

**MINUTES  
SPECIAL MEETING  
JENKS CITY COUNCIL  
TUESDAY, MARCH 22, 2022, 6:00 P.M.  
JENKS CITY HALL, 211 NORTH ELM**

The Agenda for the Jenks City Council was posted on the City’s website at 12:59 p.m. on March 18, 2022. The meeting was called to order at 6:06 p.m. on the above date with Mayor Cory Box presiding, in the Community Room at Jenks City Hall.

A roll call vote of members was taken as follows:

Kevin Short	Present
Kaye Lynn	Absent – <i>Arrived at 6:10</i>
Gary Isbell	Absent
Craig Murray	Present
Donna Ogez	Present
Rodney Cline	Absent
Mayor Cory Box	Present

Craig Murray made a motion to reconvene in the Council Chambers. Kevin Short seconded the motion. A roll call vote of members was taken as follows:

Kevin Short	Yes
Craig Murray	Yes
Donna Ogez	Yes
Mayor Box	Yes

Motion Carried. *The Council meeting moved to the Council Chambers in City Hall. The meeting reconvened at 6:10 p.m. Kaye Lynn arrived at 6:10 p.m.*

Invocation was given by Pastor Lucas Smith of BattleCreek Church.

Pledge of Allegiance was given.

Public Comments Ronda Bender (6839 E 105<sup>th</sup> St, Tulsa 74133) addressed the Council the upcoming UDO and presented the Council with documents. *Documents attached at the end of the minutes.*

Business

Official action can only be taken on items which appear on the agenda. The City Council may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item (except for Item 1).

1. Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under “Consent” are considered by the City Council to be routine and will be enacted by one motion. Any Councilor may, however, remove an item

from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)

- A. Approve minutes of the regular meeting held on March 01, 2022
- B. Approve Encumbrances and Expenditures
- C. Monthly Reports
- D. Approve the nomination for Matt Emmons to fill an opening on the General Obligation Bond Oversight Committee [Cloyde]
- E. Approve the nomination for T.J. Webb to fill an opening on the General Obligation Bond Oversight Committee [Cloyde]
- F. Approve Change Order No. 1 for the milling of roadways in the Melody Lane Addition, Country Lake Estates Addition and Union Avenue (91st Street to 96th Street) submitted by APAC – Central, Inc. (Tulsa, OK) for costs resulting from quantity adjustments during construction in the amount of \$4,354.50 resulting in a new contract amount of \$120,021.00 and authorize the Mayor to execute the document; funding for the same to be paid by the FY 21-22 Budget (Account No. 53-521-5393 (One Cent Capital Fund – Street Maintenance – Tulsa County Overlay Program)). [Cloyde]
- G. Approve JZ 22 PUD 61A.mi1: Request by Oasis Pools for approval of side-yard build line reduction from 10’ to 5’ for a pool. General Location: 12810 S Birch [Hilton]
- H. Approve JZ 22 PUD 117.mi1: Request by Tom Neal for approval of a front build line reduction on two properties in Yorktown Blocks 50-52. General Location: 223 W 130<sup>th</sup> St S [Hilton]
- I. Approve JZ 22 PUD 112.mi2: Request by Carolina Olphert for approval of modification to required building materials in South County Crossing. General Location: 1081 W 121<sup>st</sup> St [Hilton]
- J. Approve Council Rules of Procedure pertaining to Public Comment and Meeting Conduct
- K. Approve Request from Kevin Smith to use Jenks streets from 2:00 p.m. on April 02, 2022, until 1:00 a.m. on April 03, 2022, for Leon Russell’s 80<sup>th</sup> Birthday Bash [Shouse]
- L. Approve the co-sponsorship of the Jenks America Kiwanis Club’s “Trash Bash” on Saturday, May 14, 2022 from 8:00am to 4:00pm on property owned by Oak Properties, LLC on the northeast corner of 106th Street and Elm Street; providing the use of pre-event and day of the event tickets, equipment, labor, and any fees for the disposal or collected items and related activities to be approved by the City Manager; funding for same is included within the existing budget.

Kevin Short made a motion to approve Item 1. Kaye Lynn seconded the motion. A roll call vote of members was taken as follow:

Kevin Short	Yes
Kaye Lynn	Yes
Craig Murray	Yes
Donna Ogez	Yes
Mayor Cory Box	Yes

Motion Carried.

2. Consideration and appropriate action relating to items removed from the Consent Agenda.  
Withdrawn

3. JZ 22 PUD 132.ma1: Request by Ryan McCarty to establish a new boundary, rezone a new parcel, and add the PUD overlay for office warehouse and other uses. General Location: N of 121st between Elwood and Elm. [Hilton] Planning Director Marcaé Hilton introduced Item 3 and answered questions. Craig Murray made a motion to approve Item 3. Donna Ogez seconded the motion. A roll call vote of members was taken as follow:

Kevin Short	Yes
Kaye Lynn	Yes
Craig Murray	Yes
Donna Ogez	Yes
Mayor Cory Box	Yes

Motion Carried.

4. Ordinance No. 1576, related to JZ 22 PUD 132.ma1, establishing a new boundary, rezoning a new parcel, and adding the PUD overlay for office warehouse and other uses Kevin Short made a motion to approve Item 4. Donna Ogez seconded the motion. A roll call vote of members was taken as follow:

Kevin Short	Yes
Kaye Lynn	Yes
Craig Murray	Yes
Donna Ogez	Yes
Mayor Cory Box	Yes

Motion Carried.

5. Emergency Clause for Ordinance No. 1576, making it effective immediately upon passage. Donna Ogez made a motion to approve Item 5. Kevin Short seconded the motion. A roll call vote of members was taken as follow:

Kevin Short	Yes
Kaye Lynn	Yes
Craig Murray	Yes
Donna Ogez	Yes
Mayor Cory Box	Yes

Motion Carried.

6. JZ 22 PUD 134: Request by JR Donelson for a Planned Unit Development and a rezone from RS-2 (Residential Single-family) to RM-2 (Residential Multi-Family) to allow for townhomes. General Location: 504 E "C" St [Hilton] Planning Director Marcaé Hilton introduced Item 6 and answered questions. Donna Ogez made a motion to approve Item 6. Kevin Short seconded the motion. A roll call vote of members was taken as follow:

Kevin Short	Yes
Kaye Lynn	No
Craig Murray	Yes
Donna Ogez	Yes
Mayor Cory Box	Yes

Motion Carried.

7. Ordinance No. 1577, related to JZ 22 PUD 134, creating PUD 134 and rezoning land to RM-2 Donna Ogez made a motion to approve Item 7. Kevin Short seconded the motion. A roll call vote of members was taken as follow:

Kevin Short	Yes
Kaye Lynn	Yes
Craig Murray	Yes
Donna Ogez	Yes
Mayor Cory Box	Yes

Motion Carried.

8. Emergency Clause for Ordinance No. 1577, making it effective immediately upon passage. Donna Ogez made a motion to approve Item 8. Kevin Short seconded the motion. A roll call vote of members was taken as follow:

Kevin Short	Yes
Kaye Lynn	Yes
Craig Murray	Yes
Donna Ogez	Yes
Mayor Cory Box	Yes

Motion Carried.

9. ROW-UEC 22-80: Request by Erik Enyart for a Utility Easement Closure. General Location: Block 5 of Hickory Creek of Jenks [Hilton] Planning Director Marcaé Hilton introduced Item 9. Craig Murray made a motion to approve Item 9. Kevin Short seconded the motion. A roll call vote of members was taken as follow:

Kevin Short	Yes
Kaye Lynn	Yes
Craig Murray	Yes
Donna Ogez	Yes
Mayor Cory Box	Yes

Motion Carried

10. Ordinance No. 1578, related to ROW-UEC 22-80, closing a portion of a Utility Easement Donna Ogez made a motion to approve Item 10. Kevin Short seconded the motion. A roll call vote of members was taken as follow:

Kevin Short	Yes
Kaye Lynn	Yes
Craig Murray	Yes
Donna Ogez	Yes
Mayor Cory Box	Yes

Motion Carried.

11. Emergency Clause for Ordinance No. 1578, making it effective immediately upon passage. Donna Ogez made a motion to approve Item 11. Kevin Short seconded the motion. A roll call vote of members was taken as follow:

Kevin Short	Yes
Kaye Lynn	Yes
Craig Murray	Yes
Donna Ogez	Yes
Mayor Cory Box	Yes

Motion Carried.

12. Accept the FY 2020-2021 Audit Report prepared by Elfrink and Associates, PLLC. [Sauceda] Finance Director Robert Saucedo introduced Item 12. He and City Manager Christopher Shrout answered questions. Donna Ogez made a motion to approve Item 12. Kevin Short seconded the motion. A roll call vote of members was taken as follow:

Kevin Short	Yes
Kaye Lynn	Yes
Craig Murray	Yes
Donna Ogez	Yes
Mayor Cory Box	Yes

Motion Carried.

13. Vote to enter executive session to engage in confidential communications between a public body and its attorney: (a) pursuant to Title 25, section 307(B)(4), concerning pending claim or litigation, upon the advice of the attorney that disclosure will seriously impair the ability of the public body to process the claim or to conduct pending litigation (City of Jenks v. Wallace Engineering, Tulsa County, CJ-2021-580); and (b) pursuant to 25 O.S. section 307(B)(3) to discuss the purchase and appraisal of perpetual easements on real property located at 501 W. Main Street for street improvements Donna Ogez made a motion to enter Executive Session. Kaye Lynn seconded the motion. A roll call vote of members was taken as follow:

Kevin Short	Yes
Kaye Lynn	Yes
Craig Murray	Yes
Donna Ogez	Yes
Mayor Cory Box	Yes

Motion Carried. *Council entered Executive Session at 6:48 p.m. and exited at 7:26 p.m. No other business was discussed.*

14. Resolution No. 760 authorizing the litigation of Tulsa County Case No CJ-2021-580 Donna Ogez made a motion to approve Item 14. Kevin Short seconded the motion. A roll call vote of members was taken as follow:

Kevin Short	Yes
Kaye Lynn	Yes
Craig Murray	Yes
Donna Ogez	Yes
Mayor Cory Box	Yes

Motion Carried.

Other Business

1. City Manager's Report City Manager Christopher Shroust gave his report and answered questions.
2. INCOG Report No INCOG report was given
3. Committee Reports None given
4. Mayor's Report Mayor Cory Box gave his report.

Adjournment. Donna Ogez made a motion to adjourn. Craig Murray seconded the motion. A roll call vote of members was taken as follow:

Kevin Short	Yes
Kaye Lynn	Yes
Craig Murray	Yes
Donna Ogez	Yes
Mayor Cory Box	Yes

Motion Carried. The Jenks City Council adjourned at 7:45 p.m.

  
Cory Box, MAYOR

  
CITY CLERK



SEARCH

Showing 10 of 10 sites by Acres High

Add All To Folders Remove All From Folders



**The Shops at Gateway Plaza**  
Jenks, OK  
1.94 Acres



**902 West 101st Street**  
Jenks, OK  
1.06 Acres



**Jenks Plaza**  
Jenks, OK  
1.01 Acres



**813 East B Street**  
Jenks, OK  
1 Acres



**N 9th Street E**  
Jenks, OK  
0.95 Acres



**515 West Aquarium Place**  
Jenks, OK  
0.16 Acres



CLOSE

# N 9th Street E

- Manage Folders
- ESRI Reports
- Videos 0
- Photos 4
- Print Brochure
- Files 2



Click for slideshow

Address: N. 9th Street E

City: Jenks

State: OK

County: Tulsa

Acres: 0.95

Sale Price:  
\$764,000.00

Last Updated:  
Mar 11, 2022

## Economic Development Contact

Zach Thomas  
Jenks Chamber of Commerce  
115 South First Street P.O. Box 902  
Jenks, Oklahoma 74037  
9182995005  
zach.thomas@jenkschamber.com

## Broker/Realtor Contact

Ronda Bender  
Ronda Bender  
918-378-1261  
rbender@cctulsa.com

data-STI4D

<b>X.1</b>	<b>Total Demand</b>	<b>Supply</b>	<b>Leakage</b>	<b>Leakage Factor</b>
<b>Motor Vehicle &amp; Parts Dealers 441</b>	70592587	7929482	62663105	79.8
<b>Furniture &amp; Home Furnishings Stores 442</b>	9629339	1758630	7870709	69.1
<b>Electronics &amp; Appliance Stores 443</b>	10310514	4453707	5856807	39.7
<b>Bldg Materials, Garden Equip. &amp; Supply Stores 444</b>	21678330	5999289	15679041	56.6
<b>Food &amp; Beverage Stores 445</b>	47904806	51888229	-3983423	-4
<b>Health &amp; Personal Care Stores 446</b>	17424230	10990624	6433606	22.6
<b>Gasoline Stations 447</b>	38136515	12158059	25978456	51.7
<b>Clothing &amp; Clothing Accessories Stores 448</b>	12549858	6956752	5593106	28.7
<b>Sporting Goods, Hobby, Book &amp; Music Stores 451</b>	11312342	4173908	7138434	46.1
<b>General Merchandise Stores 452</b>	61168296	4679205	56489091	85.8
<b>Miscellaneous Store Retailers 453</b>	12413844	7065703	5348141	27.5
<b>Nonstore Retailers 454</b>	1956566	426076	1530490	64.2
<b>Food Services &amp; Drinking Places 722</b>	35273947	23382203	11891744	20.3





PLANNING

DESIGN

DEVELOPMENT

Received March 22, 22  
Email to CC  
From Rhonda Bender

## MEMORANDUM

**Date:** November 16, 2020

**SENT VIA EMAIL**

**To:** Marcaé Hilton  
City of Jenks

**From:** Houseal Lavigne  
John Houseal, FAICP  
Jackie Wells, AICP

**Re:** **Diagnostic Report & Recommendations Framework**  
Unified Development Ordinance Rewrite

This memorandum is delivered in support of the Unified Development Ordinance Rewrite project for the City of Jenks. It presents the accumulated research of **Step 9: Assessment and Framework**, as described in the project scope of work.

This memorandum contains Houseal Lavigne's initial assessment of the City of Jenks's Zoning Code (Appendix B), Subdivision Regulations, and relevant components of Chapter 16 Planning and Zoning of the Code of Ordinances. Best practices relating to land development regulations are identified throughout the memorandum for potential application in the updated document. Please note that the recommendations of this report are preliminary, based upon the information and community input available to date. Future engagement with City staff, the Plan Commission, and the community, may result in revisions.

This memorandum includes:

- A plan for alignment with the Comprehensive Plan;
- A summary of issues identified during the public outreach process;
- A proposed UDO structure; and
- A preliminary recommendations framework for the UDO update.

**HOUSEAL LAVIGNE  
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Prepared by Houseal Lavigne

11/16/2020

## Comprehensive Plan Alignment

The Horizon Jenks Comprehensive Plan, adopted by the City in September 2020, presented zoning considerations and recommendations for ordinance changes. However, it also specified that further study would be needed to determine the specific zoning changes required to carry out the Comprehensive Plan's land use goals and objectives. This Comprehensive Plan Alignment is the further analysis of the City's long-range planning recommendations needed to guide the development of the UDO Rewrite. Note that the updates to the UDO are not limited to those which will bring the code into alignment with the comprehensive plan.

The Comprehensive Plan Alignment Table, included in Appendix 1 of this memo, identifies those important and relevant Comprehensive Plan sections, ordered by related topics, and a recommended approach to address and implement each item, with the intention of aligning development in Jenks with the Plan's future vision. Note that some strategies outlined in the table, if implemented in the UDO Rewrite, may result in changes to the zoning district map in some areas of the City.

In addition to the Comprehensive Plan Alignment Table, Appendix 1 also includes the Land Use Plan and Zoning Map alignment assessment. This assessment identifies areas where uses or development types identified as desirable in the Land Use Plan are not permitted through existing zoning. As discussed in more detail later in this memo, parcels with split zoning were not included in this analysis.

## Summary of Issues from Public Outreach Events

The public outreach process conducted as a part of the Comprehensive Plan portion of this project provided sufficient community feedback regarding the issues and opportunities presented in Jenks's existing land development regulations. To better leverage scoped public outreach events, the events detailed in Steps 8b: Planning Commission Workshop, 8c: Residential Areas Land Use Regulations Workshop, 8d: Commercial Areas Land Use Regulations Workshop, and 8e: Subdivision Ordinance Focus Group Workshop have been moved to subsequent scope steps to allow for greater public feedback on draft sections of the UDO as detailed in the Public Outreach Scope Amendment memo sent to City staff on October 20, 2020. An overview of the zoning implications of the key themes from comprehensive plan community outreach is below.

- **Traffic.** North-south traffic flow, especially along Elm Street and Elwood Avenue, was a top concern of participants. One cause of this issue is a lack of connections between subdivisions and commercial developments, requiring people to enter and exit onto major roadways more than is necessary. To address this issue through the UDO, vehicular cross section requirements for commercial developments and a connectivity index minimum for subdivision developments should be considered.
- **Active Transportation.** The lack of pedestrian and bicycle infrastructure was another top issue of outreach participants. To address this through the UDO, Jenks should consider establishing internal parking lot pedestrian walkway requirements and requiring bicycle parking be established in new parking lots.
- **Housing.** Outreach participants also discussed the need for a more diverse housing stock but also for new housing to be in keeping with the desired character of development in Jenks. To address this through the UDO, use specific standards for a wide scale of housing types should be established. This would allow a greater variety of housing to be permitted by establishing clear design standards.
- **Downtown and Old Town Jenks Revitalization.** Development of vacant lots and façade upgrades were top issues of outreach participants. To address this through the UDO, the Special Theme District design guidelines should be revised to better align with the recommendations of the Downtown subarea plan.

City of Jenks  
Unified Development Ordinance Rewrite

Diagnostic Report & Recommendations Framework  
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## Proposed Zoning Ordinance Structure

A UDO should be organized in a manner that makes it straightforward to use and administer. This type of user-friendly code uses tables and graphics when appropriate, and orders sections based on how frequently they are used and referenced. Jenks's current land development regulations are in several sections of the Code of Ordinances including Chapter 16: Planning and Zoning; Chapter 19: Streets, Sidewalks, and Other Public Areas; and Appendix B: The Zoning Code. Definitions, bulk standards, permitted uses, etc. are scattered throughout these chapters, and in some instances live outside of the

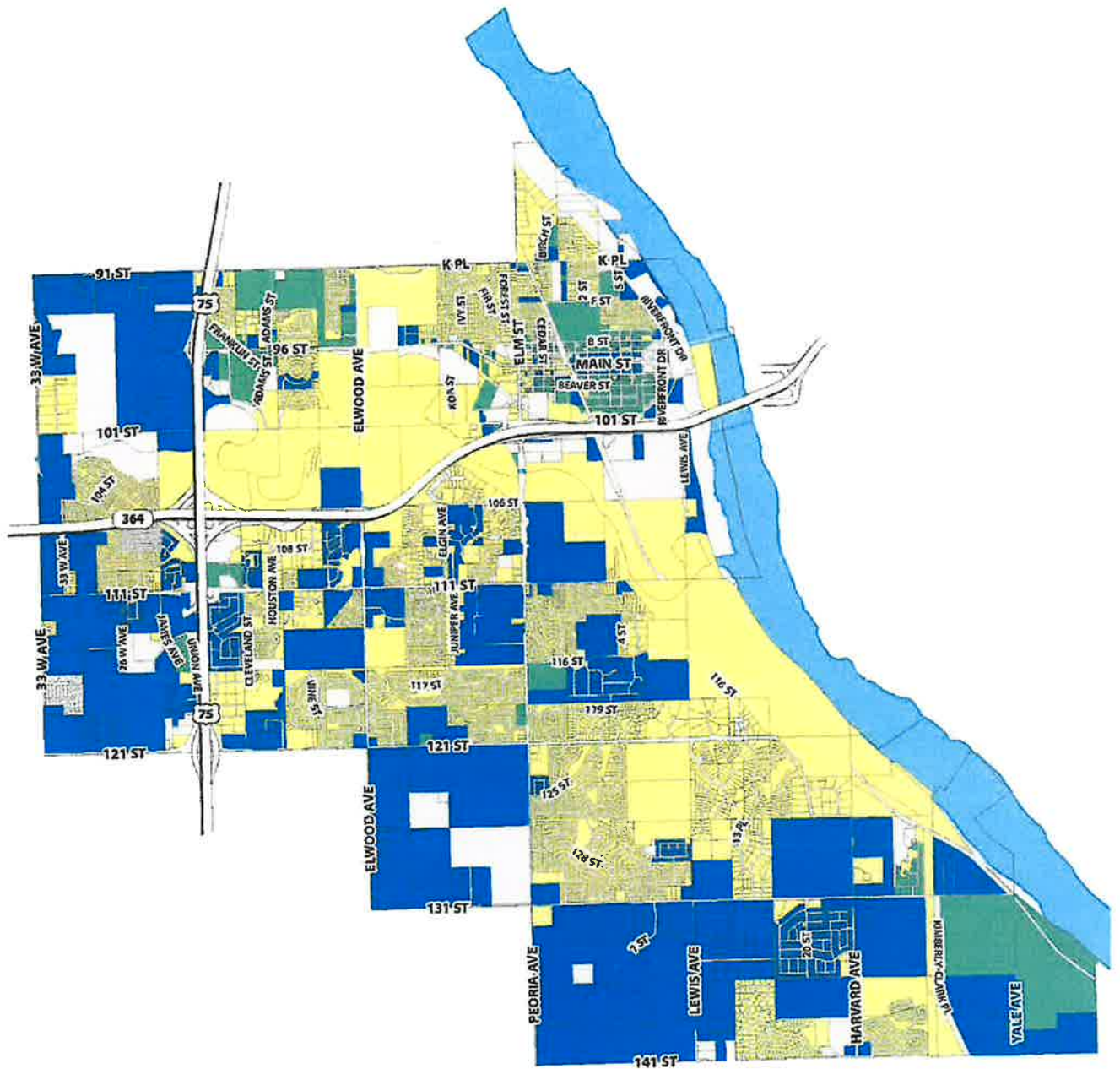
## Appendix 1

### Comprehensive Plan Alignment

Comprehensive Plan			UDO
Page	Policy	Recommended Actions	Implementation Approach
<b>33</b>	Preserve the character of Jenks’s existing suburban residential neighborhoods.	Establish standards for residential development or redevelopment in suburban residential areas to ensure compatibility with the scale and character of surrounding and adjacent residential neighborhoods.	Right-size bulk and dimensional standards for existing residential neighborhoods based on the results of the dimensional standards appropriateness analysis.
<b>33</b>	Right-size bulk and dimensional standards of residential districts.	Analyze the need to right-size the bulk and dimensional standards of residential districts to better fit existing development patterns.	
<b>33</b>	Continue to ensure that Jenks provides housing opportunities for young families.	Encourage the development of a wide variety of housing types, in accordance with the Land Use Plan and Housing and Neighborhoods Framework.	Expand the types of housing permitted in the RS Districts in accordance with the Land Use Plan and Neighborhoods Framework.
<b>34</b>	Promote areas for new residential development in accordance with the Land Use Plan.	Encourage residential development in accordance with the Land Use Plan and only make thoughtful and intentional changes to the Land Use Plan to ensure that the vision of the community is realized.	Revise map amendment standards of review to require alignment with the Comprehensive Plan.
<b>34</b>	Proactively rezone properties to align with the Land Use Plan.	Consider up-zoning designated areas, such as the agricultural district, to the appropriate residential district that would better accommodate the preferred housing type identified in the Housing and Neighborhoods Framework.	

Comprehensive Plan			UDO
Page	Policy	Recommended Actions	Implementation Approach
34	Establish standards of review for zoning text and map amendments.	The City should establish standards of review that require the consideration of alignment with the Land Use Plan as well as several other factors as detailed on pg. 34.	Establish standards of review for zoning text and map amendments.
34	Encourage the development of unique residential subdivisions that create a sense of place.	Establish anti-monotony standards for new residential subdivisions as well as design standards for various housing types.	Add anti-monotony standards to the City's subdivision regulations.
34	Encourage smart growth.	Establish standards of review for the Planning Commission and City Council for their review of subdivision applications. Amongst other factors, the standards of review should include principles of smart growth such as availability of existing utilities and infrastructure.	Establish standards of review for subdivision applications.
35		Enhance the City's zoning ordinance through the establishment of City-wide landscape requirements including screening and buffer yards.	Establish city-wide landscape requirements for all multifamily and nonresidential uses.
35	Minimize the impacts of planned nonresidential areas on existing residential neighborhoods.	Consider establishing an amortization schedule to ensure compliance for non-conforming properties within a set time frame.	Consider amortizing certain uses such as outdoor storage, junk / salvage yards, etc. in certain districts.

# Future Land Use and Current Zoning Alignment



- Allowed
- Conditionally Allowed
- Not Allowed
- Multiple Zoning Designations

