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**AGENDA - REGULAR MEETING
COWETA PLANNING COMMISSION
COWETA CITY HALL, 310 S. BROADWAY
MONDAY, DECEMBER 15, 2025 6:00 PM**

MEETING PROCEDURE: Comments on all scheduled agenda items will be heard immediately following the presentation by staff or the petitioner. Please wait until you are recognized by the Chair and keep your comments as brief as possible. Individuals addressing the Commissioners must identify themselves by name prior to making any comments. The Commission will consider, discuss, and may take action on, approve, adopt, amend, reject, deny, table, or not take action on any item listed on this agenda after comments from staff and the Commission have been heard.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Jessica Morris ____ Joanna Jones ____ Jennifer Curtis ____ Vacant ____ Vacant ____

IV. CONSIDER, DISCUSS AND TAKE ACTION ON ITEMS REMOVED FROM CONSENT

V. CONSENT

(All matters under the "Consent Calendar" are considered by the 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 REGULAR MEETING**

Approval of the minutes of the Coweta Planning Commission Meeting held on November 17, 2025. *[Meghan Bendabout_ Community Development Administrative Assistant]*

VI. PUBLIC HEARING(S)

1. **PRELIMINARY PLAT- TIGER TRAILS PHASE II BLOCKS 9-16**

Public Hearing to accept public comment on a request for Preliminary Plat approval of Tiger Trails Phase II Blocks 9-16, a subdivision of approximately 44.434 acres more or less with 162 lots. Located in Section 34, Township 18 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma. Part of Planned Unit Development PUD No. R 24-03, with RS-3 Residential Single-Family zoning.
Skylar Marlow-Fuson, City Planner

2. **PRELIMINARY PLAT- TIGER TRAILS PHASE III BLOCKS 17-20**

Public Hearing to accept public comment on a request for Preliminary Plat approval of Tiger Trails Phase III Blocks 17-20, a subdivision of approximately 10.965 acres more or less with 63 lots. Located in Section 34, Township 18 North, Range 15 East, of the Indian Base and

Meridian, Wagoner County, State of Oklahoma. Part of Planned Unit Development PUD No. R 24-03, with RS-3 Residential Single-Family zoning.
Skylar Marlow-Fuson, City Planner

VII. ADMINISTRATION

1. **PRELIMINARY PLAT- TIGER TRAILS PHASE II BLOCKS 9-16**

Discuss and consider possible action, on the approval, approval with conditions, or denial of a request for Preliminary Plat approval of Tiger Trails Phase II Blocks 9-16, a subdivision of approximately 44.434 acres more or less with 162 lots. Located in Section 34, Township 18 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma. Part of Planned Unit Development PUD No. R 24-03, with RS-3 Residential Single-Family zoning.

Skylar Marlow-Fuson, City Planner

2. **PRELIMINARY PLAT- TIGER TRAILS PHASE III BLOCKS 17-20**

Discuss and consider possible action, on the approval, approval with conditions, or denial of a request for Preliminary Plat approval of Tiger Trails Phase III Blocks 17-20, a subdivision of approximately 10.965 acres more or less with 63 lots. Located in Section 34, Township 18 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma. Part of Planned Unit Development PUD No. R 24-03, with RS-3 Residential Single-Family zoning.

Skylar Marlow-Fuson, City Planner

3. **SKETCH PLAN PLAT- THE PARK AT HUGHES FARM**

Review Conceptual Sketch Plan submitted for The Park at Hughes Farm, a proposed subdivision within the City of Coweta, as part of Planned Unit Development PUD No. PUD-R 25-01. The proposed subdivision is approximately 159.875 acres (more or less) with 694 lots. Located in Section 33, Township 18 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma. This land is zoned (RS-3) Residential Single-Family.

Skylar Marlow-Fuson, City Planner

VIII. ADJOURNMENT

IF YOU REQUIRE A SPECIAL ACCOMMODATION PURSUANT TO THE AMERICANS WITH DISABILITIES ACT, PLEASE NOTIFY CITY HALL AT LEAST 24 HOURS BEFORE THE MEETING.