



Capitol-Medical Center Improvement and Zoning Commission

Hybrid Special Meeting

Will Rogers Building, Conference Rm. 214/216

2401 N. Lincoln Blvd., Oklahoma City, OK 73105

WebEx Platform

Friday, April 23, 2021, 8:15 a.m.

AGENDA

This hybrid special board meeting is being held consistent with the amendments to the Open Meeting Act, 25 O.S. 2011, § 301 et seq, signed into law by Governor Stitt on Wednesday, February 10, 2021. SB1031, 2021 O.S.L. 1, § 1

Link to access meeting:

<HTTPS://OMES.WEBEX.COM/OMES/ONSTAGE/G.PHP?MTID=E6A7A891A7A147B28CCA3B991A0418445;>

Event Password: CMIZC

Call-in information: +1-415-655-0001

Access code: 187 185 2033

The Notice of this virtual Special Meeting was filed with the Secretary of State's Office on March 31, 2021. Notice/final agenda was posted on April 16, 2021, at 12:00 p.m., at the West entrance of the Will Rogers Building at 2401 N. Lincoln Blvd., Oklahoma City, and on the OMES/Capitol-Medical Center Improvement and Zoning web site.

<https://www.sos.ok.gov/meetings/notices/000050/0524172103311635.htm>

The Commission may discuss, vote to approve, vote to disapprove, vote to table, change the sequence of any agenda item, or vote to strike or not discuss any agenda item.

The following Commission Members have the option to participate in person or remotely using the WebEx videoconference platform:

- Tiana Douglas, President Pro Tempore Appointee [*appearing remotely*]
- Hillary Farrell, President Pro Tempore Appointee [*appearing remotely*]
- Jeremiah Jordan, Governor Appointee [*appearing remotely*]
- Anderson Dark, Governor Appointee [*appearing remotely*]
- Brian Downs, Speaker Appointee [*appearing remotely*]
- Paul Manzelli, President of The University of Oklahoma Designee [*appearing remotely*]
- Ken Phillips, Director of Transportation Designee [*appearing remotely*]
- Janis Powers, Chairman of the Planning Commission of Oklahoma City Designee [*appearing remotely*]
- Dan Ross, Chairman [*appearing in person*]

Next Meeting: Friday, May 28, 2021, at 8:15 a.m.

If any of the above-listed Commission members loses videoconference communication during the meeting, he or she will attempt to rejoin and participate by teleconference.

In the event electronic communications are lost or compromised during the meeting, the Capitol-Medical Center Improvement and Zoning Commission staff will attempt to restore communications for a maximum of 15 minutes. If unable to restore communications the meeting will be adjourned.

AGENDA ITEMS

A. Roll Call

B. Minutes

1. Approval, disapproval and/or amendment of the minutes of the March 26, 2021 meeting.

C. Land Use and Development Applications:

1. Discussion and possible action regarding **BP-20-21-42**, request by Garry Adams, Extreme Builders, for a building permit for construction of a single family dwelling at **940 NE 30th Street** on property described as Lots 3 and 4, Block 1, Powell Subdivision of Block 1, Alta Vista Addition to Oklahoma City.

Note: Items C.2 through C.5 all pertain to the same property and development. These items will be presented together. However, each item requires a separate motion and vote.

2. Discussion and possible action regarding **D-20-21-4**, request by Mark Grubbs, Grubbs Consulting, LLC, for a building permit for demolition of all existing structures at **950 NE 23rd Street** in Oklahoma City.
3. Discussion and possible action regarding **V-20-21-4**, request by Mark Grubbs, Grubbs Consulting, LLC, for variances from strict application of specified zoning rules as they pertain to the proposed development of a filling station with convenience store and restaurant in the *CN Neighborhood Commercial District* at **950 NE 23rd Street** in Oklahoma City:
 - a. Variance from OAC 120: 10-3-24(b)(4) to permit propane fuel and packaged ice to be stored and displayed for sale outside of the building.
 - b. Variance from OAC 120: 10-7-11(a)(32) to permit the minimum parking requirement for a “retail/commercial establishment” to be calculated at the rate of one parking space per 200 square feet of net floor area.
 - c. Variance from OAC 120: 10-7-12(1) to permit driveway widths of 35 feet for the driveway on NE 23rd Street and for one of the two driveways on North Kelley Avenue.
 - d. Variance from OAC 120: 10-7-10(2) to permit parking spaces in the rear yard setback area.
 - e. Variance from OAC 120: 10-5-4.1(8) to permit a trash enclosure in the side yard setback area.
4. Discussion and possible action regarding **BP-20-21-45**, request by Mark Grubbs,



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Grubbs Consulting, LLC, for a building permit for construction of a filling station with convenience store and restaurant in the *CN Neighborhood Commercial District* at **950 NE 23rd Street** in Oklahoma City.

5. Discussion and possible action regarding **BP-20-21-46**, request by Mark Grubbs, Grubbs Consulting, LLC, for a building permit for alterations to an existing pylon sign and for installation of wall signs and fuel island canopy signs at **950 NE 23rd Street** in Oklahoma City.

D. Miscellaneous:

1. Discussion and possible action to appoint Guy Parkhurst, a resident of the Capitol-Lincoln Terrace Historic District, to fill a vacancy on the Citizens' Advisory Committee.
2. Discussion and possible action to appoint Camal Pennington, a resident of the Lincoln Terrace East Historic District, to fill the unexpired term of Sharon Astrin on the Historical Preservation and Landmark Board of Review.
3. Discussion and possible action to reappoint Carla Splaingard to serve a three year term as a real estate agent on the Historical Preservation and Landmark Board of Review.
4. Consideration and possible action to enter into an agreement with the City of Oklahoma City to provide zoning code enforcement on behalf of the Capitol-Medical Center Improvement and Zoning Commission for Fiscal Year (FY 22), July 1, 2021 through June 30, 2022, cost \$12,000.

E. Reports and possible discussion from Commissioners or Director.

F. Adjournment.

Public Comment:

The Chairman will recognize comments from the public limited to only those subject matters covered in the current meeting agenda and further limited to two minutes per person. The Commission Chairperson reserves and retains the right to interrupt, terminate, or postpone public comment as necessary to effectuate the management of the public meeting.

To sign up to give oral comments, call 405-522-0440 or email beverly.hicks@omes.ok.gov no later than 8:15 a.m., April 21, 2021. Materials provided to members of the Commission or shared electronically between members of the Commission may be accessed here:

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<https://oklahoma.gov/omes/boards-commissions/capitol-medical-center-improvement-and-zoning-commission.html>