

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: 10/31/2025

AGENDA
PLANNING AND ZONING COMMISSION
NOVEMBER 4, 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 October 7, 2025, or take necessary action. (Sarah Winkle)
2. Consider approval of the request for a lot consolidation for the property located at 601 North C Street, 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 a land use amendment for the property located at 601 North C Street to allow a rezone of the property from C-1 Local Commercial and C-2 General Commercial to C-2 General Commercial, and if approved, authorize staff to update the official city map. (Sarah Winkle)

4. 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 601 North C Street rezoning the property from C-1 Local Commercial and C-2 General Commercial to C-2 General Commercial, and if approved, authorize staff to update the official city map. (Sarah Winkle)
5. Hold a public hearing and consider a recommendation to the City Council of the City of Muskogee to approve Resolution 3065, a land use amendment request, to allow for the rezone of property located at 4801 West Okmulgee Street, and if approved, authorize staff to update the official city map. (Sarah Winkle)
6. Hold a public hearing and consider a recommendation to the City Council of the City of Muskogee to approve Ordinance 4281-A, a rezone request, for the property located at 4801 West Okmulgee Street rezoning the property from C-1 Local Commercial to R-5 Mobile Home, and if approved, authorize staff to update the official city map. (Sarah Winkle)
7. Hold a public hearing and consider a recommendation to the City Council of the City of Muskogee to approve Ordinance 4279-A, a request for Street Closure, for the property located at Owen Street and Boston Ave. to allow for new construction, and if approved, authorize staff to update the official city map. (Sarah Winkle)
8. Consider approval of the request for a lot split for the property located at 1809 Deer Run consisting of approximately 0.48 acres, or take other necessary action. (Sarah Winkle)
9. 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 2807 Court Street rezoning the property from R-1 Single Family Residential to R-2 Two-Family Residential, and if approved, authorize staff to update the official city map. (Sarah Winkle)
10. Consider approval of the request for a lot consolidation for the property located adjacent to 4211 High Oaks Street, or take other necessary action. (Sarah Winkle)
11. Consider recommending approval, conditional approval, or disapproval of the Preliminary and Final Plat for Roadhouse Addition, located at 2914 West Shawnee, consisting of 2.59 acres, or take other necessary action. (Sarah Winkle)

ADJOURN

Planning Commission

1.

Meeting Date: 11/04/2025

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 October 7, 2025, or take necessary action. (Sarah Winkle)

LEGAL DESCRIPTION:

BACKGROUND:

Consider approval of the minutes from the Planning & Zoning Commission Meeting on October 7, 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 OCTOBER 7, 2025

The Planning and Zoning Commission of the City of Muskogee, Oklahoma, met in Regular Session at 9:00 a.m., on October 7, 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: Stacy Alexander, Commissioner; Judith Hoffman, Commissioner; Cynthia Kennedy, Commissioner; Linda Stowers, Commissioner

Staff Present: Sarah Winkle, Director of Planning
Maxine Slusser, Planning Office Administrator

Attendees: Corinne Storey, 2000 Woodbine Ct

- 1 Consider approval of the minutes from the Planning & Zoning Commission Meeting on September 2, 2025, or take necessary action. (Sarah Winkle)

Motion was made by Commissioner Cynthia Kennedy, seconded by Commissioner Stacy Alexander that the minutes from the Planning & Zoning Commission Meeting on September 2, 2025 be approved.

AYE: Commissioner Judith Hoffman, Commissioner Cynthia Kennedy,
Commissioner Linda Stowers, Commissioner Stacy Alexander

Carried - Unanimously

- 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)

Commissioners discussed application, Sarah Winkle, Director of Planning, answered Commissioners' questions.

Motion was made by Commissioner Cynthia Kennedy, seconded by Commissioner Linda Stowers that the Planning & Zoning Commission recommends approval 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.

AYE: Commissioner Judith Hoffman, Commissioner Cynthia Kennedy,
Commissioner Linda Stowers, Commissioner Stacy Alexander

Carried - Unanimously

- 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)

Commissioners discussed application, Sarah Winkle, Director of Planning, answered Commissioners' questions.

Motion was made by Commissioner Stacy Alexander, seconded by Commissioner Cynthia Kennedy that the Planning & Zoning Commission recommends 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.

AYE: Commissioner Judith Hoffman, Commissioner Cynthia Kennedy,
Commissioner Linda Stowers, Commissioner Stacy Alexander

Carried - Unanimously

- 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)

Commissioners discussed application, Sarah Winkle, Director of Planning, answered Commissioners' questions.

Motion was made by Commissioner Cynthia Kennedy, seconded by Commissioner Linda Stowers that the Planning & Zoning Commission recommends 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.

AYE: Commissioner Judith Hoffman, Commissioner Cynthia Kennedy,
Commissioner Linda Stowers, Commissioner Stacy Alexander

Carried - Unanimously

- 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)

Motion was made by Commissioner Cynthia Kennedy, seconded by Commissioner Linda Stowers that the request for a lot consolidation for the property located adjacent to 2000 Woodbine Court be approved.

AYE: Commissioner Judith Hoffman, Commissioner Cynthia Kennedy,
Commissioner Linda Stowers, Commissioner Stacy Alexander
Carried - Unanimously

- 6 Consider approval of the request for a lot split for the property located at 5208 Emporia, or take other necessary action. (Sarah Winkle)

Commissioners discussed application, Sarah Winkle, Director of Planning, answered Commissioners' questions.

Motion was made by Commissioner Stacy Alexander, seconded by Commissioner Linda Stowers that the request for a lot split for the property located at 5208 Emporia be approved.

AYE: Commissioner Judith Hoffman, Commissioner Cynthia Kennedy,
Commissioner Linda Stowers, Commissioner Stacy Alexander
Carried - Unanimously

There being no further business, the meeting was adjourned.

Maxine Slusser, Office Administrator

D'Elbie Walker, Vice Chairperson

Planning Commission

2.

Meeting Date: 11/04/2025

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 at 601 North C Street, or take other necessary action. (Sarah Winkle)

LEGAL DESCRIPTION:

Lots 6, 7, 8 and part of Lot 9, Block 35, City of Muskogee, Muskogee County, State of Oklahoma: with the basis of bearing of this description being NAD83 Oklahoma State Plane, and prepared on 8/5/2025 by Tony Robison, LS #1686: said tract of land being more particularly described by metes and bounds as follows: Beginning at the NE Corner of Lot 6, Block 35, thence S33°42'12"W along the East line of Lot 6 a distance of 144.94 feet to the SE Corner of Lot 6, Block 35; thence N62°40'10"W along the South line of Block 35 a distance of 243.11 feet; thence N28°09'19"E a distance of 150.54 feet to a point on the North line of Lot 9; thence S61°38'23"E along the North line of part of Lot 9 and Lot 8 a distance of 137.10 feet to the NE Corner of Lot 8; thence S60°45'09"E along the North line of Lots 7 and 6 a distance of 120.02 feet to the Point of Beginning. Containing 0.85 acres, more or less.

BACKGROUND:

The applicant has requested the consolidation of the property located at 601 North C Street from three parcels to one parcel. The proposed use of the property will be for commercial use. Once consolidated, the approximate size of tract 1 is roughly 0.85 acres or 33,936 square feet, more or less.

Planning Department Analysis

- Current Zoning & Use: C-1 Local Commercial and C-2 General Commercial, Commercial Use
- Northeast quarter of Section 26, Township 15 North, Range 18 East

RECOMMENDED STAFF ACTION:

Approve the Lot Consolidation.

Fiscal Impact

Attachments

Staff Report

Survey

Zoning Map

Planning & Community Development Staff Report

Agenda Item Title

Consider approval of the request for a lot consolidation for the property located at 601 North C Street, 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 Planning & Zoning Commission on Monday, November 4, 2025 at 9:00 A.M.

Legal Description:

Lots 6, 7, 8 and part of Lot 9, Block 35, City of Muskogee, Muskogee County, State of Oklahoma: with the basis of bearing of this description being NAD83 Oklahoma State Plane, and prepared on 8/5/2025 by Tony Robison, LS #1686: said tract of land being more particularly described by metes and bounds as follows: Beginning at the NE Corner of Lot 6, Block 35, thence S33°42'12"W along the East line of Lot 6 a distance of 144.94 feet to the SE Corner of Lot 6, Block 35; thence N62°40'10"W along the South line of Block 35 a distance of 243.11 feet; thence N28°09'19"E a distance of 150.54 feet to a point on the North line of Lot 9; thence S61°38'23"E along the North line of part of Lot 9 and Lot 8 a distance of 137.10 feet to the NE Corner of Lot 8; thence S60°45'09"E along the North line of Lots 7 and 6 a distance of 120.02 feet to the Point of Beginning.

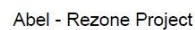
Containing 0.85 acres, more or less.

Background:

The applicant has requested the consolidation of the property located at 601 North C Street from three parcels to one parcel. The proposed use of the property will be for commercial use. Once consolidated, the approximate size of tract 1 is roughly 0.85 acres or 33,936 square feet, more or less.

➤ Current Zoning & Use: C-1 Local Commercial and C-2 General Commercial, Commercial Use

- RECOMMENDATION:** Approval of Lot Consolidation



9/25/2025

Muskogee County Parcels

Zoning Districts

R-1

R-4

C-1

C-2

World Imagery

Low Resolution 15m Imagery

High Resolution 30cm Imagery

30cm Resolution Metadata

1:1,128

0 0.01 0.01 0.03

0 0.01 0.02 0.04 km

North Arrow

Maple, Microsoft, Bing, Community Maps Contributors, Teas P&S & Wild
© OpenStreetMap, Microsoft, Bing, TomTom, Garmin, Garmin

A blank 10x10 grid for graphing. The grid consists of 10 columns and 10 rows of squares, totaling 100 squares. The grid is used for plotting the graph of the function $y = \frac{1}{2}x^2$ for x from -10 to 10.

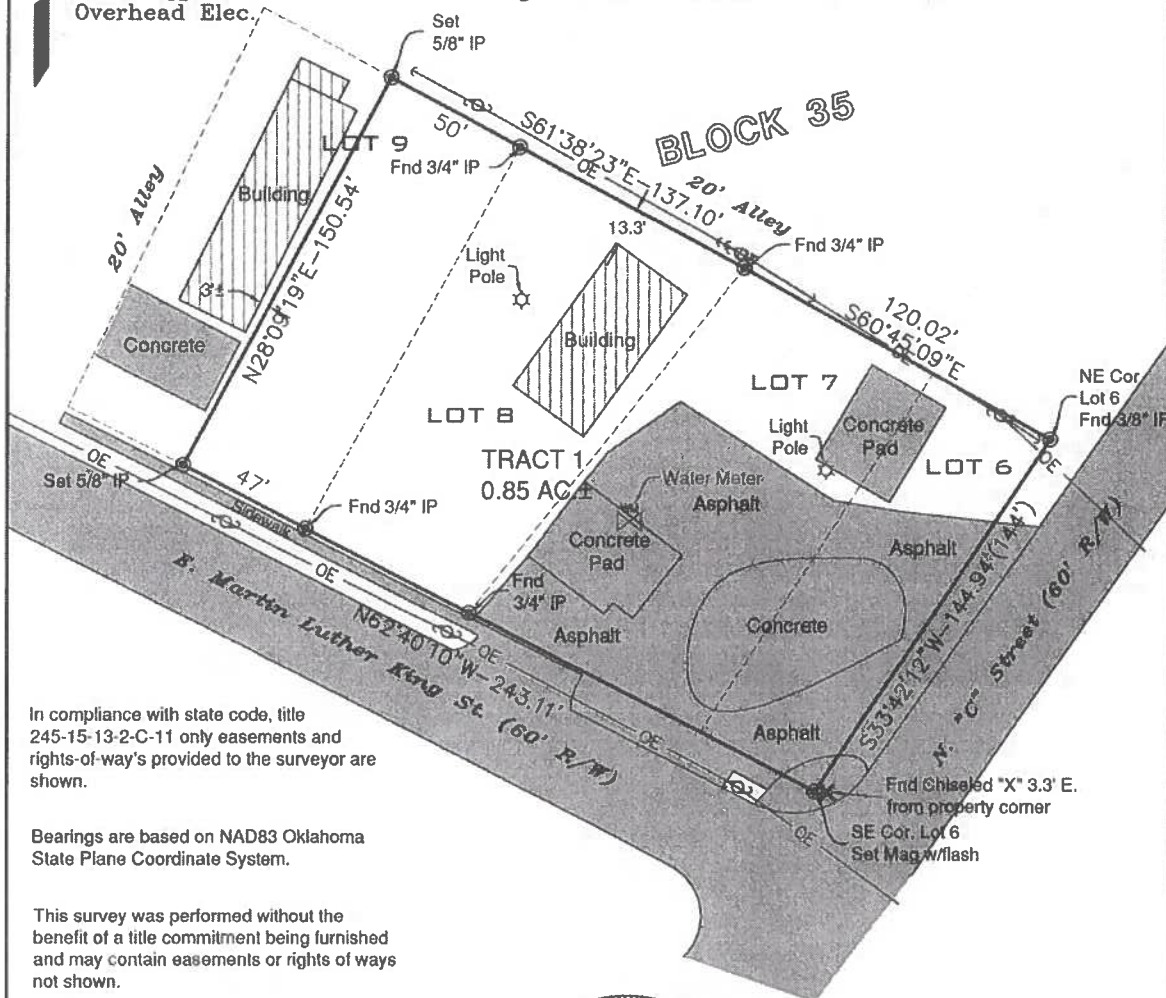
Lots 6, 7, 8 and part of Lot 9, Block 35, City of Muskogee, Muskogee County, State of Oklahoma: with the basis of bearing of this description being NAD83 Oklahoma State Plane, and prepared on 8/5/2025 by Tony Robison, LS #1686: said tract of land being more particularly described by metes and bounds as follows: Beginning at the NE Corner of Lot 6, Block 35, thence S33°42'12"W along the East line of Lot 6 a distance of 144.94 feet to the SE Corner of Lot 6, Block 35; thence N62°40'10"W along the South line of Block 35 a distance of 243.11 feet; thence N28°09'19"E a distance of 150.54 feet to a point on the North line of Lot 9; thence S61°38'23"E along the North line of part of Lot 9 and Lot 8 a distance of 137.10 feet to the NE Corner of Lot 8; thence S60°45'09"E along the North line of Lots 7 and 6 a distance of 120.02 feet to the Point of Beginning. Containing 0.85 acres, more or less.

SEC. _____ T _____ N, R _____ E

● = Iron Pin
 —x— = Fence
 ⚡ = Power Pole
 —OE—
 Overhead Elec.

Planning Commission Chairman

Date _____



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

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

W.O.# 13231

SURVEYED BY: AC/KE

DRAWN BY: AM

Last Site Visit: 7/30/25

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

FOR: CB Abel

DATE: 8/5/2025

THIS SURVEY MEETS OKLAHOMA MINIMUM TECHNICAL STANDARDS

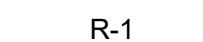
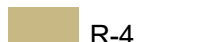
FILE NAME
Aug 06, 2025 - 4:29pm
S:\CAD -HEARTLAND-FILES\WO13231.dwg

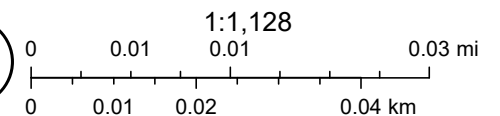
City of Muskogee Zoning Map



10/24/2025

Zoning Districts

	R-5
	R-1
	R-4
	C-1
	C-2



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Planning Commission

3.

Meeting Date: 11/04/2025

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 land use amendment for the property located at 601 North C Street to allow a rezone of the property from C-1 Local Commercial and C-2 General Commercial to C-2 General Commercial, and if approved, authorize staff to update the official city map. (Sarah Winkle)

LEGAL DESCRIPTION:

Lots 6, 7, 8 and part of Lot 9, Block 35, City of Muskogee, Muskogee County, State of Oklahoma: with the basis of bearing of this description being NAD83 Oklahoma State Plane, and prepared on 8/5/2025 by Tony Robison, LS #1686: said tract of land being more particularly described by metes and bounds as follows: Beginning at the NE Corner of Lot 6, Block 35, thence S33°42'12"W along the East line of Lot 6 a distance of 144.94 feet to the SE Corner of Lot 6, Block 35; thence N62°40'10"W along the South line of Block 35 a distance of 243.11 feet; thence N28°09'19"E a distance of 150.54 feet to a point on the North line of Lot 9; thence S61°38'23"E along the North line of part of Lot 9 and Lot 8 a distance of 137.10 feet to the NE Corner of Lot 8; thence S60°45'09"E along the North line of Lots 7 and 6 a distance of 120.02 feet to the Point of Beginning.
Containing 0.85 acres, more or less.

BACKGROUND:

The applicant has requested a rezone of the property located at 601 North C Street from C-1 Local Commercial and C-2 General Commercial to C-2 General Commercial.

The proposed use of the property will be commercial use. The request does not conform to the 2025 Muskogee Comprehensive Plan and Future Land use Map which is the reason for this request.

Planning Department Analysis

- Current Zoning & Use
 - C-1 Local Commercial and C-2 General Commercial.
 - Commercial Use
- Proposed Zoning & Use
 - C-2 General Commercial.
 - Commercial Use
- Street Address: 601 North C Street

RECOMMENDED STAFF ACTION:

Recommend approval to City Council of Resolution No. 3063, a Land Use Amendment.

Fiscal Impact

Attachments

Resolution
Rezone Map

RESOLUTION NO. 3063

A RESOLUTION APPROVING AN AMENDMENT TO THE FUTURE LAND USE MAP FOR THE CITY OF MUSKOGEE FROM A TRADITIONAL RESIDENTIAL DISTRICT TO A LOCAL 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 NOVEMBER 4, 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 a TRADITIONAL RESIDENTIAL DISTRICT to a LOCAL COMMERCIAL DISTRICT located on the tracts of land described as:

Lots 6, 7, 8 and part of Lot 9, Block 35, City of Muskogee, Muskogee County, State of

Oklahoma: with the basis of bearing of this description being NAD83 Oklahoma State Plane, and prepared on 8/5/2025 by Tony Robison, LS #1686: said tract of land being more particularly described by metes and bounds as follows: Beginning at the NE Corner of Lot 6, Block 35, thence S33°42'12"W along the East line of Lot 6 a distance of 144.94 feet to the SE Corner of Lot 6, Block 35; thence N62°40'10"W along the South line of Block 35 a distance of 243.11 feet; thence N28°09'19"E a distance of 150.54 feet to a point on the North line of Lot 9; thence S61°38'23"E along the North line of part of Lot 9 and Lot 8 a distance of 137.10 feet to the NE Corner of Lot 8; thence S60°45'09"E along the North line of Lots 7 and 6 a distance of 120.02 feet to the Point of Beginning. Containing 0.85 acres, more or less.

PASSED and APPROVED by the Mayor and Council of the City of Muskogee this _____ day of NOVEMBER, 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

Abel - Rezone Project



9/25/2025

Muskogee County Parcels

Zoning Districts

R-1

R-4

C-1

C-2

World Imagery

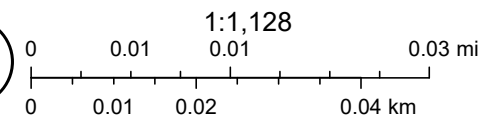
Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

30cm Resolution Metadata



Maxar, Microsoft, Esri Community Maps Contributors, Texas Parks & Wildlife,
© OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,

Planning Commission

4.

Meeting Date: 11/04/2025

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 601 North C Street rezoning the property from C-1 Local Commercial and C-2 General Commercial to C-2 General Commercial, and if approved, authorize staff to update the official city map. (Sarah Winkle)

LEGAL DESCRIPTION:

Lots 6, 7, 8 and part of Lot 9, Block 35, City of Muskogee, Muskogee County, State of Oklahoma: with the basis of bearing of this description being NAD83 Oklahoma State Plane, and prepared on 8/5/2025 by Tony Robison, LS #1686: said tract of land being more particularly described by metes and bounds as follows: Beginning at the NE Corner of Lot 6, Block 35, thence S33°42'12"W along the East line of Lot 6 a distance of 144.94 feet to the SE Corner of Lot 6, Block 35; thence N62°40'10"W along the South line of Block 35 a distance of 243.11 feet; thence N28°09'19"E a distance of 150.54 feet to a point on the North line of Lot 9; thence S61°38'23"E along the North line of part of Lot 9 and Lot 8 a distance of 137.10 feet to the NE Corner of Lot 8; thence S60°45'09"E along the North line of Lots 7 and 6 a distance of 120.02 feet to the Point of Beginning.
Containing 0.85 acres, more or less.

BACKGROUND:

The applicant has requested a rezone of the property located at 601 North C Street from C-1 Local Commercial and C-2 General Commercial to C-2 General Commercial. The proposed use of the property will be for commercial use. The request does not conform to the 2025 Muskogee Comprehensive Plan and Future Land use Map, which is why the land use amendment was requested as well.

Planning Department Analysis

- Current Zoning & Use
 - C-1 Local Commercial and C-2 General Commercial.
 - Commercial Use
- Proposed Zoning & Use
 - C-2 General Commercial.
 - Commercial Use
- Street Address: 601 North C Street

RECOMMENDED STAFF ACTION:

Recommend approval to City Council of Ordinance 4280-A a rezone request.

Fiscal Impact

Attachments

Staff Report

Ordinance

Zoning Map

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 601 North C Street rezoning the property from C-1 Local Commercial and C-2 General Commercial to C-2 General Commercial, 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 Planning & Zoning Commission on November 4, 2025 at 9:00 A.M.
2. City of Muskogee City Council on November 24, 2025 at 5:30 P.M.

This notice was published in the Muskogee Phoenix for circulation no later than October 14, 2025 and all property owners within a 300 foot radius of the property were noticed.

Legal Description:

LEGAL DESCRIPTION TRACT 1

Lots 6, 7, 8 and part of Lot 9, Block 35, City of Muskogee, Muskogee County, State of Oklahoma: with the basis of bearing of this description being NAD83 Oklahoma State Plane, and prepared on 8/5/2025 by Tony Robison, LS #1686: said tract of land being more particularly described by metes and bounds as follows: Beginning at the NE Corner of Lot 6, Block 35, thence S33°42'12"W along the East line of Lot 6 a distance of 144.94 feet to the SE Corner of Lot 6, Block 35; thence N62°40'10"W along the South line of Block 35 a distance of 243.11 feet; thence N28°09'19"E a distance of 150.54 feet to a point on the North line of Lot 9; thence S61°38'23"E along the North line of part of Lot 9 and Lot 8 a distance of 137.10 feet to the NE Corner of Lot 8; thence S60°45'09"E along the North line of Lots 7 and 6 a distance of 120.02 feet to the Point of Beginning.

Containing 0.85 acres, more or less.

Background:

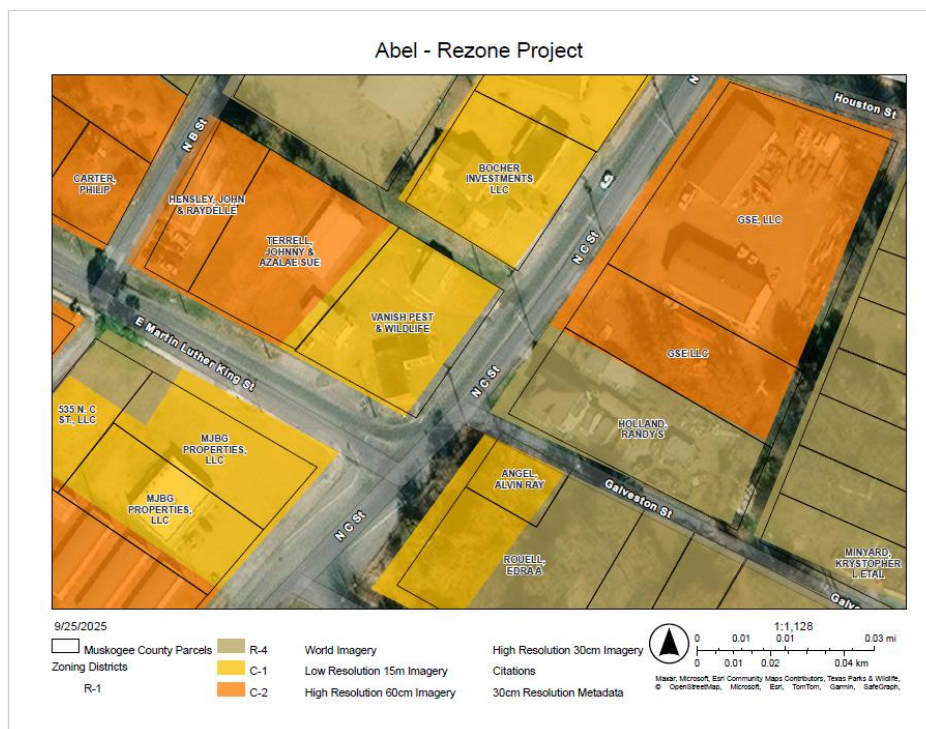
Planning Department Analysis

- Current Zoning & Use
 - C-1 Local Commercial and C-2 General Commercial.
 - Commercial Use
- Proposed Zoning & Use
 - C-2 General Commercial.
 - Commercial Use
- Street Address: 601 North C Street

Discussion

The applicant has requested a rezone of the property located at 601 North C Street from C-1 Local Commercial and C-2 General Commercial to C-2 General Commercial. The proposed use of the property will be for commercial use. The request does not conform to the 2025 Muskogee Comprehensive Plan and Future Land use Map.

RECOMMENDATION: Approve the Rezone Request.



ORDINANCE NO. 4280-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 601 N. C. STREET. THE TRACT OF LAND IS IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 15 NORTH, RANGE 18 EAST OF THE INDIAN BASE AND MERIDIAN, MUSKOGEE COUNTY, STATE OF OKLAHOMA. CONTAINING 0.85 ACRES MORE OR LESS, AND PROVIDING FOR SEVERABILITY. THE PROPERTY IS MORE PARTICULARLY DESCRIBED AS:

Lots 6, 7, 8 and part of Lot 9, Block 35, City of Muskogee, Muskogee County, State of Oklahoma: with the basis of bearing of this description being NAD83 Oklahoma State Plane, and prepared on 8/5/2025 by Tony Robison, LS #1686: said tract of land being more particularly described by metes and bounds as follows: Beginning at the NE Corner of Lot 6, Block 35, thence S33°42'12"W along the East line of Lot 6 a distance of 144.94 feet to the SE Corner of Lot 6, Block 35; thence N62°40'10"W along the South line of Block 35 a distance of 243.11 feet; thence N28°09'19"E a distance of 150.54 feet to a point on the North line of Lot 9; thence S61°38'23"E along the North line of part of Lot 9 and Lot 8 a distance of 137.10 feet to the NE Corner of Lot 8; thence S60°45'09"E along the North line of Lots 7 and 6 a distance of 120.02 feet to the Point of Beginning. Containing 0.85 acres, more or less.

(CB Abel, Applicant)

FROM C-1 Local Commercial & C-2 General Commercial

TO

C-2 General Commercial

WHEREAS, the City of Muskogee Planning and Zoning Commission, in a meeting held NOVEMBER 4, 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 6, 7, 8 and part of Lot 9, Block 35, City of Muskogee, Muskogee County, State of Oklahoma: with the basis of bearing of this description being NAD83 Oklahoma State Plane, and prepared on 8/5/2025 by Tony Robison, LS #1686: said tract of land being more particularly described by metes and bounds as follows: Beginning at the NE Corner of Lot 6, Block 35, thence S33°42'12"W along the East line of Lot 6 a distance of 144.94 feet to the SE Corner of Lot 6, Block 35; thence N62°40'10"W along the South line of Block 35

a distance of 243.11 feet; thence N28°09'19"E a distance of 150.54 feet to a point on the North line of Lot 9; thence S61°38'23"E along the North line of part of Lot 9 and Lot 8 a distance of 137.10 feet to the NE Corner of Lot 8; thence S60°45'09"E along the North line of Lots 7 and 6 a distance of 120.02 feet to the Point of Beginning.
Containing 0.85 acres, more or less.

FROM C-1 Local Commercial & C-2 General Commercial

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 NOVEMBER, 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

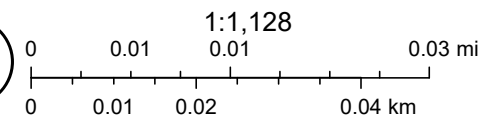
City of Muskogee Zoning Map



10/24/2025

Zoning Districts

	R-5
R-1	C-1
R-4	C-2



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Planning Commission

5.

Meeting Date: 11/04/2025

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 3065, a land use amendment request, to allow for the rezone of property located at 4801 West Okmulgee Street, and if approved, authorize staff to update the official city map. (Sarah Winkle)

LEGAL DESCRIPTION:

Block 1 less the North 10 feet thereof for Highway and all of Lots 2, 3 and 4 in Block 2, and Lots 1 through 8 both inclusive in Block 3, Less the North 10 feet of Lots 1 through 4 Block 3 for Highway, and Lot 1 and 2 in Block 4, and Lots 1 through 4, both Inclusive In Block 9, all In Dickinson Addition to the City of Muskogee, Muskogee County, Oklahoma.

BACKGROUND:

The applicant has requested a rezone of the property located at 4801 West Okmulgee from C-1 Local Commercial to R-5 Mobile Home. The proposed use of the property will be for residential use. The request does not conform to the 2045 Muskogee Comprehensive Plan and Future Land Use Map.

RECOMMENDED STAFF ACTION:

Recommend approval to City Council of Resolution 3064 a Land Use Amendment.

Fiscal Impact

Attachments

Resolution

Zoning Map

RESOLUTION NO. 3064

A RESOLUTION APPROVING AN AMENDMENT TO THE FUTURE LAND USE MAP FOR THE CITY OF MUSKOGEE FROM A SUBURBAN RESIDENTIAL AND LOCAL COMMERCIAL DISTRICT TO A TRADITIONAL 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 NOVEMBER 4, 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 a TRADITIONAL RESIDENTIAL DISTRICT to a LOCAL COMMERCIAL DISTRICT located on the tracts of land described as:

Block 1 less the North 10 feet thereof for Highway and all of Lots 2, 3 and 4 in Block 2, and Lots 1 through 8 both inclusive in Block 3, Less the North 10 feet of Lots 1 through 4 Block 3 for Highway, and Lot 1 and 2 in Block 4, and Lots 1 through 4, both Inclusive In Block 9, all In Dickinson Addition to the City of Muskogee, Muskogee County, Oklahoma.

PASSED and APPROVED by the Mayor and Council of the City of Muskogee this _____ day of NOVEMBER, 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

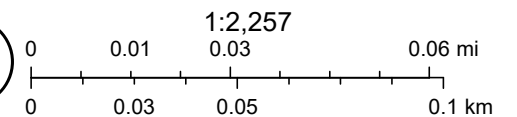
City of Muskogee Zoning Map



10/24/2025

Zoning Districts

- | |
|--|
| C-1 |
| A |
| C-2 |
| C-3 |



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Planning Commission

6.

Meeting Date: 11/04/2025

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 4281-A, a rezone request, for the property located at 4801 West Okmulgee Street rezoning the property from C-1 Local Commercial to R-5 Mobile Home, and if approved, authorize staff to update the official city map. (Sarah Winkle)

LEGAL DESCRIPTION:

Block 1 less the North 10 feet thereof for Highway and all of Lots 2, 3 and 4 in Block 2, and Lots 1 through 8 both inclusive in Block 3, Less the North 10 feet of Lots 1 through 4 Block 3 for Highway, and Lot 1 and 2 in Block 4, and Lots 1 through 4, both Inclusive In Block 9, all In Dickinson Addition to the City of Muskogee, Muskogee County, Oklahoma.

BACKGROUND:

The applicant has requested a rezone of the property located at 4801 West Okmulgee from C-1 Local Commercial to R-5 Mobile Home. The proposed use of the property will be for residential use. The request does not conform to the 2045 Muskogee Comprehensive Plan and Future Land use Map.

Planning Department Analysis

- Current Zoning & Use
 - C-1 Local Commercial
 - Vacant Land
- Proposed Zoning & Use
 - R-5 Mobile Home.
 - Residential Use
- Street Address: 4801 West Okmulgee

RECOMMENDED STAFF ACTION:

Recommend approval to City Council of Ordinance 4281-A, a rezone request.

Fiscal Impact

Attachments

Staff Report

Ordinance

Zoning Map

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 4801 West Okmulgee Street rezoning the property from C-1 Local Commercial to R-5 Mobile Home, 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 Planning & Zoning Commission on November 4, 2025 at 9:00 A.M.
2. City of Muskogee City Council on November 24, 2025 at 5:30 P.M.

This notice was published in the Muskogee Phoenix for circulation no later than October 14, 2025 and all property owners within a 300 foot radius of the property were noticed.

Legal Description:

Block 1 less the North 10 feet thereof for Highway and all of Lots 2, 3 and 4 in Block 2, and Lots 1 through 8 both inclusive in Block 3, Less the North 10 feet of Lots 1 through 4 Block 3 for Highway, and Lot 1 and 2 in Block 4, and Lots 1 through 4, both Inclusive In Block 9, all In Dickinson Addition to the City of Muskogee, Muskogee County, Oklahoma.

Background:

Planning Department Analysis

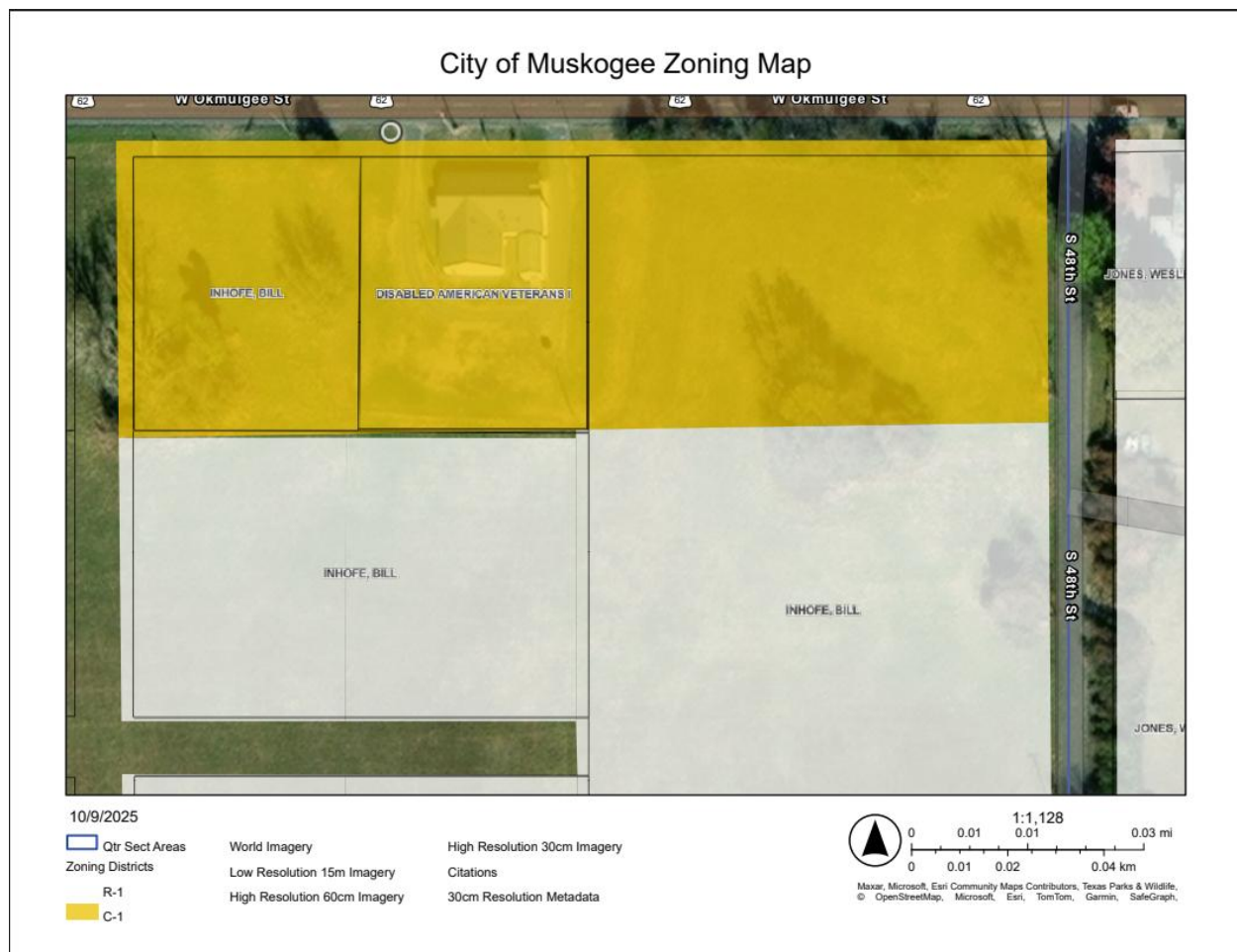
- Current Zoning & Use
 - C-1 Local Commercial
 - Vacant Land
- Proposed Zoning & Use
 - R-5 Mobile Home.

- Residential Use
- Street Address: 4801 West Okmulgee

Discussion

The applicant has requested a rezone of the property located at 4801 West Okmulgee from C-1 Local Commercial to R-5 Mobile Home. The proposed use of the property will be for residential use. The request does not conform to the 2045 Muskogee Comprehensive Plan and Future Land use Map.

RECOMMENDATION: Approve the Rezone Request.



ORDINANCE NO. 4281-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 4801 W. OKMULGEE. THE TRACT OF LAND IS IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 15 NORTH, RANGE 18 EAST OF THE INDIAN BASE AND MERIDIAN, MUSKOGEE COUNTY, STATE OF OKLAHOMA. CONTAINING 16.135 ACRES MORE OR LESS, AND PROVIDING FOR SEVERABILITY. THE PROPERTY IS MORE PARTICULARLY DESCRIBED AS:

Block 1 less the North 10 feet thereof for Highway and all of Lots 2, 3 and 4 in Block 2, and Lots 1 through 8 both inclusive in Block 3, Less the North 10 feet of Lots 1 through 4 Block 3 for Highway, and Lot 1 and 2 in Block 4, and Lots 1 through 4, both Inclusive In Block 9, all In Dickinson Addition to the City of Muskogee, Muskogee County, Oklahoma.

(G. Gillam and A. Addington; Applicant)

FROM C-1 Local Commercial

TO

R-5 Mobile Home

WHEREAS, the City of Muskogee Planning and Zoning Commission, in a meeting held NOVEMBER 4, 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;

Block 1 less the North 10 feet thereof for Highway and all of Lots 2, 3 and 4 in Block 2, and Lots 1 through 8 both inclusive in Block 3, Less the North 10 feet of Lots 1 through 4 Block 3 for Highway, and Lot 1 and 2 in Block 4, and Lots 1 through 4, both Inclusive In Block 9, all In Dickinson Addition to the City of Muskogee, Muskogee County, Oklahoma.

FROM C-1 Local Commercial

TO

R-5 Mobile Home

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 NOVEMBER 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

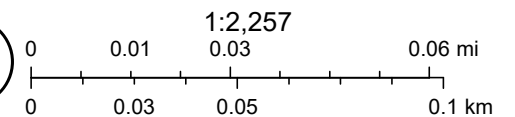
City of Muskogee Zoning Map



10/24/2025

Zoning Districts

	C-1
	A
	C-2
	C-3
	R-1



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Planning Commission

7.

Meeting Date: 11/04/2025

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 4279-A, a request for Street Closure, for the property located at Owen Street and Boston Ave. to allow for new construction, and if approved, authorize staff to update the official city map. (Sarah Winkle)

LEGAL DESCRIPTION:

All that portion of Boston Avenue and Owen Street lying in and adjacent to Lots 1, 2, 3, 15 and 16, Block 55 of the Original Townsite of Muskogee and lying between to Lots 11 and 12 of English Subdivision, bounded on the East by the Westerly right of way of current South 5th Street, all in the City of Muskogee, Muskogee County, State of Oklahoma.

BACKGROUND:

The applicants are requesting that the street be closed to make way for construction of the new Bass Reeves Memorial Public Safety Complex that will be constructed on this site.

This went to Subdivision Review Committee on 10/14/2025, and was approved with the conditions that the utilities could be re-routed. In talking with all utility companies involved, this can be done before construction begins.

RECOMMENDED STAFF ACTION:

Recommend approval of Ordinance 4279-A to City Council, a street closure request.

Fiscal Impact

Attachments

Ordinance

Zoning Map

ORDINANCE NO. 4279-A

AN ORDINANCE CLOSING THE LEGAL DESCRIPTION HEREIN MENTIONED; AND PROVIDING FOR SEVERABILITY. (Muskogee County EMS and the City of Muskogee, Petitioner)

WHEREAS, a petition has been filed by the property owners requesting said parts of Owens Street and Boston Ave., as stated, be closed and discontinued from public use, and;

WHEREAS, utility easements shall be retained over the aforementioned property in the existing dimensions of the rights-of-way, and;

WHEREAS, the City of Muskogee Planning & Zoning Commission in a meeting held November 4, 2025, did approve the petition and did recommend approval of official action by closing a Public Right of Way as stated;

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

Section 1: PART OF OWEN STREET AND BOSTON AVE WITHIN THE ORIGINAL TOWNSITE OF MUSKOGEE IN THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL THAT PORTION OF BOSTON AVENUE AND OWEN STREET LYING IN AND ADJACENT TO LOTS 1, 2, 3, 15 AND 16, BLOCK 55 OF THE ORIGINAL TOWNSITE OF MUSKOGEE AND LYING BETWEEN TO LOTS 11 AND 12 OF ENGLISH SUBDIVISION, BOUNDED ON THE EAST BY THE WESTERLY RIGHT OF WAY OF CURRENT SOUTH 5TH STREET, ALL IN THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA; AND PROVIDING FOR SEVERABILITY is hereby closed, annulled and discontinued from public use.

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

Section 2: REPEALER. All other ordinances or parts of ordinances in direct conflict herewith are repealed to the extent of the conflict only.

Section 3: 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.

Section 4: EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after date of publication.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MUSKOGEE, OKLAHOMA THIS _____ DAY OF NOVEMBER 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

Owens & Boston Ave.



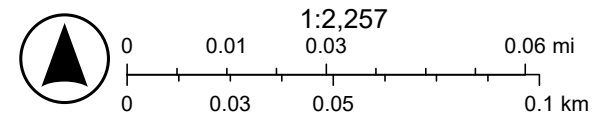
10/8/2025

Zoning Districts

 C-1

R-1

 C-2

 R-4 CBD

Planning Commission

8.

Meeting Date: 11/04/2025

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 1809 Deer Run consisting of approximately 0.48 acres, or take other necessary action. (Sarah Winkle)

LEGAL DESCRIPTION:

LOT 5, BLOCK 21 OF THE MEADOWS ADDITION, MUSKOGEE COUNTY, STATE OF OKLAHOMA. CONTAINING 0.25 ACRES OR 10,899 SQUARE FEET, MORE OR LESS.

LOT 6, BLOCK 21 OF THE MEADOWS ADDITION, MUSKOGEE COUNTY, STATE OF OKLAHOMA. CONTAINING 0.23 ACRES OR 10,015 SQUARE FEET, MORE OR LESS.

BACKGROUND:

The applicant is requesting a lot split of one large parcel into two parcels located at 1809 Deer Run. The property to be split is vacant and will be used for residential development. Once split, lot 5 will be 0.25 acres while lot 6 will be 0.23 acres more or less.

RECOMMENDED STAFF ACTION:

Approve the request for lot split.

Fiscal Impact

Attachments

Staff Report

Survey

Zoning Map

Planning & Community Development Staff Report

Agenda Item Title

Consider approval of the request for a lot split for the property located at 1809 Deer Run consisting of approximately 0.48 acres, 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 Planning & Zoning Commission on November 4, 2025 at 9:00 A.M.

Legal Description:

LOT 5, BLOCK 21 OF THE MEADOWS ADDITION, MUSKOGEE COUNTY, STATE OF OKLAHOMA. CONTAINING 0.25 ACRES OR 10,899 SQUARE FEET, MORE OR LESS.

LOT 6, BLOCK 21 OF THE MEADOWS ADDITION, MUSKOGEE COUNTY, STATE OF OKLAHOMA. CONTAINING 0.23 ACRES OR 10,015 SQUARE FEET, MORE OR LESS.

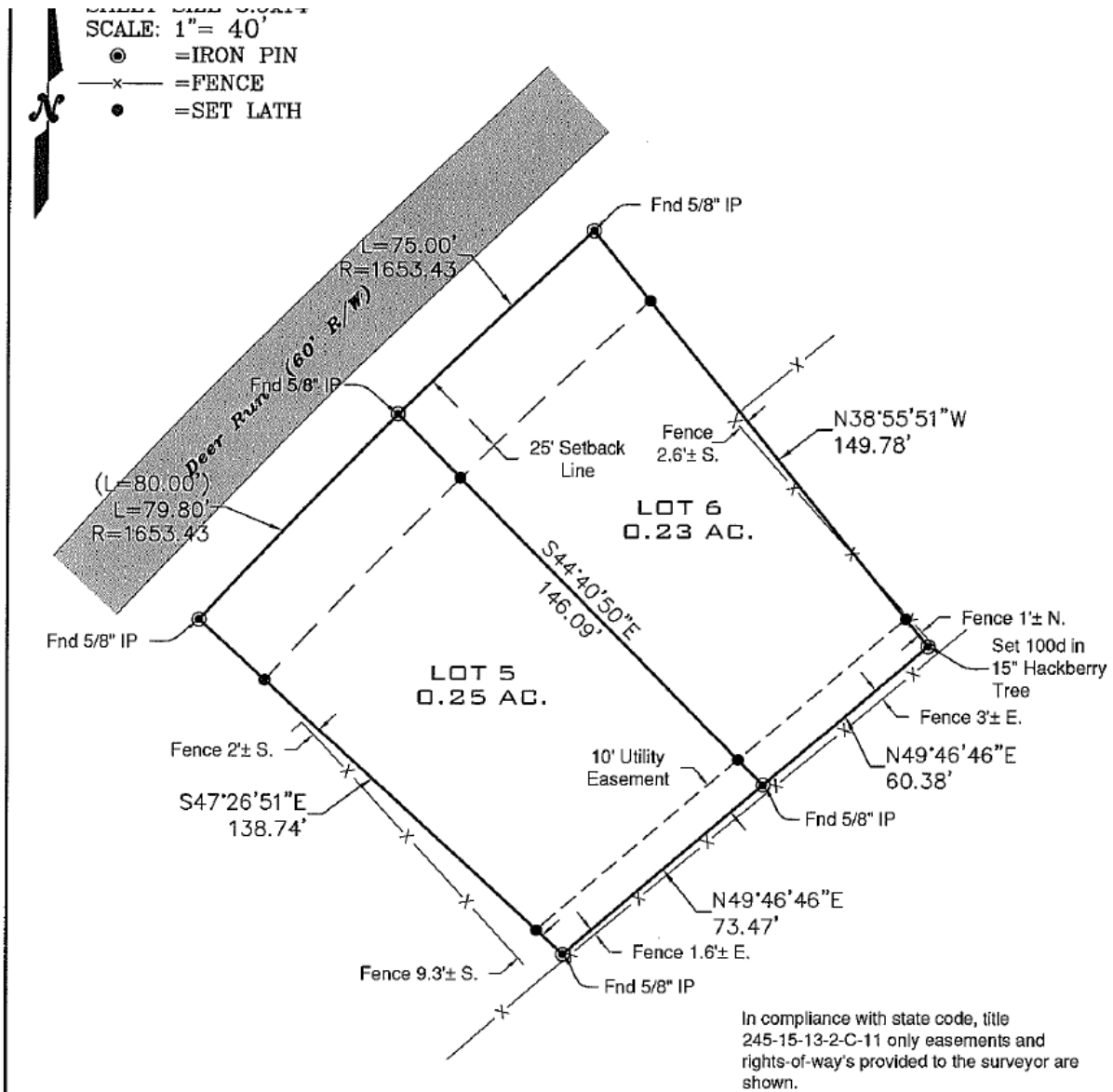
Background:

The applicant is requesting a lot split of one large parcel into two parcels located at 1809 Deer Run. The property to be split is vacant and will be used for residential development. Once split, lot 5 will be 0.25 acres while lot 6 will be 0.23 acres more or less.

Planning Department Analysis

- Current Zoning & Use: R-1, Single Family Residential
- Section, Township, Range: NE 13-14-18

RECOMMENDATION: Approve the Request.



City of Muskogee Zoning Map



10/29/2025

Zoning Districts

R-1

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

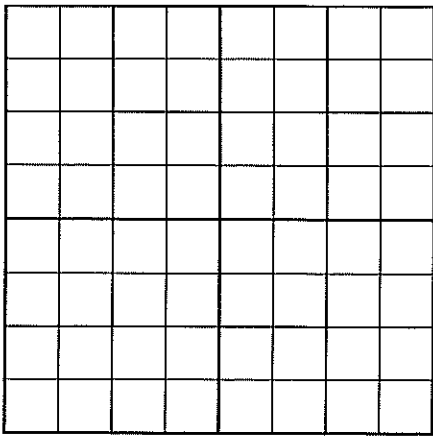
High Resolution 30cm Imagery

Citations



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PLAT OF SURVEY

LEGAL DESCRIPTION
LOT 5, BLOCK 21 OF THE MEADOWS ADDITION, MUSKOGEE COUNTY, STATE OF OKLAHOMA. CONTAINING 0.25 ACRES OR 10,899 SQUARE FEET, MORE OR LESS.

LOT 6, BLOCK 21 OF THE MEADOWS ADDITION, MUSKOGEE COUNTY, STATE OF OKLAHOMA. CONTAINING 0.23 ACRES OR 10,015 SQUARE FEET, MORE OR LESS.

LOCATION MAP

SEC. 13 T 14 N, R 18 E

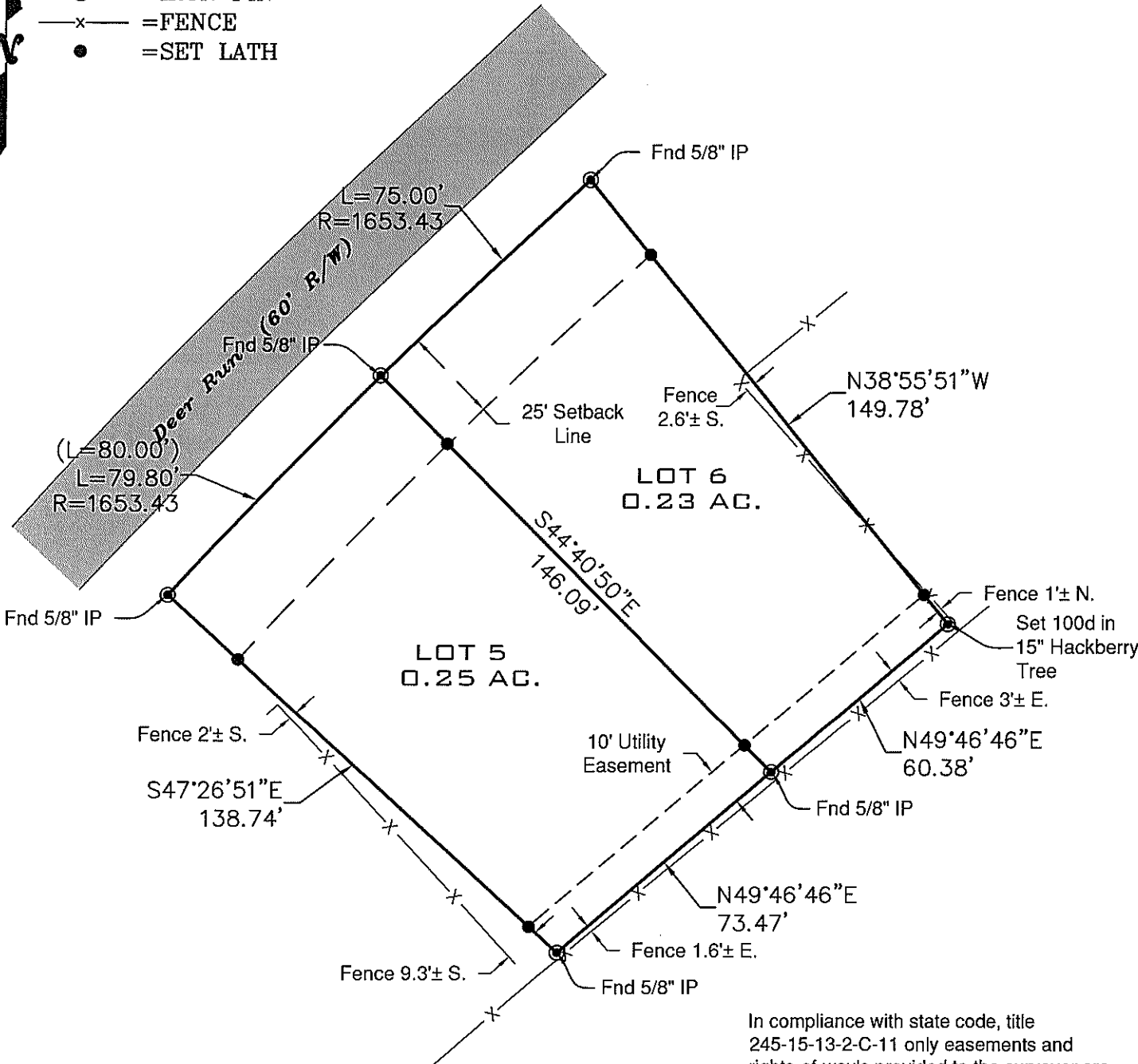
SHEET SIZE 8.5x14
SCALE: 1"= 40'

● =IRON PIN

—x— =FENCE

• =SET LATH

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.

10/29/2025

Tony Robison

TONY ROBISON, LAND SURVEYOR NO. 1686

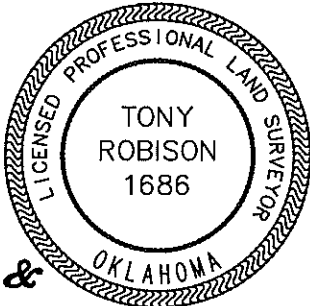
Heartland Surveying & Mapping, PLLC

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

FOR: Jason Cope

DATE: 10/22/2025

THIS SURVEY MEETS OKLAHOMA MINIMUM TECHNICAL STANDARDS



W.O.# 13420

SURVEYED BY: RT/PD

DRAWN BY: AM

Last Site Visit: 10/14/25

FILE NAME
Oct 29, 2025 - 9:49am
S:\CAD -HEARTLAND-FILES\W013420-2.dwg

City of Muskogee Zoning Map



10/29/2025

Zoning Districts

R-1

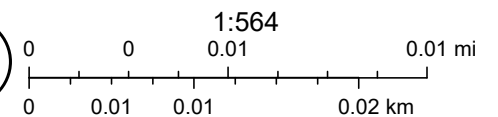
World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations



Microsoft, Vantor, Esri Community Maps Contributors, Texas Parks & Wildlife,
© OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,

Planning Commission

9.

Meeting Date: 11/04/2025

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 2807 Court Street rezoning the property from R-1 Single Family Residential to R-2 Two-Family Residential, and if approved, authorize staff to update the official city map. (Sarah Winkle)

LEGAL DESCRIPTION:

The East 90 feet of the West 200 feet of the North 140 feet of Block 6 of Kenwood Addition to the City of Muskogee, Muskogee County, Oklahoma.

BACKGROUND:

The applicant has requested a rezone of the property located at 2807 Court Street from R-1 Single Family Residential to R-2 Two-Family Residential. The proposed use of the property will be for residential use. The request does conform to the 2045 Muskogee Comprehensive Plan and Future Land use Map.

Planning Department Analysis

- Current Zoning & Use
 - R-1, Single Family Residential
 - Vacant Lot
- Proposed Zoning & Use
 - R-2 Two-Family Residential.
 - Residential Use
- Street Address: 2807 Court St.

RECOMMENDED STAFF ACTION:

Recommend approval to City Council of Ordinance 4282-A, a rezone request.

Fiscal Impact

Attachments

Ordinance

Staff Report

Zoning Map

ORDINANCE NO. 4282-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 2807 COURT STREET. THE TRACT OF LAND IS IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 15 NORTH, RANGE 18 EAST OF THE INDIAN BASE AND MERIDIAN, MUSKOGEE COUNTY, STATE OF OKLAHOMA. CONTAINING 12,627 SQUARE FEET MORE OR LESS, AND PROVIDING FOR SEVERABILITY. THE PROPERTY IS MORE PARTICULARLY DESCRIBED AS:

The East 90 feet of the West 200 feet of the North 140 feet of Block 6 of
Kenwood Addition to the City of Muskogee, Muskogee County, Oklahoma

(Tamia Smith, Applicant)

FROM R-1. Single Family

TO

R-2. Two Family

WHEREAS, the City of Muskogee Planning and Zoning Commission, in a meeting held November 4, 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 90 feet of the West 200 feet of the North 140 feet of Block 6 of
Kenwood Addition to the City of Muskogee, Muskogee County, Oklahoma

FROM R-1. Single Family

TO

R-2. Two 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 NOVEMBER 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 & 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 2807 Court Street rezoning the property from R-1 Single Family Residential to R-2 Two-Family Residential, and if approved, authorize staff to update the official city map.

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 Planning & Zoning Commission on November 4, 2025 at 9:00 A.M.
2. City of Muskogee City Council on November 24, 2025 at 5:30 P.M.

This notice was published in the Muskogee Phoenix for circulation no later than October 14, 2025 and all property owners within a 300 foot radius of the property were noticed.

Legal Description:

The East 90 feet of the West 200 feet of the North 140 feet of Block 6 of Kenwood Addition to the City of Muskogee, Muskogee County, Oklahoma

Background:

Planning Department Analysis

- Current Zoning & Use
 - R-1, Single Family Residential
 - Vacant Lot
- Proposed Zoning & Use
 - R-2 Two-Family Residential.
 - Residential Use
- Street Address: 2807 Court St.

Discussion

The applicant has requested a rezone of the property located at 2807 Court Street from R-1 Single Family Residential to R-2 Two-Family Residential. The proposed use of the property will be for residential use. The request does conform to the 2045 Muskogee Comprehensive Plan and Future Land use Map.

RECOMMENDATION: Approve the Rezone Request.

Tamia Smith 2807 Court Zoning Map



Tamia Smith 2807 Court Zoning Map



10/8/2025

Qtr Sect Areas

Zoning Districts

R-1

R-2

World Imagery

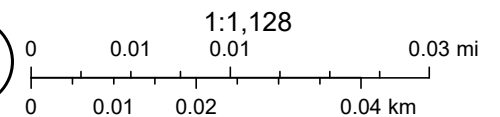
Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

30cm Resolution Metadata



Maxar, Microsoft, Esri Community Maps Contributors, Texas Parks & Wildlife,
© OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,

Planning Commission

10.

Meeting Date: 11/04/2025

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 4211 High Oaks Street, or take other necessary action. (Sarah Winkle)

LEGAL DESCRIPTION:

Lot 2 in Block 7 in COLLEGE HEIGHTS AMENDED ADDITION to the City of Muskogee, Muskogee County, State of Oklahoma, according to the official plat thereof.
AND

A triangular tract of Land off the East end of Block 5, In HIGH OAKS ADDITION to the City of Muskogee, according to the duly recorded plat thereof more particularly bounded and described as follows:

Beginning at a point on the South line of said block at a point 245.3 feet East of the Southwest corner of said block; thence Northerly along a line parallel with the west line of said block to a point in the Northerly line of said block; thence Southeasterly along the Northerly Line of said block to the Southeast corner of said block; thence Westerly along the Southerly line of said block for a distance of 85.1 feet to the point of beginning

BACKGROUND:

The applicant is requesting a lot consolidation of two parcels located at 4211 High Oaks Street. Lot 2 contains a residential home, while the smaller parcel is a vacant parcel. The property to be consolidated will be addressed as 4211 High Oaks Street for tax purposes. Once combined, the property will encompass 13,871 square feet, more or less.

Planning Department Analysis

- o Current Zoning & Use: R-1, Single Family Residential
- o Section, Township, Range: NE 13-14-18

RECOMMENDED STAFF ACTION:

Approve the request.

Fiscal Impact

Attachments

Staff Report

Survey

Zoning Map

Planning & Community Development Staff Report

Agenda Item Title

Consider approval of the request for a lot consolidation for the property located adjacent to 4211 High Oaks Street, 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 meeting and time:

1. City of Muskogee Planning & Zoning Commission on November 4, 2025 at 9:00 A.M.

Legal Description:

Lot 2 in Block 7 in COLLEGE HEIGHTS AMENDED ADDITION to the City of Muskogee, Muskogee County, State of Oklahoma, according to the official plat thereof.

AND

A triangular tract of Land off the East end of Block 5, In HIGH OAKS ADDITION to the City of Muskogee, according to the duly recorded plat thereof more particularly bounded and described.

as follows:

Beginning at a point on the South line of said block at a point 245.3 feet East of the Southwest corner of said block; thence Northerly along a line parallel with the west line of said block to a point in the Northerly line of said block; thence Southeasterly along the Northerly Line of said block to the Southeast corner of said block; thence Westerly along the Southerly line of said block for a distance of 85.1 feet to the point of beginning

Background:

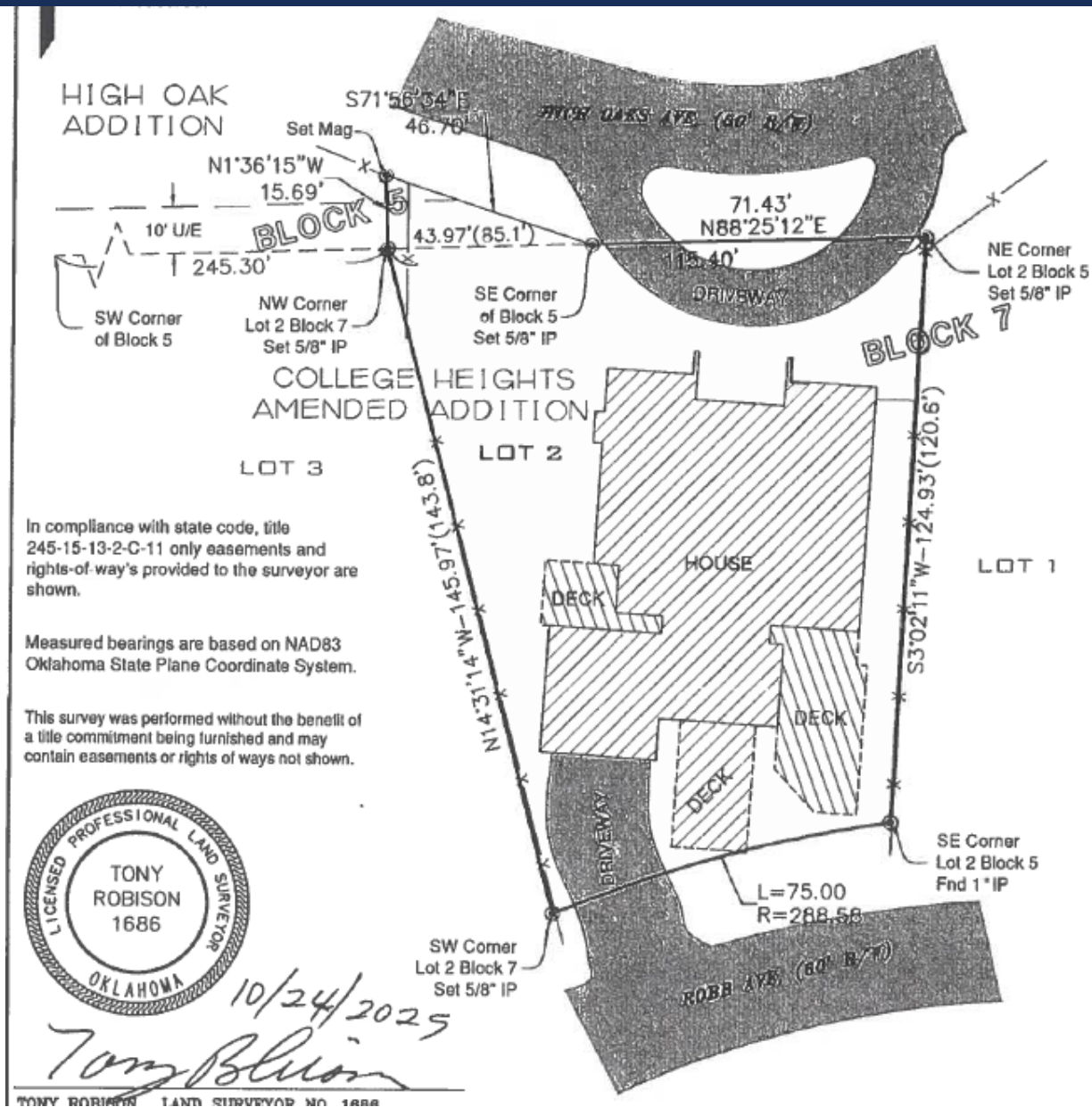
The applicant is requesting a lot consolidation of two parcels located at 4211 High Oaks Street. Lot 2 contains a residential home, while the smaller parcel is a vacant parcel. The property to be consolidated will be addressed as 4211 High

Oaks Street for tax purposes. Once combined, the property will encompass 13,871 square feet more or less.

Planning Department Analysis

- Current Zoning & Use: R-1, Single Family Residential
- Section, Township, Range: NE 13-14-18

RECOMMENDATION: Approve the Request.



City of Muskogee Zoning Map



10/27/2025

Zoning Districts

R-1

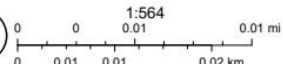
World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations



Microsoft, Vantor, Esri Community Maps Contributors, Texas Parks & Wildlife,
© OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,

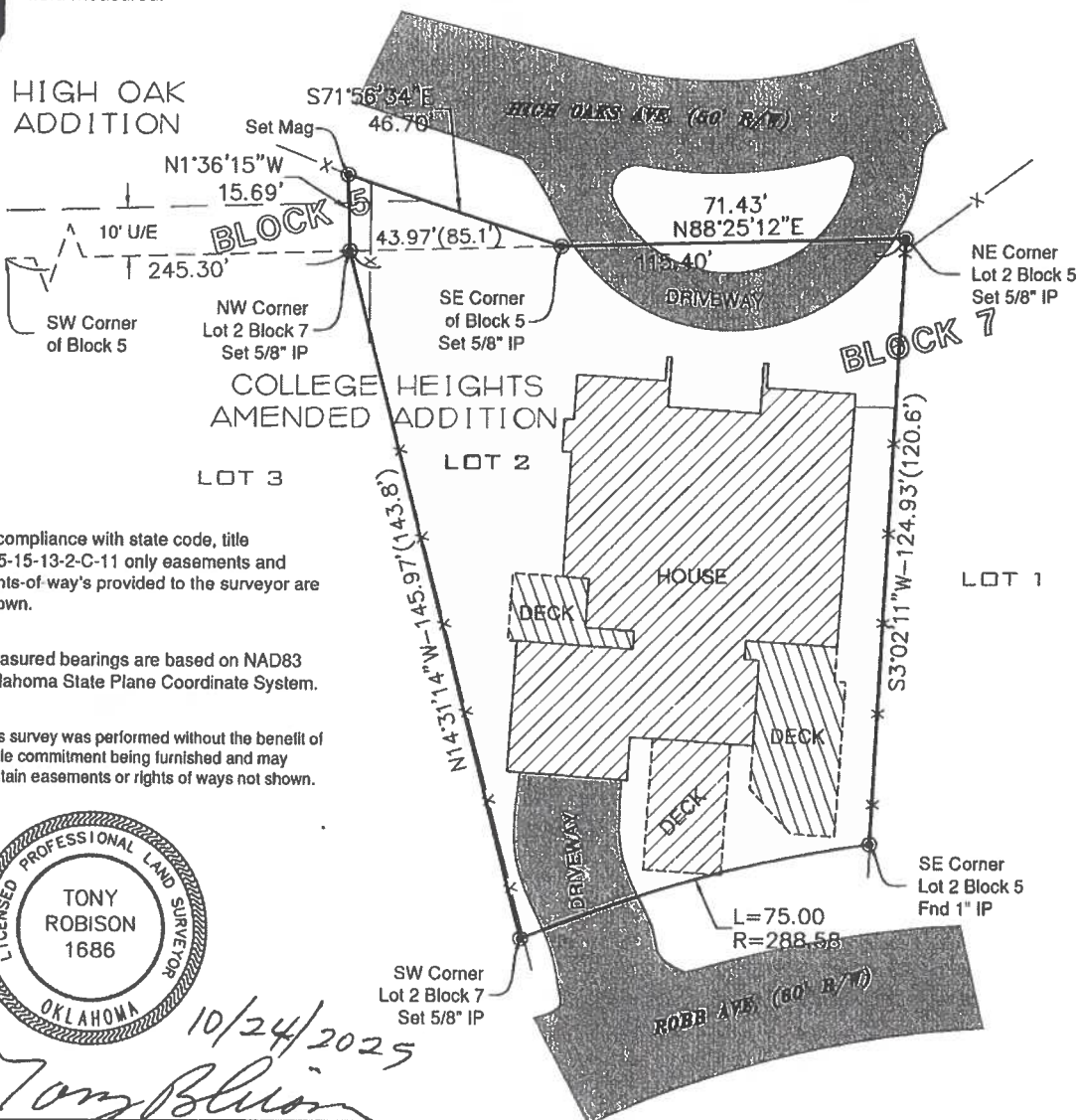
A blank 10x10 grid for graphing. The grid consists of 10 columns and 10 rows of squares, forming a larger square area.

SEC. 20 T 15 N, R 18 E

—x— = FENCE

Distances shown in parentheses are record distances. All others are field measured.

Date _____



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



10/24/2025

(918) 682-7796

Last Site Visit: 10/14/25

FILE NAME
Oct 24, 2025 -- 10:40am
S:\CAO -HEARTLAND-FILES\W013398.dwg

City of Muskogee Zoning Map



10/27/2025

Zoning Districts

R-1

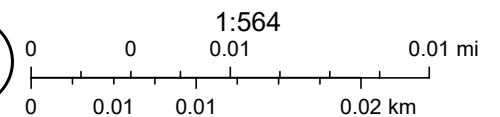
World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations



Microsoft, Vantor, Esri Community Maps Contributors, Texas Parks & Wildlife,
© OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,

Planning Commission

11.

Meeting Date: 11/04/2025

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 Roadhouse Addition, located at 2914 West Shawnee, consisting of 2.59 acres, or take other necessary action. (Sarah Winkle)

LEGAL DESCRIPTION:

A parcel of land located in the SW/4 SE/4 of Section 16, Township 15 North, Range 18 East of the Indian Base and Meridian, Muskogee County, State of Oklahoma: with the basis of bearing of this description being NAD83 Oklahoma State Plane, and prepared on 3/12/2024 by Tony Robison, LS# 1686: said tract of land being more particularly described as follows: Commencing at the SW corner of said SW/4 SE/4; Thence N1°32'30"W along the West line 290.63 feet; Thence N88°10'13"E parallel to the South line of said SW/4 SE/4, 230.88 feet said point being 185 feet East of the center line of US Highway 69; Thence parallel to said centerline N1°29'23"W 679.58 feet; Thence on a curve to the left having a radius of 498.00 feet, and a chord which bears S36°07'37"E 179.16 feet, an arc distance of 180.14 feet; Thence S46°39'11 "E 465.12 feet to the Point of Beginning; Thence S46°05'41"E 213.40 feet; Thence on a curve to the left having a radius of 498.00 feet, and a chord which bears S67°06'54"E 57.26 feet, an arc distance of 365.41 feet to a point that is 190 feet North of the South line of said SW/4 SE/4; Thence S88°10'13"W parallel to said South line 380.40 feet; Thence N46°07'00"W 277.91 feet; Thence N43°53'00"E a distance of 144.37 feet to the Point of Beginning.

BACKGROUND:

The application was submitted by Cook & Associates Engineering, Inc., and indicated the property is being platted in preparation for a new commercial restaurant to be placed on the property. The preliminary and final plat went to Subdivision Review Committee on November 3, 2025. The preliminary and final plat both comply with the requirements of the subdivision regulations.

Planning Department Analysis

Current Zoning & Use: C-2; Vacant

Proposed Zoning & Use: C-2; Commercial Use

Quarter Section, Range, Township: SE 16 – T15N – R18E

Street Address: 2914 West Shawnee, Muskogee, Oklahoma

RECOMMENDED STAFF ACTION:

Recommend approval to City Council of the preliminary and final plat.

Fiscal Impact

Attachments

Staff Report
Preliminary Plat
Final Plat
Zoning Map

Planning & Community Development Staff Report

City of Muskogee Planning & Zoning Commission

Tuesday, November 4, 2025 @ 9:00 A.M.

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

Consider recommending approval, conditional approval, or disapproval of the Preliminary and Final Plat for Roadhouse Addition, located at 2914 West Shawnee, consisting of 2.59 acres, or take other necessary action. (Sarah Winkle)

Planning Department Analysis

Current Zoning & Use: C-2; Vacant

Proposed Zoning & Use: C-2; Commercial Use

Quarter Section, Range, Township: SE 16 – T15N – R18E

Street Address: 2914 West Shawnee, Muskogee, Oklahoma

Legal Description:

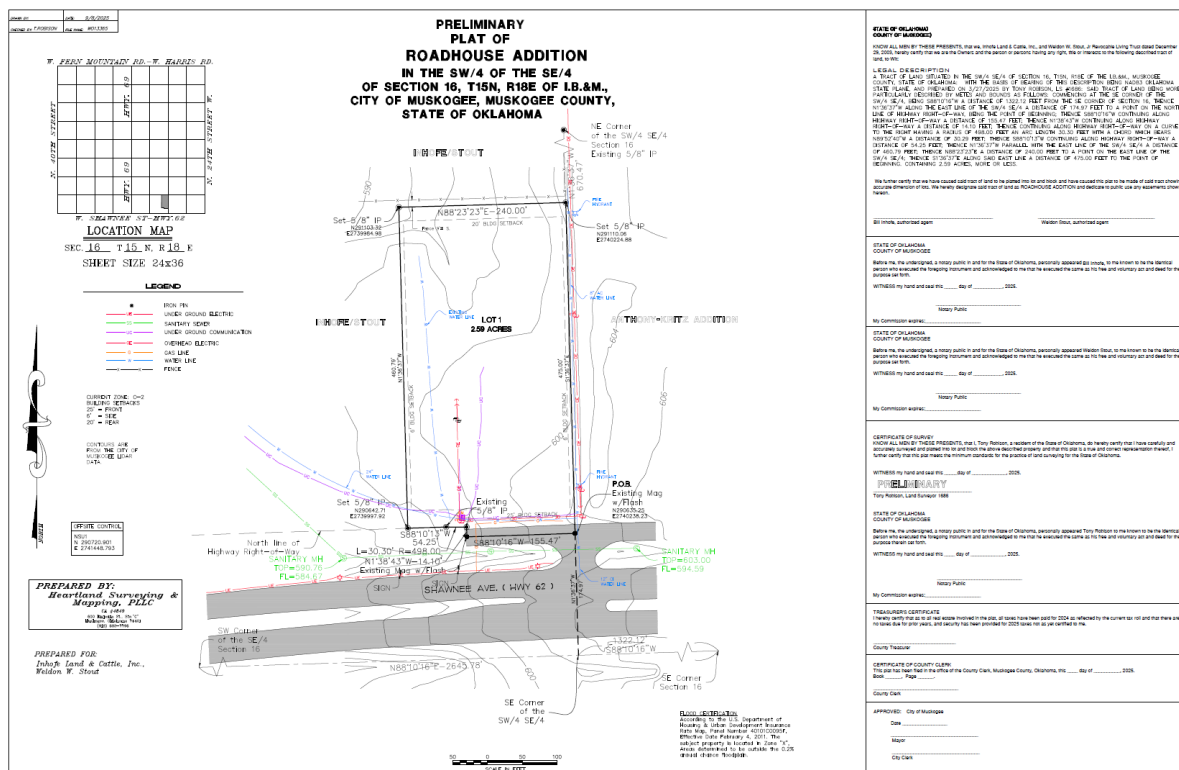
A parcel of land located in the SW/4 SE/4 of Section 16, Township 15 North, Range 18 East of the Indian Base and Meridian, Muskogee County, State of Oklahoma: with the basis of bearing of this description being NAD83 Oklahoma State Plane, and prepared on 3/12/2024 by Tony Robison, LS# 1686: said tract of land being more particularly described as follows: Commencing at the SW corner of said SW/4 SE/4; Thence N1°32'30"W along the West line 290.63 feet; Thence N88°10'13"E parallel to the South line of said SW/4 SE/4, 230.88 feet said point being 185 feet East of the center line of US Highway 69; Thence parallel to said centerline N1°29'23"W 679.58 feet; Thence on a curve to the left having a radius of 498.00 feet, and a chord which bears S36°07'37"E 179.16 feet, an arc distance of 180.14 feet; Thence S46°39'11"E 465.12 feet to the Point of Beginning; Thence S46°05'41"E 213.40 feet; Thence on a curve to the left having a radius of 498.00 feet, and a chord which bears S67°06'54"E 57.26 feet, an arc distance of 365.41 feet to a point that is 190 feet North of the South line of said SW/4 SE/4; Thence S88°10'13"W parallel to said South line 380.40 feet; Thence N46°07'00"W 277.91 feet; Thence N43°53'00"E a distance of 144.37 feet to the Point of Beginning.

Discussion: The application was submitted by Cook & Associates Engineering, Inc., and indicated the property is being platted in preparation for a new commercial restaurant to be

placed on the property. The preliminary and final plat went to Subdivision Review Committee on November 3, 2025 and was approved. The preliminary and final plat both comply with the requirements of the subdivision regulations.

RECOMMENDATION: Recommend approval to City Council of the preliminary and final plat.

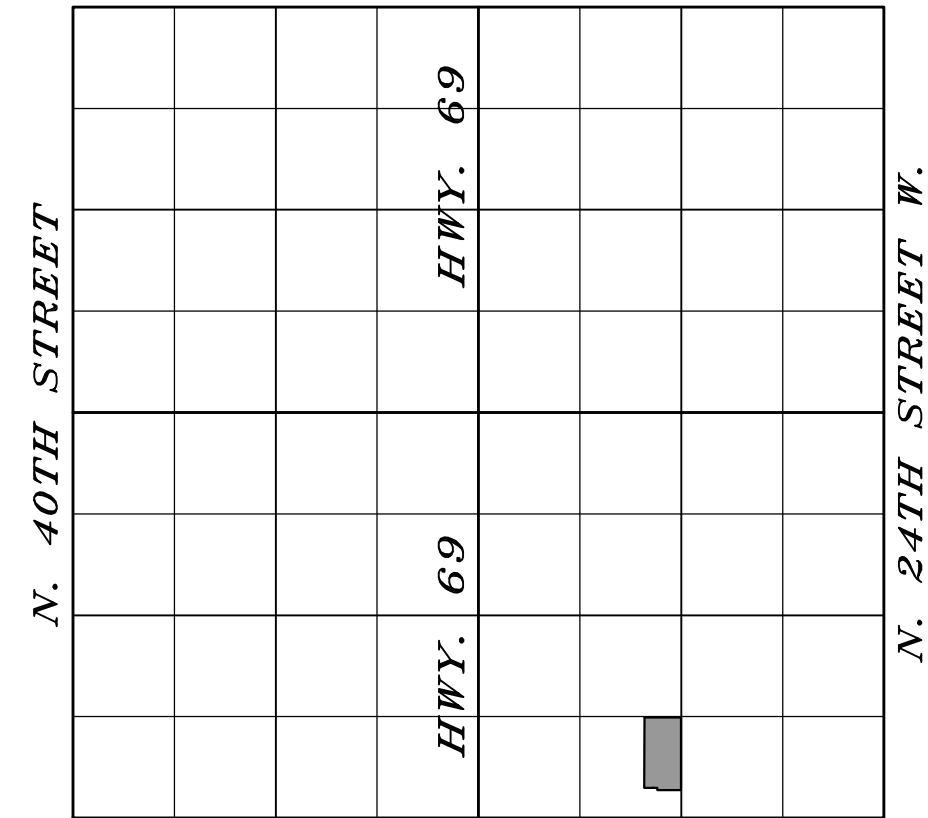
Preliminary Plat of the property:



DRAWN BY: TR	DATE: 9/8/2025
CHECKED BY: T.ROBISON	FILE NAME: WO13365

FINAL
PLAT OF
ROADHOUSE ADDITION
IN THE SW/4 OF THE SE/4
OF SECTION 16, T15N, R18E OF I.B.&M.,
CITY OF MUSKOGEE, MUSKOGEE COUNTY,
STATE OF OKLAHOMA

W. FERN MOUNTAIN RD.—W. HARRIS RD.



W. SHAWNEE ST—HWY. 62

LOCATION MAP

SEC. 16 T 15 N, R 18 E

SHEET SIZE 24x36

LEGEND

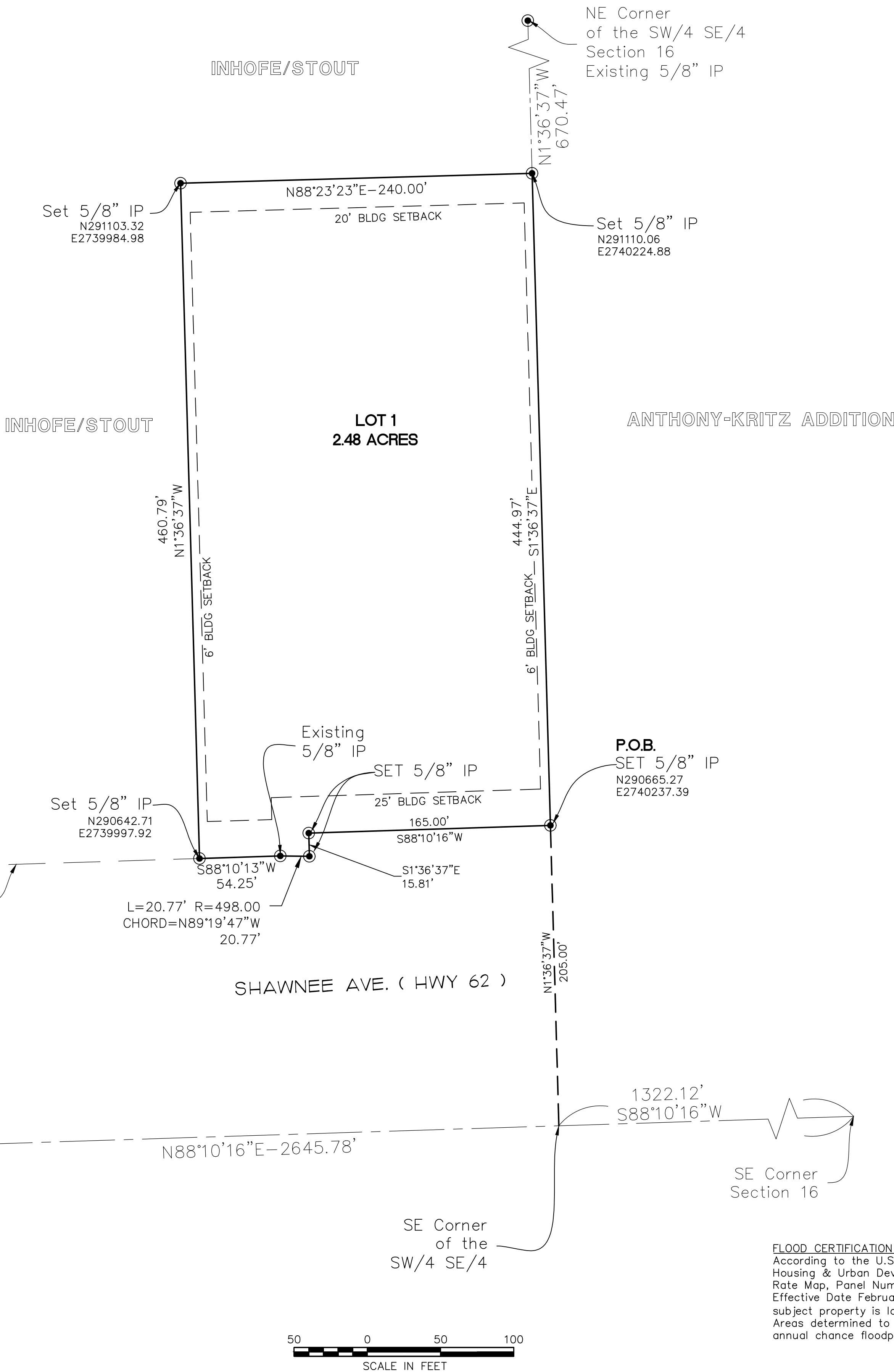
IRON PIN

CURRENT ZONE: C-2
BUILDING SETBACKS
25' = FRONT
6' = SIDE
20' = REAR

OFFSITE CONTROL
NSU1
N 290720.901
E 2741448.793

PREPARED BY:
Heartland Surveying &
Mapping, PLLC
CA #4849
800 Emporia St., Ste. "C"
Muskogee, Oklahoma 74401
(918) 682-7796

PREPARED FOR:
Inhofe Land & Cattle, Inc.,
Weldon W. Stout



STATE OF OKLAHOMA)
COUNTY OF MUSKOGEE)

KNOW ALL MEN BY THESE PRESENTS, that we, Inhofe Land & Cattle, Inc., and Weldon W. Stout, Jr Revocable Living Trust dated December 29, 2003, hereby certify that we are the Owners and the person or persons having any right, title or interests to the following described tract of land, to-Wit:

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE SW/4 SE/4 OF SECTION 16, T15N, R18E OF THE I.B.&M., CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA: WITH THE BASIS OF BEARING OF THIS DESCRIPTION BEING NAD83 OKLAHOMA STATE PLANE, AND PREPARED ON 10/28/2025 BY TONY ROBISON, LS #1686: SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE SE CORNER OF THE SW/4 SE/4, BEING S88°10'16"W A DISTANCE OF 1322.12 FEET FROM THE SE CORNER OF SECTION 16, THENCE N1°36'37"W ALONG THE EAST LINE OF THE SW/4 SE/4 A DISTANCE OF 205.00 FEET TO A POINT ON THE NORTH LINE OF THE HIGHWAY RIGHT-OF-WAY, BEING THE POINT OF BEGINNING; THENCE S88°10'16"W ALONG HIGHWAY RIGHT-OF-WAY A DISTANCE OF 165.00 FEET; THENCE S1°36'37"E CONTINUING ALONG HIGHWAY RIGHT-OF-WAY A DISTANCE OF 15.81 FEET; THENCE CONTINUING ALONG SAID HIGHWAY RIGHT-OF-WAY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 498.00 FEET AN ARC LENGTH 20.77 FEET WITH A CHORD WHICH BEARS N89°19'47"W A DISTANCE OF 20.77 FEET; THENCE S88°10'13"W CONTINUING ALONG SAID HIGHWAY RIGHT-OF-WAY A DISTANCE OF 54.25 FEET; THENCE N1°36'37"W PARALLEL WITH THE EAST LINE OF THE SW/4 SE/4 A DISTANCE OF 460.79 FEET; THENCE N88°23'23"E A DISTANCE OF 240.00 FEET TO A POINT ON THE EAST LINE OF THE SW/4 SE/4; THENCE S1°36'37"E ALONG SAID EAST LINE A DISTANCE OF 444.97 FEET TO THE POINT OF BEGINNING. CONTAINING 2.48 ACRES, MORE OR LESS.

We further certify that we have caused said tract of land to be platted into lot and block and have caused this plat to be made of said tract showing accurate dimension of lots. We hereby designate said tract of land as ROADHOUSE ADDITION and dedicate to public use any easements shown hereon.

Bill Inhofe, authorized agent

Weldon Stout, authorized agent

STATE OF OKLAHOMA
COUNTY OF MUSKOGEE

Before me, the undersigned, a notary public in and for the State of Oklahoma, personally appeared Bill Inhofe, 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: _____

STATE OF OKLAHOMA
COUNTY OF MUSKOGEE

Before me, the undersigned, a notary public in and for the State of Oklahoma, personally appeared Weldon Stout, 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: _____

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 lot and block 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 for the State of Oklahoma.

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

PRELIMINARY

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 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 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

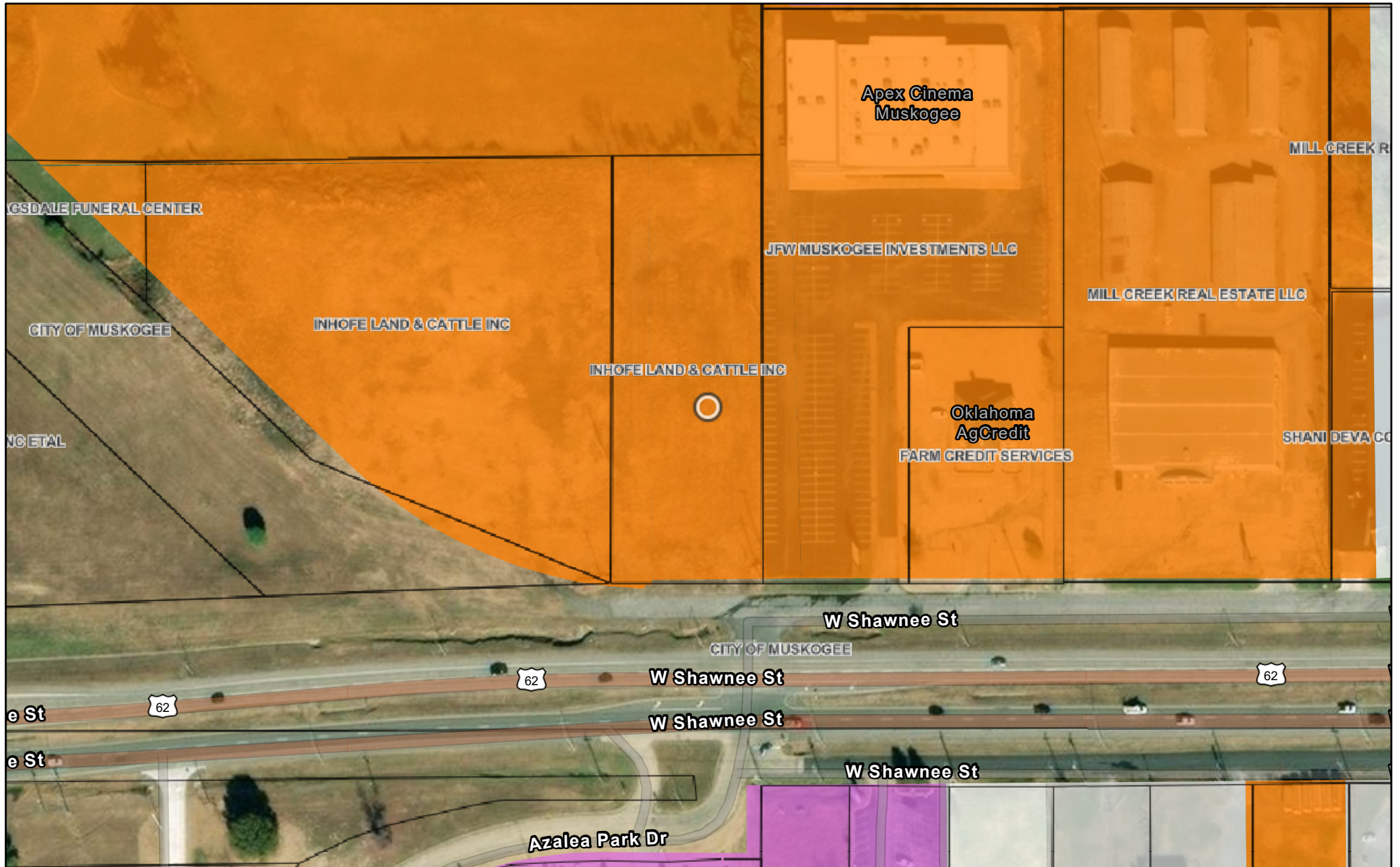
Date _____

Mayor

City Clerk

FLOOD CERTIFICATION
According to the U.S. Department of Housing & Urban Development Insurance Rate Map, Panel Number 40101C0095F, Effective Date February 4, 2011. The subject property is located in Zone "X". Areas determined to be outside the 0.2% annual chance floodplain.

City of Muskogee Zoning Map



10/27/2025

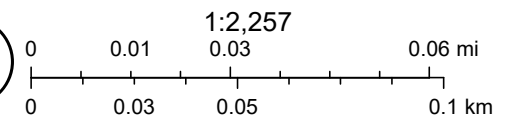
Zoning Districts

	I-1
R-1	World Imagery
C-2	Low Resolution 15m Imagery
C-3	High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

60cm Resolution Metadata



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