



Citizens' Advisory Committee

Capitol-Medical Center Improvement and Zoning Commission

Hybrid Meeting

Will Rogers Building, 2401 N. Lincoln Boulevard, Oklahoma City, OK 73105

Will Rogers Conference Rooms 214 (WR Innovation) / 216 (WR Create)

Thursday, April 8, 2021, 7:00 p.m.

<https://omes.ok.gov/services/capitol-medical-zoning>

VIRTUAL SPECIAL MEETING

AGENDA

This virtual 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

Public link to access meeting:

<https://omes.webex.com/omes/onstage/g.php?MTID=e900799a3a0198bce1a8342370d5e7c9a>

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

Access code: 187 469 2336

Password: CAC48

Notice/final agenda of this virtual special meeting was posted on April 6, 2021, at 3:00 p.m., on the west entrance of the Will Rogers Building, at 2401 N. Lincoln Blvd., Oklahoma City, 73105 and on the OMES/Capitol-Medical Center Improvement and Zoning Commission website.

The Committee 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:

- Jeremiah Jordan
- Greg Baum
- Gina Blaylock
- Samonia Byford
- Teri Green
- Audrey Jones
- Donna Moore
- Bill Morris
- Ana Sharp
- Aneesa Sharp
- Rachel Smith
- Jeff Wade
- Gina Washington
- Sheryl Lovelady

If any of the above-listed 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 Citizens' Advisory Committee 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. Discussion and possible action on minutes of the March 11, 2021 virtual special meeting.
- C. Discussion and possible action to make recommendations to the Capitol – Medical Center Improvement and Zoning Commission concerning items on the commission's April 23, 2021 meeting agenda:
 - 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, 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. Reports and Communications:
1. Report on the March 26, 2021 Capitol – Medical Center Improvement and Zoning Commission meeting.
 2. Possible report on FY2022 zoning code enforcement contract
- E. Discussion and Election: None.
- F. General Discussion: None.
- G. Adjournment

Materials provided to members of the Committee or shared electronically between members of the Committee may be accessed here:

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