

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: 08/04/2025

AGENDA
SPECIAL CALL PLANNING AND ZONING COMMISSION
AUGUST 7, 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.

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

ROLL CALL

1. Hold a public hearing and consider a recommendation to the City Council for approval of Resolution No. 3046, Future Land Use Amendment, for the property located at 609 E. Okmulgee, or take other necessary action. (Sarah Winkle)
2. Hold a public hearing and consider a recommendation to the City Council of the City of Muskogee to approve a rezone request for the property located at 609 East Okmulgee, rezoning the property from C-1 Local Commercial to R-1 Single Family, and if approved, authorize staff to update the official city map, or take other necessary action. (Sarah Winkle)

ADJOURN

Special Call Planning Commission

1.

Meeting Date: 08/07/2025

Initiator: Sarah Winkle, Director of Planning and Community Development

Information

AGENDA ITEM TITLE:

Hold a public hearing and consider a recommendation to the City Council for approval of Resolution No. 3046, Future Land Use Amendment, for the property located at 609 E. Okmulgee, or take other necessary action. (Sarah Winkle)

LEGAL DESCRIPTION:

Lots Five (5), Six (6), Seven (7), and the West 20 feet of Lot Eight (8), in SPAULDING COURT, a Subdivision of Block Three hundred seventy-nine (379), in the City of Muskogee, according to the Official Plat thereof, Muskogee County, State of Oklahoma.

BACKGROUND:

The applicant is requesting a rezone of the property located at 609 East Okmulgee from C-1 Local Commercial to R-1 Single Family Residential. The proposed use of the property will be for a single-family residence. The request does not conform to the 2013 Muskogee Comprehensive Plan and Future Land use Map, which is why a Land Use Map Amendment was requested.

Planning Department Analysis

- Current Zoning & Use
 - C-1 Local Commercial.
 - General Commercial
- Proposed Zoning & Use:
 - R-1 Single Family.
 - Residential Use

Street Address: 609 East Okmulgee

RECOMMENDED STAFF ACTION:

Recommend approval to City Council.

Fiscal Impact

Attachments

Resolution

Current Zoning Map

Future Land Use Map

RESOLUTION NO. 3046

A RESOLUTION APPROVING AN AMENDMENT TO THE FUTURE LAND USE MAP FOR THE CITY OF MUSKOGEE FROM A LOCAL COMMERCIAL DISTRICT TO SINGLE FAMILY RESIDENTIAL DISTRICT.

WHEREAS, the City Planning Commission and the Muskogee City Council have adopted the Future Land Use Map; and

WHEREAS, the Future Land Use Map functions as the comprehensive plan in consideration of matters affecting the orderly urbanization of the community; and

WHEREAS, Title 11, Section 43-103, Oklahoma State Statutes, requires zoning districts to be in accordance with the comprehensive plan (Future Land Use Map); and

WHEREAS, the Future Land Use Map recognizes that changes may occur in the community which may cause the necessity of amending said plan; and, WHEREAS, a public hearing has been held on August 7, 2025, before the City Planning Commission on the property described in Section 1 hereof; and

WHEREAS, in accordance with Title 11 Oklahoma Statutes, Section 43-105, the Muskogee City Council shall approve any amendment to the Land Use Plan. NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Muskogee, Oklahoma, that:

SECTION 1. An amendment to the Future Land Use Map from LOCAL COMMERCIAL DISTRICT TO SINGLE FAMILY RESIDENTIAL DISTRICT located on the tract of land described as:

Lots Five (5), Six(6), Seven (7) and the West 20 feet of Lot Eight (8), in SPAULDING COURT, a Subdivision of Block Three hundred seventy-nine(379), in the City of Muskogee, according to the Official Plat thereof, Muskogee County, State of Oklahoma.

PASSED and APPROVED by the Mayor and Council of the City of Muskogee this ____ day of AUGUST, 2025.

W. PATRICK CALE, MAYOR

ATTEST:

TAMMY L. TRACY, CITY CLERK

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

KATRINA BODENHAMER, CITY ATTORNEY

City of Muskogee Zoning Map



7/29/2025

Zoning Districts

	C-1
	C-2
	POS
	R-4
	PP

World Imagery

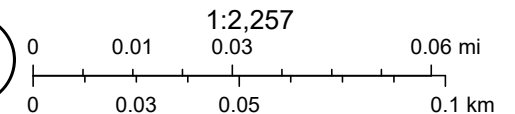
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High Resolution 60cm Imagery

High Resolution 30cm Imagery

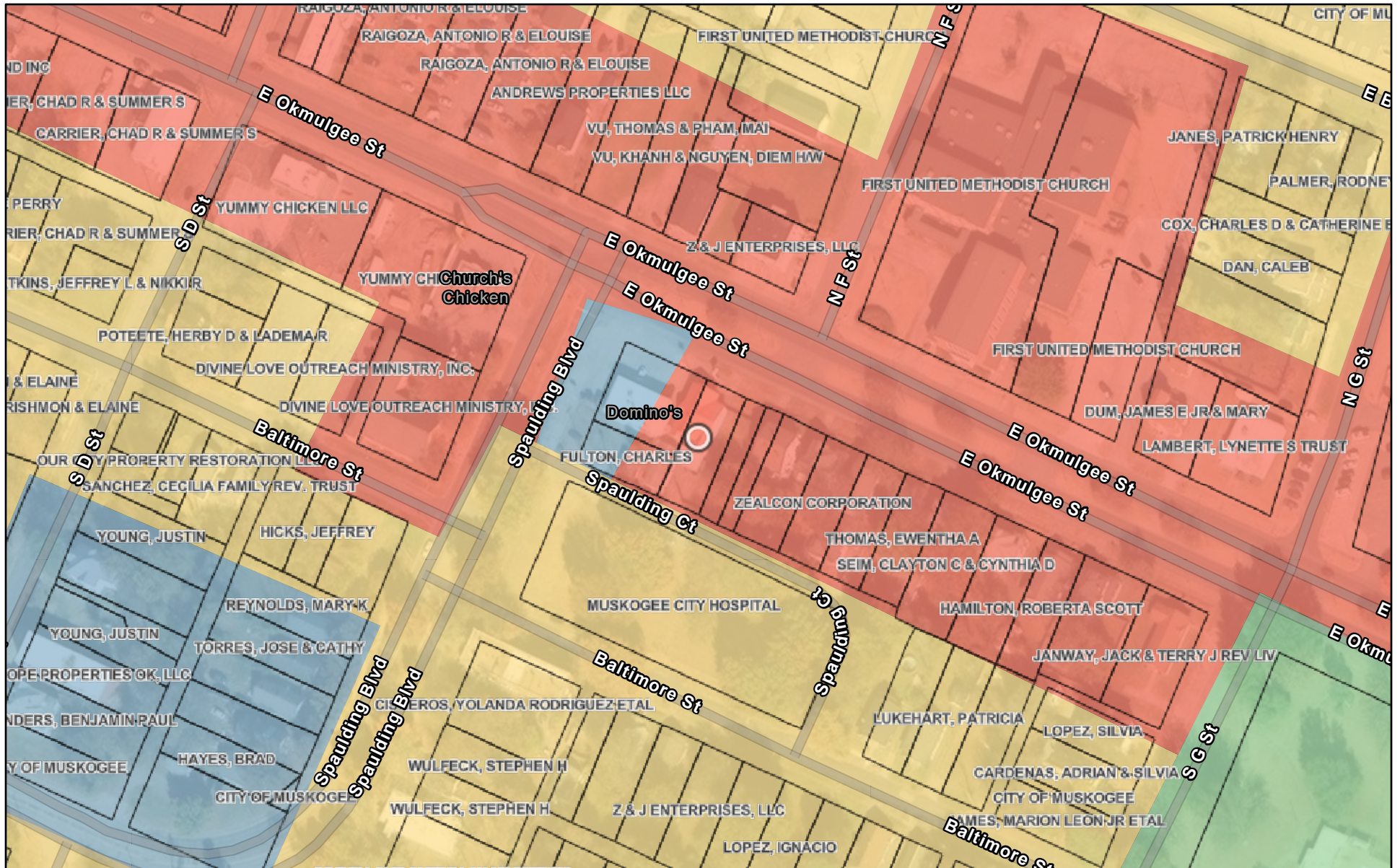
Citations

60cm Resolution Metadata



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City of Muskogee Zoning Map



7/29/2025

2012 Future Land Use Map

Public & Semi-Public

Parks & Open Spaces

Local Commercial

Single Family Residential

World Imagery

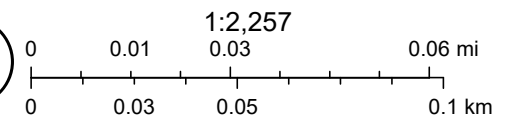
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Special Call Planning Commission

2.

Meeting Date: 08/07/2025

Initiator: Sarah Winkle, Director of Planning and Community Development

Information

AGENDA ITEM TITLE:

Hold a public hearing and consider a recommendation to the City Council of the City of Muskogee to approve a rezone request for the property located at 609 East Okmulgee, rezoning the property from C-1 Local Commercial to R-1 Single Family, and if approved, authorize staff to update the official city map, or take other necessary action. (Sarah Winkle)

LEGAL DESCRIPTION:

Lots Five (5), Six(6), Seven (7) and the West 20 feet of Lot Eight (8), in SPAULDING COURT, a Subdivision of Block Three hundred seventy-nine(379), in the City of Muskogee, according to the Official Plat thereof, Muskogee County, State of Oklahoma.

BACKGROUND:

The applicant is requesting a rezone of the property located at 609 East Okmulgee from C-1 Local Commercial to R-1 Single Family Residential. The proposed use of the property will be for a single-family residence. The request does not conform to the 2013 Muskogee Comprehensive Plan and Future Land Use Plan Map, which is why a Land Use Map Amendment was requested.

Planning Department Analysis

- Current Zoning & Use
 - C-1 Local Commercial.
 - General Commercial
- Proposed Zoning & Use:
 - R-1 Single Family.
 - Residential Use

Street Address: 609 East Okmulgee

RECOMMENDED STAFF ACTION:

Recommend Approval to City Council.

Fiscal Impact

Attachments

Staff Report

Current Zoning Map

Future Land Use Map

Ordinance

Planning & Community Development Staff Report

Agenda Item Title

Hold a public hearing and consider a recommendation to the City Council of the City of Muskogee to approve a rezone request for the property located at 609 East Okmulgee, rezoning the property from C-1 Local Commercial to R-1 Single Family, and if approved, authorize staff to update the official city map. (Sarah Winkle)

Meeting Information:

Public hearings 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 7, 2025 at 9:00 A.M.
2. City of Muskogee Public Works Meeting on August 11, 2025 at 5:30 P.M.
3. City of Muskogee City Council on August 25, 2025 at 5:30 P.M.

Legal Description:

Lots Five (5), Six(6), Seven (7) and the West 20 feet of Lot Eight (8), in SPAULDING COURT, a Subdivision of Block Three hundred seventy-nine(379), in the City of Muskogee, according to the Official Plat thereof, Muskogee County, State of Oklahoma.

Background:

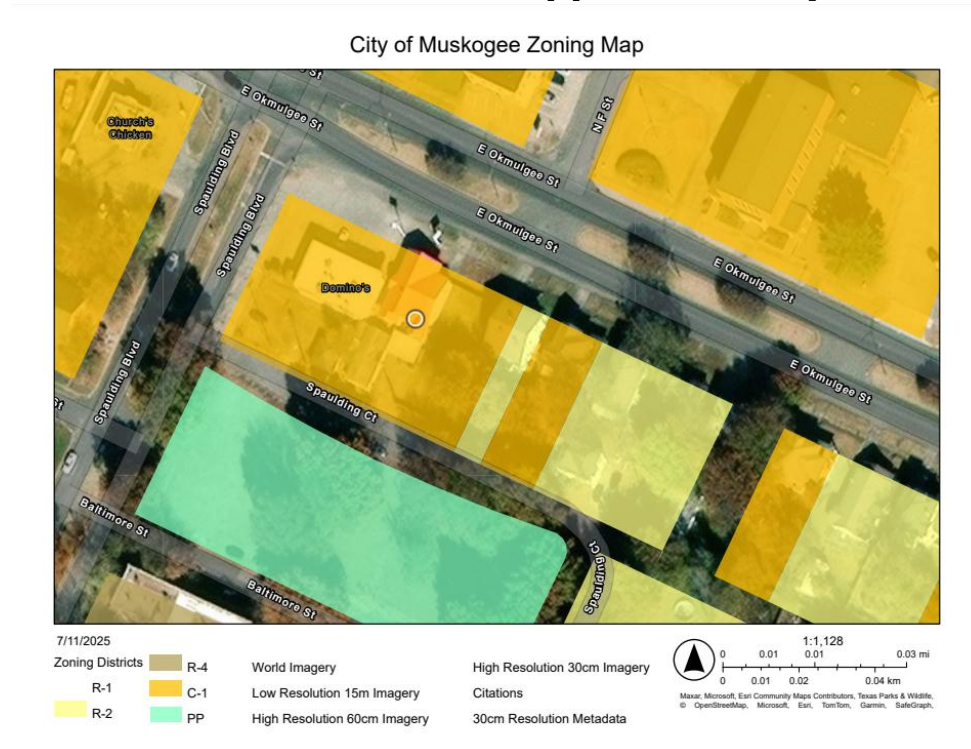
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Planning Department Analysis

- Current Zoning & Use
 - C-1 Local Commercial.
 - General Commercial
- Proposed Zoning & Use:

- R-1 Single Family.
- Residential Use
- Street Address: 609 East Okmulgee

RECOMMENDATION: Recommend approval to City Council.



City of Muskogee Zoning Map



7/29/2025

Zoning Districts

	C-1
	C-2
	POS
	R-4
	PP

World Imagery

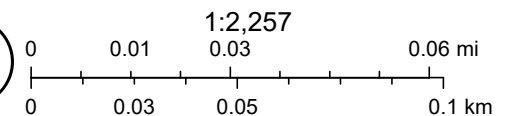
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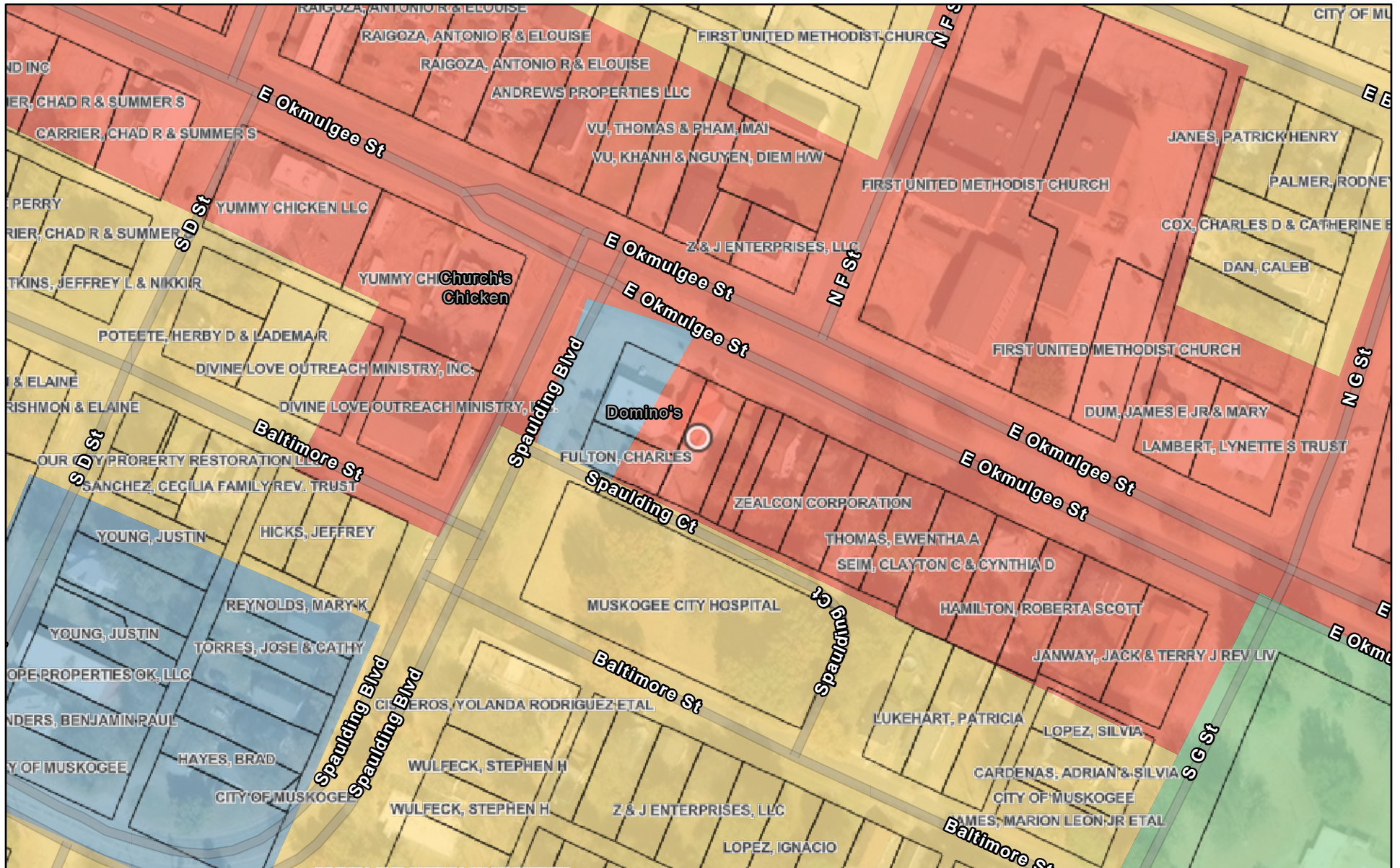
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City of Muskogee Zoning Map



7/29/2025

2012 Future Land Use Map

Public & Semi-Public

Parks & Open Spaces

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Single Family Residential

World Imagery

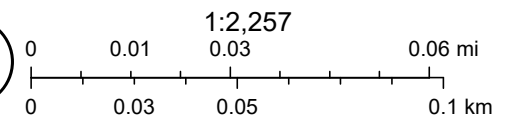
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ORDINANCE NO. 4270-A

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 609 E. OKMULGEE. THE TRACT OF LAND IS IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 15 NORTH, RANGE 18 EAST OF THE INDIAN BASE AND MERIDIAN, MUSKOGEE COUNTY, STATE OF OKLAHOMA. CONTAINING 6,768.207 SQUARE FEET MORE OR LESS, AND PROVIDING FOR SEVERABILITY. THE PROPERTY IS MORE PARTICULARLY DESCRIBED AS:

Lots Five (5), Six(6), Seven (7) and the West 20 feet of Lot Eight (8), in SPAULDING COURT, a Subdivision of Block Three hundred seventy-nine(379), in the City of Muskogee, according to the Official Plat thereof, Muskogee County, State of Oklahoma.

(John Mekler, Applicant)

FROM C-1. Local Commercial

TO

R-1. Single-Family

WHEREAS, the City of Muskogee Planning and Zoning Commission, in a meeting held August 7, 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;

Lots Five (5), Six(6), Seven (7) and the West 20 feet of Lot Eight (8), in SPAULDING COURT, a Subdivision of Block Three hundred seventy-nine(379), in the City of Muskogee, according to the Official Plat thereof, Muskogee County, State of Oklahoma.

FROM C-1. Local Commercial

TO

R-1. Single - Family

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