

NOTICE OF MEETING PLANNING COMMISSION

TYPE OF MEETING

REGULAR MEETING	(X)	RESCHEDULED REGULAR MEETING	()
SPECIAL MEETING	()	CONTINUED OR RECONVENED MEETING	()

DATE:	TIME:	PLACE OF MEETING:
<u>12-3-2025</u>	<u>1:30 P.M.</u>	<u>Commission Chambers</u> <u>City Hall, 16 W. 9th Street</u> <u>Shawnee, OK 74801</u>

To be completed by person filing notice:

NAME: Diana Hood

TITLE: City Planner

ADDRESS: 16 W. 9th Street
Shawnee, OK 74801

PHONE: (405) 878-1672

Filed in the office of the municipal clerk at 12:01 ^{P.M.} ~~A.M.~~ on 12-1-2025

SIGNED: *Lisa Lasypne*
City Clerk/Deputy Clerk

=====

FOR CITY CLERK'S OFFICE USE ONLY

DATE NOTICE RELEASED TO NEWS MEDIA: 12-1-2025

PERSON FILING NOTICE: Diana Hood

NOTICE VERIFIED BY: *Lisa Lasypne*

AGENDA
PLANNING COMMISSION
DECEMBER 3, 2025 AT 1:30 PM
COMMISSION CHAMBERS AT CITY HALL
16 WEST 9TH STREET
SHAWNEE, OKLAHOMA

Official action can only be taken on items which appear on the agenda. The public body may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item. When more information is needed to act on an item, the public body may refer the matter to Staff or back to Committee or the recommending body. Under certain circumstances, items are deferred to a future date or stricken from the agenda entirely.

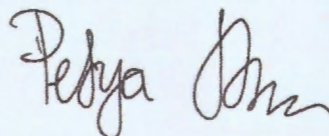
CALL TO ORDER

DECLARATION OF QUORUM

1. Consideration of approval of the Minutes from the November 5, 2025 regular meeting.
2. Consideration of appointment of a Shawnee Planning Commission board member to serve as a representative to the Shawnee Downtown Revitalization Project Review Committee.
3. Public Hearing and Consideration of a request to Rezone the property at 316 N Kimberly Ave from R-1 (Low Density Residential) to R-3 (High Density Residential).
Case No. RZ05-25 | Applicant: Ethan Acock, Acock Properties LLC
4. Public Hearing and Consideration of a request to Rezone a portion of the property addressed as 3901 N Kickapoo St from R-3 (High Density Residential) to C-2 (Regional Commercial).
Case No. RZ06-25 | Applicant: Paul Bass & Landes Engineering
5. Public Hearing and Consideration of a request to Rezone the property addressed as 1301 E Independence St from R-1 (Low Density Residential) to C-1 (Local Commercial).
Case No. RZ07-25 | Applicant: Kenneth & Terry Gober, Aspire Equity Holdings LLC
6. Community Development Department Updates
7. Commissioners Comments

8. Adjournment

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Petya Stefanoff". The signature is written in a cursive style with a large initial "P" and a long, sweeping tail.

Petya Stefanoff, Secretary

The City of Shawnee encourages participation from 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 CFR 36)

PLANNING COMMISSION MINUTES

DATE: November 5, 2025

MINUTES

The Planning Commission of the City of Shawnee, County of Pottawatomie, State of Oklahoma, met in person for a regular meeting on November 5th, at 1:30 p.m., according to notice duly posted as prescribed by law.

Chair Barrett called the meeting to order at **1:30 p.m.** City Planner Diana Hood called Roll and stated a quorum was present.

The following Commissioners were present:

Present: Alexander, Porter, Barrett, Johnson, Hayes, Reese

Absent:

Vacant: One seat vacant.

Item 1. Consideration of approval of the minutes from the regular meeting on October 1, 2025.

Chair Barrett asked for questions or corrections to the minutes. Commissioner Reese made a motion to **Approve** the minutes, which Vice Chair Johnson seconded.

Motion **passed 6-0-0.**

Aye: Alexander, Porter, Barrett, Reese, Johnson, Hayes

Nay: None

Abstain: None

Item 2. Consideration of the 2026 Planning Commission Regular Meeting Schedule for approval or possible action.

Commissioner Reese made a motion to approve the 2026 Calendar, seconded by Commissioner Porter.

Motion passed 6-0-0.

Aye: Alexander, Porter, Barrett, Reese, Johnson, Hayes

Nay: None

Abstain: None

Item 3. Public Hearing and Consideration of a request for a Conditional Use Permit to operate a Short-Term Rental at the property addressed as 3520 N Market Ave.

Case No. CUP03-25 | Applicant: Mary Wisdom

Background:

The property addressed as 3520 N Market Ave is located at the southwest corner of the intersection of North Beard Avenue and West 36th Street, and is zoned R-1 (Low Density Residential) with R-1 zoning to the north, south, east, and west. The owner, Mary Wisdom, is requesting a Conditional Use Permit to operate a Short-Term Rental out of the existing home.

Discussion

A Conditional Use Permit authorizes the owner or agent to use a piece of property in such a way that is not normally allowed by right in a zoning district. It is an avenue by which certain land uses are allowed in a given zoning district, provided the owner meets the criteria.

Referencing the City of Shawnee Unified Development Code DIVISION 6. – Procedures. Section 22-227. – Conditional Use Permit. *"The planning commission shall review the conditional use permit and submit its report and recommendation to the effect of the proposed building or use upon the character of the neighborhood, traffic congestion, public utilities, and other matters pertaining to the general health, safety, and welfare of the public and to the city commission."*

In Section 22-197 of the Unified Development Code is Table 3.2 - Use Table. This table indicates that in the R-1

zoning district, a Short-Term Rental is permitted subject to acquiring a Conditional Use Permit (CUP).

The Comprehensive Plan Future Land Use Map indicates a Low Density Residential land use, and the current zoning district is meant to accommodate low-density single-family residential development supported by parks, open space, cultural, and educational amenities. A Short-Term Rental use is allowed in this zoning district with a CUP.

Staff completed the required public notices for this request via a mailed notice to the property owners within 300 feet of the subject property as well as a publication in the County Democrat weekly newspaper.

Findings and Facts:

- The subject property has a zoning of R-1, which allows for a Short-Term Rental with a Conditional Use Permit.
- The request is in accordance with the Comprehensive Plan Future Land Use Map
- The owner has a property manager, Kristina Maltos, who lives in Shawnee and will be available to respond to any concerns or emergencies.

Options:

- Recommend Approval of Case No. CUP03-25 for a Conditional Use Permit (CUP) to operate a Short-Term Rental.
- Recommend Denial of the request for a CUP.
- Recommend Approval of the request With Conditions, noting what conditions must be met for approval.
- Defer to a certain date with a request for additional and specific information.

This request is scheduled to be heard at the City Commission meeting on Monday, November 17th, 2025 at 6pm in the City Commission chambers.

Financial Impact: None

Staff Recommendation: Staff recommends approval of the request for a CUP to operate a Short-Term Rental.

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Chair Barrett opened the public hearing and the applicant, Mary Wisdom approached the podium to answer any questions from the Commission. Commissioner Reese asked if this was her first Short-Term rental, to which she responded that she has one STR in South Carolina, but it is her first in Shawnee.

Commissioner Porter made a motion to **APPROVE** Case No. **CUP03-25** which Commissioner Alexander seconded. Motion passed 6-0-0.

Aye: Alexander, Porter, Barrett, Reese, Johnson, Hayes

Nay: None

Abstain: None

Item 4. Public Hearing and Consideration of a request for a Conditional Use Permit to operate a Short-Term Rental at the property addressed as 17308 Magnino Rd.

Case No. CUP04-25 | Applicant: Will Jones

Background

The property addressed as 17308 Magnino Road is located in the Twin Lakes area, on the south side of Lake No. 2, and is zoned TL (Twin Lakes) with similar zoning surrounding it on all sides. This property is a Lake Lease, meaning it is owned by the City and the applicant, Will Jones, currently leases it from the City. The applicant is requesting a Conditional Use Permit to operate a Short-Term Rental.

The applicant is requesting a Conditional Use Permit and License to operate Short-Term Rental, as required by Sec. 22-199.I of the Unified Development Code. This applicant currently operates as a Short-Term Rental and is requesting a Conditional Use Permit to come back into compliance with City Ordinance.

Discussion

A Conditional Use Permit authorizes the owner or agent to use a piece of property in such a way that is not normally allowed by right in a zoning district. It is an avenue by which certain land uses are allowed in a given zoning district, provided the owner meets the criteria.

Referencing the City of Shawnee Unified Development Code DIVISION 6. – Procedures. Section 22-227. – Conditional Use Permit. "*The planning commission shall review the conditional use permit and submit its report and recommendation to the effect of the proposed building or use upon the character of the neighborhood, traffic congestion, public utilities, and other matters pertaining to the general health, safety, and welfare of the public and to the city commission.*"

In Section 22-197 of the Unified Development Code is Table 3.2 - Use Table. This table indicates that in the TL zoning district, a Short-Term Rental is permitted subject to acquiring a Conditional Use Permit (CUP).

The Comprehensive Plan Future Land Use Map indicates an Agricultural / Open Space land use, and the current zoning district is meant to keep disruption of the natural landscape minimal, encourage and enhance the Lakes as a place for recreation and low density residences. A Short-Term Rental use is allowed in this zoning district with a CUP.

Staff completed the required public notices for this request via a mailed notice to the property owners within 300 feet of the subject property as well as a publication in the County Democrat weekly newspaper.

Findings and Facts:

- The subject property has a zoning of TL, which allows for a Short-Term Rental with a Conditional Use Permit.
- The request is compliant with the Comprehensive Plan Future Land Use Map.
- The Applicant has provided a copy of the house rules.

Options:

- Recommend Approval of Case No. CUP03-25 for a Conditional Use Permit (CUP) to operate a Short-Term Rental.
- Recommend Denial of the request for a CUP.
- Recommend Approval of the request With Conditions, noting what conditions must be met for approval.
- Defer to a certain date with a request for additional and specific information.

This item is scheduled to be heard at the November 17, 2025 City Commission meeting at 6pm in the Commission Chambers.

Financial Impact: None

Attachments: Jones CUP, Twin Lakes Short-Term Rental Application Letter, Twin Lakes Airbnb – House Rules

Staff Recommendation: Staff recommends approval of the request for a Conditional Use Permit to operate a Short-Term Rental.

Chair Barrett opened the public hearing, where two individuals, as well as the applicant's representative spoke. The two speakers identified themselves as Scott and Nan Shadid and noted that they live in the neighborhood. They expressed concerns over frequency of rental guests, the number of people allowed, the security and safety of the people and the neighborhood as well as the renters who may be unfamiliar with the Boating rules for the lake, who they might report to if there was a problem, and what the City's regulations were for controlling the rental.

Next, the Applicant's representative, Brett Vanlandyah spoke, stating that the owner lives in Dale and is the current superintendent of Dale Public Schools. He noted that this home is ultimately meant to be the owner's retirement property, and that they are renting it to have a use for the home in the meantime.

Commissioner Reese asked if he would address the previous couple's questions and concerns, and the applicant's

representative noted that they would speak to them outside the meeting.

Upon seeing no more people in attendance wishing to speak, Chair Barrett closed the Public Hearing. Commissioner Porter noted that there is a valid concern regarding the response time of the police particularly for this area, out by the Twin Lakes.

Vice Chair Johnson made a motion to recommend approval of the request, which Commissioner Reese seconded. Commissioner Porter noted that he would make additional remarks during the time for Commissioners' Comments.

Motion passed 6-0

Aye: Alexander, Porter, Barrett, Reese, Johnson, Hayes

Nay: None

Abstain: None

Item 5. Public Hearing and Consideration of a request to Rezone the property addressed as 306 E 45th Street from C-2 (Regional Commercial) to R-3 High Density Residential.

Case No. RZ04-25 | Applicant: Dean Koleada

Background

The property addressed as 306 E 45th Street is located along East 45th Street, between North Union Avenue and North Harrison Street. The property is currently zoned C-2 (Regional Commercial) with similar zoning to the west and southwest, with R-1 (Low Density Residential) located to the North, TA (Transitional Agriculture) to the south, and R-3 (High Density Residential) to the northwest. This area was presented as a plat at the October 2, 2024 Planning Commission meeting. The Final Plat was approved by City Commission on October 21st, 2024. The plat has not yet been filed.

Royal Land Properties, LLC. has authorized the applicant, Dean Koleada, to make an application on their behalf to rezone a section of the area platted last year. The request is to rezone the subject area from C-2 (Regional Commercial) to R-3 (High Density Residential).

Discussion

The plat has eight lots and one common area, and the applicant intends to rezone only lot eight to allow Duplexes and other multifamily residential uses. Lots one through seven will remain commercial.

The Comprehensive Plan Future Land Use Map (FLUM) indicates the subject property has a High Density Residential land use designation. This land use designation is meant to hold a diversity of housing types and potentially even small scale, low intensity commercial or civic uses. The Comprehensive Plan also notes that this land use designation should serve as a buffer area between commercial corridors or major thoroughfares and smaller scale residential areas.

Traditionally, zoning from a higher intensity district (C-2) to a lower intensity district (R-3) would not be advised. However, considering the surrounding area, the current scarcity of multifamily housing options within the City, and the Future Land Use Map, Staff feels that this rezoning would be appropriate for the subject property.

Referencing the City of Shawnee Zoning Code (Code) DIVISION 15. - Amendments; Procedures. Section 22-645. – Planning commission recommendation required. This section gives authority to the Planning Commission to make changes (amendments) to the official Zoning Map. *"...be amended, supplemented, changed, modified, or repealed by ordinance, but no change shall be made until the planning commission, after notice and public hearing, files with the city commission a report and recommendation on the proposed change."*

Staff completed the required public hearing notifications for this application. All property owners within 300' from the perimeter of the subject property were mailed a public hearing notification letter. Additionally, a notice of public hearing was published in The County Democrat weekly newspaper. A sign providing details and contact information was placed on the subject property.

Findings and Facts:

- The requested zoning district is adjacent to the property to the northwest, with C-2 zoning to the west and southwest, TA zoning to the south, and R-1 to the north.
- The request conforms to the projected desired use indicated on the Future Land Use Map.
- Access to water, sewer, and electric utility lines is in the area.
- Notification of Public Hearing was served

Options:

- Recommend Approval of Case No. RZ04-25 to rezone from C-2 (Regional Commercial) to R-3 (High Density Residential) as requested by the applicant.
- Recommend Denial of the application for RZ04-25 to rezone the subject property.
- Recommend Approval With Conditions, noting what specific conditions must be met by the applicant.
- Deferring the request to a certain date for additional and specific information.

This item is scheduled to be heard at the City Commission meeting on November 17, 2025 at 6pm in the Commission Chambers.

Financial Impact: None

Attachments: Shawnee - Union Square Housing - Rezone App and Authorization - 090625, 45th and Union Deed W-2, 22411283-Union Square Addition Final Plat_9.16.2024 - Staff Review Notes

Staff Recommendation: Staff recommends approval of the request to rezone the subject property from C-2 (Regional Commercial) to R-3 (High Density Residential).

Chair Barrett opened the Public Hearing, where two individuals as well as the applicant spoke. The first identified themselves as Sherry Lankford, who lives in the residential subdivision to the northeast. She noted concerns regarding the depreciation of the nearby property values, and privacy of the residents should the proposed residences be tall enough to peer into the backyards of the neighbors.

Next, Dean Koleada, the applicant, spoke, detailing the current plan to create a duplex residential development in the area being rezoned. He noted that there are several different schools in the vicinity, and the potential benefits of having Duplex housing stock in the area. Mr. Koleada brought up a conceptual layout for the residential neighborhood, though it was noted that it was only a concept and is not binding.

Lastly, an individual who identified themselves as Dan Bandy, who also lives in the area. He noted that when he bought his home, he was making an investment in the neighborhood, and he was uncomfortable with the idea that the applicant would be free to put a variety of different housing types on the property. He also expressed concern over the new development decreasing his property's value.

Mr. Koleada approached again to clarify that the owner is not intending to build apartments, the intent is for cottage-style duplexes. The conceptual designs show similar architectural style to other nearby existing homes.

Commissioner Porter points out that R-2 zoning is nearby and would also allow for duplexes, while disallowing Apartments. He questions why the request is not for R-2 zoning instead, and whether R-2 would be a more appropriate zoning for the request. Mr. Koleada cites the maximum dwelling units per acre regulation as why R-3 is more desirable for the intended development.

Chair Barrett, seeing that there are no more people in attendance wishing to speak on the item, closes the public hearing and asks the Commission for Discussion and possible Motion.

Commissioner Porter asks staff to address whether or not R-2 would be a more appropriate zoning. City Planner Diana Hood elaborates on the differences between the R-2 and R-3 zoning districts. The maximum dwelling units per acre is listed as 40 units, where R-2 does not have a listed maximum dwelling units per acre, but the bulk regulations regarding lot size and lot coverage differ greatly. Interim Community Development Director Petya Stefanoff notes that the R-3 zoning district, by nature, allows for more dwellings and that any conceptual drawings presented are not binding. Once rezoned, the City cannot restrict uses beyond what currently exists in the Municipal Code.

Commissioner Reese asks if a Planned Unit Development would be an option, and Ms. Hood remarks while it is technically possible, it is not necessary and offers comparatively few benefits for the extra effort a PUD would require. Staff goes on to note that Duplexes are allowed in all three Residential zoning districts, and R-3 has the largest variety of Residential uses allowed.

Chair Barrett calls for a Motion. Commissioner Alexander moves to **APPROVE** Case No. **RZ04-25** as presented, and Chair Barrett seconds.

Motion passes 4-2-0

Aye: Alexander, Barrett, Johnson, Hayes

Nay: Porter, Reese

Abstain: None

Item 6. Community Development Update

Interim Community Development Director Petya Stefanoff notes that there is a Housing Accelerator Workshop on November 13th, hosted in conjunction with University of Oklahoma School of Architecture and the Oklahoma Chapter of the American Planning Association. Developers, Insurance Companies, Local Government, Nonprofits, Legislators, etc. are invited to take part in the discussion and workshop regarding barriers to more attainable housing.

City Planner Diana Hood notes for the public record that there are scams recently circulating posing as City Staff asking for payments. She notes that it's likely that the information is being taken from the publicly available Agenda Packets and used to contact applicants. She states that payment will never be requested via wire transfer, and that applicants will always be directed to call the Permitting Office to pay their fees.

Item 4. Planning Commissioners' Comments

Commissioner Porter remarked that the Planning Commission should be sensitive to the effect on nearby properties in rezoning cases, and that conceptual plans and intentions are subject to change. He notes that when someone purchases a home, they do so with the expectation or impression on what the character of the neighborhood is and will continue to be. He expresses concern regarding the idea of a R-3 zoning being located directly next to a R-1 zoning district, and what that sort of expectation of precedence means for future development in the City.

Commissioner Porter goes on to note that there isn't currently a process to review CUPs for STRs if there are repeated complaints beyond the annual renewal. He expresses concern over the Police response time for the Twin Lakes area, and desire for a process to review a STR License/CUP if there are repeated issues without opening up an opportunity for that system to be abused.

Mrs. Petya Stefanoff notes that the STR License and CUP process is currently the only avenue that the City has adopted to maintain enforcing power. She notes that there are complaint lines to record complaints, as well as the non-emergency Police line. Commissioner Alexander asks what the repercussions would be after a permit is revoked. Mrs. Stefanoff notes that they lose the legal right to operate, and Ms. Diana Hood interjects that Code Enforcement would be contacted to issue citations.

Commissioner Porter asks if there is a threshold of complaints, or if it's on a case-by-case basis. Ms. Hood notes that there is no maximum amount of complaints because the City did not want to provide an avenue by which someone could abuse the complaint line to unduly remove an STR operation. She notes that Staff can certainly look at creating additional safeguards for permit and license revocation. Mrs. Stefanoff notes that the Nuisance code also applies, and that if the rental is disturbing the neighborhood, the police have the right to intervene. She continues to say that the purpose of the License/CUP process is to provide the City an avenue to control and monitor the operation.

Chair Barrett asks if there are any more Commissioners' Comments. Commissioner Porter takes the time to state that he disagrees with the idea of there being a shortage of rental housing in the area – he expresses that he believes the problem lies in the lack of home ownership opportunities and the attainability of housing.

Next, Chair Barrett comments that the regulations concerning STRs and Rezoning were requested by Planning Commission, and that there will always be first steps needed to end at a well-refined system.

Lastly, Commissioner Porter advocates for the continued refinement of the STR process, and notes that the Planning Commission, as a mechanism, exists to moderate the interests of the individual homeowner and the development groups.

Item 6. Adjournment

The meeting adjourned at **2:38 p.m.**

Chair/Vice-Chair

Date

Interim Community Development Director

Date

Date: December 3, 2025
To: Planning Commission
From: Diana Hood, City Planner
Subject: Public Hearing and Consideration of a request to Rezone the property at 316 N Kimberly Ave from R-1 (Low Density Residential) to R-3 (High Density Residential).
 Case No. RZ05-25 | Applicant: Ethan Acock, Acock Properties LLC



Background:

The property addressed as 316 N Kimberly Ave is located on the west side of North Kimberly Street, between East 10th and East 11th Street, a few blocks west of North Bryan Ave and a few blocks south of East Highland Street.. It is currently zoned R-1 (Low Density Residential) with similar zoning surrounding it on all sides. The owner and applicant are requesting a rezoning to R-3 (High Density Residential) to develop multifamily housing.

Discussion

The Comprehensive Plan Future Land Use Map, created with the Comprehensive Plan in 2019, projects desired uses based on demographic and economic patterns. The Future Land Use Map projects Low Density Residential uses for the area. The desired zoning district, R-3 (High Density Residential), is designed for multifamily uses serving as a transition between medium-density residential development and commercial nodes. This district encourages multifamily uses, represents the character and intent of the high density residential future land use category, and promotes development of the "missing middle housing" concept.

Referencing the City of Shawnee Zoning Code (Code) DIVISION 15. - Amendments; Procedures.

Section 22-645. – Planning commission recommendation required. This section gives authority to the Planning Commission to make changes (amendments) to the official Zoning Map. "*...be amended, supplemented, changed, modified, or repealed by ordinance, but no change shall be made until the planning commission, after notice and public hearing, files with the city commission a report and recommendation on the proposed change.*"

Staff completed the required public hearing notifications for this application. All property owners within 300' from the perimeter of the subject property were mailed a public hearing notification letter. Additionally, a notice of public hearing was published in The County Democrat weekly newspaper. A sign providing details and contact information was placed on the subject property.

Findings and Facts:

- The requested zoning district is not present nearby.
- The current zoning extends to the north, south, east, and west of the subject property.
- The request does not comply with the Future Land Use Map.
- Duplexes and Triplexes are allowed by right in the current zoning district.
- Notification of Public Hearing was served
- No written objections have been submitted to Staff.

Options:

- Recommend Approval of Case No. RZ05-25 to rezone from R-1 (Low Density Residential) to R-3 (High Density Residential) as requested by the applicant.
- Recommend Denial of the application for RZ05-25 to rezone the subject property.
- Recommend Approval With Conditions, noting what specific conditions must be met by the applicant.
- Defer the request to a certain date for additional and specific information

This request is scheduled to be heard at the City Commission meeting on December 15, 2025 at 6pm in the Commission Chambers.

Financial Impact: None

Attachments: 28611031-316 N Kimberly Rezone Application, 10.27.25 Correspondence

Staff Recommendation: Staff recommends denial of the request due to it being considered spot zoning.

Diana Hood

From: Ethan Acock <ethan.acock@gmail.com>
Sent: Monday, October 27, 2025 10:12 AM
To: Diana Hood
Subject: [EXTERNAL EMAIL]Re: Permit # 20251146 - ACOCK PROPERTIES, LLC

"CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe."

Diana,

I would like to change the zoning to R3. I'm sorry for the confusion. Do I need to update my paperwork or are you able to update it on your end?

Thanks,
Ethan Acock

On Oct 27, 2025, at 9:56 AM, Shawnee OK <wo@iworq.net> wrote:

There are some comments and concerns regarding your rezoning request. Please see below.



Permit #: 20251146

Permit Date: 10/06/25

Permit Type:

Permit Type: PC - Zoning Change

Residential/Commercial: Residential

Applicant Name: ACOCK PROPERTIES, LLC

Applicant Address: 1815 N KICKAPOO AVE

City, State, Zip: SHAWNEE, OK 74804

Phone Number: 405.694.6075

Email Address: ethan.acock@gmail.com

Description: RE-ZONE

Project Description: R1 TO R2

Project Cost: 0

Square Feet: 0

Net Increase Square Feet: 0

Flood Plain Property Encroachment:

Flood Plain Permit Required:

Issued Date:

Expiration Date:

Completion Date:

Mailing Number:

Status: Pending

Assigned To: Diana Hood

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
2010-00-009-007-0-000-00	316 N KIMBERLY AVE	OAK PARK BLK 9 LOTS 7 THRU 11	ACOCK PROPERTIES LLC		R1

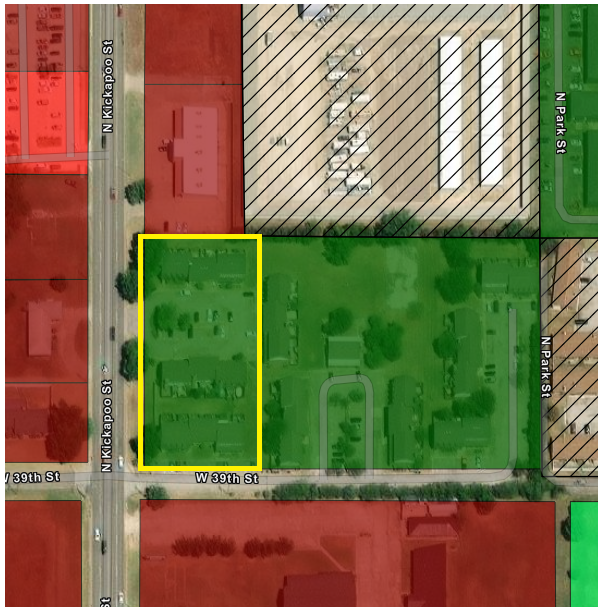
Plan Reviews

Date	Review Type	Description	Assigned To	Review Status
10/06/2025	Building	1. Please clarify if the desired zoning is R-2 or R-3, as both are listed on the application. 2. Rezoning to anything other than R-1 would be considered spot zoning. If the desire is for multi-family housing, a Conditional Use Permit for a Triplex or Fourplex would be more appropriate.	Diana Hood	Failed

Uploaded Files

Date	File Name
10/06/2025	28611031-316 N Kimberly Rezone Application.pdf
10/06/2025	28611033-SP-Search Package OWNERSHIP LIST.pdf
10/06/2025	28611030-316 N Kimberly Deed.pdf

Date: December 3, 2025
To: Planning Commission
From: Diana Hood, City Planner
Subject: Public Hearing and Consideration of a request to Rezone a portion of the property addressed as 3901 N Kickapoo St from R-3 (High Density Residential) to C-2 (Regional Commercial).
 Case No. RZ06-25 | Applicant: Paul Bass & Landes Engineering



Background: The property addressed as 3901 N Kickapoo Street is located at the northeast corner of the intersection of West 39th Street and North Kickapoo Street. The property is currently zoned R-3 (High Density Residential) with similar zoning to the east, C-2 (Regional Commercial) to the north, south, and west, with some C-1 (Local Commercial) zoning to the northwest. This map shows the outline of two buildings, however that is no longer accurate since those buildings were destroyed in the 2022 Tornado. The owner and applicant want to separate the outlined section from the rest of the property and rebuild those structures with the intent to sell them to interested businesses.

The owner and applicant have submitted a Preliminary and Final Replat for this area, which is scheduled for the next regular Planning Commission meeting. The desired zoning of C-2 is present on multiple fronts near the property.

Discussion

The Comprehensive Plan Future Land Use Map, created with the Comprehensive Plan in 2019, projects desired uses based on demographic and economic patterns. The Future Land Use Map projects High Intensity Commercial uses for this piece of property along North Kickapoo Street. The desired zoning district, C-2 (Regional Commercial), is designed for medium- to large-scale development of retail, service, entertainment, office, necessary for a regional market. This district primarily facilitates commercial development, like big box and anchor retailers and intensive shopping strip centers, that are automobile-oriented and generate high traffic counts. This district represents the character and intent of the high intensity commercial future land use category.

Referencing the City of Shawnee Zoning Code (Code) DIVISION 15. - Amendments; Procedures. Section 22-645. – Planning commission recommendation required. This section gives authority to the Planning Commission to make changes (amendments) to the official Zoning Map. "*...be amended, supplemented, changed, modified, or repealed by ordinance, but no change shall be made until the planning commission, after notice and public hearing, files with the city commission a report and recommendation on the proposed change.*"

Staff completed the required public hearing notifications for this application. All property owners within 300' from the perimeter of the subject property were mailed a public hearing notification letter. Additionally, a notice of public hearing was published in The County Democrat weekly newspaper. A sign providing details and contact information was placed on the subject property.

Findings and Facts:

- The requested zoning district is located nearby to the north, south, and west, with the current R-3 zoning extending to the east.
- The request complies with the Future Land Use Map.
- Access to adequate utilities is present.
- Notification of Public Hearing was served.
- Staff received no written objections.

Options:

- Recommend Approval of Case No. RZ06-25 to rezone from R-3 (High Density Residential) to C-2 (Regional Commercial) as requested by the applicant.
- Recommend Denial of the application for RZ06-25 to rezone the subject property.
- Recommend Approval With Conditions, noting what specific conditions must be met by the applicant.
- Defer the request to a certain date for additional and specific information.

This request is scheduled to be heard at the City Commission meeting on December 15, 2025 at 6pm in the Commission Chambers.

Financial Impact: None

Attachments: 28612686-rezoning prelim and final plat application, 29341364-Northcreek Manor Legal Descriptions

Staff Recommendation: Staff recommends approval as presented.

Planning Department Application Submittal Guidelines - City of Shawnee, OK

Planning Department – 222 N. Broadway Ave. – 405-878-1616

Rezoning (RZ) – Conditional Use Permits (CUP) – Planned Unit Developments (PUD)

Applicants are strongly encouraged to speak with a member of the Planning Department staff **prior** to submitting an application. Please contact the Planning Department to schedule a time to discuss your application with a staff member. Initial meetings can be over the phone, virtual, or in-person. Follow-up phone calls and emails are welcomed.

Application packages shall be submitted to the Planning Department **at least 30 days** prior to the Planning Commission meeting. Attached to these guidelines are a current Planning Commission meetings calendar and the corresponding due dates for application submittal.

The submittal package shall include **Application – Deed or Affidavit – Mailing List – Fees**

Application

The completed and signed application. Include the full legal description of the subject property – attached by separate sheet if necessary. Incomplete or unsigned applications will not be accepted or will be returned.

Deed or Affidavit

A copy of the deed of ownership or a signed affidavit from the property owner explicitly giving permission for the public hearing for a rezoning is allowed on the subject property.

Mailing List

A mailing address list of all property owners located within a 300' radius of the perimeter of the subject property lines. Multi-family uses or treatment facilities rezoning requests require a radius of 1,320 feet and increased notice time. *(see next page)*

The certified list **must be obtained** from a registered, bonded abstract company or a licensed title insurance company. The cost of obtaining the list is the applicant's responsibility.

Fees

The fees due with submittal are application and sign fees. Calls or emails to confirm are welcomed.

=====

Upon receipt, staff will review the submittal and contact the applicant with any questions.

In compliance with Oklahoma State Statute the notifications of a public hearing must be mailed, published, and posted not less than 20 days prior to the public hearing meeting date

- A notification of a public hearing shall be mailed to all property owners located within a 300' radius of the perimeter of the subject property lines. City staff will generate and mail the notification letters.
- A legal notice of a public hearing shall be published in a newspaper of general circulation in Shawnee. City staff will arrange for the publication.
- A sign announcing a public hearing shall be posted on the subject property by the City.

- The Planning Commission will hold a public hearing to review the rezoning/CUP/PUD request. The Planning Commission is a recommending body, so a recommendation of approval, approval with conditions, or denial will be forwarded with the application to the City Commission for review.
 - While not required, the applicant or a knowledgeable representative should plan to attend and speak at the public hearing. Legal representation is not needed.
- The City Commission will hold a public hearing and review the rezoning/CUP/PUD request along with the Planning Commission’s recommendation. If you do not attend the meeting, you may contact the Planning Department after the City Commission meeting for the final decision. The City Commission typically meets the first and third Mondays of each month at 6:00 p.m.

=====

- When a rezoning request is for multi-family or treatment facilities, and similar facilities
 - 11 O.S. 43-106 – “ In addition to the notice required in this subsection, if the zoning change requested permits the use of treatment facilities, multiple family facilities, transitional living facilities, halfway houses and any housing or facility that may be used for medical or nonmedical detoxification as these terms are defined pursuant to Section 3-403 of Title 43A of the Oklahoma Statutes, the entity proposing the zoning change shall mail a written notice within thirty (30) days of the hearing to all real property owners within one-quarter (1/4) of a mile where the area to be affected is located...”
 - ❖ This additional notification time will affect the due date for application submittal. The typical due date is 30-days prior to the scheduled Planning Commission meeting you wish to attend. For the uses listed pursuant to 11 O.S. 43-106, the submittal due date may be 60-days prior to the public hearing meeting. Planning staff will confirm an application due date on a case-by-case basis.

Planning Applications Submittal Checklist

- _____ Meeting with Planning Department staff member
- _____ Application – completed and signed
- _____ Certified list of property owners’ addresses obtained from a licensed abstract or title company
- _____ Deed or Affidavit – proof of ownership or signed permission for land use change application
- _____ Fees – The cost of the application and applicable fees are due at the time of submittal.



PRELIMINARY PLAT APPLICATION

Community Development

16 West 9th Street
Shawnee, OK 74801
(405) 878-1672
COSPlanning@shawneeok.org
Fax (405) 878-1587

For Office Use Only
Case Number:
Project Number:
Date Filed:
Amount Paid:
Receipt No.:

Please provide a submittal letter, 6-24 X 36 maps, 1-8 1/2 x 14 map, 1 electronic map and filing fees upon submitting this application. Please call 878-1672 with any questions.

APPLICANT Paul Bass
APPLICANT ADDRESS P.O. box 23 Shawnee ok 74801
APPLICANT PHONE NUMBERS 405-227-5136
EMAIL ADDRESS P.bass1229@gmail.com
NAME OF PLAT Northcreek addition Villias
LOCATION 3901 N. Kickapoo st. Shawnee, OK
NUMBER OF ACRES 5 NUMBER OF LOTS 3

FOR 2 ACRE LOTS OR GREATER DEVELOPMENTS: FEE: \$400.00
PLUS \$2.00 PER LOT UP TO FIFTY (50) LOTS - NUMBER OF LOTS 3 6.00
PLUS \$1.00 PER LOT OVER FIFTY (50) LOTS - NUMBER OF LOTS
TOTAL COST 406.00

OWNER/DEVELOPER INFORMATION:

NAME David Peck
ADDRESS 18411 Brangus Rd. Shawnee, OK
CONTACT NUMBERS 405-445-2556
EMAIL ADDRESS David.Peck227@gmail.com

PROJECT ENGINEER INFORMATION:

NAME Landes Engineering
ADDRESS 903 E 35th St. Shawnee, OK 74804
CONTACT NUMBERS 405-275-5388
EMAIL ADDRESS landesengineering@landesengineering.net

APPLICATION, SITE PLAN, CONSTRUCTION DOCUMENTS, PAYMENT, ETC... MUST BE RECEIVED 30 DAYS PRIOR TO MEETING



FINAL PLAT APPLICATION

Community Development

16 West 9th Street
 Shawnee, OK 74801
 (405) 878-1672
 COSPlanning@shawneeok.org
 Fax (405) 878-1587

For Office Use Only	
Case Number:	_____
Project Number:	_____
Date Filed:	_____
Amount Paid:	_____
Receipt No.:	_____

Please provide a submittal letter, 6-24 X 36 maps, 1-8 1/2 x 14 map, 1 electronic map and filing fees upon submitting this application. Please call (405) 878-1672 with any questions.

APPLICANT Paul Bass
 APPLICANT ADDRESS P.O. Box 23 Shawnee, Oklahoma 74801
 APPLICANT PHONE NUMBERS 405-227-5136
 EMAIL ADDRESS Pbass1229@gmail.com
 NAME OF PLAT North Creek Addition Villas
 LOCATION 3901 N Hickapop St. Shawnee, OK
 NUMBER OF ACRES 5 NUMBER OF LOTS 3

FOR 2 ACRE LOTS OR GREATER DEVELOPMENTS: FEE: \$350.00
 PLUS \$2.00 PER LOT UP TO FIFTY (50) LOTS - _____
 NUMBER OF LOTS PLUS \$1.00 PER LOT OVER FIFTY (50) LOTS _____
 - NUMBER OF LOTS TOTAL 356.00
 COST \$350.00

OWNER/DEVELOPER INFORMATION:

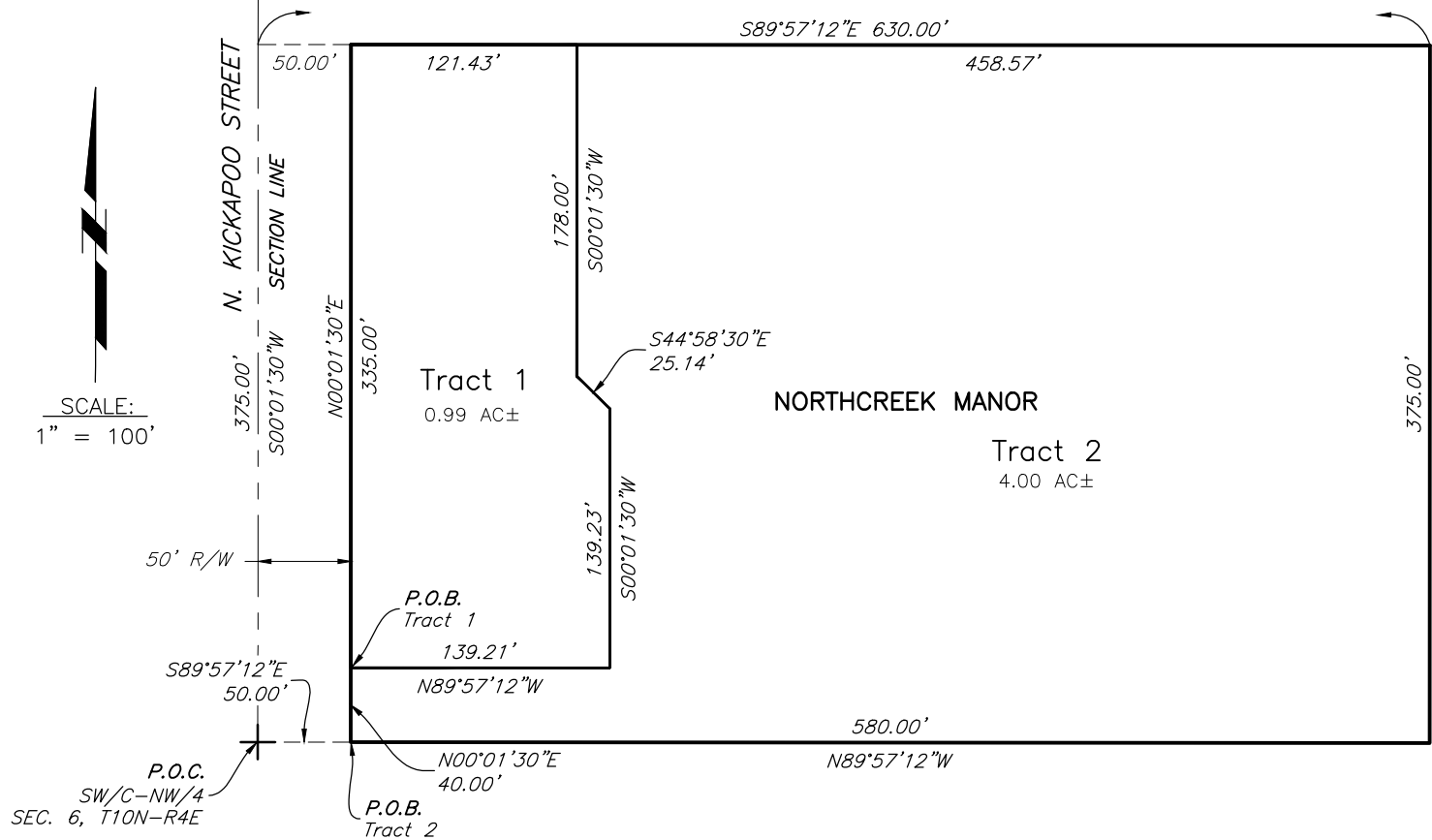
NAME David Peck
 ADDRESS 18411 Branquis Rd Shawnee OK
 CONTACT NUMBERS 405-445-2556
 EMAIL ADDRESS David.Peck227@gmail.com

PROJECT ENGINEER INFORMATION:

NAME Landes Engineering
 ADDRESS 903 E 35th St Shawnee OK 74804
 CONTACT NUMBERS 405-275-5388
 EMAIL ADDRESS Landesengineering@Landesengineering.net

APPLICATION, SITE PLAN, CONSTRUCTION DOCUMENTS, PAYMENT, ETC... MUST BE RECEIVED 30 DAYS PRIOR TO MEETING

Legal Description



Tract 2

A tract of land being a part of NORTHCREEK MANOR, according to the recorded plat thereof, more particularly described as:
 Commencing at the Southwest Corner of the Northwest Quarter (SW/C-NW/4) of Section Six (6), Township Ten (10) North, Range Four (4) East of the Indian Meridian, Shawnee, Pottawatomie County, Oklahoma; Thence S89°57'12"E a distance of 50.00 feet to the Southwest Corner (SW/C) of said NORTHCREEK MANOR, said point being the Point of Beginning; Thence N00°01'30"E along the West Line of said NORTHCREEK MANOR a distance of 40.00 feet; Thence S89°57'12"E and parallel to the South Line of said NORTHCREEK MANOR a distance of 139.21 feet; Thence N00°01'30"E and parallel to the West Line of said NORTHCREEK MANOR a distance of 139.23 feet; Thence N44°58'30"W a distance of 25.14 feet; Thence N00°01'30"E and parallel to the West Line of said NORTHCREEK MANOR a distance of 178.00 feet to a point on the North Line of said NORTHCREEK MANOR; Thence S89°57'12"E along said North Line a distance of 458.57 feet to the Northeast Corner (NE/C) of said NORTHCREEK MANOR; Thence S00°01'30"W along the East Line of said NORTHCREEK MANOR a distance of 375.00 feet to the Southeast Corner (SE/C) of said NORTHCREEK MANOR; Thence N89°57'12"W along the South Line of said NORTHCREEK MANOR a distance of 580.00 feet to the Point of Beginning, CONTAINING 4.00 Acres, more or less, and subject to all recorded easements and rights of way thereof.



Stephen T. Landes

Stephen T. Landes, P.E. 19539

Date _____

DWG FILE: Z:\PROJECTS\ENGINEERING\2025\ENG 202-25 NORTH CREEK MANOR-PAUL BASS\SURVEY\CALC.DWG

LANDES ENGINEERING P.L.L.C. & ASSOCIATES www.landesengineering.net 903 EAST 35TH STREET SHAWNEE, OKLAHOMA 74804 405-275-5388 CA 2260 EXP. 6-30-27		Northcreek Manor SHAWNEE, OKLAHOMA	
DATE DRAFTED: 8/12/2025	DATE OF LAST SITE VISIT:	DRAWN BY: ml	DRAWING NUMBER: ENG 202-25
		CHECKED STL	

Tract 1
 A tract of land being a part of Lots One (1) Thru Five (5), and Lots Fourteen (14) Thru Twenty-three (23), and common areas, all in Block One (1), NORTHCREEK MANOR, according to the recorded plat thereof, more particularly described as:
 Commencing at the Southwest Corner of the Northwest Quarter (SW/C-NW/4) of Section Six (6), Township Ten (10) North, Range Four (4) East of the Indian Meridian, Shawnee, Pottawatomie County, Oklahoma; Thence S89°57'12"E a distance of 50.00 feet, to the Southwest Corner (SW/C) of said NORTHCREEK MANOR; Thence N00°01'30"E along the West Line of said NORTHCREEK MANOR a distance of 40.00 feet to the Point of Beginning; Thence continuing N00°01'30"E along said West Line a distance of 335.00 feet to the Northwest Corner (NW/C) of said NORTHCREEK MANOR; Thence S89°57'12"E along the North Line of said NORTHCREEK MANOR a distance of 121.43 feet; Thence S00°01'30"W and parallel to the West Line of said NORTHCREEK MANOR a distance of 178.00 feet; Thence S44°58'30"E a distance of 25.14 feet; Thence S00°01'30"W and parallel to the West Line of said NORTHCREEK MANOR a distance of 139.23 feet; Thence N89°57'12"W and parallel to the North Line of said NORTHCREEK MANOR a distance of 139.21 feet to the Point of Beginning, CONTAINING 0.99 Acres, more or less, and subject to all recorded easements and rights of way thereof.

Date: December 3, 2025
To: Planning Commission
From: Diana Hood, City Planner
Subject: Public Hearing and Consideration of a request to Rezone the property addressed as 1301 E Independence St from R-1 (Low Density Residential) to C-1 (Local Commercial).
 Case No. RZ07-25 | Applicant: Kenneth & Terry Gober, Aspire Equity Holdings LLC



Background: The property addressed as 1301 E Independence Street is located at the southwest corner of the intersection of East Independence Street and Thompson Drive, a few blocks east of North Center Avenue. The property is currently zoned R-1 (Low Density Residential) with similar zoning surrounding it on all sides. The owner and applicant are requesting a rezone to C-1 (Local Commercial) to turn the existing building (formerly a Church) into a virtual gaming studio.

Discussion

The Comprehensive Plan Future Land Use Map, created with the Comprehensive Plan in 2019, projects desired uses based on demographic and economic patterns. The Future Land Use Map projects and recommends Low Density Residential Uses for this area. The desired zoning district, C-1 (Local Commercial), is designed for small-scale neighborhood offices, low-intensity retail and service businesses, restaurants, and public spaces. This district offers a transition between neighborhoods and intensive commercial areas, providing a critical commercial function that serves nearby residential areas. Development in this district is primarily pedestrian-scaled to help improve vehicular circulation and safely accommodate residents and pedestrians. This district represents the character and intent of

the low intensity commercial future land use category.

Local Commercial uses can be a benefit to the community when there is a need for a small convenience store or other supporting uses for those living in the nearby residential area. However, with no commercial zoning in the area, staff has concerns regarding spot zoning and whether the desired rezoning is appropriate for this particular area.

Referencing the City of Shawnee Zoning Code (Code) DIVISION 15. - Amendments; Procedures. Section 22-645. – Planning commission recommendation required. This section gives authority to the Planning Commission to make changes (amendments) to the official Zoning Map. "*...be amended, supplemented, changed, modified, or repealed by ordinance, but no change shall be made until the planning commission, after notice and public hearing, files with the city commission a report and recommendation on the proposed change.*"

Staff completed the required public hearing notifications for this application. All property owners within 300' from the perimeter of the subject property were mailed a public hearing notification letter. Additionally, a notice of public hearing was published in The County Democrat weekly newspaper. A sign providing details and contact information was placed on the subject property.

Findings and Facts:

- The requested zoning district is not present nearby.
- There is R-1 zoning district to the north, south, east, and west of the subject property.
- The request does not align with the projected use indicated on the Future Land Use Map.
- Notification of Public Hearing was served.
- No written objections have been submitted to Staff.

Options:

- Recommend Approval of Case No. RZ07-25 to rezone from R-1 (Low Density Residential) to C-1 (Local Commercial) as requested by the applicant.
- Recommend Denial of the application for RZ07-25 to rezone the subject property.
- Recommend Approval With Conditions, noting what specific conditions must be met by the applicant.
- Deferring the request to a certain date for additional and specific information.

This item is scheduled to be heard at the City Commission meeting on December 15, 2025 at 6pm in the Commission Chambers.

Financial Impact: None

Attachments: submittal packet WITHOUT payment info

Staff Recommendation: Staff recommends denial of the request due to it being considered spot zoning.

November 10, 2025

Diana Hood
City of Shawnee Planning Department
16 W 9th St
Shawnee, OK 74801

RE: Rezoning Application Submission – 1301 E Independence St, Shawnee, OK 74804

Dear Ms. Hood,

I am writing on behalf of Aspire Equity Holdings, LLC to formally submit a rezoning application for the property located at 1301 E Independence St, Shawnee, OK 74804. We respectfully request consideration for a change in zoning designation from R-1 (Low Density Residential) to C-1 (Local Commercial), to allow for a broader range of commercial uses that will benefit both the property and the surrounding community.

Based on our discussions, we understand that the property is currently limited in its allowable uses under the existing R-1 zoning. Further, the property is currently being used as a church. The proposed indoor gaming/simulator/vr studio will be by appointment only and will not have a significant building occupancy load at any given time. Our intent is to revitalize the site and contribute positively to the local economy, while being mindful of the residential character of the surrounding area. We are prepared to work closely with City staff and the Planning Commission to address any concerns.

We have obtained written authorization from the property owner to act as the applicant for this rezoning request, as required by City policy. All necessary application materials, including the owner's affidavit, are included with this submission.

We appreciate your consideration and look forward to the opportunity to present our proposal at the upcoming Planning Commission meeting. Please let us know if any additional information is required.

Sincerely,
Anwer Ehtisham Jr
Aspire Equity Holdings, LLC
405-397-3788

Attachments:

- Complete Re-Zoning Application
- Property Address and Legal Description
- Agent Authorization
- List of Property Owners within a 300 foot radius
- \$350 Check for Re-Zoning Fee

Property Address and Legal Description

Physical Address – 1301 E. Independence St., Shawnee, OK 74804

Legal Description – THOMPSON HEIGHTS BLK 5 N23.25' LOT 38 &; ALL OF LOT 39

Planning Department Application Submittal Guidelines - City of Shawnee, OK

Community Development Department – 16 West 9th Street – 405-878-1672

Rezoning (RZ) – Conditional Use Permits (CUP) – Planned Unit Developments (PUD)

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Planning Applications Submittal Checklist

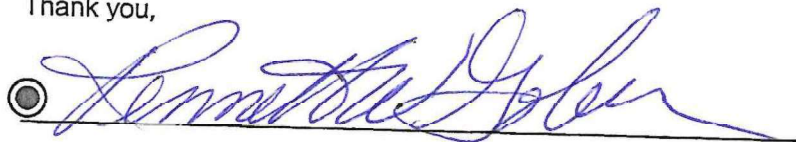
- _____ Meeting with Community Development Department staff member
- _____ Application – completed and signed
- _____ Electronic Copy of Legal Description
- _____ Certified list of property owners’ addresses obtained from a licensed abstract or title company
- _____ Deed or Affidavit – proof of ownership or signed permission for land use change application
- _____ Fees – The cost of the application and applicable fees are due at the time of submittal.

AGENT AUTHORIZATION

To whom it may concern:
Kenneth W & Terry L Gober 2019 Revocable
Trust

I, Kenneth W Gober Owner of Real Property located at
1301 E Independence, have authorized ANWER EHTISHAM JR.
of ASPIRE EQUITY HOLDINGS, LLC, to represent and act on the behalf of the above named
Entity/Owner for the purpose of preparing and submitting applications, documents and miscellaneous
submittals required for the wholly owned property located at 1301 E. INDEPENDENCE ST.,
POTTAWATOMIE COUNTY, SHAWNEE, OK 74804.

Thank you,



11/7/25
Date

THE STATE OF OKLAHOMA §

County of Pottawatomie §

BEFORE ME, the undersigned authority, on this day personally appeared Kenneth W. Gober
known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged
to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this 7th day of November, 2025.


NOTARY PUBLIC

Shannon Dalton
Typed or Printed Name of Notary

Commission # 21005498

MY COMMISSION EXPIRES: 4/21/29

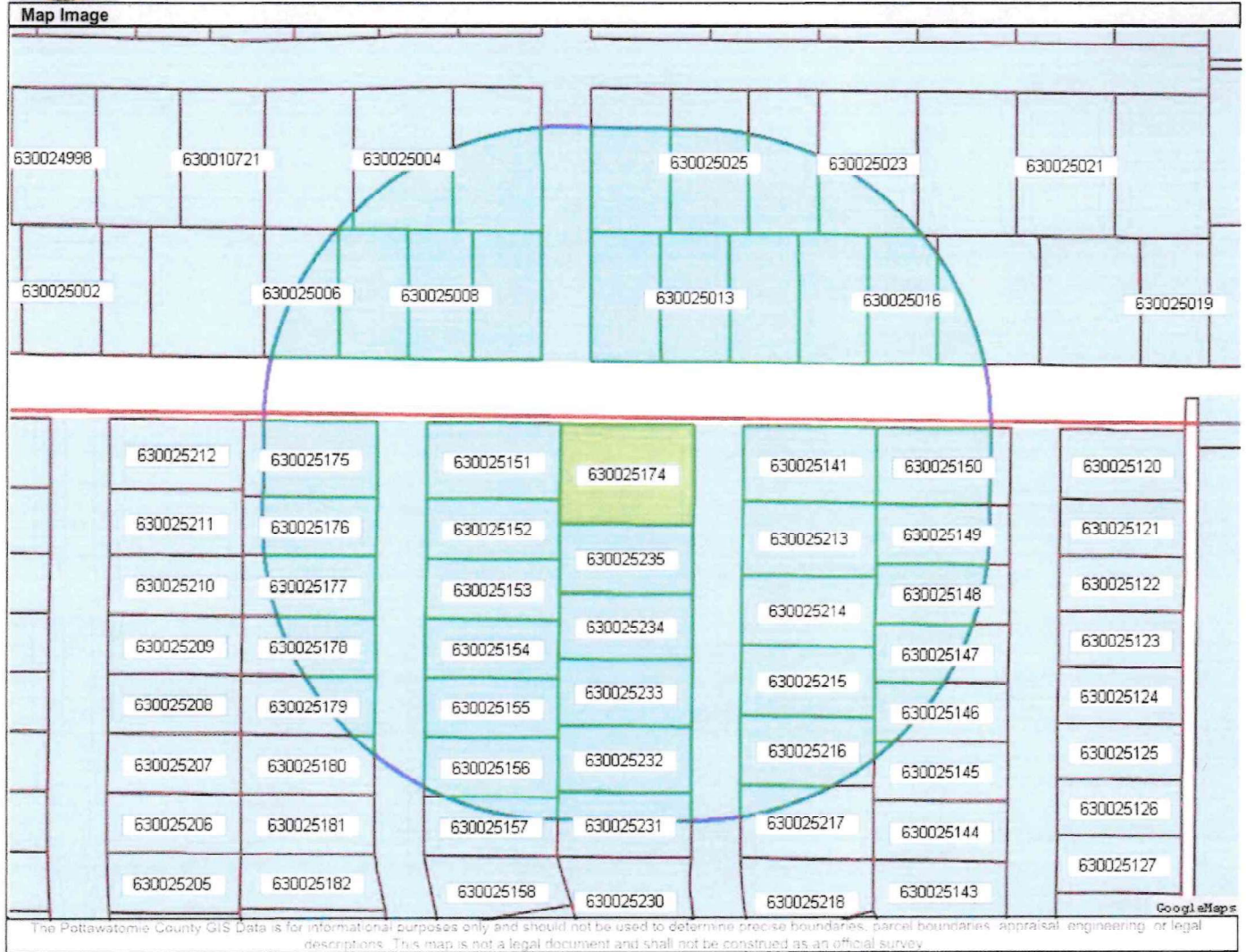




Pottawatomie
Parcel Map and Account Listing

Data provided by Leona Satterfield County Assessor

Date 11/07/2025
 Time 11:14:05



The Pottawatomie County GIS Data is for informational purposes only and should not be used to determine precise boundaries, parcel boundaries, appraisal, engineering, or legal descriptions. This map is not a legal document and shall not be construed as an official survey.

Account List

Account	Current Owner	Legal Description
630025150 ParcelID 2880-00-004-020-0-000-00 Situs 01420 LAVERNE Sec/Twn/Rng Subdivision THOMPSON HEIGHTS Block/Lot 0004 / 0020 Lot Size 1 Lots	BECKER EVELYN L & HOLLY RIMER 1420 LAVERNE AVE SHAWNEE OK 74801- Book/Page 0188-5718	THOMPSON HEIGHTS BLK 4 LOT 20
630025174 ParcelID 2880-00-005-038-0-000-00 Situs 01301 E INDEP Sec/Twn/Rng Subdivision THOMPSON HEIGHTS Block/Lot 0005 / 0038 Lot Size 2 Lots	GOBER KENNETH W & TERRY L 2019 REVOCABLE TRUST 46308 HARDESTY RD SHAWNEE OK 74801- Book/Page 2022-9493	THOMPSON HEIGHTS BLK 5 N23.25' LOT 38 & ALL LOT 39
630025175 ParcelID 2880-00-006-001-0-000-00 Situs 01420 RICKEY RD Sec/Twn/Rng Subdivision THOMPSON HEIGHTS Block/Lot 0006 / 0001 Lot Size 1 Lots	KRISTI GIBSON RENTAL PROPERTY LLC 4700 CHURCHILL SHAWNEE OK 74804- Book/Page 0184-7337	THOMPSON HEIGHTS BLK 6 LOT 1



Pottawatomie
Parcel Map and Account Listing

Data provided by Leona Satterfield County Assessor

Date 11/07/2025
 Time 11:14:05

Account List

Page : 2

Account	Current Owner	Legal Description
Account 630025024 ParcelID 2835-00-007-014-0-000-00 Situs 01305 CHARLES DR Sec/Twn/Rng Subdivision THOMPSON ACRES Block/Lot 0007 / 0014 Lot Size 1 Lots	Current Owner WALKUP DIANA LYNN 1305 CHARLES DR SHANWEE OK 74804-000C Book/Page 2018-2728	THOMPSON ACRES BLK 7 E71' LOT 14
Account 630025003 ParcelID 2835-00-006-001-0-000-00 Situs 01215 CHARLES DR Sec/Twn/Rng Subdivision THOMPSON ACRES Block/Lot 0006 / 0001 Lot Size 1 Lots	Current Owner ALLEE CHRISTOPHER DEAN & JAMIE 1215 CHARLES DR SHAWNEE OK 74804- Book/Page 2021-7588	THOMPSON ACRES BLK 6 LOT 1 & E15' LOT 2
Account 630025026 ParcelID 2835-00-007-016-0-000-00 Situs 01301 CHARLES DR Sec/Twn/Rng Subdivision THOMPSON ACRES Block/Lot 0007 / 0016 Lot Size 1 Lots	Current Owner ROUNTREE MARILYN 1301 CHARLES DR SHAWNEE OK 74804-000C Book/Page 2014-7898	THOMPSON ACRES BLK 7 LOT 16 TOD TO KRISTI CLIFTON & GREGORY PRICE 2015-1848
Account 630025017 ParcelID 2835-00-007-006-0-000-00 Situs 01310 E INDEP Sec/Twn/Rng Subdivision THOMPSON ACRES Block/Lot 0007 / 0006 Lot Size 2 Lots	Current Owner CANNON ASSETS LLC 12113 ORALIA DR HOUSTON TX 77065- Book/Page 2016-3899	THOMPSON ACRES BLK 7 LOT 6 & W33' LOT 7
Account 630025022 ParcelID 2835-00-007-012-0-000-00 Situs 01309 CHARLES DR Sec/Twn/Rng Subdivision THOMPSON ACRES Block/Lot 0007 / 0012 Lot Size 1 Lots	Current Owner SPAULDING DAVID E SR & NAOMI R RODRIGUEZ 1309 CHARLES DR SHAWNEE OK 74804-000C Book/Page 2001-3439	THOMPSON ACRES BLK 7 LOT 12
Account 630025015 ParcelID 2835-00-007-004-0-000-00 Situs 01306 E INDEP Sec/Twn/Rng Subdivision THOMPSON ACRES Block/Lot 0007 / 0004 Lot Size 1 Lots	Current Owner MORRIS MICHAEL L & APRIL L 1306 E INDEP SHAWNEE OK 74804-000C Book/Page 2007-4049	THOMPSON ACRES BLK 7 LOT 4
Account 630025014 ParcelID 2835-00-007-003-0-000-00 Situs 01304 E INDEP Sec/Twn/Rng Subdivision THOMPSON ACRES Block/Lot 0007 / 0003 Lot Size 1 Lots	Current Owner REUBEN PELTIER PROPERTIES LLC PO BOX 3071 SHAWNEE OK 74802-000C Book/Page 2023-9239	THOMPSON ACRES BLK 7 LOT 3
Account 630025009 ParcelID 2835-00-006-008-0-000-00 Situs 01214 E INDEP Sec/Twn/Rng Subdivision THOMPSON ACRES Block/Lot 0006 / 0008 Lot Size 1 Lots	Current Owner HARRIS JEREMY RYAN 1214 E INDEP SHAWNEE OK 74804-000C Book/Page 2021-5192	THOMPSON ACRES BLK 6 LOT 8
Account 630025008 ParcelID 2835-00-006-007-0-000-00 Situs 01212 E INDEP Sec/Twn/Rng Subdivision THOMPSON ACRES Block/Lot 0006 / 0007 Lot Size 1 Lots	Current Owner FRY L PRESTON & REBECCA R 1923 N OKLA SHAWNEE OK 74804-000C Book/Page 2970-0270	THOMPSON ACRES BLK 6 LOT 7



Pottawatomie
Parcel Map and Account Listing

Data provided by Leona Satterfield County Assessor

Date 11/07/2025
 Time 11:14:06

Account List

Account	Current Owner	Legal Description
630025007 ParcelID 2835-00-006-006-0-000-00 Situs 01210 E INDEP Sec/Twn/Rng Subdivision THOMPSON ACRES Block/Lot 0006 / 0006 Lot Size 1 Lots	REUBEN PELTIER PROPERTIES LLC P O BOX 3071 SHAWNEE OK 74802-3071 Book/Page 2017-1208	THOMPSON ACRES BLK 6 LOT 6
630025005 ParcelID 2835-00-006-003-0-000-00 Situs 01211 CHARLES DR Sec/Twn/Rng Subdivision THOMPSON ACRES Block/Lot 0006 / 0003 Lot Size 1 Lots	TAYLOR DUNCAN & LYNNA 10101 SE 57TH ST OKC OK 73150- Book/Page 2022-3690	THOMPSON ACRES BLK 6 W24' LOT 3 & ALL LOT 4
630025023 ParcelID 2835-00-007-013-0-000-00 Situs 01307 CHARLES DR Sec/Twn/Rng Subdivision THOMPSON ACRES Block/Lot 0007 / 0013 Lot Size 1 Lots	PETTYJOHN ROBERT & MARTHA F 1307 CHARLES DR SHAWNEE OK 74804-000C Book/Page 2003-6171	THOMPSON ACRES BLK 7 LOT 13
630025213 ParcelID 2895-00-004-002-0-000-00 Situs 01419 THOMPSON DR Sec/Twn/Rng Subdivision THOMPSON HEIGHTS RP OF Block/Lot 0004 / 0002 Lot Size 1 Lots	LEWIS STEVEN W 1419 THOMPSON DR SHAWNEE OK 74801-000C Book/Page 2701-0273	THOMPSON HGTS. REPLAT LOTS 2-11 BLK 4 & LOTS 24-37 & 38 EXCEPT N23 35' BLK 5 BLK 4 LOT 2
630025012 ParcelID 2835-00-007-001-0-000-00 Situs 01300 E INDEP Sec/Twn/Rng Subdivision THOMPSON ACRES Block/Lot 0007 / 0001 Lot Size 1 Lots	CLIFTON KRISTI M 1300 E INDEP SHAWNEE OK 74804-000C Book/Page 2010-7019	THOMPSON ACRES BLK 7 LOT 1
630025013 ParcelID 2835-00-007-002-0-000-00 Situs 01302 E INDEP Sec/Twn/Rng Subdivision THOMPSON ACRES Block/Lot 0007 / 0002 Lot Size 1 Lots	EATON JEFFREY S & RACHELLE L 1302 E INDEPENDENCE SHAWNEE OK 74804-000C Book/Page 2003-5207	THOMPSON ACRES BLK 7 LOT 2
630025141 ParcelID 2880-00-004-001-0-000-00 Situs 01421 THOMPSON DR Sec/Twn/Rng Subdivision THOMPSON HEIGHTS Block/Lot 0004 / 0001 Lot Size 1 Lots	EUBANKS LARRY KENNETH & JACKIE ANN 1421 THOMPSON DR SHAWNEE OK 74801-000C Book/Page 2000-0490	THOMPSON HEIGHTS BLK 4 LOT 1
630025176 ParcelID 2880-00-006-002-0-000-00 Situs 01418 RICKEY RD Sec/Twn/Rng Subdivision THOMPSON HEIGHTS Block/Lot 0006 / 0002 Lot Size 1 Lots	HAMPTON JOYCE I & DEBORAH L DOTSON 1418 RICKEY RD SHAWNEE OK 74801-000C Book/Page 2986-0156	THOMPSON HEIGHTS BLK 6 N58' LOT 2
630025149 ParcelID 2880-00-004-019-0-000-00 Situs 01418 LAVERNE Sec/Twn/Rng Subdivision THOMPSON HEIGHTS Block/Lot 0004 / 0019 Lot Size 1 Lots	LS5 RESIDENTIAL LLC 1010 E MACARTHUR ST SHAWNEE OK 74804-000C Book/Page 2020-8195	THOMPSON HEIGHTS BLK 4 LOT 19



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Account	Current Owner	Legal Description
Account 630025016 ParcelID 2835-00-007-005-0-000-00 Situs 01308 E INDEP Sec/Twn/Rng Subdivision THOMPSON ACRES Block/Lot 0007 / 0005 Lot Size 1 Lots	Current Owner YONES JESSICA 1308 E INDEP SHAWNEE OK 74804-000C Book/Page 2013-5367	THOMPSON ACRES BLK 7 LOT 5 TOD TO STEVEN LUTHER YONES 2014-16212 TOD TO STEVEN LUTHER YONES THEN TO JACOB LANDON YONES & SHELDON DEAN YONES 2019-6875
Account 630025004 ParcelID 2835-00-006-002-0-000-00 Situs 01213 CHARLES DR Sec/Twn/Rng Subdivision THOMPSON ACRES Block/Lot 0006 / 0002 Lot Size 1 Lots	Current Owner ARBGAST SAM J & JUDY A 1213 CHARLES DR SHAWNEE OK 74804-000C Book/Page 2001-2686	THOMPSON ACRES BLK 6 W54' LOT 2 & E46' LOT 3
Account 630025006 ParcelID 2835-00-006-005-0-000-00 Situs 01208 E INDEP Sec/Twn/Rng Subdivision THOMPSON ACRES Block/Lot 0006 / 0005 Lot Size 1 Lots	Current Owner STEVENS HUNTER 1208 E INDEP SHAWNEE OK 74804-000C Book/Page 2020-1430	THOMPSON ACRES BLK 6 LOT 5
Account 630025152 ParcelID 2880-00-005-002-0-000-00 Situs 01419 RICKEY RD Sec/Twn/Rng Subdivision THOMPSON HEIGHTS Block/Lot 0005 / 0002 Lot Size 1 Lots	Current Owner RV CORLEY FAMILY REVOC TRUST 1721 N UNION SHAWNEE OK 74804-000C Book/Page 2020-0322	THOMPSON HEIGHTS BLK 5 LOT 2
Account 630025025 ParcelID 2835-00-007-014-0-001-00 Situs 01303 CHARLES DR Sec/Twn/Rng Subdivision THOMPSON ACRES Block/Lot 0007 / 0014 Lot Size 1 Lots	Current Owner SMITH SAMUEL C 344914 E 990 RD CHANDLER OK 74834-000C Book/Page 2023-2485	THOMPSON ACRES BLK 7 W4' LOT 14 & ALL LOT 15
Account 630025151 ParcelID 2880-00-005-001-0-000-00 Situs 01421 RICKEY RD Sec/Twn/Rng Subdivision THOMPSON HEIGHTS Block/Lot 0005 / 0001 Lot Size 1 Lots	Current Owner GUINN MARTY & SHERYL 1421 RICKEY RD SHAWNEE OK 74801-5415 Book/Page 0185-2056	THOMPSON HEIGHTS BLK 5 LOT 1
Account 630025235 ParcelID 2895-00-005-037-0-000-00 Situs 01418 THOMPSON DR Sec/Twn/Rng Subdivision THOMPSON HEIGHTS RP OF Block/Lot 0005 / 0037 Lot Size 1 Lots	Current Owner TAYLOR SHAWN K & JESSICA M 1418 THOMPSON DR SHAWNEE OK 74801-000C Book/Page 2020-2298	THOMPSON HGTS. REPLAT LOTS 2-11 BLK 4 & LOTS 24-37 & 38 EXCEPT N23 35' BLK 5 BLK 5 LOT 37
Account 630025180 ParcelID 2880-00-006-006-0-000-00 Situs 01410 RICKEY RD Sec/Twn/Rng Subdivision THOMPSON HEIGHTS Block/Lot 0006 / 0006 Lot Size 1 Lots	Current Owner RV CORLEY FAMILY REVOC TRUST 1721 N UNION SHAWNEE OK 74804-000C Book/Page 2020-0322	THOMPSON HEIGHTS BLK 6 LOT 6
Account 630025216 ParcelID 2895-00-004-005-0-000-00 Situs 01413 THOMPSON DR Sec/Twn/Rng Subdivision THOMPSON HEIGHTS RP OF Block/Lot 0004 / 0005 Lot Size 1 Lots	Current Owner LOCKWOOD MARIE L 1413 THOMPSON DR SHAWNEE OK 74801- Book/Page 0194-1958	THOMPSON HGTS. REPLAT LOTS 2-11 BLK 4 & LOTS 24-37 & 38 EXCEPT N23 35' BLK 5 BLK 4 LOT 5



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Account	630025232	Current Owner	Legal Description
ParcelID	2895-00-005-034-0-000-00	MORLAN RHIANNON & JACOB	THOMPSON HGTS. REPLAT LOTS 2-11 BLK 4 & LOTS 24-37 & 38 EXCEPT N23 35' BLK 5 BLK 5 LOT 34
Situs	01412 THOMPSON DR		
Sec/Twn/Rng			
Subdivision	THOMPSON HEIGHTS RP OF	1412 THOMPSON DR	
Block/Lot	0005 / 0034	SHAWNEE OK 74801-000C	
Lot Size	1 Lots	Book/Page 2019-0355	
Account	630025155	Current Owner	Legal Description
ParcelID	2880-00-005-005-0-000-00	MARTINEZ SARAH J & EDDIE N	THOMPSON HEIGHTS BLK 5 LOT 5
Situs	01413 RICKEY RD		
Sec/Twn/Rng			
Subdivision	THOMPSON HEIGHTS	508 N BDWY	
Block/Lot	0005 / 0005	SHAWNEE / OK 74801-000C	
Lot Size	1 Lots	Book/Page 2019-4233	
Account	630025217	Current Owner	Legal Description
ParcelID	2895-00-004-006-0-000-00	GREGORY JIMMY WAYNE	THOMPSON HGTS. REPLAT LOTS 2-11 BLK 4 & LOTS 24-37 & 38 EXCEPT N23 35' BLK 5 BLK 4 LOT 6
Situs	01411 THOMPSON DR		
Sec/Twn/Rng			
Subdivision	THOMPSON HEIGHTS RP OF	1411 THOMPSON RD	
Block/Lot	0004 / 0006	SHAWNEE OK 74801-	
Lot Size	1 Lots	Book/Page 0189-5554	
Account	630025145	Current Owner	Legal Description
ParcelID	2880-00-004-015-0-000-00	COLLIER HEATHER K	THOMPSON HEIGHTS BLK 4 LOT 15
Situs	01410 LAVERNE		
Sec/Twn/Rng			
Subdivision	THOMPSON HEIGHTS	1410 LAVERNE	
Block/Lot	0004 / 0015	SHAWNEE OK 74801-	
Lot Size	1 Lots	Book/Page 0192-4010	
Account	630025146	Current Owner	Legal Description
ParcelID	2880-00-004-016-0-000-00	TERRY RICKY DON & LORI KAY	THOMPSON HEIGHTS BLK 4 LOT 16
Situs	01412 LAVERNE		
Sec/Twn/Rng			
Subdivision	THOMPSON HEIGHTS	1412 LAVERNE AVE	
Block/Lot	0004 / 0016	SHAWNEE OK 74801-000C	
Lot Size	1 Lots	Book/Page 2628-0133	
Account	630025177	Current Owner	Legal Description
ParcelID	2880-00-006-002-0-001-00	BAM ACQUISITIONS LLC SERIES JJ	THOMPSON HEIGHTS BLK 6 S2' LOT 2 & ALL LOT 3
Situs	01416 RICKEY RD		
Sec/Twn/Rng			
Subdivision	THOMPSON HEIGHTS	PO BOX 3698	
Block/Lot	0006 / 0002	SHAWNEE OK 74802-000C	
Lot Size	2 Lots	Book/Page 2023-5081	
Account	630025154	Current Owner	Legal Description
ParcelID	2880-00-005-004-0-000-00	LUKE DOCKREY RENTALS LLC	THOMPSON HEIGHTS BLK 5 LOT 4
Situs	01415 RICKEY RD		
Sec/Twn/Rng			
Subdivision	THOMPSON HEIGHTS	39309 GARRETT'S LAKE RD	
Block/Lot	0005 / 0004	SHAWNEE OK 74804-	
Lot Size	1 Lots	Book/Page 2022-4554	
Account	630025233	Current Owner	Legal Description
ParcelID	2895-00-005-035-0-000-00	STANFIELD-STALNAKER TYLER LEE	THOMPSON HGTS. REPLAT LOTS 2-11 BLK 4 & LOTS 24-37 & 38 EXCEPT N23 35' BLK 5 BLK 5 LOT 35
Situs	01414 THOMPSON DR		
Sec/Twn/Rng			
Subdivision	THOMPSON HEIGHTS RP OF	WAYNE & DANIELLE JADE	
Block/Lot	0005 / 0035	1414 THOMPSON DR	
Lot Size	1 Lots	SHAWNEE OK 74801-	
		Book/Page 0198-2365	
Account	630025215	Current Owner	Legal Description
ParcelID	2895-00-004-004-0-000-00	VANANTWERP STEVEN W	THOMPSON HGTS. REPLAT LOTS 2-11 BLK 4 & LOTS 24-37 & 38 EXCEPT N23 35' BLK 5 BLK 4 LOT 4
Situs	01415 THOMPSON DR		
Sec/Twn/Rng			
Subdivision	THOMPSON HEIGHTS RP OF	1415 THOMPSON DR	
Block/Lot	0004 / 0004	SHAWNEE OK 74801-000C	
Lot Size	1 Lots	Book/Page	



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Account	630025214	Current Owner	Legal Description
ParcelID	2895-00-004-003-0-000-00	SEPULVEDA LINDA L & LYNDA A	THOMPSON HGTS. REPLAT LOTS 2-11 BLK 4 & LOTS 24-37 & 38 EXCEPT N23 35' BLK 5 BLK 4 LOT 3
Situs	01417 THOMPSON DR		
Sec/Twn/Rng			
Subdivision	THOMPSON HEIGHTS RP OF	1417 THOMPSON DR	
Block/Lot	0004 / 0003	SHAWNEE OK 74801-000C	
Lot Size	1 Lots	Book/Page 2023-5403	
Account	630025179	Current Owner	Legal Description
ParcelID	2880-00-006-005-0-000-00	JOHNSON JEREMY & ERICA	THOMPSON HEIGHTS BLK 6 LOT 5
Situs	01412 RICKEY RD		
Sec/Twn/Rng			
Subdivision	THOMPSON HEIGHTS	1412 RICKEY RD	
Block/Lot	0006 / 0005	SHAWNEE OK 74801-000C	
Lot Size	1 Lots	Book/Page 2010-9772	
Account	630025156	Current Owner	Legal Description
ParcelID	2880-00-005-006-0-000-00	DAUZ JESSIE P JR	THOMPSON HEIGHTS BLK 5 LOT 6
Situs	01411 RICKEY RD		
Sec/Twn/Rng			
Subdivision	THOMPSON HEIGHTS	1411 RICKEY RD	
Block/Lot	0005 / 0006	SHAWNEE OK 74801-	
Lot Size	1 Lots	Book/Page 2022-7012	
Account	630025153	Current Owner	Legal Description
ParcelID	2880-00-005-003-0-000-00	BURROUGH BARBARA DIANE	THOMPSON HEIGHTS BLK 5 LOT 3
Situs	01417 RICKEY RD		
Sec/Twn/Rng			
Subdivision	THOMPSON HEIGHTS	1417 RICKEY RD	
Block/Lot	0005 / 0003	SHAWNEE OK 74801-000C	
Lot Size	1 Lots	Book/Page	
Account	630025157	Current Owner	Legal Description
ParcelID	2880-00-005-007-0-000-00	KING JERRY & DONNA BECKWITH	THOMPSON HEIGHTS BLK 5 LOT 7
Situs	01409 RICKEY RD		
Sec/Twn/Rng			
Subdivision	THOMPSON HEIGHTS	1409 RICKEY RD	
Block/Lot	0005 / 0007	SHAWNEE OK 74801-000C	
Lot Size	1 Lots	Book/Page 2438-0140	
Account	630025148	Current Owner	Legal Description
ParcelID	2880-00-004-018-0-000-00	JONES JOELLA LIVING TRUST	THOMPSON HEIGHTS BLK 4 LOT 18
Situs	01416 LAVERNE		
Sec/Twn/Rng			
Subdivision	THOMPSON HEIGHTS	38007 45TH	
Block/Lot	0004 / 0018	SHAWNEE OK 74804-000C	
Lot Size	1 Lots	Book/Page 2011-8137	
Account	630025231	Current Owner	Legal Description
ParcelID	2895-00-005-033-0-000-00	RINDERER WILLIAM	THOMPSON HGTS. REPLAT LOTS 2-11 BLK 4 & LOTS 24-37 & 38 EXCEPT N23 35' BLK 5 BLK 5 LOT 33
Situs	01410 THOMPSON DR		
Sec/Twn/Rng			
Subdivision	THOMPSON HEIGHTS RP OF	6 MELANIE LN	
Block/Lot	0005 / 0033	SHAWNEE OK 74801-000C	
Lot Size	1 Lots	Book/Page 2012-2957	
Account	630025234	Current Owner	Legal Description
ParcelID	2895-00-005-036-0-000-00	BAM ACQUISITIONS LLC SERIES E	THOMPSON HGTS. REPLAT LOTS 2-11 BLK 4 & LOTS 24-37 & 38 EXCEPT N23 35' BLK 5 BLK 5 LOT 36
Situs	01416 THOMPSON DR		
Sec/Twn/Rng			
Subdivision	THOMPSON HEIGHTS RP OF	PO BOX 3698	
Block/Lot	0005 / 0036	SHAWNEE OK 74802-000C	
Lot Size	1 Lots	Book/Page 2023-5081	
Account	630025147	Current Owner	Legal Description
ParcelID	2880-00-004-017-0-000-00	DA SILVA GABRIEL V & BRITTANY S D	THOMPSON HEIGHTS BLK 4 LOT 17
Situs	01414 LAVERNE		
Sec/Twn/Rng			
Subdivision	THOMPSON HEIGHTS	REVOCABLE TRUST	
Block/Lot	0004 / 0017	1414 LAVERNE AVE	
Lot Size	1 Lots	SHAWNEE OK 74801- Book/Page 0185-2655	



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Account		Current Owner	Legal Description
ParcelID	2880-00-006-004-0-000-00	ADAMS KIMBERLY HEATHER E	THOMPSON HEIGHTS BLK 6 LOT 4
Situs	01414 RICKEY RD		
Sec/Twn/Rng			
Subdivision	THOMPSON HEIGHTS	1414 RICKEY RD	
Block/Lot	0006 / 0004	SHAWNEE OK 74801-000C	
Lot Size	1 Lots	Book/Page 2019-8533	