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**AGENDA**  
**CITY OF COWETA PLANNING COMMISSION**  
**REGULAR MEETING 6:30 PM MONDAY, JULY 27, 2015**  
**COWETA CITY HALL 310 S. BROADWAY, COWETA, OK 74429**

1. **Call To Order**
2. **Roll Call**
3. **Discussion and consideration of the Minutes of the Special Meeting of May 26, 2015.**
4. **Old Business**  
  
**Election of Chair and Vice Chair to serve the Planning Commission.**
5. **Public Hearing Items**
  - A. Discuss and consider possible action, including approval, approval with conditions, or denial of CZ 15-04, an application by Bobby W. and Patricia A. Starnes, to rezone the West Half (W/2) of the North 113 feet of Lot Four (4), CEEJAY Acres, a subdivision of part of the South Half of the Northwest Quarter (S/2 NW/4) of Section Twenty-Six (26), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, from RMH (Residential Manufactured Home) to RS-1 (Residential Single Family).
  - B. Discuss and consider possible action, including approval, approval with conditions, or denial of an application for Lot Combination, Case No. CLS 15-03, a request from Bobby W. Starnes, Patricia A. Starnes and Andrea M. Day to combine (i) Lot 3, (ii) the northern 113 feet of the west half of Lot 4, and (iii) the northern 113 feet of the east half of Lot 4, of Ceejay Acres, into one lot. The property on Lot 3 has the assigned address of 10367 South 264<sup>th</sup> East Avenue, in Section 26, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.
  - C. Discuss and consider possible action, including approval, approval with conditions, or denial of CZ 15-05 an application by the City of Coweta to rezone Lots 1 and 2, Block 3, New Coweta, located in Section 18, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, from RMH (Residential Manufactured Home) to RS-3 (Residential Single Family).
  - D. Discuss and consider possible action, including approval, approval with conditions, or denial of CLS 15-02, a lot combination application by land owner DKK, LLC and member/manager, Mark Savage. The applicant is requesting the lot combination to combine three lots into one lot. The lots are located in Section Twenty-Six (26), Township Eighteen (18) North, Range Fifteen (15) East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma. This land is more commonly known as 11057 S.

State Highway 51, Broken Arrow, OK 74014 (Tiger Mini-Storage & Car Wash), and 11059 S. State Highway 51, Broken Arrow, OK 74014 (Coweta Tag Agency), and a tract of land adjacent to the northwest, around 1.3 acres more or less, previously owned by Our Finest Hour Church. This land is zoned CG General Commercial District, with a Specific Use Permit (SUP CZ 15-03) for mini-storage use.

- E. Discuss and consider possible action, including approval, approval with conditions, or denial of a request by TJT Enterprises, LLC, Developer, and JR Donelson, Inc., engineering firm, for revised Final Plat approval of Coweta Crossing South45, part of Planned Unit Development PUD No. R 13-02, in Development Area "A" with underlying zoning of CG Commercial General Development, for an area approximately 45.245 acres more or less, located in the NE/4 of Section 35, Township 18 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Coweta Crossing, Planned Unit Development No. R 13-02 is a Residential Development Golf Community with RS-2 Residential Single Family, RM-1 Residential Multi-Family, and CG Commercial General Mixed Use Development for an area approximately 366.28 acres total, located on the east side of State Highway 51 and South of East 111<sup>th</sup> Street South in the Northeast Quarter of Section 35, Township 18 North, Range 15 East, and the West Half of the Northeast Quarter of Section 36, Township 18 North Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

- F. Discuss and consider possible action, including approval, approval with conditions, or denial of a request by land owner, Vertis Watkins Homes, LLC, Vertis Watkins, member/manager, and Roy Entz, professional engineer, for **Preliminary Plat** approval of Cotton Mill Addition, a re-plat of Lots 1 thru 11, Block 61, Arkansas Valley Townsite Addition of New Coweta, a part of the West 1/2 of Section 18, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma. This is a proposed subdivision of approximately 1 acre more or less, with 4 lots bounded on the west by South Fairland Avenue, on the south by East Pecan Street, on the north by East Cypress Street, and on the east by railroad right-of-way. This land is zoned RD Residential, Two-Family, and CG Commercial General.

- G. Discuss and consider possible action, including approval, approval with conditions, or denial of a request by land owner, Vertis Watkins Homes, LLC, Vertis Watkins, member/manager, and Roy Entz, professional engineer, for **Final Plat** approval of Cotton Mill Addition, a re-plat of Lots 1 thru 11, Block 61, Arkansas Valley Townsite Addition of New Coweta, a part of the West 1/2 of Section 18, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma. This is a proposed subdivision of approximately 1 acre more or less, with 4 lots bounded on the west by South Fairland Avenue, on the south by East Pecan Street, on the north by East Cypress Street, and on the east by railroad right-of-way. This land is zoned RD Residential, Two-Family, and CG Commercial General.

6. **New Business**

7. **Adjournment**

Posted: 07-21-2015  
Time: 2:30 PM  
By: Tom Young

Re-posted: 07-22-2015  
Time: 10:00 AM  
By: Tom Young