

**TULSA METROPOLITAN AREA PLANNING COMMISSION**  
Minutes of Meeting No. 1848  
Wednesday, August 14, 1991, 1:30 p.m.  
City Council Room, Plaza Level, Tulsa Civic Center

<b>Members Present</b>	<b>Members Absent</b>	<b>Staff Present</b>	<b>Others Present</b>
Ballard	Harris	Gardner	Linker, Legal
Carnes	Horner	Russell	Counsel
Doherty, 1st Vice Chairman	Parmele	Stump	
Draughon		Wilmoth	
Midget, Mayor's Designee			
Neely, 2nd Vice Chairman			
Wilson, Secretary			
Woodard			

The notice and agenda of said meeting were posted in the Office of the City Clerk on Tuesday, August 13, 1991 at 11:59 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, First Vice Chairman Doherty called the meeting to order at 1:32 p.m.

**Minutes:**

Ms. Wilson advised that on page 4 of the minutes of July 31, 1991 the zoning case regarding the property at 85th & Harvard reads: "Proposed Zoning: CO"; the proposed zoning should be RS-2. With that correction, Ms. Wilson moved approval.

Approval of the minutes of July 31, 1991, Meeting No. 1846:

On **MOTION** of **WILSON**, the TMAPC voted **7-0-0** (Ballard, Carnes, Doherty, Draughon, Neely, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Harris, Horner, Midget, Parmele "absent") to **APPROVE** the minutes of the meeting of July 31, 1991 Meeting No. 1846 as corrected.

**REPORTS:**

**Committee Reports:**

Mr. Doherty advised that the **Rules and Regulations Committee** met prior to today's meeting to discuss recreational vehicles and antennae and towers. The public hearing regarding the parking and storage of recreational vehicles will be August 21, 1991. The committee will meet again on August 28, 1991 to continue discussion on antennae and towers.

Ms. Wilson advised that the **Budget and Work Program Committee** would meet following today's TMAPC meeting to discuss the FY91 Fourth Quarter Report.

Director's Report:

Mr. Lasker reported on the August 13, 1991 City Council meeting. He advised that the Home Occupations Zoning Amendments had been put off for thirty days. The amendments to the Zoning Code regarding the screening of salvage yards would have a second reading in two weeks.

Mr. Lasker advised that he has been involved with the air quality study. He commented that the City of Tulsa was removed from the non-attainment list in November of 1990. There was an ozone standards excedence in June 1991. If the City exceeds once more in the next two years, it will be in violation of the Clean Air Act. He encouraged everyone to take measures to try to avoid this and to participate in the Ozone Alert days.

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ZONING PUBLIC HEARING

Application No.: Z-6329 Present Zoning: RT  
Applicant: Tom Messick Proposed Zoning: OMH  
Location: West side of S. Delaware Ave. at 109th St. S.  
Date of Hearing: August 14, 1991  
Presentation to TMAPC: Tom Messick, 6100 S. Yale, Tulsa, OK 74136  
Request for Continuance: Philcrest Hills Tennis Club

Staff Recommendation:

Chairman Parmele advised that a request for continuance had been received from Philcrest Hills Tennis Club . The letter was timely and stated that Philcrest Hills Board will not meet until August 26, 1991. Therefore, they were requesting that the matter be continued until mid-September to allow their Board to meet.

The applicant advised that they were agreeable to a continuance.

TMAPC Action; 7 members present:

On MOTION of CARNES, the TMAPC voted 7-0-0 (Ballard, Carnes, Doherty, Draughon, Neely, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Harris, Horner, Midget, Parmele, "absent") to CONTINUE Z-6329 until September 11, 1991 at 1:30 p.m., City Council Room, Plaza Level, Civic Center.

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**SUBDIVISIONS:**

**ACCESS CHANGE ON RECORDED PLAT:**

Twenty-first and Sheridan Center Addition CS  
Northeast corner of E. 21st ST. and S. Sheridan Rd.

Staff Recommendation:

This is a request to revise the platted access points to reflect actual access points as constructed on site. The Department of Public Works (Traffic) has approved this request. Therefore, staff recommends approval of the access change on recorded plat.

TMAPC Action; 8 members present:

On MOTION of WILSON, the TMAPC voted 8-0-0 (Ballard, Carnes, Doherty, Draughon, Midget, Neely, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Harris, Horner, Parmele, "absent") to APPROVE the access change on recorded plat for Twenty-first and Sheridan Center Addition as recommended by staff.

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**REQUEST TO RESCIND PRIOR APPROVAL:**

L-17417 2600 S. Boston

Applicant's Comments:

Mr. John Moody was present representing the applicant. He stated that they were in the process of requesting a PUD for the subject property. He requested that this matter be continued until after the PUD matter had be considered by the TMAPC.

TMAPC Action; 8 members present:

On MOTION of WOODARD, the TMAPC voted 8-0-0 (Ballard, Carnes, Doherty, Draughon, Midget, Neely, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Harris, Horner, Parmele, "absent") to CONTINUE the Request to Rescind Prior Approval for L-17417 until September 25, 1991 at 1:30 p.m., City Council Room, Plaza Level, Civic Center as requested by the applicant.

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**OTHER BUSINESS:**

**APPROVAL OF DECLARATION OF COVENANTS AND PUD RESTRICTIONS:**

PUD 470: Romano's Macaroni Grill CS, OM, AG  
Southeast corner of E. 66th St. and S. Memorial Dr.

Staff Recommendation:

Staff has reviewed this document for compliance with the PUD conditions as approved by TMAPC. On page 3, paragraph I(2) the following language should be added: "Ground sign setback shall be a minimum of 110' from centerline of 66th St." With this addition, all the conditions of the PUD are covered. APPROVAL of the Declaration of Covenants is recommended, subject to the approval of the format by City Legal Department.

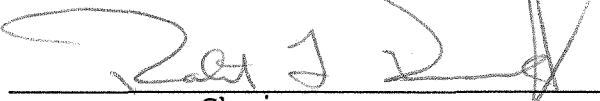
Mr. Wilmoth advised that the City Legal Department had a few changes to the Declaration of Covenants which have been incorporated into the document. Therefore staff recommended approval.

TMAPC Action; 8 members present:

On MOTION of WILSON, the TMAPC voted 8-0-0 (Ballard, Carnes, Doherty, Draughon, Midget, Neely, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Harris, Horner, Parmele, "absent") to APPROVE the Declaration of Covenants subject to the conditions as recommended by staff and subject to the approval of form by the City Legal Department.

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There being no further business, the First Vice Chairman declared the meeting adjourned at 1:44 p.m.

Date Approved: 8-28-91  
  
Chairman

ATTEST:

  
Secretary