



Owner and Applicant Information

Applicant: Glen Murray, TEP

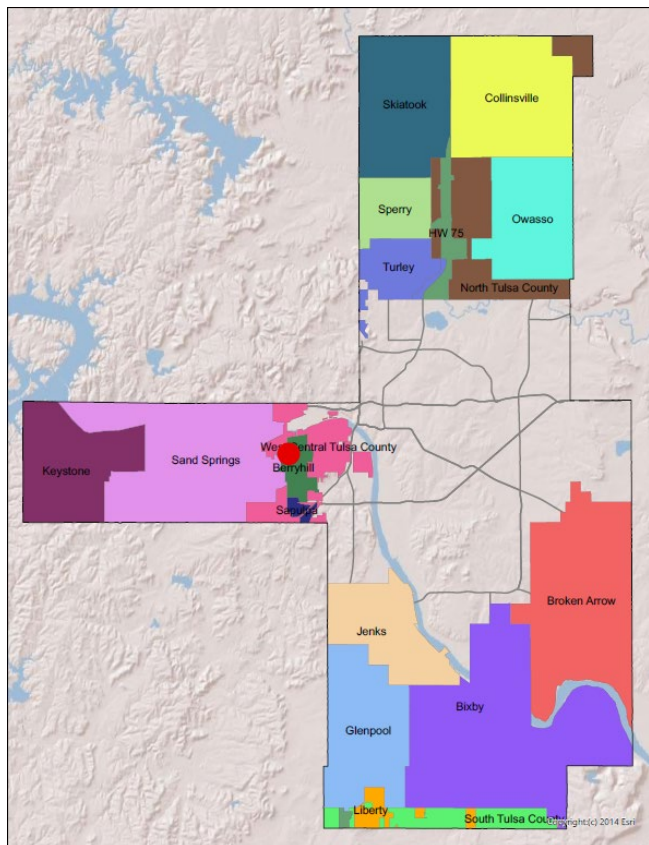
Property Owner: Berryhill Creek Development

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

Tract Size: ± 19.254

Location within Tulsa County

(shown with Planning Areas)



Elected Representatives

County Commission: District 2; Lonnie Sims

Staff Recommendation

Staff recommends **approval**

Request Summary

Rezone subject tracts from AG to RS-3 to allow a Residential
Subdivision.

Zoning

Existing Zoning: AG (Agricultural)

Proposed Zoning: RS-3 (Residential)

Use

Current Use: Vacant

Proposed Use: Residential

Comprehensive Plan Considerations

Land Use

Land Use Plan: New Neighborhood

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

Environment

Flood Area: None

Parks & Open Space: None

Exhibits

- Case map
- Aerial
- Tulsa County Comprehensive Plan Land Use Map
- Plat legal Closure Report
- Legal Description
- Conceptual Site Plan



Detailed 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

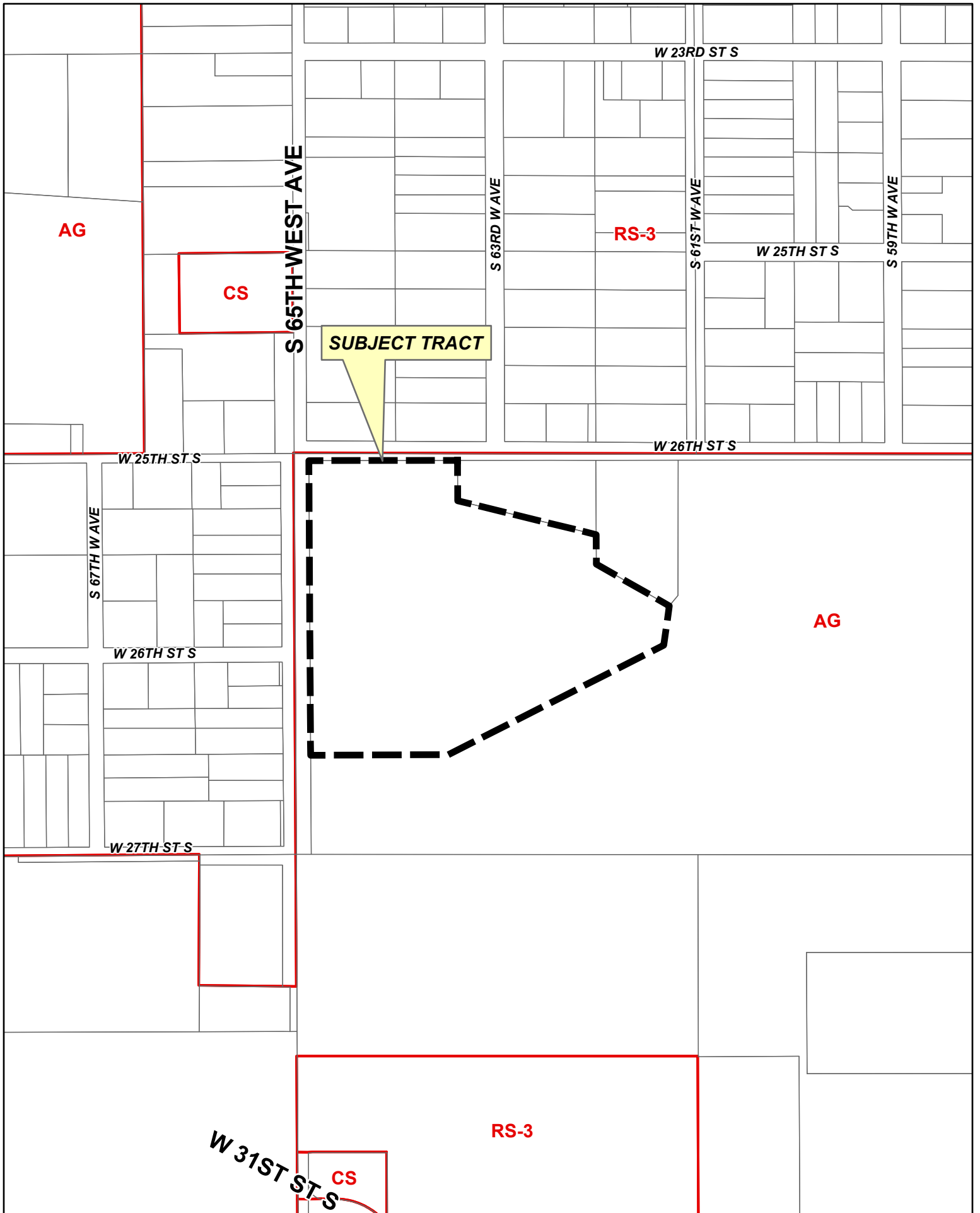


Zoning History

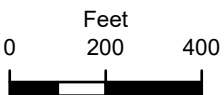
CMF #20241854 dated September 30, 2024, established zoning for the subject property.

Exhibits

- Case map
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- Plat legal Closure Report
- Legal Description
- Conceptual Site Plan



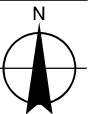
SUBJECT TRACT

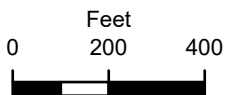
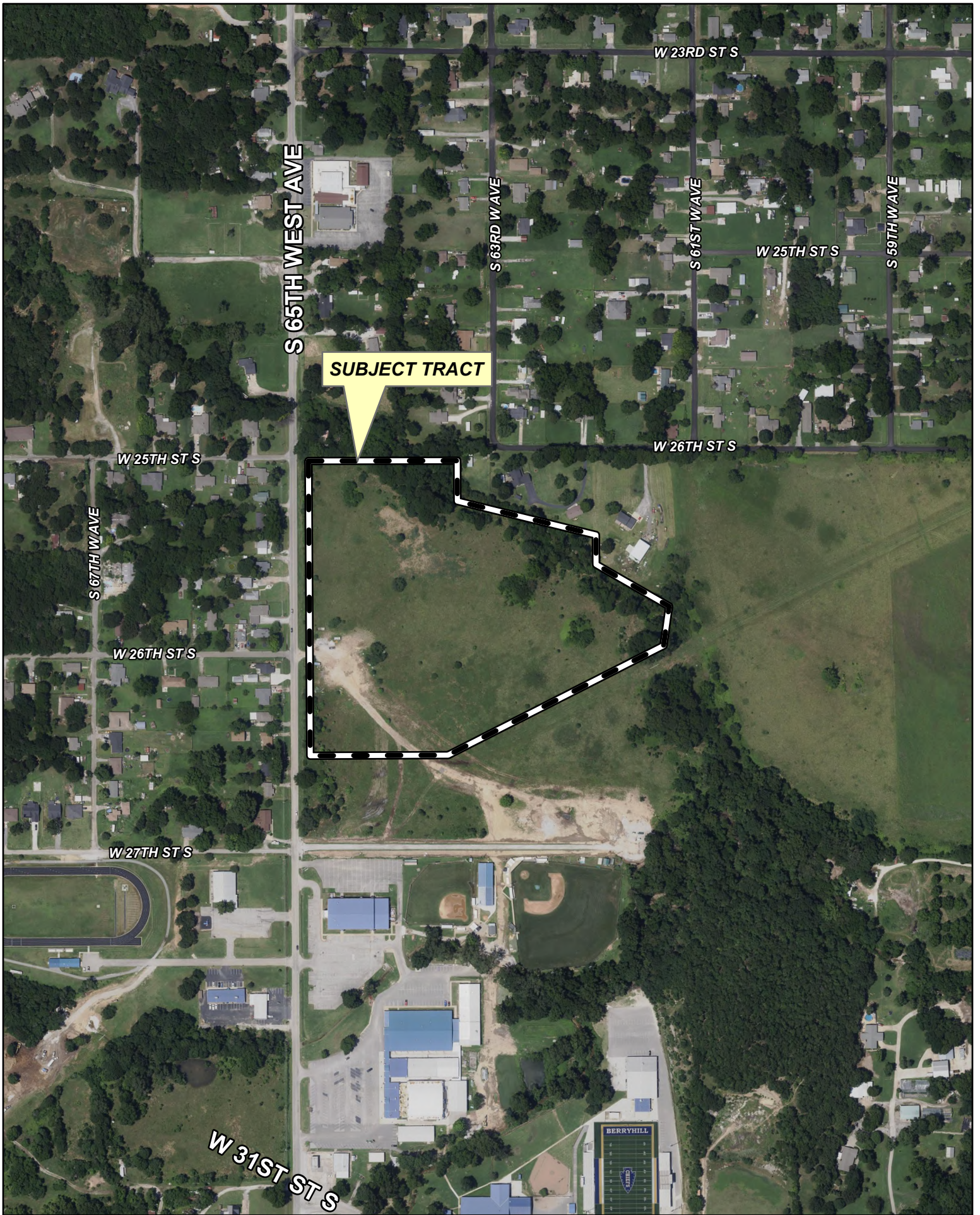


CZ-583

17 19-12

6.5





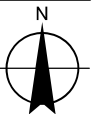
Subject Tract

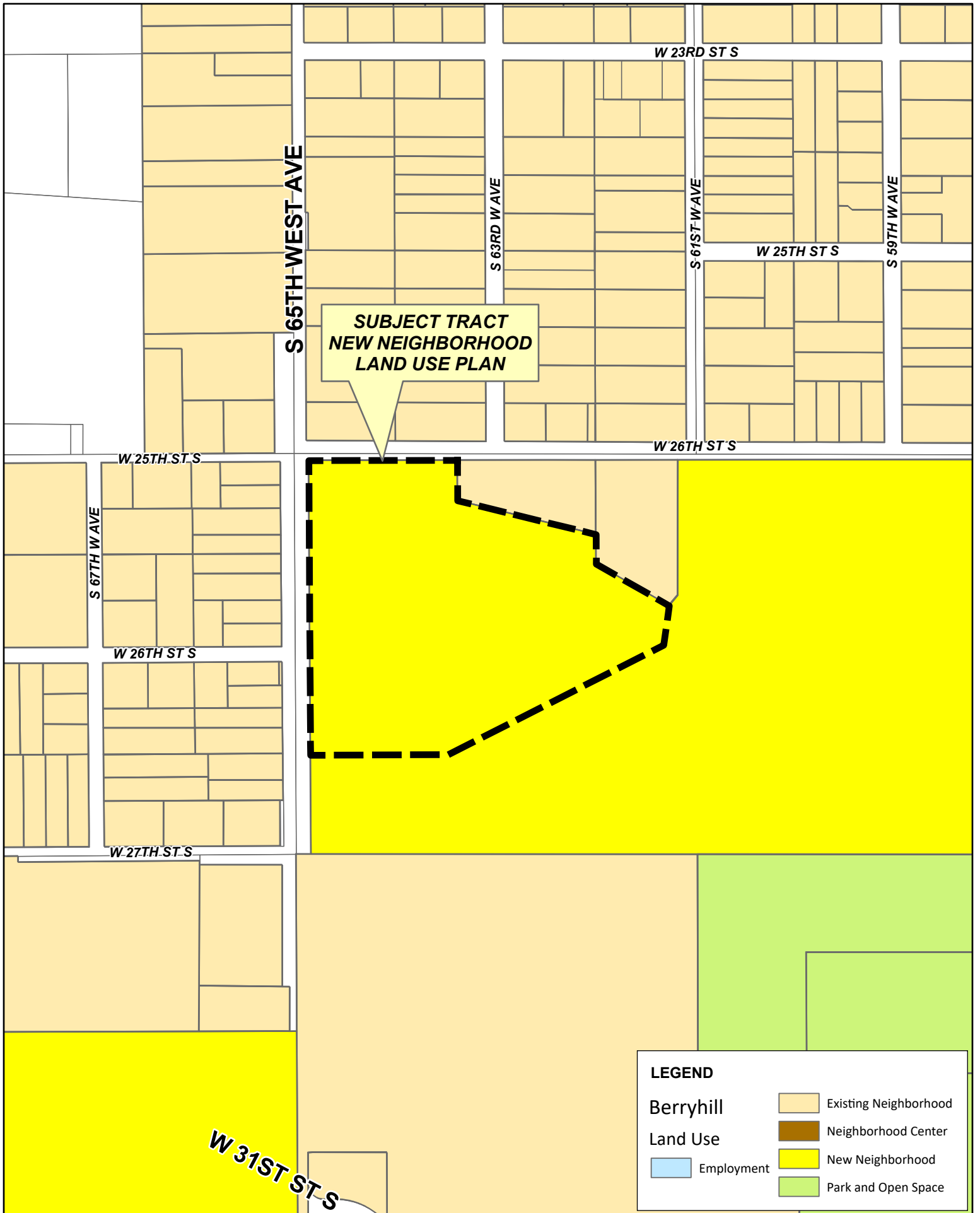
CZ-583

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Note: Graphic overlays may not precisely align with physical features on the ground. **6.6**






Aerial Photo Date: 2024

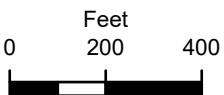




**SUBJECT TRACT
NEW NEIGHBORHOOD
LAND USE PLAN**

LEGEND

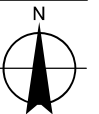
Berryhill		Existing Neighborhood
Land Use		Neighborhood Center
		New Neighborhood
	Employment	
		Park and Open Space



CZ-583

17 19-12

6.7



21464_PLAT LEGAL CLOSURE REPORT

Mon, Feb 16 2026 7:42:42 AM

Northing	Easting	Bearing	Distance
415687.363	2539898.567		
		N 89°24'17" E	484.710
415692.399	2540383.252		
		S 00°35'43" E	135.282
415557.124	2540384.657		
		S 76°56'25" E	470.293
415450.853	2540842.786		
		S 00°35'50" E	96.923
415353.935	2540843.796		
		S 61°41'49" E	277.556
415222.336	2541088.171		
		S 07°19'47" E	131.328
415092.081	2541104.926		
		S 62°19'46" W	803.008
414719.174	2540393.756		
		S 89°20'09" W	477.764
414713.635	2539916.024		
		N 01°01'37" W	973.884
415687.363	2539898.567		

Closure Error Distance> 0.00000

Total Distance> 3850.749

Polyline Area: 838694.840 sq ft, 19.254 acres

FRITZ LAND SURVEYING, LLC

Professional Land Surveying Services

FEBRUARY 16, 2026
FLS #21464

LEGAL 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.

524 E. MAIN ST., JENKS, OK 74037

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Conceptual Site Plan (Rezoning)

The Cottages at Berryhill Creek

Total Number of Lots	71
Average Lot Size	60' x 120'
- Number of 60' Lots	57
- Number of 65' Lots	14
Acreeage - Development	19.23 Acres

