

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: 10/1/2025

AGENDA
PLANNING AND ZONING COMMISSION
OCTOBER 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.

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 September 2, 2025, or take necessary action. (Sarah Winkle)
2. Consider recommending approval, conditional approval, or disapproval of the Preliminary Plat for RaceTrac – Hancock Street Subdivision, located at 2300 S. 32nd Street, consisting of 18.205 acres, to the City of Muskogee City Council, or take other necessary action. (Sarah Winkle)
3. Hold a public hearing and consider a recommendation to the City Council of the City of Muskogee to approve Resolution No. 3053, Future Land Use Amendment, for the property located at 2300 South 32nd Street. (Sarah Winkle)

4. Hold a public hearing and consider a recommendation to the City Council of the City of Muskogee to approve Ordinance 4276-A, a rezone request for the property located at 2300 South 32nd Street rezoning the property from I-1 Light Industrial to C-2 General Commercial, and if approved, authorize staff to update the official city map. (Sarah Winkle)
5. Consider approval of the request for a lot consolidation for the property located adjacent to 2000 Woodbine Court, or take other necessary action. (Sarah Winkle)
6. Consider approval of the request for a lot split for the property located at 5208 Emporia, or take other necessary action. (Sarah Winkle)

ADJOURN

Planning Commission

1.

Meeting Date: 10/07/2025

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 September 2, 2025, or take necessary action. (Sarah Winkle)

LEGAL DESCRIPTION:

BACKGROUND:

Consider approval of the minutes from the Planning & Zoning Commission Meeting on September 2, 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 SEPTEMBER 2, 2025

The Planning and Zoning Commission of the City of Muskogee, Oklahoma, met in Regular Session at 9:00 a.m., on September 2, 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: Steve Dennis, Commissioner; D'Elbie Walker, Vice Chairperson; Judith Hoffman, Commissioner; Cynthia Kennedy, Commissioner

Absent: Betty Blackwell, Commissioner; Alexis Wallace, Commissioner; Lori Jefferson, Commissioner

Staff Present: Sarah Winkle, Director of Planning
Morgan Waters, Secretary

Attendees: David Sweezey, Highway 69 Outlet

- 1 Consider approval of the minutes from the Planning & Zoning Commission Meeting on August 5, 2025, or take necessary action. (Sarah Winkle)

Motion was made by Commissioner Steve Dennis, seconded by Commissioner Judith Hoffman to approve the minutes from the Planning & Zoning Commission Meeting on August 5, 2025.

AYE: Commissioner Steve Dennis, Vice Chairperson D'Elbie Walker,
Commissioner Judith Hoffman, Commissioner Cynthia Kennedy
Carried - Unanimously

- 2 Consider approval of the minutes from the Special Call Planning & Zoning Commission Meeting on August 7, 2025, or take other necessary action. (Sarah Winkle)

Motion was made by Commissioner Steve Dennis, seconded by Commissioner Judith Hoffman to approve the minutes from the Special Call Planning & Zoning Commission Meeting on August 7, 2025.

AYE: Commissioner Steve Dennis, Vice Chairperson D'Elbie Walker,
Commissioner Judith Hoffman

Other: Commissioner Cynthia Kennedy (ABSTAIN)

Carried

- 3 Consider approval, conditional approval, or disapproval of the Re-Plat for the Highway 69 Outlet Inc., Omega Walmart Addition development, consisting of 1.78 acres, or take other necessary action. (Sarah Winkle)

Motion was made by Commissioner Cynthia Kennedy, seconded by Commissioner Steve Dennis to approve the Re-Plat for the Highway 69 Outlet Inc., Omega Walmart Addition development consisting of 1.78 acres total.

AYE: Commissioner Steve Dennis, Vice Chairperson D'Elbie Walker,
Commissioner Judith Hoffman, Commissioner Cynthia Kennedy

Carried - Unanimously

There being no further business, the meeting was adjourned.

D'ELBIE WALKER, VICE CHAIRPERSON

MORGAN WATERS, SECRETARY

Planning Commission

2.

Meeting Date: 10/07/2025

Initiator: Sarah Winkle, Director of Planning and Community Development

Information

AGENDA ITEM TITLE:

Consider recommending approval, conditional approval, or disapproval of the Preliminary Plat for RaceTrac – Hancock Street Subdivision, located at 2300 S. 32nd Street, consisting of 18.205 acres, to the City of Muskogee City Council, or take other necessary action. (Sarah Winkle)

LEGAL DESCRIPTION:

North Half (1/2) of Lot 2 (NW/4 NE/4), Section 4, Township 14 North, Range 18 East of I.B.M.

Less and except all oil, gas and other mineral rights and reserving those to Grantors. Grantors further reserved unto themselves a road easement across the East “Sixty” (60) feet of the above-described tract.

BACKGROUND:

The application was submitted by RaceTrac, Inc., and indicated the property is being platted in preparation for a new gas station to be placed on the property. The preliminary plat went to Subdivision Review Committee on September 17, 2025, and was approved. The preliminary plat complies with the requirements of the subdivision regulations.

RECOMMENDED STAFF ACTION:

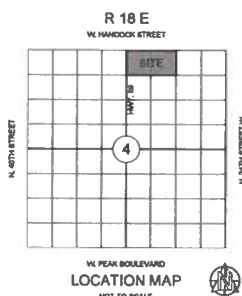
Recommend approval to City Council of the preliminary plat.

Fiscal Impact

Attachments

PLAT

Zoning Map



- EASEMENT INFORMATION**
- 1. STATUTORY RIGHT-OF-WAY ALONG ALL SECTION LINES
 - 2. 100' OKLAHOMA GAS & ELECTRIC EASEMENT (ENDORSED NO. 38178, FILED IN DISTRICT COURT MUSKOGEE COUNTY DECEMBER 30, 1984)
 - 3. R/W OKLAHOMA NATURAL GAS COMPANY, RECORDED JANUARY 17, 1994, BOOK 1054, PAGE 844; RESTRICTION OF R/W RECORDED IN BOOK 1873, PAGE 8 & BOOK 2347, PAGE 384 & BOOK 4377, PAGE 278
 - 4. EASEMENT, CITY OF MUSKOGEE, RECORDED JULY 16, 1984 IN BOOK 188, PAGE 37
 - 5. EASEMENT AND/OR R/W BOBO PETROLEUM COMPANY, RECORDED MAY 11, 1980 IN BOOK 1131, PAGE 8-18 (WAY AFFECT: WIDTH OF EASEMENT NOT GIVEN, APPROXIMATE LOCATION SHOWN)
 - 6. R/W D & L OUTDOOR ADVERTISING COMPANY, RECORDED SEPTEMBER 27, 1989 IN BOOK 2014, PAGE 122
 - 7. EASEMENT OKLAHOMA NATURAL GAS COMPANY, RECORDED MAY 26, 1980 IN BOOK 3173, PAGE 173
 - 8. EASEMENT IN FAVOR OF THE PUBLIC, RECORDED MAY 30, 1983 IN BOOK 3173, PAGE 174
 - 9. EASEMENT OKLAHOMA GAS AND ELECTRIC COMPANY, RECORDED DECEMBER 31, 1980 IN BOOK 2077, PAGE 532 - TO BE VACATED BY OKLAHOMA GAS AND ELECTRIC COMPANY AFFRONT, BUT IS AMBIGUOUS, APPROXIMATE LOCATION SHOWN

- EASEMENT INFORMATION**
- 10. EASEMENT FOR ACCESS IN FAVOR OF THE OWNERS RECORDED OCTOBER 17, 1997 IN BOOK 2483, PAGE 291
 - 11. AN UNRECORDED LEASE DATED NOVEMBER 1, 2005, EXECUTED BY STAR MART, INC. AS LESSOR AND CLEAR CHANNEL OUTDOOR, INC. AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED MAY 20, 2016 IN BOOK 4880, PAGE 882, (AFFECTS BLANKET OVER ENTIRE PROPERTY, NOT SHOWN)
 - 12. AN UNRECORDED LEASE IN FAVOR OF AIRBY STREET OUTDOOR LLC AS DISCLOSED WITH RECURRY AGREEMENT, ABSOLUTE ASSIGNMENT OF RENT AND LEASES AND FINANCIAL STATEMENT RECORDED MAY 18, 2017 IN BOOK 641, PAGE 688, (AFFECTS BLANKET OVER ENTIRE PROPERTY, NOT SHOWN)
 - 13. EASEMENT IN FAVOR OF STATE OF OKLAHOMA, RECORDED DECEMBER 8, 2003 IN BOOK 4861, PAGE 748
- BUILDING SETBACKS:**
- FRONT SETBACK: 25 FEET
 - SIDE SETBACK: 8 FEET
 - REAR SETBACK: 20 FEET
 - CORNER SETBACK: 20 FEET

PRELIMINARY PLAT
OF
RACETRAC - HANCOCK STREET SUBDIVISION
IN THE NORTH HALF (N/2) OF LOT 2 (NW 1/4 OF THE NE 1/4)
SECTION 4, T14N, R18E OF THE I.B.&M.,
CITY OF MUSKOGEE
MUSKOGEE COUNTY, STATE OF OKLAHOMA

DATE OF PREPARATION: September 3, 2025

PROPERTY INFORMATION
OWNER: STAR MART INC.
ATTN: ROGER RICHTER
SITE ADDRESS: 2300 S. 32ND ST., MUSKOGEE OK, 74401
EX. ZONING: I-1 (LIGHT INDUSTRIAL)
PROP. ZONING: C-2 (GENERAL COMMERCIAL)

DEVELOPER INFORMATION
DEVELOPER: RACETRAC, INC.
ATTN: JUSTIN GIAMBALVO
ADDRESS: 200 GALLERIA PARKWAY SE, SUITE 900
ATLANTA, GEORGIA 30339
PHONE: 770-431-7800

ENGINEER INFORMATION
ENGINEER: FORESTE GROUP, L.L.C.
ATTN: JUSTIN WARREN, P.E.
ADDRESS: 100 NE LOOP 410, SUITE 1105
SAN ANTONIO, TEXAS 78218
PHONE: 770-368-1388 EXT. 444

SURVEYOR INFORMATION
SURVEYOR: HEARTLAND SURVEYING & MAPPING, L.L.C.
ATTN: TONY ROBISON
ADDRESS: 800 EMPORIA STREET, STE "C"
MUSKOGEE CITY, OKLAHOMA 74401
PHONE: 918-682-7796

STATE OF OKLAHOMA
COUNTY OF MUSKOGEE

KNOW ALL MEN BY THESE PRESENTS, THAT WE, RACETRAC, INC., 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:

NORTH HALF (N/2) OF LOT 2 (NW 1/4 OF THE NE 1/4) OF SECTION 4, TOWNSHIP 14 NORTH, RANGE 18 EAST OF THE I.B.&M., CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA, LESS AND EXCEPT ALL OIL, GAS AND OTHER MINERAL RIGHTS AND RESERVING THOSE TO THE GRANTORS. GRANTORS FURTHER RESERVE UNTO THEMSELVES A ROAD EASEMENT ACROSS THE EAST SIXTY (60) FEET OF THE ABOVE DESCRIBED TRACT, CONTAINING A TOTAL OF 17.34 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 RACETRAC - HANCOCK STREET SUBDIVISION.

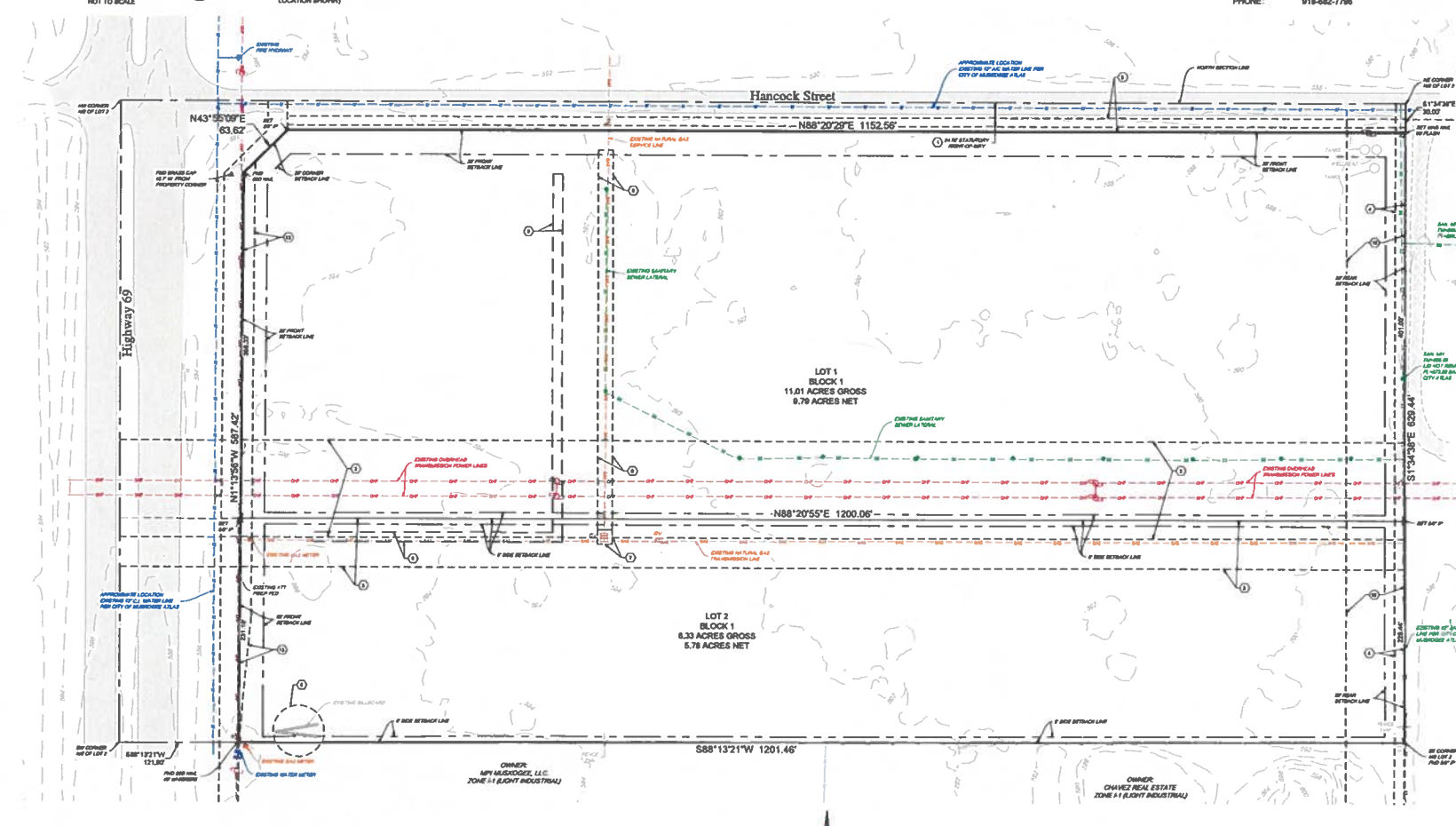
MEMOR - JUSTIN GIAMBALVO

STATE OF OKLAHOMA
COUNTY OF MUSKOGEE

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF OKLAHOMA, PERSONALLY APPEARED JUSTIN GIAMBALVO 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 1698

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 PERSON 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 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 2025 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

OKLAHOMA, THIS ____ DAY OF ____, 2025, BOOK ____, PAGE ____.

COUNTY CLERK

APPROVED: CITY OF MUSKOGEE

DATE

MAYOR

CITY CLERK

FORESITE
group

State of Oklahoma CA 45375
TPOE (P.O. Box 4-2420)
Foresite Group, L.L.C.
100 NE Loop 410
Suite 1105
San Antonio, TX 78216
D/B/A Foresite Consulting Group of Teams, L.L.C.

770.368.1390
770.368.1944
www.foresitegroup.com

"LOT CORNER PINS TO BE SET AFTER APPROVAL OF PLAT AND INSTALLATION OF ROADS AND UTILITIES."
HORIZONTAL DATUM IS BASED ON NAD 83(03), OKLAHOMA STATE PLANE COORDINATE SYSTEM, OKLAHOMA NORTH ZONE.

Heartland Surveying & Mapping, PLLC

CA 04841
800 Regatta Dr., Ste "C"
Buckhorn, Oklahoma 74401
(918) 682-7796



Star Mart (RaceTrac) Zoning Map

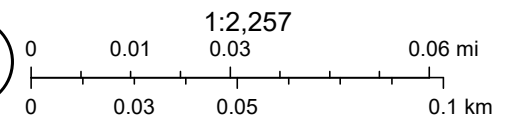


9/26/2025

Zoning Districts

C-2
 A
 I-1

R-1
 Muskogee City Limits



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 © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,

Planning Commission

3.

Meeting Date: 10/07/2025

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 Resolution No. 3053, Future Land Use Amendment, for the property located at 2300 South 32nd Street. (Sarah Winkle)

LEGAL DESCRIPTION:

The North Half (N/2) of Lot 2 (NW ¼ NE ¼) in Section 4, Township 14 North, Range 18 East of the I.B.M.

Less and except all oil, gas and other mineral rights and reserving those to Grantors. Grantors further reserve unto themselves a road easement across the East Sixty (60) feet of the above-described tract.

BACKGROUND:

Planning Department Analysis

- Current Zoning & Use
 - I-1 Light Industrial
 - Gas Station & Car Wash
- Proposed Zoning & Use
 - C-2 General Commercial
 - Gas Station
- Street Address: 2300 South 32nd Street

Surrounding Zoning & Land Use

North: I-1. Light Industrial and C-2 General Commercial, Commercial Use

East: A. Agricultural, Industrial Use

South: I-1. Light Industrial, Industrial Use

West: Outside of jurisdiction

RECOMMENDED STAFF ACTION:

Recommend approval to City Council of Resolution No. 3053.

Fiscal Impact

Attachments

Resolution

RESOLUTION NO. 3053

A RESOLUTION APPROVING AN AMENDMENT TO THE FUTURE LAND USE MAP FOR THE CITY OF MUSKOGEE FROM A LIGHT INDUSTRIAL DISTRICT TO A GENERAL COMMERCIAL 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 October 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 LIGHT INDUSTRIAL DISTRICT TO GENERAL COMMERCIAL DISTRICT located on the tract of land described as:

The North Half (N/2) of Lot 2 (NW ¼ NE ¼) in Section 4, Township 14 North, Range 18 East of the I.B.M.

Less and except all oil, gas and other mineral rights and reserving those to Grantors. Grantors further reserve unto themselves a road easement across the East Sixty (60) feet of the above-described tract.

PASSED and APPROVED by the Mayor and Council of the City of Muskogee this ____ day of OCTOBER, 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

Planning Commission

4.

Meeting Date: 10/07/2025

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 Ordinance 4276-A, a rezone request for the property located at 2300 South 32nd Street rezoning the property from I-1 Light Industrial to C-2 General Commercial, and if approved, authorize staff to update the official city map. (Sarah Winkle)

LEGAL DESCRIPTION:

The North Half (N/2) of Lot 2 (NW ¼ NE ¼) in Section 4, Township 14 North, Range 18 East of the I.B.M.

Less and except all oil, gas and other mineral rights and reserving those to Grantors. Grantors further reserve unto themselves a road easement across the East Sixty (60) feet of the above-described tract.

BACKGROUND:

The applicant has requested a rezone of the property located at 2300 South 32nd Street from I-1 Light Industrial to C-2 General Commercial. The proposed use of the property will be for a new gas station to replace the existing gas station and car wash. The request does not currently conform to the 2013 Muskogee Comprehensive Plan and Future Land Use Plan, which is why we also requested a Land Use Map Amendment.

Planning Department Analysis

- Current Zoning & Use
 - I-1 Light Industrial
 - Gas Station & Car Wash
- Proposed Zoning & Use
 - C-2 General Commercial
 - Gas Station
- Street Address: 2300 South 32nd Street

Surrounding Zoning & Land Use

North: I-1. Light Industrial and C-2 General Commercial, Commercial Use

East: A. Agricultural, Industrial Use

South: I-1. Light Industrial, Industrial Use

West: Outside of jurisdiction

RECOMMENDED STAFF ACTION:

Recommend Approval to City Council of the Rezone Request

Fiscal Impact

Attachments

Staff Report

Zoning Map

Survey

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 ordinance 4273-A, a rezone request for the property located at 2300 South 32nd Street rezoning the property from I-1 Light Industrial to C-2 General Commercial, and if approved, authorize staff to update the official city map.

Meeting Information:

Meetings 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 Planning & Zoning Commission on October 7, 2025 at 9:00 A.M.**
- 2. City of Muskogee City Council on October 27, 2025 at 5:30 P.M.**

A public hearing will be conducted at the Planning & Zoning Commission meeting. The notice was published in the Muskogee Daily Phoenix no later than Friday, September 16, 2025 for a circulation period of 20 days, and all property owners within a 300 foot radius of the property were noticed.

Legal Description:

The North Half (N/2) of Lot 2 (NW ¼ NE ¼) in Section 4, Township 14 North, Range 18 East of the I.B.M.

Less and except all oil, gas and other mineral rights and reserving those to Grantors. Grantors further reserve unto themselves a road easement across the East Sixty (60) feet of the above-described tract.

Background:

Planning Department Analysis

- Current Zoning & Use
 - I-1 Light Industrial
 - Gas Station & Car Wash

- Proposed Zoning & Use
 - C-2 General Commercial
 - Gas Station
- Street Address: 2300 South 32nd Street

Surrounding Zoning & Land Use

North: I-1. Light Industrial and C-2 General Commercial, Commercial Use

East: A. Agricultural, Industrial Use

South: I-1. Light Industrial, Industrial Use

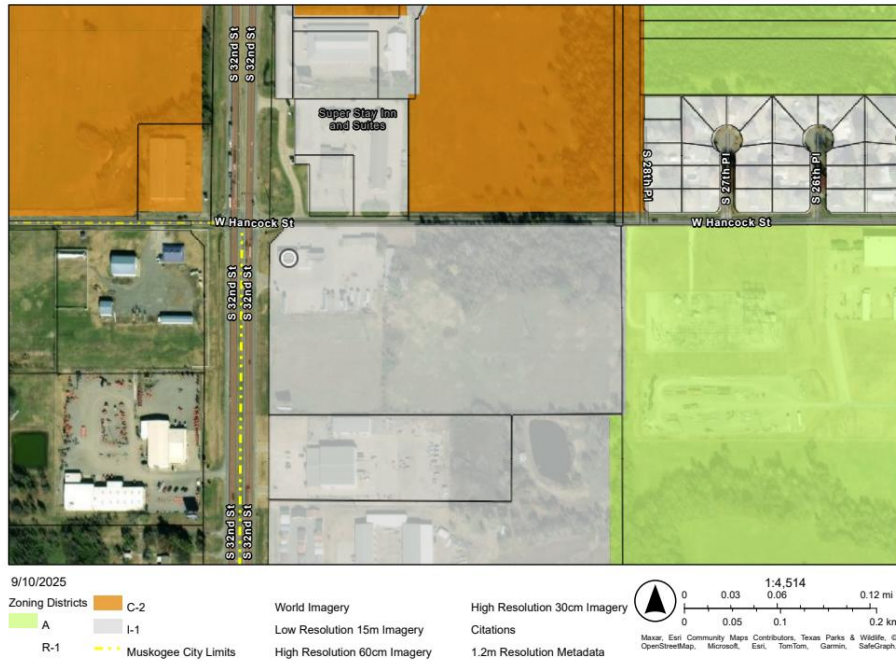
West: Outside of jurisdiction

Discussion

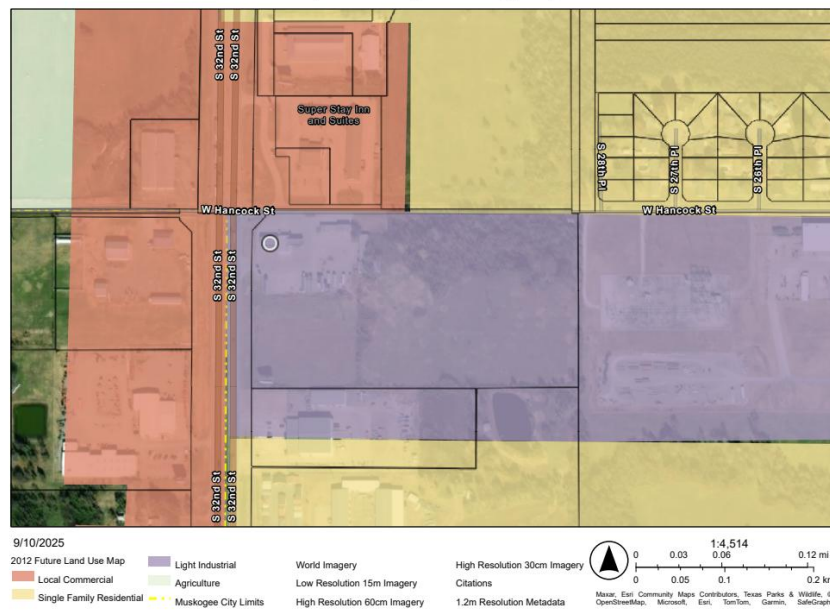
The applicant has requested a rezone of the property located 2300 South 32nd Street from I-1 Light Industrial to C-2 General Commercial. The proposed use of the property will be for a new gas station to replace the existing gas station and car wash. The request does not conform to the 2013 Muskogee Comprehensive Plan and Future Land use Plan.

RECOMMENDATION: Recommend Approval to City Council of the Rezone Request

City of Muskogee Zoning Map



City of Muskogee Zoning Map



Star Mart (RaceTrac) Zoning Map



9/26/2025

Zoning Districts

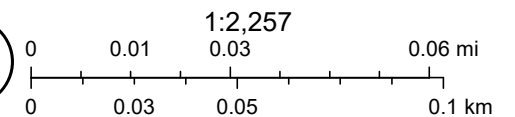
C-2

A

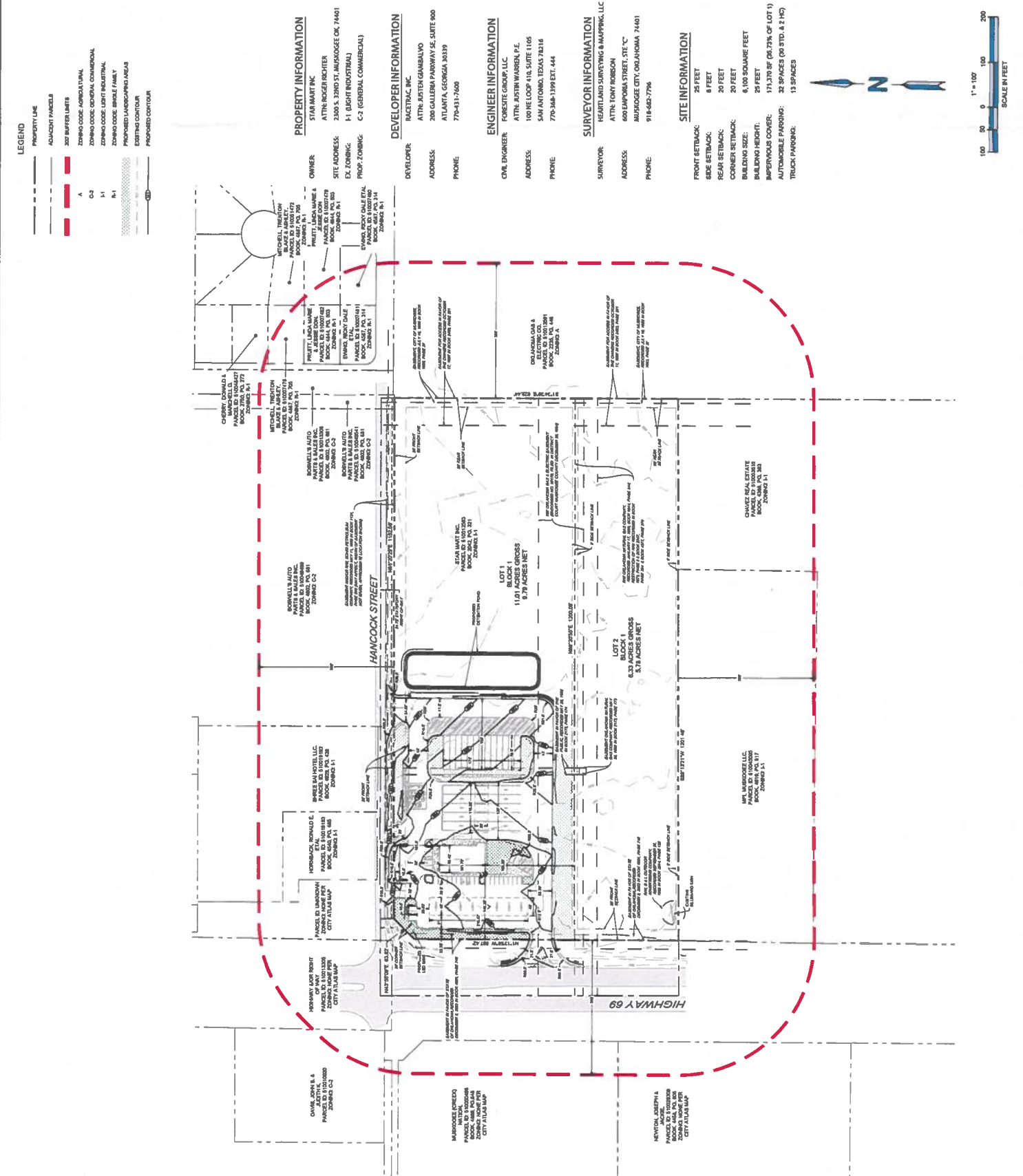
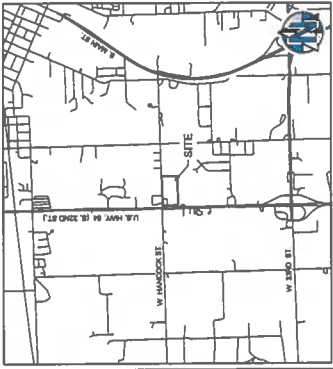
I-1

R-1

Muskogee City Limits



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© OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,



ORDINANCE NO. 4276-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 2300 S. 32ND STREET. THE TRACT OF LAND IS IN THE NORTHEAST QUARTER OF SECTION 04, TOWNSHIP 14 NORTH, RANGE 18 EAST OF THE INDIAN BASE AND MERIDIAN, MUSKOGEE COUNTY, STATE OF OKLAHOMA. CONTAINING 18.205 ACRES MORE OR LESS, AND PROVIDING FOR SEVERABILITY. THE PROPERTY IS MORE PARTICULARLY DESCRIBED AS:

THE NORTH HALF (N/2) OF LOT 2 (NW ¼ NE ¼) IN SECTION 4, TOWNSHIP 14 NORTH, RANGE 18 EAST OF THE I.B.M.

LESS AND EXCEPT ALL OIL, GAS AND OTHER MINERAL RIGHTS AND RESERVING THOSE TO GRANTORS. GRANTORS FURTHER RESERVE UNTO THEMSELVES A ROAD EASEMENT ACROSS THE EAST SIXTY (60) FEET OF THE ABOVE-DESCRIBED TRACT.

(RaceTrac Inc., Applicant)

FROM I-1, Light Industrial

TO

C-2 General Commercial

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

THE NORTH HALF (N/2) OF LOT 2 (NW ¼ NE ¼) IN SECTION 4, TOWNSHIP 14 NORTH, RANGE 18 EAST OF THE I.B.M.

LESS AND EXCEPT ALL OIL, GAS AND OTHER MINERAL RIGHTS AND RESERVING THOSE TO GRANTORS. GRANTORS FURTHER RESERVE UNTO THEMSELVES A ROAD EASEMENT ACROSS THE EAST SIXTY (60) FEET OF THE ABOVE-DESCRIBED TRACT.

FROM I-1, Light Industrial

TO
C-2 General Commercial

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 OCTOBER 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

5.

Meeting Date: 10/07/2025

Initiator: Sarah Winkle, Director of Planning and Community Development

Information

AGENDA ITEM TITLE:

Consider approval of the request for a lot consolidation for the property located adjacent to 2000 Woodbine Court, or take other necessary action. (Sarah Winkle)

LEGAL DESCRIPTION:

A triangular piece of Lot 61 and Lots 64 and 65 In Block 19 in the Meadows, an addition to the City of Muskogee, Muskogee County, State of Oklahoma: with a basis of bearing of this description being NAD 83 Oklahoma State Plane, and prepared on August 9, 2025 by Tony Robison, LS #1686: said tract of land being more particular described by metes and bounds as follows: Beginning at the NW corner of Lot 65 Block 19 being a 5/8" IP thence S51°47'14"E along the North line of Lot 65 a distance of 215.48 feet to the NE corner of Lot 65 being a Roil Rood spike; thence on a curve to the left being the East line of Lots 64 and 65, with a Radius of 50.00 feet a length of curve of 108.25 feet a Bearing of S31°29'42"E and a Long Chord distance of 88.32 feet to a 1/2" IP; thence S50°18'05"W along the South line of Lot 64 a distance of 206.41 to a 1/2" IP; thence S50°18'05"W along the North line of Lot 61 a distance of 57.03 feet to the West line of Lot 61; thence N01°54'56"W along the West line of Lot 61 a distance of 66.00 feet to a 1/2" IP; thence N01°54'56"W along the West line of Lot 64 a distance of 80.80 feet to a 1/2" IP; thence N01°57'14"W along the West line of Lot 65 a distance of 230.29 feet to the Point of Beginning. Containing 40,866 Square Feet, more or less.

BACKGROUND:

The applicant is requesting a lot consolidation of two unaddressed parcels adjacent to the property at 2000 Woodbine Court. The property to be consolidated will remain unaddressed and separate from the property located at 2000 Woodbine Court. Once combined, Tract 1 will be roughly 40,886 square feet.

RECOMMENDED STAFF ACTION:

Approve the request for consolidation.

Fiscal Impact

Attachments

Survey

Staff Report

LOT CONSOLIDATION

Legal Description

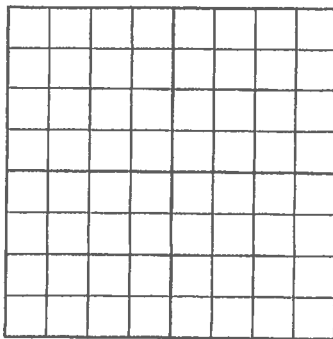
TRACT 1

A triangular piece of Lot 61 and Lots 64 and 65 in Block 19 in the Meadows, an addition to the City of Muskogee, Muskogee County, State of Oklahoma: with a basis of bearing of this description being NAD 83 Oklahoma State Plane, and prepared on August 9, 2025 by Tony Robison, LS #1686: said tract of land being more particular described by metes and bounds as follows: Beginning at the NW corner of Lot 65 Block 19 being a 5/8" IP thence S51°47'14"E along the North line of Lot 65 a distance of 215.48 feet to the NE corner of Lot 65 being a Rail Road spike; thence on a curve to the left being the East line of Lots 64 and 65, with a Radius of 50.00 feet a length of curve of 108.25 feet a Bearing of S31°29'42"E and a Long Chord distance of 88.32 feet to a 1/2" IP; thence S50°18'05"W along the South line of Lot 64 a distance of 206.41 to a 1/2" IP; thence S50°18'05"W along the North line of Lot 61 a distance of 57.03 feet to the West line of Lot 61; thence N01°54'56"W along the West line of Lot 61 a distance of 66.00 feet to a 1/2" IP; thence N01°54'56"W along the West line of Lot 64 a distance of 80.80 feet to a 1/2" IP; thence N01°57'14"W along the West line of Lot 65 a distance of 230.29 feet to the Point of Beginning. Containing 40,866 Square Feet, more or less.

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

Planning Commission Chairman _____

Date. _____



LOCATION MAP

SEC. _____ T. _____ N. R. _____ E.

SHEET SIZE 8.5x14

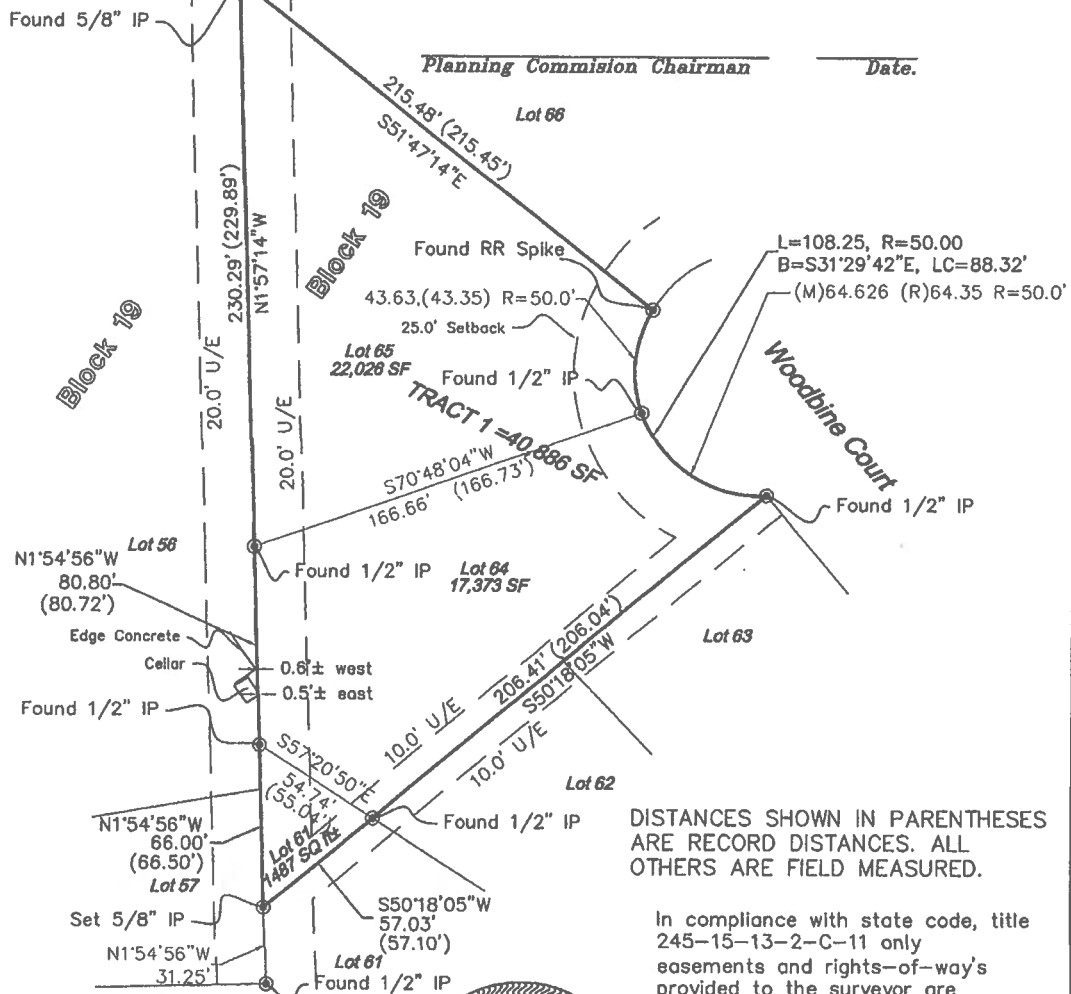
SCALE: 1" = 60'

⊙ = IRON PIN

—x— = FENCE



P.O.B.
Found 5/8" IP



DISTANCES SHOWN IN PARENTHESES ARE RECORD DISTANCES. ALL OTHERS ARE FIELD MEASURED.

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.

9/15/2025

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: Corinne Storey
2000 Woodbine CT.

Muskogee, Ok.

DATE: 7/16/25

W.O.# 13178

SURVEYED BY: RT/PD

DRAWN BY: JT

Last Site Visit: 7/1/25

THIS SURVEY MEETS OKLAHOMA MINIMUM TECHNICAL STANDARDS

FILE NAME
Sep 15, 2025 - 2:34pm
S:\CAD - HEARTLAND-FILES\W013178-3.dwg



Planning & Community Development Staff Report

Agenda Item Title

Consider approval of the request for a lot consolidation for the property located adjacent to 2000 Woodbine Court, 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 October 7, 2025 at 9:00 A.M.**

Legal Description:

TRACT 1

A triangular piece of Lot 61 and Lots 64 and 65 In Block 19 in the Meadows, an addition to the City of Muskogee, Muskogee County, State of Oklahoma: with a basis of bearing of this description being NAD 83 Oklahoma State Plane, and prepared on August 9, 2025 by Tony Robison, LS #1686: said tract of land being more particular described by metes and bounds as follows: Beginning at the NW corner of Lot 65 Block 19 being a 5/8" IP thence S51°47'14"E along the North line of Lot 65 a distance of 215.48 feet to the NE corner of Lot 65 being a Roil Road spike; thence on a curve to the left being the East line of Lots 64 and 65, with a Radius of 50.00 feet a length of curve of 108.25 feet a Bearing of S31°29'42"E and a Long Chord distance of 88.32 feet to a 1/2" IP; thence S50°18'05"W along the South line of Lot 64 a distance of 206.41 to a 1/2" IP; thence S50°18'05"W along the North line of Lot 61 a distance of 57.03 feet to the West line of Lot 61; thence N01°54'56"W along the West line of Lot 61 a distance of 66.00 feet to a 1/2" IP; thence N01°54'56"W along the West line of Lot 64 a distance of 80.80 feet to a 1/2" IP; thence N01°57'14"W along the West line of Lot 65 a distance of 230.29 feet to the Point of Beginning. Containing 40,866 Square Feet, more or less.

Background:

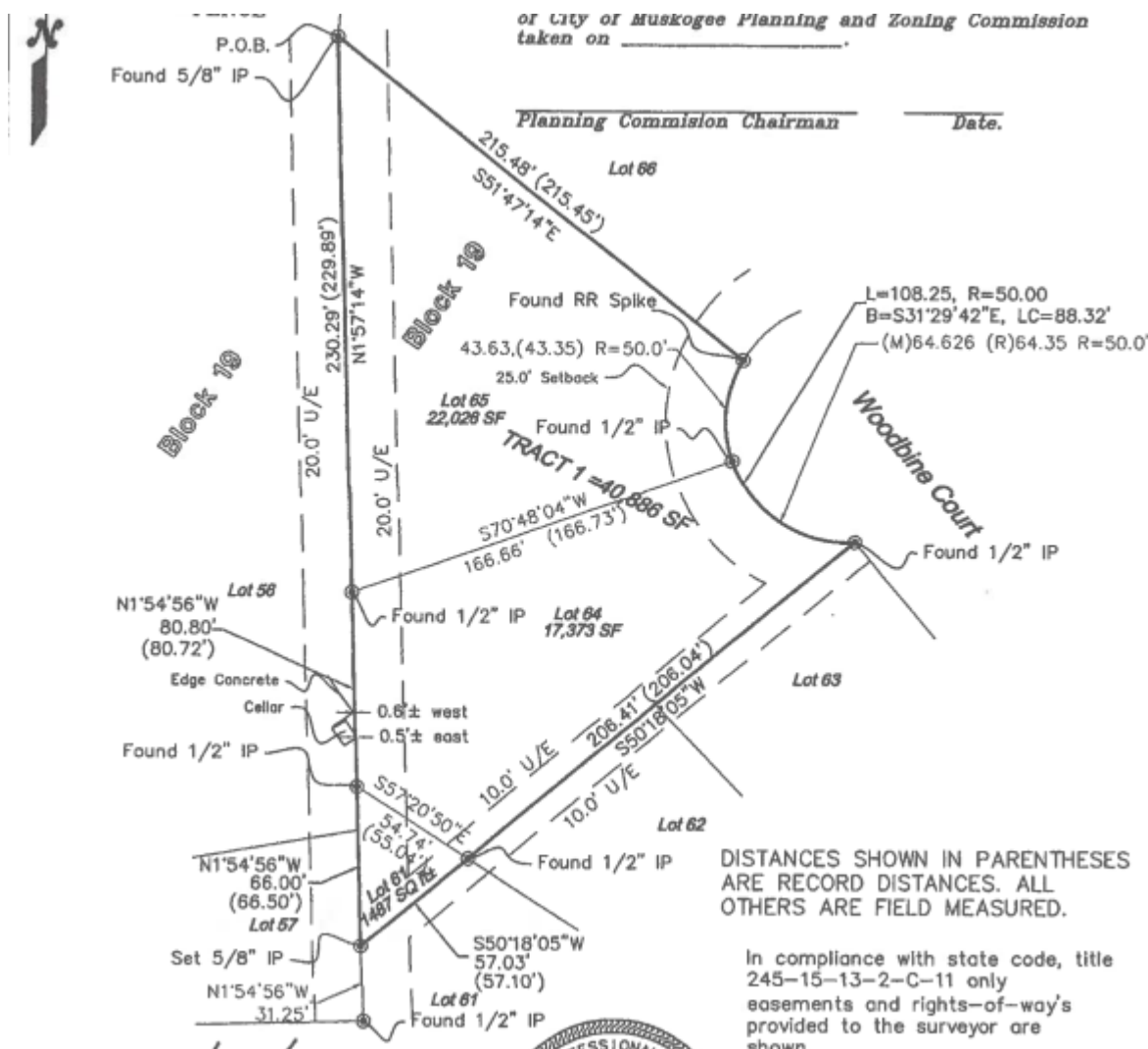
The applicant is requesting a lot consolidation of two unaddressed parcels adjacent to the property at 2000 Woodbine Court for the purpose of a lot consolidation. The property to be consolidated will remain unaddressed and

separate from the property located at 2000 Woodbine Court. Once combined, Tract 1 will be roughly 40,886 square feet.

Planning Department Analysis

- Current Zoning & Use: R-1, Vacant Land
- Section, Township, Range: NE 13-14-18

RECOMMENDATION: Approve the Request.



City of Muskogee Zoning Map



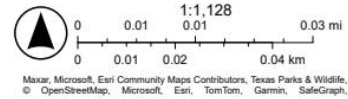
9/23/2025

Zoning Districts

R-1
World Imagery

Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery

Citations
30cm Resolution Metadata



Planning Commission

6.

Meeting Date: 10/07/2025

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 5208 Emporia, or take other necessary action. (Sarah Winkle)

LEGAL DESCRIPTION:

LOT 1 LEGAL

THE SOUTH 396.78 FEET OF THE W ½ W ½ OF THE SE ¼ NW¼ SW ¼ OF SECTION 20, T-15-N, R-18-E OF THE IBCM, MUSKOGEE COUNTY, STATE OF OKLAHOMA. CONTAINING 1.50 ACRES
MORE OR LESS.

LOT 2 LEGAL

A TRACT OF LAND LOCATED IN THE W ½ OF THE W ½ OF THE SE ¼ NW ¼ SW ¼ OF SECTION 20, T-15-N, R-18-E OF THE IB&M, MUSKOGEE COUNTY, STATE OF OKLAHOMA. BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF THE SW ¼; THENCE NO' "39'10"W ALONG THE WEST LINE OF THE SW ¼ A DISTANCE OF 1981.78 FEET; THENCE N88°26'03"E A DISTANCE OF 660.87 FEET TO THE POINT OF BEGINNING; THENCE N88°26'03"E A DISTANCE OF 165.165.21 FEET; THENCE S01°37'56"E A DISTANCE OF 263.65 FEET; THENCE S88°26'08"W A DISTANCE OF 165.57 FEET; THENCE N01°38'10"W A DISTANCE OF 263.65 FEET TO THE POINT OF BEGINNING.

BACKGROUND:

The applicant is requesting a lot split of a 2.5 acre parcel that consists of a residential dwelling and agricultural land. The property is being split in order to sell the rear half of the parcel for the purposes of future residential development. Once split, Lot 1 will be roughly 1.5 acres while Lot 2 will be roughly 1 acre.

Planning Department Analysis

o Current Zoning & Use: A - Agricultural, Residential Home and Shed on Property
Section, Township, Range: SW 20-15-18

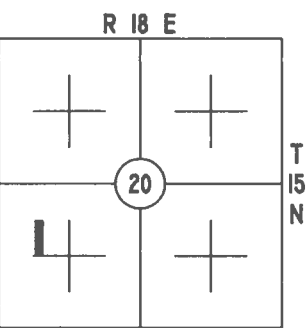
RECOMMENDED STAFF ACTION:

Approve the Request.

Fiscal Impact

Attachments

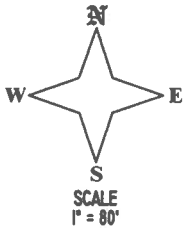
Staff Report
Survey



Location Map
MUSKOGEE County, Oklahoma

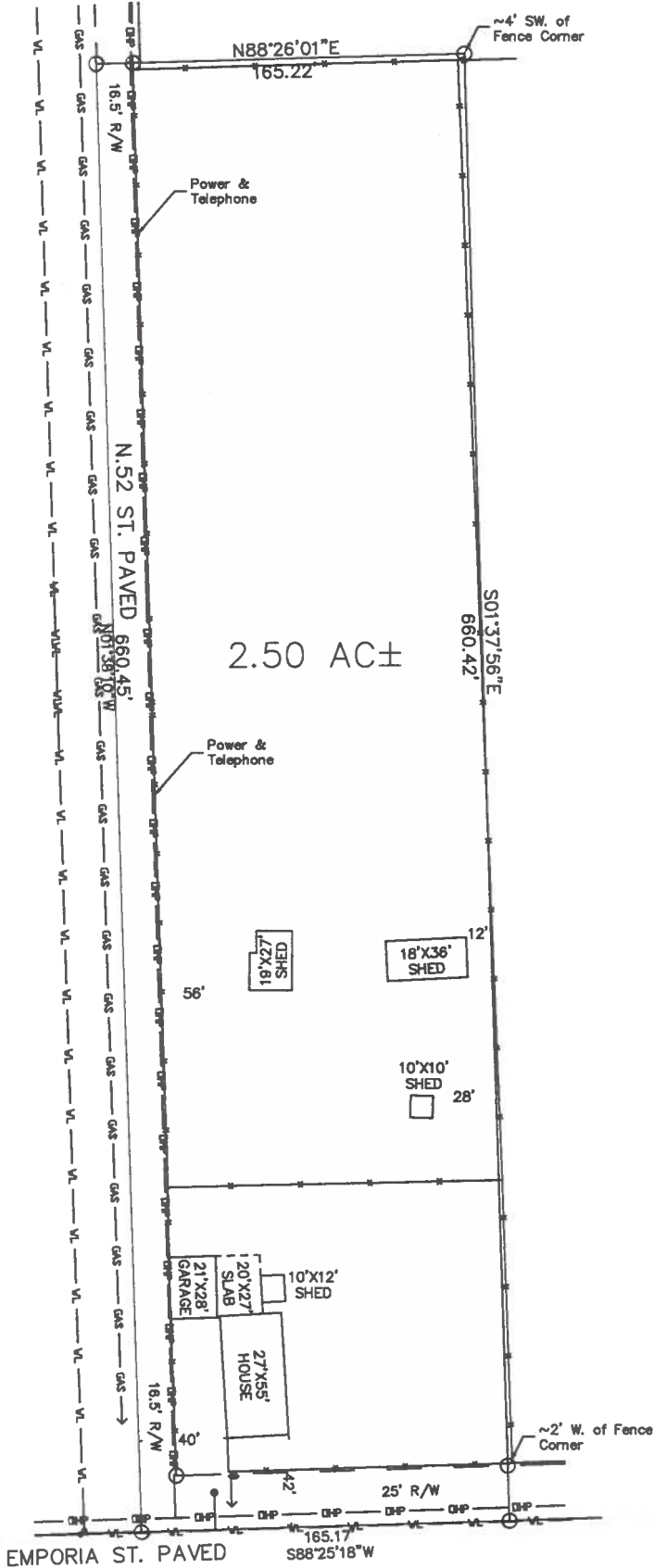
HASKELL D. SAUNDERS
SURVEYOR
6510 S 20TH ST E
MUSKOGEE, OKLAHOMA 74401
CELL (918) 360-4449

B.Royce



- Ext. Iron Pin
- Set 1/2" I.P. W/Cap
- Fence
- - - Break line
- ⊗ Power Pole
- △ Monument
- Stone

NOTES
BEARINGS ARE ASSUMED.
NO SANITARY SEWER NORTH OF EMPORIA



ORIGINAL LEGAL

THE W₁ W₂ OF THE SE₁ NW₁ SW₁ OF SECTION 20, T-15-N, R-18-E OF THE 180M, MUSKOGEE COUNTY, STATE OF OKLAHOMA. CONTAINING 2.50 ACRES MORE OR LESS.

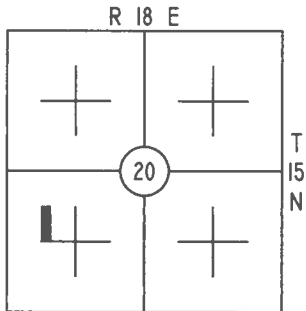
WITNESS my hand and seal this 23rd day of September 20 25.

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.

LAST VISIT: 09/22/25

HASKELL D. SAUNDERS
REGISTERED PROFESSIONAL LAND SURVEYOR
L.S. 1486
Haskell D. Saunders
Oklahoma Registered Land Surveyor
#1486
C.A.#2664

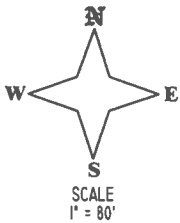
DRAFTED BY: J.A.K



Location Map
MUSKOGEE County, Oklahoma

HASKELL D. SAUNDERS
SURVEYOR

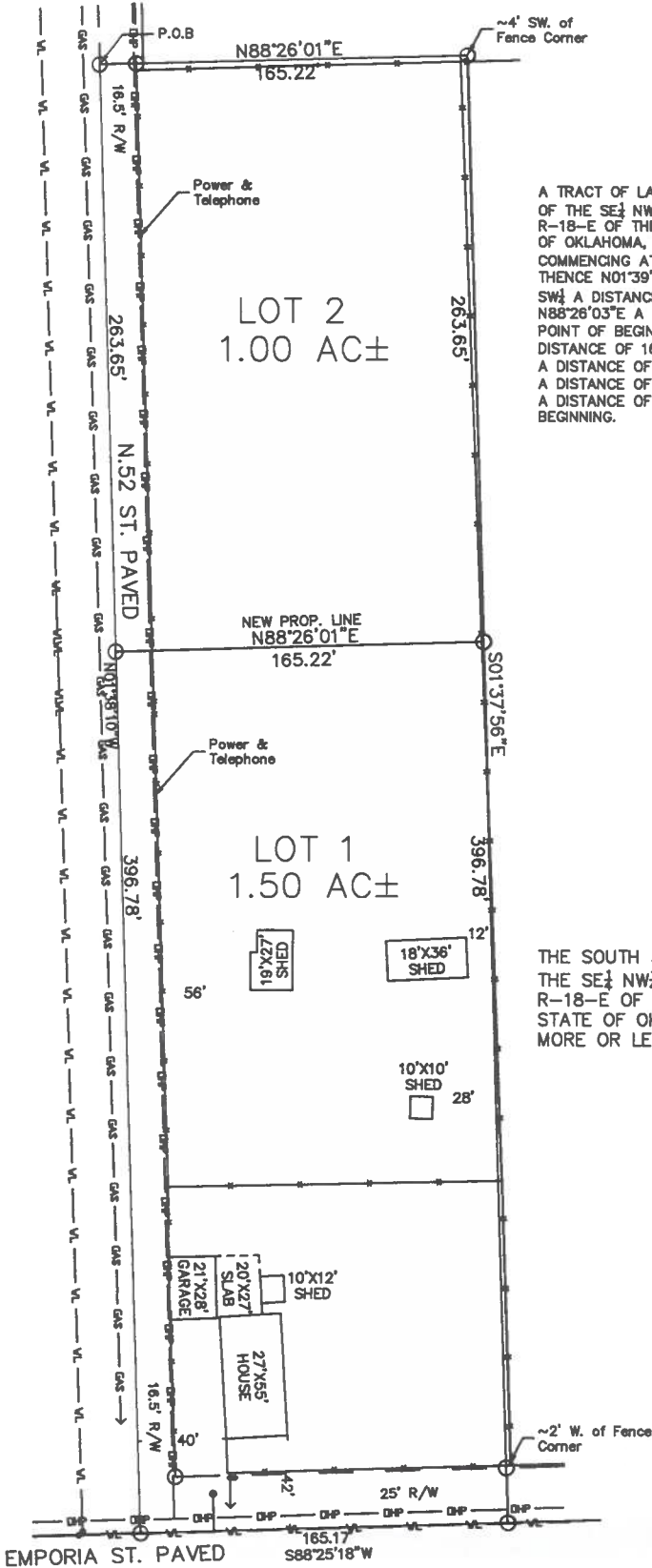
6510 S 20TH ST E
MUSKOGEE, OKLAHOMA 74401
CELL (918) 360-4449



- Ext. Iron Pin
- Set 1/2" I.P. W/Cap
- Fence
- - - Break line
- ⊙ Power Pole
- △ Monument
- Stone

B.Royce
LOT SPLIT

NOTES
BEARINGS ARE ASSUMED.
NO SANITARY SEWER NORTH OF EMPORIA



LOT 2 LEGAL

A TRACT OF LAND LOCATED IN THE W1/2 OF THE W1/2 OF THE SE1/4 NW1/4 SW1/4 OF SECTION 20, T-15-N, R-18-E OF THE 18&M, MUSKOGEE COUNTY, STATE OF OKLAHOMA, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF THE SW1/4; THENCE N01°39'10"W ALONG THE WEST LINE OF THE SW1/4 A DISTANCE OF 1981.78 FEET; THENCE N88°26'03"E A DISTANCE OF 660.87 FEET TO THE POINT OF BEGINNING; THENCE N88°26'03"E A DISTANCE OF 165.165.21 FEET; THENCE S01°37'56"E A DISTANCE OF 263.65 FEET; THENCE S88°26'08"W A DISTANCE OF 165.57 FEET; THENCE N01°38'10"W A DISTANCE OF 263.65 FEET TO THE POINT OF BEGINNING.

LOT 1 LEGAL

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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: _____

WITNESS my hand and seal this 23rd day of September 2025

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.

LAST VISIT: 09/22/25

Haskell D. Saunders
Haskell D. Saunders
Oklahoma Registered Land Surveyor
#1486
C.A.#2664

DRAFTED BY: J.A.K