Board of Adjustment

Staff Report
BOA-24121

Hearing Date: October 27, 2026
Prepared by: Christopher Willis
ctwillis@cityoftulsa.org
918-596-7620

Owner and Applicant Information

Applicant: Daniel Ruiz

Property Owner: HDEZ CASA LLC SERIES - 2425 E PINE

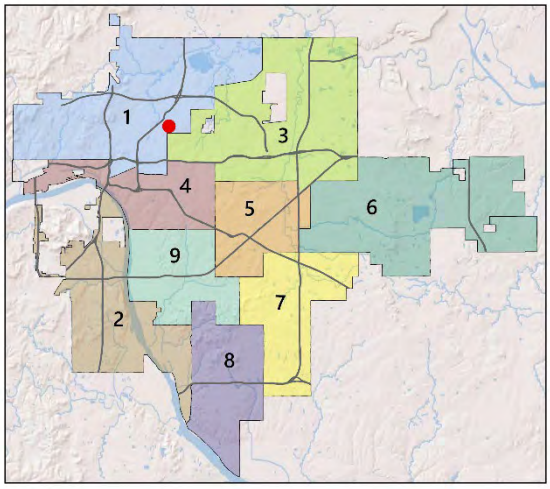
Property Location

2425 East Pine Street

Tract Size: ±0.45 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 1, Vanessa Hall-Harper
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 allow an Outdoor Assembly and Entertainment use in the CS district to permit a food truck court (Section 15.020, Table 15-2).

Zoning

Zoning District: CS

Zoning Overlays: N/A

Comprehensive Plan Considerations

Land Use

Land Use Plan: Multiple Use

Small Area Plans: None

Development Era: Early Automobile

Transportation

Major Street & Highway Plan: Secondary Arterial

planitulsa Street Type: Multi-Modal Street

Transit: Regular Route

Existing Bike/Ped Facilities: Sidewalks

Planned Bike/Ped Facilities: Bike Lane, Sidewalks

Environment

Flood Area: N/A

Tree Canopy Coverage: 10-19%

Parks & Open Space: Springdale Park, Adams Park

Staff Analysis

The applicant is requesting a special exception to allow an Outdoor Assembly and Entertainment use in the CS district to permit a food truck court (Section 15.020, Table 15-2). The applicant is proposing to develop a food truck court with existing parking, green space, and a dining area.

Section 15.020 Use Regulations

Principal uses are allowed in office, commercial and industrial districts in accordance with Table 15-2.

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Table 15-1: O, C and I District Use Regulations

USE CATEGORY Subcategory Specific use	OL	OM	OMH	OH	CS	CG	CH	CBD	IL	IM	IH	Supplemental Regulations
COMMERCIAL												
Assembly and Entertainment												Section 40.040
Other outdoor	–	–	–	–	S	S	S	S	S	S	S	

Relevant Case History

- BOA-20451, March 13th, 2007, The Board of Adjustment approved a variance of the setback requirement from the centerline of an adjoining arterial street from 100 feet to 58 feet; and a variance of the setback from an abutting R District boundary line from 62 feet.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as Multiple Use. Multiple Use areas are mostly commercial or retail uses, which include restaurants, shops, services, and smaller format employment uses. This land use designation is most common in areas of the city from earlier development patterns, with Local Centers being more commonplace in newer parts of the city. For single properties that are commercial but surrounded by Neighborhood, Multiple Use is the preferred designation.

Surrounding Properties:

Location	*Existing Zoning/Overlay*	*Existing Land Use Designation*	*Existing Use*
North	RS-3	Neighborhood	Residential
East	CS	Multiple Use	Grocery Store
South	CS	Multiple Use, Local Center	Residential, Financial Services
West	CS	Local Center	Personal Improvement Service, Religious Assembly

Small Area Plans

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

Development Era

The subject property is in an area developed during the Early Automobile Era (1930s-50s), which retained a high degree of connectivity from neighborhood streets to the arterial network, with mostly commercial, office, industrial, and other active uses along major streets and a mix of housing options and neighborhood-based uses like schools, churches, and libraries in the interior sections. Priorities in these areas include walkability, bikeability, access to public

transit, historic preservation, housing type variety, mixed-use development, commercial revitalization, compatibility of scale for neighborhood development, and transitions between commercial corridors and residential areas.

Transportation

Major Street & Highway Plan: East Pine Street runs to the south of the property and is classified as a Secondary Arterial, which has a minimum planned right-of-way width of 100 feet.

Comprehensive Plan Street Designation: East Pine Street is designated as a Multi-Modal Street. Multi-modal streets support commercial and residential development along major arterial streets. These streets align with the recommendations for on-street bicycle infrastructure established in the 2015 GO Plan, and they should be evaluated for feasibility with regard to the reallocation of street space for bicycle facilities.

Transit: Regular Route 201 runs along East Pine Street, adjacent to the subject property.

Existing Bike/Ped Facilities: Sidewalks are present along the south side of the property parallel to East Pine Street.

Planned Bike/Ped Facilities: The 2015 GoPlan recommends a bike lane along East Pine Street. The is a portion of sidewalk present along the west side of the property parallel to North Lewis Place. The sidewalk should be continued along North Lewis Place to cover the western boundary of the property.

Arterial Traffic per Lane: East Pine Street has an average annual daily traffic (AADT) count of 2,797 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 17%. Preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees in particular should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

Parks & Open Space: Springdale Park is located nearby to the west of the subject property.

Site Photos

View north from East Pine Street, March 2025 (Image from Google Street View)

View east from North Lewis Place, March 2025 (Image from Google Street View)

Sample Motion

Special Exception

I move to *approve or deny* a special exception to allow an Outdoor Assembly and Entertainment use in the CS district to permit a food truck court (Section 15.020, Table 15-2).;

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

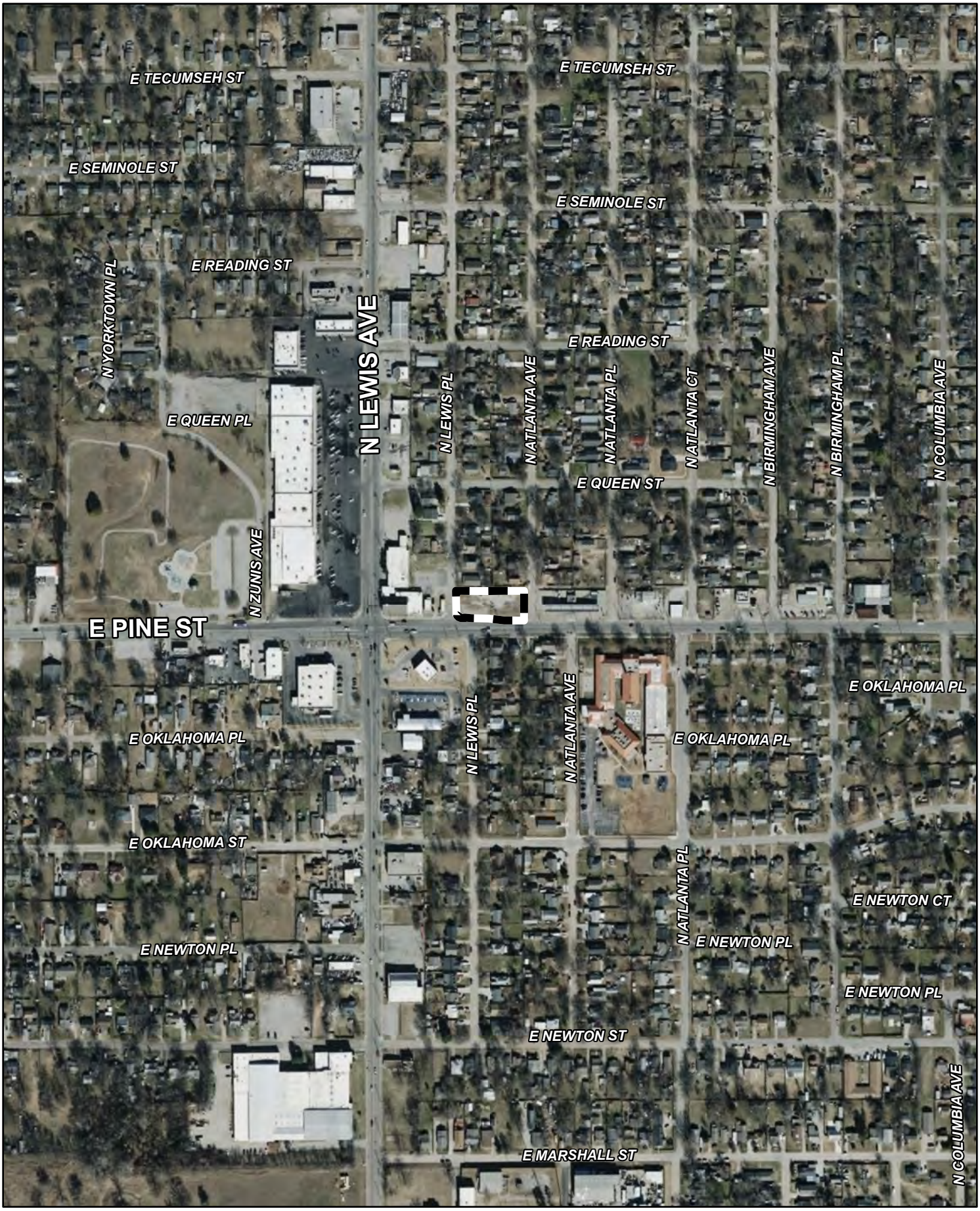
The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Property Description

PT LTS 668 669 670 671 LESS BEG SWC LT 668 TH E100 N 8.48 NWLY TO PT 11N & 19W SWC LT 669 TH W8 CRV RT TO PT 26.2N SWC LT 668 TH S 26.2 TO BEG & LESS BEG SWC LT 670 TH N8.48 SELY TO PT 5N SECR LT 670 W50 POB & LESS S5 LT 671 BLK60, TULSA HGTS, City of Tulsa, Tulsa County, State of Oklahoma

Exhibits

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



Feet
0 200 400

Subject Tract

BOA-24121

20-13 29

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

Aerial Photo Date: 2025

N

Feet
0 50 100

Subject Tract

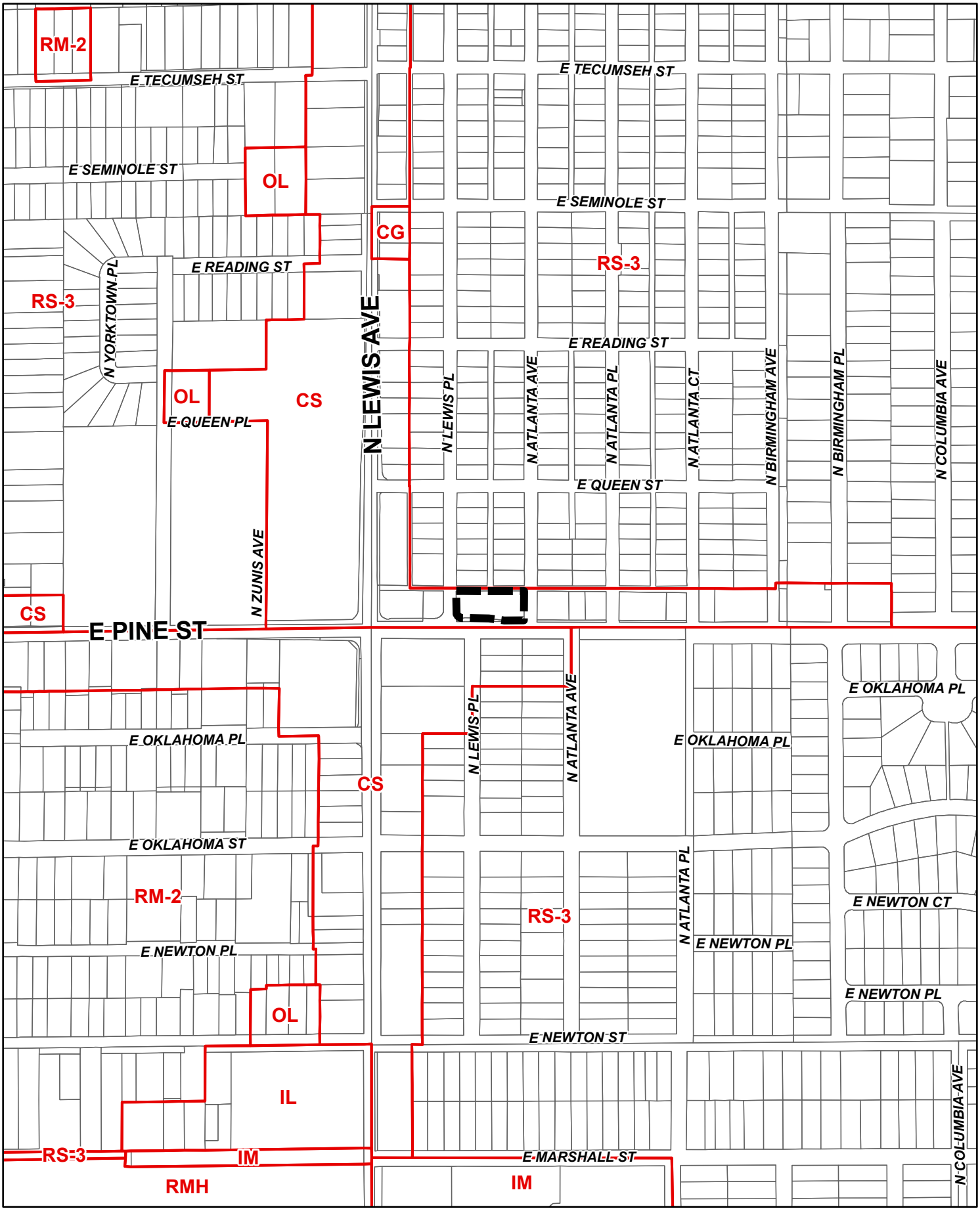
BOA-24121

20-13 29

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

Aerial Photo Date: 2025

N



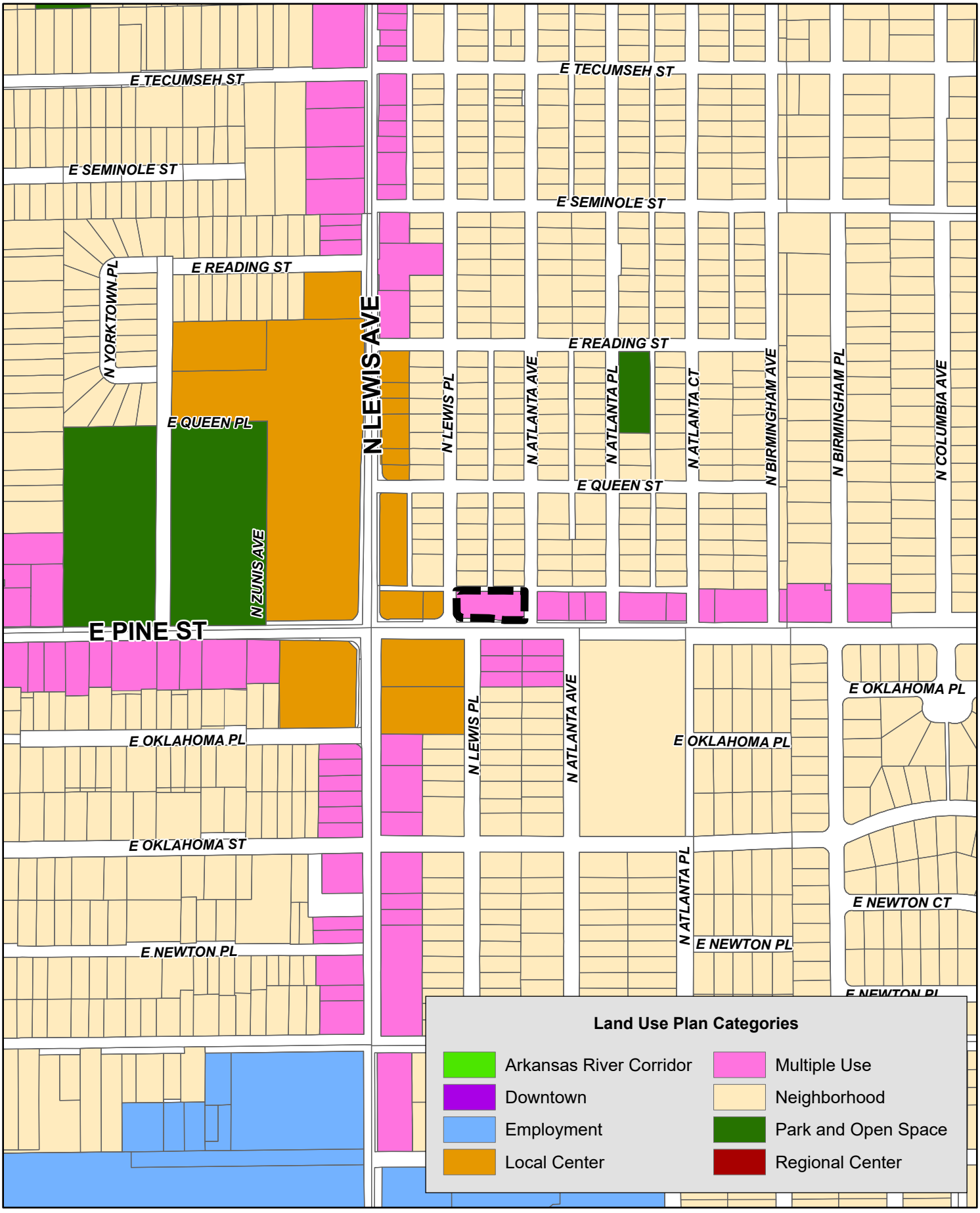
Feet
0 200 400

Subject Tract

BOA-24121

20-13 29

N



Feet
0 200 400

Subject Tract

BOA-24121

20-13 29

N

Special Exceptions

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

Food trucks will up to code with city following required set backs codes.

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

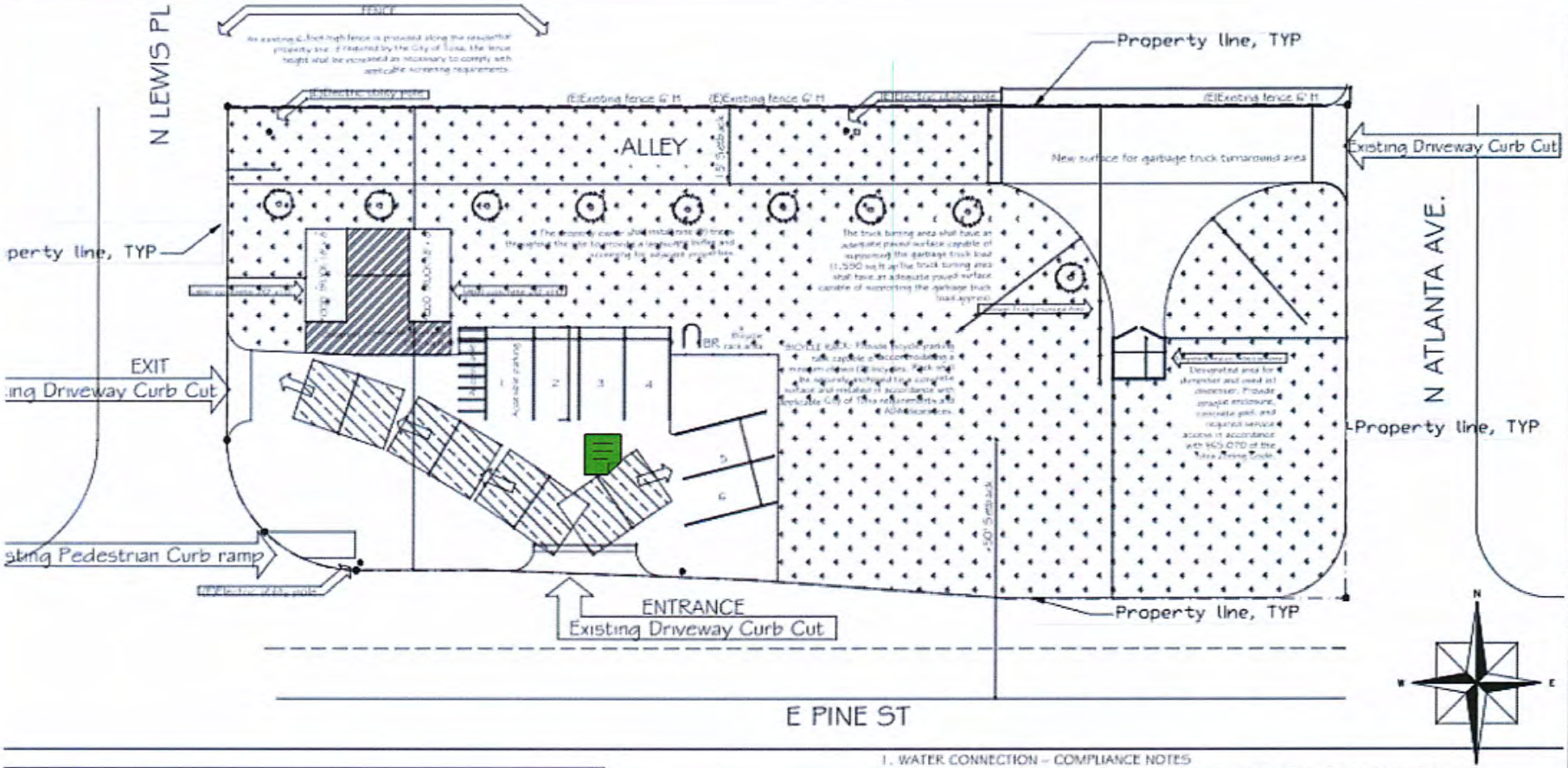
Food trucks follow state health dep. state fire marshall hours of operation will not affect neighbors school traffic

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.



FOOD TRUCK COURT
2425 E Pine St, Tulsa, OK 74110

DESIGNEQ

Mana Quintero
designEQ@outlook.com
918-640-8358

LEYEND

- PROPERTY LINE
- EXISTING GREEN AREA 16,025 sq ft APROX
- EXISTING CONCRETE SURFACE (3,576 sq ft)
- NEW SURFACE FOR PARKING 730 sq ft
- NEW SURFACE(garbage truck turnaround area)1,590 sq ft
- CUSTOMER ORDERING ZONE (cheapest compacted surface 392 sq ft)
- 9 (Oak or Pine)TREE, LARGE - 2" CAL., 12' MIN. HT., OWNER-PROVIDED IRRIGATION W/ GATOR BAG
  The owner must review the list of prohibited plant species established by the City of Tulsa Landscape Code and ensure that only approved vegetation is used.
- DUMPSTER ENCLOSURE WITH WOOD FENCE (PER §65.070)
- BR Bicycle Rack (2 Bike minimum capacity)

Dumpster Enclosure – Wood Fence

Provide wood fence enclosure around the dumpster area, including treated wood posts, framing, privacy panels, and access gate. Fence shall fully screen the dumpster area from public view and comply with local zoning and sanitation requirements.

IMPROVEMENTS SHALL COMPLY WITH APPLICABLE CITY OF TULSA CODES, ACCESSIBILITY REQUIREMENTS, AND SITE DEVELOPMENT STANDARDS.

PROPOSAL
NEW GREEN AREA 14,435 sq ft
NEW SURFACE AREA 5,896 sq ft

1. WATER CONNECTION – COMPLIANCE NOTES
A POTABLE WATER CONNECTION SHALL BE PROVIDED FOR FOOD TRUCK OPERATIONS.

SHALL BE PROVIDED THROUGH PROTECTED, WEATHER-RATED OUTLETS INSTALLED ON POLES OR SERVICE BOXES. ALL ELECTRICAL WORK SHALL COMPLY WITH CITY OF TULSA CODES AND PROVIDE SAFE, INDEPENDENT ACCESS FOR EACH UNIT.

4. SOLID WASTE COLLECTION – COMPLIANCE NOTES
DESIGNATED AREA WITH 6 YD³ DUMPSTER ON IMPERMEABLE SURFACE AND SERVICE-VEHICLE CLEARANCE. AREA MUST REMAIN CLEAN, FREE OF DEBRIS, AND COMPLY WITH TULSA SANITATION REQUIREMENTS.

5. USED COOKING OIL:
DESIGNATED AREA WITH SEALED, LEAK-PROOF, LABELED CONTAINER ON IMPERMEABLE, SPILL-PROTECTED SURFACE. DISPOSAL INTO DRAINS, TRASH, OR GROUND IS PROHIBITED. OIL MUST BE COLLECTED BY A LICENSED RECYCLER AND OPERATORS MUST MAINTAIN COLLECTION RECORDS.

ZCO-255600-2026

UNRESOLVED. Sec 15.020 + Table 15-2: Use Regulations.
REVIEW COMMENT: The use as a Food Truck Court requires a Board of Adjustment (BOA) Special Exception. Coordinate with the Tulsa Planning Office (planning@cityoftulsa.org or 918-596-7526) to submit a BOA application AND submit the BOA-approved documentation.

Scale:
3/32"= 1'0"
Date:
09/23/26

Sheet #
SITE PLAN