

ORDINANCE NO. 3940

An ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, approving BAZ-002194-2025, 0.24 acre, located one-third mile North of Houston Street (81st Street) and one-tenth mile East of Elm Place at the northeast corner of Broadway and Date Avenue, granting DM/DROD Area 6 (Downtown Mixed-Use/Downtown Residential Overlay District Area 6) zoning classification 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 DM (Downtown Mixed-Use)/DROD (Downtown Residential Overlay District) Area 6 district; and

WHEREAS, rezoning request BAZ-002194-2025 was approved by the Broken Arrow City Council on July 14, 2025; and

WHEREAS, lot consolidation request LOT-002178-2025 was approved by the Planning Commission on June 12, 2025, to combine two platted lots consisting of the north half and the south half of Lots 13, 14, and 15 Block 38 of Original Town Broken Arrow, pending approval of BAZ-002194-2025 by the City Council. The warranty deed for the combined lots was recorded in Tulsa County on June 17, 2025 (Document No. 2025052713); and

WHEREAS, the property is generally located one-third mile north of Houston Street (81st Street) and one-tenth mile east of Elm Place (166th E Avenue) at the northeast corner of Broadway and Date Avenue; 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 Tulsa County, State of Oklahoma, being more particularly described as follows:

Legal description for DM (Downtown Mixed-Use)/DROD (Downtown Residential Overlay District Zoning (0.24 acre)

The South Seventy (70) feet of Lots Thirteen (13), Fourteen (14), and Fifteen (15), Block Thirty-

Eight (38), ORIGINAL TOWN OF BROKEN ARROW, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

AND

The North Seventy (70) feet of Lots Thirteen (13), Fourteen (14), and Fifteen (15), Block Thirty-Eight (38), ORIGINAL TOWN OF BROKEN ARROW, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

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