



P.O. BOX 850 | COWETA, OKLAHOMA 74429 | PH. (918) 486-2189 | FAX (918) 486-5366 | [www.cityofcoweta-ok.gov](http://www.cityofcoweta-ok.gov)

**AGENDA - REGULAR MEETING  
COWETA PLANNING COMMISSION  
COWETA CITY HALL, 310 S. BROADWAY  
MONDAY, DECEMBER 21, 2020, 6:00 PM**

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
  - Melanie Lander \_\_\_\_
  - Jessica Morris \_\_\_\_
  - Kathleen Robinson \_\_\_\_
  - Carter Mathews \_\_\_\_
  - Joanna Jones \_\_\_\_

- IV. CONSENT  
(All matters under the “Consent Calendar” are considered by the Planning Commission to be routine and will be enacted by one motion. Any Commissioner may, however, remove an item from consent by request.)

- 1. MINUTES OF THE REGULAR MEETING  
APPROVAL OF THE MINUTES OF THE COWETA PLANNING COMMISSION, REGULAR MEETING, HELD ON OCTOBER 19, 2020.

Documents:

[201019 MINUTES OF THE REGULAR PLANNING COMMISSION.PDF](#)

- V. PUBLIC HEARINGS

- 1. PUBLIC HEARING-PUD-C 20-03  
PUBLIC HEARING TO ACCEPT PUBLIC COMMENT ON AN APPLICATION FOR A PLANNED UNIT DEVELOPMENT, PUD-C 20-03, ON PROPERTY CONSISTING OF APPROXIMATELY 0.78 ACRES, MORE OR LESS, IN COWETA, OKLAHOMA, LOCATED AT SOUTH 257TH EAST AVENUE AND EAST STATE HIGHWAY 51, IN SECTION 26, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA. THIS PROPERTY HAS A PHYSICAL ADDRESS OF 25705 EAST STATE HIGHWAY 51.

Documents:

[201221 PUD C 20-03.PDF](#)  
[CZ 20-13 PUD-C 20-03 AERIAL VIEW MAP.PDF](#)  
[CZ 20-13 PUD-C 20-03 ZONING MAP.PDF](#)

- 2. PUBLIC HEARING-CZ 20-14 REZONE  
PUBLIC HEARING TO ACCEPT PUBLIC COMMENT ON CZ 20-14, AN APPLICATION TO CHANGE THE ZONING FROM CG (COMMERCIAL GENERAL) TO RS-3 (RESIDENTIAL SINGLE FAMILY) FOR THE FOLLOWING DESCRIBED PROPERTY: LOTS 23, 24, 25 AND 26, BLOCK 47, LESS THAT PART OF LOTS 25 AND 26 DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF LOT 26, THENCE WEST 30 FEET, THENCE SOUTH 40 FEET, THENCE EAST 30 FEET, THENCE NORTH 40 FEET TO THE POINT OF BEGINNING, NEW COWETA, WAGONER COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF. LOCATED AT 421 EAST SYCAMORE STREET, COWETA, OK.

Documents:

[CZ 20-14 AERIAL VIEW MAP.PDF](#)  
[CZ 20-14 ZONING MAP.PDF](#)

3. PUBLIC HEARING-PRELIMINARY PLAT-THE WOODS I  
PUBLIC HEARING TO ACCEPT PUBLIC COMMENT ON A REQUEST FOR PRELIMINARY PLAT APPROVAL OF THE WOODS I, A SUBDIVISION OF APPROXIMATELY 53.601 ACRES, MORE OR LESS, WITH 106 LOTS LOCATED IN SECTION 36, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA. THIS PLAT IS PART OF PLANNED UNIT DEVELOPMENT NO. R 13-02 WITH RS-2 (RESIDENTIAL SINGLE-FAMILY) AND RM-1 (RESIDENTIAL MULTI-FAMILY) ZONING.

Documents:

[20019\\_20201210\\_PRELIMINARYPLAT\\_THEWOODS1 \(2\).PDF](#)  
[THE WOODS I PRELIMINARY PLAT SITE PLAN.PDF](#)

## VI. OLD BUSINESS

1. CLS 20-08 MINOR SUBDIVISION  
DISCUSSION AND POSSIBLE ACTION ON THE APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL OF A MINOR SUBDIVISION, CASE NO. CLS 20-08, ON PROPERTY LOCATED AT 28897 EAST 141ST STREET SOUTH, IN SECTION 7, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA.  
(CAROLYN BACK, COMMUNITY DEVELOPMENT DIRECTOR)

Documents:

[201221 STAFF REPORT CLS 20-08.PDF](#)  
[CLS 20-08 AERIAL VIEW MAP.PDF](#)  
[CLS 20-08 ZONING MAP.PDF](#)

2. PUD-C 20-03  
DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL ON AN APPLICATION FOR A PLANNED UNIT DEVELOPMENT, PUD-C 20-03, ON PROPERTY CONSISTING OF APPROXIMATELY 0.78 ACRES, MORE OR LESS, IN COWETA, OKLAHOMA, LOCATED AT SOUTH 257TH EAST AVENUE AND EAST STATE HIGHWAY 51, IN SECTION 26, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA. THIS PROPERTY HAS A PHYSICAL ADDRESS OF 25705 EAST STATE HIGHWAY 51.  
(CAROLYN BACK, COMMUNITY DEVELOPMENT DIRECTOR)

Documents:

[201221 STAFF REPORT PUD C 20-03.PDF](#)  
[MIDWAY BOXYARD PUD-C 20-03.PDF](#)  
[CZ 20-13 PUD-C 20-03 AERIAL VIEW MAP.PDF](#)  
[CZ 20-13 PUD-C 20-03 ZONING MAP.PDF](#)

3. CZ 20-14 REZONE  
DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL ON CZ 20-14, AN APPLICATION TO CHANGE THE ZONING FROM CG (COMMERCIAL GENERAL) TO RS-3 (RESIDENTIAL SINGLE-FAMILY) AT THE FOLLOWING DESCRIBED PROPERTY: LOTS 23, 24, 25 AND 26, BLOCK 47, LESS THAT PART OF LOTS 25 AND 26 DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF LOT 26, THENCE WEST 30 FEET, THENCE SOUTH 40 FEET, THENCE EAST 30 FEET, THENCE NORTH 40 FEET TO THE POINT OF BEGINNING, NEW COWETA, WAGONER COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF. LOCATED AT 421 EAST SYCAMORE STREET, COWETA, OK.  
(CAROLYN BACK, COMMUNITY DEVELOPMENT DIRECTOR)

Documents:

[201221 STAFF REPORT CZ 20-14.PDF](#)  
[CZ 20-14 AERIAL VIEW MAP.PDF](#)  
[CZ 20-14 ZONING MAP.PDF](#)

4. PRELIMINARY PLAT-THE WOODS I

DISCUSSION AND POSSIBLE ACTION ON THE APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL OF A REQUEST FOR PRELIMINARY PLAT APPROVAL OF THE WOODS I, A SUBDIVISION OF APPROXIMATELY 53.601 ACRES, MORE OR LESS, WITH 106 LOTS LOCATED IN SECTION 36, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA. THIS PLAT IS PART OF PLANNED UNIT DEVELOPMENT NO. R 13-02 WITH RS-2 (RESIDENTIAL SINGLE FAMILY) AND RM-1 (RESIDENTIAL MULTI-FAMILY) ZONING. (CAROLYN BACK, COMMUNITY DEVELOPMENT DIRECTOR)

Documents:

[201221 STAFF REPORT WOODS I PRELIMINARY PLAT.PDF](#)  
[20019\\_20201210\\_PRELIMINARYPLAT\\_THEWOODS1 \(2\).PDF](#)  
[THE WOODS I PRELIMINARY PLAT SITE PLAN.PDF](#)

VII. NEW BUSINESS

VIII. ADJOURNMENT

**IF YOU REQUIRE A SPECIAL ACCOMMODATION PURSUANT TO THE AMERICANS WITH DISABILITIES ACT, PLEASE NOTIFY CITY HALL BY 9:00 A.M. ON THE DATE OF THE MEETING.**