



**City of Broken Arrow**  
**Meeting Agenda**  
**Board of Adjustment**

City of Broken Arrow  
Council Chambers  
220 S 1st Street  
Broken Arrow OK  
74012

*Judd Hatch Chairman*  
*George Ghesquire Vice Chair*  
*Kamara Washington Board Member*  
*Rebecca Hinkle Board Member*  
*Michelle Bergwall Board Member*

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**Monday, March 9, 2026**

**5:00 PM**

**Council Chambers**

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**1. Call to Order**

**2. Roll Call**

**3. Consideration of Consent Agenda**

- A. [26-375](#) Approval of Board of Adjustment meeting minutes of February 9, 2026

**Attachments:** [02.09.2026 Meeting Minutes](#)

**4. Public Hearings**

- A. [26-378](#) Public hearing, consideration, and possible action regarding VAR-002667-2025, 202 Elgin Apartments approximately 0.24 acres, Downtown Residential Overlay District 5, request a variance from Section V of the Downtown Residential Overlay District regulations to modify driveway width, located approximately one-half mile north of West Houston Street (81st Street), and one-half mile west of 9th Street (177th East Avenue)

**Attachments:** [2 - Site Plan](#)  
[2 - Radius](#)

- B. [26-377](#) Public hearing, consideration, and possible action regarding VAR-002593-2025, Ft. Worth Apartments approximately 0.32 acres, Downtown Residential Overlay District 5, request a variance from Section V of the Downtown Residential Overlay District regulations to modify driveway width, located approximately one-fourth mile north of West Houston Street (81st Street), and one-half mile west of 9th Street (177th East Avenue)

**Attachments:** [2 - Case Map](#)  
[3 - Aerial](#)  
[4 - Ft Worth Apartments Site Plan](#)  
[5 - Applicant Letter](#)

**5. General Board Business**

**6. Remarks, Inquiries, and/or Comments by the Board and/or Staff (No Action)**

**7. Adjournment**

**NOTICE:**

- 1. IF YOU HAVE A DISABILITY AND NEED ACCOMMODATION IN ORDER TO PARTICIPATE IN THE MEETING, PLEASE CONTACT COMMUNITY DEVELOPMENT AT 918 259 8412 TO MAKE ARRANGEMENTS.**
- 2. EXHIBITS, PETITIONS, PICTURES, ETC. PRESENTED TO THE BOARD OF ADJUSTMENT MAY BE RECEIVED AND DEPOSITED IN CASE FILES TO BE MAINTAINED AT BROKEN ARROW CITY HALL.**
- 3. RINGING/SOUND ON ALL CELL PHONES AND PAGERS MUST BE TURNED OFF DURING THE MEETING.**

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

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**File #:** 26-375, **Version:** 1

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**Broken Arrow Board of Adjustment  
03-09-2026**

**To:** Chairman and Board Members  
**From:** Community Development Department  
**Title:**

**Background:** Approval of Board of Adjustment meeting minutes of February 9, 2026  
Minutes recorded for the Broken Arrow Board of Adjustment meeting.

**Attachments:** 02 09 2026 Board of Adjustment Minutes

**Recommendation:** Approve minutes of Board of Adjustment meeting held February 9, 2026.

**Reviewed By:** Jane Wyrick

**Approved By:** Rocky Henkel



# Broken Arrow

## Minutes

City Hall  
220 S 1st Street  
Broken Arrow, OK 74012

### Board of Adjustment

**Judd Hatch Chairman**  
**Rebecca Hinkle Vice Chair**  
**Kamara Washington Board Member**  
**George Ghesquire Board Member**  
**Michelle Bergwall Board Member**

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<b>Monday, February 9, 2026</b>	<b>Time 5:00 p.m.</b>	<b>Board Chambers</b>
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#### 1. Call to Order

Chairman Judd Hatch called the meeting to order at 5:06 p.m.

#### 2. Roll Call

**Present: 3 -** George Ghesquire, Kamara Washington, Judd Hatch  
**Absent: 2 -** Michelle Bergwall, Rebecca Hinkle

#### 3. Consideration of Consent Agenda

##### A. 26-255 Approval of Board of Adjustment meeting minutes of January 12, 2026

MOTION: A motion was made by Kamara Washington, seconded by George Ghesquire  
**Move to Approve Consent Agenda**

The motion carried by the following vote:

**Aye: 3 -** George Ghesquire, Kamara Washington, Judd Hatch

#### 4. Public Hearings

##### A. 26-254 Public hearing, consideration, and possible action regarding VAR-002593-2025, Ft. Worth Apartments approximately 0.32 acres, Downtown Residential Overlay District 5, request a variance from Section V of the Downtown Residential Overlay District regulations to modify driveway width, located approximately one-fourth mile north of West Houston Street (81st Street), and one-half mile west of 9th Street (177th East Avenue)

George Ghesquire recused himself from this item.

MOTION: A motion was made by Judd Hatch, seconded by Kamara Washington  
**Move to Continue**

The motion carried by the following vote:

**Aye: 3 -** Kamara Washington, George Ghesquire, Judd Hatch

#### 5. General Board Business

##### A. 26-257 Election of a Chairperson for the Board of Adjustment for 2026-2027

George Ghesquire nominated Judd Hatch for the chairperson position.

MOTION: A motion was made by George Ghesquire, seconded by Kamara Washington  
**Move to Approve Judd Hatch as Chairperson**

The motion carried by the following vote:

**Aye: 3 -** George Ghesquire, Kamara Washington, Judd Hatch

##### B. 26-258 Election of a Vice Chairperson for the Board of Adjustment for 2026-2027

Kamara Washington nominated George Ghesquire for vice chair.

MOTION: A motion was made by Kamara Washington, seconded by Judd Hatch  
**Move to Approve George Ghesquire as Vice Chairperson.**

The motion carried by the following vote:

**Aye: 3-** George Ghesquire, Kamara Washington, Judd Hatch

**6. Remarks, Inquiries, and/or Comments by the Board and/or Staff (No Action)**

George Ghesquire clarified his reason for recusing himself from Item 4A was that he knows the property owner.

**7. Adjournment**

The meeting was adjourned at 5:10 p.m.

MOTION: A motion was made by George Ghesquire, seconded by Kamara Washington  
**Move to Adjourn**

The motion carried by the following vote:

**Aye: 3 -**

George Ghesquire, Kamara Washington, Judd Hatch



# City of Broken Arrow

## Request for Action

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**File #: 26-378, Version: 1**

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**Broken Arrow Board of Adjustment  
03-09-2026**

**To:** Chairman and Board Members  
**From:** Community Development Department  
**Title:**

Public hearing, consideration, and possible action regarding VAR-002667-2025, 202 Elgin Apartments approximately 0.24 acres, Downtown Residential Overlay District 5, request a variance from Section V of the Downtown Residential Overlay District regulations to modify driveway width, located approximately one-half mile north of West Houston Street (81st Street), and one-half mile west of 9th Street (177th East Avenue)

**Background:**

**Applicant:** Danyell Blankenship & Bill Diedrich, Route 66 Engineering  
**Owner:** Matthew Reavis  
**Developer:** N/A  
**Surveyor:** N/A  
**Location:** Located approximately one-half mile north of West Houston Street (81st Street), and one-half mile west of 9th Street (145th East Avenue)  
**Size of Tract:** 0.24 acres  
**Number of Lots:** 1  
**Present Zoning:** DROD - Area 5  
**Comp Plan:** Level 2 - Urban Residential

VAR-002593-2025, involves 0.32 acres within DROD - Area 5, is a request to waive the Downtown Residential Overlay District (DROD) driveway width regulations, located approximately one-fourth mile north of West Houston Street (81st Street), and one-half mile west of 9th Street (177th East Avenue)

The applicant has requested to continue this item to the next Board of Adjustment meeting to clear up some outstanding legal matters with the subject property.

**Attachments:** Case map  
Aerial

**Recommendation:**

Staff recommends continuing this item until the next meeting of the Broken Arrow Board of Adjustment on April 13, 2026.

**Reviewed by: Jane Wyrick**

**Approved by: Rocky Henkel**

JAJ







# City of Broken Arrow

## Request for Action

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**File #: 26-377, Version: 1**

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**Broken Arrow Board of Adjustment  
03-09-2026**

**To:** Chairman and Board Members  
**From:** Community Development Department  
**Title:**

Public hearing, consideration, and possible action regarding VAR-002593-2025, Ft. Worth Apartments approximately 0.32 acres, Downtown Residential Overlay District 5, request a variance from Section V of the Downtown Residential Overlay District regulations to modify driveway width, located approximately one-fourth mile north of West Houston Street (81st Street), and one-half mile west of 9th Street (177th East Avenue)

**Background:**

**Applicant:** Justin DeBruin, Wallace Design Collective  
**Owner:** Joel Coggins  
**Developer:** Nick Mason, Wallace Design Collective  
**Surveyor:** N/A  
**Location:** Located approximately one-fourth mile north of West Houston Street (81st Street), and one-half mile west of 9th Street (145th East Avenue)  
**Size of Tract:** 0.32 acres  
**Number of Lots:** 1  
**Present Zoning:** DROD - Area 5  
**Comp Plan:** Level 2 - Urban Residential

VAR-002593-2025, involves 0.32 acres within DROD - Area 5, is a request to waive the Downtown Residential Overlay District (DROD) driveway width regulations, located approximately one-fourth mile north of West Houston Street (81st Street), and one-half mile west of 9th Street (177th East Avenue)

This property, currently addressed as 202 E Fort Worth Street, is in the process of being developed into a 15-unit multi-family flat. This property is comprised of four lots of the Original Broken Arrow Townsite. Parking regulations require that there be 1 parking space per 1 bedroom unit meaning this development would need 15 parking spaces.

For a variance to be granted, there are four findings that must be found by the Board of Adjustment.

**1. Unnecessary Hardship. The application of the ordinance to the particular piece of property would create unnecessary hardship;**

Analysis:

Lots within the original townsite of Broken Arrow are narrow and long. This parcel is comprised of four original townsite lots. Nonetheless the parcel is only 14,000 square feet in size leading to a restricted amount of space for housing units and the required amount of parking.

**2. Unusual Conditions. Such conditions are peculiar to the particular piece of property involved;**

Analysis:

Conforming to the requirements of the DROD would necessitate the driveway to be 26' wide. And would reduce the number of parking spaces that can be placed on the property, and thus the overall number of housing units.

**3. Public Good. Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of the ordinance or the comprehensive plan; and.**

Analysis:

The variance if granted would allow for more dense housing to be constructed in the DROD. That itself is the overall goal of the DROD. There are other existing driveways throughout the district that are various widths. A 20' driveway width at this parcel would not be any different. Structures that are considered Rowhouses are allowed a maximum of 20' for driveway width. The proposed development is a flat and so its minimum is 26' and a maximum of 30'. Aerial fire access can be achieved from an adjacent public street without overhead utilities or wires. The Fire Marshall will ensure that fire codes are met during the site plan review process.

**4. Minimum Variance. The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.**

Analysis:

Granting a variance to waive the DROD driveway width would allow for the parking and driveway to be built according to the developers needs while also meeting parking requirements from the City of Broken Arrow. No other variation from the DROD is being requested in this case.

**Attachments:**

- Case map
- Aerial
- Site Plan
- Applicant Letter

**Recommendation:**

By State law and by the City of Broken Arrow Zoning Ordinance, for a variance to be granted, all four criteria listed above must be met. In Staff's opinion, the request for a variance to reduce the minimum driveway width of the Downtown Residential Overlay District (DROD) meets the four findings for the Board to grant a variance. Therefore, Staff recommends that VAR-002593-2025 be approved.

**Reviewed by: Jane Wyrick**

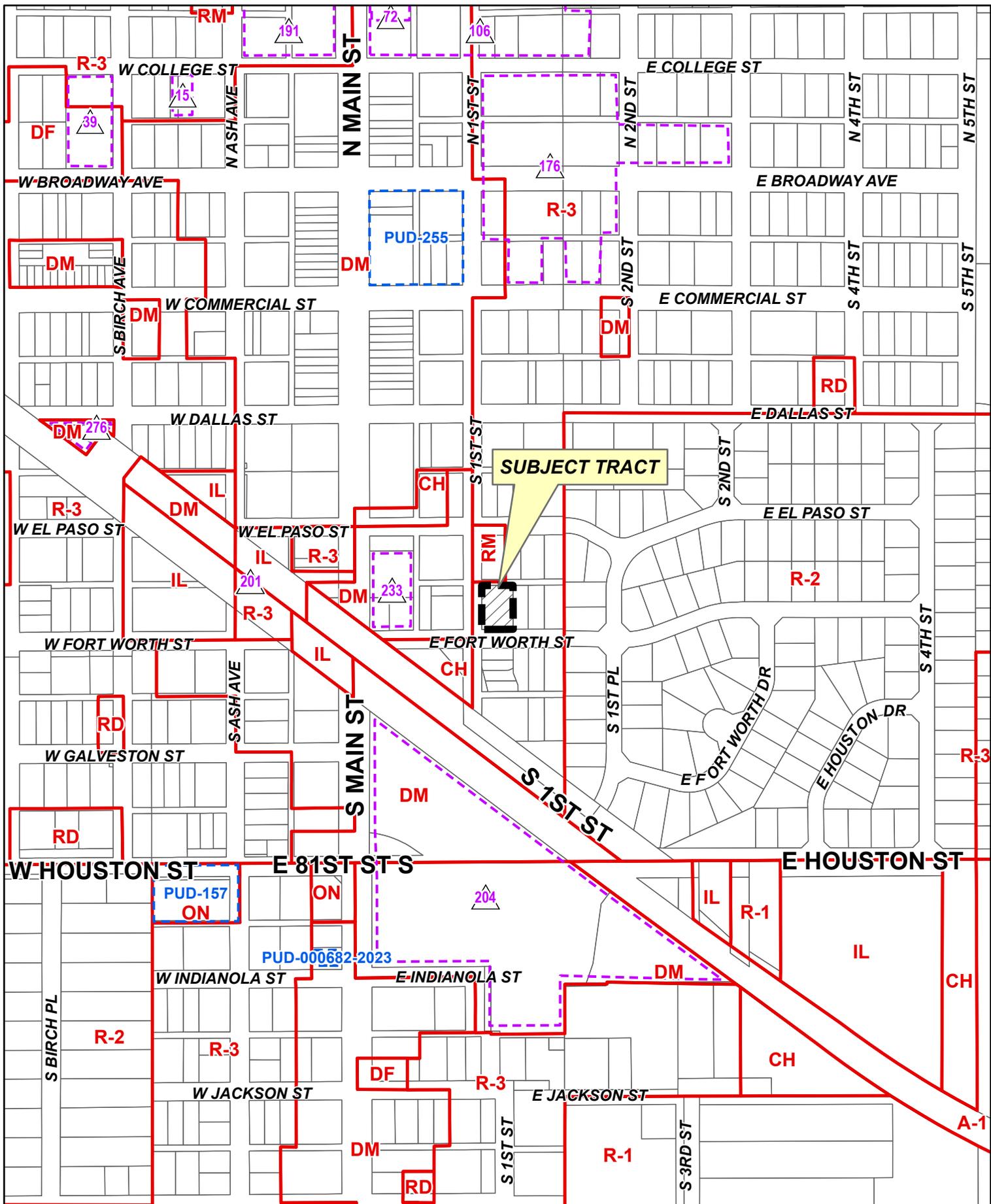
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**File #: 26-377, Version: 1**

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**Approved by: Rocky Henkel**

JAJ

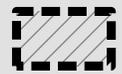


**SUBJECT TRACT**

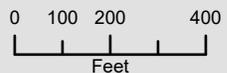
**VAR-002593-2025**



300' Radius

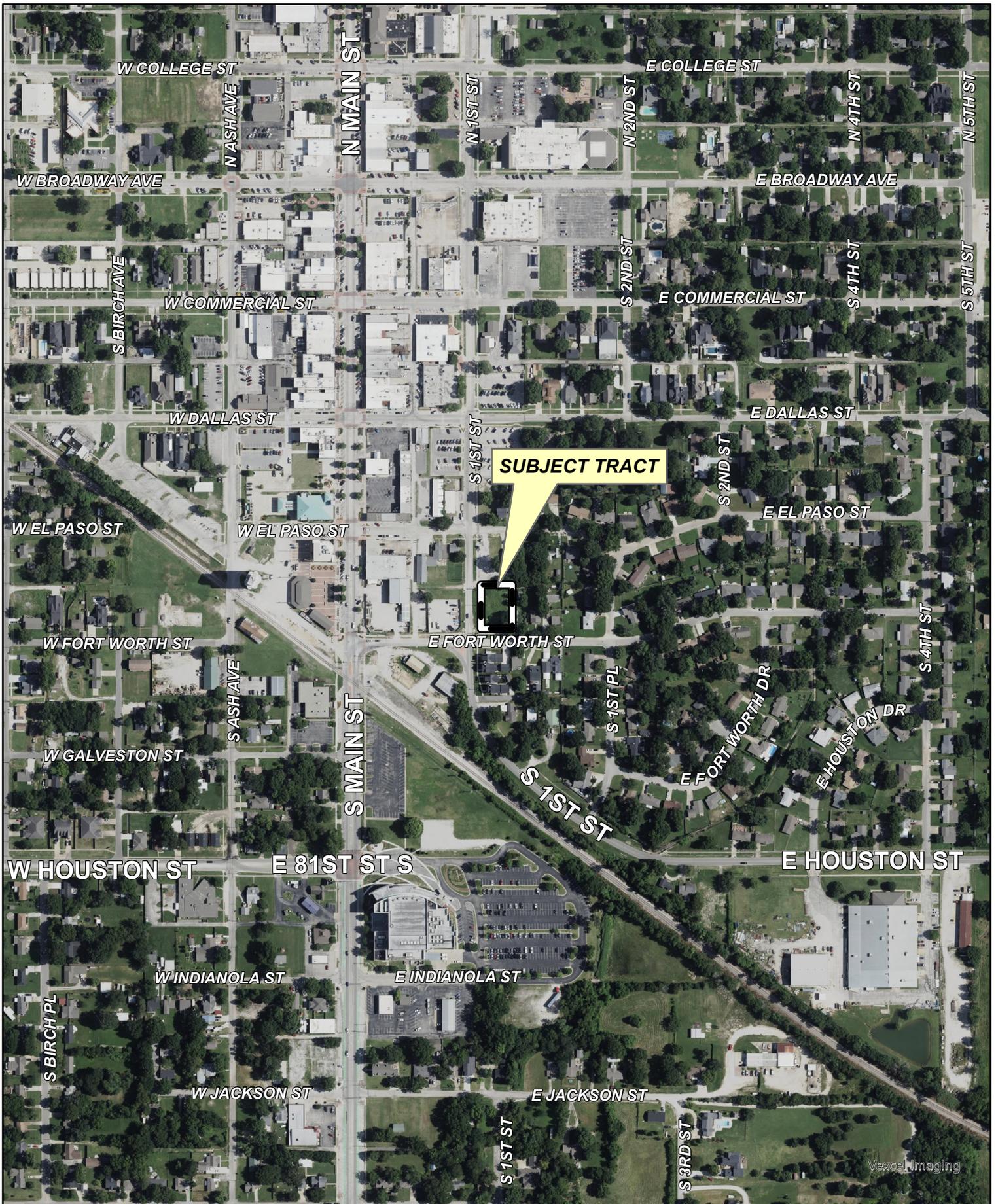


Subject Tract



11 18-14





**SUBJECT TRACT**

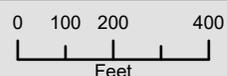


Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: 2024



Subject Tract

**VAR-002593-2025**



11 18-14





December 15, 2025

Jose Jimenez Rubio  
City of Broken Arrow  
JJimenezRubio@brokenarrowok.gov

Subject: Fort Worth Apartments- Drive Width Variance  
Wallace Project No. 2540142

Mr. Rubio:

The project site is located at 202 E. Fort Worth Street, located at the northeast corner of South 1st Street and East Fort Worth Street. This narrative is submitted in support of a request for a variance from the City of Broken Arrow Downtown Residential Overlay District (DROD) Design Standards. Specifically, the property owner is requesting a reduction in the required driveway width from the prescribed 26 feet to 20 feet. The request is associated with a proposed multi-family residential infill development on a 17,500-square-foot site. The intent is to develop a 3-story, 15-unit apartment complex.

The DROD is intended to encourage increased residential density, mixed-use development, and commercial activity in order to activate and strengthen the downtown area, as outlined in the Downtown Master Plan. A significant challenge in achieving these objectives is that much of the land in and around downtown Broken Arrow was historically platted into small lots intended for single-family residential use. These legacy lot configurations create bulk and area constraints that complicate compliance with contemporary development standards. Within these limitations, the proposed project seeks to meet both the intent of the DROD and applicable code requirements. Due to the constrained site area, the sole variance requested is a reduction in driveway width for a one-way drive to 20 feet, which is the minimum required width for angled parking.

It is important to note that several existing parking facilities in the immediate vicinity operate successfully with driveway widths less than 26 feet for one-way circulation, including sites at El Paso Street and Main Street, as well as the northeast, southeast, and southwest corners of Dallas Avenue and South 1st Street. In addition, fire access has been coordinated with the City Fire Marshal, who has confirmed that adequate emergency access can be provided from the adjacent public streets, thereby eliminating the need for a fire lane within the proposed driveway.

The site presents a unique hardship in that its narrow configuration and small lot size, a result of historical platting patterns, impose inherent physical constraints. These conditions make it impractical to provide a standard-width driveway without compromising other essential site elements, such as usable open space and landscaping.

The requested variance represents the minimum relief necessary to allow reasonable development of the property. A 20-foot driveway width is sufficient to accommodate safe vehicular ingress and egress and complies with established standards for angled parking layouts, as proposed.

Granting the requested relief would not be detrimental to the public good, nor would it impair the intent or purpose of the DROD, the zoning ordinance, or the Comprehensive Plan. Rather, the proposed development advances the goals and objectives of the City's adopted downtown planning documents by providing compatible, high-quality residential infill.

Finally, the proposed development is consistent with the character and scale of the surrounding area. The reduced driveway width reflects the smaller, historic development pattern of the Rose District and contributes to enhanced walkability and visual quality, in alignment with the Broken Arrow Comprehensive Plan.

For the reasons outlined above, the requested variance represents a reasonable and minimal adjustment to the DROD Design Standards that allows the property to be developed in a manner consistent with the City's downtown planning goals. The reduced driveway width is appropriate given the site's unique constraints, has precedent in the surrounding area, and maintains safe vehicle access without compromising public safety or neighborhood character. Approval of this request will enable a compatible, context-sensitive infill development that supports the long-term vision for the Rose District and downtown Broken Arrow.

Sincerely,

Justin DeBruin, AICP

Wallace Design Collective