

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2221

Wednesday, October 27, 1999, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Boyle	Dick	Beach	Jackere, Legal
Carnes	Harmon	Huntsinger	Counsel
Hill	Jackson	Stump	
Horner	Midget		
Ledford	Westervelt		
Pace			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Monday, October 25, 1999 at 8:25 a.m., posted in the Office of the City Clerk at 8:16 a.m., as well as in the office of the County Clerk at 8:13 a.m.

After declaring a quorum present, Chairman Boyle called the meeting to order at 1:30 p.m.

REPORTS:

Committee Reports:

Comprehensive Plan Committee

Mr. Ledford reported that the committee held a work session prior to this meeting. The committee discussed the District 17 Special District and the Major Street and Highway Plan regarding East 46th Street North. He stated that the committee voted to set both items for a public hearing on December 1, 1999.

TMAPC Action; 6 members present:

On **MOTION** of **HORNER**, the TMAPC voted **6-0-0** (Boyle, Carnes, Hill, Horner, Ledford, Pace "aye"; no "nays"; none "abstaining"; Dick, Harmon, Jackson, Midget, Westervelt "absent") to **APPROVE** to set the District 17 Special District and the Major Street and Highway Plan regarding East 46th Street North for public hearing on December 1, 1999 at 1:30 p.m.

Rules and Regulations Committee

Mr. Boyle reported that the committee did not have a quorum and so therefore the work session was stricken.

Director's Report:

Mr. Stump reported that there are three items on the City Council agenda for Thursday, October 28, 1999.

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SUBDIVISIONS

FINAL PLAT:

Metris Call Center (2994) (PD-17) (CD-5)
Southwest corner of State Farm Boulevard and South 129th East Avenue

STAFF RECOMMENDATION:

Mr. Beach stated that everything is in order and staff recommends approval.

There were no interested parties wishing to speak.

TMAPC Action; 6 members present:

On **MOTION** of **HORNER**, the TMAPC voted **6-0-0** (Boyle, Carnes, Hill, Horner, Ledford, Pace "aye"; no "nays"; none "abstaining"; Dick, Harmon, Jackson, Midget, Westervelt "absent") to **APPROVE** the final plat for Metris Call Center as recommended by staff.

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PARTIAL VACATION OF PLAT:

Part of Lots 2, 3 & 4, Block 2, Country Gentlemen Estates (PD-26) (CD-8)
North of the northeast corner East 105th Street and South Yale Avenue

STAFF RECOMMENDATION:

The applicant is requesting approval by the City to vacate a portion of Country Gentleman Estates that will be included in the plat called Maple Ridge Village. Title 11, Section 42-106 of the State Statutes requires approval of 60% of the lot owners in a subdivision and approval of the municipality in which the plat is situated. Although consistent with the Statutes, staff does not recall processing such a request before now. On the advice of the Legal Department, we are following the same process as with any subdivision plat.

TAC reviewed the proposal on October 21 and the only concerns were expressed by PSO and Southwestern Bell. They both were concerned that there could be a period of time between the vacating of this plat and the filing of the new plat where they would be unable to continue service to the remainder of the affected lots in Country Gentleman Estates because their easements would be vacated. They agreed that it would be satisfactory if temporary easements were granted until Maple Ridge Village is filed of record. In addition, an agreement should be made that the cost of relocating service would be borne by the developer of Maple Ridge Village.

The applicant submitted a document describing the partial vacation, which bears the signatures of more than 60% of the lot owners in Country Gentleman Estates.

Staff recommends approval of the partial vacation, subject to the above-described easements and agreements and a letter of release by the affected utilities before Maple Ridge Village may be filed.

“Approval” in this case means the same as approval of a final plat. The item would then be forwarded to the City Council for endorsement of the partial vacation.

TMAPC COMMENTS:

Mr. Ledford asked staff if the State Statutes requirements were followed. In response, Mr. Beach stated that the applicant submitted a petition that identified the lot owners and 100% of the lot owners were in agreement with this application.

There were no interested parties wishing to speak.

TMAPC Action; 6 members present:

On **MOTION** of **HORNER**, the TMAPC voted **6-0-0** (Boyle, Carnes, Hill, Horner, Ledford, Pace "aye"; no "nays"; none "abstaining"; Dick, Harmon, Jackson, Midget, Westervelt "absent") to **APPROVE** the partial vacation of plat for Part of Lots 2, 3 & 4, Block 2, Country Gentleman Estates subject to conditions as recommended by staff.

OTHER BUSINESS:

L-18834 – Joe Donelson (2073)
3000 Block of East 151st Street South

(PD-21) (County)

STAFF RECOMMENDATION:

After filing a lot-split application with INCOG, the applicant determined that the property was located within the Bixby city limits, outside of TMAPC’s jurisdiction. The applicant has now requested a refund.

Staff would recommend **APPROVAL** of a total refund for the lot-split application, in the amount of \$25.

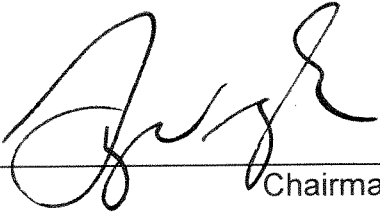
There were no interested parties wishing to speak.

TMAPC Action; 6 members present:

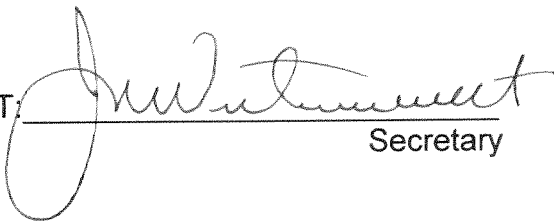
On **MOTION** of **HORNER**, the TMAPC voted **6-0-0** (Boyle, Carnes, Hill, Horner, Ledford, Pace "aye"; no "nays"; none "abstaining"; Dick, Harmon, Jackson, Midget, Westervelt "absent") to **APPROVE** the refund of \$25.00 for L-18834 as recommended by staff.

There being no further business, the Chairman declared the meeting adjourned at 1:36 p.m.

Date approved: 11-17-99



Chairman

ATTEST: 

Secretary