

**TULSA METROPOLITAN AREA PLANNING COMMISSION**  
Minutes of Meeting No. 1663  
Wednesday, **August 26, 1987**, 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	Crawford	Frank	Jackere, Legal
Doherty, 2nd Vice- Chairman	Kempe	Gardner	Counsel
Draughon		Lasker	
Paddock, 1st Vice- Chairman		Setters	
Parmeale, Chairman			
Rice			
VanFossen, Secretary			
Wilson			
Woodard			

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, August 25, 1987 at 10:00 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Parmeale called the meeting to order at 1:34 p.m.

**MINUTES:**

**Approval of Minutes of August 12, 1987, Meeting #1661:**

On **MOTION** of **WOODARD**, the TMAPC voted **8-0-0** (Carnes, Draughon, Paddock, Parmeale, Rice, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Doherty, Kempe, "absent") to **APPROVE** the **Minutes of August 12, 1987, Meeting #1661**.

**REPORTS:**

**Director's Report:**

- a) Mr. Jerry Lasker, Director of INCOG, discussed with the Commission a newspaper article regarding the Creek Expressway and the possibility of this becoming a toll road. Mr. Lasker answered questions from the Commissioners in regard to the Governor bringing in the Turnpike Authority to conduct studies. Some of the TMAPC members commented on the duplication of efforts and the tax dollars involved, as there had already been a great deal of work on done on studies by INCOG and TMATS, plus the current Environmental Impact Statement (EIS) being conducted by the Oklahoma Department of Transportation (ODOT). In

REPORTS: Director's - Cont'd

regard to a possible relocation of the expressway route, Mr. Lasker confirmed that the Turnpike Authority was including this as a part of their study. Mr. Lasker advised that the Secretary of Transportation was also connected with the Turnpike Authority, so there should be good coordination between the two agencies. He assured the Commission that INCOG would closely monitor the activities regarding this expressway.

- b) Consideration of a resolution authorizing maintenance of reproducible microfilm files of the official TMAPC business and to destroy the original records for meetings number 1 - 1315, inclusive.

Mr. Lasker commented that, since the INCOG offices were being relocated, this was being presented in an attempt to avoid moving numerous files and tapes. He assured the Commission that the microfilming process offered quality reproductions and legible copies. In reply to Chairman Parmele, he confirmed the resolution had been reviewed by the City Legal Department.

Mr. Paddock inquired as to how the cut-off date was decided. Mr. Gardner explained that the records from May 5, 1953 (meeting number 1) up to June 25, 1980 (meeting number 1315) were already microfilmed. Commissioner Rice advised that the microfilming was done for INCOG by Tulsa County and he assured Ms. Wilson that the microfilm records were stored in a secure place.

TMAPC ACTION: 9 members present

On **MOTION** of **VANFOSSEN**, the TMAPC voted **9-0-0** (Carnes, Doherty, Draughon, Paddock, Parmele, Rice, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Kempe, "absent") to **APPROVE Resolution No. 1662:641** authorizing maintenance of reproducible microfilm files of the official TMAPC business and to destroy the original records of meetings number 1 - 1315, inclusive, as recommended by Staff and attached to these minutes.

**PUBLIC HEARING:**

CONSIDER AMENDING THE CITY OF TULSA ZONING CODE, TITLE 42, ZONING AND PROPERTY RESTRICTIONS, BY ADDING THERETO A RESIDENTIAL ESTATES (RE) ZONING CLASSIFICATION.

**Comments & Discussion:**

Mr. Gardner reviewed the suggested amendments, which were based on the criteria as used in the County Zoning Code. Mr. Paddock commented that it was high time this was made available to the citizens of Tulsa.

Due to a discrepancy in the draft amendments (Table 1, page 4-2) regarding "exceptions", Mr. Gardner suggested a continuance of this item to allow time to verify consistency of the proposed amendments for the City Zoning Code to that of the County Zoning Code for an RE zoning classification. Therefore, Mr. Doherty moved for a continuance to September 9, 1987.

**TMAPC ACTION: 9 members present**

On **MOTION** of **DOHERTY**, the TMAPC voted **9-0-0** (Carnes, Doherty, Draughon, Paddock, Parmele, Rice, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Kempe, "absent") to **CONTINUE Consideration of the Public Hearing to Amend the City of Tulsa Zoning Code, relating to establishment of a Residential Estates (RE) Zoning Classification until Wednesday, September 9, 1987 at 1:30 p.m. in the City Commission Room, City Hall, Tulsa Civic Center.**

**OTHER BUSINESS:**

**PUD 417-A:** NE/c of East 21st Street and South Utica

**Staff Recommendation: Amended Deeds of Dedication**

PUD 417 is 20.89 acres in size and is located at the northeast corner of East 21st Street and South Utica. It is the site of the St. John Hospital complex. The PUD is divided into 11 development areas (A - K). Development Area A is located at the northeast corner of East 21st Street and Development Area B is located at the northwest corner of East 19th Street and South Wheeling. The TMAPC and City Commission approved PUD 417-A as it related to Development Area A in which floor area was decreased by 45,000 square feet (1,769,122 sf to 1,724,122 sf), and this same floor area was transferred to Area B, increasing said area from 115,000 sf to 160,000 sf. An increase in height for Area B from 45' to 74' was also granted, and increased landscape treatment was required.

The applicant has now requested approval of Amended Deeds of Dedication which will serve as public record in the place of a replat. The Deeds have been reviewed by the Legal Staff and approved as to form. Staff also recommends **APPROVAL** of the Amended Deeds of Dedication for PUD 417-A as submitted.

**TMAPC ACTION: 9 members present**

On **MOTION** of **WOODARD**, the TMAPC voted **9-0-0** (Carnes, Doherty, Draughon, Paddock, Parmele, Rice, VanFossen, Wilson, Woodard, "aye"; no "nays"; no "abstentions"; Crawford, Kempe, "absent") to **APPROVE** the **Amended Deeds of Dedication for PUD 417-A**, as recommended by Staff.

In regard to L-16908 Lashley/Kabrick, a lot split heard by the TMAPC on August 19, 1987, Chairman Parmele advised the applicant had informed him that there apparently was some miscommunication regarding notice of the Technical Advisory Committee (TAC) and TMAPC hearings on this matter. Therefore the applicant was not present at either meeting. Chairman Parmele suggested the TMAPC reconsider their action and set a date for rehearing. The Commission confirmed with Legal Counsel that they could reconsider their previous vote and action on L-16908. Therefore, Ms. Wilson moved to reconsider L-16908. Mr. Doherty stated that, until it was verified with Staff that the applicant was not notified, he would vote against reconsideration. Mr. Gardner commented that at the time of filing, whoever is making the application is verbally notified of the TAC and TMAPC hearing dates. He commented this could be a case where someone other than the owner or developer made the application for the lot split and miscommunicated these hearing dates.

**TMAPC ACTION: 9 members present**

On **MOTION** of **WILSON**, the TMAPC voted **7-2-0** (Carnes, Paddock, Parmele, Rice, VanFossen, Wilson, Woodard, "aye"; Doherty, Draughon, "nay"; no "abstentions"; Crawford, Kempe, "absent") to **RECONSIDER** the TMAPC action in regard to L-16908 Lashley/Kabrick.

Based on the above action, and for clarification, Legal Counsel stated the Commission should vote to rescind their previous action of August 19th. Mr. VanFossen, due to the confusion arising from this case, moved to rescind the previous TMAPC action on L-16908 to allow it to go back through the TAC and TMAPC processes.

**TMAPC ACTION: 9 members present**

On **MOTION** of **VANFOSSEN**, the TMAPC voted **7-2-0** (Carnes, Paddock, Parmele, Rice, VanFossen, Wilson, Woodard, "aye"; Doherty, Draughon, "nay"; no "abstentions"; Crawford, Kempe, "absent") to **RESCIND** the TMAPC action of August 19, 1987 regarding L-16908 Lashley/Kabrick, thereby allowing the application to go back through the TAC and TMAPC processes.

There being no further business, the Chairman declared the meeting adjourned at 2:06 p.m.

Date Approved SEPT 9, 1987  
Robert J. DeLoach  
Chairman

ATTEST:

[Signature]  
Secretary



118684

A RESOLUTION AUTHORIZING  
MAINTENANCE OF REPRODUCIBLE MICROFILM FILES  
OF THE OFFICIAL TMAPC BUSINESS  
AND TO DESTROY THE ORIGINAL RECORDS  
FOR MEETINGS NUMBER 1 - 1315, INCLUSIVE

WHEREAS, the Tulsa Metropolitan Area Planning Commission (TMAPC) is required by law, Title 19, OSA, Section 863.6, to keep a record of its functions and activities, which record is a public record; and

WHEREAS, INCOG provides the planning staff and recording secretary for all TMAPC meetings and maintains the official records of the TMAPC; and

WHEREAS, it is necessary from time to time to dispose of such voluminous records after microfilming, which allows said records to be easily reproduced for the public upon request.

NOW, THEREFORE, BE IT RESOLVED that the INCOG Staff is authorized by this resolution to destroy the official TMAPC records for meeting number 1 (May 5, 1953) through meeting number 1315 (June 25, 1980), inclusive, provided a quality, easily reproducible microfilm copy of said records is maintained by the INCOG Staff for public use, with a back-up microfilm master copy for safekeeping.

BE IT FURTHER RESOLVED THAT upon approval and adoption hereof by the Tulsa Metropolitan Area Planning Commission, this Resolution be certified to the Board of Commissioners of the City of Tulsa, Oklahoma, and to the Board of County Commissioners of Tulsa County, Oklahoma, for approval and thereafter, that it be filed of record in the Office of the County Clerk, Tulsa, Oklahoma.

APPROVED AND ADOPTED THIS 20 DAY OF August, 1987.

Tulsa Metropolitan Area Planning Commission  
By Rant J. Dandy  
Chairman

ATTEST:  
[Signature]  
Secretary

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APPROVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TULSA, OKLAHOMA THIS DAY OF 8-28-87, 1987.

By *Don Lamb*  
Mayor

ATTEST:

*Ronald Huff*  
Deputy City Auditor

APPROVED AS TO FORM:

*Neal E. McNeil*  
City Attorney

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APPROVED BY THE BOARD OF COMMISSIONERS OF THE COUNTY OF TULSA, OKLAHOMA, THIS 31<sup>st</sup> DAY OF Aug, 1987.

By *William C. ...*  
Chairman

ATTEST:

Joan Hastings, Tulsa County Clerk  
*Nancy Cooper*  
County Clerk

APPROVED AS TO FORM:

*Suzanne Morgan*  
Assistant District Attorney

