



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 02/10/2026

REQUESTER: Petitioners Marshal Britton, Douglas Burton, Nicole Burton

PRESENTER: Elisabeth Muckala, Asst. City Attorney

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF O-2526-37 UPON FIRST READING BY TITLE: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, DETACHING PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF NORMAN, OKLAHOMA, AND DESIGNATING THE AREAS OR TRACTS INCLUDED IN SUCH DETACHMENTS; REPEALING ALL OTHER ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR THE SEVERABILITY THEREOF (CERTAIN PROPERTIES ADDRESSED 2800 AND 2801 HENSLEY ROAD; WARD 5).

BACKGROUND:

The City of Norman has not adopted a procedure or ordinance directly addressing a process for consideration of detachment petitions; thus the process is largely dictated by state law set forth in Oklahoma Statutes, Title 11 §§ 21-110, 21-111 and 21-112. However, in addition to this state law, City Code Section 4-1201, does provide that the Planning Commission “shall” review all “deannexation ... petitions.”

On November 12, 2025 Petitioners Marshall Britton, Douglas Burton, and Nicole Burton (Petitioners), submitted a petition requesting detachment of approximately twenty (20) acres, over two separate legal parcels of property located along the southernmost municipal boundary of Norman located south of Imhoff Road, east of 144 Ave SE and addressed off of Hensley Road. Per state law, an unsigned petition was published twice, circulated and signed, and the signed petition was provided to the City in order to begin the detachment process.

Following Planning Commission review, an ordinance granting the petition will then proceed to City Council for consideration. Pursuant to state law, the City must publish notice of the petition within ten (10) days of City Council consideration. Per § 21-110(C), the City Council may approve, deny or defer its decision on the petition.

DISCUSSION:

Considerations Regarding the Parcels in Question

The two parcels included in the Petition were annexed into the City of Norman in 1961 with a majority of east Norman in order to protect the Little River and Lake Thunderbird watersheds. These parcels are legally addressed as 2800 and 2801 Hensley Road, and combine to form an area comprising 20.1 acres mol, the tracts each being approximately near 10 acres in size. Both tracts are zoned A-2 Rural Agricultural and, while they are identified in record documents referencing a certificate of survey known as "H&L No. 9" (as lots 48 and 49), said survey is not a City of Norman approved subdivision. A copy of H&L No. 9 survey is attached for review.

No portion of either tract falls within Norman's adopted Stream Planning Corridor, thus the WQPZ is not implicated. This combined 20 acres mol is owned by the named Petitioners pursuant to the deeds attached hereto. Thus, the Petitioner's constitute 100% of the implicated ownership, and there is no portion of the subject property that is not represented in these proceedings.

Considerations Regarding Applicable Law

The Oklahoma statutory procedure for detaching territory from municipalities by petition is limited to "land which is within the limits of the municipality and upon its border and not laid out in lots and blocks." See § 21-110(A).

The Norman Public Works Department has confirmed that both parcels subject to the detachment Petition currently lie within Norman municipal boundaries. This land is not recognized as being "platted" in lots and blocks according to state law.

Oklahoma law also requires that the Petition be "signed by at least three-fourths (3/4) of the registered voters and by the owners of at least three-fourths (3/4), in value, of the property to be detached." See § 21-110(B)(1). Here, all known property owners are petitioners.

The Norman Public Works Department and City Attorney's office have evaluated the properties subject to the detachment Petition and have confirmed that this requirement appears to have been met by Petitions, as more than 3/4 of the property, in value (according to Cleveland County Assessor values), is owned by the Petitioner, as well as 3/4 in size. The Petition is signed by all three named Petitioners, who are in turn represented by legal counsel.

The City Clerk has reviewed the Petition and finds that it appears to be sufficient in form and as to the signatures. Norman's Public Works Department has reviewed the legal descriptions and confirmed that the parcels are correctly identified within the Petition. The City Attorney's office has verified compliance with state law, City Code and valid execution of the Petition in accordance therewith.

Finally, "[a]ny lands detached from a municipality and the owners thereof shall be liable to the municipality only for the cost of public improvements which may have been constructed on the detached lands at the expense of the municipality." See § 21-111.

City staff has reviewed the parcels and verified that neither benefitted from infrastructure improvements constructed at the expense of the City of Norman/NMA/NUA. While this

detachment would result in a loss of potential future service area, if granted, the properties at issue are unlikely to have been serviced anytime soon. Thus, there are no objectionable circumstances identified by City Staff regarding the proposed detachment at this time.

Upon approval of an ordinance detaching municipal property, the mayor of said municipality “shall file and record a duly certified copy of the ordinance ... together with an accurate map or plat of the territory, in the office of the county clerk of the county in which the territory, or the greater portion of it, is located and with the Ad Valorem Division of the Oklahoma Tax Commission.” See § 21-112.

RECOMMENDATION:

On January 8, 2026, the Planning Commission voted unanimously to approve the petitioned detachment. All implicated city departments have reviewed the Petition for Detachment and have verified that all requirements have been met and that this matter is ripe for consideration by City Council, which may approve, deny or defer its decision on Ordinance No. O-2526-37. In the case of approval, City Staff recommends the filing of O-2526-37, and the map exhibit attached thereto, with the Cleveland County Clerk and the Ad Valorem Division of the Oklahoma Tax Commission.

Reviewed By: Darrel Pyle, City Manager
 Jamie Meyer, Deputy City Clerk
 Rick Knighton, City Attorney
 Jane Hudson, Director of Planning and Community Development
 Scott Sturtz, Director of Public Works
 Chris Mattingly, Director of the Norman Utilities Authority