

**MINUTES
PLANNING & ZONING COMMISSION MEETING
CITY OF PRYOR CREEK, OKLAHOMA
THURSDAY, JUNE 4, 2026 AT 5:30 PM**

The Planning & Zoning Committee of the City of Pryor Creek, Oklahoma met in regular session on the above date and time in the Council Chamber upstairs at City Hall, 12 North Rowe Street in Pryor Creek, Oklahoma.

This meeting was followed immediately by a meeting of the Pryor Public Works Authority. Notice of these meetings was posted on the East bulletin board located outside to the South of the entrance doors and the City website at www.pryorcreek.org. Notice was also emailed to The Paper newspaper and emailed to the Council members.

1. CALL TO ORDER, ROLL CALL AND DECLARE A QUORUM.

Gina Alvis-Watts called the meeting to order at 5:40pm and declared a quorum. Members present were Randy Gibbs, Gina Alvis-Watts, Dennis Nance and Travis Mileur.

Others in attendance were Bernadette Ward and Ex-Officio, Kenneth Young.

2. DISCUSS, POSSIBLY APPROVE THE MINUTES OF THE MAY 7, 2026 REGULAR MEETING.

Motion was made by Mileur, second by Alvis-Watts to approve minutes of May 7, 2026 Regular Meeting.

Voting yes: Alvis-Watts and Mileur. Abstaining, counting as a no vote: Gibbs and Nance. The minutes are approved. (Two of the Board members who attended the May 7, 2026 Meeting were not available.)

3. PUBLIC HEARING

a. Enter Public Hearing

Lot Split for Titan Homes, LLC

Tract 3: A tract of land being Lots Ten through Thirteen (10-13) and a part of Lot Fourteen (14) in Block Four (4) of SOUTH PRYOR ADDITION, Mayes County, State of Oklahoma according to the recorded plat thereof, being more particularly described as follows: Beginning at the Southwest corner of Block 4, Thence N 88°31'21" E along the South line of said Block, a distance of 70.00 feet; Thence N 01°00'36" W a distance of 225.00 feet; Thence S 88°31'22" W a distance of 69.97 feet to a point on the West line of Block 4; Thence S 02°00'07" E along said West line a distance of 225.00 feet to the point of beginning.

Tract 4: A tract of land being Lots Ten through Thirteen (10-13) a part of Lot Fourteen (14) in Block Four (4) of SOUTH PRYOR ADDITION, Mayes County, State of Oklahoma, according to the recorded plat thereof, being more particularly described as follows: Commencing at the Southwest corner of Block 4; Thence N 88°31'21" E along the South line of said block, a distance of 70.00 feet; Thence N 02°00'36" W a distance of 225.00 feet; Thence N 88°31'22" E a distance of 69.97 feet; Thence S 02°01'06" E a distance of 225.00 feet to a point on the South line of Block 4; Thence S 88°31'21" W along said South line a distance of 70.00 feet to the point of beginning.

Current Address: 101 SE 8th

Motion was made by Mileur, second by Nance to enter into public hearing and waive the reading of the legal. Voting yes: Gibbs, Nance, Alvis-Watts and Mileur. Voting no: none.

b. Exit Public Hearing.

Motion was made by Mileur, second by Nance to exit public hearing. Voting yes: Gibbs, Alvis-Watts, Nance and Mileur. Voting no: none.

4. DISCUSS, POSSIBLY APPROVE THE MODIFICATION WITH LOT SPLIT FOR TITAN HOMES. LEGAL AS LISTED ABOVE.

Motion was made by Gibbs, second by Mileur to approve the modification and lot split for Titan Homes. Voting yes: Gibbs, Alvis-Watts, Nance and Mileur. Voting no: none.

5. ADJOURN.

Motion was made by Mileur, second by Nance to adjourn. Voting yes: Gibbs, Alvis-Watts, Nance and Mileur. Voting no: none.

CITY OF PRYOR CREEK PLANNING AND ZONING COMMISSION

ZONING [] PREL. PLAT [] LOT SPLIT TYPE 2 [] MODIFICATIONS [] DEVELOPMENT PLANS

12 North Rowe Street, P.O. Box 1167, Pryor Creek, Oklahoma 74362 - (918) 825-0888 - FAX (918) 825-6577 www.pryorcreek.org

APPLICATION INFORMATION

RECEIVED BY: SL DATE FILED: 4/1/26 HEARING DATE: _____ CASE NUMBER _____

[] RESIDENTIAL [] NON-RESIDENTIAL [] MIXED USE BUILDING PERMIT APPLICATION NUMBER _____

NEIGHBORHOOD ASSOCIATIONS: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 705 N Elliot

LEGAL DESCRIPTION: _____

PRESENT USE _____ PRESENT ZONING RS FLOOD PLAIN [] Y [] N HISTORIC DESIGNATION [] Y [] N

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED NEW ZONING: CA2 PUD DESIGNATION INCLUDED: [] Y [] N PUD PROPOSAL ATTACHED [] Y [] N

PROPOSED USE: RU Park

NATURE OF PUD AMENDMENT: _____

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME	<u>Jared Gates</u>	NAME	
ADDRESS	<u>2487 W 460 RD</u>	ADDRESS	
CITY, ST, ZIP	<u>Pryor OK 74361</u>	CITY, ST, ZIP	
DAYTIME PHONE	<u>918 864-0546</u>	DAYTIME PHONE	
EMAIL	<u>Williamjgates30@gmail.com</u>	EMAIL	
FAX		FAX	
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.			
SIGNATURE & DATE		<u>[Signature] 5/1/2026</u>	

DOES OWNER CONSENT TO THIS APPLICATION [] Y [] N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? _____

APPLICATION FEES			
BASE APPLICATION FEE	\$10.00		<u>10.00</u>
ADDITIONAL REQUESTS	\$	APPLICATION SUBTOTAL	\$ -
NEWSPAPER PUBLICATION <u>PIP - mcast - on board down streets</u>	\$		<u>111.10</u>
SIGN POSTING	\$18.50		<u>18.50</u>
Review letter fee from City Reviewer for P & Z Meeting	\$125.00		\$300.00
300' PROPERTY OWNERS LIST <u>174 + 2.40 = 3.14 x 22</u>			<u>69.08</u>
300' PROPERTY OWNERS CERTIFICATE OF MAILING & POSTAGE (.60 + 1.85 x # of mailing)	<u>\$2.45 x 28 = \$68.60</u>	NOTICE SUBTOTAL	<u>69.08</u>
		TOTAL AMOUNT DUE	<u>\$508.68</u>

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

NOTICE OF PUBLIC HEARING

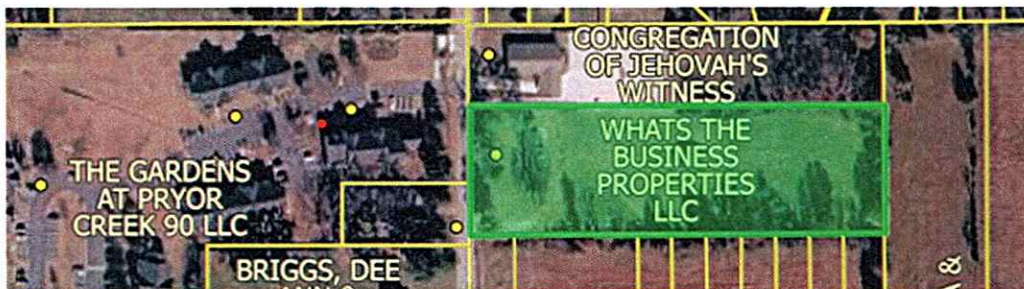
BEFORE THE CITY OF PRYOR CREEK PLANNING AND ZONING COMMISSION

Notice is hereby given that on the 25th day of June 2026 at 5:30 P.M. in the City Hall Council Chamber, located at 12 North Rowe Street, 2nd floor, Pryor Creek, Mayes County, Oklahoma, the City of Pryor Creek Planning and Zoning Commission will consider the zoning change from RS (Residential Single) to CAR (Commercial Automotive Recreation) for the property as described below.

LEGAL DESCRIPTION

A tract of land situated in the North Half of the Northwest Quarter of the Southwest Quarter of the Northwest Quarter (N/2 NW/4 SW/4 NW/4) of Section 8, Township 21 North, Range 19 East of the Indian Base and Meridian, Mayes County, State of Oklahoma and more particularly described as follows to-wit: Beginning at the Southwest Corner of said N/2 of the NW/4 of the SW/4 of the NW/4 a found cut "X"; THENCE North 87 degrees 59 minutes 53 seconds East for a distance of 658.77 feet and along the South line of said N/2 of the NW/4 of the SW/4 of the NW/4 to the Southeast Corner thereof; THENCE North 01 degrees 36 minutes 32 seconds West for a distance of 205.61 feet and along the East line of said N/2 of the NW/4 of the SW/4 to a point 124.5 South of the Northeast Corner thereof; THENCE South 87 degrees 59 minutes 30 seconds West for a distance of 498.77 feet and parallel to the North line of said N/2 of the NW/4 of the SW/4 of the NW/4; THENCE South 01 degrees 36 minutes 34 seconds East for a distance of 155.56 feet to a point 50.0 feet North of the South line of said N/2 of the NW/4 of the SW/4 of the NW/4; THENCE South 87 degrees 59 minutes 53 seconds West for a distance of 160.00 feet and parallel to said South line to a point on the West line of said N/2 of the NW/4 of the SW/4 of the NW/4; THENCE South 01 degrees 36 minutes 33 seconds East for a distance of 50.00 feet and along said West line to the POINT OF BEGINNING.

Address: 705 N Elliott.



Anyone requiring special accommodations pursuant to the Americans with Disabilities Act should notify the City Clerk, Hannah Morris, at 918-825-0888.