

**City of Broken Arrow**

PO Box 610
Broken Arrow OK 74013
Phone: (918) 259-2411 Ext. 2399

Case Number: **ZON-025337-2025****Zoning
Violation**

Case Type: Zoning

Date Case Established: 12/05/2025

Compliance Deadline: **01/05/2026****Owner:** D&B Processing**Mailing Address:**

D&B Processing
PO Box 141290
BROKEN ARROW, OK 74014--583

Notice of Violation for the following location:**Address:**

21900 E 96TH ST S
BROKEN ARROW, OK 74014

Parcel:

730005761

A recent inspection of the property referenced above revealed the existence of conditions which, if not corrected, are considered a violation of the City of Broken Arrow Zoning Code, cited below.

Additional Information**Subdivision:** Venture 777**Legal Description:** 20-18-15 BEG AT THE CENTER OF SEC 20 -E 660' TO POB-S 726'- E 660'- N 726'- W 660' TO POB BK 1084 PG 327 (BA CITY ANNEX-CITY)

Description of Violation: The property referenced is currently zoned Industrial Light (IL) allowing for light manufacturing provided all operations are conducted entirely within an enclosed structure producing no objectionable noise, vibrations, smoke or dust associated with the industrial operation. The manufacturing being performed is not conducted entirely within an enclosed structure and is producing objectionable noise, and vibrations affecting neighboring properties therefore is in violation of the IL zoning district.

Violation: 2-1-2 (D) Commercial and Industrial Districts (IL) - Commercial and Industrial Districts (IL)
Zoning Code Section 2-1-2 (D) - Commercial and Industrial Districts: Industrial Light (IL). The IL district is intended to provide for light manufacturing, processing, service, storage, wholesale, and distribution operations with all operations contained within an enclosed building. The intent of the IL district is to preserve land for light industrial and service-oriented commercial uses. (Light manufacturing is defined as an establishment engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution of such products, but excluding basic industrial processing. The manufacture, assembly, research, or processing of products and goods occurs entirely within an enclosed structure requiring no outdoor industrial wastewater treatment system, and producing no airborne emissions, objectionable noise, glare, odor, vibrations, smoke or dust associated with the industrial operation. Outdoor storage of raw materials and products is permitted with proper screening).

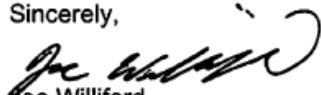
Corrective Action: Bring property into compliance with the Zoning Code as set out in section 2-1-2 (D) Commercial and Industrial Districts by conducting all operations entirely within an enclosed structure producing no airborne emissions, objectionable noise, glare, odor, vibrations, smoke or dust associated with the industrial operation.

Compliance Date: 01/05/2026

To be in compliance with the Municipal Zoning Code, you will need to comply with this notice by the compliance date indicated above. FAILURE TO COMPLY MAY RESULT IN THE ISSUANCE OF A CITATION.

You may appeal the Code Official's decision, to the Board of Adjustment, within fourteen (14) days of the date on this notice, by filing a written notice of appeal to the Director, explaining where you assert there is an error in any order, requirement, permit, decision, determination, refusal, or interpretation made by the Code Official. Upon receipt of an appeal application and payment of the required fee at the Permit Center of City Hall, the Director will schedule your case to be heard by the Board of Adjustment

Sincerely,


Joe Williford
Chief Building Inspector

IN THE MUNICIPAL COURT OF THE CITY OF BROKEN ARROW, OKLAHOMA

STATE OF OKLAHOMA
TULSA COUNTY
WAGONER COUNTY

72/60 ☐ S.S.
73/60 ☒

Atty.

446451

Case No.

COMPLAINT INFORMATION

on or about (date)	at (time)	at or near (location)	
06/09/26		21900 E 96th St	
within the city, county, and state aforesaid:			
Name (last, first, middle)	Phone Number Res.		
Burgess, Doug			
Address	Phone Other		
PO Box 141290			
City	State	Zip Code	
Broken Arrow	OK	74014	
Birthdate (mo., day, yr)	Height	Weight	Race
			Sex
			Class
			CDL
			Endorsements
Driver's License Number		Month/Year	State
Vehicle - Make	VIN#		Did Unlawfully:
			☐ Operate ☐ Park ☐ Other
Vehicle - Model	Year	Body Style-Color	Tag Number
Employer Name	Phone Number	Address	

and did then and there commit the following offense:

SPEEDING MPH in MPH Zone ☐ Pace ☐ Radar ☐ Lidar ☐ Other ☐

Other Violation (include specific facts supporting charge):

Ordinance #

Zoning Code 2-1-2 A Commercial and Industrial Districts

VIOLATION TYPE: ☐ Construction ☐ School ☐ COLLISION
HIGHWAY TYPE: ☐ 1 lane ☐ 2 lane ☐ 3 lane ☐ 4 or more undivided ☐ 4 or more divided ☐ PD ☐ PI

"I, the undersigned issuing officer, hereby certify and swear that I have read the foregoing information and know the facts and contents thereof and that the facts supporting the criminal charge stated therein are true."

Valerie Holbrook 5245
Signature of Officer Badge Number

WITHOUT ADMITTING GUILT, I PROMISE TO APPEAR IN SAID COURT ON

Month 07 / Day 14 / Year 2026 AT 2:20 PM OR PAY THE FINE INDICATED ON OR BEFORE THE COURT DATE. BY MY SIGNATURE I UNDERSTAND MY RELEASE TO APPEAR FOR ARRAIGNMENT IS CONDITIONAL AND THAT FAILURE TO APPEAR AS PROMISED SHALL RESULT IN THE SUSPENSION OF MY DRIVER'S LICENSE IN OKLAHOMA, OR IF A NONRESIDENT, IN MY HOME STATE PURSUANT TO THE NONRESIDENT VIOLATOR COMPACT.

SIGNATURE DATE
6-9-26

ADDRESS OF COURT

2304 South 1st Pl.

Broken Arrow, Oklahoma

Walk-In Payment

Monday-Friday 8:00a.m. - 5:00 p.m.

MAILING ADDRESS

Court Clerk

Municipal Court

P.O. Box 610

Broken Arrow, Oklahoma 74013

INCLUDE THIS CITATION OR A COPY WITH PAYMENT - DO NOT SEND CASH.
MAKE CHECKS PAYABLE TO THE CITY OF BROKEN ARROW.

☐ Jail

☐ Other

Officer's Remarks:

Zoning notice - 025337-2025

NAME AND ADDRESS OF PARENT OR GUARDIAN

JUV. RECEIPT #

446451



City of Broken Arrow
PO Box 610
Broken Arrow OK 74013
Phone: (918) 259-2411 Ext. 2399

Case Number: **ZON-025338-2025**

Zoning Violation

Case Type: Zoning

Date Case Established: 12/05/2025

Compliance Deadline: **01/05/2026**

Owner: D&B Processing

Mailing Address:

D&B Processing
PO Box 141290
BROKEN ARROW, OK 74014--583

Notice of Violation for the following location:

Address:

9600 S 219TH EAST AVE
BROKEN ARROW, OK 74014

Parcel:

730006113

A recent inspection of the property referenced above revealed the existence of conditions which, if not corrected, are considered a violation of the City of Broken Arrow Zoning Code, cited below.

Additional Information

Subdivision:

Legal Description: 20-18-15 A TR OF LAND IN THE NW SE BEG AT THE NW COR OF THE NW OF THE SE OF, SEC 20 -S 00 DEG 07'45" E A DIST OF 330' -S 89 DEG 56' 10" E A DIST OF 660' -N, 00 DEG 07'45" W A DIST OF 330' -N 89 DEG 56'10" W A DIST OF 660' TO POB SUBJ, TO A 30' RDWY & UTIL EASE ALONG THE E SIDE THEREOF BK 568 PG 66
**ZELIGSON, CORP (B A CITY ANNEX-CITY)

Description of Violation: The property referenced is currently zoned Industrial Light (IL) allowing for light manufacturing provided all operations are conducted entirely within an enclosed structure producing no objectionable noise, vibrations, smoke or dust associated with the industrial operation. The manufacturing being performed is not conducted entirely within an enclosed structure and is producing objectionable noise, and vibrations affecting neighboring properties therefore is in violation of the IL zoning district.

Violation: 2-1-2 (D) Commercial and Industrial Districts (IL) - Commercial and Industrial Districts (IL)
Zoning Code Section 2-1-2 (D) - Commercial and Industrial Districts: Industrial Light (IL). The IL district is intended to provide for light manufacturing, processing, service, storage, wholesale, and distribution operations with all operations contained within an enclosed building. The intent of the IL district is to preserve land for light industrial and service-oriented commercial uses. (Light manufacturing is defined as an establishment engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution of such products, but excluding basic industrial processing. The manufacture, assembly, research, or processing of products and goods occurs entirely within an enclosed structure requiring no outdoor industrial wastewater treatment system, and producing no airborne emissions, objectionable noise, glare, odor, vibrations, smoke or dust associated with the industrial operation. Outdoor storage of raw materials and products is permitted with proper screening).

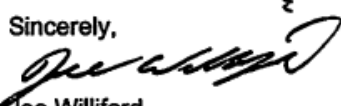
Corrective Action: Bring property into compliance with the Zoning Code as set out in section 2-1-2 (D) Commercial and Industrial Districts by conducting all operations entirely within an enclosed structure producing no airborne emissions, objectionable noise, glare, odor, vibrations, smoke or dust associated with the industrial operation.

Compliance Date: 01/05/2026

To be in compliance with the Municipal Zoning Code, you will need to comply with this notice by the compliance date indicated above. FAILURE TO COMPLY MAY RESULT IN THE ISSUANCE OF A CITATION.

You may appeal the Code Official's decision, to the Board of Adjustment, within fourteen (14) days of the date on this notice, by filing a written notice of appeal to the Director, explaining where you assert there is an error in any order, requirement, permit, decision, determination, refusal, or interpretation made by the Code Official. Upon receipt of an appeal application and payment of the required fee at the Permit Center of City Hall, the Director will schedule your case to be heard by the Board of Adjustment

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Williford", with a small superscript "2" above the end of the signature.

Joe Williford
Chief Building Inspector

IN THE MUNICIPAL COURT OF THE CITY OF BROKEN ARROW, OKLAHOMA

STATE OF OKLAHOMA
TULSA COUNTY 72/60 ☐ S.S.
WAGONER COUNTY 73/60 ☒

Atty.
446454

Case No. _____

COMPLAINT-INFORMATION

on or about (date) 06/09/14	at (time)	at or near (location) 9600 S 219th E Ave
within the city, county, and state aforesaid:		
Name (last, first, middle) Burgess, Doug	Phone Number Res.	
Address Po Box 141290	Phone Other	
City Broken Arrow	State OK	Zip Code 74014
Birthdate (mo., day, yr.)	Height	Weight
	Race	Sex
	Class	CDL
	Endorsements	
Driver's License Number		Month/Year State
Vehicle - Make	VIN#	Did Unlawfully: ☐ Operate ☐ Park ☐ Other
Vehicle - Model	Year	Body Style-Color
	Tag Number	Year State
Employer Name	Phone Number	Address

and did then and there commit the following offense:

SPEEDING	MPH in	MPH Zone	Pace	Radar	Lidar	Other
			☐	☐	☐	☐

Other Violation (include specific facts supporting charge):

Ordinance #

Zoning Code 2-J-2 D Commercial and Industrial Districts

VIOLETION TYPE: ☐ Construction ☐ School	COLLISION
HIGHWAY TYPE: ☐ 1 lane ☐ 2 lane ☐ 3 lane ☐ 4 or more undivided ☐ 4 or more divided	☐ PD ☐ PI

"I, the undersigned issuing officer, hereby certify and swear that I have read the foregoing information and know the facts and contents thereof and that the facts supporting the criminal charge stated therein are true."

Valerie Haddock **545**
Signature of Officer Badge Number

WITHOUT ADMITTING GUILT, I PROMISE TO APPEAR IN SAID COURT ON:

Court (Month) **07** (Day) **14** (Year) **2014** AT **2:00** PM OR PAY THE FINE
INDICATED ON OR BEFORE THE COURT DATE. BY MY SIGNATURE I
UNDERSTAND MY RELEASE TO APPEAR FOR ARRAIGNMENT IS CONDITIONAL
AND THAT FAILURE TO APPEAR AS PROMISED SHALL RESULT IN THE
SUSPENSION OF MY DRIVER'S LICENSE IN OKLAHOMA OR, IF A NONRESIDENT,
IN MY HOME STATE PURSUANT TO THE NONRESIDENT VIOLATOR COMPACT.

7/14 SIGNATURE DATE **6-9-26**

ADDRESS OF COURT
2304 South 1st Pl.
Broken Arrow, Oklahoma
Walk-In Payment
Monday-Friday 8:00a.m. - 5:00 p.m.

MAILING ADDRESS
Court Clerk
Municipal Court
P.O. Box 610
Broken Arrow, Oklahoma 74013

INCLUDE THIS CITATION OR A COPY WITH PAYMENT - DO NOT SEND CASH.
MAKE CHECKS PAYABLE TO THE CITY OF BROKEN ARROW.

☐ Jail	☐ Other
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Officer's Remarks:

zoning notice - cas 338-2025

NAME AND ADDRESS OF PARENT OR GUARDIAN

☐ JUV. RECEIPT #

446454



City of Broken Arrow
PO Box 610
Broken Arrow OK 74013
Phone: (918) 259-2411 Ext. 2399

Case Number: **ZON-025340-2025**

Zoning Violation

Case Type: Zoning

Date Case Established: 12/05/2025

Compliance Deadline: **01/05/2026**

Owner: INDUSTRIAL DEVELOPERS OF OKLAHOMA 5 LLC

Mailing Address:

INDUSTRIAL DEVELOPERS OF OKLAHOMA 5 LLC
111 S ELGIN AVE
Tulsa, OK 74120

Notice of Violation for the following location:

Address:

9750 S 219TH EAST AVE
BROKEN ARROW, OK 74014

Parcel:

730005490

A recent inspection of the property referenced above revealed the existence of conditions which, if not corrected, are considered a violation of the City of Broken Arrow Zoning Code, cited below.

Additional Information

Subdivision:

Legal Description: 20-18-15 TR OF LAND IN NW SE SEC 20/18 /15 DESC AS BEG AT PT ON W LN OF SD NW, SE SD PT BEING 495' S OF NW COR -S 00DEG 7'45"E ALNG SD W LINE A DIST 198' -S, 89DEG 56'10"E 630' -N 00DEG 7'45"W A DIST OF 198' -N 89DEG 56'10" W DIST OF, 630' TO POB **INGERSOL RAND LEASE(BA CITY ANNEX-CITY)

Description of Violation: The property referenced is currently zoned Industrial Light (IL) allowing for light manufacturing provided all operations are conducted entirely within an enclosed structure producing no objectionable noise, vibrations, smoke or dust associated with the industrial operation. The manufacturing being performed is not conducted entirely within an enclosed structure and is producing objectionable noise, and vibrations affecting neighboring properties therefore is in violation of the IL zoning district.

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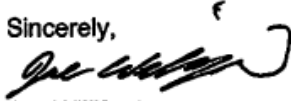
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Sincerely,

A handwritten signature in black ink, appearing to read "Joe Williford", with a large, stylized flourish at the end.

Joe Williford
Chief Building Inspector

IN THE MUNICIPAL COURT OF THE CITY OF BROKEN ARROW, OKLAHOMA

STATE OF OKLAHOMA
TULSA COUNTY
WAGONER COUNTY

72/60 ☐ S.S.
73/60 ☒

Atty.

446452

Case No. _____

COMPLAINT-INFORMATION

on or about (date)		at (time)		at or near (location)	
06/09/16				9750 S 219th E Ave	
within the city, county, and state aforesaid:					
Name (last, first, middle)				Phone Number Res.	
Burgess, Doug					
Address				Phone Other	
PO Box 141290					
City		State		Zip Code	
Broken Arrow		OK		74014	
Birthdate (mo., day, yr.)	Height	Weight	Race	Sex	Class
CDL			Endorsements		
Driver's License Number			Month/Year State		
Vehicle - Make		VIN#		Did Unlawfully:	
				☐ Operate ☐ Park ☐ Other	
Vehicle - Model		Year	Body Style-Color	Tag Number	Year State
Employer Name		Phone Number		Address	

and did then and there commit the following offense:

SPEEDING	MPH in	MPH Zone	Pace	Radar	Lidar	Other
			☐	☐	☐	☐

Other Violation (include specific facts supporting charge):

Ordinance #

Zoning Code 2-1-2 p Commercial and Industrial District

VIOLATION TYPE: ☐ Construction ☐ School		COLLISION	
HIGHWAY TYPE: ☐ 1 lane ☐ 2 lane ☐ 3 lane ☐ 4 or more undivided ☐ 4 or more divided		☐ PD ☐ PI	

"I, the undersigned issuing officer, hereby certify and swear that I have read the foregoing information and know the facts and contents thereof and that the facts supporting the criminal charge stated therein are true.

Valerie D. Dabrock 5245
Signature of Officer Badge Number

WITHOUT ADMITTING GUILT, I PROMISE TO APPEAR IN SAID COURT ON

(Month)	(Day)	(Year)	20	at	M	OR PAY THE FINE
07	14	2016	26	2P		

INDICATED ON OR BEFORE THE COURT DATE. BY MY SIGNATURE I UNDERSTAND MY RELEASE TO APPEAR FOR ARRAIGNMENT IS CONDITIONAL AND THAT FAILURE TO APPEAR AS PROMISED SHALL RESULT IN THE SUSPENSION OF MY DRIVER'S LICENSE IN OKLAHOMA OR, IF A NONRESIDENT, IN MY HOME STATE PURSUANT TO THE NONRESIDENT VIOLATOR COMPACT.

SIGNATURE DATE
6-9-26

ADDRESS OF COURT
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Broken Arrow, Oklahoma
Walk-In Payment
Monday-Friday 8:00a.m. - 5:00 p.m.

MAILING ADDRESS
Court Clerk
Municipal Court
P.O. Box 610
Broken Arrow, Oklahoma 74013

INCLUDE THIS CITATION OR A COPY WITH PAYMENT - DO NOT SEND CASH.
MAKE CHECKS PAYABLE TO THE CITY OF BROKEN ARROW.

☐ Jail	☐ Other
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Officer's Remarks:

Zoning notice - 025340 - 2025

NAME AND ADDRESS OF PARENT OR GUARDIAN

JUV. RECEIPT #

446452