



**Tulsa Metropolitan Area
Planning Commission**

Z-7854 Staff Report

Hearing Date: April 1, 2026
Prepared by: Nathan Foster
nathanfoster@cityoftulsa.org
918-596-7609

Owner and Applicant Information

Applicant: Ethos Architects, Inc.
Property Owner: Juan & Maria Oropeza

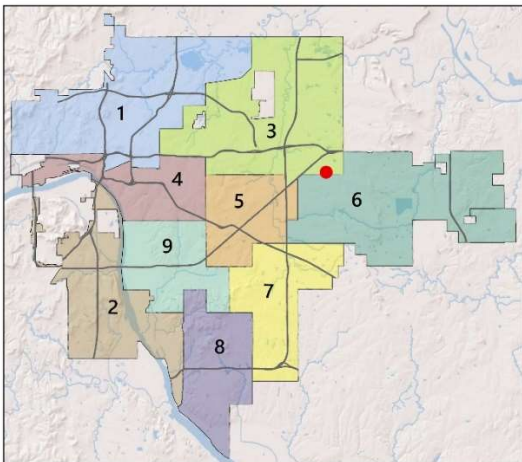
Property Location

East of the northeast corner of East 11th Street
South and South 131st East Avenue

Tract Size: ± 0.9 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 3, Jackie Dutton
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 property from CS to CG to permit redevelopment of the site as an event space and commercial kitchen for tortilla manufacturing.

Zoning

Existing Zoning: Commercial Shopping (CS)
Existing Overlays: Route 66 Overlay (RT66)
Proposed Zoning: Commercial General (CG)

Use

Current Use: Commercial
Proposed Use: Low-impact manufacturing & event center

Comprehensive Plan Considerations

Land Use

Land Use Plan: Multiple Use
Small Area Plans: None
Development Era: Late Automobile

Transportation

Major Street & Highway Plan: E 11th St S – Secondary Arterial
planitulsa Street Type: N/A
Transit: N/A

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: Signed Route along E 11th St

Environment

Flood Area: N/A
Tree Canopy Coverage: Greater than 50%
Parks & Open Space: N/A

Detailed 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.

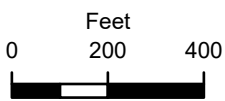
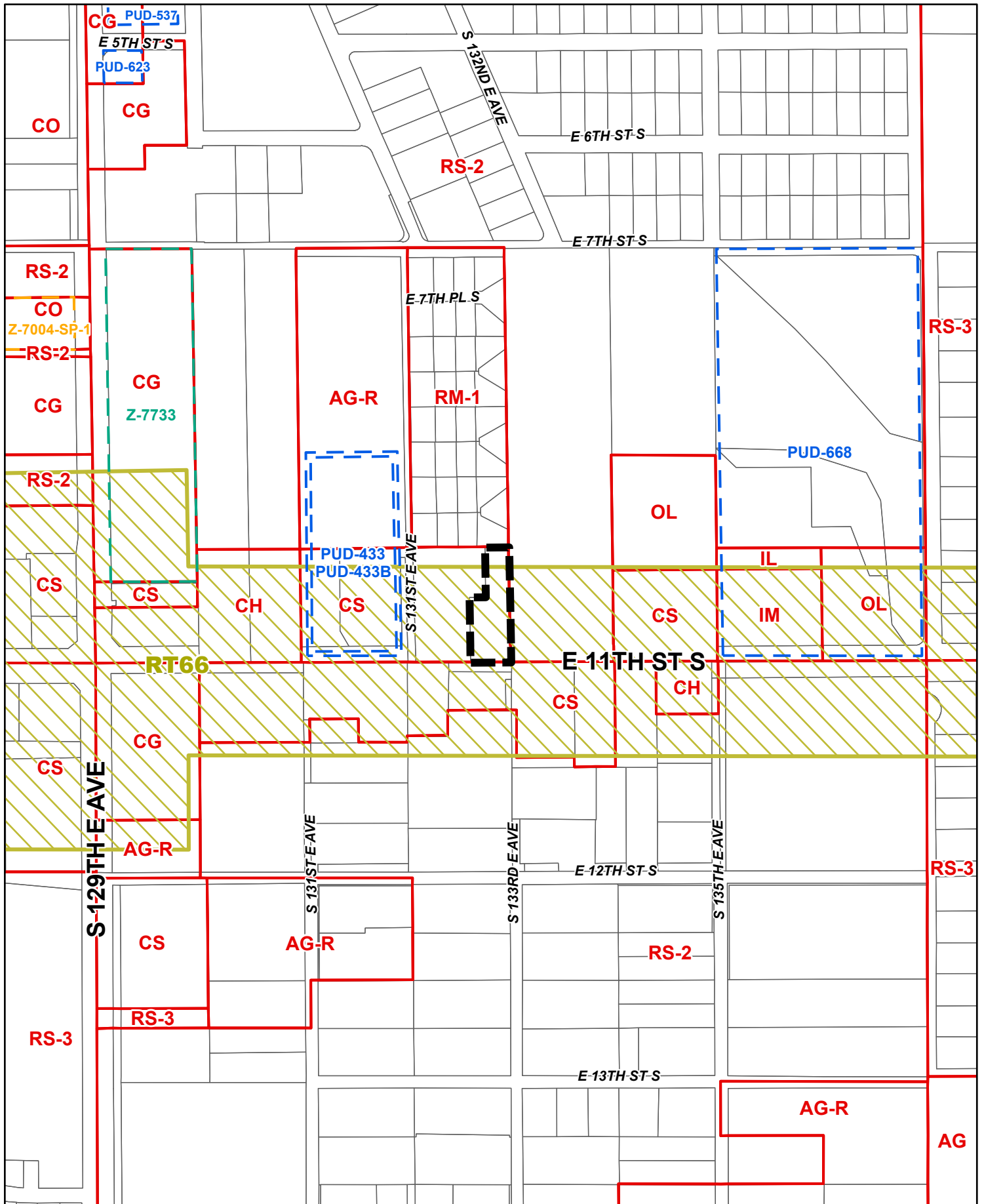
Exhibits

Case map

Aerial (small scale)

Aerial (large scale)

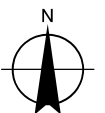
Tulsa Comprehensive Plan Land Use Map

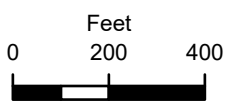


 Subject Tract

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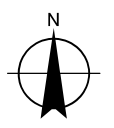




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Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2025

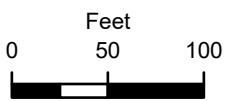




S 131ST AVE

E 11TH ST S

S 133RD AVE



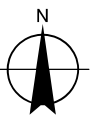
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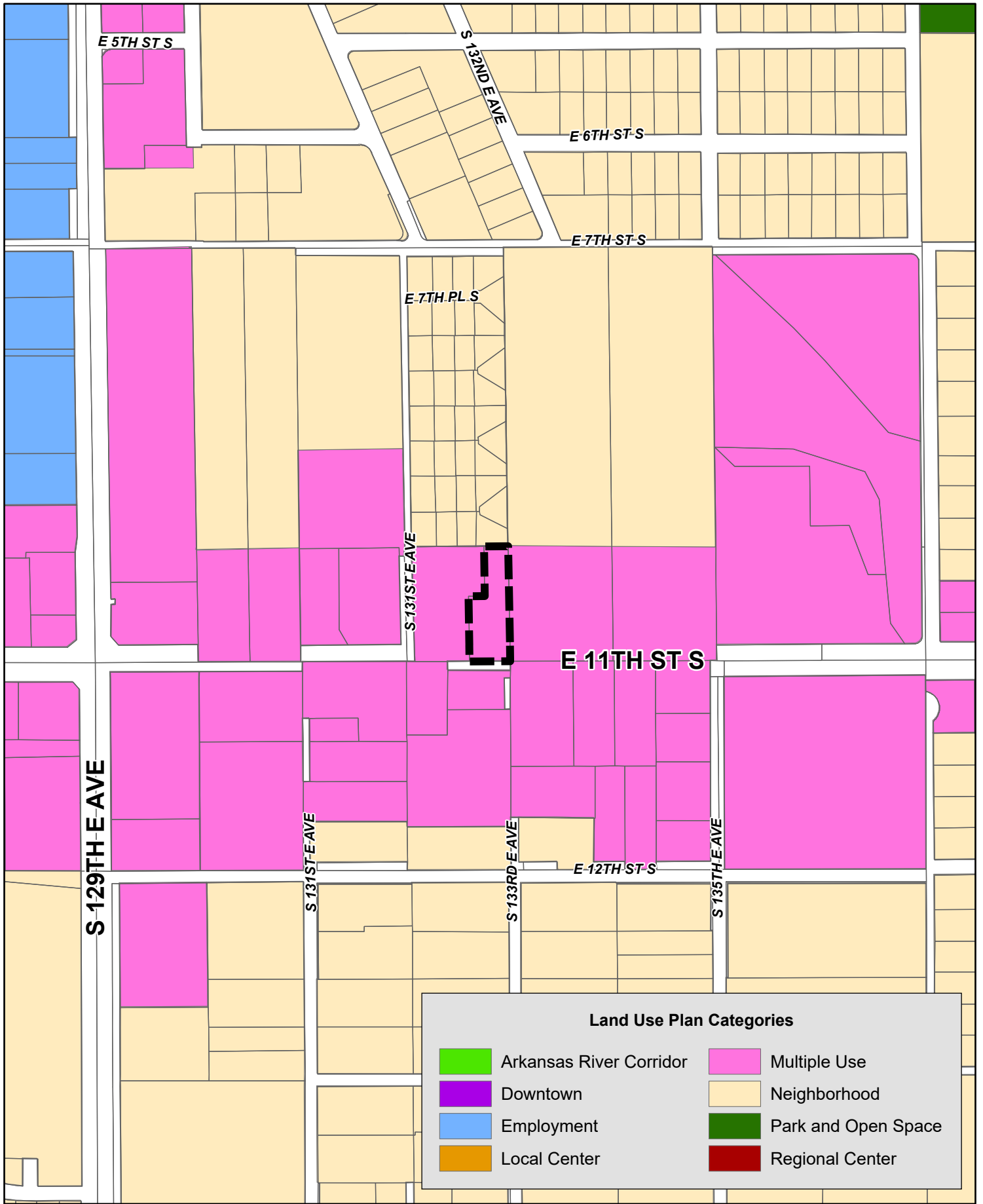
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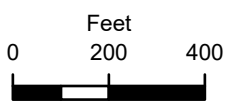


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Land Use Plan Categories

	Arkansas River Corridor		Multiple Use
	Downtown		Neighborhood
	Employment		Park and Open Space
	Local Center		Regional Center



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