



City of Broken Arrow

Meeting Agenda

Planning Commission

Jason Coan Chairman
Jonathan Townsend Vice Chairman
Jaylee Klempa Commissioner
Robert Goranson Commissioner
Mindy Payne Commissioner

Thursday, July 9, 2026

5:30 PM

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

1. Call To Order

2. Roll Call

3. Old Business

4. Consideration of Consent Agenda

- A. [26-1012](#) Approval of Planning Commission meeting minutes of June 25, 2026

Attachments: [06.25.2026 Meeting Minutes](#)

- B. [26-1013](#) Approve COA-002892-2026, KED Plasma Change of Access, approximately 3.84 acres, CN (Commercial Neighborhood), located north of the northeast corner of Washington Street (91st Street) and Garnett Road (113th E. Avenue)

Attachments: [2-Case Map](#)
 [3-Aerial Map](#)
 [4-Change of Access Exhibit](#)
 [5-91 Garnett Plat](#)

- C. [26-1010](#) Approval of PT-002920-2026 | PR-000951-2026, Preliminary Plat, TCCL Broken Arrow South, 6.35 acres, 2 lots, CG (Commercial General), located south of New Orleans St (101st Street) and 600 feet west of Aspen Ave (145th E Avenue)

Attachments: [2- TCCL BA South Preliminary Plat with Comments](#)
 [3-Right of way comment](#)

5. Consideration of Items Removed from Consent Agenda

6. Public Hearings

- A. [26-1015](#) Public hearing, consideration, and possible action regarding PUD-002916-2025, Villa Square Minor Amendment, 1.37 acres, CH (Commercial Heavy), located just south of East Albany Street (61st Street) and one-quarter of mile west of North 9th Street (177th E Ave)

Attachments: [2 - Case Map](#)
 [3 - Aerial](#)
 [4 - Villa Square Minor Amendment Development Outline](#)

- B. [26-1014](#) Public hearing, consideration, and possible action regarding BAZ-002903-2026 (Rezoning), Spicer Rezoning, 6.2 acres, AG (Agricultural) to RS (Single-Family Residential), located approximately one-quarter mile north of East Kenosha Street (71st Street) and one-quarter mile east of Oneta Road (241st E Avenue)

Attachments: [2 - Case Map](#)
 [3 - Aerial](#)

- C. [26-495](#) Public hearing, consideration, and possible action regarding SP-002762-2026, Public Safety Telecommunications Tower, 10.58 acres, CN (Commercial Neighborhood), southwest corner of W. Jasper Street (131st Street) and S. Aspen Avenue (145th East Avenue)

Attachments: [1 Case Map](#)
 [2 Aerial Map](#)
 [3 Comm Tower Exhibit](#)
 [4 Propagation Map](#)

7. Appeals

8. General Commission Business

9. Remarks, Inquiries and Comments by Planning Commission and Staff (No Action)

10. Adjournment

NOTICE:

- 1. ALL MATTERS UNDER “CONSENT” ARE CONSIDERED BY THE PLANNING COMMISSION TO BE ROUTINE AND WILL BE ENACTED BY ONE MOTION. HOWEVER, ANY CONSENT ITEM CAN BE REMOVED FOR DISCUSSION, UPON REQUEST.**
- 2. IF YOU HAVE A DISABILITY AND NEED ACCOMMODATION IN ORDER TO PARTICIPATE IN THE MEETING, PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT 918-259-8412, TO MAKE ARRANGEMENTS.**
- 3. EXHIBITS, PETITIONS, PICTURES, ETC. PRESENTED TO THE PLANNING COMMISSION MAY BE RECEIVED AND DEPOSITED IN CASE FILES TO BE MAINTAINED AT BROKEN ARROW CITY HALL.**
- 4. RINGING/SOUND ON ALL CELL PHONES AND PAGERS MUST BE TURNED OFF DURING THE PLANNING COMMISSION MEETING.**

A paper copy of this agenda is available upon request.

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

City Clerk