

**TULSA METROPOLITAN AREA PLANNING COMMISSION**  
Minutes of Meeting No. 1762  
Wednesday, **September 27, 1989**, 1:30 p.m.  
City Commission Room, Plaza Level, Tulsa Civic Center

<b>Members Present</b>	<b>Members Absent</b>	<b>Staff Present</b>	<b>Others Present</b>
Carnes, 2nd Vice Chairman	Kempe	Gardner	Linker, Legal
Coutant	Randle	Lasker	Counsel
Doherty, Chairman	Selph	Matthews	
Draughon, Secretary		Setters	
Paddock		Stump	
Parmele			
Wilson, 1st Vice Chairman			
Woodard			

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, September 26, 1989 at 11:10 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Doherty called the meeting to order at 1:37 p.m.

**MINUTES:**

**Approval of the Minutes of September 13, 1989, Meeting #1760:**

On **MOTION** of **WOODARD**, the TMAPC voted **8-0-0** (Carnes, Coutant, Doherty, Draughon, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Randle, Selph, "absent") to **APPROVE** the **Minutes of September 13, 1989, Meeting #1760.**

**REPORTS:**

**Committee Reports:**

- a) **Comprehensive Plan Committee:** Consider calling a public hearing to downzone two industrial tracts located in the northeast portion of District 16. (Owners of these properties have been notified.)

Mr. Gardner advised Staff was in receipt of a letter from one of the IH zoned property owners, Mr. & Mrs. Richard Conatzer, opposing the rezoning if it would prohibit them from parking their two trucks on

REPORTS: Committee - Cont

the IH portion of their tract. Mr. Gardner advised IL zoning would accommodate the industrial use mentioned. Staff's recommendation would be for IL zoning in lieu of keeping the IH classification.

Discussion followed regarding the public hearing for downzoning. Mr. Carnes submitted a motion to call for the public hearing on this issue, and then amended his motion, as suggested by Staff, to consider AG zoning as an alternative to the industrial zoning designations, if the land owner was agreeable to AG zoning.

**TMAPC ACTION: 8 members present**

On **MOTION** of **CARNES**, the TMAPC voted **8-0-0** (Carnes, Coutant, Doherty, Draughon, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Randle, Selph, "absent") to **APPROVE** the request to call for a public hearing to consider downzoning of IH zoned tracts located in the northeast corner of District 16 to an IL or AG zoning classification.

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- b) **Rules & Regulations Committee:** Consider TMAPC recommendation relating to the Authorities, Boards and Commissions (ABC) Task Force proposal to revise state enabling legislation to provide for a Mayor's designee to the TMAPC.

Mr. Paddock advised of a Rules & Regulations Committee meeting this date to review a letter drafted to the ABC Task Force outlining reasons for opposing the recommendation for a Mayor's designee. Mr. Paddock advised the Committee voted unanimously in support of the drafted letter; therefore, he moved for approval by the TMAPC.

**TMAPC ACTION: 8 members present**

On **MOTION** of **PADDOCK**, the TMAPC voted **8-0-0** (Carnes, Coutant, Doherty, Draughon, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Randle, Selph, "absent") to **APPROVE** the letter drafted to Commissioner Gary Watts, Chairman of the ABC Task Force, outlining the TMAPC's reasons for opposing revision of the state enabling legislation to provide for a Mayor's designee to the TMAPC.

Mr. Paddock also advised the Committee continued their review of amendments to the Sign Code, and had scheduled another meeting in this regard for October 4th.

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- c) **Budget & Work Program Committee:** Mr. Parmele suggested a meeting be scheduled during October for a quarterly update of progress on the work program.

ZONING PUBLIC HEARING:

Application No.: Z-6264 Present Zoning: RS-3  
Applicant: **Alberty (Retherford)** Proposed Zoning: OL  
Location: E/side of Memorial Drive @ East 77th Street  
Date of Hearing: September 27, 1989  
Continuance Requested to: October 25th (By applicant in order to file a PUD.)

TMAPC ACTION: 8 members present

On **MOTION** of **PADDOCK**, the TMAPC voted **8-0-0** (Carnes, Coutant, Doherty, Draughon, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Randle, Selph, "absent") to **CONTINUE** Consideration of **Z-6264 Alberty (Retherford)** until Wednesday, **October 25, 1989** at 1:30 p.m. in the City Commission Room, City Hall, Tulsa Civic Center.

SUBDIVISIONS:

**FINAL PLAT APPROVAL & RELEASE:**

Forest Park South III (2783) East 106th Street & South Joplin (RS-2)

On **MOTION** of **PADDOCK**, the TMAPC voted **8-0-0** (Carnes, Coutant, Doherty, Draughon, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Randle, Selph, "absent") to **APPROVE** the Final Plat of **Forest Park South III** and release same as having met all conditions of approval.

OTHER BUSINESS:

Z-6265 KFC: Request refund of fees (\$372.25). [Application taken due to a mapping error.]

TMAPC ACTION: 8 members present

On **MOTION** of **PADDOCK**, the TMAPC voted **8-0-0** (Carnes, Coutant, Doherty, Draughon, Paddock, Parmele, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Kempe, Randle, Selph, "absent") to **APPROVE** the **Refund of Fees (\$372.25) for Z-6265 KFC**, as recommended by Staff.

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**RECONSIDERATION:** Adoption of amendments to the **District 18** Plan Map & Text, as relates to the Mingo Valley Expressway Corridor.

Comments & Discussion:

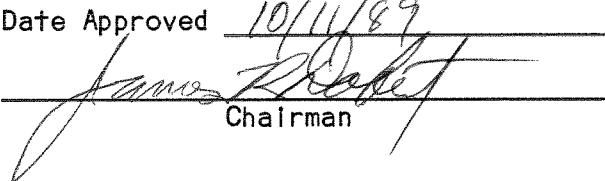
Mr. Parmele verified that, as a member of the prevailing side at last week's vote, he had moved for reconsideration of this matter by the TMAPC. (NOTE: Motion for approval at the 9/20/89 hearing failed due to the lack of six affirmative votes required for Comprehensive Plan amendments.)

Mr. Coutant moved to adopt and recommend to the City Commission amendment to the District 18 Plan Map & Text as presented by Staff and discussed at the 9/20/89 TMAPC hearing.

TMAPC ACTION: 8 members present

On **MOTION** of **COUTANT**, the TMAPC voted **6-2-0** (Coutant, Doherty, Draughon, Paddock, Wilson, Woodard, "aye"; Carnes, Parmele, "nays"; no "abstentions"; Kempe, Randle, Selph, "absent") to **ADOPT** the Amendments to the District 18 Plan Map & Text, as recommended by Staff.

There being no further business, the Chairman declared the meeting adjourned at 1:54 p.m.

Date Approved 10/11/89  
  
Chairman

ATTEST:

Art Draughon  
Secretary