

TULSA METROPOLITAN AREA PLANNING COMMISSION
Minutes of Meeting No. 1890
Wednesday, July 1, 1992, 1:30 p.m.
City Council Room, Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Broussard Secretary	Ballard	Gardner Hester Stump Wilmoth	Linker, Legal Counsel
Buerge 2nd Vice Chairman			
Carnes			
Doherty, Chairman			
Horner			
Midget, Mayor's Designee			
Neely			
Parmeale, 1st Vice Chairman			
Selph			
Wilson			

The notice and agenda of said meeting were posted in the Office of the City Clerk on Tuesday, June 30, 1992 at 11:13 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 1:33 p.m.

Minutes:

Approval of the minutes of June 17, 1992, Meeting No. 1888:

On **MOTION** of **WILSON**, the TMAPC voted **7-0-1** (Buerge, Carnes, Doherty, Horner, Neely, Parmele, Wilson "aye"; no "nays"; Broussard "abstaining"; Ballard, Midget, Selph "absent") to **APPROVE** the minutes of the meeting of June 17, 1992 Meeting No. 1888.

REPORTS:

Chairman's Report

Chairman Doherty announced the Sign Advisory Board has completed their work and will transmit their recommendations to the City Council. Chairman Doherty mentioned the BlockBuster Video Sign is on the City Council agenda for July 2, 1992, and he will be present to explain to the Council the Planning Commission's request for guidance.

Mr. Parmele asked if there will be a meeting between the Sign Advisory Board and the Rules and Regulations Committee prior to their report to the Council.

Chairman Doherty advised that none has been set. It is his intention to have the Chairman of the Sign Advisory Board, Chairman of the Board of Adjustment, a representative from the Planning Commission and Irving Frank present when this is presented to the City Council to answer any questions the Council might have.

Committee Reports:

Comprehensive Plan Committee

Mr. Neely reported that he and Mr. Parmele attended the Southern Peoria Study meeting at which approximately 100 individuals were in attendance. Mr. Neely noted that Dane Matthews compiled comments from that meeting which have been distributed to the Planning Commission.

Budget and Work Program Committee

Ms. Wilson requested a meeting be set for either July 15 or 22, at 11:30 to review the 4th quarter 1992 budget and to get perspective on the 1st quarter of 1993 to determine what Rules and Regulations and Comprehensive Plan Committees can expect for their budgets.

Mr. Parmele suggested the need to prioritize items in the work program.

Ms. Wilson reminded the Planning Commission of the Zoning Workshop to be held at the Helmerich Conference Center, Tuesday, July 7, 1992, 7:00 - 9:00 P.M. She stated that staff will be reviewing the zoning process for those attending.

Director's Report

Mr. Gardner reminded the Planning Commission the TMAPC Quarterly Report is due July 9, 1992. Mr. Gardner described the material to be distributed at the July 7, 1992 Zoning Workshop which details the zoning process.

Mr. Parmele suggested deferring the quarterly report until after the Budget and Work Program Committee meeting of July 15, 1992.

Mr. Gardner advised this report merely summarizes activities of the past three months.

Chairman Doherty advised that he will confer with the City Council Chairman to determine when they want the report submitted.

SUBDIVISIONS:

PRELIMINARY PLAT APPROVAL:

West Highlands Corner (382) (PD-8) (CD-2)

SE/corner of W. 61st Street & S. 33rd W. Avenue

(CS)

This corner is the last portion of Z-4608 that has not yet been platted. It is not part of a PUD and complies with the standards of the CS zoning District. Right-of-way on both 33rd W. Avenue and

61st Street has been acquired that exceeds the minimums on the Major Street and Highway Plan so no new right-of-way is being dedicated, except a small triangle at the corner. Improvements to the intersection are now in progress.

The Staff presented the plat with the applicant represented by Ed Nickle.

On MOTION of DIXON, the Technical Advisory Committee voted unanimously to recommend **APPROVAL** of the PRELIMINARY plat of West Highlands Corner, subject to the following conditions:

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements should be tied to or related to property lines and/or lot lines. (Show existing ONG easement.)
2. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures, shall be borne by the owners(s) of the lot(s).
3. Paving and/or drainage plans shall be approved by the Department of Public Works (Stormwater Management and/or Engineering), including storm drainage, detention design and Watershed Development Permit application subject to criteria approved by the City of Tulsa.
4. Limits of Access or (LNA) as applicable shall be shown on the plat as approved by the Department of Public Works (Traffic).
5. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City-County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
6. Waiver of scale is recommended due to the small size of plat, to permit 1" = 20' as shown.
7. Show 45° property line at intersection corner based on Street Plan, as recommended by the Department of Public Works.
8. A "Letter of Assurance" regarding installation of improvements shall be submitted prior to release of final plat, including documents required under Section 3.6-5 of Subdivision Regulations.
9. All (other) Subdivision Regulations shall be met prior to release of final plat.

Staff Comments

Mr. Wilmoth advised staff recommends approval, and a waiver of scale is requested to permit 1" = 20'. There were no interested parties present.

TMAPC Action; 10 members present:

On MOTION of PARMELE, the TMAPC voted 10-0-0 (Broussard, Buerge, Carnes, Doherty, Horner, Midget, Neely, Parmele, Selph, Wilson "aye"; no "nays"; no "abstentions"; Ballard "absent") to recommend APPROVAL of the Preliminary Plat of West Highlands Corner subject to conditions as recommended by staff and waiving the subdivision regulations scale requirement to permit a 1" = 20' scale.

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WAIVER REQUEST: Section 1107 E: (Approval of PUD documentation)

Brookside State Bank (PUD-488)(1993) (PD-6)(CD-9)
3237 South Peoria Avenue (CH, OL, RS-3)

This is a request to waive plat on Lots 2 & 3, Block 1, Cedar Haven Addition and Lots 1 & 2 Rogers Resub. of Lot 1, Block 1 Cedar Addition, Less the East 25' of Lot 2; and Lots 4 & 5 Block 1, Cedar Haven. Most of the changes are in the rear or easterly portion of the property where the drive-in facilities are being up-graded and improved to provide a better on-site traffic flow. Right-of-way on Peoria and 33rd Street meets the Major Street and Highway Plan requirements. Since the property is already platted, Staff sees no objection to this request, subject to the following:

1. Grading/or drainage plan approval by DPW (Stormwater) through the permit process.
2. Access points to meet approval of DPW (Traffic).
3. PUD documentation to be filed of record by separate instrument.

The applicant was represented by Charles Norman.

Traffic Engineering had no objection to the access and circulation as shown. Mr. Norman advised PUD documentation had also been submitted.

On MOTION of ESHELMAN, the Technical Advisory Committee voted unanimously to recommend APPROVAL waiver of plat on PUD 488, subject to the conditions outlined by Staff and TAC.

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APPROVAL OF PUD DOCUMENTS:

The documentation required in #3 listed above has been submitted and reviewed by staff. It is recommended that the documents be **APPROVED**, subject to approval of format by City Legal Department

Chairman Doherty announced receipt of a letter from Pam Deatherage, Planning District 6 Chair, who advised knowing of no opposition to this request.

Staff Comments

Mr. Wilmoth advised that staff recommends approval.

There were no interested parties present.

TMAPC Action; 10 members present:

On **MOTION** of **PARMELE**, the TMAPC voted **10-0-0** (Broussard, Buerge, Carnes, Doherty, Horner, Midget, Neely, Parmele, Selph, Wilson "aye"; no "nays"; no "abstentions"; Ballard "absent") to **APPROVE** Waiver of Plat for PUD 488 and PUD documents, subject to the conditions recommended by staff.

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WAIVER REQUEST; Section 213: Lot Split #17560

Z-6360 (Vacated Broadmoor) (1292) (PD-6) (CD-4)

West of SW/c Broken Arrow Expressway and South Peoria Avenue (PD)

This is a request to waive plat on a small (15,971 sq. ft.) tract that was removed from PUD-474 and rezoned PK for parking. It will be combined with an existing commercially zoned tract on Peoria and will be used exclusively for parking. The CH strip on Peoria is not included in the plat waiver and is not subject to platting, being zoned by Study Area #13, 5/24/57. A lot split #17560 is being processed concurrently with this waiver which will tie the PK parcel with the existing CH parcel. The remaining property to the southwest in PUD 474 is currently being processed as a plat titled **MAPLEVIEW** on **CHERRY STREET** (formerly "The Cloisters on Cherry Street" which is in the "draft final plat" stages.

Staff was of the opinion that since the tract was removed from the PUD it should not be included with the PUD plat, so this procedure was recommended to the applicant. It is recommended that the waiver and lot-split be **APPROVED** as requested.

Chairman Doherty announced receipt of a letter from Pam Deatherage, Planning District 6 Chair, who advised knowing of no opposition to this request.

Staff Comments

Mr. Wilmoth advised that staff recommends approval, and added this also includes a lot split so it may be attached to the commercial zoning on Peoria.

TMAPC Action; 10 members present:

On MOTION of WILSON, the TMAPC voted 10-0-0 (Broussard, Buerge, Carnes, Doherty, Horner, Midget, Neely, Parmele, Selph, Wilson "aye"; no "nays"; no "abstentions"; Ballard "absent") to recommend APPROVAL of the Waiver Request for Z-6360 and RATIFICATION of Lot Split #17560 as recommended by staff.

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WAIVER REQUEST; Section 213:

BOA-16061 (unplatted) (2402) (PD-25) (CD-4) (AG)
3201 N. Cincinnati Avenue

This is a request to waive plat on a small (1.35 acre) tract in the S/2, N/2, SW, NW of Section 24-20-12. Application has been made to the Board of Adjustment for a day-care center in the existing building. That application also includes a variance to permit two 9' x 10' gravel parking places. (Code requires paved parking). The house is on a septic system but that does not show on the applicant's plot plan. (This is NOT a lot-split and there is other land under this ownership, but the Board application only included that area to be used for the day-care center.) Right-of-way has been obtained along N. Cincinnati Avenue and meets the Major Street and Highway Plan requirement. However, the proposed Gilcrease Expressway should take approximately half of the tract when it is constructed. By being within the expressway right-of-way take line, a waiver of the Subdivision Regulations requiring conformance with the Street Plan is being requested by applicant. (Since there is no new construction and nothing will change except the use of the property, a waiver may be a reasonable request. When the right-of-way is purchased there would still have been no physical changes or improvements that do not exist today.) The following shall apply:

- (a) Waiver of Subdivision Regulations requiring conformance with the Street Plan for Gilcrease Expressway right-of-way (Cincinnati has been dedicated)
- (b) Grading and/or drainage plan, if required, through the permit process for any new grading or earth changes.
- (c) City/County Health Dept. may have conditions related to the day care center use.

Existing septic system shall be acceptable and/or approved by Health Department.

The applicant was not represented at the TAC meeting on 6/9/92 so the request was continued to TAC meeting 6-23-92.

The applicant was represented by Teresa Shields at the 6/23/92 meeting.

Applicant advised she had contacted the Fire Department and previous concerns regarding distances from existing hydrants had been resolved.

On MOTION of SILVA, the Technical Advisory Committee voted unanimously to recommend APPROVAL of the waiver of plat on BOA 16061, subject to the conditions outlined by Staff and TAC, and noting that applicant is requesting TMAPC to waive the Street Plan requirement since TAC alone cannot waive that condition.

Staff Comments

Mr. Wilmoth noted Health Department approval has been obtained; therefore, item (c) has been met. Mr. Wilmoth advised the remaining issue is waiver of the subdivision regulations requiring conformance with the street plan.

There were no interested parties present other than the applicant.

TMAPC Action; 10 members present:

On MOTION of PARMELE, the TMAPC voted 10-0-0 (Broussard, Buerge, Carnes, Doherty, Horner, Midget, Neely, Parmele, Selph, Wilson "aye"; no "nays"; no "abstentions"; Ballard "absent") to recommend APPROVAL of the Waiver of Plat on BOA-16061 including Waiver of the Subdivision Regulations requiring conformance with the Street Plan.

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WAIVER REQUEST: Section 1107-E:

Marshall Property (PUD-484)(893) (PD-4) (CD-4) (CH, OL, RS-3)
Southeast corner of East 11th Street and S. Delaware Place

Staff Comments

Mr. Wilmoth announced the applicant has requested this item be stricken from the agenda since it is not a public hearing item. Mr. Wilmoth advised there will be PUD documentation to be included with this application, and it will be submitted at the same time.

It was the consensus of the Planning Commission to strike this item from the agenda.

LOT SPLITS FOR RATIFICATION OF PRIOR APPROVAL:

L-17559 Warren (1793) (PD-6) (CD-9) 2426 E. 30th St. RS-2
L-17561 Vetlman (1893) (PD-6) (CD-9) 2128 E. 26th St. RS-1

Staff Recommendation

Mr. Wilmoth advised that staff has found the above-listed lot splits to be in conformance with the lot split requirements.

Chairman Doherty advised having received notification from the District 6 Planning Chair that no objections have been received.

TMAPC Action; 10 members present:

On MOTION of MIDGET, the TMAPC voted 10-0-0 (Broussard, Buerge, Carnes, Doherty, Horner, Midget, Neely, Parmele, Selph, Wilson "aye"; no "nays"; no "abstentions"; Ballard "absent") to RATIFY the above-listed lot splits having received prior approval.

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CONTINUED ZONING PUBLIC HEARING:

ZONING PUBLIC HEARING

Application No.: Z-6362 Present Zoning: RM-2
Applicant: Jim Trickett Proposed Zoning: CG
Location: Southwest corner of 2nd Street South and Victor Avenue
Date of Hearing: July 1, 1992
Presentation to TMAPC: Jim Trickett

Relationship to the Comprehensive Plan:

The District 4 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property Medium Intensity - Residential.

According to the Zoning Matrix the requested CG District is not in accordance with the Plan Map.

Staff Recommendation:

Site Analysis: The subject tract is approximately 0.16 acres in size and is located at the southwest corner of 2nd Street South and Victor Avenue. It is nonwooded, flat, contains a taxi service parking area and building where maintenance is performed on the taxis, and is zoned RM-2.

Surrounding Area Analysis: The tract is abutted on the north by a commercial business zoned CS; on the east by a vacant tract and then a single-family dwelling zoned RM-2; on the south by single-family dwellings zoned RM-2 and on the west by a vacant tract zoned CS.

Zoning and BOA Historical Summary: The cab company now operating on the subject tract is doing so without proper zoning. The tract was approved for office use by special exception in 1984. This would not, however, allow operation of a taxi service and maintenance of cabs.

Conclusion: The proposed zoning is contrary to the Comprehensive Plan and the recently-completed Kendall Whittier Study which call for the zoning to remain residential. The existing business is incompatible with the existing and planned residential in the area.

Therefore, staff recommends **DENIAL** of Z-6362 for CG zoning or any lesser commercial zoning.

TMAPC Comments

Ms. Wilson asked if a cab company were to operate from the structure, but not park, service, or perform any maintenance on the vehicles if the staff's recommendation would be different.

Mr. Gardner advised that staff would not recommend approval of CS zoning either.

Applicant's Comments

Jim Trickett

7615 E. 54th Place, Tulsa 74145

Mr. Trickett acknowledged that MY Cab is nonconforming and he has asked that they vacate the property. Mr. Trickett requested his tract be given the same consideration as surrounding commercial businesses.

Interested Parties

Mimi Huffman Alexander

419 Rospaw Way, Placentia, CA

Ms. Alexander, daughter of Joe Huffman who owns 35 - 40 pieces of rental property in the area, expressed opposition to the requested zoning change. Ms. Alexander presented photographs of the subject property where the MY Cab business is located, 1712 East 2nd Street. Ms. Alexander described the surrounding residential area as being occupied by families with children, elderly people, and noted this is a strictly family-oriented residential area. She declared the citizens are deserving of a safe, clean, and danger-free neighborhood. Ms. Alexander asked the request for zoning change be denied because she believes it to be incompatible and in direct conflict with a safe family-oriented neighborhood. She advised it is contradictory to the efforts of the Kendall-Whittier redevelopment project. Ms. Alexander believes a high intensity business would bring an undesirable lifestyle and hazard to the area. She expressed concerns over establishment of a 24-hour business, increase in traffic, noise level, aesthetic concerns, and noted this area has been designated as a high crime area. Ms. Alexander conveyed residents' concerns over the safety of their children and decrease of property values. Ms. Alexander asked the rezoning request be denied and suggested the MY Cab Company seek a more suitable location for their business.

Mr. Midget asked if Ms. Alexander had pictures of her rental property.

Ms. Alexander advised she had none; however, her attorney, who will address the Planning Commission later will present a photograph. She assured the Planning Commission her father's rental properties are well-maintained and stand out as much neater and cleaner than others in the area.

Ms. Alexander explained that, although she resides in California, she has kept in touch with activities in the area. Last year she and her husband lived in one of the rental properties and became involved with the Kendall-Whittier redevelopment project. They attended meetings and have done all they could from a distance, but have given whatever input they could for the betterment of the community. Ms. Alexander emphasized the MY Cab Company needs to consider a more suitable location for operating their business.

Mr. Horner asked if MY Cab were not located in this area, would Ms. Alexander still request that the Planning Commission deny this zoning request?

Ms. Alexander responded that any high intensity business that brings in the commotion, vehicular traffic, and foot traffic is not compatible with this family-oriented neighborhood. She feels a low intensity business that will promote more peacefulness in the neighborhood would be more compatible. She cited instances when the cab company has performed maintenance on its fleet during late evening hours.

Ms. Alexander answered questions from the Planning Commission in regard to how she foresees redevelopment of this tract and future compatibility with the neighborhood.

Mr. Parmele asked if Ms. Alexander foresees this tract redeveloping as single-family or multifamily.

Joe Huffman 2011 East 1st Street, Tulsa
Mr. Huffman advised the MY Cab Company would be better suited in another location. He cited the effect this business has had on surrounding properties. Mr. Huffman noted the incompatibility of the business with the surrounding area.

Floyd Pauli 206 South Victor, Tulsa
Mr. Pauli addressed the traffic noise in the area from MY Cab. In response to a question from Mr. Doherty, Mr. Pauli advised having no problems when a liquor store was at this location. Mr. Pauli advised having no objections to an office at this location.

James W. Tilly 2 West 2nd Street, Tulsa
Mr. Tilly, attorney for the Huffmans, presented a photograph of the Huffmans' property. Mr. Tilly disclosed that Mr. Huffman is a very conscientious property owner and still lives in the neighborhood. Mr. Tilly advised that purchasing and installing a home on this

lot may be cost-effective and would be consistent with the neighborhood plan.

Applicant's Rebuttal

Mr. Trickett acknowledged that MY Cab Company has not done justice to the area. Mr. Trickett advised that perhaps the zoning requested is not appropriate; however, with the existing zoning there is little that can be done with this property.

TMAPC Review Session

Mr. Parmele pointed out that OL uses would be possible through Board of Adjustment action.

Mr. Doherty advised this will never be a residential lot; however, the Planning Commission is faced with how to zone this to protect the residences to the south.

Mr. Parmele advised that he may be able to support a joint application of several lots combined with a use under a PUD for a master development. He stated to zone only one lot CS is not appropriate.

Mr. Carnes declared this property would be appropriate for a PUD. He cited instances in the Brookside area where this was accomplished successfully.

Chairman Doherty advised that he believes OL zoning would be appropriate in this instance since it appears this lot will never be used as residential and, therefore, will be voting against the motion for straight denial. Chairman Doherty pointed out the applicant may apply to the Board of Adjustment for office use.

Mr. Midget remarked the PUD would allow the Planning Commission to review a more in-depth study of the development of the area.

Mr. Parmele advised that OL zoning would be appropriate for this tract. He expressed sympathy for the property owner. There is commercial on two sides of this tract and it appears to be inappropriate for redevelopment of single-family. Moving a house to this lot would not be economically feasible. Mr. Parmele feels that an OL use could be accomplished through the Board of Adjustment and the BOA could impose restrictions the Planning Commission could not.

TMAPC Action; 10 members present:

On MOTION of PARMELE, the TMAPC voted 9-1-0 (Broussard, Buerge, Carnes, Horner, Midget, Neely, Parmele, Selph, Wilson "aye"; Doherty "nay"; no "abstentions"; Ballard "absent") to DENY the request for CG zoning as recommended by staff.

Mr. Doherty apprised Mr. Trickett of the appeal process.

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ZONING PUBLIC HEARING

Application No.: Z-6363 Present Zoning: AG
Applicant: Pittman-Poe & Assoc., Inc. Proposed Zoning: RE/PUD 490
Location: Southwest corner of South Sheridan Road & E. 131st St.
Date of Hearing: July 1, 1992

Chairman Doherty announced the applicant has requested a continuance to July 22, 1992. There were no interested parties present.

TMAPC Action; 10 members present:

On MOTION of PARMELE, the TMAPC voted 10-0-0 (Broussard, Buerge, Carnes, Doherty, Horner, Midget, Neely, Parmele, Selph, Wilson "aye"; no "nays"; no "abstentions"; Ballard "absent") to CONTINUE Z-6363 to July 22, 1992.

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ZONING PUBLIC HEARING

Application No.: PUD-490 Present Zoning: AG
Applicant: Tim Terral Proposed Zoning: RE/AG
Location: Southwest corner of South Sheridan Road and 131st Street
Date of Hearing: July 1, 1992

Chairman Doherty announced the applicant has requested a continuance to July 22, 1992. There were no interested parties present.

TMAPC Action; 10 members present:

On MOTION of PARMELE, the TMAPC voted 10-0-0 (Broussard, Buerge, Carnes, Doherty, Horner, Midget, Neely, Parmele, Selph, Wilson "aye"; no "nays"; no "abstentions"; Ballard "absent") to CONTINUE PUD-490 to July 22, 1992.

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OTHER BUSINESS

PUD 243-10 Minor amendment to side yards at the northeast corner of Harvard Avenue and East 59th Place South

The applicant is requesting a minor amendment of the side yard requirements for the entire PUD. The amendment would be to require 7'6" side yards on each lot, rather than 15', between dwellings. Such a change would still produce the 15' spacing between buildings

on adjacent undeveloped lots and would be simpler to administer. Undeveloped lots adjacent to a previously developed lot would have the potential of being less than 15' apart. Also the applicant is requesting to update the height restriction from a maximum of 26' to the top of the top plate to 34' maximum height of the overall structure. Staff finds both of these changes to be minor in nature and in keeping with the original PUD. These changes must also be approved by all of the property owners in PUD 243 in order to amend the restrictive covenants.

Staff therefore recommends **APPROVAL** of PUD 243-10 as requested.

TMAPC Comments

Ms. Wilson inquired if staff has received a petition that homeowners have signed indicating approval of the above-stated minor amendment.

Mr. Stump explained the applicant has informed him that all but one of the required signatures has been obtained. The one signature not obtained is involved in a closing at this time.

Mr. Parmele announced his abstention on this item due to a potential conflict of interest.

Mr. Neely asked how many vacant lots would adjoin houses with 5' side yards.

Mr. Stump replied there are two recently under construction and at present there are approximately ten undeveloped lots.

Applicant's Comments

Jack D. Jones 3413 E. 58th Place, Tulsa 74135
Mr. Jones, representing the applicant, advised that he is one of homeowners in the PUD. Mr. Jones advised there are 35 lots that have residences constructed on them and approximately 15 vacant lots. Mr. Jones reported that unanimous consent has been obtained in the form of an amendment to the original deed of declaration for the 7½' side yard. There is one signature remaining to be obtained for the height limitation. Mr. Jones expressed approval of the staff recommendations.

Interested Parties

Bruce DePasquale 5866 S. Louisville Ave. 74135
Mr. DePasquale expressed concern over the allowable height of the roof.

Mr. Gardner explained that there will be no effective change in the allowable height of the roof should this amendment be approved. Mr. Gardner explained this changes only the method of measuring the top of the roof to bring it in conformance with current standards.

Meridith R. (Sonny) Gray 5858 S. Louisville, Tulsa 74135
Mr. Gray also had concerns over the height of the structure, but now understands the method of measuring.

TMAPC Action; 10 members present:

On MOTION of BUERGE, the TMAPC voted 9-0-1 (Broussard, Buerge, Carnes, Doherty, Horner, Midget, Neely, Selph, Wilson "aye"; no "nays"; Parmele "abstaining"; Ballard "absent") to APPROVE PUD 243-10 as recommended by staff.

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PUD 243 Detail Site Plan Lot 28 Glenoak, Southwest corner of East 58th Place and Knoxville Avenue

Staff has reviewed the site plan for a single-family dwelling on lot 28 of Glenoak addition and finds it to be in conformance with the development standards of PUD 245. Therefore, staff recommends APPROVAL of the Detail Site Plan.

TMAPC Action; 10 members present:

On MOTION of PARMELE, the TMAPC voted 10-0-0 (Broussard, Buerge, Carnes, Doherty, Horner, Midget, Neely, Parmele, Selph, Wilson "aye"; no "nays"; no "abstentions"; Ballard "absent") to APPROVE the Detail Site Plan for Lot 28 in PUD 243 as recommended by staff.

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PUD 216-5 Minor amendment - northwest corner of East 98th Street South and South Sandusky Avenue

Chairman Doherty announced the applicant has requested continuance to July 8, 1992.

TMAPC Action; 10 members present:

On MOTION of BUERGE, the TMAPC voted 10-0-0 (Broussard, Buerge, Carnes, Doherty, Horner, Midget, Neely, Parmele, Selph, Wilson "aye"; no "nays"; no "abstentions"; Ballard "absent") to CONTINUE PUD 216-5 to July 8, 1992.

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There being no further business, the Chairman declared the meeting adjourned at 2:45 p.m.

Date Approved: 7/15/92

James R. [Signature]
Chairman

ATTEST:

Robin [Signature]
Secretary

