

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: 03/16/2026

AGENDA
SPECIAL CALL PLANNING AND ZONING COMMISSION
MARCH 19, 2026

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

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

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

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

ROLL CALL

1. Hold a public hearing and consider a recommendation to the City Council approving Resolution 3076, an amendment to the Future Land Use Map; for the property located at 510 S. 7th Street, or take other necessary action. (Sarah Winkle)
2. Hold a public hearing and consider a recommendation to the City Council of the City of Muskogee to approve Ordinance 4293-A, a rezone request for the property located at 510 South 7 Street, rezoning the property from R-1 Single Family Residential to C-1 Local Commercial, and if approved, authorize staff to update the official city map. (Sarah Winkle)
3. Hold a public hearing and consider a recommendation to the City Council approving Resolution 3077, an amendment to the Future Land Use Map, for the property located at 617 Elgin Street, or take other necessary action.(Sarah Winkle)

4. Hold a public hearing and consider a recommendation to the City Council of the City of Muskogee to approve Ordinance 4294-A, a rezone request for the property located at 617 Elgin Street, rezoning the property from I-1 Light Industrial and R-5 Mobile Home to C-1 Local Commercial, and if approved, authorize staff to update the official city map. (Sarah Winkle)

ADJOURN

Special Call Planning Commission

1.

Meeting Date: 03/19/2026

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 approving Resolution 3076, an amendment to the Future Land Use Map; for the property located at 510 S. 7th Street, or take other necessary action. (Sarah Winkle)

LEGAL DESCRIPTION:

A part of Lots 7, 8 and 18 and alleys vacated under Ordinance No.243-A in Block 57 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows, to-wit:

Beginning at a point in the westerly line of said Lot 8, which is the easterly line of Division Boulevard, 70 feet southerly from the northwest corner of said Lot 7; thence eastwardly by a straight line passing through a point in the easterly line of said Lot 7 that is 40 feet southerly from the northeast corner of said Lot 7 for a distance of 170 feet that is 40 feet to a point in the center line of the north and south alley vacated under said ordinance; thence northwardly along said center line for a distance of 50 feet more or less to an intersection with the center line of the east and west alley vacated under said ordinance; thence eastwardly along said center line of said east and west alley for a distance of 129 feet more or less, to an intersection with the extension southwardly of the westerly line of Lot 3 in Block 57; thence southwardly along said extension southwardly of the westerly line of said Lot 3 for a distance of 32 feet more or less to a point. 40 feet northwardly from and radially to the existing center line of the main track of the Midland Valley Railroad Company; thence westwardly on a curve to the left and 40 feet northwardly from and concentric with said existing center line for a distance of 322 feet more or less to a point in the westerly line of said Lot 8 which is said easterly line of Division Boulevard; thence northwardly for a distance of 45 feet more or less to the point of beginning AND all that part of the east-west alley lying west of the extension of the east line of Lot 4 and lying 110 feet east of the west block line

And

A part of the west 16 feet of Lot 5 and a part of the east 66 feet of the north 140 feet of Lot 6 in Block 57 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows, to-wit:

Beginning at the northeast corner of said Lot 6; thence running southerly along the easterly line of said Lot 6 a distance of 140 feet; thence westerly and parallel with the northerly line of said Lot 6 a distance of 59.4 feet; thence northerly in a straight line to a point in the northerly line of said Lot 6 a distance of 66 feet westerly from the northeast corner of said Lot 6; thence along the northerly line of said Lot 6 to the place of beginning

And a part of Lot 5 in said Block 57 more particularly described as follows, to-wit:

Beginning on the south line of said Lot 5 at a point 112 feet west from the southeast corner of said Lot 5; thence running west along the south line of Lot 5 a distance of 16 feet to the southwest corner of said Lot 5; thence northerly along the west line of said Lot 5 to the northwest corner of said Lot 5; thence easterly along the northerly line of said Lot 5 a distance of 210 feet; thence south in a direct line to the point of beginning

And all additions to the portion of Lot 5 because of Ordinance No. 243-A closing east and west alley

And

Lot 1 and a part of Lot 2 in Block 101 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows, to wit:

Beginning at the northeast corner of said Lot 1; thence westerly along the northerly line of Lots 1 and 289 feet; thence southerly through Lot 2 to a point on the south line of Lot 284.8 feet westerly of the southeast corner of Lot 1; thence easterly along the south line of Lots 1 and 2 to the southeast corner of Lot 1; thence northerly along the east line of Lot 1 to the place of beginning

And

A part of Lot 2 in Block 101 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows, to-wit:

Beginning at a point in the northerly line of said Lot 65 .3 feet easterly from the northwest corner thereof; thence easterly along the northerly line of said lot a distance of 60 feet; thence southerly, to a point in the southerly line of said Lot .129 feet easterly from the southwest corner thereof; thence westerly along the southerly line of said lot a distance of 45 feet; thence northerly to the place of beginning

And

The westerly 60.2 feet of the southerly 111.1 feet of Lot 6 in Block 164 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

And

A part of Lot 7 in Block 164 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows, to-wit:

Beginning at the southwest corner of said Lot 7; thence northerly along the west line of said Lot 7 for a distance of 37.5 feet; thence easterly on a line making an angle of $86^{\circ}40'$ with said west line of Lot 7 for a distance of 70 feet; thence easterly for a distance of 71.1 feet to a point on the east line of Lot 7 at a distance of 30 feet from the southeast corner of said Lot 7; thence southerly along said east line for a distance of 30 feet; thence westerly along the south line of Lot 7 for a distance of 141.7 feet to the point of beginning

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Beginning at a point on the west line of Lot 7 in Block 164 in the City of Muskogee at a distance of 37.5 feet from the southwest corner of Lot 7; thence easterly on a line making an angle of $86^{\circ}40'$ with said west line of Lot 7 for a distance of 70.0 feet; thence easterly for a distance of 71.1 feet to a point on the east line of Lot 7 30.0 feet from the southeast corner of Lot 7; thence northerly along the east line of Lot 7 for a distance of 30.0 feet;

thence westerly for a distance of 71.5 feet; thence easterly on a line making an angle $86^{\circ}40'$ with the west line of Lot 7 and for a distance of 70.0 feet to a point on the west

line of Lot 7 and 75.0 from the southwest corner of Lot 7; thence southerly along the west line of Lot 7 for a distance of 37.5 feet to the point of beginning and subject to an easement covering the following:

Beginning at a point on the east line of Lot 7 60 feet northerly from the southeast corner thereof; thence in a westerly direction for a distance of 71.5 feet to a point 44.06 feet south of the north line of said Lot 7; thence easterly to a point on the east line of said Lot 7 and 49 feet northerly from the southeast corner of said Lot 7; thence northerly along said east line for a distance of 11 feet to the point of beginning.

And

Lots 19, 20, 21, 22 and 23 in BURFORD SUBDIVISION of Lot 6 in Block 57 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

And

Lot 4 in Block 57 in the City of Muskogee, according to the official plat thereof,
Muskogee County, Oklahoma

And

The easterly 112 feet of Lot 5 in Block 57 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma and the north half of the vacated alley lying immediately south of the easterly 112 feet of Lot 5 in Block 57 and a part of Lots 7 and 8 in Block 57, more particularly described as follows: Beginning at the northwest corner of said Lot 7; thence south on the west line of said Lots 7 and 8 for a distance of 70 feet; thence in a northeasterly direction to a point in the easterly line of said Lot 7 that is a distance of 40 feet southerly from the northeast corner of said Lot 7; thence in a northerly direction along the easterly line of said Lot 7 to the northeast corner of said Lot 7; thence westerly, along the northerly line of said Lot 7 to the point of beginning and the southerly one half of the east and west alley lying immediately north of said Lot 7 and the westerly one half of the north and south alley lying immediately east of the portion of Lot 7 above described

BACKGROUND:

We are requesting an amendment to the Future Land Use Map for the property located at 510 S. 7th Street. The Future Land Use Map currently shows this as Traditional Residential. The applicant (Golden Rule) has requested a rezone of the property located at 510 S. 7th Street from R-1 Single Family Residential to C-1 Local Commercial. The proposed use of the property will be for the establishment of an Adult Day Center in a portion of the existing building. The request does not conform to the 2025 Muskogee Comprehensive Plan and Future Land Use Map.

Planning Department Analysis

- Current Zoning & Use
 - R-1 Single Family Residential
 - Vacant Land - Partial Commercial Building
- Proposed Zoning & Use
 - C-1 Local Commercial
 - Commercial Use
- Street Address: 510 South 7th Street

Surrounding Zoning & Land Use

North: R-4. Multi-Family, Parking Lot

East: R-1. Single Family, Vacant

South: R-1. Single Family, Vacant

West: R-1. Single Family, Vacant

RECOMMENDED STAFF ACTION:

Recommend approval of Resolution 3076 to City Council, a Land Use Map Amendment.

Fiscal Impact

Attachments

Resolution

Future Land Use Map

Zoning Map

RESOLUTION NO. 3076

A RESOLUTION APPROVING AN AMENDMENT TO THE FUTURE LAND USE MAP FOR THE CITY OF MUSKOGEE FROM R-1 SINGLE FAMILY RESIDENTIAL DISTRICT TO C-1 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 MARCH 19, 2026, before the City Planning Commission in a Special Call session 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 R-1 SINGLE FAMILY RESIDENTIAL DISTRICT TO C-1 LOCAL COMMERCIAL DISTRICT located on the tract of land described as:

A part of Lots 7, 8 and 18 and alleys vacated under Ordinance No.243-A in Block 57 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows, to-wit:

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PASSED and APPROVED by the Mayor and Council of the City of Muskogee this _____ day of MARCH 2026.

W. PATRICK CALE, MAYOR

ATTEST:

TAMMY L. TRACY, CITY CLERK

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

KATRINA BODENHAMER, CITY ATTORNEY

Future Land Use Map

LEGEND

- Floodplain
- Waterways
- City Limits
- Highways
- Rail

PLACE-TYPES

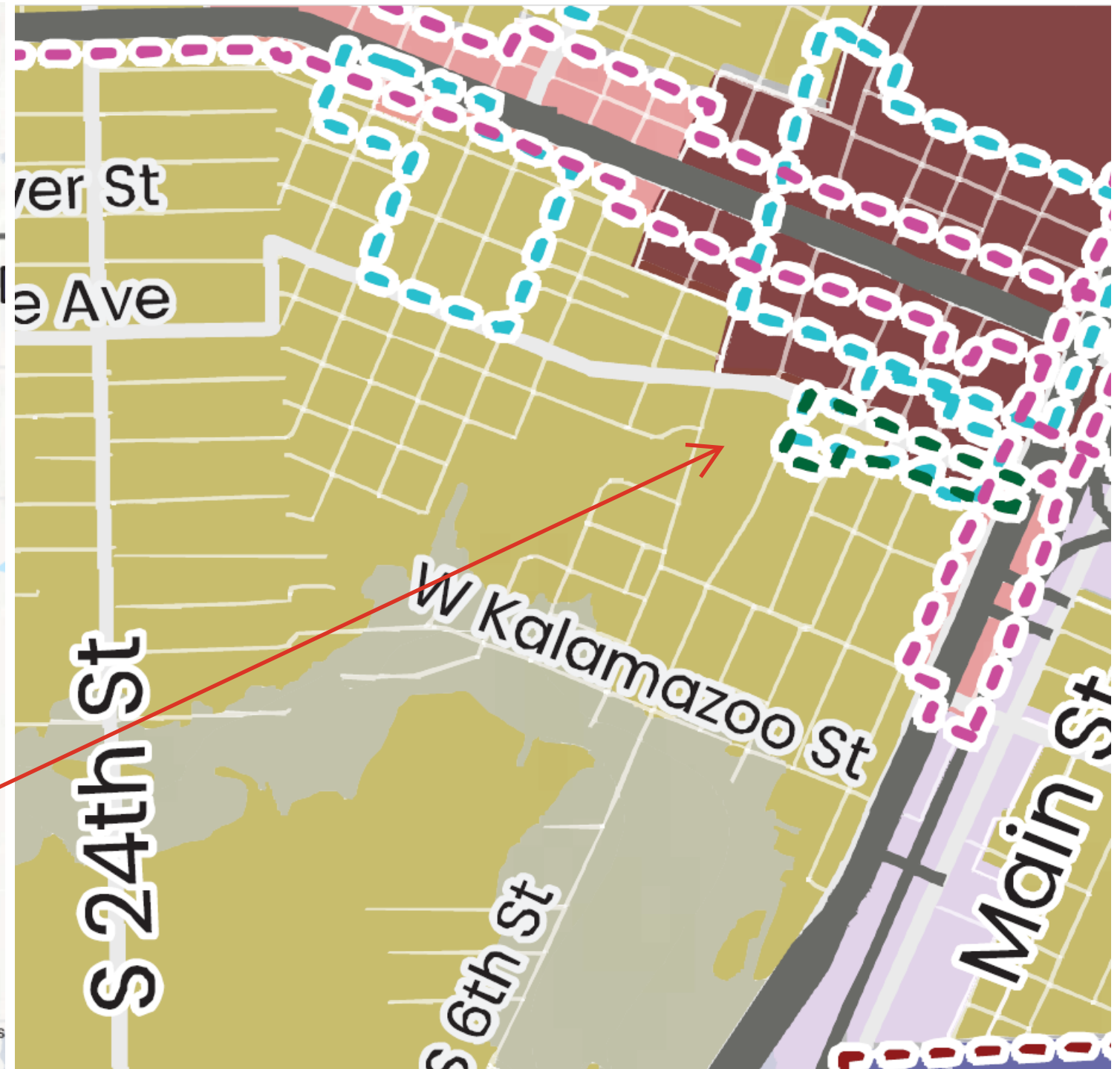
- Parks and Open Space
- Rural Residential
- Suburban Residential
- Traditional Residential
- Local Commercial
- Regional/Corridor Commercial
- Light Industrial
- Heavy Industrial
- Downtown
- Civic and Educational

OVERLAYS

- Historic District
- Mixed-use Center
- Mixed-use Corridor
- Trail-Oriented Development



0 1 2 Miles



City of Muskogee Zoning Map



2/18/2026

Zoning Districts

- | | |
|---|-----|
|  | C-2 |
|  | CBD |
|  | R-1 |
|  | R-4 |
|  | R-5 |
|  | I-1 |
| | POS |

World Imagery

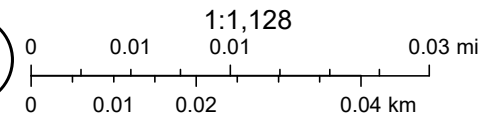
Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

30cm Resolution Metadata



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Special Call Planning Commission

2.

Meeting Date: 03/19/2026

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 4293-A, a rezone request for the property located at 510 South 7 Street, rezoning the property from R-1 Single Family Residential to C-1 Local Commercial, and if approved, authorize staff to update the official city map. (Sarah Winkle)

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Lot 4 in Block 57 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

And

The easterly 112 feet of Lot 5 in Block 57 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma and the north half of the vacated alley lying immediately south of the easterly 112 feet of Lot 5 in Block 57 and a part of Lots 7 and 8 in Block 57, more particularly described as follows: Beginning at the northwest corner of said Lot 7; thence south on the west line of said Lots 7 and 8 for a distance of 70 feet; thence in a northeasterly direction to a point in the easterly line of said Lot 7 that is a distance of 40 feet southerly from the northeast corner of said Lot 7; thence in a northerly direction along the easterly line of said Lot 7 to the northeast corner of said Lot 7; thence westerly, along the northerly line of said Lot 7 to the point of beginning and the southerly one half of the east and west alley lying immediately north of said Lot 7 and the westerly one half of the north and south alley lying immediately east of the portion of Lot 7 above described

BACKGROUND:

The applicant has requested a rezone of the property located at 510 S. 7th Street from R-1 Single Family Residential to C-1 Local Commercial. The proposed use of the property will be for the establishment of an Adult Day Center in a portion of the existing building. The request does not conform to the 2025 Muskogee Comprehensive Plan and Future Land use Plan.

Planning Department Analysis

- Current Zoning & Use
 - R-1 Single Family Residential
 - Vacant Land
- Proposed Zoning & Use
 - C-1 Local Commercial
 - Commercial Use
- Street Address: 510 South 7th Street

Surrounding Zoning & Land Use

North: R-4. Multi-Family, Parking Lot

East: R-1. Single Family, Vacant

South: R-1. Single Family, Vacant

West: R-1. Single Family, Vacant

RECOMMENDED STAFF ACTION:

Recommend approval of Ordinance 4293-A to City Council, a Rezone Request.

Fiscal Impact

Attachments

Staff Report

Ordinance

Zoning Map

Survey

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 4293-A, a rezone request for the property located at 510 South 7th Street rezoning the property from R-1 Single Family Residential to C-1 Local Commercial, and if approved, authorize staff to update the official city map. (Sarah Winkle)

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 Special Call Planning & Zoning Commission on March 19, 2026 at 9:00 A.M.**
- 2. City of Muskogee City Council on March 23, 2026 at 5:30 P.M.**

A Special Call public hearing will be conducted at the Planning & Zoning Commission meeting. The notice was published in the Muskogee Daily Phoenix no later than February 28, 2026 for a circulation period of 20 days, and all property owners within a 300 foot radius of the property were noticed.

Legal Description:

A part of Lots 7, 8 and 18 and alleys vacated under Ordinance No.243-A in Block 57 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows, to-wit:

Beginning at a point in the westerly line of said Lot 8, which is the easterly line of Division Boulevard, 70 feet southerly from the northwest corner of said Lot 7; thence eastwardly by a straight line passing through a point in the easterly line of said Lot 7 that is 40 feet southerly from the northeast corner of said Lot 7 for a distance of 170 feet that is 40 feet to a point in the center line of the north and south alley vacated under said ordinance; thence northwardly along said center line for a distance of 50 feet more or less to an intersection with the center line of the east and west alley vacated under said ordinance; thence eastwardly along said center line of said east and west alley for a distance of 129 feet more or less, to an intersection with the extension southwardly of the westerly line of Lot 3 in Block 57; thence southwardly

along said extension southwardly of the westerly line of said Lot 3 for a distance of 32 feet more or less to a point. 40 feet northwardly from and radially to the existing center line of the main track of the Midland Valley Railroad Company; thence westwardly on a curve to the left and 40 feet northwardly from and concentric with said existing center line for a distance of 322 feet more or less to a point in the westerly line of said Lot 8 which is said easterly line of Division Boulevard; thence northwardly for a distance of 45 feet more or less to the point of beginning AND all that part of the east-west alley lying west of the extension of the east line of Lot 4 and lying 110 feet east of the west block line

And

A part of the west 16 feet of Lot 5 and a part of the east 66 feet of the north 140 feet of Lot 6 in Block 57 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows, to-wit:

Beginning at the northeast corner of said Lot 6; thence running southerly along the easterly line of said Lot 6 a distance of 140 feet; thence westerly and parallel with the northerly line of said Lot 6 a distance of 59.4 feet; thence northerly in a straight line to a point in the northerly line of said Lot 6 a distance of 66 feet westerly from the northeast corner of said Lot 6; thence along the northerly line of said Lot 6 to the place of beginning

And a part of Lot 5 in said Block 57 more particularly described as follows, to-wit:

Beginning on the south line of said Lot 5 at a point 112 feet west from the southeast corner of said Lot 5; thence running west along the south line of Lot 5 a distance of 16 feet to the southwest corner of said Lot 5; thence northerly along the west line of said Lot 5 to the northwest corner of said Lot 5; thence easterly along the northerly line of said Lot 5 a distance of 210 feet; thence south in a direct line to the point of beginning

And all additions to the portion of Lot 5 because of Ordinance No. 243-A closing east and west alley

And

Lot 1 and a part of Lot 2 in Block 101 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows, to wit:

Beginning at the northeast corner of said Lot 1; thence westerly along the northerly line of Lots 1 and 289 feet; thence southerly through Lot 2 to a point on the south line of Lot 284.8 feet westerly of the southeast corner of Lot 1; thence easterly along the south line of Lots 1 and 2 to the southeast corner of Lot 1; thence northerly along the east line of Lot 1 to the place of beginning

And

A part of Lot 2 in Block 101 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows, to-wit:

Beginning at a point in the northerly line of said Lot 65 .3 feet easterly from the northwest corner thereof; thence easterly along the northerly line of said lot a distance of 60 feet; thence southerly, to a point in the southerly line of said Lot .129 feet easterly from the southwest corner thereof; thence westerly along the southerly line of said lot a distance of 45 feet; thence northerly to the place of beginning

And

The westerly 60.2 feet of the southerly 111.1 feet of Lot 6 in Block 164 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

And

A part of Lot 7 in Block 164 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows, to-wit:

Beginning at the southwest corner of said Lot 7; thence northerly along the west line of said Lot 7 for a distance of 37.5 feet; thence easterly on a line making an angle of 86°40' with said west line of Lot 7 for a distance of 70 feet; thence easterly for a distance of 71.1 feet to a point on the east line of Lot 7 at a distance of 30 feet from the southeast corner of said Lot 7; thence southerly

along said east line for a distance of 30 feet; thence westerly along the south line of Lot 7 for a distance of 141.7 feet to the point of beginning

And

The westerly 60.2 feet of the southerly 111.1 feet of Lot 6 in Block 164 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

And

A part of Lot 7 in Block 164 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows, to-wit:

Beginning at a point on the west line of Lot 7 in Block 164 in the City of Muskogee at a distance of 37.5 feet from the southwest corner of Lot 7; thence easterly on a line making an angle of 86°40' with said west line of Lot 7 for a distance of 70.0 feet; thence easterly for a distance of 71.1 feet to a point on the east line of Lot 7 30.0 feet from the southeast corner of Lot 7; thence northerly along the east line of Lot 7 for a distance of 30.0 feet;

thence westerly for a distance of 71.5 feet; thence easterly on a line making an angle 86°40' with the west line of Lot 7 and for a distance of 70.0 feet to a point on the west

line of Lot 7 and 75.0 from the southwest corner of Lot 7; thence southerly along the west line of Lot 7 for a distance of 37.5 feet to the point of beginning and subject to an easement covering the following: Beginning at a point on the east line of Lot 7 60 feet northerly from the southeast corner thereof; thence in a westerly direction for a distance of 71.5 feet to a point 44.06 feet south of the north line of said Lot 7; thence easterly to a point on the east line of said Lot 7 and 49 feet 'northerly from the southeast corner of said Lot 7; thence northerly along said east line for a distance of 11 feet to the point of beginning.

And

Lots 19, 20, 21, 22 and 23 in BURFORD SUBDIVISION of Lot 6 in Block 57 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

And

Lot 4 in Block 57 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

And

The easterly 112 feet of Lot 5 in Block 57 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma and the north half of the vacated alley lying immediately south of the easterly 112 feet of Lot 5 in Block 57 and a part of Lots 7 and 8 in Block 57, more particularly described as follows: Beginning at the northwest corner of said Lot 7; thence south on the west line of said Lots 7 and 8 for a distance of 70 feet; thence in a northeasterly direction to a point in the easterly line of said Lot 7 that is a distance of 40 feet southerly from the northeast corner of said Lot 7; thence in a northerly direction along the easterly line of said Lot 7 to the northeast corner of said Lot 7; thence westerly, along the northerly line of said Lot 7 to the point of beginning and the southerly one half of the east and west alley lying immediately north of said Lot 7 and the westerly one half of the north and south alley lying immediately east of the portion of Lot 7 above described

Background:

Planning Department Analysis

- Current Zoning & Use
 - R-1 Single Family Residential
 - Vacant Land
- Proposed Zoning & Use
 - C-1 Local Commercial
 - Commercial Use
- Street Address: 510 South 7th Street

Surrounding Zoning & Land Use

North: R-4. Multi-Family, Parking Lot

East: R-1. Single Family, Vacant

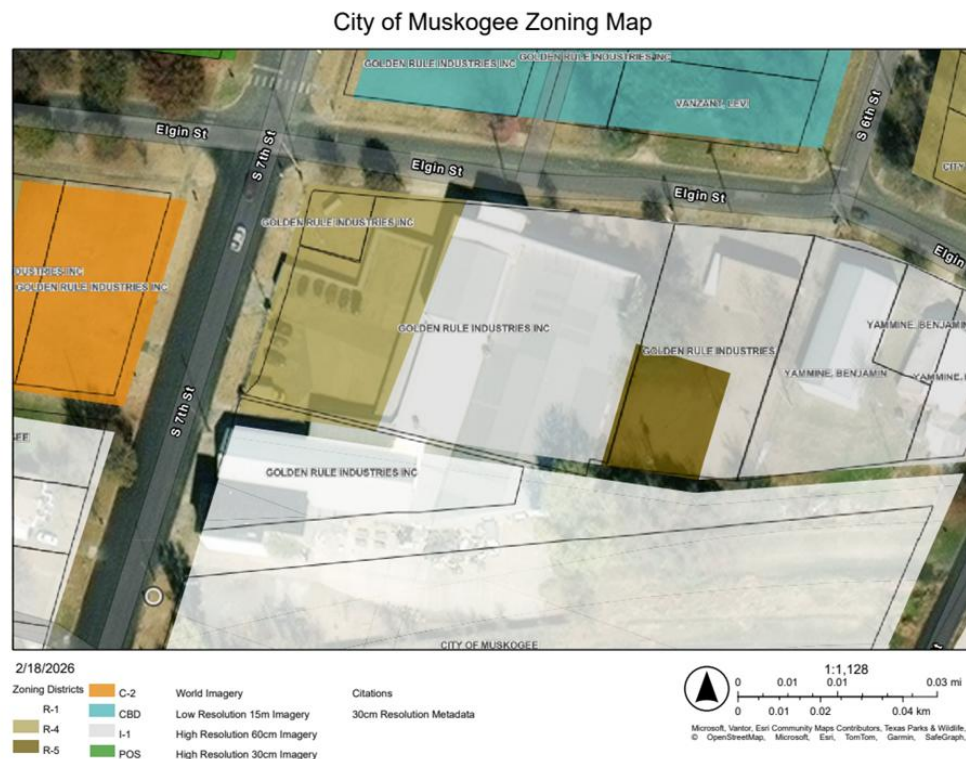
South: R-1. Single Family, Vacant

West: R-1. Single Family, Vacant

Discussion

The applicant has requested a rezone of the property located at 510 S. 7th Street from R-1 Single Family Residential to C-1 Local Commercial. The proposed use of the property will be for the establishment of an Adult Day Center in a portion of the existing building. The request does not conform to the 2025 Muskogee Comprehensive Plan and Future Land use Plan.

RECOMMENDATION: Recommend approval of Ordinance 4293-A to City Council, a Rezone Request.



ORDINANCE NO. 4293-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 510 SOUTH 7th STREET. THE TRACT OF LAND IS IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 15 NORTH, RANGE 18 EAST OF THE INDIAN BASE AND MERIDIAN, MUSKOGEE COUNTY, STATE OF OKLAHOMA. CONTAINING 0.37 ACRES MORE OR LESS, AND PROVIDING FOR SEVERABILITY. THE PROPERTY IS MORE PARTICULARLY DESCRIBED AS:

A part of Lots 7, 8 and 18 and alleys vacated under Ordinance No.243-A in Block 57 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows, to-wit:

Beginning at a point in the westerly line of said Lot 8, which is the easterly line of Division Boulevard, 70 feet southerly from the northwest corner of said Lot 7; thence eastwardly by a straight line passing through a point in the easterly line of said Lot 7 that is 40 feet southerly from the northeast corner of said Lot 7 for a distance of 170 feet that is 40 feet to a point in the center line of the north and south alley vacated under said ordinance; thence northwardly along said center line for a distance of 50 feet more or less to an intersection with the center line of the east and west alley vacated under said ordinance; thence eastwardly along said center line of said east and west alley for a distance of 129 feet more or less, to an intersection with the extension southwardly of the westerly line of Lot 3 in Block 57; thence southwardly along said extension southwardly of the westerly line of said Lot 3 for a distance of 32 feet more or less to a point. 40 feet northwardly from and radially to the existing center line of the main track of the Midland Valley Railroad Company; thence westwardly on a curve to the left and 40 feet northwardly from and concentric with said existing center line for a distance of 322 feet more or less to a point in the westerly line of said Lot 8 which is said easterly line of Division Boulevard; thence northwardly for a distance of 45 feet more or less to the point of beginning AND all that part of the east-west alley lying west of the extension of the east line of Lot 4 and lying 110 feet east of the west block line

And

A part of the west 16 feet of Lot 5 and a part of the east 66 feet of the north 140 feet of Lot 6 in Block 57 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows, to-wit:

Beginning at the northeast corner of said Lot 6; thence running southerly along the easterly line of said Lot 6 a distance of 140 feet; thence westerly and parallel with the northerly line of said Lot 6 a distance of 59.4 feet; thence northerly in a straight line to a point in the northerly line of said Lot 6 a distance of 66 feet westerly from the northeast corner of said Lot 6; thence along the northerly line of said Lot 6 to the place of beginning

And a part of Lot 5 in said Block 57 more particularly described as follows, to-wit:

Beginning on the south line of said Lot 5 at a point 112 feet west from the southeast corner of said Lot 5; thence running west along the south line of Lot 5 a distance of 16 feet to the southwest corner of said Lot 5; thence northerly along the west line of said Lot 5 to the northwest corner of said Lot 5; thence easterly along the northerly line of said

Lot 5 a distance of 2/10 feet; thence south in a direct line to the point of beginning
And all additions to the portion of Lot 5 because of Ordinance No. 243-A closing east
and west alley

And

Lot 1 and a part of Lot 2 in Block 101 in the City of Muskogee, according to the official
plat thereof, Muskogee County, Oklahoma, more particularly described as follows, to
wit:

Beginning at the northeast corner of said Lot 1; thence westerly along the northerly line
of Lots 1 and 289 feet; thence southerly through Lot 2 to a point on the south line of Lot
284.8 feet westerly of the southeast corner of Lot 1; thence easterly along the south line
of Lots 1 and 2 to the southeast corner of Lot 1; thence northerly along the east line of
Lot 1 to the place of beginning

And

A part of Lot 2 in Block 101 in the City of Muskogee, according to the official plat
thereof, Muskogee County, Oklahoma, more particularly described as follows, to-wit:

Beginning at a point in the northerly line of said Lot 65 .3 feet easterly from the
northwest corner thereof; thence easterly along the northerly line of said lot a distance of
60 feet; thence southerly, to a point in the southerly line of said Lot .129 feet easterly
from the southwest corner thereof; thence westerly along the southerly line of said lot a
distance of 45 feet; thence northerly to the place of beginning

And

The westerly 60.2 feet of the southerly 111.1 feet of Lot 6 in Block 164 in the City of
Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

And

A part of Lot 7 in Block 164 in the City of Muskogee, according to the official plat
thereof, Muskogee County, Oklahoma, more particularly described as follows, to-wit:

Beginning at the southwest corner of said Lot 7; thence northerly along the west line of
said Lot 7 for a distance of 37.5 feet; thence easterly on a line making an angle of 86°40'
with said west line of Lot 7 for a distance of 70 feet; thence easterly for a distance of 71.1
feet to a point on the east line of Lot 7 at a distance of 30 feet from the southeast corner
of said Lot 7; thence southerly along said east line for a distance of 30 feet; thence
westerly along the south line of Lot 7 for a distance of 141.7 feet to the point of
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Beginning at a point on the west line of Lot 7 in Block 164 in the City of Muskogee at a
distance of 37.5 feet from the southwest corner of Lot 7; thence easterly on a line making
an angle of 86°40' with said west line of Lot 7 for a distance of 70.0 feet; thence easterly
for a distance of 71.1 feet to a point on the east line of Lot 7 30.0 feet from the southeast
corner of Lot 7; thence northerly along the east line of Lot 7 for a distance of 30.0 feet;
thence westerly for a distance of 71.5 feet; thence easterly on a line making an angle
86°40' with the west line of Lot 7 and for a distance of 70.0 feet to a point on the west
line of Lot 7 and 75.0 from the southwest corner of Lot 7; thence southerly along the west
line of Lot 7 for a distance of 37.5 feet to the point of beginning and subject to an

easement covering the following: Beginning at a point on the east line of Lot 7 60 feet northerly from the southeast corner thereof; thence in a westerly direction for a distance of 71.5 feet to a point 44.06 feet south of the north line of said Lot 7; thence easterly to a point on the east line of said Lot 7 and 49 feet 'northerly from the southeast corner of said Lot 7; thence northerly along said east line for a distance of 11 feet to the point of beginning.

And

Lots 19, 20, 21, 22 and 23 in BURFORD SUBDIVISION of Lot 6 in Block 57 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

And

Lot 4 in Block 57 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

And

The easterly 112 feet of Lot 5 in Block 57 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma and the north half of the vacated alley lying immediately south of the easterly 112 feet of Lot 5 in Block 57 and a part of Lots 7 and 8 in Block 57, more particularly described as follows: Beginning at the northwest corner of said Lot 7; thence south on the west line of said Lots 7 and 8 for a distance of 70 feet; thence in a northeasterly direction to a point in the easterly line of said Lot 7 that is a distance of 40 feet southerly from the northeast corner of said Lot 7; thence in a northerly direction along the easterly line of said Lot 7 to the northeast corner of said Lot 7; thence westerly, along the northerly line of said Lot 7 to the point of beginning and the southerly one half of the east and west alley lying immediately north of said Lot 7 and the westerly one half of the north and south alley lying immediately east of the portion of Lot 7 above described

(Golden Rule Industries, Inc., Applicant)

FROM R-1 SINGLE FAMILY RESIDENTIAL

TO

C-1 LOCAL COMMERCIAL

WHEREAS, the City of Muskogee Planning and Zoning Commission, in a Special Call meeting held MARCH 19, 2026, 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;

A part of Lots 7, 8 and 18 and alleys vacated under Ordinance No.243-A in Block 57 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows, to-wit:

Beginning at a point in the westerly line of said Lot 8, which is the easterly line of Division Boulevard, 70 feet southerly from the northwest corner of said Lot 7; thence

eastwardly by a straight line passing through a point in the easterly line of said Lot 7 that is 40 feet southerly from the northeast corner of said Lot 7 for a distance of 170 feet that is 40 feet to a point in the center line of the north and south alley vacated under said ordinance; thence northwardly along said center line for a distance of 50 feet more or less to an intersection with the center line of the east and west alley vacated under said ordinance; thence eastwardly along said center line of said east and west alley for a distance of 129 feet more or less, to an intersection with the extension southwardly of the westerly line of Lot 3 in Block 57; thence southwardly along said extension southwardly of the westerly line of said Lot 3 for a distance of 32 feet more or less to a point. 40 feet northwardly from and radially to the existing center line of the main track of the Midland Valley Railroad Company; thence westwardly on a curve to the left and 40 feet northwardly from and concentric with said existing center line for a distance of 322 feet more or less to a point in the westerly line of said Lot 8 which is said easterly line of Division Boulevard; thence northwardly for a distance of 45 feet more or less to the point of beginning AND all that part of the east-west alley lying west of the extension of the east line of Lot 4 and lying 110 feet east of the west block line

And

A part of the west 16 feet of Lot 5 and a part of the east 66 feet of the north 140 feet of Lot 6 in Block 57 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows, to-wit:

Beginning at the northeast corner of said Lot 6; thence running southerly along the easterly line of said Lot 6 a distance of 140 feet; thence westerly and parallel with the northerly line of said Lot 6 a distance of 59.4 feet; thence northerly in a straight line to a point in the northerly line of said Lot 6 a distance of 66 feet westerly from the northeast corner of said Lot 6; thence along the northerly line of said Lot 6 to the place of beginning

And a part of Lot 5 in said Block 57 more particularly described as follows, to-wit:

Beginning on the south line of said Lot 5 at a point 112 feet west from the southeast corner of said Lot 5; thence running west along the south line of Lot 5 a distance of 16 feet to the southwest corner of said Lot 5; thence northerly along the west line of said Lot 5 to the northwest corner of said Lot 5; thence easterly along the northerly line of said Lot 5 a distance of 210 feet; thence south in a direct line to the point of beginning

And all additions to the portion of Lot 5 because of Ordinance No. 243-A closing east and west alley

And

Lot 1 and a part of Lot 2 in Block 101 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows, to-wit:

Beginning at the northeast corner of said Lot 1; thence westerly along the northerly line of Lots 1 and 289 feet; thence southerly through Lot 2 to a point on the south line of Lot 284.8 feet westerly of the southeast corner of Lot 1; thence easterly along the south line of Lots 1 and 2 to the southeast corner of Lot 1; thence northerly along the east line of Lot 1 to the place of beginning

And

A part of Lot 2 in Block 101 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows, to-wit:

Beginning at a point in the northerly line of said Lot 65 .3 feet easterly from the northwest corner thereof; thence easterly along the northerly line of said lot a distance of

60 feet; thence southerly, to a point in the southerly line of said Lot 6 129 feet easterly from the southwest corner thereof; thence westerly along the southerly line of said lot a distance of 45 feet; thence northerly to the place of beginning

And

The westerly 60.2 feet of the southerly 111.1 feet of Lot 6 in Block 164 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

And

A part of Lot 7 in Block 164 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows, to-wit: Beginning at the southwest corner of said Lot 7; thence northerly along the west line of said Lot 7 for a distance of 37.5 feet; thence easterly on a line making an angle of $86^{\circ}40'$ with said west line of Lot 7 for a distance of 70 feet; thence easterly for a distance of 71.1 feet to a point on the east line of Lot 7 at a distance of 30 feet from the southeast corner of said Lot 7; thence southerly along said east line for a distance of 30 feet; thence westerly along the south line of Lot 7 for a distance of 141.7 feet to the point of beginning

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And

Lots 19, 20, 21, 22 and 23 in BURFORD SUBDIVISION of Lot 6 in Block 57 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

And

Lot 4 in Block 57 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

And

The easterly 112 feet of Lot 5 in Block 57 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma and the north half of the vacated alley lying immediately south of the easterly 112 feet of Lot 5 in Block 57 and a part of Lots 7 and 8 in Block 57, more particularly described as follows: Beginning at the northwest

corner of said Lot 7; thence south on the west line of said Lots 7 and 8 for a distance of 70 feet; thence in a northeasterly direction to a point in the easterly line of said Lot 7 that is a distance of 40 feet southerly from the northeast corner of said Lot 7; thence in a northerly direction along the easterly line of said Lot 7 to the northeast corner of said Lot 7; thence westerly, along the northerly line of said Lot 7 to the point of beginning and the southerly one half of the east and west alley lying immediately north of said Lot 7 and the westerly one half of the north and south alley lying immediately east of the portion of Lot 7 above described

FROM R-1 SINGLE FAMILY RESIDENTIAL
TO
C-1 LOCAL 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 MARCH, 2026.

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



2/18/2026

Zoning Districts

- | | |
|---|-----|
|  | C-2 |
|  | CBD |
|  | R-1 |
|  | R-4 |
|  | R-5 |
|  | I-1 |
| | POS |

World Imagery

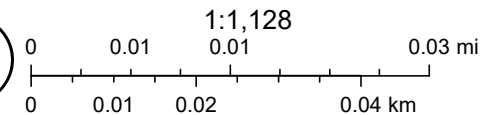
Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

30cm Resolution Metadata



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PLAT OF SURVEY

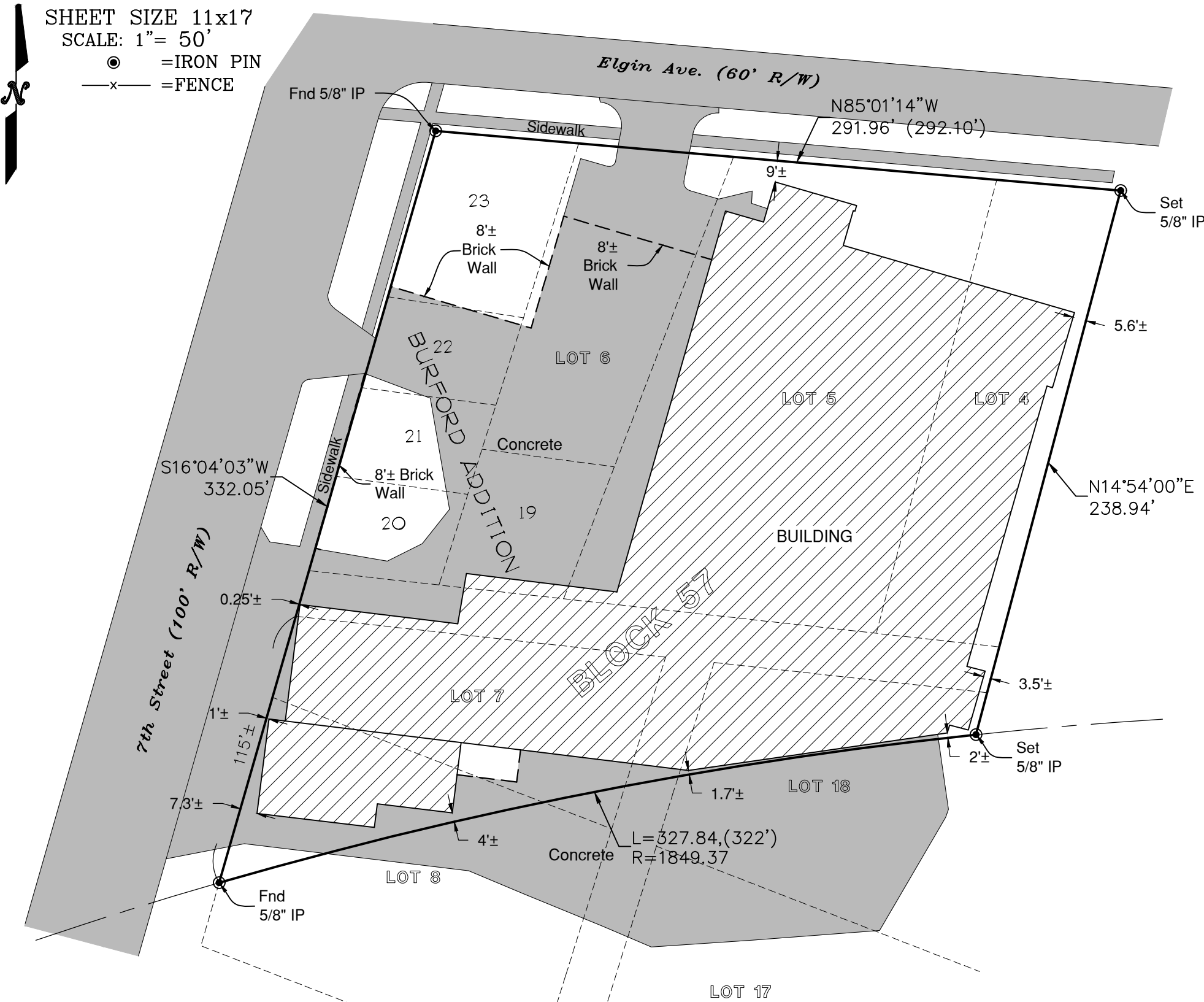
THE FOLLOWING LEGAL DESCRIPTION WAS DERIVED FROM BOOK 4220, PAGE 275-276

Lots 19,20,21,22 and 23 of Burford Subdivision of Lot 6 in Block 57, City of Muskogee
AND
Lots 4, 5 and 6 in Block 57, City of Muskogee
AND

Part of Lots 7, 8 and 18 in Block 57, City of Muskogee lying 40 feet Northerly of the center line of the old main track of the Midland Valley Railroad Company,
more particularly described as follows:

Beginning at the Northwest corner of Lot 23 of Burford Subdivision of Lot 6 in Block 57, City of Muskogee, thence S16°04'03"W along the westerly line of said Block 57 a distance of 332.05 feet to a point on the west line of Lot 8 approximately 115.00 feet southwesterly of the Northwest corner of Lot 7;
thence easterly along a curve to the right and 40 feet northwardly from and concentric with the old main track of the Midland Valley Railroad Company having a radius of 1849.37 feet, an arc length of (327.84 feet measured, 322.00 feet record) and having a chord which bears N78°56'12"E a distance of 327.41 feet to the intersection with the extension southwardly of the easterly line of Lot 4, Block 57;
thence N14°54'00"E along said extension southwardly of the easterly line of Lot 4, a distance of 238.94 feet to the northeast corner of Lot 4;
thence N85°01'14"W along the northerly line of Block 57 a distance of (291.96 feet measured, 292.10 feet record) to the Point of Beginning,
all in Block 57, City of Muskogee, State of Oklahoma, including all vacated alleyways within and adjacent to the above described property, with the basis of bearing of this description being NAD83 Oklahoma State Plane, North Zone and prepared on 1/26/2026 by Tony Robison, LS #1686.

Containing 1.86 acres, more or less.



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

Bearings are based on NAD83 Oklahoma State Plane Coordinate System.

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

W.O.# 13588-2

SURVEYED BY: RT/PD

DRAWN BY: AM

Last Site Visit: 1/7/26

1/26/2026
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: GOLDEN RULE

DATE: 1/26/2026

THIS SURVEY MEETS MINIMUM TECHNICAL SURVEY STANDARDS.

FILE NAME
Jan 26, 2026 - 2:45pm
S:\CAD - HEARTLAND-FILES\W013588-2.dwg

Meeting Date: 03/19/2026

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 approving Resolution 3077, an amendment to the Future Land Use Map, for the property located at 617 Elgin Street, or take other necessary action.(Sarah Winkle)

LEGAL DESCRIPTION:

A part of Lots 7, 8 and 18 and alleys vacated under Ordinance No.243-A in Block 57 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows, to-wit:

Beginning at a point in the westerly line of said Lot 8, which is the easterly line of Division Boulevard, 70 feet southerly from the northwest corner of said Lot 7; thence eastwardly by a straight line passing through a point in the easterly line of said Lot 7 that is 40 feet southerly from the northeast corner of said Lot 7 for a distance of 170 feet that is 40 feet to a point in the center line of the north and south alley vacated under said ordinance; thence northwardly along said center line for a distance of 50 feet more or less to an intersection with the center line of the east and west alley vacated under said ordinance; thence eastwardly along said center line of said east and west alley for a distance of 129 feet more or less, to an intersection with the extension southwardly of the westerly line of Lot 3 in Block 57; thence southwardly along said extension southwardly of the westerly line of said Lot 3 for a distance of 32 feet more or less to a point. 40 feet northwardly from and radially to the existing center line of the main track of the Midland Valley Railroad Company; thence westwardly on a curve to the left and 40 feet northwardly from and concentric with said existing center line for a distance of 322 feet more or less to a point in the westerly line of said Lot 8 which is said easterly line of Division Boulevard; thence northwardly for a distance of 45 feet more or less to the point of beginning AND all that part of the east-west alley lying west of the extension of the east line of Lot 4 and lying 110 feet east of the west block line

And

A part of the west 16 feet of Lot 5 and a part of the east 66 feet of the north 140 feet of Lot 6 in Block 57 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows, to-wit:

Beginning at the northeast corner of said Lot 6; thence running southerly along the easterly line of said Lot 6 a distance of 140 feet; thence westerly and parallel with the northerly line of said Lot 6 a distance of 59.4 feet; thence northerly in a straight line to a point in the northerly line of said Lot 6 a distance of 66 feet westerly from the northeast corner of said Lot 6; thence along the northerly line of said Lot 6 to the place of beginning

And a part of Lot 5 in said Block 57 more particularly described as follows, to-wit:

Beginning on the -south line of said Lot 5 at a point 112 feet west from the southeast corner of said Lot 5; thence running west along the south line of Lot 5 a distance of 16 feet to the southwest corner of said Lot 5; thence northerly along the west line of said Lot 5 to the northwest corner of said Lot 5; thence easterly along the northerly line of said Lot 5 a distance of 210 feet; thence south in a direct line to the point of beginning

And all additions to the portion of Lot 5 because of Ordinance No. 243-A closing east and west alley

And

Lot 1 and a part of Lot 2 in Block 101 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows, to wit:

Beginning at the northeast corner of said Lot 1; thence westerly along the northerly line of Lots 1 and 289 feet; thence southerly through Lot 2 to a point on the south line of Lot 284.8 feet westerly of the southeast corner of Lot 1; thence easterly along the south line of Lots 1 and 2 to the southeast corner of Lot 1; thence northerly along the east line of Lot 1 to the place of beginning

And

A part of Lot 2 in Block 101 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows, to-wit:

Beginning at a point in the northerly line of said Lot 65 .3 feet easterly from the northwest corner thereof; thence easterly along the northerly line of said lot a distance of 60 feet; thence southerly, to a point in the southerly line of said Lot .129 feet easterly from the southwest corner thereof; thence westerly along the southerly line of said lot a distance of 45 feet; thence northerly to the place of beginning

And

The westerly 60.2 feet of the southerly 111.1 feet of Lot 6 in Block 164 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

And

A part of Lot 7 in Block 164 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows, to-wit:

Beginning at the southwest corner of said Lot 7; thence northerly along the west line of said Lot 7 for a distance of 37.5 feet; thence easterly on a line making an angle of $86^{\circ}40'$ with said west line of Lot 7 for a distance of 70 feet; thence easterly for a distance of 71.1 feet to a point on the east line of Lot 7 at a distance of 30 feet from the southeast corner of said Lot 7; thence southerly along said east line for a distance of 30 feet; thence westerly along the south line of Lot 7 for a distance of 141.7 feet to the point of beginning

And

The westerly 60.2 feet of the southerly 111.1 feet of Lot 6 in Block 164 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

And

A part of Lot 7 in Block 164 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows, to-wit:

Beginning at a point on the west line of Lot 7 in Block 164 in the City of Muskogee at a distance of 37.5 feet from the southwest corner of Lot 7; thence easterly on a line making an angle of $86^{\circ}40'$ with said west line of Lot 7 for a distance of 70.0 feet; thence easterly for a distance of 71.1 feet to a point on the east line of Lot 7 30.0 feet from the southeast corner of Lot 7; thence northerly along the east line of Lot 7 for a distance of 30.0 feet;

thence westerly for a distance of 71.5 feet; thence easterly on a line making an angle $86^{\circ}40'$ with the west line of Lot 7 and for a distance of 70.0 feet to a point on the west

line of Lot 7 and 75.0 from the southwest corner of Lot 7; thence southerly along the west line of Lot 7 for a distance of 37.5 feet to the point of beginning and subject to an easement covering the following:

Beginning at a point on the east line of Lot 7 60 feet northerly from the southeast corner thereof; thence in a westerly direction for a distance of 71.5 feet to a point 44.06 feet south of the north line of said Lot 7; thence easterly to a point on the east line of said Lot 7 and 49 feet northerly from the southeast corner of said Lot 7; thence northerly along said east line for a distance of 11 feet to the point of beginning.

And

Lots 19, 20, 21, 22 and 23 in BURFORD SUBDIVISION of Lot 6 in Block 57 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

And

Lot 4 in Block 57 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

And

The easterly 112 feet of Lot 5 in Block 57 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma and the north half of the vacated alley lying immediately south of the easterly 112 feet of Lot 5 in Block 57 and a part of Lots 7 and 8 in Block 57, more particularly described as follows: Beginning at the northwest corner of said Lot 7; thence south on the west line of said Lots 7 and 8 for a distance of 70 feet; thence in a northeasterly direction to a point in the easterly line of said Lot 7 that is a distance of 40 feet southerly from the northeast corner of said Lot 7; thence in a northerly direction along the easterly line of said Lot 7 to the northeast corner of said Lot 7; thence westerly, along the northerly line of said Lot 7 to the point of beginning and the southerly one half of the east and west alley lying immediately north of said Lot 7 and the westerly one half of the north and south alley lying immediately east of the portion of Lot 7 above described

BACKGROUND:

We are requesting an amendment to the Future Land Use Map for the property located at 617 Elgin Street. The Future Land Use Map currently shows this as Traditional Residential. The applicant (Golden Rule) has requested a rezone of the property located at 617 Elgin Street from I-1 Light Industrial and R-5 Mobile Home to C-1

Local Commercial. The proposed use of the property will be for the establishment of an Adult Day Center in a portion of the existing building. The request does not conform to the 2025 Muskogee Comprehensive Plan and Future Land Use Map.

Planning Department Analysis

- Current Zoning & Use
 - I-1 Light Industrial and R-5 Mobile Home
 - Industrial Use
- Proposed Zoning & Use
 - C-1 Local Commercial
 - Adult Day Center
- Street Address: 617 Elgin Street

Surrounding Zoning & Land Use

North: CBD Central Business District, Vacant

East: I-1 Light Industrial, Industrial

South: R-1. Single Family, Vacant Land

West: I-1 Light Industrial, Industrial

RECOMMENDED STAFF ACTION:

Recommend approval of Resolution 3077 to City Council, a Land Use Map Amendment.

Fiscal Impact

Attachments

Resolution

Future Land Use Map

Zoning Map

RESOLUTION NO. 3077

A RESOLUTION APPROVING AN AMENDMENT TO THE FUTURE LAND USE MAP FOR THE CITY OF MUSKOGEE FROM "I-1" LIGHT INDUSTRIAL AND "R-5" MOBILE HOME TO "C-1" LOCAL COMMERCIAL.

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 Special Call public hearing has been held on MARCH 19, 2026, 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 "I-1" LIGHT INDUSTRIAL AND "R-5" MOBILE HOME TO "C-1" LOCAL COMMERCIAL located on the tract of land described as:

A part of Lots 7, 8 and 18 and alleys vacated under Ordinance No.243-A in Block 57 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows, to-wit:

Beginning at a point in the westerly line of said Lot 8, which is the easterly line of Division Boulevard, 70 feet southerly from the northwest corner of said Lot 7; thence eastwardly by a straight line passing through a point in the easterly line of said Lot 7 that is 40 feet southerly from the northeast corner of said Lot 7 for a distance of 170 feet that is 40 feet to a point in the center line of the north and south alley vacated under said ordinance; thence northwardly along said center line for a distance of 50 feet more or less to an intersection with the center line of the east and west alley vacated under said ordinance; thence eastwardly along said center line of said east and west alley for a distance of 129 feet more or less, to an intersection with the extension southwardly of the westerly line of Lot 3 in Block 57; thence southwardly along said extension southwardly of the westerly line of said Lot 3 for a distance of 32 feet more or less to a point. 40 feet northwardly from and radially to the existing center line of the main track of the Midland Valley Railroad Company; thence westwardly on a curve to the left and 40 feet northwardly from and concentric with said existing center line for a distance of 322 feet more or less to a point in the westerly line of said Lot 8 which is said easterly line of Division Boulevard; thence northwardly for a distance of 45 feet more or less to the point of beginning AND all that part of the east-west alley lying west of the extension of the east line of Lot 4 and lying 110 feet east of the west block line

And

A part of the west 16 feet of Lot 5 and a part of the east 66 feet of the north 140 feet of Lot 6 in Block 57 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows, to-wit:

Beginning at the northeast corner of said Lot 6; thence running southerly along the easterly line of said Lot 6 a distance of 140 feet; thence westerly and parallel with the northerly line of said Lot 6 a distance of 59.4 feet; thence northerly in a straight line to a point in the northerly line of said Lot 6 a distance of 66 feet westerly from the northeast corner of said Lot 6; thence along the northerly line of said Lot 6 to the place of beginning

And a part of Lot 5 in said Block 57 more particularly described as follows, to-wit:

Beginning on the south line of said Lot 5 at a point 112 feet west from the southeast corner of said Lot 5; thence running west along the south line of Lot 5 a distance of 16 feet to the southwest corner of said Lot 5; thence northerly along the west line of said Lot 5 to the northwest corner of said Lot 5; thence easterly along the northerly line of said Lot 5 a distance of 210 feet; thence south in a direct line to the point of beginning

And all additions to the portion of Lot 5 because of Ordinance No. 243-A closing east and west alley

And

Lot 1 and a part of Lot 2 in Block 101 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows, to wit:

Beginning at the northeast corner of said Lot 1; thence westerly along the northerly line of Lots 1 and 289 feet; thence southerly through Lot 2 to a point on the south line of Lot 284.8 feet westerly of the southeast corner of Lot 1; thence easterly along the south line of Lots 1 and 2 to the southeast corner of Lot 1; thence northerly along the east line of Lot 1 to the place of beginning

And

A part of Lot 2 in Block 101 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows, to-wit:

Beginning at a point in the northerly line of said Lot 65.3 feet easterly from the northwest corner thereof; thence easterly along the northerly line of said lot a distance of 60 feet; thence southerly, to a point in the southerly line of said Lot 129 feet easterly from the southwest corner thereof; thence westerly along the southerly line of said lot a distance of 45 feet; thence northerly to the place of beginning

And

The westerly 60.2 feet of the southerly 111.1 feet of Lot 6 in Block 164 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

And

A part of Lot 7 in Block 164 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows, to-wit:

Beginning at the southwest corner of said Lot 7; thence northerly along the west line of said Lot 7 for a distance of 37.5 feet; thence easterly on a line making an angle of 86°40' with said west line of Lot 7 for a distance of 70 feet; thence easterly for a distance of 71.1 feet to a point on the east line of Lot 7 at a distance of 30 feet from the southeast corner of said Lot 7; thence southerly along said east line for a distance of 30 feet; thence westerly along the south line of Lot 7 for a distance of 141.7 feet to the point of beginning

And

The westerly 60.2 feet of the southerly 111.1 feet of Lot 6 in Block 164 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

And

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thence westerly for a distance of 71.5 feet; thence easterly on a line making an angle 86°40' with the west line of Lot 7 and for a distance of 70.0 feet to a point on the west line of Lot 7 and 75.0 from the southwest corner of Lot 7; thence southerly along the west line of Lot 7 for a distance of 37.5 feet to the point of beginning and subject to an easement covering the following: Beginning at a point on the east line of Lot 7 60 feet northerly from the southeast corner thereof; thence in a westerly direction for a distance of 71.5 feet to a point 44.06 feet south of the north line of said Lot 7; thence easterly to a point on the east line of said Lot 7 and 49 feet 'northerly from the southeast corner of said Lot 7; thence northerly along said east line for a distance of 11 feet to the point of beginning.

And

Lots 19, 20, 21, 22 and 23 in BURFORD SUBDIVISION of Lot 6 in Block 57 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

And

Lot 4 in Block 57 in the City of Muskogee, according to the official plat thereof,

Muskogee County, Oklahoma

And

The easterly 112 feet of Lot 5 in Block 57 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma and the north half of the vacated alley lying immediately south of the easterly 112 feet of Lot 5 in Block 57 and a part of Lots 7 and 8 in Block 57, more particularly described as follows: Beginning at the northwest corner of said Lot 7; thence south on the west line of said Lots 7 and 8 for a distance of 70 feet; thence in a northeasterly direction to a point in the easterly line of said Lot 7 that is a distance of 40 feet southerly from the northeast corner of said Lot 7; thence in a northerly direction along the easterly line of said Lot 7 to the northeast corner of said Lot 7; thence westerly, along the northerly line of said Lot 7 to the point of beginning and the southerly one half of the east and west alley lying immediately north of said Lot 7 and the westerly one half of the north and south alley lying immediately east of the portion of Lot 7 above described

PASSED and APPROVED by the Mayor and Council of the City of Muskogee this _____ day of MARCH 2026.

W. PATRICK CALE, MAYOR

ATTEST:

TAMMY L. TRACY, CITY CLERK

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

KATRINA BODENHAMER, CITY ATTORNEY

Future Land Use Map

LEGEND

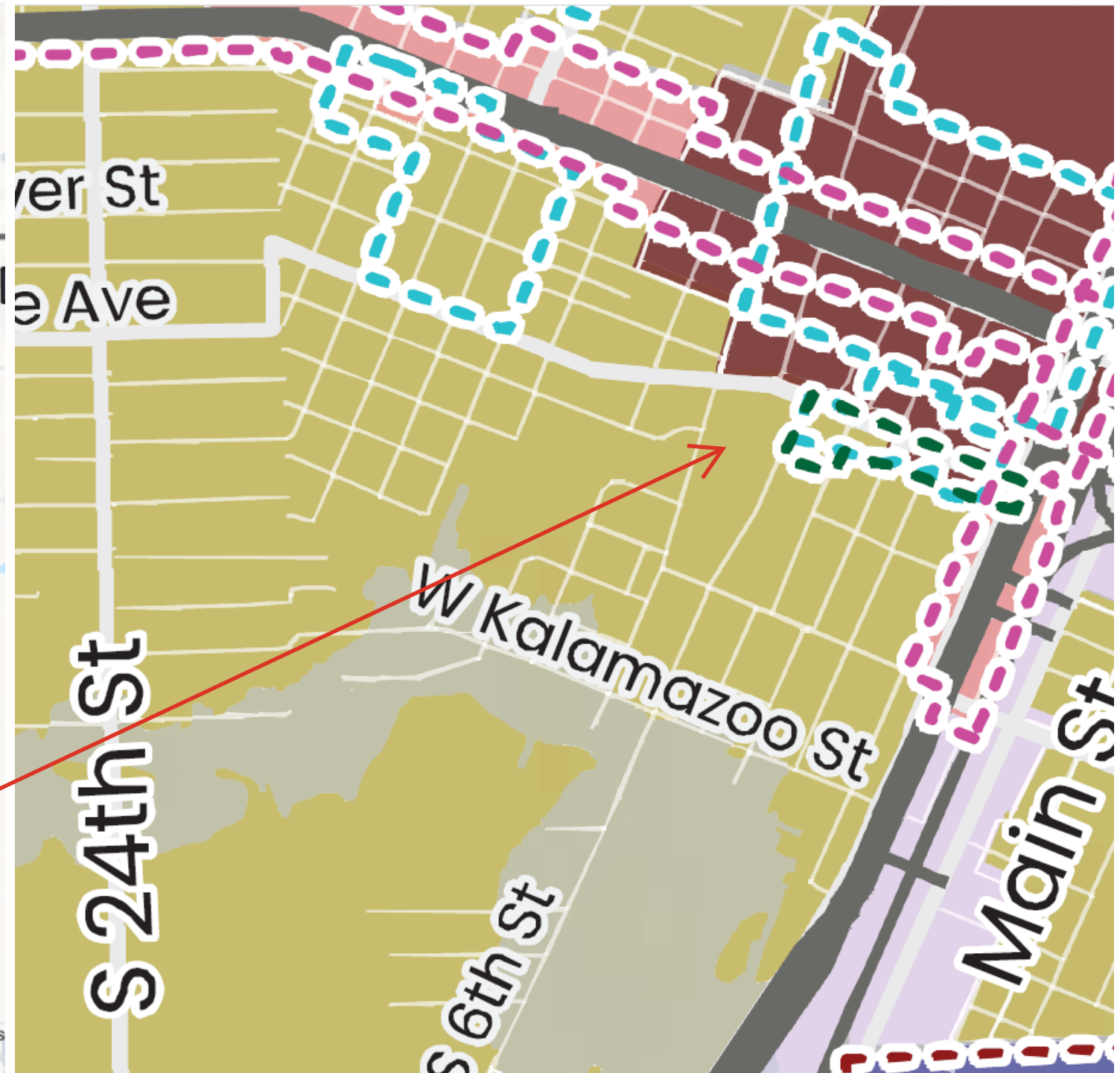
- Floodplain
- Waterways
- City Limits
- Highways
- Rail

PLACE-TYPES

- Parks and Open Space
- Rural Residential
- Suburban Residential
- Traditional Residential
- Local Commercial
- Regional/Corridor Commercial
- Light Industrial
- Heavy Industrial
- Downtown
- Civic and Educational

OVERLAYS

- Historic District
- Mixed-use Center
- Mixed-use Corridor
- Trail-Oriented Development



0 1 2 Miles

City of Muskogee Zoning Map



2/18/2026

Zoning Districts

- | | |
|---|-----|
|  | C-2 |
|  | CBD |
|  | R-1 |
|  | R-4 |
|  | R-5 |
|  | POS |

World Imagery

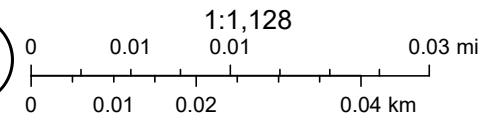
Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

30cm Resolution Metadata



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Meeting Date: 03/19/2026

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 4294-A, a rezone request for the property located at 617 Elgin Street, rezoning the property from I-1 Light Industrial and R-5 Mobile Home to C-1 Local Commercial, and if approved, authorize staff to update the official city map. (Sarah Winkle)

LEGAL DESCRIPTION:

A part of Lots 7, 8 and 18 and alleys vacated under Ordinance No.243-A in Block 57 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows, to-wit:

Beginning at a point in the westerly line of said Lot 8, which is the easterly line of Division Boulevard, 70 feet southerly from the northwest corner of said Lot 7; thence eastwardly by a straight line passing through a point in the easterly line of said Lot 7 that is 40 feet southerly from the northeast corner of said Lot 7 for a distance of 170 feet that is 40 feet to a point in the center line of the north and south alley vacated under said ordinance; thence northwardly along said center line for a distance of 50 feet more or less to an intersection with the center line of the east and west alley vacated under said ordinance; thence eastwardly along said center line of said east and west alley for a distance of 129 feet more or less, to an intersection with the extension southwardly of the westerly line of Lot 3 in Block 57; thence southwardly along said extension southwardly of the westerly line of said Lot 3 for a distance of 32 feet more or less to a point. 40 feet northwardly from and radially to the existing center line of the main track of the Midland Valley Railroad Company; thence westwardly on a curve to the left and 40 feet northwardly from and concentric with said existing center line for a distance of 322 feet more or less to a point in the westerly line of said Lot 8 which is said easterly line of Division Boulevard; thence northwardly for a distance of 45 feet more or less to the point of beginning AND all that part of the east-west alley lying west of the extension of the east line of Lot 4 and lying 110 feet east of the west block line

And

A part of the west 16 feet of Lot 5 and a part of the east 66 feet of the north 140 feet of Lot 6 in Block 57 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows, to-wit:

Beginning at the northeast corner of said Lot 6; thence running southerly along the easterly line of said Lot 6 a distance of 140 feet; thence westerly and parallel with the northerly line of said Lot 6 a distance of 59.4 feet; thence northerly in a straight line to a point in the northerly line of said Lot 6 a distance of 66 feet westerly from the northeast corner of said Lot 6; thence along the northerly line of said Lot 6 to the place of beginning

And a part of Lot 5 in said Block 57 more particularly described as follows, to-wit:

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Beginning at the northeast corner of said Lot 1; thence westerly along the northerly line of Lots 1 and 289 feet; thence southerly through Lot 2 to a point on the south line of Lot 284.8 feet westerly of the southeast corner of Lot 1; thence easterly along the south line of Lots 1 and 2 to the southeast corner of Lot 1; thence northerly along the east line of Lot 1 to the place of beginning

And

A part of Lot 2 in Block 101 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows, to-wit:

Beginning at a point in the northerly line of said Lot 65 .3 feet easterly from the northwest corner thereof; thence easterly along the northerly line of said lot a distance of 60 feet; thence southerly, to a point in the southerly line of said Lot .129 feet easterly from the southwest corner thereof; thence westerly along the southerly line of said lot a distance of 45 feet; thence northerly to the place of beginning

And

The westerly 60.2 feet of the southerly 111.1 feet of Lot 6 in Block 164 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

And

A part of Lot 7 in Block 164 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows, to-wit:

Beginning at the southwest corner of said Lot 7; thence northerly along the west line of said Lot 7 for a distance of 37.5 feet; thence easterly on a line making an angle of 86°40' with said west line of Lot 7 for a distance of 70 feet; thence easterly for a distance of 71.1 feet to a point on the east line of Lot 7 at a distance of 30 feet from the southeast corner of said Lot 7; thence southerly along said east line for a distance of 30 feet; thence westerly along the south line of Lot 7 for a distance of 141.7 feet to the point of beginning

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And

A part of Lot 7 in Block 164 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows, to-wit:

Beginning at a point on the west line of Lot 7 in Block 164 in the City of Muskogee at a distance of 37.5 feet from the southwest corner of Lot 7; thence easterly on a line making an angle of 86°40' with said west line of Lot 7 for a distance of 70.0 feet; thence easterly for a distance of 71.1 feet to a point on the east line of Lot 7 30.0 feet from the southeast corner of Lot 7; thence northerly along the east line of Lot 7 for a distance of 30.0 feet; thence westerly for a distance of 71.5 feet; thence easterly on a line making an angle 86°40' with the west line of Lot 7 and for a distance of 70.0 feet to a point on the west line of Lot 7 and 75.0 from the southwest corner of Lot 7; thence southerly along the west line of Lot 7 for a distance of 37.5 feet to the point of beginning and subject to an easement covering the following: Beginning at a point on the east line of Lot 7 60 feet northerly from the southeast corner thereof; thence in a westerly direction for a distance of 71.5 feet to a point 44.06 feet south of the north line of said Lot 7; thence easterly to a point on the east line of said Lot 7 and 49 feet northerly from the southeast corner of said Lot 7; thence northerly along said east line for a distance of 11 feet to the point of beginning.

And

Lots 19, 20, 21, 22 and 23 in BURFORD SUBDIVISION of Lot 6 in Block 57 in the City of

Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

And

Lot 4 in Block 57 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

And

The easterly 112 feet of Lot 5 in Block 57 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma and the north half of the vacated alley lying immediately south of the easterly 112 feet of Lot 5 in Block 57 and a part of Lots 7 and 8 in Block 57, more particularly described as follows: Beginning at the northwest corner of said Lot 7; thence south on the west line of said Lots 7 and 8 for a distance of 70 feet; thence in a northeasterly direction to a point in the easterly line of said Lot 7 that is a distance of 40 feet southerly from the northeast corner of said Lot 7; thence in a northerly direction along the easterly line of said Lot 7 to the northeast corner of said Lot 7; thence westerly, along the northerly line of said Lot 7 to the point of beginning and the southerly one half of the east and west alley lying immediately north of said Lot 7 and the westerly one half of the north and south alley lying immediately east of the portion of Lot 7 above described

BACKGROUND:

The applicant has requested a rezone of the property located at 617 Elgin Street from I-1 Light Industrial and R-5 Mobile Home to C-1 Local Commercial. The proposed use of the property will be for the establishment of an Adult Day Center in a portion of the existing building. The request does not conform to the 2025 Muskogee Comprehensive Plan and Future Land use Plan.

Planning Department Analysis

- Current Zoning & Use
 - I-1 Light Industrial and R-5 Mobile Home
 - Industrial Use
- Proposed Zoning & Use
 - C-1 Local Commercial
 - Adult Day Center
- Street Address: 617 Elgin Street

Surrounding Zoning & Land Use

North: CBD Central Business District, Vacant

East: I-1 Light Industrial, Industrial

South: R-1. Single Family, Vacant Land

West: I-1 Light Industrial, Industrial

RECOMMENDED STAFF ACTION:

Recommend Approval to City Council of Ordinance 4294-A, a rezone request.

Fiscal Impact

Attachments

Ordinance

Staff Report

Survey

Zoning Map

ORDINANCE NO. 4294-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 617 ELGIN STREET. THE TRACT OF LAND IS IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 15 NORTH, RANGE 18 EAST OF THE INDIAN BASE AND MERIDIAN, MUSKOGEE COUNTY, STATE OF OKLAHOMA. CONTAINING 0.49 ACRES MORE OR LESS, AND PROVIDING FOR SEVERABILITY. THE PROPERTY IS MORE PARTICULARLY DESCRIBED AS:

A part of Lots 7, 8 and 18 and alleys vacated under Ordinance No.243-A in Block 57 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows, to-wit:

Beginning at a point in the westerly line of said Lot 8, which is the easterly line of Division Boulevard, 70 feet southerly from the northwest corner of said Lot 7; thence eastwardly by a straight line passing through a point in the easterly line of said Lot 7 that is 40 feet southerly from the northeast corner of said Lot 7 for a distance of 170 feet that is 40 feet to a point in the center line of the north and south alley vacated under said ordinance; thence northwardly along said center line for a distance of 50 feet more or less to an intersection with the center line of the east and west alley vacated under said ordinance; thence eastwardly along said center line of said east and west alley for a distance of 129 feet more or less, to an intersection with the extension southwardly of the westerly line of Lot 3 in Block 57; thence southwardly along said extension southwardly of the westerly line of said Lot 3 for a distance of 32 feet more or less to a point. 40 feet northwardly from and radially to the existing center line of the main track of the Midland Valley Railroad Company; thence westwardly on a curve to the left and 40 feet northwardly from and concentric with said existing center line for a distance of 322 feet more or less to a point in the westerly line of said Lot 8 which is said easterly line of Division Boulevard; thence northwardly for a distance of 45 feet more or less to the point of beginning AND all that part of the east-west alley lying west of the extension of the east line of Lot 4 and lying 110 feet east of the west block line

And

A part of the west 16 feet of Lot 5 and a part of the east 66 feet of the north 140 feet of Lot 6 in Block 57 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows, to-wit:

Beginning at the northeast corner of said Lot 6; thence running southerly along the easterly line of said Lot 6 a distance of 140 feet; thence westerly and parallel with the northerly line of said Lot 6 a distance of 59.4 feet; thence northerly in a straight line to a point in the northerly line of said Lot 6 a distance of 66 feet westerly from the northeast corner of said Lot 6; thence along the northerly line of said Lot 6 to the place of beginning

And a part of Lot 5 in said Block 57 more particularly described as follows, to-wit:

Beginning on the south line of said Lot 5 at a point 112 feet west from the southeast corner of said Lot 5; thence running west along the south line of Lot 5 a distance of 16 feet to the southwest corner of said Lot 5; thence northerly along the west line of said Lot 5 to the northwest corner of said Lot 5; thence easterly along the northerly line of said

Lot 5 a distance of 2/10 feet; thence south in a direct line to the point of beginning
And all additions to the portion of Lot 5 because of Ordinance No. 243-A closing east
and west alley

And

Lot 1 and a part of Lot 2 in Block 101 in the City of Muskogee, according to the official
plat thereof, Muskogee County, Oklahoma, more particularly described as follows, to
wit:

Beginning at the northeast corner of said Lot 1; thence westerly along the northerly line
of Lots 1 and 289 feet; thence southerly through Lot 2 to a point on the south line of Lot
284.8 feet westerly of the southeast corner of Lot 1; thence easterly along the south line
of Lots 1 and 2 to the southeast corner of Lot 1; thence northerly along the east line of
Lot 1 to the place of beginning

And

A part of Lot 2 in Block 101 in the City of Muskogee, according to the official plat
thereof, Muskogee County, Oklahoma, more particularly described as follows, to-wit:

Beginning at a point in the northerly line of said Lot 65 .3 feet easterly from the
northwest corner thereof; thence easterly along the northerly line of said lot a distance of
60 feet; thence southerly, to a point in the southerly line of said Lot .129 feet easterly
from the southwest corner thereof; thence westerly along the southerly line of said lot a
distance of 45 feet; thence northerly to the place of beginning

And

The westerly 60.2 feet of the southerly 111.1 feet of Lot 6 in Block 164 in the City of
Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

And

A part of Lot 7 in Block 164 in the City of Muskogee, according to the official plat
thereof, Muskogee County, Oklahoma, more particularly described as follows, to-wit:

Beginning at the southwest corner of said Lot 7; thence northerly along the west line of
said Lot 7 for a distance of 37.5 feet; thence easterly on a line making an angle of 86°40'
with said west line of Lot 7 for a distance of 70 feet; thence easterly for a distance of 71.1
feet to a point on the east line of Lot 7 at a distance of 30 feet from the southeast corner
of said Lot 7; thence southerly along said east line for a distance of 30 feet; thence
westerly along the south line of Lot 7 for a distance of 141.7 feet to the point of
beginning

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distance of 37.5 feet from the southwest corner of Lot 7; thence easterly on a line making
an angle of 86°40' with said west line of Lot 7 for a distance of 70.0 feet; thence easterly
for a distance of 71.1 feet to a point on the east line of Lot 7 30.0 feet from the southeast
corner of Lot 7; thence northerly along the east line of Lot 7 for a distance of 30.0 feet;
thence westerly for a distance of 71.5 feet; thence easterly on a line making an angle
86°40' with the west line of Lot 7 and for a distance of 70.0 feet to a point on the west
line of Lot 7 and 75.0 from the southwest corner of Lot 7; thence southerly along the west
line of Lot 7 for a distance of 37.5 feet to the point of beginning and subject to an
easement covering the following: Beginning at a point on the east line of Lot 7 60 feet

northerly from the southeast corner thereof; thence in a westerly direction for a distance of 71.5 feet to a point 44.06 feet south of the north line of said Lot 7; thence easterly to a point on the east line of said Lot 7 and 49 feet 'northerly from the southeast corner of said Lot 7; thence northerly along said east line for a distance of 11 feet to the point of beginning.

And

Lots 19, 20, 21, 22 and 23 in BURFORD SUBDIVISION of Lot 6 in Block 57 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

And

Lot 4 in Block 57 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

And

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(Golden Rule Industries, Inc., Applicant)

FROM I-1 LIGHT INDUSTRIAL & R-5 MOBILE HOME

TO

C-1 LOCAL COMMERCIAL

WHEREAS, the City of Muskogee Planning and Zoning Commission, in a Special Call meeting held MARCH 19, 2026, 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;

A part of Lots 7, 8 and 18 and alleys vacated under Ordinance No.243-A in Block 57 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows, to-wit:

Beginning at a point in the westerly line of said Lot 8, which is the easterly line of Division Boulevard, 70 feet southerly from the northwest corner of said Lot 7; thence eastwardly by a straight line passing through a point in the easterly line of said Lot 7 that

is 40 feet southerly from the northeast corner of said Lot 7 for a distance of 170 feet that is 40 feet to a point in the center line of the north and south alley vacated under said ordinance; thence northwardly along said center line for a distance of 50 feet more or less to an intersection with the center line of the east and west alley vacated under said ordinance; thence eastwardly along said center line of said east and west alley for a distance of 129 feet more or less, to an intersection with the extension southwardly of the westerly line of Lot 3 in Block 57; thence southwardly along said extension southwardly of the westerly line of said Lot 3 for a distance of 32 feet more or less to a point. 40 feet northwardly from and radially to the existing center line of the main track of the Midland Valley Railroad Company; thence westwardly on a curve to the left and 40 feet northwardly from and concentric with said existing center line for a distance of 322 feet more or less to a point in the westerly line of said Lot 8 which is said easterly line of Division Boulevard; thence northwardly for a distance of 45 feet more or less to the point of beginning AND all that part of the east-west alley lying west of the extension of the east line of Lot 4 and lying 110 feet east of the west block line

And

A part of the west 16 feet of Lot 5 and a part of the east 66 feet of the north 140 feet of Lot 6 in Block 57 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows, to-wit:

Beginning at the northeast corner of said Lot 6; thence running southerly along the easterly line of said Lot 6 a distance of 140 feet; thence westerly and parallel with the northerly line of said Lot 6 a distance of 59.4 feet; thence northerly in a straight line to a point in the northerly line of said Lot 6 a distance of 66 feet westerly from the northeast corner of said Lot 6; thence along the northerly line of said Lot 6 to the place of beginning

And a part of Lot 5 in said Block 57 more particularly described as follows, to-wit:

Beginning on the south line of said Lot 5 at a point 112 feet west from the southeast corner of said Lot 5; thence running west along the south line of Lot 5 a distance of 16 feet to the southwest corner of said Lot 5; thence northerly along the west line of said Lot 5 to the northwest corner of said Lot 5; thence easterly along the northerly line of said Lot 5 a distance of 210 feet; thence south in a direct line to the point of beginning

And all additions to the portion of Lot 5 because of Ordinance No. 243-A closing east and west alley

And

Lot 1 and a part of Lot 2 in Block 101 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows, to wit:

Beginning at the northeast corner of said Lot 1; thence westerly along the northerly line of Lots 1 and 289 feet; thence southerly through Lot 2 to a point on the south line of Lot 284.8 feet westerly of the southeast corner of Lot 1; thence easterly along the south line of Lots 1 and 2 to the southeast corner of Lot 1; thence northerly along the east line of Lot 1 to the place of beginning

And

A part of Lot 2 in Block 101 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows, to-wit:

Beginning at a point in the northerly line of said Lot 65 .3 feet easterly from the northwest corner thereof; thence easterly along the northerly line of said lot a distance of 60 feet; thence southerly, to a point in the southerly line of said Lot .129 feet easterly from the southwest corner thereof; thence westerly along the southerly line of said lot a

distance of 45 feet; thence northerly to the place of beginning

And

The westerly 60.2 feet of the southerly 111.1 feet of Lot 6 in Block 164 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

And

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northerly direction along the easterly line of said Lot 7 to the northeast corner of said Lot 7; thence westerly, along the northerly line of said Lot 7 to the point of beginning and the southerly one half of the east and west alley lying immediately north of said Lot 7 and the westerly one half of the north and south alley lying immediately east of the portion of Lot 7 above described

FROM I-1 LIGHT INDUSTRIAL & R-5 MOBILE HOME
TO
C-1 LOCAL 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 MARCH, 2026.

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 Ordinance 4294-A, a rezone request, for the property located at 617 Elgin Street rezoning the property from I-1 Light Industrial and R-5 Mobile Home to C-1 Local Commercial, and if approved, authorize staff to update the official city map. (Sarah Winkle)

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 Special Call Planning & Zoning Commission on March 19, 2026 at 9:00 A.M.**
- 2. City of Muskogee City Council on March 23, 2026 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 February 28, 2026 for a circulation period of 20 days, and all property owners within a 300 foot radius of the property were noticed.

Legal Description:

A part of Lots 7, 8 and 18 and alleys vacated under Ordinance No.243-A in Block 57 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma, more particularly described as follows, to-wit:

Beginning at a point in the westerly line of said Lot 8, which is the easterly line of Division Boulevard, 70 feet southerly from the northwest corner of said Lot 7; thence eastwardly by a straight line passing through a point in the easterly line of said Lot 7 that is 40 feet southerly from the northeast corner of said Lot 7 for a distance of 170 feet that is 40 feet to a point in the center line of the north and south alley vacated under said ordinance; thence northwardly along said center line for a distance of 50 feet more or less to an intersection with the center line of the east and west alley vacated under said ordinance; thence eastwardly along said center line of said east and west alley for a distance of 129 feet more or less, to an intersection with the extension southwardly of the westerly line of Lot 3 in Block 57; thence southwardly

along said extension southwardly of the westerly line of said Lot 3 for a distance of 32 feet more or less to a point. 40 feet northwardly from and radially to the existing center line of the main track of the Midland Valley Railroad Company; thence westwardly on a curve to the left and 40 feet northwardly from and concentric with said existing center line for a distance of 322 feet more or less to a point in the westerly line of said Lot 8 which is said easterly line of Division Boulevard; thence northwardly for a distance of 45 feet more or less to the point of beginning AND all that part of the east-west alley lying west of the extension of the east line of Lot 4 and lying 110 feet east of the west block line

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And a part of Lot 5 in said Block 57 more particularly described as follows, to-wit:

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thence westerly for a distance of 71.5 feet; thence easterly on a line making an angle 86°40' with the west line of Lot 7 and for a distance of 70.0 feet to a point on the west

line of Lot 7 and 75.0 from the southwest corner of Lot 7; thence southerly along the west line of Lot 7 for a distance of 37.5 feet to the point of beginning and subject to an easement covering the following: Beginning at a point on the east line of Lot 7 60 feet northerly from the southeast corner thereof; thence in a westerly direction for a distance of 71.5 feet to a point 44.06 feet south of the north line of said Lot 7; thence easterly to a point on the east line of said Lot 7 and 49 feet 'northerly from the southeast corner of said Lot 7; thence northerly along said east line for a distance of 11 feet to the point of beginning.

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Lot 4 in Block 57 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma

And

The easterly 112 feet of Lot 5 in Block 57 in the City of Muskogee, according to the official plat thereof, Muskogee County, Oklahoma and the north half of the vacated alley lying immediately south of the easterly 112 feet of Lot 5 in Block 57 and a part of Lots 7 and 8 in Block 57, more particularly described as follows: Beginning at the northwest corner of said Lot 7; thence south on the west line of said Lots 7 and 8 for a distance of 70 feet; thence in a northeasterly direction to a point in the easterly line of said Lot 7 that is a distance of 40 feet southerly from the northeast corner of said Lot 7; thence in a northerly direction along the easterly line of said Lot 7 to the northeast corner of said Lot 7; thence westerly along the northerly line of said Lot 7 to the point of beginning and the southerly one half of the east and west alley lying immediately north of said Lot 7 and the westerly one half of the north and south alley lying immediately east of the portion of Lot 7 above described

Background:

Planning Department Analysis

- Current Zoning & Use
 - I-1 Light Industrial and R-5 Mobile Home
 - Industrial Use
- Proposed Zoning & Use
 - C-1 Local Commercial
 - Adult Day Center
- Street Address: 617 Elgin Street

Surrounding Zoning & Land Use

North: CBD Central Business District, Vacant

East: I-1 Light Industrial, Industrial

South: R-1. Single Family, Vacant Land

West: I-1 Light Industrial, Industrial

Discussion

The applicant has requested a rezone of the property located at the 617 Elgin Street from I-1 Light Industrial and R-5 Mobile Home to C-1 Local Commercial. The proposed use of the property will be for the establishment of an Adult Day Center in a portion of the existing building. The request does not conform to the 2025 Muskogee Comprehensive Plan and Future Land use Plan.

RECOMMENDATION: Recommend Approval to City Council of Ordinance 4294-A, a rezone request.



PLAT OF SURVEY

THE FOLLOWING LEGAL DESCRIPTION WAS DERIVED FROM BOOK 4220, PAGE 275-276

Lots 19,20,21,22 and 23 of Burford Subdivision of Lot 6 in Block 57, City of Muskogee
AND

Lots 4, 5 and 6 in Block 57, City of Muskogee
AND

Part of Lots 7, 8 and 18 in Block 57, City of Muskogee lying 40 feet Northerly of the center line of the old main track of the Midland Valley Railroad Company,
more particularly described as follows:

Beginning at the Northwest corner of Lot 23 of Burford Subdivision of Lot 6 in Block 57, City of Muskogee, thence S16°04'03"W along the westerly line of said Block 57 a distance of 332.05 feet to a point on the west line of Lot 8 approximately 115.00 feet southwesterly of the Northwest corner of Lot 7;

thence easterly along a curve to the right and 40 feet northwardly from and concentric with the old main track of the Midland Valley Railroad Company having a radius of 1849.37 feet, an arc length of (327.84 feet measured, 322.00 feet record) and having a chord which bears N78°56'12"E a distance of 327.41 feet to the intersection with the extension southwardly of the easterly line of Lot 4, Block 57;

thence N14°54'00"E along said extension southwardly of the easterly line of Lot 4, a distance of 238.94 feet to the northeast corner of Lot 4;

thence N85°01'14"W along the northerly line of Block 57 a distance of (291.96 feet measured, 292.10 feet record) to the Point of Beginning, all in Block 57, City of Muskogee, State of Oklahoma, including all vacated alleyways within and adjacent to the above described property, with the basis of bearing of this description being NAD83 Oklahoma State Plane, North Zone and prepared on 1/26/2026 by Tony Robison, LS #1686.

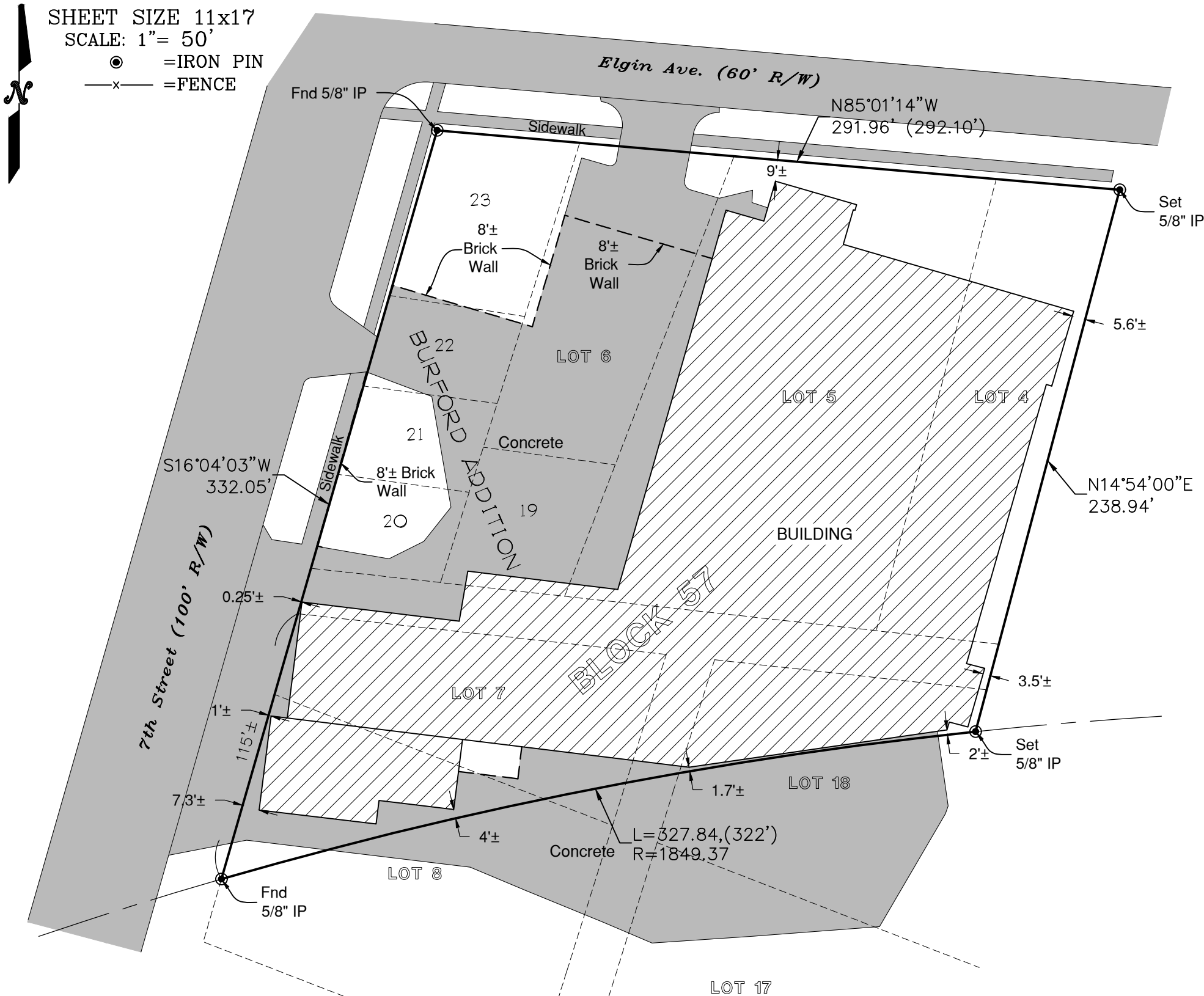
Containing 1.86 acres, more or less.

SHEET SIZE 11x17

SCALE: 1"= 50'

⊙ = IRON PIN

—x— = FENCE



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

Bearings are based on NAD83 Oklahoma State Plane Coordinate System.

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

W.O.# 13588-2

SURVEYED BY: RT/PD

DRAWN BY: AM

Last Site Visit: 1/7/20

1/26/2026

Tony Polison

TONY ROBISON, LAND SURVEYOR NO. 1686

***Heartland Surveying &
Mapping, PLLC***

CA #4849

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

FOR: GOLDEN RULE

DATE: 1/26/2026

THIS SURVEY MEETS MINIMUM TECHNICAL SURVEY STANDARDS.

FILE NAME
Jan 26, 2026 - 2:45pm
S:\CAD - HEARTLAND-FILES\WO13588-2.dwg

City of Muskogee Zoning Map



2/18/2026

Zoning Districts

	C-2
	CBD
	R-1
	R-4
	R-5
	POS

World Imagery

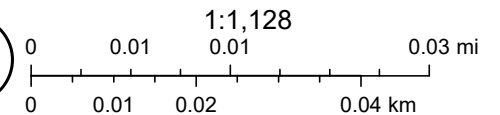
Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

30cm Resolution Metadata



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