

January 12, 2026 - 6:00 PM
Glenpool City Hall, City Council Chambers
12205 S. Yukon Ave. 3rd Floor
Glenpool, Oklahoma

AGENDA

- A) **Call to Order - Keith Robinson, Chairman**
- B) **Roll Call, Declaration of Quorum - Duy Nguyen, Secretary; Keith Robinson, Chairman**
- C) **Announcements**
- D) **Director's Report**
- E) **Scheduled Business**
 - 1) **MINUTES:**
 - A. Discussion and possible action to approve, deny or amend the meeting minutes of the December 8, 2025, Planning Commission Meeting.
 - 2) **Zoning Ordinance Text Amendment** – A proposed Zoning Text Amendment (GZA-314) amending Title 11 of the City Code of Ordinances (Zoning Regulations), Subchapter 2: Land Uses, Section 11-3-8: Residential Uses by Zoning District and Section 11-3-9: Nonresidential Uses by Zoning District. The amendment will correct an error in the land use tables.
Applicant: City of Glenpool
 - A. Public Hearing on the proposed Zoning Text Amendment (GZA-314).
 - B. Discussion and possible action to recommend approval, approval with conditions, denial, or amendment of the proposed Zoning Text Amendment (GZA-314).(Duy Nguyen, City Planner)
 - 3) **Zoning Ordinance Text Amendment** – A proposed Zoning Text Amendment (GZA-315) amending Title 11 of the City Code of Ordinances (Zoning Regulations), Subchapter 2: Land Uses, Section 11-3-9: Nonresidential Uses by Zoning District. The amendment will establish a regulatory framework for medical marijuana uses within the city.
Applicant: City of Glenpool
 - A. Public Hearing on the proposed Zoning Text Amendment (GZA-315).
 - B. Discussion and possible action to recommend approval, approval with conditions, denial, or amendment of the proposed Zoning Text Amendment (GZA-315).(Duy Nguyen, City Planner)
- F) **Adjournment**

This notice and agenda was posted at Glenpool City Hall Building, 12205 South Yukon Ave., Glenpool, Oklahoma on or before January 9, 2026, at or by 4:00 PM.

Signed:

Duy Nguyen- City Planner

**MINUTES
CITY OF GLENPOOL
PLANNING COMMISSION
REGULAR MEETING**

Regular Session of the Glenpool Planning Commission was held at 6:00 p.m. on December 8, 2025, at Glenpool City Hall, City Council Chambers, 12205 S. Yukon Ave., 3rd Floor, Glenpool, Oklahoma.

AGENDA

- A) Call to Order** – Keith Robinson, Chairman **6:02 P.M.**
- B) Roll Call**, Declaration of a Quorum – Duy Nguyen, Secretary; Keith Robinson, Chairman

<u>X (Present)</u>	Keith Robinson, Chairman
<u>X (Present)</u>	Kim Hanson-Mercier, Vice-Chair
<u>X (Present)</u>	Mickey Wilburn, Commissioner
<u>X (Present)</u>	Marilyn Nichols, Commissioner
<u>X (Present)</u>	Matthew Hayes, Commissioner

Staff Present:

<u>X (Present)</u>	Gerald S. Gilbert, Development Services Director
<u>X (Present)</u>	Duy Nguyen, City Planner

- C) Announcements**
 - None
- D) Director’s Report**
 - None
- E) Scheduled Business**

1. MINUTES:

- A. Discussion and possible action to approve, deny, or amend the meeting minutes of the November 10, 2025, Planning Commission Meeting.

Motion: Kim Hanson-Mercier made a motion to accept and approve the minutes.

Second: Marilyn Nichols

Voting Aye: Keith Robinson, Kim Hanson-Mercier, Mickey Wilburn, Marilyn Nichols, Matthew Hayes

Motion Passed: 5-0

- 2. **Redbud Glen II Preliminary Plat** – A Preliminary Plat for a single-family residential subdivision of approximately 25.729 acres. There will be a total of eighty-two (82) lots and four (4) reserve areas. The subject site is generally located on the west side of South Elwood Avenue approximately 1,800 feet north of the intersection of East 151st Street South and South Elwood Avenue.

Applicant: Redbud Glen, LLC

Applicant Representative: Megan Pasco, Tanner Consulting, LLC

- A. Public Hearing on the proposed Redbud Glen II Preliminary Plat.

- **OPEN PH: 6:04 PM**
- Duy Nguyen, City Planner, gave a brief presentation.
- Erik Enyart, applicant representative, elaborated on the request.
- Chairman Robinson ask about the minimum lot width.
- Duy Nguyen clarified that minimum lot widths are 65 feet according to PUD 30A.
- **CLOSED PH: 6:14 PM**

- B. Discussion and possible action to approve, approve with conditions, deny, or amend the Redbud Glen II Preliminary Plat.

Motion: Kim Hanson-Mercier made a motion to approve the Redbud Glen II Preliminary Plat with the conditions presented by staff:

- 1. **Subdivision and Engineering Compliance:** The Preliminary Plat shall meet all applicable provisions of the City’s Subdivision Regulations and Engineering Design Criteria, including requirements related to infrastructure, drainage, access, and public improvements.

Second: Mickey Wilburn

Voting Aye: Keith Robinson, Mickey Wilburn, Kim Hanson-Mercier, Marilyn Nichols, Matthew Hayes

Motion Passed: 5-0

F) Adjournment 6:16 P.M.

Signed: _____

Duy Nguyen
City Planner

Signed: _____

Keith Robinson
Chairman

TO: GLENPOOL PLANNING COMMISSION

FROM: DUY NGUYEN, CITY PLANNER

DATE: JANUARY 12, 2026

ITEM: ZONING TEXT AMENDMENT (GZA-314)

REQUEST: TO AMEND TITLE 11 OF THE CITY CODE OF ORDINANCES (ZONING REGULATIONS); CHAPTER 2: RULES AND DEFINITIONS; SUBCHAPTER 2: LAND USES; 11-3-8: RESIDENTIAL USES BY ZONING DISTRICT; TABLE 11-3-8 RESIDENTIAL USES BY ZONING DISTRICT AND 11-3-9: NONRESIDENTIAL USES BY ZONING DISTRICT; TABLE 11-3-9 NONRESIDENTIAL USES BY ZONING DISTRICT.

APPLICANT: CITY OF GLENPOOL

PROJECT DESCRIPTION

The application under consideration is a proposed Zoning Text Amendment (GZA-314). This amendment is intended to correct an error in the Zoning Regulations by revising the following sections of Title 11 of the City Code of Ordinances (Zoning Regulations):

Chapter 2: Rules and Definitions.

Subchapter 2: Land Uses.

11-3-8: Residential Uses by Zoning District; Table 11-3-8 Residential Uses by Zoning District

and

11-3-9: Nonresidential Uses by Zoning District; Table 11-3-9 Nonresidential Uses by Zoning District.

On June 21, 2021, the City Council adopted Ordinance No. 788, a Zoning Text Amendment focused on updating provisions related to Planned Unit Developments (PUDs). As part of that update, revisions were made to Table 11-3-8 Residential Uses by Zoning District and Table 11-3-9 Nonresidential Uses by Zoning District. However, an incorrect exhibit was inadvertently attached to the ordinance, resulting in unintended changes to the entire residential and nonresidential land use tables.

Zoning Text Amendment (GZA-314) is proposed to correct this error while preserving the intended updates pertaining to PUDs.

STAFF RECOMMENDATION:

The Zoning Text Amendment (GZA 314) application meets the COG Code of Ordinances requirements. As such, staff recommends the Planning Commission take the following actions:

1. Recommend approval of the Zoning Text Amendment (GZA 314) to the City Council as presented.

ATTACHMENTS:

1. Zoning Text Amendment (GZA-314) Application
2. Updated Table 11-3-8 Residential Uses by Zoning District
3. Updated Table 11-3-9 Nonresidential Uses by Zoning District

Application



RECEIVED: _____
TAC CONFERENCE: _____
PC HEARING: _____
FILE #: _____
STAFF USE ONLY

Zoning Text Amendment Application

PART I – APPLICANT INFORMATION:

Name: City of Glenpool Phone: 918-209-4618

Address: 12205 S Yukon Ave, Glenpool, OK, 74033

Email Address: dnguyen@cityofglenpool.com

Proposed by (Planning Commission, City Council, City Planner or City Manager):
City Planner, Duy Nguyen

PART II – PROPOSED ZONING TEXT AMENDMENT:

Glenpool Zoning Amendment (GZA) Number: GZA 314

Chapter/Title/Section Amended:
TITLE 11 OF THE CITY CODE OF ORDINANCES (ZONING REGULATIONS); CHAPTER 2: RULES AND DEFINITIONS; SUBCHAPTER 2: LAND USES; 11-3-8: RESIDENTIAL USES BY ZONING DISTRICT; TABLE 11-3-8 RESIDENTIAL USES BY ZONING DISTRICT AND 11-3-9: NONRESIDENTIAL USES BY ZONING DISTRICT; TABLE 11-3-9 NONRESIDENTIAL USES BY ZONING DISTRICT.

PART II – SIGNATURES:

I, City of Glenpool (applicant name), hereby certify that the attached and completed application contains the information required by the City of Glenpool as specified above. I understand the submission of incomplete and inaccurate information may result in a delay in processing and action on this application.

Project Applicant Name (Print Name): City of Glenpool

Project Applicant Signature: *Duy Nguyen* Date: 1/8/2026

**Updated Table 11-3-8 Residential
Uses by Zoning District**

Table 11-3-8 Residential Uses by Zoning Districts of the Code of Ordinances of the City of Glenpool, Oklahoma, shall be and hereby is amended to read as follows:

TABLE 11-3-8 Residential Uses by Zoning District																	
Land Use	Zoning Districts																
	Agricultural / Residential										Nonresidential						PUD
	AG	RE	RS-1	RS-2	RS-3	RD	RM-1	RM-2	RMT	RMH	OL	OM	CS	CG	IL	IM	PUD
Accessory Dwelling Unit	L	L	L	L	L	-	-	-	-	-	-	-	-	-	-	-	-
Bed and Breakfast Inn	L	L	-	-	-	-	L	L	L	-	L	-	-	-	-	-	P
Community Group Home	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	E
Dwelling, Apartment (7+ dwelling units)	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-	-	P
Dwelling, Duplex	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	P
Dwelling, Lot Line (Patio)	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	P
Dwelling, Modular	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	P
Dwelling, Multiplex (3-5 dwelling units)	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	P
Dwelling, Single-Family	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	P
Dwelling, Townhome (3-6 dwelling units)	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	P
Elderly / Retirement Home	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	P
Family Day Care Home	L	L	L	L	L	L	L	L	L	-	-	-	-	-	-	-	P
Foster Home	L	L	L	L	L	L	L	L	L	L	-	-	-	-	-	-	L
Home Occupation	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	P
Life Care Retirement Center	-	-	-	-	-	-	P	P	P	-	P	P	-	-	-	-	P
Manufactured Home Park or Subdivision, RV Park	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-
Neighborhood Group Home	L	L	L	L	L	L	L	L	-	-	-	-	-	-	-	-	E
Protective Care, Emergency	-	-	-	-	-	-	L	L	-	-	-	-	P	P	-	-	-
Residential Care Facility	L	L	L	L	L	L	L	L	L	L	-	-	-	-	-	-	E
Rooming and Boarding House	LA	LA	LA	LA	LA	-	-	-	-	-	-	-	-	-	-	-	-
Transitional Living Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P

**Updated Table 11-3-9 Nonresidential
Uses by Zoning District**

Table 11-3-9 Nonresidential Uses by Zoning Districts of the Code of Ordinances of the City of Glenpool, Oklahoma, shall be and hereby is amended to read as follows:

TABLE 11-3-9 Nonresidential Uses by Zoning District																	
Land Use	Zoning Districts																
	Agricultural / Residential										Nonresidential						PUD
	AG	RE	RS-1	RS-2	RS-3	RD	RM-1	RM-2	RMT	RMH	OL	OM	CS	CG	IL	IM	PUD
Adult Day Care, Care Home	P	P	P	P	P	P	P	P	P	-	P	P	-	-	-	-	P
Alcohol Sales, On-Site Consumption	-	-	-	-	-	-	-	-	-	-	-	LA	P	P	-	-	P
Alcohol Sales, Off-Site Consumption	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Assisted Living, Congregate Care	-	-	-	-	-	-	P	P	P	-	P	P	-	-	-	-	P
Automobile, Major Service	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-
Automobile, Minor Service	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-
Automobile, Rental or Sale	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-
Bank, Financial Institution	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	P
Business Park	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P
Child Care Center	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P
College, Technical, or Vocation School	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P
Commercial Drive-In / Drive-Through Food	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	P
Concrete, Asphalt Batching Temporary	-	-	-	-	-	-	-	-	-	-	-	-	-	TS	TS	T P	-
Concrete, Asphalt Batching Permanent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	E	-
Construction Services	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	-
Convenience Retail and Service	-	-	-	-	-	-	-	-	-	-	LA	LA	P	P	P	P	P
Craft Brew / Restaurant, Wine Tasting	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P
Detention / Correctional Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	S
Essential Services	P	P	P	P	P	P	P	P	P	-	P	P	P	P	P	P	P
Extraction (Gas, Gravel, Minerals, Oil, Sand)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Food Processing	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	S
Funeral Home, Mortuary	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	S
Farm, Agricultural	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Gas Station	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P
Grocery	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P
Heavy Retail	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P
Heliport, Accessory	-	-	-	-	-	-	-	-	-	-	A	A	A	A	A	A	A
Hospital, Clinic, Lab, Medical Office	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	P
Hotel, Motel	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	P
Indoor Recreation and Amusement, Commercial Intensive	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P

**TABLE 11-3-9
Nonresidential Uses by Zoning District**

Land Use	Zoning Districts																
	Agricultural / Residential										Nonresidential						PUD
	AG	RE	RS-1	RS-2	RS-3	RD	RM-1	RM-2	RMT	RMH	OL	OM	CS	CG	IL	IM	PUD
Indoor Recreation, Fitness, Health Club	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	P
Industrial, Heavy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	E	-
Industrial, Light, Flex Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P
Kennel	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	S
Landfill (Disposal)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	E	-
Lumberyard	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	S
Nursing, Convalescent Home	-	-	-	-	-	-	P	P	-	-	P	P	P	P	-	-	P
Office, General	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P
Outdoor Recreation, Commercial Intensive	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P
Outdoor Recreation, Public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Outdoor Sales and Display, Permanent	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	-
Outdoor Sales and Display, Seasonal	-	-	-	-	-	-	-	-	-	-	-	-	L	P	-	-	-
Pawnshop, Short Term Financing	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	E
Personal Services	-	-	-	-	-	-	-	-	-	-	L	L	P	P	P	P	P
Place of Assembly	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-
Private Club	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	E
Public / Private School ¹	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	E
Research, Testing Lab, Product Development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	E
Restaurant	-	-	-	-	-	-	-	-	-	-	L	L	P	P	P	P	P
Retail Plant Nursery	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	E
Salvage Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	E	-
Self-Storage Facility, Exterior Access	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P
Self-Storage Facility, Interior Access	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P
Shopping Center: Neighborhood	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P
Shopping Center: General Retail	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P
Storage of Flammable or Noxious Substances	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	E	-
Tavern, Night Club	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	E
Telecommunication, Mounted Antenna	L	L	L	L	L	L	L	L	L	L	P	P	P	P	P	P	P
Telecommunication, Wireless Tower	S	S	S	S	S	S	S	S	S	S	S	S	L	L	P	P	E
Temporary Open Air Carnival, Circus, Event	TS	-	-	-	-	-	-	-	-	-	-	-	TS	TS	TS	TS	-

**TABLE 11-3-9
Nonresidential Uses by Zoning District**

Land Use	Zoning Districts																
	Agricultural / Residential										Nonresidential						PUD
	AG	RE	RS-1	RS-2	RS-3	RD	RM-1	RM-2	RMT	RMH	OL	OM	CS	CG	IL	IM	PUD
Wind Energy Conversion System	L	L	-	-	-	-	-	-	-	-	-	-	-	L	L	L	-
Vending Kiosk, ATM	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P
Veterinary Clinic	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P

TO: GLENPOOL PLANNING COMMISSION

FROM: GERALD S. GILBERT, DEVELOPMENT SERVICES DIRECTOR

DATE: JANUARY 12, 2026

ITEM: ZONING TEXT AMENDMENT (GZA-315)

REQUEST: A ZONING ORDINANCE TEXT AMENDMENT (GZA-315) AMENDING TITLE 11 OF THE CITY CODE OF ORDINANCES (ZONING REGULATIONS) BY AMENDING: CHAPTER 2: RULES AND DEFINITIONS; 11-2-2 DEFINITIONS; 11-3-9; NONRESIDENTIAL USES BY ZONING DISTRICT; TABLE 11-3-9 NONRESIDENTIAL USES BY ZONING DISTRICT – LAND USE: BY ADDING THE FOLLOWING USES; MEDICAL MARIJUANA COMMERCIAL GROWER, MEDICAL MARIJUANA PROCESSOR, MEDICAL MARIJUANA DISPENSARY, MEDICAL MARIJUANA RESEARCH FACILITY, MEDICAL MARIJUANA TESTING LABORATORY, MEDICAL MARIJUANA EDUCATION FACILITY, MEDICAL MARIJUANA WASTE DISPOSAL FACILITY.

APPLICANT: CITY OF GLENPOOL

BACKGROUND

In June 2018, Oklahoma voters approved the legalization of medical marijuana. The Oklahoma Medical Marijuana Authority (OMMA) was established as part of the Oklahoma State Department of Health (OSDH) to regulate medical marijuana licenses. In November of 2022, OMMA became an independent state agency and was no longer under the purview of the OSDH.

In 2023, Senate Bill 801 was enacted, granting municipalities greater control over the zoning of marijuana businesses. This legislation allowed cities and towns to modify their standard planning and zoning procedures to determine or forbid certain zones or districts for the operation of new marijuana-licensed businesses. However, the legislation “grandfathered” in any existing businesses, allowing them to continue operation until they are no longer licensed by the OMMA.

In addition, cities may regulate medical marijuana businesses through zoning regulations, building and safety codes, and nuisance ordinances. They are permitted to control where medical marijuana businesses are located, including setting distance requirements from schools, parks, and daycare centers, as well as establishing separation requirements to prevent the clustering of such uses. However, cities cannot outright prohibit medical marijuana businesses within their jurisdictions.

Glenpool’s current Zoning Code was approved and adopted by the City Council on November 14, 2017, through Ordinance No. 746. Since its initial adoption, the code has been amended to respond to evolving community needs, address implementation issues, and ensure compliance with state and federal laws. At present, medical marijuana is not defined in the code as a specific use classification. Given recent state legislation granting municipalities greater authority to regulate medical marijuana, staff is proposing an amendment to the Zoning Code to establish a clear permitting framework. This amendment will ensure compliance with OMMA regulations and help address potential concerns related to the operation of medical marijuana businesses.

PROPOSED AMENDMENT

The purpose of the proposed amendment is to establish a regulatory framework for medical marijuana uses within the city. Staff proposes the creation of defined specific use classifications that align with the operational license types issued by the Oklahoma Medical Marijuana Authority (OMMA), as well as identification of the zoning districts in which each use is permitted.

The following is list of the proposed use classifications staff is recommending be created and included within the zoning code.

- | | |
|--|--|
| 1. Medical Marijuana Commercial Grower | 5. Medical Marijuana Testing Laboratory |
| 2. Medical Marijuana Processor | 6. Medical Marijuana Transporter |
| 3. Medical Marijuana Dispensary | 7. Medical Marijuana Education Facility |
| 4. Medical Marijuana Research Facility | 8. Medical Marijuana Waste Disposal Facility |

The proposed use classifications and their corresponding definitions are provided in “Attachment 1” of this report. These definitions align with the license types established by OMMA and are intended to be implemented in coordination with the city’s zoning code. The definitions for each use classification would be added to Chapter 2, Rules and Definitions. 11-2-2 Definitions.

Accompanying the proposed use classifications is the Zoning/Land Use Matrix, which would also need to be amended, indicates where each use is permitted, prohibited, or conditionally permitted within the various zoning districts.

As illustrated in the table below, most medical marijuana uses are proposed to be permitted within the IL (Light Manufacturing) and IM (Moderate Industrial) zones, except for dispensaries, which are restricted to the CG (General Commercial) zone. However, a Medical Marijuana Waste Disposal Facility would only be permitted within the IL and IM zones through the approval of a Specific Use Permit (SUP).

The SUP ensures that a disposal facility does not adversely affect surrounding properties, public safety, or the environment by allowing tailored conditions, such as waste storage protocols or operating hour restrictions, based on the specific location. An SUP is granted on a case-by-case basis and may require periodic review to ensure ongoing compliance with approved conditions

Within the table below the proposed amendments are highlighted in yellow.

11-3-9: Nonresidential Uses by Zoning District

TABLE 11-3-9 Nonresidential Uses by Zoning District																	
Land Use	Zoning Districts																
	Agricultural / Residential									Nonresidential							PUD
	AG	RE	RS-1	RS-2	RS-3	RD	RM-1	RM-2	RMT	RMH	OL	OM	CS	CG	IL	IM	PUD
Medical Marijuana Commercial Grower	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Medical Marijuana Processor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Medical Marijuana Dispensary	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-
Medical Marijuana Research Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Medical Marijuana Testing Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Medical Marijuana Transporter	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Medical Marijuana Education Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Medical Marijuana Waste Disposal Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-

STAFF RECOMMENDATION:

Staff recommends the Planning Commission recommend approval to the City Council Zoning Text Amendment (GZA-315) as presented.

1. Recommend Approval to the City Council the “Proposed Use Classifications and Definitions” and;
2. Recommend Approval to the City Council the proposed amendment to Table 11-3-9 Nonresidential Uses by Zoning District

ATTACHMENTS:

1. Zone Text Amendment (GZA-315) Application
2. Proposed Medical Marijuana Use Classifications and Definitions
3. Proposed Amendment to Table 11-3-9 Nonresidential Uses by Zoning District

Application



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Zoning Text Amendment Application

PART I – APPLICANT INFORMATION:

Name: City of Glenpool Phone: 918-209-4618

Address: 12205 S Yukon Ave, Glenpool, OK, 74033

Email Address: dnguyen@cityofglenpool.com

Proposed by (Planning Commission, City Council, City Planner or City Manager):

City Planner, Duy Nguyen

PART II – PROPOSED ZONING TEXT AMENDMENT:

Glenpool Zoning Amendment (GZA) Number: GZA 315

Chapter/Title/Section Amended:

TITLE 11 OF THE CITY CODE OF ORDINANCES (ZONING REGULATIONS) BY AMENDING: CHAPTER 2: RULES AND DEFINITIONS; 11-2-2 DEFINITIONS; 11-3-9; NONRESIDENTIAL USES BY ZONING DISTRICT; TABLE 11-3-9 NONRESIDENTIAL USES BY ZONING DISTRICT

PART II – SIGNATURES:

I, City of Glenpool (applicant name), hereby certify that the attached and completed application contains the information required by the City of Glenpool as specified above. I understand the submission of incomplete and inaccurate information may result in a delay in processing and action on this application.

Project Applicant Name (Print Name): City of Glenpool

Project Applicant Signature: *Duy Nguyen* Date: 1/8/2026

Proposed Medical Marijuana Use Classifications and Definitions

Attachment #1

Medical Marijuana Use Classifications with Definitions

Medical Marijuana Commercial Grower is an entity licensed to cultivate, prepare and package medical marijuana or package medical marijuana as pre-rolls, and transfer or contract for transfer medical marijuana and medical marijuana pre-rolls to a medical marijuana dispensary, medical marijuana processor, any other medical marijuana commercial grower, medical marijuana research facility or medical marijuana education facility. A commercial grower may sell seeds, flower or clones to commercial growers pursuant to the Oklahoma Medical Marijuana and Patient Protection Act;

Medical Marijuana Processor is a person or entity licensed pursuant to the Oklahoma Medical Marijuana and Patient Protection Act to operate a business including the production, manufacture, extraction, processing, packaging or creation of concentrate, medical-marijuana-infused products or medical marijuana products as described in the Oklahoma Medical Marijuana and Patient Protection Act.

Medical Marijuana Dispensary is an entity that has been licensed by the Oklahoma Medical Marijuana Authority (OMMA) pursuant to the Oklahoma Medical Marijuana and Patient Protection Act to purchase medical marijuana or medical marijuana products from a licensed medical marijuana commercial grower or licensed medical marijuana processor, to prepare and package non-infused pre-rolled medical marijuana, and to sell medical marijuana or medical marijuana products to licensed patients and caregivers as defined by the OMMA, or sell or transfer products to another licensed dispensary; and to sell, transfer, and transport or contract with a commercial transporter to transport medical marijuana or medical marijuana products to another licensed dispensary, a research facility, and an educational facility; and to transfer to testing laboratories.

Medical Marijuana Research Facility is person or entity that has been issued a license by the Oklahoma Medical Marijuana Authority (OMMA) to grow, cultivate, possess, and transfer to testing laboratories, and to transfer by sale or donation to other licensed research facilities, medical marijuana for the limited research purposes permitted under Oklahoma Medical Marijuana and Patient Protection Act.

Medical Marijuana Testing Laboratory is a public or private laboratory licensed pursuant to the Oklahoma Medical Marijuana and Patient Protection Act to conduct testing and research on medical marijuana and medical marijuana products.

Medical Marijuana Transporter is an individual or entity that is licensed pursuant to the Oklahoma Medical Marijuana and Patient Protection Act. The transporter license is a standalone license allowing the licensee, through its licensed transporter agents, to transport medical marijuana and medical marijuana products between other licensed businesses. Transporter licensees may not grow, process or sell their own medical marijuana – only transport other licensed businesses’ products.

Medical Marijuana Education Facility is a person or entity approved pursuant to the Oklahoma Medical Marijuana and Patient Protection Act to operate a facility providing training and education to individuals involving the cultivation, growing, harvesting, curing, preparing, packaging or testing of medical marijuana, or the production, manufacture, extraction, processing, packaging or creation of medical-marijuana-infused products or medical marijuana products as described in the Oklahoma Medical Marijuana and Patient Protection Act;

Medical Marijuana Waste Disposal Facility license authorizes the licensee to dispose of medical marijuana. The waste disposal facility license also authorizes licensees to transport medical marijuana waste.

**Proposed Amendment to Table 11-3-9
Nonresidential Uses by Zoning District**

Attachment #2 Proposed Amendment

11-3-9: Nonresidential Uses by Zoning District

Proposed Amendment is **highlighted in yellow**.

TABLE 11-3-9 Nonresidential Uses by Zoning District																	
Land Use	Zoning Districts																
	Agricultural / Residential									Nonresidential							PUD
	AG	RE	RS-1	RS-2	RS-3	RD	RM-1	RM-2	RMT	RMH	OL	OM	CS	CG	IL	IM	PUD
Lumberyard	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P
Medical Marijuana Commercial Grower	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Medical Marijuana Processor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Medical Marijuana Dispensary	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-
Medical Marijuana Research Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Medical Marijuana Testing Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Medical Marijuana Transporter	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Medical Marijuana Education Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-
Medical Marijuana Waste Disposal Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-
Nursing, Convalescent Home	-	-	-	-	-	-	P	P	-	-	P	P	P	P	-	-	P

Symbols. The tables in this Subchapter use the following symbols:

1. "P", means that the land use is a *Permitted Use*, subject to all other provisions of this Title.
2. "S", means that the land use is a *Specific Use* which is allowed once granted a *Specific Use Permit*, which may be approved following a public hearing conducted by the Planning Commission and a subsequent public hearing conducted by the City Council, as set out in Section 11-9-13, *Specific Use Permit*, and subject to:
 - a. All development standards set out in this Title;
 - b. Applicable Specific Use Permit requirements set out in Subchapter 3, *Specific and Limited Uses*; and
 - c. All applicable processes and procedures set out in Chapters 8 and 9 of this Title.
3. "-", means that the land use is a *Prohibited Use* in the specified zoning district.