



City of Tulsa Board of Adjustment

Minutes of Meeting No. 1378

Tuesday, March 10, 2026, 1:00 p.m.

Tulsa City Council Chamber, 175 E. 2nd St., Tulsa, OK 74103

The notice and the agenda of said meeting were posted in the City Clerk's office on March 5, 2026, at 8:20 a.m.

Members Present: Barrientos, Dumas, Hale, Williams

Members Absent: Stauffer

Staff Present: Audrey Blank, Nathan Foster, Erin Roark, Caleb Rocha

Speaker Key:

(+) indicates a speaker generally supportive of an item;

(-) indicates a speaker generally opposed to an item; and

(=) indicates a speaker generally neutral or who has questions about an item.

Motions and actions require an affirmative vote of three members. When there is less than a full Board, the Board may consider a request to continue agenda items to a later meeting date.

After declaring a quorum present, Barrientos called the meeting to order at 1:05 p.m.

Approval of Minutes

Minutes from Meeting 1377, February 24, 2026

Motion: Approval of Minutes.

Motion By: Hale

Ayes: Dumas, Hale, Williams

Nays: None

Abstentions: Barrientos

Absent: Stauffer

Unfinished Business

BOA-23980

Location: 2424 East 21st Street South

City Council District: 4

Applicant: Pete Webb

Action(s) Requested

Variance to increase the maximum display area for wall signs in the OM district (Section 60.060-C).

Presentation by Applicant

None

Speakers

None

Board Comments

None

Board Action

Motion: Continue to the April 14th meeting.

Motion By: Williams

Ayes: Barrientos, Dumas, Hale, Williams

Nays: None

Abstentions: None

Absent: Stauffer

BOA-24005

Location: 2627 East 21st Street South

City Council District: 4

Applicant: A-Max Sign Co., Inc.

Action(s) Requested

Variance to permit more than one wall sign per public building entrance for a nonresidential use in the RM-2 district (Section 60.050-B.2); Variance to increase the maximum display area of wall signs for a nonresidential use in the RM-2 district (Section 60.050-B.2).

Presentation by Applicant

Carly Feiner, 9520 E. 55th Pl., explained that the property faces a distinct hardship because of its zoning and location. She mentioned that the building is the only residentially zoned property situated within an entirely commercial block along a major roadway. She indicated that the need for two signs arises from two different ownership groups that would occupy the building. She pointed out that the current residential signage restrictions render the permitted signage area inadequate to effectively identify both tenants. She pointed out several other buildings in the vicinity that have larger signs for which they were granted variances. She mentioned an alternative option that would restrict the total combined signage area to 54 square feet. She specified that Capital Homes would utilize 30 square feet, while Keyrenter would use 24 square feet. She clarified that although they would prefer a larger display area, they would accept the smaller option of 54 square feet.

Speakers

None

Board Comments

Mr. Hale expressed his support for the smaller combined sign package of 54 square feet proposed by the applicant. Ms. Williams remarked that she would be agreeable to either the larger or smaller display area. She noted that the request is reasonable given the location. Ms. Dumas commented that the smaller package would provide suitable relief considering the location and the building's size. Mr. Barrientos stated his preference for the larger display area due to the presence of two tenants and the substantial size of the building.

Motion: Approve, per plans on pages 3.20-3.21 of the agenda packet, finding the hardship to be the historical zoning of RM-2 within a commercial corridor.

Motion By: Dumas

Ayes: Dumas, Hale, Williams

Nays: Barrientos

Abstentions: None

Absent: Stauffer

In granting the Variance, the Board finds that the following facts, favorable to the property owner, have been established: that the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out; that literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose; that the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification; that the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner; That the variance to be granted is the minimum variance that will afford relief; That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the zoning code or the comprehensive plan.

Property Description

LTS 12 13 & 14 BLK 1, BOOKER'S 2ND ADDN, City of Tulsa, Tulsa County, State of Oklahoma

BOA-24008

Location: 5215 East Pine Street

City Council District: 3

Applicant: Crista Patrick

Action(s) Requested

Special Exception to permit an Outdoor Assembly and Entertainment use in the IL district to allow a food truck court (Section 15.020, Table 15-2).

Presentation by Applicant

Crista Patrick, 5215 E. Pine St., stated that they would like to propose a food truck court, stating the trucks would provide some free meals to the neighborhood children. She stated that they would like to have five food trucks at the location, and that she has spoken to the neighbors and they are very excited to have lunch options. She noted that in the summer, it will be open from 9 a.m. to 9 p.m., and 11 a.m. to 8 p.m. in the winter. She expressed that it will be fully lit, and will have a camera system and security.

Speakers

None

Board Comments

Members of the board were inclined to support the application.

Board Action

Motion: Approve, per plans on page 4.12 of the agenda packet.

Motion By: Williams

Ayes: Barrientos, Dumas, Hale, Williams

Nays: None

Abstentions: None

Absent: Stauffer

The Board finds that the special exception will be in harmony with the spirit and intent of the zoning code and that it will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Property Description

Subdivision: UNPLATTED (90327)

Legal: BEG 568.48E SWC SW TH N244 E439 S244 W439 POB SEC 27 20 13 2.459ACS

Section: 27 Township: 20 Range: 13

And

Subdivision: UNPLATTED (90327)

Legal: BEG 50E SWC SW TH N920.50 NELY 926.56 SELY193.51 SELY139.70 SE62.80

S858.63 W325.49 N244 W439 S244 W518.48 POB LESS BEG 50N & 50E SWC SW TH N28

SE39.59 W28 POB SEC 27 20 13 25.840ACS

Section: 27 Township: 20 Range: 13

New Business

BOA-24009

Location: 11420 East 21st Street South

City Council District: 6

Applicant: RCJ Designs LLC

Action(s) Requested

Special Exception to permit an Outdoor Assembly and Entertainment use in the CS district to allow a food truck court (Section 15.020, Table 15-2).

Presentation by Applicant

Jessi Stringer, 1428 S. New Haven Ave., indicated that a food truck is currently present at the site; however, the owner wishes to construct a facility for clients to dine in. She explained that the purpose of this area is solely for seating and will not be utilized for live music or events. She said that her client would not object to other food trucks operating in the space for their business. She noted that two comments were submitted to the Planning Office regarding concerns about potential issues that might arise if additional food trucks were to operate, including noise, sanitation, and health concerns. She clarified that the comments she reviewed pertained to code enforcement issues rather than the application itself.

Speakers

None

Board Comments

Mr. Barrientos acknowledged the neighbors' concerns and suggested that it would be suitable to limit the number of food trucks permitted to use the area. Mr. Hale stated that restricting the number of food trucks would be appropriate, and if the applicant wished to permit more food trucks to utilize the structure, they would need to return for another approval, thereby providing an opportunity for neighbors to voice their concerns should any issues arise.

Board Action

Motion: Approve, per plans on pages 5.10-5.19 of the agenda packet, subject to the condition that no more than three food trucks can be in the area at any given time.

Motion By: Williams

Ayes: Barrientos, Hale, Williams

Nays: Dumas

Abstentions: None

Absent: Stauffer

The Board finds that the special exception will be in harmony with the spirit and intent of the zoning code and that it will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Property Description

LT 1 BLK 1, BURRIS SQUARE, City of Tulsa, Tulsa County, State of Oklahoma

BOA-24013

Location: Northeast corner of East 33rd Street South and South Peoria Avenue

City Council District: 9

Applicant: Nathan S. Cross

Action(s) Requested

Variance to reduce the required 10-foot building setback from an abutting residential district (Section 10.030-D.3; Table 10-6).

Presentation by Applicant

Nathan Cross, 2 W. 2nd St., explained that the project is a mixed-use development featuring subgrade parking, a design decision made to alleviate neighborhood concerns regarding the visual effects of a previously suggested above-ground parking deck. He mentioned that the hardship was due to the lot's unusual shape, which is bordered by three streets, along with zoning regulations that require the building to be positioned at the street front, thereby necessitating parking to be located at the rear.

Speakers

- (-) Susan Johnston, 1327 E. 33rd St., was concerned the potential risk to her home, given its proximity to her residence. She raised issues regarding excavation in an area characterized by sandy soil and a high-water table.
- (-) Jody Rogers, 1318 E. 32nd St., was concerned about the insufficient communication and information provided. She inquired about the height of the structure, its distance from her home, and whether it would be situated near her trees.

Rebuttal

The applicant stated that without relief, they could construct both subgrade and below-grade parking structures. He emphasized that their request aims to add an additional 15 subgrade parking spaces.

Board Comments

Members of the board expressed frustration with the lack of communication and information provided to the neighbors. Mr. Hale remarked that based on the information provided by the applicant, he does not comprehend what the applicant is requesting. Ms. Williams noted that it would be beneficial for both the board and the public to view renderings of the proposal and conveyed that the applicant needs to engage with the speakers to clarify their request. Mr. Barrientos inquired whether the applicant was open to having the application continued to allow for the provision of renderings and discussions with the neighbors. The applicant affirmed his willingness to have the application continued.

Board Action

Motion: Continue to the March 24th meeting.

Motion By: Williams

Ayes: Barrientos, Dumas, Hale, Williams

Nays: None

Abstentions: None

Absent: Stauffer

BOA-24014

Location: 1017 North Greenwood Avenue

City Council District: 1

Applicant: Francis Wilmore

Action(s) Requested

Variance to permit more than one wall sign per public building entrance for a nonresidential use in the RS-3 district (Section 60.050-B.2); Variance to increase the maximum display area of wall signs for a nonresidential use in the RS-3 district (Section 60.050-B.2).

Presentation by Applicant

Francis Wilmore, 2200 S. Utica Pl., expressed his desire to install four signs at the new Rudisill Regional Library. He explained that the application of residential zoning sign regulations to a large public institution presents a unique circumstance that results in a hardship. He emphasized that the signs are essential for effective wayfinding for individuals approaching both from the north and south. He noted that utilizing wall signs would be a more respectful option compared to a large monument sign.

Speakers

None

Board Comments

Ms. Dumas argued that there is no hardship present and that the request seeks the maximum allowable signs rather than the minimum variance necessary to provide relief. Mr. Hale highlighted that the request involves double the number of signs and triple the square footage, which does not constitute the minimum variance required for relief.

Mr. Wilmore offered to remove one of the signs, thereby decreasing the maximum display area. Mr. Barrientos suggested postponing the case to give the applicant an opportunity to revise the proposal. The applicant agreed to have the application continued.

Board Action

Motion: Continue to the March 24th meeting.

Motion By: Williams

Ayes: Barrientos, Dumas, Hale, Williams

Nays: None

Abstentions: None

Absent: Stauffer

Other Business

None

New Business

None

Board Member Comments

None

Staff Comments

None

Adjournment

There being no further business, the meeting was adjourned at 2:43 p.m.

Date approved: 3/24/26

Chair: 