

Minutes
Citizens' Advisory Committee
Regular Meeting
Will Rogers Building, CR – 214 (Innovation) / 216 (Create)
2401 N. Lincoln Boulevard, Oklahoma City, OK 73105
June 10, 2021, 7:00 p.m.

MEMBERS PRESENT: Jeremiah Jordan
Gina Blaylock
Samonia Byford
Teri Green
Audrey Jones
Sheryl Lovelady
Donna Moore
Bill Morris
Guy Parkhurst
Gina Washington

MEMBERS ABSENT: Gregory Baum
Ana Sharp
Aneesa Sharp
Rachel Smith
Jeff Wade

STAFF/GUESTS: Casey Jones, AICP, OMES Planner
Beverly Hicks, OMES Planning/Administrative Coordinator
Sheryl Lovelady, Positively Paseo

A. Roll Call:

Chairman Jordan called the hybrid special meeting to order at 7:01 p.m. A roll call was taken and a quorum established. Mr. Jordan was advised that notice of the meeting had been given and an agenda posted in accordance with the Open Meeting Act.

B. Minutes:

Discussion and possible action on the minutes of the May 13, 2021, meeting:

Samonia Byford moved to approve the meeting minutes of May as submitted. Teri Green seconded the motion. The following votes were recorded and the motion passed:

Ms. Byford, yes; Ms. Green, yes; Ms. Jones, yes; Mr. Jordan, yes; Ms. Lovelady, yes; Ms. Moore, yes; Mr. Morris, yes; Mr. Parkhurst, yes; Ms. Washington, yes.

C. Discussion and possible action to make recommendations to the Capitol – Medical Improvement and Zoning Commission concerning items on the commission's June 25, 2021 meeting agenda:

The three proposed homes listed below in items C.1 – C.3 are not yet constructed and will be custom-built for prospective buyers that qualify. All are located in the Capitol View Neighborhood within existing subdivisions on infill lots (vacant and undeveloped) that are outside of historic preservation district boundaries.

1. Discussion and possible action regarding BP-20-21-56, request by Positively Paseo for a building permit for the construction of a single family dwelling at 830 NE 26th Street (Lot 3, Block 5, Neff’s Capitol Addition to Oklahoma City):

Staff recommended to approve the building permit with the finding that the proposed work complies with applicable zoning rules.

Samonia Byford moved to recommend approval. Bill Morris seconded the motion. The following votes were recorded and the motion passed:

Ms. Byford, yes; Ms. Green, yes; Ms. Jones, yes; Mr. Jordan, yes; Ms. Moore, yes; Mr. Morris, yes; Mr. Parkhurst, yes; Ms. Washington, yes.

Member, Sheryl Lovelady recused herself from this item.

2. Discussion and possible action regarding V-20-21-6 and BP-20-21-57, request by Positively Paseo for a lot coverage variance and building permit for the construction of a single family dwelling at 925 NE 28th Street (Lots 13 and 14, Block 2, Powell’s Subdivision in Oklahoma City):

Staff recommended to approve the variance and building permit with the following findings:

- a. The proposed dwelling and attached garage size, placement, and setbacks are consistent with the character of the neighborhood and compatible with surrounding structures.
- b. The lot coverage limit presents a hardship in this case because the applicant is unable to construct the proposed dwelling with a custom floor plan for the buyer and have an enclosed area for vehicle storage, whether attached to the dwelling or detached.
- c. The proposed development will have no detrimental impact on adjacent properties.
- d. The proposed development is compatible with the Master Plan land use designation for the property, which is Single Family Residential.
- e. The proposed development is in keeping with the spirit and intent of the zoning rules.

Notice of Hearing for the variance was mailed to the owners of all properties within 300 feet on June 8, 2021, and is to be published in the Journal-Record on June 15, 2021.

Teri Green moved to recommend approval. Samonia Byford seconded the motion. The following votes were recorded and the motion passed:

Ms. Blaylock, abstain; Ms. Byford, yes; Ms. Green, yes; Ms. Jones, yes; Mr. Jordan, yes; Ms. Moore, yes; Mr. Morris, yes; Mr. Parkhurst, yes; Ms. Washington, yes.

Member, Sheryl Lovelady recused herself from this item.

Ms. Gina Blaylock entered the meeting at 7:23 p.m.

3. Discussion and possible action regarding BP-20-21-58, request by Positively Paseo for a building permit for construction of a single family dwelling at 929 NE 28th Street (Lots 15 and 16, Block 2, Powell's Subdivision in Oklahoma City):

Staff recommended to approve the building permit with the finding that the proposed work complies with applicable zoning rules.

Teri Green moved to recommend approval. Samonia Byford seconded the motion. The following votes were recorded and the motion passed:

Ms. Blaylock, yes; Ms. Byford, yes; Ms. Green, yes; Ms. Jones, yes; Mr. Jordan, yes; Ms. Moore, yes; Mr. Morris, yes; Mr. Parkhurst, yes; Ms. Washington, yes.

Member, Sheryl Lovelady recused herself from this item.

D. Report on the May 28, 2021 meeting of the Capitol – Medical Center Improvement and Zoning Commission – The Commission approved the following:

- *944 NE 30th Street* (SW corner of 30th & Kelley) – Building permit for a single family dwelling.
- *727 NE 14th Street* – Permit for garage demolition; side yard variance and building permit for a new garage.
- *901 NE 18th Street* – Conditional use permit and building permit for an in-ground swimming pool and a driveway gate.

E. Reports and Communications: None.

F. Discussion and Election: None.

G. General Discussion: None.

H. Adjournment:

There being no further business, Samonia Byford motioned to adjourn. Audrey Jones seconded the motion. Seeing no opposition, the meeting adjourned at 7:41 p.m.