



P.O. BOX 850 | COWETA, OKLAHOMA 74429 | PH. (918) 486-2189 | FAX (918) 486-5366 | www.cityofcoweta-ok.gov

AGENDA - REGULAR MEETING
COWETA PLANNING COMMISSION
COWETA CITY HALL, 310 S. BROADWAY
TUESDAY, FEBRUARY 20, 2024, 6:00 PM

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL

Kristi Rentie ____

Jessica Morris ____

Tim Ahlstrom ____

Bruce Watkins ____

Joanna Jones ____

IV. CONSENT

(All matters under the "Consent Calendar" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Commissioner may, however, remove an item from consent by request.)

1. Minutes of the Regular Meeting

Approval of the minutes of the Coweta Planning Commission regular meeting held on November 20, 2023.

Documents:

[11202023 PC MINUTES.DOCX](#)

2. Minutes of the Special Meeting

Approval of the minutes of the Coweta Planning Commission special meeting held on January 22, 2024.

Documents:

[PC MINUTES 1-22-2024.DOCX](#)

V. PUBLIC HEARINGS

1. PUBLIC HEARING PRELIMINARY PLAT CREEKWOOD SUBDIVISION

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A REQUEST FOR PRELIMINARY PLAT APPROVAL OF CREEKWOOD SUBDIVISION, A SUBDIVISION OF APPROXIMATELY 4.20 ACRES

MORE OR LESS WITH 12 LOTS, SITUATED IN SECTION 13, TOWNSHIP 17 NORTH, RANGE 15 EAST, OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, WITH RS-3, (RESIDENTIAL SINGLE FAMILY) ZONING. THE PROPOSED SUBDIVISION IS LOCATED NORTHWEST OF EAST 151ST STREET SOUTH AND SOUTH DIVISION STREET.

Documents:

[PH NOTICE CREEKWOOD.PDF](#)
[240220 PC PRELIMINARY PLAT CREEKWOOD.DOCX](#)
[CREEKWOOD UTILITIES.PDF](#)

2. PUBLIC HEARING-CZ 24-01 REZONE

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON APPLICATION CZ 24-01, A REQUEST TO CHANGE THE ZONING FROM LIGHT INDUSTRIAL (IL) TO RESIDENTIAL SINGLE FAMILY (RS-2), ON PROPERTY DESCRIBED AS A TRACT OF LAND SITUATED IN THE E/2 NE/4 OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST, OF THE INDIAN BASE AND MERIDIAN, CITY OF COWETA, COUNTY OF WAGONER, STATE OF OKLAHOMA, AND LOCATED ON THE WEST SIDE OF 305th EAST AVENUE, BETWEEN EAST 151st STREET SOUTH AND EAST 161st STREET SOUTH.

Documents:

[CZ 24-01 PLAT OF SURVEY.PDF](#)
[CZ 24-01 ZONING MAP.PDF](#)
[240220 CZ 24-01 PC STAFFREP.DOCX](#)
[CZ 24-01 AERIAL VIEW MAP.PDF](#)
[CZ 24-01 AERIAL VIEW W FLOODPLAIN.PDF](#)
[CZ 24-01 LOCATION MAP.PDF](#)
[CZ 24-01 PH NOTICE 240220.PDF](#)

3. PUBLIC HEARING-CZ 24-02 REZONE

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON APPLICATION CZ 24-02, A REQUEST TO CHANGE THE ZONING FROM LIGHT INDUSTRIAL (IL) TO AGRICULTURE (AG), ON PROPERTY DESCRIBED AS A TRACT OF LAND SITUATED IN THE E/2 NE/4 OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST, OF THE INDIAN BASE AND MERIDIAN, CITY OF COWETA, COUNTY OF WAGONER, STATE OF OKLAHOMA, CONTAINING 10.01 ACRES, MORE OR LESS, AND LOCATED ON THE WEST SIDE OF 305th EAST AVENUE, BETWEEN EAST 151st STREET SOUTH AND EAST 161st STREET SOUTH.

Documents:

[CZ 24-02 PLAT OF SURVEY.PDF](#)
[CZ 24-02 ZONING MAP.PDF](#)
[240220 CZ 24-02 PC STAFFREP.DOCX](#)
[CZ 24-02 AERIAL VIEW MAP.PDF](#)
[CZ 24-02 AERIAL VIEW W FLOODPLAIN.PDF](#)
[CZ 24-02 LOCATION MAP.PDF](#)
[CZ 24-02 PH NOTICE 240220.PDF](#)

4. PUBLIC HEARING-CZ 24-03 REZONE

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON APPLICATION CZ 24-03, A REQUEST TO CHANGE THE ZONING FROM RESIDENTIAL SINGLE FAMILY (RS-3) TO RESIDENTIAL MULTI-FAMILY (RM-1), ON PROPERTY DESCRIBED AS PART OF GOVERNMENT LOT 4 IN SECTION 7, TOWNSHIP 17 NORTH, RANGE 16 EAST, OF THE INDIAN BASE AND MERIDIAN, CITY OF COWETA, COUNTY OF WAGONER, STATE OF OKLAHOMA, AND LOCATED GENERALLY AT 28827 EAST 141st STREET SOUTH.

Documents:

[CZ 24-03 SITE PLAN.PDF](#)
[CZ 24-03 ZONING MAP.PDF](#)
[23270_20231129_NEIGHBORHOOD LETTER.PDF](#)
[240220 CZ 24-03 PC STAFFREP.DOCX](#)
[CZ 24-03 AERIAL VIEW MAP.PDF](#)
[CZ 24-03 AERIAL VIEW W FLOODPLAIN.PDF](#)
[CZ 24-03 LOCATION MAP.PDF](#)
[CZ 24-03 PH NOTICE 240220.PDF](#)

5. PUBLIC HEARING-CZ 24-04 REZONE

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON APPLICATION CZ 24-04, A REQUEST TO CHANGE THE ZONING FROM RESIDENTIAL MULTI- FAMILY (RM-1) TO GENERAL COMMERCIAL (CG), ON PROPERTY DESCRIBED AS PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (W/2 SE/4 SE/4 NE/4) OF SECTION 18, TOWNSHIP 17 NORTH, RANGE 16 EAST, OF THE INDIAN BASE AND MERIDIAN, CITY OF COWETA, COUNTY OF WAGONER, STATE OF OKLAHOMA, AND LOCATED NORTH AND WEST OF THE NORTHWEST CORNER OF STATE HIGHWAY 51 AND SOUTH 305th EAST AVENUE.

Documents:

[CZ 24-04 PH NOTICE 240220.PDF](#)
[CZ 24-04 ZONING MAP.PDF](#)
[240220 CZ 24-04 PC STAFF REP.DOCX](#)
[CZ 24-04 AERIAL VIEW MAP.PDF](#)
[CZ 24-04 APPLICATION.PDF](#)
[CZ 24-04 LOCATION MAP.PDF](#)

VI. ADMINISTRATION

1. PRELIMINARY PLAT CREEKWOOD SUBDIVISION

DISCUSS AND CONSIDER POSSIBLE ACTION, ON THE APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL OF A REQUEST FOR PRELIMINARY PLAT APPROVAL OF CREEKWOOD SUBDIVISION, A SUBDIVISION OF APPROXIMATELY 4.20 ACRES, MORE OR LESS, WITH 12 LOTS, SITUATED IN SECTION 13, TOWNSHIP 17 NORTH, RANGE 15 EAST, OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, WITH RS-3 (RESIDENTIAL SINGLE FAMILY) ZONING. THE PROPOSED SUBDIVISION IS LOCATED NORTHWEST OF EAST 151ST STREET SOUTH AND SOUTH DIVISION STREET.

Documents:

[PH NOTICE CREEKWOOD.PDF](#)
[240220 PC PRELIMINARY PLAT CREEKWOOD.DOCX](#)
[CREEKWOOD SUBDIVISION PRELIMINLAY PLAT.PDF](#)
[CREEKWOOD UTILITIES.PDF](#)

2. CZ 24-01 REZONE

DISCUSSION AND POSSIBLE ACTION A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL ON APPLICATION CZ 24-01, A REQUEST TO CHANGE THE ZONING CLASSIFICATION FROM LIGHT INDUSTRIAL (IL) TO RESIDENTIAL SINGLE FAMILY (RS-2), ON PROPERTY DESCRIBED AS A TRACT OF LAND SITUATED IN THE E/2 NE/4 OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST, OF THE INDIAN BASE AND MERIDIAN, CITY OF COWETA, COUNTY OF WAGONER, STATE OF OKLAHOMA, CONTAINING 19.91 ACRES, MORE OR LESS, AND LOCATED ON THE WEST SIDE OF 305th EAST AVENUE, BETWEEN EAST 151st STREET SOUTH AND EAST 161st STREET

SOUTH.

Documents:

[CZ 24-01 PLAT OF SURVEY.PDF](#)
[CZ 24-01 ZONING MAP.PDF](#)
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[CZ 24-01 AERIAL VIEW W FLOODPLAIN.PDF](#)
[CZ 24-01 LOCATION MAP.PDF](#)
[CZ 24-01 PH NOTICE 240220.PDF](#)

3. CZ 24-02 REZONE

DISCUSSION AND POSSIBLE ACTION RELATED TO A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL ON APPLICATION CZ 24-02, A REQUEST TO CHANGE THE ZONING FROM LIGHT INDUSTRIAL (IL) TO AGRICULTURE (AG). ON PROPERTY DESCRIBED AS A TRACT OF LAND SITUATED IN THE E/2 NE/4 OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST, OF THE INDIAN BASE AND MERIDIAN, CITY OF COWETA, COUNTY OF WAGONER, STATE OF OKLAHOMA, CONTAINING 10.01 ACRES, MORE OR LESS, AND LOCATED ON THE WEST SIDE OF 305th EAST AVENUE, BETWEEN EAST 151st STREET SOUTH AND EAST 161st STREET SOUTH.

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4. CZ 24-03 REZONE

DISCUSSION AND POSSIBLE ACTION REGARDING A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL ON APPLICATION CZ 24-03, A REQUEST TO CHANGE THE ZONING FROM RESIDENTIAL SINGLE FAMILY (RS-3) TO RESIDENTIAL MULTI-FAMILY (RM-1), ON PROPERTY DESCRIBED AS PART OF GOVERNMENT LOT 4 IN SECTION 7, TOWNSHIP 17 NORTH, RANGE 16 EAST, OF THE INDIAN BASE AND MERIDIAN, CITY OF COWETA, COUNTY OF WAGONER, STATE OF OKLAHOMA, AND LOCATED GENERALLY AT 28827 EAST 141st STREET SOUTH.

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[CZ 24-03 PH NOTICE 240220.PDF](#)

5. CZ 24-04 REZONE

DISCUSSION AND POSSIBLE ACTION REGARDING A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL ON APPLICATION CZ 24-04, A REQUEST TO CHANGE THE ZONING FROM RESIDENTIAL MULTI-FAMILY (RM-1) TO GENERAL COMMERCIAL (CG), ON PROPERTY DESCRIBED AS PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE

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[CZ 24-04 APPLICATION.PDF](#)
[CZ 24-04 LOCATION MAP.PDF](#)

VII. ADJOURNMENT

IF YOU REQUIRE A SPECIAL ACCOMMODATION PURSUANT TO THE AMERICANS WITH DISABILITIES ACT, PLEASE NOTIFY CITY HALL BY 9:00 A.M. ON THE DATE OF THE MEETING.