

**TULSA METROPOLITAN AREA PLANNING COMMISSION**  
Minutes of Meeting No. 1938  
Wednesday, August 4, 1993, 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                        | Broussard             | Gardner              | Linker, Legal         |
| Carnes, 2nd Vice<br>Chairman   | Dick                  | Hester               | Counsel               |
| Doherty, Chairman              | Midget                | Jones                |                       |
| Horner                         | Neely                 | Matthews             |                       |
| Pace                           | Wilson                | Stump                |                       |
| Parmeale, 1st Vice<br>Chairman |                       |                      |                       |

The notice and agenda of said meeting were posted in the Office of the City Clerk on Tuesday, August 3, 1993 at 10:44 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 1:34 p.m.

**Minutes:**

Approval of the minutes of July 21, 1993, Meeting No. 1936:

On **MOTION** of **CARNES**, the TMAPC voted **5-0-1** (Ballard, Carnes, Doherty, Horner, Parmele "aye"; no "nays"; Pace "abstaining"; Broussard, Dick, Midget, Neely, Wilson "absent") to **APPROVE** the minutes of the meeting of July 21, 1993 Meeting No. 1936.

**REPORTS:**

Chairman's Report:

Chairman Doherty advised that he, Mr. Parmele, and Mr. Stump attended the City Council meeting of July 29 to present the Planning Commission's perspective on proposed changes to the Zoning Code relating to landscaping. He reported that after hearing from four interested parties, the City Council moved to table the item. Chairman Doherty advised that his request that the Planning Commission be allowed input regarding the motion to table the item was denied. He advised that the City Council then voted to table the item. After discussion, he and Mr. Parmele deemed this action inappropriate and presented a draft of a letter he recommends for transmittal to the City Council as follows:

Councilor James A. Hogue, Sr.  
City Council Members

Dear Councilor Hogue:

Since the City Council was seated, the TMAPC has provided a Commission officer at all Council meetings where substantive planning commission recommendations were on the agenda. Although this required an additional commitment of volunteers' time beyond our weekly meeting schedule, we felt that it was important to provide you with the Commission's perspective to help you make your final decisions.

However, your action last Thursday to table TMAPC-proposed Zoning Code amendments has left us confused. You received input from interested parties but tabled our proposal without allowing input from either Commission officers or staff.

If you need information from us beyond that which is contained in the minutes we send you, we will be happy to continue to provide it. If not, it is not in anyone's interest for our officers to continue to represent the Commission at your meetings.

Please let us know how the Council wants us to proceed.

Our position on the proposed landscape provisions is unchanged. After three years of work, numerous public hearings, and more meetings recently with developers and City legal staff, we have done all that we can do. We have accommodated every concern we believe it is possible to accommodate. The Planning Commission unanimously requests that the Council act on our proposal.

Respectfully,

Jim Doherty  
Chairman

Chairman Doherty asked for the sense of the Planning Commission as to their feeling of transmitting the letter. Support was voiced for transmitting the letter.

Regarding the letter to Councilor Hogue, Mr. Horner expressed support and pleasure that his thoughts have been conveyed. He stated that although the TMAPC is a recommending body, they should not act as a pawn to the City Council.

**TMAPC Action; 6 members present:**

On **MOTION** of **CARNES**, the TMAPC voted **5-0-1** (Ballard, Carnes, Doherty, Horner, Parmele "aye"; no "nays"; Pace "abstaining"; Broussard, Dick, Midget, Neely, Wilson "absent") to **TRANSMIT** the draft letter to the City Council.

Chairman Doherty referred to a letter from Councilor Bartlett apologizing for the City Council's lack of action regarding the landscaping proposal.

There was discussion among the Planning Commissioners regarding the tabling of the landscape ordinance.

\* \* \* \* \*

**Committee Reports:**

Comprehensive Plan Committee

Mr. Carnes announced the Comprehensive Plan Committee will hold a briefing August 11 on the proposed Riverside Parkway plan.

Director's Report

Mr. Gardner announced the dates of future public hearings and upcoming items on the City Council agenda.

**SUBDIVISIONS**

PRELIMINARY PLAT:

Lansing Industrial Park III (3602) (PD-2) (CD-1) (CH,CS,IL)  
SW/c of Pine & N. Norfolk Ave.

Staff Comments

This plat received preliminary approval on January 20, 1988 and final plat approval on April 5, 1989. It expired May 15, 1992 after two extensions and is now being reconsidered as a preliminary plat.

The Staff presented the plat with the applicant Ray Meldrum in attendance at the TAC meeting.

Dixon recommended that all references to Department of Stormwater Management in the covenants be changed to Department of Public Works.

After considerable discussion, Hill recommended that the paragraph on page 3 which requires written approval of the Department of Stormwater Management be obtained by utility companies prior to use of the easement be eliminated.

French recommended that the existing dedications of both North Norfolk and East Oklahoma Street be shown with appropriate book and page numbers (if not condensed) with the additional right-of-way being shown as dedicated with this plat.

Morris recommended the applicant verify existing hydrant locations to ensure they are not on a lot line.

Jones suggested the key map be revised to exclude the area not being platted along Pine Street.

On MOTION of HILL, the Technical Advisory Committee voted unanimously to APPROVE the PRELIMINARY PLAT of LANSING INDUSTRIAL PARK III subject to the above conditions and those listed below:

1. The underlying plat(s) shall be properly vacated in accordance with current legal procedures. (Not a consideration of approval of plat. Only a reminder.)
2. Correct location map to exclude property along East Pine Street.
3. Any building lines on the interior, non-arterial streets that are greater than 25' are volunteered by the applicant.
4. Since Lot 1, Block 1 is zoned CH, any building lines are volunteered by the applicant.
5. 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.
6. Water plans shall be approved by the Department of Public Works (Water and Sewer) prior to release of final plat. Include language for Water and Sewer facilities in covenants.
7. 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 owner(s) of the lot(s).
8. A request for creation of a Sewer Improvement District shall be submitted to the Department of Public Works (Water and Sewer) prior to release of final plat.
9. 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.
10. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering Division).

11. A topo map shall be submitted for review by the Technical Advisory Committee (Subdivision Regulations). Submit with drainage plans as directed.
12. Street names shall be approved by the Department of Public Works and shown on plat.
13. All curve data, including corner radii, shall be shown on final plat as applicable.
14. Bearings, or true north-south, etc., shall be shown on perimeter of land being platted or other bearings as directed by Department of Public Works (Engineering).
15. All adjacent streets, intersections, and/or widths thereof shall be shown on plat.
16. Limits of Access or (LNA) as applicable shall be shown on the plat as approved by the Department of Public Works (Traffic). Include applicable language in covenants.
17. It is recommended that the developer coordinate with the Department of Public Works (Traffic) during the early stages of street construction concerning the ordering, purchase, and installation of street marker signs. (Advisory, not a condition for release of plat.)
18. 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.
19. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
20. The key or location map shall be complete.
21. A Corporation Commission letter (or Certificate of Nondevelopment) shall be submitted concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
22. The restrictive covenants and deed of dedication shall be submitted for review with preliminary plat. (Include subsurface provisions, dedications for storm water facilities and PUD information, as applicable.)
23. 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.

24. All (other) Subdivision Regulations shall be met prior to release of final plat.

**TMAPC Action; members present:**

On MOTION of PARMELE, the TMAPC voted 6-0-0 (Ballard, Carnes, Doherty, Horner, Pace, Parmele "aye"; no "nays"; no "abstentions"; Broussard, Dick, Midget, Neely, Wilson "absent") to APPROVE the Preliminary Plat of Lansing Industrial Park III as recommended by Staff.

\* \* \* \* \*

**Hyde Park Amended (383) (PD-18) (CD-7)**

**(CS, PUD-260-B)**

NE/c of 71st St. & S. Yale Ave.

**Staff Comments**

The original Hyde Park subdivision (PUD-260-A) was approved in November 1985 and permitted by commercial and office uses. The tract has since been rezoned with a major PUD amendment number PUD-260-B to be heard by the TMAPC on July 21, 1993.

The plat was presented by Ledford with discussion by Jones in regards to the background and pending major amendment at the TAC meeting.

Canahl stated a PFPI would be required for development and considerable discussion was given to stormwater detention and the possibility of relocation to Lot 5.

Penquite stated that additional fire hydrants may be required depending on the future use of the development.

Dixon noted that existing paving was in poor shape and Ledford commented it would be improved.

On MOTION of FRENCH, the Technical Advisory Committee voted unanimously to APPROVE the PRELIMINARY PLAT of HYDE PARK AMENDED and waive the 1"=100' scale requirement to 1"=40', subject to the above conditions and those listed below:

1. The underlying plat shall be vacated in accordance with current legal procedures. (Not a condition of approval of plat. Only a reminder.)
2. Since the conditions of PUD-260-B have not been approved yet, any changes should be reflected in the Development Restrictions of the covenants.
3. All conditions of PUD-260-B shall be met prior to release of final plat, including any applicable provisions in the covenants or on the face of the plat. Include PUD

approval date and references to Section 1100 of the Zoning Code in the covenants.

4. 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.
5. Water plans shall be approved by the Department of Public Works (Water and Sewer) prior to release of final plat. Include language for Water and Sewer facilities in covenants.
6. 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 owner(s) of the lot(s).
7. 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.
8. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering Division).
9. Street names shall be approved by the Department of Public Works and shown on plat.
10. All curve data, including corner radii, shall be shown on final plat as applicable.
11. Bearings, or true north-south, etc., shall be shown on perimeter of land being platted or other bearings as directed by Department of Public Works (Engineering).
12. All adjacent streets, intersections, and/or widths thereof shall be shown on plat.
13. Limits of Access or (LNA) as applicable shall be shown on the plat as approved by the Department of Public Works (Traffic). Include applicable language in covenants.
14. It is recommended that the developer coordinate with the Department of Public Works (Traffic) or County Engineer during the early stages of street construction concerning the ordering, purchase, and installation of street marker signs. (Advisory, not a condition for release of plat.)

15. 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.
16. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
17. The key or location map shall be complete.
18. A Corporation Commission letter (or Certificate of Nondevelopment) shall be submitted concerning any oil and/or gas wells before plat is released. A building line shall be shown on plat on any wells not officially plugged.
19. The restrictive covenants and deed of dedication shall be submitted for review with preliminary plat. Include subsurface provisions, dedications for storm water facilities and PUD information, as applicable.
20. 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.
21. All (other) Subdivision Regulations shall be met prior to release of final plat.

**TMAPC Action; members present:**

On MOTION of PARMELE, the TMAPC voted 6-0-0 (Ballard, Carnes, Doherty, Horner, Pace, Parmele "aye"; no "nays"; no "abstentions"; Broussard, Dick, Midget, Neely, Wilson "absent") to APPROVE the Preliminary Plat for Hyde Park Amended and WAIVE the subdivision regulations to permit a 1"=40' scale subject to Staff conditions.

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**Cloverdale (1193) (PD-5) (CD-5)**  
E. 15th St. S. & S. 78th E. Ave.

**(RS-3)**

**Staff Comments**

This plat was reviewed by the TAC on October 13, 1992 and received preliminary plat approval by the TMAPC on October 28, 1992. A new engineer has redesigned the property and it is now before the TAC for preliminary plat approval.

The plat was presented by Staff at the TAC meeting.



French suggested that limits of no access (LNA) be placed along the north side of Lot 1, Block 1 and appropriate language be added to the covenants.

Penquite stated that since the cul-de-sac is greater than 150' in length from the intersection of East 15th Place South, a 45' radius would be required. (Not a subdivision regulation but a requirement that has been made in the past with similar designs.)

Canahl stated a PFPI would be required for development.

Cotner added that the applicant must provide EPA Notice of Intent and written Pollution Prevention Plan prior to earth change.

On MOTION of DIXON, the Technical Advisory Committee voted unanimously to APPROVE the PRELIMINARY PLAT of CLOVERDALE and waive the 1"=100' scale requirement to 1"=40', subject to the above conditions as well as those listed below:

1. Staff recommends no access to 15th Street from Lot 1, Block 1. Show LNA on face of plat.
2. ADD under SECTION I after LNA:  
"2. "OWNER RESPONSIBILITY WITHIN EASEMENTS" The owner of each lot shall be responsible for the repair or damage to landscaping and paving occasioned by necessary maintenance of underground water, sewer, storm sewer, gas, communications, cable television, or electric facilities within the utility easements depicted on the accompanying plat; provided, however, the City of Tulsa or the supplier of the utility service shall use reasonable care in the performance of such activities."
3. SECTION III. RESTRICTIONS of the restrictive covenants reference a PUD and do not appear to be complete. Should be corrected.
4. NOT A CONDITION FOR APPROVAL OF PLAT BUT ONLY AN OBSERVATION BY STAFF. Developer should make sure that any proposed homes will be able to meet the RS-3 zoning setbacks. Since some of the lots are irregularly shaped, they may present some unique problems in site plan layout.
5. 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.
6. Water plans shall be approved by the Department of Public Works (Water and Sewer) prior to release of final plat. Include language for Water and Sewer facilities in covenants.

7. 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 owner(s) of the lot(s).
8. A request for creation of a Sewer Improvement District shall be submitted to the Department of Public Works (Water and Sewer) prior to release of final plat.
9. 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.
10. A request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Department of Public Works (Engineering Division).
11. Street names shall be approved by the Department of Public Works and shown on plat.
12. It is recommended that the developer coordinate with the Department of Public Works (Traffic) during the early stages of street construction concerning the ordering, purchase, and installation of street marker signs. (Advisory, not a condition for release of plat.)
13. 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.
14. A Corporation Commission letter (or Certificate of Nondevelopment) shall be submitted concerning any oil and/or gas wells before plat is released. A building line shall be shown on plat on any wells not officially plugged.
15. 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.
16. All (other) Subdivision Regulations shall be met prior to release of final plat.

Mr. Jones distributed copies of the plat indicating redesign of the cul-de-sac.

Mr. Carnes asked Mr. Jones for an explanation of the 12' X 290' strip of land on the 15th Street entrance, as expressed as a matter

of concern in a letter from David Weaver, President of Trojan Homes.

Mr. Jones advised that this strip is of concern because property owners in the Woodchuck Addition do not want the responsibility of maintaining the subject strip. Mr. Jones advised that Dan Tanner, engineer of the subdivision plat, is in the process of working with Traffic Engineering to work out a solution. One alternative is to move the street to the north so it is not in the middle of the right-of-way; this will eliminate the strip. A second option is to make it a reserve area incorporated into the required conditions of restricted covenants, which will be maintained by the Homeowners Association.

**TMAPC Action; members present:**

On MOTION of PARMELE, the TMAPC voted 6-0-0 (Ballard, Carnes, Doherty, Horner, Pace, Parmele "aye"; no "nays"; no "abstentions"; Broussard, Dick, Midget, Neely, Wilson "absent") to APPROVE the Preliminary Plat of Cloverdale subject to resolution of maintenance of the 12' X 290' strip before Final Plat and WAIVE the subdivision regulations to permit a 1"=40' scale, subject to Staff conditions as recommended by Staff.

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**Park Meadows II (1613) (PD-12) (County)**  
NE/c of E. 96th St. N. & N. 42nd E. Ave.

(RS)

**Staff Comments**

This plat is a resubdivision of a 3.41 acre tract that was originally planned as commercial. County rezoning application CZ-205 was approved by the TMAPC, CS to RS zoning, on June 23, 1993 and should be heard by the County Commission during the month of July.

The Staff presented the plat with the applicant, Hodo, arriving after discussion of the plat, 1:20 p.m., at the TAC meeting.

It was recommended by Rains that the plat show the street names of East 96th Place North, East 96th Court North and North 42nd East Place. Limits of no access (LNA) should be shown along all of North 42nd East Avenue and East 96th Place North (except for street).

In addition, the applicant should show a curve radius at the southwest corner of lot 13 and the southeast corner of lot 12. A building line should be shown on the west side of lot 13. Rains also stated a drainage easement may be required between lots 3 and 4 to carry stormwater runoff to North 42nd East Avenue.

Jones advised the committee that he had a telephone conversation with Terry Silva of the Health Department, and the applicants knew of the State Permit required to tie into the detention lagoon.

On MOTION of RAINS, the Technical Advisory Committee voted unanimously to recommend APPROVAL of the PRELIMINARY PLAT of PARK MEADOWS II, AND waiver of the subdivision regulation to permit the plat to be drawn at a 1"=50' scale, subject to the above conditions in addition to those listed below:

1. Plat is drawn at 1"=50' scale which will require a waiver of the subdivision regulations requiring 1"=100' (Approval of scale is recommended).
2. 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.
3. 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 owner(s) of the lot(s).
4. 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.
5. Street names shall be approved by County Engineer and shown on plat.
6. All curve data, including corner radii, shall be shown on final plat as applicable.
7. Bearings, or true north-south, etc., shall be shown on perimeter of land being platted or other bearings as directed by Department of Public Works (Engineering).
8. Limits of Access or (LNA) as applicable shall be shown on the plat as approved by County Engineer. Include applicable language in covenants.
9. It is recommended that the developer coordinate with County Engineer during the early stages of street construction concerning the ordering, purchase, and installation of street marker signs. (Advisory, not a condition for release of plat.)

10. The method of sewage disposal, and plans therefore, shall be approved by the City-County Health Department. Percolation tests required prior to preliminary approval.
11. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size, and general location. This information is to be included in the restrictive covenants on plat.
12. Water plans shall be approved by the Department of Public Works (Water and Sewer) prior to release of final plat. Include language for Water and Sewer facilities in covenants.
13. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
14. The key or location map shall be complete.
15. A Corporation Commission letter (or Certificate of Nondevelopment) shall be submitted concerning any oil and/or gas wells before plat is released. A building line shall be shown on plat on any wells not officially plugged.
16. The restrictive covenants and deed of dedication shall be submitted for review with preliminary plat.
17. The Zoning Application CZ-205 shall be approved and the ordinance or resolution therefore published before final plat is released. Plat shall conform to the applicable zoning approved.
18. This plat has been referred to Sperry and Skiatook because of its location near or inside a "fence line" of those municipalities. Additional requirements may be made by the applicable municipality. Otherwise, only the conditions listed apply.
19. 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.
20. All (other) Subdivision Regulations shall be met prior to release of final plat.

**TMAPC Action; members present:**

On MOTION of CARNES, the TMAPC voted 6-0-0 (Ballard, Carnes, Doherty, Horner, Pace, Parmele "aye"; no "nays"; no "abstentions"; Broussard, Dick, Midget, Neely, Wilson "absent") to APPROVE the Preliminary Plat of Park Meadows II and WAIVE the subdivision regulations to permit a 1"=50' scale as recommended by Staff.

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**FINAL APPROVAL AND RELEASE**

**University Center at Tulsa (3603) (PD-2) (CD-1)**  
East Haskell Street & North Greenwood Avenue

**Staff Comments**

Mr. Jones advised that all releases have been received and Staff was recommending approval.

**TMAPC Action; members present:**

On MOTION of PARMELE, the TMAPC voted 6-0-0 (Ballard, Carnes, Doherty, Horner, Pace, Parmele "aye"; no "nays"; no "abstentions"; Broussard, Dick, Midget, Neely, Wilson "absent") to APPROVE the Final Plat of University Center at Tulsa and RELEASE same as having met all conditions of approval as recommended by Staff.

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**LOT-SPLITS FOR RATIFICATION OF FINAL APPROVAL:**

- L-17753 (474) Hendrickson (County) (PD-19)  
12725 S. 129th E. Ave. AG
- L-17754 (2893) GBK, Inc. (PD-6) (CD-7)  
3837 E. 51st St. S. CO
- L-17755 (2083) Walker Dev. (PD-18) (CD-2)  
3019 E. 93rd Court RM-1
- L-17756 (1023) Franklin (County) (PD-14)  
east of N. Sheridan Road. @ 166th St. N. AG

**Staff Comments**

Mr. Jones advised that Staff has found the above-listed lot-splits to be in conformance with the lot-split requirements and recommends approval.

**TMAPC Action; members present:**

On MOTION of CARNES, the TMAPC voted 6-0-0 (Ballard, Carnes, Doherty, Horner, Pace, Parmele "aye"; no "nays"; no "abstentions"; Broussard, Dick, Midget, Neely, Wilson "absent") to RATIFY the above-listed lot-splits having received prior approval.

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**OTHER BUSINESS**

**PUD 320-A-3** Minor Amendment to required yard - Southeast corner of Delaware and 83rd Place South.

The applicant is requesting a minor amendment on Lots 40 and 41 to the required front yard from 20' to 16.5'. The house is on a cul-de-sac which causes portions of the front of the house to intrude into the required front yard. Because of this condition and the small amount of building involved, Staff recommends APPROVAL of PUD 320-A-3 as requested per the site plan submitted.

**TMAPC Action; members present:**

On MOTION of CARNES, the TMAPC voted 6-0-0 (Ballard, Carnes, Doherty, Horner, Pace, Parmele "aye"; no "nays"; no "abstentions"; Broussard, Dick, Midget, Neely, Wilson "absent") to APPROVE PUD 320-A-3 Minor Amendment as recommended by Staff.

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**TDA Resolution regarding District 1 Sector Plan Update**

Ms. Matthews advised that the District 1 Sector Plan Update is in accordance with the District 1 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area.

**TMAPC Action; 6 members present:**

On MOTION of CARNES, the TMAPC voted 6-0-0 (Ballard, Carnes, Doherty, Horner, Pace, Parmele "aye"; no "nays"; no "abstentions"; Broussard, Dick, Midget, Neely, Wilson "absent") to FIND the District 1 Sector Plan Update in accordance with the District 1 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area.

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**PUD 481** Detail Sign Plan - Leaps and Bounds - in Lot 2 -  
North and west of the northwest corner of 71st Street  
South and the Mingo Valley Expressway.

The applicant is seeking approval of two wall signs for the Leaps and Bounds recreation center in Lot 2 of Mingo Market Place. The signs comply with the development standards of the PUD; therefore, Staff recommends **APPROVAL**.

**TMAPC Action; members present:**

On **MOTION** of **CARNES**, the TMAPC voted **6-0-0** (Ballard, Carnes, Doherty, Horner, Pace, Parmele "aye"; no "nays"; no "abstentions"; Broussard, Dick, Midget, Neely, Wilson "absent") to **APPROVE** PUD 481 Detail Sign Plan for Lot 2.

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Amendment to Certificate of Dedication for Woodbine II Addition

Staff Comments


Mr. Jones advised that this item has been approved by the Legal Department. The applicant is combining Woodbine I and II restrictive covenants, and Staff recommends **APPROVAL**.

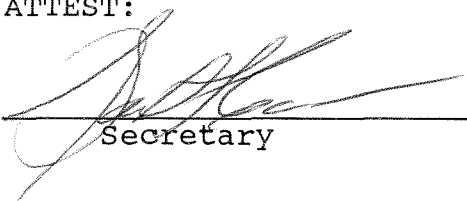
**TMAPC Action; members present:**

On **MOTION** of **HORNER**, the TMAPC voted **6-0-0** (Ballard, Carnes, Doherty, Horner, Pace, Parmele "aye"; no "nays"; no "abstentions"; Broussard, Dick, Midget, Neely, Wilson "absent") to **APPROVE** the Amendment to Certificate of Dedication for Woodbine II Addition as recommended by Staff.

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There being no further business, the Chairman declared the meeting adjourned at 1:55 p.m.

Date Approved: 8/18/93  
  
Chairman

ATTEST:  
  
Secretary