



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

Monday, July 13, 2026

5:00 PM

Council Chambers

1. Call to Order

2. Roll Call

3. Consideration of Consent Agenda

- A. [26-979](#) Approval of Board of Adjustment meeting minutes of June 8, 2026

Attachments: [06.08.2026 Meeting Minutes](#)

4. Public Hearings

- A. [26-1039](#) Public hearing, consideration, and possible action regarding VAR-002919-2025, 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 - Case Map](#)
[3 - Aerial](#)
[4 - Preliminary Site Plan](#)
[5 - Design Standards by Building Form](#)

- B. [26-1041](#) Public hearing, consideration, and possible action regarding VAR-002917-2026, 7 Brew Aspen, 1.06 acres, Commercial Heavy (CH), request a variance for drive-thru stacking lane placement, located approximately one-half mile north of West Tucson Street (121st Street S) and just west of South Aspen Avenue (145th E Ave)

Attachments: [2 - Case Map](#)
[3 - Aerial](#)
[4 - Conceptual Landscape Plan](#)

- C. [26-1064](#) Public hearing, consideration, and possible action regarding VAR-002932-2026, Don Wells Auto Sales Lot 1 Block 1 approximately 0.45 acres, request a variance from Section 2-3-4-N of the Zoning Code requiring vehicle sales and retail to have a minimum lot size of 2.5 acres, located at the northwest corner of West Houston Street (81st Street) and Hwy 51

Attachments: [Aerial Map b](#)
[Case Map a](#)
[Comp Plan c](#)
[Don Wells Auto Sales Plat d](#)

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