



P.O. BOX 850  
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**AGENDA - REGULAR MEETING  
COWETA PLANNING COMMISSION  
COWETA CITY HALL, 310 S. BROADWAY  
MONDAY, MAY 18, 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 April 20, 2026.  
*[Meghan Bendabout\_ Community Development Administrative Assistant]*

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

VI. PUBLIC HEARING(S)

1. **CZ 26-02 REZONE FROM RESIDENTIAL SINGLE FAMILY (RS-3) TO RESIDENTIAL DUPLEX (RD) FOR PROPERTY LOCATED AT 325 EAST PECAN ST**

The applicant, YOHO Investments, request to rezone from Residential Single Family (RS-3) to Residential Duplex (RD). Property located at New Coweta City Lots Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Sixty (60), City of Coweta, Wagoner County, State of Oklahoma  
*Skylar Marlow-Fuson, City Planner*

VII. ADMINISTRATION

1. **CZ 26-02 REZONE FROM RESIDENTIAL SINGLE FAMILY (RS-3) TO RESIDENTIAL DUPLEX (RD) FOR PROPERTY LOCATED AT 325 EAST PECAN ST**

Discuss and consider possible action on the recommendation of approval, approval with conditions, or denial of a request by YOHO Investments to rezone from Residential Single Family (RS-3) to Residential Duplex (RD). Located at 325 East Pecan St, New Coweta City Lots Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Sixty (60), City of Coweta, Wagoner County, State of Oklahoma.

*Skylar Marlow-Fuson, City Planner*

#### 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, APRIL 20, 2026 6:00 PM**

**COMMISSIONERS PRESENT:** Jessica Morris, Joanna Jones, Tim Alhstrom, Jennifer Curtis

**COMMISSIONERS ABSENT:** Linda Dyer

**I. CALL TO ORDER**

The meeting was called to order by Chairman Jessica Morris at 6:04 PM due to technical difficulties with the live stream.

**II. PLEDGE OF ALLEGIANCE GIVEN**

**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 March 16, 2026.

Jessica Morris made the motion to Approve with note of correction to the order of items.  
Jennifer Curtis seconded the motion.

Aye: Jessica Morris  
Joanna Jones  
Tim Alhstrom  
Jennifer Curtis

**V. PUBLIC HEARING(S)**

Chairman Jessica Morris opened the public hearing at 6:07 p.m.

- 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.

No public comments.

Chairman Jessica Morris closed the public hearing at 6:09 p.m.

## **VI. 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.

Commissioners discussed the issue of sidewalks for every property and whether a requirement of sidewalks should be in place.

Jessica Morris made a motion to approve with the requirement of sidewalks on all street sides. Jennifer Curtis seconded the motion.

Aye:        Jessica Morris  
              Joanna Jones  
              Tim Alhstrom  
              Jennifer Curtis

## **VII. ADJOURNMENT**

Chairman Jessica Morris closed the meeting at 6:12 p.m.

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Chairman

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Date

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Secretary

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Date



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## Memorandum

To: Honorable Chair and Planning Commissioners

From: Skylar Marlow-Fuson, City Planner

Re: **CZ 26-02 REZONE FROM RESIDENTIAL SINGLE FAMILY (RS-3) TO RESIDENTIAL DUPLEX (RD) FOR PROPERTY LOCATED AT 325 EAST PECAN ST**

Date: May 18, 2026

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### **BACKGROUND**

#### **Applicant**

YOHO Investments, the property owner, is seeking to amend the zoning map. The request is to rezone from Residential Single Family (RS-3) to Residential Duplex (RD). If the rezoning is approved by City Council, the property owner will split the parcel into two separate parcels to allow for the construction of two duplexes.

#### **Case Facts**

- The property is located at 325 E. Pecan St, Coweta, OK.
- The property is currently zoned Residential Single Family (RS-3)
- The surrounding land use is Residential Single Family (RS-3) and Residential Duplex (RD)
- The City of Coweta Comprehensive Plan and Proposed Land Use 2020-2030 Map designate this lot for residential use.
- BOA approved a variance request for minimum lot size on April 20th, 2026, to accommodate for the construction of duplexes.

#### **Adjacent Zoning:**

North: Residential Single Family (RS-3)

South: Residential Single Family (RS-3)

East: Residential Duplex (RD)

West: Residential Single Family (RS-3)

#### **Legal description:**

New Coweta City Lots Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Sixty (60), City of Coweta, Wagoner County, State of Oklahoma

**Public Notice Required**

- Newspaper Notice – min. 15 days in advance
- Mailed Notice to 300’ radius – min. 20 days in advance
- Posted Sign – min. 20 days in advance

**Pertinent Zoning Code RS-3**

- Minimum Lot Size: 8,000 sq ft- BOA Approved 5,250 sq ft variance
- Front Yard Setback: 25 feet
- Side Yard Setback: 5 feet (Interior Lot)
- Side Yard Setback: 15 feet (Corner Lot)
- Rear Yard Setback: 15 feet
- Minimum Lot Width 80 feet BOA Request for 70 ft

**12-3C-1-1 City Policy**

It is the policy of the City of Coweta that in the consideration of proposed amendments to this Code that: Amendments will be adopted to recognize changes in the Comprehensive Plan, to correct error, or to recognize changed or changing conditions in a particular area or in the jurisdictional area generally. A rezoning request must determine whether the proposed land use, if implemented, would be compatible with the surrounding area in the manner contemplated by the Comprehensive Plan.

Staff finds that this request is in compliance with the objectives of the City of Coweta Comprehensive Plan and Proposed Land Use 2020-2030 Map. Further, staff finds that, if implemented, the zoning change would be compatible with the surrounding area in the manner contemplated by the Comprehensive Plan.

**PLANNING COMMISSION ACTION**

The Planning Commission can make a recommendation of approval, approval with conditions, or denial of the rezone request to the Coweta City Council. Staff recommends the Planning Commission make a recommendation of approval to the Coweta City Council, of the rezone request from Residential Single Family (RS-3) to Residential Duplex (RD)

**STAFF RECOMMENDATION**

Staff recommends approval of the rezoning request.

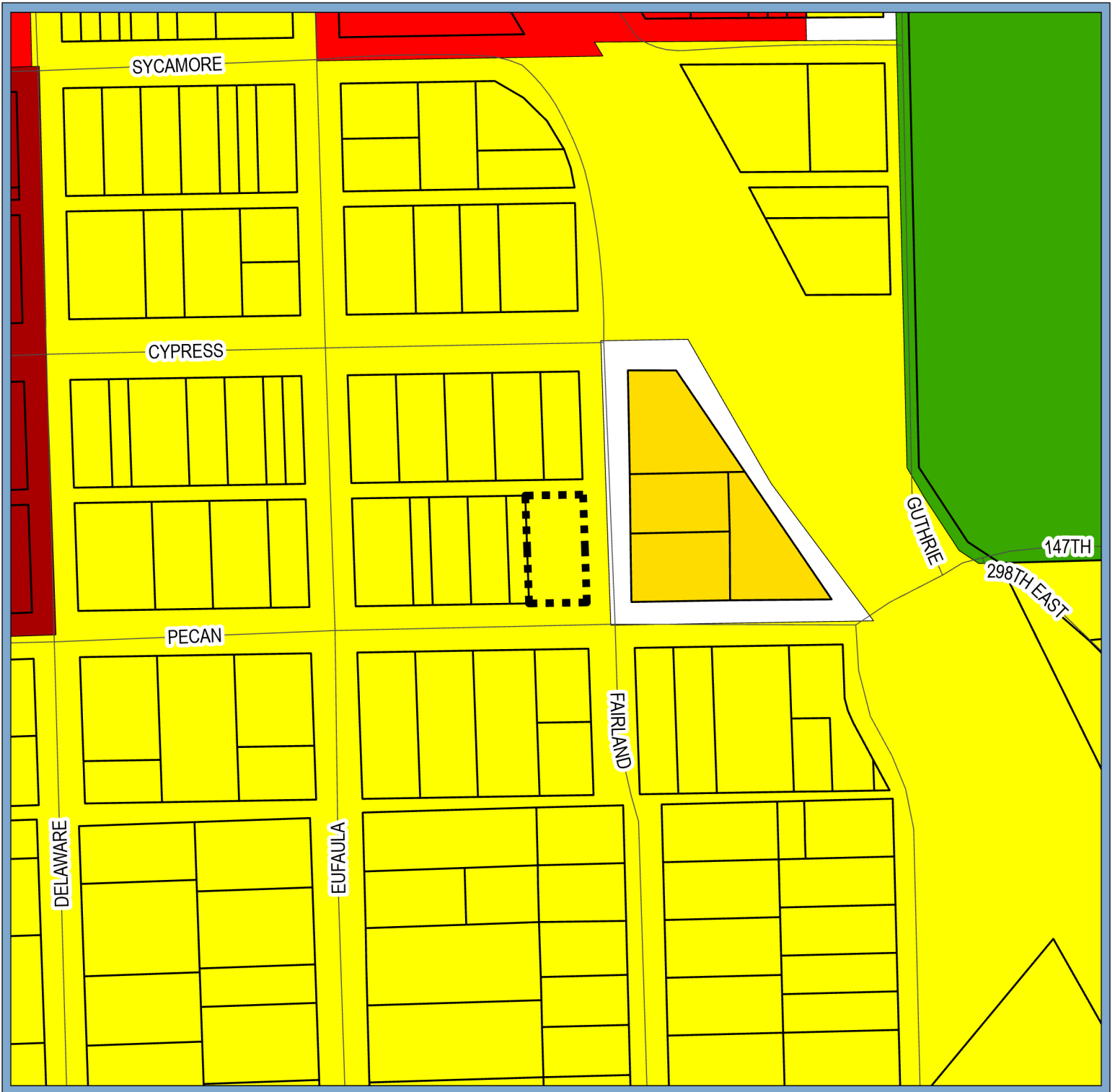
**ATTACHMENTS**

1. Zoning Map\_CZ 26-02
2. Flood Map\_CZ 26-02
3. Aerial Map\_CZ 26-02



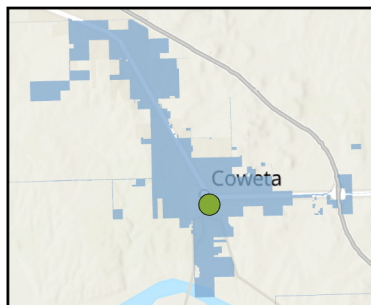
# Zoning Map

CZ 26-02



## Legend

— Roads	CG
▣ Subject Property	AG
▭ Parcels	O
■ RS-3	RD



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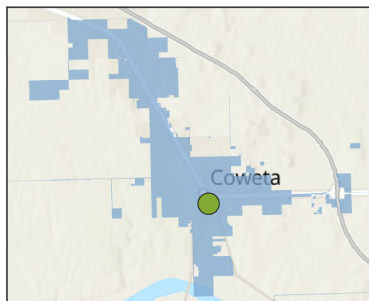
# Flood Map

CZ 26-02



## Legend

	Roads		Unstudied
	Subject Property		500-Year Flood
	Parcels		100-Year Flood
	PLSS		Floodway



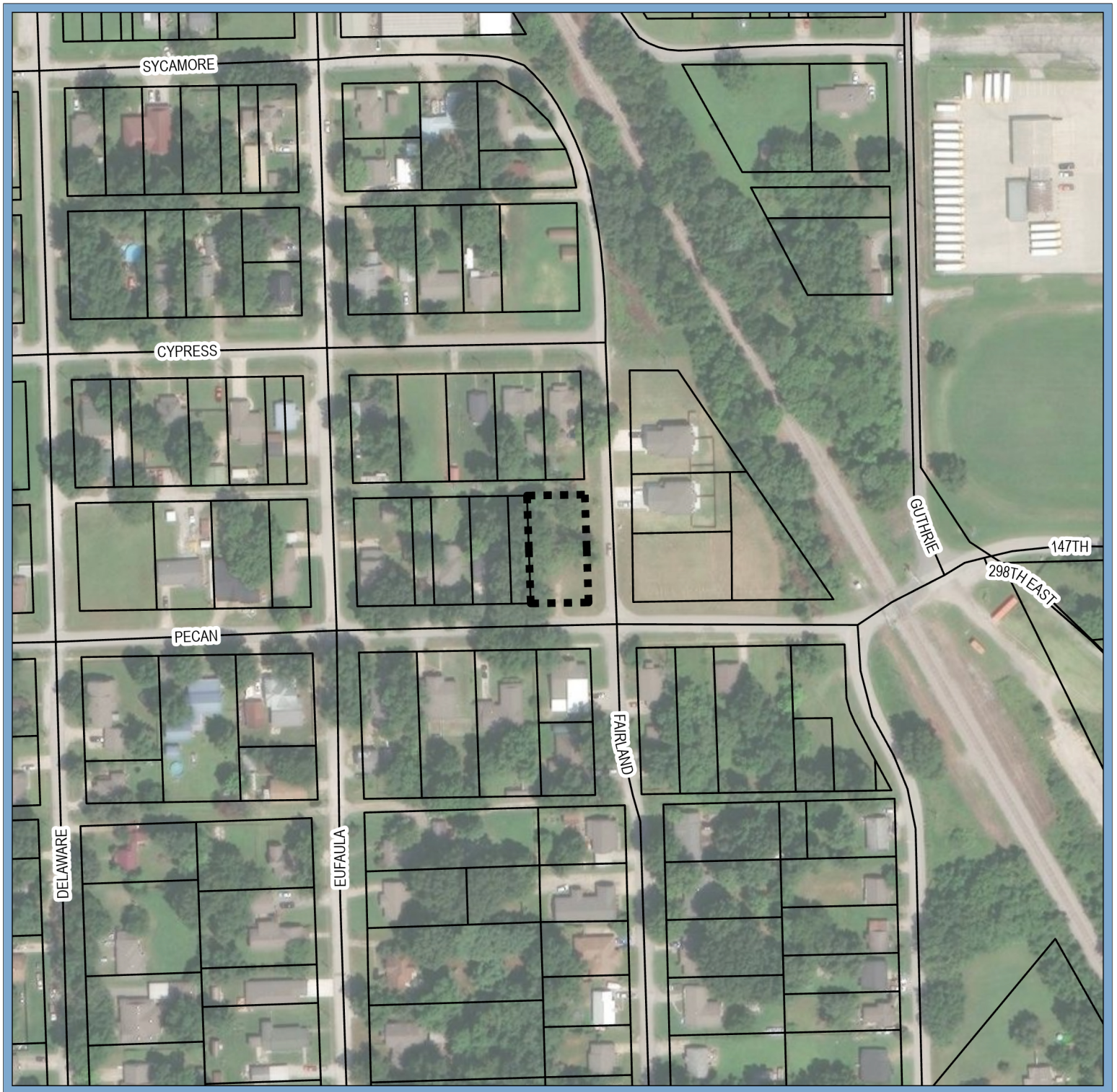
Inset Map: General location of site area



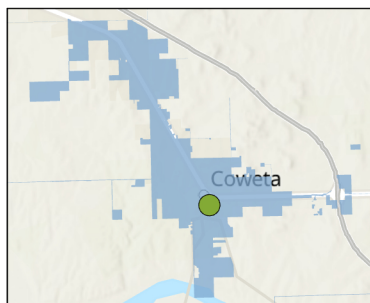
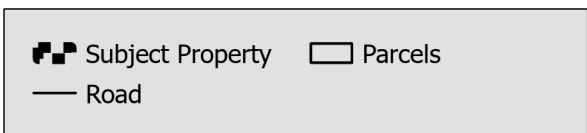
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# Aerial Map

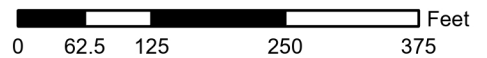
CZ 26-02



## Legend



Inset Map: General location of site area



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