

AGENDA  
PLANNING COMMISSION  
MARCH 4, 2026 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 February 4, 2026 regular meeting.
2. Public Hearing and Consideration of a request to rezone the property addressed as 4411 N Aydelotte Street from R-1 (Low Density Residential) to C-1 (Local Commercial).  
Case No. RZ01-26 | Applicant: Dao and Cynthia Nguyen c/o Landes Engineering
3. Public Hearing and Consideration of a request to rezone the property addressed as 541 W Poplar Street from R-1 (Low Density Residential) to MU (Mixed Use).  
Case No: RZ02-26 | Applicant: Joseph Marshall
4. Community Development Department Updates
5. Commissioners' Comments
6. Adjournment

Respectfully submitted,



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: February 4, 2026

## MINUTES

The Planning Commission of the City of Shawnee, County of Pottawatomie, State of Oklahoma, met in person for a regular meeting on January 4, at 1:30 p.m., according to notice duly posted as prescribed by law.

Chair Barrett called the meeting to order at **1:29 p.m.** City Planner Diana Hood called Roll and stated a quorum was present.

The following Commissioners were present:

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

Absent: Porter

Vacant:

### **Item 1. Consideration of approval of the minutes from the regular meeting on January 7, 2026.**

Chair Barrett asked for questions or corrections to the minutes. Commissioner Reese noted that there is an error regarding the motion for item number five in the minutes. It states that Commissioner Reese voted on the item, but he was absent that day. The correction is noted, and Chair Barrett asks for a motion. Commissioner Reese moves to approve with the correction, and Vice Chair Johnson seconds.

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

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

Nay: None

Abstain: None

### **Item 2. Public Hearing and Consideration of an amendment to the Shawnee Unified Development Code, Sec. 22-216 exempting Real Estate Signs from the Sign regulations.**

**Case No. UDC01-26 | Applicant: City of Shawnee**

City Planner Diana Hood presents the staff report and asks if there are any questions for staff. Commissioner Reese notes that the wording of the drafted ordinance states that the sign may remain until the contract has been signed, but that does not follow the customary procedure for Real Estate sales. He notes that the transaction is not complete at the signature of the agreement, and proposes that the language instead read “shall be removed upon closing of the transaction or termination of listing or marketing effort, whichever occurs first,” or something to similar effect.

Chair Barrett opens the public hearing and asks if there is anyone in attendance that wishes to speak for or against the item. Seeing none, Chair Barrett closes the public hearing and calls for discussion and a motion.

Commissioner Reese moves to recommend **APPROVAL** of **Case No. UDC01-26 with the noted changes**, which Vice Chair Johnson seconds.

Motion **passes 6-0-0**

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

Nay: None

Abstain: None

### **Item 3. Public Hearing and Consideration of an amendment to the Unified Development Code, Sec. 22-197 allowing for Single Family Uses in the R-3 (High Density Residential) zoning district, and correcting a scribner's error regarding the allowance of Triplexes in the R-1 (Low Density Residential) zoning district.**

**Case No. UDC02-26 | Applicant: City of Shawnee**

City Planner Diana Hood presents the staff report and asks if there are any questions for staff. Seeing none, Chair Barrett opens the public hearing and asks if there is anyone in attendance who would like to speak for or against the item.

Seeing none, Chair Barrett closes the public hearing and calls for discussion and a motion.

Commissioner Reese moves to recommend **APPROVAL** of **Case No. UDC02-26**, which Commissioner Alexander seconds.

Motion **passes 6-0-0**

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

Nay: None

Abstain: None

**Item 4. Consideration of a request for a Preliminary Plat for Barton Industrial Park, located near Highway 177 and American Way.**

**Case No. PPL02-25 | Applicant: Indaco Metals c/o TAP Architects**

City Planner Diana Hood presents the staff report and asks if there are any questions for staff. Chair Barrett asks what the Staff recommendation is, and Ms. Hood responds that Staff recommends approval of the request. Chair Barrett calls for discussion and a motion.

Commissioner Burrell moves to **APPROVE Case No. PPL02-25** as presented, and Commissioner Reese seconds.

Motion **passes 6-0-0.**

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

Nay: None

Abstain: None

**Item 5. Community Development Department Update**

Community Development Director Petya Stefanoff reports that the first public walk audit was completed in January, and that all future audits will be posted on the City’s website. The purpose is to connect citizens with appointed representatives, and to collect data on the condition of the neighborhoods. Mrs. Stefanoff cannot recall the exact date of the February date, but notes that it is posted on the City’s website.

Mrs. Stefanoff also asks if the Commissioners would like any changes to the format of the staff report, or additional types of information to assist in the deciding process.

**Item 6. Planning Commissioners' Comments**

Vice Chair Johnson notes that United Acts of Kindness day is the following Friday, February 13<sup>th</sup>.

Commissioner Hayes notes that that same day, February 13<sup>th</sup>, the Youth and Family Resource Center is having a fundraiser event.

Commissioner Alexander notes that he appreciates the members of the Real Estate community that have attended the meeting, regardless of whether they spoke during the public hearing.

**Item 7. Adjournment**

The meeting adjourned at **1:52 p.m.**

\_\_\_\_\_  
Chair/Vice-Chair

\_\_\_\_\_  
Date

\_\_\_\_\_  
Community Development Director

\_\_\_\_\_  
Date



**Date:** March 4, 2026

**To:** Shawnee Planning Commission

**From:** Diana Hood, City Planner

**Subject:** Public Hearing and Consideration of a request to rezone the property addressed as 4411 N Aydelotte Street from R-1 (Low Density Residential) to C-1 (Local Commercial) to construct a parking lot to serve Lifestyle Plaza.

Case No. RZ01-25

**Agenda Item:** No 2

**Applicant:** Dao & Cynthia Nguyen c/o Landes Engineering

**Request:** Landes Engineering has submitted a rezoning request on behalf of Dao and Cynthia Nguyen to rezone from R-1 (Low Density Residential) to C-1 (Local Commercial) to build a parking lot at the property addressed as 4411 N Aydelotte, more particularly described as:

*A TRACT OF LAND LOCATED IN BLOCK ONE (1) LOT ONE (1), BISON ADDITION TO THE CITY OF SHAWNEE ALSO BEING A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION ONE (1), TOWNSHIP TEN NORTH (T-10-N), RANGE THREE EAST (R-3-E) OF THE INDIAN MERIDIAN (I.M.), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:*

*COMMENCING AT THE NORTHWEST CORNER OF LOT 1 BLOCK 1 BISON ADDITION; THENCE S00°43'57"E ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING; THENCE N89°24'00"E A DISTANCE OF 72.84 FEET; THENCE S00°43'57"E A DISTANCE OF 5.00 FEET; THENCE N89 °24'00"E A DISTANCE OF 62.16 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE S00° 43'57"E ALONG SAID EAST LINE A DISTANCE OF 65.19 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1; THENCE S89° 24'00"W ALONG SAID SOUTH LINE A DISTANCE OF*

*135.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE N00° 43'57"W*

*ALONG SAID WEST LINE A DISTANCE OF 70.19 FEET TO THE POINT OF BEGINNING. CONTAINING 0.21 ACRES OR 9,165 SQUARE FEET MORE OR LESS.*

**Analysis:** The proposed zoning will serve as a buffer between the high intensity commercial zone along North Kickapoo street and residential subdivision to the west.

The current property has been used as a residential space, and the change in use is intended to serve Lifestyle Plaza directly to the east. As the City acquires property and plans to widen 45th Street, parking will be removed from Lifestyle Plaza, and the solution City staff proposes is to



purchase this property and convert it into parking to replace the space that will be lost with the widening of 45th Street.

The Comprehensive Plan encourages High Density Residential District on that land. However, the proposed rezoning will address critical public needs for safe parking and will enhance commercial activities in the area. Offering additional parking spots will help maintain the surrounding neighborhoods by reducing street congestion and parking issues. It will also prevent increased noise and unusual mobility patterns in the residential areas.

When the construction of the parking of lot occurs, screening and landscaping will be required to ensure that there is not an adverse effect on the nearby neighborhood. All work will meet City standards.

The proposed zoning will benefit the public health, safety, and welfare of the community.

The current zoning of the land is **Low Density Residential (R-1)**.

- Adjacent Land Uses

North	South	East	West
Regional Commercial (C-2)	Low Density Residential (R-1)	Regional Commercial (C-2)	Low Density Residential (R-1)

- Current Zoning:
  - UDC Sec. 22-182 *“Purpose.* The **Low-Density Residential (R-1)** District is designed to primarily accommodate low-density single-family residential development supported by parks, open space, cultural, and educational amenities. This district represents the character and intent of the large lot residential and low density residential future land use categories.
- Requested Zoning:
  - UDC Sec. 22-187 *“Purpose.* The **Local Commercial (C-1)** District provides for a range of commercial activities, including the development of 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.

- Public Comments: Staff has received no written objections to this rezoning request.

**Recommendation:** Based on the above analysis, the staff recommends approval of the request.

**Options:**

- Recommend Approval of the request as presented
- Recommend Denial of Case No RZ01-26
- Recommend Approval with certain modifications or conditions
- Defer the item to a certain date for additional discussion

This item is scheduled for the **March 16, 2026**, City Commission meeting.

**Financial Impact:** None

**Attachments:**




- Zoning Map

**PUD - P.U.D.**




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**Zoning**

-  TA - Transitional Agriculture
-  TL - Twin Lakes
-  R-1 - Low Density Residential
-  R-2 - Medium Density Residential
-  R-3 - High Density Residential
-  C-1 - Local Commercial
-  C-2 - Regional Commercial
-  DT - Downtown
-  MU - Mixed Use
-  I-1 - Light Industrial
-  I-2 - Heavy Industrial





**Date:** March 4, 2026

**To:** Shawnee Planning Commission

**From:** Diana Hood, City Planner

**Subject:** Public Hearing and Consideration of a request to rezone the property addressed as 541 W Poplar Street & 1120 N Kickapoo Street from R-1 (Low Density Residential) to MU (Mixed Use).

Case No. RZ02-25

**Agenda Item:** No 3

**Applicant:** Pokes Property Partners LLC c/o Joseph Marshall

**Request:** Joseph Marshall has submitted a request to rezone the subject property from R-1 (Low Density Residential) to MU (Mixed Use) to bring the property into compliance with current zoning code and allow for Mixed Uses at the address 541 W Poplar and 1120 N Kickapoo St, more particularly described as:

*THE NORTH FIFTY (50) FEET OF LOTS TWENTY-ONE (21), AND TWENTY-TWO (22), AND ALL OF LOT TWENTY-FIVE (25), LESS THE EAST 7 FEET THEREOF IN BLOCK TEN (10), REASOR PARK ADDITION, TO THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.*

**Analysis:** The property has two addresses as a remnant from when they were two separate properties, merged in May of 2022. MU (Mixed Use), as a zoning district, does not currently exist on the City's Zoning Map, but is an allowed zoning district per the City's Zoning Code. The applicant is requesting this zoning district to bring the property into compliance with the current Ordinance, and as a way to allow the current use to continue in the future. Also, this property lies at the intersection of Kickapoo Street and Poplar Street, just south of Kickapoo Spur, which is a high-traffic area.

The Comprehensive Plan encourages a Medium Density Residential District in the area. However, the Mixed Use zoning would create a nice transition for the Low Density Residential zone to the west and the high traffic, high intensity Commercial uses to the east along Kickapoo Street. The proposed zoning will elevate future economic activities along the major business corridor, Kickapoo Street, and, at the same time, will shield the residential area from unwanted traffic patterns.

The proposed zoning district will benefit the public health, safety and community welfare.



The current zoning of the land is **Low Density Residential (R-1)**.

- Adjacent Land Uses

North	South	East	West
Regional Commercial (C-2)	Regional Commercial (C-2) & Low Density Residential (R-1)	Regional Commercial (C-2) & Low Density Residential (R-1)	Low Density Residential (R-1)

- Current Zoning:
  - UDC Sec. 22-182 “*Purpose.* The **Low-Density Residential (R-1)** District is designed to primarily accommodate low-density single-family residential development supported by parks, open space, cultural, and educational amenities. This district represents the character and intent of the large lot residential and low-density residential future land use categories.
- Requested Zoning:
  - UDC Sec. 22-189 “*Purpose.* The **Mixed Use (MU) District** provides for medium to high-density residential development comingled with localized medium-to-high-intensity commercial activity for retail, restaurant, and office uses. This district encourages use variety and "missing middle housing" options, emphasizing a cohesive development pattern to achieve housing diversity, accessibility, walkability, and equity. This district represents the character and intent of the comprehensive plan's mixed use and high density residential future land use categories.”
- Public Comments: Staff has received no written objections to this rezoning request.

**Recommendation:** Based on the above analysis, the staff recommends approval of the request.

**Options:**

- Recommend Approval of the request as presented
- Recommend Denial of Case No RZ02-26
- Recommend Approval with certain modifications or conditions
- Defer the item to a certain date for additional discussion



Community Development Department

16 W 9<sup>th</sup> St

Shawnee, OK 74801

ShawneeOK.org


This item is scheduled for the **March 16, 2026**, City Commission meeting.

**Financial Impact:** None

**Attachments:**












- Zoning Map
- Application packet

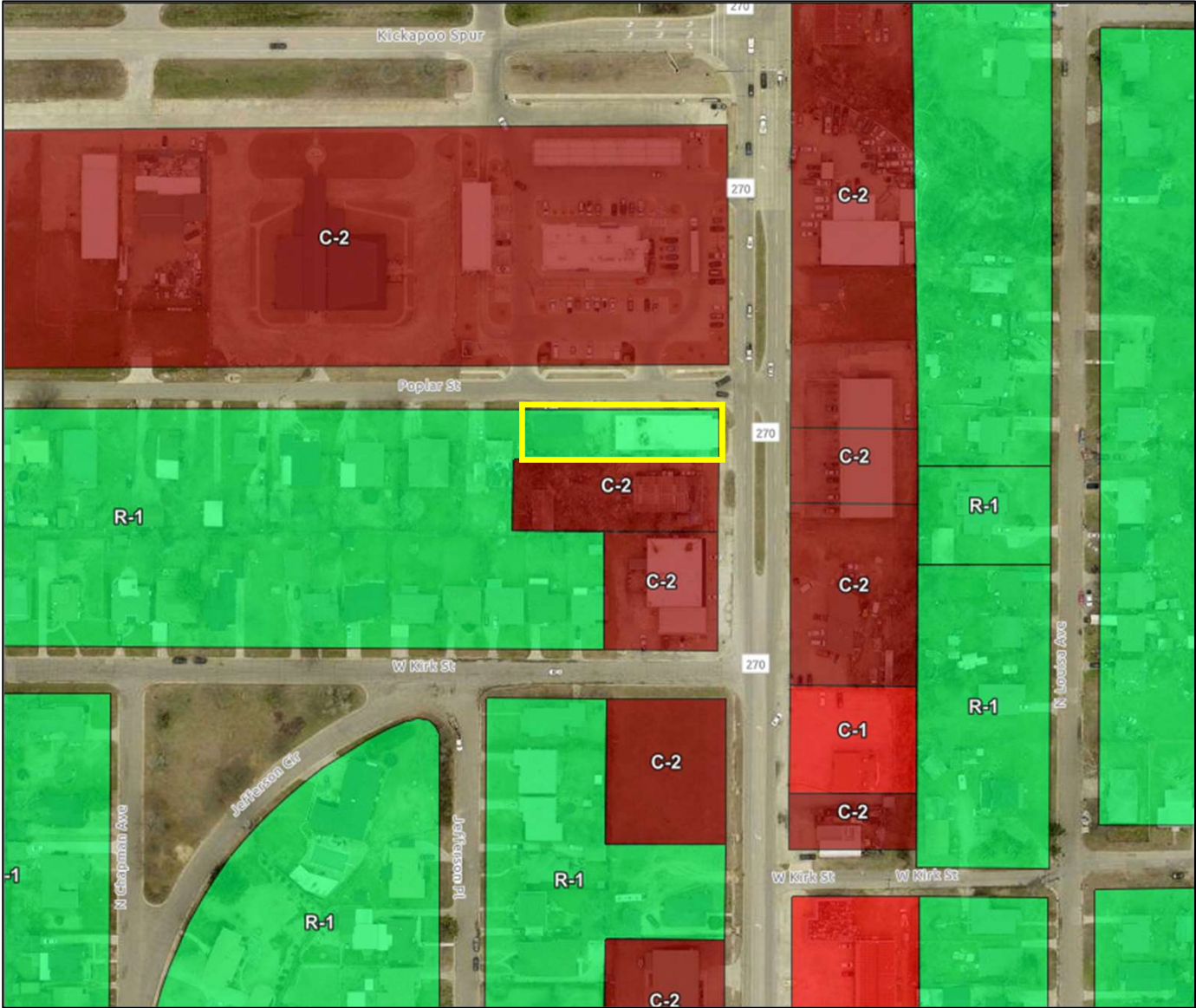
**PUD - P.U.D.**




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**Zoning**

-  TA - Transitional Agriculture
-  TL - Twin Lakes
-  R-1 - Low Density Residential
-  R-2 - Medium Density Residential
-  R-3 - High Density Residential
-  C-1 - Local Commercial
-  C-2 - Regional Commercial
-  DT - Downtown
-  MU - Mixed Use
-  I-1 - Light Industrial
-  I-2 - Heavy Industrial



# PLANNING COMMISSION APPLICATION



**City of Shawnee  
Planning Department**

222 N. Broadway  
Shawnee, OK 74801  
(405) 878-1616 Fax (405) 878-1587  
[www.ShawneeOK.org](http://www.ShawneeOK.org)

For Office Use Only
Case Number: _____
Project Number : _____
Date Filed: _____
Planning Commission Secretary

**REQUEST:**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Rezoning<br><input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Rezoning w/Conditional Use Permit<br><input type="checkbox"/> Planned Unit Development |
|---|---|

I, the undersigned, do hereby respectfully make application and petition to the City Commission to amend the zoning map, and to change the zoning district of the Shawnee area, from R1 - Low Density Residential District to MU - Mixed Use District, as hereinafter requested, and in support of this application, the following facts are shown:

**PROPERTY LOCATION (STREET ADDRESS):** 1120 N. Kickapoo Ave + 541 W Poplar St

**LEGAL DESCRIPTION:** See Deed

**PROPERTY OWNER (S):** Pokes Property Partners 2 LLC

**PROPERTY AGENT (APPLICANT):** Joseph Marshall

**APPLICANT'S ADDRESS:** 19208 Everwood Dr.

**CITY:** Edmond **STATE:** OK **ZIP:** 73012

**EMAIL ADDRESS:** joe@joemarshallre.com

**TELEPHONE NUMBER:** (405) 315-3620 **CONTACT NUMBER:** (405) 315-3620

**DIMENSIONS OF PROPERTY:** AREA: 12,000 sq. Ft. WIDTH: 50'  
LENGTH: 240' FRONTAGE: 50'

**CURRENT ZONING:** R1 - Low Density Residential **CURRENT USE:** R1 - Low Density Residential

**PROPOSED ZONING:** MU - Mixed Use **PROPOSED USE:** MU - Mixed Use

With the filing of this application, I acknowledge that I have been informed of off-street parking, fencing and paving requirements in regard to the zoning I have requested as witnessed by my signature.

COMPLETED APPLICATION AND ALL CORRESPONDING DOCUMENTS MUST BE RECEIVED 30 DAYS PRIOR TO MEETING TO MAKE THE AGENDA.

Joseph Marshall  
SIGNATURE OF APPLICANT

FOR STAFF USE ONLY	
<b>REZONING &amp;/OR C.U.P FEE \$ 280.00</b>	<b>PLANNED UNIT DEVELOPMENT FEE \$ 550.00</b>
RECEIPT NO. _____	<b>NOTIFICATION SIGN \$ 50.00</b>
<b>PLANNING COMMISSION ACTION:</b> _____	<b>DATE:</b> _____
<b>CITY COMMISSION ACTION:</b> _____	<b>DATE:</b> _____
<b>PLACE ON ZONING MAP:</b> _____	<b>ORDINANCE NO.:</b> _____

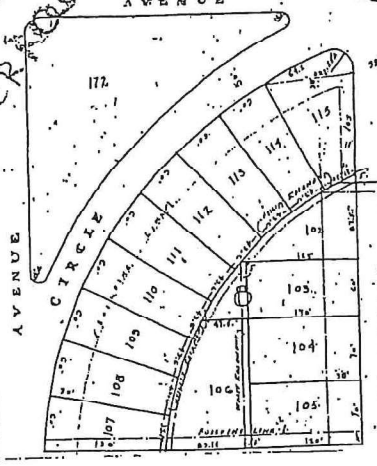
ANNEXED PLAT OF  
DEER PARK ADDITION  
SHAWNEE  
OKLAHOMA

Part 13-10-3.  
Part 13-10-3.

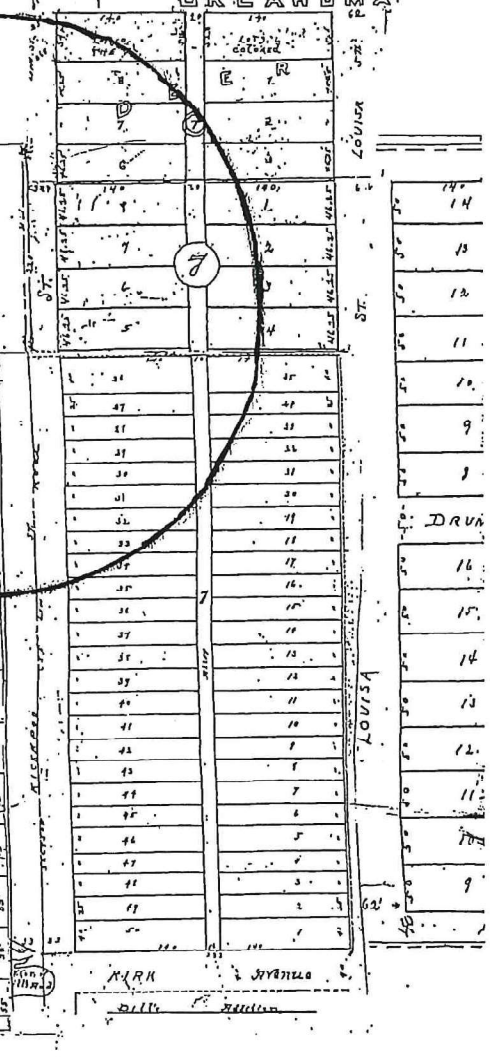
BAR STREET

151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171
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132	131	130	129	128	127	126	125	124	123	122	121	120	119	118	117	116	115	114	113	112	111	110	109	108	107	106	105	104	103	102	101	100	99	98	97	96	95	94	93	92	91	90	89	88	87	86	85	84	83	82	81	80	79	78	77	76	75	74	73	72	71	70	69	68	67	66	65	64	63	62	61	60	59	58	57	56	55	54	53	52	51	50	49	48	47	46	45	44	43	42	41	40	39	38	37	36	35	34	33	32	31	30	29	28	27	26	25	24	23	22	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
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94	93	92	91	90	89	88	87	86	85	84	83	82	81	80	79	78	77	76	75	74	73	72	71	70	69	68	67	66	65	64	63	62	61	60	59	58	57	56	55	54	53	52	51	50	49	48	47	46	45	44	43	42	41	40	39	38	37	36	35	34	33	32	31	30	29	28	27	26	25	24	23	22	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
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## OWNERSHIP LIST

Order No.: 3072601304

Through: 01/19/2026

Page No.: 1

OWNER	LEGAL DESCRIPTION
Murray Leslie Switzer 14620 Gimbel Drive Chester, Virginia 23831-6229	West 30 feet of North 20 feet of Lot 10, in Block 7, Annex Plat of Deer Park.
Tim & Susan Moon Family Trust 10408 South Allen Drive Oklahoma City, Oklahoma 73139	East 120 feet of North 20 feet of Lot 10, in Block 7, Annex Plat of Deer Park.
CHT LLC 1215 North Kickapoo Sawnee, Oklahoma 74801	South 34.6 feet of Lot 10, in Block 7, Annex Plat of Deer Park.
CHT LLC 1215 North Kickapoo Shawnee, Oklahoma 74801	North 14.25 feet of Lot 5 and All of Lots 6, 7 and 8, in Block 7, Deer Park.
Angela Dockrey Rentals LLC 39309 Garrett's Lake Road Shawneee, Oklahoma 74804	Lots 1 and 2, in Block 3 and 14.3 feet of the vacated Street adjacent thereto in Campbell Subdivision, being a subdivision of Lots 1 and 2, in Block 7 and Lot 9, in Block 7 of Deer Park.
Edward Eugene Norton Riley L. Norton Lisa M. Norton 1224 North Louisa Shawnee, Oklahoma 74801	Lots 3 and 4, in Block 7, Deer Park.
Steven L. Matthews Revocable Trust 4514 Graceland Avenue Shawnee, Oklahoma 748804	South 31.75 feet of Lot 5, in Block 7, Deer Park, LESS part to City of Shawnee.
Edward Eugene Norton Loyd Riley Norton 1224 North Louisa Shawnee, Oklahoma 74801	North 7 feet of Lot 25, in Block 1, Plain View Subdivision of Shawnee.
Leisa McGee Richard McGee 1216 North Louisa Shawnee, Oklaoma 74801	Lot 24 and the South 33 feet of Lot 25, in Block 1, Plain View Addition to Shawnee.
Richard L. McGee Leisa M. McGee 1216 North Louisa Shawnee, Oklahoma 74801	North-Half of Lot 21, and All of Lots 22 and 23, in Block 1, Plain View Addition to Shawnee.
Dawson Holdings LLC P.O. Box 84 Meeker, Oklahoma 74855	Lots 19 and 20, and the South-Half of Lot 21, in Block 1, Plain View Addition to Shawnee.
Steven L. Matthews Revocable Trust	Lot 26 and the North 5 feet of Lot 27, in Block 1, Plain

4514 Graceland Avenue Shawnee, Oklahoma 74804	View Addition to Shawnee, LESS part to City of Shawnee.
Property Management Servicers 1411 Linwood Boulevard Oklahoma City, Oklahoma 73106	South 20 feet of Lot 27 and All of Lot 28, in Block 1, Plain View Addition to Shawnee, LESS the West 10 feet.
Property Management Services 1411 Linwood Boulevard Oklahoma City, Oklahoma 73106	Lots 29, 30, 31, 32, 33 and 34, in the North-Half of Lot 35, in Block 1, Plain View Addition to Shawnee, LESS the West 10 feet.
Elmer Smith Oil Company P.O. Box 1719 Clinton, Oklahoma 73601	Tract in Section 13, Township 10 North, Range 3 East, described as: Beginning at a point 823 feet South and 33 feet West of the Northeast Corner of the NE; thence West 320 feet; thence South 313 feet; thence East 320 feet thence North 313 feet to the point of beginning.
Composite Lodge No. 107 555 West Kickapoo Spur Street Shawnee, Oklahoma 74801	Tract in Section 13, Township 10 North, Range 3 East, described as: Beginning at a point 823 feet South and 353 West of the Northeast Corner of the NE, to a point on the South Right-of-Way Line of Kickapoo; thence West 293 feet; thence South 313 feet to the North Right-of-Way Line of Poplar Street; Thence East 293 feet to a point which is 353 feet West of the East Line of the NE; thence North on a line parallel to and 353 West of the East Line of Section 13 to the point of beginning.
Thomas E. Price 1422 West Wheeler Shawnee, Oklahoma 74801	Lot 14, in Block 10, Reasor Park.
Greg Isaacs Glenda Isaacs 549 West Poplar Shawnee, Oklahoma 74801	Lot 15 and the West-Half of Lot 16, in Block 10, Reasor Park.
Brian C. Satterfield Leona Satterfield 547 West Poplar Shawnee, Oklahoma 74801	East-Half of Lot 16 and All of Lot 17, in Block 10, Reasor Park.
Mallissa Redmer 545 West Poplar Street Shawnee, Oklahoma 74801	Lot 18 and the West-Half of Lot 19, in Block 10, Reasor Park.
Clarissa Thompson P.O. Box 3193 Shawnee, Oklahoma 74802	East-Half of Lot 19 and All of Lot 20, in Block 10, Reasor Park.
Pokes Property Partners 2 LLC 820 Danforth -- Suite 1014	North 50 feet of Lots 21 and 22, and All of Lot 25, in Block 10, Reasor Park.

Edmond, Oklahoma 73003	
William K. Maddux 504 Cottonwood Lane Tecumseh, Oklahoma 74873	Lots 23 and 24, and the South 90 feet of Lots 21 and 22, in Block 10, Reasor Park.
Jerry Michael White & Tina Lorene White Family Revocable Trust 3 Horseshoe Lane McLoud, Oklahoma 74851	Lots 162 and 163, Block 11, Jefferson Terrace.
Cesar Salazar 14700 Legate Road Yukon, Oklahoma 73099	Lot 164, in Block 11, Jefferson Terrace.
Aeric Creekmore 310 Country Club Drive Holdenville, Oklahoma 74848	Lot 165 and the West 5 feet of Lot 166, in Block 11, Jefferson Terrace.
Derrick Kasterke Tammy Kasterke 45404 River Road Shawnee, Oklahoma 74801	East 50 feet of Lot 166, in Block 11, Jefferson Terrace.
Robert D. Clark Nancy C. Clark 524 West Kirk Street Shawnee, Oklahoma 74801	Lot 167, Block 11, Jefferson Terrace.
Christina LeAnn Siford Thomas Jason Siford 522 West Kirk Shawnee, Oklahoma 74801	Lot 168, Block 11, Jefferson Terrace.
Carol Stachurski 520 West Kirk Shawnee, Oklahoma 74801	Lot 169, Block 11, Jefferson Terrace.
Jesse O. Hernandez Martha J. Hernandez 8 Robby Road Shawnee, Oklahoma 74804	Lots 170 and 171, in Block 11, Jefferson Terrace, LESS part to City of Shawnee.
Oklahoma Department of Transportation 200 NE 21st Street Oklahoma City, Oklahoma 73105	Easements, Alleys and Public Ways.
City of Shawnee Municipal Offices P.O. Box 1448 Shawnee, Oklahoma 74802	Easements, Alleys and Public Ways.
Pottawatomie County Courthouse Board of County Commissioners 113 North Broadway Shawnee, Oklahoma 74801	Easements, Alleys and Public ways.

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 22698 and 22696**

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The North Fifty (50) feet of Lots Twenty-one (21), and Twenty-two (22), and all of Lot Twenty-five (25), Less the East 7 feet thereof in Block Ten (10), REASOR PARK ADDITION, to the City of Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof.

## OWNERSHIP LIST CERTIFICATE

STATE OF OKLAHOMA

Order No.: 3072601304

COUNTY OF POTTAWATOMIE

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, Pottawatomie 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): 22698 and 22696**

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The North Fifty (50) feet of Lots Twenty-one (21), and Twenty-two (22), and all of Lot Twenty-five (25), Less the East 7 feet thereof in Block Ten (10), REASOR PARK ADDITION, to the City of Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof.

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

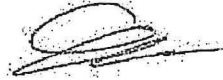
Countersigned:

Smith Brothers Abstract & Title Co., LLC



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Sunnys Christopher  
Abstractor License No.: 1317



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Lucas Strawn, CEO

PLANNING COMMISSION PACKET

1120 N Kickapoo Ave & 541 W Poplar St  
Shawnee, OK 74801

Joe Marshall  
Pokes Property Partners

Request to change zoning from R1 – Low Density Residential to MU - Mixed Use.

I would like to change the zoning of my property at 1120 N Kickapoo Ave & 541 W Poplar St from R1 – Low Density Residential to MU - Mixed Use.

This property has been used as a mixed use property in the past providing space for businesses to operate out of as well as space for residents. Judging by the construction of the building, it was designed and originally constructed with both of these uses in mind. I would like to have this lot rezoned as mix use in keeping with the original design, construction, and use of this property. If you have any questions or concerns you would like me to specifically address in the planning commission or city council meetings please call or email me and I will be sure and prepare to address them.

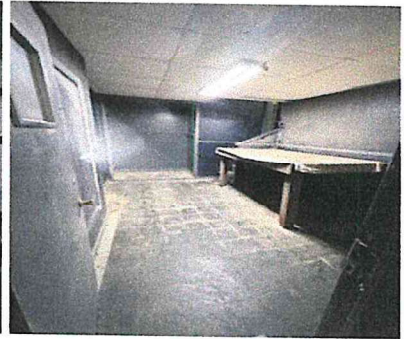
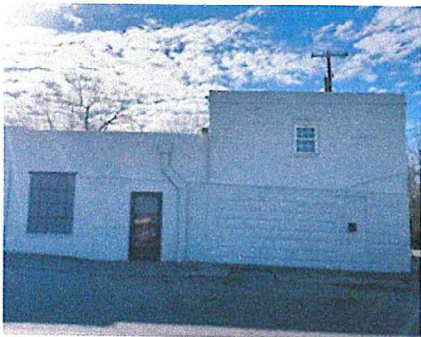
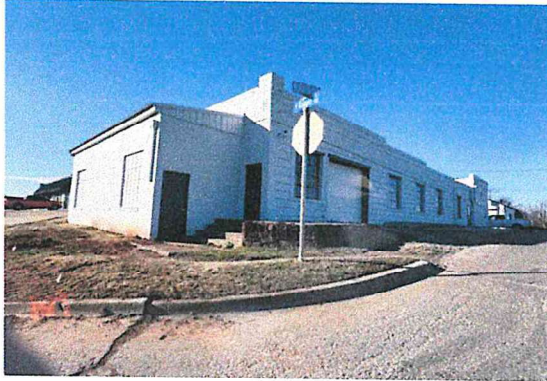
Respectfully,

Joe Marshall  
Pokes Property Partners  
[Joe@JoeMarshallRE.com](mailto:Joe@JoeMarshallRE.com)  
405-315-3620

These properties are located on the southwest corner of Kickapoo Ave and W Poplar St just South of the Domino gas station.



1120 N. Kickapoo Ave is divided into two sections with each being approximately 2,500 square feet for a total of 5,000 square feet on the first floor. Each section has been used commercially for business in the past.



1120 ½ N. Kickapoo Ave is a 2-bedroom apartment style residence on top of 1120 N. Kickapoo Ave and is approximately 900 square feet and has been used as a residential rental in the past.



541 W. Poplar St is approximately 1,200 square feet and has been used as commercially for a business and as a residential rental in the past.







## “Shawnee Walks” 2026 Walk Audits

The City of Shawnee desires to foster a culture of shared connection and stewardship by encouraging every community member to take shared responsibility for our residents, resources, and long-term success.



### What is Shawnee Walks?

Shawnee Walks is a monthly, one-hour walk audit that brings Shawnee residents together to create a culture of community connection and healthy living. Our goal is to have a diverse group of people with a wide range of viewpoints and perspectives to walk through a neighborhood and assess pedestrian safety and accessibility. Each month, we will target a different area of Shawnee and identify improvements needed for safer, healthier, and more walkable streets. We will observe infrastructure (sidewalks, street crossings, lighting, etc.) as well as “user experience” (ease of walking, traffic flow, comfort, etc.). We hope you will join us!

#### **January:**

Thursday, January 22, 1 to 2pm  
Shawnee Middle School  
4300 North Union Ave

#### **February:**

Wednesday, February 18, 1 to 2pm  
Will Rogers Elementary  
223 East MacArthur St

#### **March:**

Wednesday, March 11, 1 to 2pm  
Sequoyah Elementary  
1401 East Independence St

#### **April:**

Wednesday, April 8, 1 to 2pm  
Shawnee High School  
1001 N Kennedy Ave

#### **May:**

Wednesday, May 6, 1 to 2pm  
Horace Mann Elementary  
412 N Draper Ave

#### **June:**

Wednesday, June 10, 1 to 2pm  
Jim Thorpe Academy  
1111 N Kennedy Ave

#### **July:**

Wednesday, July 8, 1 to 2pm  
Jefferson Elementary  
405 W Dill St

#### **August:**

Wednesday, August 5, 1 to 2pm  
Liberty Academy  
711 E Federal St

#### **September:**

Wednesday, September 9, 1 to 2pm  
Pleasant Grove Public School  
1927 E Walnut St

#### **October:**

Wednesday, October 13, 1 to 2pm  
Grove School  
2800 N Bryan Ave

#### **November:**

Wednesday, November 11, 1 to 2pm  
TBD

#### **December:**

Wednesday, December 9, 1 to 2pm  
TBD