



**Board of Adjustment**

**Staff Report  
BOA-24003**

**Hearing Date:** February 10, 2026  
**Prepared by:** Erin Roark  
eroark@cityoftulsa.org  
918-596-7618

**Owner and Applicant Information**

Applicant: Brian Henley  
Property Owner: Merced E Becerra Mota & Catalina Becerra Ortiz

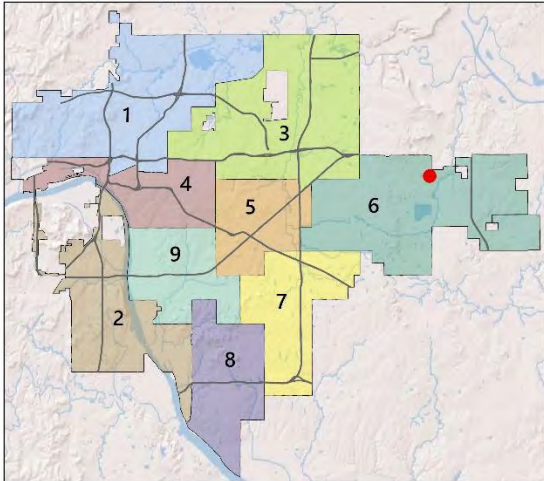
**Property Location**

624 South 193rd East Avenue

Tract Size: ±2.14 acres

**Location within the City of Tulsa**

*(shown with City Council districts)*



**Elected Representatives**

City Council: District 6, Christian Bengel  
County Commission: District 1, Stan Sallee

**Public Notice Required**

Newspaper Notice – min. 10 days in advance  
Mailed Notice to 300’ radius – min. 10 days in advance  
Posted Sign – min. 10 days in advance

**Request Summary**

Special Exception to permit a manufactured housing unit in the AG-R district (Section 25.020-C, Table 25-1.5).

**Zoning**

Zoning District: AG-R  
Zoning Overlays: RT66

**Comprehensive Plan Considerations**

**Land Use**

Land Use Plan: Neighborhood  
Small Area Plans: None  
Development Era: Future Growth Era

**Transportation**

Major Street & Highway Plan: Primary Arterial  
planitulsa Street Type: N/A  
Transit: N/A  
Existing Bike/Ped Facilities: N/A  
Planned Bike/Ped Facilities: Sidewalks, Signed Route

**Environment**

Flood Area: N/A  
Tree Canopy Coverage: 30-49%  
Parks & Open Space: Undeveloped land

**Staff Analysis**

The applicant is requesting a special exception to permit a manufactured housing unit in the AG-R district (Section 25.020-C, Table 25-1.5). The proposed manufactured housing unit is 2,100 square feet.

**Section 25.020 AG, Agricultural District and AG-R, Agricultural-Residential District**

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**25.020-C Residential Building Types**

*Table 25-1.5: AG District Building Type Regulations for Household Living*

USE CATEGORY			Supplemental Use Regulations
Subcategory (Section 35.020)	AG	AG-R	
Specific use			
Building Type			
<b>RESIDENTIAL</b>			
<b>Household Living</b>			
Single household			
Detached house	P	P	
Manufactured housing unit	S	S	<a href="#">Section 40.210</a>

P= Permitted; S=Special Exception Approval Required; - = Prohibited

Relevant Case History

- None found.

**Statement of Hardship**

The applicant’s statement of hardship is included as a separate exhibit.

**Comprehensive Plan Considerations**

**Land Use Plan**

The subject property is designated as Neighborhood. Neighborhoods are mostly residential uses, which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low intensity uses that support residents’ daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access from a lower-order street separated from the arterial, then it would be considered Neighborhood.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-1, RT66	Neighborhood	Residential
East	AG, RT66	Employment	Commercial
South	RS-1, RT66	Neighborhood	Residential
West	RS-5, Z-7815 ODP	Neighborhood	Vacant

**Small Area Plans**

The subject property is not included in a Small Area Plan.

**Development Era**

The subject property is in an area for Future Growth Development. These areas of the city have yet to be developed beyond agricultural uses, and they present opportunities to ensure the pattern of development is efficient and fiscally responsible. These areas typically do not have subdivision streets or connectivity beyond the mile-by-mile grid, have poor public service distribution (fire, police, transit, etc.) and lack utility infrastructure (water, sewer, broadband, etc.)

Some areas also include exposed bedrock and/or extreme slopes. Priorities in these areas include ensuring the ability to provide adequate public services, the implementation of planned streets in the Major Street and Highway Plan, land use planning to establish frameworks for decision making, and conservation of natural areas.

### **Transportation**

Major Street & Highway Plan: N/A

Comprehensive Plan Street Designation: South 193rd East Avenue runs parallel to the east side of the subject property and is classified as a Primary Arterial, which has a planned minimum right-of-way width of 120 feet.

Transit: N/A

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: Sidewalks are recommended along street frontages. A Signed Route is recommended along South 193rd East Avenue.

Arterial Traffic per Lane: South 193rd East Avenue has an average annual daily traffic (AADT) of 5,216 vehicles per lane.

### **Environmental Considerations**

Flood Area: The subject property is not located within a designated flood area.

Tree Canopy Coverage: Tree canopy in the area is 27%. Significant effort should be given to the preservation of mature stands of trees. Tree canopy removal should be minimized, and replacement of trees that need removing should be encouraged.

Parks & Open Space: The subject property is located in a part of Tulsa characterized by agricultural, pastoral, and woodland areas.

**Site Photos**



View west from South 193rd East Avenue, September 2025 (Image from Google Street View)

**Sample Motion**

Special Exception

I move to approve or deny a special exception to permit a manufactured housing unit in the AG-R district (Section 25.020-C, Table 25-1.5)

- per the conceptual plan(s) shown on page(s) \_\_\_\_\_ of the agenda packet.
- subject to the following conditions (including time limitation, if any): \_\_\_\_\_.

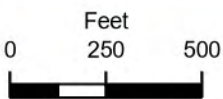
The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

**Property Description**

LT 3 BLK 1, INDIAN HILLS, City of Tulsa, Tulsa County, State of Oklahoma

**Exhibits**

- Case map
- Aerial (small scale)
- Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map



Subject Tract

**BOA-24003**

19-14 01

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2025



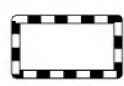
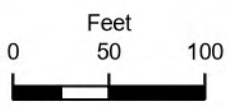
9.6



E 6TH STS

S 193RD E AVE

E 7TH STS



Subject Tract

**BOA-24003**

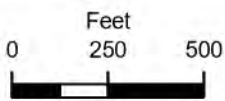
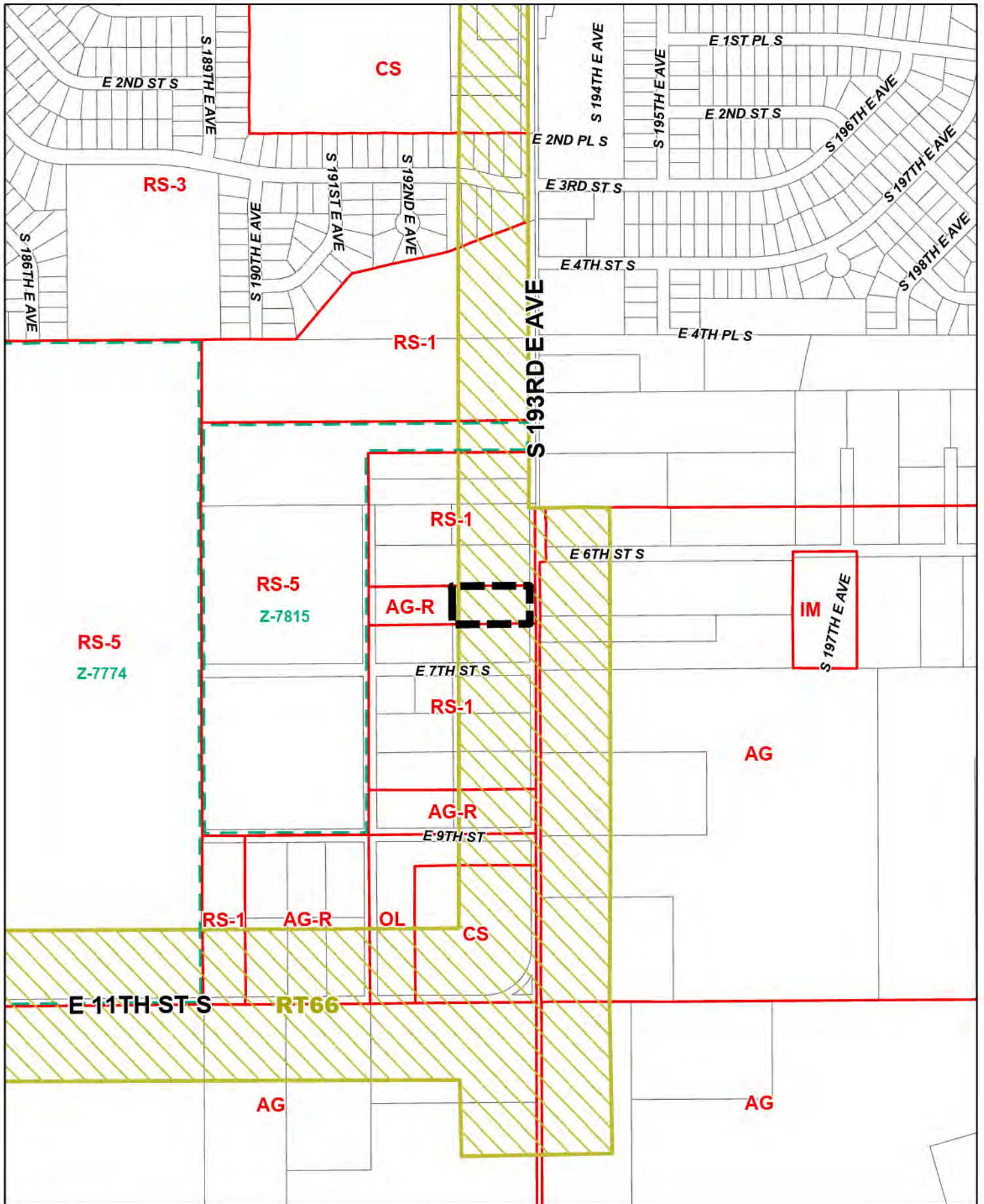
19-14 01

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2025



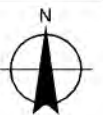
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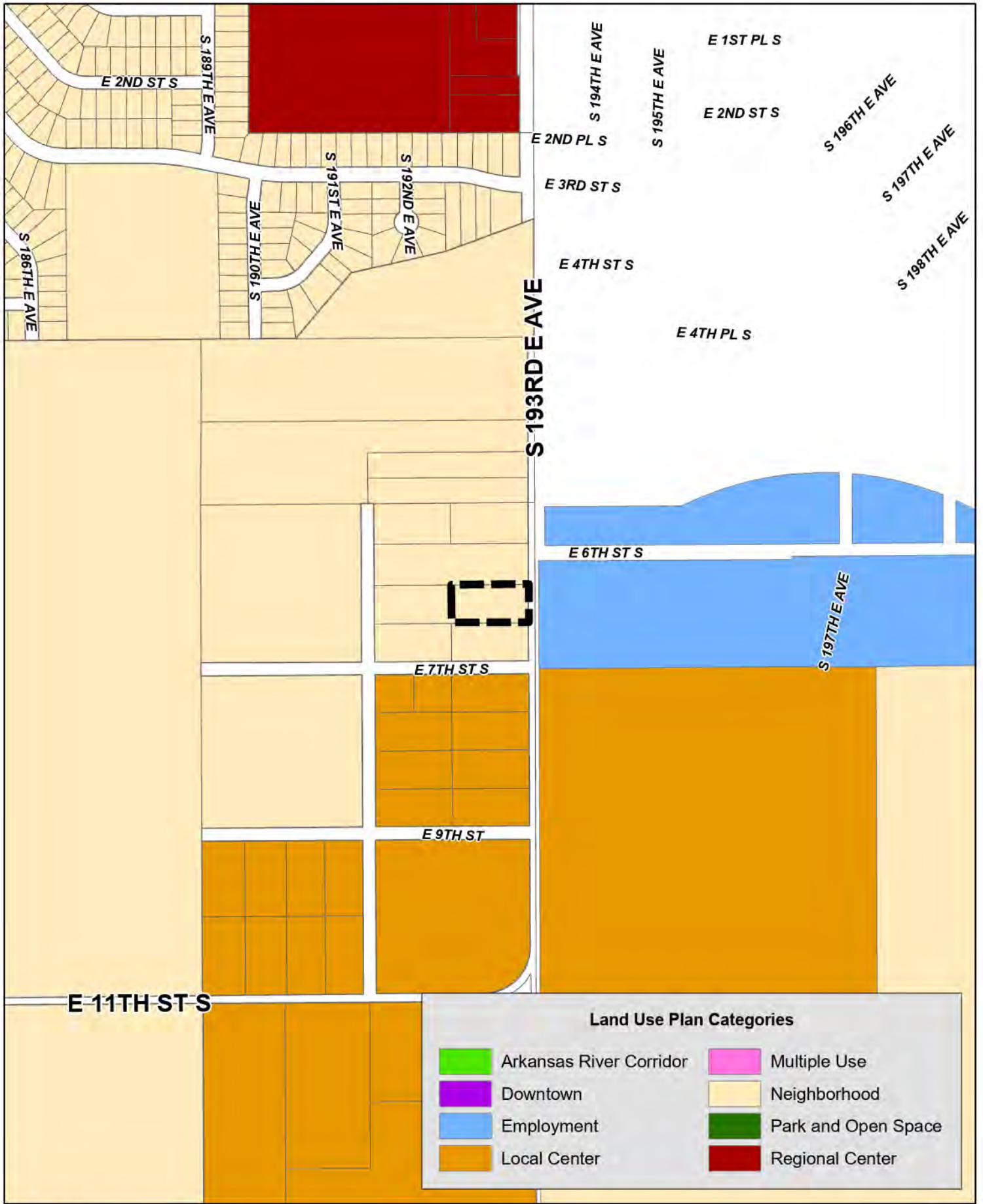
 Subject Tract









**BOA-24003**

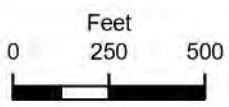
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9.8



Land Use Plan Categories	
	Arkansas River Corridor
	Downtown
	Employment
	Local Center
	Multiple Use
	Neighborhood
	Park and Open Space
	Regional Center



 Subject Tract

**BOA-24003**

19-14 01



## Special Exceptions

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The Board of Adjustment is allowed to approve special exceptions only after determining that the following conditions exist. Below, explain how your requests satisfy these conditions:

1. The special exception will be in harmony with the spirit and intent of the Zoning Code; and

as it is a single family residence.

2. The special exception will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

as it is a single family residence.

### Conditions

In granting any special exception, the Board may make appropriate conditions or safeguards, may limit the approval to a specified period of time and may require a bond or other guarantee necessary to enforce compliance with the conditions.

**If your application is approved, you will likely need additional permits.**

Call 918.596.9456 to speak with the Permit Center or Development Services Plans Review.

## PROJECT INFORMATION

OWNER:

BECERRA RESIDENCE  
624 S 193RD E AVE, TULSA, OK

ARCHITECT:

**BMH DESIGN**  
6932 E. 62nd Pl.  
Tulsa, Oklahoma 74133

CONSTRUCTION MANAGER:

CIVIL ENGINEER:

STRUCTURAL ENGINEER:

MECHANICAL/ELECTRICAL/PLUMBING ENGINEER:

## GENERAL NOTES

1. FIELD VERIFY ALL MEASUREMENTS REQUIRED. USE DIMENSIONS SHOWN ON DRAWINGS AND ACTUAL FIELD MEASUREMENTS. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES IN WRITING BEFORE PROCEEDING WITH WORK.
2. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTOR SHALL VISIT THE SITE AND BE RESPONSIBLE FOR COORDINATING THE EXISTING CONDITIONS WITH THE WORK SPECIFIED IN THE CONTRACT DOCUMENTS, TO CONFIRM THAT THE INTENT OF THE CONTRACT DOCUMENTS CAN BE FULFILLED. NOTIFY THE ARCHITECT IN WRITING OF ALL DISCREPANCIES.
3. CONTRACTOR SHALL RECEIVE IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING ANY WORK THAT IS NOT CLEARLY DEFINED BY THE CONTRACT DOCUMENTS.
4. CONTRACTORS SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS UNLESS SPECIFICALLY, OR OTHERWISE INDICATED, OR WHERE APPLICABLE CODES OR REGULATIONS TAKE PRECEDENCE.
5. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL GIVE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES RULE, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON PERFORMANCE OF THE WORK. MECHANICAL, ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, LOCAL AND STATE JURISDICTIONS, ORDINANCES, AND APPLICABLE REGULATIONS.
6. NO GENERAL CONTRACTOR PROJECT GENERAL CONTRACTOR MANAGER SHALL SUPERVISE, AND DIRECT THE WORK. CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT, INCLUDING CONTRACT AND COORDINATION WITH ALL AUTHORIZED OWNER REPRESENTATIVES.
7. DETAILS ARE INTENDED TO SHOW THE END RESULT OF THE DESIGN AND PERFORMANCE, MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT EXISTING CONDITIONS. SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
8. CONTRACTORS SHALL VERIFY LOCATIONS OF ALL UTILITIES AND SERVICES PRIOR TO PROCEEDING WITH THE WORK TO ENSURE PROPER COORDINATION, SEQUENCING AND INSTALLATION OF NEW WORK.
9. PROVIDE FIRE SEALANT TO PERIMETER OF ALL PIPING, HVAC SLEEVING OR OTHER TYPE OF THRU-WALL PENETRATION.
10. NOTIFY ARCHITECT IMMEDIATELY OF ANY UNFORESEEN CONDITIONS FOR DIRECTION BEFORE PROCEEDING WITH WORK.
11. PAINT ALL EXPOSED SURFACES, EXCEPT WHERE ITEMS ARE SCHEDULED TO REMAIN NATURAL OR ARE OTHERWISE RESTRICTED BY LOCAL CODES, ORDINANCES OR AUTHORITIES HAVING JURISDICTION
12. COORDINATE/VERIFY WITH ARCHITECT EXTERIOR LIGHTING MOUNTING HEIGHTS.
13. COORDINATE LOCATION OF LIGHT SWITCH RECEPTICLE IN WOOD PANELING WITH ARCHITECT PRIOR TO INSTALLATION.

## DRAWING INDEX

- G0.01 DRAWING INDEX LOCATION MAP SYMBOLS & ABBREV.
- A1.01 SITE PLAN
- A2.01 FLOOR PLAN

## PROJECT SUMMARY

PROJECT: BECERRA RESIDENCE

LOCATION: 624 S 193RD E AVE, TULSA, OK

JURISDICTION: CITY OF TULSA, TULSA COUNTY



## BECERRA RESIDENCE

624 S 193RD E AVE,  
TULSA, OK

25014

NO	DATE	DESCRIPTION



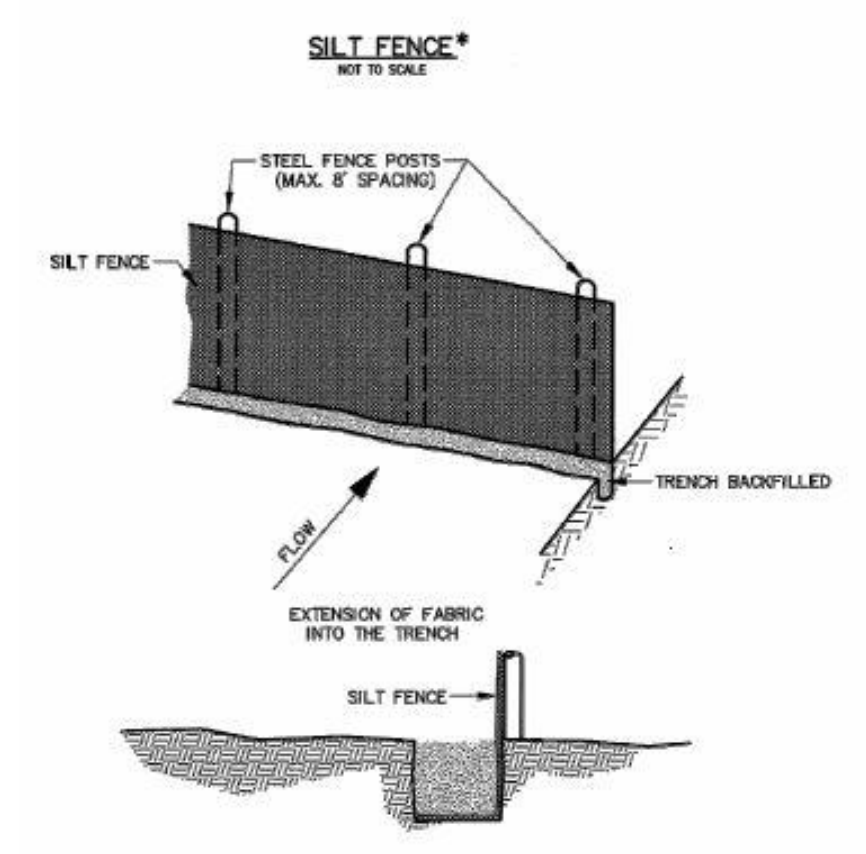
## G0.01

DRAWING INDEX  
LOCATION MAP  
SYMBOLS &  
ABBREVIATIONS

**BECERRA  
RESIDENCE**

624 S 193RD E AVE,  
TULSA, OK

25014



- NOTE:**
1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED TRAFFIC SOURCE.
  2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN-SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
  3. THE TRENCH SHOULD BE A MINIMUM OF 6 INCHES DEEP AND 3-4 INCHES WIDE TO ALLOW FOR THE SILT FENCE TO BE LAID IN THE TRENCH AND BACKFILLED.
  4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOOD WISE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POSTS.
  5. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
  6. SILT FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS SO AS NOT TO BLOCK OR IMPED STORM FLOW OR DRAINAGE.
  7. SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE DISPOSED OF IN AN APPROVED SITE, IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
  8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES AND DISPOSED OF IN AN APPROVED SPOIL SITE OR AS IN NO. 7 ABOVE.

\* DRAINAGE AREA LESS THAN TWO (2) ACRES.  
STANDARD SYMBOL:  $\frac{SF}{L}$

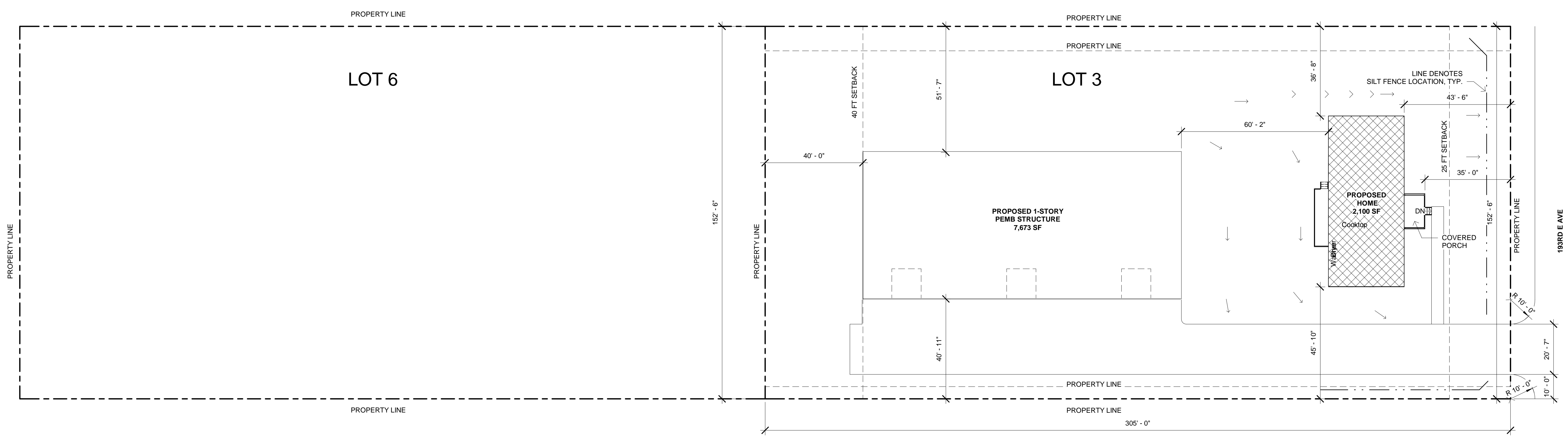
REFERENCE:  
CHAPTER 1000: CITY OF TULSA STORMWATER MANAGEMENT CRITERIA MANUAL.

STANDARD OBTAINED FROM USDA-SCS, MO. STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS.

**LEGAL DESCRIPTION**  
EAST LOT: Subdivision: INDIAN HILLS (19875)  
Legal: LT 3 BLK 1  
Section: 01 Township: 19 Range: 14  
WEST LOT: Subdivision: INDIAN HILLS (19875)  
Legal: LT 6 BLK 1  
Section: 01 Township: 19 Range: 14

**ZONING:** EAST LOT: 46,512 SF  
WEST LOT: 46,513 SF  
COMBINED: 2.14 ACRES

**ZONE:** AG  
USE: SINGLE FAMILY & ACCESSORY PERMITTED  
LOT AREA: 2 ACRES MIN.  
LOT AREA/UNIT: 2 ACRES MIN.  
LOT WIDTH: 200 FT  
FRONTAGE: 30 FT MIN  
SETBACKS: 25 FT STREET, 10 FT/ 5 FT SIDE, 40 FT REAR  
BUILDING HT: UNLIMITED



NO	DATE	DESCRIPTION



1 SITE PLAN  
3/64" = 1'-0"



Comment or use @ to invite others

reply

DWhiteman Dec 30

Section 35.010-H Manufactured Housing Unit. A manufactured housing unit is a principal residential building that complies with the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. §5401, et seq.). Manufactured housing units are subject to the same regulations that apply to detached houses, except as modified by supplemental regulations of Section 40.210. REVIEW COMMENT: Provide documentation indicating the date of manufacture for this manufactured housing unit.

Reply

DWhiteman Dec 30

Section 25.020-C, Residential Building Types. Residential uses allowed in AG and AG-R districts must be located in residential buildings. Descriptions of the residential building types and references to applicable regulations are found in Section 35.010. The following residential building types are allowed in AG and AG-R districts. REVIEW COMMENT: Manufactured Housing Units are only allowed on an AG-R zoned lot by Special Exception. Apply to the Board of Adjustment for a special exception to allow a Manufactured Housing Unit on a AG-R zoned lot. Contact the Tulsa Planning Office at 918-596-7526 for Board of Adjustment schedules and procedures.

Reply

