

# TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2051

Wednesday, January 10, 1996, 1:30 p.m.

City Council Room, Plaza Level, Tulsa Civic Center

## Members Present

Ballard  
Boyle, 2nd Vice  
Chairman  
Carnes,  
Chairman  
Dick  
Doherty, 1st Vice  
Chairman  
Gray, Secretary  
Horner  
Ledford  
Midget, Mayor's  
Designee  
Pace  
Selph  
Taylor

## Members Absent

None

## Staff Present

Gardner  
Hester  
Jones  
Matthews  
Stump

## Others Present

Linker, Legal  
Counsel

The notice and agenda of said meeting were posted in the Office of the City Clerk on Friday, January 5, 1996 at 3:46 p.m., in the office of the County Clerk at 3:42 p.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Carnes called the meeting to order at 1:35 p.m.

## REPORTS:

### Chairman's Report

Mr. Doherty announced that the Mayor/AIA Conference on City Design is being held January 18, 1996 and urged the Planning Commissioners to attend.

Chairman Carnes acknowledged receipt of a letter from Councilor Hall relating to the commercial dumpster for Crown Chase Apartments.

Mr. Midget informed that he drafted a response on behalf of the Mayor addressing concerns expressed by Councilor Hall. He advised that the letter recommends that Public Works require that dumpster facilities be on-site rather than on the right-of-way.

Mr. Gardner reported that Public Works is considering a policy that would prohibit the loading of dumpsters from the public streets. He informed that regarding the Crown Chase dumpster, Public Works was going to require that the dumpster enclosure orientation be reversed.

\* \* \* \* \*

**REPORTS:**

**Committee Reports:**

**Budget and Work Program Committee**

Mr. Horner announced that that the Budget and Work Program Committee will meet January 17, 1996 at 11:30 to discuss the work program and budget items for FY97.

**Comprehensive Plan Committee**

Ms. Gray informed that the Comprehensive Plan Committee will also meet January 17 to review Capital Improvement Project requests for FY97 and receive a briefing on the design process of the downtown transit center.

**Rules and Regulations Committee**

Mr. Doherty announced that the Rules and Regulations Committee will meet in work session after the regularly scheduled TMAPC meeting for further discussion on possible amendments to the Tulsa Zoning Code related to outdoor advertising.

**Director's Report:**

Mr. Gardner informed of zoning items on the City Council Agenda for January 11, 1996.

Ms. Matthews gave an overview of the upcoming Mayor/AIA Conference on City Design.

**SUBDIVISIONS:**

**PLAT WAIVER, SECTION 213:**

PUD 530 (Woodward Park) (793)  
1920 South Lewis Avenue.

(PD-6) (CD-4)

Jones presented the request with no representative present at the TAC meeting.

Jones noted that additional right-of-way for South Lewis Avenue would be required or a waiver of the Subdivision Regulations approved by the TMAPC.

Somdecerrf stated that additional right-of-way for the radius intersections would be required.

Shelton stated that an existing sewer line located under the proposed expansion would need to be relocated.

Herbert requested an easement over the existing storm sewer if one did not exist.

Additional discussion was given to the right-of-way issue.

Planned Unit Development 530 was approved in January, 1995 and permitted in the expansion of the existing YMCA facility on South Lewis Avenue. The PUD also permits a portion of East 20th Street to be closed and a turn-around constructed.

Based on the existing subdivision plat and size of the subject tract, Staff supports the requested plat waiver. Staff recommends APPROVAL of the plat waiver for PUD 530, subject to the following conditions:

1. Grading and/or drainage plan approval by the Department of Public Works in the permit process.
2. Access control agreement, if required by the Department of Public Works (Traffic Engineering).
3. Utility extensions and/or easements if needed.
4. Turn-around design and construction meet with Department of Public Works approval (Traffic and Transportation Engineering).

On the motion of Somdecerff, the Technical Advisory Committee voted unanimously to recommend APPROVAL of the Plat Waiver for PUD 530, subject to all conditions listed above.

#### Staff Comments

Mr. Jones distributed copies of the latest revision to the proposed site plan and reviewed PUD conditions for the subject property. Mr. Jones informed of right-of-way requirements for Lewis Avenue and commented on the potential need for a right-turn lane at the northwest corner of 21st Street and Lewis in the future. Mr. Jones informed that TAC recommended that the 10' strip be dedicated to the City and that the property owner and the City enter into a license agreement. He advised that the TAC recommended denial of the plat waiver request because they did not want to approve the plat waiver without additional dedication to meet the Major Street and Highway Plan.

Mr. Gardner informed of receiving information that a compromise was reached regarding the right-of-way issue.

#### Applicant's Comments

Kathleen Page, 320 South Boston, explained the detrimental effect dedicating 50' of right-of-way would have on the subject tract. She explained that the YWCA has worked very carefully to meet its long-range plans without further intruding into the surrounding residential neighborhood. Ms. Page declared that the additional right-of-way would render this project unworkable. She presented a rendering depicting the types of easements proposed for the project. The applicant is proposing to dedicate 20' of utility easement over the existing 90" stormsewer, and as TAC requested, 10' of utility easement across the northern portion of the site. In addition, the applicant is proposing to dedicate a right-of-way easement for the right-hand turn lane as required for the proposed widening on the southern

portion of the site. She explained that the area would be landscaped, owned and maintained by the YWCA until such time as the City was able to acquire the Mazzio's property on the northwest corner and create a right-hand turn lane. She requested that the City release the YWCA from duplicating any landscaping on that area. Ms. Page asked the Planning Commission to accept the compromise reached with the Department of Transportation.

There was discussion regarding future parking accommodations for the YWCA in the event of acquisition of the Mazzio's.

Jon Eshelman, Public Works, answered questions from the Planning Commissioners regarding future improvements at the intersection of 21st & Lewis, stating that improvement is unlikely because of severe right-of-way restrictions. He informed that presently there are no plans for constructing a right-hand turn lane southbound. Regarding possible acquisition of the Mazzio's site and a land swap to acquire right-of-way, Mr. Eshelman stated that similar swaps have been conducted in the past.

Mr. Eshelman informed that the rendering presented by Ms. Page is the compromise Public Works agreed to January 9. He advised that this agreement should not set a precedent for waiver of right-of-way, but because of the extreme constraints on this property and because street improvements are in the distant future and indefinite, the compromise was reached.

Interested Parties

Martin Steinmetz, President of the Yorktown Neighborhood Association, expressed opposition to the TAC recommendation for additional right-of-way. However, he was supportive of the compromise presented since it prevents further encroachment into the neighborhood and allows the YWCA to proceed with their plans.

Nancy Davis  
Nell Bradshaw

2232 East 19th Street 74104  
1628 South Victor 74104

The above-listed interested parties expressed support of the compromise regarding easement.

George Moudray

9934 South Irvington 74137

Mr. Moudray, Executive Director of the YWCA, explained the need for expanding the building and expressed support of the compromise reached.

TMAPC Action; 11 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted **11-0-0** (Ballard, Boyle, Carnes, Dick, Doherty, Gray, Horner, Ledford, Midget, Pace, Taylor "aye"; no "nays"; none "abstaining"; none "absent") to **APPROVE** the PLAT WAIVER of PUD 530 with the following conditions:

- 1) Dedication of 20' of utility easement over the existing 90" stormsewer and as TAC requested, 10' of utility easement across the northern portion of the site.
- 2) Dedicate a right-of-way easement for the right-hand turn lane as required for the design of such for the right-hand turn lane on the southern portion of the site.

\* \* \* \* \*

**FINAL APPROVAL:**

South Springs Office Park (PUD 405) (2383)

(PD-18) (CD-8)

West of the southwest corner of East 91st Street South & South Memorial.

**Staff Comments**

Mr. Jones informed that all release letters have been received and the plat meets subdivision regulations. Staff recommends **APPROVAL** subject to final approval from the Legal Department on wording of the deed of dedication.

**TMAPC Action; 10 members present:**

On **MOTION** of **BOYLE**, the TMAPC voted **10-0-0** (Ballard, Boyle, Carnes, Dick, Doherty, Gray, Horner, Ledford, , Pace, Taylor "aye"; no "nays"; none "abstaining"; Midget "absent") to **APPROVE** the **FINAL PLAT** of South Springs Office Park as having met all conditions of approval as recommended by Staff.

\* \* \* \* \*

**LOT-SPLIT FOR WAIVER:**

L-18185 Missouri Pacific Railway (D. Rich) (793)

(PD-4)(CD-4)

2222 E. 11th Street

IM

Jones presented the request with the applicant in attendance at the TAC meeting.

Considerable discussion was made in regards to parking and the railroad.

Somdecerrf asked if a less amount of right-of-way may be granted and he pointed out that 40' of dedication existed east of the subject tract and 35' to the west.

French questioned the land use map and wondered if even 30' of right-of-way existed for the subject tract.

It is proposed to split a tract with an existing business from the Missouri Pacific Railroad right-of-way as depicted below. The tract being split will not meet the bulk and area street frontage requirement (200' on an arterial street) for the IM district. However, the applicant is seeking a variance of the frontage requirement from the Board of Adjustment. That case (#17246) is scheduled to be heard by the Board of Adjustment at their December 12, 1995 meeting. According to the Tulsa County Assessor's map, 20' of right-of-way currently exists on East 11th Street. However, according to the Major Street and Highway Plan, East 11th Street requires 50' of right-of-way. The existing building is approximately 68' from the centerline of East 11th Street. The only parking for the building is in front. Using an angle of 45° for the parking spaces and including aisle width, approximately 25' is required for parking. If 20' of additional right-of-way is given, only 18' will be left for parking. The applicant is asking waiver of the additional 20' of right-of-way required.

On the Motion of French, the Technical Advisory Committee voted unanimously to **DENY** the Waiver request and only support the lot-split with full dedication of the right-of-way.

TMAPC Comments

Mr. Doherty announced that the applicant received Board of Adjustment approval for variance of required frontage January 9, 1996.

Applicant's Comments

David Rich, 3515 East 66th Street, asked for waiver of additional right-of-way because of unique and special circumstances. He distributed copies of the survey to the Planning Commission. Mr. Rich explained that the subject property contains a 50-year old building that has been on railroad right-of-way with a ground lease from the railroad from its inception. Mr. Rich informed that in order to protect his interest in the building it was necessary to purchase the land. He distributed photographs of the existing structure. He explained that the tract abuts a railroad crossing and that to dedicate additional right-of-way would create an impractical situation that would be detrimental to future use of the property. He distributed photographs of surrounding properties and disclosed existing rights-of-way of those properties have 35' of right-of-way from the center of 11th Street, as does the subject tract. Mr. Rich declared that the most of the businesses along 11th Street sit on a 35' right-of-way.

Mr. Gardner informed that the Board of Adjustment considered that this is an existing situation and will not intensify land use in the area.

Responding to inquiry from Mr. Doherty, Mr. Gardner informed that should a new building be constructed, parking requirements would have to be met.

TMAPC Action; 11 members present:

On **MOTION** of **DOHERTY**, the TMAPC voted 11-0-0 (Ballard, Boyle, Carnes, Dick, Doherty, Gray, Horner, Ledford, Midget, Pace, Taylor "aye"; no "nays"; none "abstaining"; none "absent") to **APPROVE** the request for **WAIVER** of Subdivision Regulations of dedication of right-of-way requirement for L-18185.

\*\*\*\*\*

**CONTINUED ZONING PUBLIC HEARING:**

Application No.: **Z-6513**  
Applicant: Rose Higdon  
Location: 1345 S. 129th East Avenue  
Date of Hearing: January 10, 1996

Present Zoning: RS-2  
Proposed Zoning: CS

Mr. Stump announced that this item has been withdrawn by the applicant.

**TMAPC Action; 11 members present:**

On **MOTION** of **HORNER**, the TMAPC voted **11-0-0** (Ballard, Boyle, Carnes, Dick, Doherty, Gray, Horner, Ledford, Midget, Pace, Taylor "aye"; no "nays"; none "abstaining"; none "absent") to **APPROVE WITHDRAWAL** of the application.

\* \* \* \* \*

**ZONING PUBLIC HEARING:**

Application No.: **Z-6520**  
Applicant: Michael G. Fine  
Location: Northwest corner of East 7th Street & South 123rd East Avenue.  
Date of Hearing: January 10, 1996  
Presentation to TMAPC: Steve Schuller

Present Zoning: OM/RS-3  
Proposed Zoning: CS

**Relationship to the Comprehensive Plan:**

The District 17 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the property as Medium Intensity - Corridor.

According to the Zoning Matrix the requested CS is in accordance with the Plan Map.

**Staff Comments:**

**Site Analysis:** The subject property is approximately 3 acres in size and is located on the south side of I-44 Skelly Drive. It is flat, nonwooded, vacant, and zoned OM and RS-3.

**Surrounding Area Analysis:** The subject tract is abutted on the north by I-44, Skelly Drive, zoned RS-3; to the east by single-family dwellings, zoned RS-2; and to the south by a church and single-family dwelling, zoned RS-3.

**Zoning and BOA Historical Summary:** CO zoning has been approved on surrounding property and past zoning actions in this area have established commercial uses with Planned Unit Developments.

**Conclusion:** The subject tract is within an area that is designated Medium Intensity by the Comprehensive Plan. The property to the north is zoned CO. Based on the surrounding zoning and new development in the area, Staff can support the request and recommends **APPROVAL** of CS zoning for Z-6520 except the east and south 100' of Lot 41, Plainview Heights Addition. These two strips would remain OM to serve as a buffer for the single-family residential to the east and south.

#### Comments

Mr. Doherty stated that he would have preferred that this application come in for industrial zoning rather than commercial, because of construction to the east. He noted that the applicant is interested in erecting billboards, and he believes that there will be a rezoning request for the entire tract for an ultimate use in the future. Mr. Doherty expressed support of Staff recommendation.

#### Applicant's Comments

Steve Schuller, 320 South Boston, Suite 1024, attorney for the applicant, informed that the applicant is in agreement with Staff recommendation. He pointed out that while there are single-family uses in the area, the subject tract is providing a buffer from many other mixed uses in the area. Mr. Schuller deemed that the buffer suggested in Staff recommendation is more than sufficient to buffer the subject tract and any commercial development that may occur from the adjacent areas.

#### Interested Parties

##### **Mike Renie**

12526 East 7th Street

Mr. Renie resides east of the subject tract and expressed opposition to the rezoning request. He presented photographs of the existing inadequate street system which will be required to accommodate increased traffic, should the rezoning request be approved. Mr. Renie commented on the extreme narrowness of the streets and the hazard created by construction vehicles. He explained problems experienced with flooding in the area and was concerned that additional construction and commercial use will add to that problem.

#### Applicant's Comments

Mr. Schuller pointed out on the map the exact boundaries of the requested CS zoning.

#### TMAPC Comments

Ms. Gray affirmed that the area is adversely affected by an inadequate street system; however, she informed that improvements to 11th Street are part of the third-penny sales tax proposal. She pointed out that if the proposal is not approved, construction traffic will be a hazard to the area. Ms. Gray commented on traffic congestion problems experienced at East Central High School.

There was discussion among the Planning Commissioners regarding the inadequate streets, additional traffic generation, flooding in the area and possible uses for the remainder OM-zoned portion of the tract. It was concluded that since no substantial development is planned for the tract and the applicant has indicated that it will be used for billboards, no additional traffic will be generated by the rezoning. However it was decided that increasing the buffer area to 150' would ensure that no substantial development can occur.

The applicant expressed agreement with 150' to the east and south remaining OM.

**TMAPC Action; 11 members present:**

On **MOTION** of **DOHERTY**, the TMAPC voted **11-0-0** (Ballard, Boyle, Carnes, Dick, Doherty, Gray, Horner, Ledford, Midget, Pace, Taylor "aye"; no "nays"; none "abstaining"; none "absent") to recommend **APPROVAL** of CS zoning for Z-6520 except the east and south 150' of Lot 41, Plainview Heights Addition to serve as a buffer for single-family residential to the east and south.

**LEGAL DESCRIPTION**

Lot 41, Plainview Heights Addition, Tulsa County, Oklahoma, less the east and south 150' thereof and that portion that is used for the expressway; all that part of Lot 42, Plainview Heights Addition, Tulsa County, Oklahoma, according to the recorded Plat thereof, lying South of the South right-of-way of U. S. Interstate Highway 44 and containing .6395 acres; and all that part of Lot 43, Plainview Heights Addition, Tulsa County, Oklahoma, lying South of the South right-of-way line of U.S. Interstate Highway 44, containing .2684 acres more or less, and located on the northwest corner of East 7th Street South and S. 123rd East Avenue, Tulsa, Oklahoma.

\*\*\*\*\*

Application No.: **CZ-223**

Applicant: R. G. Miser

Location: North of Northwest corner 66th Street North & U.S. Highway 169.

Date of Hearing: January 10, 1996

Present Zoning: AG

Proposed Zoning: IM

**Relationship to the Comprehensive Plan:**

The District 15 Plan, a part of the North Tulsa Comprehensive Plan, designates the property as High Intensity - No Specific Land Use.

According to the Zoning Matrix the requested IM is in accordance with the Plan Map.

**Staff Comments:**

**Site Analysis:** The subject property is approximately 4.08 acres in size and is located north of the northwest corner of E. 66th Street N. and U. S. Highway 169. It is gently sloping, partially wooded, vacant, and is zoned AG.

**Surrounding Area Analysis:** The subject tract is abutted on the north by a railroad track, zoned AG. Beyond that is vacant property, zoned IL; to the west is vacant property, zoned AG; and to the south is a trailer sales and service business, zoned IM.

**Zoning and BOA Historical Summary:** A Planned Unit Development, allowing light industrial and commercial uses, was approved in 1991 on property located across U.S. 169 from the subject tract and a 14-acre tract located north of the subject property across the R.R. right-of-way was approved for IL zoning to allow a mini-storage facility.

**Conclusion:** Staff finds the request for industrial zoning to be consistent with the existing zoning patterns and development in the area; therefore, Staff recommends **APPROVAL** of IM zoning for CZ-223.

There were no interested parties in attendance.

**TMAPC Action; 11 members present:**

On **MOTION** of **BOYLE**, the TMAPC voted **11-0-0** (Ballard, Boyle, Carnes, Dick, Doherty, Gray, Horner, Ledford, Midget, Pace, Taylor "aye"; no "nays"; none "abstaining"; none "absent") to recommend **APPROVAL** of CZ-223 for IM zoning as recommended by Staff.

**LEGAL DESCRIPTION**

The South 484.0' of the East 526.0' of the N/2, SE/4, SE/4, Section 31, T-21-N, R-14-E, of the IBM, Tulsa County, State of Oklahoma, less and except State Highway 169 right-of-way, and containing 4.08 acres more or less, and located north of the northwest corner of 66th Street North and U.S. Highway 169, Owasso, Oklahoma.

\*\*\*\*\*

Application No.: **Z-6521**

Applicant: Roy Johnsen

Location: North of the Northwest corner of 91st Street & Sheridan Road.

Date of Hearing: December 10, 1996

Present Zoning: AG

Proposed Zoning: RS-1

**Applicant's Comments**

Mr. Johnsen, attorney for the applicant, requested a continuance to January 24, 1996 to allow additional time to study a street arrangement through the project.

**TMAPC Action; 11 members present:**

On **MOTION** of **DOHERTY**, the TMAPC voted **11-0-0** (Ballard, Boyle, Carnes, Dick, Doherty, Gray, Horner, Ledford, Midget, Pace, Taylor "aye"; no "nays"; none "abstaining"; none "absent") to **CONTINUE** Z-6521 to January 24, 1996.

\*\*\*\*\*

Application No.: **PUD 542**

Applicant: Roy Johnsen

Location: North of the northwest corner of 91st Street & Sheridan Road.

Date of Hearing: December 10, 1996

Present Zoning: AG

Proposed Zoning: RS-1/PUD

Applicant's Comments

Mr. Johnsen, attorney for the applicant, requested a continuance to January 24, 1996 to allow additional time to study a street arrangement through the project.

**TMAPC Action; 11 members present:**

On **MOTION** of **DOHERTY**, the TMAPC voted **11-0-0** (Ballard, Boyle, Carnes, Dick, Doherty, Gray, Horner, Ledford, Midget, Pace, Taylor "aye"; no "nays"; none "abstaining"; none "absent") to **CONTINUE** PUD 542 to January 24, 1996.

\*\*\*\*\*

**COMPREHENSIVE PLAN AMENDMENT PUBLIC HEARING:**

Proposed amendment to the District 2 Plan Map, a part of the Comprehensive Plan of the Tulsa Metropolitan Area, to designate as Medium Intensity the area south of Reading Street and generally east of Quaker Avenue, adjacent to the Cherokee Expressway.

Staff Comments

Dane Matthews presented the proposed amendment to the District 2 Plan Map.

Interested Parties

**Ronald Gilliam**

**1007 East Pine Pl 74106**

Mr. Gilliam asked for clarification of medium-intensity location on the map. After Ms. Matthews clarified the matter, Mr. Gilliam expressed support of the application.

**TMAPC Action; 11 members present:**

On **MOTION** of **MIDGET**, the TMAPC voted **11-0-0** (Ballard, Boyle, Carnes, Dick, Doherty, Gray, Horner, Ledford, Midget, Pace, Taylor "aye"; no "nays"; none "abstaining"; none "absent") to recommend **APPROVAL** of the proposed amendment to the District 2 Plan Map, a part of the Comprehensive Plan of the Tulsa Metropolitan Area, to designate as Medium Intensity the area south of Reading Street and generally east of Quaker Avenue, adjacent to the Cherokee Expressway.

\*\*\*\*\*

Resolution amending the District 2 Plan Map, a portion of the Comprehensive Plan for the Tulsa Metropolitan Area.

**A RESOLUTION AMENDING  
THE DISTRICT TWO PLAN MAP,  
A PART OF THE COMPREHENSIVE PLAN  
FOR THE TULSA METROPOLITAN AREA**

WHEREAS, Pursuant to Title 19, OSA, Section 863.7, the Tulsa Metropolitan Area Planning Commission (TMAPC) did, by Resolution on the 29th day of June 1960, adopt a Comprehensive Plan for the Tulsa Metropolitan Area, which Plan was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa, Oklahoma, all according to law; and

WHEREAS, the TMAPC is required to prepare, adopt and amend, as needed, in whole or in part, an official Master Plan to guide the physical development of the Tulsa Metropolitan Area; and

WHEREAS, on the 14th day of April, 1976 this Commission, by Resolution No. 1108:423, did adopt the District Two Plan Map and Text as a part of the Comprehensive Plan of the Tulsa Metropolitan Area, which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma; and

WHEREAS, a Public Hearing was held on the 10th day of January, 1996, and after due study and deliberation, this Commission deems it advisable and in keeping with the purpose of this Commission, as set forth in Title 19, OSA, Section 863.7, to modify its previously adopted District Two Plan Map by designating as Medium Intensity the area south of Reading Street and generally east of Quaker Avenue, adjacent to the Cherokee Expressway.

NOW, THEREFORE, BE IT RESOLVED by the TMAPC, that the amendments to the District Two Plan Map and Text, as above set out, be and are hereby adopted as part of the District Two Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area.

**TMAPC Action; 11 members present:**

On **MOTION** of **MIDGET**, the TMAPC voted **11-0-0** (Ballard, Boyle, Carnes, Dick, Doherty, Gray, Horner, Ledford, Midget, Pace, Taylor "aye"; no "nays"; none "abstaining"; none "absent") to **APPROVE** the Resolution amending the District 2 Plan Map, a portion of the Comprehensive Plan for the Tulsa Metropolitan Area.

\*\*\*\*\*

**OTHER BUSINESS:**

**Election of TMAPC Officers for 1996.**

Chairman Carnes called for a report from Mr. Ledford, Chairman. of the nominating committee.

Mr. Ledford announced that the nominating committee unanimously made the following recommendations:

Chairman  
Gail Carnes

1st Vice Chair  
Jim Doherty

2nd Vice Chair  
Gary Boyle

Secretary  
Fran Pace

**TMAPC Action; 11 members present:**

On **MOTION** of **LEDFORD**, the TMAPC voted **11-0-0** (Ballard, Boyle, Carnes, Dick, Doherty, Gray, Horner, Ledford, Midget, Pace, Taylor "aye"; no "nays"; none "abstaining"; none "absent") to **APPROVE** Gail Carnes, Chairman; Jim Doherty, 1st Vice Chair; Gary Boyle, 2nd Vice Chair; and Fran Pace, Secretary as the 1996-1997 TMAPC officers.

\*\*\*\*\*

**Request interpretation of Subdivision Regulations regarding procedure for final plat approval on "Baby Superstore" subdivision plat located east of the southeast corner of East 71st Street South and South Mingo Road.**

**Applicant's Comments**

Roy Johnsen informed that this item is a non-notice item and he requested a one-week continuance.

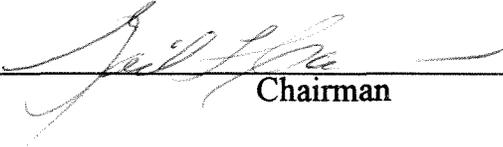
**TMAPC Action; 11 members present:**

On **MOTION** of **MIDGET**, the TMAPC voted **11-0-0** (Ballard, Boyle, Carnes, Dick, Doherty, Gray, Horner, Ledford, Midget, Pace, Taylor "aye"; no "nays"; none "abstaining"; none "absent") to **CONTINUE** the request for interpretation of Subdivision Regulations to January 17, 1996.

\*\*\*\*\*

There being no further business, the Chairman declared the meeting adjourned at 3:10 p.m.

Date Approved: 1-24-96

  
\_\_\_\_\_  
Chairman

ATTEST:

  
\_\_\_\_\_  
Secretary