



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, April 24, 2025

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. [25-556](#) Approval of Planning Commission meeting minutes of April 10, 2025

Attachments: [04-10-2025 Meeting Minutes](#)

5. Consideration of Items Removed from Consent Agenda

6. Public Hearings

- A. [25-569](#) Public Hearing, consideration and possible action regarding the proposed creation of Increment District No. 6, City of Broken Arrow and The Hackberry Market Economic Development Project Plan

Attachments: [Broken Arrow TIF #6 Project Plan \(draft 04-03-2025\)](#)
[Resolution Review Committee 04-03-2025](#)

- B. [25-580](#) Public Hearing, consideration and possible action regarding a resolution recommending that the City Council of Broken Arrow, Oklahoma, through its City Council, create a Tax Increment District and approve the Hackberry Market Economic Development Project Plan

Attachments: [Broken Arrow TIF #6 Project Plan \(draft 04-03-2025\)](#)
[Resolution Review Committee 04-03-2025](#)

- C. [25-570](#) Public hearing, consideration, and possible action regarding COMP-002093-2025(Comprehensive Plan Change), Aequitas Tucson Development, 11.72 acres, Levels 2 & 3 to Levels 3 6, & Greenway/Floodplain, located approximately one-eighth mile south of Tucson Street (121st Street) and one-half mile west of Elm Place (161st East Avenue)
- D. [25-564](#) Public hearing, consideration, and possible action regarding COMP-002056-2025 (Comprehensive Plan Change), Lynn Corner, 23.18 acres, Levels 3 & 4 to Level 3, located on the northeast corner of Washington Street (91st Street) and 9th Street (Lynn Lane Road / 145th E Avenue)

Attachments: [2-Case Map](#)
[3-Aerial](#)
[4-Comprehensive Plan Map](#)
[5-Conceptual Site Layout](#)

- E. [25-565](#) Public hearing, consideration, and possible action regarding COMP-002091-2025 (Comprehensive Plan Change), Bel Lago, 17.2 acres, Level 2 (Urban Residential) to Level 3 (Transition Area), located approximately one-half mile north of Houston Street (81st Street), one-half mile west of Evans Road (225th E. Avenue)

Attachments: [2-Case Map](#)
[3-Aerial](#)
[4-Current Comprehensive Plan Map](#)
[5-Bel Lago Conceptual PUD](#)
[6-Conceptual Site Layout](#)

- F. [25-566](#) Public hearing, consideration, and possible action regarding COMP-002090-2025 (Comprehensive Plan Change), The Village at Windrose, 20 acres, Level 2 to Level 3, located south of Tucson Street (121st Street) and one-eighth mile east of Olive Avenue (129th East Avenue)

Attachments: [2-Case Map](#)
[3-Aerial](#)
[4-Current Comprehensive Plan Map](#)
[5-The Village at Windrose Draft PUD](#)

- G. [25-567](#) Public hearing, consideration, and possible action regarding a new Broken Arrow Zoning Ordinance

- H. [25-568](#) Public hearing, consideration, and possible action regarding text updates to the Broken Arrow Comprehensive Plan

Attachments: [Pages 28 76 77 and 80 of the Comprehensive Plan](#)

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