

**NOTICE & AGENDA
PLANNING & ZONING COMMISSION
CITY OF PRYOR CREEK, OKLAHOMA
THURSDAY, AUGUST 6, 2026 AT 5:30 PM**

AS REQUIRED BY THE OKLAHOMA OPEN MEETING ACT, NOTICE IS HEREBY GIVEN THAT THE PLANNING & ZONING COMMISSION OF THE CITY OF PRYOR CREEK, OKLAHOMA WILL MEET IN REGULAR SESSION AT 5:30 P.M. ON THE ABOVE DATE IN THE COUNCIL CHAMBER UPSTAIRS AT CITY HALL, 12 NORTH ROWE STREET IN PRYOR CREEK, OKLAHOMA. ANYONE NEEDING SPECIAL ACCOMMODATIONS TO ATTEND SHOULD CALL 918-825-0888.

Commission Members: Mike Dunham, Randy Gibbs, Reagan Eardman, Gina Alvis Watts, Dennis Nance, Travis Milleur (alt) and Daniel Morrison (alt).

1. Call to Order, Roll Call and Declare a Quorum.
2. Discuss, possibly approve the minutes of the July 9, 2026 special meeting.
3. PUBLIC HEARING

a. Enter Public Hearing

Lot Split and Modification for Heritage Southern Baptist Church: Tract (A):

A tract of land being a part of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 20, Township 21 North, Range 19 East of the Indian Meridian, Mayes County, Oklahoma, and being more particularly described as follows: Commencing at the Northwest corner of the Northwest Quarter; thence S01°27'13"E along the West line of the Northwest Quarter a distance of 960.62 feet; thence N88°00'10"E a distance of 436.10 feet to the point of beginning; thence S2°14'28"E for 140.00 feet; thence N88°00'10"E for 100.00 feet; thence N2°14'28"W for 140.00 feet; thence S88°00'10"W for 100.00 feet to the Point of Beginning. Said tract contains 0.32 acres more or less.

Tract (B): A tract of land being a part of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 20, Township 21 North, Range 19 East of the Indian Meridian, Mayes County, Oklahoma, and being more particularly described as follows: Commencing at the Northwest corner of the Northwest Quarter; thence S01°27'13"E along the West line of the Northwest Quarter a distance of 960.62 feet; thence N88°00'10"E a distance of 536.10 feet to the point of beginning; thence N1°20'16"W for 22.72 feet to the Southwest corner of Lot 10, Block 3 of BON AIR HEIGHTS SECOND ADDITION; thence N87°54'57"E and along the South line of said Lot 10, Block 3 for 123.51 feet; thence S1°21'52"E for 163.97 feet; thence S88°29'46"W for 121.37 feet; thence N2°14'28"W for 140.00 feet to the Point of Beginning. Said tract contains 0.46 acres more or less.

Tract (C): A tract of land being a part of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 20, Township 21 North, Range 19 East of the Indian Meridian, Mayes County, Oklahoma, and being more particularly described as follows: Commencing at the Northwest corner of the Northwest Quarter; thence S01°27'13"E along the West line of the Northwest Quarter a distance of 1240.62 feet; thence N88°00'10"E a distance of 439.95 feet to the point of beginning; thence N88°00'10"E for 100.00 feet; thence N2°14'28"W for 140.00 feet; thence S88°00'10"W for 100.00 feet; thence S2°14'28"E for 140.00 feet to the Point of Beginning. Said tract contains 0.32 acres more or less.

Tract (D): A tract of land being a part of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 20, Township 21 North, Range 19 East of the Indian Meridian, Mayes County, Oklahoma, and being more particularly described as follows: Commencing at the Northwest corner of the Northwest Quarter; thence S01°27'13"E along the West line of the Northwest Quarter a distance of 1240.62 feet; thence N88°00'10"E a distance of 539.95 feet to the point of beginning; thence S1°23'19"E for 25.00 feet; thence N88°00'10"E for 119.43 feet; thence N1°26'14"W for 163.96 feet; thence S88°29'46"W for 121.37 feet; thence S2°14'28"E for 140.00 feet to the Point of Beginning. Said tract contains 0.45 acres more or less. Address: 1201 S Elliott.

Mr. Turner, with Heritage Southern Baptist Church, has requested a lot split with modifications making 4 separate lots.

- b. Exit Public Hearing
- c. Discuss, possibly approve the lot split and modification for Heritage Southern Baptist Church (Legal as read above) make 4 separate lots.
- d. Enter Public Hearing
Zoning change for Bret Wagnon with A & B Properties Group LLC:
The North 69.27 Feet of Lots Four (4) and Five (5) in Block 26-B in the WHITAKER ADDITION to the Town of PRYOR CREEK, Mayes County, State of Oklahoma, according to the A.L. Gibbs Survey and Plat thereof, AND a part of vacated Gibbs Avenue more particularly described as follows, to-wit: Beginning at the Northwest Corner of said Lot 5; Thence North 22.5 Feet; Thence East 100 Feet; Thence South 22.5 Feet to the Northeast Corner of said Lot 4; Thence West along the North Boundaries of said Lots 4 and 5 a distance of 100.0 Feet to the Point of Beginning; Said above described Land having been Subdivided, Surveyed, and Platted from and being a part of: The Northeast Quarter of the Northwest Quarter of the Northwest Quarter (NE 1/4 NW1/4NW1/4) of Section 17, Township 21 North, Range 19 East of the Indian Base and Meridian. Address: 7 N Ora.

Mr. Wagnon has requested rezoning of the property in question from CG (Commercial General) to RS (Residential Single).

- e. Exit Public Hearing
 - f. Discuss, possibly recommend Council action regarding the Zoning Change for Bret Wagnon with A & B Properties, LLC (legal as read above) from Commercial General (CG) to RS (Residential Single).
4. Adjourn.

POSTED ON THE BULLETIN BOARD AT CITY HALL, 12 NORTH ROWE STREET, PRYOR CREEK, OKLAHOMA
AUGUST 5, 2026 AT 4:00 P.M. BY CITY CLERK HANNAH MORRIS.

