



Tulsa Metropolitan Area Planning Commission

Minutes of Meeting No. 2958

Wednesday, April 1, 2026, 1:00 p.m.

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

The notice and agenda of said meeting were posted in the City Clerk’s and the County Clerk’s office on March 25, 2026 at 3:48 p.m.

Members Present: Bulmash, Craddock, Fugate, Hood, Humphrey, Krug, Shivel, Turner-Addison, Walker,

Members Absent: Cue, Whitlock

Staff Present: Austin Chapman, Nathan Foster, Erin Roark, Susan Miller, Kim Sawyer, Jeff Stephens

County Staff Present: Kendal Davis, Sherri Tauber

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.

After declaring a quorum present, Chair Walker called the meeting to order at 1:04 p.m.

Reports

Chairman’s Report: None

Director’s Report: Ms. Miller reported on City Council actions and other special projects. Ms. Miller stated that there will be a work session on April 15, 2026, in the 10 North conference room.

Approval of Minutes

1. Minutes from Meeting 2957, March 18, 2026

Motion: Approval of the minutes of Meeting 2957 from March 18, 2026.

Motion by: Shivel Second by: Bulmash

Vote: 9-0-0

Ayes: Bulmash, Craddock, Fugate, Hood, Humphrey, Krug, Shivel, Turner-Addison, Walker,

Nays: none

Abstentions: none

Absent: Cue, Whitlock

Consent Agenda

Applicant requested a continuance to May 6, 2026.

2. **PUD-709-7**

Location: 11512 South New Haven Avenue

City Council District: 8

Applicant: Tej Lad

Action Requested: PUD Minor Amendment to reduce rear setback

Commission Action

Motion: To continue item 2 to May 6, 2026.

Motion by: Bulmash Second by: Humphrey

Vote: 9-0-0

Ayes: Bulmash, Craddock, Fugate, Hood, Humphrey, Krug, Shivel, Turner-Addison, Walker,

Nays: none

Abstentions: none

Absent: Cue, Whitlock

Public Hearing - Rezoning

Items 3 and 4 were withdrawn by applicant on March 25, 2026.

3. **CZ-579** (County) (Related to PUD-877 and The Highlands at Mountain Creek Ranch plat) (Continued from March 4, 2026) (Withdrawn by applicant on 3/25/2026)

Location: Northeast corner of 181st and South 161st East Ave

County Commission District: 3

Applicant: Select Design

Action Requested: Rezoning from AG to RE with PUD

4. **PUD-877** (County) (Related to CZ-579 and The Highlands at Mountain Creek Ranch plat) (Continued from March 4, 2026) (Withdrawn by applicant on 3/25/2026)

Location: Northeast corner of 181st and South 161st East Ave

County Commission District: 3

Applicant: Select Design

Action Requested: Rezone from AG to RE with PUD

Item 5 was withdrawn by applicant on March 30, 2026.

5. **Z-7851 (Related to CPA-128)** (Continued from March 18, 2026)

Location: Multiple properties between East 11th Street South and East 21st Street South, east of South 193rd East Avenue

City Council District: 6

Applicant: Eller and Detrich, Lou Reynolds

Items 6 and 14 were presented together

6. CZ-583 (County)

Location: Eastside of South 65th East Avenue at West 26th Street South

County Commission District: 2

Applicant: Glen Murray, TEP

Action Requested: Rezoning from AG to RS-3

Staff Recommendation

The applicant is proposing to rezone the subject property from AG (Agriculture) to RS-3 (Residential Single-Family) to allow for future residential subdivision development consistent with the Comprehensive Plan designation of New Neighborhood. The development is anticipated to consist of single-family residential lots arranged in a coordinated subdivision layout that reflects the surrounding residential development pattern. Lot sizes are expected to be consistent with RS-3 standards, allowing for a range of moderately sized residential lots.

Rezoning the subject property to RS-3 will promote:

- Orderly and contiguous residential growth
- Expansion of existing residential development patterns in a cohesive manner
- Efficient use of land in an area identified for future neighborhood development

The tract's size and location make it well-suited for planned residential subdivision development, consistent with surrounding development trends.

The subject tract has access to an established roadway network, including:

- W. 26th Street
- S. 57th West Avenue
- Nearby arterial connections providing regional access

Future development of the site will be subject to:

- Subdivision and Development Regulations
- Tulsa County Engineering review
- Stormwater, utility, and access requirements

These processes will ensure that infrastructure is adequately addressed at the time of development.

Any future development of the property will be required to comply with:

- Tulsa County Zoning Code
- Subdivision and Development Regulations
- Site development and permitting requirements

This includes:

- Stormwater and drainage controls
- Water and Wastewater Service
- Access and right-of-way improvements
- Lot layout and design standards

These requirements will ensure that development occurs in a manner that is compatible with surrounding properties and consistent with County standards.

The requested rezoning from AG to RS-3 is:

- Consistent with the Comprehensive Plan designation of New Neighborhood
- Compatible with surrounding land uses
- Supportive of orderly and planned residential growth
- Appropriate given the location, size, and context of the subject property

Therefore, with consideration given to the factors listed herein, staff recommends **APPROVAL** of the rezoning request from AG to RS-3.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as: **New Neighborhood**

Designation Description: **The New Neighborhood** is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of internal and external connectivity and shall be paired with an existing or new Neighborhood or Town Center.

Surrounding Properties:

North:

Properties to the north, across W. 26th Street, are predominantly zoned **RS-3** and developed with **single-family residential uses**. The area reflects a **traditional neighborhood** pattern with platted lots, established homes, and local street access. There is also a small area of **commercial zoning (CS)** further northwest, associated with neighborhood-scale services.

East:

Properties to the east are generally zoned **AG (Agriculture)** and consist of undeveloped land, wooded areas, and floodplain associated with nearby drainage corridors. Further east, beyond S. 57th West Avenue and toward the highway corridor, development becomes more limited and includes infrastructure and open space characteristics.

South:

Properties to the south are primarily zoned **AG** and include a mix of **open agricultural land and institutional uses**, including **Berryhill North Elementary School**, which is located southwest of the subject tract. This area reflects a transition between rural agricultural land and community-serving uses such as schools and recreational facilities.

West:

Properties to the west are predominantly zoned **RS-3** and developed with **single-family residential neighborhoods**, similar in character to those located north of the subject tract. These areas consist of platted lots with established homes and represent a continuation of suburban residential development patterns.

Small Area Plans

None

Transportation

Major Street & Highway Plan: S. 65th West Ave is classified as Secondary Arterial

Transit: None

Existing Bike/Ped Facilities: Gilcrease Expy. Trail

Planned Bike/Ped Facilities: None

Environmental Considerations

Flood Area: None

Parks & Open Space: None

Zoning History

CMF #20241854 dated September 30, 2024, established zoning for the subject property.

TMAPC Comments

None

Applicant Comments

The applicant indicated their agreement with staff's recommendation.

Speakers

None.

Commission Action

Motion: Recommend approval of RS-3 zoning, per staff's recommendation.

Motion by: Craddock Second by: Shivel

Vote: 9-0-0

Ayes: Bulmash, Craddock, Fugate, Hood, Humphrey, Krug, Shivel, Turner-Addison, Walker,

Nays: none

Abstentions: none

Absent: Cue, Whitlock

Property Description

A TRACT OF LAND THAT IS PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION SEVENTEEN (17), TOWNSHIP NINETEEN (19) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SW/4 OF SAID SECTION 17;
THENCE SOUTH 01°01'37" EAST ALONG THE WEST LINE THEREOF 20.38 FEET;
THENCE NORTH 88°58'23" EAST 50.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH 65th WEST AVENUE AND THE POINT OF BEGINNING;
THENCE NORTH 89°24'17" EAST AND PARALLEL WITH THE NORTH LINE OF THE SW/4 OF SAID SECTION 17 A DISTANCE OF 484.71 FEET;
THENCE SOUTH 00°35'43" EAST 135.28 FEET;
THENCE SOUTH 76°56'25" EAST 470.29 FEET;
THENCE SOUTH 00°35'50" EAST 96.92 FEET;
THENCE SOUTH 61°41'49" EAST 277.56 FEET;
THENCE SOUTH 07°19'47" EAST 131.33 FEET;
THENCE SOUTH 62°19'46" WEST 803.01 FEET;
THENCE SOUTH 89°20'09" WEST 477.76 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH 65th WEST AVENUE;
THENCE NORTH 01°01'37" WEST ALONG SAID RIGHT-OF-WAY LINE 973.88 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 838,694.8 SQ. FEET OR 19.25 ACRES.

BEARINGS ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE WEST LINE OF THE NW/4 OF SEC.17, T19N, R12E AS SOUTH 01°01'37" EAST.

7. CZ-584 (County)

Location: 822 East 64th Street North

County Commission District: 1

Applicant: Leo Bray

Action Requested: Rezoning from RS-3 to AG

Staff Recommendation

The subject parcel is currently zoned RS-3. The applicant is requesting rezoning the subject parcel from **RS-3** to **AG**, such that the subject parcel will have access to Agriculture uses that RS-3 may not support. The applicant is currently going through a lot combination process to form the subject tract.

The Tulsa County Comprehensive Land Use Plan identifies the site within the Turley Planning Area. The land use map designates the land use as *Rural Residential/Agricultural*, and the subject tract, after undergoing CLLA-79 to combine several lots to a large one that exceeds the minimum lot size for an AG-zoned lot, will border more AG-zoned land on its southern edge and half-acre or larger RS-3-zoned land on all other sides.

Staff has reviewed the request and finds that it is non-injurious to the surrounding proximate properties and consistent with the Comprehensive Plan and the anticipated future development pattern of the surrounding area, therefore:

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

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as: Rural Residential/Agricultural

The subject property is located within the *Rural Residential/Agricultural* land use designation of the Tulsa County Comprehensive Plan, particularly with the Turley Planning Area within it. This designation denotes land that is sparsely occupied and used primarily for agricultural uses and single-family homes on large lots, usually half-acre or greater in size.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-3	Rural Residential/Agricultural	Residential
East	RS-3	Rural Residential/Agricultural	Residential
South	AG	Rural Residential/Agricultural	Vacant
West	RS-3	Rural Residential/Agricultural	Residential

Transportation

Major Street & Highway Plan: None

Transit: None

Existing Bike/Ped Facilities: Osage Prairie Trail approx. 1/4 mile east of subject property

Planned Bike/Ped Facilities: Proposed shared use path and signed route approximately 1/5 mile north, on E 66th St N

Environmental Considerations

Flood Area: None

Parks & Open Space: None

Zoning History

CMF #20241854 dated September 30, 2024, established zoning for the subject property.

TMAPC Comments

Mr. Craddock stated that there were a lot of single-family residences in this area and questioned why they would want to go back to AG and what uses they would have for the land. He was concerned how this would affect the single-family residences in the area.

Staff stated that the applicant was in attendance, and they thought that the land was zoned AG.

Applicant Comments

Leo Bray, Sr., 822 East 64th Street North, Tulsa, Oklahoma 74126, stated that he had spoken to his neighbors and they were all in support of his request. He told them that he planned to bring in chickens, a horse, and put in a garden. He was in law enforcement for many years and wants to make sure this is legal. A lot of the area across the street from his house is AG.

TMAPC Comments

Ms. Turner-Addison stated that she saw this as a positive even though housing is needed. Removing all agriculture land is not necessary and she would support this request.

Mr. Hood stated that he was in support of this request.

Speakers

(+) Paul Montgomery, 739 East 63rd Street North, Tulsa, Oklahoma 74126, stated that he owns the property adjacent to this land and is in favor of this request.

Commission Action

Motion: Recommend approval of AG zoning, per staff’s recommendation.

Motion by: Turner-Addison Second by: Fugate

Vote: 9-0-0

Ayes: Bulmash, Craddock, Fugate, Hood, Humphrey, Krug, Shivel, Turner-Addison, Walker,

Nays: none

Abstentions: none

Absent: Cue, Whitlock

Property Description

Property 1

Subdivision: NORTH TURLEY ADDN (53725)

Legal Description: East 112 of Lol14, less South 5 feet for street, Block I

Section / Township | Range: Section 01 - Township 20 North - Range 12 East

Descriptive Location: East half of Lot 14 (minus south 5 ft for roadway), Block 9, North Turley Addition, Tulsa County, Oklahoma

Property 2

Subdivision: NORTH TURLEY ADDN (53725|

Legal Description: Lot 3, Block 9

Section / Township / Range: Section 01 - Township 20 North - Range 12 East

Descriptive Location: Lot 3, Block 9, North Turley Addition, Tulsa County, Oklahoma

Property 3

Subdivision: NORTH TURLEY ADDN (53725\
Legal Description: Lot 4, Block 9
Section / Township / Range: Section 01 - Township 20 North - Range 12 East
Descriptive Location: Lot 4, Block 9, North Turley Addition, Tulsa County, Oklahoma

Property 4

Subdivision: NORTH TURLEY ADDN (53725')
Legal Description: West 112 of Lot 14, less South 5 feet for street, Block 9
Section / Township / Range: Section 01 - Township 20 North - Range 12 East
Descriptive Location; West half of Lot 14 (minus south 5 ft for roadway), Block 9, North Turley Addition,
Tulsa County, Oklahoma

Property 5

Subdivision: NORTH TURLEY ADDN (537251
Legal Description: Lot 13, Block 9
Section / Township | Range: Section 01 - Township 20 North * Range 12 East
Descriptive Location: Lot '13, Block 9, North Turley Addition, Tulsa County, Oklahoma

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8. CZ-585 (County)

Location: 9481 North 42nd Avenue East

County Commission District: 1

Applicant: James W. Rusher

Action Requested: Rezoning from RE to CS

Staff Recommendation

The subject parcel is currently zoned RE. The applicant is requesting rezoning the subject section of the lot from **RE to CS**, such that, after the lot line adjustment CLLA-80, this section will be absorbed by the adjoining CS property up north. The Tulsa County Comprehensive Land Use Plan identifies the site within the Highway 75 Planning Area.

Staff has reviewed the request and finds that it is non-injurious to the surrounding proximate properties and consistent with the Comprehensive Plan and the anticipated future development pattern of the surrounding area, therefore:

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: *Highway 75 Planning Area*

The subject property is located within the *Highway 75 Planning Area* of the Tulsa County Comprehensive Plan. This designation has, as some of its goals, to promote growth between commercial, residential, and industrial zones, to encourage higher density commercial, light industrial, and mixed-use development, and to provide a framework for land use development on property near and abutting Highway 75 into a key economic planning area (instead of a disjointed set of developments). The Highway 75 amendment to the Tulsa County Comprehensive Land Use Plan (TCCP-14) designates OL, OM, OMH, **CS**, CG, CG, IR, IL, and IM zoning as compatible with the Highway 75 Planning Area established by said amendment.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	CS	Highway 75 Planning Area	Commercial
East	CS	Highway 75 Planning Area	Commercial
South	RE	Highway 75 Planning Area	Residential
West	AG	Highway 75 Planning Area	Residential

Transportation

Major Street & Highway Plan: None

Transit: None

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

Environmental Considerations

Flood Area: None

Parks & Open Space: None

Zoning History

CMF #20241854 dated September 30, 2024, established zoning for the subject property.

TMAPC Comments

Mr. Craddock stated that it is the same property owner as the metal building tract to the north. They want to attach this to the property to the north for the same use within all the County Zoning guidelines.

Applicant Comments

The applicant was not present.

Speakers

None

Commission Action

Motion: Recommend approval of the CS zoning, per staff's recommendation.

Motion by: Hood Second by: Craddock

Vote: 9-0-0

Ayes: Bulmash, Craddock, Fugate, Hood, Humphrey, Krug, Shivel, Turner-Addison, Walker,

Nays: none

Abstentions: none

Absent: Cue, Whitlock

Property Description

LEGAL DESCRIPTION TRACT TO BE REZONED
PART OF LOT ONE (1), BLOCK ONE (1), DAVCO ESTATES, AN ADDITION IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, DAVCO ESTATES; THENCE S 01°09'47" E, ALONG THE EAST LINE OF SAID LOT 1, FOR 40.00 FEET TO THE POINT OF BEGINNING; THENCE S 01°09'47" E, CONTINUING ALONG SAID EAST LINE, FOR 161.94 FEET THENCE S 89°09'53" W FOR 141.19 FEET; THENCE N 00°48'58" W FOR 161.19 FEET; THENCE N 88°51'26" E FOR 140.21 FEET TO THE POINT OF BEGINNING. CONTAINING COMPUTED AREA OF 22,731 SQUARE FEET OR 0.52 ACRES, MORE OR LESS.

Basis of bearings is the Oklahoma State Plane Coordinate System NAD 83, North Zone and the East line of DAVCO ESTATES being S 01°09'47" E.

9. Z-7852

Location: West of the northwest corner of East 119th Street South and South Yale Avenue
City Council District: 8
Applicant: Nathan Cross

Action Requested: Rezoning from RS-1 to RS-1 with an optional development plan

Staff Recommendation

The applicant is proposing a development plan to permit the properties under application to be served by private streets. The private street proposal would be an extension of the Wind River Plaza subdivision immediately to the south. The two lots under application were not owned by the developer at the time the previous rezoning and subdivision plat were developed but have since been acquired.

The developer is proposing to extend the private street system from Wind River Plaza to the eastern boundary of the newly proposed development plan. The Tulsa Zoning Code requires approval of a development plan for any lot to be served by private streets. The applicant is not requesting any changes to the underlying RS-1 zoning, and all standards would remain the same.

East 119th Street is a dead-end street that does not connect to any other public streets. Allowing the extension of the private street system would not cause any detriment to the surrounding area and would be consistent with the development pattern in the area which already includes two subdivisions served by private streets.

With consideration given to the factors listed herein, staff recommends **approval** of the application with the conditions of the development plan outlined below.

Z-7852 Development Standards

The site shall be subject to all regulations of the RS-1 district of the Tulsa Zoning Code, except as noted below:

General Provisions:

Lots within the boundary of Z-7852 may be served by private streets subject to the requirements of Section 5-060.8 of the Subdivision and Development Regulations.

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	Neighborhood	Residential
East	RS-1	Neighborhood	Residential
South	RS-4, Z-7588	Neighborhood	Residential
West	RS-2, PUD-804	Neighborhood	Residential

Small Area Plans

The subject properties are not located within a designated Small Area Plans.

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: N/A

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: Sidewalk along E 119th St.

Planned Bike/Ped Facilities: A side path is planned along E 121st St South.

Environmental Considerations

Flood Area: The subject properties are not located within any designated floodplain areas.

Tree Canopy Coverage: Tree canopy in the area is 10%. 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

Zoning History

Ordinance 11832, dated June 26, 1970, established zoning for the subject property.

TMAPC Comments

Mr. Bulmash asked if there were any changes to what is allowed currently on the two lots that are being added.

Staff stated nothing is changing about what could be done on those lots. You could tear them down and build a new house on them today, the same is true if this were approved. The only thing this change would affect is that the street could be turned into a private street.

Applicant Comments

The applicant stated nothing is changing about the underlying zoning on the existing lots that are there. This application is driven by the fact that the proposed private street, while currently configured as a public street, does not provide a way to put a gate on the north end of the existing private street.

Speakers

(-) Eric Walton, 11817 S. Urbana Ave., Tulsa, OK 74137, is the HOA President and the HOA has plans to convert a fire gate on 119th to a resident-only gate for access to Yale due to traffic and safety concerns and the proposed gate by the applicant would block planned access.

(-) Josh and Heather Gowen, 11817 4710 E. 118th St., Tulsa, OK 74137 would like clarity on gate placement and impacts to nearby properties and amenities.

A motion and a second was made to continue item 9 to the next meeting to allow the applicant and adjacent owners to discuss access and potential agreements.

Commission Action

Motion: To continue item 9 to April 15, 2026.

Motion by: Bulmash Second by: Turner-Addison

Vote: 5-4-0

Ayes: Bulmash, Humphrey, Shivel, Turner-Addison, Walker

Nays: Craddock, Fugate, Hood, Krug

Abstentions: none

Absent: Cue, Whitlock

DRAFT

10. Z-7854

Location: East of the northeast corner of East 11th Street South and South 131st East Avenue
City Council District: 3
Applicant: Ethos Architects, Inc

Action Requested: Rezoning from CS to CG

Staff Recommendation

The applicant is proposing to rezone the property from CS to CG to permit a redevelopment of the site as an event space and commercial kitchen for tortilla manufacturing.

The subject property is located along East 11th Street and is adjacent to other commercially zoned properties. The existing CS zoning does not permit low-impact manufacturing which is how commercial kitchen and bakery operations are classified in the Tulsa Zoning Code. The CG zoning would not permit the use by right but would provide the property owner with the ability to request a special exception with the City Board of Adjustment.

Indoor assembly and entertainment uses are permitted by right in the CG district if the occupancy of the event space remains less than 250 people. If the proposal for the event center allows for an occupancy greater than 250 people, an additional special exception will need to be requested for that use.

The subject property is designated as a multiple use site by the Tulsa Comprehensive Plan. CG zoning is consistent with the recommendations of the multiple use designation at this location given the location along an arterial street in an existing commercial corridor.

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 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:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RM-1	Neighborhood	Residential
East	RS-2/RT66	Multiple Use/Neighborhood	Agricultural
South	CS/RT66	Multiple Use	Commercial
West	CS/RT66	Multiple Use	Vacant

Small Area Plans

The subject property is not located within a designated 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: E 11th Street is classified as Secondary Arterial.

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: Sidewalks are planned along all public streets in the City of Tulsa. A Signed Route is also planned along E 11th Street.

Environmental Considerations

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

Tree Canopy Coverage: Tree canopy in the area is 55%. Development will naturally have an impact on tree canopy, but all effort should be taken to preserve a substantial portion of the tree canopy in these areas. These areas should have the highest level of preservation to maintain the existing habitat and recreational places in the city. Future land use planning for Future Growth areas should include the goal of tree canopy preservation.

Parks & Open Space: N/A

Zoning History

Ordinance 11817, dated June 26, 1970, established zoning for the subject property.

TMAPC Comments

None

Applicant Comments

The applicant was not present.

Speakers

None.

Commission Action

Motion: Recommend approval of CG, per staff's recommendation.

Motion by: Bulmash Second by: Humphrey

Vote: 8-1-0

Ayes: Bulmash, Fugate, Hood, Humphrey, Krug, Shivel, Turner-Addison, Walker

Nays: Craddock

Abstentions: none

Absent: Cue, Whitlock

Property Description

PRT SW SW BEG SECR SW SW TH N359.69 W80 S159.76 W52 S200 E132 POB .90AC, Section 4, Township 19 N, Range 14 E

11. Z-7855

Location: Multiple properties at the northeast and southeast corners of West 42nd Street South and South Union Avenue

City Council District: 2

Applicant: Wallace Design Collective, Justin DeBruin

Action Requested: Rezoning from RS-3 to RM-3

Staff Recommendation

The applicant is proposing to rezone multiple properties from RS-3 to RM-3 to permit a new multifamily residential development.

The site is served by all City of Tulsa utilities and is situated in an appropriate area for higher density residential development. The site is located between Union Avenue and the Highway 75 corridor and is bordered along the northern boundary by the Red Fork Creek channel. Union Avenue is a designated multi-modal corridor with existing bike and pedestrian infrastructure, as well as regular route bus service.

The City’s comprehensive plan recommends the prioritization of compact infill development to encourage more efficient use of existing city infrastructure and services while ensuring new residential density is provided in well-connected centers and corridors that provide access to jobs, services, and education.

The Citywide Housing Assessment prepared in March of 2023 projects that 12,900 units of all types and price points are needed over the next 10 years to meet demand. The current average production for the City of Tulsa is 830 units per year. Increases in allowable densities are required to increase the production rate of new units and meet the City’s housing demands.

The RM-3 zoning is consistent with the neighborhood land use designations in this area. The applicant has provided a conceptual plan with their application materials.

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

Comprehensive Plan Considerations

Land Use Plan

The subject properties are 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-3	Neighborhood	Red Fork Creek
East	RS-3	N/A	Highway 75
South	RS-3	Neighborhood	Religious Assembly and Residential
West	RS-3	Park and Open Space	Reed Park

Small Area Plans

The subject properties are located within the 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 Avenue is designated as an urban arterial which requires an ultimate right-of-way width of 70 feet.

Comprehensive Plan Street Designation: South Union Avenue is designated as a 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: Regular route bus service is provided along South Union Avenue via the MetroLink 117 bus. Bus stops are located to the north and south of the subject property.

Existing Bike/Ped Facilities: Sidewalks are in place along South Union Avenue. Union Avenue also has an existing on-street bike lane.

Planned Bike/Ped Facilities: None

Environmental Considerations

Flood Area: The subject properties are not located within a designated flood area.

Tree Canopy Coverage: Tree canopy in the area is 36%. 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: Reed Park is located to the west of the subject property across South Union Avenue.

Zoning History

Ordinance 11822, dated June 26, 1970, established zoning for the subject property.

TMAPC Comments

None

Applicant Comments

The applicant indicated their agreement with staff's recommendation.

Speakers

None.

Commission Action

Motion: Recommend approval of RM-3, per staff's recommendation.

Motion by: Bulmash Second by: Shivel

Vote: 9-0-0

Ayes: Bulmash, Craddock, Fugate, Hood, Humphrey, Krug, Shivel, Turner-Addison, Walker

Nays: none

Abstentions: none

Absent: Cue, Whitlock

Property Description

A TRACT OF LAND LYING IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (S/2 NW/4 NW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP NINETEEN (19) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE S/2 NW/4 NW/4, THENCE N00°44'55"W ALONG THE WEST LINE OF THE S/2 NW/4 NW/4, A DISTANCE OF 496.69 FEET; THENCE N89°18'24"E FOR A DISTANCE OF 264.00 FEET; THENCE N00°44'55"W FOR A DISTANCE OF 28.21 FEET; THENCE N59°17'55"E FOR A DISTANCE OF 14.62 FEET; THENCE N89°18'55"E FOR A DISTANCE OF 102.33 FEET; THENCE N00°44'55"W FOR A DISTANCE OF 10.00 FEET; THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 418.00 FEET FOR A DISTANCE OF 306.44 FEET, SAID CURVE HAVING A CHORD BEARING OF N72°01'58"E AND A CHORD DISTANCE OF 299.62 FEET, TO A POINT ON THE EAST LINE OF THE SW/4 NW/4 NW/4; THENCE S00°45'44"E, ALONG THE EAST LINE OF THE SW/4 NW/4 NW/4 FOR A DISTANCE OF 299.95 FEET TO THE NORTHWEST CORNER OF THE S/2 SE/4 NW/4 NW/4; THENCE N89°17'54"E, ALONG THE NORTH LINE OF THE S/2 SE/4 NW/4 NW/4, FOR A DISTANCE OF 73.00 FEET; THENCE S24°57'30"E FOR A DISTANCE OF 362.91 FEET TO A POINT ON THE SOUTH LINE OF THE S/2 NW/4 NW/4; THENCE S89°16'54"W, ALONG THE SOUTH LINE OF THE S/2 NW/4 NW/4 FOR A DISTANCE OF 887.08 FEET TO THE POINT OF BEGINNING, CONTAINING 403,320.85 SQUARE FEET OR 9.26 ACRES MORE OR LESS.

Public Hearing – Comprehensive Plan Amendments

Review and possible adoption, adoption with modifications, denial, or deferral of the following:

Item 12 was withdrawn by applicant on March 30, 2026.

12. CPA-128 (Related to Z-7851) (Continued from March 18, 2026)

Location: Multiple properties between East 11th Street South and East 21st Street South, east of South 193rd East Avenue

City Council District: 6

Applicant: Eller and Detrich, Lou Reynolds

Action Requested: Change Land Use designation from Neighborhood to Employment

Public Hearing – Plats

Item 13 was withdrawn by applicant on March 25, 2026.

13. The Highlands at Mountain Creek Ranch (County) (Related to CZ-579 and PUD-877) (Continued from March 4, 2026) (Withdrawn by applicant on 3/25/2026)

Location: Northeast corner of 181st and South 161st East Ave

County Commission District: 3

Applicant: Select Design

Action Requested: Preliminary Plat Approval

14. The West Meadow at Berryhill Creek (County) (Related to CZ-583)

Location: East side of South 65th West Avenue. at West. 26th Street South.

County Commission District: 2

Applicant: Brent Cox

Action Requested: Preliminary Subdivision Plat Approval to allow Residential Subdivision

Staff Recommendation

The applicant is proposing a preliminary plat for *The West Meadow at Berryhill Creek*, a residential subdivision located south of W. 25th St. S., north of W. 31st St. S., west of S. 57th W. Ave., and east of S. 65th W. Ave. The subject tract consists of approximately 19.25 acres and is currently zoned AG (Agriculture District).

The development is designed to create a cohesive single-family residential neighborhood consisting of approximately 72 lots. The subdivision layout incorporates an internal street network with multiple points of access, including connections to the existing surrounding roadway system. The street pattern is curvilinear in nature, intended to follow the natural topography of the site and minimize grading impacts, particularly near Berryhill Creek, which traverses the southern portion of the property.

The subdivision design includes:

- A range of residential lot sizes consistent with RS-3 development patterns
- Internal local streets providing connectivity throughout the neighborhood
- Designated reserve areas to preserve environmentally sensitive land, including floodplain and drainage corridors associated with Berryhill Creek
- Integration of drainage infrastructure consistent with County Engineering requirements
- Coordination with surrounding development patterns, including existing RS-3 neighborhoods to the north and east, and institutional uses (Berryhill North Elementary) to the south

The layout demonstrates sensitivity to existing environmental features by clustering development outside of flood-prone areas and utilizing reserve tracts for stormwater management and open space. The subdivision is intended to serve as a transition between lower-density agricultural land to the west and established suburban residential development to the north and east.

Therefore, staff recommends **APPROVAL** of the Preliminary Plat for *The West Meadow at Berryhill Creek*, subject to all required release letters and compliance with applicable County regulations.

The West Meadow at Berryhill Creek - (County)

East side of S. 65th W. Ave. at W. 26th Street S.

This plat consists of 72 lots, 5 blocks on ± 19.254 acres.

The Technical Advisory Committee (TAC) met on March 19, 2026, and provided the following comments:

1. **Zoning:** Proposed lots conform to the requirements of the RS-3 district. INCOG Planning Services will provide comments prior to final plat release.
2. **Addressing:** INCOG will assign addresses and include assigned addresses on face of the final plat and provide address disclaimer.
3. **Transportation & Traffic:** Final Street construction plans must be approved by the County Engineer and installed prior to final plat release.
4. **Sewer/Water:** Storm water drainage will be collected, and detention will be addressed within designated reserve area in accordance with Tulsa County development regulations. Plans for stormwater and drainage

must be approved by the Tulsa County Engineer and improvements must be in place prior to final plat approval.

5. **Stormwater, Drainage, & Floodplain:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

7. **Engineering:** Tulsa County Engineering Department release is required prior to final plat approval.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as: **New Neighborhood**

Designation Description: **The New Neighborhood** is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of internal and external connectivity and shall be paired with an existing or new Neighborhood or Town Center.

Surrounding Properties:

North:

Properties to the north, across W. 26th Street, are predominantly zoned **RS-3** and developed with **single-family residential uses**. The area reflects a **traditional neighborhood** pattern with platted lots, established homes, and local street access. There is also a small area of **commercial zoning (CS)** further northwest, associated with neighborhood-scale services.

East:

Properties to the east are generally zoned **AG (Agriculture)** and consist of undeveloped land, wooded areas, and floodplain associated with nearby drainage corridors. Further east, beyond S. 57th West Avenue and toward the highway corridor, development becomes more limited and includes infrastructure and open space characteristics.

South:

Properties to the south are primarily zoned **AG** and include a mix of **open agricultural land and institutional uses**, including **Berryhill North Elementary School**, which is located southwest of the subject tract. This area reflects a transition between rural agricultural land and community-serving uses such as schools and recreational facilities.

West:

Properties to the west are predominantly zoned **RS-3** and developed with **single-family residential neighborhoods**, similar in character to those located north of the subject tract. These areas consist of platted lots with established homes and represent a continuation of suburban residential development patterns

Small Area Plans

None

Transportation

Major Street & Highway Plan: S. 65th West Ave is classified as Secondary Arterial

Transit: None

Existing Bike/Ped Facilities: Gilcrease Expy Trail

Planned Bike/Ped Facilities:

Environmental Considerations

Flood Area: None

Parks & Open Space: None

Zoning History

CMF #20241854 dated September 30, 2024, established zoning for the subject property.

TMAPC Comments

None

Applicant Comments

The applicant indicated their agreement with staff's recommendation.

Speakers

None

Commission Action

Motion: Approve the preliminary subdivision plat for The West Meadow at Berryhill Creek, per staff's recommendation.

Motion by: Craddock Second by: Fugate

Vote: 9-0-0

Ayes: Bulmash, Craddock, Fugate, Hood, Humphrey, Krug, Shivel, Turner-Addison, Walker

Nays: none

Abstentions: none

Absent: Cue, Whitlock

DRAFT

15. Center 75 Business Park (County)

Location: 9802 North Yale Avenue

County Commission District: 1

Applicant: Bell Land Use, LLC, Robert Bell

Action Requested: Preliminary Subdivision Plat Approval with a previously approved PUD (PUD-876) to allow warehouse, commercial, and wholesale uses.

Staff Recommendation

The applicant is proposing a preliminary plat for **Center 75 Business Park (P.U.D. 876)**, located east of U.S. Highway 75, north of E. 96th St. N., and west of N. Yale Ave. The subject tract is situated within an area characterized by a mix of commercial (CS) zoning along the Highway 75 corridor and agricultural (AG) and residential estate (RE) zoning to the east. The proposed development consists of a commercial business park subdivided into multiple lots across two blocks, intended to accommodate light commercial, office, and flex-space uses consistent with the underlying CS zoning and PUD standards. The layout reflects a coordinated, campus-style development pattern with shared access, internal circulation, and integrated utility infrastructure.

Overall, the proposed development is consistent with the established commercial corridor pattern along Highway 75 and represents an orderly extension of non-residential development in this area.

Based on the findings outlined above, staff finds that the proposed preliminary plat:

- Is consistent with the intent of the Subdivision Regulations
- Is compatible with surrounding land uses and zoning patterns
- Supports orderly commercial development along the Highway 75 corridor

Therefore, staff recommends **APPROVAL** of the Preliminary Plat for Center 75 Business Park, subject to receipt of all required release letters and compliance with applicable County regulations.

Center 75 Business Park - (County)

9802 N. Yale Avenue, Sperry, OK 74073

This plat consists of 8 lots, 2 blocks on ± 16.48 acres.

The Technical Advisory Committee (TAC) met on March 19, 2026, and provided the following comments:

1. **Zoning:** Proposed lots conform to the requirements of the CS district. INCOG Planning Services will provide comments prior to final plat release.
2. **Addressing:** INCOG will assign addresses and include assigned addresses on face of the final plat and provide address disclaimer.
3. **Transportation & Traffic:** Final Street construction plans must be approved by the County Engineer and installed prior to final plat release.
4. **Sewer/Water:** Storm water drainage will be collected, and detention will be addressed within designated reserve area in accordance with Tulsa County development regulations. Plans for stormwater and drainage must be approved by the Tulsa County Engineer and improvements must be in place prior to final plat approval.
5. **Stormwater, Drainage, & Floodplain:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.
6. **Utilities; ONG Engineering:** requires elevated pressure request (EPR) forms for 1.4M BTU or greater and/or 2 PSIG or greater. Also, for 5lb PSIG equipment specs are required.
7. **Engineering:** Tulsa County Engineering Department release is required prior to final plat approval.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as: Highway 75 Planning Area

Designation Description: **Highway 75 Planning Area:** The proposed development is consistent with the Highway 75 Planning Area designation, which supports a mix of commercial, service, and employment-oriented uses designed to serve regional and rural needs. The designation anticipates office, warehousing, distribution, light industrial, and limited large-scale commercial uses within an employment-focused corridor with minimal residential presence. The subject site’s location along a major arterial corridor is appropriate for higher-intensity development, including uses that may generate truck traffic, provided access is properly managed. The development’s use of the Planned Unit Development (PUD) process, along with provisions for site design, buffering, and controlled access, aligns with the anticipated development standards. Additionally, consideration of adjacent properties and preservation of floodplain areas as natural buffers supports compatibility with surrounding land uses. Therefore, the proposal is in conformance with the intent and policies of the Highway 75 Planning Area.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	AG	Rural Residential/Agricultural; Highway 75 Planning Area	Vacant
East	AG	Rural Residential/Agricultural	Large Lot Residential
South	AG & CS	Rural Residential/Agricultural; Highway 75 Planning Area	Vacant
West (across Highway 75)	RS-3 & CS	Highway 75 Planning Area	Single unit detached houses at higher densities (approximately 0.28 acre lots)

Small Area Plans

None

Transportation

Major Street & Highway Plan: North Yale Ave is classified as Secondary Arterial.

Transit: None

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

Environmental Considerations

Flood Area: None

Parks & Open Space: None

Zoning History

Resolution 243598, dated February 01 2018, established zoning for the subject property.

TMAPC Comments

None

Applicant Comments

The applicant indicated their agreement with staff's recommendation.

Speakers

None

Commission Action

Motion: Approve the preliminary subdivision plat for Center 75 Business Park, per staff's recommendation.

Motion by: Craddock Second by: Turner-Addison

Vote: 9-0-0

Ayes: Bulmash, Craddock, Fugate, Hood, Humphrey, Krug, Shivel, Turner-Addison, Walker

Nays: none

Abstentions: none

Absent: Cue, Whitlock

DRAFT

16. Indus Elite

Location: Northeast corner of East 11th Street South and South 129th East Avenue

City Council District: 3

Applicant: Sisemore & Associates, Deborah Palinske

Action Requested: Approval of Preliminary Plat Extension

TMAPC Comments

None

Applicant Comments

No applicant present.

Speakers

None.

Commission Action

Motion: Approve the preliminary subdivision plat extension for Indus Elite to March 20, 2027, per staff's recommendation.

Motion by: Craddock Second by: Shivel

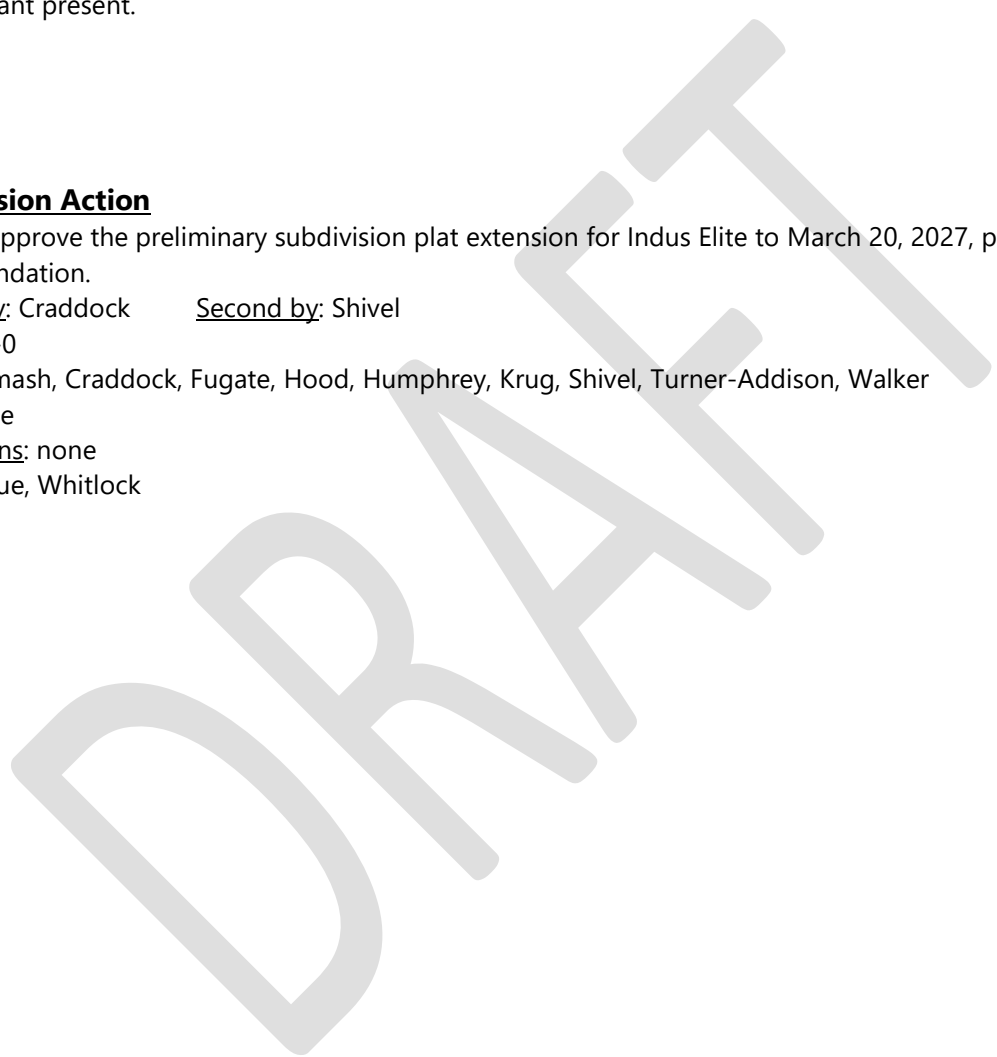
Vote: 9-0-0

Ayes: Bulmash, Craddock, Fugate, Hood, Humphrey, Krug, Shivel, Turner-Addison, Walker

Nays: none

Abstentions: none

Absent: Cue, Whitlock



17. NP36 North

Location: Southwest corner of East 36th Street North and North Lewis Avenue

City Council District: 1

Applicant: Route 66 Engineering, John Droz

Action Requested: Approval of Preliminary Plat Extension

TMAPC Comments

None

Applicant Comments

No applicant present.

Speakers

(=) Dr. Corinice Wilson, 1750 East Mohawk Boulevard, Tulsa, OK 74116 stated she was hoping to hear more information as relates to the need for an extension. He wanted to speak with the applicant who was not present.

Commission Action

Motion: Approve the preliminary subdivision plat extension for NP36 North to March 20, 2027, per staff's recommendation.

Motion by: Craddock Second by: Shivel

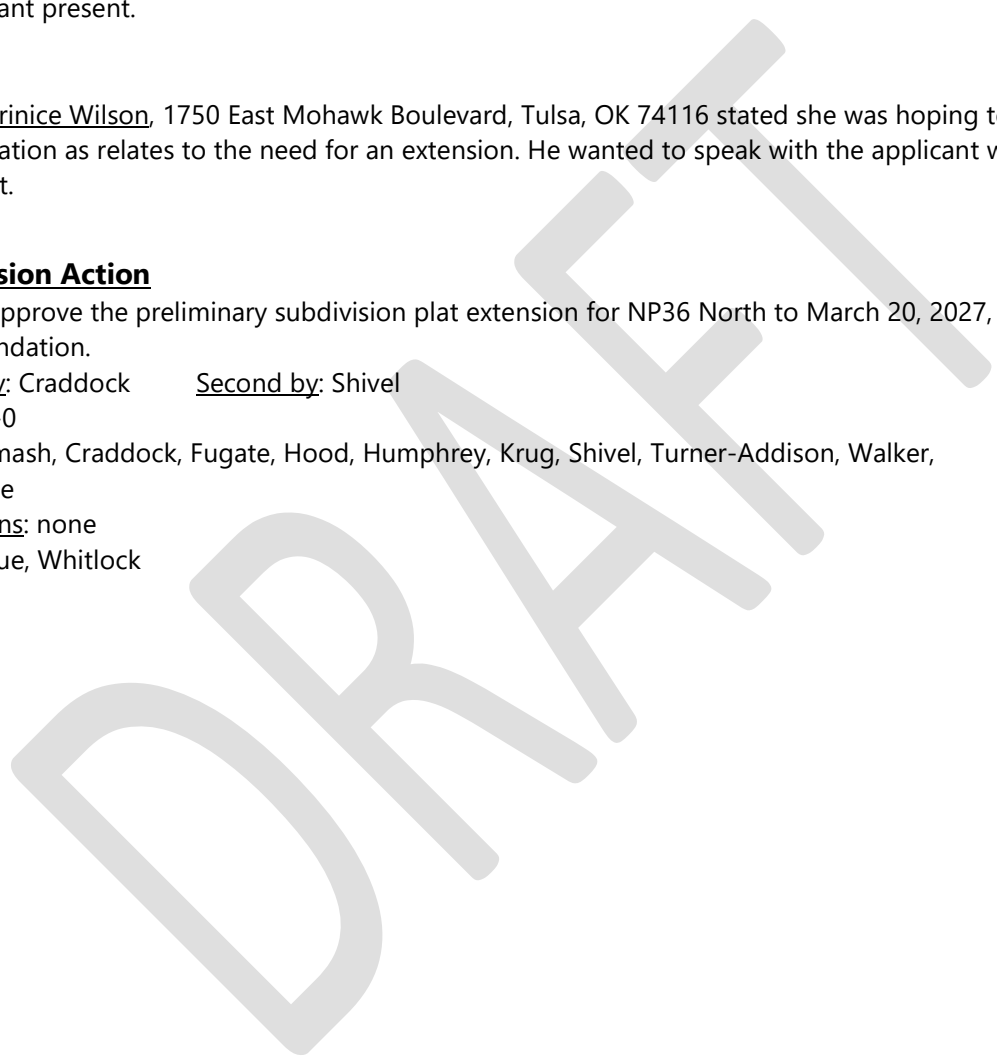
Vote: 9-0-0

Ayes: Bulmash, Craddock, Fugate, Hood, Humphrey, Krug, Shivel, Turner-Addison, Walker,

Nays: none

Abstentions: none

Absent: Cue, Whitlock



Other Business

None

Commissioner Comments

None

Adjournment

Commission Action

Motion: Adjourn

Motion by: Walker Second by: Craddock

Vote: 9-0-0

Ayes: Bulmash, Craddock, Fugate, Hood, Humphrey, Krug, Shivel, Turner-Addison, Walker

Nays: none

Abstentions: none

Absent: Cue, Whitlock

There being no further business, the meeting adjourned at 2:13 p.m.

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