business Park that is located south of the Creek and the apartments complexes located on both corners on east sides of the intersection of South 129th E Avenue and 41st Street it makes the property ideal to help meet the goals as published by the Mayor Office related to the need for affordable housing. The zoning request will be RS-5 to allow 40 foot wide lots. The local center will be developed with uses that will meet the needs of the Employment Center businesses. Uses such as Restaurants and Lodging are needed for these businesses. The area is also exploding with new residential developments. The one commercial corner related to the northwest corner of the intersection will not meet the needs of the area residential growth."

Staff Response:

Future Land Use

- GOAL LU 3 - Economic development is facilitated at the neighborhood, city, and regional scales.
 - STRATEGY LU 3.5 - Promote quality Local Centers which serve the needs of the surrounding neighborhood population.
 - STRATEGY LU 3.6 - Encourage development that fills existing market gaps and provides for the necessities of life.
 - ACTION LU 3.6.2 - Promote a mix of essential services in Local Centers including grocery stores, education, childcare, health, and social services.
- GOAL LU 5 - Tulsa's neighborhoods are recognized for distinct characteristics, and development occurs with sensitivity to local context.
 - STRATEGY LU 5.3 - Ensure appropriate transitions are provided between nonresidential and residential uses.
 - ACTION LU 5.3.1 - Encourage infill development that adds complementary uses and is compatible in form and scale to the immediate surrounding development.
 - ACTION LU 5.3.4 - Encourage the preservation, enhancement, and creation of on-site open space that can be used as a buffer between different uses.
- GOAL LU 7 - Residential and mixed-use areas are well connected to surrounding land uses.
 - STRATEGY LU 7.4 - Incorporate appropriate uses that support residents' daily needs into predominantly residential areas.
 - ACTION LU 7.4.2 - Encourage new subdivisions to include nonresidential uses that serve the residents of the subdivision.

Housing & Neighborhoods

- GOAL HN 3 - Tulsa has a robust housing stock with an adequate mix of housing sizes, types, costs, and locations.
 - STRATEGY HN 3.2 - Ensure housing is well connected to basic services and land uses that support residents' daily needs.
 - ACTION HN 3.2.1 - Incentivize property owners to pursue zoning that permits residential density and infill in well-connected centers and corridors that is consistent in scale with surrounding property.

Public Services

- GOAL PS 1 - Tulsa’s land use pattern enables efficient and cost-effective distribution of public services.
 - STRATEGY PS 1.3 - Encourage infill development or development that is currently served by existing City services and infrastructure.

The Comprehensive Plan contains Goals, Strategies, and Actions that support increasing the housing supply, varying new housing types, and promoting neighborhood amenities within walking distance. Furthermore, the subject property is at a sufficient distance from the highway to allow for more sensitive land uses, such as Neighborhoods, and the existing watercourse provides a natural buffer area between the Employment uses to the south and the proposed Neighborhood and Local Center uses to the north.

Concluding Statement:

With consideration given to the factors listed herein, staff recommends **approval** of the proposed comprehensive plan amendments.

Land Use Plan Designation

Existing:

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.

Proposed:

Neighborhoods are mostly residential uses, which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low intensity uses that support residents’ daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access from a lower-order street separated from the arterial, then it would be considered Neighborhood.

Local Centers serve the daily needs of those in the surrounding neighborhoods. This designation implies that the center generally does not serve an area beyond the nearby neighborhoods. Typical uses include commercial or retail uses that serve the daily needs of nearby residents. In order to introduce a regional trip generator, the entire local center designation should be amended to be Regional Center with significant input from all affected properties and nearby neighborhoods.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	CH, CS, RM-1, RD, RS-3	Neighborhood, Local Center	Residential/Commercial
East	CS, RM-1, RD	Neighborhood	Residential/Open Space
South	SR	Employment	Scientific Research/Open Space
West	SR	Employment	Open Space

Small Area Plans

The subject property is not in a 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

No planitulsa street types

TMAPC Comments

None

Applicant Comments

The applicant indicated their agreement with staff's recommendation.

Speakers

None.

Commission Action

Motion: To approve CPA-130, changing the Land Use designation to Neighborhood and Local Center, per staff's recommendation.

Motion by: Craddock Second by: Shivel

Vote: 9-0-0

Ayes: Bulmash, Craddock, Cue, Fugate, Hood, Krug, Shivel, Turner-Addison, Walker

Nays: none

Abstentions: none

Absent: Humphrey, Whitlock

Property Description

CPA-130 Legal Description

NEIGHBORHOOD PARCEL LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 14 EAST, OF THE INDIAN BASE MERIDIAN, CITY OF TULSA, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: STARTING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE S89°50'45"E ALONG THE NORTHERLY LINE OF SECTION 29 FOR 430 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING S89°50'45"E ALONG THE SAID NORTHERLY LINE FOR 1116.68 FEET; THENCE DUE SOUTH, S00°00'00"W FOR 345.60 FEET; THENCE S87°30'29"E FOR 720.64 FEET; THENCE DUE SOUTH, S00°00'00"W FOR 472.06 FEET; THENCE S89°56'40"E FOR 299.31 FEET; THENCE S00°04'14"W PARALLEL TO THE WEST RIGHT OF WAY LINE OF S. 129TH E AVENUE A DISTANCE OF 129.32 FEET; THENCE S89°55'46"E A DISTANCE OF 5.00 FEET; THENCE S11°56'52"W A DISTANCE OF 184.63 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 1, BLOCK 1, CITIES SERVICE CENTER, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 3799 THEREOF, THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1 AS FOLLOWS: N89°55'46"W FOR 60.33 FEET; THENCE S48°00'00"W FOR 425.00 FEET; THENCE N72°30'00"W FOR 1010.00 FEET; THENCE N54°00'00"W FOR 1265.00 FEET; THENCE N00°02'15"E ALONG THE EASTERLY LINE OF SAID LOT 1 AND THE NORTHERLY EXTENSION THEREOF FOR 49.99 FEET; THENCE S89°50'45"E PARALLEL WITH THE NORTHERLY LINE OF SAID NORTHEAST QUARTER FOR 260 FEET, THENCE N00°02'15"E PARALLEL WITH SAID EASTERLY LINE OF CITIES SERVICE CENTER FOR 350.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 1,944,555.94 SF (44.64 ACRES) MORE OR LESS.

LOCAL CENTER PARCEL LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 14 EAST, OF THE INDIAN BASE MERIDIAN, CITY OF TULSA, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: STARTING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE S89°50'45"E ALONG THE NORTHERLY LINE OF SECTION 29 FOR 1,546.68 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE DUE SOUTH, S00°00'00"W FOR 345.60 FEET; THENCE S87°30'29"E FOR 720.64 FEET; THENCE DUE SOUTH, S00°00'00"W FOR 472.06 FEET; THENCE S89°56'40"E FOR 299.31 FEET; THENCE N00°04'14"E PARALLEL TO THE WEST RIGHT OF WAY LINE OF S. 129TH E AVENUE A DISTANCE OF 723.97 FEET; THENCE N37°35'53"W A DISTANCE OF 60.16 FEET TO A POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF E. 41ST STREET S.; THENCE N89°50'45"W ALONG SAID RIGHT OF WAY LINE FOR 347.24 FEET; THENCE N00°04'14"E AND PARALLEL WITH THE EASTERLY LINE OF SAID NORTHEAST QUARTER FOR 25.00 FEET; THENCE CONTINUING N89°50'45"W ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR 525.00 FEET; THENCE N00°04'14"E AND PARALLEL WITH THE EASTERLY LINE OF SAID NORTHEAST QUARTER FOR 50.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF E. 41ST STREET S.; THENCE N89°50'45"W ALONG SAID RIGHT OF WAY LINE FOR 111.31 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 457,171.85 SF (10.50 ACRES) MORE OR LESS.

DRAFT

Other Business

None

9. Commissioner Comments

None

Adjournment

Commission Action

Motion: Adjourn

Motion by: Walker Second by: Bulmash

Vote: 9-0-0

Ayes: Bulmash, Craddock, Cue, Fugate, Hood, Krug, Shivel, Turner-Addison, Walker

Nays: none

Abstentions: none

Absent: Humphrey, Whitlock

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

DRAFT