

March 9, 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 - Gerald Gilbert, Secretary; Keith Robinson, Chairman**
- C) **Announcements**
- D) **Director's Report**
- E) **Scheduled Business**
 - 1) Discussion and possible action to approve, deny or amend the meeting minutes of the Feb 9, 2026, Planning Commission Meeting.
 - 2) Scissortail II Final Plat – A proposed Final Plat of Scissortail II. The subject site is located east of E. 148th Street S and north of S. Poplar Street.
Applicant: McGUIRE BELL LAGO, LLC
Applicant Representative: Thomas L. Vogt, Jones, Gotcher & Bogan P.C.
 - A. Public Hearing on the proposed Final Plat.
 - B. Discussion and possible action to recommend the approval, approval with conditions, or denial, of the Final Plat
(Gerald Gilbert, Development Services Director)
 - 3) C & C Office Amended – A proposed Preliminary Plat and Final Plat of a 1.26-acre site. The plat proposes to consolidate two (2) lots into one (1) lot. The subject site is located at 459 E 151st St. South.
Applicant: 459 E 151st St. LLC
Applicant Representative: Ryan McCarty, Select Design
 - A. Public Hearing on the proposed Preliminary Plat and Final Plat.
 - B. Discussion and possible action to approve, approve with conditions, deny, or amend the proposed Preliminary Plat
 - C. Discussion and possible action to recommend the approval, approval with conditions, or denial, of the Final Plat
(Gerald Gilbert, Development Services Director)

F) Adjournment

This notice and agenda was posted at Glenpool City Hall, 12205 S Yukon Ave., Oklahoma, on March 6, 2026 at 11:30 A.M.

Signed:

Gerald Gilbert Development Services Director

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

Regular Session of the Glenpool Planning Commission will be held at 6:00 p.m. on February 9, 2026, at Glenpool City Hall, City Council Chambers, 12205 S. Yukon Ave., 3rd Floor, Glenpool, Oklahoma.

The Planning Commission welcomes comments from citizens of Glenpool who wish to address any items on the agenda. Speakers are requested to complete one of the forms located on the agenda table and return to the City Planner prior to the "CALL TO ORDER"

AGENDA

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

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

Staff:

- X (Present) Gerald Gilbert, Development Services Director

- C) Announcements** **No Announcements**
- D) Director's Report** **No Report**
- E) Scheduled Business**

1. MINUTES:

- A. Discussion and possible action to approve, deny or amend the meeting minutes of the January 12th, 2026, Planning Commission Meeting.

Motion: Kim Hanson-Mercier made a motion to accept and approve the January 12, 2026, Board of Adjustment Meeting Minutes.

Second: Mickey Wilburn

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

Motion Passed: 5-0.

- 2. Carson Trails Major Amendment #2** – A proposed Major Amendment (#2) to PUD 43 Carson Trails. The proposed major amendment would reduce the minimum dwelling size from 1,500 square feet to 1,200 square feet and increase the minimum lot width to 65 feet. The exterior elevations will consist of masonry.

Applicant: Carson Trails Land Fund LLC c/o The Calara Group

- A. Public Hearing on the proposed PUD 43 Amendment (PUD 43 Major Amendment #2).

- **OPEN PH: 6:03 PM**
- Gerald Gilbert, Development Services Director, gave a brief presentation
- Land use and zoning of properties adjacent to the subject site
 1. North is Agricultural and Vacant/Undeveloped
 2. South is Agricultural and Vacant/Undeveloped
 3. East is Agricultural and Vacant/Undeveloped
 4. West is RS-3 and has single family residences of Eden South
- Subject site is a part of a 1983 Preliminary Plat, “Eden South” which was a master-planned community covering approximately 160 acres.
 1. Plat proposed 587 lots.
 2. Zoning for the site when initially platted was RS-3
 3. Only a 41.5-acre portion of the Preliminary Plat was recorded and developed.
 4. Remaining Preliminary Platted area has expired due to inactivity.
 5. Future development will require a new Preliminary and Final Plat.
- “Eden South” neighborhood is approximately 34.3 acres in size
 1. Comprised of 122 residential lots; and
 2. 7.2-acre lot used for storm water detention and natural open space.
 3. Carson Trails master plans the remaining undeveloped 124.9-acres (7.2-acre lot included) of the original 160-acres.

- PUD 43 (Carson Trails) Approved by PC in June 2021 and City Council in July 2021
 1. Plan will create two (2) development areas.
 2. Area A which is 51.3 acres in size; and
 3. Area B which is 73.6 acres in size.
- Contained within the Development Plan text are:
 1. Provisions for Development Standards.
 2. Minimum Lot Width 65 feet.
 - a. 1,500sf Minimum Dwelling Unit Square Footage.
 - b. Access and Circulation.
 - c. Signs.
 - d. Utilities and Drainage.
 - e. Platting and Site Plan requirements.
 - f. Landscaping and Buffering.
- Major Amendment #1 to PUD 43 (Carson Trails) which propose several modifications to the approved Development Plan Text.
 1. Increasing the total number of lots (units); and
 2. Redistribute the number of units between Area A and Area B.
 3. Privatization of the internal streets.
 4. Gating the entrances into the project area.
 - Area A
 1. Reduce front, side, and street side-yard setbacks
 - Area B
 1. Reduce front, side, and street side-yard setbacks; and
 2. Reduce the minimum home square footage
- Major Amendment #1 included

22-acres of common open space amenities Approximately 2 miles of paved walking/multiuse trails throughout,

 1. A neighborhood / community park with approximately 2,375-square-foot clubhouse, pool, playground, sports field, and basketball court within the northern stormwater detention pond Reserve Area,
 2. Additional amenities in other Reserve Areas such as playgrounds, splash pad, and pavilion
 3. Fishing piers,
 4. Open spaces,
 5. Private, gated streets
 6. Landscaped main gated entrances, and
 7. Uniform neighborhood perimeter fence along Union Avenue and 181st Street.

- Project Description:
- Major Amendment #2 to PUD 43 (Carson Trails)
 1. The applicant is requesting to revert back to the original PUD approval; and
 2. Reduce the minimum dwelling unit square footage to 1,200 sf.
- Staff Analysis:
 1. Applicant is requesting a major amendment to revert back to the original PUD 43 Development Plan Text; and
 2. To reduce the minimum dwelling unit size to 1,200 square feet from the originally approved 1,500 square feet size minimum.
 3. Original PUD application also requested minimum dwelling sizes of 1,200 square feet for Area A and 1,400 square feet for Area B; as well as
 4. A minimum lot width of 60-feet for Area A; and
 5. Considerable discussion by the City Council on the proposed reduction to 60-foot wide lots in Area A, as well as the proposed minimum dwelling unit square footages.
 6. These requests were denied by City Council and conditioned the PUD to have a minimum lot width of 65 feet for the entire project and a minimum dwelling unit size of 1,500 square feet.
 7. In evaluating the Major Amendment request, staff believes the proposed reduction in minimum dwelling unit size from 1,500 square feet to 1,200 square feet does not warrant approval.
 8. Applicant has not proposed additional amenities or features that would ensure the reduction achieves a development outcome superior to that possible under the general zoning districts or the previously approved PUD and currently approved PUD Development Plan Text.
 9. Considerable discussion by the City Council occurred regarding a minimum dwelling unit square footages of 1,200 square feet during the public hearing on the originally approved PUD.
 10. The City Council denied the 1,200 sf request and conditioned a minimum 1,500 sf dwelling unit size.
- Staff Recommendation:
 1. Staff recommends maintaining the minimum dwelling unit size at 1,500 square feet and supports PUD 43 as originally approved; or
 2. Retain the existing approved PUD 43 with Major Amendment #1.
- Chairman Robinson, If we were to go back to a 1200 sf unit how would it effect the architectural elevations
- Gerald Gilbert there would be no change in architectural requirements. The requested change is only in square footage of the units.
- Chairman Robinson, What is the requirement for masonry?
- Gerald Gilbert, The original PUD was providing 75% masonry requiring
- Chairman Robinson – Question regarding future units being cookie cutter.

- Gerald Gilbert, The applicant would need to address this question since we are only reviewing the development standards and not the architecture.
- Megan Pasco Tanner Consulting, Gave a brief presentation describing the requested to PUD amendment which is change to the square footage of the units. Tanner consulting has been involved in the original PUD and plat and Major Amendment No. 1. Tanner Consulting gave a recent history on meeting with staff regarding amendments to the PUD. Megan stated that staff supported the change when they met with City staff.
- Chairman Robinson asked how many lots would be done with the reverting back to original PUD
- Megan Pasco the number of lots will be similar to the original PUD.
- Chairman Robinson, Asked about amenities and when they will be constructed?
- Megan Pasco, The ponds will be constructed in first phase. Recreational amenities built at 2nd Phase. There will be 3 phases total.
- Chairman Robinson, Asked about the ponds as amenities?
- Commissioner Wilburn - Is the request due to affordability?
- Megan Pasco - Yes as you are all aware the cost of housing has risen significantly in the last three years and there will be a possible mix of square footage units when developed. Calara is not a builder they are the developer and will market and sell to builders.
- T.J. Guglielmo - Calara Group, The major difference between the 1200sf to 1500sf is added cost. The additional 300 square feet can add anywhere between \$30,000 to \$50,000 on the end buyer in cost. The smaller units will give more flexibility to the buyer. The Eden South neighborhood has a minimum of 1,000 square foot homes up to 1,800 square foot homes. Multiple builders are expected due to the size of the project area.
- Commissioner Hanson Mercier, Did the City Council deny the minimum square footage?
- Gerald Gilbert, The Council approved the PUD with a minimum of 1,500 square foot homes.
- Chairman Robinson, Staff recommendation is retain 1,500 square foot?
- Gerald Gilbert, Yes. The City Council approved the original PUD at 1,500 square foot homes, the applicant requested smaller lots and smaller units, however, after considerable discussion the City Council approved the lot width at 65-foot wide as well as the minimum square foot of units at 1,500 square feet.

- **CLOSED PH: 6:30 PM**

B. Discussion and possible action to recommend approval, approval with conditions, denial, or amendment of the proposed PUD 43 Amendment (PUD 43 Major Amendment #2).

Motion: Chairman Robinson made a motion to recommend approval to the City Council Major Amendment No. 2 as modified:

1. Revert to the original approved PUD 43
2. Retain the minimum allowable square footage of residential units to 1,500 square feet.

Second: Commissioner Hanson Mercier

Voting Aye: Chairman Robinson, Vice Chair Hanson Mercier, Commissioner Mickey Wilburn, Commissioner Matthew Hayes, Commissioner Marilyn Nichols

Motion Passed: 5-0.

F) Adjournment 6:35 P.M.

This notice and agenda was posted at Glenpool City Hall Building, 12205 South Yukon Ave., Glenpool, Oklahoma on or before March 6, 2026, at or by 4:00 PM.

Signed: _____

Gerald S. Gilbert
Development Services Director



Item: E.2.

To:

From: Gerald Gilbert, Development Services Director

Meeting Date: March 9, 2026

Department/Office: Development Services

Item Name:

Summary:

Recommended Action:

Budget:

Attachments:

None

TO: GLENPOOL PLANNING COMMISSION

FROM: GERALD S. GILBERT, DEVELOPMENT SERVICES DIRECTOR

DATE: MARCH 9, 2026

ITEM: 459 E 151ST ST. SOUTH LLC - ZONE AMENDMENT (GZA-306).

REQUEST: A PRELIMINARY PLAT AND FINAL PLAT OF A 1.26-ACRE SITE.

APPLICANT: 459 E 151ST ST. SOUTH LLC

LOCATION: 459 E 151ST ST. SOUTH

ZONING: CS (COMMERCIAL SHOPPING CENTER)

COMP PLAN: SH67 CORRIDOR

APPLICANT REP: RYAN MCCARTY, SELECT DESIGN

BACKGROUND

The subject site is located at 459 E. 151st Street and is comprised of two (2) lots and is 1.26-acres in overall size. A 2,406-square-foot single-family residence currently exists on the property, along with several ancillary structures. The residence is undergoing a remodel to convert the structure into a commercial building for a future real estate office.

To date, several discretionary actions have taken place on the site, as outlined in the table below

Date	Action	Description
May 2023	Zone Amendment approved by PC and CC	Zone Amendment to change the property from AG (Agriculture) to CS (Com. Shopping Center)
July 2023	Preliminary Plat and Final Plat Approved by PC	Preliminary Plat and Final Plat for a two (2) lot subdivision of the 1.26-acre site.
July 2023	Final Plat Approved by CC	Final Plat for a two (2) lot subdivision of the 1.26-acre site.
Dec 2023	Final Plat recorded	Final Plat recorded for a two (2) lot subdivision of the 1.26-acre site.
Aug 2024	Building Permit Issued	Permit Issued for remodel of the single-family residence into an office.

SURROUNDING ZONING / LAND USES

	Zoning	Comp Plan	Land Use
North	RS-3 (Residential Single High Density)	Suburban Residential	Residential single family (Scissortail)
South	AG (Agricultural)	Suburban Residential	Vacant/Undeveloped
East	AG (Agricultural)	SH67 Corridor	Schaudt’s Mortuary
West	CS (Commercial Special)	SH67 Corridor	Office/Commercial (Elwood Creek)

Comprehensive Plan

The subject site is designated SH-67 Corridor in the City’s Comprehensive Plan. The SH-67 Corridor designation is intended for:

“Highway-oriented nonresidential or mixed-use development that can optimize the use of high-profile frontage properties, but will require cooperation with the Oklahoma Department of Transportation (ODOT) to establish strict controls on access to and from the highway, while considering the impact of such uses upon adjacent and abutting lands. Shared access points between developments and frontage roads to restrict access from lands abutting SH-67 should also be required. Access across the median should continue to be restricted to only those median cuts that are presently constructed and that will likely be signalized in the future.”

Zoning

The subject site is currently zoned CS (Commercial Shopping Center). The CS zoning classification is intended to

“Allow a range of neighborhood convenience and regional shopping centers to provide a wide range of retail and personal service uses where all uses generally occur indoors.”

The proposed office use is permitted within the CS zoning district, provided the site has been platted and a site plan application has been approved.

Access:

The site is currently accessed on the southern boundary from SH-67 (151st St.).

Services:

The property is served by the City of Glenpool sewer and water, ONG and OG&E.

Physical Features of the Property:

There are no FIRM Flood Hazard Areas located within the subject site. The property has been previously graded, is relatively flat, and drains toward the southeastern edge of the site. Future development will be required to construct on-site storm drainage infrastructure as part of the overall site development. The project will tie into existing water, sewer, gas, and electric services.

PROJECT DESCRIPTION

The applicant is requesting a Preliminary Plat and Final Plat to consolidate the two (2) existing lots back into one (1) platted parcel. The existing plat configuration is described below.

<u>Tract</u>	<u>Size</u>
Lot 1	0.59-acres (25,853 sf)
Lot 2	0.67-acres (28,918.4 sf)
Total	1.26 acres

As illustrated in the action table, the two (2) lots were created in July of 2023. To develop the site as originally planned several costly site improvements were required. As such, the applicant has decided to “scale-back” the project and just convert the existing residence into an office. Due to configuration of the lots a redesign of the site improvements was needed as well as the consolidation of two (2) lots.

The applicant has also submitted a site plan for staff review and approval that aligns with the lot consolidation.

ANALYSIS

Through the platting process, the applicant proposes to consolidate the two (2) lots into one (1) lot. The consolidation is requested to allow for redesign of parking and drainage improvements, as well as to complete the conversion and remodel of the existing residence into an office.

As illustrated in the attached exhibits, the proposed tract meets the minimum lot width, frontage, and lot area requirements of the Zoning Code, specifically Section 11-4-8, Nonresidential Development Standards for CS (Commercial Special) zoned properties.

A comparison of the CS zoning requirements and the proposed lot is provided below:

Development Standards:

<u>CS Zone (Commercial Special)</u>	<u>Required (Min)</u>	<u>Proposed Lot 1</u>
Lot Width	150 feet	287 feet
Lot Area	None	1.26 acres

As shown above, the site meets or exceeds all applicable zoning and development requirements for CS-zoned property.

No additional right-of-way dedications are required. There will be no changes to existing utility services. The Preliminary Plat requires review and approval by the Planning Commission prior to consideration of the Final Plat.

Final Plat: The Final Plat substantially conforms to the Preliminary Plat. The applicant has submitted the required infrastructure improvement documents associated with the Final Plat application.

TECHNICAL ADVISORY COMMITTEE (TAC)

The proposed plats were reviewed by Technical Advisory Committee on January 16, 2026. There were no additional concerns or comments by the committee.

RECOMMENDATION:

Staff has reviewed the Preliminary Plat and Final Plat applications and determined that the proposed subdivision meets the minimum dimensional requirements of Section 11-4-8, Nonresidential Development Standards for the CS (Commercial Special) zoning district, as well as the requirements for approval of a Subdivision Plat (Chapter 5 of the COG Subdivision Code).

Therefore, staff recommends approval of the proposed Preliminary Plat and Final Plat and recommends the Planning Commission take the following actions:

1. APPROVAL of the Preliminary Plat, Titled C&C Office Park Amended with the following conditions.
 - A. The proposed driveway requires written ODOT approval prior to recording the Final Map.
2. Recommend APPROVAL to the City Council of the Final Plat, Titled C&C Office Park Amended with the following condition:
 - A. The proposed driveway requires written ODOT approval prior to recording the Final Map.

Attachments:

1. Aerial Photo/Zoning Map
2. Application
3. Proposed Preliminary Plat
4. Proposed Final Plat
5. Approved Final Plat (Previously approved two lot plat)
6. Legal Description