



City of Broken Arrow
Meeting Agenda
Planning Commission

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

Thursday, February 12, 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. [26-221](#) Approval of Planning Commission meeting minutes of January 22, 2026

Attachments: [01.22.2026 Meeting Minutes](#)

- B. [26-265](#) Approval of PT-002629-2026|PR-000089-2022, Preliminary Plat, The Enclave at Southern Hills, 20.49 acres, 3 Lots, located south of New Orleans Street (101st Street) and east of Olive Avenue (129th Avenue)

Attachments: [2 - Southern Trails on Olive CFP with Comments](#)

- C. [26-269](#) Approval of PR-001291-2024|PT-002600-2026, Conditional Final Plat, The Cedars at the Preserve II, approximately 25.91 acres, 94 Lots, PUD-310 (Planned Unit Development), located one-quarter mile south of Omaha Street (51st Street) on the east side of 37th Street (209th East Avenue)

Attachments: [The Cedars at the Preserve II CFP v1](#)
[The Cedars at the Preserve II CFP v1.1](#)
[The Cedars at the Preserve II CFP v2](#)
[PUD-310 BAZ-2056 DESIGN STATEMENT](#)
[FEMA Map](#)

5. Consideration of Items Removed from Consent Agenda

6. Public Hearings

- A. [26-183](#) Public hearing, consideration, and possible action regarding PUD-002592-2025 (Planned Unit Development), JCP Expansion, 0.64 acres, CG (Commercial General), located approximately just south of Washington Street (91st Street) and just west of Aspen Place (145th East Avenue), major amendment of PUD-50

Attachments: [2 - Case Map](#)
[3 - Aerial](#)
[4 - Design Statement](#)
[5 - Edited PUD-50](#)

7. Appeals

8. General Commission Business

- A. [26-274](#) Presentation and discussion about the 7 propositions of the 2026 General Obligation Bond package, and a separate 8th proposition to fund improvements at the public sports facilities

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