



# AGENDA

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PLANNING COMMISSION  
Regular Meeting 6:00 P.M. Thursday  
22 February 2024  
Blanchard Municipal Courthouse  
300 N. Main Street  
Blanchard, Oklahoma 73010

IN COMPLIANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, THE PLANNING COMMISSION'S AGENDA WILL CONSIST OF THE FOLLOWING FOR THE DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION, INCLUDING, BUT NOT LIMITED TO, THE APPROVAL, DENIAL, AMENDMENT, REVISION, OR CONDITIONAL APPROVAL, IN WHOLE OR IN PART OF THE FOLLOWING AGENDA ITEMS:

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## A. MEETING CONVENED

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1. Call to Order:
2. Roll Call:
3. Determination of Quorum:

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## B. BUSINESS AGENDA

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The following item(s) are hereby designated for discussion, consideration and take INDIVIDUAL action as deemed necessary.

1. Public Hearing.  
Open, conduct, and close Public Hearing to receive public comments on a Zoning Application submitted by:  
Applicant: Clifton and Lisa Jenkins  
Current Zoning: S-1 Suburban District  
Proposed Zoning: A-1 Agricultural District  
Address: 845 Bell Lane
2. Resolution.  
Discussion, consideration, possible action and/or amendments on Resolution No. 2024-07, recommending approval or denial to the City Council of an ordinance amending the zoning district from Suburban (S-1) to Agricultural (A-1) on a tract of approximately 5 acres located at 845 Bell Lane, within the Rolling Hills Estates Addition to the City of Blanchard, Oklahoma.

3. **Public Hearing.**  
Open, conduct, and close Public Hearing to receive public comments on a Zoning Application submitted by:  
Applicant: Rachel Clapp  
Current Zoning: S-1 Suburban District  
Proposed Zoning: R-E Residential Estates District  
Address: 4983 Quail Ridge Road
4. **Resolution.**  
Discussion, consideration, possible action and/or amendments on Resolution No. 2024-08, recommending approval or denial to the City Council of an ordinance amending the zoning district from Suburban (S-1) to Residential Estates (R-E) on a tract of approximately 2.2 acres located at 4983 Quail Ridge Road, within the Quail Haven Addition to the City of Blanchard, Oklahoma.
5. **Public Hearing.**  
Open, conduct, and close a public hearing to receive public comments on an Ordinance adding a new Section 21-512 to Chapter Twenty-One (21) of the Code of Ordinances of Blanchard, Oklahoma, the same being the Zoning Ordinance, creating landscaping regulations.
6. **Resolution.**  
Discussion, consideration, possible action and/or amendments on a motion adopting Resolution No. 2024-09 recommending approval or denial to the City Council of an ordinance adding a new Section 21-512 to Chapter Twenty-One (21) of the Code of Ordinances of Blanchard, Oklahoma, the same being the Zoning Ordinance, creating landscaping regulations.
7. **Public Hearing.**  
Open, conduct, and close a public hearing to receive public comments on an Ordinance amending certain sections in Articles Four (4), Five (5) and Seven (7) of Chapter 21 of the Code of Ordinances of the Blanchard, Oklahoma, the same being the Zoning Ordinance, amending the regulations of residential zoning districts.
8. **Resolution.**  
Discussion, consideration, possible action and/or amendments on a motion adopting Resolution No. 2024-10 recommending approval or denial to the City Council of an Ordinance amending certain sections in Articles Four (4), Five (5) and Seven (7) of Chapter 21 of the Code of Ordinances of the Blanchard, Oklahoma, the same being the Zoning Ordinance, amending the regulations of residential zoning districts.
9. **Lot Split and Joinder.**  
Applicant: Danny Batten and Glenn Conley  
Location: Lots 13 & 14, Cedar Lake Addition  
Original Tracts: Two 1.57 acre tracts of land

Proposed Tracts: One 2.03 acre tract of land, One 1.11 acre tract of land

**10. Lot Split.**

Applicant: Binyon Real Estate, LLC

Address: 622 SW 7<sup>th</sup> Street

Original Tract: Three (3) original tracts: 1.912, 8.1758, and 0.6460 acres, respectively

Proposed Tracts: Two (2) tracts: 4.75 acres and 5.9831 acres, respectively

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**C. CONSENT AGENDA**

The following item(s) are hereby designated for approval, acceptance, or acknowledgment by one motion, SUBJECT to any conditions included therein. If any item(s) do not meet with the approval of all members, that item(s) will be heard in regular order:

1. Approval of Minutes for the regular meeting of January 11, 2024.
2. Acknowledgement of Attendance Report.

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**D. COMMISSIONER/STAFF COMMENTS**

This item is listed to provide an opportunity for the commissioners and/or city staff to make comments and/or request specific agenda items. NO ACTION will be taken.

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**E. ADJOURNMENT**

This Agenda was posted in prominent public view on the City's website at [www.cityofblanchard.us](http://www.cityofblanchard.us) and the City Hall Bulletin Board on or before 5:00 p.m., Tuesday, the 20<sup>th</sup> day of February 2023, with the Oklahoma Open Meeting Act.

*Diana Daniels*

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City Clerk