APPROVED
Oct. 7, 2026

City of Tulsa Planning Commission

Special Meeting

Minutes of Meeting No. 1
Wednesday, September 2, 2026, 1:15 p.m.

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

The notice and agenda of said meeting were posted in the City Clerk's office on August 26, 2026, at 4:11 p.m.

Members Present: Bulmash, Garcia, Hood, Krug, Shivel, Turner-Addison, Walker
Members Absent: Humphrey
Staff Present: Austin Chapman, Nathan Foster, Erica Grayson, Susan Miller, Kim Sawyer, Erin Roark, Jeff Stephens

After declaring a quorum present, Secretary Miller called the meeting to order at 1:00 p.m. Ms. Miller read the rules of the public meeting.

Reports

Chairperson's Report None

Director's Report: Ms. Miller reported on City Council actions. She introduced Alejandro Garcia and welcomed him as a new commissioner.

Mr. Bulmash stated, as Senior Advisor for Housing in the Mayor's Office, he met with developers of items 2 and 3 to discuss their proposals. He affirmed that he could remain impartial and will base votes on information presented in the current public hearing.

Approval of Minutes

None

Mr. Bulmash stated, as Senior Advisor for Housing in the Mayor's Office, he met with developers of items 2 and 3 to discuss their proposals. He affirmed that he could remain impartial and will base votes on information presented in the current public hearing.

Consent Agenda

1. PUD-230-10

Subject Property: North of the northeast corner of East 41st Street South and South 103rd East Avenue
Council District: 5
Applicant: Claude Neon Federal Signs

Action Requested
PUD Minor Amendment to increase sign allowances inside a PUD

Staff Recommendation
The applicant is proposing the following standards for signage on the subject property:

-Property is permitted to have multiple wall signs, but they may not exceed an aggregate display area of more than 1 square feet of display area per linear foot of building wall to which they are attached;

-Property is permitted one monument sign along South 103rd East Avenue, not exceeding 10-feet in height and 80 square feet of display area.

Previous minor amendments and Board actions have made the standards somewhat confusing. This amendment would permit the signage shown in the attached exhibits while also clarifying the standards for future development and alterations on the site.

Staff has reviewed the request and determined:

1) PUD-230-10 is consistent with the provisions for administration and procedures of a PUD in section 30.010-H.

2) PUD-230-10 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-230.

3) All remaining development standards defined in PUD-230 and subsequent amendments shall remain in effect.

With consideration given to the factors listed herein, staff recommends **approval** of the application.

Comprehensive Plan Considerations

Land Use Plan
The subject property is designated as **Employment**. This designation is intended to accommodate offices, warehousing and storage, manufacturing and assembly, and industrial processes. The Industrial Site Suitability map corresponds to the Employment land use designation and indicates where uses that are potentially incompatible with sensitive land uses are best suited to locate. This directs industrial uses to particular areas of the city while discouraging industrial in close proximity to Neighborhood areas.

Surrounding Properties:

Location	*Existing Zoning/Overlay*	*Existing Land Use Designation*	*Existing Use*
North	OL/PUD-230	Employment	Office Park
East	RS-3	Highway 169- Undesignated	Highway 169
South	CS/OL	Park and Open Space	Mingo Creel/ Highway 169 Right-of-way
West	OL/PUD-230-A/AG	Employment/Park and Open space	Office Park/ Mingo Creek

Small Area Plans
The subject properties are not located in a small area plan.

Development Era
The subject property is in an area developed during the Late Automobile Era (1950s-present), which has grown since the mainstreaming of automobile-centric lifestyles, with a high degree of separation between residential and nonresidential uses, and low levels of street connectivity. In these areas, transportation is nearly exclusively concentrated on the mile-by-mile arterial grid, and major streets are often both transportation corridors and destination corridors, which can lead to traffic congestion. Nonresidential uses are predominantly located at the intersections of major arterial streets. Priorities in these areas include commercial revitalization, placemaking, community gathering opportunities, conservation of natural areas, a high degree of privacy, one-stop shopping, and commuting routes.

Transportation
Major Street & Highway Plan:

-South 103rd East Avenue: Residential Collector, all right-of-way is in place.

-Highway 169: Freeway, all right-of-way is in place.

Comprehensive Plan Street Designation: N/A.

Existing Bike/Ped Facilities: South 103rd East Avenue is a signed bike route, and there is a multi-use trail running along the West side of Mingo Creek.

Planned Bike/Ped Facilities: None.

Environmental Considerations
Tree Canopy Coverage: Tree canopy in the area is 11%. 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.

Speakers
None

Commissioner Comments
None

Property Description
LT 3 BLK 1 TUSCANY POINTE & PRT LT 1 BEG MOST WLY CORNER LT 1 TH NE25.05 CRV LF 193.08 CRV LF 69.02 SE347.57 SW313.39 W88.16 CRV LF 160.02 NWLY219.97 POB BLK 2 BISHOP ACRES, City of Tulsa, Tulsa County, State of Oklahoma

Commission Action

Motion: Approve Consent Agenda item 1, per staff's recommendation.
Motion by: Shivel Second by: Walker
Vote: 7-0-0
Ayes: Bulmash, Garcia, Hood, Krug, Shivel, Turner-Addison, Walker
Nays: none
Abstentions: none
Absent: Humphrey

Public Hearing - Rezoning

2. CO-23

Subject Property: Multiple properties south and east of the southeast corner of West 71st Street South and South Union Avenue
Council District: 2
Applicant: Lou Reynolds, Eller and Detrich

Action(s) Requested
Rezone properties from AG to CO with Corridor Development Plan

Staff Recommendation
The applicant is proposing to rezone the subject properties from AG to CO (CO-23) to permit the construction of a multifamily development containing a maximum of 275 dwelling units.

The subject properties are adjacent to Highway 75 to the east, West 71st Street South to the north, South Union Avenue and AG-zoned property to the west.

Rezoning to the corridor zoning district requires the submittal of a mandatory development plan which has been included below. The development standards outlined limit the uses of the property, apply lot and building regulations, landscaping requirements, signage, and lighting standards for the project. Prior to development of property located within a corridor development, site, sign and landscape plans must be reviewed and found in compliance with the adopted development standards included.

The Tulsa Comprehensive Plan designates the subject property as local center which supports higher density residential development as proposed by the applicant. The proposal to construct multifamily would be an appropriate transition between the existing single-family areas to the west and the Highway 75 corridor. The use of the property for multifamily residential is consistent with the development pattern in the area which includes additional multifamily approximately ¼ mile to the south of the subject property.

The West Highlands/Tulsa Hills small area plan covers the properties included under the application. The land use recommendation from the small area plan for these properties was "town center" which specifically states "they can include apartments, condominiums, and townhouses…" which the proposed development would permit.

The rezoning to CO with the development standards outlined below are consistent with the recommendations of the Tulsa Comprehensive Plan, as well as the recommendations of the West Highlands/Tulsa Hills small area plan. The proposal for additional housing also aligns with the recommendations of the Tulsa Housing Study by increasing housing density in appropriate areas and allowing additional units to address the shortage of housing units.

With consideration given to the factors listed herein, staff recommends **approval** of the application subject to the development standards included herein.

CO-23 Development Standards

This corridor plan will conform to the provisions of the Tulsa Zoning Code for development in a CO district and its supplemental regulations as identified in Chapter 25 of the Tulsa Zoning Code. All use categories, subcategories or specific uses and residential building types or building types that are not listed below are prohibited.

Permitted Use Categories, Subcategories, and specific uses:
RESIDENTIAL (Use Category, subcategories and specific uses allowed only as follows)
Household Living (if in allowed building type identified below)

Single household
Townhouse (All types)
Two households on single lot
Duplex
Three or more households on a single lot
Cottage house development
Multi-unit house
Apartment/Condo

PUBLIC, CIVIC, AND INSTITUTIONAL (limited to the following subcategories and specific uses):
Day Care
Natural Resource Preservation
Parks and Recreation
Postal Services
Religious Assembly
Utilities and Public Service Facility (Minor)
Wireless Communication Facility

AGRICULTURAL (limited to the following specific uses):
Community Garden
Farm, Market- or Community-supported

OTHER (limited to the following specific uses):
Off-Premise Outdoor Advertising Sign

Lot and Building Regulations:

Building Setbacks:
From South Union Avenue: 50 FT
From West 71st Street: 50 FT
From Highway 75 Right-of-Way: 10 FT
From the southerly 825 feet of the westerly boundary: 135 FT
From the southern boundary: 10 FT

Maximum Building Height: 55’

Maximum stories: 4

Maximum number of dwelling units: 275

Minimum open space per unit: 1200sf

Minimum parking ratio: 1 space per dwelling unit

Other lot and building regulations: As established in the RM-3 District

Signs:
Signs within the CO-23 development plan shall be limited to the following:

Two (2) monument signs shall be permitted, one (1) along South Union Avenue and one (1) along West 71st Street. Display area for monument signs will be subject to the sign budget specified in Section 60.080-C, Table 60-2 of the Tulsa Zoning Code.

Outdoor advertising signs shall be subject to all requirements of the Tulsa Zoning Code.

Landscaping and Screening:
Along the southerly 825 feet of the westerly boundary of the Project, the following screening and buffer shall be required:

(1) An eight (8) foot cast concrete opaque wall.

(2) A thirty (30) foot wide landscape buffer shall be required on the interior side of the required screening wall. Within the landscape buffer, an average of one (1) deciduous tree for every fifty (50) feet and three (3) evergreen trees for every thirty (30) feet are required. Required deciduous trees shall have a minimum 3-inch caliper at time of planting; required evergreen trees shall be a minimum of six (6) feet in height at time of planting

Except as set forth above, landscaping for the project shall, at a minimum, comply with the Landscaping and Screening Standards of the Tulsa Zoning Code. Final landscaping and design standards will be determined upon detailed site plan and detail landscape plan approval.

Lighting:
Along the southerly 825 feet of the westerly boundary will have one (1) footcandle as measured at the property line. All site lighting fixtures will have cutoffs. Building wall pack lights are to be oriented down and away from adjacent properties. Lighting for the project will comply with Chapter 65 of the Tulsa Zoning Code and all applicable City of Tulsa standards. Final lighting design and standards will be determined upon detailed site plan and detail landscape plan approval.

Trash, Mechanical and Equipment Areas:
All trash, mechanical and equipment areas (excluding utility service transformers, pedestals or other equipment provided by franchise utility providers), including building-mounted, shall be screened from public view in such a manner that such areas cannot be seen by persons standing at ground level.
Trash dumpsters shall not be located within 100 feet of the westerly development plan boundary and shall be screened by cast concrete or masonry construction with steel frame doors. The door shall be covered with appropriate covering containing a minimum of ninety-five percent (95%) opacity to the gate frame.

Comprehensive Plan Considerations

Land Use Plan
The subject property is designated as local center. **Local Centers** serve the daily needs of those in the surrounding neighborhoods. This designation implies that the center generally does not serve an area beyond the nearby neighborhoods. Typical uses include commercial or retail uses that serve the daily needs of nearby residents. In order to introduce a regional trip generator, the entire local center designation should be amended to be Regional Center with significant input from all affected properties and nearby neighborhoods.

Surrounding Properties:

Location	*Existing Zoning/Overlay*	*Existing Land Use Designation*	*Existing Use*
North	AG	N/A	Vacant
East	AG/CS	N/A	Vacant/Freeway
South	CO/PUD-636	Local Center	Vacant
West	AG/CS	Local Center	Residential/Vacant

Small Area Plans
The subject properties are within the West Highlands/Tulsa Hills & Southwest Tulsa Neighborhood Plan.

Development Era
The subject property is in an area developed during the Late Automobile Era (1950s-present), which has grown since the mainstreaming of automobile-centric lifestyles, with a high degree of separation between residential and nonresidential uses, and low levels of street connectivity. In these areas, transportation is nearly exclusively concentrated on the mile-by-mile arterial grid, and major streets are often both transportation corridors and destination corridors, which can lead to traffic congestion. Nonresidential uses are predominantly located at the intersections of major arterial streets. Priorities in these areas include commercial revitalization, placemaking, community gathering opportunities, conservation of natural areas, a high degree of privacy, one-stop shopping, and commuting routes.

Transportation
Major Street & Highway Plan: South Union Ave is designated as Secondary Arterial requiring and ultimate right-of-way width of 100 feet.

Comprehensive Plan Street Designation: South Union Ave is designated as Secondary Arterial requiring and ultimate right-of-way width of 100 feet. South Union Ave is a designated Multi-Modal Corridor. 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: MetroLink route 117 runs along South Union Ave.

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: A bike corridor is planned along South Union Ave. Sidewalks are planned along all public streets in the City of Tulsa.

Environmental Considerations
Flood Area: The subject properties contain Tulsa Regulatory Floodplain within the northernmost areas of the corridor boundary. Development within floodplain areas must comply with all applicable City of Tulsa ordinances and standards.

Tree Canopy Coverage: Tree canopy in the area is 44%. 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: N/A

Zoning History
Ordinance 11827, dated June 26, 1970, established zoning for the subject property.

Applicant Comments
Lou Reynolds 2727 East 21st Street, Tulsa, Ok 74114, stated the developer of the project is Dominium Apartments. He stated the project is positioned as affordable housing that aligns with the city's comprehensive and small area plans. The project will be a Low-Income Housing Tax Credit (LIHTC) community, designed for working families. The applicant stated a minimum income restriction requires residents to earn at least 2.5 times the cost of rent. The development complies with the City of Tulsa's Comprehensive Plan, which designates the area as a "Local Center" suitable for multi-family housing and it also aligns with the West Highlands / Tulsa Hills Small Area Plan, which previously identified this corridor as an "Area of Growth" and designated it as a "Town Center" (now called Local

Center), encouraging development. He stated a neighborhood meeting was held May 7, 2026 to gather feedback from the neighborhood.

Speakers

Kate Atkinson, 2015 West 73rd Street , Tulsa, OK 74132, stated she was assured by the West Highlands / Tulsa Hills Small Area Plan, when she bought her lot, that increased development would not occur directly in her neighborhood. She stated she has paused her building plans due to this proposed development with concerns about bumper-to-bumper traffic and Section 8 housing from an out-of-state developer. Ms. Atkinson stated that Council District 2 already carries the greatest burden of Section 8 housing and urged the Commission to deny the rezoning application.

Pat Kendall, 2602 West 68th Place, Tulsa, OK 74132, is concerned about the number of low-income and subsidized housing properties that are in Council District 2. She stated that adding another low-income project one mile from Parkview Terrace creates a concentration between 61st and 71st streets along Union. Ms. Kendall stated placing over 400 potential automobiles onto an already congested and dangerous section of 71st Street is undesirable. She stated she is also concerned about property values and the strain on the school system.

Bob White, 6724 South 29th West Place, Tulsa, OK 74132, stated he has questions: Who will be responsible for maintaining the landscaping at the subject property. He asked of all the projects built by Dominium, how many are designated as low-income. He questioned why the income-to-rent requirement is 2.5x (or 40% of income), while 3.3x (or 30% of income) is the nationally recommended standard, suggesting reliance on subsidies from the Tulsa Housing Authority. Mr. White stated City Council District 2 is inundated with low-income housing, and he is against the project.

Bethany Depew, 6843 South 30th West Avenue, Tulsa, OK 74132, expressed concerns about traffic congestion, school capacity, and ecological impacts such as runoff and erosion related to the proposed development.

Clayton Hughes, 2109 West 73rd Street, Tulsa, OK 74132, is concerned about emergency vehicle access along 71st street and dense housing in proximity to a high-pressure gas line. He would ask to defer traffic flow studies until nearby projects are complete.

R. Scott Scroggs, 7310 South Union Avenue, Tulsa, OK 74132, is concerned about traffic congestion, especially in the peak traffic times of the day. He stated the proposed development could add another 500 cars. Mr. Scroggs stated there should be a more equitable citywide distribution of government-assisted housing.

Benjamin Winfrey, 8610 South Union Avenue, Tulsa, OK 74132, is concerned about the lack of infrastructure in the area. He wants the roads in the area to be addressed before building the housing.

Anthony Archie, 6377 South 29th West Place, Tulsa, OK 74132, supports more community engagement. He stated there are concerns about a concentration of low-income housing and he proposes continuing this case to have neighborhood meeting on September 14, 2026. He stated an approval today would just delay the application at City Council.

Mr. Bulmash asked if neighborhood meeting could have occurred earlier since notices went out in April and the City Councilor receives notice at the same time.

Councilor Archie stated he had no prior knowledge of the May meeting and that his assistant would have received the notice.

Matt Westfall, 7500 South Union Avenue, Tulsa, OK 74132, is not opposed to this application but favors residential development as more logical and protective of property values in the area.

Jeffrey Hall, 401 South Boston Avenue, Tulsa, OK 74109, supports the proposed development. He stated there is a need for housing in the city. He stated this location is adjacent to a major highway and in a growth corridor. Mr. Hall stated it is not the Commission's role to decide who lives in the apartments, he states nearly 60% of Tulsans would qualify for the proposed housing, and quality management can ensure good outcomes regardless of income levels. He urges Commissioners to focus on zoning considerations (setbacks, landscaping, buffers, walls) and defer infrastructure and plat issues to appropriate processes.

Jane Duenner, 2320 West 92nd Street, Tulsa, OK 74132, stated most neighbors want lower-density housing to protect property values. She stated a study is needed on the relationship between high-density housing and crime. She stated the prior City Councilor for District 2 would say that this district had more Section 8 housing than any other district.
Sabrina Brown, 2201 West 77th Street, Tulsa, OK 74132, is concerned about increased traffic. She stated that this corridor is 2 lanes in each direction and trucks trying to turn can block intersections for hours due to heavy equipment needed for removal when they get stuck in the intersection. Ms. Brown stated there is a lack of infrastructure in the area and with a low income housing addition residents may lack cars and would need sidewalks and bike lanes to get around.
Davilyn Worthington, 7430 South Union, Tulsa, OK 74132, stated she lives across the street from this development, and many neighbors did not receive notice in April of the neighborhood meeting. She stated before approving this application she would like a traffic study and to know the impact on Jenks schools and the nearby fire department.
Kasey Worthington, 7430 South Union, Tulsa, OK 74132, would like to encourage the commission to consider the Jones Riverside airport regulations and planning.
Amanda Scroggs, 7310 South Union Avenue, Tulsa, OK 74132, stated she did not receive a notice in the mail and learned about the project from a sign placed on the property. She stated there was limited time for those most affected to express concerns and gather information. Ms. Scroggs stated some neighbors could not attend this planning commission meeting because of the 1:00pm time. She is also concerned that a Dallas developer using federal tax money bears little to no risk due to subsidies and guaranteed tenants, with no vested long-term local interest.
Arthur Richey, 2125 West 73rd Street, Tulsa, OK 74132, stated he is concerned that the high pressure gas line that runs through the subject property is a disaster waiting to happen. He asked if there was a housing crisis in Tulsa because his neighbor from Illinois easily found housing in Tulsa.

Mr. Bulmash stated that there have been studies done by professional consultants.

Kendell Barefoot, 2751 West 67th Street, Tulsa, OK 74132, is concerned about existing wildlife in the area and notes that due to extensive development in the area she has noticed that there are less deer in the area.
Sandra Mahan (Speaking on behalf of Helen Duffield), 7550 South Union Avenue, Tulsa, OK 74132, stated she and other residents did not receive a notice and she would like this item continued. She stated there are enough apartments in the area and traffic is a concern.
Tyler Parette, 1602 South Main Street, Tulsa, OK 74119, stated he is Executive Director of Housing Forward, expresses support for the development despite not living nearby. He stated the development is a crucial opportunity for low-income Tulsans. Mr. Parette stated the application asks the commission to approve a project type consistent with the already-approved area plan, which encourages such developments near commercial centers. Mr. Parette stated that while this project will not solve the entire shortage, it represents good progress and should be approved.
Phillip George, 6815 South 29th West Avenue Tulsa, OK 74132, is opposed and does not want low-income, short-term housing in the area. He stated this type of housing will likely increase crime. He compared the long-term commitment of homeowners with the transient nature of renters. Mr. George stated when he moved to the area it had one of the lowest crime rates in the city and they wish to maintain that way.

Mr. Walker stated that while the application is conforming and less intense than many others, the low-income component is a point of concern. He asked the developer how the company addresses this in other regions.

Developer Comments

David D'Amelio, Dallas, TX stated that they are transparent with communities about their plans and provide examples of residents, who are typically working people. He emphasized that this is not Section 8 housing and they do not receive housing vouchers from the Tulsa Housing Authority. Residents are people who earn a living

wage and pay rent monthly. Mr. D'Amelio stated the company is a privately owned and managed entity with over 50 years in business and a long-term ownership model, holding properties for an average of 20.3 years or longer. He stated they reinvest $500,000 to $1 million annually in capital repairs and maintenance for a property of this size.

Commissioner Comments

The commissioners discussed whether to grant a two-week continuance for a rezoning item versus waiting on a neighborhood meeting with City Councilor Archie, since the council has the final vote.

Mr. Bulmash asked the applicant what impact a two-week continuance would have on this application.

Mr. Reynolds stated there would be no impact, as the development will not change based on the discussion and the same proposal would return. He stated that a two-week continuance would result in the exact same thing coming back to be heard again by planning commission.

Commission Action

Motion: Recommend approval of the CO zoning with Corridor Development Plan, per staff's recommendation.
Motion by: Bulmash Second by: Shivel
Vote: 5-1-1
Ayes: Bulmash, Garcia, Hood, Krug, Shivel
Nays: Walker
Abstentions: Turner-Addison
Absent: Humphrey

Property Description

TWO (2) TRACTS OF LAND LYING IN THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (W/2 NW/4 NW/4) OF SECTION ELEVEN (11), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4); THENCE EAST 330 FEET; THENCE SOUTH 500 FEET; THENCE WEST 330 FEET; THENCE NORTH 500 FEET TO THE POINT OF BEGINNING;
AND
ALL OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (E/2 W/2 NW/4 NW/4);
LESS AND EXCEPT FROM BOTH TRACTS:
BEGINNING AT THE NORTHWEST CORNER OF SAID NW/4 NW/4; THENCE N 89°08'14" E ALONG THE NORTH LINE OF SAID NW/4 NW/4 A DISTANCE OF 664.00 FEET; THENCE S 01°15'18" E A DISTANCE OF 246.07 FEET; THENCE S 89°08'14" W A DISTANCE OF 304.79 FEET; THENCE N 00°51'46" W A DISTANCE OF 150.52 FEET; THENCE N 83°33'21" W A DISTANCE OF 235.26 FEET TO A POINT ON THE PRESENT SOUTH RIGHT-OF-WAY LINE OF 71 ST STREET; THENCE S 43°59'28" W ALONG SAID PRESENT RIGHT-OF-WAY LINE A DISTANCE OF 87.43 FEET TO A POINT ON THE PRESENT EAST RIGHT-OF-WAY LINE OF UNION AVENUE; THENCE S 89°08'14" W A DISTANCE OF 65.00 FEET TO A POINT ON THE WEST LINE OF SAID NW/4 NW/4; THENCE N 01°15'22" W ALONG SAID WEST LINE A DISTANCE OF 127.60 FEET TO THE POINT OF BEGINNING.
AND
A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/4 NW/4) OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 12 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (S/2 W/2 E/2 NW/4 NW/4) OF SECTION 11, THENCE EAST 173.30 FEET; THENCE NORTHWEST 72.10 FEET; THENCE NORTH 295.28 FEET; THENCE NORTHWEST APPROXIMATELY 387.20 FEET; THENCE WEST 167.56 FEET; THENCE SOUTH TO THE SOUTHWEST CORNER OF SAID S/2 W/2 E/2 NW/4 NW/4; THENCE EAST TO THE POINT OF BEGINNING.

Public Hearing – Plats

3. Lucent Valley

Subject Property: South and west of the southwest corner of East 41st Street South and South 129th East Avenue
Council District: 7
Applicant: McGuire Brother's, LLC

Action(s) Requested
Approval of Preliminary Plat

Staff Recommendation
The plat consists of 267 lots, 10 blocks, ±53.73 acres. Staff recommends **approval** of the preliminary subdivision plat subject to the following conditions provided by the Technical Advisory Committee (TAC) and all other requirements of the Subdivisions Regulations. Staff finds that the proposed preliminary subdivision plat complies with all applicable regulations except for the modification requested. In recommending approval for the modification staff finds that the request is not detrimental to public safety, health or welfare; is not injurious to other property or improvements; or impair the spirit, purposes or intent of applicable zoning regulations of comprehensive plan policies. A City of Tulsa release letter is required prior to final plat approval. TAC Conditions:

Zoning: Property is zoned CS and RS-5, the intended use and proposed lot layouts meet the standards of that district.

Phasing Plan:
- Phase 1 to expire on 9/2/2028.
- Phase 2 to expire on 9/2/2030.

Engineering Graphics
- Submit subdivision control data sheet with the final plat.
- Provide the individual lot addresses on the face of the plat.
- Provide graphically on the face of the plat the address disclaimer/caveat.
- Under the Basis of Bearings information include the coordinate system used. Provide a bearing angle preferably shown on the face of the plat.
- Graphically show all property pins found or set that are associated with the plat. Either have a legend entry showing the found or set symbology or label each location with text.
- Written legal description does not match the face of the plat. Be sure to show all bearing angles with distances.
- Add signature block for officials to sign to the face of the plat.
- Provide on the face of the plat the last date of the survey site visit.
- Provide the northing and easting coordinates associated with the benchmark information if available.

Addressing
- Addresses and street names will be assigned by the City of Tulsa and will be provided at a later date.

Article 5 of the Subdivision and Development Regulations: Design and Improvements

Required Infrastructure and Public Improvements (5-020)
- IDP plans must be reviewed, approved, and permitted prior to plat approval. The IDP will need to construct waterlines, sanitary sewer, storm sewer, public streets, sidewalks, and maintain ADA compliance.

Blocks Lengths (5-030.3)
- Applicant is requesting to extend the allowed block lengths on blocks on the perimeter blocks of the subdivision. Staff find the existing natural conditions surrounding the subject property that make

shorter block lengths or midblock connections undesirable and impractical due to significant amount of floodplain to South of the subdivision in the Cities Services Center Subdivision and the proposed commercial development Northeast of the residential lots. Staff recommend approval of the modification per the preliminary layout shown.

Streets (transportation) (5-060)

- You have Mutual Access Agreement language in the Deed of Dedication but I'm not seeing an easement for this on the Plat. Confirm if there will be a MAE on the face of the plat.

Streets (fire) (5-060)

- No Comments.

Sidewalks (5-070)

- Sidewalks required along all streets.

Protection From Flooding and Other Natural Hazards (Floodplain) (5-090)

- No Comments.

Stormwater Management (5-100)

- Fee in lieu of detention is appropriate with proximity to regional detention facilities. Fee to be assessed can be determined during IDP subdivision review.

Sewage Disposal (5-130)

- Lot 2 Block 10 does not have access to public sanitary sewer. There is an 8" public main across 41st St. Since it - is a secondary arterial it is not considered access, and main extension will be required to the lot for service connection.

Water Supply (5-130)

- No comments.

Easements (5-150)

- IDP plans must be submitted for utility layouts to be compared to proposed easements and Right-of-way bounds.
- New easement widths for sanitary sewer have been adopted. Easement widths shown on the proposed plat are the minimum required and may need to be revised upon IDP review.
- Block 4, lot 5 has been numbered twice.
- "J. RESERVE AREAS": The language calls out a Reserve B that is not labelled on the plan.

Streets and Stormwater

- No comment.

Deed of Dedication:

- Legal to comment after submittal of Final Plat.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as Local Center/ Neighborhood by the Tulsa Comprehensive Plan. **Local Centers** serve the daily needs of those in the surrounding neighborhoods. This designation implies that the center generally does not serve an area beyond the nearby neighborhoods. Typical uses include commercial or retail uses that serve the daily needs of nearby residents. In order to introduce a regional trip generator, the entire local center designation should be amended to be Regional Center with significant input from all affected properties and nearby neighborhoods. **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 of an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off of a lower-order street separated from the arterial, then it would be considered Neighborhood.

Surrounding Properties:

Location	Existing Zoning/Overlay	Existing Land Use Designation	Existing Use
North	CH/CS/RM-1/RD/RS-3	Neighborhood/ Local Center	Residential and various commercial uses
East	CS/RM-1/RD/PUD-221-F	Neighborhood	Apartments
South	SR	Employment	Corporate Campus
West	SR	Employment	Bank and Regional Stormwater Detention Facility

Small Area Plans
The subject properties are not located within a small area plan.

Development Era
The subject property is in an area developed during the Late Automobile Era (1950s-present), which has grown since the mainstreaming of automobile-centric lifestyles, with a high degree of separation between residential and nonresidential uses, and low levels of street connectivity. In these areas, transportation is nearly exclusively concentrated on the mile-by-mile arterial grid, and major streets are often both transportation corridors and destination corridors, which can lead to traffic congestion. Nonresidential uses are predominantly located at the intersections of major arterial streets. Priorities in these areas include commercial revitalization, placemaking, community gathering opportunities, conservation of natural areas, a high degree of privacy, one-stop shopping, and commuting routes.

Transportation
Major Street & Highway Plan:
- East 41st Street South: Secondary Arterial. Right-of-way is in place.
- South 129th East Avenue.: Secondary Arterial. Right-of-way is in place.

Comprehensive Plan Street Designation: N/A

Transit: None available.

Existing Bike/Ped Facilities: None.

Arterial Traffic per Lane:
Arterial Traffic - North (E 41st St S - 7,079 Vehicles per Lane)
Arterial Traffic - East (S 129th East Ave - 4,463 Vehicles per Lane)
Arterial Traffic - South (E 51st St S - 5,166 Vehicles per Lane)
Arterial Traffic - West (S Garnett Rd - 4,818 Vehicles per Lane)

Environmental Considerations
Tree Canopy Coverage: Tree canopy in the area is 10-20%. 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: N/A.

Applicant Comments
The applicant indicated their agreement with staff's recommendation.

Speakers
None

Commission Action

Motion: Approve the Preliminary Plat for Lucent Valley, per staff's recommendation, subject to the conditions noted in the staff report, and including approval of the requested modifications to Section 5-030, Table 5-1, and Section 5-060.5(B) of the Subdivision and Development Regulations to permit greater block lengths, for the reasoning stated in the staff report and provided by the applicant.

Motion by: Walker Second by: Bulmash

Vote: 7-0-0

Ayes: Bulmash, Garcia, Hood, Krug, Shivel, Turner-Addison, Walker

Nays: none

Abstentions: none

Absent: Humphrey

Other Business

4. City of Tulsa Planning Commission Election of Officers

Chair
1st Vice Chair
2nd Vice Chair

Commission Action

Motion: To elect the following officers for 2026:
Chair-Joshua Walker
1st Vice Chair-Luisa Krug
2nd Vice Chair-Shane Hood
Motion by: Bulmash Second by: Walker
Vote: 7-0-0
Ayes: Bulmash, Garcia, Hood, Krug, Shivel, Turner-Addison, Walker
Nays: none
Abstentions: none
Absent: Humphrey

5. 2026-2027 Proposed City of Tulsa Planning Commission meeting dates

2026

September 16, 2026
October 7, 2026
October 21, 2026
November 4, 2026
November 18, 2026
December 2, 2026
December 16, 2026

2027

January 6, 2027
January 20, 2027
February 3, 2027
February 17, 2027
March 3, 2027
March 17, 2027
April 7, 2027
April 21, 2027
May 5, 2027
May 19, 2027
June 2, 2027
June 16, 2027
July 7, 2027
July 21, 2027
August 4, 2027
August 18, 2027
September 1, 2027
September 15, 2027
October 6, 2027
October 20, 2027
November 3, 2027
November 17, 2027
December 1, 2027
December 15, 2027

Commission Action

Motion: Approve City of Tulsa Planning Commission Meeting Calendar for 2026-2027
Motion by: Turner Second by: Walker
Vote: 7-0-0
Ayes: Bulmash, Garcia, Hood, Krug, Shivel, Turner-Addison, Walker
Nays: none
Abstentions: none
Absent: Humphrey

6. Consider adopting City of Tulsa Planning Commission Policies and Procedures

CITY OF TULSA PLANNING OFFICE

Memo

September 2, 2026

We are very excited to launch the new City of Tulsa Planning Commission on September 2, 2026. There are several differences between the new commission and its predecessor, as outlined below.

Unlike the former city-county commission, the new commission will only consider cases located within the Tulsa city limits, and is composed entirely of Tulsa residents. It also has nine members instead of eleven. All commissioners are appointed by the Mayor and confirmed by the City Council, and the Mayor or their designee will occupy one of nine seats.

The new commission is governed under a different state law (Title 11) than the previous commission. One of the changes under Title 11 is that I, as planning director, will serve as secretary of the commission. I will not be a commissioner, but I will sit at the dais and officially enter documents into the public records associated with cases the commission will consider.

Voting on each case will also be handled differently, with a roll-call voice vote on each item, rather than simply raising one's hand, as was previously done. This will help ensure that each vote is recorded accurately.

To ensure that meetings run smoothly and respectfully, a section has been included in policies and procedures to provide guidance for removing disruptive individuals from meetings.

We have put together a handbook with more detailed information for commissioners. Do not hesitate to reach out to me or others in our office if you have any other questions or needs. Our goal is to make you as successful as possible in your work.

Sincerely,

Susan Miller

Susan Miller, AICP
Planning Director
Tulsa Planning Office
smiller@cityoftulsa.org
918-596-7130

Commission Action

Motion: Adopt City of Tulsa Planning Commission Policies and Procedures
Motion by: Krug Second by: Walker

Vote: 7-0-0
Ayes: Bulmash, Garcia, Hood, Krug, Shivel, Turner-Addison, Walker
Nays: none
Abstentions: none
Absent: Humphrey

7. Informational item: Discuss Comprehensive Plan text amendments to reflect the new Planning Commission and to document the Comprehensive Plan amendment process.

Item

Discuss Comprehensive Plan text amendments to reflect the new Planning Commission and to document the Comprehensive Plan amendment process.

Background

The purpose of the proposed comprehensive plan amendments is to reflect the establishment of the new City of Tulsa Planning Commission and clarify the process for comprehensive plan amendments. The comprehensive plan amendment process laid out in the attached document reflects much of the current process that was important to continue. Also, clarification was added that the Planning Director, in addition to Planning Commission and City Council, can initiate comprehensive plan amendments. Like the process to initiate amendments to the zoning code, the Planning Director limits their initiation to items that are administrative or clean-up in nature, such as the attached proposed amendments.

As a reminder, once initiated, the process to amend comprehensive plan text includes a hearing by the Planning Commission to consider adoption of the amendment, followed by a Council Committee meeting for discussion, then a Council meeting to determine if the adopted amendment should be approved. The City Council may approve the plan in whole or in part or return the plan or any portion thereof to the Planning Commission for further consideration.

Next Steps

The proposed amendments will be brought to the Planning Commission for consideration on October 7, 2026.

Commissioner Comments

None

Adjournment

Commission Action
Motion: Adjourn
Motion by: Walker Second by: Bulmash
Vote: 7-0-0
Ayes: Bulmash, Garcia, Hood, Krug, Shivel, Turner-Addison, Walker
Nays: none
Abstentions: none
Absent: Humphrey

There being no further business, the meeting adjourned at 3:25 p.m.