

The City of Muskogee encourages participation from all its citizens in public meetings. If participation is not possible due to a disability, notify the Planning Department, in writing, at least forty-eight hours prior to the scheduled meeting and necessary accommodations will be made (ADA 28 CFR/36).

POSTING DATE: 07/31/2025

AGENDA
PLANNING AND ZONING COMMISSION
AUGUST 5, 2025

Official action can only be taken on items which appear on the agenda. The public body may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item.

When more information is needed to act on an item, the public body may refer the matter to Staff or back to Committee or the recommending body.

Under certain circumstances, items are deferred to a specific date or stricken from the agenda entirely.

REGULAR SESSION - 9:00 A.M. 3RD FLOOR COUNCIL CHAMBERS, MUNICIPAL BUILDING, 229 W. OKMULGEE, MUSKOGEE, OKLAHOMA

ROLL CALL

1. Consider approval of the minutes from the Planning & Zoning Commission Meeting on July 8, 2025, or take necessary action. (Sarah Winkle)
2. Consider recommending approval, conditional approval, or disapproval of the Preliminary and Final Plat for the Harris Village Subdivision, located on East Harris Road, consisting of 2.316 acres, to the City of Muskogee City Council, or take other necessary action. (Sarah Winkle)

3. Consider recommending approval of Ordinance 4269-A to City Council, approving a rezone request from A-1 Agricultural to a Planned Unit Development (PUD) for Harris Village Subdivision on E. Harris Rd., within Section Northwest 18, Township 15 North, Range 19 East, and if approved, authorize city staff to update the official city map, or take other necessary action. (Sarah Winkle)
4. Consider approval of the request for a lot split for the property located at 1101 Kershaw Drive, or take other necessary action. (Sarah Winkle)
5. Consider approval of the request for a lot split for the property located at 3681 Chandler Rd, or take other necessary action. (Sarah Winkle)
6. Consider approval of the request for a lot split for the property located at 2608 Callahan, or take other necessary action. (Sarah Winkle)

ADJOURN

Planning Commission

1.

Meeting Date: 08/05/2025

Initiator: Sarah Winkle, Director of Planning and Community Development

Information

AGENDA ITEM TITLE:

Consider approval of the minutes from the Planning & Zoning Commission Meeting on July 8, 2025, or take necessary action. (Sarah Winkle)

LEGAL DESCRIPTION:

BACKGROUND:

Consider approval of the minutes from the Planning & Zoning Commission Meeting on July 8, 2025.

RECOMMENDED STAFF ACTION:

Approve the minutes.

Fiscal Impact

Attachments

Minutes

MINUTES

OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MUSKOGEE, OKLAHOMA MET IN COUNCIL CHAMBERS OF CITY HALL JULY 8, 2025

The Planning and Zoning Commission of the City of Muskogee, Oklahoma, met in Regular Session at 9:00 a.m., on July 8, 2025, in the Council Chambers, Municipal Building, 229 W. Okmulgee Ave., Muskogee, Oklahoma.

The meeting was called to order and the roll was called as follows:

Present: Russell Sain, Chairperson; D'Elbie Walker, Vice Chairperson; Betty Blackwell, Commissioner; Judith Hoffman, Commissioner; Cynthia Kennedy, Commissioner; Lori Jefferson, Commissioner

Absent: Alexis Wallace, Commissioner

Staff Present: Morgan Waters, Secretary
Sarah Winkle, Director of Planning
Katrina Bodenhamer, City Attorney

Attendees: Daniel Chepkauskas, Agenda Item #7
Dan Chepkauskas, Agenda Item #7
Linda Webster, Agenda Item #7
Jerry Webster, Agenda Item #7
Haley Frix, Agenda Item #7

- 1 Consider approval of the minutes from the Planning & Zoning Commission Meeting on June 6, 2025, or take necessary action. (Sarah Winkle)

Motion was made by Commissioner Betty Blackwell, seconded by Commissioner Judith Hoffman to approve the minutes from the Planning & Zoning Commission meeting on June 6, 2025.

AYE: Chairperson Russell Sain, Vice Chairperson D'Elbie Walker, Commissioner Betty Blackwell, Commissioner Judith Hoffman, Commissioner Cynthia Kennedy

Carried - Unanimously

- 2 Hold a public hearing and consider a recommendation to the City Council regarding Resolution No. 3040, Future Land Use Amendment, for the property located at N 24th Street, or take other necessary action. (Sarah Winkle)

Motion was made by Vice Chairperson D'Elbie Walker, seconded by Commissioner Cynthia Kennedy to approve the recommendation to the City of Muskogee City Council regarding Resolution No. 3040, Future Land Use Amendment, for the property located at N 24th St.

AYE: Chairperson Russell Sain, Vice Chairperson D'Elbie Walker, Commissioner Betty Blackwell, Commissioner Judith Hoffman, Commissioner Cynthia Kennedy
Carried - Unanimously

- 3 Hold a public hearing and consider a recommendation to the City of Muskogee City Council to approve a rezone request for the property located at North 24th Street, rezoning the property from R-1 Single family to R-2 Two Family, and if approved, authorize staff to update the official city map, or take other necessary action. (Sarah Winkle)

Motion was made by Vice Chairperson D'Elbie Walker, seconded by Commissioner Cynthia Kennedy to recommend approval to the Muskogee City Council to approve a rezone request for the property located at North 24th Street.

AYE: Chairperson Russell Sain, Vice Chairperson D'Elbie Walker, Commissioner Betty Blackwell, Commissioner Judith Hoffman, Commissioner Cynthia Kennedy
Carried - Unanimously

- 4 Hold a public hearing and consider a recommendation to the City of Muskogee City Council regarding Resolution No. 3041, Future Land Use Amendment, for the property located at 602 N. 20th Street, or take other necessary action. (Sarah Winkle)

Motion was made by Vice Chairperson D'Elbie Walker, seconded by Commissioner Cynthia Kennedy to recommend approval to the City of Muskogee City Council regarding Resolution No. 3041, Future Land Use Amendment, for the property located at 602 N. 20th St.

AYE: Chairperson Russell Sain, Vice Chairperson D'Elbie Walker, Commissioner Betty Blackwell, Commissioner Judith Hoffman, Commissioner Cynthia Kennedy
Carried - Unanimously

- 5 Hold a public hearing and consider a recommendation to the City of Muskogee City Council to approve a rezone request for the property located at 602 N. 20th Street, rezoning the property from R-4 Multifamily to C-1 Local Commercial, and if approved, authorize staff to update the official city map, or take other necessary action. (Sarah Winkle)

Motion was made by Vice Chairperson D'Elbie Walker, seconded by Commissioner Cynthia Kennedy to recommend approval to the City of Muskogee City Council to approve a rezone request for the property located at 602 N. 20th Street.

AYE: Chairperson Russell Sain, Vice Chairperson D'Elbie Walker, Commissioner Betty Blackwell, Commissioner Judith Hoffman, Commissioner Cynthia Kennedy
Carried - Unanimously

- 6 Hold a Public Hearing and make a recommendation to the City of Muskogee City Council on the approval of a Resolution for the adoption of the City of Muskogee Comprehensive Plan & Future Land Use Map Update with the provision for the plan to be revised and updated as needed. (Sarah Winkle)

Motion was made by Vice Chairperson D'Elbie Walker, seconded by Commissioner Betty Blackwell to recommend approval to the City of Muskogee City Council on approval of a Resolution for the adoption of the City of Muskogee Comprehensive Plan & Future Land Use Map update with the provision for the plan to be revised and updated as needed.

AYE: Vice Chairperson D'Elbie Walker, Commissioner Betty Blackwell, Commissioner Judith Hoffman, Commissioner Cynthia Kennedy, Commissioner Lori Jefferson

Other: Chairperson Russell Sain (ABSTAIN)

Carried

- 7 Consider a recommendation of approval of Ordinance No. 4266-A to the City of Muskogee City Council, annexing the remaining parcels in the John T. Griffin Industrial Park, and establishing a zoning classification of I-1, Light Industrial, or take other necessary action. (Sarah Winkle)

Daniel Chepkauskas, representing Polaris, addressed the committee, requesting they not support the proposed resolution and provided several reasons for his opposition.

Dan Chepkauskas expressed concern about the franchise tax, stating it as a primary reason for opposing the resolution.

Committee member D'Elbie Walker asked for clarification regarding whether Polaris is the only entity subject to the franchise tax. City Attorney Katrina Bodenhamer clarified that everyone is subject to pay the franchise tax, but it is collected by OG&E, not the City.

Linda Webster also spoke, requesting that her home not be annexed. Planning staff confirmed that her property is not included in the proposed annexation area.

Motion was made by Commissioner Judith Hoffman, seconded by Commissioner Lori Jefferson to approve a recommendation of approval of Ordinance No. 4266-A to the City of Muskogee City Council, annexing the remaining parcels in the John T. Griffin Industrial Park, and establishing a zoning classification of I-1, Light Industrial.

AYE: Chairperson Russell Sain, Vice Chairperson D'Elbie Walker, Commissioner Betty Blackwell, Commissioner Judith Hoffman, Commissioner Cynthia Kennedy, Commissioner Lori Jefferson

Carried - Unanimously

There being no further business, the meeting was adjourned.

RUSSELL SAIN, CHAIR

MORGAN WATERS, SECRETARY

Planning Commission

2.

Meeting Date: 08/05/2025

Initiator: Sarah Winkle, Director of Planning and Community Development

Information

AGENDA ITEM TITLE:

Consider recommending approval, conditional approval, or disapproval of the Preliminary and Final Plat for the Harris Village Subdivision, located on East Harris Road, consisting of 2.316 acres, to the City of Muskogee City Council, or take other necessary action. (Sarah Winkle)

LEGAL DESCRIPTION:

The East 220 feet of the West 638 feet of the East 896 feet of the North 450 feet of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 18, Township 15 North, Range 19 East of the Indian Base and Meridian, Muskogee County, Oklahoma. LESS and EXCEPT

A parcel of land located in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 18, Township 15 North, Range 19 East, more particularly described as follows:

Beginning at a point 487.82 feet West and 197.0 feet South of the Northeast corner of the NW $\frac{1}{4}$ of Section 18; thence S05°10'06"E a distance of 172.93; thence S88°22'35"W a distance of 129.66 feet; thence N04°35'11"W a distance of 173.41 feet; thence N88°38'09"E a distance of 127.93 feet to the point of beginning.

BACKGROUND:

The application was submitted by Cale Properties LLC, and indicated the property is being platted into ten (10) lots on a little more than two and a half acres (2.5) acres with the lots being developed for single-family residences. These plats went to the Subdivision Review Committee on July 25, 2025, and were approved. The preliminary and final plat both comply with the requirements of the subdivision regulations.

This will be a subdivision development off E. Harris Rd. in the Country Club area just East of York Street. The proposed development will provide new housing options for individuals and families wishing to retire within the City of Muskogee. These housing options will be a maximum height of 2 1/2 stories or 35' with the average dwelling size being 2,000 square feet of living space excluding the garage. This development will also provide two (2) additional fire hydrants to serve the new addition.

RECOMMENDED STAFF ACTION:

Recommend approval to City Council.

Fiscal Impact

Attachments

Staff Report

Zone Map

Prelim Plat

Final Plat

Planning & Community Development Staff Report

City of Muskogee Planning & Zoning Commission

Tuesday, August 5, 2025 @ 9:00 A.M.

City of Muskogee City Hall, 229 W Okmulgee Ave., 3rd Floor Council Chambers

Consider approval of the Preliminary and Final Plat for the Harris Village LLC Subdivision, located on East Harris Road, consisting of 2.316 acres, or take other necessary action. (Sarah Winkle)

Planning Department Analysis

Current Zoning & Use: A; agricultural land

Proposed Zoning & Use: PUD; Planned Unit Development to develop a subdivision

Quarter Section, Range, Township: NW – T15N – R19E

Street Address: Property not currently addressed. Please see legal.

Legal Description: The East 220 feet of the West 638 feet of the East 896 feet of the North 450 feet of the NE¼ of the NW¼ of Section 18, Township 15 North, Range 19 East of the Indian Base and Meridian, Muskogee County, Oklahoma. LESS and EXCEPT

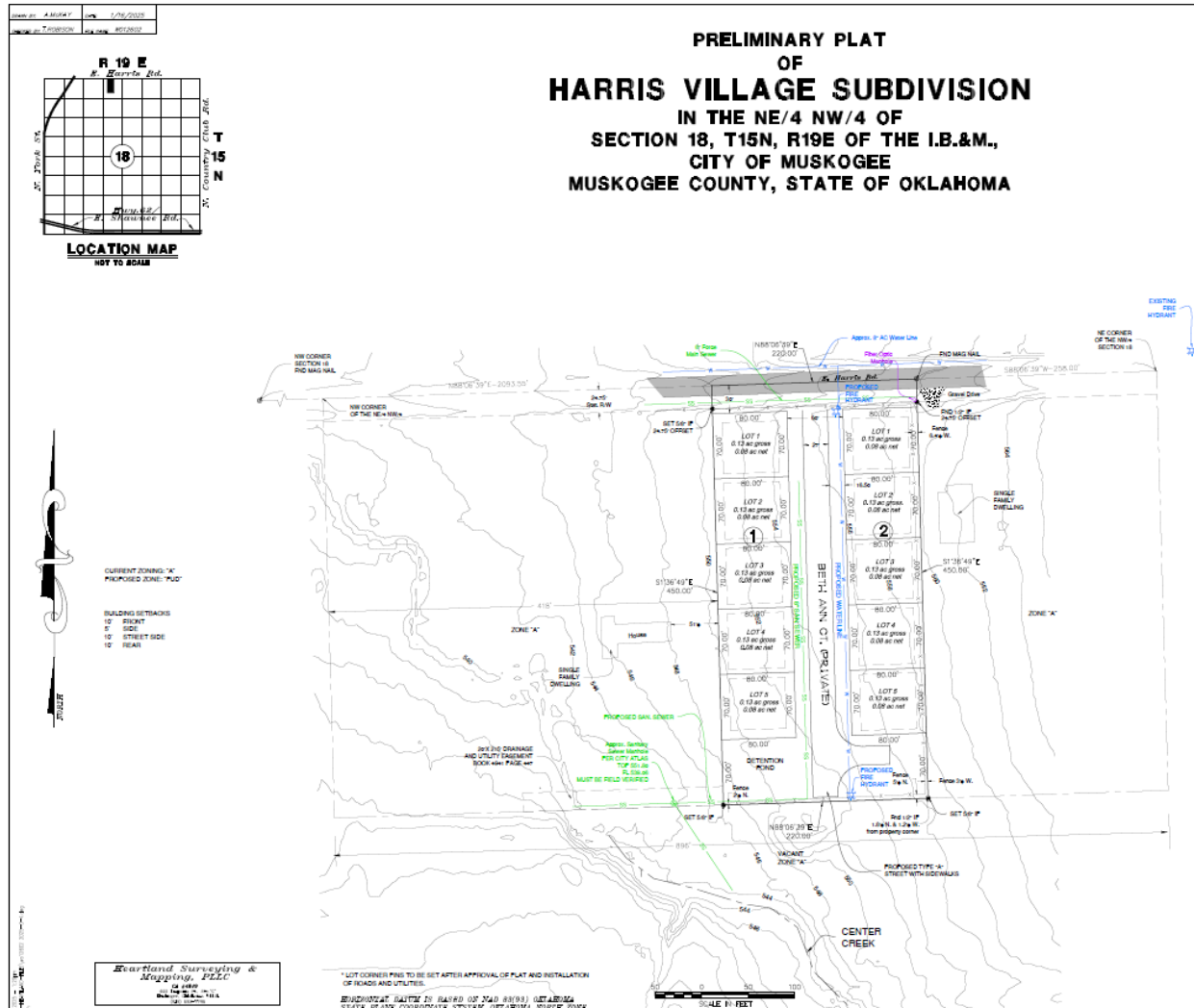
A parcel of land located in the NE¼ of the NE¼ of the NW¼ of Section 18, Township 15 North, Range 19 East, more particularly described as follows:

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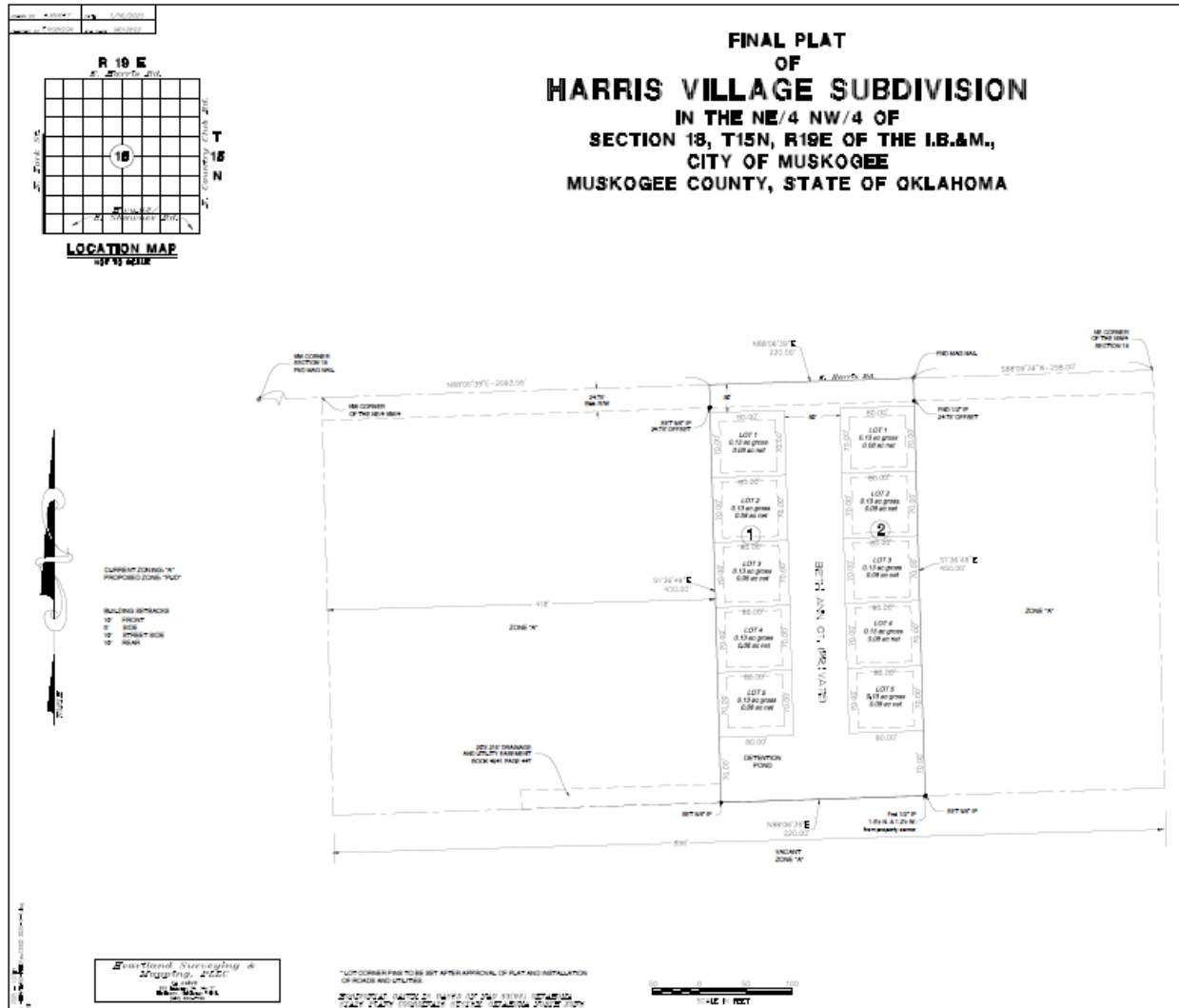
Discussion: The application was submitted by Cale Properties LLC, and indicated the property is being platted into ten (10) lots on a little more than two and half acres (2.5) acres with the lots being developed for single family residences. These plats went to Subdivision Review Committee on July 25, 2025 and were approved. The preliminary and final plat both comply with the requirements of the subdivision regulations.

RECOMMENDATION: Approve the preliminary and final plat.

Preliminary Plat of the property:



Final Plat of the Property:

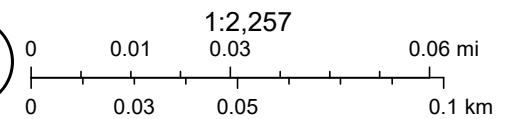


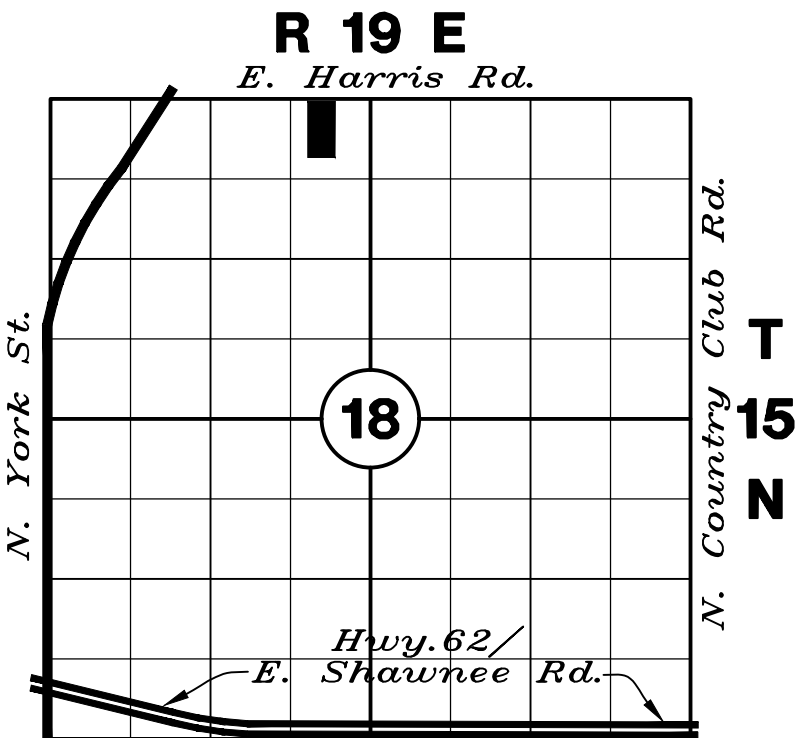
Cale Properties Current Zoning Map



Zoning Districts

-  A
-  I-1
-  R-4





PRELIMINARY PLAT
OF
HARRIS VILLAGE SUBDIVISION
IN THE NE/4 NW/4 OF
SECTION 18, T15N, R19E OF THE I.B.&M.,
CITY OF MUSKOGEE
MUSKOGEE COUNTY, STATE OF OKLAHOMA

STATE OF OKLAHOMA)

COUNTY OF MUSKOGEE)

KNOW ALL MEN BY THESE PRESENTS, that We, CALE PROPERTIES, LLC, hereby certify that we are the Owner of the and the person or persons having any right, title or interests to the following described tract of land, to-Wit:

The East 220 feet of the West 638 feet of the North 450 feet of the NE/4 NW/4 of Section 18, T15N, R19E of the I.B.&M., Muskogee County, State of Oklahoma.
Less .51 acres Book 1536 Page 393.
Containing a total of 2.27 acres, more or less.

We further certify that we have caused said tract of land to be platted into lots and blocks and have caused this plat to be made of said tract showing accurate dimension of lots and streets. We hereby designate said tract of land as HARRIS VILLAGE SUBDIVISION.

MBR/MGR - W. PATRICK CALE

STATE OF OKLAHOMA
COUNTY OF MUSKOGEE

Before me, the undersigned, a notary public in and for the State of Oklahoma, personally appeared W. PATRICK CALE to me known to be the identical persons who executed the foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the purpose set forth.

WITNESS my hand and seal this ____ day of ____, 2025.

Notary Public

My Commission expires: _____

CERTIFICATE OF SURVEY

KNOW ALL MEN BY THESE PRESENTS, that I, Tony Robison, a resident of the State of Oklahoma, do hereby certify that I have carefully and accurately surveyed and platted into lots and blocks the above described property and that this plat is a true and correct representation thereof, I further certify that this plat meets the minimum standards for the practice of land surveying.

WITNESS my hand and seal this ____ day of ____, 2025.

THIS DOCUMENT IS PRELIMINARY
IN NATURE AND IS NOT A FINAL,
SIGNED AND SEALED DOCUMENT.

Tony Robison, Land Surveyor 1686

STATE OF OKLAHOMA
COUNTY OF MUSKOGEE

Before me, the undersigned, a notary public in and for the State of Oklahoma, personally appeared Tony Robison to me known to be the identical persons who executed the foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the purpose therein set forth.

WITNESS my hand and seal this ____ day of ____, 2025.

Notary Public

My Commission expires: _____

TREASURER'S CERTIFICATE

I hereby certify that as to all real estate involved in the plat, all taxes have been paid for 2024 as reflected by the current tax roll and that there are no taxes due for prior years, and security has been provided for 2025 taxes not as yet certified to me.

County Treasurer

CERTIFICATE OF COUNTY CLERK

This plat has been filed in the office of the County Clerk, Muskogee County, Oklahoma, this ____ day of ____, 2025. Book ____ Page ____.

County Clerk

APPROVED: City of Muskogee

Date _____

Mayor

City Clerk

FLOOD CERTIFICATION

According to the U.S. Department of Housing & Urban Development Insurance Rate Map, Panel Number 40101C0115F, Effective Date FEBRUARY 4, 2011 The subject property is located in Zone "X", Areas determined to be outside the 0.2% annual chance floodplain.

This plat is approved by the City of Muskogee to have Public Sanitary Sewer and Public Water Systems.

CURRENT ZONING: "A"
PROPOSED ZONE: "PUD"

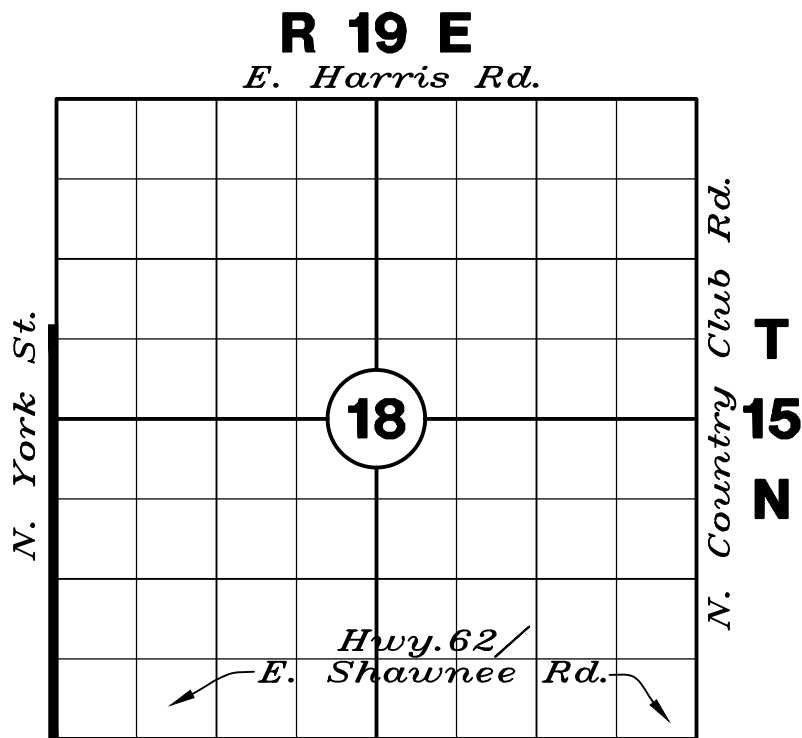
BUILDING SETBACKS
10' FRONT
5' SIDE
10' STREET SIDE
10' REAR

Heartland Surveying & Mapping, PLLC
CA #4849
600 Emporia St., Ste. 101
Muskogee, Oklahoma 74401
(918) 682-7796

* LOT CORNER PINS TO BE SET AFTER APPROVAL OF PLAT AND INSTALLATION OF ROADS AND UTILITIES.

HORIZONTAL DATUM IS BASED ON NAD 83(93) OKLAHOMA STATE PLANE COORDINATE SYSTEM, OKLAHOMA NORTH ZONE.





LOCATION MAP
NOT TO SCALE

FINAL PLAT
OF
HARRIS VILLAGE SUBDIVISION
IN THE NE/4 NW/4 OF
SECTION 18, T15N, R19E OF THE I.B.&M.,
CITY OF MUSKOGEE
MUSKOGEE COUNTY, STATE OF OKLAHOMA

STATE OF OKLAHOMA)

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Less .51 acres Book 1536 Page 393.
Containing a total of 2.27 acres, more or less.

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Notary Public

My Commission expires: ____

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WITNESS my hand and seal this ____ day of ____, 2025.

Notary Public

My Commission expires: ____

TREASURER'S CERTIFICATE

I hereby certify that as to all real estate involved in the plat, all taxes have been paid for 2024 as reflected by the current tax roll and that there are no taxes due for prior years, and security has been provided for 2025 taxes not as yet certified to me.

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APPROVED: City of Muskogee

Date ____

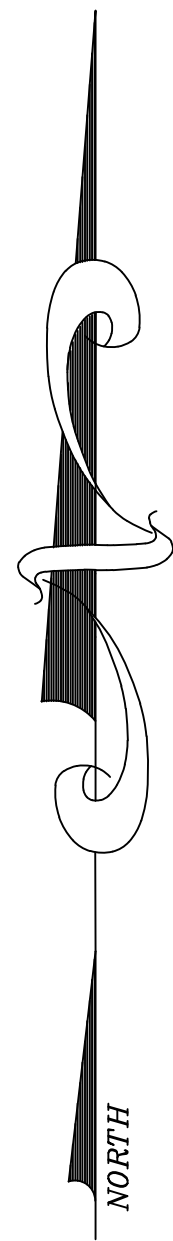
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City Clerk

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This plat is approved by the City of Muskogee to have Public Sanitary Sewer and Public Water Systems.



CURRENT ZONING: "A"
PROPOSED ZONE: "PUD"

BUILDING SETBACKS
10' FRONT
5' SIDE
10' STREET SIDE
10' REAR

20'X 215' DRAINAGE
AND UTILITY EASEMENT
BOOK 4941 PAGE 447

BETH ANN CT. (PRIVATE)

ZONE "A"

VACANT
ZONE "A"

* LOT CORNER PINS TO BE SET AFTER APPROVAL OF PLAT AND INSTALLATION OF ROADS AND UTILITIES.

HORIZONTAL DATUM IS BASED ON NAD 83(93) OKLAHOMA
STATE PLANE COORDINATE SYSTEM, OKLAHOMA NORTH ZONE.



Planning Commission

3.

Meeting Date: 08/05/2025

Initiator: Sarah Winkle, Director of Planning and Community Development

Information

AGENDA ITEM TITLE:

Consider recommending approval of Ordinance 4269-A to City Council, approving a rezone request from A-1 Agricultural to a Planned Unit Development (PUD) for Harris Village Subdivision on E. Harris Rd., within Section Northwest 18, Township 15 North, Range 19 East, and if approved, authorize city staff to update the official city map, or take other necessary action. (Sarah Winkle)

LEGAL DESCRIPTION:

The East 220 feet of the West 638 feet of the East 896 feet of the North 450 feet of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 18, Township 15 North, Range 19 East of the Indian Base and Meridian, Muskogee County, Oklahoma. LESS and EXCEPT

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BACKGROUND:

The property owned by Cale Properties LLC, also known as Harris Village Subdivision, is currently covered by the agricultural zoning classification. A proposed rezoning through the adoption of a Planned Unit Development (PUD) in accordance with 90-05-01 et seq. of the Muskogee City Code of Ordinances will make future development easier by creating more flexible regulations and removing the burden of rezoning individual parcels.

A Planned Unit Development essentially creates a set of development standards for this subdivision that replaces existing standards found in the City of Muskogee zoning code. In the case of this PUD, which covers residential development across the included properties, the standards covered include:

1. Reduction in restrictions on residential lot size requirements.
2. Creation of off-street parking environments as well as attached garages for each dwelling.
3. Adequate buffering along the perimeter of the subdivision.
4. Encouragement of energy-efficient design by any owner/builder that obtains a lot within the subdivision.

Major Proposed Deviations from the Existing Zoning Code

A PUD is written to achieve a higher level of design and to create open space, amenities, and to

promote development styles currently not allowed by the existing zoning code. We have made developmental changes that will ensure a mixed-use of residential and commercial structures to co-habitat in close proximity to promote development and walkability, but also to reduce the possibility of nuisances to protect the community. The following are the major changes made to the residential and commercial development standards to promote development in this PUD:

1. In the City of Muskogee Zoning Code, residential structures are broken up into various zoning districts that allow for most types of structures to be erected in the district.
 - a. This PUD allows for single-family housing, except for manufactured housing and tiny homes.
 - b. This PUD reduces the setback requirements, lot size minimums and increases the lot coverage requirements to promote better land use of the lot in this residential development.
 - c. This PUD encourages an energy-efficient design by any owner/builder that obtains a lot within the subdivision.

Public Hearing was posted in the Muskogee Daily Phoenix and sent to property owners that reside or own property within a 300-foot radius of this area. Public Hearings will occur at the following meetings:

- Planning & Zoning Commission on August 5, 2025, at 9:00 a.m.
- Public Works on August 11, 2025, at 5:30 p.m.
- City Council on August 25, 2025, at 5:30 p.m.

Planning Department Analysis

- Current Zoning & Use: A, Vacant Agricultural
- Proposed Zoning& Use: PUD, Single Family Dwelling
- Section, Township, Range: Section Northwest 18, Township 15 North, Range 19 East

RECOMMENDED STAFF ACTION:

Recommend approval of Ordinance 4269-A to the City of Muskogee City Council.

Fiscal Impact

Attachments

Staff Report

Zone Map

Ordinance 4269-A

Planning & Community Development Staff Report

Agenda Item Title

Consider approval of a rezone request from A-1 Agricultural to a Planned Unit Development (PUD) for Harris Village Subdivision on E. Harris Rd., within Section Northwest 18, Township 15 North, Range 19 East, and if approved, authorize city staff to update the official city map. (Sarah Winkle)

Meeting Information:

City of Muskogee Planning & Zoning Commission, August 5, 2025 at 9:00 A.M.

Location: City of Muskogee City Hall, 229 W Okmulgee Ave., 3rd Floor Council Chambers

Legal Description:

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Planning Department Analysis

- Current Zoning & Use: A, Vacant Agricultural
- Proposed Zoning& Use: PUD, Single Family Dwelling
- Section, Township, Range: Section Northwest 18, Township 15 North, Range 19 East

RECOMMENDATION: Recommend approval of the Rezone Request.

Cale Properties Current Zoning Map

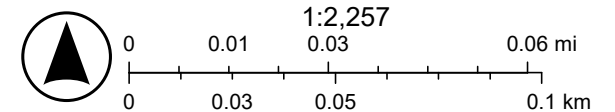
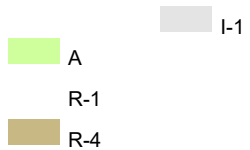


7/8/2025

Cale Properties Current Zoning Map



Zoning Districts



ORDINANCE NO. 4269-A

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF MUSKOGEE AS PROVIDED BY CHAPTER 90, SECTION 01-03, OF THE MUSKOGEE CITY CODE, SEPTEMBER 2014, BY RE-ZONING PROPERTY LOCATED AT E. HARRIS RD. THE TRACT OF LAND IS IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 15 NORTH, RANGE 19 EAST OF THE INDIAN BASE AND MERIDIAN, MUSKOGEE COUNTY, STATE OF OKLAHOMA. CONTAINING 2.316 ACRES MORE OR LESS, AND PROVIDING FOR SEVERABILITY. (Cale Properties, LLC, Applicant)

FROM "A" AGRICULTURAL DISTRICT
TO
"PUD" PLANNED URBAN DEVELOPMENT DISTRICT

PROPERTY MORE PARTICULARLY DESCRIBED AS:

THE EAST 220 FEET OF THE WEST 638 FEET OF THE EAST 896 FEET OF THE NORTH 450 FEET OF THE NE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 18, TOWNSHIP 15 NORTH, RANGE 19 EAST OF THE INDIAN BASE AND MERIDIAN, MUSKOGEE COUNTY, OKLAHOMA. LESS AND EXCEPT

A PARCEL OF LAND LOCATED IN THE NE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 18, TOWNSHIP 15 NORTH, RANGE 19 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 487.82 FEET WEST AND 197.0 FEET SOUTH OF THE NORTHEAST CORNER OF THE NW $\frac{1}{4}$ OF SECTION 18; THENCE S05°10'06"E A DISTANCE OF 172.93; THENCE S88°22'35"W A DISTANCE OF 129.66 FEET; THENCE N04°35'11"W A DISTANCE OF 173.41 FEET; THENCE N88°38'09"E A DISTANCE OF 127.93 FEET TO THE POINT OF BEGINNING.

WHEREAS, the City of Muskogee Planning and Zoning Commission, in a meeting held August 5, 2025, did recommend the approval of the rezoning of the property set out above in the title of the Ordinance, and did authorize the director of the Commission to advise the Council of the City of Muskogee of this recommendation,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MUSKOGEE, OKLAHOMA,

Section 1. THAT, the official zoning map of the City of Muskogee as provided by Chapter 90, Section 01-03, of the Muskogee City Code, September 2014, is hereby amended by changing the District Classification by rezoning; THE EAST 220 FEET OF THE WEST 638 FEET OF THE EAST 896 FEET OF THE NORTH 450 FEET OF THE NE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 18, TOWNSHIP 15 NORTH, RANGE 19 EAST OF THE INDIAN BASE AND MERIDIAN, MUSKOGEE COUNTY, OKLAHOMA. LESS AND EXCEPT

A PARCEL OF LAND LOCATED IN THE NE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 18, TOWNSHIP 15 NORTH, RANGE 19 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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FROM "A" AGRICULTURAL DISTRICT
TO
"PUD" PLANNED URBAN DEVELOPMENT DISTRICT

AND that this change be so ordered and declared by the City Council.

Section 2. THAT, the City Clerk is authorized and directed to show such change on the zoning map record.

Section 3. REPEALER. All other ordinances or parts of ordinances in direct conflict herewith are repealed to the extent of the conflict only.

Section 4. SEVERABILITY. Should any part, section, subsection, sentence, provision, clause, or phrase hereof be held invalid, void, or unconstitutional for any reason, such holding shall not render invalid, void, or unconstitutional any other section, subsection, sentence, provision, clause, or phrase of this Ordinance, and the same are deemed severable for this purpose.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
MUSKOGEE, OKLAHOMA, THIS _____ DAY OF AUGUST 2025.

W. PATRICK CALE, MAYOR

ATTEST:

TAMMY L. TRACY, CITY CLERK

(SEAL)

APPROVED as to form and legality this ____ day of _____, 20____.

KATRINA BODENHAMER, CITY ATTORNEY

Planning Commission

4.

Meeting Date: 08/05/2025

Initiator: Sarah Winkle, Director of Planning and Community Development

Information

AGENDA ITEM TITLE:

Consider approval of the request for a lot split for the property located at 1101 Kershaw Drive, or take other necessary action. (Sarah Winkle)

LEGAL DESCRIPTION:

TRACT A: THE WEST 83.00 FEET OF THE EAST 211.00 FEET OF TRACT 26 IN KERSHAW ACRES ADDITION, TO THE CITY OF MUSKOGEE IN THE W/2 E/2, SECTION 30, T15N, R18E OF THE I.B.&M., MUSKOGEE COUNTY, STATE OF OKLAHOMA. CONTAINING 0.27 ACRES OR 11,616 SQUARE FEET, MORE OR LESS.

TRACT B: THE EAST 128.00 FEET OF TRACT 26 IN KERSHAW ACRES ADDITION, TO THE CITY OF MUSKOGEE IN THE W/2 E/2, SECTION 30, T15N, R18E OF THE I.B.&M., MUSKOGEE COUNTY, STATE OF OKLAHOMA. CONTAINING 0.41 ACRES OR 17,914 SQUARE FEET, MORE OR LESS.

BACKGROUND:

The applicant is requesting a lot split of the property at 1101 Kershaw Drive for the purpose of residential development. The property is currently 34,767.907 square feet, and they are requesting it be split into two tracts consisting of Tract A & Tract B. Once split, Tract A will be roughly 11,616 square feet and 17,914 square feet.

Planning Department Analysis

- o Current Zoning & Use: A-1, Agricultural
- o Section, Township, Range: SE 30-15-18

RECOMMENDED STAFF ACTION:

Approve the lot split.

Fiscal Impact

Attachments

Staff Report

Survey

Planning & Community Development Staff Report

Agenda Item Title

Consider approval of the request for a lot split for the property located at 1101 Kershaw Drive, or take other necessary action. (Sarah Winkle)

Meeting Information:

A public hearing will be held at the Muskogee City Hall, 3rd Floor Council Chambers, at 229 W Okmulgee, Muskogee, OK 74401 at the following meetings and times:

- 1. City of Muskogee Special Call Planning & Zoning Commission on August 5, 2025 at 9:00 A.M.**

Legal Description:

TRACT A: THE WEST 83.00 FEET OF THE EAST 211.00 FEET OF TRACT 26 IN KERSHAW ACRES ADDITION, TO THE CITY OF MUSKOGEE IN THE W/2 E/2, SECTION 30, T15N, R18E OF THE I.B.&M., MUSKOGEE COUNTY, STATE OF OKLAHOMA. CONTAINING 0.27 ACRES OR 11,616 SQUARE FEET, MORE OR LESS.

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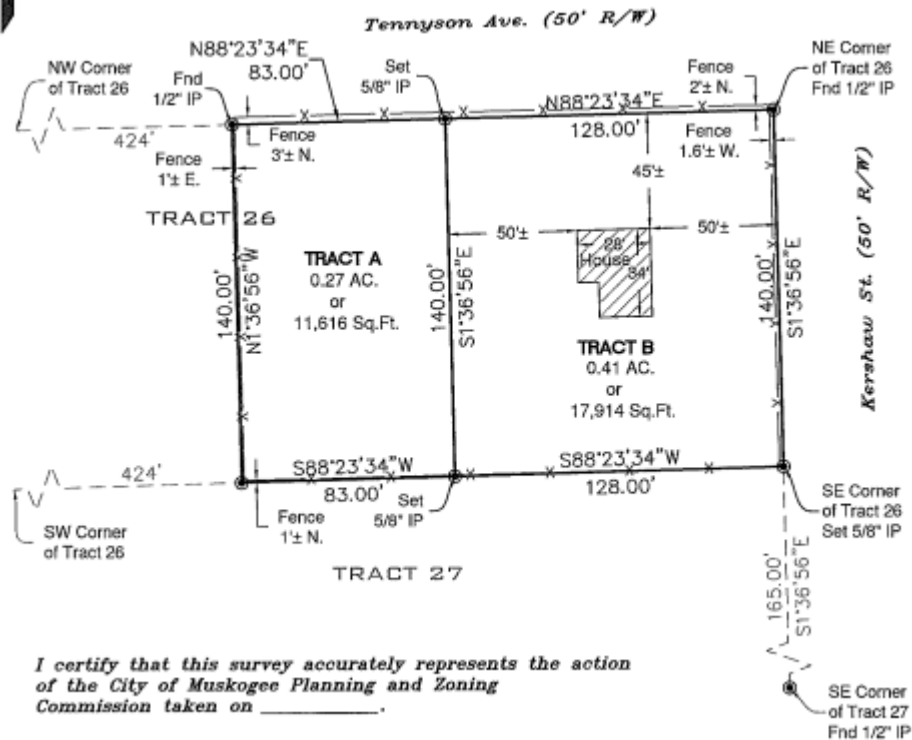
Background:

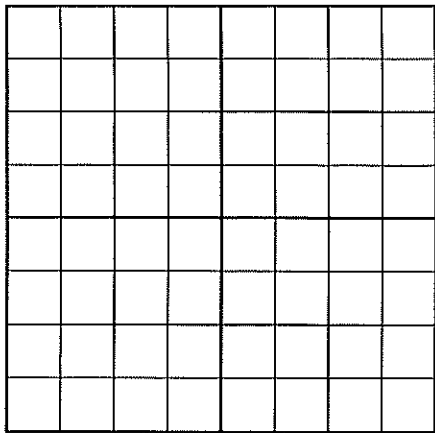
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Planning Department Analysis

- Current Zoning & Use: A-1, Agricultural
- Section, Township, Range: SE 30-15-18

RECOMMENDATION: Approve the Request.





LOCATION MAP

SEC. _____ T _____ N, R _____ E

SHEET SIZE 8.5x14
SCALE: 1"= 50'

● =IRON PIN

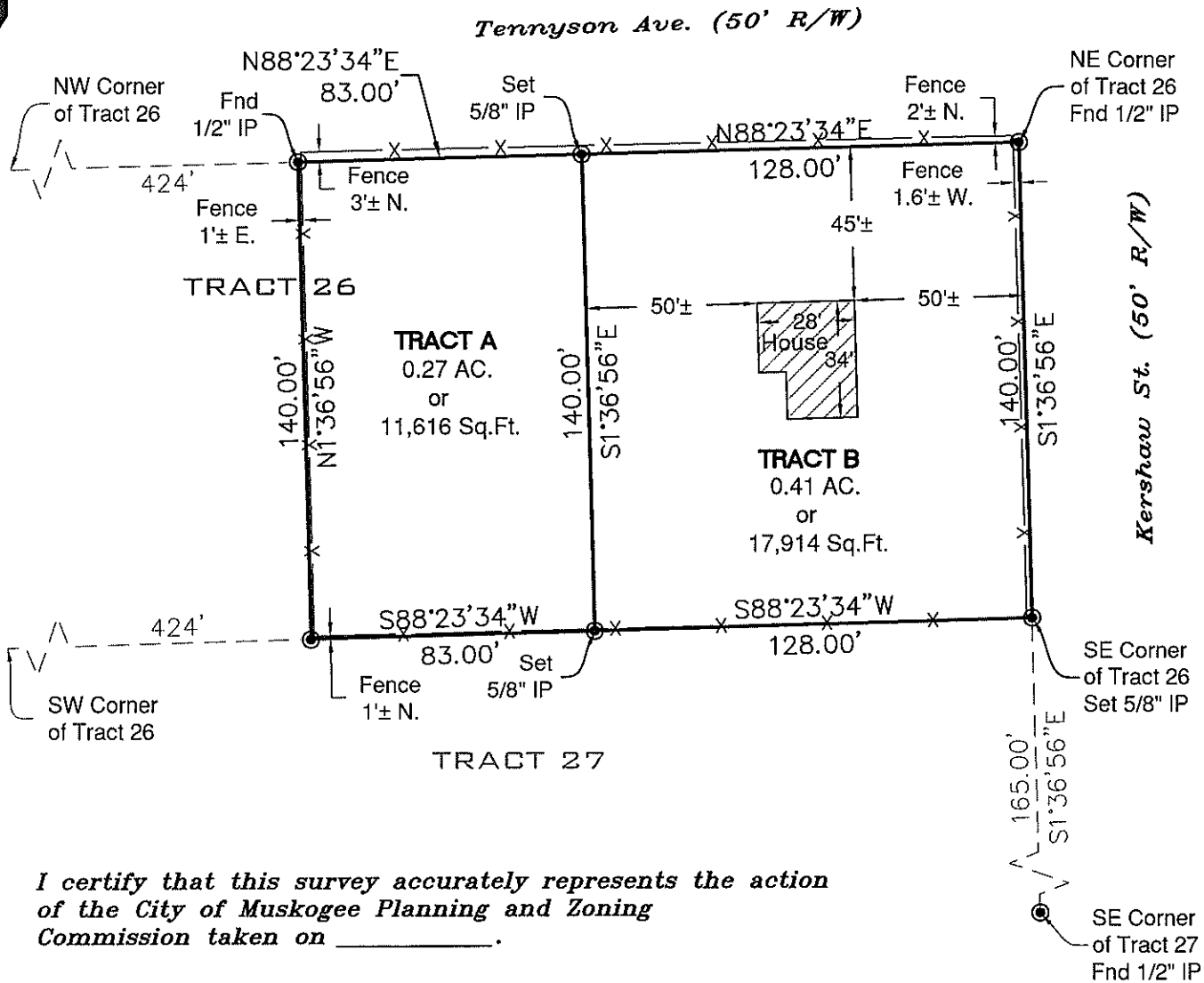
—x— =FENCE

LOT SPLIT

LEGAL DESCRIPTIONS

TRACT A: THE WEST 83.00 FEET OF THE EAST 211.00 FEET OF TRACT 26 IN KERSHAW ACRES ADDITION, TO THE CITY OF MUSKOGEE IN THE W/2 E/2, SECTION 30, T15N, R18E OF THE I.B.&M., MUSKOGEE COUNTY, STATE OF OKLAHOMA. CONTAINING 0.27 ACRES OR 11,616 SQUARE FEET, MORE OR LESS.

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I certify that this survey accurately represents the action of the City of Muskogee Planning and Zoning Commission taken on _____.

Planning Commision Chairman

Date

7/2/2025

Tony Robison
TONY ROBISON, LAND SURVEYOR NO. 1686

Heartland Surveying & Mapping, PLLC

CA #4849
600 Emporia St., Ste."C"
Muskogee, Oklahoma 74401
(918) 682-7796



FOR: Panda Real Estate
1101 Kershaw Dr., Muskogee
DATE: 6/26/2025

In compliance with state code, title 245-15-13-2-C-11 only easements and rights-of-way's provided to the surveyor are shown.

Bearings are based on NAD83 Oklahoma State Plane Coordinate System.

This survey was performed without the benefit of a title commitment being furnished and may contain easements or rights of ways not shown.

W.O.# 13151

SURVEYED BY: RT/PD

DRAWN BY: AM

Last Site Visit: 6/12/25

THIS SURVEY MEETS OKLAHOMA MINIMUM TECHNICAL STANDARDS

FILE NAME
Jul 02, 2025 - 12:44pm
S:\CAD -HEARTLAND-FILES\wo13151.dwg

Planning Commission

5.

Meeting Date: 08/05/2025

Initiator: Sarah Winkle, Director of Planning and Community Development

Information

AGENDA ITEM TITLE:

Consider approval of the request for a lot split for the property located at 3681 Chandler Rd, or take other necessary action. (Sarah Winkle)

LEGAL DESCRIPTION:

Tract A:

A PART OF LOT 2 OF SOUTH COUNTRY CLUB 1ST ADDITION TO THE CITY OF MUSKOGEE, ACCORDING TO THE OFFICIAL PLAT THEREOF, MUSKOGEE COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT TWO (2) OF SOUTH COUNTRY CLUB 1ST ADDITION; THENCE SOUTH 01°44'45" EAST ALONG THE EAST LINE OF SAID LOT TWO (2), A DISTANCE OF 220.00 FEET; THENCE SOUTH 88°36'22" WEST A DISTANCE OF 231.54 FEET TO THE SOUTHEAST CORNER OF THE WEST 290.00 FEET OF THE NORTH 220.00 FEET OF SAID LOT TWO (2); THENCE NORTH 01°45'04" WEST ALONG THE EAST LINE OF THE WEST 290.00 FEET OF THE NORTH 220.00 FEET OF SAID LOT TWO (2), A DISTANCE OF 220.00 FEET TO THE NORTH LINE OF SAID LOT TWO (2); THENCE NORTH 88°36'22" EAST ALONG SAID NORTH LINE, A DISTANCE OF 231.56 FEET TO THE POINT OF BEGINNING. CONTAINING 50,941 SQUARE FEET OR 1.17 ACRES MORE OR LESS.

LEGAL DESCRIPTION BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (ZONE 3501 NORTH) WITH THE NORTH LINE OF LOT TWO (2) BEING NORTH 88°36'22" EAST.

THIS LEGAL DESCRIPTION WAS PREPARED ON APRIL 22, 2025, BY MIKELL. STEWART, OKLAHOMA LICENSED SURVEYOR NO. 2105.

Tract B:

A PART OF LOT 2 OF SOUTH COUNTRY CLUB 1ST ADDITION TO THE CITY OF MUSKOGEE, ACCORDING TO THE OFFICIAL PLAT THEREOF, MUSKOGEE COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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01°45'00" WEST A DISTANCE OF 210.00 FEET; THENCE SOUTH 88°36'06" WEST A DISTANCE OF 230.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT TWO (2); THENCE NORTH 01°45'04" WEST ALONG THE WEST LINE THEREOF, A DISTANCE OF 192.59 FEET; THENCE NORTH 88°36'22" EAST A DISTANCE OF 521.55 FEET TO THE POINT OF BEGINNING. CONTAINING 194.902 SQUARE FEET OR 4.47 ACRES MORE OR LESS.

LEGAL DESCRIPTION BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (ZONE 3501 NORTH) WITH THE NORTH LINE OF LOT TWO (2) BEING NORTH 88°36'22" EAST.

THIS LEGAL DESCRIPTION WAS PREPARED ON JUNE 26, 2025, BY MIKELL. STEWART, OKLAHOMA LICENSED SURVEYOR NO. 2105.

BACKGROUND:

The applicant is requesting a lot split in order to prepare for commercial land use development.

Planning Department Analysis

- o Current Zoning & Use: C-1, Local Commercial
- o Section, Township, Range: Northwest 32-15-19

RECOMMENDED STAFF ACTION:

Approve the lot split.

	Fiscal Impact
	Attachments
Staff Report	
Survey	

Planning & Community Development Staff Report

Agenda Item Title

Consider approval of a lot split for the property located at 3681 Chandler Rd, or take other necessary action. (Sarah Winkle)

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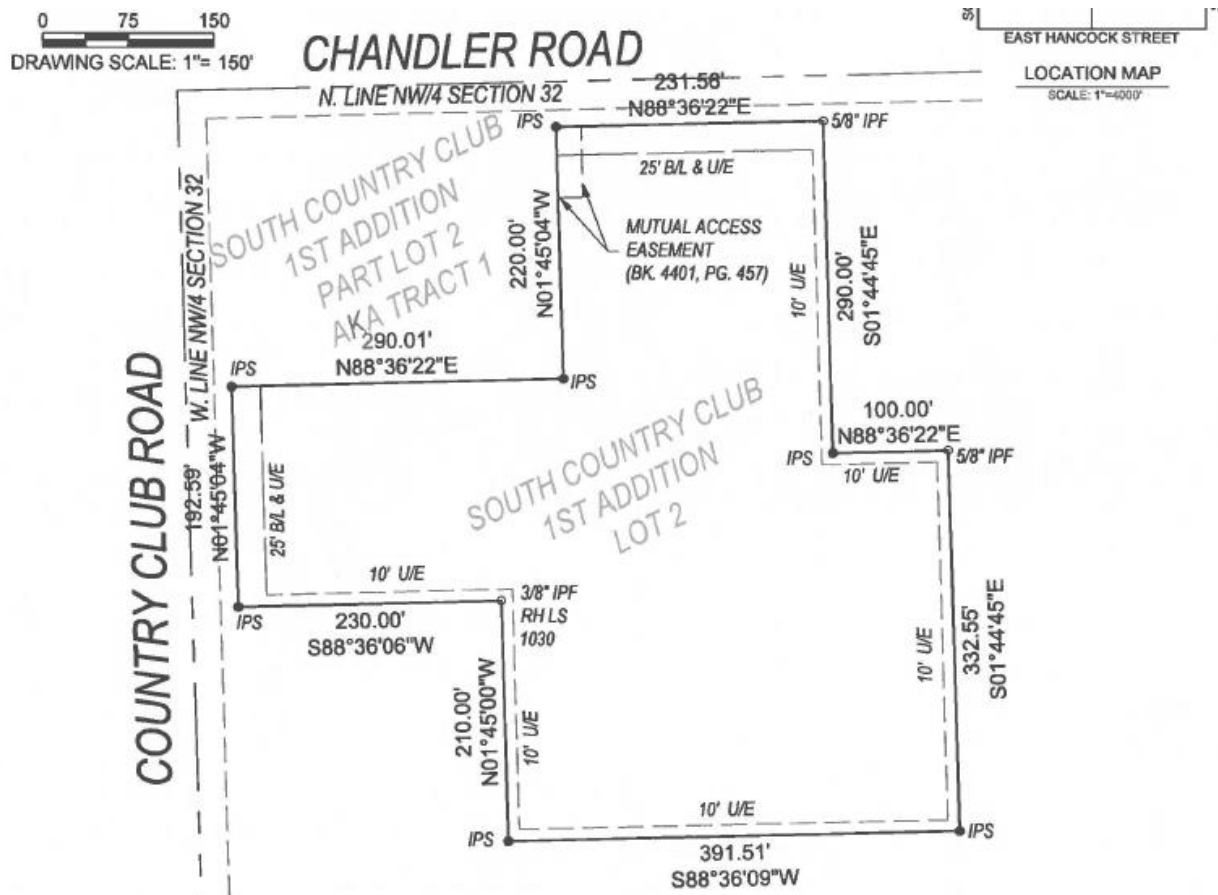
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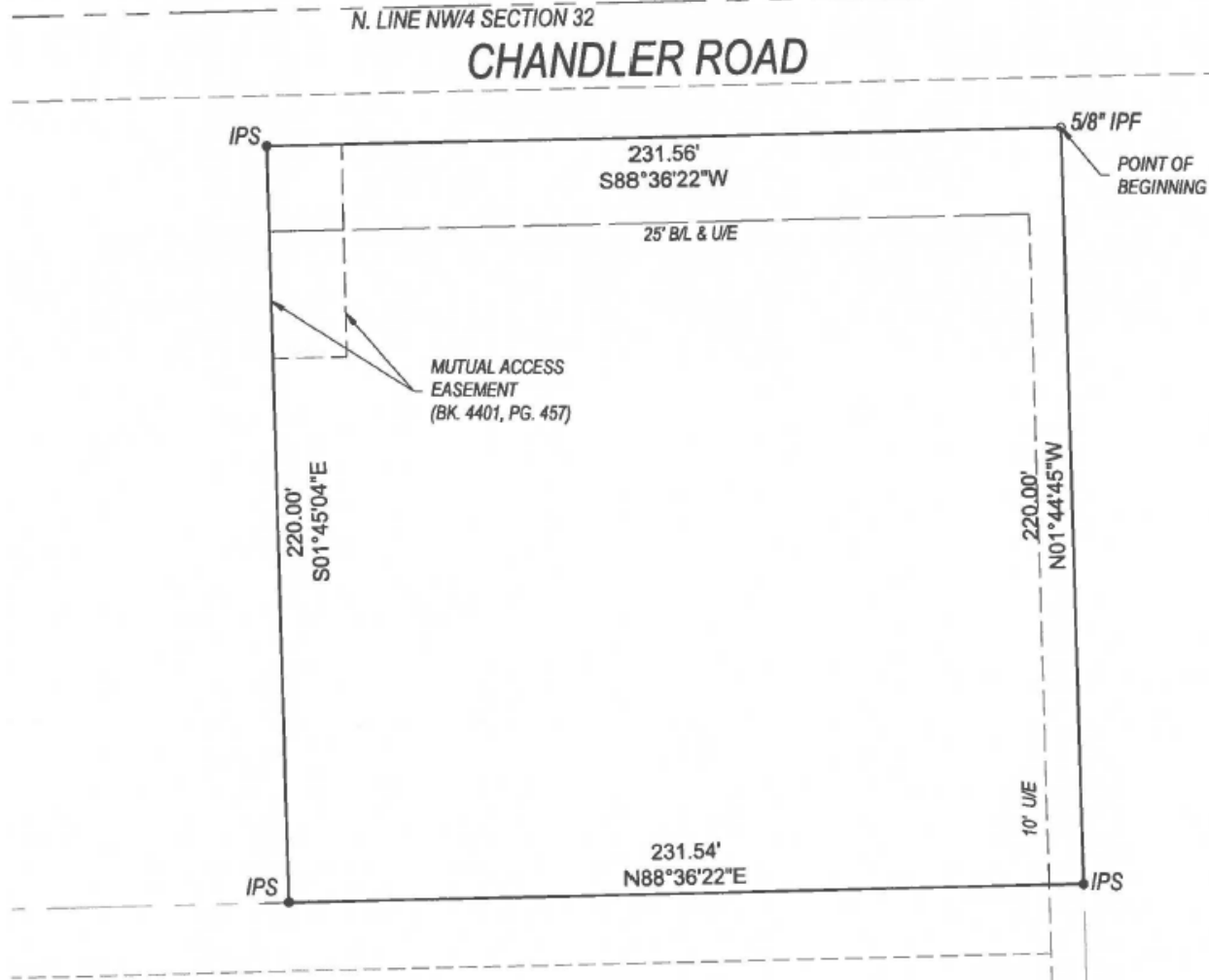
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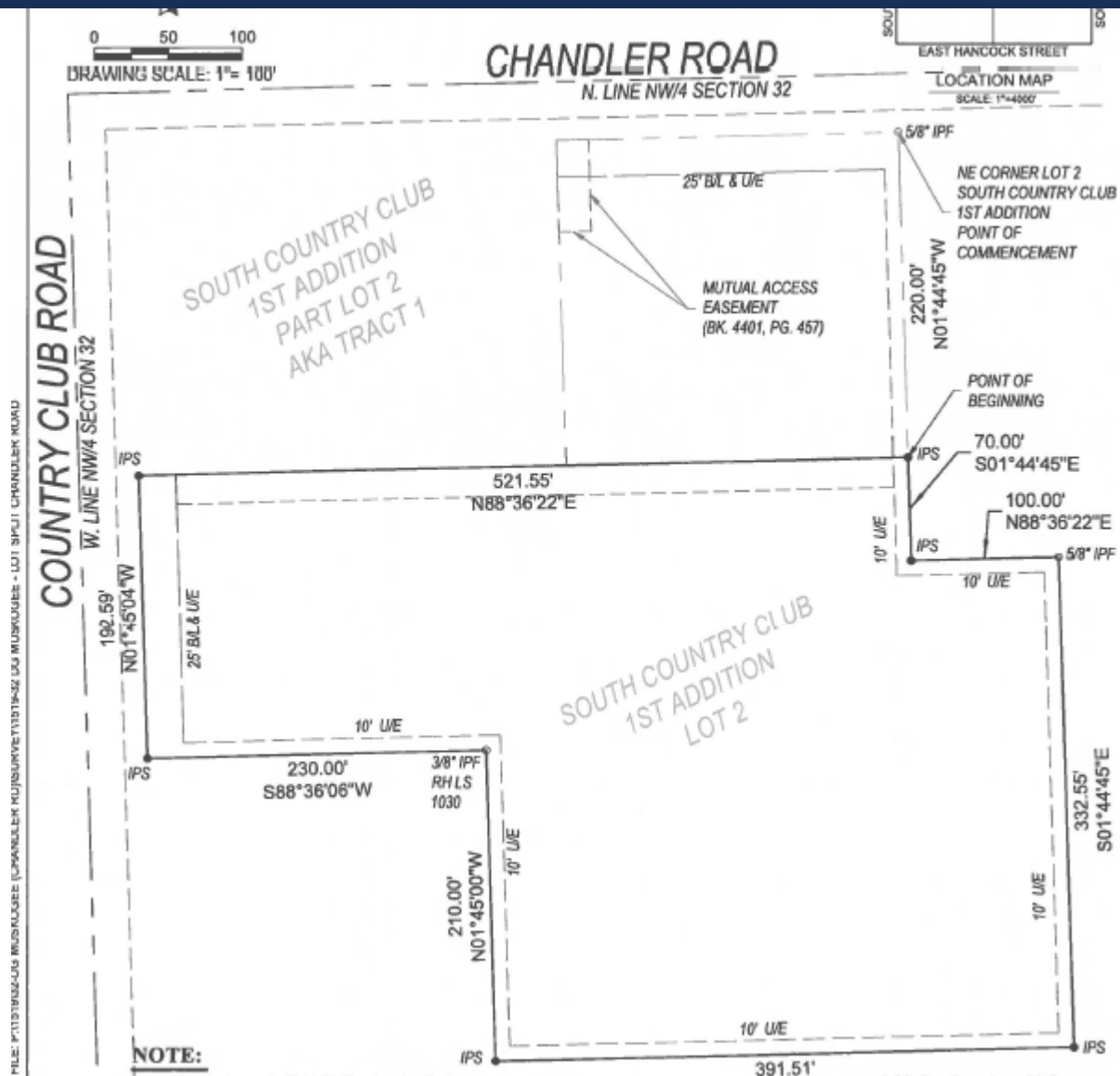
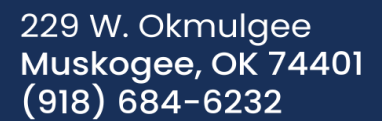
Planning Department Analysis

- Current Zoning & Use: C-1, Local Commercial
- Section, Township, Range: Northwest 32-15-19

RECOMMENDATION: **Approve the Request**







LOT 2 OF SOUTH COUNTRY CLUB 1ST ADDITION TO THE CITY
OF MUSKOGEE, ACCORDING TO THE OFFICIAL PLAT THEREOF,
MUSKOGEE COUNTY, STATE OF OKLAHOMA, LESS THE NORTH
220 FEET OF THE WEST 290 FEET OF SAID LOT 2.

SOUTH COUNTRY CLUB 1ST ADDITION

R-19-E CHANDLER ROAD

SOUTH COUNTRY CLUB ROAD

SITE LOCATION

32

EAST HANCOCK STREET

SOUTH 45TH STREET EAST

T-15-N

LOCATION MAP
SCALE: 1"=4000'

0 75 150
DRAWING SCALE: 1"= 150'

COUNTRY CLUB ROAD

SOUTH COUNTRY CLUB
1ST ADDITION
PART LOT 2
AKA TRACT 1

IPS
SOUTH COUNTRY CLUB
1ST ADDITION
LOT 2

BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE
COORDINATE SYSTEM (ZONE 3501 NORTH) WITH THE NORTH
LINE OF LOT 2 BEING N 88°36'22" E.

SURVEYOR'S STATEMENT

THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA. THE FIELD WORK WAS COMPLETED ON APRIL 10, 2025.

LEGEND

IPF - IRON PIN FOUND
IPS - IRON PIN SET (W/ CAP
STAMPED CA 6318)
U/E - UTILITY EASEMENT
B/L - BUILDING LINE

AAB Engineering, LLC

AAB
Engineering • Surveying • Land Planning

PO Box 2136 Sand Springs, OK 74063
OK CA#6318 Exp: June 30, 2026
AZ CA#23897 Exp: March 29, 2026
KS CA#22592 Exp: Dec. 31, 2026
SD CA#7581 Exp: March 31, 2027
Office: (918) 514-4283 Fax: (918) 514-4288

PLOT DATE: Thu, 10 Jul 2025
FILE: P:\151932-DG MUSKOGEE (CHANDLER RD)\SURVEY\1519-32 DG MUSKOGEE - LOT SPLIT CHANDLER ROAD

MIKEL L. STEWART
OKLAHOMA PLS NO. 2105



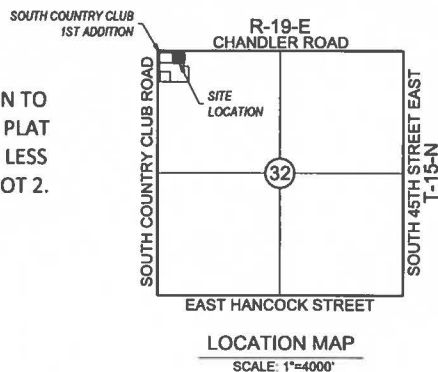


0 25 50
DRAWING SCALE: 1"= 50'

Tract A

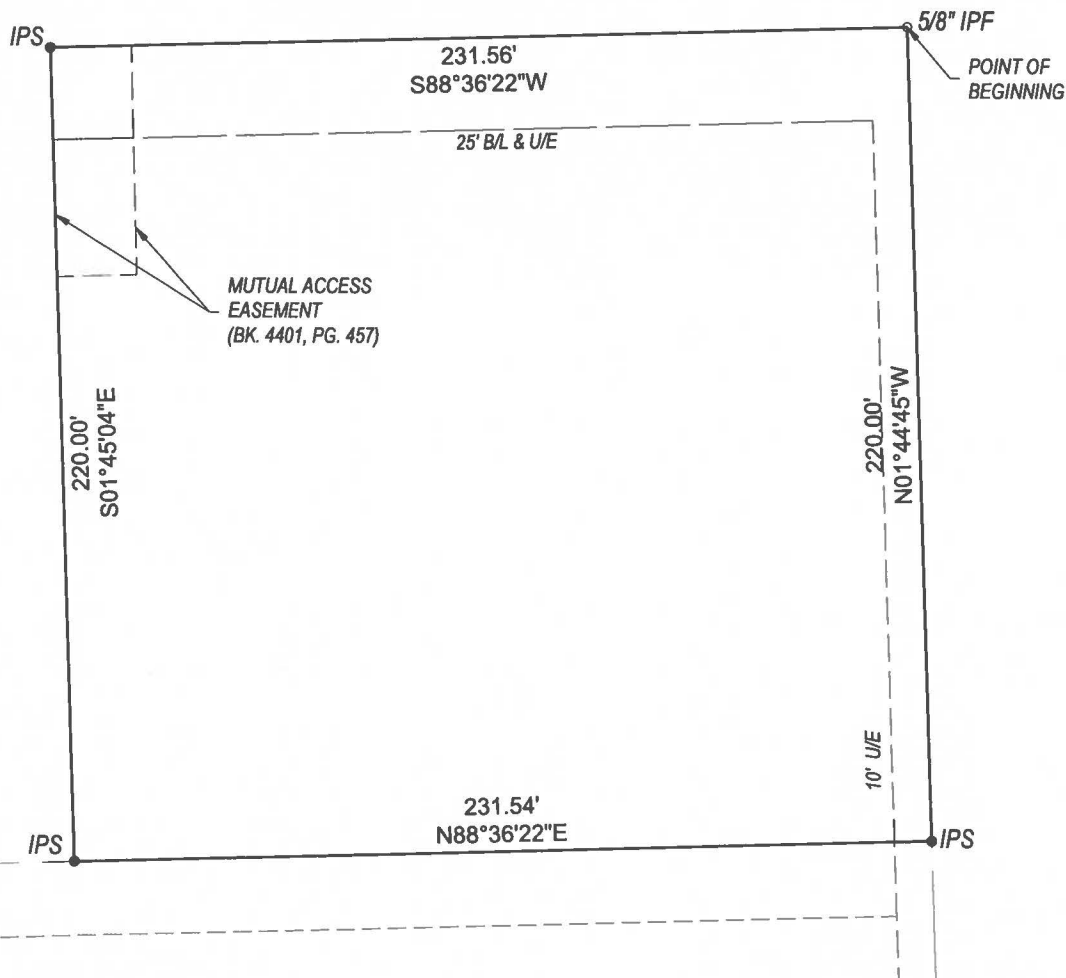
PART OF LOT 2 OF SOUTH COUNTRY CLUB 1ST ADDITION TO THE CITY OF MUSKOGEE, ACCORDING TO THE OFFICIAL PLAT THEREOF, MUSKOGEE COUNTY, STATE OF OKLAHOMA, LESS THE NORTH 220 FEET OF THE WEST 290 FEET OF SAID LOT 2.

(PAGE 1 OF 2)



N. LINE NW/4 SECTION 32

CHANDLER ROAD



NOTE:

LOT PINS TO BE SET AFTER LOT SPLIT IS APPROVED AT FOLLOWING SUBSEQUENT SITE VISIT.

LEGEND

IPF - IRON PIN FOUND
IPS - IRON PIN SET (W/ CAP STAMPED CA 6318)
U/E - UTILITY EASEMENT
B/L - BUILDING LINE

BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (ZONE 3501 NORTH) WITH THE NORTH LINE OF LOT 2 BEING N 88°36'22" E.

AAB Engineering, LLC



Engineering • Surveying • Land Planning

PO Box 2136 Sand Springs, OK 74063
OK CA#6318 Exp. June 30, 2026
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Tract A
(PAGE 2 OF 2)

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THIS LEGAL DESCRIPTION WAS PREPARED ON APRIL 22, 2025, BY MIKEL L. STEWART, OKLAHOMA LICENSED SURVEYOR NO. 2105.

I CERTIFY THAT THIS SURVEY ACCURATELY REPRESENTS THE ACTION OF THE CITY OF MUSKOGEE PLANNING AND ZONING COMMISSION TAKEN ON _____.

PLANNING COMMISSION CHAIRMAN: _____ DATE: _____

SURVEYOR'S STATEMENT

THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA. THE FIELD WORK WAS COMPLETED ON APRIL 10, 2025.

 7-10-2025

MIKEL L. STEWART
OKLAHOMA PLS NO. 2105



AAB Engineering, LLC

Engineering • Surveying • Land Planning
PO Box 2136 Sand Springs, OK 74063
OK CA#6318 Exp. June 30, 2026
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Tract B

PART OF LOT 2 OF SOUTH COUNTRY CLUB 1ST ADDITION TO THE CITY OF MUSKOGEE, ACCORDING TO THE OFFICIAL PLAT THEREOF, MUSKOGEE COUNTY, STATE OF OKLAHOMA, LESS THE NORTH 220 FEET OF THE WEST 290 FEET OF SAID LOT 2.
(PAGE 1 OF 2)



0 50 100
DRAWING SCALE: 1"= 100'

CHANDLER ROAD

N. LINE NW/4 SECTION 32

SOUTH COUNTRY CLUB
1ST ADDITION



LOCATION MAP
SCALE: 1"=4000'

COUNTRY CLUB ROAD

W. LINE NW/4 SECTION 32

SOUTH COUNTRY CLUB
1ST ADDITION
PART LOT 2
AKA TRACT 1

MUTUAL ACCESS
EASEMENT
(BK. 4401, PG. 457)

NE CORNER LOT 2
SOUTH COUNTRY CLUB
1ST ADDITION
POINT OF
COMMENCEMENT

POINT OF
BEGINNING

70.00'
S01°44'45"E

100.00'
N88°36'22"E

332.55'
S01°44'45"E

391.51'
S88°36'09"W

AAB Engineering, LLC

AAB

Engineering • Surveying • Land Planning

PO Box 2136 Sand Springs, OK 74063
OK CA#8318 Exp. June 30, 2025
AZ CA#23897 Exp. March 29, 2026
KS CA#2292 Exp. Dec. 31, 2025
SD CA#7581 Exp. March 31, 2027
Office: (918) 514-4283 Fax: (918) 514-4288

NOTE:

LOT PINS TO BE SET AFTER LOT SPLIT IS
APPROVED AT FOLLOWING SUBSEQUENT
SITE VISIT.

LEGEND

IPF - IRON PIN FOUND
IPS - IRON PIN SET (W/ CAP
STAMPED CA 6318)
U/E - UTILITY EASEMENT
B/L - BUILDING LINE

BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE
COORDINATE SYSTEM (ZONE 3501 NORTH) WITH THE NORTH
LINE OF LOT 2 BEING N 88°36'22" E.

Tract B
(PAGE 2 OF 2)

LEGAL DESCRIPTION

A PART OF LOT 2 OF SOUTH COUNTRY CLUB 1ST ADDITION TO THE CITY OF MUSKOGEE, ACCORDING TO THE OFFICIAL PLAT THEREOF, MUSKOGEE COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT TWO (2) OF SOUTH COUNTRY CLUB 1ST ADDITION; THENCE SOUTH 01°44'45" EAST ALONG THE EAST LINE OF SAID LOT TWO (2), A DISTANCE OF 220.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°44'45" EAST ALONG SAID EAST LINE, A DISTANCE OF 70.00 FEET; THENCE NORTH 88°36'22" EAST A DISTANCE OF 100.00 FEET; THENCE SOUTH 01°44'45" EAST A DISTANCE OF 332.55 FEET TO THE SOUTHEAST CORNER OF SAID LOT TWO (2); THENCE SOUTH 88°36'09" WEST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 391.51 FEET; THENCE NORTH 01°45'00" WEST A DISTANCE OF 210.00 FEET; THENCE SOUTH 88°36'06" WEST A DISTANCE OF 230.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT TWO (2); THENCE NORTH 01°45'04" WEST ALONG THE WEST LINE THEREOF, A DISTANCE OF 192.59 FEET; THENCE NORTH 88°36'22" EAST A DISTANCE OF 521.55 FEET TO THE POINT OF BEGINNING. CONTAINING 194.902 SQUARE FEET OR 4.47 ACRES MORE OR LESS.

LEGAL DESCRIPTION BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (ZONE 3501 NORTH) WITH THE NORTH LINE OF LOT TWO (2) BEING NORTH 88°36'22" EAST.

THIS LEGAL DESCRIPTION WAS PREPARED ON JUNE 26, 2025, BY MIKEL L. STEWART, OKLAHOMA LICENSED SURVEYOR NO. 2105.

I CERTIFY THAT THIS SURVEY ACCURATELY REPRESENTS THE ACTION OF THE CITY OF MUSKOGEE PLANNING AND ZONING COMMISSION TAKEN ON _____.

PLANNING COMMISSION CHAIRMAN: _____ DATE: _____

SURVEYOR'S STATEMENT

THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA. THE FIELD WORK WAS COMPLETED ON APRIL 10, 2025.

 7-10-2025

MIKEL L. STEWART
OKLAHOMA PLS NO. 2105



AAB Engineering, LLC

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Planning Commission

6.

Meeting Date: 08/05/2025

Initiator: Sarah Winkle, Director of Planning and Community Development

Information

AGENDA ITEM TITLE:

Consider approval of the request for a lot split for the property located at 2608 Callahan, or take other necessary action. (Sarah Winkle)

LEGAL DESCRIPTION:

TRACT 1

LOT 35 IN BLOCK 2 OF KINGSBURY ESTATES. AN ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA AND A PORTION OF LOT 36 IN BLOCK 2 OF KINGSBURY ESTATES. AN ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 36 , THENCE N01° 21'40"W ALONG THE WEST LINE OF SAID LOT 36A DISTANCE OF 134.04 FEET TO THE NORTHWEST CORNER OF LOT 36; THENCE N88°27'47"E ALONG THE NORTH LINE OF SAID LOT 36 A DISTANCE OF 5.00 FEET; THENCE S00°04'45"E A DISTANCE OF 134.08 FEET; THENCE S88°27'47"W A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

TRACT2

LOT 36 IN BLOCK 2 OF KINGSBURY ESTATES, AN ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA LESS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 36, THENCE N01° 21'40"W ALONG THE WEST LINE OF SAID LOT 36 A DISTANCE OF 134.04 FEET TO THE NORTHWEST CORNER OF LOT 36; THENCE N88°27'47"E ALONG THE NORTH LINE OF SAID LOT 36 A DISTANCE OF 5.00 FEET; THENCE S00°04'45"E A DISTANCE OF 134.08 FEET; THENCE S88°27'47"W A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

BACKGROUND:

The applicant is requesting a lot split of the property located at 2608 Callahan. The property is being split in order to allow access to an accessory structure, therefore adjusting the property lines accordingly.

Planning Department Analysis

- o Current Zoning & Use: R-1, Single Family
- o Section, Township, Range: Southwest 30-15-19

RECOMMENDED STAFF ACTION:

Approve the request.

Fiscal Impact

Attachments

Staff Report

Survey

Planning & Community Development Staff Report

Agenda Item Title

Consider approval of a lot split for the property located at 2608 Callahan, or take other necessary action. (Sarah Winkle)

Meeting Information:

A public hearing will be held at the Muskogee City Hall, 3rd Floor Council Chambers, at 229 W Okmulgee, Muskogee, OK 74401 at the following meetings and times:

- 1. City of Muskogee Special Call Planning & Zoning Commission on August 5, 2025 at 9:00 A.M.**

Legal Description:

TRACT 1

LOT 35 IN BLOCK 2 OF KINGSBURY ESTATES. AN ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA AND A PORTION OF LOT 36 IN BLOCK 2 OF KINGSBURY ESTATES. AN ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 36 , THENCE N01° 21'40"W ALONG THE WEST LINE OF SAID LOT 36A DISTANCE OF 134.04 FEET TO THE NORTHWEST CORNER OF LOT 36; THENCE N88°27'47"E ALONG THE NORTH LINE OF SAID LOT 36 A DISTANCE OF 5.00 FEET; THENCE S00°04'45"E A DISTANCE OF 134.08 FEET; THENCE S88°27'47"W A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

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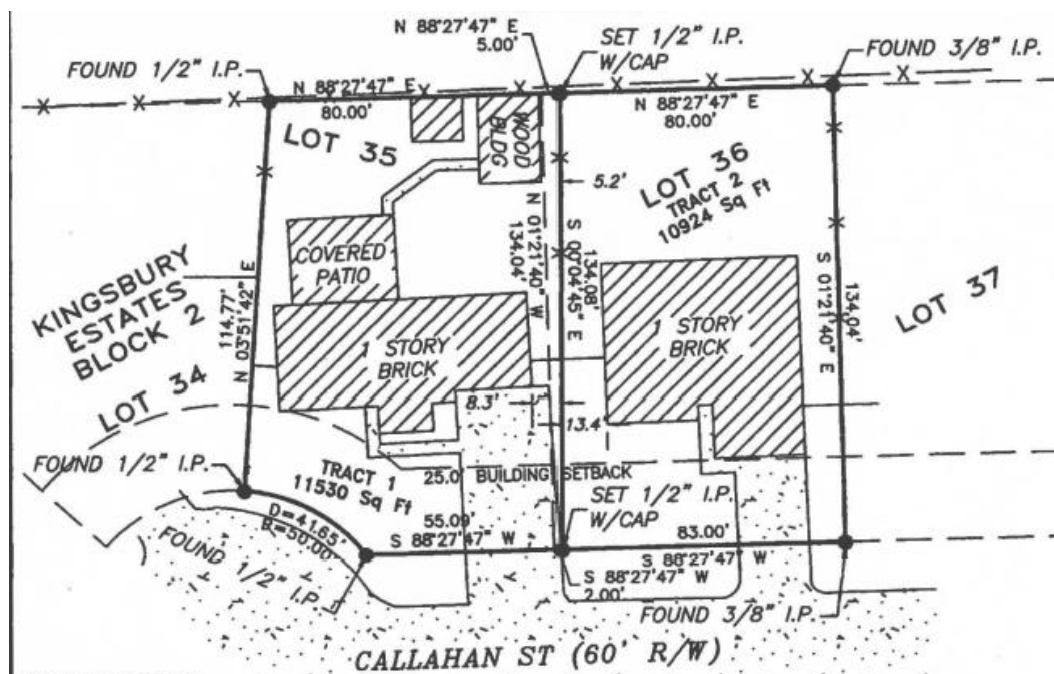
Background:

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Planning Department Analysis

- Current Zoning & Use: R-1, Single Family
- Section, Township, Range: Southwest 30-15-19

RECOMMENDATION: **Approve the Request**



LOT SPLIT

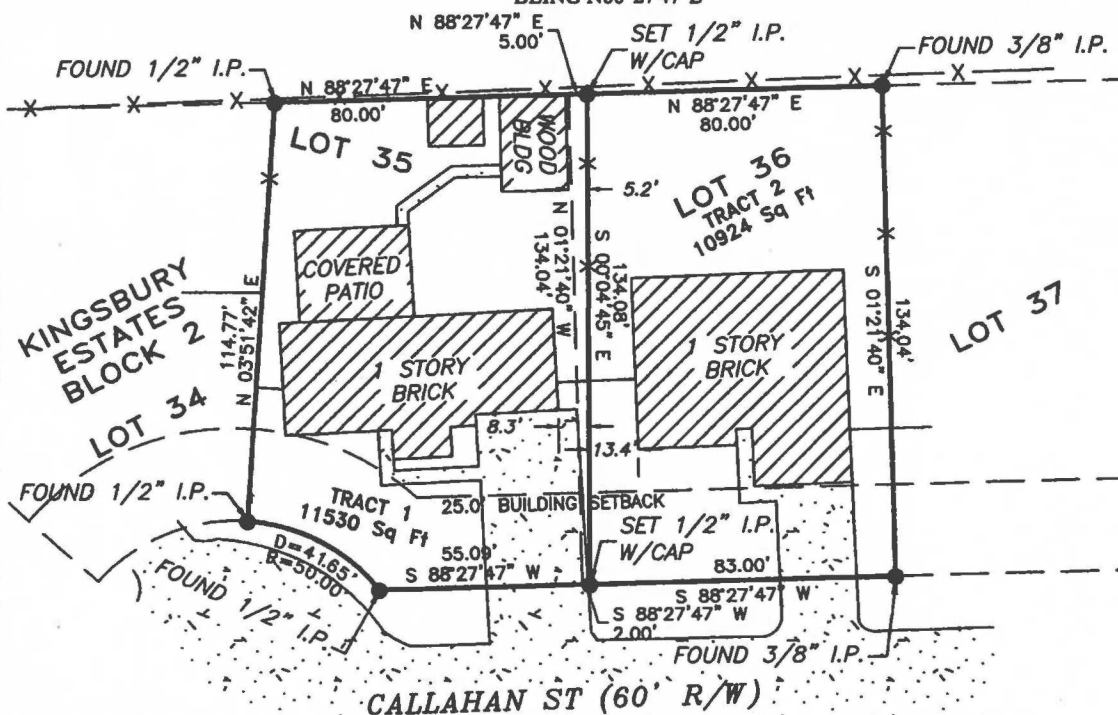
LEGEND

IRON PIN	○
FENCE	— X — X —
ELEVATION	100'
SECTION LINE	— — — —
EASEMENT LINE	- - - -
ELECTRIC LINE	— E —
WATER LINE	— W —
TELEPHONE LINE	— T —
GAS LINE	— G —
SANITARY SEWER	— SS —

SCALE 1"=40'

BASIS OF BEARING
NORTH LINE OF BLOCK 2
BEING N88°27'47"E

SECTION _____
COUNTY MUSKOGEE



LEGAL DESCRIPTION

TRACT 1

LOT 35 IN BLOCK 2 OF KINGSBURY ESTATES, AN ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA AND A PORTION OF LOT 36 IN BLOCK 2 OF KINGSBURY ESTATES, AN ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 36; THENCE N01° 21'40\" W ALONG THE WEST LINE OF SAID LOT 36 A DISTANCE OF 134.04 FEET TO THE NORTHWEST CORNER OF SAID LOT 36; THENCE N88°27'47\" E ALONG THE NORTH LINE OF SAID LOT 36 A DISTANCE OF 5.00 FEET; THENCE S00°04'45\" E A DISTANCE OF 134.08 FEET; THENCE S88°27'47\" W A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

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I certify that this survey accurately represents the action of the City of Muskogee Planning and Zoning Commission taken on _____.

Planning Commission Chairman: _____ Date: _____.

THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

REGISTERED PROFESSIONAL LAND SURVEYOR L.S.#1121



Client: Barbara Hensley
Address: 2606 Callahan
Muskogee, OK 74403

COFFMAN SURVEYING
218 EASTSIDE BLVD.
MUSKOGEE, OK 74403
(918)-682-6144
L.S.# 1121 C.A. #2100

DATE OF LAST SITE VISIT 3-24-2025 W.O.# 25-028

REV. 3-28-25