



APPROVED
Jan. 17, 2024

Tulsa Metropolitan Area Planning Commission

Minutes of Meeting No. 2905

Wednesday, January 3, 2024, 1:00 p.m.

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

The agenda notice of said meeting were posted in the City Clerk's and the County Clerk's office on December 27, 2023 at 4:43p.m.

Members Present: Carr, Covey, Fugate, Hood, Humphrey, Shivel, Walker, Whitlock, Zalk

Members Absent: Craddock

Staff Present: Nathan Foster, Susan Miller, Kim Sawyer, Dylan Siers, Audrey Blank

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 Covey called the meeting to order at 1:00 p.m.

Reports

Chairman's Report:

Troy Fugate was welcomed to the Planning Commission.

Approval of Minutes

1. Minutes from Meeting #2904, December 20, 2023

Motion: Approval of the minutes of Meeting # 2904 from December 20, 2023.

Ayes: Carr, Covey, Fugate, Hood, Humphrey, Shivel, Walker, Whitlock, Zalk

Nays: none

Abstentions: none

Absent: Craddock

Public Hearing - Rezoning

2. Z-7750

Subject Property: West of the southwest corner of North Delaware Avenue and East 44th Place North
Council District: 1

Action(s) Requested: rezoning from RS-3 to RD

Staff Recommendation

This item was originally heard by TMAPC on December 6, 2023. TMAPC voted 8-0-0 to recommend approval of the application. Due to an error found on the mailed notices, the case was required to be re-noticed and brought back to TMAPC. No changes have been made to the application or staff recommendation.

Development Concept: The applicant is proposing to rezone the subject properties from RS-3 to RD to permit the construction of duplexes on each lot.

Detailed Staff Recommendation:

The Tulsa Comprehensive Plan designates this area as Neighborhood. RD zoning aligns with the recommendations for the Neighborhood land use designation in this area. Rezoning to RD would permit redevelopment of the site with the addition of more housing units. The applicant is proposing duplexes on each lot under the zoning proposal.

RD zoning requires 5,500 square feet of lot area and 2,000 square feet of open space per unit in addition to the required parking associated with any new development of the property. The maximum building height allowed in the RD district is 35 feet, which is consistent with the surrounding zoning districts in the area. RD adds duplexes as a permitted use but is otherwise consistent with single-family residential zoning.

Rezoning of the property would increase the potential of this property and permit the addition of needed new housing units in the area while maintaining an appropriate scale for the surrounding area.

Staff recommends approval of Z-7750 to rezone the property from RS-3 to RD.

Relationship to the Comprehensive Plan:

The subject property is designated as "Neighborhood" by the Comprehensive Plan land use map. The proposed RD district aligns with the recommendations of the "Neighborhood" land use designation in this area.

Land Use Vision:

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 of an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off a lower-order street separated from the arterial, then it would be considered Neighborhood.

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:

The subject property is adjacent to existing single-family residential on all sides. The lots under application are all vacant.

Streets

Existing Access	MSHP Designation	MSHP R/W	Exist. # Lanes
East 44th Place North	None	50'	2

Utilities

The subject tract has municipal water and sewer available.

Surrounding Properties

Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	RS-3	Neighborhood	Single-Family Residential
East	RS-3	Neighborhood	Vacant
South	RS-3	Neighborhood	Single-Family Residential
West	AG	Neighborhood	Vacant

Relevant Zoning History

Ordinance number 11802 dated June 26, 1970, established zoning for the subject property.

TMAPC Comments

None

The applicant indicated his agreement with staff’s recommendation.

Speakers

None

Commission Action

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

Ayes: Carr, Covey, Fugate, Hood, Humphrey, Shivel, Walker, Whitlock, Zalk

Nays: none

Abstentions: none

Absent: Craddock

Property Description

LTS 1,2,3,4, & 5 BLK 2, YAHOLA HGTS ADDN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

3. Z-7751

Subject Property: Multiple lots at the southwest corner of South 38th West Avenue and West 55th Street South
Council District: 2

Action(s) Requested: rezoning from RS-3 to RM-2

Staff Recommendation

Development Concept: The applicant is proposing to rezone the subject properties from RS-3 to RM-2 to permit the construction of duplexes on each lot.

Detailed Staff Recommendation:

The Tulsa Comprehensive Plan designates this area as Neighborhood. RM-2 zoning aligns with the recommendations for the Neighborhood land use designation in this area.

Rezoning to RM-2 would permit redevelopment of the site with the addition of more housing units. The applicant is proposing duplexes on each lot under the zoning proposal.

RM-2 zoning requires 5,500 square feet of lot area and 200 square feet of open space per unit in addition to the required parking associated with any new development of the property. The maximum building height allowed in the RM-2 district is 35 feet which is consistent with the surrounding zoning districts in the area.

Rezoning of the property would increase the potential of this property and permit the addition of needed new housing units in the area while maintaining an appropriate scale for the surrounding area.

Staff recommends **approval** of Z-7751 to rezone the property from RS-3 to RM-2.

Relationship to the Comprehensive Plan:

The subject property is designated as "Neighborhood" by the Comprehensive Plan land use map. The proposed RM-2 district aligns with the recommendations of the "Neighborhood" land use designation in this area.

Land Use Vision

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 of an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off a lower-order street separated from the arterial, then it would be considered Neighborhood.

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: The subject property is located within a primarily residential area. There are a mixture of single-family residences, duplexes, and multifamily units in the area.

Streets:

Existing Access	MSHP Designation	MSHP R/W	Exist. # Lanes
West 55th Street	None	50'	2
South 38th West Avenue	None	50'	2

Utilities

The subject tract has municipal water and sewer available.

Surrounding Properties

Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	RS-3	Neighborhood	Single-Family Residential
East	RS-3	Neighborhood	Single-Family Residential
South	RS-3	Neighborhood	Single-Family Residential
West	RS-3	Neighborhood	Single-Family Residential

Relevant Zoning History

Ordinance number 11821 dated June 26, 1970, established zoning for the subject property.

TMAPC Comments

Carr was concerned that there was no neighborhood outreach

Speakers

(-) Allen Williams, 3706 W. 55th Street, Tulsa, OK 74107

(-) Marquette Williams, 3814 W. 55th Street, Tulsa, OK 74107

Neither wants apartments or rental properties, both were concerned about traffic, and Ms. Williams was concerned about privacy due to height of structure.

Commission Action

Motion: Recommend approval of the RM-2 zoning, per staff’s recommendation.

Ayes: Covey, Fugate, Hood, Humphrey, Shivel, Walker, Whitlock, Zalk

Nays: Carr

Abstentions: none

Absent: Craddock

Property Description

LOTS 1,2,3,4 & 5, BLK 11, SOUTH HAVEN AMD, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

4. Z-7755

Subject Property: Southeast corner of Peoria Avenue and East 5th Place

Council District: 1

Action(s) Requested: rezoning from IM to CH

Staff Recommendation

The applicant is proposing to rezone the subject properties from IM to CH to permit a mixed-use commercial development. The CH district provides for a wide range of commercial uses with flexibility in site and size of buildings.

CH is the predominant zoning established along the East 6th Street corridor and the properties adjacent to the subject properties to the south. The rezoning would extend the CH district further north while eliminating the higher-intensity industrial uses permitted by the IM district.

Mixed-use development is recommended in the subject area by both the Tulsa Comprehensive Plan and the Pearl District Small Area Plan. CH is consistent with the zoning pattern and the expected development of the area. Staff recommends approval of Z-7755 to rezone the subject properties from IM to CH.

Relationship to the Comprehensive Plan

The subject properties adjacent to South Peoria Avenue are designated as "Multiple Use" with the remaining areas of the property designated as "Employment" by the Tulsa Comprehensive Plan. The proposed CH district permits a wide range of uses that align with the recommendations of both applicable land use categories.

Land Use Vision:**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.

Employment

The employment designation 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.

Transportation Vision:

Major Street and Highway Plan: South Peoria Avenue is designated as an urban arterial by the Major Street and Highway Plan which requires an ultimate right-of-way dedication of 70'.

Trail System Master Plan Considerations: The Tulsa GO Plan recommends the implementation of on-street bike lanes along South Peoria Avenue. Development should provide adequate bicycle infrastructure including parking and connections for pedestrians and cyclists.

Small Area Plan: Pearl District Small Area Plan

Special District Considerations: None

Historic Preservation Overlay: None

Description of Existing Conditions:

There is a mixture of commercial and industrial uses in the immediate area. There are several buildings on the subject properties that would comply with the regulations of the CH district.

Streets:

Existing Access	MSHP Designation	MSHP R/W	Exist. # Lanes
South Peoria Avenue	Urban Arterial	70'	4

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	IM	Employment/Multiple Use	Industrial
East	IM	Employment	Industrial
South	CH	Multiple Use/ Employment	Commercial
West	CH	Multiple Use	Commercial

Relevant Zoning History

Ordinance number 11815 dated June 26, 1970, established zoning for the subject property.

TMAPC Comments

None

The applicant indicated his agreement with staff’s recommendation.

Speakers

None

Commission Action

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

Ayes: Carr, Covey, Fugate, Hood, Humphrey, Shivel, Walker, Whitlock, Zalk

Nays: none

Abstentions: none

Absent: Craddock

Property Description

A TRACT OF LAND LYING IN GOVERNMENT LOT TEN (10) OF THE SOUTHWEST QUARTER (GL10, SW/4) OF SECTION SIX (6), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN (I.B.&M.), CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND ALSO BEING A PART OF LOTS ONE (1), TWO (2), THREE (3), AND FOUR (4) OF BLOCK FOUR (4), SUNSET ADDITION, AND LOTS ONE (1) AND SEVEN (7) BLOCK EIGHT (8), FACTORY ADDITION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT ONE (1), BLOCK FOUR (4) SUNSET ADDITION (P.O.B.); THENCE S01°12'56"E FOR A DISTANCE OF 242.30 FEET; THENCE S89°13'22"W FOR A DISTANCE OF 130.00 FEET; THENCE S01°12'56"E FOR A DISTANCE OF 50.58 FEET; THENCE S88°56'53"W FOR A DISTANCE OF 146.00 FEET; THENCE N01°12'56"W FOR A DISTANCE OF 293.58 FEET; THENCE N89°13'22"E FOR A DISTANCE OF 276.00 FEET TO THE POINT OF BEGINNING (P.O.B.); SAID TRACT CONTAINING 1.71 ACRES MORE OR LESS. AND A TRACT OF LAND LYING GOVERNMENT LOT TEN (10) OF THE

SOUTHWEST QUARTER (GL10, SW/4) OF SECTION SIX (6), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN (I.B.&M.), CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND ALSO BEING A PART OF LOT SIX (6), BLOCK TWO (2), SUNSET ADDITION, AND LOTS ELEVEN (11), AND TWELVE (12), BLOCK TWO (2) FACTORY ADDITION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING (P.O.C.) AT THE NORTHWEST CORNER OF LOT FIVE (5) BLOCK TWO (2) SUNSET ADDITION; THENCE S01°12'56"E FOR A DISTANCE OF 60.00 FEET TO THE NORTHWEST CORNER OF LOT SIX (6) BLOCK TWO (2) SUNSET ADDITION AND THE POINT OF BEGINNING (P.O.B.); THENCE N89°13'22"E FOR A DISTANCE OF 180.00 FEET; THENCE S01°12'56"E FOR A DISTANCE OF 80.40 FEET; THENCE S89°13'22"W FOR A DISTANCE OF 180.00 FEET; THENCE N01°12'56"W FOR A DISTANCE OF 80.40 FEET TO THE POINT OF BEGINNING (P.O.B.); SAID TRACT CONTAINING 0.33 ACRES MORE OR LESS.

Public Hearing – Plats

5. Chick-Fil-A #0529 – Preliminary Subdivision Plat

Subject Property: Northwest corner of East 13th Place and South Utica Avenue

Council District: 4

Staff Recommendation

The plat consists of 1 lot, 1 block, ±1.61 acres. The Technical Advisory Committee (TAC) met on December 20th and provided the following conditions:

1. **Zoning:** The property is zoned CS with a planned unit development (PUD-772-A. The deed of dedication must include the approved development standards for PUD-772-A. Add PUD-772-A to the face of the plat.
2. **Addressing:** Add address assignment to the face of the final plat and provide standard address disclaimer.
3. **Transportation & Traffic:** Sidewalks and ADA ramps are required to be installed along all streets. Indicate which street rights-of-way are dedicated by plat and recording information for any existing dedications to remain. South Troost Avenue is required to be reopened and dedicated as a public street to serve proposed driveway connection. Any needed improvements to the street must be completed prior to City acceptance. IDP approval is required prior to final plat approval. Right-of-way is required to align with the major street and highway plan. Label and dimension all right-of-way dedications.
4. **Sewer/Water:** Public sanitary sewer and water are available for the subject property. Water meters must be located within right-of-way or dedicated utility easement.
5. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Remove contours from the final plat. Provide the surveyor's date of last site visit on the face of the plat. Move subdivision statistics to the face of the plat. Provide a date of preparation. Add "State of" before Oklahoma in the plat subtitle. Engineer and owner information must be added to the face of the plat. Provide CA number and renewal date for engineer and surveyor. Add location map to the face of the plat and label all platted boundaries with plat names within the mile section and label subject property. Under the basis of bearing information, include the coordinate system used. Provide a bearing angle preferably shown on the face of the plat. Provide a written legal description. Add signature block for City officials to the face of the plat.
6. **Stormwater, Drainage, & Floodplain:** Stormwater improvements are required to obtain IDP approval prior to final plat approval. Easements may be required for any public stormwater infrastructure required on-site.
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 Subdivisions Regulations. City of Tulsa release letter is required prior to final plat approval.

TMAPC Comments

None

The applicant indicated his agreement with staff's recommendation.

Speakers

None.

Commission Action

Motion: Approve the preliminary subdivision plat for Chick-Fil-A #0529, per staff's recommendation.

Ayes: Carr, Covey, Fugate, Hood, Humphrey, Shivel, Walker, Whitlock, Zalk

Nays: none

Abstentions: none

Absent: Craddock

6. Southern Hill Eleven – Preliminary Subdivision Plat

Subject Property: North of the northwest corner of East 71st Street South and South Harvard Avenue (Related to Southern Hill Eleven accelerated release of building permits)

Council District: 9

Staff Recommendation

The plat consists of 1 lot, 1 block, ±1.64 acres. The Technical Advisory Committee (TAC) met on December 20th and provided the following conditions:

- 1. Zoning:** The zoning for the property is RS-1 with a planned unit development (PUD-735). A minor amendment was approved to permit a single-family residence on the lot. PUD standards and minor amendment approval must be reflected in the deed of dedication. PUD-735 must be shown on the face of the plat.
- 2. Addressing:** Address assignment from City of Tulsa must be shown on the face of the plat with the standard address disclaimer.
- 3. Transportation & Traffic:** Sidewalks and ADA ramps are required to be installed along South Harvard Avenue. Provide limits of access on the face of the plat. Label and dimension all public right-of-way.
- 4. Sewer/Water:** Label and dimension all utility easements both proposed and existing with appropriate recording information. Public water is available on the subject site. There is currently no public sanitary sewer available on the property. The applicant has applied for a policy variance to permit the replacement of a single-family home to be served by on-site sewage disposal. A modification of the Subdivision & Development Regulations is required to remove the requirement for extending public sanitary sewer to the property. Oklahoma Department of Environmental Quality approval is required for any approved on-site sewage disposal.
- 5. Engineering Graphics:** Submit a subdivision control data sheet with final plat. Show all platted properties in the location map and label all other property as unplatted. Include label for subject property in the location map. Under the basis of bearing heading include coordinate system used and provide a bearing angle, preferably shown on the face of the plat. Provide the date of the last site visit by the surveyor.
- 6. Stormwater, Drainage, & Floodplain:** New single-family dwelling is required to comply with residential drainage design requirements. No floodplain is present on the subject property.
- 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.

Modification to the Subdivision & Development Regulations:

The applicant has requested a modification to Section 5-130.1.B of the *Subdivision and Development Regulations* which would require the extension of a public sanitary sewer system to the site. The applicant has submitted a variance request to the City of Tulsa Water & Sewer department to remove the requirement for a sanitary sewer extension.

The property is adjacent to the Southern Hills Country Club. Public sanitary sewer lines to the east and north of the property are not accessible by the subject site due to property and line elevations.

The proposal is for one single-family dwelling where a previous dwelling already existed. No additional subdividing or lot splits are proposed. Future subdivisions of the property would not be covered by this modification and would need to address sanitary sewer requirements if proposed in the future.

Staff **supports** the request for modification with the condition that the policy variance must be approved prior to final plat approval.

TMAPC Comments

None

The applicant indicated their agreement with staff's recommendation.

Speakers

None.

Commission Action

Motion: Approve the preliminary subdivision plat and the modification to the Subdivision & Development Regulations for Southern Hill Eleven, per staff's recommendation.

Ayes: Carr, Covey, Fugate, Hood, Humphrey, Shivel, Walker, Whitlock, Zalk

Nays: none

Abstentions: none

Absent: Craddock

7. Southern Hill Eleven – Accelerated Release of Building Permit

Subject Property: North of the northwest corner of East 71st Street South and South Harvard Avenue (Related to Southern Hill Eleven Preliminary Plat)

Council District: 9

Staff Recommendation

The proposal is to construct one single-family home on the property where one home previously existed.

PUD-735 was adopted in February of 2007 to support plans for the construction of 5 single-family homes on the subject property that would be served by a private street. The development of the property was never implemented, and a single-family home has remained in place on the property.

Because the property was rezoned and a PUD was implemented, the zoning code requires a new subdivision plat for the property. Since there are no new lots proposed as part of the development, the applicant has submitted a 1 lot, 1 block preliminary plat for consideration by TMAPC. The preliminary plat is on the agenda as a related item to this request and must be approved by TMAPC. Following preliminary plat approval, the applicant will be required to return with a final plat for review and approval by City staff and franchise utilities.

Development intensity is not changing for the site due to the fact that the property will remain 1 lot and only one home is to be constructed on the property where a home previously existed. The platting requirement is unique in this situation given that the rezoning of the site was unrelated to the current development plans.

If approved, this authorization only removes the requirement that the final plat be filed prior to building permits being issued. All other codes and requirements of the City of Tulsa remain in place. No certificates of occupancy may be issued until the final plat has been approved and recorded with the Tulsa County Clerk.

Staff recommends **approval** of the request for authorization of accelerated release of a building permit with the following conditions:

1. No certificate of occupancy will be issued until the final plat is approved and recorded.
2. Accelerated release will be limited to one single-family home and would not cover a proposal for any additional homes or structures.

TMAPC Comments

None

The applicant indicated his agreement with staff's recommendation.

Speakers

None.

Commission Action

Motion: Approve the request for authorization of accelerated release of a building permit, per staff's recommendation.

Ayes: Carr, Covey, Fugate, Hood, Humphrey, Shivel, Walker, Whitlock, Zalk

Nays: none

Abstentions: none

Absent: Craddock

7a. The Meadows II – Preliminary Plat

Subject Property: North of the northeast corner of East 106th Street North and North Memorial Drive

County Commission District: 1

Staff Recommendation

This plat consists of 85 lots, 5 blocks on ±66.31 acres.

The Technical Advisory Committee (TAC) met on December 21, 2023 and provided the following conditions:

1. **Zoning:** Property is zoned RS (Residential – Single-Family) with a Planned Unit Development (PUD-855). Lots are required to conform to the requirements of the zoning prior to final plat approval.
2. **Transportation & Traffic:** Label and dimension all right-of-way being dedicated by plat and provide recording information for any previously dedicated right-of-way. Engineering plans for street construction must be approved and new streets must be accepted by the Tulsa County Engineer prior to final plat approval.
3. **Sewer/Water:** Rural water district will be required to provide a release prior to approval of the final plat. Department of Environmental Quality will be required to approve on-site sewage disposal systems. Add ODEQ certification to the deed of dedication.
4. **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.
5. **County Engineering:** Provide and show 50 feet of Right-Of-Way along Memorial Drive.

Staff recommends **approval** of the preliminary plat subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations.

TMAPC Comments

None

The applicant indicated his agreement with staff's recommendation.

Speakers

None.

Commission Action

Motion: Approve the preliminary subdivision plat for Meadows II, per staff's recommendation.

Ayes: Carr, Covey, Fugate, Hood, Humphrey, Shivel, Walker, Whitlock, Zalk

Nays: none

Abstentions: none

Absent: Craddock

Public Hearing – Subdivision and Development Regulations

8. LS-21554

Subject Property: East of the northeast corner of South Yale Avenue and East 111th Street South
Council District: 8

Staff Recommendation

The application LS-21554 has an associated lot line adjustment LLA-543 which combines the “Transfer tract” on the survey to Tract B. There are currently three existing homes on the property, these adjustments and split will result in those three homes being on their own individual lots.

During the review process the applicant received comments regarding the sanitary sewer extension. The proposed lots comply with our zoning code bulk and area requirements.

The applicant has requested a modification to Section 10-060.6-C of the *Subdivision and Development Regulations* which would require the applicant extend sanitary sewer service to the lots. The applicant was required to submit a document from DEQ showing that the current septic systems were in working condition with no sign of damage.

Staff recommends **approval** of the modification to Section 10-060.6-C of the *Subdivision and Development Regulations*.

TMAPC Comments

None

The applicant was not present.

Speakers

None.

Commission Action

Motion: Approve the modification to Section 10-060.6-C of the *Subdivision and Development Regulations* to allow for the applicant to complete a lot split without extension of sanitary sewer, per staff’s recommendation.

Ayes: Carr, Covey, Fugate, Hood, Humphrey, Shivel, Walker, Whitlock, Zalk

Nays: none

Abstentions: none

Absent: Craddock

Other Business

9. 2024 Election of Officers

Current Officers:

Michael Covey, Chairman
Joshua Walker, 1st Vice Chair
Luisa Krug, 2nd Vice Chair
John Shivel, Secretary

Mr. Covey stated the proposed slate of officers for 2024 is as follows:

Joshua Walker, Chairman
Mat Zalk, 1st Vice Chairman
Shane Hood, 2nd Vice Chairman
John Shivel, Secretary

Commission Action

Motion: to waive the TMAPC Policies and Procedures concerning serving successive terms and elect the following TMAPC officers for 2024: Chair, Joshua Walker; 1st Vice Chair, Mat Zalk; 2nd Vice Chair, Shane Hood; Secretary, John Shivel.

Ayes: Carr, Covey, Fugate, Hood, Humphrey, Shivel, Walker, Whitlock, Zalk
Nays: none
Abstentions: none
Absent: Craddock

Commissioner Member Comments

None

Adjournment

Commission Action

Motion: Adjourn

Ayes: Carr, Covey, Fugate, Hood, Humphrey, Shivel, Walker, Whitlock, Zalk
Nays: none
Abstentions: none
Absent: Craddock

There being no further business, the meeting adjourned at 1:32 p.m.