



# City of Broken Arrow

## Fact Sheet

---

**File #: 17-2796, Version: 1**

---

**Broken Arrow Planning Commission  
10-26-2017**

**To:** Chairman and Commission Members  
**From:** Development Services Department  
**Title:** Approval of PT17-111, Preliminary/Conditional Final Plat, Vaquero Addition, being a replat of Lot 1, Block 1 Compton Addition II, 2 lots, 1.58 acres, CH, north of Kenosha Street, one-quarter mile west of 9<sup>th</sup> Street

**Background:**

**Applicant:** Mathew Martinez, JPH Land Surveying, Inc.  
**Owner:** Vaquero Broken Arrow Partners, LP  
**Developer:** Vaquero Ventures Management, LLC  
**Engineer:** Triangle Engineering LLC  
**Location:** North of Kenosha Street, one-quarter mile west of 9th Street  
**Size of Tract** 1.58 acres  
**Number of Lots:** 2  
**Present Zoning:** CH  
**Comp Plan:** Level 6

The preliminary/conditional final plat of Vaquero Addition is a replat of Lot 1, Block 1, Compton Addition II. The plat, which contains 2 lots on 1.58 acres, is located north of Kenosha Street, one-quarter mile west of 9<sup>th</sup> Street. A car wash that was previously located on the property has been removed. Construction of Cotton Patch Café is nearing completion on Lot 2, Block 1, and Take 5 Oil Change will be built on Lot 1, Block 1 of the proposed plat.

The plat for Compton Addition II was recorded in Tulsa County on June 19, 1984. It is the desire of the developer of the property to replat the property as Vaquero Addition and divide the property into two lots. Since there are no engineering plans associated with this plat, it is being treated as a preliminary/conditional final plat.

Access to the property is limited to one existing point on Kenosha Street and one point to both Fifth Street and Sixth Street. Sanitary sewer service is provided by a private six-inch sanitary sewer line. Both Cotton Patch Café and Take 5 Oil Change will be connecting their private sanitary sewer service lines to the existing private sanitary sewer line. The engineer for Vaquero Addition has done a video inspection of the private line to the north and was satisfied with its condition.

According to FEMA maps, none of the property is located within a 100-year floodplain.

**Attachments:** Checklist  
Preliminary/Conditional Final plat  
Approved site plan for Cotton Patch Cafe  
Approved site plan for Take 5 Oil Change

**Recommendation:** Staff recommends PT17-111, preliminary/conditional final plat for Vaquero Addition, be approved subject to the attached checklist.

**Reviewed By:** Larry Curtis

**Approved By:** Michael Skates

BDM