



**Tulsa Metropolitan Area  
Planning Commission**

**Z-7763 Staff Report**

**Hearing Date:** April 3, 2024  
**Prepared by:** Nathan Foster  
nathanfoster@cityoftulsa.org  
918-596-7609

**Owner and Applicant Information**

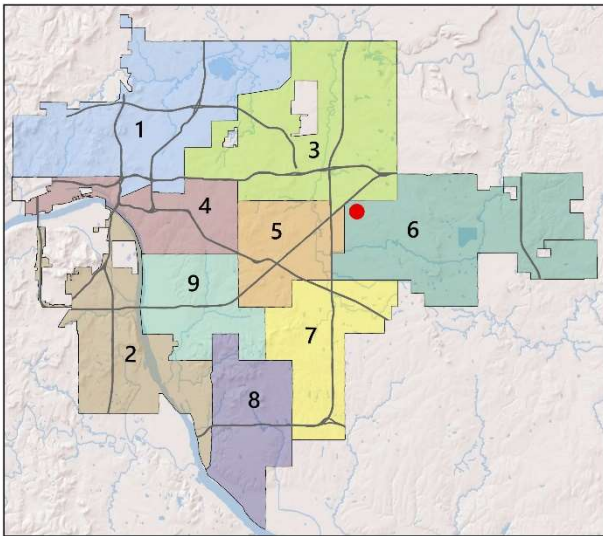
Applicant: Raul Saldivar  
Property Owner: Raul Saldivar

**Property Location**

Multiple lots at the southeast corner of East 14<sup>th</sup> Street  
South and South 119<sup>th</sup> East Avenue  
Tract Size: ±4.2 acres

**Location within the City of Tulsa**

*(shown with City Council districts)*



**Elected Representatives**

City Council: District 6, Christian Bengel  
County Commission: District 1, Stan Sallee

**Public Notice Required**

Newspaper Notice – min. 20 days in advance  
Mailed Notice to 300’ radius – min. 20 days in advance  
Posted Sign – min. 20 days in advance

**Staff Recommendation**

Staff recommends approval.

**Request Summary**

Rezone subject properties from RS-2 to AG-R to permit residential and agriculture uses.

**Zoning**

Existing Zoning: Residential Single-Family 2 (RS-2)  
Existing Overlays: None  
Proposed Zoning: Agriculture -Residential (AG-R)

**Use**

Current Use: Residential/Agriculture  
Proposed Use: Residential/Agriculture

**Comprehensive Plan Considerations**

**Land Use**

Land Use Plan: Neighborhood  
Small Area Plans: East Tulsa  
Development Era: Late Automobile

**Transportation**

Major Street & Highway Plan: N/A  
planitulsa Street Type: N/A  
Transit: N/A  
Existing Bike/Ped Facilities: N/A  
Planned Bike/Ped Facilities: N/A

**Environment**

Flood Area: N/A  
Tree Canopy Coverage: 20-30%  
Parks & Open Space: N/A

**Detailed Staff Recommendation**

The applicant is proposing to rezone the subject properties from RS-2 to AG-R to permit existing residential and agricultural uses.

The property under application would comply with the requirements of the AG-R district. The applicant has had one horse on the subject property since at least 2019. The City of Tulsa only permits agricultural animals in AG or AG-R districts. AG-R is intended to allow agricultural animals accessory to residential uses but does not permit principal agriculture uses that would be allowed in the AG district, such as horticulture nurseries and animal husbandry.

Horses kept on the subject property will be subject to the requirements outlined in Title 2 of the City of Tulsa ordinances. This includes requirements for spacing between horse enclosures and neighboring residences of a minimum of 100'. It also restricts the number of horses and other agricultural animals that can be kept on a single property. Horses are required to be registered with the City of Tulsa Animal Welfare department.

The AG-R zoning is consistent with the neighborhood land use designation by only permitting residential uses and accessory agricultural uses.

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 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-2                           | Neighborhood                         | Single-Family Residential |
| East            | RS-2                           | Neighborhood                         | Single-Family Residential |
| South           | RS-3                           | Neighborhood                         | Single-Family Residential |
| West            | RS-2/RS-3                      | Neighborhood                         | Single-Family Residential |

**Small Area Plans**

The subject properties are located within the East Tulsa Phase I Small Area Plan (2005). There are no specific recommendations related to the subject properties; however, the plan did recommend the area as neighborhood as reflected in the Comprehensive 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: N/A

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: N/A

**Environmental Considerations**

Flood Area: The subject properties are not located in any designated flood areas.

Tree Canopy Coverage: Tree canopy in the area is 21%. 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 11812, dated June 26, 1970, established zoning for the subject property.

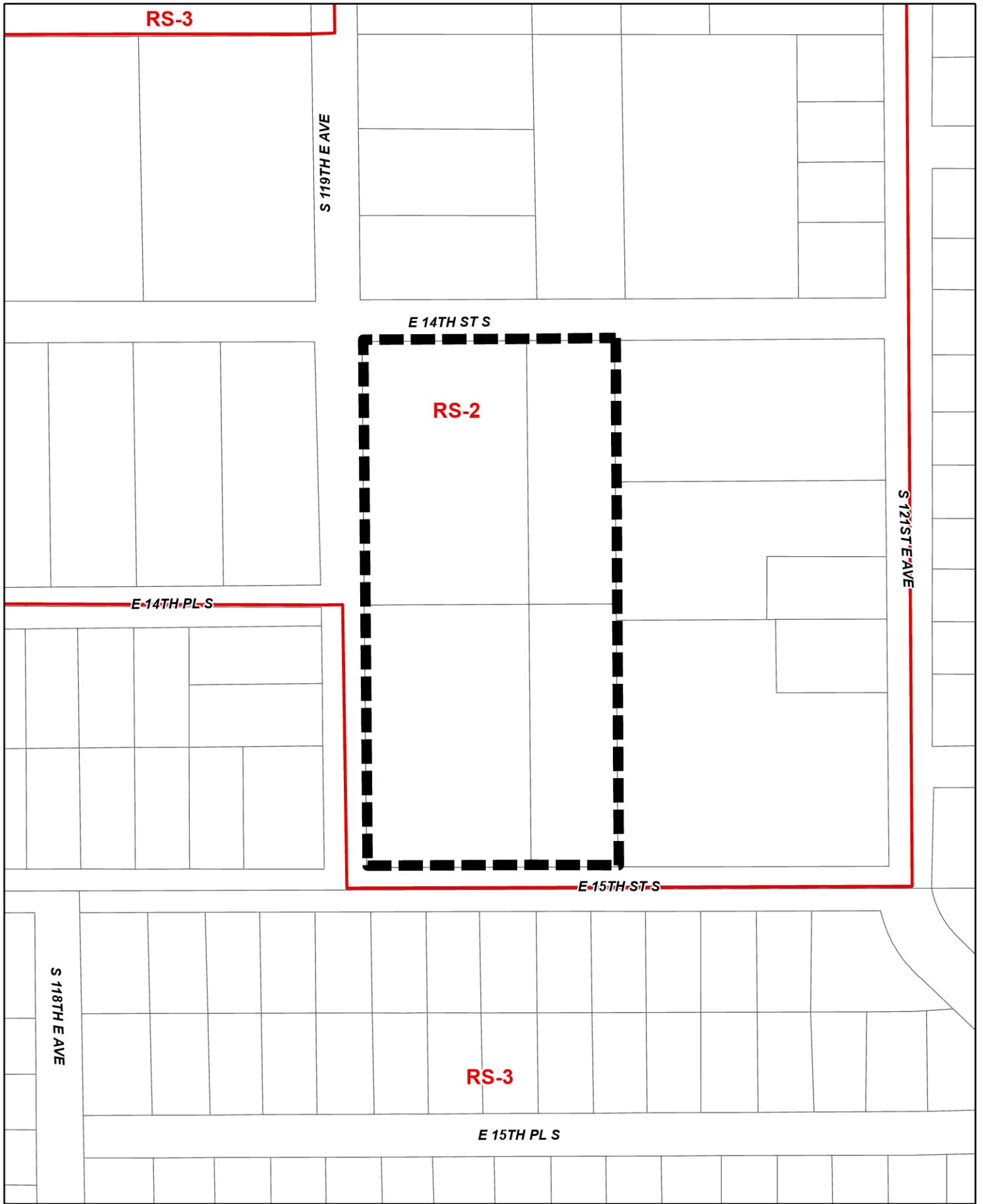
**Exhibits**

Case map

Aerial (small scale)

Aerial (large scale)

Tulsa Comprehensive Plan Land Use Map



RS-3

S 119TH E AVE

E 14TH ST S

RS-2

S 121ST E AVE

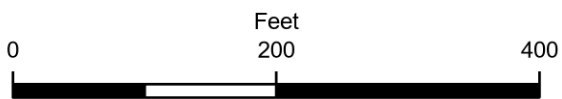
E-14TH-PL-S

E-15TH-ST-S

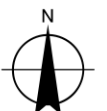
S 118TH E AVE

RS-3

E 15TH PL S



Z-7763



5.4





**Z-7763**

 Subject Tract

Feet  
0 200 400

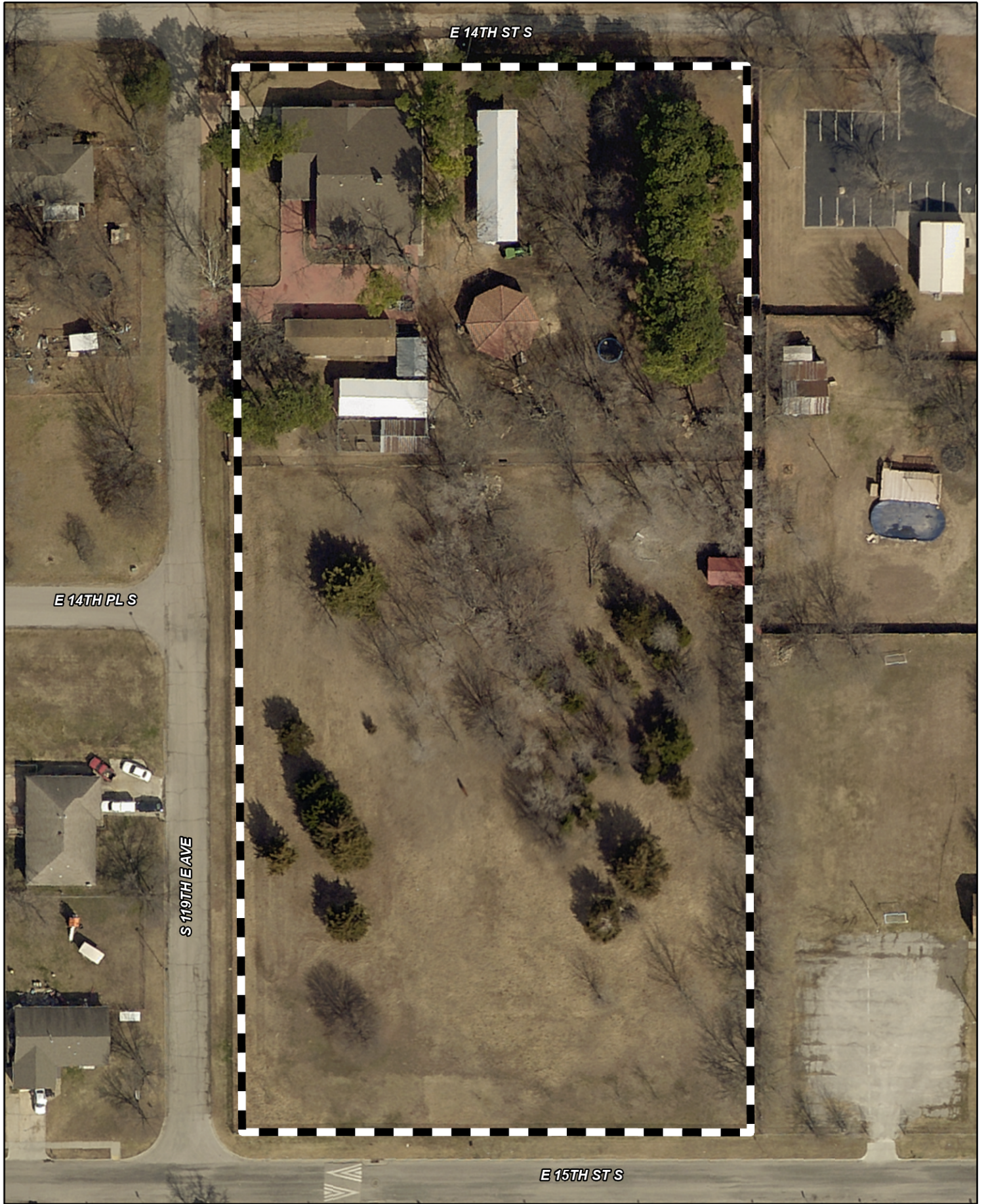


Note: Graphic overlays may not precisely align with physical features on the ground.

3.5

Aerial Photo Date: 2021



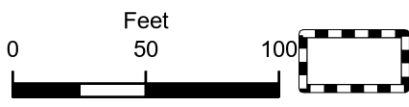


E 14TH ST S

E 14TH PLS

S 119TH E AVE

E 15TH ST S

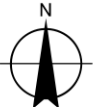


Subject Tract

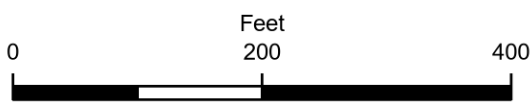
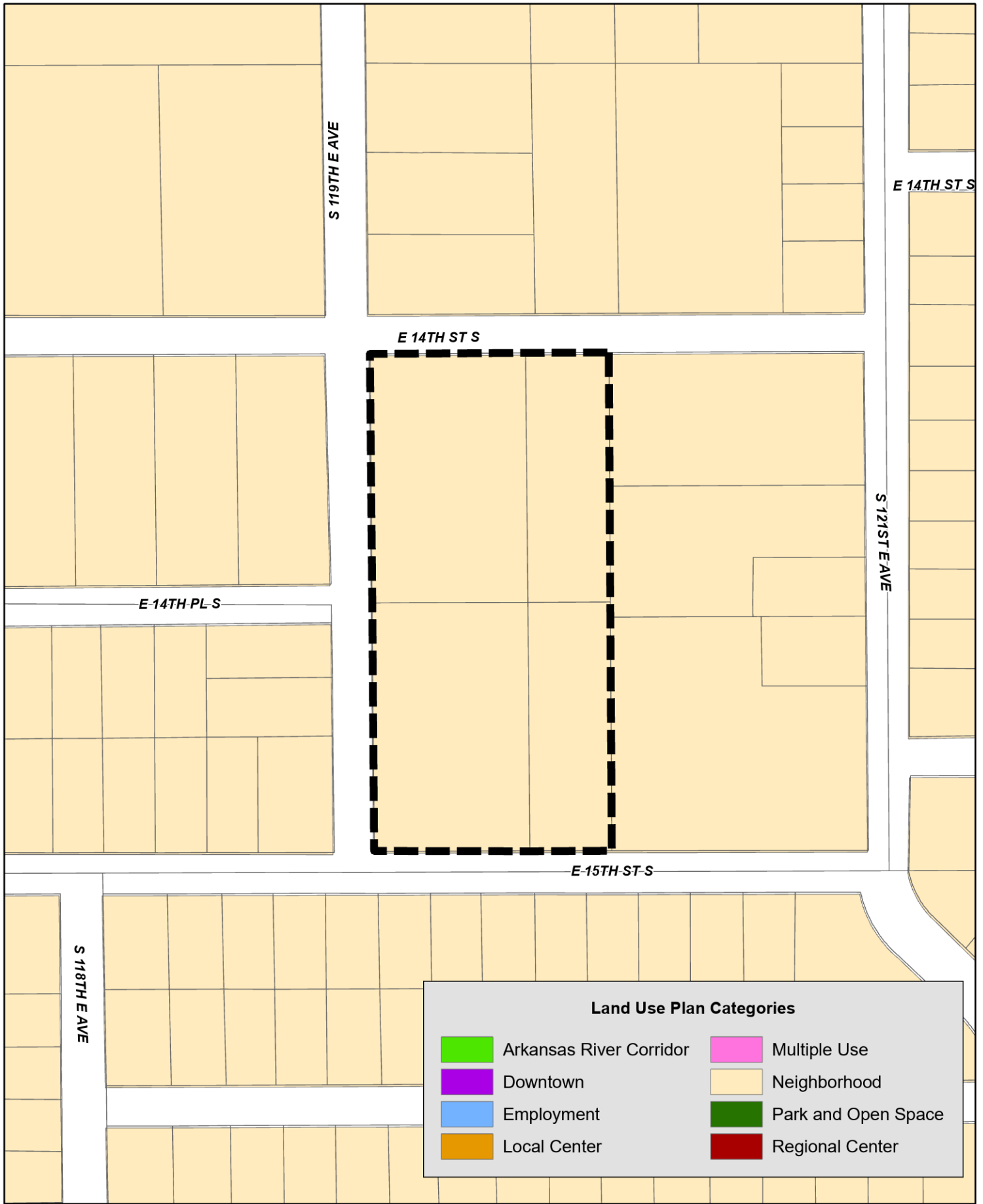
**Z-7763**

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

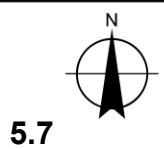
Aerial Photo Date: 2021



5.6



**Z-7763**



# MORTGAGE INSPECTION REPORT

PROPERTY ADDRESS: 1411 SOUTH 119TH EAST AV ENUE, TULSA, OK 74128

SELLER: GARNETT CHURCH OF CHRIST, INC.

BORROWER: RAUL SALDIVAR

LENDER: EVERETT FINANCIAL INC DBA SUPREME LENDING

SURVEYOR'S CLIENT: COLONIAL TITLE, INC. RE: 15-1304

AND DESCRIPTION AS PROVIDED: THE WEST HALF (W/2) OF LOT TWO (2), AND ALL OF LOTS THREE (3) AND FOUR (4), AND THE WEST HALF (W/2) OF LOT FIVE (5), BLOCK TEN (10), ELM HURST, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 1073.

Colonial Title, Inc. will take an exception to the Owners TI Policy. Will insure the lender only against forced removal.

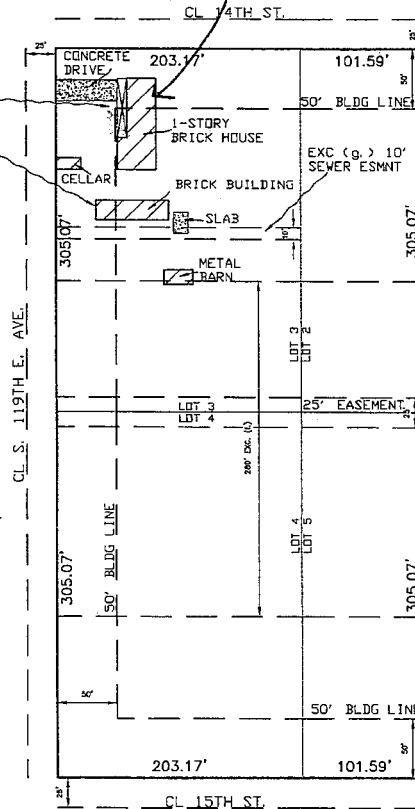
*X. Raul*

4-30-15

NOTE! A PORTION OF THE HOUSE AND A PORTION OF THE DETACHED BRICK BUILDING, AS WELL AS THE CELLAR, LIES OVER THE PLATTED 50' BUILDING LINE AS SHOWN.



1" = 100'



THE FOLLOWING RECORDED DOCUMENTS THAT HAVE BEEN PROVIDED IN SCHEDULE B, SECTION 2 OF TITLE COMMITMENT NO. 15-1304 AFFECT THE SUBJECT PROPERTY AS NOTED:

- (f.) RIGHT OF WAY EASEMENT IN FAVOR OF PUBLIC SERVICE COMPANY, BOOK 3921, PAGE 1644, IS A 10' WIDE EASEMENT FOR OVERHEAD POWER LINES, IN A NON-SPECIFIC LOCATION WITHIN THE AREA SHOWN. NO POWER POLES OR POWER LINES WERE OBSERVED IN THE AREA.
- (g.) SEWER EASEMENT IN FAVOR OF CITY OF TULSA BOOK 3862, PAGE 1717, IS A PERPETUAL EASEMENT THAT AFFECTS THE NORTH 10' OF THE SOUTH 155' OF PART OF LOT 3 AS SHOWN.

## SURVEYOR'S STATEMENT

FRITZ LAND SURVEYING, LLC AND THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION CA #5848, DO HEREBY STATE THAT IN OUR PROFESSIONAL OPINION THIS DRAWING IS AN ACCURATE REPRESENTATION OF THE CONDITIONS THAT EXISTED ON APRIL 9, 2015; THAT THE DWELLING AS LOCATED IS ENTIRELY WITHIN THE DESCRIBED TRACT BOUNDARIES AND THAT THERE ARE NO ENCROACHMENTS THEREON BY VISIBLE PERMANENT IMPROVEMENTS, EXCEPT AS NOTED; THAT ALL EASEMENTS DEPICTED ON THE RECORDED PLAT ARE SHOWN AND OTHER RECORDED DOCUMENTS THAT HAVE BEEN PROVIDED ARE SHOWN OR NOTED; THAT FENCES AND UTILITIES HAVE NOT BEEN FIELD LOCATED AND ARE NOT SHOWN; THAT THIS IS NOT A LAND OR BOUNDARY SURVEY AND IS NOT TO BE RELIED UPON FOR FENCE, BUILDING OR OTHER FUTURE IMPROVEMENTS AND THAT NO LIABILITY OR RESPONSIBILITY IS ASSUMED HEREIN OR HEREBY TO THE CURRENT OR FUTURE LAND OWNER. THE DIMENSIONS SHOWN FOR THE BOUNDARY ARE FROM RECORD INFORMATION AND HAVE NOT BEEN VERIFIED.

PREPARED BY:

**FRITZ LAND SURVEYING, LLC**

2017 W. 91st STREET

TULSA, OK 74132

PH: 918.231.0575

FRITZPLS@YAHOO.COM

FLS# 15168 SALDIVAR

WITNESS MY HAND AND SEAL THIS  
15TH DAY OF APRIL, 2015.

*Andy Fritz*  
ANDY FRITZ, PLS  
OK LIC. 1694

