



**City of Broken Arrow
Meeting Agenda
Broken Arrow City Council**

*Mayor Debra Wimpee
Vice Mayor Johnnie Parks
Council Member Lisa Ford
Council Member Justin Green
Council Member David Pickel*

Monday, January 12, 2026

6:00 PM

**Northeastern State University
Broken Arrow
3100 New Orleans St, Broken
Arrow, OK 74014
Building "A" / Administrative
Services**

AGENDA OF SPECIAL MEETING

- 1. Call to Order**
- 2. Invocation**
- 3. Roll Call**
- 4. Pledge of Allegiance to the Flag**
- 5. General Council Business**
 - A. 26-151** Consideration, discussion, and possible approval of BAZ-002469-2025 (Rezoning) and SP-002526-2025 (Conditional Use Permit), Islamic Center of Tulsa, 15.06 acres, AG (Agricultural) to CG (Commercial General), located approximately ½ mile north of Tucson Street (121st Street) and just east of Olive Avenue (129th E. Avenue)
- 6. Adjournment**

NOTICE:

Please note that all items on this agenda may be approved, denied, amended, postponed, acknowledged, affirmed or tabled.

If you wish to speak at this evening's meeting, please fill out a "Request to Speak" form. The forms are available from the City Clerk's table or at the entrance door. Please turn in your form prior to the start of the meeting. Topics are limited to items on the currently posted agenda, or relevant business.

All cell phones and pagers must be turned OFF or operated SILENTLY during meetings.

Exhibits, petitions, pictures, etc., shall be received and deposited in case files to be kept at the Broken Arrow City Hall. If you are a person with a disability and need some accommodation in order to participate in this meeting, please contact the City Clerk at 918-259-2400 Ext. 5418 to make arrangements.

21 O.S. Section 280 provides the following:

- A. It is unlawful for any person, alone or in concert with others and without authorization, to willfully disturb, interfere or disrupt state business or the business of any political subdivision, which includes publicly posted meetings, or any agency operations or any employee, agent, official or representative of the state or political subdivision.
- B. It is unlawful for any person who is without authority or who is causing any disturbance, interference or disruption to willfully refuse to disperse or leave any property, building or structure owned, leased or occupied by state officials or any political subdivision or its employees, agents or representatives or used in any manner to conduct state business or any political subdivision's business or operations after proper notice by a peace officer, sergeant-at-arms, or other security personnel.
- C. Any violation of the provisions of this section shall be a misdemeanor punishable by imprisonment in the county jail for a term of not more than one (1) year, by a fine not exceeding One Thousand Dollars (\$1,000.00), or by both such fine and imprisonment.
- D. For purposes of this section, "disturb, interfere or disrupt" means any conduct that is violent, threatening, abusive, obscene, or that jeopardizes the safety of self or others.

A paper copy of this agenda is available upon request.

POSTED this _____ day of _____, _____, at _____ a.m./p.m.

City Clerk



City of Broken Arrow

Request for Action

File #: 26-151, Version: 1

**Broken Arrow City Council
Special Meeting of: 01-12-2026**

Title:

Consideration, discussion, and possible approval of BAZ-002469-2025 (Rezoning) and SP-002526-2025 (Conditional Use Permit), Islamic Center of Tulsa, 15.06 acres, AG (Agricultural) to CG (Commercial General), located approximately $\frac{1}{2}$ mile north of Tucson Street (121st Street) and just east of Olive Avenue (129th E. Avenue)

Background:

BAZ-002469-2025 is a request to change the zoning designation of 15.08 acres from AG (Agricultural) to CG (Commercial General). The property is located approximately $\frac{1}{2}$ mile north of Tucson Street (121st Street) and just east of Olive Avenue (129th E. Avenue). The Creek Turnpike and its interchange with Olive Avenue is north of this property.

The proposed development will have access from Olive Avenue. This property is Comprehensive Plan Level 6, which supports a rezoning to CG. The proposed development includes a commercial retail center along the frontage of the property, the Islamic Center in the center portion. The rear portion of the property is partially floodplain and is planned for a retention pond and vacant land. A Specific Use Permit for place of assembly is also a part of this item for consideration.

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

Location	Comprehensive Plan	Zoning	Land Use
North	Level 6 and Greenway/Floodplain	AG	Vacant
East	Level 6	AG	Vacant
South	Level 3 and Greenway/Floodplain	AG	Place of Assembly
West	Level 6 & Level 3	AG	Single Family Residence and Vacant

According to FEMA's National Flood Hazard Layer, the rear portion of the property features an area of 100-year flood plain. That area is planned to remain undeveloped currently. All developments will follow floodplain development requirements as set forth by the City of Broken Arrow and FEMA.

File #: 26-151, Version: 1

Parking requirements for places of assembly are 1 parking space per 4 seats in assembly area or 1 per 100 sq ft in meeting area without seats. The conceptual development layout details 789 total parking spaces, however, the final number will be determined and approved in the site plan review process for both the Islamic Center and the retail development.

During the December 18, 2025, Broken Arrow Planning Commission the item was heard as one item but voted on as two separate items. The rezoning from AG to CG was recommended for approval by a 4-1 vote. The conditional use permit for a place of assembly was recommended for approval by a 3-2 vote.

Many citizens raised concerns that the infrastructure in the area, i.e. traffic, stormwater, and sanitary sewer are inadequate at this time to support the development.

Cost: \$0

Funding Source: -

Requested By: Rocky Henkel, Community Development Director

Approved By: City Manager's Office

Attachments:
Planning Commission Staff Report
Case Map
Aerial
Comprehensive Plan
Conceptual Development Layout

Recommendation:

Approve BAZ-002469-2025 and SP-002526-2025 per Planning Commission and Staff recommendation.

Broken Arrow Planning Commission
12-18-2025

To: **Chair and Commission Members**
From: **Community Development Department**
Title:
..title

Public hearing, consideration, and possible action regarding BAZ-002469-2025 (Rezoning) and SP-002526-2025 (Conditional Use Permit), Islamic Center of Tulsa, 15.06 acres, AG (Agricultural) and FD (Floodplain) to CG (Commercial General) and FD (Floodplain), located approximately $\frac{1}{2}$ mile north of Tucson Street (121st Street) and just east of Olive Avenue (129th E. Avenue)

..End

Background:

Applicant:	Richard Brown, RBA Architects
Owner:	Islamic Society of Tulsa
Developer:	N/A
Engineer:	N/A
Location:	Approximately $\frac{1}{2}$ mile north of Tucson Street (121st Street) and just east of Olive Avenue (129th E. Avenue)
Size of Tract	15.08 acres
Number of Lots:	1
Present Zoning:	AG (Agricultural)
Proposed Zoning:	CG (Commercial General)
Comp Plan:	Level 6 – Regional Employment/Commercial

BAZ-002469-2025 is a request to change the zoning designation of 15.08 acres from AG (Agricultural) to CG (Commercial General) and FD (Floodplain). The property is located approximately $\frac{1}{2}$ mile north of Tucson Street (121st Street) and just east of Olive Avenue (129th E. Avenue). The Creek Turnpike and its interchange with Olive Avenue is north of this property.

The proposed development will have access from Olive Avenue. This property is Comprehensive Plan Level 6, which supports a rezoning to CG. The proposed development includes a commercial retail center along the frontage of the property, the Islamic Center in the center portion. The rear portion of the property is partially floodplain and is planned for a retention pond and vacant land. A Conditional Use Permit for a place of assembly is also a part of this item for consideration.

Parking requirements for places of assembly are 1 parking space per 4 seats in assembly area or 1 per 100 sq ft in meeting area without seats. The conceptual development layout details 726 total parking spaces, however, the final number will be determined and approved in the site plan review process for both the Islamic Center and the retail development.

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

Location	Comprehensive Plan	Zoning	Land Use
North	Level 6 and Greenway/Floodplain	AG	Vacant
East	Level 6	AG	Vacant
South	Level 3 and Greenway/Floodplain	AG	Place of Assembly
West	Level 6 & Level 3	AG	Single Family Residence and Vacant

According to FEMA's National Flood Hazard Layer, the rear portion of the property features an area of 100-year flood plain. That area is planned to remain undeveloped currently. All developments will follow floodplain development requirements as set forth by the City of Broken Arrow and FEMA.

Attachments: Case Map
Aerial
Comprehensive Plan
Conceptual Development Layout

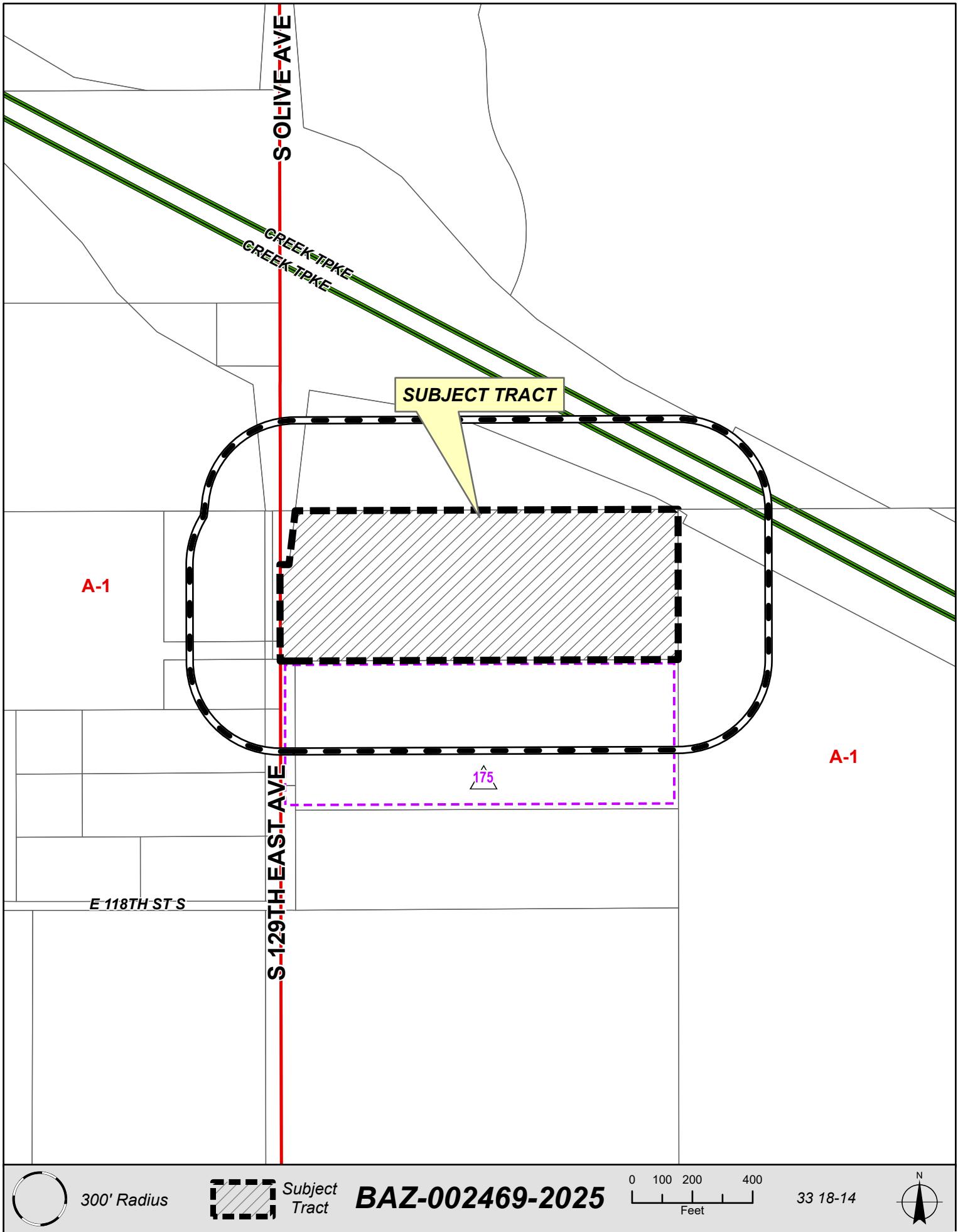
Recommendation:

Based upon the Comprehensive Plan, the location of the property, and the surrounding land uses, Staff recommends that BAZ-002469-2025 and SP-002526-2025 be approved subject to the property being platted.

Reviewed by: Jane Wyrick

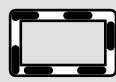
Approved by: Rocky Henkel

JAJ





Note: Graphic overlays may
not precisely align with physical
features on the ground.
Aerial Photo Date: 2024



Subject
Tract

BAZ-002469-2025

0 100 200 400
Feet

33 18-14



Vexcel Imaging

**SUBJECT TRACT
LAND USE PLAN
REGIONAL EMPLOYMENT/COMMERCIAL
GREENWAY/FLOODPLAIN**

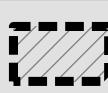
S 129TH EAST AVE

E 118TH ST S

Comprehensive Plan LUIS Classification	
 Special District Overlay	 Level 6 - Regional Employment/Commercial
 Level 1 - Rural Residential	 Level 7 - Major Industrial
 Level 2 - Urban Residential	 Greenway/Floodplain
 Level 3 - Transition Area	 Public Recreation
 Level 4 - Commercial/Employment Nodes	 Private Recreation
 Level 5 - Downtown Area	 Public/Semi-Public



300' Radius



Subject
Tract

BAZ-002469-2025

0 100 200 400
Feet

33 18-14



TULSA ISLAMIC SOCIETY NEW MASJID-PHASE ONE BROKEN ARROW, OKLAHOMA

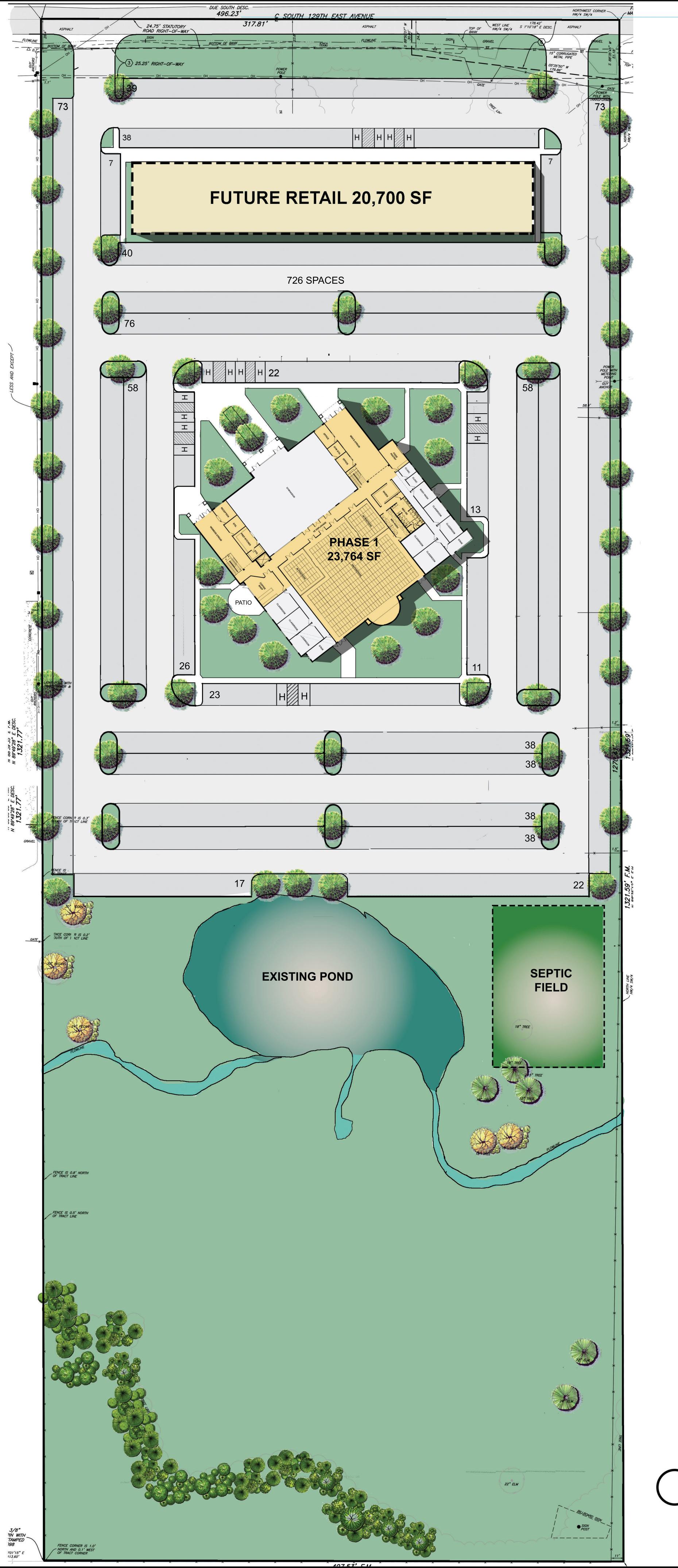
DRAWING ISSUE	
DESCRIPTION	DATE
MARY	
SET	
SIGN -REISSUED	
DUCTION SET	

PROJECT NUMBER

SHEET TITLE

SHEET NUMBER

A-1.01



SITE PLAN

=60'-0"

