

McAlester Planning and Zoning
Commission
NOTICE OF MEETING



Regular Meeting Agenda
Tuesday, January 20, 2026 - 6:30 PM
McAlester City Hall – Council Chambers
28 E. Washington

CALL TO ORDER

Roll Call

Recognition

CONSENT AGENDA

1. Approval of minutes for the Regular Meeting on November 18, 2025

SCHEDULED BUSINESS

Staff Report on each item of scheduled business shall be presented by staff prior to applicant's discussion with Planning Commission.

1. Public Hearing: Discussion and possible action on PC #455, a request to rezone the property from No Zoning Classification to C-5 Highway Commercial and Commercial Recreation District for the following property described below:
LOCATION: 1501 S George Nigh Expy, McAlester, Oklahoma
LEGAL: A parcel of land lying in part of the Southwest Quarter of the Northeast Quarter (SW/4 NE/4) of Section Twenty-four (24), Township Five (5) North, Range Fourteen (14) East of the Indian Base and Meridian, Pittsburg County, State of Oklahoma.
2. Public Hearing: Discussion and possible action on PC#456, a request to rezone the property from C-3 General Commercial District to R-1B Single-Family Residential District for the following property described below:
LOCATION: 3001 N Main Street, McAlester, Oklahoma
LEGAL: Part of Lots Two (2) and Three (3), Block Sixty-one (61), in the City of McAlester, now known as North McAlester, Pittsburg County, State of Oklahoma
3. Recommendation of a committee member for the Land Development Code Update Selection Committee.

NEW BUSINESS

STAFF REPORT

1. Annual Report to Planning Commission (2024-2025)
2. Annual Planning Commission Report to City Council
3. Building Permit Activity Report
4. Comprehensive Planning Discussion

REMARKS & INQUIRIES BY THE COMMISSION

ADJOURNMENT

McAlester Planning Commission Minutes
Tuesday, November 18, 2025, Regular Meeting
City Council Chambers
6:30 PM

Item 1 Call to Order
Chairman Emmons called the meeting to order at 6:30 p.m.

Item 2 Roll Call
Patti Hobbs called the roll and a quorum was present.

Commissioners Present: 6
Mark Emmons Stephanie Giacomo Lynn Roberts Jeremy Spiegel
Karen Stobaugh Chris Taylor

Commissioners Absent: 5
Merrie Brenner Levenia Carey Dewayne Hampton Michael Hull
Robbie Van Vekoven

Item 3 Recognition
None

Item 4 Consent Agenda
A. Approval of minutes for the Regular Meeting on October 21, 2025.
B. Approval of Calendar Year 2026, Schedule of Regular McAlester Planning Commission Meetings.

A motion made by Commissioner Stobaugh was seconded by Commissioner Taylor to approve all items on the consent agenda. Roll call was taken.

The vote was: 6 – 0
AYE: Emmons, Giacomo, Roberts, Spiegel, Stobaugh, Taylor
NAY: None
The motion carried.

SCHEDULED BUSINESS:

Item 5 Public Hearing: Discussion and possible action on VE #161, a request to close the public ways or easements for the following described area: All that Part of Harrison Avenue lying between the East Boundary of 9th Street and the West Boundary of 10th Street, between Block One hundred and fifty (150) and Block One hundred sixty three (163), in the City of McAlester, formerly known as South McAlester, Pittsburg County, State of Oklahoma

Community Development Director Jayme Clifton presented the staff report. She noted that notifications were sent according to ordinance. One objection was initially received from Summit Utilities, but they reached an agreement with the Youth Emergency Shelter to allow access and maintenance of utilities. Staff recommended approval of the application pending the findings and conditions in the report.

Public Hearing began at 6:32 pm and commenced at 6:36 pm. No members of the public spoke for or against the application.

Commissioner Taylor made the motion to approve the closing application per the staff recommendations with conditions attached. The motion was seconded by Commissioner Giacomo. Roll was taken

The vote was: 6 – 0

AYE: Emmons, Giacomo, Roberts, Spiegel, Stobaugh, Taylor

NAY: None

The motion carried.

Item 6 Public Hearing: Discussion and possible action on a Re-Plat for Steven Taylor Industrial Park Subdivision

Ms. Clifton presented the request to replat remaining lots owned by the city to divide them for future conveyance and marketing. The replat includes the area for American Li-On and the remaining portion from the previous replat for Amazon. This replat will supersede the previous plat. Ms. Clifton discussed the train and highway access pertaining to permitting. There were some questions from the commission about the platted streets, but they were not currently developed streets.

Billy Sumner, Economic Development Director, was in attendance to explain the process and other businesses plans to purchase property. Individual locations were described and also available property. It was discussed how the Re-Plat would not affect current businesses. No other guests present to speak for or against the item.

Public Hearing began at 6:37 pm and commenced at 6:43 pm. No members of the public spoke for or against the application.

Commissioner Spiegel made the motion to approve the Re-Plat for Steven Taylor Industrial Park Subdivision. The motion was seconded by Commissioner Taylor. Roll was taken.

The vote was: 6 – 0

AYE: Emmons, Giacomo, Roberts, Spiegel, Stobaugh, Taylor

NAY: None

The motion carried.

Item 7 New Business

None.

Item 8 Staff Reports

a. 2025 Oklahoma Planning Conference & APA-OK Awards

Ms. Clifton reported that McAlester received three awards at the 2025 Oklahoma Chapter-American Planning Association conference in Oklahoma City for Outstanding Citizen Planner, Outstanding Public Project, and Great Public Space. Ms. Clifton expressed her hope to have projects to nominate yearly. No other discussion and no action required.

Item 9 Remarks & Inquiries by the Commission

Commissioners had questions about current building permits. No action was taken.

Item 10

Adjournment

Commissioner Giacomo made the motion to adjourn. The motion was seconded by Commissioner Taylor. Meeting adjourned at 6:50 p.m. Roll was taken.

The vote was: 6 – 0

AYE: Emmons, Giacomo, Roberts, Spiegel, Stobaugh, Taylor

NAY: None

The motion carried.

Approved:

Planning Commission Chairman

Date



PLANNING COMMISSION STAFF REPORT January 20, 2026

To: McAlester Planning Commission
From: Jayme Clifton, Community Development Director
Date: January 16, 2026
Subject: Rezoning Application – PC-455

1. APPLICATION SUMMARY

Applicant: Justin Warren with Foresite Group, LLC (Applicant) for Justen Giambalvo (Developer) and authorized by RaceTrac, Inc. (Owner)

Location: 1501 S George Nigh Expy

Legal: A parcel of land lying in part of the Southwest Quarter of the Northeast Quarter (SW/4 NE/4) of Section Twenty-four (24), Township Five (5) North, Range Fourteen (14) East of the Indian Base and Meridian, Pittsburg County, State of Oklahoma. *(Detailed metes and bounds description included in the case file and/or attachments.)*

Current Zoning: No Zoning Classification

Proposed Zoning: C-5 Highway Commercial and Commercial Recreation District

General Description: The applicant is requesting to rezone the property to develop a new gas station for use by both automobiles and diesel trucks. The property is 389,736 square feet / approx. 8.95 acres.

2. NOTIFICATIONS

All notification requirements have been met. Proof of publication, firm mailing book signed and postmarked by the postmaster, and photos of sign posted on the property are included in the case file and may be provided upon request.

Posting of Sign on Property	January 2, 2026
Publication in McAlester News Capital	December 27, 2025

Notification to Property Owners within 300 Feet:

Mailed Certified Return Receipt	January 2, 2026
Property Owners within 300 feet	5
Notification receipts received	3
Notification Returned Unclaimed	0
Notifications Still Out	2 (as of 01/16/2026)

3. ATTACHMENTS

Application with Project Narrative and Site Plan/Rezoning Exhibit
Abstractors Ownership List Certificate
Area of Request Map with Area Zoning Shown
Site Location Map

4. BACKGROUND INFORMATION

The applicant, Justin Warren of Foresite Group, LLC, submitted this application on behalf of RaceTrac, Inc. RaceTrac, Inc. recently acquired the property from the Oklahoma Department of Transportation. If the rezoning is approved, the applicant intends to remove existing asphalt pavement and develop a fueling station.

The proposed development will consist of one building approximately 6,100 SF in size, fueling spots for 16 automobiles and 4 diesel trucks, and 33 total parking spaces. To help mitigate potential drainage problems, the developer plans to build an earthen detention pond in the open area to the west of the drive aisles. The site has 2392.52 feet of frontage. Access is planned via three driveways: one "right-in/right-out" on S. George Nigh Expressway and two full-motion driveways on the S. George Nigh Service Road.

Surrounding properties include commercial uses to the north and east (C-5), and industrial (I-1) or agricultural (A-1) parcels to the west and south. The Future Land Use Map (FLUM) designation for this parcel includes "Mixed Use" and is adjacent to "Commercial" and "Employment Heavy Industrial" designations. The requested C-5 zoning is consistent with the established development pattern of the highway corridor.

5. STAFF ANALYSIS

The proposed C-5 zoning and development of a gas station seems highly compatible with the surrounding transportation environment and highway-oriented businesses. The request does not constitute spot zoning as it aligns with the existing C-5 zoning in the immediate vicinity.

The adjacent roadway network (US-69 and the service road) is designed to handle high traffic volumes associated with commercial fueling centers. Public water and sewer infrastructure is available. The capacity will be finalized during the technical permitting process. Access to the site is sufficient for emergency vehicle response via the service road.

Staff has not received any written responses from the surrounding property owners that are in favor or in opposition to the application.

6. STAFF RECOMMENDATION

Based on the analysis of the materials provided, staff provides the following findings and recommendation:

- The property is located along a primary commercial and transportation corridor with significant highway frontage.
- The proposed C-5 zoning is consistent with existing land use patterns and the commercial character of the George Nigh Expressway.
- The request aligns with planning principles of concentrating auto-oriented services along major arterials.
- The request does not constitute spot zoning and all public notifications have been completed.

Staff recommends approval of the rezoning request of the subject property from No Zoning Classification to C-5 Highway Commercial and Commercial Recreation.

A majority vote of the Planning Commission members that are present and voting is required to recommend approval to the council. The zoning map amendment request is tentatively scheduled for **Tuesday, February 10, 2026, council meeting**, pending the recommendation of the Planning Commission.

Appeal Language if Rezoning Request Not Approved by Planning Commission

Sec. 62-157 (g) If the planning commission fails to set up a petition for amendment for public hearing within 30 days after its proper filing with the planning commission at a regular scheduled meeting; or if after public hearing, the planning commission fails to recommend that this article be amended in accordance with such petition for amendment, such failure shall be deemed the final determination and decision of the planning commission. The final determination of the planning commission may be appealed to the city council provided a written request for a hearing before the city council is served on the chairman of the planning commission within 15 days after the final determination of the planning commission.

Record No: PC-455

Rezoning Application

Status: Active

Submitted On: 11/24/2025

Primary Location

34.893521, -95.777500

Owner

No owner information

Application to Rezone:

ARE ADDITIONAL APPLICANTS APPLYING FOR REZONING? (Please complete the "APPLICANTS INFORMATION" section for each additional applicant.)*

YES

APPLICANTS INFORMATION

NAME OF APPLICANT*	APPLICANT TYPE
Justin Warren	Agent/Representative
MAILING ADDRESS OF APPLICANT: Please include Street Address, Apartment/Unit #, City, State and Zip Code.*	
100 NE Loop 410, Suite 1105, San Antonio, TX 78260	
APPLICANTS E-MAIL	APPLICANTS CONTACT PHONE NUMBER*
Jwarren@fg-inc.net	770-368-1399 ext 444

PROPERTY INFORMATION : Please complete this section for the subject property you are requesting to rezone. If the subject property involves separate parcels, please include a description from a survey or abstractors certificate for one legally described property.

ADDRESS OR LOCATION OF PROPERTY ?

LEGAL DESCRIPTION:* ⓘ

A strip, piece or parcel of land lying in part of the Southwest Quarter of the Northeast Quarter (SW/4 NE/4) of Section Twenty-four (24), Township Five (5) North, Range Fourteen (14) East of the Indian Base and Meridian, Pittsburg County, State of Oklahoma, more particularly described as follows:
 Commencing at the Southwest Corner of said Southwest Quarter of the Northeast Quarter (SW/4 NE/4); Thence N 89°03'16" E along the South Line of said Southwest Quarter of the Northeast Quarter (SW/4 NE/4) a distance of 566.44 feet; Thence N 00°56'44" W and perpendicular to the South Line of said Southwest Quarter of the Northeast Quarter (SW/4 NE/4) a distance of 578.86 feet to the Point of Beginning, said Point being on the Permanent North Right-of-Way Line of US-69; Thence N 87°29'34" W along said Permanent North Right-of-Way Line of US-69 a distance of 419.25 feet to a Point on the Permanent South Right-of-Way Line of US-69B; Thence N 19°17'00" E along said Permanent South Right-of-Way Line of US-69B a distance of 195.75 feet; Thence N 33°26'00" E and Continuing along said Permanent South Right-of-Way Line of US-69B a distance of 571.00 feet to a Point on the Permanent South Right-of-Way Line of the South George Nigh Service Road; Thence S 62°53'59" E Along said Permanent South Right-of-Way Line of the South George Nigh Service Road a distance of 422.77 feet; Thence S 07°57'29" E and Continuing along said Permanent South Right-of-Way Line of the South George Nigh Service Road a distance of 51.00 feet; Thence S 59°32'00" E and Continuing along said Permanent South Right-of-Way Line of the South George Nigh Service Road a distance of 77.00 feet; Thence S 71°29'00" E and Continuing along said Permanent South Right-of-Way Line of the South George Nigh Service Road a distance of 310.00 feet to a Point on said Permanent North Right-of-Way Line of US-69; Thence S 66°59'25" W along said Permanent North Right-of-Way Line of US-69 a distance of 765.00 feet to said Point of Beginning.

Attach extended legal description or survey (optional) ⓘ



No File Uploaded

Note: An affidavit of ownership is required. If the applicant is not the owner of the subject property then separate documentation must be provided showing capacity to file the application and agree to conditions of approval.

OWNERSHIP, AS RECORDED ON THE DEED, IS IN THE NAME OF:*

RaceTrac, Inc.

MAILING ADDRESS OF PROPERTY OWNER(S) ?

200 Galleria Parkway SE, Suite 900, Atlanta, Georgia 30339

E-MAIL FOR PROPERTY OWNER(S)

jknot@racetrac.com

PHONE NUMBER FOR PROPERTY OWNER(S)

770-431-7600

GENERAL PROPERTY DATA

Please note that some rezoning request requires a minimum of 25,000 square feet. Refer to the area regulations of the applicable district.

PRESENT ZONING* ?

C-5 Highway Commercial & Commercial Recreation

REQUESTED ZONING*

C-5 Highway Commercial & Commercial Recreation

FRONTAGE IN FEET* ?

2392.52

DEPTH IN FEET

-

TOTAL SQUARE FEET FOR PARCEL*

389736

INTERNAL USE: CALCULATION FOR SQUARE FOOTAGE OF PROPERTY

Total sq footage of land area

389736



STATEMENT OF APPLICANT

I (we) further acknowledge that I (we) have read the information pertaining to Land Development, Planning, and Zoning Regulations, the specific Zoning Districts and District Regulations, official Future Land Use map and/or Comprehensive Plan and have had sufficient opportunity to inquire with regard to matters set forth therein and, accordingly, understand all applicable procedures and matters relating to this application.

I (we) further acknowledge that submission of this application initiates a process and does not imply approval by City of McAlester or any of its boards, commissions, or staff. That the City of McAlester may not defend challenge(s) to my proposed application and related development authorizations, and that it may be my sole obligation to defend any and all actions and approvals that may authorize the use or development of the subject property.

I (we) understand that this application, attachments, and fees become part of the official records of the City of McAlester and are subject to use in Open Meetings and will be available for Open Records requests.

I (we) hereby agree to allow the placement of a public notice sign (placard), if required, on the subject property at a location to be determined by City staff, and that such sign is the property of the City of McAlester and shall be returned at the conclusion of my (our) application.

I (we) dispose and say that all of the information provided in this application, including information contained in all submittals, attachments, and exhibits, transmitted herewith are true to the best of my (our) knowledge.

I (we) hereby represent that I (we) have the lawful right and authority to file this application.

Digital Signature*

✔ Justin Michael Warren, P.E.
Nov 21, 2025

Application Reviewed and Accepted (Internal Use)

🔒 Has the Application been Reviewed and Accepted

Yes

🔒 Accepted By

Jayme Clifton

Publication Information

🔒 Date Published in Newspaper

12/27/2025

🔒 Publication fee

116.82

Certified Mailing Information

🔒 Total Number of mailed certified notifications

5

🔒 Date of Mailing

01/02/2026

CC: Planning Commission Chairperson

Mark Emmons, Planning Commission Chairman

CC: Mayor

Justin Few, Mayor

CC: Councilman: Please Choose one

Kevin Beaty, Sixth Ward Councilman

Regular Mailing

Number of regular mailed notifications

5

Date of regular mailed notifications

01/02/2026

Public Hearing Information

Planning Commission Hearing Date

01/20/2026

Planning Commission Decision ⓘ

—

Subject to Appeal ⓘ

—

Attachments

	<p>Abstractor's Plat & Report ABTRACTOR'S REPORT.pdf Uploaded by Justin Warren on Nov 24, 2025 at 12:17 PM</p>	REQUIRED
	<p>Site Plan EX251124 - REZONING EXHIBIT.pdf Uploaded by Justin Warren on Nov 24, 2025 at 12:18 PM</p>	REQUIRED
	<p>Project Narrative Letter of Intent.pdf Uploaded by Justin Warren on Nov 24, 2025 at 12:54 PM</p>	REQUIRED
	<p>Affidavit of Property Ownership SP8EC125112409160.pdf Uploaded by Justin Warren on Nov 24, 2025 at 12:20 PM</p>	REQUIRED

November 24, 2025

City of McAlester
Development Services Department
Attn: Patti Hobbs
28 E. Washington Avenue
PO Box 578
McAlester, Oklahoma 74502

RE: Project Narrative
1501 S. George Nigh Expressway
McAlester, Oklahoma 74501

City of McAlester Council Members:

The purpose of this narrative is to provide the intent to zone the parcel located at 1501 S. George Nigh Expressway, McAlester, Oklahoma 74501 to Highway Commercial / Recreation District (C-5). Currently, the existing parcel does not have a zoning designation assigned.

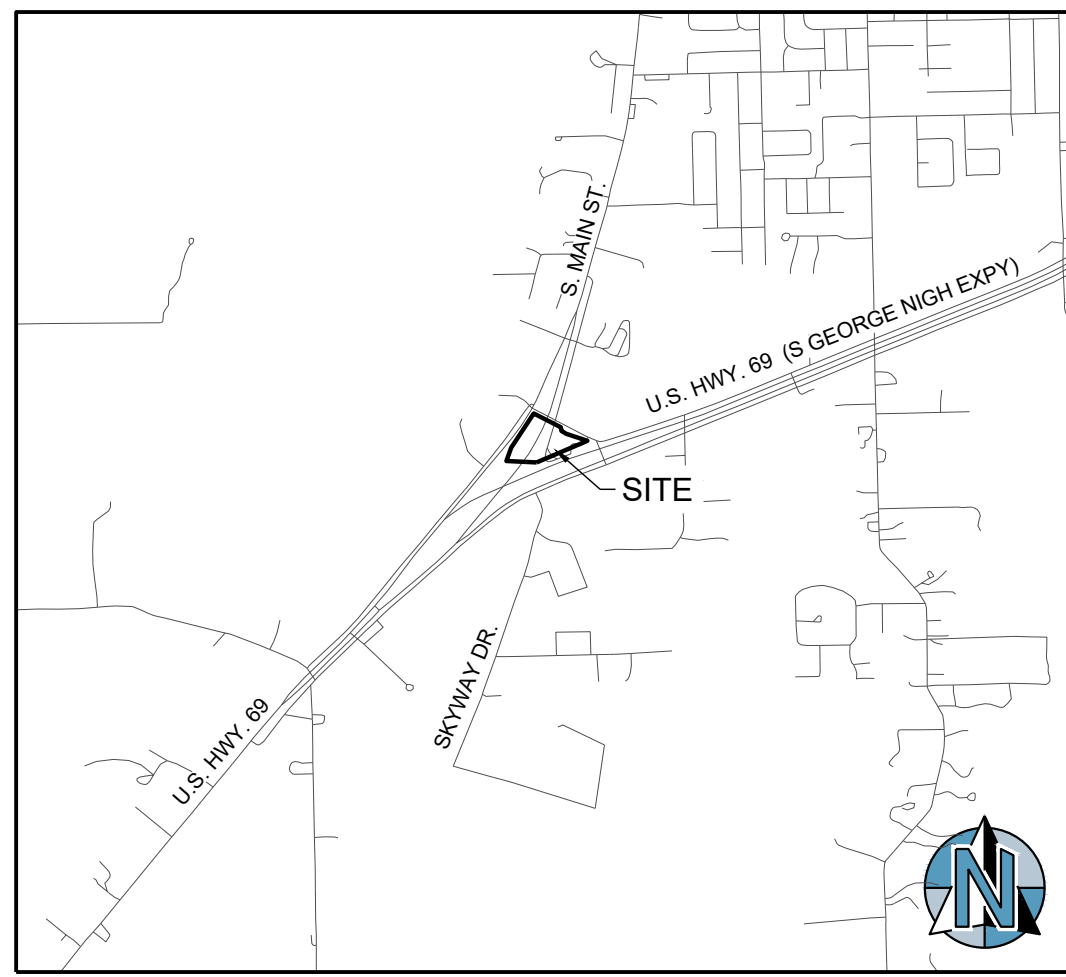
The current owner of the property, RaceTrac, Inc. recently acquired the aforementioned property from the Oklahoma Department of Transportation and intends to develop the existing parcel into a gas station for use by both automobiles and diesel trucks. Currently, the existing parcel has existing asphalt pavement meandering through the site, which is planned to be removed. The proposed development will consist of one building, approximately 6,100 SF in size, and fueling spots for 16 automobiles and 4 diesel trucks, respectively. In total, there are 33 parking spaces proposed for the development, which will consist of 31 standard parking spaces and 2 handicap parking spaces. To help mitigate any potential drainage problems, RaceTrac will be building an earthen detention pond in the open area to the west of the proposed drive aisles. Currently, the proposed development is planning to have a total of three driveways, one on S. George Nigh Expressway, which will be limited to "right-in / right-out" traffic movements, and two full-motion driveways on S. George Nigh Service Road.

Thank you for your time and consideration.

Sincerely,
FORESITE GROUP, LLC



Justin Warren, P.E.
Senior Project Manager
Oklahoma P.E. # 35933
C.A. # 5575



VICINITY MAP
NOT TO SCALE

LEGEND	
	PROPERTY LINE
	ADJACENT PARCELS
	300' BUFFER LIMITS
	C-5 ZONING CODE: HIGHWAY COMMERCIAL / RECREATION DISTRICT
	PROPOSED LANDSCAPING AREAS



PROPERTY INFORMATION

OWNER: RACETRAC, INC.
ATTN: JUSTIN GIAMBALVO
ADDRESS: 200 GALLERIA PARKWAY SE, SUITE 900
ATLANTA, GEORGIA 30339
PHONE: 770-431-7600
SITE ADDRESS: 1501 S. GEORGE NIGH EXPRESSWAY
EX. ZONING: NONE
PROP. ZONING: C-5 (HIGHWAY COMMERCIAL / RECREATION DISTRICT)

DEVELOPER INFORMATION

DEVELOPER: RACETRAC, INC.
ATTN: JUSTIN GIAMBALVO
ADDRESS: 200 GALLERIA PARKWAY SE, SUITE 900
ATLANTA, GEORGIA 30339
PHONE: 770-431-7600

ENGINEER INFORMATION

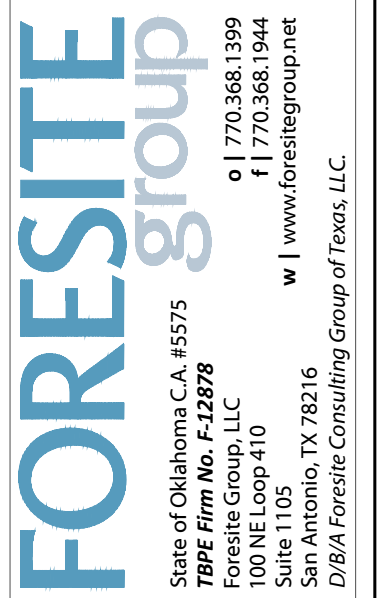
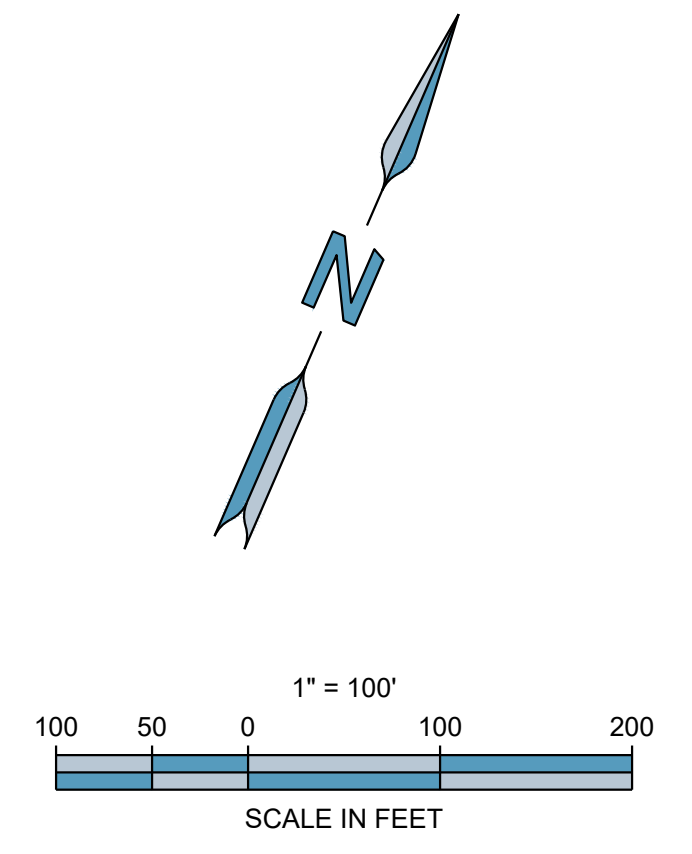
CIVIL ENGINEER: FORESITE GROUP, LLC.
ATTN: JUSTIN WARREN, P.E.
ADDRESS: 100 NE LOOP 410, SUITE 1105
SAN ANTONIO, TEXAS 78216
PHONE: 770-368-1399 EXT. 444

SURVEYOR INFORMATION

SURVEYOR: RED PLAINS SURVEYING COMPANY
ATTN: JAMES POWERS
ADDRESS: 1917 S. HARVARD AVENUE
OKLAHOMA CITY, OKLAHOMA 73128
PHONE: 405-603-7842

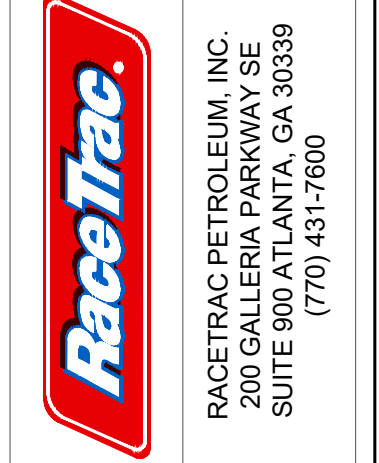
SITE INFORMATION

FRONT SETBACK: 50 FEET
SIDE SETBACK: 20 FEET
REAR SETBACK: 20 FEET
LANDSCAPE BUFFER: 5 FEET
BUILDING SIZE: 6,100 SQUARE FEET
BUILDING HEIGHT: 25 FEET
IMPERVIOUS COVER: 147,756 SF
AUTOMOBILE PARKING: 33 SPACES (31 STD. & 2 HC)



THESE PLANS WERE PREPARED UNDER THE SUPERVISION AND DIRECTION OF JUSTIN WARREN, P.E., OKLAHOMA PE #39533 STATE OF OKLAHOMA C.A.# 1675 THESE PLANS ARE RELEASED FOR INITIAL REVIEW PURPOSES ONLY. THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT.

THESE PLANS ARE NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF RACETRAC PETROLEUM, INC. IS PROHIBITED.



REZONING EXHIBIT
RACETRAC PROJECT #1806
1501 S. GEORGE NIGH EXPRESSWAY
MCALLESTER, PITTSBURG
COUNTY, OK 74501

DRAWN-BY: JWARREN
DATE: 11/24/2025
SCALE: AS SHOWN
DRAWING NAME: EX25118 - Rezoning Exhibit.dwg
EX-1
SHEET NO. VERSION

DATE: November 24, 2025 12:18 PM USER: JWARREN
Y:\SHARED\PROJECTS\42-RACETRAC\PETROLEUM\INC\342.017-REZONING EXHIBIT.DWG



OWNERSHIP LIST CERTIFICATE

STATE OF OKLAHOMA

Order No.: 3072518170

COUNTY OF PITTSBURG

The undersigned bonded abstractor does hereby certify that the foregoing list of names represents the grantees shown in the most recent conveyances of record. The abstractor does not guarantee the validity of the title of such parties and this instrument is not intended to guarantee title thereto. These conveyances are shown of record in the office of the County Clerk, Pittsburg County, Oklahoma together with the legal description and mailing addresses as shown by the County Assessor and/or Treasurer of each of the following parcels of land:

A 300 foot radius of property owners surrounding the following described property, to wit:

A parcel of land lying in part of the Southwest Quarter of the Northeast Quarter (SW/4 NE/4) of Section Twenty-four (24), Township Five (5) North, Range Fourteen (14) East of the Indian Base and Meridian, Pittsburg County, State of Oklahoma, more particularly described as follows:

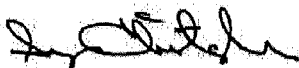
Commencing at the Southwest Corner of said Southwest Quarter of the Northeast Quarter (SW/4 NE/4); Thence N 89°03'16" E along the South Line of said Southwest Quarter of the Northeast Quarter (SW/4 NE/4) a distance of 566.44 feet; Thence N 00°56'44" W and perpendicular to the South Line of said Southwest Quarter of the Northeast Quarter (SW/4 NE/4) a distance of 578.86 feet to the Point of Beginning, said Point being on the Permanent North Right-of-Way Line of US-69; Thence N 87°29'34" W along said Permanent North Right-of-Way Line of US-69 a distance of 419.25 feet to a Point on the Permanent South Right-of-Way Line of US-69B; Thence N 19°17'00" E along said Permanent South Right-of-Way Line of US-69B a distance of 195.75 feet; Thence N 33°26'00" E and Continuing along said Permanent South Right-of-Way Line of US-69B a distance of 571.00 feet to a Point on the Permanent South Right-of-Way Line of the South George Nigh Service Road; Thence S 62°53'59" E Along said Permanent South Right-of-Way Line of the South George Nigh Service Road a distance of 422.77 feet; Thence S 07°57'29" E and Continuing along said Permanent South Right-of-Way Line of the South George Nigh Service Road a distance of 51.00 feet; Thence S 59°32'00" E and Continuing along said Permanent South Right-of-Way Line of the South George Nigh Service Road a distance of 77.00 feet; Thence S 71°29'00" E and Continuing along said Permanent South Right-of-Way Line of the South George Nigh Service Road a distance of 310.00 feet to a Point on said Permanent North Right-of-Way Line of US-69; Thence S 66°59'25" W along said Permanent North Right-of-Way Line of US-69 a distance of 765.00 feet to said Point of Beginning.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated this 19th day of August, 2025.

Countersigned:

Smith Brothers Abstract & Title Co., LLC



Sunnys Christopher
Abstractor License No.: 1317

Lucas Strawn, CEO

OWNERSHIP LIST

Order No.: 3072518170

Through: 08/19/2025

Page No.: 1

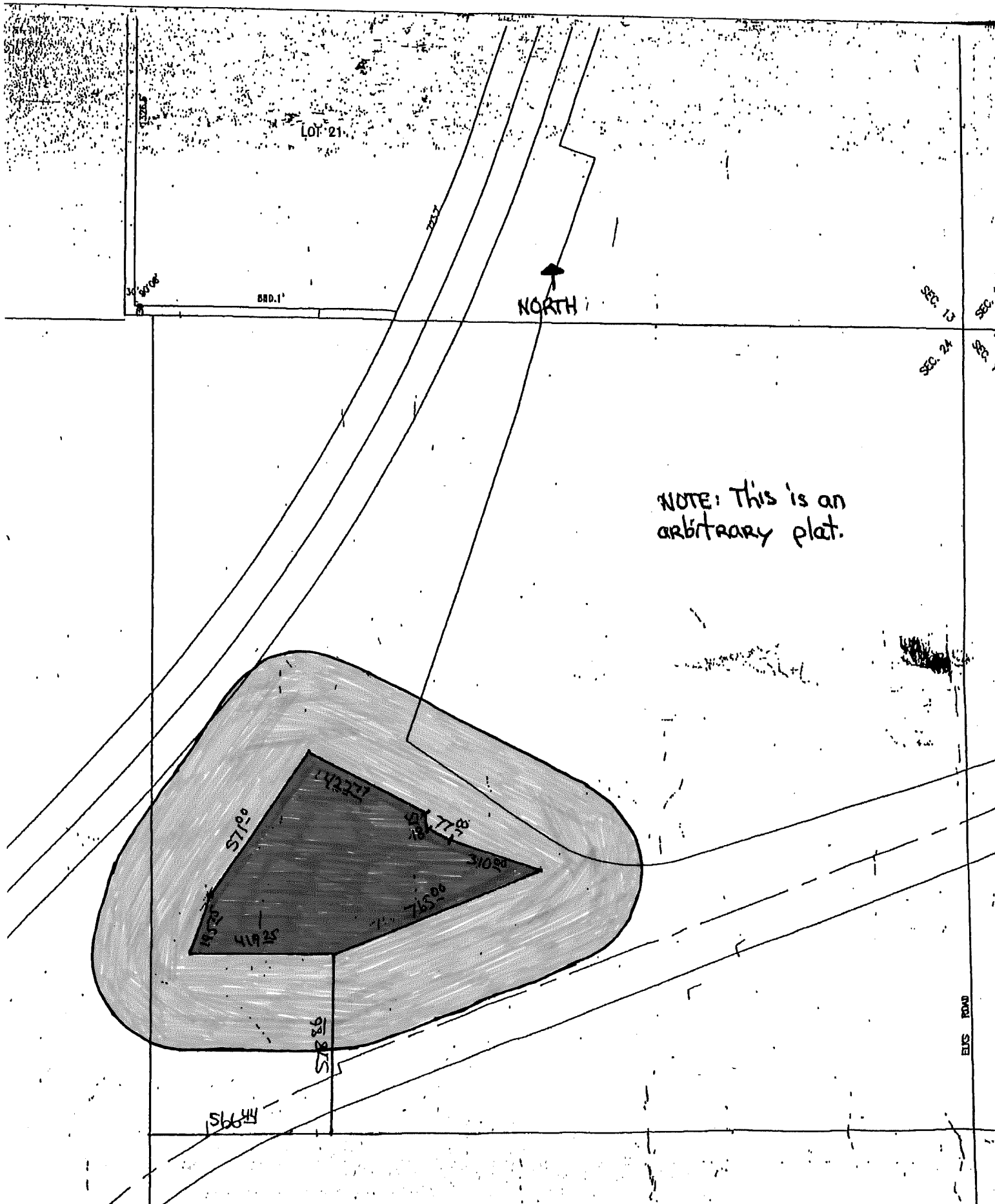
OWNER	LEGAL DESCRIPTION
Oklahoma Department of Transportation 200 NE 21st Street Oklahoma City, Oklahoma 73105	A parcel of land lying in part of the SW NE of Section 24, Township 5 North, Range 14 East of the Indian Base and Meridian, Pittsburg County, State of Oklahoma, more particularly described as follows: Commencing at the Southwest Corner of said SW NE; Thence N 89° 03' 16" E along the South Line of said SW NE a distance of 566.44 feet; Thence N 00° 56' 44" W and perpendicular to the South Line of said SW NE a distance of 578.86 feet to the Point of Beginning, said Point being on the Permanent North Right-of-Way Line of US-69; Thence N 87° 29' 34" W along said Permanent North Right-of-Way Line of US-69 a distance of 419.25 feet to a Point on the Permanent South Right-of-Way Line of US-69B; Thence N 19° 17' 00" E along said Permanent South Right-of-Way Line of US-69B a distance of 195.75 feet; Thence N 33° 26' 00" E and Continuing along said Permanent South Right-of-Way Line of US-69B a distance of 571.00 feet to a Point on the Permanent South Right-of-Way Line of the South George Nigh Service Road; Thence S 62° 53' 59" E Along said Permanent South Right-of-Way Line of the South George Nigh Service Road a distance of 422.77 feet; Thence S 07° 57' 29" E and Continuing along said Permanent South Right-of-Way Line of the South George Nigh Service Road a distance of 51.00 feet; Thence S 59° 32' 00" E and Continuing along said Permanent South Right-of-Way Line of the South George Nigh Service Road a distance of 77.00 feet; Thence S 71° 29' 00" E and Continuing along said Permanent South Right-of-Way Line of the South George Nigh Service Road a distance of 310.00 feet to a Point on said Permanent North Right-of-Way Line of US-69; Thence S 66° 59' 25" W along said Permanent North Right-of-Way Line of US-69 a distance of 765.00 feet to said Point of Beginning.
Three Buffaloes Management Inc 1441 South George Nigh McAlester, Oklahoma 74501	1/2 Interest -- Tract in the S2 NE of Section 24, Township 5 North, Range 14 East of the Indian Base and Meridian, Pittsburg County, State of Oklahoma, described as follows: Beginning 769.78 feet West of the Northeast Corner of the S2 NE; thence West a distance of 468.91 feet; thence S 14° 00' W a distance of 287.76 feet; thence S 61° 29' E along the Right-of-Way of US-69 a distance of 87.41 feet; thence along a Curve to the Left a distance of 370.6 feet; thence N 72° 51' E along said Right-of-Way a distance of 105.01 feet; thence North parallel to the East Line a distance of 330.44 feet to the point of beginning.
Delta Rome LLC	1/2 Interest -- Tract in the S2 NE of Section 24,

<p>c/o Amie Fenton 1704 Foard Drive Frisco, Texas 75034</p>	<p>Township 5 North, Range 14 East of the Indian Base and Meridian, Pittsburg County, State of Oklahoma, described as follows: Beginning 769.78 feet West of the Northeast Corner of the S2 NE; thence West a distance of 468.91 feet; thence S 14° 00' W a distance of 287.76 feet; thence S 61° 29' E along the Right-of-Way of US-69 a distance of 87.41 feet; thence along a Curve to the Left a distance of 370.6 feet; thence N 72° 51' E along said Right-of-Way a distance of 105.01 feet; thence North parallel to the East Line a distance of 330.44 feet to the point of beginning.</p>
<p>Delta Rome LLC c/o Amie Fenton 1704 Foard Drive Frisco, Texas 75034</p>	<p>Tract in the S2 NE of Section 24, Township 5 North, Range 14 East of the Indian Base and Meridian, and a Part of Vacated Lot 1 of Lester Addition described as follows: Beginning at a point on the North Line and 1265.69 feet West of the Northeast Corner of the S2 NE; thence Westerly along the North Line of the S2 NE a distance of 454.72 feet to the Easterly Right-of-Way Line of US 69B; thence Southwesterly along said Right-of-Way a distance of 69.9 feet to the Northerly Right-of-Way Line of US-69 Bypass; thence S 61° 29' E along said Right-of-Way a distance of 469.59 feet; thence Northeasterly along a line to the point of beginning.</p>
<p>Lindsey Grant Julie Grant The Lindsey Grant and Julie Grant Trust 2515 Standard Road McAlester, Oklahoma 74501</p>	<p>Tract in the NW NE and the W2 NE NE of Section 24, Township 5 North, Range 14 East of the Indian Base and Meridian, described as follows: Beginning at a point 1320 feet South and 658.23 feet West of the Northeast Corner of the NE; thence S 89° 57' W a distance of 1491.4 feet; thence Northeasterly along the East Right-of-Way of US 69B a distance of 375 feet; thence N 89° 57' E a distance of 1292 feet; thence South a distance of 310 feet to the point of beginning.</p>
<p>City of McAlester P.O. Box 5787 McAlester, Oklahoma 74502</p>	<p>Easements, Alleys and Public Ways.</p>
<p>Pittsburg County Board of County Commissioners 115 East Carl Albert Parkway McAlester, Oklahoma 74501</p>	<p>Easements, Alleys and Public Ways.</p>
<p>Oklahoma Department of Transportation 200 NE 21st Street Oklahoma City, Oklahoma 73105</p>	<p>Easements, Alleys and Public Ways.</p>

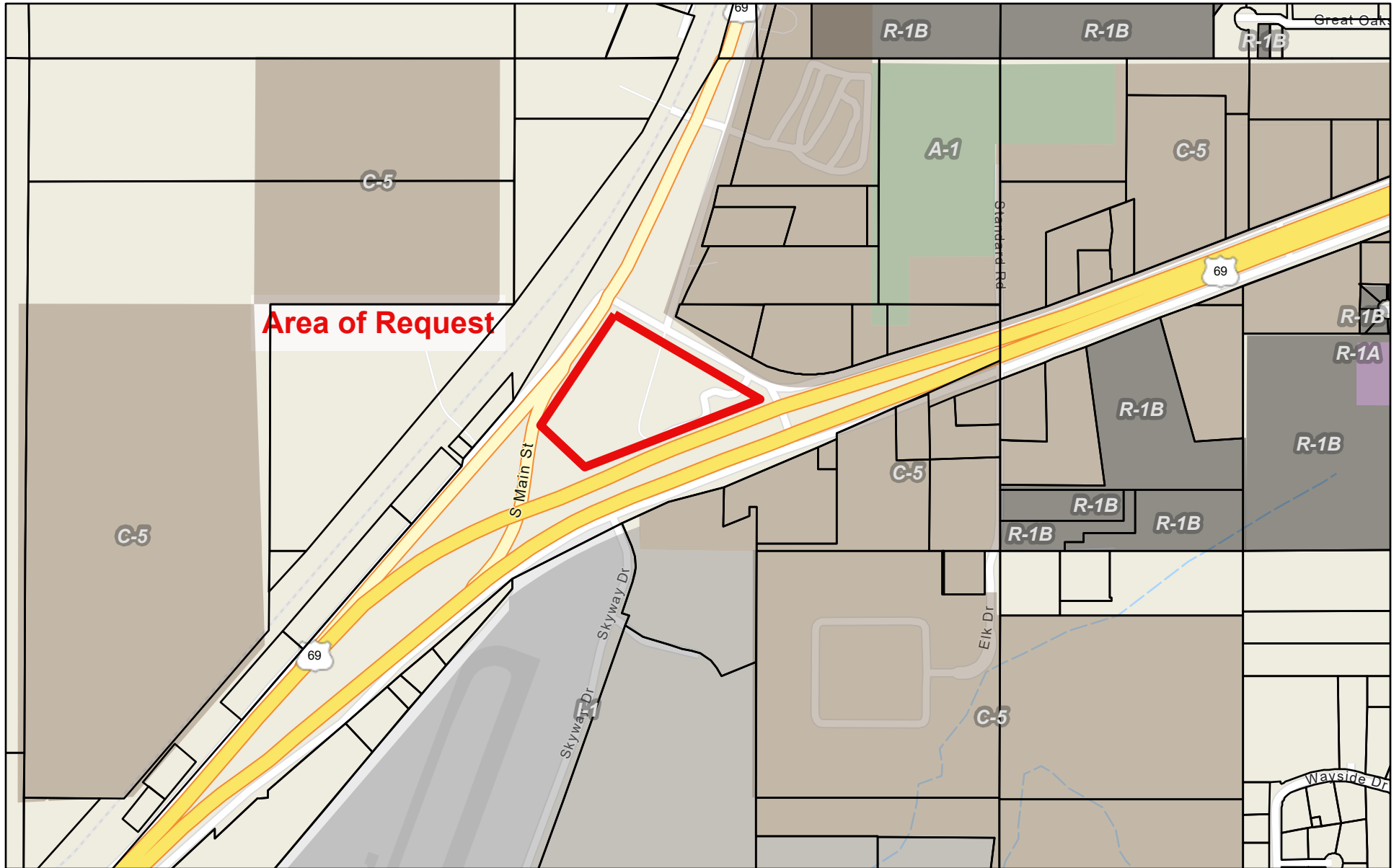
EXHIBIT "A"
Legal Description

A parcel of land lying in part of the Southwest Quarter of the Northeast Quarter (SW/4 NE/4) of Section Twenty-four (24), Township Five (5) North, Range Fourteen (14) East of the Indian Base and Meridian, Pittsburg County, State of Oklahoma, more particularly described as follows:

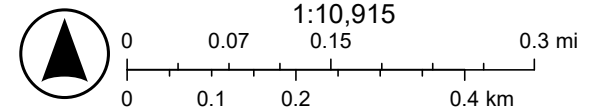
Commencing at the Southwest Corner of said Southwest Quarter of the Northeast Quarter (SW/4 NE/4); Thence N 89°03'16" E along the South Line of said Southwest Quarter of the Northeast Quarter (SW/4 NE/4) a distance of 566.44 feet; Thence N 00°56'44" W and perpendicular to the South Line of said Southwest Quarter of the Northeast Quarter (SW/4 NE/4) a distance of 578.86 feet to the Point of Beginning, said Point being on the Permanent North Right-of-Way Line of US-69; Thence N 87°29'34" W along said Permanent North Right-of-Way Line of US-69 a distance of 419.25 feet to a Point on the Permanent South Right-of-Way Line of US-69B; Thence N 19°17'00" E along said Permanent South Right-of-Way Line of US-69B a distance of 195.75 feet; Thence N 33°26'00" E and Continuing along said Permanent South Right-of-Way Line of US-69B a distance of 571.00 feet to a Point on the Permanent South Right-of-Way Line of the South George Nigh Service Road; Thence S 62°53'59" E Along said Permanent South Right-of-Way Line of the South George Nigh Service Road a distance of 422.77 feet; Thence S 07°57'29" E and Continuing along said Permanent South Right-of-Way Line of the South George Nigh Service Road a distance of 51.00 feet; Thence S 59°32'00" E and Continuing along said Permanent South Right-of-Way Line of the South George Nigh Service Road a distance of 77.00 feet; Thence S 71°29'00" E and Continuing along said Permanent South Right-of-Way Line of the South George Nigh Service Road a distance of 310.00 feet to a Point on said Permanent North Right-of-Way Line of US-69; Thence S 66°59'25" W along said Permanent North Right-of-Way Line of US-69 a distance of 765.00 feet to said Point of Beginning.



PC 455 - Area of Request



12/31/2025




Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

PC 455 - Site Location



12/31/2025

 Pittsburg Parcels

World Imagery

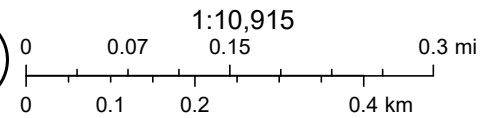
Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

2.4m Resolution Metadata



Vantor, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

Written Responses from Surrounding Property Owners

4. BACKGROUND INFORMATION

The applicant, Chan Lee, submitted this application on behalf of ABC Business Ventures LLC. The property is currently a single-family residence that is zoned commercial. The applicant intends to sell the property as a home but noted that FHA lending will not finance residential properties in commercial zones. The property features approximately 80 feet of frontage on N. Main Street.

The subject property is located in North McAlester, bordered by the MKT Railroad to the west and N. Main Street to the east. Surrounding properties to the north, west, and south show a mix of R-1B (Single-Family Residential), I-2 (Heavy Industrial), and C-3 (General Commercial) zoning. The Future Land Use Map (FLUM) designation for this area is "Commercial." The subject property is adjacent to areas designated as "Medium Density Residential" and "Recreation Open Space." The requested change from C-3 to R-1B aligns with the historical use of the property as a single-family home.

5. STAFF ANALYSIS

The proposed R-1B zoning is greatly compatible with the existing neighborhood character, which already contains numerous single-family dwellings. Rezoning the property to residential corrects a discrepancy between the current land use and the official zoning map, which currently hinders potential buyers from securing traditional residential financing. The request does not constitute spot zoning as there is established R-1B zoning immediately adjacent to the area of request.

The site is already served by public infrastructure appropriate for residential use. The change will not negatively impact the surrounding transportation network as no intensification of use is proposed.

Staff has received one written response from the surrounding property owners that are in opposition to the application.

6. STAFF RECOMMENDATION

Based on the analysis of the materials provided, staff provides the following findings and recommendation:

- The property has historically been used as a single-family residence.
- The proposed R-1B zoning is consistent with general planning principles that encourage preserving existing residential uses.
- The request allows for appropriate residential financing (FHA) to support homeownership in the area.
- The request is consistent with the zoning patterns of the immediate neighborhood.

Staff recommends approval of the rezoning request of the subject property from C-3 General Commercial to R-1B Single-Family Residential.

A majority vote of the Planning Commission members that are present and voting is required to recommend approval to the council. The zoning map amendment request is tentatively scheduled for **Tuesday, February 10, 2026, council meeting**, pending the recommendation of the Planning Commission.

Appeal Language if Rezoning Request Not Approved by Planning Commission

Sec. 62-157 (g) If the planning commission fails to set up a petition for amendment for public hearing within 30 days after its proper filing with the planning commission at a regular scheduled meeting; or if after public hearing, the planning commission fails to recommend that this article be amended in accordance with such petition for amendment, such failure shall be deemed the final determination and

decision of the planning commission. The final determination of the planning commission may be appealed to the city council provided a written request for a hearing before the city council is served on the chairman of the planning commission within 15 days after the final determination of the planning commission.

Record No: PC-456

Rezoning Application

Status: Active

Submitted On: 12/22/2025

Primary Location

3001 N MAIN ST
McAlester, OK 00000

Owner

abc business ventures llc.
south d. 513 MCALESTER, OK 74501-

Application to Rezone:

ARE ADDITIONAL APPLICANTS APPLYING FOR REZONING? (Please complete the "APPLICANTS INFORMATION" section for each additional applicant.)*

NO

PROPERTY INFORMATION : Please complete this section for the subject property you are requesting to rezone. If the subject property involves separate parcels, please include a description from a survey or abstractors certificate for one legally described property.

ADDRESS OR LOCATION OF PROPERTY ?

3001 N. MAIN

LEGAL DESCRIPTION:* ?

PT OF LOTS 2 &; 3 BLK 61, NO MCALESTER DESC AS BEG AT SE/C OF LOT 3 IN SAID BLK, N ALG E LN OF SAID LOT 77.8', NWLY ON A STRGHT LN TO PT ON W LN OF LOT 2 IN SAID BLK, WH PT IS 16.9' S OF NW/C OF SAID LOT 2, SLY ALG W LN OF SAID LOT 145.2' TO SW/C OF SAID LOT 2, ELY ALG S LN OF SAID LOTS 2 &; 3 TO SE/C OF LOT 3 TO POB:

Attach extended legal description or survey (optional) ?



No File Uploaded

Note: An affidavit of ownership is required. If the applicant is not the owner of the subject property then separate documentation must be provided showing capacity to file the application and agree to conditions of approval.

OWNERSHIP, AS RECORDED ON THE DEED, IS IN THE NAME OF:*

ABC BUSINESS VENTURES LLC.

MAILING ADDRESS OF PROPERTY OWNER(S) ?

513 SOUTH D STREET MCALESTER OK 74501

E-MAIL FOR PROPERTY OWNER(S)

LEE_4587@MSN.COM

PHONE NUMBER FOR PROPERTY OWNER(S)

9184295649

GENERAL PROPERTY DATA

**Please note that some rezoning request requires a minimum of 25,000 square feet.
Refer to the area regulations of the applicable district.**

PRESENT ZONING* ?

C-3 General Commercial

REQUESTED ZONING*

R-1B Single-family Residential

FRONTAGE IN FEET* ?

80

DEPTH IN FEET

—

TOTAL SQUARE FEET FOR PARCEL*

15270

INTERNAL USE: CALCULATION FOR SQUARE FOOTAGE OF PROPERTY

Total sq footage of land area

15270



STATEMENT OF APPLICANT

I (we) further acknowledge that I (we) have read the information pertaining to Land Development, Planning, and Zoning Regulations, the specific Zoning Districts and District Regulations, official Future Land Use map and/or Comprehensive Plan and have had sufficient opportunity to inquire with regard to matters set forth therein and, accordingly, understand all applicable procedures and matters relating to this application.

I (we) further acknowledge that submission of this application initiates a process and does not imply approval by City of McAlester or any of its boards, commissions, or staff. That the City of McAlester may not defend challenge(s) to my proposed application and related development authorizations, and that it may be my sole obligation to defend any and all actions and approvals that may authorize the use or development of the subject property.

I (we) understand that this application, attachments, and fees become part of the official records of the City of McAlester and are subject to use in Open Meetings and will be available for Open Records requests.

I (we) hereby agree to allow the placement of a public notice sign (placard), if required, on the subject property at a location to be determined by City staff, and that such sign is the property of the City of McAlester and shall be returned at the conclusion of my (our) application.

I (we) dispose and say that all of the information provided in this application, including information contained in all submittals, attachments, and exhibits, transmitted herewith are true to the best of my (our) knowledge.

I (we) hereby represent that I (we) have the lawful right and authority to file this application.

Digital Signature*

✓ CHAN LEE
Dec 18, 2025

Application Reviewed and Accepted (Internal Use)

🔒 Has the Application been Reviewed and Accepted

Yes

🔒 Accepted By

Patti Hobbs

Publication Information

🔒 Date Published in Newspaper

12/27/2025

🔒 Publication fee

95.02

Certified Mailing Information

🔒 Total Number of mailed certified notifications

13

🔒 Date of Mailing

01/02/2026

🔒 CC: Planning Commission Chairperson

Mark Emmons, Planning Commission Chairman

🔒 CC: Mayor

Justin Few, Mayor

🔒 CC: Councilman: Please Choose one

Randy Roden, Fourth Ward Councilman

Regular Mailing

🔒 Number of regular mailed notifications

4

🔒 Date of regular mailed notifications

01/02/2026

Public Hearing Information

🔒 Planning Commission Hearing Date

01/20/2026

🔒 Planning Commission Decision ?

—

🔒 Subject to Appeal ?

—

Attachments

	Abstractor's Plat & Report 0349_251222163829_001.pdf Uploaded by chan lee on Dec 22, 2025 at 4:54 PM	REQUIRED
	Site Plan 0348_251218174716_001.pdf Uploaded by chan lee on Dec 18, 2025 at 5:59 PM	REQUIRED
	Project Narrative 0346_251218174634_001.pdf Uploaded by chan lee on Dec 18, 2025 at 5:58 PM	REQUIRED
	Affidavit of Property Ownership 0347_251218174700_001.pdf Uploaded by chan lee on Dec 18, 2025 at 5:59 PM	REQUIRED

The reason were asking for zoning change is very simple. The property is single family home and always has been. We purchased the home and remodeled the home to resale as a home. We do not plan on changing the purpose of property. It currently is zoned as commercial and we would like to change to residential not commercial. The main reason is for financing reasons. FHA lending wont finance on commercial zoned homes. And the is perfect for 1st time lending like FHA.

Pittsburg County

Assessor's Office

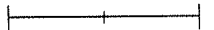
Pittsburg, Assessor



Date Created: 12/18/2025

Created By: anonymous

1 inch = 34 feet



This map should be used for reference purposes only and should not be considered a legal document. While every effort has been made to ensure the accuracy of this product, the publisher accepts no responsibility for any errors or omissions nor for any loss or damage alleged to be suffered by anyone as a result of the publication of this map and the notations on it, or as a result of the use or misuse of the information provided herein.

OWNERSHIP LIST CERTIFICATE

STATE OF OKLAHOMA

Order No.: 3072528296

COUNTY OF PITTSBURG

The undersigned bonded abstractor does hereby certify that the foregoing list of names represents the grantees shown in the most recent conveyances of record. The abstractor does not guarantee the validity of the title of such parties and this instrument is not intended to guarantee title thereto. These conveyances are shown of record in the office of the County Clerk, Pittsburg County, Oklahoma together with the legal description and mailing addresses as shown by the County Assessor and/or Treasurer of each of the following parcels of land:

A 300 foot radius of property owners surrounding the following described property, to wit:

For APN/Parcel ID(s): 19601

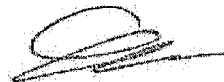
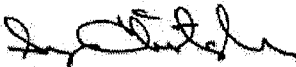
Part of Lots Two (2) and Three (3), Block Sixty-one (61), in the City of McAlester, now known as North McAlester, Pittsburg County, State of Oklahoma, more particularly described as follows:

Beginning at the Southeast Corner of Lot Three (3), in said Block; Thence North along the East Line of said Lot a distance of 77.8 feet; Thence Northwesterly on a Straight Line to a Point on the West Line of Lot Two (2) in said Block, which Point is 16.9 feet South of the Northwest Corner of said Lot Two (2); Thence Southerly along the West Line of said Lot a distance of 145.2 feet to the Southwest Corner of said Lot Two (2); Thence Easterly along the South Line of said Lots Two (2) and Three (3) to the Southeast Corner of Lot Three (3) to the Point of Beginning.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Countersigned:

Smith Brothers Abstract & Title Co., LLC



Sunnys Christopher
Abstractor License No.: 1317

Lucas Strawn, CEO

OWNERSHIP LIST

Order No.: 3072528296

Through: 12/17/2025

Page No.: 1

OWNER	LEGAL DESCRIPTION
Jimmy E. Powell, Trustee The Jimmy E. Powell Revocable Living Trust 378 Falcon Lane Eufaula, Oklahoma 74432	All of Block 49 except part to City of McAlester, in North McAlester.
Schwarz Brothers Properties, LLC 102 Wet Ashland McAlester, Oklahoma 74501	Lots 1, 2 and 3, in Block 48, North McAlester.
Jimmy E. Powell, Trustee The Jimmy E. Powell Revocable Living Trust 378 Falcon Lane Eufaula, Oklahoma 74432	Lots 1, 2, 3 and 4, in Block 60, North McAlester.
Jimmy E. Powell, Trustee The Jimmy E. Powell Revocable Living Trust 378 Falcon Lane Eufaula, Oklahoma 74432	Lots 5 and 6, in Block 60, North McAlester.
Jimmy E. Powell, Trustee The Jimmy E. Powell Revocable Living Trust 378 Falcon Lane Eufaula, Oklahoma 74432	Lots 7 and 8, in Block 60, North McAlester.
Christiane M. McGill Patricia Ann Matthews Steven Lee Walters 615 East Krebs Avenue McAlester, Oklahoma 74501	All of Lot 1; and Part of Lots 2 and 3, described as: Beginning at the Northeast Corner of Lot 3; thence South along the East Line of said Lot 3 to a point which is 77.8 feet North of the Southeast Corenr of Lot 3; thence Northwesterly on a straight line a distance of 145.7 feet to a point on the Easterly right-of-way line of MK&T Railroad and the Westerly line of Lot 2; thence Northwesterly along said right-of-way line a distance of 16.9 feet to the Northwest Corner of said Lot 2; thence East along the North side of Lots 2 and 3 a distance of 127.8 feet to the point of beginning; in Block 61, North McAlester.
ABC Business Ventures LLC 513 South 'D' Street McAlester, Oklahoma 74501	Part of Lots 2 and 3, in Block 61, North McAlester, described as: Beginning at the Southeast Corner of Lot 3; thence North along the East Line of said Lot a distance of 77.8 feet; thence Northwesterly on a straight line to a point on the West Line of Lot 2, which point is 16.9 feet South of the Northwest Corner of said Lot 2; thence Southerly along the West line of said Lot a distance of 145.2 feet to the Southwest Corner of said Lot 2;

	thence Easterly along the South Line of said Lots 2 and 3, to the Southeast Corner of Lot 3 to the point of beginning.
Elizabeth Woods Jim Woods c/o Donald Mason 1838 Shaftesbury Road Dayton, Ohio 45406	Lots 1 and 2, in Block 62, North McAlester.
Lorraine Johnston P.O. Box 171 Indianola, Oklahoma 74442	Lot 2, in Block 79, North McAlester.
Bertha Jane Wood 400 East Rock Avenue McAlester, Oklahoma 74501	Lots 3 and 4, in Block 79, North McAlester.
Lyndell D. Collins Elizabeth G. Collins 401 East Locust Avenue McAlester, Oklahoma 74501	Westerly 70 feet of Lot 5, in Block 79, North McAlester.
Lonnie E. Burks 2929 North 4th Street McAlester, Oklahoma 74501	A tract of land which is Lot 1 and a part of Lot 2, in Block 78, North McAlester, described as: Beginning at a point which is the Northerly Lot Corner of Lot 1, said point also being the Northerly Point of Block 78; thence a distance of 213 feet Southerly along the East Line of Block 78 to a point which is 15 feet North of the Southeast Corner of Lot 2; thence a distance of 131.30 feet Westerly to a point on the West line of Lot 2, said point being 50 feet South of the Northwesternly Corner of Lot 2; thence Northerly a distance of 229.16 feet North along the Westerly Lot Lines of Lots 2 and 1, to the point of beginning.
Lonnie E. Burks 2929 North 4th Street McAlester, Oklahoma 74501	Lot 3; and A part of Lot 2, described as: Beginning at the Southeast Corner of Lot 2; thence West along the South Line of Lot 2 a distance of 156.4 feet to the Southwest Corner of Lot 2; thence Northeasterly along the West Line of Lot 2 a distance of 46.44 feet; thence Southeasterly in a straight Line to a point on the Easterly Lot Line of said Lot 2, which point is 15 feet North of the Southeast Corner of Lot 2; thence Southerly along the East Line of Lot 2 a distance of 15 feet to the point of beginning; in Block 78, North McAlester.
Bettina Standish 2933 North Main Street McAlester, Oklahoma 74501	Lot 1, in Block 77, North McAlester.
Jimmie A. Utterback	Lot 2; and

<p>2923 North Main Street McAlester, Oklahoma 74501</p>	<p>Part of Lot 3 described as: Beginning at a point on the East Line of Lot 3 a distance of 10 feet Southerly from the Northeast Corner of said Lot 3; thence in a straight Line in a Westerly direction to a point on the West Line of said Lot 3 a distance of 15 feet South from the Northwest Corner of Lot 3; thence Northerly along the West Line of Lot 3 to the Northwest Corner thereof; thence Easterly along the North Line of said Lot to the Northeast Corner of Lot 3; thence in a Southerly direction along the East Line of said Lot a distance of 10 feet to the point of beginning; in Block 77, North McAlester.</p>
<p>Janelle Peters, Trustee The Howard & Janelle Peters Living Trust 2921 North Main Street McAlester, Oklahoma 74501</p>	<p>Part of Lot 3, in Block 77, North McAlester, described as: Beginning at a point on the East line of Lot 3 a distance of 10 feet Southerly from the Northeast Corner of said Lot; thence in a straight line in a Westerly direction to a point on the West Line of Lot 3 which is a distance of 15 feet Southerly from the Northwest Corner of Lot 3; thence Southerly along the West Line of said Lot to the Southwest Corner thereof; thence Easterly along the South Line of Lot 3 to the Southeast Corner thereof; thence in a Northerly direction along the East Line of Lot 3 to the point of beginning.</p>
<p>Union Pacific Railroad 1400 Douglas Street Omaha, Nebraska 68179</p>	<p>Lots 3, 4, 5 and 6, in Block 62, North McAlester; and Railroad Right-of-Way.</p>
<p>Oklahoma Department of Transportation 200 NE 21st Street Oklahoma City, Oklaoma 73105</p>	<p>Highway 69 Business Route Right-of-Way.</p>
<p>Pittsburg County Board of County Commissioenrs 115 East Carl Albert Parkway McAlester, Oklahoma 74501</p>	<p>Easements, Alleys and Public Ways.</p>
<p>City of McAlester p.O. Box 578 McAlester, Oklahoma 74502</p>	<p>Easements, Alleys and Public Ways.</p>

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 19601

Part of Lots Two (2) and Three (3), Block Sixty-one (61), in the City of McAlester, now known as North McAlester, Pittsburg County, State of Oklahoma, more particularly described as follows:
Beginning at the Southeast Corner of Lot Three (3), in said Block; Thence North along the East Line of said Lot a distance of 77.8 feet; Thence Northwesterly on a Straight Line to a Point on the West Line of Lot Two (2) in said Block, which Point is 16.9 feet South of the Northwest Corner of said Lot Two (2); Thence Southerly along the West Line of said Lot a distance of 145.2 feet to the Southwest Corner of said Lot Two (2); Thence Easterly along the South Line of said Lots Two (2) and Three (3) to the Southeast Corner of Lot Three (3) to the Point of Beginning.

Invoice



SMITH BROTHERS
ABSTRACT

108 E. Carl Albert Pkwy, McAlester, OK 74501
Phone: (918)426-6342 Fax:
www.smithbrothersabstract.com

Billed To:
Chan Lee
513 S. "D" Street
McAlester, OK 74501
Attn:

Deliver To:
Chan Lee
513 S. "D" Street
McAlester, OK 74501

Customer File No.:

Invoice No.: 3072528296-4

Invoice Date: 12/22/2025

Buyer(s):

Seller(s):

Address:
513 S D ST, McAlester, OK 74501

Brief Legal:
PT Lots 2, 3, Block 61, NORTH MCALESTER ~0105

DESCRIPTION	AMOUNT
Radius Report	\$175.00
Total amount due:	\$175.00

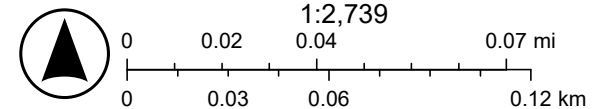
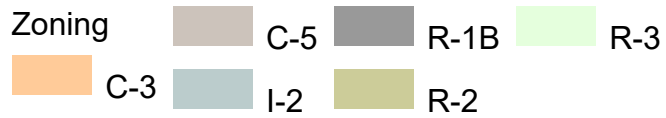
Please remit payment to: 1401 S. Boulder Tulsa, OK 74119

THANK YOU FOR YOUR BUSINESS

PC 456 - Area of Request

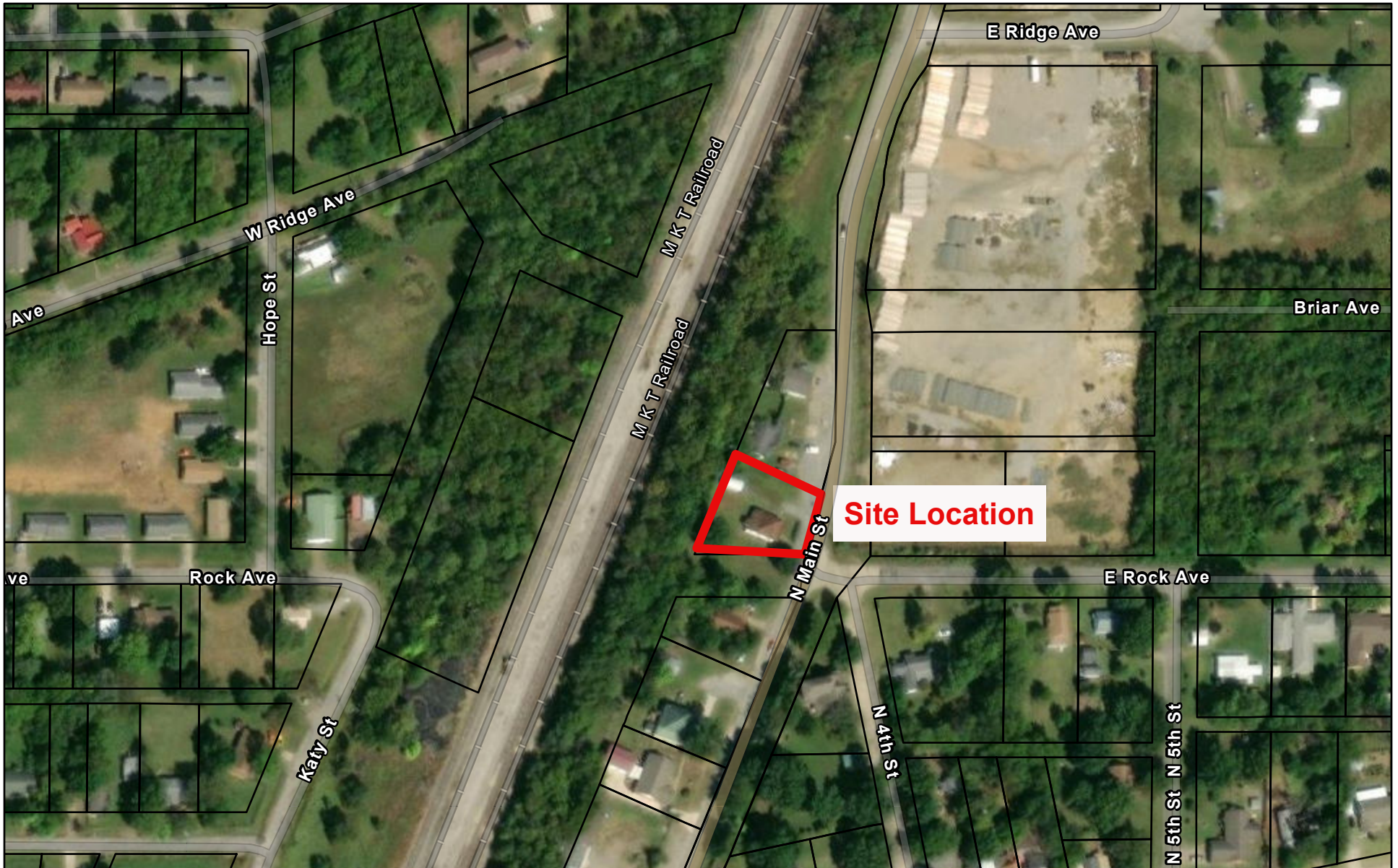


12/31/2025




Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

PC 456 - Site Location



12/31/2025

 Pittsburg Parcels

World Imagery

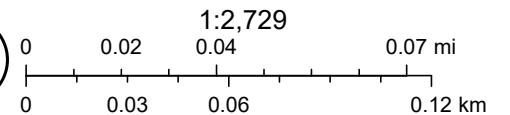
Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

60cm Resolution Metadata



Microsoft, Vantor, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

DATE:

1-9-26

PC #456

Att: Patti Hobbs

Community
Development
Department

RE: Letter 12-31-25
3001 N. main, BIK: 61
McAlester, OK.

I do not wish any zoning of
property in my area to be changed.

RECEIVED

JAN 15 2026

Planning & Community
Development Department

Sincerely,
Chris McGill

Chris McGill
Property Owner

BIK: 61

918-421-1660



PLANNING COMMISSION STAFF REPORT January 20, 2026

To: McAlester Planning Commission
From: Jayme Clifton, Community Development Director
Date: January 16, 2026
Subject: Land Development Code Update RFP

Status of Solicitation

The City of McAlester is currently in the open solicitation period for the Land Development, Planning, Zoning and Subdivision Code Update. The Request for Proposals (RFP) was formally issued on Monday, January 12, 2026, seeking a qualified consultant to modernize our zoning and subdivision regulations. A copy of the RFP is available on the City's website. The RFP has been listed on the American Planning Association (APA) and the APA Oklahoma Chapter websites. Invitations have been sent directly to known planning firms that provide zoning and land development code services. The anticipated timeline and selection process includes the following:

- Written Questions Deadline: January 26, 2026.
- Proposal Submittal Deadline: February 18, 2026.
- Evaluation & Interviews: Following the deadline, City staff will evaluate proposals based on project approach, team experience, and public participation strategies.
- Contract & Notice to Proceed: March 25, 2026

To ensure the City receives competitive proposals that balance administrative urgency with thorough community engagement, an addendum has been issued requiring consultants to provide two timeline and cost options:

- Option 1: A 6–9 month drafting period with 12-month final adoption.
- Option 2: An 18-month drafting period with 24-month final adoption.

This dual-track approach protects the City from inflated "rush" fees while allowing the selection committee to evaluate the best value for McAlester's long-term growth.

Selection Committee Request

The selection process involves a thorough review of proposals and may include follow-up interviews with short-listed firms. Because this code update will directly impact the future work of this body, it is requested that one to two members of the Planning Commission volunteer for the Selection Committee. The committee will be responsible for, reviewing and scoring submitted proposals, participating in consultant interviews (if held), and assisting staff in providing a recommendation of award to the City Council.

Annual Report to the McAlester Planning Commission

January 1, 2024 thru December 31, 2025

An annual report concerning the status of rezoned parcels and development activities for the previous two-year period by the department of planning, or Community Development Department, in accordance with Sec. 62-299 Development time limits; rezoning application.

PC #	Applicant	Subdivision	Block and/or Lot	From	To	Ord. No.	Date	Dev
438	Vickie Hess	N. McAlester	Lot Four (4), Block Six (6)	I-2	R-1B	2799	02/27/24	Y
439	Paul Barlow	N. McAlester	Lots One (1), Five (5) and Six (6), Block Two hundred fourteen (214)	R-1B	C-5	Withdrawn	N/A	N/A
440	Paul Barlow	N. McAlester	Lots One (1), Five (5) and Six (6), Block Two hundred fourteen (214)	R-1B	C-5	2806	05/14/24	N
441	Gary & Janice Hamilton	S. McAlester	Lots One (1) and Two (2), Block Four hundred fifty-four (454)	R-1B	C-3	2805	04/23/24	N
442	Zachary Moore	S. McAlester	Lot Five (5), Block Three hundred seventy-two (372)	C-3	R-1B	2816	08/13/24	Y
443	Jamie Rae Wright	Talawanda Heights	Lots One (1), Two (2), Three (3), Four (4), Five (5), Block Twelve (12)	R-1B	R-3	2815	08/13/24	Y
444	Austin Epps	S. McAlester	All of Lots One (1), Two (2) and Seven (7) and the Northerly 25 feet of the Westerly 80' of Lot Six (6) Block Four Hundred (400)	I-1	C-3	2820	09/24/24	Y
445	Friends of the Library	S. McAlester	North 96 2/3 feet of Lot Seven (7), Block Two hundred seventy-one (271)	R-1B	C-1	2823	10/22/24	Y
446	Brett Williams	S. McAlester	All of Lot 3 and All of Lot 4 and all that part of Lots 2 and 5 lying West of Green Meadows Subdivision No. 1, in Block 6	R-1B	C-3	2833	03/25/2025	N
447	Wallace Properties (Tanglewood)	Townsite Addition #4	A Tract in Lot Eighty-seven (87)	R-1A	C-5	2842	05/27/2025	N
448	Southeastern Realty (Timothy Diehl)	S. McAlester	The Westerly 60 feet of Lot Two (2), Block Five hundred twenty-one (521)	C-3	R-2	Incomplete	N/A	N/A
449	Larry Crawley	S. McAlester	Lot Two (2), Block One hundred eighty-eight (188)	I-1	I-2	Denied	07/22/2025	N/A
450	Saramati Corp (Trevor Guerra)	S. McAlester	The West 60 feet of Lot Six (6), Block Three hundred fourteen (314)	C-4	R-3	Withdrawn	N/A	N/A

Annual Report to the McAlester Planning Commission

January 1, 2024 thru December 31, 2025

451	Alan Martin	Connally Addition	Lots Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23), Twenty-four (24), Twenty-five (25) and the West 30 feet of Lot Twenty-six (26), Block Ten (10)	C-2	R-3	2855	10/14/2025	N
452	Wallace Properties (Wallace Meadows)	20 T5N R15E	Part of the North Half of Section Twenty (20), Township Five (5) North, Range (15) East of the Indian Base and Meridian	A-1	R-1B	2853	09/23/2025	N
PUD	Blew Inc & The Grove	Townsite Addition #4	Part of Lot Twenty-two (22)	R-1B	PUD	Withdrawn	N/A	N/A
453	Blew Inc & The Grove	Townsite Addition #4	Part of Lot Twenty-two (22)	R-1B	R-3	Failed	10/21/2025	N/A
454	Weihe & 7Brew	Townsite Addition #4	A tract in Lot Eighty-nine (89)	C-2	C-5	Denied	10/21/2025	N/A

City of McAlester - Community & Economic Development Department
Building Permit Monthly Activity Report - 2025

2025 McAlester Building Permit Log																Prior Year Comparison	Prior Year Comparison	Prior Year Comparison	Prior Year Comparison	
	Commercial				Residential			Storage/Accessory		Signs	Generator	Storm Shelter	Pools	Solar Panels	Demolition	2025 Totals	2024	2023	2022	2021
	New	Alteration	COO	Addition	New	Alteration	Addition	Building	Building								Totals	Totals	Totals	Totals
JANUARY																				
Permits		5			1	8										14	14	4	14	11
Value		\$334,000			\$223,000	\$171,500										728,500	345,288	61,750	795,689	3,927,940
Fees		\$1,200			\$723	\$2,268										4,191	4,033	294	3,911	39,841
FEBRUARY																				
Permits		4		1	3	10								2	20	12	5	17	5	
Value		\$1,735,500		\$150,000	\$258,640	\$195,123								\$30,000	2,369,263	710,200	457,732	1,508,086	228,775	
Fees		\$9,713		\$3,084	\$1,157	\$1,469								\$60	15,483	11,152	154,530	7,641	1,246	
MARCH																				
Permits	2	3			1	6									12	15	6	13	15	
Value	\$1,522,000	\$9,550,497			\$17,000	\$303,300									11,392,797	1,066,504	249,718	365,370	2,036,832	
Fees	\$2,481	\$8,989			\$230	\$780									12,479	4,443	1,830	1,717	13,189	
APRIL																				
Permits		5			6	11		1					0	1	4	28	14	9	3	11
Value		\$200,000			\$738,000	\$316,700		\$87,000					\$0	\$100,000	\$20,250	1,461,950	4,424,978	154,303	382,378	863,990
Fees		\$4,620			\$3,028	\$1,761		\$331				\$0	\$80	\$120	9,941	8,557	1,176	1,799	6,187	
MAY																				
Permits		5		1	2	8								2	18	9	15	33	13	
Value		\$8,022,000		\$110,000	\$431,000	\$47,400								\$100,000	8,710,400	922,560	280,025	737,100	332,450	
Fees		\$4,603		\$243	\$1,027	\$828								\$150	6,851	1,945	1,939	2,582	4,414	
JUNE																				
Permits				2		3		1						1	1	8	15	11	8	8
Value				\$875,000		\$30,235		\$668,440						\$45,000	\$8,500	1,627,175	13,708,665	747,000	4,758,729	111,100
Fees				\$1,211		\$252		\$1,263						\$80	\$30	2,836	8,782	2,952	4,627	923
JULY																				
Permits		2			2	6		1						2	3	16	23	27	31	5
Value		\$5,862,000			\$1,460,000	\$97,420		\$10,000						\$416,354	\$110,000	7,955,774	857,679	2,477,409	3,510,446	277,035
Fees		\$12,794			\$3,647	\$653		\$51						\$150	\$90	17,384	3,320	4,999	6,049	1,648
AUGUST																				
Permits	1	1	2		2	7					1			2		16	10	16	13	9
Value	\$518,848	\$240,458	\$0		\$265,100	\$154,591				\$4,700				\$241,300		1,424,997	846,747	2,766,916	3,682,614	1,060,680
Fees	\$466	\$1,413	\$353		\$1,000	\$901				\$30				\$160		4,322	2,567	5,130	12,107	2,334
SEPTEMBER																				
Permits	2	3				6		1					1		1	14	16	17	19	9
Value	\$5,028,900	\$951,000				\$92,670		\$6,600					\$88,875		\$2,500	6,170,545	1,814,539	3,524,792	6,530,391	657,500
Fees	\$17,142	\$11,395				\$552		\$68					\$80		\$30	29,267	7,557	17,331	25,067	3,917
OCTOBER																				
Permits		4			2	7					1			1		15	15	14	16	13
Value		\$51,130			\$449,499	\$96,951				\$12,680				\$44,968		655,228	770,759	566,592	715,571	27,852,182
Fees		\$172			\$1,525	\$290				\$430				\$70		2,488	2,579	2,842	7,433	49,181
NOVEMBER																				
Permits		1				1		1							3	6	7	22	13	14
Value		\$10,000				\$14,000		\$53,000							\$89,000	166,000	5,832,894	940,819	5,174,869	221,507
Fees		\$233				\$220		\$446							\$90	988	17,041	4,131	12,380	2,117
DECEMBER																				
Permits	1	2		1	1	2								1	1	9	13	13	10	19
Value	\$440,000	\$157,000		\$150,000	\$240,000	\$10,500								\$11,644	\$75,000	1,084,144	222,109	1,795,833	975,000	4,052,648
Fees	\$168	\$417		\$805	\$792	\$60								\$70	\$30	2,342	1,701	5,329	5,127	30,883
YEAR-TO-DATE																				
Permits	6	35		5	20	75	3	2	0	0	1	1	1	10	15	176	163	159	190	132
Value	7,509,748	27,113,585		1,285,000	4,082,239	1,530,390	731,440	93,600	0	0	12,680	4,700	88,875	959,266	335,250	43,746,773	31,522,922	14,022,889	29,136,243	41,622,639
Fees	20,256	55,549		5,343	13,130	10,034	1,759	399	0	0	430	30	80	760	450	108,573	73,676	202,483	90,440	155,880

Commercial Building Active Permit Status – As of January 9, 2026

Record #	Date Submitted	Name of DBA Business at this location	Project Site Location/Address, Suite, A	Record Status Bar	Last Record Activity
BP-26-1	Jan 2, 2026	Glo Tanning			Jan 7, 2026
BP-26-5	Jan 7, 2026	Tammy's Pet Grooming			Jan 7, 2026
BP-25-177	Dec 2, 2025	mcalester health clinic			Jan 5, 2026
BP-25-176	Dec 1, 2025	Bomb City arcade			Dec 18, 2025
BP-25-174	Nov 18, 2025	Edward Jones Investments			Jan 5, 2026
BP-25-170	Nov 14, 2025	QuikTrip			Dec 12, 2025
BP-25-169	Nov 12, 2025	7 Brew Coffee			Dec 15, 2025
BP-25-152	Oct 9, 2025	Mike Miller Construction Company LLC			Dec 9, 2025
BP-25-143	Sep 18, 2025	MCALESTER MONUMENTS			Oct 7, 2025
BP-25-140	Sep 8, 2025	O'Gradys Public Haus			Nov 3, 2025
BP-25-138	Sep 3, 2025	C & Tyler Church of Christ			Jan 7, 2026
BP-25-125	Jul 29, 2025	Apex Cinema			Sep 24, 2025
BP-25-119	Jul 22, 2025	806 antiques &more			Jan 6, 2026
BP-25-120	Jul 23, 2025	Wal-Mart Real Estate Business Trust			Dec 4, 2025
BP-25-113	Jul 3, 2025	Taco Bell			Aug 26, 2025
BP-25-112	Jul 2, 2025	McAlester Congregation of Jehovah's ...			Dec 8, 2025
BP-25-115	Jul 11, 2025	Academy Sports + Outdoors			Dec 10, 2025
		Academy Sports + Outdoors			
BP-25-107	Jun 13, 2025	Park Place Apartments			Nov 13, 2025
BP-25-77	May 20, 2025	Choctaw Nation Judicial Building			Nov 6, 2025
BP-25-65	Apr 22, 2025	Press On Performance	All of Lot 3 and All of Lot 4 and all that ...		Jan 6, 2026
BP-25-83	Jun 2, 2025	HTeaO	600 south george nigh expressway		Dec 23, 2025

BP-25-63	Apr 22, 2025	Med-Trans Air Medical Transport	1021 N Strong Blvd., McAlester, OK 74501		Sep 22, 2025
BP-25-33	Feb 20, 2025	Total Rehab	1309 Wade Watts Ave, Macalester, OK. 7...		Aug 19, 2025
BP-25-9	Jan 21, 2025	Love's Travel Stop	Love's Travel Stop #171 - RV Addition, E...		Jan 6, 2026
BP-24-129	Nov 4, 2024	Southeast Oklahoma Library System (S...	401 N 2nd Street		Sep 29, 2025
BP-24-126	Oct 14, 2024	First United Methodist Church	1501 S 13th St, McAlester, OK 74501		Oct 30, 2025

Record Status – Workflow Step/Process

- BP-26-1, Fire Department Review
- BP-26-5, Zoning
- BP-25-177, Frame
- BP-25-176, Fire Dept. Hold
- BP-25-174, Gyp Board Insp
- BP-25-170, Frame
- BP-25-169, Foundation
- BP-25-152, Foundation
- BP-25-143, Insulation
- BP-25-140, Fire Dept App
- BP-25-138, Zoning, Fire Plan Hold
- BP-25-125, Frame
- BP-25-119, Zoning Hold
- BP-25-120, Electrical Rough In
- BP-25-113, Frame
- BP-25-112, Temp Pole
- BP-25-115, Footings
- BP-25-107, Framing
- BP-25-77, Framing
- BP-25-65, Zoning Hold, Floodplain, Utility Hold
- BP-25-83, Footings
- BP-25-63, Footing
- BP-25-33, Framing
- BP-25-9, Slab
- BP-24-129, Insulation Insp.
- BP-24-126, Rough In

What is a Comprehensive Plan?

- Otherwise known as, “Master Plan”, “General Plan”, “Comp Plan”, or “Comprehensive Plan”
- Established by the City of McAlester
 - Community’s Roadmap or Guidebook for its Future
 - Vision
 - Goals
 - Future Land Use
 - Focus Areas

How are Comprehensive Plans Used?

- Used by local governments as planning tool
- Long-range perspective; typically 10-20 years
- Cities plan within city boundaries

What is included in a Comprehensive Plan?

- Goals & Policies of a Community
- Small Area/Neighborhood Plans
- Interrelationships of Various Elements
 - Land Use
 - Transportation
 - Utilities
 - Recreation
 - Historic Preservation
 - Natural Resources

Elements of a Comprehensive Plan

- Land Use
- Housing
- Transportation
- Infrastructure
- Utilities
- Historic Preservation
- Community Services & Facilities
- Parks & Recreation
- Agriculture Lands
- Hazard Mitigation

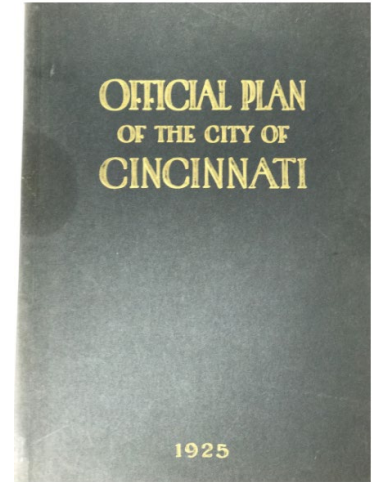
Your Role as a Planning Commission Member

- Make decisions within the context of the Comprehensive Plan
- Revise the Comprehensive Plan on a regular basis
- Advise local officials on goals of the community outlined in the Plan

What is a Comprehensive Plan?

- Referred to as “Master Plan”, “General Plan”, “Comp Plan” or “Comprehensive Plan”
- Established by state and/or county and/or city
 - Community’s Roadmap or Guidebook for its Future
 - Goals
 - Policies
 - Vision

First US Comprehensive Plan to be adopted was:



How are Comprehensive Plans Used?



- Used by local governments as planning tool
- Long-range perspective--typically 10-20 years
- Cities plan within city boundaries
- County plans the unincorporated portions of the county
- Regional plans look at broader picture

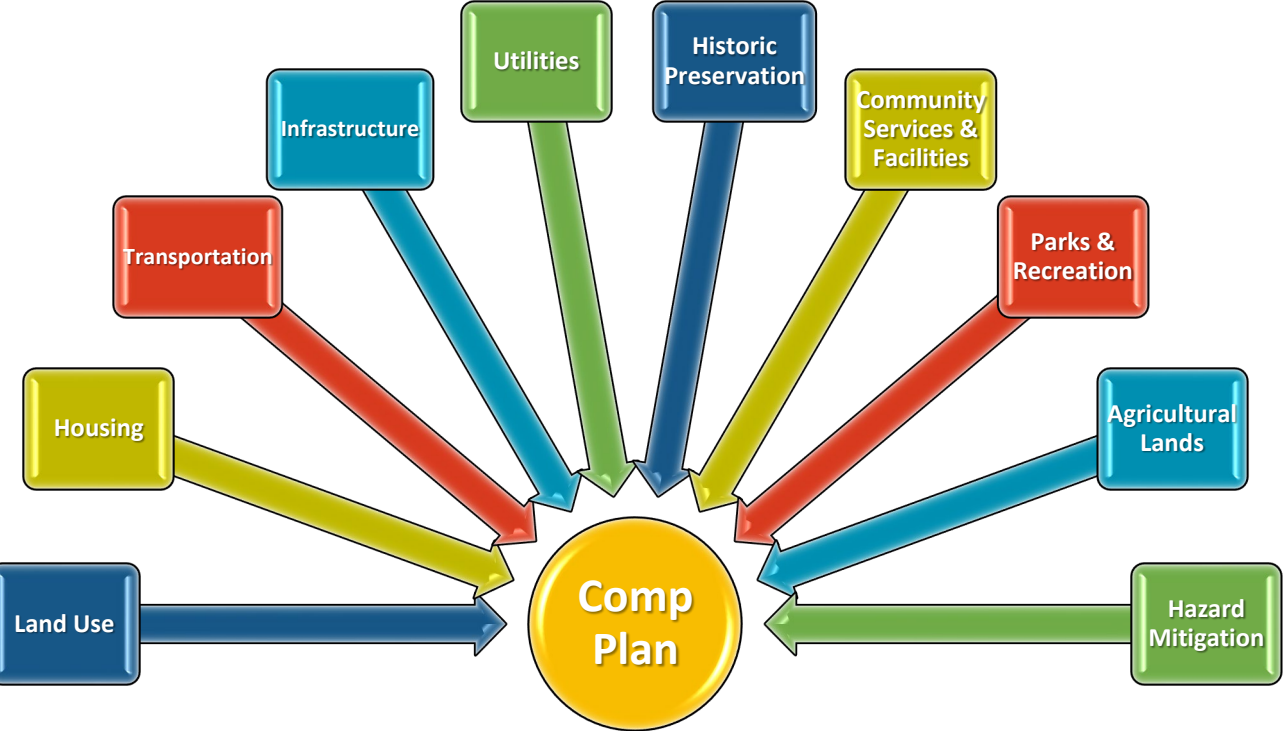
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- Goals & Policies of a Community
- Small Area/ Neighborhood Plans
- Interrelationships of Various Elements
 - ▶ Land Use
 - ▶ Transportation
 - ▶ Utilities
 - ▶ Recreation
 - ▶ Historic Preservation
 - ▶ Natural Resources



Each element has its own section within the Comprehensive Plan.

Elements of a Comprehensive Plan



As a Planning Commissioner, your role is to:

- **Make decisions within the context of the Comprehensive Plan**
- **Revise the Comprehensive Plan on a regular basis**
- **Advise local officials on goals of the community outlined in the Plan**

Why is this important?

How are Comprehensive Plans Implemented?

- Are not regulations
- May be adopted by ordinance or just considered as guidance
- Land use ordinances are necessary for plan implementation