

ORDINANCE NO. 3936

An ordinance amending the zoning ordinance of the City of Broken Arrow, Oklahoma, abrogating PUD-340 and approving BAZ-002485-2025, Snyder Rezone, generally located one-eighth mile south of Tucson Street (121st Street) and west of Elm Place (161st E Ave.), granting RS-P (Residential Single-Family- Preservation) 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 RS-P (Residential Single-Family- Preservation) district; and

WHEREAS, the abrogation of PUD-340 and rezoning case BAZ-002485-2025 (RMF & PUD-340 to RS-P) was approved by the Broken Arrow City Council on December 2, 2025; and

WHEREAS, the property is being platted; and

WHEREAS, the property is generally located one-eighth mile south of Tucson Street (121st Street) and west of Elm Place (161st E Ave.); 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 BAZ-002485-2025

A TRACT OF LAND THAT IS A PART OF LOT 1 AND LOT 2 OF SECTION THREE (3), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY

DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 1°31'51" EAST FOR A DISTANCE OF 450.00 FEET; THENCE SOUTH 88°37'34" WEST FOR A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 1°31'51" EAST AND PARALLEL WITH THE EAST LINE OF SAID LOT 1 FOR A DISTANCE OF 549.55 FEET; THENCE SOUTH 88°44'29" WEST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 1 AND SAID LOT 2 FOR A DISTANCE OF 1746.50 FEET TO A POINT AT THE CENTERLINE OF A SEWER LINE EASEMENT DESCRIBED IN "CONTRACT FOR SEWER LINE EASEMENT", AS RECORDED IN BOOK 4179 AT PAGE 2081, COUNTY OF TULSA RECORDS; THENCE ALONG SAID EASEMENT CENTERLINE FOR THE FOLLOWING THREE (3) COURSES; NORTH 7°33'31" EAST FOR A DISTANCE OF 108.44 FEET; THENCE NORTH 0°49'10" WEST FOR A DISTANCE OF 342.58 FEET; THENCE NORTH 31°40'55" WEST FOR A DISTANCE OF 111.61 FEET; THENCE NORTH 88°37'34" EAST AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1 AND SAID LOT 2 FOR A DISTANCE OF 1781.16 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 949,844 SQUARE FEET OR 21.805 ACRES.

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