

ORDINANCE NO. 3925

An ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ-002489-2025/PUD-0025-2025, generally located west of the Creek Turnpike, east of South 209th East Avenue (N. 37th Street), and north of East Houston Street (East 81st Street), granting CH (Commercial Heavy) and IL (Industrial Light) zoning classifications upon the tract, repealing all ordinances or parts of ordinances in conflict herewith, and declaring an emergency

WHEREAS, the State of Oklahoma has granted cities, as governmental entities, the duty and power to enact zoning ordinances for the protection of persons and property residing within the City limits, and for securing the benefits of orderly development as a whole; and

WHEREAS, a series of governmental administrative hearings have been conducted at which time it was determined that the land in question would be proper for a CH (Commercial Heavy) and IL (Industrial Light) district; and

WHEREAS, rezoning case BAZ-002489-2025/PUD-002490-2025 (AG to CH & IL) was approved by the Broken Arrow City Council on January 6, 2026; and

WHEREAS, the property is being platted; and

WHEREAS, the property is generally located west of the Creek Turnpike, east of South 209th East Avenue (N. 37th Street), and north of East Houston Street (East 81st Street); and

WHEREAS, the proposed zoning is compatible with the comprehensive plan and surrounding uses; and

WHEREAS, the granting of the application will not have an adverse effect on the other property in the area or in the community; and

WHEREAS, for these reasons, the City Council finds this request should be granted.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BROKEN ARROW, OKLAHOMA:

SECTION I. The zoning classification of the following described real estate situated in Wagoner County, State of Oklahoma, being more particularly described as follows:

Legal Description for BAZ-002489-2025/PUD-002490-2025

CH (COMMERCIAL HEAVY) REZONING LEGAL DESCRIPTION

A TRACT OF LAND LYING IN PARTIALLY IN LOT ONE (1), BLOCK ONE (1) TEE TOWN RANCH AND BEING PART OF THE E/2 OF SECTION EIGHT (8) TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA

COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT: **COMMENCING (P.O.C.)** AT THE SOUTHWEST CORNER OF THE SW/4 OF SECTION EIGHT (8) THENCE N01°23'01"W AND ALONG THE WEST LINE OF SAID SECTION EIGHT (8) FOR A DISTANCE OF 1899.54 FEET; THENCE N88°36'59"E FOR A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING (P.O.B.)**; THENCE N01°23'01"W FOR A DISTANCE OF 741.81 FEET TO THE SOUTHWEST CORNER OF SAID LOT ONE (1) BLOCK ONE (1); THENCE N01°24'58"W ALONG THE WEST LINE OF SAID LOT ONE (1), BLOCK ONE (1) FOR A DISTANCE OF 330.00 FEET; THENCE N88°47'15"E FOR A DISTANCE OF 1063.06 FEET TO A POINT ON THE EAST LINE OF SAID LOT ONE (1), BLOCK ONE (1); THENCE S01°25'22"E ALONG THE EAST LINE OF SAID LOT ONE (1), BLOCK ONE (1) FOR A DISTANCE OF 330.00 FEET; THENCE S88°44'47"W FOR DISTANCE OF 25.93 FEET; THENCE S02°44'05"E FOR A DISTANCE OF 276.01 FEET; THENCE S87°15'55"W FOR A DISTANCE OF 393.91 FEET; THENCE N01°12'45"E FOR A DISTANCE OF 274.80 FEET;; THENCE S88°37'32"W FOR A DISTANCE OF 400.82 FEET; THENCE S01°23'37"E FOR A DISTANCE OF 711.26 FEET; THENCE S84°42'29"W FOR A DISTANCE OF 250.58 FEET TO THE POINT OF **BEGINNING (P.O.B.)**. SAID TRACT CONTAINING 14.89 ACRES, MORE OR LESS.

IL (INDUSTRIAL LIGHT) REZONING LEGAL DESCRIPTION

A TRACT OF LAND LYING IN PART OF THE E/2 OF SECTION EIGHT (8) TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING (P.O.C.) AT THE SOUTHWEST CORNER OF THE SW/4 OF SECTION EIGHT (8) THENCE N01°23'01"W AND ALONG THE WEST LINE OF SAID SECTION EIGHT (8) FOR A DISTANCE OF 1899.54 FEET; THENCE N88°36'59"E FOR A DISTANCE OF 50.00 FEET; THENCE N84°42'29"E FOR A DISTANCE OF 250.58 FEET TO THE POINT OF **BEGINNING (P.O.B.)**; THENCE N01°23'37"W FOR A DISTANCE OF 711.26 FEET; THENCE N88°37'32"E FOR A DISTANCE OF 400.82 FEET; THENCE S01°12'45"E FOR A DISTANCE OF 274.80 FEET; THENCE N87°15'55"E FOR A DISTANCE OF 393.91 FEET; THENCE S02°44'05"E FOR A DISTANCE OF 390.94 FEET; THENCE S84°42'29"W FOR A DISTANCE OF 804.76 FEET TO THE POINT OF **BEGINNING (P.O.B.)**. SAID TRACT CONTAINING 10.07 ACRES, MORE OR LESS.

SECTION II. Any ordinance or parts of ordinances found to be in conflict herewith are hereby repealed.

SECTION III. An emergency exists for the preservation of the public health, peace, and safety, and therefore this ordinance shall become effective from and after the time of its passage and approval.

PASSED AND APPROVED and the emergency clause ruled upon separately this _
day of _____, 2026.

MAYOR

ATTEST:

(Seal) CITY CLERK

APPROVED:

ASSISTANT CITY ATTORNEY