

Posted at City Hall, 17 Hospital Drive, Eufaula, OK 74432 and the Community Center, 121 High Street, Eufaula, OK 74432 (the location of meeting) on July 13, 2023 5:00 PM

## **CITY OF EUFAULA, OK**

Community Center  
121 High Street  
Eufaula, OK 74432



## **NOTICE AND AGENDA OF MEETING**

Monday  
July 17, 2023  
5:30 p.m.

Planning and Zoning Commission / Board of Adjustment

The City of Eufaula encourages participation from all its citizens in public meetings. If participation is not possible due to a disability, notify the City Clerk, in writing, at least forty-eight hours prior to the scheduled meeting and necessary accommodations will be made (ADA 28 CRF/36).

Council Rules of Decorum limit citizen comments on agenda items, non-agenda items, and public hearings to five (5) minutes. Any person desiring to address the Council during such period is required to sign in with the City Clerk, provide their name, address and specify the agenda item they wish to address. Remarks shall be directed to the matter being considered and the speaker is allowed to speak only one time. If written materials are to be submitted ten (10) copies should be made available, and may not be returned. Under Oklahoma Law, the Council Members are prohibited from discussing or taking any action on items not on today's agenda.

The complete packet of information for the agenda items is available online at  
[CityofEufaulaOK.com](http://CityofEufaulaOK.com)

Planning and Zoning Commission

Chairman Sam Sylvester  
Vice Chairman Brandon Linstead  
Secretary Gordon Pennington  
Member James Hickman

AGENDA  
Planning and Zoning Commission  
July 17, 2023  
5:30 p.m.

1. Call to Order Chairman Sam Sylvester
2. Roll Call /Attendance Executive Assistant Julie Musgraves
3. Approval of Minutes.
  - A. Planning and Zoning Commission meeting June 26, 2023.
4. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of a zoning change application requesting a zoning change from Residential to Commercial General at the following location:  
Lots 3, 4, and the East 29 feet of Lot 5 in Block 85, City of Eufaula, McIntosh County, Oklahoma. Commonly Known as Vacant lot on the South/West corner of Highway 9 and Border Street.
  - A. Conduct a public hearing.
  - B. Take Action
5. Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of the amendment of the of parking lot size requirements for commercial businesses.
  - A. Conduct a public hearing.
  - B. Take Action
6. Adjournment.

Posted at City Hall, 17 Hospital Drive, Eufaula, OK 74432 and the Community Center, 121 High Street, Eufaula, OK 74432 (the location of meeting) on June 22, 5:00 PM

## **CITY OF EUFAULA, OK**

Community Center  
121 High Street  
Eufaula, OK 74432



## **MINUTES OF MEETING**

**Monday**

**June 26, 2023**

**5:30 p.m.**

**Planning and Zoning Commission / Board of Adjustment**

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Planning and Zoning Commission

Chairman Sam Sylvester  
Vice Chairman Brandon Linstead  
Secretary Gordon Pennington  
Member James Hickman

MINUTES  
Planning and Zoning Commission  
June 26, 2023  
5:30 p.m.

1. Call to Order – 6:00 pm Chairman Sam Sylvester
2. Roll Call /Attendance Executive Assistant Julie Musgraves  
Members Present: Pennington, Sylvester, Linstead. Hickman.
3. Approval of Minutes.  
A. Planning and Zoning Commission meeting May 15, 2023.  
Motion to Approve minutes by Pennington, 2<sup>nd</sup> by Sylvester. Roll Call Vote: Yes- Pennington, Sylvester, Linstead, Hickman.
4. Discussion of the parking and sidewalk codes in the Downtown District.  
Discussion. Research for the development of traffic plan for the City.
5. Discussion of parking lot size requirements for commercial businesses.  
Discussion. Request that an amendment to the commercial parking ordinance be written up changing the lot size requirement to 1 parking space per 250 sq.ft. of building to be presented at the next meeting.
6. Adjournment.  
Motion to Adjourn by Hickman, 2<sup>nd</sup> by Linstead. Roll Call Vote: Yes- Pennington, Sylvester, Linstead, Hickman.



Planning & Zoning Item No. 4

Meeting Date: July 17, 2023

## **Agenda Item Memo**

**Item Title:** Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of a zoning change application requesting a zoning change Residential to Commercial General at the following location: Lots 3, 4, and the East 29 feet of Lot 5 in Block 85, City of Eufaula, McIntosh County, Oklahoma. Commonly Known as Vacant lot on the South/West corner of Highway 9 and Border Street.

**Initiator:** Roley McIntosh & Donna Wiedel

**Staff Information Source:** Julie Musgraves, Executive Assistant.

**Background:** Roley McIntosh and Donna Wiedel are requesting that the lot on the corner of Border St and Highway 9 be rezoned from R-1 Residential to Commercial General. Donna Wiedel is wishing to purchase the property and build a car detailing business at that location.

**Attachment:** Application, Deed, Radius List, Radius Letters, Map, & Indian Journal Publication

CITY OF EUFAULA

APPLICATION FOR ZONING CHANGE

Date: 05-25-23 Corner of Border & Hwy 9.  
Address or General Description: Vacant lot SW corner of Hwy 9 & Border St  
Present Zoning: Residential Owner of Record: Roley D. McIntosh  
Legal Description of tract under application, if described by meters and bonds, attach plat of survey: Lot 3-4, E 29' Lot 5 BLK 85 OT Eufaula, OK 474/388

If applicant is other than owner, please indicate interest (purchaser, lessee, agent for, other).  
Attach documentation of interest and documentation from the owner of record authorizing this specific use permit.

PENDING - RE ZONING APPROVAL

Are there any private or deed restrictions controlling use of tract (If yes, explain): \_\_\_\_\_

NO

Responsible party for advertising, zoning change application fee (\$150.00), and any additional fees:

Name: Donna Wiedel  
Address: 121646 S. 4120 Road Eufaula, OK  
Phone: 918-618-2289

I do hereby certify that the information herein submitted is complete, true and accurate.

Signed: Roley D. McIntosh Date: 5/24/23  
Printed Name: Roley D. McIntosh Phone: 918-617-2990  
Address: PO Box 1367 Eufaula, OK 74432

## A. General Description of Property

Size in Acres or Square Feet: .4906 acres

Current Use: Vacant

Topography (Flat, Rolling Hills, Etc.): Lot slopes up to west

Frontage Road (Name and Description): Hwy 9 west

Identify structures and improvements on property: No structures on property

City Water: YES \_\_\_\_\_ NO ☒

City Sewer: YES \_\_\_\_\_ NO ☒

Identify the use(s) intended for the subject property: \_\_\_\_\_

CAR DETAILING

## B. General Description of Adjacent Property

Identify any buildings and give their approximate distance from your property lines: \_\_\_\_\_

To west - 1) Residential home w/ back to property. House faces 4th St.  
And has privacy fence separating properties

2) Vacant lot

To south - Residential homes facing w/ back to property. Houses face  
Rock Ave. Separated by alley.

Explain the surrounding land uses: To north west across Border St,

Commercial business - Portable Building Sales & Donut Shop

To east - Posey Park

## C. Zoning Change Request

Describe the zoning change as it pertains to your property: \_\_\_\_\_

CHANGE FROM RESIDENTIAL TO COMMERCIAL

Describe the benefits, if any, of your requested zoning change to the adjacent properties and/or to the City of Eufaula: \_\_\_\_\_

PLACING A COMMERCIAL  
BUILDING THAT WILL ALSO EMPLOY LOCAL  
CITIZENS



Identify how well suited the subject property is for your zoning change request. (Cite such advantages as topography, foliage, soil, drainage, access, distance to centers of population, availability of utilities, etc.) Explain: \_\_\_\_\_

POSSIBLY REMOVE & TRIM TREES WHICH  
WILL IMPROVE THE LOT AND BUILD A NEW  
BUILDING THAT WILL LOOK & IMPROVE THE  
SAID LOT.

Explain how the proposed change in zoning will affect the road system(s) serving your area: \_\_\_\_\_

NO CHANGE - VEHICLES WILL PULL INTO  
BACK

Give an estimated traffic count (average daily trips) for the proposed zoning change. How will the potential traffic resulting from the increased use or activity be controlled? \_\_\_\_\_

NO EFFECT

Is the proposed zoning change comparable to surrounding permitted uses and the existing development pattern? YES

How will the proposed zoning change be detrimental to property in the same zone or vicinity? (Identify any adverse effects and explain measures you would propose to minimize these effects)

Explain: NO ADVERSE EFFECTS. NEW BUILDING  
WILL ONLY IMPROVE THE AREA.

**Applicant: Do NOT Write Below This Line**

Application received by: \_\_\_\_\_ Date: \_\_\_\_\_

Tract Acreage: \_\_\_\_\_ Public Hearing Date: \_\_\_\_\_

Section: \_\_\_\_\_ Township: \_\_\_\_\_

Range: \_\_\_\_\_ Present Zoning: \_\_\_\_\_

Application Number: \_\_\_\_\_ Fee Receipt No: \_\_\_\_\_

**Planning Commission Recommendation**

Recommendation: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Vote: \_\_\_\_\_

Date: \_\_\_\_\_

Provisions: \_\_\_\_\_

\_\_\_\_\_

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**City Council Action**

Action: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Vote: \_\_\_\_\_

Date: \_\_\_\_\_

Provisions: \_\_\_\_\_

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\_\_\_\_\_

388

083474

State of Oklahoma, McIntosh County, I hereby certify that this instrument was filed for record in my office

WARRANTY DEED  
(Individual)

at 3:05 o'clock P.M. and  
day recorded to book 474 page 388  
SHIRLEY RIVIN, County Clerk  
By L. Hanson Deputy  
Date May 13, 1996

KNOW ALL MEN BY THESE PRESENTS:

That Calvin C. Jackson, a single person, Party of the First Part, in consideration of the sum of Ten Dollars (\$10.00), and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain and sell and convey unto Roley McIntosh, whose address is: P.O. Box 899, Eufaula, Ok., Party of the Second Part, the following described real property and premises situated in McIntosh County, State of Oklahoma, to-wit:

Lots 3, 4 and the East 29 feet of Lot 5 in Block 85, City of Eufaula, McIntosh County, Oklahoma

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said Party of the Second Part, his heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this 10<sup>th</sup> day of May, 1996.

Calvin C. Jackson  
Calvin C. Jackson

=====

STATE OF OKLAHOMA	)	
	)	SS
COUNTY OF MCINTOSH	)	ACKNOWLEDGEMENT

Before me, a Notary Public in and for said County and State, on this 10<sup>th</sup> day of May, 1996, personally appeared Calvin C. Jackson, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above



L. Hanson  
Notary Public

Exempt Documentary Stamp Tax OS, Title 68, Article 32, Section 3201, Paragraph A





# McIntosh

## Parcel Map and Account Listing

Data provided by Trina Williams County Assessor

Date 06/12/2023

Time 10:04:26

Map Image



### Account List

<b>Account</b> 460025165	<b>Current Owner</b>	<b>Legal Description</b>
<b>ParcelID</b> 1330-00-023-003-0-000-00	KECK, TERESA	LOT 3-10 BLK 23 SUNSET ADDITION 483/12 782/782 925/117 926/596 1022/536
<b>Situs</b>		
<b>Sec/Twn/Rng</b>	514 BORDER ST TRL 1	
<b>Subdivision</b> SUNSET		
<b>Block/Lot</b> 0023 / 0001	EUFAULA OK 74432-000C	
<b>Lot Size</b> 8 Lots	<b>Book/Page</b> 1022-0536	
<b>Account</b> 460034989	<b>Current Owner</b>	<b>Legal Description</b>
<b>ParcelID</b> 1001-00-086-002-0-005-00	NEAL'S PROPERTIES, LLC	E6.53' W59' E129.4' N38' OF LOT 2 BLK 86 EUFAULA 899/580 1027/436
<b>Situs</b>		
<b>Sec/Twn/Rng</b>	301 N "L" ST	
<b>Subdivision</b> EUFAULA		
<b>Block/Lot</b> 0086 / 0002	EUFAULA OK 74432-000C	
<b>Lot Size</b> Lots	<b>Book/Page</b> 1027-0436	
<b>Account</b> 460023249	<b>Current Owner</b>	<b>Legal Description</b>
<b>ParcelID</b> 1001-00-086-004-0-002-00	DOWLING, ANDREW S & SUMMER	W71' LOT 4 BLK 86 OT-EUFAULA 712/796 863/636 879/163
<b>Situs</b> 00508 ROCK AVE		
<b>Sec/Twn/Rng</b>		
<b>Subdivision</b> EUFAULA		
<b>Block/Lot</b> 0086 / 0004	508 ROCK AVE EUFAULA OK 74432-000C	
<b>Lot Size</b> 1 Lots	<b>Book/Page</b> 0879-0163	





# McIntosh

## Parcel Map and Account Listing

Data provided by Trina Williams County Assessor

Date 06/12/2023

Time 10:04:26

Page : 2

### Account List

Account	460023243	Current Owner	Legal Description
ParcelID	1001-00-086-001-0-003-00	STUART, DOYLE W & DEBRA L	PT LOT 1 BEG NW/C E35' POB E59'S TO 77"W OF SE/C LOT 1 W55.45' N79.5' POB & W59' OF E129.4' OF N38'(LESS E6 53')OF LOT 2 BLK 86 OT EUFAULA 634/18 686/194 899/446
Situs	00509 BORDER		
Sec/Twn/Rng			
Subdivision	EUFAULA	PO BOX 627	
Block/Lot	0086 / 0001	EUFAULA	OK 74432-000C
Lot Size	2 Lots	Book/Page 0899-0446	
Account	460023242	Current Owner	Legal Description
ParcelID	1001-00-086-001-0-002-00	NEAL, WANDA	W35' LOT 1 BLK 86 OT-EUFAULA 595/238 880/334 & N42 OF W35' OF LOT 2 BLK 86 1102/512
Situs	00511 BORDER		
Sec/Twn/Rng		301 N "L" ST	
Subdivision	EUFAULA		
Block/Lot	0086 / 0001	EUFAULA	OK 74432-
Lot Size	1 Lots	Book/Page 1102-0512	
Account	460023241	Current Owner	Legal Description
ParcelID	1001-00-086-001-0-001-00	NEAL'S PROPERTIES, LLC	PT LOT 1 BLK 86 OT-EUFAULA JJ3/298 417/591 1027/436
Situs	00317 N 4TH ST		
Sec/Twn/Rng		301 N "L" ST	
Subdivision	EUFAULA		
Block/Lot	0086 / 0001	EUFAULA	OK 74432-000C
Lot Size	1 Lots	Book/Page 1027-0436	
Account	460023245	Current Owner	Legal Description
ParcelID	1001-00-086-002-0-003-00	NEAL'S PROPERTIES, LLC	N38' OF E70.4' LOT 2 BLK 86 OT EUFAULA JJ3/298 417/591 1027/436
Situs	00313 N 4TH ST		
Sec/Twn/Rng		301 N "L" ST	
Subdivision	EUFAULA		
Block/Lot	0086 / 0002	EUFAULA	OK 74432-000C
Lot Size	1 Lots	Book/Page 1027-0436	
Account	460023290	Current Owner	Legal Description
ParcelID	1001-00-094-001-0-001-00	CHEVIER, JAMIE	LOT 1 N10' LOT 2 (PT) BLK 94 EUFAULA O.T. LESS A TRACT BEG NE/C LOT 1 S005853W 85' N884754W 109.64' N015336E 34.88' S893603E 7.38' N012641W 50.03' S884922E 103.82' POB 363/818 774/516 798/209 965/458 982/515 1003/209 1055/85
Situs	00215 N 4TH ST		
Sec/Twn/Rng			
Subdivision	EUFAULA	215 N 4TH ST	
Block/Lot	0094 / 0001	EUFAULA	OK 74432-000C
Lot Size	1 Lots	Book/Page 1055-0085	
Account	460023244	Current Owner	Legal Description
ParcelID	1001-00-086-002-0-002-00	UPTON, JAMIE & ARLINDA	BEG SW/C LOT 2 N011220W 34.17' N881736E 35' S011220E 35.89' N885407W 35' POB BLK 86 OT-EUFAULA 640/105 880/334 1102/512 1103/5
Situs			
Sec/Twn/Rng			
Subdivision	EUFAULA	309 N 4TH ST	
Block/Lot	0086 / 0002	EUFAULA	OK 74432-000C
Lot Size	Lots	Book/Page 0880-0334	
Account	460023248	Current Owner	Legal Description
ParcelID	1001-00-086-003-0-004-00	DOWLING, ANDREW S & SUMMER	W35' & E36' W71' LESS 6' ON N SIDE LOT 3 BLK 86 OT-EUFAULA 373/28 712/796 863/636 879/163
Situs			
Sec/Twn/Rng			
Subdivision	EUFAULA	508 ROCK AVE	
Block/Lot	0086 / 0003	EUFAULA	OK 74432-000C
Lot Size	1 Lots	Book/Page 0879-0163	
Account	460023246	Current Owner	Legal Description
ParcelID	1001-00-086-002-0-004-00	UPTON, JAMIE W. &	S40' E129.4' LOT 2 N6' E132.4' LOT 3 BLK 86 OT EUFAULA 681/780 703/31
Situs	00309 N 4TH		
Sec/Twn/Rng		TOMMIE ARLINDA UPTON	
Subdivision	EUFAULA	309 N 4TH	
Block/Lot	0086 / 0002	EUFAULA	OK 74432-000C
Lot Size	2 Lots	Book/Page	
Account	460036933	Current Owner	Legal Description
ParcelID	1001-00-086-003-0-003-00	UPTON, JAMIE WAYNE & TOMMIE	E90.4' S72' OF LOT 3 BLK 86 OT EUFAULA 371/111 861/133 873/1 961/152 961/803
Situs			
Sec/Twn/Rng		ARLINDA	
Subdivision	EUFAULA	309 N 4TH STREET	
Block/Lot	0086 / 0003	EUFAULA	OK 74432-000C
Lot Size	1 Lots	Book/Page 0961-0803	

**McIntosh****Parcel Map and Account Listing**

Data provided by Trina Williams County Assessor

Date 06/12/2023

Time 10:04:27

Page : 3

**Account List**

Account	460023247	Current Owner	Legal Description
ParcelID	1001-00-086-003-0-002-00	UPTON, JAMIE WAYNE & TOMMIE	E87.4' LOT 4 BLK 86 OT-EUFAULA
Situs	00502 ROCK AVE		371/111 861/133 873/1 961/152 982/360
Sec/Twn/Rng		ARLINDA	
Subdivision	EUFAULA	309 N. 4TH STREET	
Block/Lot	0086 / 0003	EUFAULA	OK 74432-000C
Lot Size	1 Lots	Book/Page 0982-0360	
Account	460023287	Current Owner	Legal Description
ParcelID	1001-00-093-003-0-002-00	RANDLEMAN, RANDY TRUST	E74.7' W86.7' LOT 3 BLK 93 OT-EUFAULA
Situs	00419 ROCK		367/747 835/322 936/95 939/776
Sec/Twn/Rng		16820 STATE HWY 9 EAST	
Subdivision	EUFAULA		
Block/Lot	0093 / 0003	EUFAULA	OK 74432-000C
Lot Size	1 Lots	Book/Page 0939-0776	
Account	460023233	Current Owner	Legal Description
ParcelID	1001-00-085-003-0-001-00	MCINTOSH, ROLEY	LOT 3-4, E29' LOT 5 BLK 85 OT EUFAULA
Situs			474/388
Sec/Twn/Rng			
Subdivision	EUFAULA	PO BOX 1367	
Block/Lot	0085 / 0003	EUFAULA	OK 74432-000C
Lot Size	3 Lots	Book/Page	
Account	460023285	Current Owner	Legal Description
ParcelID	1001-00-093-001-0-000-00	U.S.A.	LOT 1 & E24.6 LOT 2 & W8.5' E33' LOT 2
Situs			BLK 93 OT-EUFAULA
Sec/Twn/Rng			
Subdivision	EUFAULA		
Block/Lot	0093 / 0001		00000-000C
Lot Size	1 Lots	Book/Page	
Account	460023284	Current Owner	Legal Description
ParcelID	1001-00-092-001-0-000-00	U.S.A.	ALL OF BLOCK 92 OT-EUFAULA (CITY
Situs			PARK)
Sec/Twn/Rng			
Subdivision	EUFAULA		
Block/Lot	0092 / 0001		00000-000C
Lot Size	1 Lots	Book/Page	
Account	460023232	Current Owner	Legal Description
ParcelID	1001-00-085-001-0-000-00	U.S.A.	LOT 1-2 BLK 85 OT-EUFAULA
Situs			
Sec/Twn/Rng			
Subdivision	EUFAULA		
Block/Lot	0085 / 0001		00000-000C
Lot Size	2 Lots	Book/Page	
Account	460023231	Current Owner	Legal Description
ParcelID	1001-00-084-005-0-000-00	U.S.A.	LOT 5 BLK 84 OT-EUFAULA
Situs			
Sec/Twn/Rng			
Subdivision	EUFAULA		
Block/Lot	0084 / 0005		00000-000C
Lot Size	1 Lots	Book/Page	
Account	460023229	Current Owner	Legal Description
ParcelID	1001-00-084-001-0-000-00	U.S.A.	LOT 1-3 & PT OF LOT 4 BLK 84 EUFAULA
Situs			O.T. (CITY PARK)
Sec/Twn/Rng			
Subdivision	EUFAULA		
Block/Lot	0084 / 0001		00000-000C
Lot Size	4 Lots	Book/Page	
Account	460023230	Current Owner	Legal Description
ParcelID	1001-00-084-004-0-002-00	STATE OF OKLAHOMA	PT LOT 4 BLK 84 BEG SW/C LOT 4 BLK
Situs			84 N A/L W/L 115' S4051E 150' S/L LOT 4
Sec/Twn/Rng			W119' POB 57D/447 OT-EUFAULA
Subdivision	EUFAULA		
Block/Lot	0084 / 0004		00000-000C
Lot Size	0.1600 Acres	Book/Page	



**McIntosh****Parcel Map and Account Listing**

Data provided by Trina Williams County Assessor

Date 06/12/2023

Time 10:04:27

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**Account List**

Account	460023238	Current Owner	Legal Description
ParcelID	1001-00-085-008-0-002-00	HILL, CLAYTON	E48' LOT 8 BLK 85 OT-EUFAULA 636/128
Situs	00420 ROCK AVE		751/177 753/214 1024/388 1080/465
Sec/Twn/Rng		PO BOX 431	1086/794 1112/744
Subdivision	EUFAULA		
Block/Lot	0085 / 0008	EUFAULA OK 74432-	
Lot Size	1 Lots	Book/Page 1112-0744	
Account	460023288	Current Owner	Legal Description
ParcelID	1001-00-093-003-0-003-00	HEMMAN, EDWARD B. & GLENDA D.	W12' LOT 3 ALL LOT 4 BLK 93 OT
Situs	00421 ROCK AV		EUFAULA 674/194 716/203 764/58
Sec/Twn/Rng			
Subdivision	EUFAULA	421 ROCK AVE	
Block/Lot	0093 / 0003	EUFAULA OK 74432-000C	
Lot Size	2 Lots	Book/Page 0764-0058	
Account	460023286	Current Owner	Legal Description
ParcelID	1001-00-093-002-0-002-00	AVERY, JUSTIN	W67' LOT 2 E13.3' LOT 3 BLK 93
Situs	00415 ROCK		EUFAULA O.T. 554/463 (H&R BLOCK)
Sec/Twn/Rng		415 ROCK AVE	944/200 1054/336 1054/337
Subdivision	EUFAULA		
Block/Lot	0093 / 0002	EUFAULA OK 74432-	
Lot Size	2 Lots	Book/Page 1054-0337	
Account	460023237	Current Owner	Legal Description
ParcelID	1001-00-085-008-0-001-00	STSS, LLC	W52' LOT 8 BLK 85 OT-EUFAULA 540/02
Situs	00424 ROCK AVE		713/198 1035/306 1075/131 1121/472
Sec/Twn/Rng		PO BOX 267	
Subdivision	EUFAULA		
Block/Lot	0085 / 0008	CHECOTAH OK 74426-	
Lot Size	1 Lots	Book/Page 1121-0472	
Account	460023235	Current Owner	Legal Description
ParcelID	1001-00-085-005-0-003-00	SHORE, MATTHEW J & TAMARA A	S91' OF W36' LOT 5 S91' LOT 6 BLK 85
Situs	00310 N 4TH ST		OT-EUFAULA 93/403 642/217 809/522
Sec/Twn/Rng		116452 S 4210 RD	810/72 905/823 954/39 1161/416
Subdivision	EUFAULA		
Block/Lot	0085 / 0005	EUFAULA OK 74432-	
Lot Size	2 Lots	Book/Page 1161-0416	
Account	460023236	Current Owner	Legal Description
ParcelID	1001-00-085-007-0-000-00	DICKEY, ALESHA & ROYCE S	LOT 7 BLK 85 OT-EUFAULA 847/759
Situs	00308 N 4TH		904/139 937/315 938/155 941/607 941/611
Sec/Twn/Rng			1118/476
Subdivision	EUFAULA	308 N 4TH	
Block/Lot	0085 / 0007	EUFAULA OK 74432-000C	
Lot Size	1 Lots	Book/Page 1118-0476	
Account	460023239	Current Owner	Legal Description
ParcelID	1001-00-085-009-0-001-00	STAFFORD, MICHAEL SR. & LINDA	LOT 9 & PT LOT 10 BLK 85 EUFAULA O.T
Situs	00412 ROCK AVE		466/460
Sec/Twn/Rng			
Subdivision	EUFAULA	412 ROCK AVE	
Block/Lot	0085 / 0009	EUFAULA OK 74432-2412	
Lot Size	2 Lots	Book/Page	
Account	460023234	Current Owner	Legal Description
ParcelID	1001-00-085-005-0-002-00	HOUSLEY, LARRY W. TRUSTEE	W36 LOT 5 LESS S91' & LOT 6 LESS S91'
Situs	00316 N. 4TH		BLK 85 OT-EUFAULA 608/105 625/708
Sec/Twn/Rng			775/438 785/461 831/91 (LARRY W.
Subdivision	EUFAULA	316 N 4TH ST	HOUSLEY REV. LIVING TRUST)
Block/Lot	0085 / 0005	EUFAULA OK 74432-000C	
Lot Size	2 Lots	Book/Page 0831-0091	
Account	460003966	Current Owner	Legal Description
ParcelID	0000-35-10N-16E-3-024-00	NOONER, TIMOTHY & SHANNA	BEG 114'S NW/C SW SE SW SE'LY
Situs			177'TO PT 254'S & 128'E OF NW/C E175'
Sec/Twn/Rng	35-10N-16E		N2.70' E148.30' S208.70' E108.70' S200'
Subdivision		541 COUNTRY CLUB RD	W130' NW'LY POB SEC 35-10-16 129/206
Block/Lot		CANADIAN OK 74425-	782/782 1101/98 1129/440 1129/442
Lot Size	2.0700 Acres	Book/Page 1160-0805	1160/805



June 13, 2023

HOUSLEY, LARRY W. TRUSTEE  
316 N 4TH ST  
EUFAULA, OK 74432-0000

Dear Property Owner:

The Planning and Zoning Commission is considering a Zoning Change Request application for the following property:

**Commonly Known as:** Vacant lot on the South/West corner of Highway 9 and Border Street.

**Legal Description:** Lots 3, 4, and the East 29 feet of Lot 5 in Block 85, City of Eufaula, McIntosh County, Oklahoma.

**Proposed Use:** Applicant/s Applicant are requesting a zoning change from R-1 Residential to Commercial General.

**Applicant/s:** Roley McIntosh & Donna Wiedel.

Enclosed is a map showing the section and proposed location being considered for the zoning change.

You are being notified because you are listed as a property owner within a 300-foot radius of the property. If you have questions or would like to submit a comment for the record, please contact us through one of the following options:

Phone: 918-689-2534

Mail: P.O. Box 684, Eufaula, OK 74432

Email: AA@CityofEufaulaOK.com

This item will be considered by the Planning and Zoning Commission at the meeting on July 17, 2023, at 5:30pm at the Community Center, 121 High Street, Eufaula, OK. You are welcome to attend the public meeting and provide comments at the designated time.

Respectfully,  
Julie Musgraves  
Administrative Assistant  
City of Eufaula



ILL 1/7  
O. INT.

LLC

NEAL'S  
PROPERTIES  
LLC

Border St

KAYMOND  
CHANCE

HALE,  
RAYMOND  
CHANCE

BERNADINE

BEDFORD,  
JACK V. JR. &  
PATTY L

DOWLING,  
ANDREW S &  
SUMMER

UPTON, JAMIE  
WAYNE &  
TOMMIE

DOWLING,  
ANDREW S &  
SUMMER

UPTON, JAMIE  
WAYNE &  
TOMMIE

Rock Ave

SUNSET ADD

KECK, TERESA

N 4th St

N 4th St

Border St

HOUSTEY,  
LARRY W.  
TRUSTEE

SHORE,  
MATTHEW J &  
TAMARA A

DICKEY,  
ALESHA &  
ROYCE S

STSS, LLC

HILL,  
CLAYTON

flat Retriever  
STAFFORD,  
MICHAEL SR.  
& LINDA

Rock Ave

NOONER,  
TIMOTHY &  
SHANNA

9

Border St

Border St

Hwy 9

9

3rd St

3rd St

3rd St

3rd St

Hwy 9

3rd St

Border St

Border St

Posey Park

U.S.A.

84

STATE OF  
OKLAHOMA

U.S.A.

9



COUNTY OF MCINTOSH )  
STATE OF OKLAHOMA )

IN THE DISTRICT COURT

NO. PUBLIC HEARING NOTICE W/ MAP

**AFFIDAVIT OF PUBLICATION**  
**COOKSON HILLS PUBLISHERS, INC.**  
dba The Indian Journal, McIntosh County Democrat  
109 S. Main, Eufaula, OK 74432  
(918) 689-2191

I, Daphanie Hutton, of lawful age, being duly sworn upon oath, deposes and says that I am the authorized representative of Cookson Hills Publishers, Inc., Publisher of the Indian Journal newspaper, a weekly publication that is a "legal newspaper" as that phrase is defined in 25 O.S. § 106, as amended to date, for the City of Eufaula, for the County of McIntosh, in the State of Oklahoma. The attachment hereto contains a true and correct copy of what was published in the regular edition of said newspaper, and not in a supplement, in consecutive issues on the following dates:

**PUBLICATION DATES:**

June 22, 2023

*[Signature]*

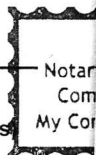
Signed and sworn to before me on this 22<sup>nd</sup> day of June, 2023.

*[Signature]*  
Notary Public

My Commission expires: April 3, 2026  
Commission #06003427

PUBLICATION FEE: \$ 55.00

194 words; 1 tabular lines; 2 column(s)  
\_\_\_\_\_ insertions



**Shown exactly as published in  
Newspaper**

**SEE ATTACHED**

**Legal Notice**

Published in the Indian Journal,  
Thursday, June 22, 2023.

**City of Eufaula Public Hearing Notice**

Notice is hereby given that the City of Eufaula, Oklahoma, will conduct a public hearing on a Zoning Change Request Application for property located within the City of Eufaula.

The property requesting the Zoning Change is described as follows: Lots 3, 4, and the East 29 feet of Lot 5 in Block 85, City of Eufaula, McIntosh County, Oklahoma.

Commonly Known as: Vacant lot on the South/West corner of Highway 9 and Border Street.

Proposed Use: Applicant/s is requesting a zoning change from R-1 Residential to Commercial General.

Applicant/s: Roley McIntosh & Donna Wiedel

The public hearing will be held as follows:

July 17, 2023 at 5:30 P.M Planning and Zoning Commission, Eufaula Community Center, 121 High Street.

At this time any interested citizen of Eufaula, Oklahoma will have the opportunity to be heard regarding the zoning change request. If there are any questions about the proposal, or you need additional information prior to the public hearing, please contact the Eufaula City Hall at 918-689-2534. A copy of the application is available for public inspection during normal working hours and can be accessed from the Eufaula City Hall at 918-689-2534 or by emailing aa@cityofeufaulaok.com.





Planning and Zoning Commission Item No. 5

Meeting Date: July 17, 2023

## **Agenda Item Memo**

**Item Title:** Consideration of Acceptance, Approval, Adoption, Rejection, Amendment, and/or Postponement of the amendment of the of parking lot size requirements for commercial businesses.

**Initiator:** Planning & Zoning Commission

**Staff Information Source:** Julie Musgraves, Executive Assistant.

**Background:** Last meeting it was proposed to change the parking lot size from 1 parking space per 225 sq. ft. of building to 1 parking space per 250 sq. ft. of building

**Attachment:** Revised Ordinance on Parking and Loading Requirements.

Uses Parking	Spaces	Loading Berths
Retail Trade	1 per 250 sq. ft. of floor	1 per 5,000 to 25,000 sq. and Service area. ft., plus 1 per each Establishments additional 25,000 sq. ft.

**AGENDA**  
Board of Adjustment  
July 17, 2023  
6:00 p.m.

Board of Adjustment

Chairman Sam Sylvester  
Vice Chairman Brandon Linstead  
Secretary Gordon Pennington  
Member James Hickman

There are no agenda items for the Board of Adjustments