



P.O. BOX 850
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**AGENDA - REGULAR MEETING
COWETA PLANNING COMMISSION
COWETA CITY HALL, 310 S. BROADWAY
MONDAY, APRIL 20, 2026 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____ Linda Dyer ____Tim Ahlstrom____Jennifer Curtis____

IV. 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 March 16, 2026. *[Meghan Bendabout_ Community Development Administrative Assistant]*

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

VI. PUBLIC HEARING(S)

1. **PUBLIC HEARING ON A PROPOSED AMENDMENT TO THE CITY OF COWETA ZONING CODE TO ESTABLISH A NEW ZONING CODE CLASSIFICATION - PATIO HOME (PH) DISTRICT**

Public hearing before the Planning Commission has been initiated by staff to amend the city of Coweta zoning code by adding a new zoning district. A Patio Home (PH) District is a residential district designed as a development of small-lot, single-family detached residences that support low-maintenance lifestyles and attainable housing options. The district allows compact building footprints, smaller yards, and efficient land use while maintaining compatibility with surrounding residential areas.
Jessica Zwirtz, Community Development Director

VII. ADMINISTRATION

1. **PROPOSED AMENDMENT TO THE CITY OF COWETA ZONING CODE TO ESTABLISH A NEW ZONING CODE CLASSIFICATION - PATIO HOME (PH) DISTRICT**

Discuss and consider possible action on the approval, approval with conditions, or denial of a request from staff for adding a new zoning district of a Patio Home (PH) District, a residential district designed as a development of small-lot, single-family detached residences that support low-maintenance lifestyles and attainable housing options. The district allows compact building footprints, smaller yards, and efficient land use while maintaining compatibility with surrounding residential areas.

Jessica Zwirtz, Community Development Director

VIII. ADJOURNMENT

*If you wish to speak during this meeting, please sign in before the meeting begins using the sign-up sheet located on the table near the podium. Speakers may address only those items listed on the posted agenda. All cell phones and electronic devices must be turned **off** or **set to silent** for the duration of the meeting.*

If you are a person with a disability and require an accommodation to participate, please contact the City Clerk at 918-486-2189 no later than 9:00 a.m. at least two business days prior to the meeting so arrangements can be made.



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**REGULAR MEETING - MEETING MINUTES
COWETA PLANNING COMMISSION
COWETA CITY HALL, 310 S. BROADWAY, COWETA, OKLAHOMA
MONDAY, MARCH 16, 2026 6:00 PM**

COMMISSIONERS PRESENT: Joanna Jones, Linda Dyer, Jennifer Curtis

COMMISSIONERS ABSENT: Jessica Morris, Tim Alhstrom

I. PLEDGE OF ALLEGIANCE

II. CALL TO ORDER

The meeting was called to order by acting Chairman Joanna Jones at 6:00 PM

III. ROLL CALL

Roll call taken. Planning Commission Members were present as shown above.

IV. CONSENT

Consideration of the minutes of the regular meeting held on January 19, 2026

Jennifer Curtis made the motion to Approve.

Linda Dyer seconded the motion.

Aye: Joanna Jones
Linda Dyer
Jennifer Curtis

V. PUBLIC HEARING(S)

Acting Chairman Joanna Jones opened the public hearing at 6:05 p.m.

1. CZ 26-01 REZONE – REZONING PROPERTY FROM AG TO RS-3 LOCATED ON 301ST STREET EAST AT 141ST STREET

A public hearing to receive public comment on CZ 26-01, a request to change the zoning on described property from Agriculture (AG) to Residential Single Family (RS-3) consisting of 1.07 acres more or less, located in the S/2 SE/4 of Section 7, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma according to the United States Government Survey thereof, more particularly described as follows, to-wit: Beginning at a point 1241.25 feet East and 208.75 feet North of the Southwest corner of

SE/4 of Section; thence North 223.25 feet; thence East 208.75 feet; thence South 223.25 feet; thence West 208.75 feet to the Point of Beginning.

George Morris, father of applicant Jessica Morris, stated he came to answer any questions anyone might have.

Josh Campbell, a neighbor next to the location, stated his concerns about drainage, noise, roadway space, construction timelines, and landscape changes to the property.

George Morris addressed the concerns stating he would grade the private road himself with adjustments to manage any run-off, the idea for a street to be added with the homes, plans to leave half the trees on property, and gave an estimated timeline of 6 -12 months for the three homes to be built.

Acting Chairman Joanna Jones closed the public hearing at 6:16 p.m.

V. ADMINISTRATION

1. **CZ 26-01 REZONE – REZONING PROPERTY FROM AG TO RS-3 LOCATED ON 301ST STREET EAST AT 141ST STREET**

Discuss and consider possible action, on the approval, approval with conditions, or denial of a request for a change on the zoning for described property from Agriculture (AG) to Residential Single Family (RS-3) consisting of 1.07 acres more or less, located in the S/2 SE/4 of Section 7, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma according to the United States Government Survey thereof, more particularly described as follows, to-wit: Beginning at a point 1241.25 feet East and 208.75 feet North of the Southwest corner of SE/4 of Section; thence North 223.25 feet; thence East 208.75 feet; thence South 223.25 feet; thence West 208.75 feet to the Point of Beginning.

Commissioners discussed the private road, noise levels, water run-off, septic tanks, and existing structures on the property.

Jennifer Curtis made the motion to approve. Linda Dyer seconded the motion

Aye: Joanna Jones
Linda Dyer
Jennifer Curtis

Acting chairman Joanna Jones adjourned the meeting at 6:25 p.m.

Chairman

Date

Secretary

Date



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Memorandum

To: Honorable Chair and Planning Commissioners

From: Jessica Zwirtz, Community Development Director

Re: **PROPOSED AMENDMENT TO THE CITY OF COWETA ZONING CODE TO ESTABLISH A NEW ZONING CODE CLASSIFICATION - PATIO HOME (PH) DISTRICT**

Date: April 20, 2026

BACKGROUND

This public hearing before the Planning Commission has been initiated by staff to amend the city of Coweta zoning code by adding a new zoning district.

Section 1. Coweta City Code Title 12, "Zoning", Chapter 12, "Residential Districts", be and the same is now amended by adding a new Article 12-7F", titled "PH-Patio Home Districts" to read as follows:

"ARTICLE 12-7F PH-PATIO HOME DISTRICTS

12-7F-1 PH-PATIO HOME DISTRICT CREATED

12-7F-2 DESCRIPTION

12-7F-3 PERMITTED PRINCIPAL USES

12-7F-4 DEVELOPMENT STANDARDS

12-7F-5 ADDITIONAL DEVELOPMENT STANDARDS

12-7F-6 SITE PLAN AND PLATTING REQUIREMENTS

12-7F-7 ZONING DISTRICT LOCATIONS RESTRICTED

12-7F-1 PH-PATIO HOME DISTRICT CREATED

Pursuant to this Article 12-7F a "PH – Patio Home District" classification is created.

12-7F-2 DESCRIPTION

A Patio Home (PH) District is a residential district designed as a development of small-lot, single-family detached residences that support low-maintenance lifestyles and attainable housing options. The district allows compact building footprints, smaller yards, and efficient land use while maintaining compatibility with surrounding residential areas.

12-7F-3 PERMITTED PRINCIPAL USES

The following principal uses shall be permitted within a PH District:

1. Single-family detached patio homes
2. Accessory uses and buildings, including garages, carports, and storage buildings
3. Home occupations in accordance with the City Zoning Code
4. Public parks, trails, and open space
5. Public utilities and related infrastructure

12-7F-4 DEVELOPMENT STANDARDS

Standard	Requirement
Minimum Lot Size	4,000 square feet
Minimum Lot Width	40 feet
Front Yard Setback	15 feet
Side Yard Setback	5 feet
Rear Yard Setback	10 feet
Maximum Building Height	25 feet or 2 stories
Minimum Dwelling Size	500 square feet
Maximum Dwelling Size	1,200 square feet per story
Maximum Lot Coverage	60%
Off-Street Parking	Minimum 2 spaces per dwelling unit
Sidewalk Requirement	Sidewalk required on at least one side of all streets

12-7F-5 ADDITIONAL DEVELOPMENT STANDARDS

Fencing

Privacy fencing is permitted in rear and side yards with a maximum height of six (6) feet. Materials may include wood, vinyl, or other approved residential fencing materials.

Utilities and Drainage

All utilities shall be installed underground. Drainage and stormwater improvements shall comply with the City of Coweta engineering standards.

Maintenance

Individual property owners shall be responsible for the maintenance of their property and any improvements located on their lot.

12-7F-6 SITE PLAN AND PLATTING REQUIREMENTS

All developments proposed within the PH District shall:

- Submit a preliminary and final plat for review and approval
- Provide a development plan illustrating:

- Building locations
- Street layout
- Utility locations
- Drainage facilities
- Sidewalk and pedestrian circulation

All plats and development plans shall be reviewed by the Planning Commission and approved by the City Council in accordance with the City's zoning and subdivision procedures.

12-7F-7 ZONING DISTRICT LOCATION RESTRICTED

The PH – Patio Home District shall only be allowed within the following described boundary within the City of Coweta, Oklahoma: Beginning at the Northwest (NW) corner of Lot 1, Block 4, Orcutt Addition, said point being the Point of Beginning (POB); Thence east along the south right-of-way line of East 141st Street to the west right-of-way line of South Guthrie Avenue, said point being the eastern boundary;

Thence south along South Guthrie Avenue to the north right-of-way line of East 151st Street;

Thence west along 151st Street to the east right-of-way line of South Division Street;

Thence north along South Division Street to the north right-of-way line of East Cypress Street;

Thence west along East Cypress Street to the Southwest (SW) corner of Lot 6, Block 21, Old Coweta Addition; Thence north along the west boundary of Block 21, Old Coweta Addition, to the Northwest (NW) corner of Lot 1, Block 4, Old Coweta Addition; Thence east along the north lot line of Lot 1, Block 4, Old Coweta Addition to the east right-of-way line of North Division Street; Thence north along the east right-of-way line of North Division Street to the Northwest (NW) corner of Lot 1, Block 4, Orcutt Addition, said point being the Point of Beginning, containing the area in which the PH – Patio Home District may be allowed.

The boundaries described above represent the only area within which the PH – Patio Home District may be established.”

STAFF RECOMMENDATION

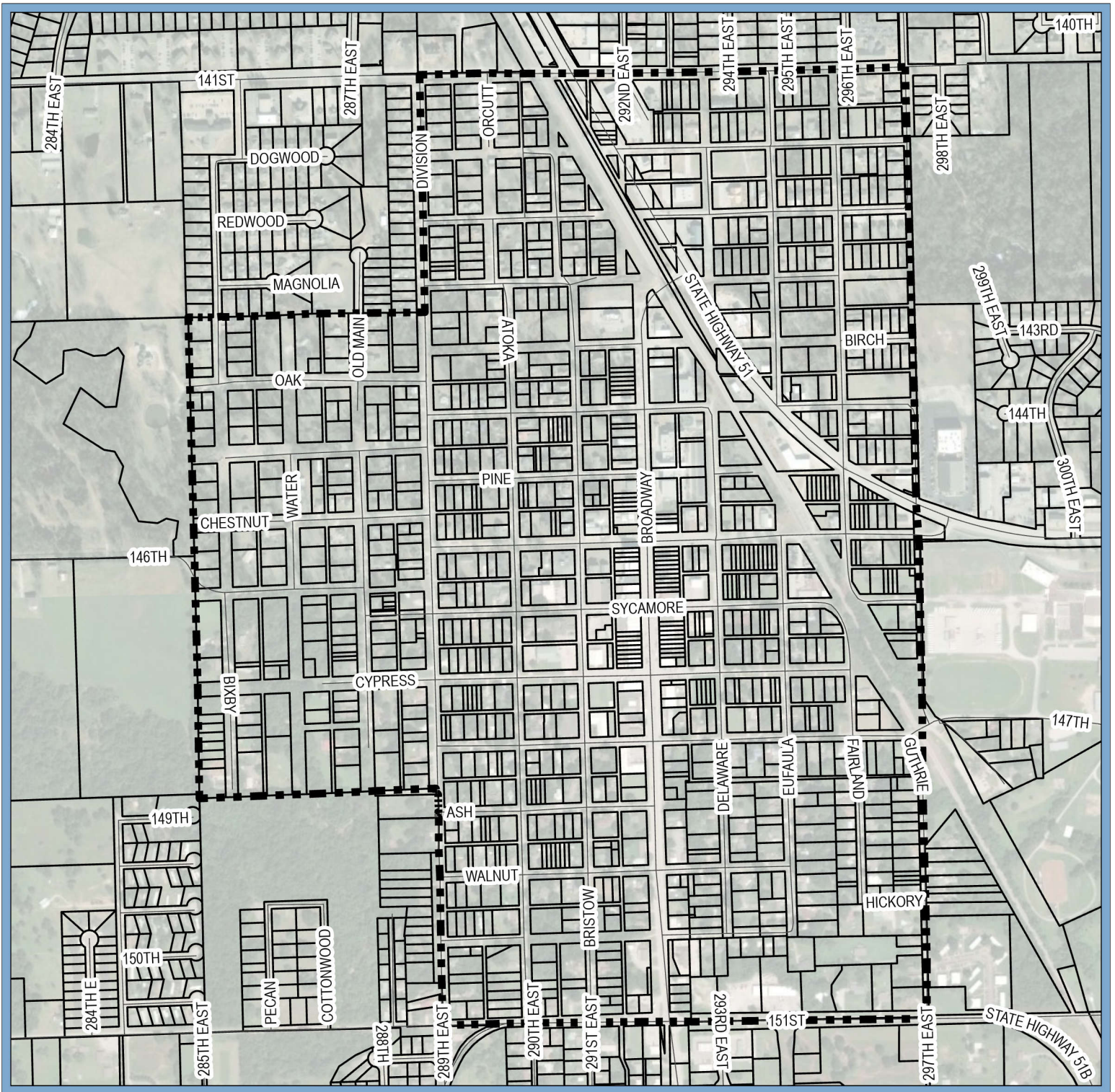
Staff recommends for the Planning Commission to recommend approval of this proposed ordinance to the City Council.

ATTACHMENTS




1. PH zoning boundary map_v2
2. Patio home Zoning Ordinance

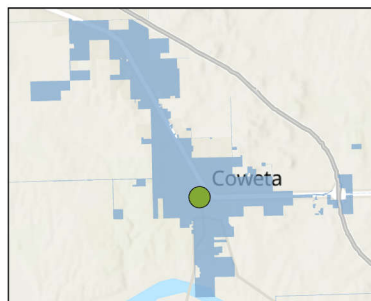
Publication Map

PATIO ZONING DISTRICT



Legend

	Subject Property		Parcels
	Roads		



Inset Map: General location of site area



Date Exported: 3/24/2026 10:02 AM

CITY OF COWETA, OKLAHOMA

ORDINANCE NUMBER _____

AN ORDINANCE AMENDING COWETA CITY CODE TITLE 12, "ZONING, CHAPTER 12, "RESIDENTIAL DISTRICTS, BY ADDING A NEW ARTICLE 12-7F, TITLED "PH PATIO HOME DISTRICTS"; ESTABLISHING A NEW "PH – PATIO HOME DISTRICT" CLASSIFICATION; DESCRIBING THE CHARACTERISTICS OF THIS ZONING DISTRICT; IDENTIFYING CERTAIN PERMITTED PRINCIPAL USES; ESTABLISHING CERTAIN DEVELOPMENT STANDARDS, AS WELL AS SITE PLAN, AND PLATTING REQUIREMENTS; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COWETA, OKLAHOMA, THAT:

Section 1. Coweta City Code Title 12, "Zoning", Chapter 12, "Residential Districts", be and the same is now amended by adding a new Article 12-7F", titled "PH-Patio Home Districts" to read as follows:

"ARTICLE 12-7F PH-PATIO HOME DISTRICTS

12-7F-1 PH-PATIO HOME DISTRICT CREATED

12-7F-2 DESCRIPTION

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12-7F-3 PERMITTED PRINCIPAL USES

The following principal uses shall be permitted within a PH District:

1. Single-family detached patio homes

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12-7F-4 DEVELOPMENT STANDARDS

Standard	Requirement
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Maximum Building Height	25 feet or 2 stories
Minimum Dwelling Size	500 square feet
Maximum Dwelling Size	1,200 square feet per story
Maximum Lot Coverage	60%
Off-Street Parking	Minimum 2 spaces per dwelling unit
Sidewalk Requirement	Sidewalk required on at least one side of all streets

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All plats and development plans shall be reviewed by the Planning Commission and approved by the City Council in accordance with the City's zoning and subdivision procedures.

12-7F-7 ZONING DISTRICT LOCATION RESTRICTED

The PH – Patio Home District shall only be allowed within the following described boundary within the City of Coweta, Oklahoma:

Beginning at the Northwest (NW) corner of Lot 1, Block 4, Orcutt Addition, said point being the Point of Beginning (POB);

Thence east along the south right-of-way line of East 141st Street to the west right-of-way line of South Guthrie Avenue, said point being the eastern boundary;

Thence south along South Guthrie Avenue to the north right-of-way line of East 151st Street;

Thence west along 151st Street to the east right-of-way line of South Division Street;

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Thence east along the north lot line of Lot 1, Block 4, Old Coweta Addition to the east right-of-way line of North Division Street;

Thence north along the east right-of-way line of North Division Street to the Northwest (NW) corner of Lot 1, Block 4, Orcutt Addition, said point being the Point of Beginning, containing the area in which the PH – Patio Home District may be allowed.

The boundaries described above represent the only area within which the PH – Patio Home District may be established.”

Section 2. SEVERABILITY CLAUSE. If any section, sentence, clause, or phrase of this ordinance or any part of it is for any reason found to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remainder of this ordinance or any part of it.

Section 3. EMERGENCY CLAUSE. That an emergency is now declared to exist for the preservation of the public peace, health, and safety and, more particularly, to provide orderly development of properties in the City of Coweta. Because of this emergency this ordinance shall take effect immediately from and after its passage and approval.

ADOPTED by the Coweta City Council with the Emergency Clause voted upon and approved separately, on this ____ day of _____ 2026.

Naomi Hogue, Mayor

ATTEST:

Marcy Kilgore, City Clerk

APPROVED:

Patrick T. Boulden, City Attorney