

RECEIVED



AGENDA
TULSA COUNTY PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 9, 2026, 1:30 PM
TULSA COUNTY HEADQUARTERS BUILDING
218 W. 6TH ST., ROOM 132
TULSA, OKLAHOMA 74119



4:07 pm, Sep 02, 2026

- I. CALL TO ORDER – TULSA COUNTY STAFF
- II. INAUGURAL MEETING WELCOME STATEMENT – TULSA COUNTY STAFF
- III. ROLL CALL – TULSA COUNTY STAFF
- IV. ELECTION OF OFFICERS
 - A. Chair
 - B. Vice Chair
 - C. Secretary
- V. REPORTS
 - A. Staff Report
 1. Introduction of Tulsa County Development Services Staff
 - B. Chair's Report – No Report
- VI. MINUTES
 - A. None
- VII. UNFINISHED BUSINESS
 - A. None
- VIII. ACTION ITEMS
 - A. Approve Policies and Procedures
 - B. Approve 2026-2027 Meeting Schedule
- IX. PUBLIC HEARINGS
 - A. Public hearing with discussion and possible action on a request for ZONING CHANGE.
Case: CZ-597
Commissioner District: District 3
Location: 15291-15288 East 181st Street South and 15354 East 181st Street South, Bixby, Oklahoma
Applicant: Austin Schotts
Current Zoning: RE (Residential Estate)
Proposed Zoning: AG (Agriculture)
- X. NEW BUSINESS

In accordance with the Open Meeting Act, Title 25 O.S. § 311.A.10, new business is defined as any matter not known about or which could not have been reasonably foreseen prior to the time of posting the agenda.
- XI. ADJOURN

**Tulsa Metropolitan Area
Planning Commission**



Case: CZ-597
Hearing Date: September 9, 2026
Prepared by: Kendal Davis
kdavis@incog.org
918-579-9485

Owner and Applicant Information

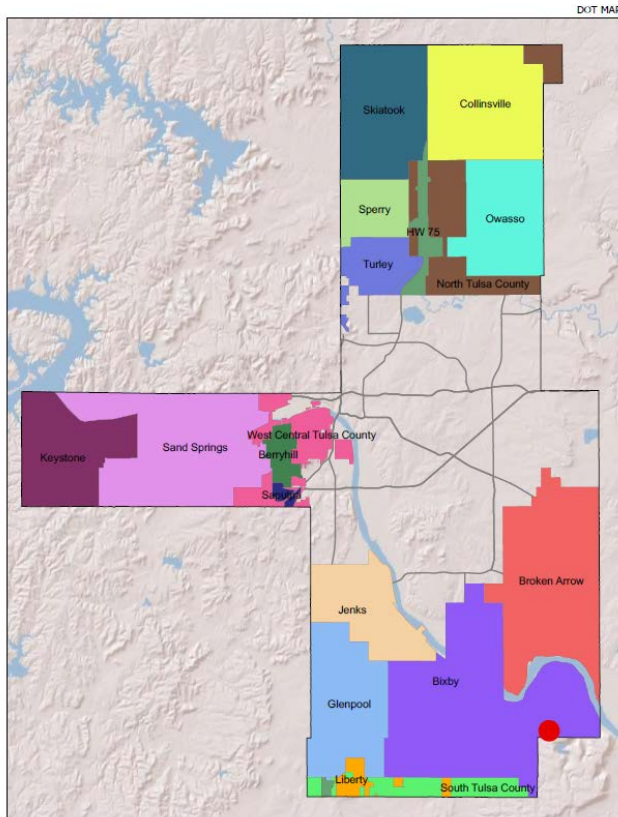
Applicant: Austin Schotts

Property Owner: Austin Schotts & David Leon

Property Location: 15291-15228 E. 181st St. S,
Bixby, OK & 15354 E. 181st St. S, Bixby, OK

Tract Size: 48.52 ± Acres

Location within Tulsa County
(shown with Planning Areas)



Elected Representatives

County Commission: District 3; Kelly Dunkerley

Staff Recommendation

Staff recommends approval of rezoning to AG
(Agriculture)

Request Summary

County Rezoning Approval for Agricultural Production

Zoning

Existing Zoning: RE (Residential Estate)

Proposed Zoning: AG (Agricultural)

Use

Current Use: Residential & Agricultural

Proposed Use: Agricultural

Comprehensive Plan Considerations

Land Use

Land Use Plan: Rural Residential, as recommended in the
Bixby comprehensive plan area.

Transportation

Major Street & Highway Plan: E. 181st St. S. is classified
as Secondary Arterial.

Transit: None

Existing Bike/Ped Facilities: None.

Planned Bike/Ped Facilities: None.

Environment

Flood Area: None

Parks & Open Space: None

Exhibits

- Aerial case map
- Tulsa County Comprehensive Plan case map
- Zoning case map



Staff Analysis

The applicant is requesting to rezone the subject property from RE (Residential Estate) to AG (Agriculture) to allow the property to be utilized as an active, for-profit agricultural operation.

According to the applicant's submitted Agricultural Business and Land Use Plan, existing agricultural activities include chickens, quail, and peafowl for egg production and breeding stock sales. Proposed operations include expanded poultry production, beef cattle, apiary operations, and crop production. Approximately two acres are proposed for pasture, two acres for crop production, one acre for poultry facilities, and one-half acre for apiary and pollinator habitat, with the remaining acreage utilized for residential, barn, storage, access, and future agricultural purposes.

Staff finds that the requested AG zoning is appropriate based on the size and physical characteristics of the subject property and the established rural development pattern of the surrounding area. The subject tract provides sufficient acreage to accommodate the proposed agricultural activities, and the surrounding area contains a combination of large residential tracts, agricultural property, wooded acreage, and existing AG zoning.

While the AG district permits a broader range of uses than the existing RE district, the requested zoning is not anticipated to introduce a development intensity that would be incompatible with the surrounding area. The proposed agricultural activities are land-intensive in nature and are generally consistent with the rural character exhibited by the subject property and surrounding vicinity.

The requested rezoning would allow the applicant to establish and expand agricultural operations on the property while preserving the site's low-density character. Staff finds that the request is compatible with surrounding land-use and zoning patterns and is not anticipated to adversely affect nearby properties.

Comprehensive Plan Considerations

The subject property is designated Rural Residential by the applicable Land Use Plan.

The Rural Residential designation generally reflects areas intended to maintain a low-density development pattern and rural character. Although the requested AG zoning district allows agricultural uses beyond those typically associated with residential zoning, the proposed rezoning is consistent with the broader rural character of the area.

The approximately eight-acre size of the subject property provides sufficient land area to accommodate agricultural activities while maintaining substantial separation from surrounding development. The proposed agricultural use is also consistent with the existing development pattern in the vicinity, which includes large tracts, agricultural zoning, wooded areas, and low-density residential uses.

Staff does not anticipate that approval of the requested AG zoning would significantly alter the existing development character of the area or undermine the intent of the Rural Residential land-use designation.



Land Use Plan

The subject property is designated as: Rural Residential

Designation Description:

The Rural Residential designation denotes areas that have large lot detached residential development in natural / rural portions of the City. Development in this designation should retain the rural character of the area and will be relatively low in density. However, these areas should offer sufficient access to schools, parks, trails, and open spaces to maintain the quality of life in the rural setting, and may allow limited commercial uses that support the surrounding rural area.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	AG	Rural Residential; Rural Agriculture (Unincorporated)	Residential
East	AG	Rural Agriculture (Unincorporated); Agricultural	Vacant
South	N/A (county Boundary Line)	N/A (county Boundary Line)	N/A (county Boundary Line)
West	AG	Rural Agriculture (Unincorporated)	Mix of Residential & Vacant Land

Transportation

The subject property has access to East 181st Street South, which runs along the southern boundary of the subject tract. Existing access to the property is provided from East 181st Street South.

The proposed rezoning from RE to AG is not anticipated to result in a significant impact on the surrounding transportation network. The agricultural uses proposed by the applicant are generally low-intensity in terms of traffic generation and are not expected to create a substantial increase in daily vehicle trips compared to development that could otherwise occur under the existing zoning.

No new public streets are proposed as part of the rezoning request. Any future access improvements or development of the property will be required to comply with applicable Tulsa County access, right-of-way, and engineering requirements.

Staff Recommendation

Staff recommends APPROVAL of the request to rezone the subject property from RE (Residential Estate) to AG (Agriculture).

The subject property consists of approximately forty-eight acres and is proposed to be utilized as an active agricultural operation, including livestock, poultry production, apiary activities, and crop cultivation. The requested AG zoning classification is appropriate for the proposed use and is consistent with the rural character and development pattern of the surrounding area.



The subject property is designated Rural Residential by the applicable Land Use Plan. While the requested AG zoning district permits a broader range of agricultural uses than the existing RE district, the proposed rezoning is not anticipated to adversely affect the surrounding area. The subject tract is relatively large, is located within an area characterized by low-density residential and agricultural development and is in proximity to existing AG-zoned property.

The proposed rezoning would allow the property to continue developing as a diversified agricultural operation while maintaining the low-density and rural character of the area. Based on the size and physical characteristics of the subject property, surrounding zoning and land-use patterns, and the agricultural nature of the proposed use, staff finds the requested AG zoning to be compatible with the surrounding area.

Major Street & Highway Plan: E. 181st St. S. is classified as Secondary Arterial.

Transit: None

Existing Bike/Ped Facilities: None.

Planned Bike/Ped Facilities: None.

Environmental Considerations

Flood Area: None

Parks & Open Space: None

Zoning and Board of Adjustment History

Zoning was established through the provisions of the Board of County Commissioners of the County of Tulsa with Resolution (CMF# 20241854) September 30, 2024.

Exhibits

- Aerial case map
- Tulsa County Comprehensive Plan case map
- Zoning case map
- Applicant Exhibits

Applicant neighborhood engagement process:

- None provided



SUBJECT TRACT

E 181ST ST S

S 154TH E AVE

S 156TH E AVE

S 158TH E AVE

0 Feet 200 400



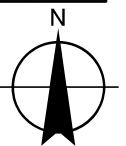
**Subject
Tract**

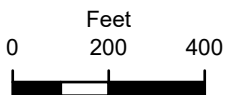
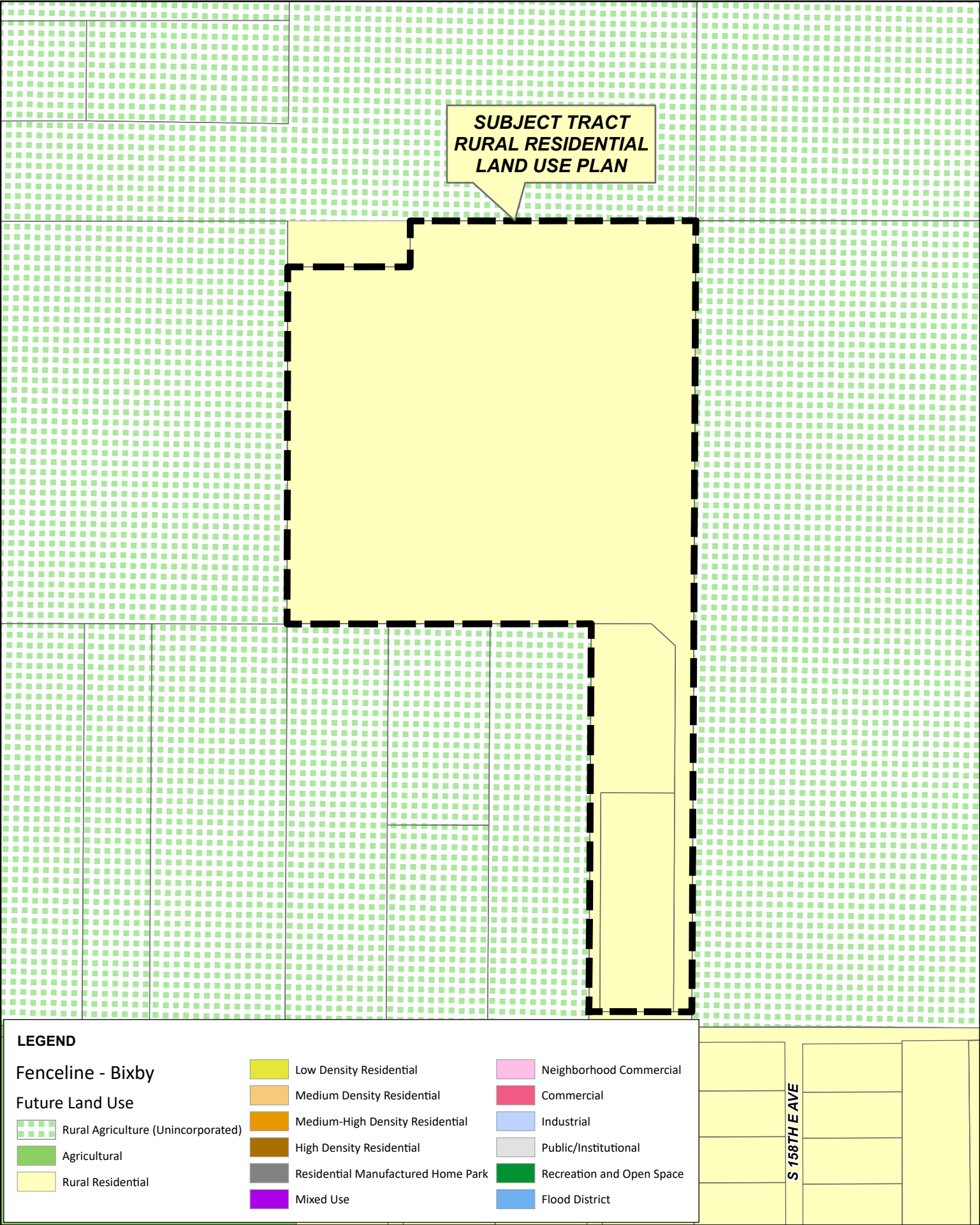
CZ-597

34 17-14

Note: Graphic overlays may not precisely align with physical features on the ground.

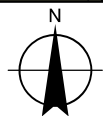
Aerial Photo Date: 2024

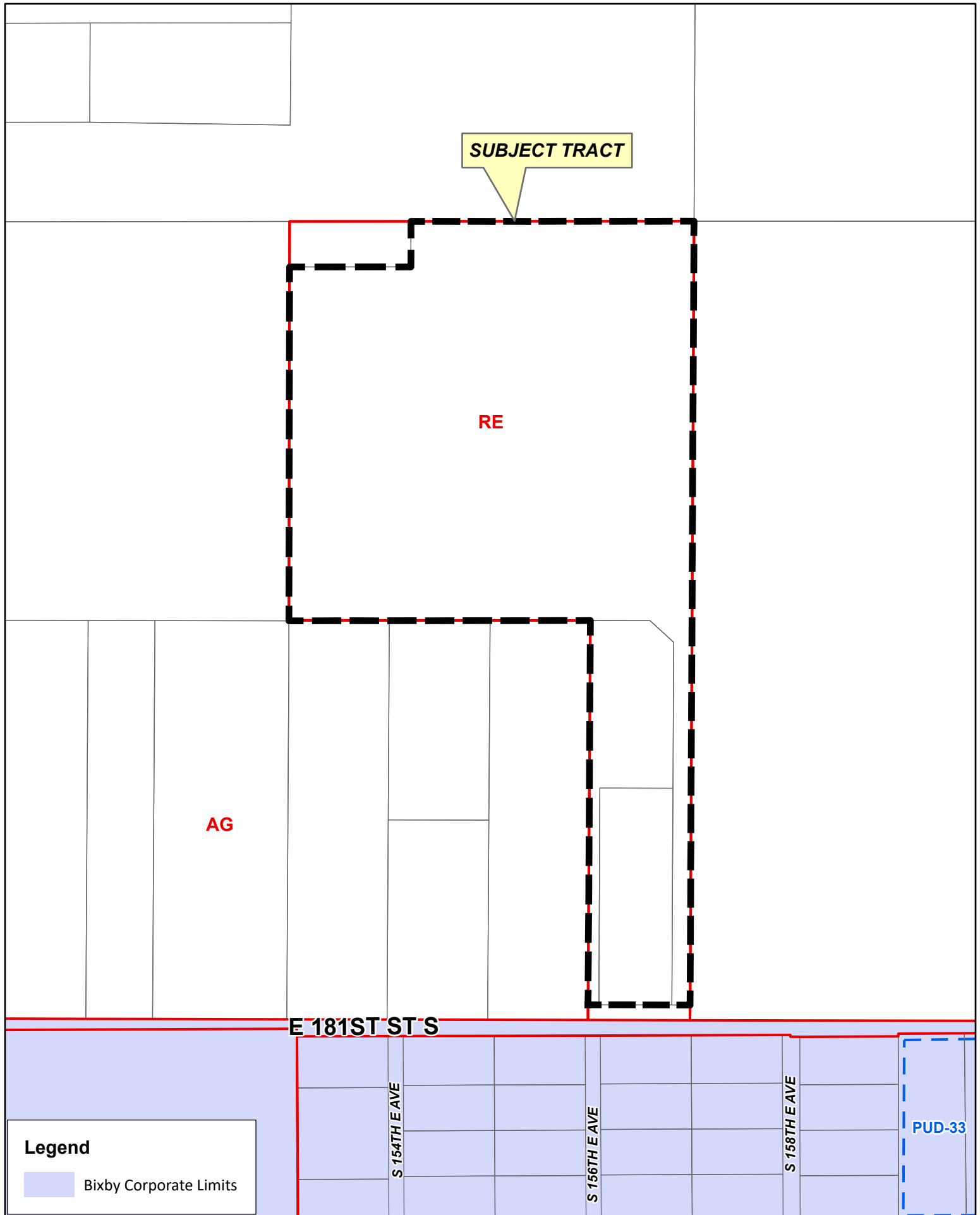




CZ-597

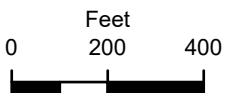
34 17-14





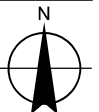
Legend

 Bixby Corporate Limits



CZ-597

34 17-14



Agricultural Business and Land Use Plan

Proposed Rezoning to Agricultural (AG)

Tulsa County, Oklahoma

Prepared By: Austin Schotts

Property Addresses:

- 15291 E 181st St S, Bixby, OK 74008
- 15228 E 181st St S, Bixby, OK 74008

Prepared in support of a request to rezone the subject properties from Residential to Agricultural zoning classification for the purpose of operating a diversified, for-profit agricultural enterprise across approximately eight acres.

Property Purpose

The properties will be developed and operated as an active for-profit agricultural enterprise utilizing approximately eight acres for livestock, poultry production, honey production, and crop cultivation.

Existing Agricultural Operations

Current operations include chickens, quail, and peafowl utilized for egg production and breeding stock sales.

Proposed Agricultural Operations

- Poultry Production: 40-60 laying hens, 30-50 quail, 4-10 peafowl, and 100-200 meat chickens annually.
- Beef Cattle Production: Initial herd of 2-4 beef cattle with future expansion planned.
- Apiary Operations: 2-5 hives in Year One with expansion to 8-10 hives by Year Three.
- Crop Production: Seasonal vegetables, sweet corn, pumpkins, melons, berries, fruit trees, and forage crops intended for commercial sale.

Land Allocation

Approximately 2 acres pasture, 2 acres crop production, 1 acre poultry facilities, 0.5 acre apiary and pollinator habitat, with remaining acreage for residence, barns, storage, access, and expansion.

Three-Year Development Timeline

Year One: Expand egg production, establish bee hives, begin crop cultivation, and initiate meat chicken production.

Year Two: Increase flock sizes, expand crop acreage, introduce cattle, and improve pasture systems.

Year Three: Expand cattle production, apiary production, and agricultural sales while increasing annual revenues.

Statement of Intent

The owner intends for these properties to operate as an active commercial agricultural enterprise whose primary use is agricultural production and the sale of agricultural products for profit.

Owner: Austin Schotts

Signature

Date

MORTGAGE INSPECTION PLAT

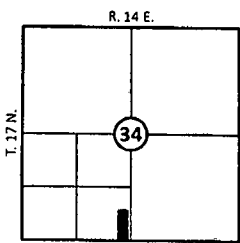
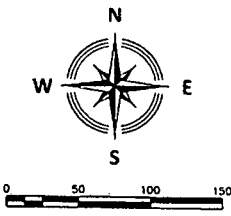
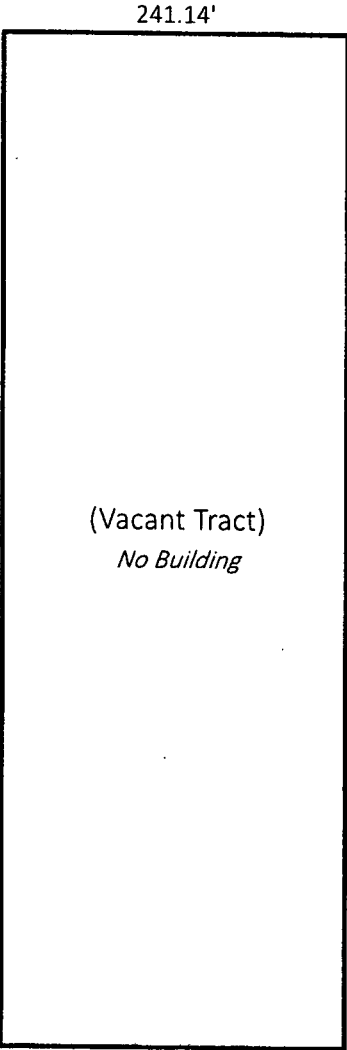
PROJECT NO: 213817-549
MORTGAGOR: Angela Cook
CLIENT: First American Title & Trust Company
First United Bank & Trust Co.
File No.: 2621707-TU02

This property is located in flood zone "X-UNSHADED" as per FIRM Community Panel No. 400462 0470K, as last revised August 3, 2009.

LEGAL DESCRIPTION
AS PROVIDED:

A PART OF THE EAST TEN (10) ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 SW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SW/4 OF SECTION 34, TOWNSHIP SEVENTEEN 17 NORTH, RANGE FOURTEEN 14 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF; THENCE NORTH 00° 28' 32" EAST, ALONG THE EAST LINE OF SAID SW/4, A DISTANCE OF 50.00 FEET; THENCE NORTH 89° 56' 33" WEST, PARALLEL WITH AND 50.00 FEET NORTH OF THE SOUTH LINE OF SAID SW/4, A DISTANCE OF 60.00 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89° 56' 33" WEST, CONTINUING PARALLEL WITH AND 50.00 FEET NORTH OF THE SOUTH LINE OF SAID SW/4, A DISTANCE OF 240.83 FEET, TO A POINT THAT IS 30.00 FEET EAST OF THE WEST LINE OF THE EAST 10 ACRES OF THE SE/4 OF SAID SW/4; THENCE NORTH 00° 27' 04" EAST, PARALLEL WITH AND 30.00 FEET EAST OF THE WEST LINE OF SAID EAST 10 ACRES, A DISTANCE OF 715.02 FEET, TO A POINT THAT IS 765.00 FEET NORTH OF THE SOUTH LINE OF SAID SW/4; THENCE SOUTH 89° 56' 33" EAST, PARALLEL WITH AND 765.00 FEET NORTH OF THE SOUTH LINE OF SAID SW/4, A DISTANCE OF 241.14 FEET, TO A POINT THAT IS 60.00 FEET WEST OF THE EAST LINE OF SAID SW/4; THENCE SOUTH 00° 28' 32" WEST, PARALLEL WITH AND 60.00 FEET WEST OF THE EAST LINE OF SAID SW/4, A DISTANCE OF 715.02 FEET, TO THE POINT OF BEGINNING, AND KNOWN AS 15291 EAST 181st STREET SOUTH.



LOCATION MAP

Property included within the lands described in Ordinance No. 236, Book 3919, Page 323.

SURVEYOR'S STATEMENT

Harden & Associates, Surveying and Mapping, PC, an Oklahoma corporation, and the undersigned Registered Professional Land Surveyor, under Certificate of Authorization No. CA4656 renewal date: June 30, 2021, do hereby state that in our professional opinion the above Inspection Plat shows the dwelling as located on the premises described, that it is entirely within the described tract boundaries, and there are no encroachments thereon by visible permanent improvements, except as indicated; that the above Inspection Plat shows all Recorded Plat easements and other such easements which have been disclosed by a current Title Opinion or by Commitment for Title Insurance and copies thereof provided to us; that this Inspection Plat was prepared for identification purposes only for the mortgagee and is not a Land or Boundary Line Survey; that no property corners were set, and is not to be used or relied upon for the establishment of fence, building or other improvements; that underground or above ground utilities were not field located and therefore are not shown on this Inspection Plat unless specifically requested by the client; that this Inspection Plat is prepared solely for the client listed hereon as of this date and may not be used for any subsequent loan closing, refinance, or other transaction and that no responsibility or liability is assumed herein or hereby to the present or future land owner or occupant.

WITNESS MY HAND AND SEAL THIS 4th DAY OF MAY 2021
JAMES EDWARD HARDEN
L.S. 1233
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF OKLAHOMA

LEGEND

- B/E BURIED ELECTRIC SERVICE CABLE ESMT (APPROX LOCATION)
- B/L BUILDING LINE
- D/E DRAINAGE EASEMENT
- U/E UTILITY EASEMENT
- EM ELECTRIC METER

48 HOURS BEFORE YOU DIG...CALL OKIE
1-800-522-6543
Oklahoma One-Call System, Inc.

5807 S. Garnett Road, Suite K Tulsa, Oklahoma 74146		HARDEN & ASSOCIATES SURVEYING AND MAPPING, PC		(918) 234-4859 Office (918) 893-5552 Fax
REVISIONS	BY	DATE	Certificate of Authorization No. 4656 Expires June 30, 2021	
Changed Legal	NTM	5/3/2021		
			MORTGAGE INSPECTION PLAT	
Drawn By: NTM	Checked By: JEH	Proj. No.: 213817		
Date: 4/23/2021	Scale: 1"=100'	Sheet 1 of 1		

LEGEND

- CL - CENTERLINE
- B/L - BUILDING LINE
- U/E - UTILITY EASEMENT
- S/E - SERVICE ENTRANCE
- R/W - RIGHT-OF-WAY
- MAE - MUTUAL ACCESS ESMT
- B/E - BURIED ELEC. ESMT
- L/E - LANDSCAPE ESMT
- D/E - DRAINAGE ESMT
- W/E - WATERLINE ESMT
- F/E - FENCE ESMT
- SW/E - SIDEWALK ESMT
- RW/E -RESTRICTED WATER ESMT



MORTGAGE INSPECTION REPORT

NOT A LAND OR BOUNDARY SURVEY



SCALE: 1"=200'

SELLER: Jeana K. Kirkland and Andrew J. Werner

BUYER: Austin James David Schotts and Kaleigh Schotts

CLIENT: Elite Title Services, LLC



FLOODPLAIN STATEMENT:
THIS PROPERTY IS LOCATED IN ZONE X (UNSHADED AREAS) AN AREA OF MINIMAL FLOOD HAZARD PER FLOOD INSURANCE RATE MAP 40143C0470K EFFECTIVE AUGUST 3RD, 2009. (FLOOD ZONE DISCLAIMER: FLOOD ZONE DETERMINATIONS ARE BASED SOLELY ON THE FEMA NFIP WEBSITE ON THE CERTIFIED DATE, ACCURACY CANNOT BE GUARANTEED AND SHOULD BE VERIFIED FROM A SECONDARY SOURCE)

SURVEYOR'S NOTE:
THE FOLLOWING FOUND IN TITLE COMMITMENT #26-05-0608 DATED 05/15/26: DOES AFFECT THE PROPERTY:
• #12 DOC #2021059579 (AS SHOWN)

DATE OF FIELD INSPECTION:
MAY 28TH, 2026

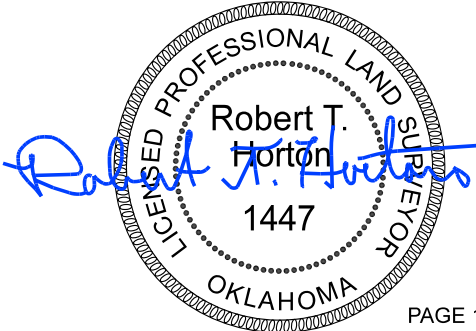
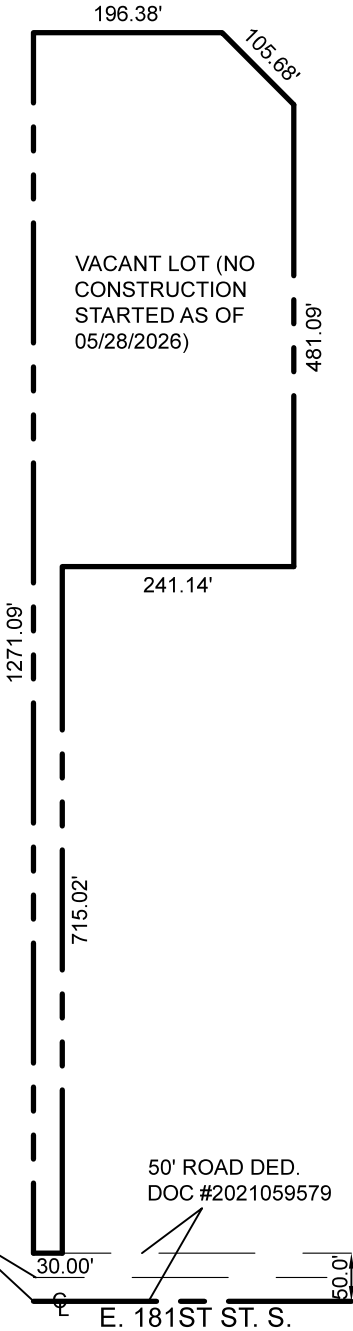
LEGAL DESCRIPTION:
SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION

ALSO KNOWN AS:
15228 EAST 181ST STREET SOUTH, BIXBY, OK 74008

CERTIFICATION:
THIS MORTGAGE INSPECTION REPORT WAS PREPARED FOR ELITE TITLE SERVICES, LLC. IT IS NOT A LAND OR BOUNDARY SURVEY PLAT, AND IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. THIS INSPECTION PLAT WAS PREPARED SOLELY FOR THE CLIENT LISTED HEREON AND MAY NOT BE USED FOR ANY SUBSEQUENT LOAN CLOSING, REFINANCE, OR OTHER TRANSACTION; AND THAT NO RESPONSIBILITY OR LIABILITIES ASSUMED HEREIN OR HEREBY TO THE PRESENT OR FUTURE LAND OWNER OR OCCUPANT. THE ACCOMPANYING SKETCH IS A TRUE REPRESENTATION OF THE CONDITIONS THAT WERE FOUND AT THE TIME OF THE INSPECTION, AND THE LINEAR AND ANGULAR VALUES SHOWN ON THE SKETCH, IF ANY, ARE BASED ON RECORD OR DEED INFORMATION AND HAVE NOT BEEN VERIFIED UNLESS NOTED. THE DWELLING LIES WHOLLY WITHIN THE BOUNDARIES OF THE DESCRIBED LOT UNLESS OTHERWISE NOTED. NO PROPERTY CORNERS WERE SET BY BAKER SURVEYING. UNDERGROUND UTILITIES WERE NOT FIELD LOCATED AND THEREFORE ARE NOT SHOWN ON THIS INSPECTION PLAT UNLESS SPECIFICALLY REQUESTED BY THE CLIENT. BURIED SERVICE CABLE LOCATIONS (IF SHOWN) ARE APPROXIMATE.

WITNESS MY HAND AND SEAL THIS DATE: JUNE 3RD, 2026

BAKER SURVEYING, LLC
4677 SOUTH 83RD EAST AVENUE
TULSA, OKLAHOMA 74145
OKLAHOMA CA #5816 EXPIRES 6/30/2028
(918) 271-5793





SURVEYING, LLC

4677 SOUTH 83RD EAST AVENUE
TULSA, OKLA. 74145

MORTGAGE INSPECTION REPORT

NOT A LAND OR BOUNDARY SURVEY

LEGAL DESCRIPTION:

A PART OF THE EAST TEN (10) ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 SW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SW/4 OF SECTION 34, TOWNSHIP 17 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF; THENCE NORTH 89°56'33" WEST, ALONG THE SOUTH LINE OF SAID SW/4, A DISTANCE OF 330.81 FEET TO THE SOUTHWEST CORNER OF THE EAST 10 ACRES OF THE SE/4 OF THE SW/4; THENCE NORTH 00°27'04" EAST ALONG THE WEST LINE OF SAID EAST 10 ACRES, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°27'04" EAST, CONTINUING ALONG THE WEST LINE OF SAID EAST 10 ACRES, A DISTANCE OF 1271.09 FEET TO THE NORTHWEST CORNER OF SAID EAST 10 ACRES; THENCE SOUTH 89°56'38" EAST ALONG THE SOUTH LINE OF THE NE/4 OF SAID SW/4 A DISTANCE OF 196.38 FEET TO A POINT THAT IS 135.00 FEET WEST OF THE NORTHEAST CORNER OF SAID EAST 10 ACRES; THENCE SOUTH 44°44'03" EAST A DISTANCE OF 105.68 FEET TO THE POINT THAT IS 75.00 FEET SOUTH OF THE NORTH LINE OF SAID EAST 10 ACRES AND 60.00 FEET WEST OF THE EAST LINE OF SAID SW/4; THENCE SOUTH 00°28'32" WEST PARALLEL WITH AND 60.00 FEET WEST OF THE EAST LINE OF SAID SW/4 A DISTANCE OF 481.09 FEET; THENCE NORTH 89°56'33" WEST PARALLEL WITH AND 765.00 FEET NORTH OF THE SOUTH LINE OF SAID SW/4 A DISTANCE OF 241.14 FEET TO A POINT THAT IS 30.00 FEET EAST OF THE WEST LINE OF SAID EAST 10 ACRES; THENCE SOUTH 00°27'04" WEST PARALLEL WITH AND 30.00 FEET EAST OF THE WEST LINE OF SAID EAST 10 ACRES A DISTANCE OF 715.02 FEET TO A POINT THAT IS 50.00 FEET NORTH OF THE SOUTH LINE OF SAID SW/4; THENCE NORTH 89°56'33" WEST PARALLEL

WITH AND 50.00 FEET NORTH OF THE SOUTH LINE OF SAID SW/4 A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS:

15228 EAST 181ST STREET, BIXBY, OK 74008



Neighbor Support Letter for Agricultural Rezoning

To Whom It May Concern,

My name is Lucas & Audra Tipton, and I own the property located at 15165 E 181st St S Bixby, OK 74008, which is adjacent to or near the property owned by Austin Schotts & David Leon.

I am writing to express my support for the request to rezone Mr. Schotts' property from Residential to Agricultural.

Based on my understanding of the proposed use, the property will be used for legitimate agricultural activities, including raising poultry, bees, livestock, and crops for commercial agricultural purposes. I believe these uses are appropriate for the area and are consistent with the rural character of the surrounding community.

I do not believe the requested rezoning will negatively impact my property or my enjoyment of my home. In fact, I believe preserving productive agricultural land is beneficial to the community and will encourage responsible stewardship of the property.

For these reasons, I respectfully support the request to rezone the property from Residential to Agricultural and ask that the application be approved.

Sincerely,

Lucas Tipton Audra Tipton



APPROVED
8/17/2026

TULSA COUNTY PLANNING COMMISSION (TCPC) 2026-2027 MEETING SCHEDULE

TCPC Meetings will be held at 1:30 pm CST on the 2nd Wednesday of every month with the application deadline being approximately six (6) weeks before the meeting date. **Note that dates marked in red have been adjusted to avoid conflicts with holiday schedules.**

TCPC Application Deadline	TCPC Meeting Date
<i>July 24, 2026</i>	September 9, 2026
<i>August 28, 2026</i>	October 14, 2026
<i>October 2, 2026</i>	November 18, 2026
<i>October 23, 2026</i>	December 9, 2026
<i>November 20, 2026</i>	January 13, 2027
<i>December 18, 2026</i>	February 10, 2027
<i>January 22, 2027</i>	March 10, 2027
<i>February 26, 2027</i>	April 14, 2027
<i>March 25, 2027</i>	May 12, 2027
<i>April 23, 2027</i>	June 9, 2027
<i>May 28, 2027</i>	July 14, 2027
<i>June 25, 2027</i>	August 11, 2027
<i>July 23, 2027</i>	September 8, 2027
<i>August 27, 2027</i>	October 13, 2027
<i>September 24, 2027</i>	November 10, 2027
<i>October 22, 2027</i>	December 8, 2027

Meeting Location:

Tulsa County Headquarters Building
218 W. 6th Street, Room 132, 1:30 P.M.
Tulsa, OK, 74119

CMF# 20261740

**POLICIES AND
PROCEDURES OF THE
TULSA COUNTY PLANNING COMMISSION**

**ARTICLE 1
MEMBERSHIP AND OFFICERS**

11 Name. The name of this Commission is the Tulsa County Planning Commission, Oklahoma, commonly referred to as the Tulsa County Planning Commission (the "Commission" or "TCPC").

12 Number of Commissioners. In accordance with the provisions of O.S. Title 19 § 868.2, the Tulsa County Planning Commission shall be composed of seven (7) members to be appointed by the Board of County Commissioners. One member shall be the Chair of the Board of County Commissioners or their designee and the remaining six members shall be appointed by the Board of County Commissioners, with each county commissioner nominating two members who shall reside within the district represented by the county commissioner making the nomination.

13 Term / Vacancies / Compensation. Appointed Planning Commissioners shall serve for two (2) years and shall continue to serve until their successors are appointed by the Board of County Commissioners. Vacancies occurring, otherwise than through the expiration of a term, shall be filled only for the unexpired term in the same manner as set out in Section 12 hereof. All appointed Commissioners shall serve without compensation and shall hold no other County office.

14 Removal. Once qualified, a Planning Commissioner can thereafter be removed during such Commissioner's term of office only for cause and after a public hearing held before the Tulsa County Board of County Commissioners.

15 Absentees. In order to properly conduct business, Planning Commissioners must attend as many meetings as practical. If a Commissioner fails to attend five (5) regularly scheduled meetings (excluding work sessions) during a twelve (12) month period, the Commission may contact the Tulsa County Commission Chair to request that the Commissioner be removed and replaced.

16 Officers.

(a) Annually, at the first regular meeting in January, the Commission shall elect from its appointed members a Chair, a Vice-Chair, and a Secretary. Unless waived by a vote of the Commission in accordance with Section 2.5(d) hereof, no Commission member shall hold the same office for more than two (2) consecutive full one- year terms. Any vacancy in office shall be filled by the Chair for the unexpired term only.

(b) The duties of the Chair shall include:

- (1) Presiding over meetings when present, unless the Chair designates another member to preside;
- (2) Appointing Commissioners to serve on other governmental agency boards and committees;
- (3) Establishing ad hoc committees as the Chair deems necessary and appointing members and chairs to those committees;

- (4) Signing official documents of the Commission; and
 - (5) Representing the Commission before other governmental bodies, unless the Chair designates another Commissioner or a member of the TCPC staff.
- (c) The Vice Chair shall assume all of the duties of the Chair during the Chair's absence.
- (d) The Secretary shall assume all duties of the Chair in the event the Chair and Vice-Chair are absent. In addition, the Secretary shall:
- (1) Read the opening statement and rules of conduct prior to the public hearing portion of the agenda;
 - (2) Collect and stamp exhibits of each meeting for the official record; and
 - (3) Attest the Chair's signature on all documents.

In the event the Secretary is not present, the Chair or acting Chair may appoint another Commissioner to assume the Secretary's duties.

- (f) Each of the officers named above shall be entitled to participate in discussion and vote on any question before the Commission, whether occupying the position of the Chair or not.

ARTICLE 2

MEETING PROCEDURES

2.1 Meeting Schedule and Agenda.

- (a) The Tulsa County Planning Commission shall hold at least one regular meeting each month. The Commission shall meet regularly in accordance with its approved calendar, generally on the second Wednesday of each month in the Tulsa County Headquarters or in another designated location.
- (b) Special meetings may be called at the request of the Chair. Such meetings shall be held in the regular meeting place of the Commission or in another designated location.
- (c) Items to be placed on the TCPC agenda shall meet the cut-off dates as specified on the official TCPC schedule. Unless authorized by the Chair or the Tulsa County Planning Services Director, new items shall not be added to the final agenda after the agenda packet is mailed to the Commission.

2.2 Notification. The Commission shall consider only public hearing items that have been properly advertised, as required by law, and only those items in which all fees have been paid, including fees for legal advertising.

2.3 General Procedures.

- (a) If a meeting procedure is not addressed by these Policies and Procedures, the Chair shall decide the procedure based on the tradition of the Commission. The Commission may by majority vote establish a procedure differing from the procedure recommended by the Chair. The Chair and the Commission may refer to any book or treatise on rules of order or parliamentary procedure for guidance.
- (b) A member of TCPC staff shall serve as TCPC Recording Secretary. The TCPC Recording Secretary shall keep complete minutes of all public hearings of the Commission and shall receive all District Court appeals from any Commission action.
- (c) When the public wishes to communicate with members of the Commission, the most appropriate way is through letter or e-mail correspondence to the TCPC Recording Secretary, who will deliver it to the Commissioners. If an individual wishes to speak personally with the Commissioners, the individual must call the TCPC Recording Secretary and leave a message to that effect. Neither staff, nor any other Commissioner, should release the address or telephone number of another Commissioner without their approval. Ex parte communication is discouraged. (See Section 5.3 hereof)
- (d) The Commission may grant a continuance of a scheduled public hearing or other business item at the request of the applicant, TCPC staff, or another interested party. Except for requests by TCPC staff, a request for continuance should be made in writing and must contain the reasons for the request. In considering the request, the Commission may consider the timeliness of the request, the reasons given for the request, and the inconvenience created.

2.4 Public Hearing Procedures.

- (a) TCPC staff recommendation on advertised matters shall be written and made part of the file (public record) five (5) days in advance of the advertised public hearing date.
- (b) Commissioners shall address only the presiding Chair for recognition and shall confine their remarks to the question under debate.
- (c) Any member of the public may address the Commission at a regular or special meeting after signing in for a specific item. When recognized by the Chair, a member of the public should state his or her name and address. Speakers will be given five (5) minutes to speak on an item; however, the Chair may further limit that time based on the number of speakers for an item or impose an aggregate time for all speakers.
- (d) The Chair may rule a comment out of order if it is redundant, irrelevant, indecorous or untimely.
- (e) The order of business for a public hearing shall be determined by the Chair; however, the following is provided as a guide:
 - (1) The Chair announces the application.
 - (2) The Chair asks TCPC staff for a summary of the case and the physical facts of the

area involved. TCPC staff presents its recommendation, together with the reasons for the recommendation, and whether the request is in conformance with the Comprehensive Plan.

- (3) The Chair calls on the applicant for a presentation, not to exceed fifteen (15) minutes. If the applicant presents a significantly changed application from that submitted for TCPC staff review (as determined by TCPC staff and the Commission at the time of the presentation), such action is considered grounds for continuance.
 - (4) The Chair calls on interested parties or protestants. Those wishing to speak must use the sign-in sheet. Each speaker is allowed five (5) minutes to speak on an item; provided, however, the Chair may further limit that time based on the number of speakers for an item or impose an aggregate time for all speakers.
 - (5) The applicant is given the opportunity to rebut for a maximum of five (5) minutes. If the applicant, in the Chair's opinion, should present new facts or information, the Chair may allow the protestants time to rebut same.
 - (6) The Chair announces the public hearing is closed on the case and opens the review session, during which the Commissioners will discuss the case among themselves and make a recommendation.
 - (7) During the review session, which shall be open and public, no new evidence shall be admitted unless specifically requested by a member of the Commission and permitted by the Chair.
 - (8) The vote shall be taken, and the Chair shall announce the vote.
- (f) Before a motion is made, there shall be an opportunity for discussion of the case by the Commissioners and for each Commissioner to make comments. After a motion is made, there shall be further opportunity for discussion by the Commissioners, and the maker of the motion may refine the terms of the motion pursuant to such discussion. When the motion is formalized, the Chair shall restate the motion, state the name of the maker of the motion and the member seconding the motion, and call for a vote. If a Commissioner desires to amend the motion following the Chair's restatement of the motion but prior to the Chair's call for a vote, the Commissioner suggesting the amendment may ask unanimous consent to modify the motion. If any Commissioner objects to the modification of the motion, the Commissioner proposing the amendment shall move that the motion be amended. The motion to amend must be seconded, is debatable, and must be adopted by a majority vote of the members present.
- (g) The Commission shall not consider, and staff shall not accept a new zoning application on the same property with the same request for a period of six (6) months after action on the application has been taken by the Commission.

- (h) The transmittal of applications for a zoning map amendment to the Board of County Commissioners in those instances where the applicant, TCPC staff and Commission are all in agreement and there are no interested parties will occur following the Commission hearing without minutes. All other applications will be transmitted when the meeting minutes are drafted.
- (i) A motion to reconsider an item on which a vote has been taken may be made only by a Commissioner who voted with the prevailing side and can only be heard during the same meeting where the vote was taken or the next succeeding meeting. If a motion to reconsider is adopted, the Commissioners shall consider the need for additional notice to interested persons before a vote is taken on the item being reconsidered.

2.5 Quorum and Votes Required.

- (a) Four (4) Commissioners shall constitute a quorum for the conduct of any Commission business, except at work sessions where three (3) Commissioners shall constitute a quorum.
- (b) A modification of the Tulsa Metropolitan Area Subdivision and Development Regulations (Subdivision Regulations) shall require four (4) affirmative votes by the Commission. See Section 1-100 of the Subdivision Regulations.
- (c) An amendment to the Tulsa County Comprehensive Plan, including the INCOG Major Street and Highway Plan, shall require four (4) affirmative votes by the Commission. See O.S. Title 19, § 868.6.
- (d) Except as set forth above or as otherwise required by applicable law, any matter (zoning related or otherwise) coming before the Commission shall be decided by a majority vote of the Commissioners present.
- (e) In the event the final vote on any zoning matter before the Commission results in a tie, such tie vote shall result in the matter being transmitted to the Board of County Commissioners as a tie vote, without recommendation.

2.6 Work Sessions.

- (a) The Commission shall meet as a committee of the whole in a special meeting (work session) at the call of the Chair when applicable work items or educational opportunities arise. The Chair or the Chair's designee shall preside.
- (b) The purpose of the work session shall be to discuss work items and Commission issues, to share other information and determine whether work items are ready to be considered at regular TCPC meetings. Work sessions may also be used to provide educational opportunities and to allow Commissioners a forum to discuss various planning matters outside of their normal work items.
- (c) The Commission shall take no final action on work items while in work sessions.
- (d) Public comments are not allowed at work sessions unless approved by the Chair prior to the meeting. The appropriate process is for a member of the public to contact TCPC staff who will communicate the request to the chair.

**ARTICLE 3
DEVELOPMENT AND REVIEW POLICIES**

3.1 Applications.

- (a) Sufficient support information shall be filed with an application in order for the TCPC staff and Commission to evaluate the proposal. If TCPC staff concludes that sufficient supporting information has not been provided, TCPC staff shall consider the application as incomplete and shall not place the item on the agenda.
- (b) In order to help alleviate potential conflicts and assure that interested parties have adequate information, the Commission encourages applicants in zoning cases to meet with owners of property in the area prior to public hearings. Failure of the applicant to meet with the neighbors may result in a continuance by the Commission.
- (c) In cases where the mandatory or optional development plan that is recommended by the Commission differs from the plan that was submitted by the applicant, a revised plan reflecting the Commission's recommendation shall be prepared and submitted to the TCPC staff for transmittal to the Board of County Commissioners with the minutes of the meeting.

3.2 Zoning Initiated by TCPC. As a general rule, the TCPC will not initiate applications for zoning changes without the consent of the owner or his agent, unless such application is requested by the Board of County Commissioners.

3.3 Consent Agenda. The Director of the Tulsa County Planning Office may designate certain matters that are routine or minor in nature for placement on the consent agenda, including but not limited to development plan minor amendments, plans for change of access, and covenants implementing approved development plans.

**ARTICLE 4
COMPREHENSIVE
PLANS**

The TCPC derives its authority to adopt and amend a comprehensive plan also known as master plan under the provisions of O.S. Title 19, § 868.6.

4.1 Tulsa County Comprehensive Plans in Unincorporated Areas

- (a) **Comprehensive Plan Updates and Maintenance.** The Tulsa County Comprehensive Land Use Plan was adopted by the Tulsa Metropolitan Area Planning Commission on October 7, 2020, and approved by the Board of County Commissioners on October 26, 2020. The Tulsa County Comprehensive Land Use Plan has been and will likely continue to be amended from time to time. The Tulsa County Comprehensive Land Use Plan for unincorporated areas outside municipal plans should be updated at periodic intervals with projections toward the future. Housekeeping updates and maintenance to reflect development approvals will be provided as deemed necessary by TCPC staff. Tulsa County Planning staff will establish a system to track all housekeeping amendments needed to reflect development approvals and track approvals initiated by areas within municipal fence lines.

(b) **Plan Adoption Process for Areas Included in Municipal Plans.** Within the greater Tulsa metropolitan area, municipalities continue to prepare comprehensive plans and update existing plans for areas inside a "fence line" but outside their respective city limits. Tulsa County Planning staff will provide a coordinated effort to manage updates for land use maps that have been adopted by the municipalities. Those maps will be submitted to the TCPC and Board of County Commissioners for adoption as necessary.

(c) **Privately Initiated Amendments of the Land Use Plan Generated by Proposed Zoning Changes.** During the initial review of a zoning application submitted to TCPC, staff shall determine if the proposal is consistent with the Land Use Plan map designation. When staff determines that the proposal is inconsistent with the Land Use Plan map designation and further determines that the deviation from the purpose and intent of the Comprehensive Plan is minor in nature, the zoning application shall be set for hearing by the TCPC and, if approved, the Comprehensive Plan shall be amended to reflect the approved land use as a part of the annual housekeeping amendments. If staff determines that the proposal is inconsistent with the Land Use Plan map designation, and further determines that the proposal represents a significant deviation from the purpose and intent of the Comprehensive Plan, an application to amend the Land Use Plan shall run concurrently with the zoning application. In such instance, staff shall inform the applicant that an application to amend the Land Use Plan is recommended and shall provide an application form for completion by the applicant. Concurrent applications for a Land Use Plan amendment may necessitate an extended time frame of review.

4.2 Comprehensive Plan and Amendment Notification Process. O.S. Title 19, §868.5 requires that notice is provided for all Comprehensive Plan public hearings by publication in a newspaper of general circulation. Notice of such hearing shall be published at least once each week for three (3) successive weeks prior to the date of the hearing. The Commission has established additional notification procedures to inform nearby property owners of public hearings to consider adoption of Comprehensive Plans or amendments.

Comprehensive Plan or Amendment	Newspaper Notice	300" radius	Sign posted on the property	Social Media
Comprehensive Plan or amendment	X			X
Not concurrent with a zoning case	X	X		X
Concurrent with a zoning case	X	X	X*	X

*Signs only posted when required by concurrent zoning application

Article 5

Code of Ethics

5.1 Definitions.

- (a) "Private benefit" means a direct or indirect benefit not shared by the general public that could be reasonably expected to impair a Commissioner's objectivity or independent judgment.
- (b) "Organizational interest" exists when a Commissioner is an officer, director or board member of a company, business, or organization that takes an official position before the Commission.
- (c) "Ex parte communication" means a private communication with a Commissioner from a party with an interest, financial or otherwise, in a particular matter before the Commission.

5.2 Conflict of Interest.

- (a) A conflict of interest exists whenever a Commissioner:
 - (1) may receive a private benefit; or
 - (2) has an organizational interest regarding a matter before the Commission; or
 - (3) has any economic interest, directly or indirectly, in a matter before the Commission or in action to be taken by the Commission.

The possibility, not the actuality, of a conflict of interest governs. *The question is/ "Would a reasonable person believe me to be unbiased and impartial?"*

- (b) A Commissioner experiencing a conflict of interest shall declare such Commissioner's interest publicly, abstain from voting on the matter, and shall refrain from any deliberations on the matter. When possible, the Commissioner should leave the public hearing room.
- (c) A Commissioner experiencing a conflict of interest shall not discuss the matter in any venue with any fellow Commissioner, TCPC staff or other officials involved in decision making on the matter for the purpose of influencing a decision thereon.
- (d) In determining whether or not a Commissioner has a conflict of interest on any matter, each Commissioner shall have the sole discretion in making such determination for himself or herself.

5.3 Ex Parte Communication.

- (a) Although not forbidden, ex-parte communication has the potential to influence a Commissioner's decision on matters before the Commission. The Commissioner who receives ex parte communication must disclose such ex parte communication prior to or at the commencement of public discussion of the subject matter.
- (b) The Commissioner shall also evaluate whether, as a result of this communication, such Commissioner can remain unbiased and impartial and should either abstain or participate accordingly. As with a potential conflict of interest, the appearance, not the actuality, of bias should govern.

5.4 Release of Information.

- (a) No Commissioner or TCPC staff member shall use or transmit to others for private benefit any information derived from Commission activities unless and until such information is made available to the public at large.
- (b) No Commissioner or any person appearing before the Commission shall knowingly misrepresent facts or distort or omit information for the purpose of achieving a desired outcome.
- (c) With regard to the release of Commissioner physical, mailing, email addresses and telephone numbers to any third party (including applicants, interested parties, and protestants), see Section 2.3 hereof.

5.5 Appearance of Commissioners at Board of County Commissioners.

- (a) Only a Commissioner designated by the Chair shall be the official spokesperson for the Commission. The official spokesperson for the Commission shall, to the best of his or her ability, present an unbiased record of the proceedings and the decision of the Commission. The official spokesperson shall not present new facts or arguments that were not made available at the hearing before the Commission.
- (b) Nothing herein would deprive a Commissioner of the right to speak at a public hearing in the Commissioner's individual capacity subject to the following. If a Commissioner chooses to speak at a public hearing, and he or she has not been designated as the spokesperson by the Chair, that Commissioner must state that:
 - (1) Though they are a Commissioner, they are before the Board of County Commissioners as an individual, and not on behalf of the Commission; and
 - (2) They have no authority to make representations regarding the Commission's public meetings, thought processes, or decision-making.

If a Commissioner other than the one designated by the Chair intends to speak at a public hearing on a matter upon which the Commission has previously voted, he or she must notify all members of the Commission of that intention at least twenty (24) hours prior to the public hearing.

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Date Adopted: _____

Chair

ATTEST:

Secretary

Signature Page to Policies and Procedures of the TCPC]